

LEGEND

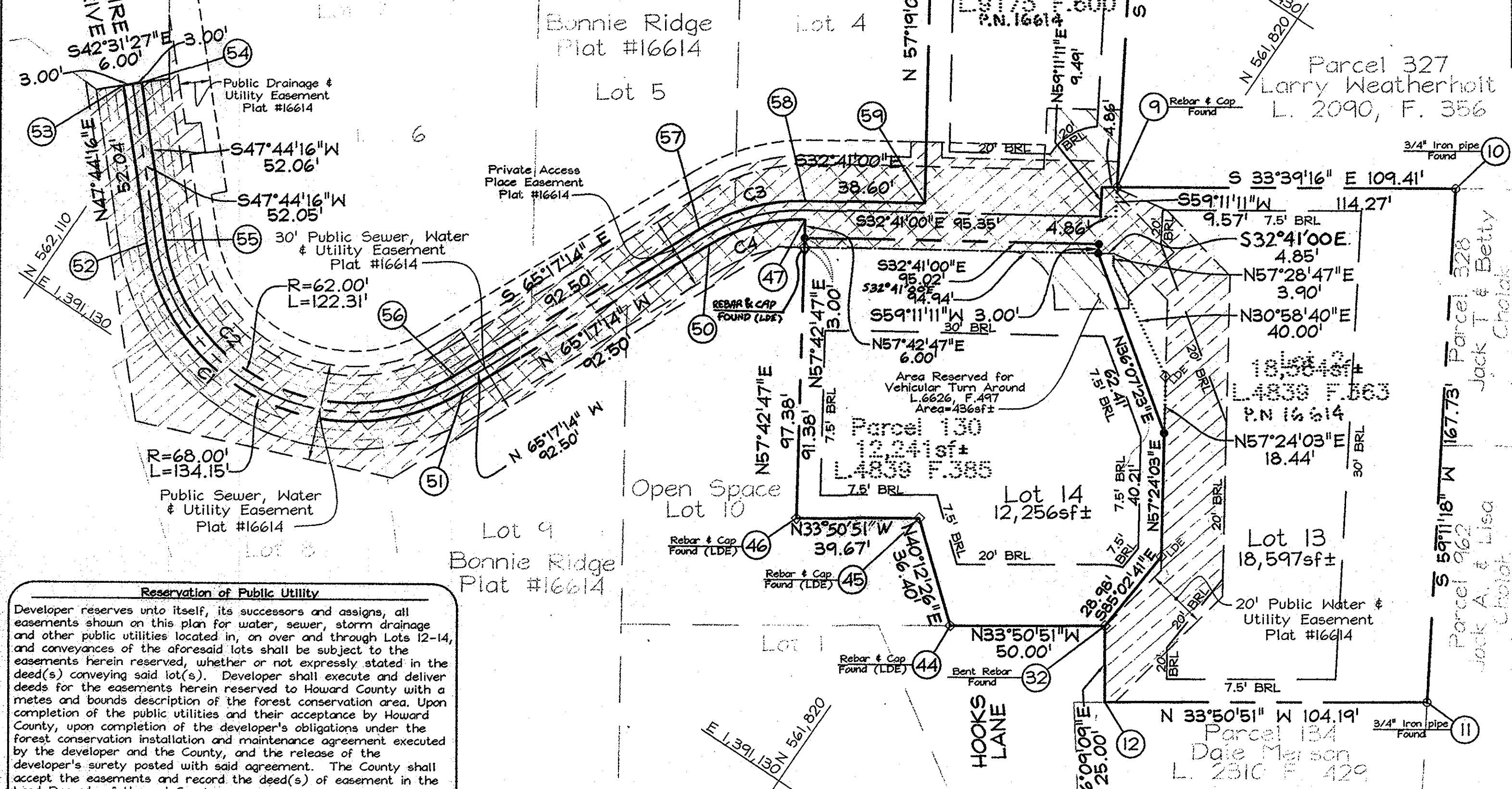
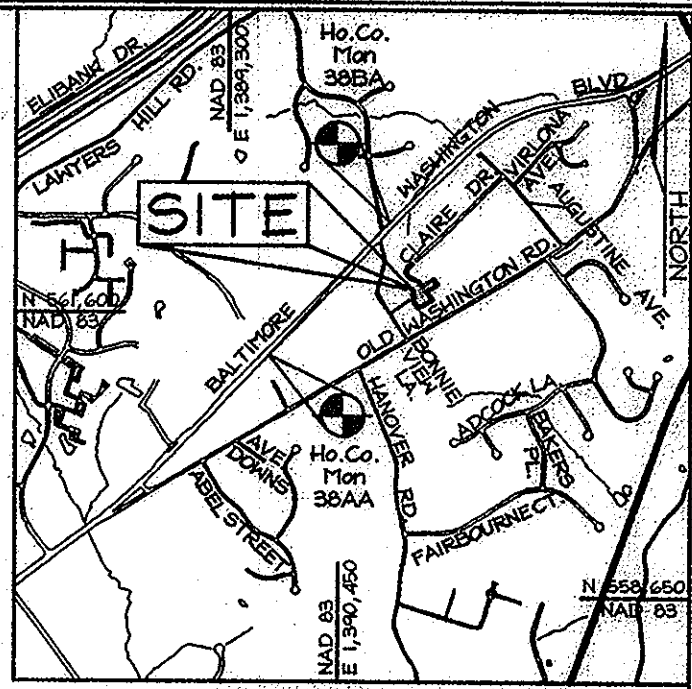
Public Sewer, Water & Utility Easement, Plat #16614	
Private Access Place Easement, Plat #16614	
Former Lot/Parcel Line	
Former Lot/Parcel Area	10,235sf±

