

GENERAL NOTES

1. "O" DENOTES IRON PIPE TO BE SET UNDER F-06-112.
2. COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 40BA AND 40EA.
3. SUBJECT PROPERTY ZONED RR-DEO PER 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE 7-28-2008.
4. A TREE MAINTENANCE EASEMENT RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAT OF SUBDIVISION IS RESERVED UPON ALL LOTS FRONTING ON THE SAID PUBLIC ROAD RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY-OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS. NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
5. ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
6. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY DEWBERRY & DAVIS, LLC AND VERIFIED BY SLL, ADCOCK & ASSOC., LLC ON OR ABOUT MARCH, 2007, AND A SUBMITTED PRELIMINARY (TECHNICALLY COMPLETE) PLAT BY BENCHMARK ENGINEERING, INC. ON 3/3/09.
7. THERE ARE NO WETLANDS, STREAMS, THEIR BUFFERS, 100 YEAR FLOODPLAIN OR STEEP SLOPES LOCATED WITHIN THE LIMITS OF NON-BUILDABLE PRESERVATION PARCEL 'H'.
8. 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' (14' SERVING MORE THAN ONE RESIDENCE);
 B) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.);
 C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS;
 D) STRUCTURES (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.
9. RESERVATION OF PUBLIC UTILITY AND PUBLIC FOREST CONSERVATION EASEMENTS
 THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") LOCATED IN, ON, OVER AND THROUGH LOTS 23 AND 24. ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER THE DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE PUBLIC FOREST CONSERVATION EASEMENTS, 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 A DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT TO THE COUNTY. THE COUNTY SHALL RECORD THE EASEMENTS AND RECORD THE DEEDS OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
10. STORMWATER MANAGEMENT FOR THESE LOTS WAS PROVIDED UNDER F-06-112.
11. FOREST CONSERVATION FOR THESE LOTS WAS PROVIDED UNDER F-06-112.
12. LOTS 23 AND 24 ARE CONNECTED TO THE SHARED SEWAGE DISPOSAL FACILITY GOVERNED BY SECTION 18.1200 et seq. OF THE HOWARD COUNTY CODE. THE DEVELOPER IS OBLIGATED TO CONSTRUCT THE FACILITY UNDER THE PROVISION OF DEVELOPER AGREEMENT NO. 50-4436-D DATED 1/11/2013. A BUILDING PERMIT FOR LOTS 23 AND 24 MAY NOT BE ISSUED UNTIL THE CONSTRUCTION OF THE FACILITY IS COMPLETED. ACTIVITY ON THESE LOTS IS RESTRICTED AND IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RIGHT-OF-ENTRY, AND RESTRICTIONS FOR SHARED DISPOSAL FACILITY INTENDED TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. LOTS 23 AND 24 SHALL BE ASSESSED SHARED SEWAGE DISPOSAL FACILITIES CHARGES AND ASSESSMENTS PURSUANT TO SECTIONS 20.800 et seq. OF THE HOWARD COUNTY CODE.
13. THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY, TO THE BEST OF OUR KNOWLEDGE.
14. THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH (5th) EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND AMENDED ZONING REGULATIONS PER COUNCIL BILL 50-2001. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS OR PARCELS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE BUILDING OR GRADING PERMIT APPLICATION.
15. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE).
16. APPLICABLE DPZ FILES REFERENCES: SP-03-03, WP-03-056, F-06-112, WP-08-089, WP-06-136, WP-07-074, WP-09-046, WP-11-170.
17. THERE ARE NO EXISTING RESIDENTIAL STRUCTURES LOCATED ON THIS SITE.
18. LANDSCAPING FOR THESE LOTS IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED IN THE ROAD CONSTRUCTION PLAN SET OF F-06-112 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
19. SUBDIVISION RECORD PLAT FOR OWINGS PROPERTY LOT 5, LOTS 17-22, NON-BUILDABLE PARCELS 'F' & 'G', AND NON-BUILDABLE BULK PARCEL 'H', RECORDED ON 1/18/2013 AS PLAT 22220 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
20. REQUESTS FOR SUBMITTAL EXTENSIONS WP-08-089, WP-09-046 & WP-11-170 WERE APPROVED.

