

GENERAL NOTES

- TAX MAP: 18, PARCEL: 59, GRID: 19.
- SUBJECT PROPERTY ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON FEBRUARY 4, 2002 AND IN MAY, 2008 BY MILDENBERG, BOENDER & ASSOCIATES, INC.
- COORDINATES BASED ON NAD 83 (HORIZONTAL) AND NAD 83 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 18G1, & 24C2.
- STA. No. 18G1 N 589,984.951 E 1,367,750.255 ELEV. 408.491 STA. No. 24C2 N 588,648.312 E 1,366,038.195 ELEV. 354.760
- Φ DENOTES AN IRON PIN OR IRON PIPE FOUND.
- DENOTES AN ANGULAR CHANGE IN BEARING OR RIGHT-OF-WAY.
- BRL DENOTES A BUILDING RESTRICTION LINE.
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- NO STEEP SLOPES EXIST ON SITE.
- WETLAND STUDY PREPARED BY WILDMAN ENVIRONMENTAL SERVICES, INC. IN JAN. 2002 AND APPROVED UNDER SP-02-010.
- FLOODPLAIN STUDY PREPARED BY MILDENBERG, BOENDER AND ASSOCIATES, INC. ON JUNE 2002, APPROVED ON JAN. 17, 2003.
- STORMWATER MANAGEMENT FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION. STORMWATER MANAGEMENT IS BEING PROVIDED BY SURFACE SAND FILTER, NON ROOFTOP DISCONNECTION CREDIT, SHEET FLOW TO BUFFER, RAIN GARDENS AND NATURAL CONSERVATION AREA CREDIT IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.

RECORDED AS PLAT 20003 ON 9/13/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

