

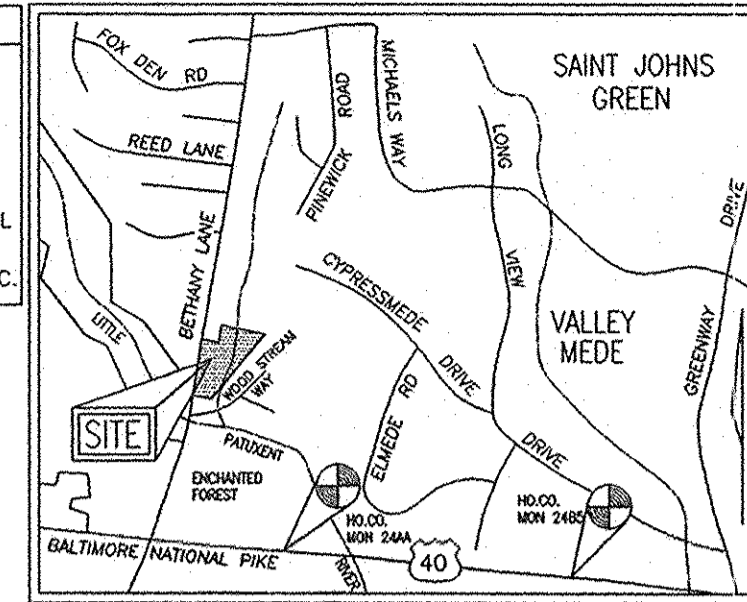
COORDINATE LIST		
POINT	NORTH	EAST
2	589080.97600	1352409.79360
3	589190.55600	1352428.43620
4	589433.65450	1352476.36580
6	589650.92500	1352522.57980
119	589540.74361	1353022.30148
201	589612.40283	1352718.82639
202	589911.46689	1352783.60824
203	589829.86226	1353259.63613
204	589708.95709	1353179.15882
205	589091.86043	1352628.52777
212	589049.03025	1352598.78213
222	589116.23354	1352651.39364
223	589440.59031	1352737.53331
224	589406.21904	1352912.58991

24. 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, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) AND CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS 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 THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS 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 SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

24a. THIS PROJECT IS EXEMPT FROM CPV STORMWATER MANAGEMENT SINCE 1-YEAR RUNOFF FROM LOTS 8 AND 10 ARE LESS THAN 2.0 CFS. REV AND WQV WILL BE PROVIDED BY LEVEL SPREADERS, SHEET FLOW TO BUFFER CREDITS, UNDER SITE DEVELOPMENT PLAN.

(CONTINUED ON SHEET 2)

OPEN SPACE CALCULATIONS
 O.S. REQUIRED UNDER PREVIOUSLY RECORDED SUBDIVISION, F-99-177
 8.014 AC. X 6% = 0.4808 AC.
 OPEN SPACE PROVIDED (EX. O.S. LOT 5)
 = 0.7108 AC.
 OPEN SPACE PROPOSED (THIS PLAT) 1.21 AC.
 TOTAL OPEN SPACE PROVIDED FOR THIS PARCEL
 OPEN SPACE LOT 12 = 1.2090 AC.
 NON-BUILDABLE BULK PARCEL A = 2.91920 AC.



LEGEND

- PUBLIC SEWER & UTILITY EASEMENT
- 24' PRIVATE USE IN COMMON ACCESS EASEMENT FOR THE USE OF LOTS 6-11
- EXISTING PRIVATE 24' USE IN COMMON ACCESS EASEMENT ABANDONED BY THIS PLAT
- EXISTING PUBLIC 20' RIGHT OF WAY FOR A SEWER, CONT. NO. 412-S
- EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PLAT NO. 14468
- FOREST CONSERVATION EASEMENT
- EXISTING WETLANDS PLAT NO. 14468
- PRIVATE 10' UTILITY EASEMENT TO BENEFIT LOT 11
- EXISTING LINE OF DIVISION TO BE ABANDONED BY THIS PLAT

