

**U.S. EQUIVALENT COORDINATE TABLE**

POINT	NORTHING	EASTING
1	565927.4290	1371751.7720
2	565676.2082	1371871.0753
3	565807.8567	1372248.8116
4	565789.6012	1372257.1988
5	565698.8988	1372300.2013
6	565584.1897	1371969.9771
7	565405.3870	1371480.3536
8	565772.5558	1371312.3324
10	565685.6959	1372262.1930
11	565731.0794	1372240.6765
12	565745.4511	1372206.4825
13	565646.5946	1371922.8356
15	565628.8514	1371759.3104
16	565640.7185	1371660.2185
17	565628.3072	1371658.7321
18	565632.4690	1371623.9805
19	565697.0079	1371631.7096
20	565692.8460	1371666.4612
21	565680.4347	1371664.9749
22	565668.5676	1371764.0668
23	565684.3664	1371909.6714
24	565780.1424	1372184.4797
25	565786.3442	1372187.0863
85	565794.6191	1372210.8293
86	565772.4654	1372221.0552

**GENERAL NOTES CONTINUED:**

- LAND DEDICATED TO THE STATE OF MARYLAND FOR PURPOSES OF A PUBLIC ROAD (0.11 AC).
- THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.
- ARTICLES OF INCORPORATION FOR **BONNIE ORCHARD HOMEOWNERS ASSOCIATION**, WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON **MARCH 7, 2011**. INCORPORATION NO. **1000362001401902**
- 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.
- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I AND II. IT WAS DETERMINED THAT THIS PROJECT MET THE CRITERIA OUTLINED IN THE MDE STORMWATER MANAGEMENT REGULATIONS GUIDANCE FOR IMPLEMENTATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA AND GRANTED A WAIVER. THIS PLAN RECEIVED PRELIMINARY APPROVAL (P-07-004) ON (AUGUST 27, 2007) AND FINAL APPROVAL (F-08-122) ON (FEBRUARY 24, 2010). THIS PLAN IS ALSO SUBJECT TO THE EXPIRATION OF THIS WAIVER UNLESS ALL STORMWATER MANAGEMENT IS CONSTRUCTED BY MAY 4, 2017. **ON-LOT SWM SUBJECT TO DOC'S. SEE TABLE, THIS SHEET.**
- THE PRIVATE USE-IN-COMMON DRIVEWAY AND UTILITY EASEMENT WILL BE OWNED AND MAINTAINED BY THE USERS. A USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY FOR LOTS 4, 5 AND 6 WILL BE RECORDED CONCURRENTLY WITH THIS RECORD PLAT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**GENERAL NOTES CONTINUED:**

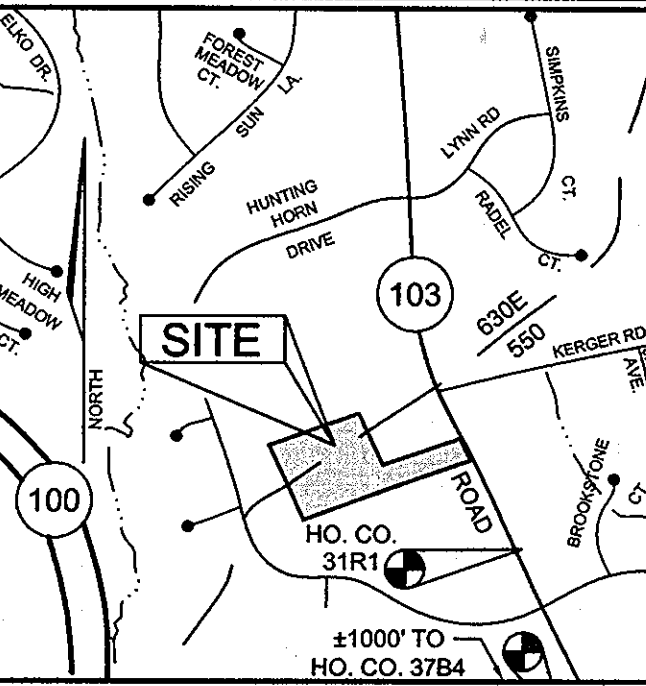
- A DESIGN MANUAL WAIVER TO HOWARD COUNTY DESIGN MANUAL, VOLUME IV, DETAIL R-1.01, TO REDUCE THE REQUIRED RIGHT-OF-WAY WIDTH FROM 50 FEET TO 40 FEET WAS APPROVED ON OCTOBER 16, 2008, BASED ON THE FOLLOWING:
  - THE PLAN WAS ORIGINALLY DESIGNED AND APPROVED UNDER SEPARATE REGULATIONS WHICH ONLY REQUIRED A 40 FOOT RIGHT-OF-WAY. UPDATING THE PLAN TO CURRENT STANDARDS WOULD HAVE A SIGNIFICANT EFFECT ON THE SUBDIVISION AS ALREADY APPROVED.
  - THE REQUEST TO ALLOW THE 40 FOOT RIGHT-OF-WAY WIDTH IS APPROVED BUT THE MINIMUM PAVEMENT WIDTHS MUST BE PROVIDED AS SPECIFIED WITH THE WAIVER REQUEST.

