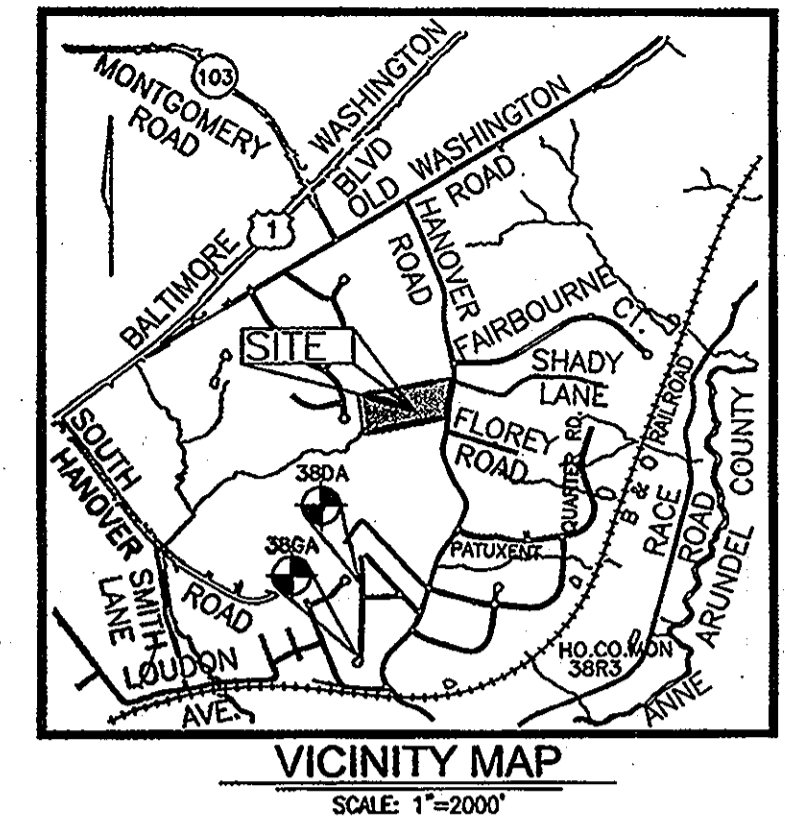


GENERAL NOTES

- SUBJECT PROPERTY ZONED R-12 AS PER THE 7/28/06 COMPREHENSIVE ZONING PLAN. COORDINATES REFERENCED ARE BASED ON THE NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS; 38DA AND 38GA.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED IN JANUARY 2003 BY FREDERICK WARD AND ASSOCIATES, CONFIRMED BY ROBERT H. VOGEL ENGINEERING, INC. IN APRIL 2013.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES CONCRETE MONUMENT FOUND.
- THERE ARE NO STEEP SLOPES ON SITE WITH A CONTIGUOUS AREA OF 20,000 SF OR GREATER. NO BURIAL, CEMETERY SITES OR HISTORICAL SITES ARE LOCATED ON THE SITE.
- ALL AREAS ARE SHOWN MORE OR LESS (±).
- THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- STORM WATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT IN ACCORDANCE WITH THE 2000 MDE STORMWATER DESIGN MANUAL. THE FACILITY WILL BE LOCATED ON OPEN SPACE LOT 12. THE SWM FACILITY SHALL BE OWNED AND MAINTAINED BY THE HOA.
- THERE ARE IS NO HISTORIC SITE OR CEMETERY ON THIS PROPERTY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENT OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
 - CEMENTERY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
 - STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
 - DRAINAGE EASEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JURISDICTION OF THE FLAG, PIPESTEM OR PRIVATE ACCESS PLACE EASEMENTS AND AND THE ROAD RIGHT OF WAY LINE ONLY AND NOT ONTO THE FLAG/PIPESTEM DRIVEWAY.
- THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1202 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION SHALL BE PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. FOREST MANAGEMENT PRACTICES AS DESCRIBED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE PERMITTED.
- THE FOREST CONSERVATION PLAN WAS PREPARED BY FREDERICK WARD AND ASSOCIATES, DATED JAN. 2002. FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY 1.87 ACRES OF RETENTION OF FOREST IN A FOREST CONSERVATION EASEMENT AND BY A FEE IN LIEU PAYMENT FOR THE REMAINING 1.06 AC. (46173.60X\$0.75=\$34630.20) REQUIRED.
- THE USE IN COMMON ACCESS EASEMENT AGREEMENTS FOR LOTS 4-5, 7-11, 14-17 ARE RECORDED IN THE LAND RECORDS OFFICE.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC AND PROVIDED THROUGH CONTRACT NO. 649-S AND 656-S. WATER TO BE PROVIDED THROUGH CONTRACT NO. 650-S.
- OPEN SPACE LOT 12 - STORMWATER MANAGEMENT FACILITY - OWNED BY HOA AND JOINTLY MAINTAINED BY HOWARD COUNTY & THE HOA.
