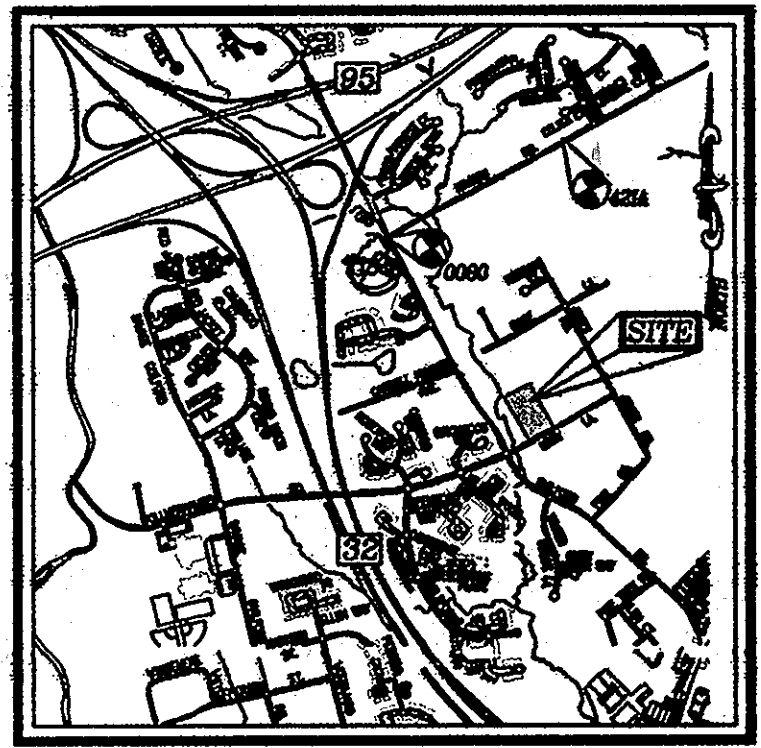


GENERAL NOTES

- COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY.
- THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY CLARK, FINEROCK & SACKET DATED AUGUST 2002.
- BRL DENOTES RESTRICTION LINE.
- Ø DENOTES REBAR WITH CAP SET.
- DENOTES IRON PIPE OR IRON BAR FOUND.
- ⊙ DENOTES ANGLE CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED R-12 PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN AND THE COMP. LITE ZONING REGULATIONS EFFECTIVE ON 07/28/2006, AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/02/2003 PER COUNCIL BILL 75-2003.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH -- 12' (16' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE -- 7 INCHES OF PERMEABLE CONCRETE WITH 12 INCHES ASTM C-33 3/4" TO 2" STONE SUB-BASE;
 - GEOMETRY -- MAX. 14% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES) -- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
 - DRAINAGE ELEMENTS -- CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - STRUCTURE CLEARANCES -- MINIMUM 12 FEET
 - MAINTENANCE -- SUFFICIENT TO INSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREA.
- FOR FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.200 OF THE HOWARD COUNTY CODE; FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAVE BEEN FULFILLED BY 0.17 AC. OF RETENTION AND 0.28 AC. OF REFORESTATION PROVIDED ON-SITE.
 - THE REMAINING 0.29 AC. IS PROVIDED IN AN OFFSITE EASEMENT LOCATED AT THE "NORDAU SUBDIVISION", SECTION E-4, LOTS 8 & 9 (TAX MAP 42, PARCELS 136, LOTS 8 & 9) UNDER F-11-D.A.O.
 - SURETY IN THE AMOUNT OF \$38,643.00 IS TO BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT.
 - REFORESTATION ON-SITE - 0.28AC. (12,197 SF x .50 = \$7,581.00)
 - REFORESTATION OFF-SITE - 3.51 AC. (152,895.6 SF x .20 = \$30,580.00)
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOTS 1 THROUGH 13. ANY CONVEYANCES OF THE FORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY SAID IN THE DEEDS CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH 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 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, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- LANDSCAPING IS BEING PROVIDED IN ACCORDANCE WITH SECTION 16.124(a)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL SURETY IN THE AMOUNT OF \$13,350.00 (29 STREET TREES X \$300.00 EACH = \$8,700) + (14 SHADE TREES X \$300.00 EACH = \$4,200) + (3 EVERGREEN TREES X \$150.00 = \$450.00).
