

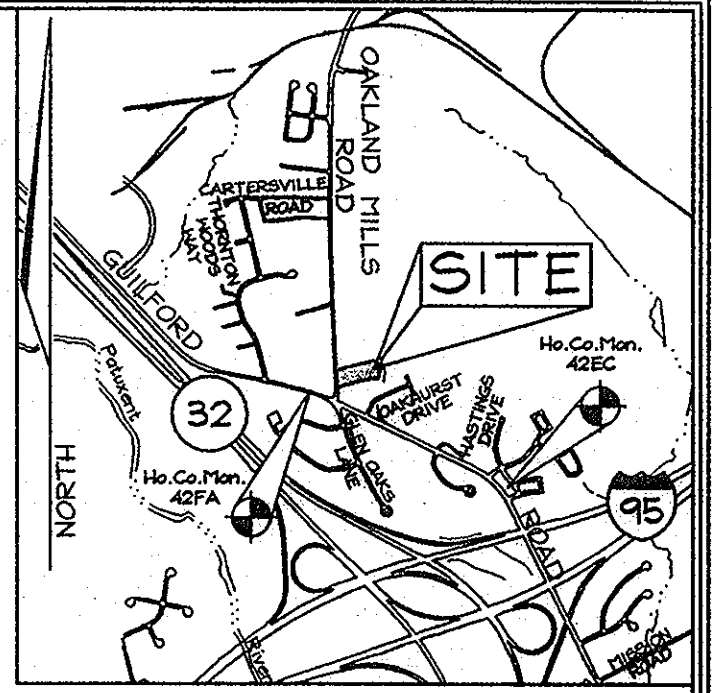
COORDINATE TABLE		
POINT	NORTHING	EASTING
1	545,628.0427	1,360,402.9547
2	545,690.1086	1,360,627.1679
3	545,748.1452	1,360,878.0116
4	545,529.2817	1,360,848.7193
5	545,492.7356	1,360,635.1267
6	545,437.8239	1,360,443.4833
7	545,441.8215	1,360,443.4519
8	545,441.7789	1,360,411.5640

WETLANDS TABLE		
LINE	LENGTH	BEARING
W1	21.39'	S 21°13'48" E
W2	19.20'	S 16°29'04" E
W3	4.25'	N 42°48'09" E
W4	20.77'	N 11°36'10" W
W5	17.26'	N 18°05'01" W

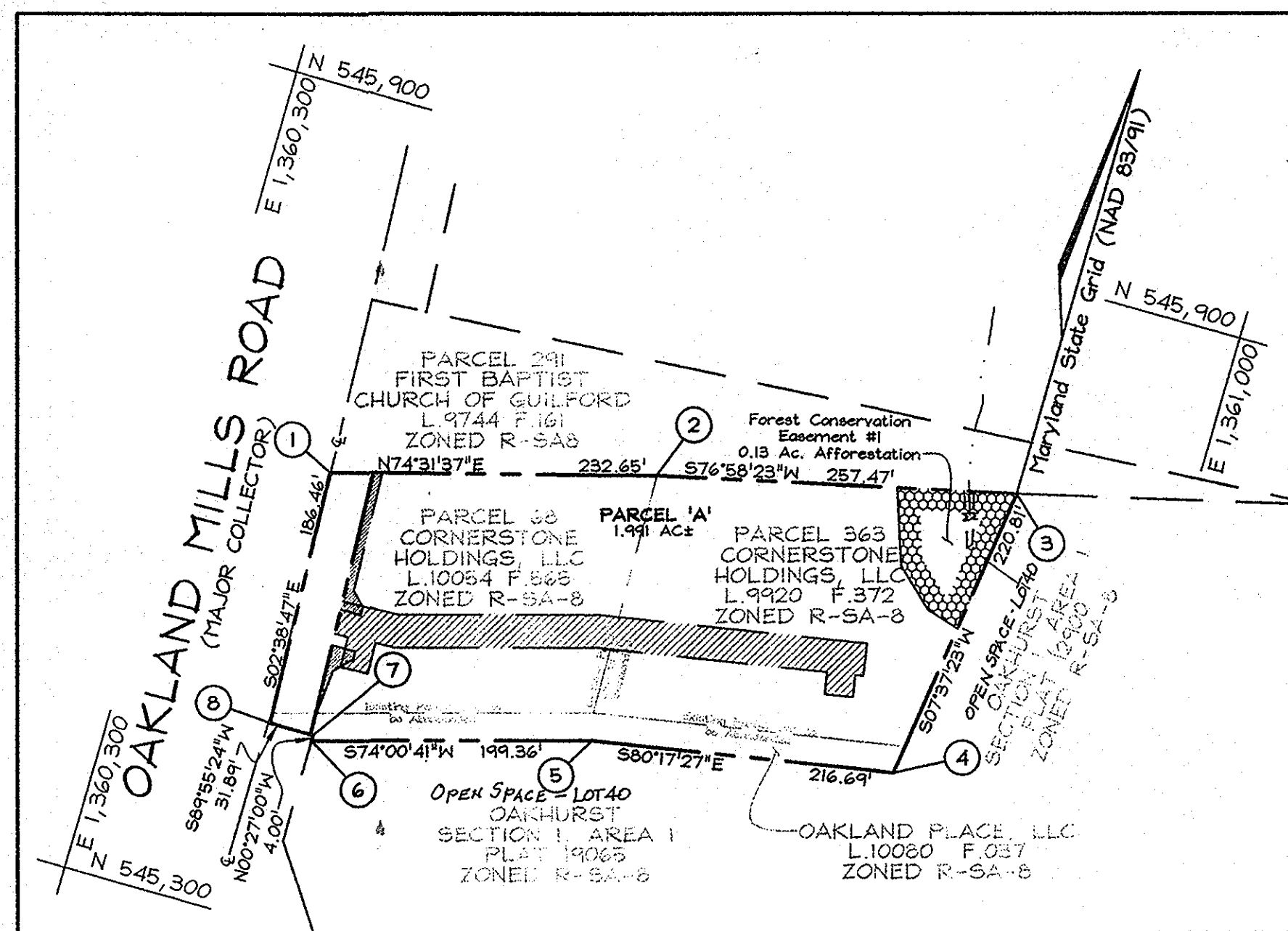
FOREST CONSERVATION TABLE		
LINE	LENGTH	BEARING
FC1	56.16	N18°45'05"W
FC2	37.31	N46°57'47"W
FC3	25.00	N72°41'46"W

