

Reservation of Public Utility and Forest Conservation Easements
 Developer reserves unto itself, its successors and assigns, all easements shown on this plat for water, sewer, storm drainage and other public utilities and forest conservation (designated as "Forest Conservation Easement") located in, on, over and through Lots 1-3, any conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lots. Developer shall execute and deliver deeds for the easements herein reserved to Howard County with a 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 easement(s), upon completion of the developer's obligations under the forest conservation installation and maintenance agreement executed by the developer and the County, and the release of developer's surety with said agreement. The County shall accept the easements and record the deed(s) of easement in the Land Records of Howard County.

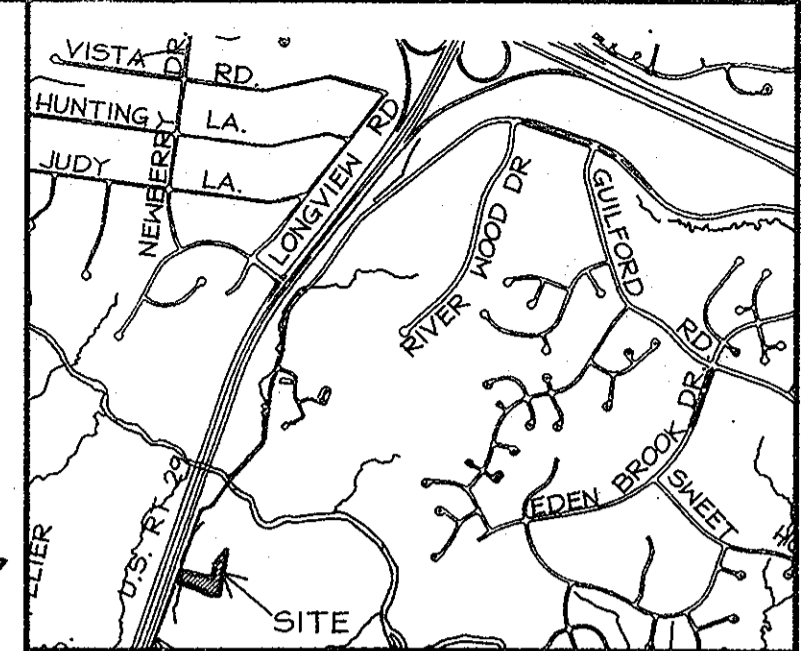
The requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1988 replacement volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

D. Wayne Weller 7/18/07
 D. Wayne Weller, Professional Land Surveyor Date
 MD Reg. No. 10685

Efrain R. Larenas 7-18-07
 Efrain R. Larenas Date

George A. Parsons 7/18-07
 As Attorney in Fact for
 Leon S. Larenas
 By: Efrain R. Larenas Date
 Leon S. Larenas

