

LINE	LENGTH	BEARING
F1	18.43	N76°46'20"E
F2	18.53	N37°38'28"E
F3	20.45	N53°39'19"E
F4	10.86	N60°19'43"E
F5	36.36	N45°21'27"E
F6	32.32	N74°04'08"E
F7	36.85	N57°53'01"E
F8	9.83	N35°36'00"E
F9	40.73	N56°27'53"E
F10	13.08	S51°39'06"W
F11	10.56	N54°12'04"E
F12	16.43	N00°20'36"E
F13	3.62	N87°29'40"E
F14	102.95	S13°18'00"E
F15	31.81	S53°41'21"W
F16	15.47	S64°04'01"W
F17	27.47	S85°33'53"W
F18	28.17	S66°13'43"W
F19	34.91	S66°17'42"W
F20	31.79	S88°22'30"W
F21	18.50	N52°20'12"W
F22	16.82	S87°44'05"W
F23	18.49	S23°24'29"W
F24	18.89	S43°26'05"W
F25	12.31	S12°38'35"W
F26	3.62	S65°35'52"W
F27	12.12	N66°27'48"W
F28	43.64	N21°09'01"W
F29	31.84	S35°51'01"E
F30	5.76	S02°35'11"W
F31	24.51	S48°50'40"W
F32	7.44	S80°36'35"W
F33	4.20	S38°04'29"W
F34	31.40	S13°10'57"E
F35	78.86	S14°40'45"E
F36	25.99	S71°14'41"E
F37	30.05	N59°54'03"E
F38	19.64	N53°28'09"E
F39	20.40	S80°57'22"E
F40	26.22	S85°48'11"E
F41	25.34	N51°02'21"E
F42	198.05	N49°01'44"W

	PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT
	WETLANDS
	PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
	PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION)
	AREA DEDICATED TO HOWARD COUNTY, MARYLAND FOR PURPOSE OF PUBLIC ROAD
	NON-CREDITED OPEN SPACE
	RECREATIONAL OPEN SPACE
	PRIVATE USE-IN-COMMON ACCESS EASEMENT
	PUBLIC SIGHT DISTANCE EASEMENT
	EXISTING PUBLIC WATER, SEWER AND UTILITY EASEMENT
	PUBLIC WATER, SEWER AND UTILITY EASEMENT
	FLOOD PLAIN ELEVATION

LINE	LENGTH	BEARING
WS87	46.18	N04°01'44"W
WS88	17.45	N49°01'44"W
WS89	98.40	S49°36'02"E
WS90	54.32	S58°12'12"E
WS91	15.67	S49°01'44"E
WS92	20.52	S63°17'28"W
WS93	56.28	N58°12'12"W
WS94	47.18	S04°01'44"E
WS95	6.32	S18°28'16"W
WS96	18.70	S63°17'28"W
WS97	13.15	N12°46'47"W
WS98	4.36	N18°28'16"E
WE99	21.64	N50°34'17"E
WE100	13.50	N51°09'37"W
WE101	49.00	S00°00'00"E
WE102	14.00	N67°44'16"E
WE103	9.99	S78°13'03"W
WE104	12.00	N53°09'22"W
WE105	34.00	S05°37'14"E
WE106	10.01	S74°07'43"W

NOTE: ENTIRE OPEN SPACE LOT 21 IS SUBJECT TO PUBLIC STORMWATER MANAGEMENT AND UTILITY EASEMENT. (SEE GENERAL NOTE 32)

LINE	LENGTH	BEARING
W43	1.11	N82°51'09"E
W44	41.79	N20°40'59"E
W45	33.37	N52°34'17"E
W46	52.99	N65°26'28"E
W47	62.90	N57°21'16"E
W48	38.09	N41°56'22"E
W49	33.60	N54°51'47"E
W50	34.22	N80°39'52"E
W51	19.70	S89°59'09"E
W52	18.05	N87°29'45"E
W53	29.54	S78°19'30"E
W54	11.51	S24°24'12"E
W55	30.89	S87°46'05"W
W56	20.79	N75°11'34"W
W57	18.95	N85°06'30"W
W58	13.59	S82°29'24"W
W59	22.31	S12°47'44"E
W60	32.65	S00°17'31"E
W61	21.12	N87°48'01"W
W62	18.52	S62°05'33"W
W63	14.36	S84°47'12"W
W64	26.62	S19°46'31"W
W65	17.02	S80°41'57"W
W66	38.41	S40°43'33"W
W67	19.35	S79°57'13"W
W68	17.93	N39°30'43"W
W69	23.86	S58°16'55"W
W70	13.98	S08°23'50"E
W71	5.85	S80°21'16"W
W72	28.48	N27°44'08"W
W73	15.36	S81°50'16"W
W74	28.65	S34°42'39"W
W75	19.66	S20°01'24"W
W76	11.16	S19°21'39"E
W77	4.05	S70°45'51"W
W78	10.16	N51°02'33"W
W79	3.38	S65°20'34"W
W80	10.20	S21°09'01"E

