

GENERAL NOTES:

1.) DENOTES 4" x 4" CONCRETE MONUMENT TO BE SET.
DENOTES 3/8" PIPE OR STEEL MARK TO BE SET.
DENOTES STONE OF CONCRETE MONUMENT FOUND.
DENOTES IRON PIPE (IPF) OR REBAR & COPE (RCF) FOUND.
DENOTES TRAP POINT.
2.) COORDINATES SHALL BE MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 08FA AND NO. 08BB.
3.) SUBJECT PROPERTY ZONED IS ZONED RC-DEO PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE 'COM-LET' ZONING AMENDMENTS EFFECTIVE 7/28/06.
4.) THIS PROJECT IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.
5.) BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED DURING FEBRUARY, 2005 BY BENCHMARK ENGINEERING, INC.
6.) THIS PLAN IS SUBJECT TO THE FOLLOWING DEPARTMENT OF PLANNING AND ZONING FILE NUMBER, F-00-22, S-02-13, P-07-12, F-08-095.
7.) USING THE DENSITY/CLUSTER EXCHANGE OPTION DESCRIBED UNDER SECTION 106 OF THE ZONING REGULATION, THE DEVELOPMENT RIGHTS FOR 9 OF THE RESIDENTIAL LOTS ON THIS SUBDIVISION HAVE BEEN TRANSFERRED FROM THE MURRAY PROPERTY. SEE PLAT NO. 19609 THROUGH 19611.
8.) TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS OR HISTORIC FEATURES ON-SITE.
9.) THERE ARE NO EXISTING WETLANDS, WETLANDS BUFFERS, STREAMS, OR 100-YR. FLOODPLAIN ON-SITE. THESE FEATURES ARE PRESENT ON THE SOUTH SIDE OF MD ROUTE 144 AND CULVERT AND ARE DISTRIBUTED FOR THE WIDENING OF ROUTE 144. THERE IS ON-SITE STREAM BUFFER NEAR COORDINATE POINT 421.
10.) THIS PLAN IS BASED ON PREVIOUSLY RECORDED PLAT NOs. 14125 AND 19609.
11.) NO GRADING, REMOVAL OF VEGETATION COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED ON THE WETLANDS AND STREAMS (S), OR THEIR BUFFERS, FLOODPLAINS AND FOREST CONSERVATION EASEMENT AREAS.
12.) THERE ARE EXISTING STRUCTURES ON LOTS 5, 6 AND 7 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS. THERE ARE NO EXISTING STRUCTURES ON LOT 4.
13.) RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS DEVELOPER RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS. ALL EASEMENTS SHOWN ON THIS PLAN FOR SEPTIC, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS 'FOREST CONSERVATION AREA') LOCATED IN, ON, OVER AND THROUGH ALL LOT(S)/PARCEL(S), ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREBY RESERVED WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCEL(S). DEVELOPER SHALL EXECUTE AND DELIVER THE DEEDS FOR THE EASEMENTS HEREBY 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 EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
14.) THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
15.) THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO PUBLIC SEWER. UNTIL THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO MAKE ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT PLAT SHALL NOT BE REQUIRED.
16.) FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DROVEWAY.
17.) THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION NO CLEARING OR GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. THE TOTAL FOREST CONSERVATION OBLIGATION IS 10.33 ACRES FOR THIS PROJECT AND HAS BEEN MET BY THE ON-SITE RETENTION OF 8.66 ACRES OF NET TRACT AREA FOREST AND 1.67 ACRES OF REFORESTATION. FINANCIAL SURETY FOR THE REQUIRED FOREST CONSERVATION IN THE AMOUNT OF \$36,373.00 (1.67 ACRES OF REFORESTATION AT \$21,700 PER ACRE, \$372.60 PER ACRE TO NEAREST DOLLAR) SHALL BE PAID AS PART OF THE FOREST DEED.
18.) LANDSCAPING FOR LOTS 5 THRU 21 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAN IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL SURETY IN THE AMOUNT OF \$25,950.00 FOR 68 SHADE TREES AND 37 EVERGREEN TREES SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT FOR THIS FINAL PLAN, F-08-136, ((68 X \$300) + (37 X \$150)) = \$25,950.00.
19.) THE 65 DBA NOISE EXPOSURE 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 ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD WAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
20.) STORMWATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT BASED ON GUIDELINES ESTABLISHED BY THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I & II. THE COMBINATION OF STRUCTURAL PRACTICES (MICROPOOL EDE AND POCKET POND) AND NON-STRUCTURAL PRACTICES (DISCONNECTION OF ROOFTOP AND NON-ROOFTOP MEETS THE STORMWATER MANAGEMENT REQUIREMENTS.

