

GENERAL NOTES

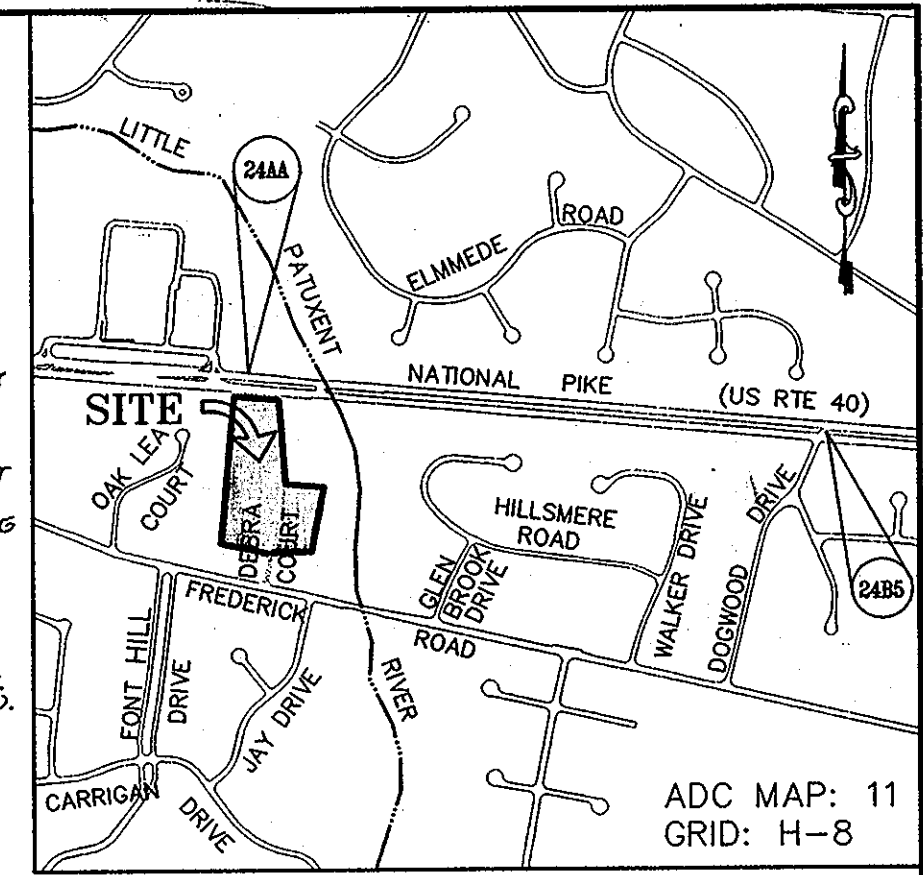
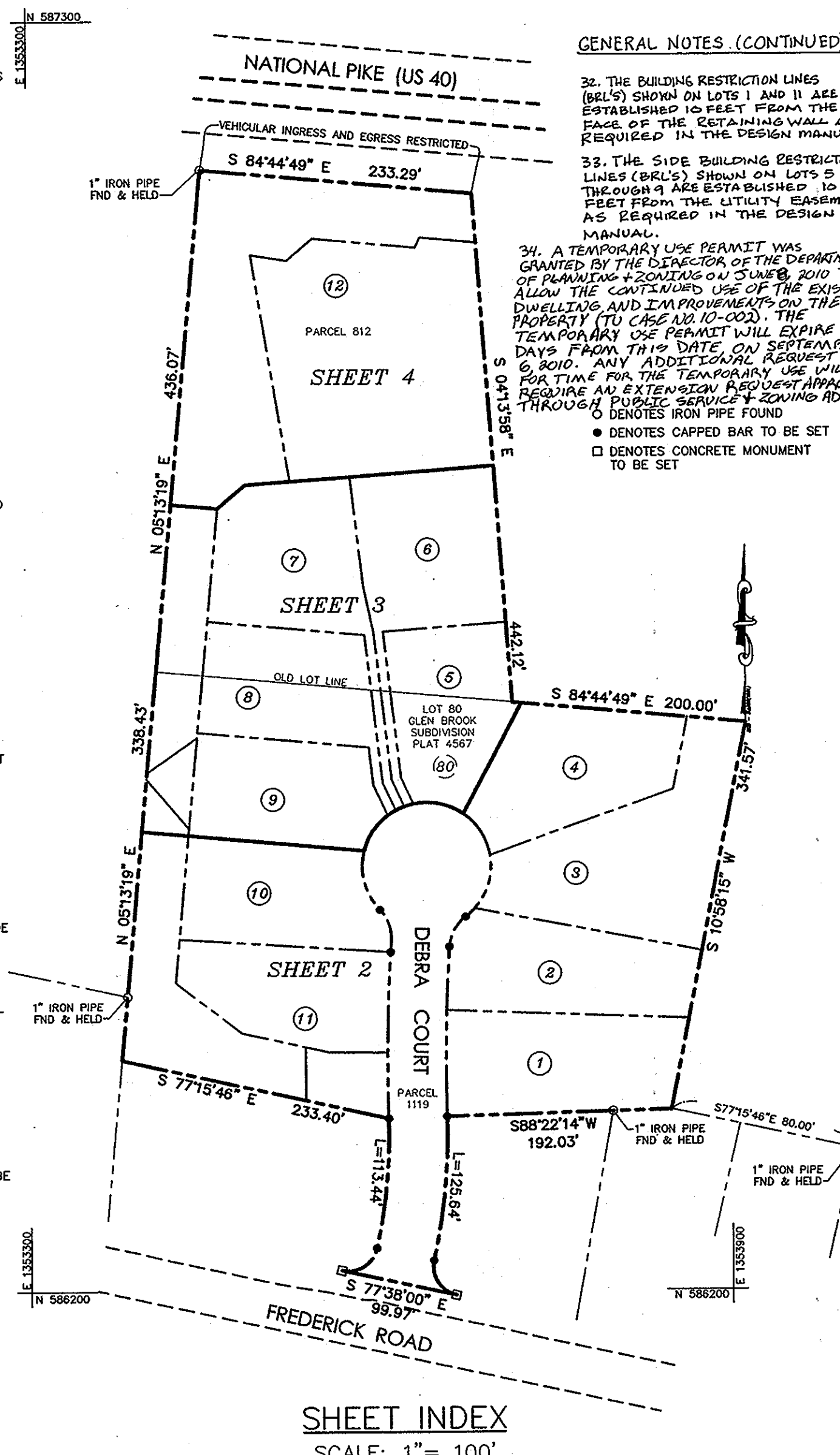
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE 'COMP LITE' ZONING AMENDMENTS EFFECTIVE 7/28/06.
- THE COORDINATES SHOWN HEREON ARE BASED ON NAD '83(91), MARYLAND COORDINATE SYSTEM AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS:
NO. 2444 N 587380.458 E 1352603.488 ELEV. 387.27
NO. 2485 N 586956.233 E 1356570.840 ELEV. 390.94
- THIS PLAT IS BASED UPON A FIELD-RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY LITTLE & ASSOCIATES, INC. IN MAY, 2002.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH--12' (16' SERVING MORE THAN ONE RESIDENCE);
B) SURFACE--6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
C) GEOMETRY--MAX. 14% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45° TURNING RADIUS;
D) STRUCTURE (CULVERTS/BRIDGES)--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) MAINTENANCE--SUFFICIENT TO INSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- FOR FLAG AND PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- PUBLIC WATER AND SEWER EXISTS IN DEBRA COURT FOR USE BY THE SITE CONTRACT NOS. 186-S AND 316-W. PROPOSED WATER AND SEWER SERVICES TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 1-28-10 ON WHICH DATE DEVELOPER'S AGREEMENT # 28-4525-D WAS FILED AND ACCEPTED. PUBLIC WATER AND PUBLIC SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- ALL EXISTING STRUCTURES ON SITE WERE CONSTRUCTED CIRCA 1963 AND ARE TO BE REMOVED.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, 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.
- THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION AND SHALL BE MET THROUGH ON-SITE RETENTION OF 0.9 ACRES, THE REFORESTATION OF 0.4 ACRES ON-SITE PLANTING AND 0.69 ACRES OF FEE-IN-LIEU. THE COST OF THE FEE-IN-LIEU PAYMENT WILL BE \$22,542.30. SURETY FOR 0.9 ACRES OF RETENTION IN THE AMOUNT OF \$7,840.80 AND 0.4 ACRES OF REFORESTATION IN THE AMOUNT OF \$8,712.00 SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT.
- 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, OVER AND THROUGH LOTS 1 THROUGH 12, OR PORTIONS THEREOF, ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY 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 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.
- LANDSCAPING 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.
- THE 654BA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAT IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED OCTOBER, 2006 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 654BA NOISE EXPOSURE. THE 654BA 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.