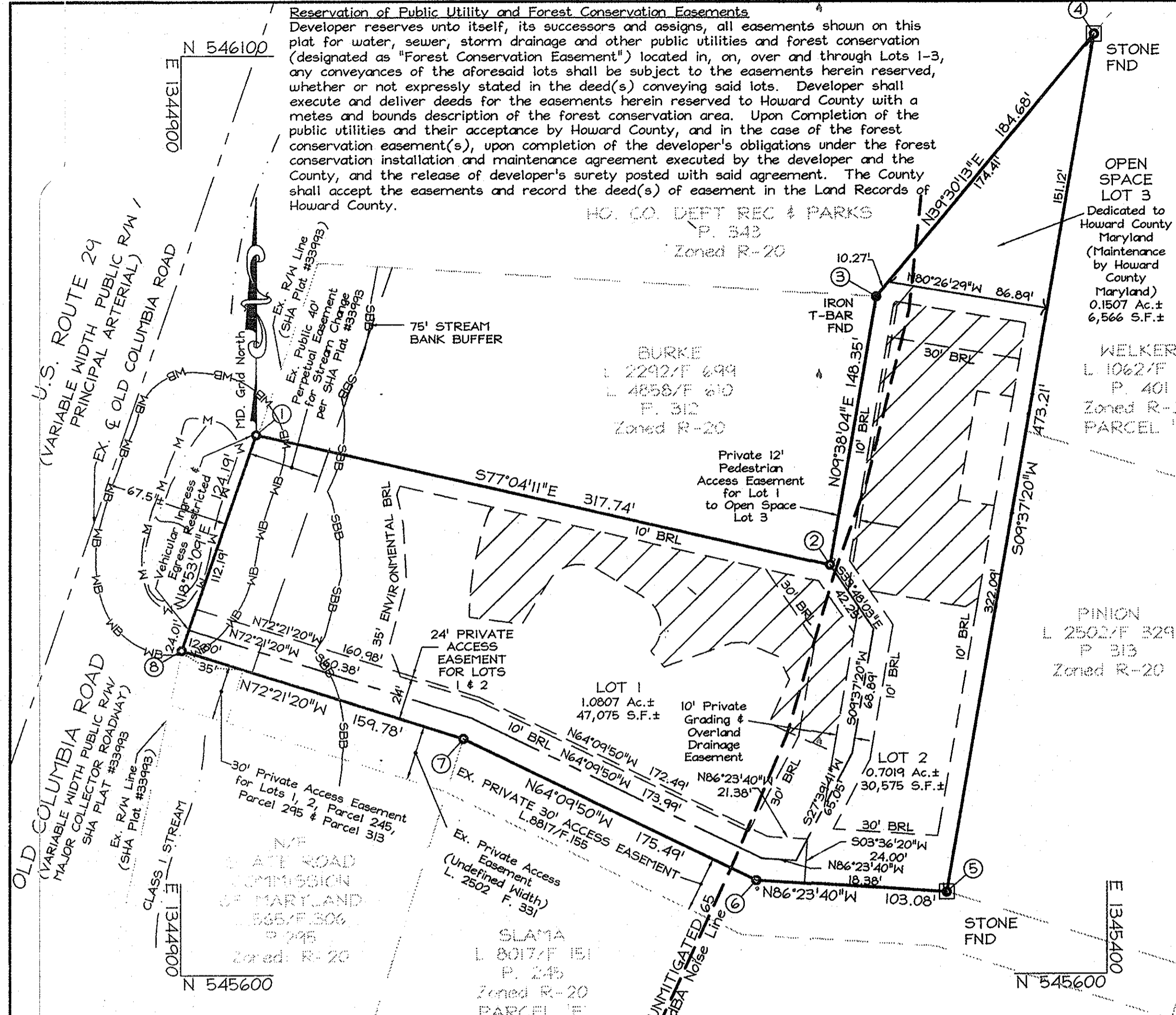
George A. Parsons 7/18-07
 As Attorney in Fact for
 George A. Parsons
 By: Efrain R. Larenas Date
 George A. Parsons



VICINITY
 SCALE: 1"=2000'