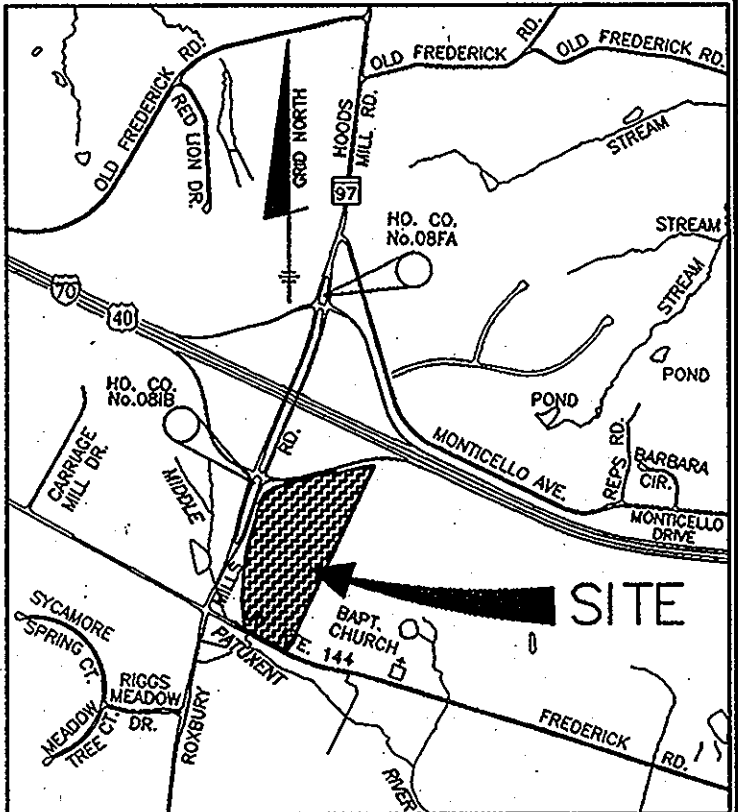
21.) GROUND WATER APPROPRIATION PERMIT EXEMPTION WAS APPROVED FOR THIS SUBDIVISION IN SEPTEMBER 2012.
22.) THE PURPOSE OF PRESERVATION PARCELS 'A' AND 'C' SHALL BE ENVIRONMENTAL PRESERVATION EASEMENT AREAS THAT WILL SERVE AS BUFFER AREAS FOR THE PROPOSED CLUSTER LOTS FROM THE ROADWAY AND ADJACENT PROPERTIES. PRESERVATION PARCELS 'A' AND 'C' TO BE PRIVATELY OWNED WITH THE HOMEOWNERS ASSOCIATION AND HOWARD COUNTY AS THE EASEMENT HOLDERS. PRESERVATION PARCELS 'B' AND 'D' SHALL SERVE SOLELY AS AREAS TO ENCOMPASS THE PROPOSED STORMWATER MANAGEMENT FACILITIES. PRESERVATION PARCELS 'B' AND 'D' WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION WITH HOWARD COUNTY AS THE EASEMENT HOLDERS.
23.) A CONVEYANCE OF THIS SUBDIVISION FOR COUNTY REVIEW PRIOR TO NOVEMBER 15, 2001. THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE FOURTH EDITION OF THE SUBDIVISION REGULATIONS. IN ADDITION, BECAUSE IT DID NOT HAVE PRELIMINARY PLAN APPROVAL PRIOR TO NOVEMBER 15, 2001, IT IS SUBJECT TO COMPLIANCE WITH COUNTY COUNCIL BILL 50-2001 WHICH AMENDS PORTIONS OF THE 1993 ZONING REGULATIONS.
24.) IT WAS DETERMINED BY THE DEPARTMENT OF PLANNING AND ZONING THAT SECTIONS 106.B.2.c AND 106.B.3.c OF THE AMENDED ZONING REGULATIONS DO NOT APPLY TO THIS PROJECT. THE EXISTING FOREST CONSERVATION EASEMENTS WERE CREATED TO FULFILL THE OBLIGATION ASSOCIATED WITH THIS SUBDIVISION. THEREFORE, THE AREA OF THE FOREST CONSERVATION EASEMENTS ARE NOT SUBTRACTED FROM THE ACREAGE OF THE PARCEL TO DETERMINE THE RECEIVING AREA.
25.) LOTS 9 AND 10 EXCEED 50,000 SQUARE FEET. PLANNING AND ZONING HAS APPLIED SECTION 104.E.1.c OF THE ZONING REGULATIONS TO ALLOW FOR LOT SIZES GREATER THAN THE 50,000 SQUARE FEET MAXIMUM BUT TO MAINTAIN SIZES 60,000 SQUARE FEET OR LESS.
26.) ALL AREAS ARE MORE OR LESS UNLESS OTHERWISE SPECIFIED.
27.) DRIVEWAYS 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 MINIMUM REQUIREMENTS:
1) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE);
2) SURFACE - 6" COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.);
3) FINISH GRADE - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
4) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
5) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING THE 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER THE DRIVEWAY SURFACE;
6) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
28.) ON MAY 14TH, 2007 THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION APPROVED A DESIGN MANUAL WATERWAY DESIGN MANUAL VOLUME III OF DESIGN MANUAL VOLUME III WITH THIS SUBDIVISION. THEREFORE, THE AREA OF THE FOREST CONSERVATION EASEMENTS IS BASED ON THE FACT THAT THE 100' CURVE LENGTH WILL CAUSE A MAXIMUM ZONING LOT SIZE VIOLATION.
29.) ON MAY 14TH, 2007 THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION APPROVED AN ALTERNATIVE COMPLIANCE. THIS APPROVAL ALLOWS A ONE FOOT POND DEPTH AFTER THE OPENING OF THE DRAINING PIPE. THIS APPROVAL WAS BASED ON SUPPORT INFORMATION SUPPLIED BY BENCHMARK ENGINEERING, INC. AND THE FACT THAT THE POND WILL BE PRIVATELY OWNED BY THE HOMEOWNERS ASSOCIATION.
30.) THE REQUIREMENTS FOR THE SCENIC ROAD HAVE BEEN APPROVED UNDER F-00-22.
31.) THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 4/12/12 AS RECEIPT NO. 2466212.
32.) THE STATE OF MARYLAND, DEPARTMENT OF THE ENVIRONMENT, NON-TIDAL WETLANDS & WATERWAYS DIVISION APPLICATION HAS BEEN SUBMITTED REQUESTING A LETTER OF AUTHORIZATION.
33.) ON AUGUST 29TH, 2008 THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION APPROVED AN ALTERNATIVE COMPLIANCE. THIS APPROVAL ALLOWS A PUBLIC ACCESS PLAC WITH A RIGHT-OF-WAY WIDTH OF 42.0 FT. THIS APPROVAL WAS BASED ON SUPPORT INFORMATION SUPPLIED BY BENCHMARK ENGINEERING, INC. AND THE REQUIREMENTS HAVING THE APPROPRIATE 'PUBLIC DRAINAGE & UTILITY EASEMENT' ALONG BOTH SIDES OF THE RIGHT-OF-WAY WHERE NECESSARY TO INCORPORATE THE STORM DRAIN SYSTEM, 10' FROM THE CENTERLINE OF THE DRAINAGE PIPES, AND 'PUBLIC 10' TREE MAINTENANCE EASEMENT' SHALL BE PROVIDED OUTSIDE THE DRAINAGE & UTILITY EASEMENT AS NECESSARY FOR STREET TREE INSTALLATION AND MAINTENANCE.
34.) NP-13-086, A REQUEST TO WAIVE SECTIONS 16.144(C) & 16.144(D) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WHICH ESTABLISHES DEADLINE DATES TO SUBMIT PAYMENT OF FEES FOR THE FINAL PLAN AND RECORDATION WITHIN 180 DAYS OF WATER APPROVAL. THIS REQUEST WAS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ON 4/12/12, SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE DEVELOPER MUST SUBMIT ANY REMAINING DPW FEES/SURCHARGES IN ASSOCIATION WITH F-08-136 AND SHALL SUBMIT WITHIN 180 DAYS OF WATER APPROVAL.
2. APPROVAL OF REGLINE REVISION FOR THE FINAL ROAD CONSTRUCTION.
3. COMPLIANCE WITH REMAINING DEED COMMENTS.
4. COMPLIANCE WITH SHA COMMENTS CONCERNING ROAD IMPROVEMENTS.

MINIMUM LOT SIZE CHART
LOT NO./GROSS AREA/PIPESTEM AREA/MIN. LOT SIZE
7 52,731 S.F. 4,962 S.F. 47,769 S.F.
12 40,811 S.F. 563 S.F. 40,248 S.F.
13 41,359 S.F. 1,291 S.F. 40,068 S.F.
14 42,018 S.F. 2,014 S.F. 40,002 S.F.
15 43,402 S.F. 1,237 S.F. 42,165 S.F.

DEVELOPER/OWNER LOT 4: D.R. HORTON, INC. 1356 BEVERLY ROAD, SUITE 300 MCLEAN, VA 22101 703-385-8001
OWNER LOT 1: HECTOR HANNIBAL AND TANYA SELLERS-HANNIBAL 14450 FREDERICK ROAD COOKSVILLE, MD 21723
OWNER LOT 2: STEVEN AND JULIE CHO 14460 FREDERICK ROAD COOKSVILLE, MD 21723
OWNER LOT 3: ROBERT AND PHYLLIS BULL, JR. 14470 FREDERICK ROAD COOKSVILLE, MD 21723 410-489-0931

TRAVERSE POINT CHART (NAD '83)
LINE LENGTH BEARING
R1 212.1' N16°16'18"W
R2 15.50' N28°43'42"E
R3 325.44' N00°49'42"E
R4 85.92' N72°27'51"E
R5 386.67' N25°09'43"E
R6 386.85' S25°09'43"W
R7 85.92' S72°27'51"W
R8 325.44' S00°49'42"W
R9 15.50' S28°43'42"W
R10 212.1' S73°43'42"W
R11 75.36' N28°52'42"W
R12 40.00' N61°16'18"W

RIGHT-OF-WAY LINE TABLE
LINE LENGTH BEARING
R1 212.1' N16°16'18"W
R2 15.50' N28°43'42"E
R3 325.44' N00°49'42"E
R4 85.92' N72°27'51"E
R5 386.67' N25°09'43"E
R6 386.85' S25°09'43"W
R7 85.92' S72°27'51"W
R8 325.44' S00°49'42"W
R9 15.50' S28°43'42"W
R10 212.1' S73°43'42"W
R11 75.36' N28°52'42"W
R12 40.00' N61°16'18"W



VICINITY MAP ABC-MAP 10 B-M SCALE: 1"=2000'
BENCHMARKS NAD'83 HORIZONTAL
HO. CO. #08FA STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE N 607113.698' E 1311061.325'
HO. CO. #081B STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE N 604721.750' E 1310194.124'
HO. CO. #3633003 CONCRETE MONUMENT 0.9' BELOW SURFACE ELEV. 617.44'

SHEET INDEX
SHEET NUMBER SHEET DESCRIPTION
SHEET 1 TITLE SHEET
SHEET 2 PLAT PLAN
SHEET 3 PLAT PLAN
SHEET 4 PLAT PLAN
SHEET 5 PLAT PLAN
SHEET 6 PLAT PLAN

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS 1-4, PLAT NO. 14125, TO CREATE LOTS 5-21, PRESERVATION PARCELS "A" THROUGH "D". THE MODIFICATION TO PREVIOUSLY APPROVED FOREST CONSERVATION EASEMENT AREAS AND DEDICATED LAND TO HOWARD COUNTY, MARYLAND, FOR USES AS A PUBLIC ROAD.