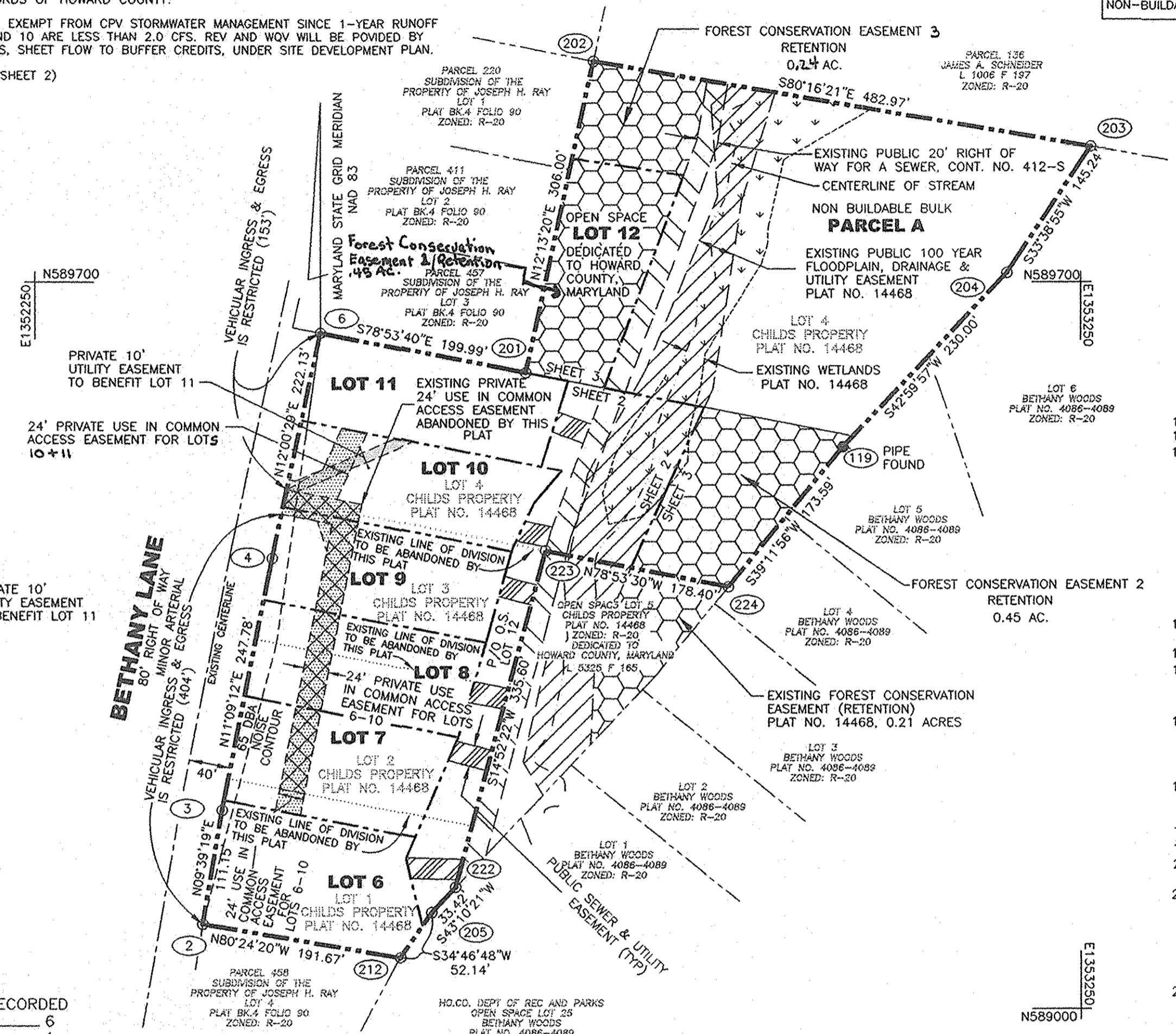
THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Todd M. Hill 4/29/08 DATE
 TODD M. HILL
 PROFESSIONAL LAND SURVEYOR NO. 21351

