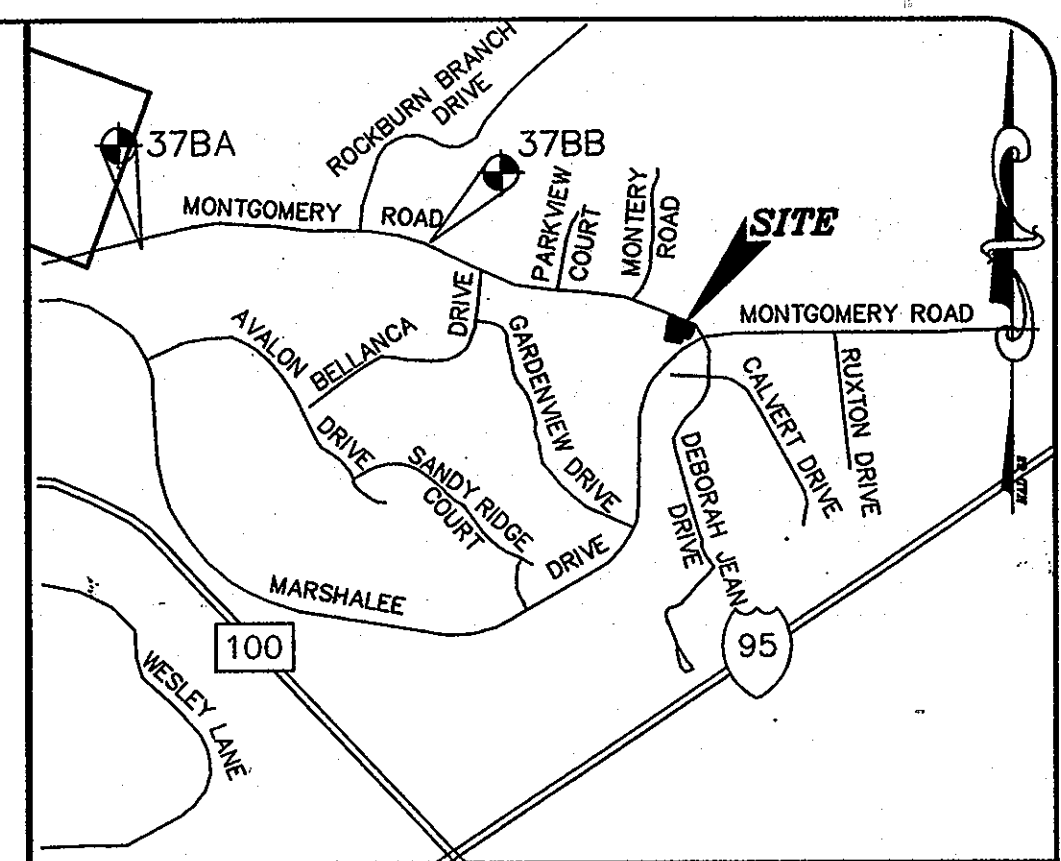
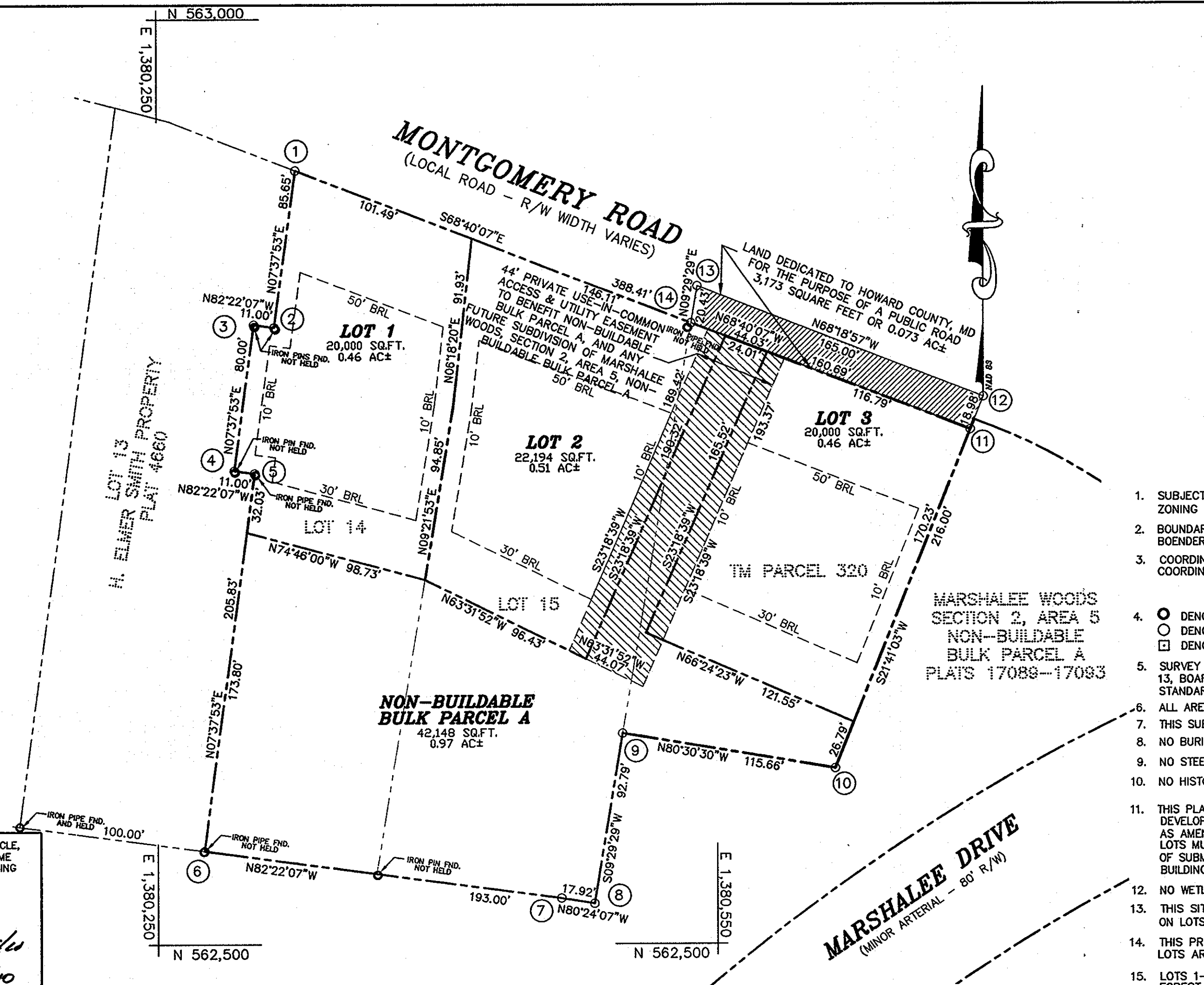