| CURVE TABLE | | | | |
|-------------|---------|--------|-------------|------------|
| CURVE | RADIUS | LENGTH | CHD. BRC. | CHD. DIST. |
| C1 | 170.00' | 46.39' | S05°42'06"E | 46.25' |
| C2 | 55.00' | 40.60' | S34°39'58"E | 39.68' |

| DENSITY EXCHANGE CHART | |
|---|---|
| GROSS AREA | 25.6284 AC.± |
| 100-YEAR FLOODPLAIN AREA & STEEP SLOPES | 0.71 AC.± |
| NET TRACT AREA | 24.9184 AC.± |
| DWELLING UNITS ALLOWED (as matter of right) | 25.6284 AC.± @ 1 DU per 4.25 GROSS ACRES = 6 |
| MAXIMUM DWELLING UNITS ALLOWED W/ DEO'S | 24.9184 AC.± @ 1 DU per 2.00 NET ACRES = 12 |
| PROPOSED DWELLING UNITS | 8 (6 in phase 1 and 2 in phase 2) |
| NUMBER OF DEO UNITS TO BE RECEIVED | 8 - 8 (base density) = 2 |
| SENDING PARCEL INFORMATION | 2 DEO'S FOR PHASE 2 MURRAY PROPERTY TAX MAP: 6 GRID: 18 PARCEL: 70 4743/316 |

PLAN VIEW
SCALE: 1" = 50'

OWNER/DEVELOPER:
SK HOMES AT HIGHLAND OWINGS, LLC
7090 SAMUEL MORSE DRIVE
SUITE 500
COLUMBIA, MARYLAND 21046
(410) 312-5160



OWNER'S CERTIFICATE

"SK HOMES AT HIGHLAND OWINGS, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES 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 EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS DAY OF FEBRUARY, 2013." THE SHARED SEPTIC SYSTEM WILL BE AVAILABLE TO LOTS 23 AND 24. PLANS FOR THE FACILITY INCLUDING ANY NECESSARY POINT OF DISCHARGE HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT

Stewart Kret (Owner) Date: 2/27/2013
 Witness: Charles [Signature]

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'H', AS SHOWN ON PLAT NO. 22220, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, WHICH IS A RESUBDIVISION OF PART OF LOT 5, AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "HARWOOD W. OWINGS PROPERTY, LOTS 3, 4 & 5, SHEETS 1 & 2 OF 2" RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NUMBERS 5669 AND 5670; SAID PART OF LOT 5 BEING ALL OF THE LAND CONVEYED BY SASR HOLDINGS, LLC., BY DEED DATED DECEMBER 28, 2011 AND RECORDED AMONG SAID LAND RECORDS IN LIBER 13705, FOLIO 310, 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.

C. Vernon Kelly
 Professional Land Surveyor
 Maryland Licence No. 10977 (Exp. 7/25/2014)
 Date: 22 Feb '13

THE REQUIREMENTS § 3-108, OF 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] 22 Feb '13
 (Signature Of Platting Surveyor) Date

