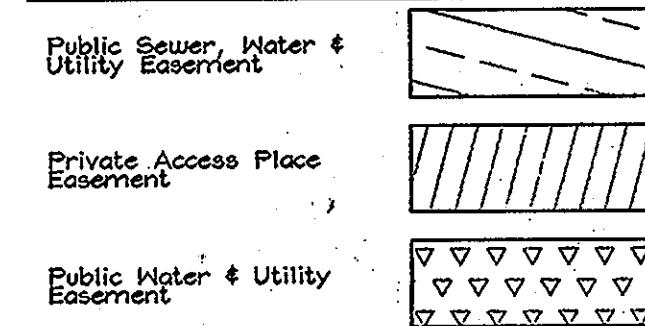


**GENERAL NOTES**

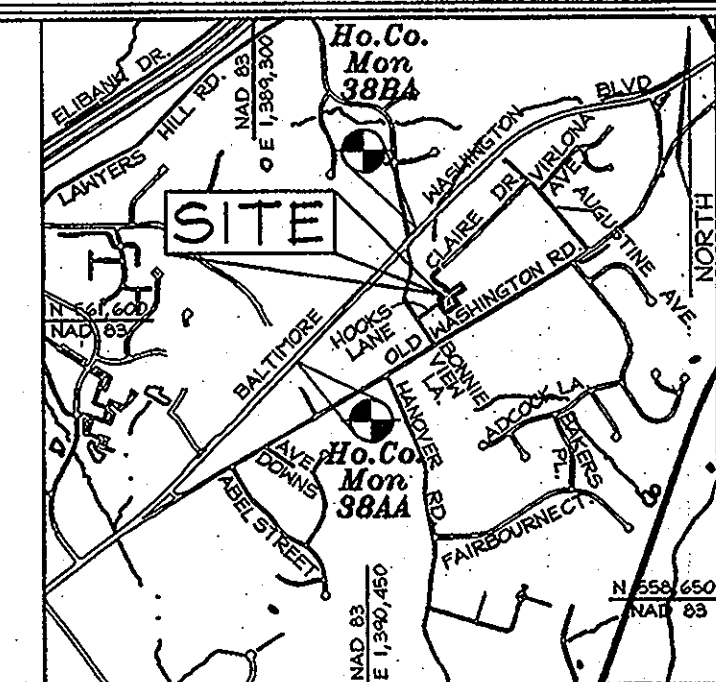
- Subject property zoned R-12 per 02/02/04 Comprehensive Zoning Plan and per the Comprehensive Lite Zoning Regulation amendments effective on 07/28/06.
- Coordinates based on NAD '83, NAVD 88 Maryland Coordinate System as projected by Howard County. Geodetic Control Stations no. 38BA and no. 38AA.  $\odot$  Denotes approximate location (see location map).  
Sta. 38BA N 562,553.3149 E 1,340,967.8619 El. 166.177 (feet)  
Sta. 38AA N 561,158.819 E 1,389,726.3323 El. 220.044 (feet)
- $\odot$  Denotes iron pipe found.
- $\bullet$  Denotes rebar and cap set.
- $\diamond$  Denotes rebar and cap found.
- $\square$  Denotes concrete monument or stone found.
- $\blacksquare$  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.
- Property owners of Lots 15 and 16 may utilize the private access place to reach open space lots 10 and 11.
- Forest Conservation obligations in accordance with Section 16.1200 of the Howard County Code and Forest Conservation Manual for this subdivision have been met under F-03-109, by the placement of 1.64 acres of reforestation into an off-site easement on property identified as Chase Farm, Lot 5/F-04-011 (Plat No. 16138).
- Open Space Obligations for Lots 15 and 16 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 15 and 16 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.
- Perimeter landscaping of Lots 15 and 16 in accordance with Section 16.124 of the Landscape manual shall be provided as shown on the Landscape Plan Sheet of the Road Construction Drawings for F-03-109. Surety has been provided for the entire subdivision under the Developers Agreement for F-03-109.
- No wetlands exist on site.
- Water and sewer service to these lots will be granted under the provisions of Section 18.122.B of the Howard County Code.
- Plat subject to waiver WP-13-024 from section 16.144(a) granting a 180 days extension to the deadline submission date of August 4, 2012. Waiver approved by the Planning Director on August 22, 2012.
- Plat subject to waiver WP-13-122 from Section 16.144(a) granting a 1 year extension to the deadline submission date of January 31, 2013. Waiver approved by the Planning Director on February 25, 2013.
- An Airport Zoning Permit prior to construction on Lots 15 and 16 shall be obtained from the Maryland Aviation Administration at the Site Development Plan stage.
- The Private Access Place Maintenance Agreement has been recorded in the Land Records Office of Howard County, MD as Liber 8179, Folio 574, dated February 25, 2004.
- The HOA documents have been recorded with the Maryland State Department of Assessment and Taxation as Recording Reference No. D07817638.
- This subdivision is in accordance with the Amended Fifth Edition of the Howard County Subdivision and Land Development Regulations.
- No burial grounds or historic structures exist on Lots 15 and 16.
- HOA Covenants and Restrictions recorded in the Land Records Office of Howard County, MD as Liber 8179/Folio 587 on 3-26-04.