FOREST CONSERVATION EASEMENT LINE TABLE
LINE LENGTH BEARING
F29 47.40' S84°38'22"W
F30 92.05' S66°02'08"W
F31 75.47' S78°53'06"W
F32 52.15' S82°21'54"W
F33 82.32' S68°53'21"W
F34 58.66' S72°02'44"W
F35 42.99' S60°45'47"W
F36 42.49' N46°23'47"E
F37 37.72' N47°41'17"E
F38 31.58' N16°22'18"E
F39 75.03' N14°33'26"E
F40 47.67' N64°50'17"W

FOREST CONSERVATION EASEMENT LINE TABLE
LINE LENGTH BEARING
F1 40.12' S11°11'23"W
F2 80.03' S58°00'32"E
F3 135.54' S62°10'43"E
F4 61.14' S64°19'20"E
F5 35.00' N64°50'17"W
F6 43.14' S03°52'55"W
F7 62.18' S02°53'39"W
F8 13.78' S45°34'10"E
F9 107.34' N72°27'51"E
F10 14.06' N01°51'53"W
F11 29.98' N67°24'35"E
F12 30.51' N86°42'49"E
F13 57.56' N00°49'42"E
F14 41.25' N18°08'30"E
F15 68.82' S52°21'40"W
F16 43.19' S48°31'56"E
F17 35.00' S88°20'31"W
F18 35.22' S24°29'43"E
F19 36.63' S06°39'48"W
F20 36.49' S24°35'52"W
F21 189.26' S60°04'33"W
F22 35.00' N15°25'07"W
F23 16.75' N25°32'54"W
F24 37.06' N26°41'04"W
F25 34.08' N27°53'39"W
F26 54.08' N29°24'37"W
F27 63.75' N35°20'43"W

COORDINATE CHART (NAD83)
POINT NO. NORTHERN EASTING
47 601,869.7060 1,307,800.1211
64 601,906.1058 1,307,707.6071
87 603,857.0335 1,308,733.6778
401 603,854.4838 1,308,735.2334
402 603,809.3801 1,308,454.0863
403 603,788.2341 1,308,354.9873
404 603,773.8922 1,308,203.5951
405 603,737.3340 1,308,065.9471
406 603,659.4971 1,307,772.8774
408 603,562.2706 1,307,567.0229
409 603,484.5418 1,307,517.3223
410 603,168.6371 1,307,438.4170
411 602,929.5651 1,307,369.5265
413 602,696.0184 1,307,337.8127
415 602,649.1881 1,307,333.2707
416 602,554.7177 1,307,336.0054
417 602,414.3434 1,307,319.7704
418 602,273.4770 1,307,339.0529
420 602,179.9328 1,307,341.6409
421 602,131.5920 1,307,348.9478
420 602,100.7685 1,307,352.4650

TOTAL TABULATION THIS SUBDIVISION
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED 17
BUILDABLE 17
NON-BUILDABLE 0
OPEN SPACE 0
PRESERVATION PARCELS 4
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED 18.09 AC.±
BUILDABLE LOTS 18.09 AC.±
NON-BUILDABLE 0.00 AC.
OPEN SPACE 0.00 AC.
PRESERVATION PARCELS 15.22 AC.±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED 1.50 AC.±
TOTAL GROSS AREA OF PLAT TO BE RECORDED 34.81 AC.±

LEGEND
TRAVERSE POINTS (triangle symbol)
COORDINATES (circle with number symbol)
ROAD RIGHT-OF-WAY LINE (double line symbol)
ROAD RIGHT-OF-WAY CURVE (arc with center symbol)
FOREST CONSERVATION EASEMENT LINE (line with 'F' symbol)
FOREST CONSERVATION EASEMENT CURVE (arc with 'F' symbol)
SEPTIC FIELD (hatched pattern symbol)
DRAINAGE OR NOISE WALL EASEMENT (line with 'D' symbol)
FOREST CONSERVATION EASEMENT (line with 'FC' symbol)
TREE MAINTENANCE EASEMENT (line with 'T' symbol)
STORMWATER MANAGEMENT AND UTILITY EASEMENT (line with 'S' symbol)
FOREST CONSERVATION EASEMENT TO BE ABANDONED (line with 'A' symbol)

DENSITY EXCHANGE CHART
GROSS AREA LOTS 1-4 34.81 AC.±
100-YR FLOODPLAIN & STEEP SLOPE AREAS 0.03 AC.±
NET TRACT AREA LOTS 1-4 34.81 AC.±
DENSITIES PERMITTED LOTS 1-4 4.25 GROSS ACRES = 5 UNITS (no max of 6)
MAXIMUM DWELLING UNITS ALLOWED BY DED LOTS 1-4 34.81 AC.± @ 3 DU PER 200 NET ACRES = 17 UNITS
PROPOSED DWELLING UNITS LOTS 1-4 17
NUMBER OF DEO UNITS TO BE RECORDED 17 - 0 (base density) = 9 UNITS
SENDER'S PARCEL INFORMATION
9 DEO UNITS RECEIVING PLAT 19609
PARCEL NO.: 70
TAX MAP NO.: 6
GSD NO.: 18
PLAT NUMBER: 19610 AND 19611
RECORDED: DECEMBER 24, 2007

BOUNDARY CURVE TABLE
CURVE LENGTH RADIUS DELTA TANGENT CHORD
C3 93.58' 3574.72' 1°30'00" 46.79' S01°35'05"E 93.58'
C4 47.05' 3594.72' 0°45'00" 23.53' S05°32'23"E 47.05'
C5 235.73' 3716.08' 3°38'04" 117.90' S07°43'58"W 235.69'
C6 228.92' 6300.1' 2°49'08" 115.73' S64°43'00"W 227.66'

FCE CURVE TABLE
CURVE LENGTH RADIUS DELTA TANGENT CHORD
FC1 219.71' 1800.00' 66°15'22" 123.99' S33°57'23"W 207.67'
FC2 67.42' 1800.00' 21°27'42" 34.11' N57°18'37"E 67.03'
FC3 59.07' 2500.00' 13°32'11" 29.67' S15°20'11"W 58.93'

THE REQUIREMENTS S-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.
DONALD MASON PROFESSIONAL LAND SURVEYOR MARYLAND NO. 21320
BENCHMARK ENGINEERING, INC. MARYLAND NO. 351
D.R. HORTON, INC. DATE 7/31/12
MARK T. GIGANTI, VICE PRESIDENT, D.R. HORTON, INC. DATE 7/31/12
PHYLLIS O. BULL DATE 7/31/12
ROBERT L. BULL, JR. DATE 7/31/12
JULIE EUNYOUNG CHO DATE 7/31/12
STEVEN SUNG CHO DATE 7/31/12
TANYA R. SELLERS-HANNIBAL DATE 7/31/12
HECTOR E. HANNIBAL DATE 7/31/12

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
COUNTY HEALTH OFFICER: MAURA ROSSMAN 5/28/2013
CHIEF, DEVELOPMENT ENGINEERING DIVISION: [Signature] 5/10/13
DIRECTOR: [Signature] 5/30/13

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1/7/2013, AND THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY SUSAN D. MOXLEY TO D.R. HORTON, INC., BY DEED DATED MARCH 4, 2003, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 8954, FOLIO 509; ALL OF THE LANDS CONVEYED BY D.R. HORTON, INC. TO ROBERT BULL AND PHYLLIS O. BULL BY DEED DATED OCTOBER 28, 2003, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 7774, FOLIO 382; ALL OF THE LANDS CONVEYED BY D.R. HORTON, INC., TO JULIE EUNYOUNG CHO AND STEVEN SUNG CHO BY DEED DATED OCTOBER 28, 2003, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 7791 AT FOLIO 279; AND ALL OF THE LANDS CONVEYED BY D.R. HORTON, INC., TO TANYA R. SELLERS-HANNIBAL AND HECTOR E. HANNIBAL BY DEED DATED JANUARY 29, 2004, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 0807 AND ALL MONUMENTS AND ALL MONUMENTS TO BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THIS SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

OWNER'S DEDICATION
WE, D.R. HORTON INC, PHYLLIS O. BULL, ROBERT L. BULL, JR., JULIE EUNYOUNG CHO, STEVEN SUNG CHO, TANYA R. SELLERS-HANNIBAL, AND HECTOR E. HANNIBAL, OWNERS 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 STORM DRAINS AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 31st DAY OF JULY, 2012.

RECORDED AS PLAT NO. 22430 ON 6/17/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
VISTA RIDGE
A RESUBDIVISION OF LOTS 1-4, CREATING LOTS 5 THRU 21, AND PRESERVATION PARCELS "A" THROUGH "D"
4th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ZONING: RC-DEO TAX MAP No. 8 GRID No. 23 PARCEL No. 176
SCALE: 1"=200' DATE: JULY, 2012 SHEET: 1 OF 6
F-08-136

POINT	NORTHING	EASTING
101	602,049.0370	1,307,467.6787
102	602,054.9809	1,307,488.0122
103	602,068.5751	1,307,495.4636
104	602,103.5400	1,307,504.6876
105	602,428.9423	1,307,509.3926
106	602,654.3193	1,307,677.0544
107	602,680.2080	1,307,758.9837
108	602,748.8934	1,307,837.4783
113	602,731.8862	1,307,873.6827
114	602,642.0669	1,307,771.0359
115	602,616.1782	1,307,689.1066
116	602,428.3640	1,307,549.3884
117	602,102.9617	1,307,544.6834
118	602,049.3488	1,307,530.5400
119	602,035.7545	1,307,523.0886
120	602,014.3180	1,307,521.0324
122	601,983.4289	1,307,527.2441
123	601,906.4573	1,307,713.7261
124	601,890.3731	1,307,747.5934

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS 1-4, PLAT No. 14125, TO CREATE LOTS 5-21, PRESERVATION PARCELS "A" THROUGH "D". THE MODIFICATION TO PREVIOUSLY APPROVED FOREST CONSERVATION EASEMENT AREAS AND DEDICATED LAND TO HOWARD COUNTY, MARYLAND, FOR USES AS A PUBLIC ROAD.

