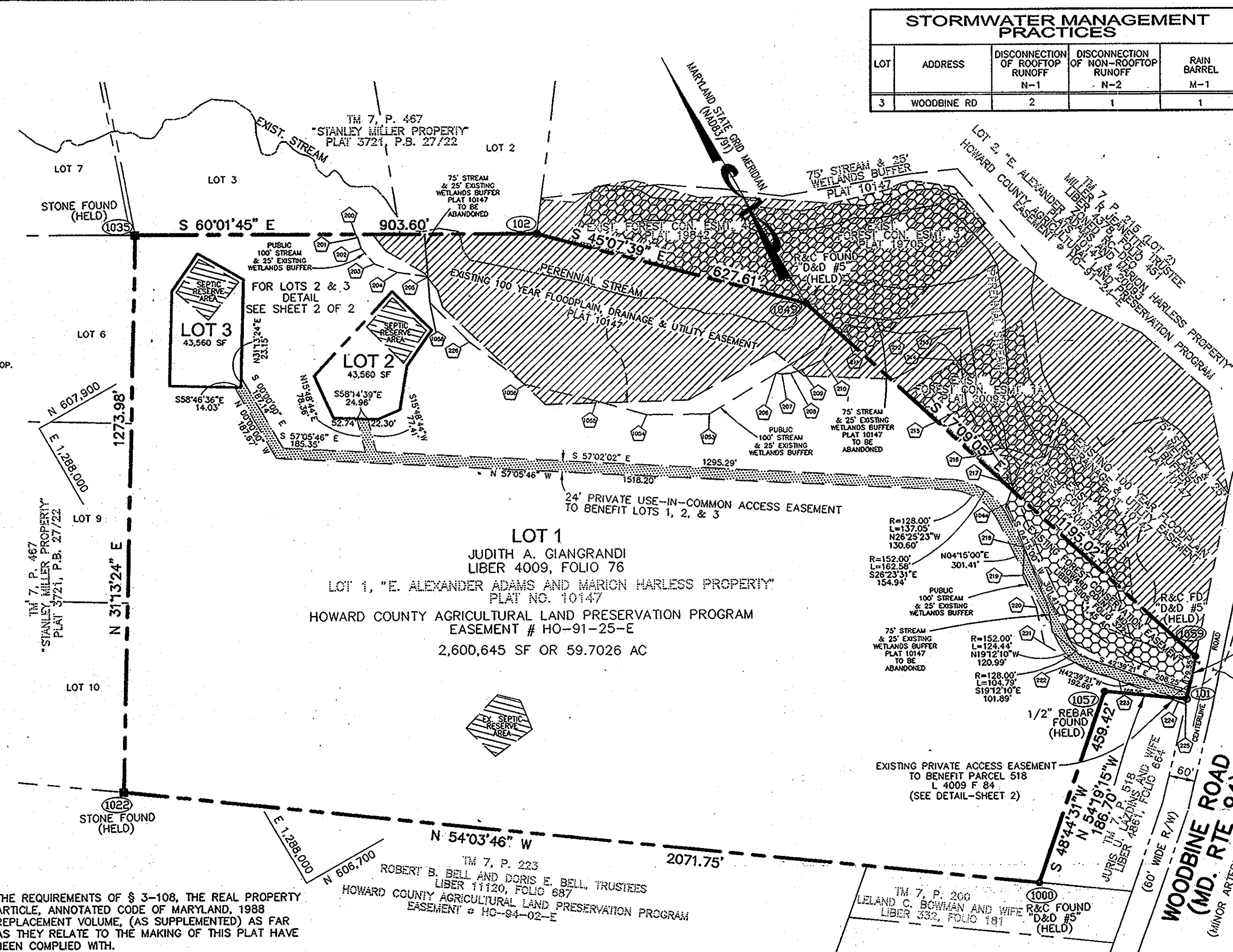


**GENERAL NOTES**

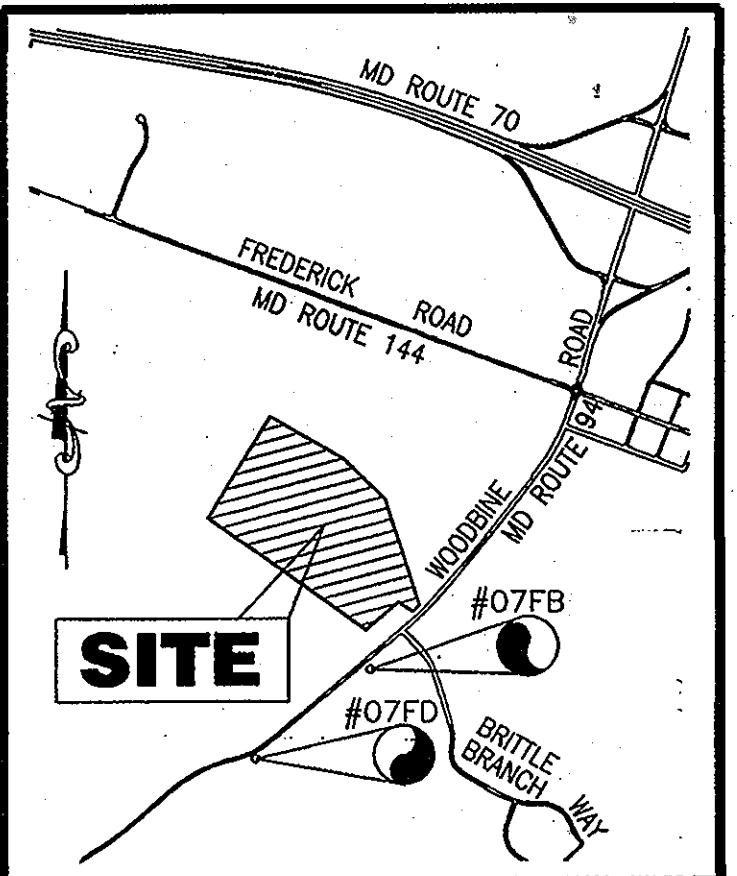
- THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 2-02-04 COMPREHENSIVE ZONING PLAN AND THE COM LITE ZONING AMENDMENTS EFFECTIVE 7-28-06.
- BEARINGS AND COORDINATES AS SHOWN HEREON ARE BASED ON NAD 83/91 MARYLAND COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY GEODETIC CONTROL MONUMENTS 07FB AND 07FD.
- AREAS STATED HEREON ARE MORE OR LESS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF A USE IN OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR THE FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH-12' (16' IF SERVING MORE THAN ONE RESIDENCE);
  - SURFACE-1" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.);
  - GEOMETRY-MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
  - STRUCTURES (CULVERTS/BRIDGES)-CAPABLE OF SUPPORTING 25 GROSS TONS (125 LOADING);
  - DRAINAGE EASEMENTS-CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
  - MAINTENANCE-SUFFICIENT TO INSURE ALL WEATHER USE.
  - TRASH & RECYCLABLES WILL BE COLLECTED AT WOODBINE ROAD WITHIN 5- FEET OF THE ROADWAY.
- DEED REFERENCE: JUDITH A. GIANGRANDI, LIBER 4009, FOLIO 76, DATED MAY 30, 1997.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- NO CLEARING, REMOVAL OF VEGETATION COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOOD PLAN AND FOREST CONSERVATION EASEMENT AREAS.
 

THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWERAGE EASEMENT.
- LOT 1, THE JUDITH A. GIANGRANDI PROPERTY, IS SUBJECT TO A HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM EASEMENT (FILE NO. HO-91-25-E).
- A SIMPLIFIED ENVIRONMENTAL PLAN, APPROVED FOR THIS PROJECT BY THE DEVELOPMENT ENGINEERING DIVISION, PROPOSES STORM WATER MANAGEMENT TO BE PROVIDED BY ROOFTOP DISCONNECT CREDIT, NON-ROOFTOP DISCONNECT CREDIT, AND RAIN BARREL.
- DISP REFERENCES: F-92-53, F-08-021, HO-91-25E, P-88-060, AND WP-92-58.
- FOR LOTS 1, 2, & 3, PARCEL 518, REFUSE REMOVAL, SNOW REMOVAL, AND ROAD MAINTENANCE IS TO BE PROVIDED AT THE JUNCTION OF THE USE-IN-COMMON ACCESS EASEMENT AND WOODBINE ROAD RIGHT-OF-WAY ONLY AND NOT ONTO THE INDIVIDUAL LOTS DRIVEWAY.
- LOT 3 IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(b)(1)(v) OF THE HOWARD COUNTY CODE WHICH ALLOWS CLEARING LESS THAN 20,000 SQUARE FEET OF FOREST WITHIN A 1-YEAR PERIOD, IN ACCORDANCE WITH SUPPLEMENTAL PLAN (ON FILE WITH THIS PLAT) 18,850 SQUARE FEET OF FOREST CLEARING HAS BEEN COMPUTED TO ALLOW FOR CONSTRUCTION OF THE PROPOSED DWELLING, DRIVEWAY AND SEPTIC SYSTEM ON LOT 3.
- THERE IS AN EXISTING DWELLING ON LOT 2 WHICH IS TO REMAIN WITH NO FOREST CLEARING IMPACTED.
- THE RESIDUE LOT 1 WAS EXCLUDED FROM THE FOREST CONSERVATION CALCULATIONS AND REQUIREMENTS WITH THIS SUBDIVISION; HOWEVER, UPON FURTHER RESUBDIVISION OF LOT 1 TO CREATE "AG LOTS", SEPARATE FOREST CONSERVATION CALCULATIONS AND REQUIREMENTS WILL BE REQUIRED.
- LOTS 2 AND 3 ARE BEING CREATED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 104.6 OF THE HOWARD COUNTY ZONING REGULATIONS FOR THE SUBDIVISION OF LOTS WITHIN THE AGRICULTURAL LAND PRESERVATION DISTRICT.
- LANDSCAPING REQUIREMENTS FOR LOTS 2 AND 3 ARE IN ACCORDANCE WITH THE ALTERNATIVE COMPLIANCE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPING MANUAL AS A RESULT OF THE LOTS' LOCATION WITHIN THE FARM'S INTERIOR AND THE EXISTING SURROUNDING VEGETATIVE BUFFER.
- STORMWATER MANAGEMENT IS PROVIDED FOR LOT 3 BY ROOFTOP DISCONNECT, NON-ROOFTOP DISCONNECT, AND RAIN BARREL CREDIT.
- THIS SUBDIVISION IS EXEMPT FROM PLATTING THE RESIDUE PROPERTY (PARCEL 215, LOT 1) PER SECTION 16.102(C)(2) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS (AGRICULTURAL PRESERVATION SUBDIVISIONS).
- TO THE BEST OF THE SURVEYOR'S KNOWLEDGE AND INFORMATION, THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORICAL STRUCTURES ON THE SITE.
- NO OPEN SPACE REQUIREMENTS EXIST FOR THIS SUBDIVISION PER SECTION 16.121(a)(2) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS.
- THIS PLAT IS SUBJECT TO SECTION 15.514(b) OF THE AGRICULTURAL LAND PRESERVATION PROGRAM.