GENERAL NOTES (CONTINUED)

- PER FEMA MAP NO. 24004400238 DATED DECEMBER 4, 1986 THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
- THERE ARE NO KNOWN GRAVESITES, CEMETERIES, HISTORIC SITES OR STRUCTURES LOCATED ON THE SITE.
- THERE ARE NO WETLANDS, STREAMS, FLOODPLAINS OR BUFFERS PRESENT ON THE SUBJECT SITE.
- OPEN SPACE LOT 12 SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION. THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 4/7/2010; RECEIPT NO. 1000281999597978.
- DEBRA COURT IS TO BE PUBLIC AND IS TO BE DEDICATED TO HOWARD COUNTY, MARYLAND AT NO COST TO THE COUNTY. DEBRA COURT WAS ORIGINALLY SHOWN ON A PLAT OF GLENBROOK SECTION 3, RECORDED IN 1962 (PLAT 8/92). THE OWNERS DEDICATION INDICATED THAT THE OWNERS "RESERVE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS SHOWN HEREON". THE NOTE ALSO INCLUDED STANDARD LANGUAGE THAT THE OWNERS GRANTED UNTO THE BOARD OF COUNTY COMMISSIONERS OF HOWARD COUNTY THE RIGHT AND OPTION TO ACQUIRE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS. THIS WAS ALSO THE CASE ON PLAT #4567, A RESUBDIVISION OF LOTS 73 THROUGH 78, RECORDED IN 1980 (F-80-81). THE COUNTY HAD INCORRECTLY SHOWN DEBRA COURT AS A PUBLIC ROAD ON COUNTY RECORDS, ALTHOUGH THERE IS NO RECORD THAT THE COUNTY EXERCISED ITS OPTION AND ACQUIRED THE BEDS TO THE STREET. CURRENT TITLE TO DEBRA COURT CAN BE FOUND IN DEED 6637/254.
- THE STORMWATER MANAGEMENT POND IS TO BE OWNED BY A HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL TAKE RESPONSIBILITY FOR ROUTINE SWM POND MAINTENANCE. HOWARD COUNTY WILL TAKE RESPONSIBILITY FOR NON-ROUTINE SWM POND MAINTENANCE.
- THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
- THIS PROJECT, WITH ELEVEN (11) LOTS PROPOSED IS NOT SUBJECT TO THE REQUIREMENTS/RESTRICTIONS OF AMENDED SECTION 16.121(A), AND THEREFORE MAY PROPOSE THE R-20 OPTIONAL LOT SIZE WITH H.O.A. OWNED OPEN SPACE. IF, HOWEVER A RESIDENTIAL LOT IS DELETED, COMPLIANCE WITH AMENDED SECTION 16.121(A) WILL BE REQUIRED.
- THIS PROJECT IS A RESUBDIVISION OF LOT 80 (F-80-81), GLEN BROOK SECTION 3 (PLAT #4567) AND A SUBDIVISION OF PARCELS 812 & 1119.
- A WAIVER FROM THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WAS APPROVED ON DECEMBER 23, 2004 REGARDING SECTIONS 16.121(a)(1) FOR RELIEF FROM OPEN SPACE FRONTAGE AND 16.120(b)(4)(iv) TO ALLOW AN ACCESS EASEMENT FOR THE STORMWATER MANAGEMENT FACILITY ON RESIDENTIAL LOTS AND TO ALLOW ACCESS TO THE PRIVATE RECHARGE (REV) FACILITY BEHIND LOT 9 (WP-04-117). CONDITIONS FOR APPROVAL WERE:
A) THE DEVELOPER SHALL DEED OPEN SPACE LOT 12 TO THE HOMEOWNERS ASSOCIATION FOR THIS PROPERTY.
B) THE DEVELOPER SHALL PROVIDE A 40' WIDE ACCESS EASEMENT FOR PEDESTRIAN AND VEHICULAR ACCESS TO OPEN SPACE LOT 12 WHICH SHALL EXTEND FROM DEBRA COURT TO OPEN SPACE LOT 12. THIS EASEMENT SHALL ENCOMPASS PART OF THE PROPOSED 24' WIDE USE-IN-COMMON DRIVEWAY EASEMENT SERVING LOTS 5, 6, 7, & 8 AND SHALL RUN BEYOND THAT TO THE SOUTHERN BOUNDARY OF OPEN SPACE LOT 12.
C) A MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY WITHIN A 24' WIDE EASEMENT SHALL BE RECORDED WITH THE CORRESPONDING SUBDIVISION PLAT. PER THE REQUIREMENT OF DEVELOPMENT ENGINEERING DIVISION, THE ACCESS EASEMENT LANGUAGE SHALL STATE THAT THE COUNTY IS HELD HARMLESS FOR ANY PROPERTY DAMAGE THAT MIGHT OCCUR DUE TO FUTURE MAINTENANCE ACTIVITY FOR THE STORMWATER MANAGEMENT POND BY HOWARD COUNTY. THE DEVELOPER SHALL BE RESPONSIBLE FOR PREPARING THE MAINTENANCE AGREEMENT, AND THE COUNTY WILL RECORD THE AGREEMENT WITH THE FINAL PLAT.
D) THE 24' WIDE USE-IN-COMMON ACCESS EASEMENT SERVING RESIDENTIAL LOTS SHALL ALSO BE LABELED AS SERVING OPEN SPACE LOT 12.
E) THE DEVELOPER SHALL PROVIDE A 12' WIDE (MIN) ACCESS EASEMENT FOR VEHICULAR ACCESS TO OPEN SPACE LOT 12 ACROSS LOTS 9 & 10 FOR THE PURPOSE OF MAINTENANCE OF THE PRIVATE HOA OWNED AND MAINTAINED DRYWELL RECHARGE FACILITY LOCATED BEHIND LOT 9. THE EASEMENT SHALL BE MAINTAINED AS GRASS OR OTHER APPROPRIATE GROUND COVER, BUT NOT PAVING.
F) THE EASEMENT SHALL NOT BE FOR PEDESTRIAN ACCESS TO OPEN SPACE LOT 12 AND SHALL NOT BE FOR ACCESS FOR MAINTENANCE OF THE FOREST CONSERVATION EASEMENT.
G) THE SIDE SETBACKS ADJACENT TO THE EASEMENT ON LOTS 9&10 SHALL BE INCREASED BY 10' ON EACH LOT.
- THE FOREST STAND DELINEATION (DATED JUNE, 2008) WAS APPROVED UNDER P-08-003.

GENERAL NOTES (CONTINUED)

- THE BUILDING RESTRICTION LINES (BRL'S) SHOWN ON LOTS 1 AND 11 ARE ESTABLISHED 10 FEET FROM THE FACE OF THE RETAINING WALL AS REQUIRED IN THE DESIGN MANUAL.
- THE SIDE BUILDING RESTRICTION LINES (BRL'S) SHOWN ON LOTS 5 THROUGH 9 ARE ESTABLISHED 10 FEET FROM THE LITTIETY EASEMENT AS REQUIRED IN THE DESIGN MANUAL.
- A TEMPORARY USE PERMIT WAS GRANTED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ON 5/26/09, 2010 TO ALLOW THE CONTINUED USE OF THE EXISTING DWELLING AND IMPROVEMENTS ON THE PROPERTY (TO CASE NO. 10-002). THE TEMPORARY USE PERMIT WILL EXPIRE 90 DAYS FROM THIS DATE, ON SEPTEMBER 6, 2010. ANY ADDITIONAL REQUEST FOR TIME FOR THE TEMPORARY USE WILL REQUIRE AN EXTENSION REQUEST APPROVAL THROUGH PUBLIC SERVICE & ZONING ADMIN.
O DENOTES IRON PIPE FOUND
● DENOTES CAPPED BAR TO BE SET
□ DENOTES CONCRETE MONUMENT TO BE SET



VICINITY MAP

1"=1000'

GENERAL NOTES (CONTINUED)

