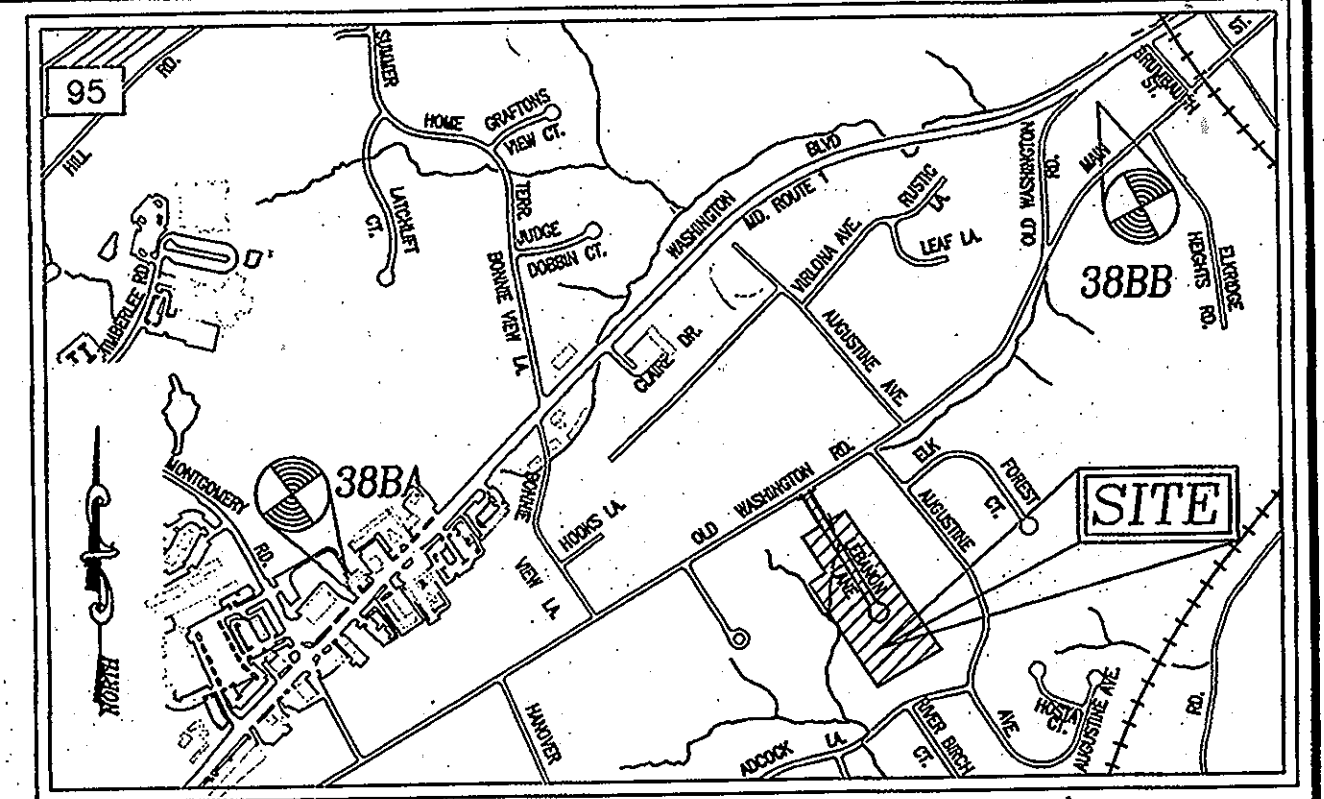


**GENERAL NOTES**

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION No. 388A AND 388B  
388A N 562,553.315 E 1,390,967.882  
388B N 584,087.651 E 1,393,649.852
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL ASSOCIATES, INC. AUGUST 2004.
- BRL DENOTES BUILDING RESTRICTION LINE.
- # DENOTES REBAR WITH FWA# CAP SET.
- ⊙ DENOTES IRON PIPE OR IRON BAR FOUND.
- ⊕ DENOTES ANGULAR 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 2/02/2004 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATION AMENDMENTS OF 7/28/06.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE 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. 1/2% GRADE CHANGE AND MIN. 45' TURNING RADIUS;  
D. STRUCTURES (CULVERTS/BRIDGES) --- CAPABLE OF SUPPORTING 25 GROSS TONS (125 TONS LOADING);  
E. DRAINAGE ELEMENTS --- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE;  
F. MAINTENANCE --- SUFFICIENT TO ENSURE 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 LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 16.1229 OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE: FOREST CONSERVATION ACT, FOR THIS SUBDIVISION HAVE BEEN FULFILLED THROUGH: THE FOREST CONSERVATION EASEMENT, RETENTION: 0.68 ACRES, REFORESTATION: 0.15 ACRES, TOTAL AREA: 0.83 AC. THE REMAINING 1.92 ACRES WILL BE PROVIDED BY AN OFFSITE FOREST CONSERVATION EASEMENT IN BRANTWOOD, SECTION 2, AREA 1, PRESERVATION PARCEL C (PLAT #19487), THE SURETY IN THE AMOUNT OF \$51008.76, WILL BE POSTED WITH THE DEVELOPER'S AGREEMENT.
- 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 4, ANY CONVEYANCES OF THE AFORESAID LOTS 1 THROUGH 4 SHALL BE SUBJECT TO THE EASEMENTS HEREBY RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS 1 THROUGH 4. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREBY 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, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED 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 FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY 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.
- OPEN SPACE CALCULATION:  
OPEN SPACE REQUIRED: 7.22 AC. x .30 = 2.16 AC.  
OPEN SPACE PROVIDED: 2.19 AC.
- OPEN SPACE LOT 4, SHOWN HEREON WILL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR THE RESIDENCE OF THIS SUBDIVISION AND THE RECORDING REFERENCES FOR THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.
- HOMEOWNERS ASSOCIATION ARTICLES OF INCORPORATION AND RESTRICTIONS ARE FILED AMONG THE LAND RECORDS OF HOWARD COUNTY AS DEED 10#2148/1960.