Michael Pfauf 3/7/08 DATE
 MICHAEL PFAUF

Mary Pfauf 3/7/08 DATE
 MARY PFAUF

AREA TABULATION CHART	
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	6
BUILDABLE	6
NON-BUILDABLE	1
OPEN SPACE	1
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	2.84129 ACRES
NON-BUILDABLE	2.91920 ACRES
OPEN SPACE	1.20906 ACRES
PRESERVATION PARCELS	2.91920 ACRES
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	6.96955 ACRES



GENERAL NOTES
 (CONTINUED ON SHEET 2)

- DEED REFERENCE: L 4864 / F 462
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
- PROPERTY ZONED R-20 PER THE COMPREHENSIVE ZONING PLAN DATED 2/02/04.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL & ASSOCIATES INC., ON OR ABOUT MAY 15, 1999.
- THE BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS 24AA AND 24B5.
- BRL DENOTES BUILDING RESTRICTION LINE.
- IP DENOTES IRON PIPE W/CAP SET
- IP DENOTES IRON PIPE OR BAR FOUND.
- OC DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- SM DENOTES STONE OR MONUMENT FOUND.
- ALL AREAS SHOWN ARE MORE OR LESS.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - A) WIDTH - 16 FEET
 - B) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM)
 - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS
 - D) STRUCTURES (BRIDGES/CULVERTS) - 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 DRIVEWAY SURFACE
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- WETLANDS SHOWN HEREON BASED ON DELINEATION PERFORMED BY WILDMAN ENVIRONMENTAL SERVICES.
- 100 YEAR FLOODPLAIN SHOWN HEREON BASED ON ANALYSIS PERFORMED BY VOGEL AND ASSOCIATES.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE PRIVATE 24 FOOT USE-IN-COMMON ACCESS EASEMENT AND BETHANY LANE RIGHT-OF-WAY AND NOT ONTO AFFORESAID PRIVATE 24 FOOT WIDE ACCESS EASEMENT.
- WATER AND SEWER SERVICE TO LOTS 6 THROUGH 11 WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. ACCESS TO WATER HAS BEEN PROVIDED UNDER CONTRACT 71-W, ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT 412-S.
- USE IN COMMON MAINTENANCE AGREEMENT FOR LOTS 6 TO 11, AS WELL AS THE TRASH PAD SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- THE EXISTING HOUSES ON LOTS 6, 7, 9 & 11 ARE TO REMAIN.
- OPEN SPACE LOT 12 TO BE DEDICATED TO HOWARD COUNTY MARYLAND.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, STREAMS OR THEIR BUFFERS, FLOOD PLAIN OR FOREST CONSERVATION AREAS.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE FOREST CONSERVATION MANUAL SHALL BE PROVIDED BY THE PLACEMENT OF 1.14 ACRES OF EXISTING FOREST INTO AN EASEMENT AREA ON OPEN SPACE LOT 12. SURETY IN THE AMOUNT OF \$9931.68 FOR 1.14 ACRES OF RETENTION (49658.40 SQ. FT.; X 0.20) SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS FINAL PLAT, F-08-52. A FEE IN LIEU IN THE AMOUNT OF \$9801.00 FOR 0.30 ACRES OF REQUIRED REFORESTATION HAS BEEN PAID TO THE FOREST CONSERVATION FUND.
- IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL LOTS 6 AND 11 ARE EXEMPT FROM PERIMETER LANDSCAPING SINCE THEY CONTAIN RESIDENCES WHICH ARE TO REMAIN. ALL OTHER LOTS CONTAIN EXISTING VEGETATION THAT QUALIFY AS CREDIT TOWARDS THE LANDSCAPE PERIMETERS.
- FINANCIAL SURETY FOR TRASH PAD LANDSCAPING WILL BE REQUIRED FOR THIS PROJECT. POSTING OF LANDSCAPE SURETY IN THE AMOUNT OF \$450.00 FOR 15 SHRUBS IS DEFERRED UNTIL SITE DEVELOPMENT PLAN APPROVAL.

