

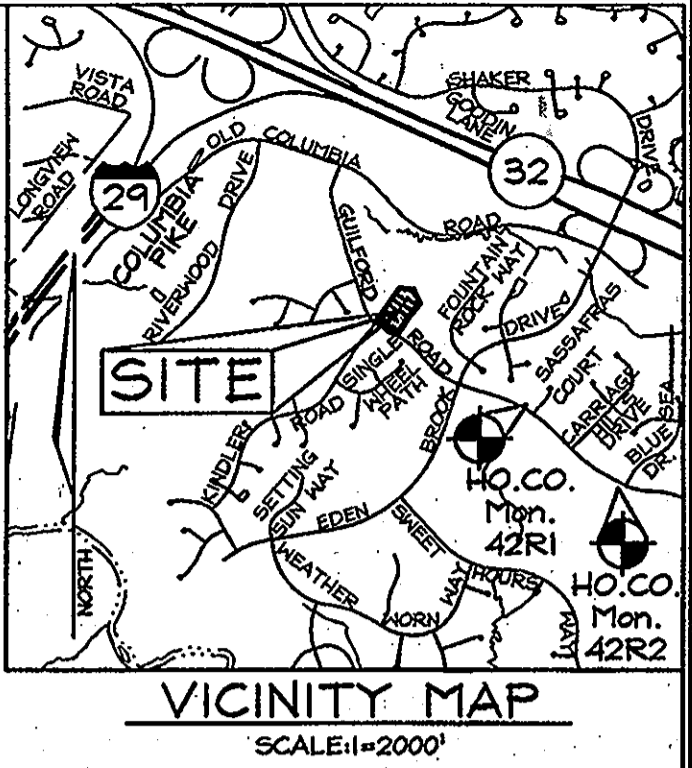
**Professional Certification**  
I hereby certify that these documents were prepared by me or under my responsible charge, and that I am a duly licensed Property Line Surveyor under the Laws of the State of Maryland, License No. 135, Expiration Date 4/12/2012.

| LOT NUMBER | GROSS AREA (SF) | PIPESTEM AREA (SF) | MINIMUM LOT SIZE (SF) |
|------------|-----------------|--------------------|-----------------------|
| 2          | 8,035±          | 497±               | 8,538±                |
| 3          | 9,148±          | 552±               | 8,596±                |
| 4          | 9,286±          | 800±               | 8,486±                |
| 5          | 10,052±         | 1,069±             | 8,983±                |
| 7          | 11,046±         | 1,200±             | 9,846±                |
| 8          | 9,553 ±         | 907±               | 8,646±                |
| 9          | 13,147 ±        | 1,580±             | 11,566±               |