- PROTECTIVE COVENANTS INCLUDING COVENANTS GOVERNING THE MAINTENANCE OF COMMONLY OWNED OPEN SPACE AND FOREST CONSERVATION ARE TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND SIMULTANEOUSLY WITH THIS PLAT.
- THERE ARE NO WETLANDS AND STREAMS LOCATED ON SITE.
- THERE IS NO FLOODPLAIN ON SITE.
- STORMWATER MANAGEMENT IS PROVIDED FOR BY A MICROPOOL FACILITY LOCATED ON OPEN SPACE LOT 4. THE FACILITY IS TO BE PRIVATELY OWNED BY THE HOA AND JOINTLY MAINTAINED BY HOWARD COUNTY AND THE HOA.
- THIS PLAN AND PROJECT ARE SUBJECT TO THE AMENDED FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 4/13/04 ZONING REGULATIONS.
- APPLICABLE DPZ FILE REFERENCE: S-05-005, F-88-99, F-84-141, WP-05-75, GP-05-66, P-09-001 AND WP-10-056.
- APPROVAL OF A SITE DEVELOPMENT PLAN IS REQUIRED FOR THE DEVELOPMENT OF ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS FOR USE HOUSE CONSTRUCTION IN ACCORDANCE WITH SECTION 16.155 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.



**VICINITY MAP**  
SCALE: 1"=100'  
ADC MAP 4937, E7 & F7

**GENERAL NOTES (CONT'D)**

- THIS PLAN IS SUBJECT TO WP-10-056 TO WAVE SECTION 16.144(g) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WHICH STATES THAT IF THE SKETCH PLAN IS APPROVED, THE DEVELOPER SHALL SUBMIT TO THE DEPARTMENT OF PLANNING AND ZONING A PRELIMINARY PLAN IN ACCORDANCE WITH THE APPROVED SKETCH PLAN AND THE REQUIREMENTS OF SECTION 16.146 WITHIN THE SPECIFIC TIME PERIOD; AND SECTION 16.146, WHICH OUTLINES THE PRELIMINARY PLAN REQUIREMENTS SUBJECT TO THE FOLLOWING:  
1. THE FINAL PLAN FOR PHASE II SUBMISSION SHALL OCCUR BETWEEN JANUARY 4, 2010 AND JUNE 30, 2010.  
2. THE FINAL PLAN FOR PHASE III SHALL MEET THE SUBMISSION SCHEDULE OUTLINED UNDER S-05-005, WITH THE PHASE II FINAL PLAN SUBMISSION OCCURRING BETWEEN JULY 1, 2010 AND NOVEMBER 1, 2010.
- THE SITE IS IN THE MAA AIRPORT ZONING DISTRICT AND REQUIRES MAA APPROVAL.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PROVIDED PER THE LANDSCAPE MANUAL TO BE POSTED WITH THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$250,000.00 FOR THE REQUIRED 32 SHADE TREES, 22 EVERGREEN TREES, 5 SHRUBS AND 722 LINEAR FEET OF WALL. (THE UNIT PRICES TO BE USED FOR ESTABLISHING REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE ADOPTED COUNTY FEE SCHEDULE WHICH IS \$300.00 PER SHADE TREE, \$150.00 PER EVERGREEN/ORNAMENTAL TREE, \$30.00 PER SHRUB, AND \$20.00 PER LINEAR FOOT OF WALL.)
- THE USE-IN-COMMON DRIVEWAY AND TRASH PAD MAINTENANCE AGREEMENT TO BE RECORDED WITH PECORARO PROPERTY, PHASE 3 PLAT, F-11-032.