OWNER/DEVELOPER
 MICHAEL PFAUF
 MARY PFAUF
 3675 PARK AVENUE, STE 301
 ELLICOTT CITY, MARYLAND 21043

ROBERT H. VOGEL ENGINEERING, INC.
 8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 410-461-7666

- THE PURPOSE OF THIS PLAT IS TO:
- RESUBDIVIDE LOTS 1-4 SHOWN ON THE PLAT OF THE CHILDS PROPERTY RECORDED AS PLAT NO. 14468.
 - CREATE 6 PUBLIC SEWER & UTILITY EASEMENTS.
 - ABANDON THE EXISTING 24' USE IN COMMON DRIVEWAY AND REPLACE WITH A NEW EASEMENT.
 - CREATE TWO FOREST CONSERVATION EASEMENT AREAS
 - CREATE A PRIVATE 10' UTILITY EASEMENT FOR THE BENEFIT OF LOT 11.

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

Michael J. Davis 3/14/08 DATE
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

Michael Pfauf 3/12/08 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

David L. Taylor 3/19/08 DATE
 DIRECTOR

OWNER'S CERTIFICATE

WE, MICHAEL PFAUF AND MARY PFAUF, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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:

- THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPE AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND OR ROADS, THE FLOOD PLAINS 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 THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE;
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS _____ DAY OF _____, 2007.

Michael Pfauf
 MICHAEL PFAUF

Mary Pfauf
 MARY PFAUF

David L. Taylor
 WITNESS

Michael Pfauf
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT. THAT IT IS A SUBDIVISION OF PART THE LAND CONVEYED BY MARIA EAKLE, PERSONAL REPRESENTATIVE OF THE ESTATE OF DONALD F. CHILDS TO MICHAEL PFAUF AND MARY PFAUF BY DEED DATED AUGUST 26, 1999 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4864 FOLIO 462.

I FURTHER CERTIFY 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, AND THIS PLAT IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Todd M. Hill 4/29/08 DATE
 TODD M. HILL
 PROFESSIONAL LAND SURVEYOR #21351

RECORDED AS PLAT NO. 19810 ON 3/26/08
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SHEET 1 OF 3
BETHANY BROOK II
 LOTS 6 - 11, OPEN SPACE LOT 12 AND NON-BUILDABLE BULK PARCEL A
 A RESUBDIVISION OF LOTS 1-4
 PLAT OF
 CHILDS PROPERTY, PLAT NO. 14468
 TAX MAP 17, BLOCK 20, PARCEL 138
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 F-99-177, WP-03-38,
 F-08-052, SP-04-09, WP-99-118, WP-03-103
 SCALE 1" = 100' FEBRUARY 29, 2008

LEGEND

	PUBLIC SEWER & UTILITY EASEMENT		EXISTING PUBLIC 20' RIGHT OF WAY FOR A SEWER, CONT. NO. 412-5
	EXISTING WETLANDS PLAT NO. 14468		EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PLAT NO. 14468
	24' PRIVATE USE IN COMMON ACCESS EASEMENT FOR THE USE OF LOTS 6-11		FOREST CONSERVATION EASEMENT
	EXISTING PRIVATE 24' USE IN COMMON ACCESS EASEMENT ABANDONED BY THIS PLAT		PRIVATE 10' UTILITY EASEMENT FOR THE BENEFIT OF LOT 11