- OPEN SPACE CALCULATION:
 - OPEN SPACE REQUIRED 3.44 AC. x 0.40 = 1.37 AC.
 - OPEN SPACE PROVIDED 1.37 AC.
 - RECREATION OPEN SPACE REQUIRED 10 LOTS @ 200 SF = 2,000 SF
 - RECREATION OPEN SPACE PROVIDED (OPEN SPACE LOT 11) 2,046 SF
- OPEN SPACE LOTS 11, 12 & 13 WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- FOREST STAND DELINEATION PLAN AND WETLAND REPORT, ANALYSIS DATED DECEMBER, 2002, PREPARED BY ENVIRONMENTAL SYSTEMS. THERE ARE NO WETLANDS ON THIS SITE.
- THERE ARE NO 100 YEAR FLOODPLAINS ON THIS SITE.
- STORMWATER MANAGEMENT (CIV. REV. AND WOV) IS PROVIDED FOR THE DEVELOPMENT BY ENVIRONMENTAL SITE DESIGN UTILIZING MICRO- BIORETENTION, RAIN BARRELS, PERVIOUS DRIVEWAYS AND SIDEWALKS. THE MICRO-BIORETENTION FACILITIES TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- APFD TRAFFIC STUDY PREPARED BY STREET TRAFFIC STUDIES, LTD., DATED DECEMBER 2002 AND APPROVED BY SKETCH PLAN DATED APRIL 28, 2003.
- TO THE BEST OF THE OWNER'S KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON THIS SITE.
- NOISE STUDY IS NOT REQUIRED BASED ON DESIGN MANUAL/SECTION 5.2.F GUIDELINES.
- THIS SITE IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- THIS PROJECT IS IN CONFORMANCE WITH THE 5TH EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS.
- DEP REFERENCE: S-03-011, P-07-15, WP-10-023.
- INGRESS EGRESS AND MAINTENANCE OF THE PRIVATE ACCESS PLACE IS PURSUANT TO THE DECLARATION OF RIGHT OF ACCESS AND MAINTENANCE OBLIGATIONS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- THE 4' X 10' CONCRETE PAD (4 INCHES IN DEPTH) LOCATED ADJACENT TO GLENROSSIN PLACE, 24' PRIVATE ACCESS PLACE AND THE WESTERN EDGE OF MARY LANE (EXISTING 40' RIGHT-OF-WAY) ON OPEN SPACE LOT 12 SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION PURSUANT TO THE DECLARATION OF RIGHT OF ACCESS AND MAINTENANCE OBLIGATIONS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 11/11/09. THE HOMEOWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.
- THIS PLAN IS SUBJECT WP-10-059 APPROVED NOVEMBER 18, 2009 TO WAVE SECTION 16.121(a)(3)(B) - PARKING LOT ISLANDS, DRIVEWAY EASEMENTS SERVING NON-OPEN SPACE USES, OVERHEAD UTILITY TRANSMISSION LINES, AND NARROW STRIPS UNDER 35 FEET WIDE MAY NOT COUNT TOWARDS MINIMUM OPEN SPACE REQUIREMENTS TO PROVIDE CREDITED OPEN SPACE AREAS LESS THAN 35' IN WIDTH SUBJECT TO THE OPEN SPACE LOTS MUST BE DEDICATED TO THE HOMEOWNERS ASSOCIATION.