- OPEN SPACE LOT 13 - FOREST CONSERVATION EASEMENT - DEDICATED TO HOWARD COUNTY AND MAINTAINED BY DEPARTMENT OF RECREATION AND PARKS.
- OPEN SPACE LOT 19 - RECREATIONAL OPEN SPACE - OWNED AND MAINTAINED BY THE HOA.
- OPEN SPACE LOTS 24 & 25 - OWNED AND MAINTAINED BY THE HOA.
- THIS PLAN IS SUBJECT TO A WAYER S-02-19 TO DESIGN MANUAL VOLUME II SECTION 2.5.2H TO ALLOW STOPPING SIGHT DISTANCE CRITERIA IN PLACE OF INTERSECTION SIGHT DISTANCE CRITERIA FOR LOTS 1-25 AND ROAD A WAS APPROVED ON APRIL 10, 2003 DUE TO THE FOLLOWING:
 - THE APPLICANT HAS SUBMITTED SUFFICIENT EVIDENCE THAT A SIGHT DISTANCE EASEMENT WAS REQUESTED FROM THE ADJACENT PROPERTY OWNER(S) AS A MINIMUM REQUIREMENT FOR APPROVING A WAYER TO THE CURRENT INTERSECTION SIGHT DISTANCE REQUIREMENTS.
 - THE PROPOSED INTERSECTIONS AS DESIGNED WILL MEET THE REQUIREMENTS FOR ADEQUATE STOPPING SIGHT DISTANCE.
- THE HOWARD COUNTY BUREAU OF ENGINEERING HAS APPROVED A REQUEST FOR WAYER OF BASEMENT GRAVITY SEWER SERVICE FOR LOTS 4, 5, 8, 10, AND 21. FURTHERMORE, THIS APPROVAL INCLUDES WAYER OF GRAVITY SEWER FOR LOTS 14, 15, 16, 17, AND 18. LOTS 14, 15, 16, 17, AND 18 WILL BE SERVICED BY PRIVATE ON-SITE PUMPS AND PRIVATE LOW PRESSURE SEWERS.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOTS 1 THROUGH 25, ANY CONVEYANCES OF THE FORESTED LOTS 1 THROUGH 25 SHALL BE SUBJECT TO THE EASEMENTS HEREON RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS 1 THROUGH 25. THE DEEDS SHALL BE SUBJECT TO THE DEEDS FOR THE EASEMENTS HEREON RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION EASEMENT AND MAINTENANCE AGREEMENT ENTERED INTO BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THIS SUBDIVISION IS SUBJECT TO THE FIFTH EDITION SUBDIVISION REGULATIONS, THE ZONING REGULATIONS, AND THE 1993 ZONING REGULATIONS AMENDED BY CB 50-2001, EFFECTIVE 01-08-02.
- A PARKING PAD MAY BE CONSTRUCTED ON LOT 11 TO SATISFY THE REQUIREMENTS OF SECTION 133.D.2.0 OF THE HOWARD COUNTY ZONING REGULATIONS. THE LOT 11 PARKING PAD SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 133.C.4 OF THE ZONING REGULATIONS AND MAY BE LOCATED WITHIN THE LOT 11 SLOPE FAILURE ZONE. AT NO TIME SHALL THE PARKING PAD BE MODIFIED SO AS TO MEET THE DEFINITION OF A "BUILDING" AS DEFINED BY SECTION 103A.17 OF THE ZONING REGULATIONS.
- A DESIGN MANUAL WAYER TO WAYER SECTION 5.4(B)(6) OF THE HOWARD COUNTY ZONING REGULATIONS, WHICH REQUIRES A MINIMUM 0-FOOT HIGH CONCRETE CURB OR WALL BETWEEN ANY PERMANENT STRUCTURE AND THE EDGE OF THE UTILITY EASEMENT, WAS APPROVED MAY 15, 2013 TO REDUCE CLEARANCE FOR LOTS 15, 16, AND 17 TO 4.5 AND 3 FEET RESPECTIVELY.