- THIS PLAT IS BASED ON A BOUNDARY SURVEY BY ROBERT H. VOGEL ENGINEERING, INC. PERFORMED DURING JUNE, 2010.
- THERE ARE NO WETLANDS OR FLOODPLAIN LOCATED WITHIN LOTS 2 AND 3. THERE ARE EXISTING WETLANDS AND EXISTING FLOODPLAIN WITHIN LOT 1 AS ESTABLISHED PER F-92-53, PLAT NO. 10147, HOWEVER THE SHARED DRIVEWAY IMPROVEMENTS LOCATED ON LOT 1 WILL NOT IMPACT WETLANDS, WETLANDS BUFFERS, OR FLOODPLAINS IN ACCORDANCE WITH SECTION 16.147(c)(17) OF THE REGULATIONS.
- THIS SUBDIVISION FULFILLS THE MINIMUM FRONTAGE REQUIREMENTS IN ACCORDANCE WITH SECTION 16.120(c)(2)(iv) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS. LOTS 2, 3, AND PARCEL 215 (LOT 1) WILL ACCESS WOODBINE ROAD BY MEANS OF A PRIVATE USE-IN-COMMON ACCESS EASEMENT CONTAINING A SHARED DRIVEWAY.
- DECLARATION OF MAINTENANCE OBLIGATION FOR THE 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT SERVING PARCEL 518 IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY SIMULTANEOUSLY WITH THE RECORDATION OF THIS PLAT.
- DECLARATION OF MAINTENANCE OBLIGATION FOR THE PRIVATE USE-IN-COMMON ACCESS EASEMENT SERVING PARCEL 518 IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 4009, FOLIO 09.
- NO EXISTING STRUCTURES ARE LOCATED WITHIN 60 FEET OF THE PROPERTY LINES OF LOTS 2 AND 3.
- LOT 1 (GIANGRANDI PROPERTY) IS SUBJECT TO HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM HO-91-25-E AND THAT THE DEED OF EASEMENT (LIBER 2431 / FOLIO 711) WILL BE AMENDED FOR THE RELEASE OF LOTS 2 & 3 AND THE AMENDED DEED WILL BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND SIMULTANEOUS WITH THE RECORDATION OF THIS PLAT.
- THERE IS AN EXISTING DWELLING AND GARAGE LOCATED ON LOT 2 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- THIS SUBDIVISION MEETS THE INTENT OF SECTION 16.125 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS TO THE PROTECTION OF SCENIC ROADS BY:
  - DISTANCE TO SCENIC ROAD FROM LOT 3 (NEW HOUSE) = 2200' +/-
  - UTILIZING EXISTING DRIVEWAY, NO DISTURBANCES VICINAL TO WOODBINE ROAD
  - LOT 3 (NEW HOUSE) IS LOCATED WITHIN EXISTING WOODS LINE AND WILL NOT BE VISIBLE FROM WOODBINE ROAD
  - THE FOREGROUND CROPLAND HAS BEEN PRESERVED AND THE PREPARED DEVELOPMENT IS IN THE BACKGROUND
- REFERENCE: WP-92-58 APPROVED IN CONJUNCTION WITH F-92-53 TO:
  - WAIVE RIGHT-OF-WAY DEDICATION ALONG ROUTES 94 AND 144
  - ALLOW DRIVEWAY ACCESS TO ROUTE 94
  - ALLOW STREAM BANK AND WETLAND BUFFER DISTURBANCES FOR DRIVEWAY CONSTRUCTION
  - ALLOW 1" = 400' SCALE PLAN
  - WAIVE REQUIREMENT TO CREATE OPEN SPACE OR PROVIDE FEE-IN-LIEU
- THE STORMWATER MANAGEMENT MEASURES FOR LOT 3 ARE RECORDED IN A DECLARATION OF COVENANT.
- STORMWATER MANAGEMENT PRACTICES MAY BE FURTHER REFINED WITH THE BUILDING PERMIT BASED ON ADDITIONAL DETAIL.