NOTE: FOR CURVE AND LINE TABLE FOR FOREST CONSERVATION EASEMENT SEE SHEET 1 OR 3.

NOTE: FOR CURVE AND LINE TABLE FOR DROVERS LANE RIGHT-OF-WAY SEE SHEET 1 OR 3.

SURVEYOR
BENCHMARK ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE
SUITE 418
ELLCOTT CITY, MARYLAND 21043
410-465-6105

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

Donald Mason 7/31/12
DONALD A. MASON, PROFESSIONAL LAND SURVEYOR MARYLAND No. 21320 FOR BENCHMARK ENGINEERING, INC. MARYLAND No. 351

Mark Giganti 7/31/12
D.R. HORTON, INC. MARK GIGANTI, VICE PRESIDENT, D.R. HORTON, INC. DATE

Phyllis O. Bull 7/31/12
PHYLIS O. BULL DATE

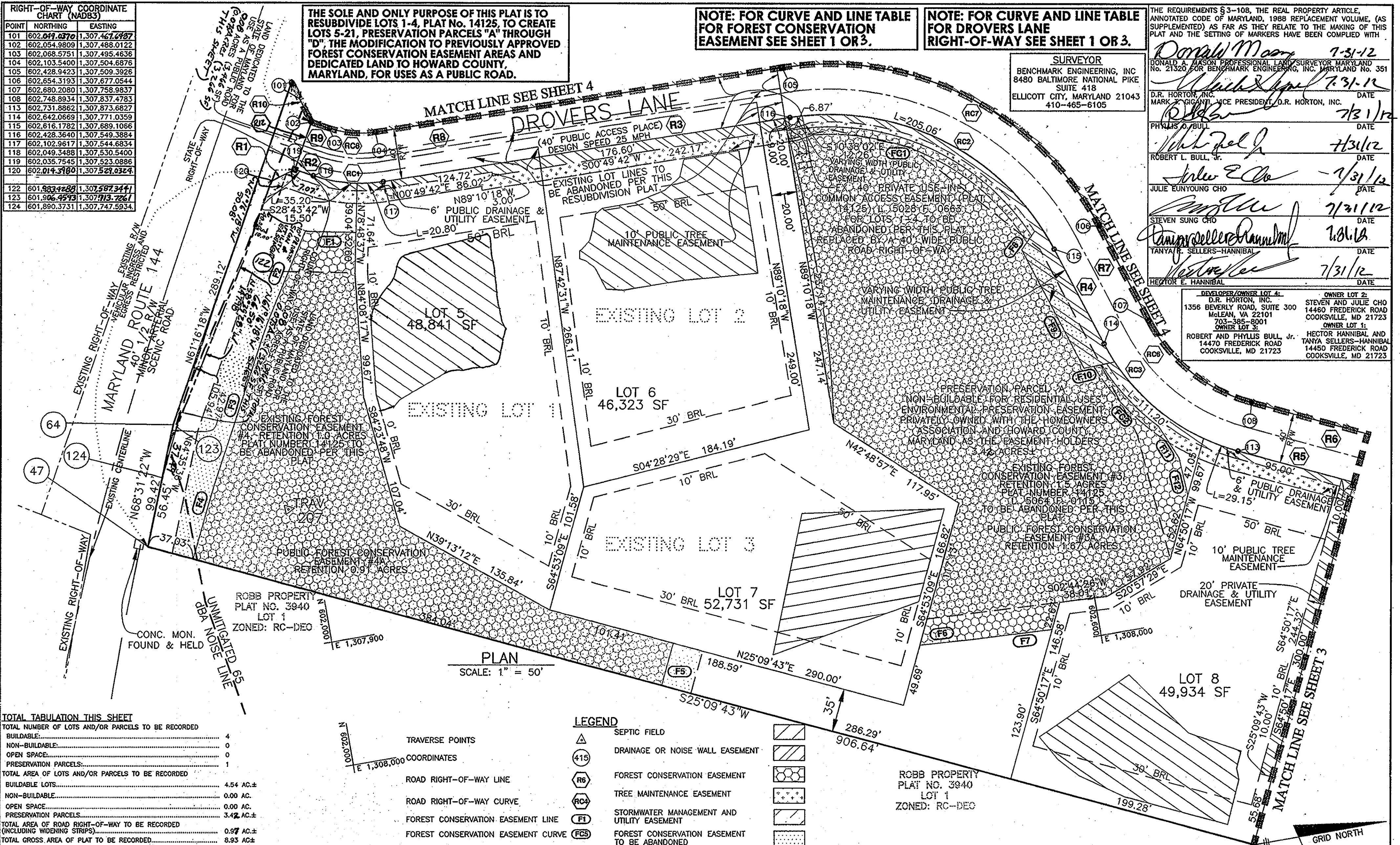
Julie Eunyoung Cho 7/31/12
JULIE EUNYOUNG CHO DATE

Steven Sung Cho 7/31/12
STEVEN SUNG CHO DATE

Tanya R. Sellers-Hannibal 7/31/12
TANYA R. SELLERS-HANNIBAL DATE

Hector E. Hannibal 7/31/12
HECTOR E. HANNIBAL DATE

DEVELOPER/OWNER LOT 4:	OWNER LOT 2:
D.R. HORTON, INC. 1356 BEVERLY ROAD, SUITE 300 McLean, VA 22101 703-385-8001	STEVEN AND JULIE CHO 14460 FREDERICK ROAD COOKSVILLE, MD 21723
OWNER LOT 3: ROBERT AND PHYLLIS BULL, Jr. 14470 FREDERICK ROAD COOKSVILLE, MD 21723	OWNER LOT 1: HECTOR HANNIBAL AND TANYA SELLERS-HANNIBAL 14450 FREDERICK ROAD COOKSVILLE, MD 21723



TOTAL TABULATION THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE.....	4
NON-BUILDABLE.....	0
OPEN SPACE.....	0
PRESERVATION PARCELS.....	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS.....	4.54 AC.±
NON-BUILDABLE.....	0.00 AC.
OPEN SPACE.....	0.00 AC.
PRESERVATION PARCELS.....	3.42 AC.±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS).....	0.97 AC.±
TOTAL GROSS AREA OF PLAT TO BE RECORDED.....	8.93 AC.±

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

Barbara Roseman 5/28/2013
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Robert Williams 5/10/13
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Robert Williams 5/10/13
DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1/7/2013, AND THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY SUSAN D. MOXLEY TO D.R. HORTON, INC., BY DEED DATED MARCH 4, 2003, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 6934, FOLIO 509; ALL OF THE LAND CONVEYED BY D.R. HORTON, INC., TO ROBERT L. BULL, JR. AND PHYLLIS O. BULL BY DEED DATED OCTOBER 28, 2003, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 7774, FOLIO 382; ALL OF THE LANDS CONVEYED BY D.R. HORTON, INC., TO JULIE EUNYOUNG CHO AND STEVEN SUNG CHO BY DEED DATED OCTOBER 28, 2003, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 7791 AT FOLIO 279; AND ALL OF THE LANDS CONVEYED BY D.R. HORTON, INC., TO TANYA R. SELLERS-HANNIBAL AND HECTOR E. HANNIBAL BY DEED DATED JANUARY 29, 2004, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 08073, FOLIO 038, AND ALL MONUMENTS AND MARKERS 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.

Donald Mason 7/31/12
DONALD A. MASON, PROFESSIONAL LAND SURVEYOR MARYLAND No. 21320 FOR BENCHMARK ENGINEERING, INC. MARYLAND No. 351

OWNER'S DEDICATION

WE, D.R. HORTON INC., PHYLLIS O. BULL, ROBERT L. BULL JR., JULIE EUNYOUNG CHO, STEVEN SUNG CHO, TANYA R. SELLERS-HANNIBAL, AND HECTOR E. HANNIBAL, OWNERS 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 STORM DRAINS AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 31ST DAY OF July, 2012.

