

COORDINATE SCHEDULE

| NO | NORTH | EAST |
|----|--------------|----------------|
| 1 | 542,845,2225 | 1,368,987,1983 |
| 2 | 542,893,7742 | 1,364,074,0210 |
| 3 | 542,351,7835 | 1,364,375,6410 |
| 4 | 542,303,2018 | 1,364,288,2192 |

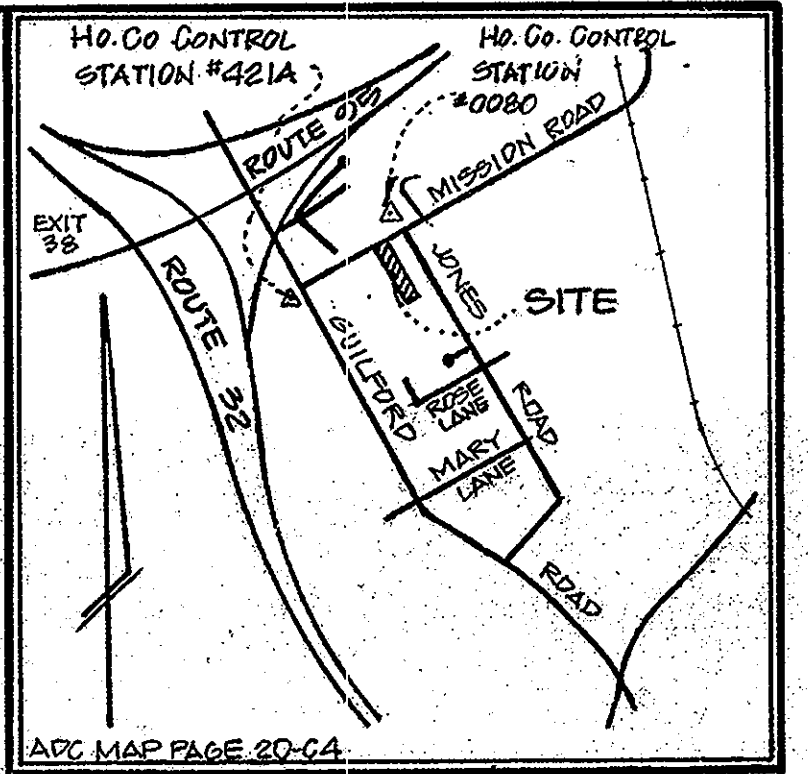
THE REQUIREMENTS § 3-106 OF THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPEAL AMENDMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE RECORDING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

GR. BY: BENEFIEL, MD. PLS. NO. 10994 DATE: 9-25-07
 G.F.C. DEVELOPMENT, LIMITED LIABILITY CONTRACTOR
 ROBERT F. FOY DATE: 9-25-07