THE REQUIREMENTS OF 38108, 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.

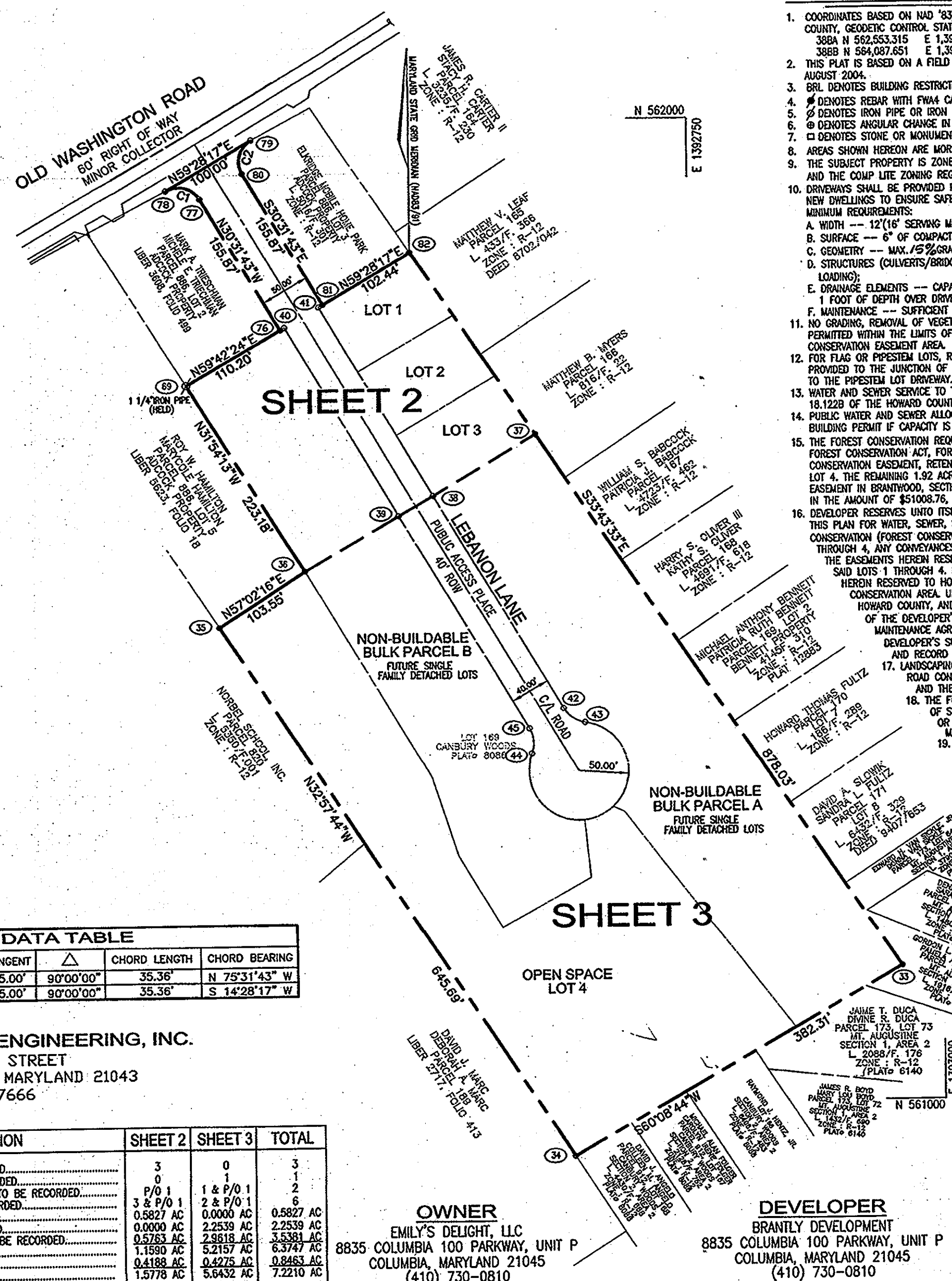
*Thomas M. Hoffman, Jr.* 12-12-11  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267  
*Hugh F. Cole, Jr.* 10-01-12  
EMILY'S DELIGHT, LLC DATE  
BY HUGH F. COLE, JR.

