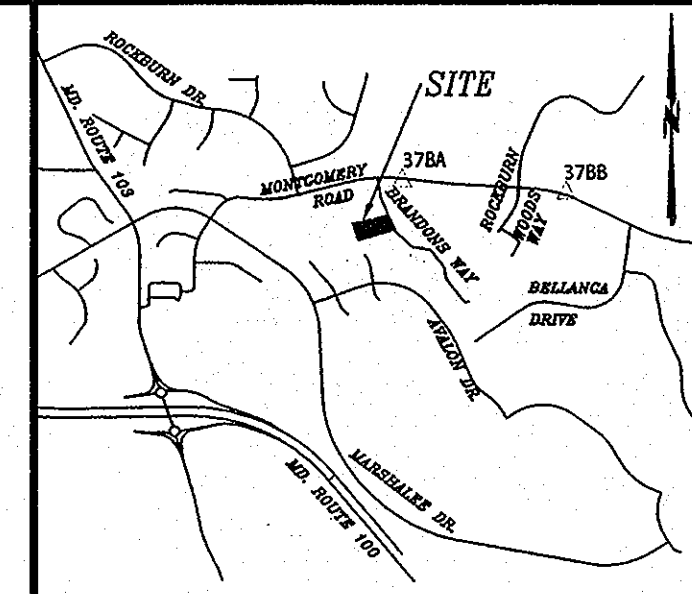


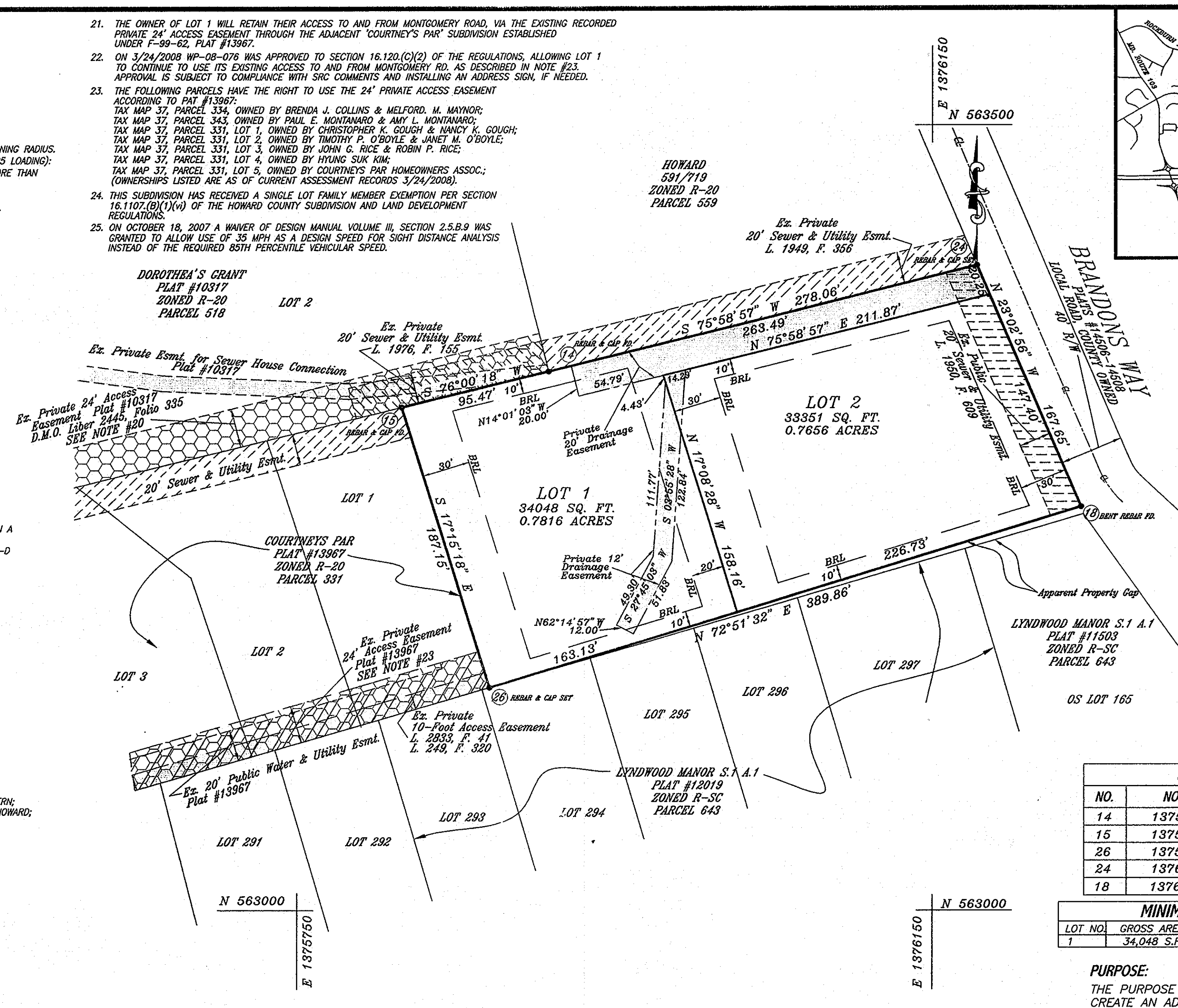
NOTES:

- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 37BB & 37BA.
 - SUBJECT PROPERTY ZONED "R-20" PER 2/2/2004 COMPREHENSIVE ZONING PLAN AND BY THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7/28/06.
 - DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING:
 - WIDTH - 12 FEET (16 FEET IF SERVING MORE THAN 1 RESIDENCE)
 - SURFACE - SIX (6) INCHES OF COMPACTED "CRUSHER RUN" BASE WITH
 - GEOMETRY - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MINIMUM OF 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1-FOOT DEPTH OVER DRIVEWAY SURFACE.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - THERE IS AN EXISTING DWELLING ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
 - B.R.L. DESIGNATES BUILDING RESTRICTION LINE
 - 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 THE MARKERS HAVE BEEN COMPLIED WITH.
- G. Scott Shanaberger* 8/18/08
OWNER DATE
- Melford M. Maynor* 8-18-08
OWNER DATE
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANBERGER & LANE IN NOVEMBER, 2006 AND JANUARY, 2007.
 - THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
 - 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.
 - THIS PLAT IS EXEMPT FROM FOREST CONSERVATION BECAUSE IT IS A MINOR SUBDIVISION THAT IS CREATING ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL PER SECTION 16.1202.(b)(1)(viii) OF THE HOWARD COUNTY CODE.
 - LOTS 1 AND 2 DO NOT CONTAIN WETLANDS, STREAMS, AND ASSOCIATED BUFFERS BASED ON A SEPTEMBER 28, 2007 SITE VISIT BY EXPLORATION RESEARCH, INC.
 - THE PROPERTY IS BE SERVED BY PUBLIC WATER CONTRACT 14-3794-D AND/OR 14-3766-D AND PUBLIC SEWER CONTRACT 10-1602
 - THIS PROJECT IS EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS BECAUSE DISTURBANCE IS UNDER 5000 S.F.
 - PUBLIC WATER & SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
 - PUBLIC WATER & SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
 - LANDSCAPING FOR LOTS 1 AND 2 WILL BE DEFERRED UNTIL THE SDP STAGE.
 - PLANS FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.
- Melford M. Maynor* 8-18-08
OWNER DATE
- A FEE-IN-LIEU OF OPEN SPACE PAYMENT IN THE AMOUNT OF \$1500.00 HAS BEEN PAID TO THE HOWARD COUNTY DEPT. OF RECREATION & PARKS CONCURRENTLY WITH THE RECORDATION OF THIS PLAT.
 - A SITE DEVELOPMENT PLAN IS REQUIRED FOR LOT 2.
 - THE FOLLOWING PARCELS HAVE THE RIGHT TO USE THE 24' PRIVATE ACCESS EASEMENT ACCORDING TO PLAT #10137:
TAX MAP 37, PARCEL 334, OWNED BY BRENDA J. COLLINS & MELFORD M. MAYNOR;
TAX MAP 37, PARCEL 343, OWNED BY PAUL E. MONTANARO & AMY L. MONTANARO;
TAX MAP 37, PARCEL 331, LOT 1, OWNED BY CHRISTOPHER K. GOUGH & NANCY K. GOUGH;
TAX MAP 37, PARCEL 331, LOT 2, OWNED BY TIMOTHY P. O'BOYLE & JANET M. O'BOYLE;
TAX MAP 37, PARCEL 331, LOT 3, OWNED BY JOHN G. RICE & ROBIN P. RICE;
TAX MAP 37, PARCEL 331, LOT 4, OWNED BY HYUNG SUK KIM;
TAX MAP 37, PARCEL 331, LOT 5, OWNED BY COURTNEY'S PAR HOMEOWNERS ASSOC.;
(OWNERSHIPS LISTED ARE AS OF CURRENT ASSESSMENT RECORDS 3/24/2008).