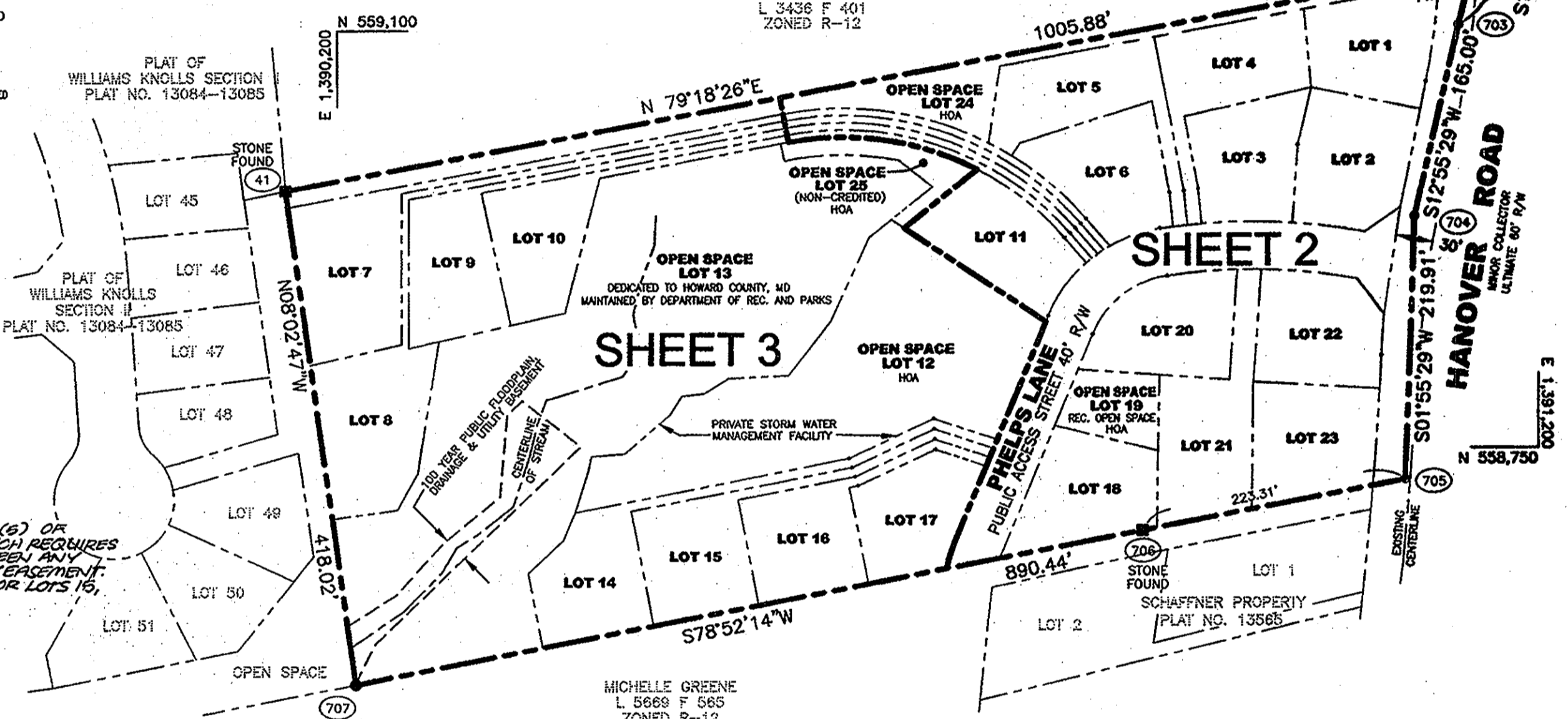
- THIS PLAN IS SUBJECT TO WP-03-65 TO WAYER SECTION 16.116(A) TO ALLOW DISTURBANCE OF WETLANDS, WETLANDS BUFFER AND STREAM BUFFER FOR THE CONSTRUCTION OF A USE IN COMMON DRIVEWAY TO SERVE 4 RESIDENTIAL LOTS. THE CROSSING FOR THE SEWER MAIN WAS APPROVED SUBJECT TO THE FOLLOWING:
 - COMPLY WITH THE COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION REGARDING CULVERT CAPACITY AND LIMITING DISTURBANCE TO THAT SHOWN ON THE EXHIBITS DATED 1-14-03.
 - COMPLY WITH THE COMMENTS FROM THE SOIL CONSERVATION DISTRICT DURING SUBDIVISION DESIGN DEVELOPMENT TO MINIMIZE THE IMPACT OF THE DESIGN AND CONSTRUCTION OF THE DRIVEWAY ON THE WETLANDS.
 - THE DEVELOPER MUST OBTAIN STATE AND/OR COE PERMITS FOR THE PROPOSED ENVIRONMENTAL IMPACTS. SEE MARYLAND DEPARTMENT OF THE ENVIRONMENT APPLICATION NUMBER: 200763552/07-NI-3202
- LANDSCAPING SURETY IN THE AMOUNT OF \$11700.00 FOR 37 SHADE TREES AND 4 EVERGREEN TREES WILL BE PAID WITH THE DEVELOPER'S AGREEMENT.
- AT SITE DEVELOPMENT PLAN SUBMISSION, THE BUILDING RESTRICTION LINES WILL BE THOSE CURRENT AT THAT TIME.