- GENERAL NOTES (CONTINUED FROM SHEET 1)
- NON-BUILDABLE BULK PARCEL "A" TO BE PRIVATELY OWNED AND MAINTAINED AND MAY BE ELIGIBLE FOR RESUBDIVISION OR CONVERSION TO A BUILDABLE LOT IF AND WHEN ACCESS AND FRONTAGE TO THE PARCEL ARE AVAILABLE THROUGH ONE OF THE ADJACENT PROPERTIES TO THE EAST OR NORTH OF THE PARCEL. THE PORTION OF NON-BUILDABLE BULK PARCEL "A" CONTAINING THE ENVIRONMENTALLY SENSITIVE BUFFERS SHALL BE INCORPORATED INTO A FUTURE OPEN SPACE LOT TO BE DEDICATED TO HOWARD COUNTY UPON RECORDING A RESUBDIVISION PLAT FOR NON-BUILDABLE BULK PARCEL "A".
 - FOREST CONSERVATION OBLIGATIONS FOR LOTS 1 TO 3 WERE PREVIOUSLY MET UNDER F-99-177, CHILDS PROPERTY, BY THE PLACEMENT OF 21 ACRES OF FOREST RETENTION INTO AN EASEMENT AREA ON LOTS 4, LOT 5, LOT 4 (NEW NON-BUILDABLE BULK PARCEL A) TOOK CREDIT FOR EXISTING FOREST TO REMAIN UNDER THE 60000 SQ. FT. DPZ LOT POLICY DATED 5-11-99. UPON RESUBDIVISION OF LOT 4, (NEW NON-BUILDABLE BULK PARCEL A) FOREST CONSERVATION OBLIGATIONS WOULD APPLY TO THE AGREEMENT OF LOT 4 ONLY.
 - THE NOISE STUDY FOR THIS PROPERTY WAS CONDUCTED BY FREDERICK WARD ASSOCIATES IN MARCH, 2004. THE NOISE CONTOUR SHOWN HEREON IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 DBA EXPOSURE. THE 65 DBA EXPOSURE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
 - ACCESS TO OPENSOURCE LOT 12 OF BETHANY BROOK II IS BY ROAD FRONTAGE OF OPENSOURCE LOT 25 OF BETHANY WOODS.
 - WP-99-118 DENIED JUNE 24, 1999 TO ALLOW FOREST CONSERVATION EASEMENTS FOR REFORESTATION/AFFORESTATION TO BE LOCATED ON LOTS LESS THAN 40000 SQ. FT.
 - THE APPROVAL CONDITIONS FOR WP-03-103 AS SPECIFIED IN THE LETTER DATED JUNE 18, 2003, HAVE BEEN MODIFIED BY THE DEPARTMENT OF PLANNING AND ZONING AS A CONSEQUENCE OF CHANGES IN THE DESIGN MANUAL. A PRIVATE ACCESS PLACE AND A T-TURN AROUND HAVE BEEN DETERMINED TO BE UNNECESSARY.

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.