**MINIMUM LOT SIZE CHART**

LOT NUMBER	GROSS AREA (SF)	PIPESTEM AREA (SF)	MINIMUM LOT SIZE (SF)
2	21,385±	1,381±	20,004±
4	21,267±	1,267±	20,000±
5	20,547±	504±	20,043±
7	21,248±	1,244±	20,002±

**GENERAL NOTES CONTINUED:**

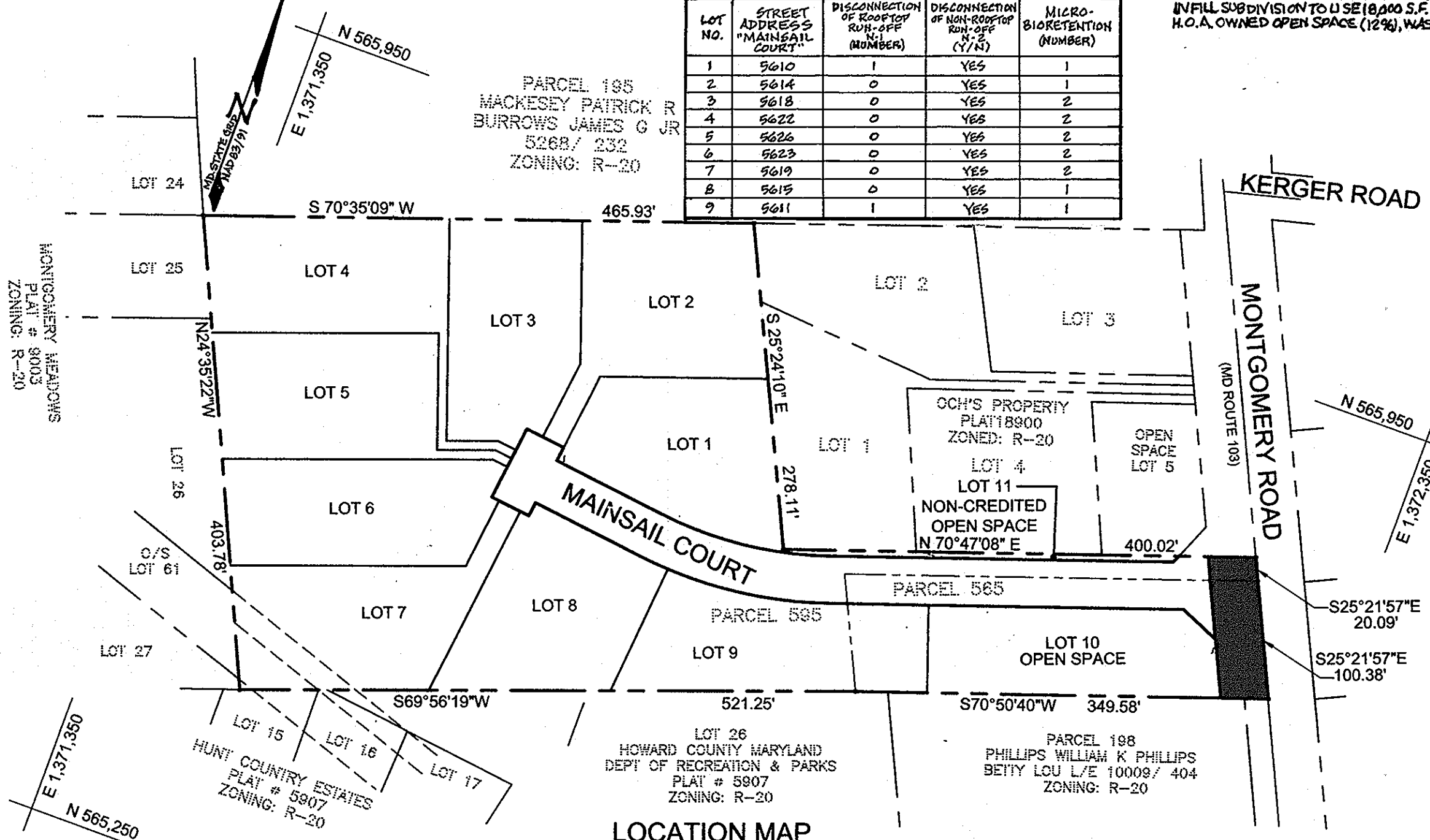
- WAIVER PETITION 09-175, TO WAIVE SECTIONS 16.144(a), 16.144(p), AND 16.144(q) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO EXTEND SUBMISSION DEADLINES WAS APPROVED ON OCTOBER 26, 2008, SUBJECT TO THE FOLLOWING CONDITIONS:
  - ORIGINAL ROAD AND STORM DRAINAGE CONSTRUCTION PLANS, ORIGINAL PUBLIC WATER AND SEWER SYSTEMS CONSTRUCTION PLANS, AND OTHER PREVIOUSLY MENTIONED ITEMS SHALL BE SUBMITTED ON OR BEFORE AUGUST 29, 2010.
  - A DEVELOPER'S AGREEMENT, SHALL BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS REAL ESTATE DIVISION, AND FINANCIAL SURETY FOR CONSTRUCTION OF ROADS, STORMWATER MANAGEMENT AND STORM DRAINAGE AND OTHER PREVIOUSLY MENTIONED ITEMS SHALL BE POSTED ON OR BEFORE OCTOBER 8, 2010.