SERIO ESTATES

LOTS 1-8 & OPEN SPACE LOTS 9 & 10

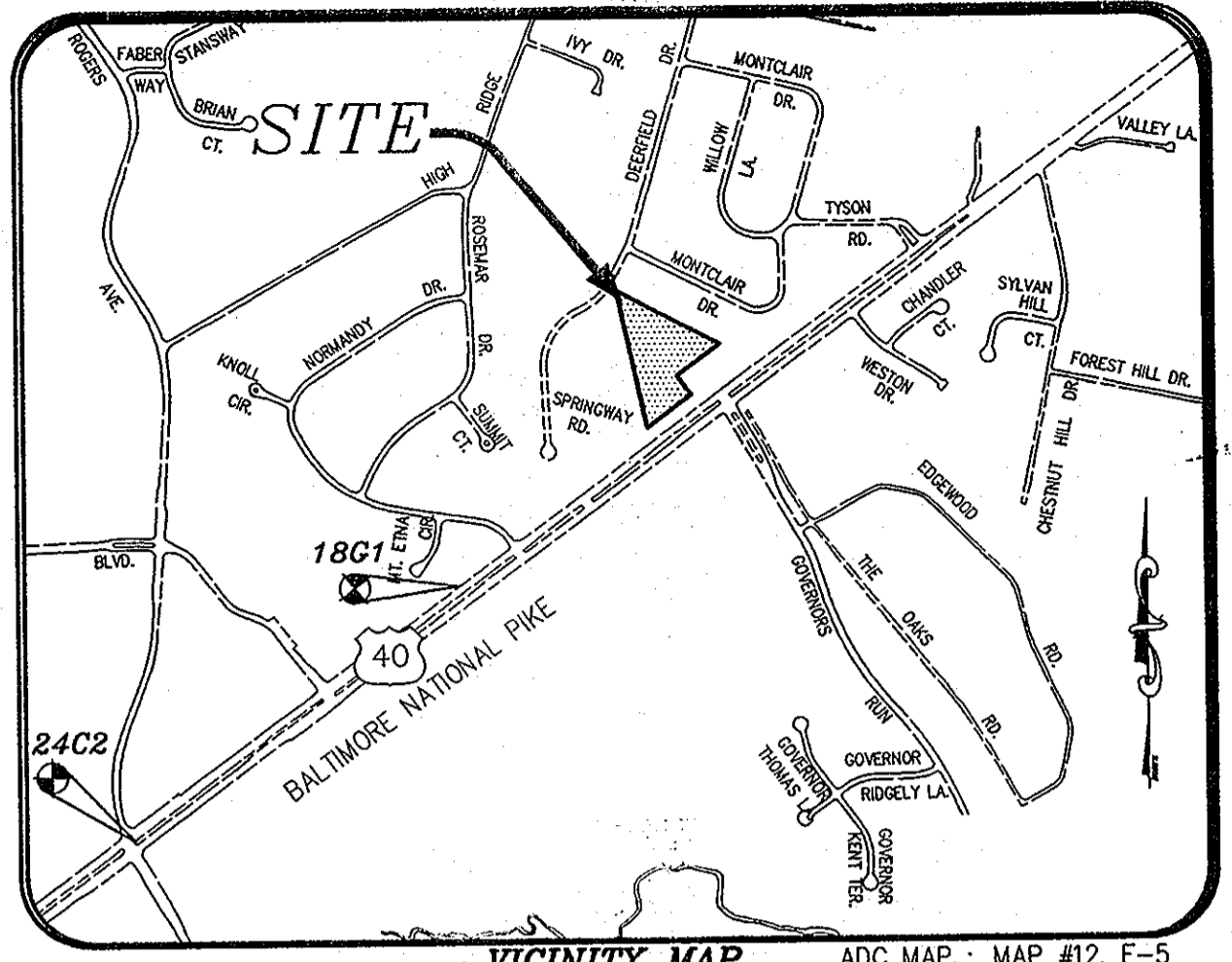
SHEET 1 OF 2

TAX MAP 18 PARCEL 59 BLOCK 19	SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND EXISTING ZONING R-20	SCALE: AS SHOWN DATE: JULY 2008 DPZ FILE NOS. SP-02-10 WP-03-062
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**MILDENBERG,
BOENDER & ASSOC., INC.**

Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Ball. (410) 997-0298 Fax



VICINITY MAP
SCALE - 4" = 1000'
ADC MAP: MAP #12, F-5

COORDINATE LIST

POINT	NORTHING	EASTING
19	591273.289	1369171.441
100	590778.531	1368786.415
101	590965.754	1369037.660
103	591099.428	1368938.266
108	591567.093	1368614.653
111	591139.782	1368708.862

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

WETLAND LINE TABLE

LINE	LENGTH	BEARING
WL1	20.59	S80°46'48"W
WL2	15.93	N70°28'42"W
WL3	78.67	N54°06'40"W
WL4	33.65	S76°40'19"W
WL5	20.73	S55°07'11"W
WL6	62.98	S12°25'59"E
WL7	16.87	N86°35'56"E
WL8	104.70	S79°38'11"E
WL9	27.57	S48°44'00"E
WL10	19.36	N71°53'42"E
WL11	22.02	N42°28'50"E
WL12	24.33	S77°06'18"E
WL13	38.87	S55°18'22"E
WL14	25.95	S07°46'35"E
WL15	21.29	S42°03'41"E
WL16	23.31	N53°28'51"E
WL17	30.37	N43°43'29"E
WL18	171.54	N62°10'50"W

WALL EASEMENT LINE TABLE

LINE	LENGTH	BEARING
W1	10.00	N36°42'32"W
W2	131.80	S53°17'28"W
W3	10.00	N36°42'32"W
W4	131.80	N53°17'28"E
W5	10.00	S53°56'52"W
W6	120.62	N36°03'08"W
W7	263.87	S53°46'58"W
W8	10.95	S12°06'59"E
W9	278.31	N53°46'58"E
W10	130.59	N36°03'08"W