Julie Eunyoung Cho 7/31/12
JULIE EUNYOUNG CHO DATE

Steven Sung Cho 7/31/12
STEVEN SUNG CHO DATE

Tanya R. Sellers-Hannibal 7/31/12
TANYA R. SELLERS-HANNIBAL DATE

Hector E. Hannibal 7/31/12
HECTOR E. HANNIBAL DATE

RECORDED AS PLAT No. 22431
ON 6/7/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

VISTA RIDGE
A RESUBDIVISION OF LOTS 1-4, CREATING LOTS 5 THRU 21, AND PRESERVATION PARCELS "A" THROUGH "D"

4th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

ZONING: RC-DEO
TAX MAP No. 8 GRID No. 23
PARCEL No. 176

SCALE: 1"=50'
DATE: JULY, 2012
SHEET: 2 OF 6

DEVELOPER/OWNER LOT 4:
D.R. HORTON, INC.
1356 BEVERLY ROAD, SUITE 300
MCLEAN, VA 22101
703-385-8001

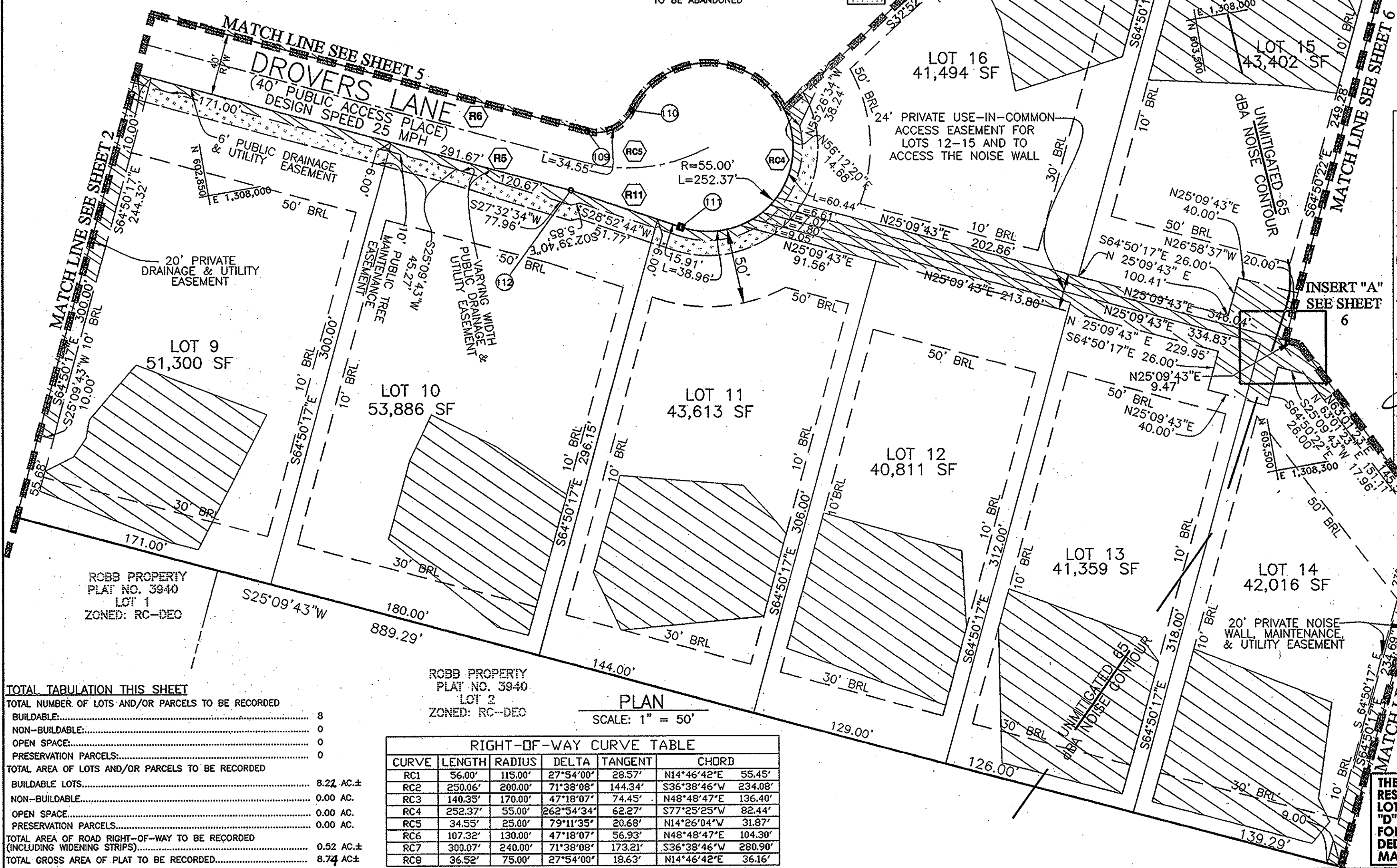
OWNER LOT 1:
HECTOR HANNIBAL AND TANYA SELLERS-HANNIBAL
14450 FREDERICK ROAD
COOKSVILLE, MD 21723

OWNER LOT 2:
STEVEN AND JULIE CHO
14460 FREDERICK ROAD
COOKSVILLE, MD 21723

OWNER LOT 3:
ROBERT AND PHYLLIS BULL, Jr.
14470 FREDERICK ROAD
COOKSVILLE, MD 21723

SURVEYOR
BENCHMARK ENGINEERING, INC
8480 BALTIMORE NATIONAL PIKE
SUITE 418
ELLCOTT CITY, MARYLAND 21043
410-465-6105

- LEGEND**
- ▲ SEPTIC FIELD
 - (with diagonal lines) DRAINAGE OR NOISE WALL EASEMENT
 - (with '415') COORDINATES
 - (with 'R6') FOREST CONSERVATION EASEMENT
 - (with 'R6') TREE MAINTENANCE EASEMENT
 - (with 'RCA') STORMWATER MANAGEMENT AND UTILITY EASEMENT
 - (with 'F1') FOREST CONSERVATION EASEMENT LINE
 - (with 'FC5') FOREST CONSERVATION EASEMENT TO BE ABANDONED
 - TRVERSE POINTS
 - COORDINATES
 - ROAD RIGHT-OF-WAY LINE
 - ROAD RIGHT-OF-WAY CURVE
 - FOREST CONSERVATION EASEMENT LINE
 - FOREST CONSERVATION EASEMENT CURVE



RIGHT-OF-WAY COORDINATE CHART (NAD83)

POINT NO.	NORTHING	EASTING
109	603,098.9025	1,308,001.8968
110	603,129.9020	1,307,994.0169
111	603,147.8532	1,308,074.4816
112	603,081.8651	1,308,038.0870

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

Donald Mason 7-31-12
DONALD A. MASON, PROFESSIONAL LAND SURVEYOR, MARYLAND No. 21320 FOR BENCHMARK ENGINEERING, INC. MARYLAND No. 351

Robert L. Bull, Jr. 7/31/12
D.R. HORTON, INC. MARK T. GIANNI, VICE PRESIDENT, D.R. HORTON, INC.

Julie Eunyoung Cho 7/31/12
HECTOR E. HANNIBAL, PRESIDENT, D.R. HORTON, INC.

Steven Sung Cho 7/31/12
STEVEN SUNG CHO

Tanya R. Sellers-Hannibal 7/31/12
TANYA R. SELLERS-HANNIBAL

Hector E. Hannibal 7/31/12
HECTOR E. HANNIBAL

RIGHT-OF-WAY LINE TABLE

LINE	LENGTH	BEARING
R1	35.36'	N16°16'18"W
R2	15.50'	N28°43'42"E
R3	325.44'	N00°49'42"E
R4	85.92'	N72°27'51"E
R5	386.67'	N25°09'43"E
R6	386.85'	S25°09'43"W
R7	85.92'	S72°27'51"W
R8	325.44'	S00°49'42"W
R9	15.50'	S28°43'42"W
R10	35.36'	S73°43'42"W
R11	75.36'	N28°52'42"E

NOTE: FOR CURVE AND LINE TABLE FOR FOREST CONSERVATION EASEMENT SEE SHEET 1 OR 3.

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS 1-4, PLAT No. 14125, TO CREATE LOTS 5-21, PRESERVATION PARCELS "A" THROUGH "D", THE MODIFICATION TO PREVIOUSLY APPROVED FOREST CONSERVATION EASEMENT AREAS AND DEDICATED LAND TO HOWARD COUNTY, MARYLAND, FOR USES AS A PUBLIC ROAD.