OPEN SPACE TABULATIONS	
OPEN SPACE REQUIRED	30% OF 8.9021 AC = 2.6706 AC.
CREDITED OPEN SPACE PROVIDED	0.8814 AC. LOT 12 2.0405 AC. LOT 13 0.1003 AC. LOT 19
TOTAL CREDITED	3.0222 AC
NON-CREDITED OPEN SPACE PROVIDED	0.3414 AC. LOT 24 0.0779 AC. LOT 25
TOTAL NON-CREDITED	0.4193 AC
TOTAL OPEN SPACE PROVIDED	3.4415 AC
RECREATIONAL OPEN SPACE REQUIRED	4,000 SF (200 SF PER LOT)
RECREATIONAL OPEN SPACE PROVIDED	4,367 SF (LOT 19)



MINIMUM LOT SIZE CHART			
LOT NO.	NET AREA SQ. FT.	PIPE STEM AREA SQ. FT.	TOTAL AREA SQ. FT.
4	8472	1084	9556
5	8594	1284	9878
7	11402	3781	15183
8	11529	4460	15989
9	8881	3306	12187
10	8402	2618	11020
14	8764	2542	11306
15	8805	1790	10595
16	8484	995	9479
21	9239	1861	11100

COORDINATE LIST		
POINT	NORTH	EAST
41	558965.8170	1390157.0595
702	559152.4490	1391145.4739
703	559104.4037	1391133.5618
704	558943.5841	1391096.6559
705	558723.7937	1391089.2897
706	558680.8882	1390870.1559
707	558551.9143	1390215.5721
10114	559149.7959	1391131.4228



AREA TABULATION			
	SHEET 2	SHEET 3	TOTAL
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	12 & P/O 4	4 & P/O 4	20
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1 & P/O 1	3 & P/O 1	5
TOTAL NUMBER OF LOTS TO BE RECORDED	13 & P/O 5	7 & P/O 5	25
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2,7839 AC	1,9983 AC	4,7822 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0,3070 AC	3,1345 AC	3,4415 AC
TOTAL AREA OF LOTS TO BE RECORDED	3,0909 AC	5,1328 AC	8,2237 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0,6784 AC	0,0000 AC	0,6784 AC
TOTAL AREA TO BE RECORDED	3,7693 AC	5,1328 AC	8,9021 AC

OWNER
 K. HOVNANIAN HOMES OF MARYLAND, L.L.C.
 1802 BRIGHTSTEAR ROAD
 LANDOVER, MARYLAND 20785
 301-683-6217

ROBERT H. VOGEL ENGINEERING, INC.
 8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 410-461-7666

THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Thomas M. Hoffman, Jr. 10.22.13
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267
 10.25.13
 A. HUGO DECASARIS, REGION PRESIDENT DATE
 K. HOVNANIAN HOMES OF MARYLAND, L.L.C.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT.

Madison for Maurea Rothman 11/22/2013
 HOWARD COUNTY HEALTH OFFICER *92* DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

Chad Edmund 11.7.13
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Walter 12.02.13
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, K. HOVNANIAN HOMES OF MARYLAND, L.L.C., A HUGO DECASARIS, REGION PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREET AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 25 DAY OF October, 2013.
A. Hugo Decasaris
 A. HUGO DECASARIS, REGION PRESIDENT
 K. HOVNANIAN HOMES OF MARYLAND, L.L.C.
Chad Edmund
 WITNESS