- RETAINING WALL COMPUTATIONS HAVE BEEN PROVIDED AS PART OF THE FINAL PLAN SET.
- THE EXISTING 100' SHA EASEMENT ALONG THE PROPERTY FRONTAGE ON US 40 GRANTS TO THE STATE THE PERPETUAL RIGHT TO ERECT AND MAINTAIN BETWEEN OCTOBER 1ST AND APRIL 1ST OF EACH AND EVERY YEAR, SNOW FENCES WITHIN ONE HUNDRED FEET OF THE LAND HEREBY GRANTED IN FEE SIMPLE. PROVIDED THAT SAID SNOW FENCE SHALL NOT INTERFERE WITH THE CONSTRUCTION AND USE OF BUILDINGS NOW ERECTED OR HEREAFTER ERECTED OR WITH GROWING CROPS.
- THE LOTS CREATED BY THIS SUBDIVISION ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES, PURSUANT TO THE HOWARD COUNTY CODE. THIS FEE OR ASSESSMENT, WHICH RUNS WITH THE LAND, IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF HOWARD COUNTY.
- A WAIVER FROM THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS REGARDING SECTIONS 16.116(b)(6) WAS APPROVED ON JULY 24, 2008 TO ALLOW MINIMAL DISTURBANCE TO STEEP SLOPES ON-SITE (WP-08-088). THE FOLLOWING CONDITIONS WERE APPLIED TO THE APPROVAL:
A. LIMITS OF DISTURBANCE WILL BE THE MINIMUM NECESSARY TO INSTALL THE IMPROVEMENTS AND SHALL NOT EXCEED THE DISTURBANCE SHOWN ON THE WAIVER PETITION EXHIBIT SUBMITTED JUNE 20, 2008. DISTURBANCE RELATED TO THE STORMWATER MANAGEMENT POND IS LIMITED TO 1000 S.F. OF STEEP SLOPES. DISTURBANCE RELATED TO LOT 7 IS LIMITED TO 800 S.F. OF STEEP SLOPE DISTURBANCE.
B. SUPER SILT FENCING SHALL BE INSTALLED ALONG THE ENTIRE LOD PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR GRADING ACTIVITY AND SHALL REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP INC., IN A REPORT DATED OCTOBER 15, 2003 AND WAS APPROVED ON JULY 18, 2008.
- ALL AREAS ON THIS PLAT ARE 'MORE OR LESS.'
- A WAIVER FROM THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WAS APPROVED ON JUNE 24, 2008 REGARDING SECTIONS 16.134.(C)(1) & 16.132(a)(3)II.C.2 TO PAY A FEE-IN-LIEU OF PROVIDING ROAD IMPROVEMENTS ALONG FREDERICK ROAD (WP-08-115). A REVISED FEE-IN-LIEU AMOUNT WAS APPROVED ON JANUARY 12, 2010.

THE FEE-IN-LIEU OF \$107,442.00 FOR THE ROAD FRONTAGE IMPROVEMENTS WILL BE USED FOR CAPITAL PROJECT D-1158 AND SHOULD BE DEPOSITED IN ACCOUNT #816-99J-4168-900D. THE DEVELOPER AGREEMENT FOR THE ROAD FRONTAGE IMPROVEMENTS SHALL BE EXECUTED BEFORE THE RECORD PLAT CAN BE ACCEPTED FOR SIGNATURE.

AREA TABULATION CHART

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	11
NON-BUILDABLE	
OPEN SPACE	1
PRESERVATION PARCELS	
B. TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	4.074 AC.±
NON-BUILDABLE	
OPEN SPACE	2.182 AC.±
PRESERVATION PARCELS	
C. TOTAL AREA OF ROADWAY TO BE RECORDED	
INCLUDING WIDENING STRIPS	0.582 AC.±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	6.838 AC.±

OPEN SPACE TABULATION CHART

MINIMUM RESIDENTIAL LOT SIZE	14,000 S.F.
OPEN SPACE REQUIRED (30% OF 6.838 AC.)	2,051± AC.
OPEN SPACE PROVIDED (32% OF 6.838 AC.)	2,182± AC.
AREA OF RECREATIONAL OPEN SPACE REQUIRED	2,200 S.F.
AREA OF RECREATIONAL OPEN SPACE PROVIDED	2,200 S.F.

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
6	17,527 S.F.	1,232 S.F.	16,295 S.F.
7	16,994 S.F.	1,231 S.F.	15,763 S.F.
8	14,559 S.F.	475 S.F.	14,084 S.F.

LITTLE & ASSOCIATES, INC.
ENGINEERS--LAND PLANNERS--SURVEYORS
1055 TAYLOR AVENUE, SUITE 307
TOWSON, MARYLAND 21286
PHONE: 410-296-1636 FAX: 410-296-1639

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
B. Nicholas Peter Zsilensky 3/19/2010
HOWARD COUNTY HEALTH OFFICER DATE 198

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 2/5/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION NY DATE
[Signature] 6/22/10
DIRECTOR DATE

OWNER'S CERTIFICATE
KIMBERLY HOMES ELLICOTT PROPERTIES LLC BY SCOTT WADE, AUTHORIZED AGENT, 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 ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE 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 STREET 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY/OUR HANDS THIS 16 DAY OF February, 2009.

THE REQUIREMENTS OF SECTION 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.

Scott Wade *a.k.*
KIMBERLY HOMES ELLICOTT PROPERTIES LLC BY: SCOTT WADE, AUTHORIZED AGENT WITNESS

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A RESUBDIVISION OF ALL OF THE LANDS CONVEYED BY LEONEL F. BARAHONA AND CHERYL A. BARAHONA TO KIMBERLY HOMES ELLICOTT PROPERTIES LLC BY DEED DATED JANUARY 12, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER M.D.R. 8918 FOLIO 276 AND ALL OF THAT LAND CONVEYED BY FLORENCE P. GRIFFITH, SOLE SURVIVING DIRECTOR--TRUSTEE OF THE DEBRA CORP. UNTO KIMBERLY HOMES ELLICOTT PROPERTIES LLC BY DEED DATED SEPTEMBER 5, 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER M.D.R. 6637 FOLIO 254; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THIS PLAT IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 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.