Reservation Of Public Utility Easements

"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 (designated as "Forest Conservation Area") located in, on, over, and through lots, any conveyances of the aforesaid lots shall be subject to easements herein reserved, whether or not expressly stated in deed(s) conveying said lot(s). Developer shall execute and deliver deeds for easements herein reserved to Howard County, with a Metes and Bounds Description of 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 obligation under the Forest Conservation Installation and Maintenance Agreement executed by 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(s) of easement in the land records of Howard County."



VICINITY MAP
SCALE: 1"=2000'
ADC MAP 20 B-2



LOCATION MAP
SCALE: 1"=100'

GENERAL NOTES

- The subject property is zoned R-SA-8 per the 02/02/04 Comprehensive Zoning Plan, and the Comp Lite Zoning Amendments adopted on 7/28/2006.
- Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County, Geodetic Control Stations no. 16da and no. 16dc. Ⓢ Denotes approximate location (see location map).
- Sta. 42EC N 545,417.005 E 1,360,140.3872 Elev. 365.406 (feet)
- Sta. 42FA N 544,412.816 E 1,362,179.37 Elev. 341.829 (feet)
- Denotes iron pipe found.
- ⊙ Denotes rebar and cap set.
- ⊕ Denotes rebar and cap found.
- ⊞ Denotes concrete monument or stone found.
- ⊟ Denotes concrete monument set.
- ⊞ Denotes Wetland Areas. Wetland areas delineated by Exploration Research Inc.
- W — Denotes Wetland Area outline.
- ⋯ Denotes existing centerline of Stream Channel.
- WB — Denotes Wetland Buffer outline.
- SB — Denotes Stream Buffer outline.
- BRL Denotes Building Restriction Line.
- This plat is based on field run Monumented Boundary Survey performed on or about July 14, 2005 by FSH Associates.
- Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement.
- Parcel area is more or less.
- There is no 100 Year Floodplain existing on-site.
- No clearing, grading or construction is permitted within wetland or stream system buffers unless approved by the Department of Planning and Zoning.
- The Forest Conservation Easement has been established to fulfill the requirements of Section 18.1200 of the Howard County Code and Forest Conservation Act. No clearing, grading or construction is permitted within the Forest Conservation Easement; however, Forest Management Practices as defined in the Deed of Forest Conservation Easement are allowed.
- Forest Conservation and Landscape surety has been posted together with the developers agreement for SDP-06-114.
- Water and sewer service to this parcel will be granted under the provisions of Section 18.122.B of the Howard County Code.
- This subdivision is subject to Section 18.122B of the Howard County Code. Public water and/or sewer service HAS BEEN GRANTED under the terms and provisions THEREOF, EFFECTIVE 5/21/16/2007 ON WHICH DATE DEVELOPER AGREEMENT #2-43192 WAS FILED AND ACCEPTED.
- The forest conservation obligation of 0.32 ac. of afforestation for this 2.122 ac. subdivision has been provided by SDP-06-114, by providing a 0.13 ac. onsite afforestation forest conservation easement and a payment of \$4,211.50 to the Ho. Co. Forest Conservation Fund for the remaining 0.20 ac./0,423 sq. ft. of afforestation. See SDP-06-114 for the forest conservation plan.
- Stormwater management facilities will be required on the parcel shown on this plat in accordance with the Design Manuals. Prior to signature approval of the site development plan, the developer will be required to execute the developer's agreement for the construction of the stormwater management facility and a maintenance agreement.