COORDINATE LIST

NO.	NORTHING	EASTING
200	540775.8447	1384589.1898
201	540730.9603	1384317.6350
202	540870.3928	1384589.9179
508	540415.2772	1384821.4527



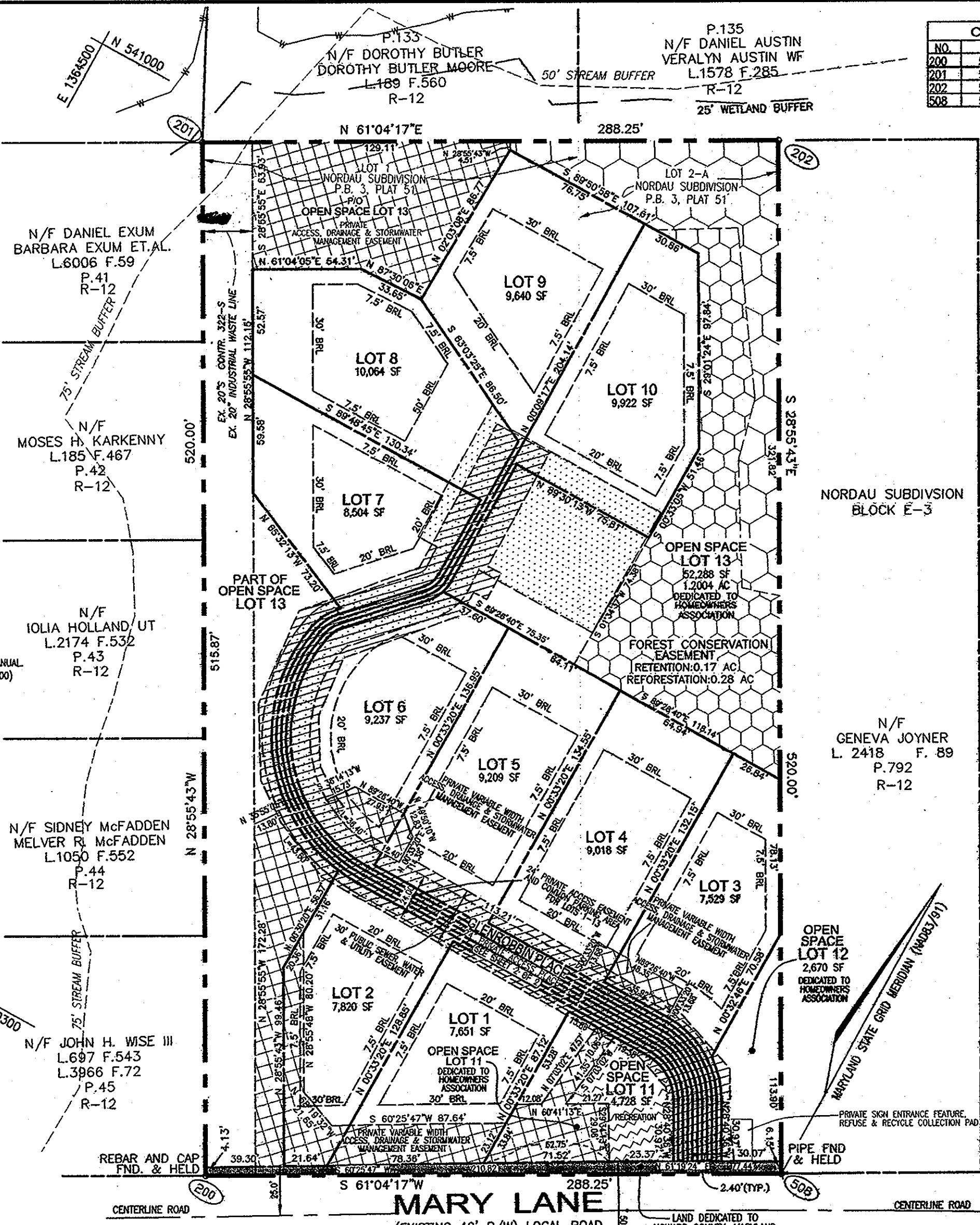
VICINITY MAP
SCALE: 1"=2000'
ADC MAP: 5053 K6

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
1	7,651 SF	250 SF	7,401 SF
2	7,820 SF	418 SF	7,402 SF
3	7,529 SF	126 SF	7,403 SF
4	9,018 SF	279 SF	8,739 SF
5	9,209 SF	429 SF	8,780 SF
6	9,237 SF	576 SF	8,661 SF
7	8,504 SF	954 SF	7,550 SF
8	10,064 SF	1,180 SF	8,884 SF
9	9,640 SF	1,261 SF	8,379 SF
10	9,922 SF	1,232 SF	8,690 SF