James G. West 2-12-10
JAMES G. WEST, PROFESSIONAL LAND SURVEYOR DATE
MARYLAND REGISTRATION NO. 21390

OWNER / DEVELOPER
KIMBERLY HOMES ELLICOTT PROPERTIES LLC
P.O. BOX 6194
BALTIMORE, MARYLAND 21231
410-522-4987

RECORDED AS PLAT NUMBER 21180
ON 02/20/10 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

DEBRA COURT
LOTS 1 - 11 AND OPEN SPACE LOT 12
A RESUBDIVISION OF LOT 80 OF SECTION 3, GLENBROOK (PLAT C.M.P. NO. 4567) AND A RESUBDIVISION OF PARCELS 812 & 1119
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TAX MAP 24 GRIDS 2 AND 3 PARCELS 812, 918 AND 1119
ZONED: R-20
SCALE: 1" = 100' DATE: JANUARY 19, 2009
SHEET: 1 OF 4

COMPUTED: JGW DRAWN: ps
CHECKED: JGW J.O. #01571
F-09-070



CURVE TABLE						
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD	LENGTH	TANGENT
C-1	110°45'45"	55.00	106.32	S89°31'52"W	90.52	79.67
C-2	14°01'37"	513.22	125.64	N05°23'07"E	125.33	63.14
C-3	89°57'21"	24.97	39.20	S32°38'17"E	35.30	24.95
C-4	89°59'07"	25.00	39.26	N57°23'29"E	35.35	24.99
C-5	14°01'54"	463.22	113.44	N05°22'58"E	113.16	57.01
C-6	5°26'49"	1628.62	154.83	S01°05'48"W	154.77	77.47
C-7	47°01'26"	35.00	28.73	N19°41'30"W	27.93	15.23
C-8	27°21'25"	55.00	265.28	N85°01'31"W	73.35	49.21
C-9	49°25'22"	35.00	30.19	S28°26'31"W	29.26	16.11
C-10	5°21'31"	1578.61	147.64	S01°03'04"W	147.59	73.87

COORDINATE TABLE		
POINT	NORTH	EAST
135	586400.847	1353378.209
136	586349.386	1353605.870
137	586350.768	1353655.851
138	586356.228	1353847.798
139	586691.554	1353912.801
146	586225.990	1353644.088
148	586217.675	1353565.476
149	586236.725	1353595.254
153	586196.265	1353663.126
155	586504.128	1353608.832
156	586530.421	1353599.422
157	586524.060	1353672.495
158	586498.329	1353658.558
159	586598.872	1353396.306
160	586581.518	1353586.182
161	586613.175	1353670.991
162	586709.172	1353721.178

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N84°44'49"W	29.41'
L2	S26°15'31"W	64.75'
L3	S79°57'59"W	28.27'
L4	S08°40'06"W	15.54'
L5	S24°53'23"W	35.42'
L6	S12°19'55"W	20.09'
L7	S54°20'20"E	7.48'
L8	N78°15'50"E	21.48'
L9	S87°00'35"E	9.24'
L10	S51°33'00"E	8.74'
L11	S22°01'22"W	32.87'
L12	S58°02'05"W	14.69'
L13	S17°07'05"E	11.36'
L14	S02°40'52"E	11.51'
L15	S86°45'34"E	15.31'
L16	S72°19'30"E	17.25'
L17	N46°49'12"E	21.05'
L18	N25°38'38"E	7.69'
L19	N10°58'15"E	182.02'

LEGEND

- FOREST CONSERVATION EASEMENT
- 10' PUBLIC TREE MAINTENANCE EASEMENT
- 20' PRIVATE DRAINAGE AND UTILITY EASEMENT
- DESIGNATES 25% OR GREATER SLOPES
- 10' PRIVATE PERMANENT WALL MAINTENANCE EASEMENT AND "NO TREE" PLANTING ZONE
- 11' PRIVATE REVERSIBLE CONSTRUCTION EASEMENT AND PERMANENT WALL MAINTENANCE EASEMENT

AREA TABULATION CHART

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	11
BUILDABLE	
NON-BUILDABLE	1
OPEN SPACE	
PRESERVATION PARCELS	
B. TOTAL AREA OF LOTS AND/OR PARCELS	4.074 AC.±
BUILDABLE	
NON-BUILDABLE	2.182 AC.±
OPEN SPACE	
PRESERVATION PARCELS	
C. TOTAL AREA OF ROADWAY TO BE RECORDED	0.582 AC.±
INCLUDING WIDENING STRIPS	
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	6.838 AC.±

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

B. N. ... 3/19/2010
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 3/5/10
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 6/22/10
 DIRECTOR

OWNER'S CERTIFICATE
 KIMBERLY HOMES ELICOTT PROPERTIES LLC BY SCOTT WADE, AUTHORIZED AGENT, 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 ALL SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS, AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE 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 STREET 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 RIGHT-OF-WAYS.
 WITNESS MY/OUR HANDS THIS 16 DAY OF February, 2009.
 THE REQUIREMENTS OF SECTION 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.
[Signature]
 KIMBERLY HOMES ELICOTT PROPERTIES LLC
 BY: SCOTT WADE, AUTHORIZED AGENT

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A RESUBDIVISION OF ALL OF THE LANDS CONVEYED BY LEONEL F. BARAHONA AND CHERYL A. BARAHONA TO KIMBERLY HOMES ELICOTT PROPERTIES LLC BY DEED DATED JANUARY 12, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER M.D.R. 8918 FOLIO 276 AND ALL OF THAT LAND CONVEYED BY FLORENCE P. GRIFFITH, SOLE SURVIVING DIRECTOR-TRUSTEE OF THE DEBRA CORP. UNTO KIMBERLY HOMES ELICOTT PROPERTIES LLC BY DEED DATED SEPTEMBER 5, 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER M.D.R. 6637 FOLIO 254; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
 THE REQUIREMENTS OF SECTION 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.
[Signature] 2-12-10
 JAMES G. WEST, PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 21390