  - FINAL PLAT SHALL BE SUBMITTED ON OR BEFORE DECEMBER 27, 2010.
- WAIVER PETITION WP-11-071, TO WAIVE SECTIONS 16.144(p), AND 16.144(q) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO EXTEND SUBMISSION DEADLINE FOR THE DEVELOPER'S AGREEMENT AND PLAT ORIGINALS WAS APPROVED ON OCTOBER 26, 2008, SUBJECT TO THE FOLLOWING CONDITIONS:
  - A DEVELOPER'S AGREEMENT, SHALL BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS REAL ESTATE DIVISION, AND FINANCIAL SURETY FOR CONSTRUCTION OF ROADS, STORMWATER MANAGEMENT AND STORM DRAINAGE AND OTHER PREVIOUSLY MENTIONED ITEMS SHALL BE POSTED ON OR BEFORE OCTOBER 28, 2011.
  - FINAL PLAT SHALL BE SUBMITTED ON OR BEFORE DECEMBER 27, 2011.
- WP-07-059 TO WAIVE SECTION 16.121(A)(2) TO ALLOW AN R-20 ZONED INFILL SUBDIVISION TO USE 18,000 S.F. LOT SIZE AND TO PROVIDE H.O.A. OWNED OPEN SPACE (12%), WAS DENIED ON FEBRUARY 2, 2007.