LEGEND

- 30' PUBLIC SEWER, WATER & UTILITY EASEMENT
- 24' PRIVATE ACCESS EASEMENT AND COMMON PARKING AREA FOR LOTS 1-13
- AREA DEDICATED TO HOWARD COUNTY FOR A PUBLIC ROAD
- RECREATION OPEN SPACE AREA 2,046 SQ.FT.
- FOREST CONSERVATION EASEMENT REFORESTATION AREA
- FOREST CONSERVATION EASEMENT RETENTION AREA
- PRIVATE ACCESS, DRAINAGE & STORMWATER MANAGEMENT EASEMENT



AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	10
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	3
TOTAL NUMBER OF LOTS TO BE RECORDED.....	13
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	2.6338 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	1.3702 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	3.4040 AC
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.0370 AC
TOTAL AREA TO BE RECORDED.....	3.4410 AC

OWNER/DEVELOPER
HOWARD COUNTY HOUSING COMMISSION
6751 COLUMBIA GATEWAY DRIVE
3RD FLOOR, GATEWAY BUILDING
COLUMBIA, MARYLAND 21044
410-313-6316

ROBERT H. VOGEL ENGINEERING, INC.
8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
410-461-7666

THE REQUIREMENTS OF §8108, 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.

Thomas M. Hoffman 9-07-10
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267
[Signature] Nov 9 2010 DATE
HOWARD COUNTY HOUSING COMMISSION AUTHORIZED SIGNATURE

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

[Signature] 12/16/10
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 12/9/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 12/20/10
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, HOWARD COUNTY HOUSING COMMISSION, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, AND FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 9TH DAY OF NOVEMBER, 2010.

[Signature]
HOWARD COUNTY HOUSING COMMISSION AUTHORIZED SIGNATURE

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LAND CONVEYED BY WILLIAM C. SMITH TO THE HOWARD COUNTY HOUSING COMMISSION BY A DEED DATED JUNE 3, 2002 AND RECORDED IN LIBER 6243 AT FOLIO 570 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN 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 AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