**LEGEND**



**MINIMUM LOT SIZE CHART**

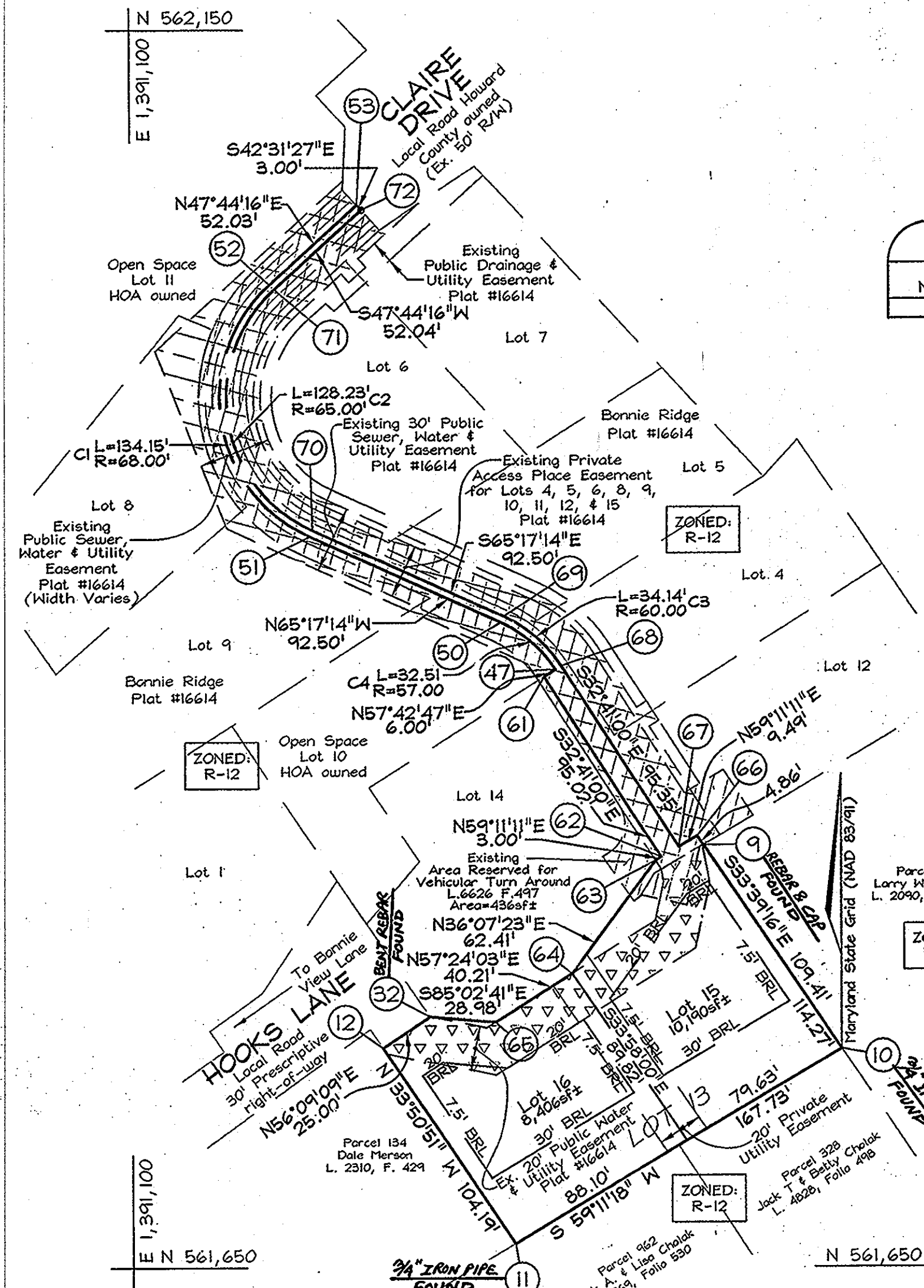
LOT NUMBER	GROSS AREA (sf)	PIPESTEM AREA (sf)	MINIMUM LOT SIZE (sf)
15	10,190±	1,784±	8,406 ±