HOWARD COUNTY, MARYLAND ADC MAP 16 GRID H5  
**VICINITY MAP**  
SCALE: 1"=2000'

**GENERAL NOTES CONTINUED:**

- WP-07-117, A WAIVER TO SECTION 16.120(B)(4)(III)B. OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, FIFTH EDITION, TO ALLOW A FOREST CONSERVATION EASEMENT ON A LOT OF LESS THAN 10 ACRES IN SIZE, WAS DENIED ON JULY 31, 2007.
- STORMWATER MANAGEMENT IS PROVIDED FOR THIS PROJECT. WATER QUALITY OBLIGATIONS WILL BE MET WITHIN THE BIORETENTION FACILITY. RECHARGE OBLIGATIONS WILL BE MET BY UTILIZING ROOFTOP DISCONNECTS, NON-ROOFTOP DISCONNECTS AND GRASS CHANNELS. CHANNEL PROTECTION IS NOT REQUIRED BECAUSE THE POST DEVELOPED 1 YEAR STORM RUNOFF IS LESS THAN 2 CFS. THE BIORETENTION FACILITY LOCATED ON OPEN SPACE LOT 10 IS FOR DETENTION PURPOSES ONLY. THE BIORETENTION FACILITY IS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. ADDITIONAL STORMWATER MANAGEMENT MEASURES WILL BE REQUIRED AT SITE DEVELOPMENT PLAN STAGE IF THE PROPOSED HOUSE FOOTPRINTS EXCEED 2,000 SF OR IF ADDITIONAL DRIVEWAYS/IMPERVIOUS AREAS ARE PROPOSED.
- THE EXISTING DWELLINGS WITH ACCESSORY STRUCTURES ON PARCELS 565 AND 595 WERE REMOVED IN AUGUST 2010.
- THERE ARE NO 100 YEAR FLOODPLAINS LOCATED ONSITE.
- THE NOISE STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP AND APPROVED UNDER S-04-007. THE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN 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 NOISE EXPOSURE. THE 65 dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF THE CAPACITY IS AVAILABLE AT THAT TIME.



**LOCATION MAP**  
SCALE: 1"=100'

**GENERAL NOTES**

- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 07/28/06.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY. GEODETIC CONTROL STATIONS NO. 31R1 AND NO. 37B4.
- ⊕ DENOTES APPROXIMATE LOCATION (SEE LOCATION MAP)  
STATION 31R1 N 565,303.4777 E 1,372,517.7171  
STATION 37B4 N 563,928.5542 E 1,373,109.1044
- DENOTES IRON PIPE FOUND.
- ⊙ DENOTES REBAR AND CAP FOUND.
- ⊗ DENOTES REBAR AND CAP SET.
- DENOTES CONCRETE MONUMENT OR STONE FOUND.
- DENOTES CONCRETE MONUMENT SET.
- THIS PLAT IS BASED ON A BOUNDARY SURVEY PREPARED BY MILDENBERG BOENDER & ASSOCIATES, INC. ON OR ABOUT JUNE 2003. ON-SITE TOPOGRAPHY IS BASED ON A FIELD RUN SURVEY PREPARED BY MILDENBERG BOENDER & ASSOCIATES, INC. ON OR ABOUT JUNE 2003.
- ALL LOT AREAS ARE MORE LESS (+/-).
- DRIVEWAY (S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING REQUIREMENTS:
  - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
  - SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
  - GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM OF 10% GRADE CHANGE AND 45-FOOT 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 ENSURE ALL WEATHER USE
- LANDSCAPING FOR LOTS 1 THRU 11 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE ROAD CONSTRUCTION PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$20,100.00 FOR STREET TREES; 33 SHADE TREES @ \$300.00 EACH AND \$10,200.00 FOR PERIMETER LANDSCAPING TREES; 34 SHADE TREES @ \$300.00 EACH).
- THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE OF FOREST CONSERVATION BY THE PAYMENT OF A FEE-IN-LIEU OF 0.81 ACRES OF FOREST PLANTING IN THE AMOUNT OF \$26,462.70 (\$0.75 X 35,283 SQUARE FEET OR 0.81 AC.)  
BASED ON A FIELD INVESTIGATED NON-TIDAL WETLAND AND STREAM EVALUATION CONDUCTED BY EXPLORATION RESEARCH, INC. DATED MARCH, 2007, NO WETLANDS OR STREAM SYSTEMS EXIST ONSITE.  
SEE THIS SHEET FOR CONTINUATION...