COORDINATE CHART		
POINT	NORTHING	EASTING
1	562918.7036	1380324.2793
2	562833.8122	1380312.9050
3	562835.2730	1380302.0024
4	562755.9768	1380291.3778
5	562754.5160	1380302.2804
6	562550.5091	1380274.9463
7	562524.8788	1380466.2369
8	562521.8909	1380483.9060
9	562613.4144	1380499.2077
10	562594.3418	1380613.2839
11	562777.4154	1380686.0789
12	562795.0566	1380693.0935
13	562855.9748	1380539.8892
14	562835.8676	1380536.3992

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.28083333.



VICINITY MAP
SCALE: 1"=2,000'
ADC MAP 4936 GRIDS J7

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-20 RESIDENTIAL PER THE 2/2/2004 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/2006.
- BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY PERFORMED BY MILDENBERG, BOENDER & ASSOCIATES, INC., ON OR ABOUT JUNE 2010.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAVD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS:
378A N 563785.6421 E 1376343.2088 ELEV. 393.935
378B N 563663.4488 E 1378040.5059 ELEV. 373.014
- DENOTES AN IRON PIN, OR IRON PIPE FOUND.
◌ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
◻ DENOTES CONCRETE MONUMENT FOUND
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- NO STEEP SLOPES EXIST ON SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS 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 APPLICATION.
- NO WETLANDS EXIST ON-SITE AS CERTIFIED BY MILDENBERG, BOENDER AND ASSOC., INC.
- THIS SITE IS EXEMPT FROM LANDSCAPE REQUIREMENTS. THERE ARE EXISTING HOUSES ON LOTS 1 THRU 3, NO NEW CONSTRUCTION IS PROPOSED AT THIS TIME.
- THIS PROJECT IS EXEMPT FROM OPEN SPACE REQUIREMENTS. NO NEW BUILDABLE LOTS ARE CREATED.
- LOTS 1-3 OF THIS PROJECT ARE EXEMPT FROM COMPLIANCE WITH THE REQUIREMENTS OF THE FOREST CONSERVATION ACT IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE BECAUSE IT IS A RESUBDIVISION/SUBDIVISION THAT CREATES NO ADDITIONAL BUILDABLE LOTS. COMPLIANCE WITH THE REQUIREMENTS OF THE FOREST CONSERVATION ACT HAVE BEEN DEFERRED FOR NON-BUILDABLE BULK PARCEL A AT THIS TIME. HOWEVER, ANY FUTURE RESUBDIVISION OR DEVELOPMENT OF NON-BUILDABLE BULK PARCEL A OF THIS PROJECT SHALL BE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE FOREST CONSERVATION ACT, AND COMPUTE WITH ITS FOREST CONSERVATION OBLIGATION USING ITS ACREAGE (0.97 AC.) AND THE ROADWAY DEDICATION ACREAGE (0.073 AC.) OF THIS PROJECT COMBINED.
- THERE ARE EXISTING DWELLING(S)/STRUCTURE(S) LOCATED ON LOTS 1 THRU 3 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
- NO FOREST EXISTS ON-SITE AS CERTIFIED BY MILDENBERG, BOENDER AND ASSOC., INC.
- THIS PROJECT IS EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS BECAUSE NO NEW CONSTRUCTION IS PROPOSED.