**PHASING CHART**

PHASE	NO. TENTATIVE ALLOCATIONS	ALLOCATION YEAR	PRELIMINARY PLAN SUBMISSION MILESTONES
PHASE I	3	2011	BY DECEMBER 4, 2008
PHASE II	3	2012	BETWEEN JAN. 4, 2010 AND JUNE 30, 2010
PHASE III	14	2013	BETWEEN JULY 1, 2010 AND NOV. 1, 2010

-REVISED PHASING IS BASED ON CONDITIONS UNDER WP-10-056.

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 169, CANBURY WOODS, SECTION 2 AREA 2 INTO LOTS 1 - 3, OPEN SPACE LOT 4 AND NON-BUILDABLE BULK PARCELS A AND B, AND TO CREATE VARIOUS EASEMENTS AND A NEW ROAD.



**COORDINATE LIST**

NO.	NORTHING	EASTING
33	561136.1074	1392958.0765
34	560945.7944	1392626.5017
35	561487.5476	1392275.1812
36	561543.8977	1392362.0728
37	561626.3604	1392584.7898
38	561619.4495	1392491.4899
39	561599.2808	1392456.9463
40	561791.4764	1392343.5750
41	561811.7951	1392378.0301
42	561401.1799	1392620.2416
43	561386.7246	1392641.8298
44	561354.9704	1392587.9974
45	561380.8571	1392585.7890
69	561733.3538	1392244.1241
76	561788.9393	1392339.7728
77	561923.2020	1392260.0960
78	561952.0372	1392275.8824
79	561909.6336	1392311.5991
80	561849.9399	1392303.1639
81	561814.3372	1392362.3409
82	561866.3711	1392470.5762

**CURVE DATA TABLE**

CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD LENGTH	CHORD BEARING
C1	25.00'	39.27'	25.00'	90°00'00"	35.36'	N 75°31'43" W
C2	25.00'	39.27'	25.00'	90°00'00"	35.36'	S 14°28'17" W

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

**AREA TABULATION**

	SHEET 2	SHEET 3	TOTAL
NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	3	0	3
NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	0	1	1
NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED.....	3 & P/O 1	2 & P/O 1	6
AREA OF BUILDABLE LOTS TO BE RECORDED.....	0.5827 AC	0.0000 AC	0.5827 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.0000 AC	2.2539 AC	2.2539 AC
AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED.....	0.5763 AC	2.9818 AC	3.5581 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	1.1590 AC	5.2157 AC	6.3747 AC
AREA OF ROADWAY TO BE RECORDED.....	0.4188 AC	0.4275 AC	0.8463 AC
AREA TO BE RECORDED.....	1.5778 AC	5.6432 AC	7.2210 AC

**OWNER**  
EMILY'S DELIGHT, LLC  
8835 COLUMBIA 100 PARKWAY, UNIT P  
COLUMBIA, MARYLAND 21045  
(410) 730-0810

**DEVELOPER**  
BRANTLY DEVELOPMENT  
8835 COLUMBIA 100 PARKWAY, UNIT P  
COLUMBIA, MARYLAND 21045  
(410) 730-0810

**OWNER'S CERTIFICATE**

WE, EMILY'S DELIGHT, LLC BY HUGH F. COLE, JR., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN 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 EASEMENT SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAIN 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 FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 15<sup>TH</sup> DAY OF OCTOBER, 2009. 2012

*Hugh F. Cole, Jr.*  
EMILY'S DELIGHT, LLC  
BY: HUGH F. COLE, JR.