[Signature] 9-07-10
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267



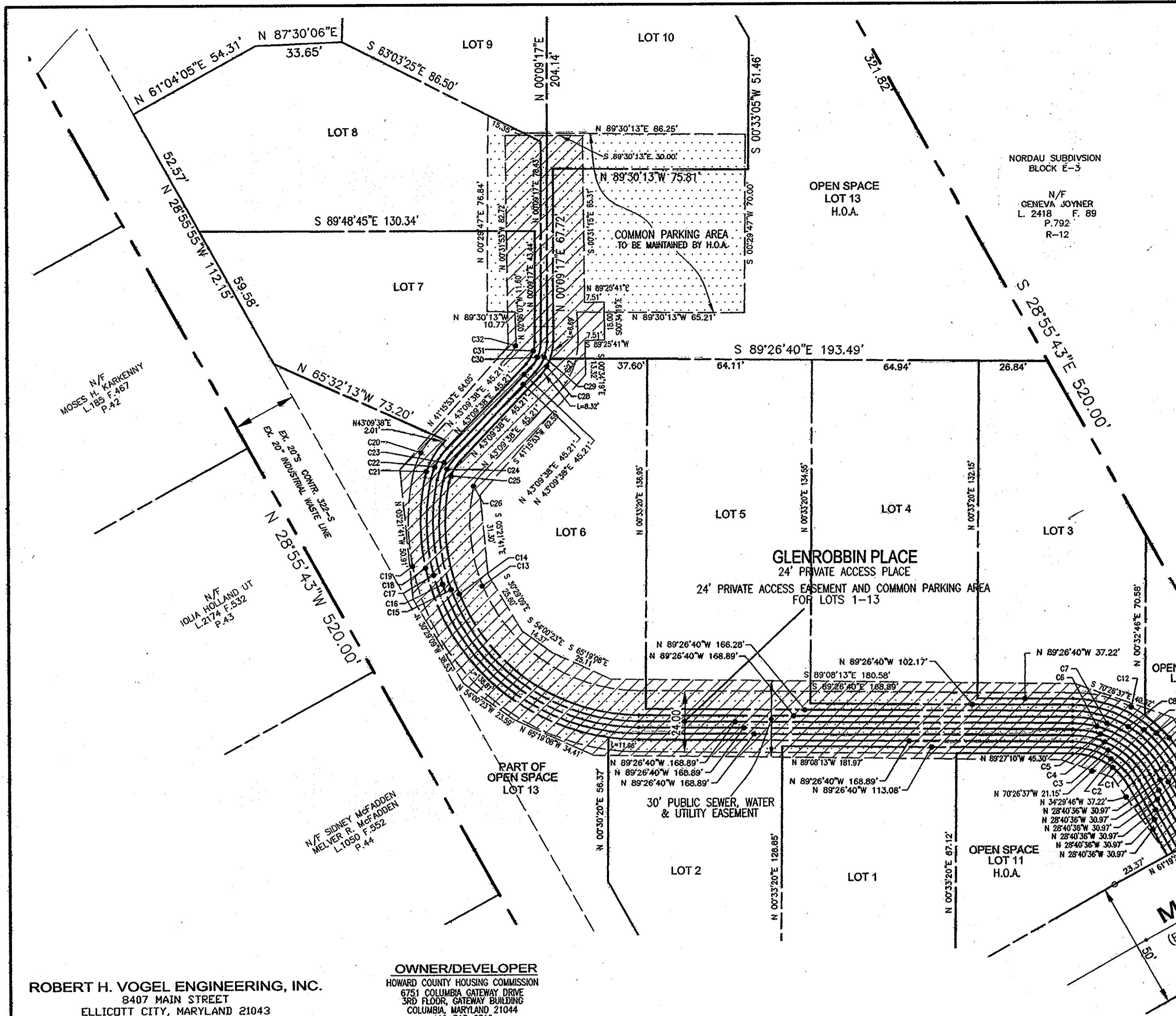
RECORDED AS PLAT No. 21415 ON 12/21/10
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
THE GLENS AT GUILFORD
LOTS 1-10 & OPEN SPACE LOTS 11-13
RESUBDIVISION OF LOTS 1 & 2A, NORDAU SUBDIVISION
PARCEL 46 & 815, BLOCK E-3
ZONED R-12

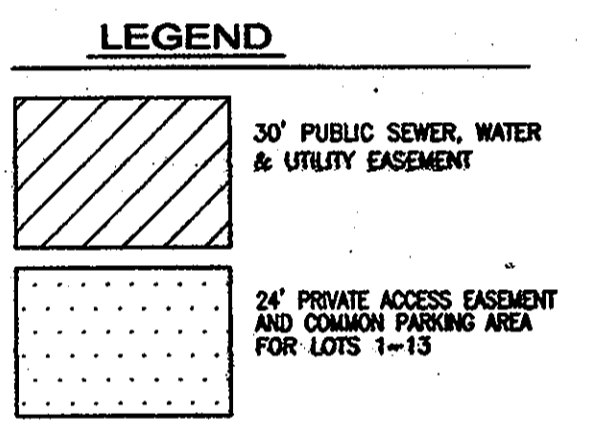
TAX MAP No. 47, BLK. 6, PARCEL Nos: 46 & 815
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' SEPTEMBER 7, 2010