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING & DISTANCE
C1	325.00	62.77	31.48	11°03'59"	N73°19'58"E 62.67
C2	350.00	117.21	59.16	19°11'16"	S77°18'15"W 116.67
C3	225.00	64.49	32.47	15°25'19"	N84°53'27"W 64.27
C4	175.00	129.96	68.14	42°32'54"	N82°02'45"E 126.99
C5	150.00	26.85	13.46	10°15'17"	N55°38'40"E 26.81
C6	275.00	52.97	26.57	11°02'09"	N44°59'56"E 52.89
C7	275.00	173.98	90.01	35°14'57"	N30°54'15"W 171.10
C8	225.00	142.35	73.65	35°14'57"	N30°54'15"W 139.99

OWNER/DEVELOPER

BONNIE BRANCH WOODS DEVELOPMENT INC.
C/O MILDENBERG, BOENDER AND ASSOC., INC.
6800 DEERPATH ROAD, SUITE 150
ELKBRIDGE, MD 21075
410-997-0296

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.

G. Scott Shanaberger 7/29/2010
G. SCOTT SHANABERGER, SURVEYOR DATE

John D. Cashmere 7/29/2010
JOHN D. CASHMERE, PRESIDENT
BONNIE BRANCH WOODS DEVELOPMENT INC. DATE

AREA TABULATION CHART (THIS SHEET)

NUMBER OF BUILDABLE LOTS	2
NUMBER OF OPEN SPACE LOTS	5
NUMBER OF LOTS OR PARCELS	7
AREA OF BUILDABLE LOTS	0.55 AC. ±
AREA OF OPEN SPACE LOTS	1.94 AC. ±
AREA OF ROADWAY DEDICATION	0.86 AC. ±
AREA	3.36 AC. ±

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

Howard County Health Officer 8/16/10
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John D. Cashmere 8/13/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kent Shearman 8/13/10
DIRECTOR DATE

OWNER'S STATEMENT

BONNIE BRANCH WOODS DEVELOPMENT INC., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS 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 SEWER, DRAIN, 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 STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 30 DAY OF July, 2010

John D. Cashmere
JOHN D. CASHMERE, PRESIDENT
BONNIE BRANCH WOODS DEVELOPMENT INC.

Gregory Scott Shanaberger
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION ALL OF THE LANDS CONVEYED BY MICHELE K. PETERSON, TO BONNIE BRANCH WOODS DEVELOPMENT, INC. BY DEED DATED JUNE 21, 2010 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 12539 FOLIO 358, 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.

G. Scott Shanaberger 7/29/2010
G. SCOTT SHANABERGER, PROF. L.S. NO. 10849 DATE

RECORDED AS PLAT 21272 on 7/10/10 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

BONNIE BRANCH WOODS
LOTS 1 THRU 15
AND OPEN SPACE LOTS 16 THRU 22

TAX MAP 31 PARCEL 101 GRID 9 AND 15 DPZ FILE#S: SP-09-002

2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-20

SCALE: 1"=50' DATE: JULY 2010

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
6800 Deerpath Road, Suite 150, Elkridge, MD 21075
(410) 997-0296 Ball. (410) 997-0296 Fax.

THOMAS RONALD D.
THOMAS DEBRA M.
6190/10
TAX MAP 31, PARCEL 441, LOT 26
ZONED:R-20
USE: RESIDENTIAL

LARSON C. ERIK
HURSKY ALEXANDRA C. T/E
2736/468
TAX MAP 31, PARCEL 23
ZONED:R-20
USE: RESIDENTIAL

PFaff TERRY D.
PFaff CHRISTINE J
227/486
TAX MAP 31, PARCEL 99
ZONED:R-20
USE-UTILITY
1303.93'

NON-CREDITED
OPEN SPACE
1,594 SQ.FT.