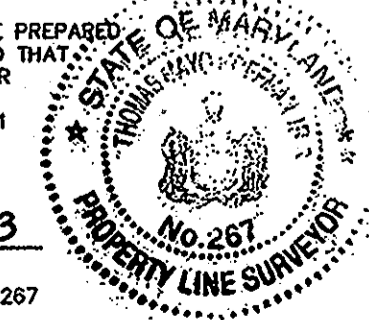
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY 6168 INVESTMENT & RENTAL PROPERTY, LLC TO K. HOVNANIAN HOMES OF MARYLAND, L.L.C. BY DATED SEPTEMBER 25, 2013 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 15290 FOLIO 170.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THIS IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 201

Thomas M. Hoffman, Jr. 10.22.13
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267



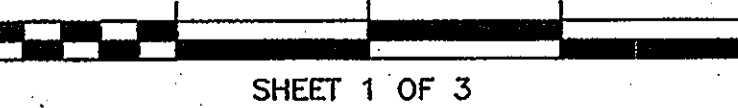
RECORDED AS PLAT No. 22595 ON 12/10/13
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF SUBDIVISION
 SHADY LANE CROSSING**

LOTS 1-11, 14-18, 20-23,
 AND OPEN SPACE LOTS 12, 13, 19, 24, & 25

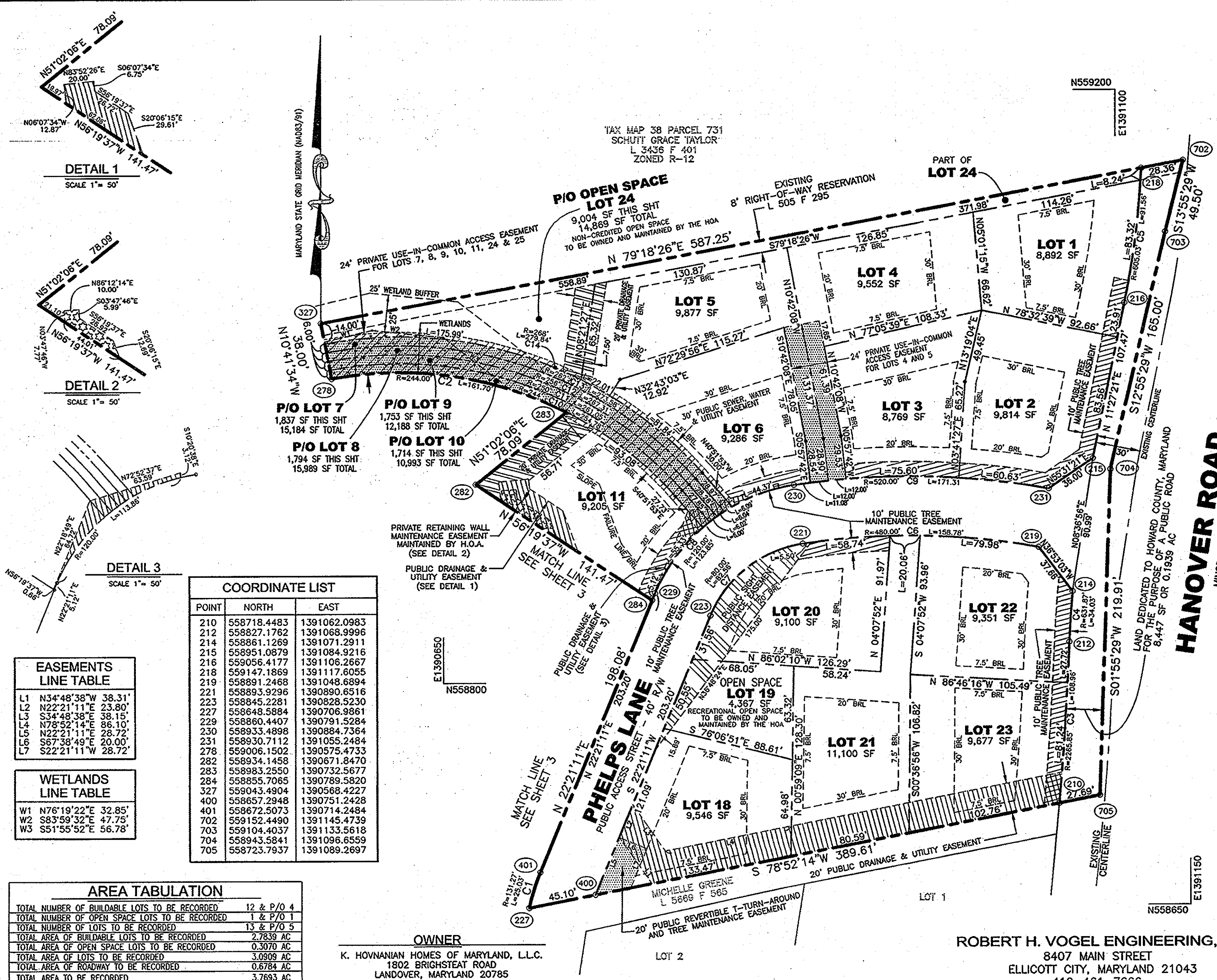
ZONED R-12
 DPZ FILES : S-02-19, P-05-11, WP-03-65
 TAX MAP 38, BLOCK 9, PARCEL 235
 FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE 1"= 100' OCTOBER 22, 2013