WATER, SEWER & UTILITY EASEMENTS LINE TABLE

LINE	LENGTH	BEARING
E1	43.05	S62°10'49"E
E2	84.25	S40°32'33"E
E3	230.15	S17°36'48"E
E4	22.34	S06°21'48"E
E5	142.29	S27°44'18"E
E6	21.65	S15°15'42"W
E7	7.49	S58°05'48"W
E8	5.00	N32°11'26"W
E9	10.00	S58°05'48"W
E10	5.00	S32°11'26"E
E11	108.99	S58°05'48"W
E12	21.25	S12°06'59"E
E13	54.24	N58°05'48"E
E14	10.00	S31°54'12"E
E15	111.50	N58°05'48"E
E16	47.45	N73°13'42"E
E17	16.90	N36°03'08"W
E18	11.61	N52°50'20"E
E19	45.83	S73°13'42"W
E20	197.59	N27°41'55"W
E21	59.07	N17°36'48"W
E22	5.00	N72°05'46"E
E23	10.00	N17°36'48"W
E24	5.00	S72°05'46"W
E25	152.02	N17°36'48"W
E26	92.13	N40°32'33"W
E27	63.81	N62°10'49"W
E28	26.21	S12°25'59"E

DRAINAGE & UTILITY EASEMENT LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
SD1	26.50	S19°11'36"E	SD15	28.03	N06°05'50"E
SD2	55.26	N70°57'00"E	SD16	23.22	N53°21'43"W
SD3	26.50	N18°33'42"W	SD17	113.30	N78°37'26"E
SD4	55.55	S70°57'00"W	SD18	50.26	S44°11'54"E
SD5	128.26	N12°06'59"W	SD19	31.64	S74°27'14"E
SD6	96.94	N12°06'59"W	SD20	78.21	N40°40'12"W
SD7	20.75	S69°22'30"W	SD21	13.55	N36°56'57"W
SD8	93.87	S12°25'59"E	SD22	8.98	S53°06'24"W
SD9	135.45	S12°06'59"E	SD23	122.39	S78°37'26"W
SD10	21.25	N58°05'48"E	SD24	20.84	S27°41'55"E
SD11	41.16	S08°05'50"W			
SD12	77.76	S52°24'33"W			
SD13	20.27	S18°59'26"W			
SD14	110.06	N53°17'28"E			

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARINGS	CHORD
C1	136.87	174.00	45°04'15"	72.20	N39°38'42"W	133.37
C2	134.51	171.00	45°04'15"	70.95	N39°38'42"W	131.07
C3	132.15	168.00	45°04'15"	69.71	N39°38'42"W	128.77
C4	129.79	165.00	45°04'15"	68.46	N39°38'42"W	126.47
C5	127.44	162.00	45°04'15"	67.22	N39°38'42"W	124.17
C6	125.08	159.00	45°04'15"	65.98	N39°38'42"W	121.88
C7	122.72	156.00	45°04'15"	64.73	N39°38'42"W	119.58
C8	120.36	153.00	45°04'15"	63.49	N39°38'42"W	117.28
C9	118.00	150.00	45°04'15"	62.24	N39°38'42"W	114.98

MINIMUM LOT SIZE TABLE

LOT	MINIMUM LOT AREA	PIPESTEM	TOTAL LOT AREA
1	12,090 sq.ft.	757 sq.ft.	12,847 sq.ft.
2	12,032 sq.ft.	1,186 sq.ft.	13,218 sq.ft.
3	12,043 sq.ft.	1,440 sq.ft.	13,483 sq.ft.
4	12,003 sq.ft.	1,647 sq.ft.	13,650 sq.ft.
5	12,123 sq.ft.	1,744 sq.ft.	13,867 sq.ft.
6	12,922 sq.ft.	1,873 sq.ft.	14,795 sq.ft.
7	12,470 sq.ft.	1,329 sq.ft.	13,799 sq.ft.
8	12,000 sq.ft.	979 sq.ft.	12,979 sq.ft.