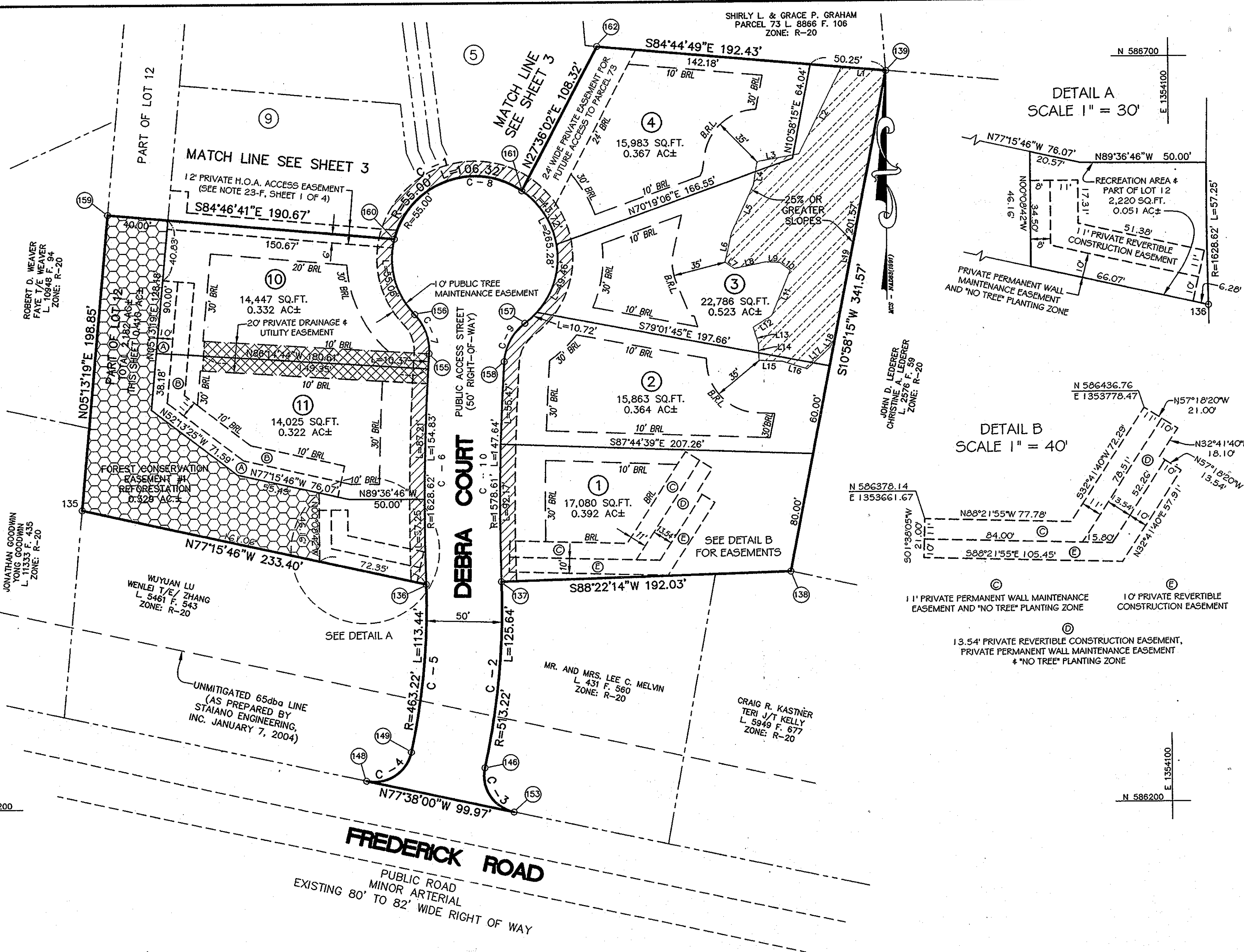
OWNER / DEVELOPER
 KIMBERLY HOMES
 ELICOTT PROPERTIES LLC
 P.O. BOX 6194
 BALTIMORE, MARYLAND 21231
 410-522-4987