*[Signature]*  
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 NICHOLAS S. PECORARO, JR. AND DONNA L. PECORARO TO EMILY'S DELIGHT, LLC BY A DEED DATED SEPTEMBER 15, 2005 RECORDED IN LIBER 9500 AT FOLIO 668 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

I HEREBY 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 THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Thomas M. Hoffman, Jr.* 12-12-11  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267



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

*W. J. Wilson for Maureen Roseman* 12/6/12  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 12/8/12  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 12/17/12  
DIRECTOR DATE

RECORDED AS PLAT No. 22176 ON 12/17/12  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**SUBDIVISION PLAT**  
**PECORARO PROPERTY, PHASE 1**  
LOTS 1-3, OPEN SPACE LOT 4 AND NON-BUILDABLE BULK PARCELS A AND B

A RESUBDIVISION OF LOT 169 PLAT OF CANBURY WOODS, SECTION 2, AREA 2 RECORDED AS PLAT NO. 8086

ZONED R-12  
TAX MAP 38, GRID 9, PARCEL 886  
FIRST ELECTION DISTRICT, HOWARD COUNTY, MD.


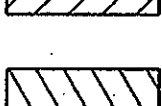
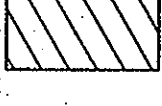

SCALE 1"= 100'  
DECEMBER 9, 2011

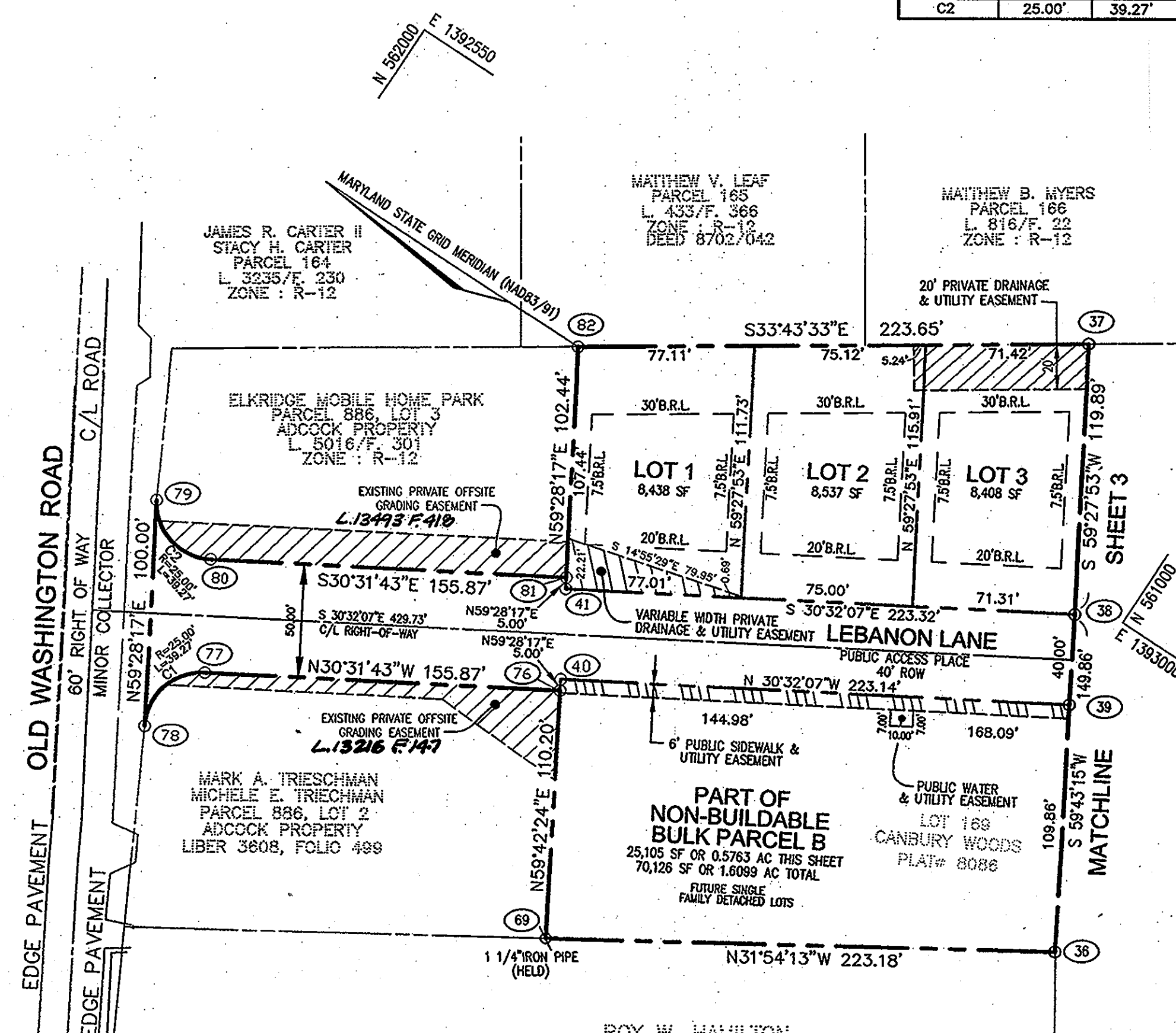
SHEET 1 OF 3  
F-10-032

COORDINATE LIST		
NO.	NORTHING	EASTING
36	561543.8877	1392362.0728
37	561680.3605	1392594.7508
38	561619.4495	1392491.4899
39	561599.2808	1392456.9463
40	561791.4764	1392343.5750
41	561811.7951	1392378.0301
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80	561948.5999	1392303.1639
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82	561866.3711	1392470.5762

CURVE DATA TABLE						
CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD LENGTH	CHORD BEARING
C1	25.00'	39.27'	25.00'	90°00'00"	35.36'	N 75°31'43" W
C2	25.00'	39.27'	25.00'	90°00'00"	35.36'	S 14°28'17" W

**LEGEND**

-  EXISTING PRIVATE OFFSITE GRADING EASEMENT LIBER FOLIO
-  20' PRIVATE DRAINAGE & UTILITY EASEMENT
-  VARIABLE WIDTH PRIVATE DRAINAGE & UTILITY EASEMENT
-  6' PUBLIC SIDEWALK & UTILITY EASEMENT



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

**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	3
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED.....	P/O 1
