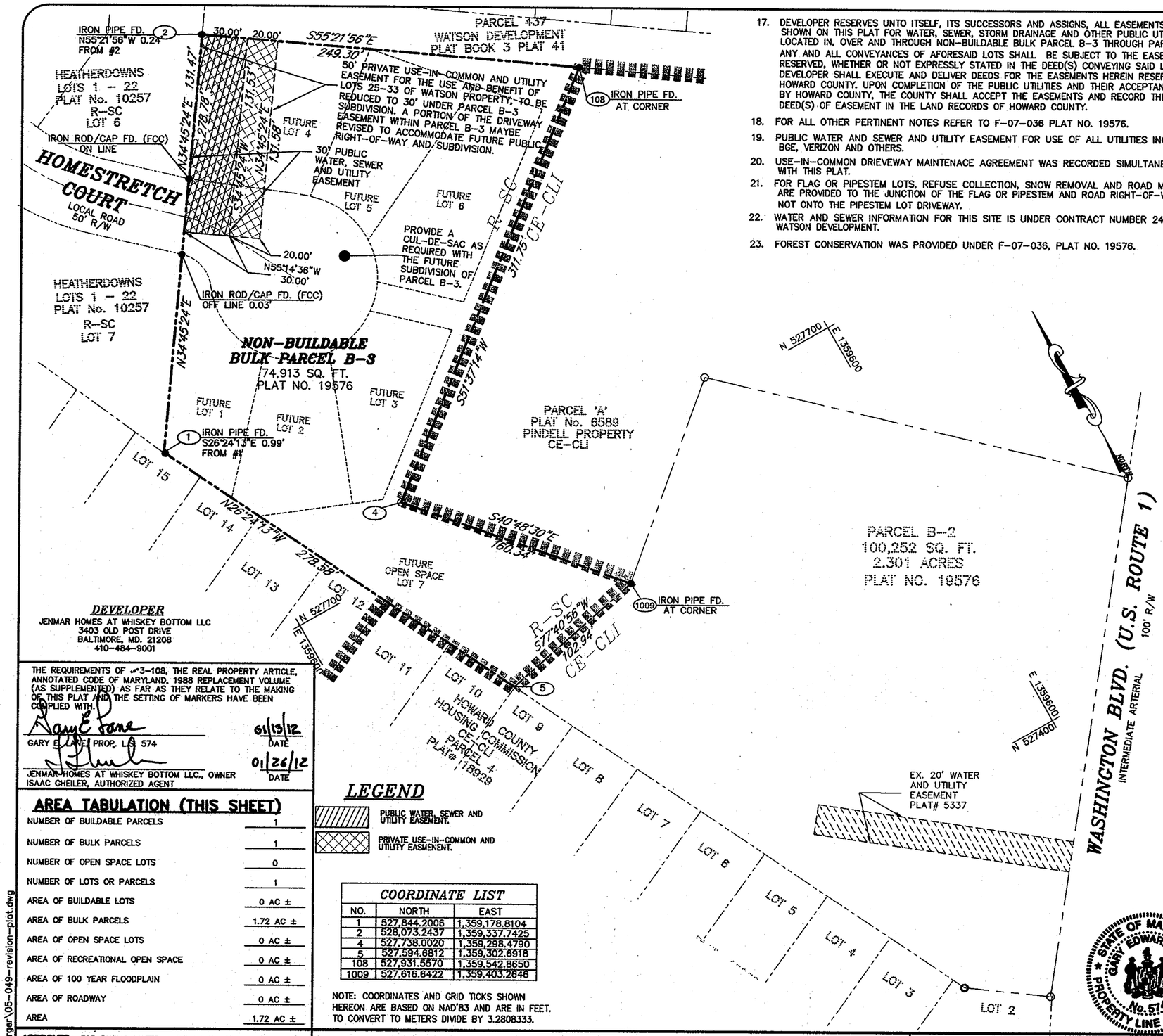
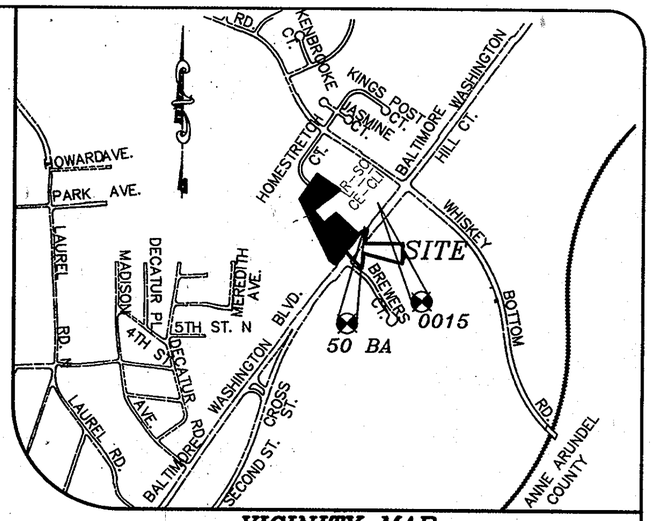


17. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH NON-BUILDABLE BULK PARCEL B-3 THROUGH PARCEL B-2 ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
18. FOR ALL OTHER PERTINENT NOTES REFER TO F-07-036 PLAT NO. 19576.
19. PUBLIC WATER AND SEWER AND UTILITY EASEMENT FOR USE OF ALL UTILITIES INCLUDING BGE, VERIZON AND OTHERS.
20. USE-IN-COMMON DRIEVEWAY MAINTENACE AGREEMENT WAS RECORDED SIMULTANEOUSLY WITH THIS PLAT.
21. 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 ONTO THE PIPESTEM LOT DRIVEWAY.
22. WATER AND SEWER INFORMATION FOR THIS SITE IS UNDER CONTRACT NUMBER 24-4584-D, WATSON DEVELOPMENT.
23. FOREST CONSERVATION WAS PROVIDED UNDER F-07-036, PLAT NO. 19576.