J. Hill 2/29/08
 TODD M. HILL
 PROFESSIONAL LAND SURVEYOR NO. 21351
 DATE

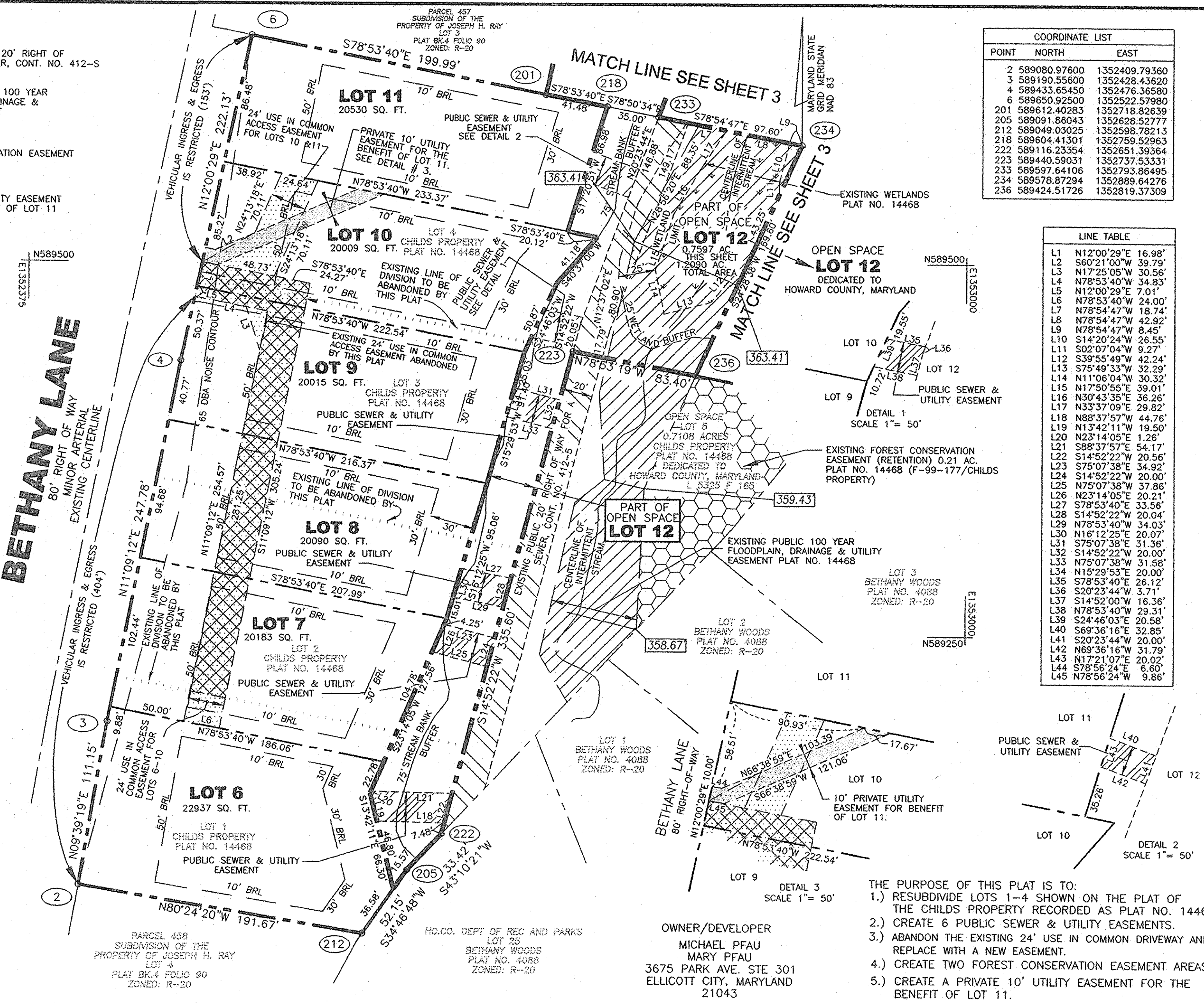
M. Pfauf 03/03/08
 MICHAEL PFAU
 DATE

M. Pfauf 03/03/08
 MARY PFAU
 DATE

AREA TABULATION CHART THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	6
BUILDABLE	6
NON-BUILDABLE	0
OPEN SPACE	P/O LOT 12
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	2.84129 ACRES
NON-BUILDABLE	0
OPEN SPACE	0.75972 ACRES
PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.60101 ACRES

ROBERT H. VOGEL ENGINEERING, INC.
 8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 410-461-7666



COORDINATE LIST

POINT	NORTH	EAST
2	589080.97600	1352409.79360
3	589190.55600	1352428.43620
4	589433.65450	1352476.36580
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218	589604.41301	1352759.52963
222	589116.23354	1352651.39364
223	589440.59031	1352737.53331
233	589597.64106	1352793.86495
234	589578.87294	1352889.64276
236	589424.51726	1352819.37309