**STORMWATER MANAGEMENT PRACTICES**

| LOT | ADDRESS     | DISCONNECTION OF ROOFTOP RUNOFF | DISCONNECTION OF NON-ROOFTOP RUNOFF | RAIN BARREL |
|-----|-------------|---------------------------------|-------------------------------------|-------------|
| 3   | WOODBINE RD | N-1                             | N-2                                 | M-1         |



**VICINITY MAP**  
SCALE 1" = 2,000' ± ADC MAP 4691-G-7

**COORDINATE TABLE**

| NO.  | NORTH       | EAST         |
|------|-------------|--------------|
| 101  | 606063.3991 | 1289923.1677 |
| 102  | 607723.2797 | 1289191.8017 |
| 1000 | 605989.3242 | 1289426.1418 |
| 1022 | 607085.2332 | 1287748.7299 |
| 1035 | 608174.6821 | 1288409.1317 |
| 1049 | 607280.4795 | 1289636.6713 |
| 1057 | 606172.2910 | 1289771.5120 |
| 1059 | 606138.6011 | 1289989.0818 |

**WETLAND / STREAM BUFFER TABLE**

| NO.  | NORTH       | EAST         |
|------|-------------|--------------|
| 200  | 607927.1907 | 1288838.3027 |
| 201  | 607918.3804 | 1288839.2097 |
| 202  | 607892.9298 | 1288833.3420 |
| 203  | 607847.9487 | 1288840.8873 |
| 204  | 607805.0403 | 1288875.8993 |
| 205  | 607761.4893 | 1288930.6018 |
| 1058 | 607708.3673 | 1288904.7519 |
| 226  | 607584.4027 | 1288935.9632 |
| 1056 | 607436.3830 | 1288996.0087 |
| 1055 | 607323.0436 | 1289115.9682 |
| 1054 | 607239.2076 | 1289197.5228 |
| 1053 | 607169.6887 | 1289320.1645 |
| 206  | 607174.6163 | 1289496.4644 |
| 207  | 607168.2164 | 1289507.4892 |
| 208  | 607157.9107 | 1289525.2640 |
| 209  | 607152.1196 | 1289550.7451 |
| 210  | 607148.5929 | 1289603.6453 |
| 211  | 607192.0983 | 1289689.0315 |
| 212  | 607110.3687 | 1289788.4645 |
| 213  | 607056.4620 | 1289909.0229 |
| 214  | 606989.5504 | 1289870.2405 |
| 215  | 606892.9297 | 1289830.3039 |
| 216  | 606769.9097 | 1289828.4113 |
| 217  | 606685.0269 | 1289831.2645 |
| 1044 | 606656.1008 | 1289797.4029 |
| 218  | 606549.4157 | 1289780.8383 |
| 219  | 606495.3478 | 1289745.8334 |
| 220  | 606416.6661 | 1289735.4677 |
| 221  | 606334.0096 | 1289708.7037 |
| 222  | 606263.2373 | 1289746.5569 |
| 223  | 606176.2746 | 1289812.1385 |
| 224  | 606075.9142 | 1289896.3413 |
| 225  | 606054.3709 | 1289914.6968 |

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 HAVE BEEN COMPLIED WITH.

*Thomas M. Hoffman, Jr.* 5.09.12 DATE  
THOMAS M. HOFFMAN, JR.  
MD REG. PROPERTY LINE SURVEYOR # 267

*Judith A. Giangrandi* 5-16-12 DATE  
JUDITH A. GIANGRANDI

**LEGEND**

- SEPTIC RESERVE AREA
- EXISTING 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT (PLAT 10147)
- EXISTING FOREST CONSERVATION EASEMENT (LIBER 5005, FOLIO 322)
- 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT TO BENEFIT LOTS 1, 2, & 3

BRL DENOTES BUILDING RESTRICTION LINE

- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY
- DENOTES IRON PIPE OR BAR FOUND
- DENOTES STONE OR MONUMENT FOUND

**OWNER/DEVELOPER**  
JUDITH A. GIANGRANDI  
2886 ROSEMAR DRIVE  
ELLICOTT CITY, MD 21043  
410-465-3114

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET  
ELLICOTT CITY, MD 21043 TEL: 410-421-2969

**PURPOSE:**  
THE PURPOSE OF THIS PLAT IS TO CREATE TWO AGRICULTURAL LOTS (EACH 1.0 ACRE IN SIZE) TO BE IN ACCORDANCE WITH MARYLAND AGRICULTURAL LAND PRESERVATION EASEMENT HO-91-25-E AND INCREASE THE STREAM BUFFER FROM 75' TO 100' IN CONFORMANCE WITH SECTION 16.116(a)(2)(iii) OF THE CURRENT SUBDIVISION REGULATIONS

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

*B. Nelson for Peter Bieleman* 8/13/2012 DATE  
HOWARD COUNTY HEALTH OFFICER *RB*

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Kevin...* 8/15/12 DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Kevin...* 8/20/12 DATE  
DIRECTOR

**OWNER'S CERTIFICATE**

I, JUDITH A. GIANGRANDI, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPTS 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 16th DAY OF May, 2012

*Judith A. Giangrandi* DATE  
JUDITH A. GIANGRANDI

*Thomas M. Hoffman, Jr.* WITNESS  
THOMAS M. HOFFMAN, JR.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED FROM E. ALEXANDER ADAMS AND BETTY SMITH ADAMS TO JUDITH A. GIANGRANDI, ACCORDING TO DEED DATED MAY 30, 1997 AND RECORDED IN LIBER 4009, FOLIO 76 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, 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 AND IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2012.