VICINITY MAP

SCALE : 1"= 2000'
ADC MAP COORDIATES : 5169-G2

GENERAL NOTES

1. SUBJECT PROPERTY ZONED CE-CLI AND R-SC AS PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS DATED 7/28/06.
2. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY 2006 BY MILDENBERG, BOENDER AND ASSOCIATES INC.
3. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO MD NAD '83(HORIZ) AND NAVD88 (VERT) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 50BA & 0015

STA. No. 50BA	N 527,561.667 E 1,359,772.600	ELEV. 248.655
STA. No. 0015	N 527,889.354 E 1,360,017.060	ELEV. 239.581

4. ● DENOTES AN IRON PIN OR IRON PIPE FOUND.
   O DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
5. 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.
6. ALL AREAS ARE MORE OR LESS.
7. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
8. NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
9. STEEP SLOPES 25% OR GREATER WITH A CONTIGUOUS AREA OVER 20,000 SQ.FT. DO NOT EXIST ON SITE.
10. NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
11. NO WETLANDS, FLOODPLAIN OR STREAMS EXIST ON-SITE.
12. THIS PROJECT IS EXEMPT FROM STORMWATER MANAGEMENT. NO IMPROVEMENTS ARE BEING PROPOSED.
13. LANDSCAPING FOR THIS SITE IS BEING DEFERRED UNTIL THE SITE DEVELOPMENT PLAN STAGE.
14. 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.
15. WATER AND SEWER TO THESE PARCELS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
16. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    A) WIDTH – 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
    B) SURFACE – 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").
    C) GEOMETRY – MAX. 14% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
    D) STRUCTURES (CULVERT/BRIDGES) – CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
    E) DRAINAGE ELEMENTS – CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
    F) STRUCTURE CLEARANCES – MINIMUM 12 INCHES.
    G) MAINTENANCE – SUFFICIENT TO ENSURE ALL WEATHER USE.

THE PURPOSE OF THIS PLAT IS TO ADD PUBLIC WATER AND SEWER AND PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR THE USE OF LOTS 25-33 OF WATSON PROPERTY PLAT BOOK 3, PAGE 41.

DEVELOPER
JENMAR HOMES AT WHISKEY BOTTOM LLC
3403 OLD POST DRIVE
BALTIMORE, MD. 21208
410-484-9001

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, PROP. LS 574 — DATE 01/13/12

JENMAR HOMES AT WHISKEY BOTTOM LLC., OWNER
ISAAC GHEILER, AUTHORIZED AGENT — DATE 01/26/12

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE PARCELS	1
NUMBER OF BULK PARCELS	1
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	1
AREA OF BUILDABLE LOTS	0 AC ±
AREA OF BULK PARCELS	1.72 AC ±
AREA OF OPEN SPACE LOTS	0 AC ±
AREA OF RECREATIONAL OPEN SPACE	0 AC ±
AREA OF 100 YEAR FLOODPLAIN	0 AC ±
AREA OF ROADWAY	0 AC ±
AREA	1.72 AC ±

LEGEND

PUBLIC WATER, SEWER AND UTILITY EASEMENT.

PRIVATE USE-IN-COMMON AND UTILITY EASMENENT.

COORDINATE LIST

NO.	NORTH	EAST
1	527,844.2006	1,359,178.8104
2	528,073.2437	1,359,337.7425
4	527,738.0020	1,359,298.4790
5	527,594.6812	1,359,302.6918
108	527,931.5570	1,359,542.8650
1009	527,616.6422	1,359,403.2646

NOTE: COORDINATES AND GRID TICKS SHOWN HEREON ARE BASED ON NAD'83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.2808333.

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

for Peter Beilenson — 3/21/2012
HOWARD COUNTY HEALTH OFFICER — DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3/7/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE

for 3/27/12
DIRECTOR — DATE

OWNER'S STATEMENT

JENMAR HOMES AT WHISKEY BOTTOM LLC., A CORPORATION BY ISSAC GHEILER, AUTHORIZED AGENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTED 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 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 EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY HAND THIS 26th DAY OF MARCH, 2010

JENMAR HOMES AT WHISKEY BOTTOM LLC., OWNER
ISAAC GHEILER, AUTHORIZED AGENT

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 ROUTE 1 JOINT VENTURE PARTNERSHIP TO JENMAR HOMES AT WHISKEY BOTTOM, LLC BY DEED DATED DECEMBER 17, 2007 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 11026, FOLIO 111, 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.

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. 574, EXPIRATION DATE: 03/21/13

STATE OF MARYLAND — GARY EDWARD LANE — No. 574 — PROPERTY LINE SURVEYOR

GARY E. LANE, PROP. L.S. 574 — DATE 01/13/12

RECORDED AS PLAT 21871 ON 3/30/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

WHISKEY BOTTOM POINT PROPERTY

NON-BUILDABLE BULK PARCEL B-3

REVISION PLAT

SHEET 1 OF 1

TAX MAP 50 PARCEL NO. 488 BLOCK 4	SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-SC, CE-CLI	SCALE : 1"=50' DATE : JAN. 2012 DPZ FILE NOS. F-83-34 S-07-001, SDP-83-022, F-07-036

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

F-12-065

05-049\DWG\05-049 WATSON PROP\Shanaberger\05-049-revision-plat.dwg