The Requirements § 3-106, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

C. Brooke Miller (Maryland Property Line Surveyor #135) 7/12/2007 Date
 Brian D. Boy, Member 7/12/07 Date

AREA TABULATION CHART

- Total number of Buildable Parcels to be recorded: 1
- Total area of Buildable Parcel to be recorded: 1.991 Acres±
- Total area of road widening to be recorded: 0.131 Acres±
- Total area of subdivision to be recorded: 2.122 Acres±

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

Brian D. Boy, Member 7/12/07 Date

APPROVED: Howard County Department of Planning and Zoning

Chief Development Engineering Division 7/12/07 Date
 Director 9/25/01 Date

OWNER'S CERTIFICATE

Oakland Place, LLC c/o Brian D. Boy, owner 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 in and under all road and street Rights-of-Way 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 said Easements and Rights-of-Way.
 Witness my hand this 12 day of JULY, 2007.

Brian D. Boy, Member
 Witness

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 Michael W. Sanders and Deanna L. Sanders to Oakland Place, LLC by deed dated March 30, 2006 and recorded in the Land Records of Howard County in Liber 9920 Folio 372; that it is a subdivision of all of the lands conveyed by Ann Cordes Harvey to Oakland Place, LLC by deed dated June 2, 2006 and recorded in the Land Records of Howard County in Liber 10054 Folio 565; that it is a subdivision of all of the lands conveyed by Ann Cordes Harvey to Oakland Place, LLC by Quitclaim Deed dated June 2, 2006 and recorded in the Land Records of Howard County in Liber 10080 Folio 51; that it is a subdivision of all of the lands conveyed by Betty L. Burton, Personal Representative of the Estate of Helen C. Knisley to Oakland Place, LLC by deed dated March 28, 2006 and recorded in the Land Records of Howard County in Liber 10080 Folio 37; and that it is a subdivision of all of the lands conveyed by SDC Group, Inc. a Maryland corporation to Oakland Place, LLC by Quitclaim Deed dated June 7, 2006 and recorded among the Land Records of Howard County in Liber 10080 Folio 44, 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 as shown, in accordance with the Annotated Code of Maryland, as amended.

C. Brooke Miller (Maryland Property Line Surveyor #135) 7/12/2007 Date

OWNER/DEVELOPER

OAKLAND PLACE, LLC
 c/o Brian D. Boy
 9695 Norfolk Avenue
 Laurel, Maryland 20723
 (410) 792-2565

FSH Associates

Engineers Planners Surveyors
 6339 Howard Lane, Elkridge, MD 21075
 Tel: 410-567-5200 Fax: 410-796-1562
 E-mail: info@fsheri.com