**AREA TABULATION CHART (TOTAL)**

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:
  - BUILDABLE: 9
  - NON-BUILDABLE: 0
  - OPEN SPACE: 2
  - PRESERVATION PARCELS: 0
- TOTAL AREA OF LOTS AND/OR PARCELS:
  - BUILDABLE: 4.2418 ACRES±
  - NON-BUILDABLE: 0
  - OPEN SPACE: 0.4498 ACRES±
  - PRESERVATION PARCELS: 0
- TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS:
  - TOTAL AREA OF ROAD RIGHT OF WAY TO BE RECORDED (HO.CO.): 0.5951 ACRES±
  - TOTAL AREA OF ROAD RIGHT OF WAY TO BE RECORDED (SHA): 0.1104 ACRES±
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 5.3971 ACRES±

THE REQUIREMENTS § 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.

*Michael D. Adcock* 3/22/11  
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE

*John Liparini* 3/16/11  
JOHN LIPARINI, MEMBER DATE  
BONNIE ORCHARD, LLC

**RESERVATION OF PUBLIC UTILITY EASEMENTS**

"DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER, AND THROUGH LOTS 1 THRU 11. ANY CONVEYANCES OF THE FORESAID LOTS SHALL BE SUBJECT TO EASEMENTS HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR EASEMENTS HERIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY."

**OWNER/DEVELOPER**

BONNIE ORCHARD, LLC  
7310 Esquire Court, Suite 14  
Elkridge, MD 21075

**Sill · Adcock & Associates · LLC**

Engineers · Surveyors · Planners  
3300 North Ridge Road, Suite 160  
Ellicott City, Maryland 21043  
Phone: 443.325.7682 Fax: 443.325.7685  
Email: info@saaland.com

**HOWARD COUNTY HEALTH DEPARTMENT**

APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS  
*Brian for Peter Beilenson* 4/27/11  
HOWARD COUNTY HEALTH OFFICER DATE

**APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING**

*John P. ...* 5/2/11 DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
*West She ...* 5/4/11 DATE  
DIRECTOR

**OWNER'S CERTIFICATE**

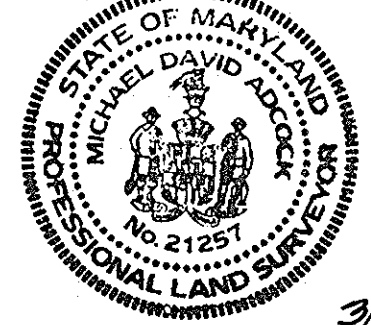
WE, BONNIE ORCHARD, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY JOHN LIPARINI, MEMBER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING 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 ERRECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.  
WITNESS MY HAND THIS 16 DAY OF March 2011.

BONNIE ORCHARD, LLC.  
*John Liparini* 3/16/11 DATE  
JOHN LIPARINI, MEMBER  
*Michael D. Adcock* 3/16/11 DATE  
WITNESS  
*John P. ...* 3/16/11 DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY DOROTHY M. BOBART, TO BONNIE ORCHARD, LLC BY DEED DATED JANUARY 28, 2004 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 8077 FOLIO 151, AND THE LANDS CONVEYED BY ROBERT L. SPENCE AND ANN C. SPENCE, TO BONNIE ORCHARD, LLC, BY DEED DATED SEPTEMBER 23, 2005 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 9535 FOLIO 512 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.

*Michael D. Adcock* 3/22/11 DATE  
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 21257