*Thomas M. Hoffman, Jr.* 5.09.12 DATE  
THOMAS M. HOFFMAN, JR.  
MD. REG. PROPERTY LINE SURVEYOR # 267

STATE OF MARYLAND  
THOMAS M. HOFFMAN, JR.  
PROPERTY LINE SURVEYOR  
No. 267

RECORDED AS PLAT No. 22038 ON 8/24/12  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**AGRICULTURAL PRESERVATION SUBDIVISION PLAT**  
**JAGWOOD FARMS**  
LOTS 1, 2 & 3

A RESUBDIVISION OF  
LOT 1, OF "LOTS 1 & 2, E. ALEXANDER ADAMS AND MARION HARLESS PROPERTY"  
PLAT NO. 10147

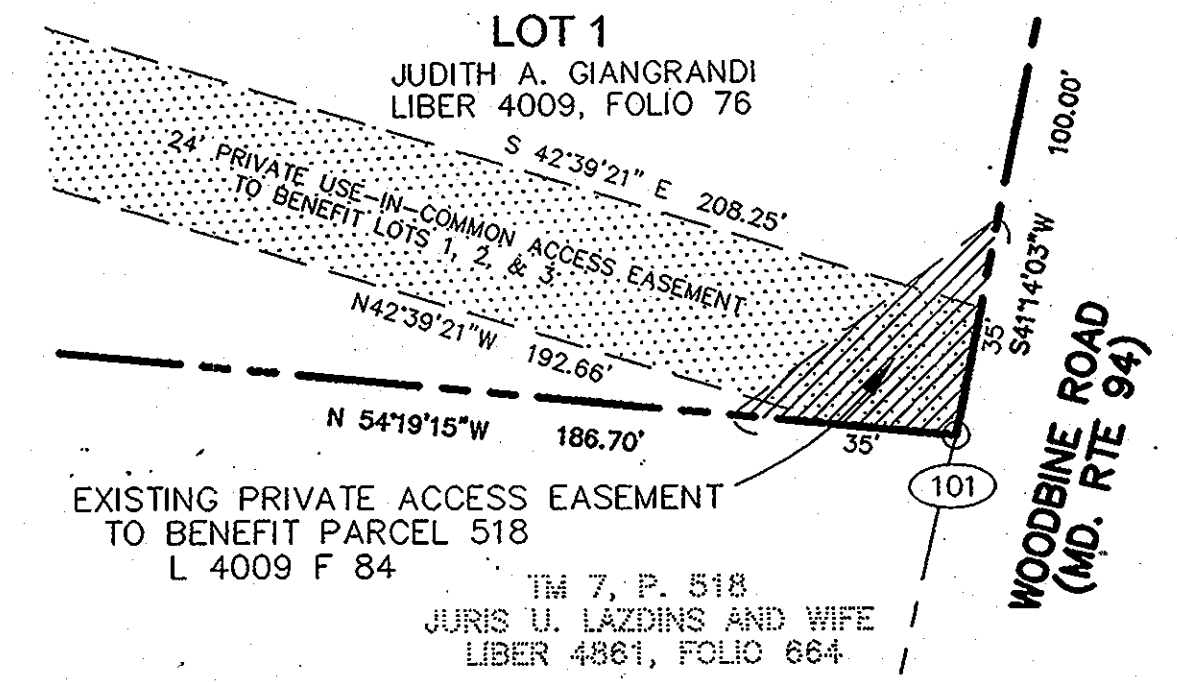
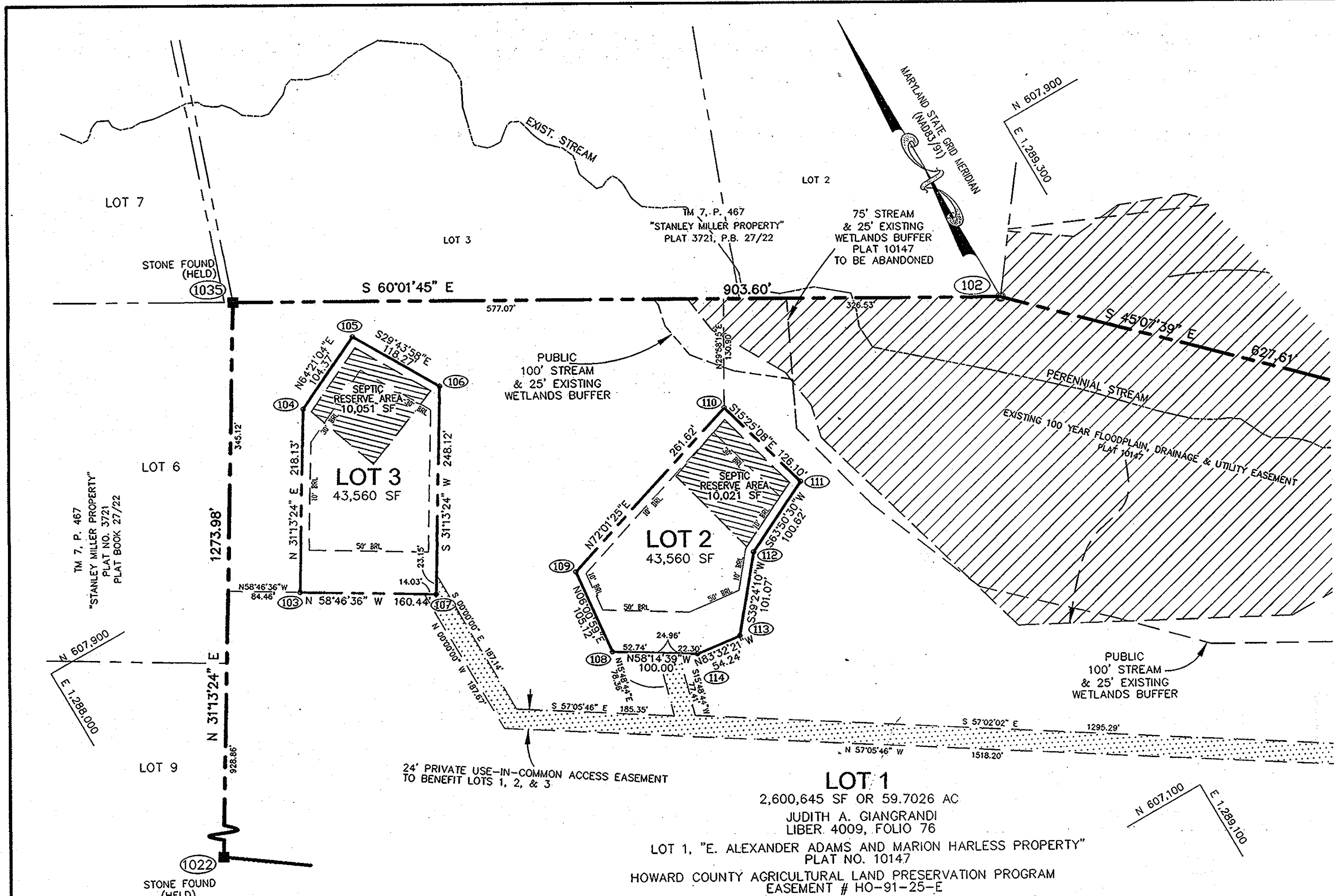
PREV. FILE REFS: F-92-53, F-08-021, HO-91-25E, P-88-060, AND WP-92-58  
ZONED RC-DEO