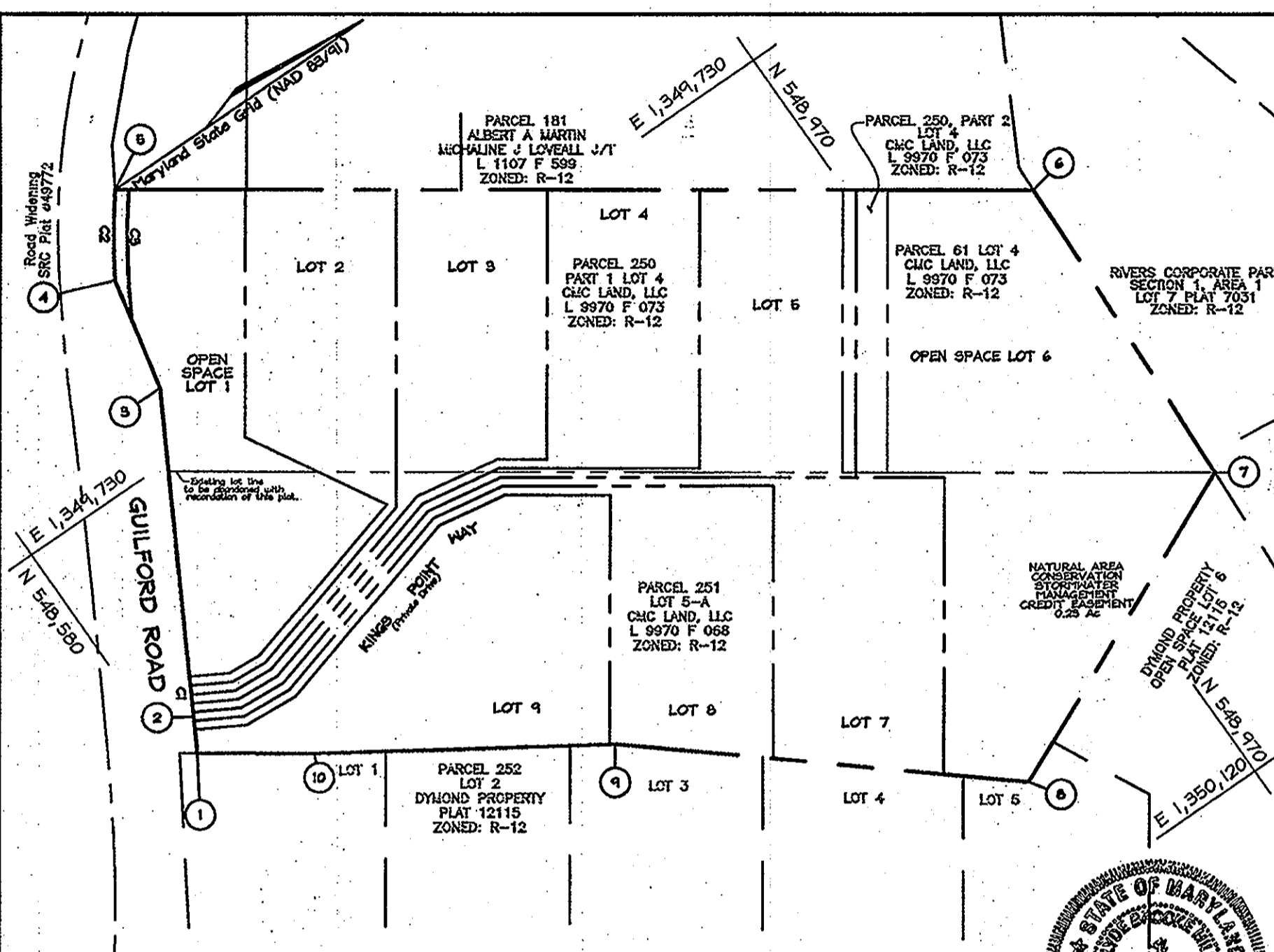
| POINT | NORTHING     | EASTING        |
|-------|--------------|----------------|
| 1     | 548,589.3172 | 1,349,845.1925 |
| 2     | 548,597.5419 | 1,349,830.6924 |
| 3     | 548,669.3027 | 1,349,701.2651 |
| 4     | 548,680.4389 | 1,349,650.2668 |
| 5     | 548,704.2069 | 1,349,616.1611 |
| 6     | 549,038.5153 | 1,349,849.2022 |
| 7     | 549,032.0114 | 1,349,999.7327 |
| 8     | 548,884.8679 | 1,350,066.5653 |
| 9     | 548,743.8879 | 1,349,947.7196 |
| 10    | 548,631.7646 | 1,349,874.9825 |

**Reservation Of Public Utility Easements**  
"Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage, other public utilities and forest conservation (designated as "Forest Conservation Area") located in, on, over, and through lots 1-10. Any conveyances of the aforesaid lots shall be subject to easements herein reserved, whether or not expressly stated in deed(s) conveying said lot(s). Developer shall execute and deliver deeds for easements herein reserved to Howard County, with a Metes and Bounds Description of 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 obligation under the Forest Conservation Installation and Maintenance Agreement executed by 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."