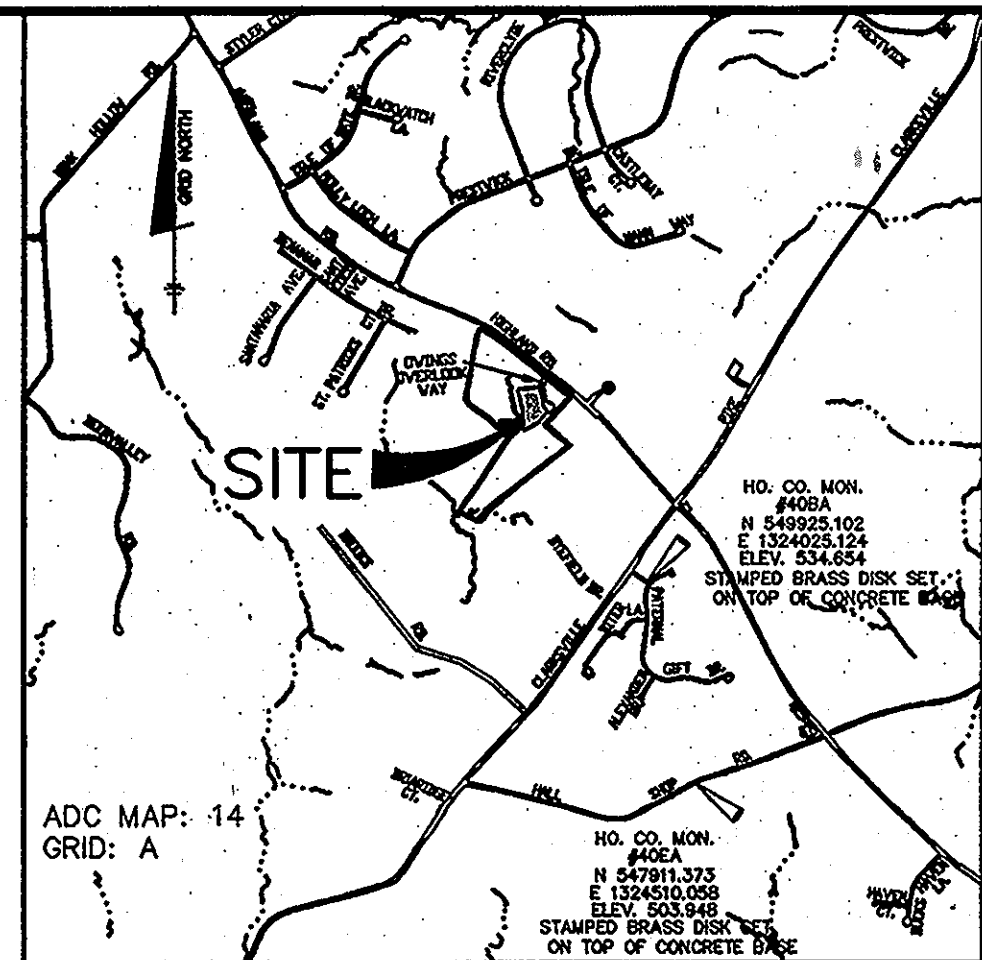
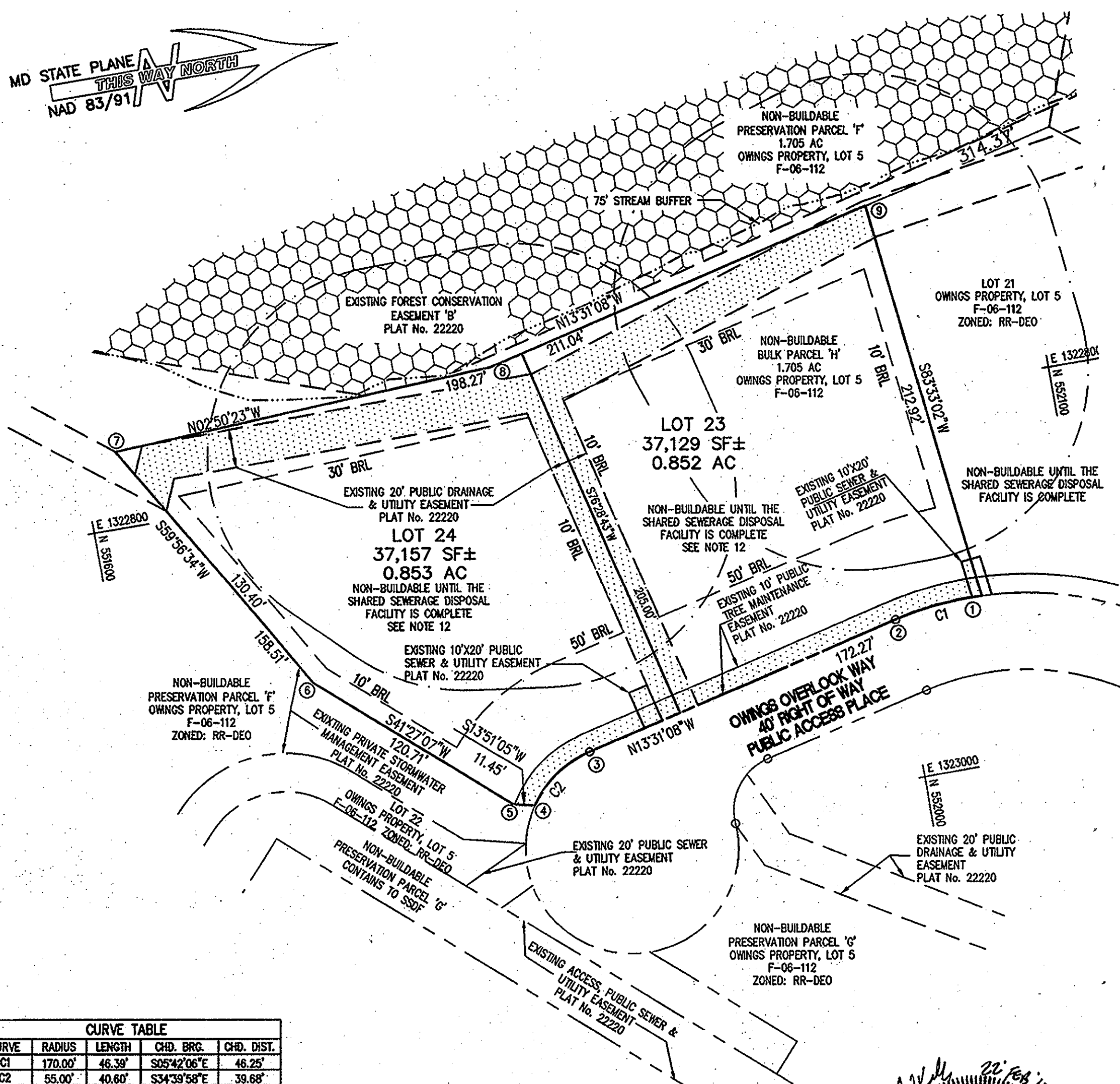
SK HOMES AT HIGHLAND OWINGS, LLC
 (Name of Firm or Partnership That Owns The Property Being Recorded By This Plat)
 [Signature] 2/27/2013
 Stewart Kret (Owner) Date:
 SK Homes at Highland Owings, LLC