TAX MAP 7, BLOCK 17, PARCEL 215, LOT 1  
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 200' MAY 9, 2012  
200 0 200 400 600  
GRAPHIC SCALE

SHEET 1 OF 2

| COORDINATE TABLE |             |              |
|------------------|-------------|--------------|
| NO.              | NORTH       | EAST         |
| 102              | 607723.2797 | 1289191.9017 |
| 103              | 607835.7638 | 1288302.4564 |
| 104              | 608029.3007 | 1288415.5312 |
| 105              | 608067.4788 | 1288509.6195 |
| 106              | 607864.7753 | 1288568.2781 |
| 107              | 607752.5947 | 1288439.6585 |
| 108              | 607587.7144 | 1288583.7797 |
| 109              | 607892.2588 | 1288594.7980 |
| 110              | 607773.0002 | 1288843.6431 |
| 111              | 607651.4378 | 1288877.1700 |
| 112              | 607607.0773 | 1288786.8517 |
| 113              | 607528.9840 | 1288722.6988 |
| 114              | 607535.0871 | 1288668.8054 |
| 1022             | 607085.2332 | 1287748.7299 |
| 1035             | 608174.6821 | 1288409.1317 |



**EXISTING PRIVATE ACCESS EASEMENT TO BENEFIT PARCEL 518 DETAIL**  
 SCALE: 1" = 30'

**LOTS 2 AND 3 DETAIL**  
 SCALE: 1" = 100'

- LEGEND**
- EXISTING 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT (PLAT 10147)
  - 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT TO BENEFIT LOTS 1, 2, & 3
  - EXISTING PRIVATE ACCESS EASEMENT TO BENEFIT PARCEL 518
  - SEPTIC RESERVE AREA
  - DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY
  - DENOTES IRON PIPE OR BAR FOUND
  - DENOTES STONE OR MONUMENT FOUND

**AREA TABULATION**

|   |           |
|---|-----------|
| TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....  | 2         |
| TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED..... | 0         |
| TOTAL NUMBER OF LOTS TO BE RECORDED.....            | 2         |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....    | 2.0000 AC |
| TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....   | 0.0000 AC |
| TOTAL AREA OF LOTS TO BE RECORDED.....              | 2.0000 AC |
| TOTAL AREA OF ROADWAY TO BE RECORDED.....           | 0.0000 AC |
| TOTAL AREA TO BE RECORDED.....                      | 2.0000 AC |

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 HAVE BEEN COMPLIED WITH.

*Thomas M. Hoffman, Jr.* 5.09.12  
 THOMAS M. HOFFMAN, JR. DATE  
 MD REG PROPERTY LINE SURVEYOR # 267

*Judith A. Giangrandi* 5.16.12  
 JUDITH A. GIANGRANDI DATE

**OWNER**  
 JUDITH A. GIANGRANDI  
 2886 ROSEMAR DRIVE  
 ELLICOTT CITY, MD 21043  
 410-465-3114

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET  
 ELLICOTT CITY, MD 21043 TEL: 410-461-2666  
 FAX: 410-461-2661

**PURPOSE:**  
 THE PURPOSE OF THIS PLAT IS TO CREATE TWO AGRICULTURAL LOTS (EACH 1.0 ACRE IN SIZE) TO BE IN ACCORDANCE WITH MARYLAND AGRICULTURAL LAND PRESERVATION EASEMENT HO-91-25-E AND INCREASE THE STREAM BUFFER FROM 75' TO 100' IN CONFORMANCE WITH SECTION 16.116(a)(2)(ii) OF THE CURRENT SUBDIVISION REGULATIONS

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

*Brian P. Paster* 8/9/2012  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chris P. ...* 8/15/12  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kat ...* 8/20/12  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

I, JUDITH A. GIANGRANDI, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPTS 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 16th DAY OF May 2012

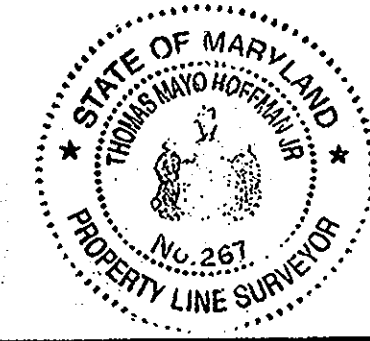
*Judith A. Giangrandi*  
 JUDITH A. GIANGRANDI  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED FROM E. ALEXANDER ADAMS AND BETTY SMITH ADAMS TO JUDITH A. GIANGRANDI, ACCORDING TO DEED DATED MAY 30, 1997 AND RECORDED IN LIBER 4009, FOLIO 76 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, 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 AND IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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*Thomas M. Hoffman, Jr.* 5.09.12  
 THOMAS M. HOFFMAN, JR. DATE  
 MD. REG. PROPERTY LINE SURVEYOR # 267



RECORDED AS PLAT No. 22039 ON 8/24/12  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**AGRICULTURAL PRESERVATION SUBDIVISION PLAT  
 JAGWOOD FARMS**

LOTS 1, 2 & 3  
 A RESUBDIVISION OF  
 LOT 1, OF "LOTS 1 & 2, E. ALEXANDER ADAMS AND MARION HARLESS PROPERTY"  
 PLAT NO. 10147

PREV. FILE REFS: F-92-53, F-08-021, HO-91-25E, P-88-060, AND WP-92-58  
 ZONED RC-DEO

TAX MAP 7, BLOCK 17, PARCEL 215, LOT 1  
 FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 100' MAY 9, 2012  
 GRAPHIC SCALE  
 100 0 100 200 300

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