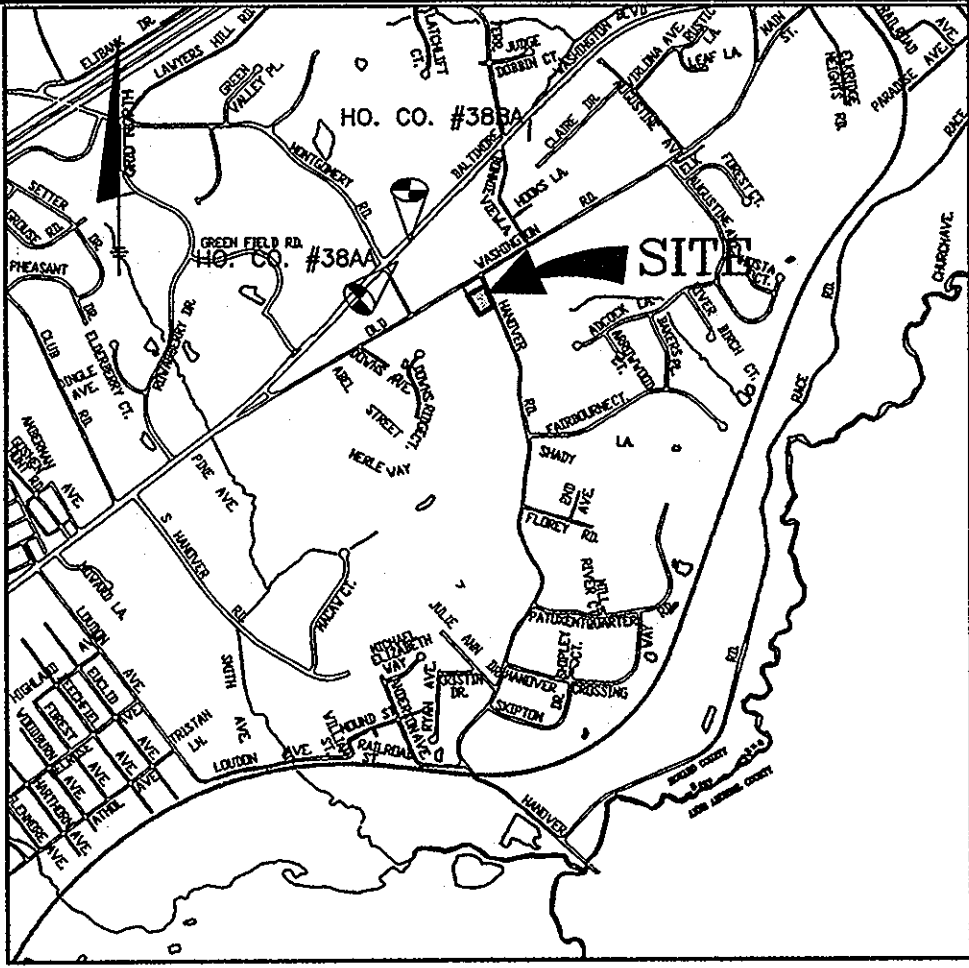


BENCHMARKS NAD'83 HORIZONTAL

HO. CO. #38AA
 STAMPED DISK SET ON TOP OF CONCRETE BASE.
 N 561158.817 E 1389726.33
 ELEVATION: 220.084

HO. CO. #38BA
 STAMPED DISK SET ON TOP OF CONCRETE BASE.
 N 562553.31 E 1390967.86
 ELEVATION: 166.184



ADC MAP 4937 GRID E7
VICINITY MAP
 SCALE: 1" = 2000'