CURVE DATA					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	131.27'	25.03'	12.56'	10°55'37"	N16°53'22"E 25.00'
C2	244.00'	161.70'	83.94'	37°58'10"	N81°42'29"W 158.75'
C3	2265.85'	108.96'	54.49'	02°45'19"	N03°37'55"E 108.95'
C4	631.87'	34.03'	17.02'	03°05'09"	N03°51'41"E 34.03'
C5	605.03'	91.56'	45.87'	08°40'15"	N07°07'14"E 91.47'
C6	480.00'	158.78'	80.12'	19°57'12"	N89°01'39"W 158.06'
C7	80.00'	32.56'	16.28'	05°54'28"	S51°54'28"W 78.94'
C8	120.00'	171.31'	86.44'	18°52'32"	S89°03'59"E 170.53'
C9	244.00'	254.78'	140.39'	59°49'40"	N70°46'43"W 243.37'
C10	250.00'	261.05'	143.84'	59°49'40"	N70°46'43"W 249.35'
C11	256.00'	267.31'	147.29'	59°49'40"	N70°46'43"W 255.33'
C12	262.00'	273.58'	150.74'	59°49'40"	N70°46'43"W 261.32'
C13	268.00'	279.84'	154.19'	59°49'40"	N70°46'43"W 267.30'

LEGEND	
	WETLANDS
	30' PUBLIC SEWER, WATER & UTILITY EASEMENT
	24' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 4 AND 5
	24' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 7, 8, 9, 10, 11, 24 & 25
	20' PUBLIC REVERSIBLE T-TURN-AROUND AND TREE MAINTENANCE EASEMENT
	20' PUBLIC DRAINAGE & UTILITY EASEMENT
	20' PRIVATE DRAINAGE & UTILITY EASEMENT
	10' PUBLIC TREE MAINTENANCE EASEMENT
	PUBLIC SIGHT DISTANCE EASEMENT
	PRIVATE RETAINING WALL MAINTENANCE EASEMENT MAINTAINED BY HOME OWNERS ASSOCIATION



COORDINATE LIST		
POINT	NORTH	EAST
210	558718.4483	1391062.0983
212	558827.1762	1391068.9996
214	558861.1269	1391071.2911
215	558951.0879	1391084.9216
216	559056.4177	1391106.2667
218	559147.1869	1391117.6055
219	558891.2468	1391048.6894
221	558893.9296	1390890.6516
223	558845.2281	1390828.5230
227	558648.5884	1390706.9861
229	558860.4407	1390791.5284
230	558933.4898	1390884.7364
231	558930.7112	1391055.2484
278	559006.1502	1390575.4733
282	558934.1458	1390671.8470
283	558983.2550	1390732.5677
284	558855.7065	1390789.5820
327	559043.4904	1390588.4227
400	558657.2948	1390751.2428
401	558672.5073	1390714.2484
702	559152.4490	1391145.4739
703	559104.4037	1391133.5618
704	558943.5841	1391096.6559
705	558723.7937	1391089.2697

EASEMENTS LINE TABLE	
L1	N34°48'38"W 38.31'
L2	N22°21'11"E 23.80'
L3	S34°48'38"E 38.15'
L4	N78°52'14"E 86.10'
L5	N22°21'11"E 28.72'
L6	S67°38'49"E 20.00'
L7	S22°21'11"W 28.72'

WETLANDS LINE TABLE	
W1	N76°19'22"E 32.85'
W2	S8°58'32"E 47.75'
W3	S51°55'52"E 56.78'

AREA TABULATION	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	12 & P/O 4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1 & P/O 1
TOTAL NUMBER OF LOTS TO BE RECORDED	13 & P/O 5
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.7839 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.3070 AC
TOTAL AREA OF LOTS TO BE RECORDED	3.0909 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.6784 AC
TOTAL AREA TO BE RECORDED	3.7693 AC