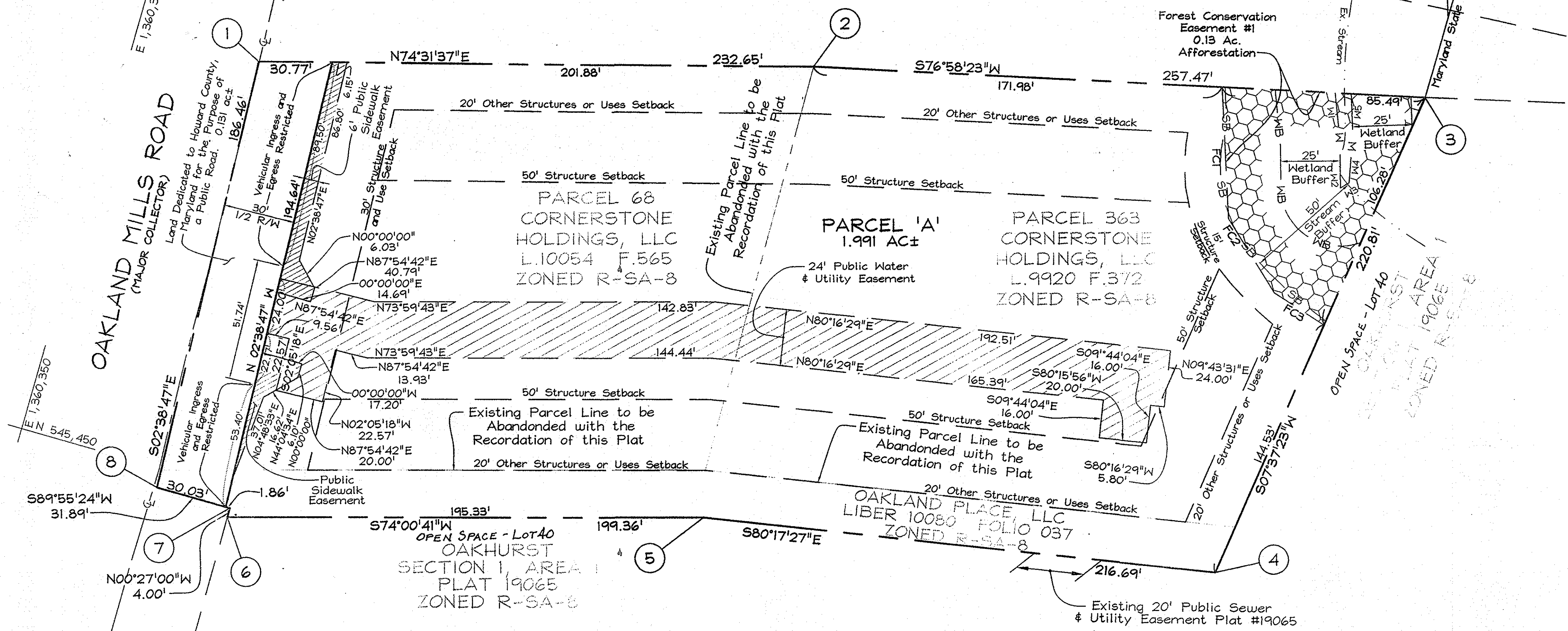
Recorded as Plat No. 9-27-07 on 19912
 Among the Land Records of Howard County, Maryland.

OAKLAND PLACE

PARCEL "A"

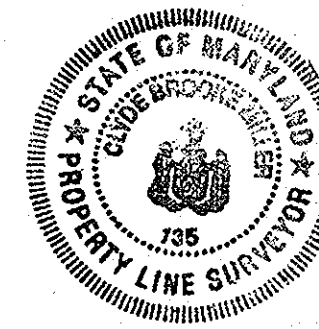
TAX MAP 42, GRID 17, parcel 68 & 363
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 Scale: As Shown
 Date: July 11, 2007
 Sheet 1 of 2

PARCEL 291
 FIRST BAPTIST CHURCH OF GUILFORD
 L.9744 F.626
 ZONED R-SA-8



The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1991 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

<i>C. Brooke Miller</i>	7/12/2007
C. Brooke Miller (Maryland Property Line Surveyor #135)	Date
<i>Brian D. Boy</i>	7/12/07
Brian D. Boy, Member	Date



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

Brian D. Boy 7/31/07
 Brian D. Boy, Member

APPROVED: Howard County Department of Planning and Zoning

Michael J. ... 7/12/07
 Chief, Development Engineering Division

... 7/25/07
 Director

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Witness my hand this 12 day of JULY, 2007.

Brian D. Boy
 Brian D. Boy, Member

...
 Witness

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C. Brooke Miller 7/12/2007
 C. Brooke Miller (Maryland Property Line Surveyor #135) Date

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 Tel: 410-567-5200 Fax: 410-796-1562
 E-mail: info@fsheri.com

Recorded as Plat No. 9-22207 on 19413
 Among the Land Records of Howard County, Maryland.

OAKLAND PLACE
 PARCEL "A"

TAX MAP 42, GRID 17, PARCELS 68 & 363
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 Scale: 1"=30'
 Date: July 11, 2007
 Sheet 2 of 2