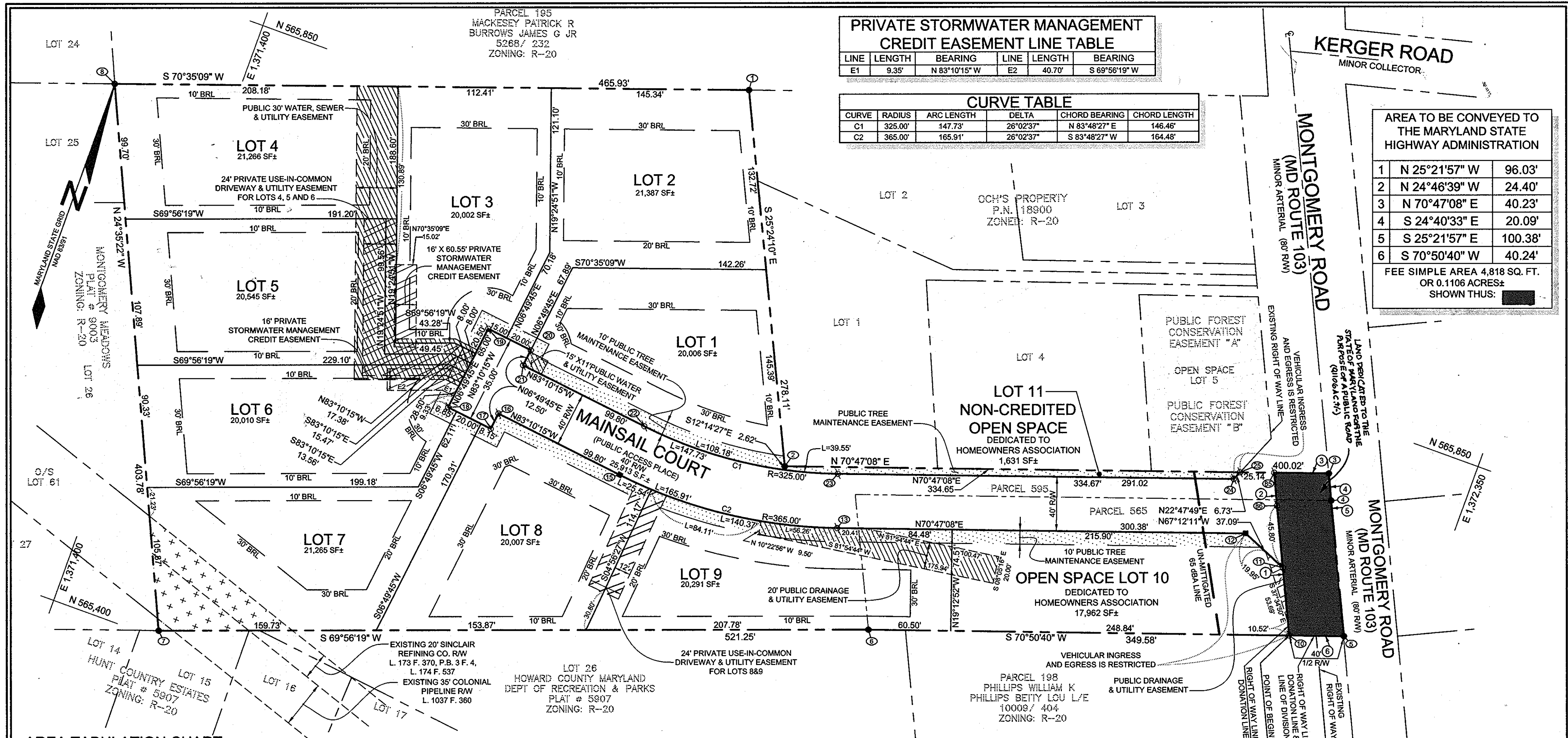


RECORDED AS PLAT NUMBER 21569  
ON 5/16/2011 IN THE LAND RECORDS OF  
HOWARD COUNTY, MARYLAND

**BONNIE ORCHARD**

LOTS 1 THRU 9 AND  
OPEN SPACE LOTS 10 AND 11

A SUBDIVISION OF PARCELS 565 & 595  
ZONED: R-20  
TAX MAP 31 GRID 21  
1ST ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN  
DATE: MARCH 10, 2011  
SHEET 1 OF 2  
DPZ. FILE NO.S: SP-03-018 (VOIDED 1.20.04), S-04-007, F-03-152,  
CONTR.# W-132, CONTR.# WP-07-059, P-07-004, WP-09-175,  
WP-11-071