TOTAL NUMBER OF LOTS & PARCELS TO BE RECORDED.....	3 & P/O 1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	0.5827 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.0000 AC
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED.....	0.5763 AC
TOTAL AREA OF LOTS & PARCELS TO BE RECORDED.....	1.1590 AC
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.4188 AC
TOTAL AREA TO BE RECORDED.....	1.5778 AC

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

*Howard County Health Officer*  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
 AND ZONING

*Chief, Development Engineering Division*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION J.P. DATE  
*Director*  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, EMILY'S DELIGHT, LLC BY HUGH F. COLE, JR., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 EASEMENT SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAIN 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 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 RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 15<sup>TH</sup> DAY OF OCTOBER, 2009, 2012

*Emily's Delight, LLC*  
 BY: HUGH F. COLE, JR. 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 NICHOLAS S. PECORARO, JR. AND DONNA L. PECORARO TO EMILY'S DELIGHT, LLC BY A DEED DATED SEPTEMBER 15, 2005 RECORDED IN LIBER 9500 AT FOLIO 668 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I HEREBY 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 THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

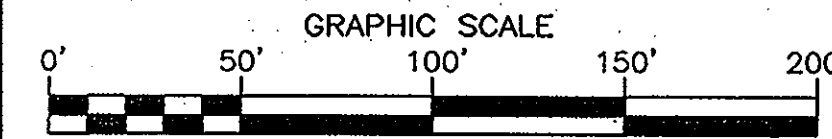
*Thomas M. Hoffman, Jr.*  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

RECORDED AS PLAT No. 22177 ON 12/19/12  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**SUBDIVISION PLAT  
 PECORARO PROPERTY, PHASE 1**

LOTS 1-3, OPEN SPACE LOT 4 AND  
 NON-BUILDABLE BULK PARCELS A AND B

A RESUBDIVISION OF LOT 169  
 PLAT OF CANBURY WOODS, SECTION 2, AREA 2  
 RECORDED AS PLAT NO. 8086  
 ZONED R-12  
 TAX MAP 38, GRID 9, PARCEL 886  
 FIRST ELECTION DISTRICT, HOWARD COUNTY, MD.  
 SCALE 1" = 50' DECEMBER 9, 2011



SHEET 2 OF 3  
 F-10-032

THE REQUIREMENTS OF 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.

*Thomas M. Hoffman, Jr.* 12-12-11  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267  
*Emily's Delight, LLC* 10-01-12  
 EMILY'S DELIGHT, LLC DATE  
 BY HUGH F. COLE, JR.