OWNER/DEVELOPER

BONNIE BRANCH WOODS DEVELOPMENT INC.
C/O MILDENBERG, BOENDER AND ASSOC., INC.
6800 DEERPATH ROAD, SUITE 150
ELKRIDGE, MD 21075
410-997-0296

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.

G. Scott Shanaberger 7/29/2010
G. SCOTT SHANABERGER, SURVEYOR DATE
J. D. Cashmere 7/29/2010
JOHN D. CASHMERE, PRESIDENT DATE
BONNIE BRANCH WOODS DEVELOPMENT INC.

AREA TABULATION CHART THIS SHEET

NUMBER OF BUILDABLE LOTS	13
NUMBER OF OPEN SPACE LOTS	2
NUMBER OF LOTS OR PARCELS	15
AREA OF BUILDABLE LOTS	3.67 AC. ±
AREA OF OPEN SPACE LOTS	2.17 AC. ±
AREA OF ROADWAY DEDICATION	0.69 AC. ±
AREA	6.53 AC. ±

LEGEND

	PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT
	WETLANDS
	PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
	PUBLIC FOREST CONSERVATION (AFFORESTATION)
	SLOPES 25% AND GREATER
	AREA DEDICATED TO HOWARD COUNTY, MARYLAND FOR PURPOSE OF PUBLIC ROAD
	NON-CREDITED OPEN SPACE
	RECREATIONAL OPEN SPACE
	PRIVATE USE-IN-COMMON ACCESS EASEMENT
	EXISTING PUBLIC WATER, SEWER AND UTILITY EASEMENT
	PUBLIC WATER, SEWER AND UTILITY EASEMENT
	FLOOD PLAIN ELEVATION

CHENAULT MARION R.
CHENAULT IREATHA WF
9853/361
TAX MAP 31, PARCEL 225
ZONED:R-20
USE: RESIDENTIAL

OWNER'S STATEMENT

BONNIE BRANCH WOODS DEVELOPMENT INC., 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 SEWER, DRAIN, 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 STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 30 DAY OF July 2010

J. D. Cashmere
JOHN D. CASHMERE, PRESIDENT
BONNIE BRANCH WOODS DEVELOPMENT INC.

J. D. Cashmere
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION ALL OF THE LANDS CONVEYED BY MICHELE K. PETERSON, TO BONNIE BRANCH WOODS DEVELOPMENT, INC. BY DEED DATED JUNE 21, 2010 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 12539 FOLIO 358, 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.

STATE OF MARYLAND
GREGORY SCOTT SHANABERGER
PROFESSIONAL LAND SURVEYOR
NO. 10849

G. Scott Shanaberger 7/29/2010
G. SCOTT SHANABERGER, PRO. L.S. NO. 10849 DATE

RECORDED AS PLAT 21273 on 9/1/10 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

BONNIE BRANCH WOODS
LOTS 1 THRU 15
AND OPEN SPACE LOTS 16 THRU 22

SHEET 3 OF 3

TAX MAP 31 PARCEL 101 GRID 9 AND 15 DPZ FILE#S: SP-09-002
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-20
SCALE: 1"=50' DATE: JULY 2010

MILDENBERG, BOENDER & ASSOC., INC.

Engineers Planners Surveyors
6800 Deerpath Road, Suite 150, ElkrIDGE, MD 21075
(410) 997-0296 Balt. (410) 997-0298 Paz.

MATCH LINE SEE

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
10	12,034 SQ.FT.	34 SQ.FT.	12,000 SQ.FT.
11	13,180 SQ.FT.	1,180 SQ.FT.	12,000 SQ.FT.
12	12,657 SQ.FT.	657 SQ.FT.	12,000 SQ.FT.

EASEMENT LINE TABLE

LINE	LENGTH	BEARING
WS81	79.99	N10°20'00"W
WS82	16.22	N51°20'00"W
WS83	108.77	N69°57'24"W
WS84	29.47	N14°50'59"E
WS87	0.65	S16°50'59"W
WS85	141.00	S69°57'24"E
WS86	103.06	S10°20'00"E

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING & DISTANCE
C9	225.00	98.66	50.14	25°07'28"	N61°35'28"W 97.87
C10	275.00	120.59	61.28	25°07'28"	N61°35'28"W 119.62
C11	25.00	22.39	12.01	51°19'05"	S48°15'03"E 21.65
C12	25.00	22.39	12.01	51°19'05"	S80°25'53"W 21.65
C13	55.00	271.31	44.04	282°38'08"	N16°50'59"W 0.65

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