MDR PLAT NO. 20711
 RECORDED
 AUG 07 2009

GENERAL NOTES CONTINUED

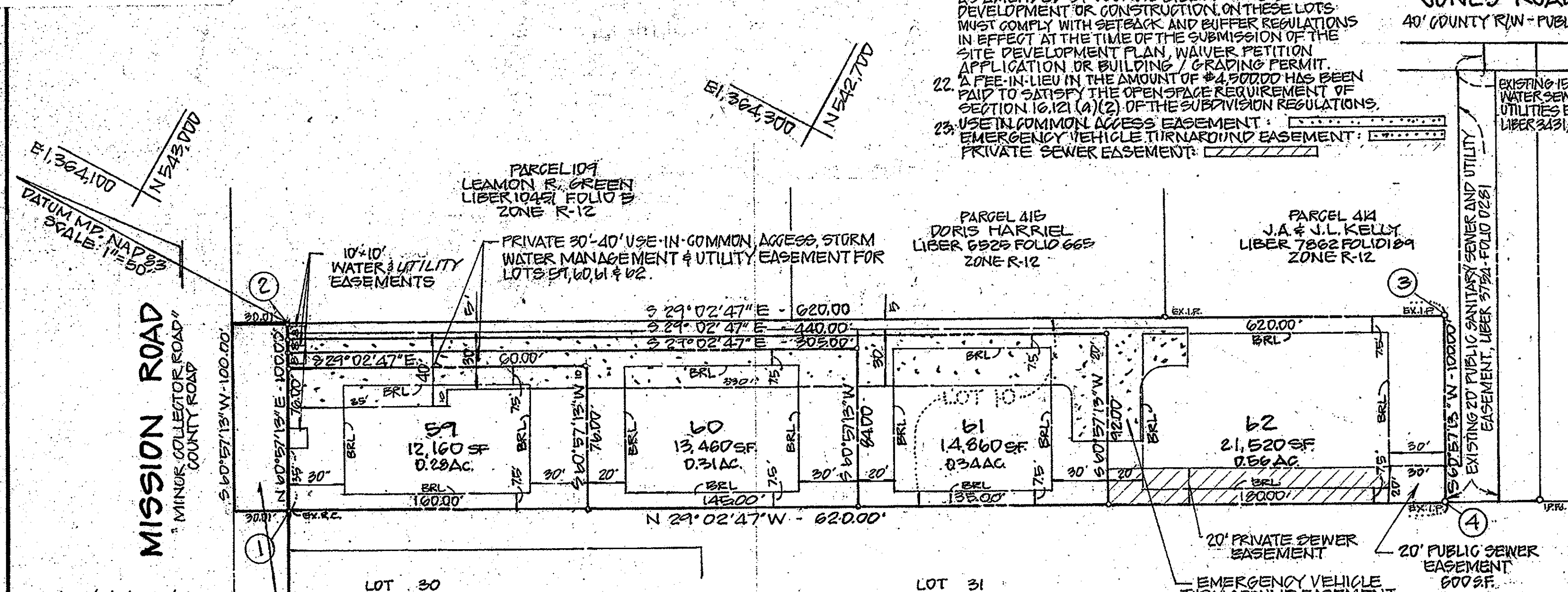
- DEVELOPER RESERVES UNTO ITSELF ITS SUCCESSORS AND ASSIGNS, ALLEASMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN OVER AND THROUGH LOTS 59 THROUGH 62. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEEDS OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS, NO. 421A AND NO. 0080
- THERE ARE NO WETLANDS, STREAMS OR FLOOD PLAINS FOUND ON THIS SITE BY A FIELD INSPECTION ON JANUARY 23RD 2007 BY GREGORY BENEFIEL.
- AREAS AS STATED ON THIS PLAT ARE TO BE TAKEN AS MORE OR LESS, UNLESS OTHERWISE NOTED.
- THIS PLAT IS SUBJECT TO THE AMENDED EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 48-2003 AND ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003.
- DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF THE SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING / GRADING PERMIT.
- A FEE-IN-LIEU IN THE AMOUNT OF \$4,900.00 HAS BEEN PAID TO SATISFY THE OPEN SPACE REQUIREMENT OF SECTION 16.121 (A)(2) OF THE SUBDIVISION REGULATIONS.
- USE IN COMMON ACCESS EASEMENT: [Symbol]
- EMERGENCY VEHICLE TURN AROUND EASEMENT: [Symbol]
- PRIVATE SEWER EASEMENT: [Symbol]



VICINITY MAP
 SCALE: 1"=2000'