SHEET No. 1 OF 2
F-09-112



CURVE DATA TABLE						
CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD LENGTH	CHORD BEARING
C1	25.00'	26.51'	14.66'	60°46'04"	25.29'	S 59°03'38" E
C2	27.40'	29.06'	16.06'	60°46'04"	27.72'	S 59°03'38" E
C3	29.80'	31.61'	17.47'	60°46'04"	30.15'	S 59°03'38" E
C4	32.20'	34.15'	18.88'	60°46'04"	32.57'	S 59°03'38" E
C5	34.60'	36.70'	20.29'	60°46'04"	35.00'	S 59°03'38" E
C6	37.00'	39.24'	21.69'	60°46'04"	37.43'	S 59°03'38" E
C7	39.40'	41.79'	23.10'	60°46'04"	39.86'	S 59°03'38" E
C8	41.80'	44.33'	24.51'	60°46'04"	42.28'	S 59°03'38" E
C9	44.20'	46.88'	25.91'	60°46'04"	44.71'	S 59°03'38" E
C10	46.60'	49.42'	27.32'	60°46'04"	47.14'	S 59°03'38" E
C11	49.00'	51.97'	28.73'	60°46'04"	49.57'	S 59°03'38" E
C12	51.40'	54.51'	30.14'	60°46'04"	52.00'	S 59°03'38" E
C13	53.80'	57.06'	31.55'	60°46'04"	54.43'	S 59°03'38" E
C14	56.20'	59.60'	32.96'	60°46'04"	56.86'	S 59°03'38" E
C15	58.60'	62.15'	34.37'	60°46'04"	59.29'	S 59°03'38" E
C16	61.00'	64.69'	35.78'	60°46'04"	61.72'	S 59°03'38" E
C17	63.40'	67.24'	37.19'	60°46'04"	64.15'	S 59°03'38" E
C18	65.80'	69.78'	38.60'	60°46'04"	66.58'	S 59°03'38" E
C19	68.20'	72.33'	40.01'	60°46'04"	69.01'	S 59°03'38" E
C20	70.60'	74.87'	41.42'	60°46'04"	71.44'	S 59°03'38" E
C21	73.00'	77.42'	42.83'	60°46'04"	73.87'	S 59°03'38" E
C22	75.40'	79.96'	44.24'	60°46'04"	76.30'	S 59°03'38" E
C23	77.80'	82.51'	45.65'	60°46'04"	78.73'	S 59°03'38" E
C24	80.20'	85.05'	47.06'	60°46'04"	81.16'	S 59°03'38" E
C25	82.60'	87.60'	48.47'	60°46'04"	83.59'	S 59°03'38" E
C26	85.00'	90.14'	49.88'	60°46'04"	86.02'	S 59°03'38" E
C27	87.40'	92.69'	51.29'	60°46'04"	88.45'	S 59°03'38" E
C28	89.80'	95.23'	52.70'	60°46'04"	90.88'	S 59°03'38" E
C29	92.20'	97.78'	54.11'	60°46'04"	93.31'	S 59°03'38" E
C30	94.60'	100.32'	55.52'	60°46'04"	95.74'	S 59°03'38" E
C31	97.00'	102.87'	56.93'	60°46'04"	98.17'	S 59°03'38" E
C32	99.40'	105.41'	58.34'	60°46'04"	100.60'	S 59°03'38" E



THE REQUIREMENTS OF §8108, 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.

Thomas M. Hoffman, Jr. 9.07.10
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267
[Signature] Nov. 9, 2010
 HOWARD COUNTY HOUSING COMMISSION DATE
 AUTHORIZED SIGNATURE

ROBERT H. VOGEL ENGINEERING, INC.
 8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 410-461-7666

OWNER/DEVELOPER
 HOWARD COUNTY HOUSING COMMISSION
 6751 COLUMBIA GATEWAY DRIVE
 3RD FLOOR, GATEWAY BUILDING
 COLUMBIA, MARYLAND 21044
 410-313-6316

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

B. Wilson for Peter Beilenson 12/16/10
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

[Signature] 12/11/10
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 12/20/10
 DIRECTOR DATE

OWNER'S CERTIFICATE

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[Signature]
 HOWARD COUNTY HOUSING COMMISSION
 AUTHORIZED SIGNATURE
[Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

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Thomas M. Hoffman, Jr. 9.07.10
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267



RECORDED AS PLAT No. 24416 ON 12/21/10
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION
 THE GLENS AT GUILFORD
 LOTS 1-10 & OPEN SPACE LOTS 11-13**

RESUBDIVISION OF LOTS 1 & 2A, NORDAU SUBDIVISION
 PARCEL 46 & 815, BLOCK E-3

ZONED R-12

TAX MAP No. 47 BLK. 6 PARCEL Nos. 46 & 815

SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: 1" = 30' SEPTEMBER 7, 2010

GRAPHIC SCALE

SHEET No. 2 OF 2
 F-09-112