LINE TABLE

LINE	BEARING	DISTANCE
L1	N12°00'29"E	16.98'
L2	S60°21'00"W	39.79'
L3	N17°25'05"W	30.56'
L4	N78°53'40"W	34.83'
L5	N12°00'29"E	7.01'
L6	N78°53'40"W	24.00'
L7	N78°54'47"W	18.74'
L8	N78°54'47"W	42.92'
L9	N78°54'47"W	8.45'
L10	S14°20'24"W	26.55'
L11	S02°07'04"W	9.27'
L12	S39°55'49"W	42.24'
L13	S75°49'33"W	32.29'
L14	N11°06'04"W	30.32'
L15	N17°50'55"W	39.01'
L16	N30°43'35"E	36.26'
L17	N33°37'09"E	29.82'
L18	N88°37'57"W	44.76'
L19	N13°42'11"W	19.50'
L20	N23°14'05"E	1.26'
L21	S88°37'57"E	54.17'
L22	S14°52'22"W	20.56'
L23	S75°07'38"E	34.92'
L24	S14°52'22"W	20.00'
L25	N75°07'38"W	37.86'
L26	N23°14'05"E	20.21'
L27	S78°53'40"E	33.56'
L28	S14°52'22"W	20.04'
L29	N78°53'40"W	34.03'
L30	N16°12'25"E	20.07'
L31	S75°07'38"E	31.36'
L32	S14°52'22"W	20.00'
L33	N75°07'38"W	31.58'
L34	N15°29'53"E	20.00'
L35	S78°53'40"E	26.12'
L36	S20°23'44"W	3.71'
L37	S14°52'00"W	16.36'
L38	N78°53'40"W	29.31'
L39	S24°46'03"E	20.58'
L40	S69°36'16"E	32.85'
L41	S20°23'44"W	20.00'
L42	N69°36'16"W	31.79'
L43	N17°21'07"E	20.02'
L44	S78°56'24"E	6.60'
L45	N78°56'24"W	9.86'

- THE PURPOSE OF THIS PLAT IS TO:
- RESUBDIVIDE LOTS 1-4 SHOWN ON THE PLAT OF THE CHILDS PROPERTY RECORDED AS PLAT NO. 14468.
 - CREATE 6 PUBLIC SEWER & UTILITY EASEMENTS.
 - ABANDON THE EXISTING 24' USE IN COMMON DRIVEWAY AND REPLACE WITH A NEW EASEMENT.
 - CREATE TWO FOREST CONSERVATION EASEMENT AREAS
 - CREATE A PRIVATE 10' UTILITY EASEMENT FOR THE BENEFIT OF LOT 11.

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

Michael J. Davis 3/14/08
 HOWARD COUNTY OFFICER SD DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael J. Hill 3/12/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Barbara M. Cayton 3/12/08
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, MICHAEL PFAU AND MARY PFAU, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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:

- THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPE AND OTHER AREAS SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND OR ROADS, THE FLOOD PLAINS 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 THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE;
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 3RD DAY OF MARCH, 2008.

Michael Pfauf
 MICHAEL PFAU

Mary Pfauf
 MARY PFAU

Timothy Keane
 WITNESS

Timothy Keane
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART THE LAND CONVEYED BY MARIA EAKLE, PERSONAL REPRESENTATIVE OF THE ESTATE OF DONALD F. CHILDS TO MICHAEL PFAU AND MARY PFAU BY DEED DATED AUGUST 26, 1999 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4864 FOLIO 462.

I FURTHER CERTIFY 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, AND THIS PLAT IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Todd M. Hill 2/29/08
 TODD M. HILL
 PROFESSIONAL LAND SURVEYOR #21351 DATE

RECORDED AS PLAT No. 19811 ON 3/26/08
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SHEET 2 OF 3

BETHANY BROOK II

LOTS 6 - 11, OPEN SPACE LOT 12 AND NON BUILDABLE BULK PARCEL A
 A RESUBDIVISION OF LOTS 1-4
 PLAT OF
 CHILDS PROPERTY, PLAT NO. 14468
 TAX MAP 17, BLOCK 20, PARCEL 138
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 F-99-177, WP-03-38,
 SP-04-09, WP-99-118, WP-03-103
 SCALE 1"= 50' FEBRUARY 29, 2008