|  |                 |
|--|-----------------|
| Public Water, Sewer, & Utility Easement.   | [Hatch Pattern] |
| Private Use-In-Common Access, Drainage, Stormwater Management, & Utility Easement. | [Hatch Pattern] |
| Private Drainage & Utility Easement.   | [Hatch Pattern] |
| 10' Public Tree Maintenance Easement.  | [Hatch Pattern] |
| Existing Public Forest Conservation Easement.                                      | [Hatch Pattern] |
| Public Forest Conservation Easement.   | [Hatch Pattern] |
| Wetlands Area.   | [Hatch Pattern] |
| Private Stormwater Management Easement.  | [Hatch Pattern] |



- General Notes continued...
- Landscaping in accordance with Section 16.124 of the Howard County Code and Landscape Manual shall be provided as shown on the Landscape Plan. Landscaping in accordance with Section 16.124 of the Howard County Code and Landscape Manual shall be provided as shown on the Landscape Plan, Sheet 4. Financial surety for the required perimeter landscaping will be posted as part of the Developer's Agreement for the Site Development Plan in the amount of \$7,800.00 (17 shade trees @ \$300.00 each, 4 ornamental trees @ \$150.00 each, and 14 evergreen trees @ \$150.00 each).
  - This plan complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation by providing 0.18 acres of retention and 0.05 Ac. of reforestation on-site in the Forest Conservation Easement. The easement will partially contain priority areas of wetland and wetland buffer. The remaining 0.43 acres of obligation will be fulfilled by a fee-in-lieu payment of \$14,048.10 (18,730.8 s.f. @ \$0.75/s.f.). The total forest conservation obligation met on this site is 0.23 acres, with a total forest conservation surety amount of \$2,658 (retention of 7,840.80 s.f. x \$0.20 + reforestation planting of 2,178 s.f. x \$0.50/s.f.).
  - A Use-in-Common Access Maintenance Agreement between lots 2-5 and 7-9 and Open Space Lots 1 and 6 and trash pad maintenance shall be recorded simultaneously with this final plat in the Land Records Office of Howard County, MD.
  - This final plat is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill No. 45-2003 and the Amended Zoning Regulations per Council Bill No. 75-2003. Development or construction on this property 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 applications.
  - The open space shown hereon is hereby dedicated to a Home Owners Association for the residents of this subdivision and recording references of the Articles of Incorporation and restrictions are shown hereon.
  - Articles of Incorporation for the Homeowners Association were accepted by the State Department of Assessment and Taxation on 2/23/12, Incorporation number D14529580.
  - 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 unless approved by the department of Planning and Zoning.
  - There are no floodplains, steep slopes, streams, historic structures or cemeteries on-site.
  - Areas not meant to be taken for exact are marked more or less (+/-).
  - Previous DPZ File Nos.: S-06-014, Sketch Plan, approved June 15, 2007, P-08-004, Preliminary Plan, approved February 26, 2009, WP-11-018 and WP-12-004.
  - Storm water management quantity & quality is provided as necessary in accordance with the 2010 Stormwater Management Manual. Water quality is provided through the proposed Pocket Sand Filter Facility and through the Sheetflow to Buffer Credit for Lot 7. Recharge is provided, for the entire site, through the Grass Channel Credit. Channel protection is provided through one year extended detention within the proposed Pocket Sand Filter Facility. The facility is privately owned and maintained by H.O.A.
  - The project is in conformance with the latest Howard County Standards unless waivers have been approved.
  - This plan is subject to a design manual waiver from section 2.5.2.H and Figure 2.17 of Design Manual Volume III to allow the use of stopping sight distance on a Major Collector and higher classification roadway. Waiver was approved on 8/22/06.
  - A waiver from section 5.4.B.6 of Howard County Design Manual, Volume II, Water and Sewer, to allow the sewer line to be closer than 25 feet but no closer than 15 feet was approved on May 28, 2008.
  - A waiver from Section 2.6.A of Howard County Design Manual, Volume III, Roads and Bridges, to allow a Use-in-Common driveway to serve more than six (6) dwelling units (7 dwelling units approved), was approved on December 17, 2008.
  - Development Engineering Division has agreed to allow water quality (WQv) and channel protection (CPv) to be treated jointly within the proposed pocket sand filter.
  - The Forest Conservation Easement has been established to fulfill the requirements of Section 16.1200 of the 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.
  - Plat subject to waiver petitions WP-11-018 and WP-12-004 from sections 16.144.(p) and 16.144.(a) and approved by the Planning Director on September 10, 2010 and July 27, 2011 respectively. The waivers grant a one (1) year extension to submittal of the Developer's Agreement for processing and submittal of original plats for signature.