TOTAL TABULATION THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	8
BUILDABLE:	0
NON-BUILDABLE:	0
OPEN SPACE:	0
PRESERVATION PARCELS:	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	8.22 AC.±
BUILDABLE LOTS:	0.00 AC.
NON-BUILDABLE:	0.00 AC.
OPEN SPACE:	0.00 AC.
PRESERVATION PARCELS:	0.00 AC.
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.52 AC.±
TOTAL GROSS AREA OF PLAT TO BE RECORDED	8.74 AC.±

RIGHT-OF-WAY CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
RC1	56.00'	115.00'	27°54'00"	28.57'	N14°46'42"E 55.45'
RC2	250.06'	200.00'	71°38'08"	144.34'	S36°38'46"W 234.08'
RC3	140.35'	170.00'	47°18'07"	74.45'	N48°48'47"E 136.40'
RC4	252.37'	55.00'	262°54'34"	62.27'	S77°25'25"W 82.44'
RC5	34.55'	25.00'	79°11'35"	20.68'	N14°26'04"W 31.87'
RC6	107.32'	130.00'	47°18'07"	56.93'	N48°48'47"E 104.30'
RC7	300.07'	240.00'	71°38'08"	173.21'	S36°38'46"W 280.90'
RC8	36.52'	75.00'	27°54'00"	18.63'	N14°46'42"E 36.16'

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

Baden for Monica Rossman 5/28/2013
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kat Sheehy 5/30/13
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kat Sheehy 5/30/13
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1/7/2013, AND THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY SUSAN D. MOXLEY TO D.R. HORTON, INC., BY DEED DATED MARCH 4, 2003, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 6934, FOLIO 509; ALL OF THE LAND CONVEYED BY D.R. HORTON, INC., TO ROBERT L. BULL, JR. AND PHYLLIS O. BULL, BY DEED DATED OCTOBER 28, 2003, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 7774, FOLIO 382; ALL OF THE LANDS CONVEYED BY D.R. HORTON, INC., TO JULIE EUNYOUNG CHO AND STEVEN SUNG CHO BY DEED DATED OCTOBER 28, 2003, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 7791 AT FOLIO 279; AND ALL OF THE LANDS CONVEYED BY D.R. HORTON, INC., TO TANYA R. SELLERS-HANNIBAL AND HECTOR E. HANNIBAL BY DEED DATED JANUARY 29, 2004, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 08073, FOLIO 038, AND ALL MONUMENTS AND MARKERS 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.

Donald Mason 7-31-12
DONALD A. MASON, PROFESSIONAL LAND SURVEYOR, MARYLAND No. 21320
FOR BENCHMARK ENGINEERING, INC. MARYLAND No. 351

OWNER'S DEDICATION

WE, D.R. HORTON INC., PHYLLIS O. BULL, ROBERT L. BULL, JR., JULIE EUNYOUNG CHO, STEVEN SUNG CHO, TANYA R. SELLERS-HANNIBAL, AND HECTOR E. HANNIBAL, OWNERS 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 STORM DRAINS AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 31ST DAY OF JULY, 2012.

Julie Eunyoung Cho 7/31/12
JULIE EUNYOUNG CHO DATE

Steven Sung Cho 7/31/12
STEVEN SUNG CHO DATE

Tanya R. Sellers-Hannibal 7/31/12
TANYA R. SELLERS-HANNIBAL DATE

Hector E. Hannibal 7/31/12
HECTOR E. HANNIBAL DATE

RECORDED AS PLAT NO. 22432
ON 6/17/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

VISTA RIDGE

A RESUBDIVISION OF LOTS 1-4, CREATING LOTS 5 THRU 21, AND PRESERVATION PARCELS "A" THROUGH "D"

4th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

ZONING: RC-DEO
TAX MAP No. 8 GRID No. 23
PARCEL No. 176

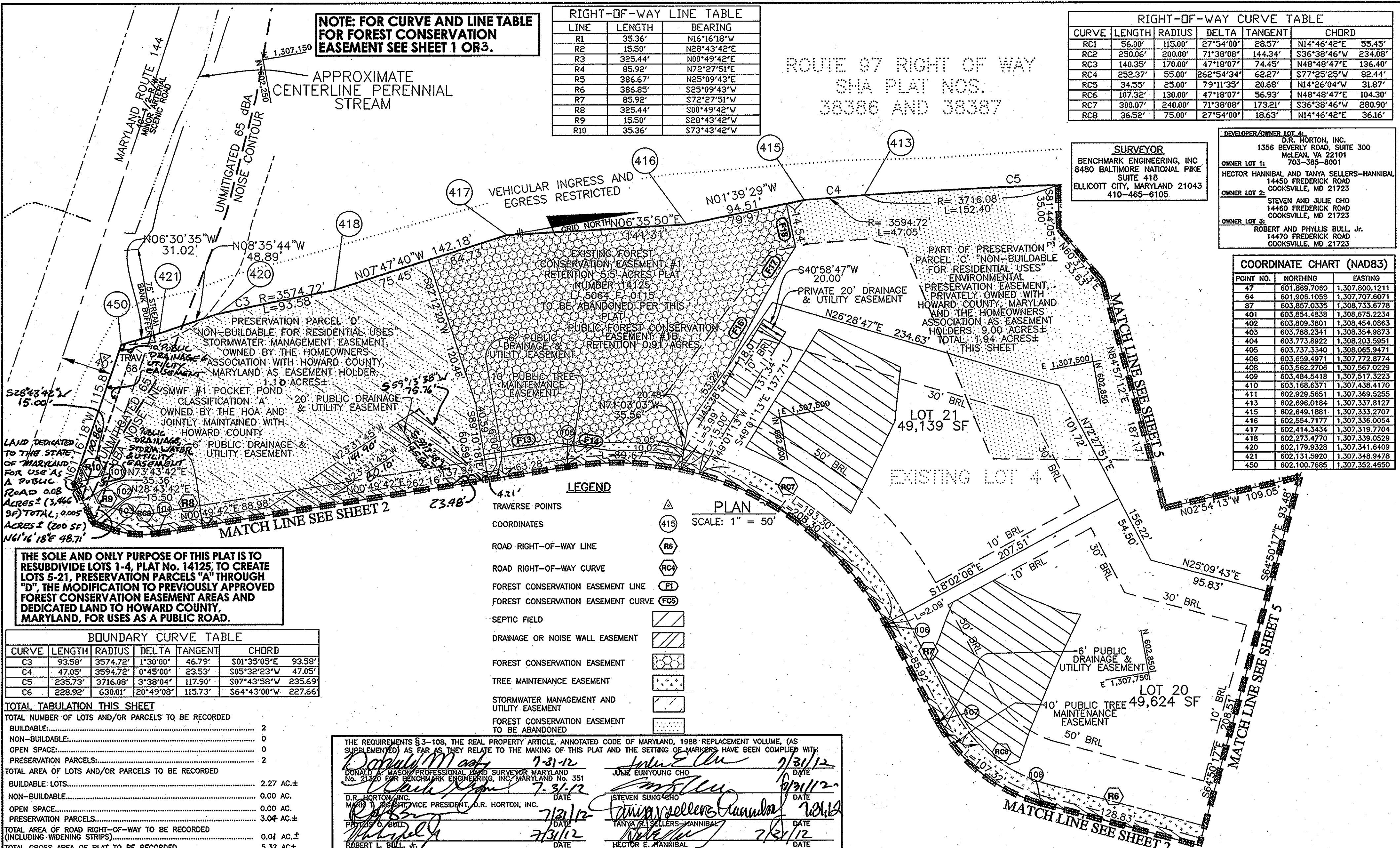
SCALE: 1"=50'
DATE: JULY, 2012
SHEET: 3 OF 6

NOTE: FOR CURVE AND LINE TABLE FOR FOREST CONSERVATION EASEMENT SEE SHEET 1 OR 3.