**AREA TO BE CONVEYED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION**

1	N 25°21'57" W	96.03'
2	N 24°46'39" W	24.40'
3	N 70°47'08" E	40.23'
4	S 24°40'33" E	20.09'
5	S 25°21'57" E	100.38'
6	S 70°50'40" W	40.24'

FEE SIMPLE AREA 4,818 SQ. FT. OR 0.1106 ACRES± SHOWN THUS: [shaded area]

**AREA TABULATION CHART (TOTAL)**

- A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:
  - BUILDABLE: 9
  - NON-BUILDABLE: 0
  - OPEN SPACE: 2
  - PRESERVATION PARCELS: 0
- B. TOTAL AREA OF LOTS AND/OR PARCELS:
  - BUILDABLE: 4.2419 ACRES±
  - NON-BUILDABLE: 0
  - OPEN SPACE: 0.4498 ACRES±
  - PRESERVATION PARCELS: 0
- C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS:
  - TOTAL AREA OF ROAD RIGHT OF WAY TO BE RECORDED (HO.CO.): 0.5949 ACRES±
  - TOTAL AREA OF ROAD RIGHT OF WAY TO BE RECORDED (SHA): 0.1106 ACRES±
- D. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 5.3972 ACRES±

THE REQUIREMENTS § 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.

*Michael D. Adcock* 3/22/11  
MICHAEL D. ADCKOCK, PROFESSIONAL LAND SURVEYOR DATE

*John Liparini* 3/16/11  
JOHN LIPARINI, MEMBER BONNIE ORCHARD, LLC DATE

- LEGEND**
- [Pattern] PUBLIC TREE MAINTENANCE EASEMENT
  - [Pattern] PUBLIC EASEMENT
  - [Pattern] PRIVATE EASEMENT
  - [Pattern] EXISTING EASEMENT
  - [Pattern] EXISTING FOREST CONSERVATION EASEMENT

**OWNER/DEVELOPER**  
BONNIE ORCHARD, LLC  
7310 Esquire Court, Suite 14  
Elkridge, MD 21075

**Sill · Adcock & Associates · LLC**  
Engineers · Surveyors · Planners  
3300 North Ridge Road, Suite 160  
Ellicott City, Maryland 21043  
Phone: 443.325.7682 Fax: 443.325.7685  
Email: info@saaland.com

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

*Bridgette Oster Bieleman* 4/27/11  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Michael J. Cummings* 5/2/11  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kurt Schuchman* 5/10/11  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, BONNIE ORCHARD, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY JOHN LIPARINI, MEMBER, 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 THE MINIMUM BUILDING RESTRICTION LINES AND GRANT INTO 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 ERRECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 16 DAY OF MARCH, 2011.

BONNIE ORCHARD, LLC.  
*John Liparini* 3/16/11 DATE  
JOHN LIPARINI, MEMBER

*Michael D. Adcock* 3/16/11 WITNESS DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY DORTHY M. BOBART, TO BONNIE ORCHARD, LLC BY DEED DATED JANUARY 28, 2004 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 8077 FOLIO 151, AND THE LANDS CONVEYED BY ROBERT L. SPENCE AND ANN C. SPENCE, TO BONNIE ORCHARD, LLC. BY DEED DATED SEPTEMBER 23, 2005 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 9535 FOLIO 512 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.

*Michael D. Adcock* 3/22/11  
MICHAEL D. ADCKOCK, PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 21257 DATE

RECORDED AS PLAT NUMBER 21570 ON 3/15/2011 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SUBDIVISION PLAT  
**BONNIE ORCHARD**  
LOTS 1 THRU 9 AND OPEN SPACE LOTS 10 AND 11  
A SUBDIVISION OF PARCELS 565 & 595  
ZONED: R-20  
TAX MAP 31 GRID 21  
1ST. ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE: 1"=50'  
DATE: MARCH 10, 2011  
SHEET 2 OF 2  
DPZ. FILE NO.S: SP-03-018 (VOIDED 1.20.04), S-04-007, F-03-152,  
CONTR.# W-132, CONTR.# 10-1215, WP-07-059, P-07-004, WP-09-175,  
WP-11-071

JOB NO. 06-010