LOCATION MAP  
SCALE: 1:60

**PURPOSE NOTE**

The purpose of this plat is to Resubdivide Lots 4 and 5-A into 7 buildable lots and 2 open space lots.

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

*C. Brooke Miller* 2/20/2012  
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

*Cindy Delzoppo* member 2/7/2012  
Cindy Delzoppo, CMC LAND, LLC Date

| CURVE | RADIUS  | ARC LENGTH | DELTA     | TANGENT | CHORD              |
|-------|---------|------------|-----------|---------|--------------------|
| C1    | 858.51' | 16.67'     | 01°06'45" | 8.34    | S60°26'15"E 16.67' |
| C2    | 394.00' | 41.59'     | 06°02'53" | 20.81   | N55°07'40"W 41.57' |
| C3    | 387.98' | 59.46'     | 08°46'49" | 29.79   | N56°26'49"E 59.40' |

| DESCRIPTION   | SHEET NO. |
|---|-----------|
| Title Sheet   | 1 of 2    |
| Plat for Lots 2 - 5, 7 - 9, and Open Space Lots 1 & 6 | 2 of 2    |

**AREA TABULATION CHART**

- Total number of Buildable Lots to be recorded: 7
- Total area of Buildable Lots to be recorded: 1.636 Acres±
- Total number of Open Space Lots to be recorded: 2
- Total area of Open Space Lot to be recorded: 0.867 Acres±
- Area of right-of-way to be recorded: 0.007 Acres±
- Total area of Subdivision to be recorded: 2.510 Acres±

**OWNER'S CERTIFICATE**

We, CMC LAND, L.L.C., 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 sewers, drains, water pipes and other Municipal utilities and services in and under all road and street Rights-of-Way and the specific easement areas shown hereon; (2) The right to require dedication for Public use the beds of the streets and/or roads and Floodplains and Open Space where applicable and for good and other valuable consideration hereby grant the right and option to Howard County to acquire the Fee Simple Title to the beds of the streets and/or roads and Floodplains, Storm Drainage Facilities and Open Space where applicable; (3) The right to require dedication of Waterways and Drainage easements for the specific purpose of their construction, repair and maintenance; And (4) That no building or similar structure of any kind shall be erected on or over said Easements and Rights-of-Way.

Witness my hand this 7<sup>th</sup> day of FEBRUARY, 2012.

*Cindy Delzoppo* member  
Cindy Delzoppo, CMC LAND, LLC

*Sachin Z. Bisht*  
Witness

**SURVEYOR'S CERTIFICATE**

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Nancy A. Schwartz and Harold C. Schwartz, Sr., parties of the first part, Grantors; to CMC LAND, LLC, party of the second part, Grantee by deed dated April 3, 2006 and recorded in the Land Records of Howard County in Liber 9970 Folio 068, also of all of the lands conveyed by Iran Haghigahat and Hornayan Tajalli, parties of the first part, Grantors; to CMC LAND, LLC, party of the second part, Grantee by deed dated April 3, 2006 and recorded in the land records of Howard County in Liber 9970 Folio 073, 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. Brooke Miller* 2/20/2012  
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

**OWNER/DEVELOPER**  
CMC LAND, LLC  
11710 Stonegate Lane  
Columbia, MD 21044  
Attn: Ms. Cindy Delzoppo  
443-250-6395

**FSH Associates**  
Engineers Planners Surveyors  
6339 Howard Lane ElkrIDGE, MD 21075  
Tel: 410-567-5200 Fax: 410-796-1562  
E-mail: info@fsher.com

Howard County Health Department  
APPROVED: For Public Water and Sewerage Systems

*Peter Beilinson* 3/1/2012  
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

*Walter D. ...* 3/5/12  
Chief, Development Engineering Division Date

*Kurt ...* 3/6/12  
Director Date

Recorded as Plat No. 21854 on 3/8/12  
Among the Land Records of Howard County, Maryland.