The Requirements § 3-108, 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.

<i>C. Brooke Miller</i>	8/31/2007
C. Brooke Miller (Maryland Property Line Surveyor #135)	Date
<i>James L. Newburn</i>	9/29/07
James L. Newburn, Lawyers Hill, LLLP	Date
<i>Sheila K. Montgomery</i>	12/27/07
Sheila K. Montgomery	Date
<i>Chidiebere Onukwugh</i>	9/29/07
Chidiebere Onukwugh	Date
<i>Eberechukwu Akobundu</i>	9/23/2007
Eberechukwu Akobundu	Date

COORDINATE TABLE

POINT	NORTHING	EASTING
8	561,906.659	1,391,467.604
9	561,837.490	1,391,351.635
10	561,746.422	1,391,412.266
11	561,660.506	1,391,268.208
12	561,747.038	1,391,210.176
32	561,760.963	1,391,230.939
44	561,802.492	1,391,203.088
45	561,830.292	1,391,226.587
46	561,863.239	1,391,204.491
47	561,915.256	1,391,286.816
50	561,936.315	1,391,262.633
51	561,974.987	1,391,178.605
52	562,087.087	1,391,161.301
53	562,122.079	1,391,199.808
54	562,117.658	1,391,203.864
55	562,082.647	1,391,165.336
56	561,980.437	1,391,181.113
57	561,941.766	1,391,265.141
58	561,918.554	1,391,291.829
59	561,886.066	1,391,312.673
60	561,961.831	1,391,430.7653



- GENERAL NOTES**
- Subject property zoned R-12 per 02/02/04 Comprehensive Zoning Plan and per the Comp. Lite Zoning Regulation amendments effective on 07/28/04.
 - Coordinates based on NAD 83, NAVD 88 Maryland Coordinate System as projected by Howard County. Geodetic Control Stations no. 38BA and no. 38AA. Denotes approximate location (see location map).
 - Sta. 38BA N 562,553.3149 E 1,390,467.8619 El. 166.177 (feet)
 - Sta. 38AA N 561,158.819 E 1,389,726.3323 El. 220.044 (feet)
 - Denotes iron pipe found.
 - Denotes rebar and cap set, or Nail set.
 - Denotes rebar and cap found.
 - Denotes concrete monument or stone found.
 - Denotes concrete monument set.
 - BRL Denotes Building Restriction Line.
 - This plat is based on field run Monumented Boundary Survey performed on or about June, 2004 by FSH Associates, Inc. All areas are more or less (+/-).
 - For flag or pipe stem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipe stem and the road right-of-way line only and not onto the flag or pipe stem lot driveway.
 - Driveway(s) shall be provided prior to issuance of a use and occupancy permit to ensure safe access for fire and emergency vehicles per the following requirements:
 - A) Width - 12 feet (14 feet serving more than one residence);
 - B) Surface - six (6") inches of compacted crusher run base with tar and chip coating (1-1/2" Minimum);
 - C) Geometry - Maximum 14% grade, Maximum 10% grade change and 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 surface;
 - F) Structure clearances - minimum 12 feet;
 - G) Maintenance sufficient to ensure all weather use.
 - The lots shown herein comply with the minimum ownership, width and lot area as required by the Maryland Department of the Environment.
 - In accordance with section 16.202(b)(1)(viii) of the subdivision and land development regulations, the Forest Conservation obligation for Lots 12, 13 and 14 have been addressed under Howard County File Number: F-03-109 Recorded as Plat Number 16613 on 3-26-04 Among the Land Records of Howard County, MD.
 - Open Space Obligations for Lots 12, 13 and 14 have been met under Howard County File Number: F-03-109 Recorded as Plat Number 16613 on 3-26-04 among the Land Records of Howard County, MD.
 - Storm Water Management Obligations for Lots 12, 13 and 14 have been met under Howard County File Number: F-03-109 Recorded as Plat Number 16613 on 3-26-04 among the Land Records of Howard County, MD.
 - Lot Areas are More or Less (+/-).
 - Lot 14 is Not Subject to the HOA.
 - 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 February 25, 2004, on which date developer agreement 14-4008-D as filed and accepted.
 - Previous Record Plat is #16613-14.