OWNER
 K. HOVNANIAN HOMES OF MARYLAND, L.L.C.
 1802 BRIGHSTEAD ROAD
 LANDOVER, MARYLAND 20785
 301-683-6217

ROBERT H. VOGEL ENGINEERING, INC.
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THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Thomas M Hoffman, Jr. 10-22-13
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267
 A. HUGO DECESARIS, REGION PRESIDENT DATE 10-25-13
 K. HOVNANIAN HOMES OF MARYLAND, L.L.C.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT.

Belison for Maureen Roseman 11/22/2013
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

Paul Clement 11.7.13
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Veronica 12-02-13
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, K. HOVNANIAN HOMES OF MARYLAND, L.L.C., A HUGO DECESARIS, REGION PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREET AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 25 DAY OF OCTOBER, 2013.

A. Hugo Decesaris
 A. HUGO DECESARIS, REGION PRESIDENT
 K. HOVNANIAN HOMES OF MARYLAND, L.L.C.

Chantal
 Chantal Decesaris, WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY 6169 INVESTMENT & RENTAL PROPERTY, LLC TO K. HOVNANIAN HOMES OF MARYLAND, L.L.C. BY DATED SEPTEMBER 25, 2013 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 15290 FOLIO 170.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THIS IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 201

Thomas M Hoffman, Jr. 10-22-13
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

RECORDED AS PLAT No. 22590 ON 12/01/13
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
SHADY LANE CROSSING
 LOTS 1-11, 14-18, 20-23,
 AND OPEN SPACE LOTS 12, 13, 19, 24, & 25

ZONED R-12

DPZ FILES : S-02-19, P-05-11, WP-03-65

TAX MAP 38, BLOCK 9, PARCEL 235

FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE 1" = 50'

OCTOBER 22, 2013

GRAPHIC SCALE 0 50 100 150'

SHEET 2 OF 3

POINT	NORTH	EAST
41	558965.8170	1390157.0595
227	558648.5884	1390706.9861
278	559006.1502	1390575.4733
282	558934.1458	1390671.8470
283	558983.2550	1390732.5677
284	558855.7065	1390789.5820
327	559043.4904	1390568.4227
401	558725.6073	1390714.2484
707	558551.9143	1390215.5721

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	131.27'	25.03'	12.56'	10°55'37"	S16°53'22"W 25.00'
C2	244.00'	161.70'	83.94'	37°58'10"	S81°42'28"E 158.75'
C3	229.24'	95.86'	48.64'	23°57'35"	N89°45'35"E 95.17'
C4	227.24'	25.97'	12.99'	06°32'53"	N81°37'11"W 25.96'
C5	232.24'	23.87'	11.94'	05°53'22"	N87°47'20"W 23.86'
C6	237.24'	49.66'	24.92'	11°59'35"	S83°16'49"W 49.57'
C7	21.00'	15.96'	8.39'	43°33'17"	N86°19'56"E 15.58'
C8	229.24'	69.40'	34.97'	17°20'47"	N86°27'11"E 69.14'
C9	11.00'	8.36'	4.39'	43°33'17"	S86°19'56"W 8.16'

LEGEND	
	PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
	WETLANDS
	30' PUBLIC SEWER, WATER & UTILITY EASEMENT
	20' PUBLIC SEWER, WATER & UTILITY EASEMENT
	20' PUBLIC SEWER & UTILITY EASEMENT
	24' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 7, 8, 9, 10, 11, 24 & 25
	18' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 7, 8, 9, 10, 11, 24 & 25
	24' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 14, 15, 16 & 17
	20' PUBLIC REVERSIBLE T-TURN-AROUND EASEMENT
	PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
	PRIVATE STORMWATER MANAGEMENT CREDIT EASEMENT
	PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
	10' PRIVATE DRAINAGE & UTILITY EASEMENT
	20' PRIVATE DRAINAGE & UTILITY EASEMENT
	10' PUBLIC TREE MAINTENANCE EASEMENT
	PRIVATE RETAINING WALL MAINTENANCE EASEMENT MAINTAINED BY HOME OWNERS ASSOCIATION
	20' PUBLIC DRAINAGE & UTILITY EASEMENT