**KINGS COVE**  
LOTS 2 THRU 5, 7 THRU 9,  
AND OPEN SPACE LOTS 1 & 6  
(A RESUBDIVISION OF LOTS 4 & 5A, SNYDER  
PLATS PB 7/ F 71 AND PB 026/ F 039)  
ZONED: R-12  
TAX MAP 42 GRID 7 PARCELS 61, 250 & 251  
6TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
Scale: AS SHOWN  
Date: December 19, 2011  
Sheet 1 of 2  
S-06-014, P-08-004

**ACCESS EASEMENT TABLE**

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| A1   | 17.60  | N29°36'55"E |
| A2   | 15.44  | N04°04'25"E |
| A3   | 72.98  | N15°23'05"W |
| A4   | 20.30  | N73°09'03"W |
| A5   | 66.36  | N16°50'57"E |
| A6   | 152.13 | N34°52'23"E |
| A7   | 23.00  | N55°07'40"W |
| A8   | 34.00  | N34°52'24"E |
| A9   | 70.00  | S55°07'37"E |
| A10  | 34.00  | S34°52'24"W |
| A11  | 23.00  | N55°07'40"W |
| A12  | 146.79 | S34°52'23"W |
| A13  | 32.14  | S04°47'15"W |
| A14  | 133.53 | S15°22'55"E |
| A15  | 21.72  | S35°03'42"W |
| A16  | 18.25  | N60°59'38"W |

**DRAINAGE AND UTILITY EASEMENT TABLE**

| LINE  | LENGTH | BEARING     |
|-------|--------|-------------|
| DUI   | 20.00  | N34°52'23"E |
| DUI2  | 94.13  | N55°07'37"W |
| DUI3  | 29.91  | N32°38'17"W |
| DUI4  | 62.07  | N26°00'22"E |
| DUI5  | 20.00  | N63°59'38"W |
| DUI6  | 64.75  | S26°00'22"W |
| DUI7  | 116.44 | S34°52'23"W |
| DUI8  | 20.00  | S55°07'40"E |
| DUI9  | 100.25 | N34°52'23"E |
| DUI10 | 24.91  | S32°38'17"E |
| DUI11 | 98.11  | S55°07'37"E |

**SEWER AND WATER EASEMENT TABLE**

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| SW1  | 237.15 | N34°52'23"E |
| SW2  | 30.00  | S55°07'37"W |
| SW3  | 237.15 | S34°52'23"W |
| SW4  | 30.00  | N55°07'37"W |

**WATER EASEMENT TABLE**

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| WU1  | 17.60  | N29°36'55"E |
| WU2  | 15.44  | N04°04'25"E |
| WU3  | 87.07  | N15°23'05"W |
| WU4  | 21.93  | N29°36'55"E |
| WU5  | 23.41  | N04°04'25"E |
| WU6  | 107.13 | N15°23'05"W |

**SEWER EASEMENT TABLE**

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| SU1  | 123.65 | S55°07'40"E |
| SU2  | 53.36  | N42°56'12"E |
| SU3  | 75.24  | N02°26'34"E |
| SU4  | 9.30   | S34°52'23"W |
| SU5  | 68.71  | S42°56'12"W |
| SU6  | 82.65  | S02°26'34"W |

**AREA TABULATION CHART**

- Total number of Buildable Lots to be recorded: 7
- Total area of Buildable Lots to be recorded: 1.636 Acres±
- Total number of Open Space Lots to be recorded: 2
- Total area of Open Space Lot to be recorded: 0.867 Acres±
- Area of right-of-way to be recorded: 0.007 Acres±
- Total area of Subdivision to be recorded: 2.510 Acres±

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been compiled with.