RECORDED AS PLAT NUMBER 21181
 ON 10/30/10 AMONG THE LAND RECORDS
 OF HOWARD COUNTY, MARYLAND

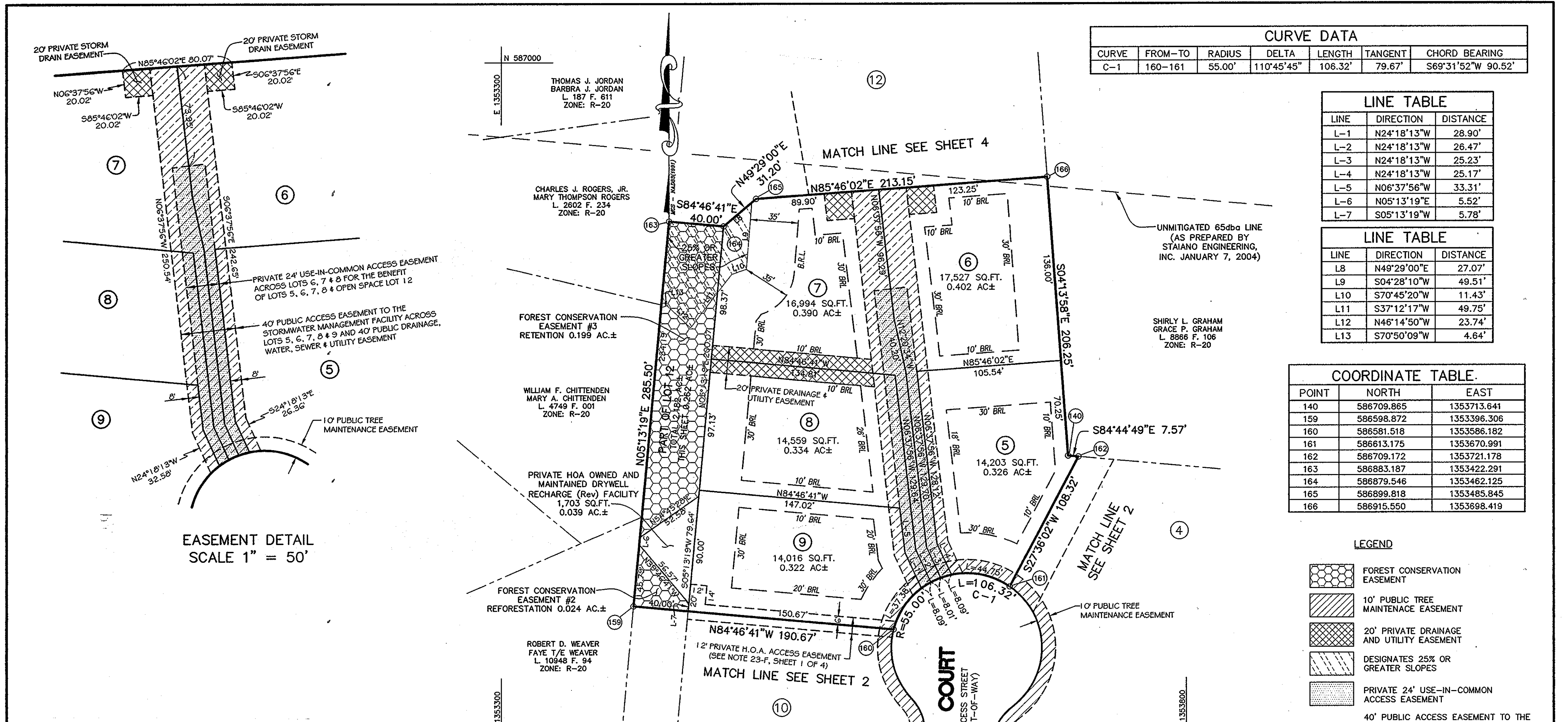
DEBRA COURT
LOTS 1 - 11 AND OPEN SPACE LOT 12
 A RESUBDIVISION OF LOT 80 OF SECTION 3,
 GLENBROOK (PLAT C.M.P. NO. 4567) AND A
 RESUBDIVISION OF PARCELS 812 & 1119
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 TAX MAP 24 GRIDS 2 AND 3 PARCELS 812, 918 AND 1119
 ZONED: R-20
 SCALE: 1" = 50' DATE: JANUARY 19, 2009
 SHEET: 2 OF 4

COMPUTED: JGW DRAWN: ps
 CHECKED: JGW J.O. #01571
F-09-070



DETAIL A
 SCALE 1" = 30'

DETAIL B
 SCALE 1" = 40'



CURVE DATA						
CURVE	FROM-TO	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING
C-1	160-161	55.00'	110°45'45"	106.32'	79.67'	S69°31'52"W 90.52'

LINE TABLE		
LINE	DIRECTION	DISTANCE
L-1	N24°18'13"W	28.90'
L-2	N24°18'13"W	26.47'
L-3	N24°18'13"W	25.23'
L-4	N24°18'13"W	25.17'
L-5	N06°37'56"W	33.31'
L-6	N05°13'19"E	5.52'
L-7	S05°13'19"W	5.78'

LINE TABLE		
LINE	DIRECTION	DISTANCE
L8	N49°29'00"E	27.07'
L9	S04°28'10"W	49.51'
L10	S70°45'20"W	11.43'
L11	S37°12'17"W	49.75'
L12	N46°14'50"W	23.74'
L13	S70°50'09"W	4.64'

COORDINATE TABLE		
POINT	NORTH	EAST
140	586709.865	1353713.641
159	586598.872	1353396.306
160	586581.518	1353586.182
161	586613.175	1353670.991
162	586709.172	1353721.178
163	586883.182	1353422.291
164	586879.546	1353462.125
165	586899.818	1353485.845
166	586915.550	1353698.419

- LEGEND**
- FOREST CONSERVATION EASEMENT
 - 10' PUBLIC TREE MAINTENANCE EASEMENT
 - 20' PRIVATE DRAINAGE AND UTILITY EASEMENT
 - DESIGNATES 25% OR GREATER SLOPES
 - PRIVATE 24' USE-IN-COMMON ACCESS EASEMENT
 - 40' PUBLIC ACCESS EASEMENT TO THE STORMWATER MANAGEMENT FACILITY ACROSS LOTS 5, 6, 7, 8 & 9 AND 40' PUBLIC DRAINAGE, WATER, SEWER & UTILITY EASEMENT

EASEMENT DETAIL
SCALE 1" = 50'

AREA TABULATION CHART	
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	11
BUILDABLE	11
NON-BUILDABLE	
OPEN SPACE	1
PRESERVATION PARCELS	
B. TOTAL AREA OF LOTS AND/OR PARCELS	4.074 AC.±
BUILDABLE	4.074 AC.±
NON BUILDABLE	
OPEN SPACE	2.182 AC.±
PRESERVATION PARCELS	
C. TOTAL AREA OF ROADWAY TO BE RECORDED	0.582 AC.±
INCLUDING WIDENING STRIPS	0.582 AC.±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	6.838 AC.±

LITTLE & ASSOCIATES, INC.
ENGINEERS--LAND PLANNERS--SURVEYORS
1055 TAYLOR AVENUE, SUITE 307
TOWSON, MARYLAND 21286
PHONE: 410-296-1636 FAX: 410-296-1639

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
Bryan for Peter Bsilenson 3/19/2010
HOWARD COUNTY HEALTH OFFICER DATE 1790

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chad Pennington 3/5/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Ant Shenker 6/22/10
DIRECTOR DATE

OWNER'S CERTIFICATE
KIMBERLY HOMES ELLICOTT PROPERTIES LLC BY SCOTT WADE, AUTHORIZED AGENT, 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 ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF 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 STREET 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 RIGHT-OF-WAYS.