1. O DENOTES 3/8" PIPE OR STEEL MARKER TO BE SET.
 ● DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND
 ▲ DENOTES TRAVERSE POINT.
2. THE PREVIOUS APPLICABLE HO. CO. DPZ FILE REFERENCES FOR THIS PROJECT ARE: F-06-237
3. COORDINATES SHOWN HEREON ARE BASED ON THE NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HO. CO. GEODETIC CONTROL STATIONS MONUMENTS 38AA & 38BA, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM.
4. THIS PLAT IS BASED ON A MONUMENTED, FIELD RUN BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC., ON OR AROUND OCTOBER, 2005.
5. THIS PROPERTY IS ZONED R-12 PER THE "COMP LITE" ZONING REGULATIONS AMENDMENTS EFFECTIVE 7/28/06.
6. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
7. THERE ARE NO EXISTING WETLANDS, WETLANDS BUFFERS, STREAMS, STREAM BUFFERS OR 100-YR. FLOODPLAIN ON-SITE.
8. ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
9. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF.
10. BRL INDICATES BUILDING RESTRICTION LINE.
11. UNLESS OTHERWISE NOTED AS "PRIVATE", ALL EASEMENTS ARE "PUBLIC".
12. STORMWATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT BASED ON GUIDELINES ESTABLISHED BY THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I & II, AND THE 2007 AMENDMENTS. STORMWATER MANAGEMENT SHALL BE PROVIDED BY USE OF ROOFTOP DISCONNECTION CREDITS, RAIN GARDENS AND NON-ROOFTOP DISCONNECTION CREDITS.
13. THE FOREST CONSERVATION OBLIGATION HAS BEEN FULFILLED UNDER F-06-237 BY PAYMENT OF A FEE IN LIEU FOR 0.25 ACRES OF FOREST CONSERVATION PLANTINGS IN THE AMOUNT OF \$445.00.
14. LANDSCAPING FOR THIS PROJECT WILL BE PROVIDED AS PART OF THE SITE DEVELOPMENT PLAN.
15. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 B) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.).
 C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
 D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
16. THE OPEN SPACE REQUIREMENT FOR THIS PROJECT IS BEING MET BY PAYMENT OF A FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$4,500 FOR LOTS 2-4.
17. THE STRUCTURES THAT WERE ON BULK PARCEL 'A' HAVE BEEN REMOVED PER PERMIT 200608077 DATED 12-14-06.
18. The Developer has paid a Fee-in-lieu of construction for road improvements as part of the Developer's Agreement. The payment was credited to Capital Project Number K-503B, account Number 4010090000 in the amount of \$20,583 per Howard County Department of Planning and Zoning letter dated April 18th, 2012.

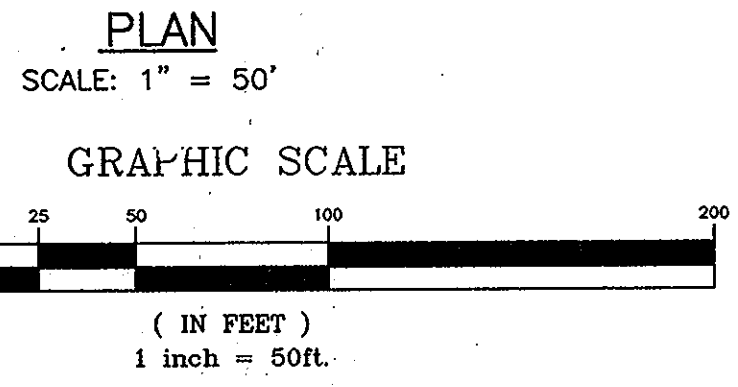
THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald A. Mason 2-27-12
 DATE
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC.
 MD. REG. NO. 351

Christopher L. Brown 2/28/12
 DATE
 CHRISTOPHER L. BROWN, OWNER

TOTAL TABULATION THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE.....	3
NON-BUILDABLE.....	0
OPEN SPACE.....	0
PRESERVATION PARCELS.....	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED.....	0.93 AC±
BUILDABLE.....	0.93 AC±
NON-BUILDABLE.....	0 AC
OPEN SPACE.....	0 AC
PRESERVATION PARCELS.....	N/A
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS).....	0 AC
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED.....	0.93 AC±



COORDINATE CHART (NAD '83)

No.	BOUNDARY COORDINATES	
	NORTH	EAST
1	N 560882.5502	E 1390685.1904
2	N 560660.9991	E 1390779.2612
3	N 560584.9063	E 1390643.4639
4	N 560790.1179	E 1390525.1371

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE BULK PARCEL 'A', PLAT NO. 18966, INTO 3 BUILDABLE LOTS.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS:
 HOWARD COUNTY HEALTH DEPARTMENT

Bradford Peter Beileman 5/29/2012
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Donald A. Mason 5/15/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION JR. DATE

Victor Salas 6/01/12
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1/7/2013, AND THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY CHRISTOPHER L. BROWN TO CHRISTOPHER L. BROWN AND KAREN K. BROWN, DECEASED, BY DEED DATED MARCH 23, 2005 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9201, FOLIO 560; 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 NOW AMMENDED.

Donald A. Mason 2-27-12
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR, MARYLAND REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC., MARYLAND REG. NO. 351 DATE:

OWNER'S DEDICATION

I, CHRISTOPHER L. BROWN, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. OF PLANNING AND ZONING, 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 AREAS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 ERCTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 28th DAY OF February 2012.

Christopher L. Brown 2/28/12
 SIGNATURE OF OWNER DATE:
 CHRISTOPHER L. BROWN

John M. Am... 2/28/12
 WITNESS DATE:

RECORDED AS PLAT 21953
 ON 6/8/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

RESUBDIVISION PLAT
BAKER PROPERTY
 LOT 2 THRU LOT 4 A RESUBDIVISION OF BAKER PROPERTY, NON-BUILDABLE BULK PARCEL "A" RECORDED AS PLAT NO. 18966

1st ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP No. 38 SCALE: AS SHOWN
 PARCEL: 201 DATE: FEBRUARY, 2012
 BLOCK: 9 SHEET: 1 OF 1
 ZONED: R-12