WETLANDS LINE TABLE			
W4	N08°02'47"W	31.52'	W22 N81°04'32"E 61.68'
W5	N08°02'47"W	24.57'	W23 N75°29'49"E 6.45'
W6	N44°04'14"E	184.78'	W24 R=244.00' L=40.85'
W7	N20°01'46"E	43.03'	W25 S52°41'12"W 52.04'
W8	N63°22'55"E	34.66'	W26 S51°45'38"W 39.67'
W9	N30°54'48"E	33.15'	W27 S24°11'20"W 80.67'
W10	S29°30'40"E	30.04'	W28 S37°59'50"W 42.49'
W11	N42°20'03"E	21.05'	W29 S87°12'23"W 45.44'
W12	N01°38'00"E	48.85'	W30 S57°57'13"W 24.54'
W13	N24°26'50"E	25.99'	W31 S3°01'12"W 35.06'
W14	N04°18'29"E	25.87'	W32 S55°51'44"W 47.99'
W15	N29°42'46"E	49.16'	W33 S71°57'59"W 45.30'
W16	N77°10'27"E	38.26'	W34 S22°25'16"W 67.62'
W17	N51°05'43"W	24.97'	W35 S27°06'58"W 76.30'
W18	N55°26'34"W	10.66'	W36 S12°04'16"W 34.50'
W19	N39°42'59"E	17.22'	W37 S46°22'00"W 16.65'
W20	N43°59'31"E	20.88'	W38 S79°30'46"W 89.70'
W21	N21°36'44"E	6.86'	

AREA TABULATION	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4 & P/O 4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	3 & P/O 1
TOTAL NUMBER OF LOTS TO BE RECORDED	7 & P/O 5
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1,998.3 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	3,134.5 AC
TOTAL AREA OF LOTS TO BE RECORDED	5,132.8 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	5,132.8 AC

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.

Belinda Marie Rossman 11/22/2013
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Phil Edwards 11-7-13
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kate Schuchman 12-02-13
DIRECTOR DATE

OWNER
K. HOVNANIAN HOMES OF MARYLAND, L.L.C.
1802 BRIGHSTEAT ROAD
LANDOVER, MARYLAND 20785
301-683-6217

OWNER'S CERTIFICATE
WE, K. HOVNANIAN HOMES OF MARYLAND, L.L.C., A HUGO DECASARIS, REGION PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREET AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.
WITNESS OUR HANDS THIS 25 DAY OF October, 2013.

A. HUGO DECASARIS, REGION PRESIDENT
K. HOVNANIAN HOMES OF MARYLAND, L.L.C.

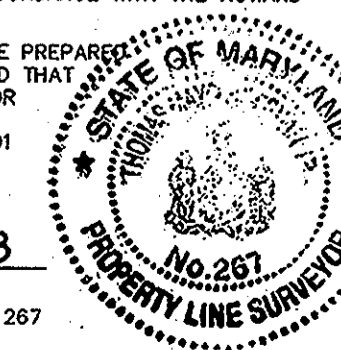
Thomas M. Hoffman, Jr. 10-22-13
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267
A. HUGO DECASARIS, REGION PRESIDENT
K. HOVNANIAN HOMES OF MARYLAND, L.L.C. DATE 10-25-13

ROBERT H. VOGEL ENGINEERING, INC.
8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
410-461-7666

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY 6168 INVESTMENT & RENTAL PROPERTY, LLC TO K. HOVNANIAN HOMES OF MARYLAND, L.L.C. BY DATED SEPTEMBER 25, 2013 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 15230 FOLIO 170.
I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THIS IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 201

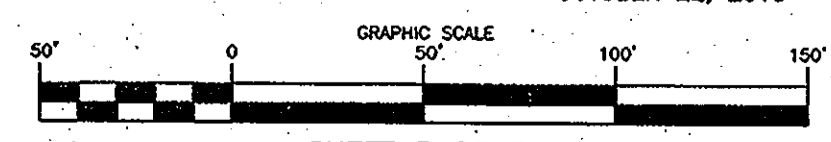
Thomas M. Hoffman, Jr. 10-22-13
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267



RECORDED AS PLAT No. 22597 ON 12/16/13
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
SHADY LANE CROSSING
LOTS 1-11, 14-18, 20-23,
AND OPEN SPACE LOTS 12, 13, 19, 24, & 25

ZONED R-12
DPZ FILES : S-02-19, P-05-11, WP-03-65
TAX MAP 38, BLOCK 9, PARCEL 235
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE 1"= 50' OCTOBER 22, 2013



SHEET 3 OF 3

F-06-97