WITNESS MY/OUR HANDS THIS 16 DAY OF February, 2009.

THE REQUIREMENTS OF SECTION 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.

Scott Wade
KIMBERLY HOMES ELLICOTT PROPERTIES LLC
BY: SCOTT WADE, AUTHORIZED AGENT

G.K.
WITNESS

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF ALL OF THE LANDS CONVEYED BY LEONEL F. BARAHONA AND CHERYL A. BARAHONA TO KIMBERLY HOMES ELLICOTT PROPERTIES LLC BY DEED DATED JANUARY 12, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER M.D.R. 8918 FOLIO 276 AND ALL OF THAT LAND CONVEYED BY FLORENCE P. GRIFFITH, SOLE SURVIVING DIRECTOR-TRUSTEE OF THE DEBRA CORP. UNTO KIMBERLY HOMES ELLICOTT PROPERTIES LLC BY DEED DATED SEPTEMBER 5, 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER M.D.R. 6637 FOLIO 254; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

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James G. Wiest 2-12-10
JAMES G. WIEST, PROFESSIONAL LAND SURVEYOR DATE
MARYLAND REGISTRATION NO. 21390

OWNER / DEVELOPER
KIMBERLY HOMES
ELLICOTT PROPERTIES LLC
P.O. BOX 6194
BALTIMORE, MARYLAND 21231
410-522-4987



RECORDED AS PLAT NUMBER 21182
ON 10/30/10 AMONG THE LAND RECORDS
OF HOWARD COUNTY, MARYLAND

DEBRA COURT
LOTS 1 - 11 AND OPEN SPACE LOT 12

A RESUBDIVISION OF LOT 80 OF SECTION 3,
GLENBROOK (PLAT C.M.P. NO. 4567) AND A
RESUBDIVISION OF PARCELS 812 & 1119

SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TAX MAP 2: GRIDS 2 AND 3 PARCELS 812, 918 AND 1119
ZONED: R-20
SCALE: 1" = 50' DATE: JANUARY 19, 2009

SHEET: 3 OF 4


COMPUTED: JGW DRAWN: ps
CHECKED: JGW J.O. #01571


F-09-070

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N49°29'00"E	27.07'
L2	N04°28'10"E	10.13'
L3	N15°29'18"E	59.73'
L4	N25°54'46"E	14.68'
L5	N43°22'53"W	13.42'
L6	N06°48'18"E	37.82'
L7	S74°32'06"E	35.19'
L8	N14°33'45"W	10.63'
L9	N35°22'50"W	42.86'
L10	N12°23'46"W	21.09'
L11	N05°03'15"E	27.90'
L12	N21°33'26"W	64.02'
L13	N84°45'38"W	33.39'

COORDINATE TABLE		
POINT	NORTH	EAST
141	587150.779	1353681.009
154	587172.138	1353448.699
163	586883.187	1353422.291
164	586879.546	1353462.125
165	586899.818	1353485.845
166	586915.550	1353698.419

LEGEND

 FOREST CONSERVATION EASEMENT

 DESIGNATES 25% OR GREATER SLOPES

AREA TABULATION CHART

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
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NON-BUILDABLE	
OPEN SPACE	1
PRESERVATION PARCELS	
B. TOTAL AREA OF LOTS AND/OR PARCELS	
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 TOWSON, MARYLAND 21286
 PHONE: 410-296-1636 FAX: 410-296-1639


APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
B. Wilson for Peter Zsilengon 3/19/2010
 HOWARD COUNTY HEALTH OFFICER DATE 1/9/20

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 3/5/10
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
West Sheppard 6/22/10
 DIRECTOR DATE

OWNER'S CERTIFICATE
 KIMBERLY HOMES ELLICOTT PROPERTIES LLC BY SCOTT WADE, AUTHORIZED AGENT, 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 ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE 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 STREET 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 RIGHT-OF-WAYS.
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 THE REQUIREMENTS OF SECTION 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.
Scott Wade
 KIMBERLY HOMES ELLICOTT PROPERTIES LLC
 BY: SCOTT WADE, AUTHORIZED AGENT

SURVEYOR'S CERTIFICATE
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James G. West 2-12-10
 JAMES G. WEST, PROFESSIONAL LAND SURVEYOR DATE
 MARYLAND REGISTRATION NO. 21390

OWNER / DEVELOPER
 KIMBERLY HOMES
 ELLICOTT PROPERTIES LLC
 P.O. BOX 6194
 BALTIMORE, MARYLAND 21231
 410-522-4987



RECORDED AS PLAT NUMBER 2103
 ON 6/30/10 AMONG THE LAND RECORDS
 OF HOWARD COUNTY, MARYLAND

DEBRA COURT
 LOTS 1 - 11 AND OPEN SPACE LOT 12
 A RESUBDIVISION OF LOT 80 OF SECTION 3,
 GLENBROOK (PLAT C.M.P. NO. 4567) AND A
 RESUBDIVISION OF PARCELS 812 & 1119
 SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 TAX MAP 24 GRIDS 2 AND 3 PARCELS 812, 918 AND 1119
 ZONED: R-20
 SCALE: 1" = 50' DATE: JANUARY 19, 2009
 SHEET: 4 OF 4

COMPUTED: JGW DRAWN: ps
 CHECKED: JGW J.O. #01571 **F-09-070**