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 169, CANBURY WOODS, SECTION 2 AREA 2 INTO LOTS 1 - 3, OPEN SPACE LOT 4 AND NON-BUILDABLE BULK PARCELS A AND B, AND TO CREATE VARIOUS EASEMENT AND A NEW ROAD.



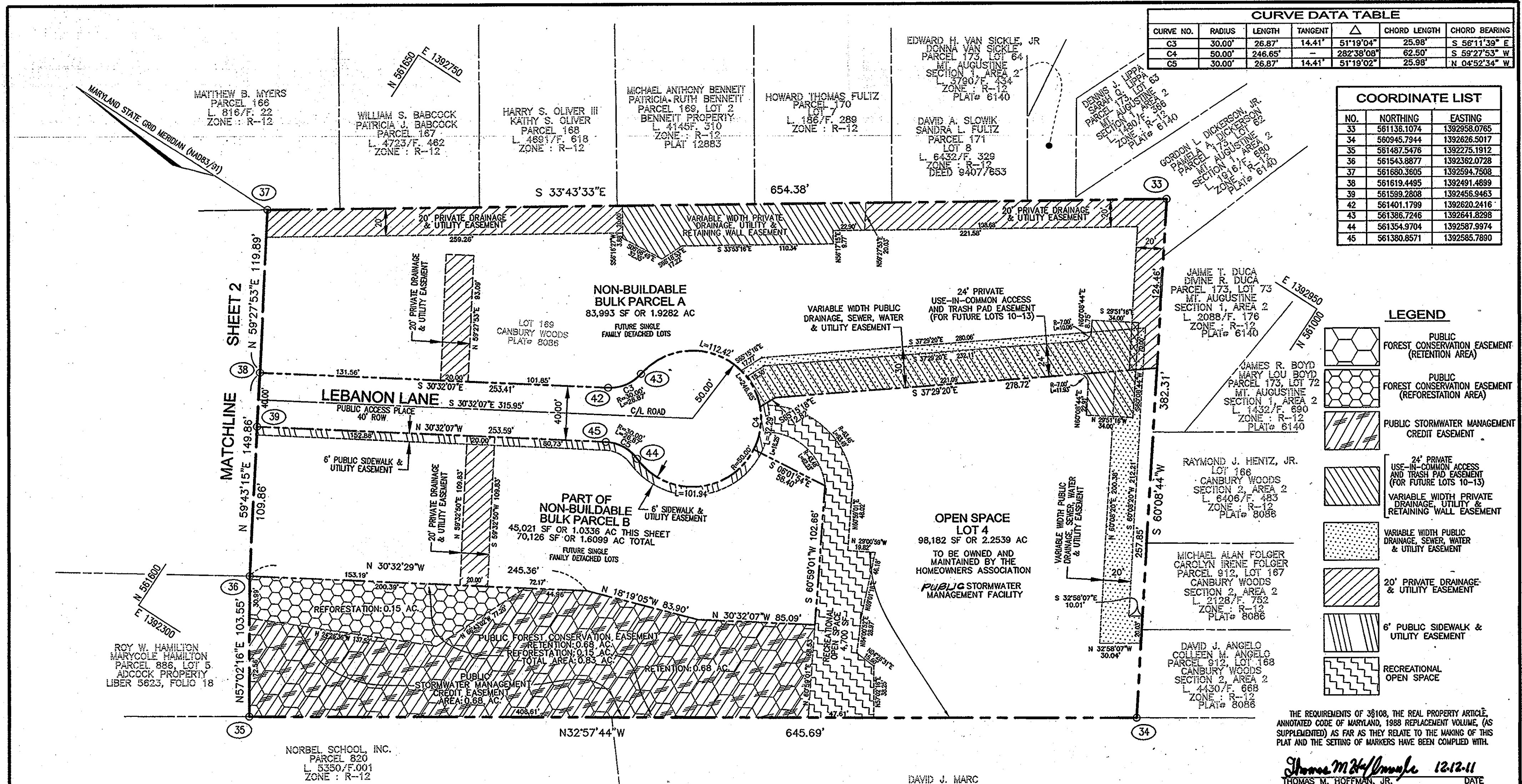
CURVE DATA TABLE						
CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD LENGTH	CHORD BEARING
C3	30.00'	26.87'	14.41'	51°19'04"	25.98'	S 56°11'39" E
C4	50.00'	246.65'	-	282°38'08"	62.50'	S 59°27'53" W
C5	30.00'	26.87'	14.41'	51°19'02"	25.98'	N 04°52'34" W