**VICINITY MAP**  
SCALE: 1"=2000'  
ADC MAP 4937, Grid E7

**COORDINATE TABLE**

POINT	NORTHING	EASTING
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
51	561,474.987	1,391,178.605
52	562,087.087	1,391,161.301
53	562,122.079	1,391,199.808
47	561,915.256	1,391,213.816
50	561,936.315	1,391,262.933
61	561,912.051	1,391,281.14
62	561,832.072	1,391,333.057
63	561,830.534	1,391,330.177
64	561,780.124	1,391,293.687
65	561,758.459	1,391,259.811
66	561,841.543	1,391,333.18
67	561,836.684	1,391,340.791
68	561,916.934	1,391,299.304
69	561,939.040	1,391,263.337
70	561,977.712	1,391,179.857
71	562,084.867	1,391,163.318
72	562,119.868	1,391,201.836

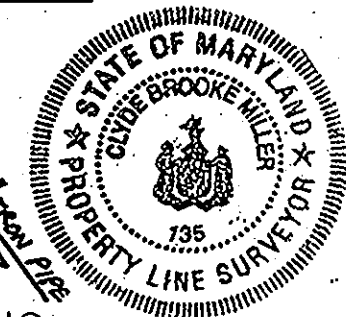


**CURVE DATA CHART**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING & DISTANCE
C1	68.00	134.15	113°01'49"	102.80	S08°46'29"E 113.43
C2	65.00	128.23	113°01'49"	98.26	S08°46'29"E 108.42
C3	60.00	34.14	32°36'21"	17.55	N48°59'07"W 33.61
C4	57.00	32.51	32°40'29"	16.71	N48°57'03"W 32.07

**AREA TABULATION CHART**

- Total number of Buildable Lots to be recorded: 2
- Total area of Buildable Lots to be recorded: 0.427 Acres
- Total area of subdivision to be recorded: 0.427 Acres



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.

*Brooke Miller* 8/7/2013  
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

*James L. Newburn* Aug 7, 2013  
James L. Newburn, Lawyers Hill, LLLP Date

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

**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 135, EXP. 4-12-14

**OWNER/DEVELOPER**

LAWYERS HILL, LLLP  
c/o James Newburn  
8333 Main Street  
Ellicott City, Maryland 21043  
(410) 456-6837

THE PURPOSE OF THIS SUBDIVISION IS TO RESUBDIVIDE LOT 13 IN ORDER TO CREATE LOT 15 AND LOT 16.

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

*Maura Rogoshan* 10/2/2013  
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

*Christina* 9/19/13  
Chief, Development Engineering Division Date

*Kate* 10/2/13  
Director Date

**OWNER'S CERTIFICATE**

LAWYERS HILL, a Maryland Limited Liability Partnership (LLLP) by authorized agent and *James L. Newburn*, secretary, owner of the property shown and described hereon, hereby adopted this plan of subdivision and in consideration of the approval of this final plat by the Department of Planning and Zoning, established the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns:

- 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-ways and the specific easements shown hereon;
- 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 valuable consideration, hereby grant the right and option to Howard County to acquire the fee simple title to the beds of streets and/or roads and floodplains, storm drainage facilities and open space, where applicable; and
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and right-of-ways.

Witness my/our hands this 7th day of August, 2013

By: *James L. Newburn*  
Lawyers Hill, LLLP  
(Authorized Agent)

Attest: *James L. Newburn*  
(Secretary)

**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) Sheila K. Montgomery to Lawyers Hill, LLLP by a deed of exchange and merger dated February 5, 2009 and recorded in the Land Records of Howard County in Liber 15307, Folio 188 and 3) All of the lands conveyed by Chidebere Onukwugh and Eberchuku Akobundu to Lawyers Hill, LLLP by deed dated January 15, 2009 and recorded in the Land Records of Howard County in Liber 11493, Folio 269; 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.

*Brooke Miller* 8/7/2013  
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Recorded as Plat No. 22555 on 10/10/13  
Among the Land Records of Howard County, Maryland.

**BONNIE RIDGE**

LOTS 15 & 16  
A RESUBDIVISION OF BONNIE RIDGE  
LOT 13 PLAT #19713  
TAX MAP 38 GRID 3  
1ST ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
Scale: 1" = 50'  
Date: August 6, 2013  
Sheet 1 of 1  
S99-11, F01-11, F02-31, WP-03-49,  
F-03-109, F04-11, F-07-173,  
WP-13-024, WP-13-122