FOREST CONSERVATION EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARINGS	CHORD
FCC1	59.16	150.00	22°35'57"	29.97	N40°48'49"W	58.77

FLOOD PLAIN LINE TABLE

LINE	LENGTH	BEARING
FP1	78.36	S34°29'30"E
FP2	59.85	S30°14'47"E
FP3	11.25	N90°00'00"E
FP4	76.25	N62°20'24"E
FP5	173.34	N62°10'50"W

FOREST CONSERVATION EASEMENT LINE TABLE

LINE	LENGTH	BEARING
FC1	35.00	S77°34'01"W
FC2	279.60	S12°25'59"E
FC3	76.65	N69°22'30"E
FC4	37.33	N16°22'43"W
FC5	71.90	N15°31'51"W
FC6	36.33	N17°10'25"W
FC7	31.15	N17°41'21"W
FC8	6.58	S70°57'00"W
FC9	26.50	N19°11'36"W
FC10	17.63	N18°23'28"E
FC13	457.77	N62°10'50"W
FC14	34.96	S23°19'55"W
FC15	11.60	S18°33'42"E
FC16	11.51	S70°57'00"W
FC17	50.17	S19°10'57"E
FC18	159.33	S66°33'01"E
FC19	23.30	N33°10'14"E
FC20	112.39	S60°02'11"E

FENCE ACCESS EASEMENT LINE TABLE

LINE	LENGTH	BEARING
AC1	10.75	S36°03'08"E
AC2	10.00	N53°56'52"E
AC3	10.86	N36°03'08"W
AC4	21.08	N53°17'28"E
AC6	36.48	S53°17'28"W
AC7	13.92	S73°13'42"W
AC8	67.23	N27°44'18"W
AC9	10.00	S61°57'22"E
AC10	75.43	S27°44'18"E
AC11	23.92	N73°13'42"E
AC12	7.16	N53°17'28"E

FOREST CONSERVATION EASEMENT LINE TABLE

LINE	LENGTH	BEARING
FC22	16.76	S33°31'30"E
FC23	15.12	S10°55'58"E
FC24	42.81	S06°13'47"W
FC25	13.79	S17°37'04"W
FC26	32.59	S36°42'32"E
FC27	26.88	N63°24'54"E
FC28	132.60	N53°17'28"E

- THIS SUBDIVISION PLAT IS SUBJECT TO THE FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, OR BUILDING/GRADING PERMIT.
- THIS PROJECT IS SUBJECT TO DESIGN MANUAL VOLUME III WAIVER TO TABLE 2.01 WHICH LIMITS THE NUMBER OF LOTS UTILIZING A USE-IN-COMMON DRIVEWAY TO 6 LOTS, APPROVED BY DEVELOPMENT ENGINEERING DIVISION ON NOVEMBER 6, 2006 SUBJECT TO THE FOLLOWING CONDITION:
1. SP-02-010 WAS SUBMITTED FOR REVIEW WITHIN THE REQUIRED WINDOW FOR GRANDFATHERING. THE PREVIOUSLY APPROVED PRIVATE ACCESS PLACE WITH A MAXIMUM OF 8 USERS IS ACCEPTABLE.
- 10-FOOT SOUND WALL MAINTENANCE IS RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, OVER AND THROUGH LOTS 1 THROUGH 10. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S) DEVELOPER SHALL EXECUTE AND DELIVER DEED 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 CASE OF A FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH THE AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

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.

G. Scott Shanaberger 8/13/08
G. SCOTT SHANABERGER, SURVEYOR DATE
Fox Chapel Court, LLC
Vincent S. Serio 8-14-08
VINCENT S. SERIO DATE
MANAGING MEMBER, FOX CHAPEL COURT, LLC

TOTAL AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	8
TOTAL NUMBER OF PARCELS	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	2
TOTAL NUMBER OF LOTS OR PARCELS TO BE RECORDED	10
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.49 AC±
TOTAL AREA OF FLOODPLAIN TO BE RECORDED	0.137 AC±
TOTAL AREA OF PARCELS	0 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	2.00 AC±
TOTAL AREA OF LOTS OR PARCELS TO BE RECORDED	2.49 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	0 AC
TOTAL AREA TO BE RECORDED	4.49 AC±