COORDINATE LIST		
NO.	NORTHING	EASTING
33	561136.1074	1392958.0765
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35	561487.5476	1392275.1912
36	561543.8877	1392362.0728
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42	561401.1799	1392620.2416
43	561386.7246	1392641.8298
44	561354.9704	1392587.9974
45	561380.8571	1392585.7890

LEGEND	
	PUBLIC FOREST CONSERVATION EASEMENT (RETENTION AREA)
	PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION AREA)
	PUBLIC STORMWATER MANAGEMENT CREDIT EASEMENT
	24' PRIVATE USE-IN-COMMON ACCESS AND TRASH PAD EASEMENT (FOR FUTURE LOTS 10-13)
	VARIABLE WIDTH PRIVATE DRAINAGE, UTILITY & RETAINING WALL EASEMENT
	VARIABLE WIDTH PUBLIC DRAINAGE, SEWER, WATER & UTILITY EASEMENT
	20' PRIVATE DRAINAGE & UTILITY EASEMENT
	6' PUBLIC SIDEWALK & UTILITY EASEMENT
	RECREATIONAL OPEN SPACE

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.* 12-12-11  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MARYLAND-REG. NO. 267  
*Bruce F. Cole, Jr.* 10-01-12  
 BRUCE F. COLE, JR. DATE  
 BY HUGH F. COLE, JR.



AREA TABULATION	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	1
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED.....	1 & P/O 1
TOTAL NUMBER OF LOTS & PARCELS TO BE RECORDED.....	2 & P/O 1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	0.0000 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	2.2539 AC
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED.....	2.9618 AC
TOTAL AREA OF LOTS & PARCELS TO BE RECORDED.....	5.2157 AC
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.4275 AC
TOTAL AREA TO BE RECORDED.....	5.6432 AC

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

**OWNER**  
 EMILY'S DELIGHT, LLC  
 8835 COLUMBIA 100 PARKWAY, UNIT P  
 COLUMBIA, MARYLAND 21045  
 (410) 730-0810

**DEVELOPER**  
 BRANTLY DEVELOPMENT  
 8835 COLUMBIA 100 PARKWAY, UNIT P  
 COLUMBIA, MARYLAND 21045  
 (410) 730-0810

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 169, CANBURY WOODS, SECTION 2 AREA 2 INTO LOTS 1 - 3, OPEN SPACE LOT 4 AND NON-BUILDABLE BULK PARCELS A AND B, AND TO CREATE VARIOUS EASEMENT AND A NEW ROAD.

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

*B. Wilson for Maureen Reardon* 12/6/12  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
 AND ZONING

*Kevin Stenhouse* 12/12/12  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kevin Stenhouse* 12/12/12  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, EMILY'S DELIGHT, LLC BY HUGH F. COLE, JR., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 EASEMENT SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAIN 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 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 RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 1ST DAY OF OCTOBER, 2009.

*Bruce F. Cole, Jr.*  
 BY: HUGH F. COLE, JR.  
 EMILY'S DELIGHT, LLC  
 BY: HUGH F. COLE, JR.

*[Signature]*  
 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 NICHOLAS S. PECORARO, JR. AND DONNA L. PECORARO TO EMILY'S DELIGHT, LLC BY A DEED DATED SEPTEMBER 15, 2005 RECORDED IN LIBER 9500 AT FOLIO 668 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

I HEREBY 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 THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Thomas M. Hoffman, Jr.* 12-12-11  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

RECORDED AS PLAT No. 22178 ON 12/12/12  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**SUBDIVISION PLAT**  
**PECORARO PROPERTY, PHASE 1**  
 LOTS 1-3, OPEN SPACE LOT 4 AND  
 NON-BUILDABLE BULK PARCELS A AND B

A RESUBDIVISION OF LOT 169  
 PLAT OF CANBURY WOODS, SECTION 2, AREA 2  
 RECORDED AS PLAT NO. 8086

ZONED R-12  
 TAX MAP 38, GRID 9, PARCEL 886  
 FIRST ELECTION DISTRICT, HOWARD COUNTY, MD.  
 SCALE 1" = 50' DECEMBER 9, 2011

GRAPHIC SCALE  
 0' 50' 100' 150' 200'

SHEET 3 OF 3  
 F-10-032