- THE OWNER OF LOT 1 WILL RETAIN THEIR ACCESS TO AND FROM MONTGOMERY ROAD, VIA THE EXISTING RECORDED PRIVATE 24' ACCESS EASEMENT THROUGH THE ADJACENT 'COURTNEY'S PAR' SUBDIVISION ESTABLISHED UNDER F-99-62, PLAT #13967.
- ON 3/24/2008 WP-08-076 WAS APPROVED TO SECTION 16.120.(C)(2) OF THE REGULATIONS, ALLOWING LOT 1 TO CONTINUE TO USE ITS EXISTING ACCESS TO AND FROM MONTGOMERY RD. AS DESCRIBED IN NOTE #23. APPROVAL IS SUBJECT TO COMPLIANCE WITH SRC COMMENTS AND INSTALLING AN ADDRESS SIGN, IF NEEDED.
- THE FOLLOWING PARCELS HAVE THE RIGHT TO USE THE 24' PRIVATE ACCESS EASEMENT ACCORDING TO PAT #13967:
TAX MAP 37, PARCEL 334, OWNED BY BRENDA J. COLLINS & MELFORD M. MAYNOR;
TAX MAP 37, PARCEL 343, OWNED BY PAUL E. MONTANARO & AMY L. MONTANARO;
TAX MAP 37, PARCEL 331, LOT 1, OWNED BY CHRISTOPHER K. GOUGH & NANCY K. GOUGH;
TAX MAP 37, PARCEL 331, LOT 2, OWNED BY TIMOTHY P. O'BOYLE & JANET M. O'BOYLE;
TAX MAP 37, PARCEL 331, LOT 3, OWNED BY JOHN G. RICE & ROBIN P. RICE;
TAX MAP 37, PARCEL 331, LOT 4, OWNED BY HYUNG SUK KIM;
TAX MAP 37, PARCEL 331, LOT 5, OWNED BY COURTNEY'S PAR HOMEOWNERS ASSOC.;
(OWNERSHIPS LISTED ARE AS OF CURRENT ASSESSMENT RECORDS 3/24/2008).
- THIS SUBDIVISION HAS RECEIVED A SINGLE LOT FAMILY MEMBER EXEMPTION PER SECTION 16.1107.(B)(1)(v) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- ON OCTOBER 18, 2007 A WAIVER OF DESIGN MANUAL VOLUME III, SECTION 2.5.B.9 WAS GRANTED TO ALLOW USE OF 35 MPH AS A DESIGN SPEED FOR SIGHT DISTANCE ANALYSIS INSTEAD OF THE REQUIRED 65TH PERCENTILE VEHICULAR SPEED.



VICINITY MAP
SCALE: 1"=2000'
ADC MAP 16, GRID 6K



TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE	2
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	1.5473 ACRES±
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.5473 ACRES±

COORDINATES		
NO.	NORTH	EAST
14	1375908.37	563343.86
15	1375815.73	563320.77
26	1375871.24	563142.04
24	1376178.15	563411.21
18	1376243.79	563256.94

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	34,048 S.F.	4,206 S.F.	29,842 S.F.

PURPOSE:
THE PURPOSE OF THIS SUBDIVISION PLAT IS TO CREATE AN ADDITIONAL BUILDING LOT

APPROVED: FOR PUBLIC WATER & PUBLIC SEWER SYSTEMS: HOWARD COUNTY HEALTH DEPARTMENT

B. Wilson for Peter B. Silen 8/27/08
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

Chief, Development Engineering 8/27/08
CHIEF, DEVELOPMENT ENGINEERING DATE

Director 9/5/08
DIRECTOR DATE

OWNERS CERTIFICATE

I, MELFORD M. MAYNOR, OWNER 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 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 RIGHT-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 SPACES, WHERE APPLICABLE, AND FOR OTHER 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 FLOODPLAINS, STORM DRAINAGE FACILITIES, AND OPEN SPACES, 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 RIGHTS-OF-WAYS.

WITNESS BY MY HAND THIS 18th DAY OF AUGUST, 2008.

Melford M. Maynor 8-18-08
MELFORD M. MAYNOR (OWNER) DATE

G. Scott Shanaberger 8-18-08
WITNESS DATE

OWNER
MELFORD M. MAYNOR
5870 MONTGOMERY ROAD
ELKRRIDGE, MD 21075
(410) 796-2594

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF ALL OF THE LAND WHICH WAS CONVEYED BY BRENDA J. COLLINS AND MELFORD M. MAYNOR TO BRENDA J. COLLINS (NOW DECEASED) AND MELFORD M. MAYNOR BY DEED DATED JULY 16, 1997, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD., IN LIBER 4040, FOLIO 628; 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 L.S. #10849
DATE

RECORDED AS PLAT # 20188
ON 915108 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

FINAL PLAT
LOTS 1 & 2
COLLINS PROPERTY
2ND ELECTION DISTRICT, HOWARD COUNTY, MD
TAX MAP 37 GRID 4 PARCEL 334
ZONED: "R-20"
SCALE: 1"=50' MARCH 24, 2008
TITLE DEED: 4040/628
OTHER COUNTY FILES: WP-08-076
SHEET 1 OF 1

SHANBERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELLCOTT CITY, MD. 21043
(410) 461-9563