Howard County Health Department
 APPROVED FOR PRIVATE WATER AND SHARED SEPTIC SYSTEMS. USE OF THE SHARED SEPTIC SYSTEM IS IN CONFORMANCE WITH THE COUNTY PLAN.

Approved for Murray Roseman 3/25/2013
 Howard County Health Officer Date: 7/9/13

APPROVED: Howard County Department of Planning and Zoning

[Signature] 3/28/13
 Chief, Development Engineering Division Date
 [Signature] 3/28/13
 Director Date



VICINITY MAP
 SCALE: 1" = 2000'
 ADC MAP: 14 GRID: A

| COORDINATE CHART(NAD' 83/91) | | |
|------------------------------|---------------|----------------|
| No. | NORTHING | EASTING |
| 1 | N 552045.3498 | E 1322912.1777 |
| 2 | N 551999.3321 | E 1322916.7723 |
| 3 | N 551831.8352 | E 1322957.0430 |
| 4 | N 551799.1955 | E 1322979.6153 |
| 5 | N 551788.0743 | E 1322976.8731 |
| 6 | N 551697.6017 | E 1322896.9647 |
| 7 | N 551618.2107 | E 1322759.7725 |
| 8 | N 551816.2415 | E 1322749.9495 |
| 9 | N 552021.4340 | E 1322700.6141 |

SEPTIC DESIGN FLOW CALCULATION
 A.) 5 LOTS x 5 BEDROOMS x 150 = 3750 GPD
 B.) 2 LOTS x 4 BEDROOMS x 150 = 1200 GPD
 C.) THE DESIGN FLOW FOR THE OWINGS PROPERTY LOT 5 SHARED SEPTIC SYSTEM = 4750 GPD

AREA TABULATION CHART - THIS SUBDIVISION

| | |
|--|-----------|
| TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | |
| BUILDABLE LOTS | 2 |
| OPEN SPACE | 0 |
| BUILDABLE PRESERVATION PARCELS | 0 |
| NON-BUILDABLE PRESERVATION PARCELS | 0 |
| NON-BUILDABLE BULK PARCELS | 0 |
| TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED | |
| BUILDABLE LOTS | 1.71± AC. |
| OPEN SPACE | N/A |
| BUILDABLE PRESERVATION PARCELS | N/A |
| NON-BUILDABLE PRESERVATION PARCELS | N/A |
| NON-BUILDABLE BULK PARCELS | N/A |
| TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS) | N/A |
| TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED | 2 |
| TOTAL AREA OF SUBDIVISION TO BE RECORDED | 1.71± AC. |

The Sole Purpose of Plat is to Resubdivide Non-Buildable Bulk Parcel 'H', previously recorded as Plat No. 22220 into two (2) buildable lots (Lots 23 and 24).

Recorded As Plat 22225 on 4/13/13 Among The Land Records Of Howard County, Maryland.

SUBDIVISION RECORD PLAT
OWINGS PROPERTY - LOT 5
PHASE 2
LOTS 23 AND 24
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL H PREVIOUSLY RECORDED AS PLAT NO. 22220
 5th ELECTION DISTRICT, TAX MAP # 40, TM PARCEL 44 GRID 4, ZONE: RR-DEO
 HOWARD COUNTY, MARYLAND
 DATE: FEBRUARY 18, 2013
 SCALE: 1"=50' SHEET 1 OF 1

PREPARED BY: **AB CONSULTANTS, INC.**
 9450 ANNAPOLIS ROAD
 LANHAM, MARYLAND 20706
 PHONE: (301) 306-3091
 FAX: (301) 306-3092