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-12 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE "COMPLETED" ZONING AMENDMENTS EFFECTIVE 07/28/06.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE (MINIMUM) REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.)
 - GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND 45' TURNING RADIUS
 - STRUCTURES (BRIDGES/CULVERTS) CAPABLE OF SUPPORTING 25 CROSS-TONS (125,000 LBS.)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY 100 YEAR FLOOD WITH NO MORE THAN 1' DEPTH OVER DRIVEWAY SURFACE
 - STRUCTURE CLEARANCE - MINIMUM 12'
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREE FAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- LAND DEDICATED TO HOWARD COUNTY, MARYLAND, FOR PURPOSES OF A PUBLIC ROAD (0.0821 ACRE).
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE MAY 19, 2009 IN WHICH DATE DEVELOPER AGREEMENT NO. 24-454517 WAS FILED AND ACCEPTED.
- THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$7188.00. OBLIGATION AREA OF 0.22 ACRE IS FOR AFFORESTATION.
- LANDSCAPING TO BE PROVIDED WITH THE S.D.P.
- THE RESUBDIVISION OF LOT 10 IS FOR THE PURPOSE TO ESTABLISH 4 NEW LOTS AND ADD PRIVATE AND PUBLIC EASEMENTS.
- BWM: RAIN GARDENS AND ROOF TOP CATCHERS TO BE INSTALLED WITH CONTROL MAINTENANCE RESPONSIBILITIES TO OWNER.
- BRL DENOTES MINIMUM BUILDING RESTRICTION LINE. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON 12/28/04 BY SURVEYOR INC. GREGORY BENEFIEL, PROF. L.S.
- Ø DENOTES MONUMENT
- Ø DENOTES IRON PIN SET CAPPED NO. 81 CORP. 251
- USE IN COMMON ACCESS, STORM WATER MANAGEMENT & UTILITY EASEMENT, PRIVATE WATER AND SEWER EASEMENT FOR LOTS 59 THROUGH 62 TO BE RECORDED CONCURRENTLY WITH THIS RECORDED PLAT.
- THERE ARE NO HISTORIC SITES OR CEMETERIES ON THIS PROPERTY.



Land dedicated to Howard County, Maryland for the purpose of Public Road. (3900 sq. ft. or 0.089 ac.)

TABULATION CHART OF FINAL PLAT

| | |
|---|------------------------|
| TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | 4 |
| TOTAL AREA OF LOTS AND/OR PARCELS BUILDDABLE | 62,000 SF / 1.4233 AC. |
| TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIP | 3,000 SF / 0.0689 AC. |
| TOTAL AREA OF SUBDIVISION TO BE RECORDED | 65,000 SF / 1.4922 AC. |

MINIMUM LOT SIZE CHART

| LOT NO | GROSS AREA | PIPESTEM AREA | MINIMUM LOT SIZE |
|--------|------------|---------------|------------------|
| 59 | 12,160 SF. | N/A | 12,160 SF. |
| 60 | 13,460 SF. | 1280 SF. | 12,120 SF. |
| 61 | 14,860 SF. | 2,440 SF. | 12,620 SF. |
| 62 | 21,520 SF. | 3,520 SF. | 19,000 SF. |

SURVEYS, INC.
 SURVEYORS - ENGINEERS - LAND PLANNERS
 PERMIT SERVICES
 350 MAIN STREET
 LAUREL MD. 20707
 PHONE 301-776-0561 FAX 301-776-0642

GFC DEVELOPMENT, LLC / LEGENDS BUILDERS, INC.
 PO BOX 911
 BURTONSVILLE, MD. 20866
 PHONE 301-776-8235

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 7/3/09
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 [Signature] 7/30/09
 HOWARD COUNTY HEALTH OFFICER DATE

OWNER'S DEDICATION
 WE, GFC DEVELOPMENT, LLC, A LIMITED LIABILITY CONTRACTOR, ROBERT F. FOY, MANAGING PARTNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOP THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF 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 ROADS, AND FLOOD-PLAINS AND OPEN SPACE WHERE APPLICABLE 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 ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND
 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 THE SAID EASEMENTS AND RIGHT-OF-WAYS.
 WITNESS MY HAND THIS 5TH DAY OF APRIL, 2007. GFC DEVELOPMENT, LLC
 OWNER: ROBERT F. FOY, (MANAGING PARTNER) WITNESS: [Signature]

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY MERLE S. GREEN AND EDITH V. GREEN, HIS WIFE TO GFC DEVELOPMENT, LLC BY DEED DATED MAY 27, 2004 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8435 FOLIO 355 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED!
 [Signature] 8-7-09
 GREGORY BENEFIEL
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10994

RECORDED AS PLAT NO. 20711 ON AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
NORDAU SUBDIVISION
 LOTS 59-62 A RESUBDIVISION OF LOT 10 SECTION 6, NORDAU SUBDIVISION RECORDED IN PLAT BOOK HSR NO. 1, FOLIO 75. SIXTH (6) ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 TAX MAP 42 GRID 24 PARCEL 396 PROPERTY ZONED R-12
 JULY 20, 2008, SCALE: 1"=50'
 SHEET 1 OF 1
 F-07-219