OWNER

HUGH F. COLE, JR.
JOHN F. LIPARINI
7310 ESQUIRE COURT
ELKBRIDGE, MD 21075
(410) 730-0810

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.

Gary E. Lane 04/28/10
GARY E. LANE, SURVEYOR DATE
John F. Liparini 6/29/10
HUGH F. COLE, JR., TRUSTEE DATE
John F. Liparini 6/29/10
JOHN F. LIPARINI, TRUSTEE DATE

TOTAL AREA TABULATION

NUMBER OF BUILDABLE LOTS	3
NUMBER OF NON-BUILDABLE LOTS/PARCELS	1
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	4
AREA OF BUILDABLE LOTS	1.43 AC. ±
AREA OF NON-BUILDABLE PARCELS	0.97 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.073 AC.
AREA OF FLOODPLAIN	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.47 AC. ±

LEGEND

- LAND DEDICATED TO HOWARD COUNTY FOR THE PURPOSE OF A PUBLIC ROAD
- DENOTES 44' WIDE USE-IN-COMMON ACCESS AND UTILITY EASEMENT

OWNER'S STATEMENT

WE, HUGH F. COLE, JR., TRUSTEE AND JOHN LIPARINI, TRUSTEE, 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 ROADS AND STREET RIGHT-OF-WAYS 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 29 DAY OF JUNE, 2010.

By: *Hugh F. Cole, Jr.*
HUGH F. COLE, JR., TRUSTEE
John F. Liparini
JOHN LIPARINI, TRUSTEE
WITNESS: *[Signature]*
WITNESS: *[Signature]*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THOSE PARCELS OF LAND, CONVEYED BY WILLIAM JOHN BARKER, JR., AND TIMOTHY P. BARNES AND JOHN F. LIPARINI TO HUGH F. COLE, JR., AND JOHN LIPARINI BY DEEDS DATED MARCH 19, 2004, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8271 FOLIO 636; AND DECEMBER 11, 2006, RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 10459 FOLIO 171; AND JUNE 29, 2006, RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 10249 FOLIO 301 RESPECTIVELY. 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.

Gary E. Lane
GARY E. LANE, LS MD REG. NO. 574
DATE: 04/28/10

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS 14 & 15, OF THE H. ELMER SMITH PROPERTY, PLAT 4660, AND SUBDIVIDE TM PARCEL 320, TO CREATE LOTS 1 THRU 3 AND NON-BUILDABLE BULK PARCEL A, MONTGOMERY POINT, FOR THE PURPOSE OF REAL ESTATE TRANSACTIONS.

RECORDED AS PLAT 21193 ON 7/15/10 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

MONTGOMERY POINT
LOTS 1 THRU 3 &
NON-BUILDABLE BULK PARCEL A
A RESUBDIVISION OF THE H. ELMER SMITH PROPERTY
LOTS 14 AND 15 (PLAT 4660), AND SUBDIVISION OF
TM PARCEL 320 (LIBER 8271 FOLIO 636)

TAX MAP 37 GRID 5 1ST ELECTION DISTRICT SCALE: 1"=50'
TM PARCELS 320 & 354 HOWARD COUNTY, MARYLAND DATE: JULY, 2010
DPZ FILE #: F-80-079 EX. ZONING R-20

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
6800 Deerpath Road, Suite 150, Elkridge, MD 21075
(410) 997-0296 Balt. (410) 997-0298 Paz.

H:\09-018\MARSHALEE WOODS\RECORD PLAT LOTS 1-3.DWG