General Notes

- The boundary shown hereon is based on a field run boundary survey performed by LDE, Inc. dated Feb., 2006.
- These Coordinates are based on NAD '83, Maryland State Plane Coordinate System, as projected from Howard County control stations 41EC & 41FA.
- Stone or Concrete Monument Found or Set
 Stone or Concrete Monument Found or Set
 Pipe or Rebar Found or Set
- Deed References: Liber 976, Folio 139; Liber 4858, Folio 610, Power of Attorney Liber 10566 Folio 303-310.
- Subject property is zoned R-20 per 2/02/2004 Comprehensive Zoning Plan and Comp-Lite Zoning Regulations dated 7/28/06.
- BRL denotes Building Restriction Line.
- All areas shown on this plat are +/-, more or less.
- For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and road right-of-way line and not onto the pipestem lot driveway.
- Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements: a) Width - 12' (16 feet serving more than one residence), b) Surface - 6 inches of compacted crusher run base with tar and chip coating, c) Geometry - Maximum 14% grade, maximum 10% grade change and minimum of 45 foot turning radius, d) Structures (culverts/bridges) capable of supporting 25 gross tons (H25 loading), e) Drainage Elements - Capable of safely passing 100 year flood with no more than 1 foot depth over driveway surface, f) Structure Clearances - minimum 12 feet, g) Maintenance sufficient to insure all weather use.
- The Maintenance Agreement for the shared driveway for Lots 1 & 2 and the Maintenance Agreement for the shared driveway for Lots 1, 2 and Parcels 245, 295 & 313 shall be recorded concurrently with this plat among the Land Records of Howard County, Maryland.
- There is an existing dwelling located on Lot 1 to remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at distances less than the zoning regulations require.
- No non-tidal wetlands areas or 100 year floodplain areas are located within this subdivision.
- No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the limits of wetlands, stream(s), or their required buffers, floodplain and forest conservation easement areas.
- Landscaping for Lot 2 is provided in accordance with a certified Landscape Plan in accordance with Section 16.124 of the Howard County Code and Landscape Manual. Posting of surety in the amount of \$4800.00 for 16 shade trees shall be deferred until site development plan approval for Lot 2. Lot 1 is exempt since it contains an existing house which is to remain.
- The existing septic systems for these lots shall be abandoned in accordance with Health Department procedures at the time public sewer is available.
- These areas designate a private sewage easement of at least 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal. (COMAR 26.04.03) Improvements of any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- The lots shown hereon comply with the minimum lot area and ownership width as required by the Maryland State Department of the Environment.
- Stormwater management for Lot 2 will be met via an infiltration drywell and disconnection credits. The execution of the Developers Agreement and appropriate surety for the infiltration drywell shall be deferred until site development approval for Lot 2.
- Water service to Lot 2 will be granted under the provisions of Section 18.22.B of the Howard County Code.
- Public water allocation will be granted at the time of issuance of the building permit if capacity is available at that time.
- Interim individual on-site sewage disposal systems may be utilized in the subdivision for a maximum of one (1) year after an adequate community sewer system becomes available. The existing septic system serving Lot 1 shall be repaired prior to signature approval of the Final Plat.
- Forest conservation obligations in accordance with Section 16.1202 of the Forest Conservation Manual shall be fulfilled by a fee-in-lieu for 0.11 acres of required afforestation, in the amount of \$3,593.70 which shall be paid to The Forest Conservation Fund. Lot 1 has been netted out since it will have no change in use and has further subdivision potential in accordance with DPZ policy of February 8, 2000; revised. Lot 1 will be subject to forest conservation obligations upon any future subdivision.
- This subdivision plan is subject to the amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill No. 45-2003 effective October 2nd, 2003.
- The existing well which once served the existing house on Lot 1 was sealed and abandoned by a licensed Well Driller on October 14, 2005.
- The 65 dBA noise contour line drawn on this subdivision plan is advisory as required by the Howard County Design Manual, Chapter 5, revised February, 1992 and cannot be considered to exactly locate the 65 dBA noise exposure. The 65 dBA noise line was established by Howard County to alert developers, builders and future residents that areas beyond this threshold may exceed generally accepted noise levels established by the U.S. Department of Housing and Urban Development.
- The Open Space requirement for this subdivision is provided by dedication of Open Space Lot 3 to Howard County, Maryland. (Maintenance by Howard County, Maryland). Open Space Required R-20 Zone = 6% (1.9333 Ac.) : 0.1160 Ac./Provided: 0.1507 Ac.
- Maintenance access to Open Space Lot 3 of this subdivision shall be provided through adjacent Open Space Parcel 343 owned by the Howard County Department of Recreation and Parks. Howard County shall not be responsible for maintenance of the shared driveway to Lots 1 and 2.