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

B. Nutter for Peter Beilensen 8/28/08
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

G. Scott Shanaberger 8/2008
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Joseph L. Lawrence 9/3/08
DIRECTOR DATE

OWNER'S STATEMENT

WE, FOX CHAPEL COURT, LLC, 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 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 EASEMENTS 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 WATERWAY 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 14th DAY of August, 2008
Fox Chapel Court, LLC
Vincent S. Serio
VINCENT S. SERIO
MANAGING MEMBER, FOX CHAPEL COURT, LLC

John J. Odum
WITNESS

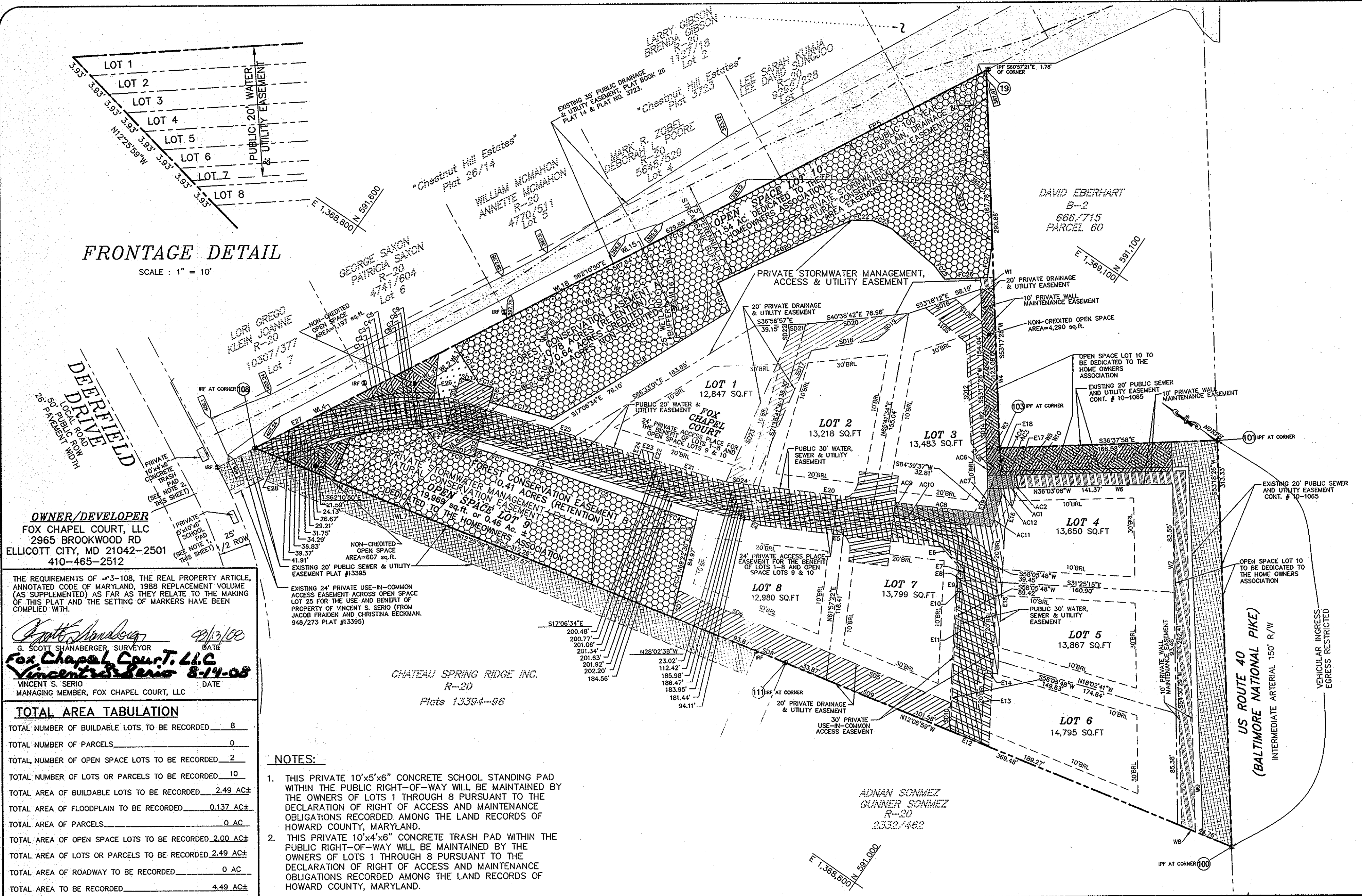
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY VINCENT S. SERIO TO FOX CHAPEL COURT, LLC, BY DEED DATED APRIL 22, 2008 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 11182 AT FOLIO 619, 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.