OWNERS

SHEILA K. MONTGOMERY
6150 Hooks Lane
Elkridge, MD 21075

CHIDIEBERE ONUKWUGHA
EBERCHUKWU AKOBUNDU
6099 Claire Drive
Elkridge, MD 21075

DEVELOPER

LAWYERS HILL, LLLP
c/o James Newburn
5570 Sterrett Place, Suite 201
Columbia, Maryland 21044
(410) 997.3815

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

AREA TABULATION CHART

- Total number of Buildable Lots to be recorded: 3
- Total area of Buildable Lots to be recorded: 0.942 Acres±
- Total area of subdivision to be recorded: 0.942 Acres±

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA (sf)	PIPE STEM AREA (sf)	MINIMUM LOT SIZE (sf)
12	10,188±	1,030±	9,158 ±
13	18,597±	1,784±	16,813 ±

CURVE DATA CHART

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	DISTANCE
C1	68.00'	134.15'	113°01'49"	102.80'	N 08°42'29" W	113.43'
C2	62.00'	122.31'	113°01'49"	93.73'	N 08°42'29" W	103.42'
C3	63.00'	35.85'	32°36'20"	18.43'	S 48°59'07" E	35.37'
C4	57.00'	32.51'	32°40'29"	16.71'	S 48°57'03" E	32.07'

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

B. Nijon for Peter Beilenson 2/6/2008
Howard County Health Officer SD Date

APPROVED: Howard County Department of Planning and Zoning

James L. Newburn 1/15/08
Chief, Development Engineering Division Date

Sheila K. Montgomery 2/10/08
Director Date

OWNER'S CERTIFICATE

We, LAWYERS HILL, LLLP, SHEILA K. MONTGOMERY, CHIDIEBERE ONUKWUGHA & EBERCHUKWU AKOBUNDU, 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 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 28th day of DECEMBER, 2007.

James L. Newburn
James L. Newburn, Pres. of Newburn Development Corp.; G.P. of Lawyers Hill, LLLP

Sheila K. Montgomery
Sheila K. Montgomery

Chidiebere Onukwugh
Chidiebere Onukwugh

Eberechukwu Akobundu
Eberechukwu Akobundu

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of part of the lands conveyed by Richard F. Owens to Lawyers Hill, LLLP by deed dated September 2, 1998 and recorded in the Land Records of Howard County in Liber 4476, Folio 0495; as modified by undated Confirmatory Deed recorded December 21, 1998 among the aforesaid Land Records in Liber 4556 at Folio 0508 and 2) All of the lands conveyed by Lawyers Hill, LLLP to Sheila K. Montgomery by deed dated July 29, 1999 and recorded in the Land Records of Howard County in Liber 4839, Folio 0385; 3) All of the lands conveyed by Bonnie Ridge Estate, LLC to Chidiebere Onukwugh and Eberechukwu Akobundu by deed dated April 29, 2005 and recorded in the Land Records of Howard County in Liber 9175, Folio 0105 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 8/31/2007
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

The Purpose of this Subdivision is to relocate lot lines for Parcel 130, Lot 2 and Lot 3 in order to create Lot 12, Lot 13 and Lot 14.

Recorded as Plat No. 19713 on 3/13/08
Among the Land Records of Howard County, Maryland.

BONNIE RIDGE
RESUBDIVISION PLAT
LOTS 12, 13 & 14
A RESUBDIVISION OF BONNIE RIDGE
LOTS 2 & 3 PLAT #16614 & PARCEL 130 & 881
TAX MAP 38 GRID 3 PARCEL 881
1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: 1" = 30'
Date: August 31, 2007
Sheet 1 of 1

Previous Submittals: S99-11; P01-11,
F02-31, WP-03-49, F-03-109, SDP-05-045