- This plat is subject to W/P07-54. On 1/17/07, the Planning Director approved the request to waive Section 16.120(b)(5) requiring noise mitigation measures to be installed on Lot 1 subject to two conditions.
- Any future subdivision of Lot 1 will require orientation of new homes to have a useable rear yard and lots be designed so that the noise mitigation line does not cross the rear yard of the lots or noise mitigation will be required.
- This plat is subject to a waiver to Section 5.2.9 of Design Manual Volume III, on 1/9/07, the Development Engineering Division Chief approved the request not to require noise mitigation on the existing lot (Lot 1).
- The establishment of Lot 2 was approved on 2/6/07 as a "Single Family Lot Exemption" of the Adequate Public Facilities Ordinance requirements in accordance with Section 16.1107.b.i.vi of the Howard County Subdivision and Land Development Regulations.

COORDINATE TABLE		
	NORTHING	EASTING
1	545893.7244	1344940.6619
2	545822.6249	1345250.3444
3	545968.8850	1345275.1731
4	546111.3797	1345392.6521
5	545644.8252	1345313.5534
6	545651.3077	1345210.6795
7	545727.7862	1345052.7308
8	545776.2187	1344900.4631

OWNER: Efrain Larenas et al
 7501 Flamewood Drive
 Clarksville, MD 21029

MINIMUM LOT SIZE TABULATION			
Lot No.	Gross Area	Pipestem	Minimum Lot Size
2	0.7019 Ac.	0.0976 Ac.	0.6043 Ac.

AREA TABULATIONS

- Total number of lots to be recorded: 3
 a) Buildable: 2
 b) Non-Buildable: 0
 c) Open Space: 1
 d) Preservation Parcels: 0
- Total area of lots to be recorded: 1.9333 Ac.±
 a) Buildable: 1.7826 Ac.±
 b) Non-Buildable: 0 Ac.±
 c) Open Space: 0.1507 Ac.±
 d) Preservation Parcel: 0.0000 Ac.±
- Total area of road right-of-way to be recorded: 0 Ac.±
- Total area of subdivision to be recorded: 1.9333 Ac.±

APPROVED: For Public Water and Private Sewerage Systems
 Howard County Health Department.

[Signature]
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

[Signature] 8/15/07 Date
 Director
[Signature] 8/15/07 Date
 Chief, Development Engineering Division

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Glenn Michael Farina to Efrain R. Larenas, Leon S. Larenas and George A. Parsons by deed dated November 29, 1979 and recorded among the Land Records of Howard County, Maryland in Liber 976, Folio 139; and that it is a subdivision of all the lands conveyed by Margaret C. Burke to Leon S. Larenas, Efrain R. Larenas and George A. Parsons by deed dated August 5, 1999 and recorded among the Land Records of Howard County, Maryland in Liber 4858, Folio 610; and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County, in accordance with the Annotated Code of Maryland.

[Signature] 18/07 Date
 D. Wayne Weller Professional Land Surveyor
 MD Reg. No. 10685

OWNER'S CERTIFICATE

We, Efrain R. Larenas, Leon S. Larenas and George A. Parsons owners of the property shown and described hereon, hereby adopt this 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, and in and under all roads and street right-of-ways and the specific easement areas shown hereon;
 (2) The right to require dedication for public use the beds of the streets and/or roads and 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 streets and/or roads and floodplains, 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; and
 (4) That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-ways.
 Witness by my hand this 18th day of July, 2007.

[Signature]
 Efrain R. Larenas
[Signature]
 Leon S. Larenas
 As Attorney in Fact for George A. Parsons
 By: Efrain R. Larenas
[Signature]
 George A. Parsons

RECORDED AS PLAT NUMBER 19337
 ON August 17, 2007
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

LARENAS PROPERTY
 Lots 1 & 2 and Open Space Lot 3
 Sheet 1 of 1

Tax Map No. 41 - Grid No. 17 - Parcel 270
 6th Election District - Howard County, Maryland Scale: 1"=50'
 Date: July, 2007

Previous Submittals: WP 07-54
LDE INC. Job # 04-026.1
 Planning/Engineering/Surveying
 921 Ramsey Road S.W. 106/Columbia, Maryland/21045
 (410) 711-1070 (Baltimore) / (301) 596-3424 (Wash.) / (410) 715-9340 FAX