LINE	LENGTH	BEARING
R1	35.36'	N16°16'18"W
R2	15.50'	N28°43'42"E
R3	325.44'	N00°49'42"E
R4	85.92'	N72°27'51"E
R5	386.67'	N25°09'43"E
R6	386.85'	S25°09'43"W
R7	85.92'	S72°27'51"W
R8	325.44'	S00°49'42"W
R9	15.50'	S28°43'42"W
R10	35.36'	S73°43'42"W

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
RC1	56.00'	115.00'	27°54'00"	28.57'	N14°46'42"E 55.45'
RC2	250.06'	200.00'	71°38'08"	144.34'	S36°38'46"W 234.08'
RC3	140.35'	170.00'	47°18'07"	74.45'	N48°48'47"E 136.40'
RC4	252.37'	55.00'	262°54'34"	62.27'	S77°25'25"W 82.44'
RC5	34.55'	25.00'	79°11'35"	20.68'	N14°26'04"W 31.87'
RC6	107.32'	130.00'	47°18'07"	56.93'	N48°48'47"E 104.30'
RC7	300.07'	240.00'	71°38'08"	173.21'	S36°38'46"W 280.90'
RC8	36.52'	75.00'	27°54'00"	18.63'	N14°46'42"E 36.16'

ROUTE 87 RIGHT OF WAY
SHA PLAT NOS.
38386 AND 38387



SURVEYOR
BENCHMARK ENGINEERING, INC
8480 BALTIMORE NATIONAL PIKE
SUITE 418
ELLICOTT CITY, MARYLAND 21043
410-465-6105

DEVELOPER/OWNER LOT 4:
D.R. HORTON, INC.
1356 BEVERLY ROAD, SUITE 300
MCLEAN, VA 22101
703-385-8001

OWNER LOT 1:
HECTOR HANNIBAL AND TANYA SELLERS-HANNIBAL
14450 FREDERICK ROAD
COOKSVILLE, MD 21723

OWNER LOT 2:
STEVEN AND JULIE CHO
14460 FREDERICK ROAD
COOKSVILLE, MD 21723

OWNER LOT 3:
ROBERT AND PHYLLIS BULL, JR.
14470 FREDERICK ROAD
COOKSVILLE, MD 21723

POINT NO.	NORTHING	EASTING
47	601,869.7060	1,307,800.1211
64	601,906.1058	1,307,707.6071
87	603,857.0335	1,308,733.6778
401	603,854.4838	1,308,675.2234
402	603,809.3801	1,308,454.0863
403	603,788.2341	1,308,354.9873
404	603,773.8922	1,308,203.5951
405	603,737.3340	1,308,065.9471
406	603,659.4971	1,307,772.8774
408	603,562.2708	1,307,567.0229
409	603,484.5418	1,307,517.3223
410	603,168.6371	1,307,438.4170
411	602,929.5651	1,307,369.5255
413	602,696.0184	1,307,337.8127
415	602,648.1881	1,307,333.2707
416	602,554.7177	1,307,336.0054
417	602,414.3434	1,307,319.7704
418	602,273.4770	1,307,339.0529
420	602,179.9328	1,307,341.8409
421	602,131.5920	1,307,348.9478
450	602,100.7685	1,307,352.4650

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS 1-4, PLAT No. 14125, TO CREATE LOTS 5-21, PRESERVATION PARCELS "A" THROUGH "D". THE MODIFICATION TO PREVIOUSLY APPROVED FOREST CONSERVATION EASEMENT AREAS AND DEDICATED LAND TO HOWARD COUNTY, MARYLAND, FOR USES AS A PUBLIC ROAD.

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C3	93.58'	3574.72'	1°30'00"	46.79'	S01°35'05"E 93.58'
C4	47.05'	3594.72'	0°45'00"	23.53'	S05°32'23"W 47.05'
C5	235.73'	3716.08'	3°38'04"	117.90'	S07°43'58"W 235.69'
C6	228.92'	630.01'	20°49'08"	115.73'	S64°43'00"W 227.66'

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE.....	2
NON-BUILDABLE.....	0
OPEN SPACE.....	0
PRESERVATION PARCELS.....	2
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE: LOTS.....	2.27 AC.±
NON-BUILDABLE.....	0.00 AC.
OPEN SPACE.....	0.00 AC.
PRESERVATION PARCELS.....	3.04 AC.±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS).....	0.01 AC.±
TOTAL GROSS AREA OF PLAT TO BE RECORDED.....	5.32 AC.±

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

Donald M. Mason 7-31-12
DONALD A. MASON, PROFESSIONAL LAND SURVEYOR MARYLAND No. 21320 FOR BENCHMARK ENGINEERING, INC. MARYLAND No. 351

Julie Eunyoung Cho 7/31/12
JULIE EUNYOUNG CHO DATE

Mark T. Giganti 7-31-12
MARK T. GIGANTI, VICE PRESIDENT, D.R. HORTON, INC. DATE

Phyllis O. Bull 7/31/12
PHYLLIS O. BULL DATE

Robert L. Bull, Jr. 7/31/12
ROBERT L. BULL, JR. DATE

Julie Eunyoung Cho 7/31/12
JULIE EUNYOUNG CHO DATE

Steven Sung Cho 7/31/12
STEVEN SUNG CHO DATE

Tanya R. Sellers-Hannibal 7/31/12
TANYA R. SELLERS-HANNIBAL DATE

Hector E. Hannibal 7/31/12
HECTOR E. HANNIBAL DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

Barbara Maura Roseman 5/28/2013
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Christy 5/10/13
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kest 5/30/13
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1/7/2013, AND THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY SUSAN D. MOXLEY TO D.R. HORTON, INC., BY DEED DATED MARCH 4, 2003, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 8934, FOLIO 608; ALL OF THE LAND CONVEYED BY D.R. HORTON, INC., TO ROBERT BULL, JR. AND PHYLLIS O. BULL BY DEED DATED OCTOBER 28, 2003, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 7774, FOLIO 382; ALL OF THE LANDS CONVEYED BY D.R. HORTON, INC., TO JULIE EUNYOUNG CHO AND STEVEN SUNG CHO BY DEED DATED OCTOBER 28, 2003, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 7791 AT FOLIO 279; AND ALL OF THE LANDS CONVEYED BY D.R. HORTON, INC., TO TANYA R. SELLERS-HANNIBAL AND HECTOR E. HANNIBAL BY DEED DATED JANUARY 28, 2004, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 08073, FOLIO 038; AND 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.

Donald M. Mason 7-31-12
DONALD A. MASON, PROFESSIONAL LAND SURVEYOR MARYLAND No. 21320 FOR BENCHMARK ENGINEERING, INC. MARYLAND No. 351

OWNER'S DEDICATION

WE, D.R. HORTON INC., PHYLLIS O. BULL, ROBERT L. BULL, JR., JULIE EUNYOUNG CHO, STEVEN SUNG CHO, TANYA R. SELLERS-HANNIBAL, AND HECTOR E. HANNIBAL, OWNERS 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 STORM DRAINS AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 31ST DAY OF 2012, 2012.

Julie Eunyoung Cho 7/31/12
JULIE EUNYOUNG CHO DATE

Steven Sung Cho 7/31/12
STEVEN SUNG CHO DATE

Tanya R. Sellers-Hannibal 7/31/12
TANYA R. SELLERS-HANNIBAL DATE

Hector E. Hannibal 7/31/12
HECTOR E. HANNIBAL DATE

RECORDED AS PLAT NO. 22433
ON 6/7/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

VISTA RIDGE
A RESUBDIVISION OF LOTS 1-4, CREATING LOTS 5 THRU 21, AND PRESERVATION PARCELS "A" THROUGH "D"