*C. Brooke Miller* 2/20/2012  
 C. Brooke Miller (Maryland Property Line Surveyor #135) Date  
*Cindy DelZoppo* 2/17/2012  
 Cindy DelZoppo, CMC LAND, LLC Date

**CURVE TABLE**

| CURVE | RADIUS  | ARC LENGTH | DELTA     | TANGENT | CHORD              |
|-------|---------|------------|-----------|---------|--------------------|
| C1    | 858.51' | 16.67'     | 01°06'45" | 8.34    | S60°26'15"E 16.67' |
| C2    | 394.00' | 41.59'     | 06°02'53" | 20.81   | N55°07'40"W 41.57' |
| C3    | 387.98' | 59.46'     | 08°46'49" | 29.79   | N56°26'49"E 59.40' |

**OWNER/DEVELOPER**  
 CMC LAND, LLC  
 11710 Stonegate Lane  
 Columbia, MD 21044  
 Attn: Ms. Cindy Delzoppo  
 443-250-6395

**FSH Associates**  
 Engineers Planners Surveyors  
 6339 Howard Lane Elkridge, MD 21075  
 Tel: 410-587-5200 Fax: 410-796-1562  
 E-mail: info@fsh.net

Howard County Health Department  
 APPROVED: For Public Water and Sewerage Systems  
*Robert P. Bidelson* 3/1/2012  
 Howard County Health Officer Date  
 APPROVED: Howard County Department of Planning and Zoning  
*John P. ...* 3/5/12  
 Chief, Development Engineering Division Date  
*Paul ...* 3/6/12  
 Director Date

**OWNER'S CERTIFICATE**  
 We, CMC LAND, L.L.C., owners of the property shown and described herein, hereby adopt this plan of subdivision, and in consideration of the approval of this final plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns: (1) The right to lay, construct and maintain sewers, drains, water pipes and other Municipal utilities and services in and under all road and street Rights-of-Way and the specific easement areas shown herein; (2) The right to require dedication for Public use the beds of the streets and/or roads and Floodplains and Open Space where applicable and for good and other valuable consideration hereby grant the right and option to Howard County to acquire the Fee Simple Title to the beds of the streets and/or roads and Floodplains, Storm Drainage Facilities and Open Space where applicable; (3) The right to require dedication of Waterways and Drainage easements for the specific purpose of their construction, repair and maintenance; And (4) That no building or similar structure of any kind shall be erected on or over said Easements and Rights-of-Way.  
 Witness my hand this 7th day of FEBRUARY, 2012  
*Cindy DelZoppo* Member  
 Cindy DelZoppo, CMC LAND, LLC  
*Fachuria y-fisch*  
 Witness

**SURVEYOR'S CERTIFICATE**  
 I hereby certify that the final plat shown herein is correct; that it is a subdivision of all of the lands conveyed by Nancy A. Schwartz and Harold C. Schwartz, Sr., parties of the first part, Grantors; to CMC LAND, LLC, party of the second part, Grantee by deed dated April 3, 2006 and recorded in the Land Records of Howard County in Liber 9970 Folio 068, also of all of the lands conveyed by Iran Haghajati and Homayoun Tajalli, parties of the first part, Grantors; to CMC LAND, LLC, party of the second part, Grantee by deed dated April 3, 2006 and recorded in the land records of Howard County in Liber 9970 Folio 073, 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. Brooke Miller* 2/20/2012  
 C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Recorded as Plat No. 21855 on 3/15/12  
 Among the Land Records of Howard County, Maryland.  
**KINGS COVE**  
 LOTS 2 THRU 5, 7 THRU 9,  
 AND OPEN SPACE LOTS 1 & 6  
 (A RESUBDIVISION OF LOTS 4 & 5A, SNYDER  
 PLATS PB 7/ F 71 AND PB 026/ F 039)  
 ZONED: R-12  
 TAX MAP 42 GRID 7 PARCELS 61, 250 & 251  
 6TH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 Scale: AS SHOWN  
 Date: December 19, 2011  
 Sheet 2 of 2  
 S-06-014, P-08-004