G. Scott Shanaberger
G. SCOTT SHANABERGER
PROFESSIONAL LAND SURVEYOR NO. 10849
DATE 8/27/08

FRONTAGE DETAIL

SCALE: 1" = 10'



OWNER/DEVELOPER
 FOX CHAPEL COURT, LLC
 2965 BROOKWOOD RD
 ELLICOTT CITY, MD 21042-2501
 410-465-2512

THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1989 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

G. Scott Shanaberger 8/13/08
 G. SCOTT SHANABERGER, SURVEYOR DATE
Fox Chapel Court, LLC
Vincent S. Serio 8-14-08
 VINCENT S. SERIO DATE
 MANAGING MEMBER, FOX CHAPEL COURT, LLC

TOTAL AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	8
TOTAL NUMBER OF PARCELS	0
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TOTAL AREA OF PARCELS	0 AC
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TOTAL AREA OF ROADWAY TO BE RECORDED	0 AC
TOTAL AREA TO BE RECORDED	4.49 AC±

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

B. Wilson for Peter Belesen 8/28/08
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Vincent S. Serio 8/20/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Frank L. Unger 9/3/08
 DIRECTOR DATE

NOTES:

- THIS PRIVATE 10'x5'x6" CONCRETE SCHOOL STANDING PAD WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE MAINTAINED BY THE OWNERS OF LOTS 1 THROUGH 8 PURSUANT TO THE DECLARATION OF RIGHT OF ACCESS AND MAINTENANCE OBLIGATIONS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- THIS PRIVATE 10'x4'x6" CONCRETE TRASH PAD WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE MAINTAINED BY THE OWNERS OF LOTS 1 THROUGH 8 PURSUANT TO THE DECLARATION OF RIGHT OF ACCESS AND MAINTENANCE OBLIGATIONS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

OWNER'S STATEMENT

WE, FOX CHAPEL COURT, LLC, 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 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 EASEMENTS 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 WATERWAY 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 14th DAY OF August, 2008

Vincent S. Serio
Fox Chapel Court, LLC
 VINCENT S. SERIO
 MANAGING MEMBER, FOX CHAPEL COURT, LLC

John J. Odum
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY VINCENT S. SERIO TO FOX CHAPEL COURT, LLC, BY DEED DATED APRIL 22, 2008 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 11182 AT FOLIO 619, 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.

G. Scott Shanaberger 8/13/08
 G. SCOTT SHANABERGER
 PROFESSIONAL LAND SURVEYOR NO. 10849 DATE

RECORDED AS PLAT 20004 ON 9/10/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

SERIO ESTATES
 LOTS 1-8 & OPEN SPACE LOTS 9 & 10
 SHEET 2 OF 2

TAX MAP 18 SECOND ELECTION DISTRICT SCALE: 1"=50'
 PARCEL 59 HOWARD COUNTY, MARYLAND DATE: JULY 2008
 BLOCK 19 EXISTING ZONING R-20 DPZ FILE NOS. SP-02-10
 WP-03-062

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Balt. (410) 997-0298 Fax.