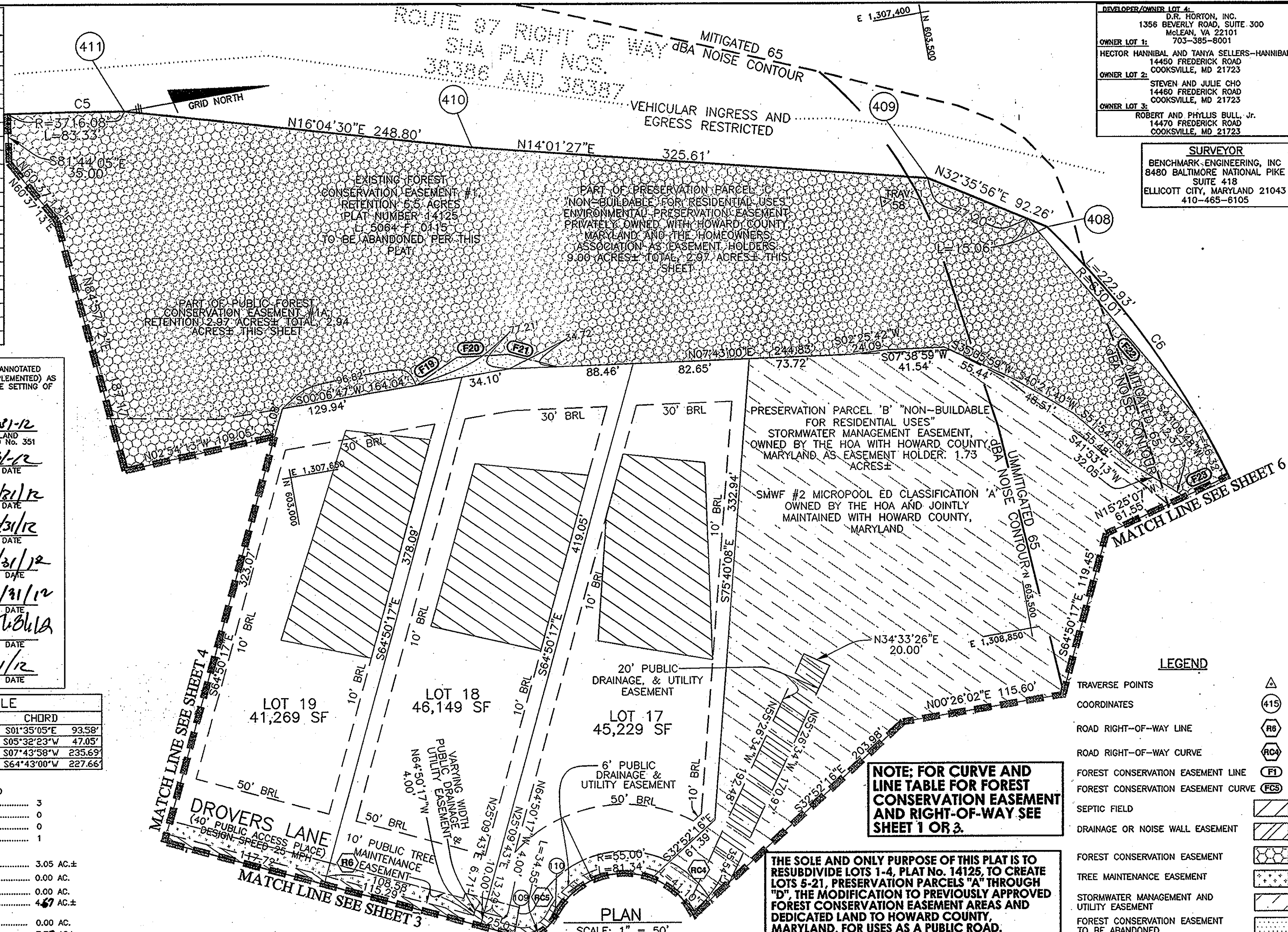
4th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

ZONING: RC-DEO
TAX MAP No. 8 GRID No. 23
PARCEL No. 176

SCALE: 1"=50'
DATE: JULY, 2012
SHEET: 4 OF 6

COORDINATE CHART (NAD83)

POINT NO.	NORTHING	EASTING
47	601,869.7060	1,307,800.1211
64	601,906.1058	1,307,707.6071
87	603,857.0335	1,308,733.6778
401	603,854.4838	1,308,675.2234
402	603,809.3801	1,308,454.0863
403	603,788.2341	1,308,354.9873
404	603,773.8922	1,308,203.5951
405	603,737.3340	1,308,065.9471
406	603,659.4971	1,307,772.8774
408	603,562.2706	1,307,567.0229
409	603,484.5418	1,307,517.3223
410	603,168.6371	1,307,438.4170
411	602,929.5651	1,307,369.5255
413	602,696.0184	1,307,337.8127
415	602,649.1881	1,307,333.2707
416	602,554.7177	1,307,336.0054
417	602,414.3434	1,307,319.7704
418	602,273.4770	1,307,339.0529
420	602,179.9328	1,307,341.6409
421	602,131.5920	1,307,348.9478
450	602,100.7685	1,307,352.4650



DEVELOPER/OWNER LOT 4:
D.R. HORTON, INC.
1356 BEVERLY ROAD, SUITE 300
MCLEAN, VA 22101

OWNER LOT 1:
703-385-8001

HECTOR HANNIBAL AND TANYA SELLERS-HANNIBAL
14450 FREDERICK ROAD
COOKSVILLE, MD 21723

OWNER LOT 2:
STEVEN AND JULIE CHO
14480 FREDERICK ROAD
COOKSVILLE, MD 21723

OWNER LOT 3:
ROBERT AND PHYLLIS BULL, Jr.
14470 FREDERICK ROAD
COOKSVILLE, MD 21723

SURVEYOR
BENCHMARK-ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE
SUITE 418
ELLCOTT CITY, MARYLAND 21043
410-465-6105

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

Donald Mason 7/31/12
DONALD A. MASON, PROFESSIONAL LAND SURVEYOR MARYLAND No. 21320 FOR BENCHMARK ENGINEERING, INC. MARYLAND No. 351

Mark T. Giganti 7/31/12
MARK T. GIGANTI, VICE PRESIDENT, D.R. HORTON, INC.

Phyllis O. Bull 7/31/12
PHYLLIS O. BULL

Robert L. Bull, Jr. 7/31/12
ROBERT L. BULL, JR.

Julie Eunyoung Cho 7/31/12
JULIE EUNYOUNG CHO

Steven Sung Cho 7/31/12
STEVEN SUNG CHO

Tanya R. Sellers-Hannibal 7/31/12
TANYA R. SELLERS-HANNIBAL

Hector E. Hannibal 7/31/12
HECTOR E. HANNIBAL

BOUNDARY CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C3	93.58'	3574.72'	1°30'00"	46.79'	S01°35'05"E 93.58'
C4	47.05'	3594.72'	0°45'00"	23.53'	S05°32'23"W 47.05'
C5	235.73'	3716.08'	3°38'04"	117.90'	S07°43'58"W 235.69'
C6	228.92'	630.01'	20°49'08"	115.73'	S64°43'00"W 227.66'

TOTAL TABULATION THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED

BUILDABLE..... 3

NON-BUILDABLE..... 0

OPEN SPACE..... 0

PRESERVATION PARCELS..... 1

TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED

BUILDABLE LOTS..... 3.05 AC.±

NON-BUILDABLE..... 0.00 AC.

OPEN SPACE..... 0.00 AC.

PRESERVATION PARCELS..... 4.67 AC.±

TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS)..... 0.00 AC.

TOTAL GROSS AREA OF PLAT TO BE RECORDED..... 7.72 AC.±

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

Barbara M. Rossman 5/28/2013
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John J. ... 5/10/13
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Katherine ... 5/20/13
DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1/7/2013, AND THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY SUSAN D. MCKLEY TO D.R. HORTON, INC. BY DEED DATED MARCH 4, 2003, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 6934, FOLIO 609; ALL OF THE LAND CONVEYED BY D.R. HORTON, INC., TO ROBERT L. BULL, JR. AND PHYLLIS O. BULL BY DEED DATED OCTOBER 28, 2003, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 7774, FOLIO 382; ALL OF THE LANDS CONVEYED BY D.R. HORTON, INC., TO JULIE EUNYOUNG CHO AND STEVEN SUNG CHO BY DEED DATED OCTOBER 29, 2003, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 7791 AT FOLIO 279; AND ALL OF THE LANDS CONVEYED BY D.R. HORTON, INC., TO TANYA R. SELLERS-HANNIBAL AND HECTOR E. HANNIBAL BY DEED DATED JANUARY 29, 2004, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 08073, FOLIO 038, AND ALL MONUMENTS OR MARKERS 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, AND, AS AMENDED.

Donald Mason 7-31-12
DONALD A. MASON, PROFESSIONAL LAND SURVEYOR MARYLAND No. 21320 FOR BENCHMARK ENGINEERING, INC. MARYLAND No. 351

OWNER'S DEDICATION

WE, D.R. HORTON INC., PHYLLIS O. BULL, ROBERT L. BULL, JR., JULIE EUNYOUNG CHO, STEVEN SUNG CHO, TANYA R. SELLERS-HANNIBAL, AND HECTOR E. HANNIBAL, OWNERS 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 STORM DRAINS AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS 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 FOR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 31ST DAY OF JULY, 2012.

Julie Eunyoung Cho 7/31/12
JULIE EUNYOUNG CHO

Steven Sung Cho 7/31/12
STEVEN SUNG CHO

Tanya R. Sellers-Hannibal 7/31/12
TANYA R. SELLERS-HANNIBAL

Hector E. Hannibal 7/31/12
HECTOR E. HANNIBAL

RECORDED AS PLAT NO. 22434
ON 6/7/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

VISTA RIDGE
A RESUBDIVISION OF LOTS 1-4, CREATING LOTS 5 THRU 21, AND PRESERVATION PARCELS "A" THROUGH "D"

4th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

ZONING: RC-DEO
TAX MAP No. 8 GRID No. 23
PARCEL No. 176

SCALE: 1"=50'
DATE: JULY, 2012
SHEET: 5 OF 6

