

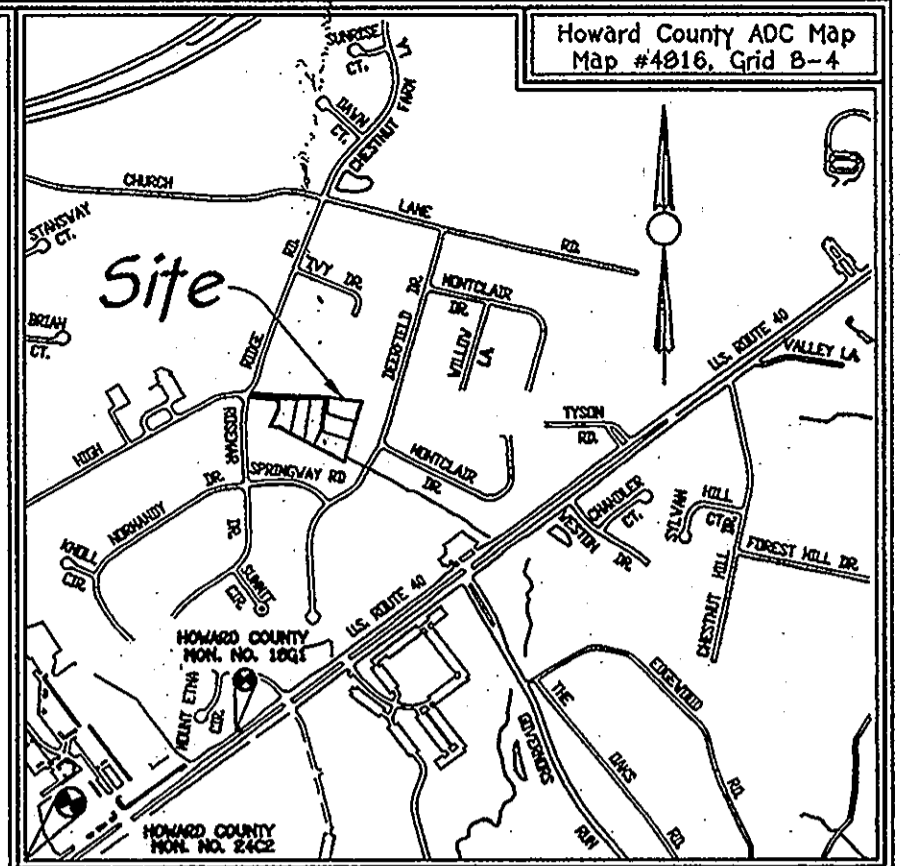
U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	POINT	NORTH (meters)	EAST (meters)
104	591877.7190	1368022.7070	104	180404.689279	416974.155094
111	592036.5254	1368033.9951	111	180453.093896	417129.992970
112	592068.8775	1368032.6049	112	180462.954794	417062.916131
113	592080.1220	1367984.6204	113	180466.382141	416962.946263
301	592092.9229	1367860.5711	301	180470.283868	416924.735952
302	592076.2910	1367851.7274	302	180465.214444	416922.040399
405	591664.6222	1368428.7180	405	180339.737535	417097.907481
500	592063.9290	1367849.2782	500	180461.446487	416921.293885
501	592050.1749	1367982.5643	501	180457.254236	416961.919570
502	592048.9415	1368018.5400	502	180456.878300	416972.884972
503	591990.7611	1368016.5453	503	180439.144890	416972.277003
504	591881.6647	1367965.9600	504	180405.892236	416956.858572

Curve Data Chart					
Prt-Prt	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
500-302	1523.27'	12.60'	0°28'26"	6.30'	N 11°12'23" E 12.60'
302-301	165.00'	10.85'	06°32'41"	9.43'	N 28°00'03" E 10.84'

**Reservation Of Public Utility Easements**  
 "Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage And Other Utilities, Located In, On, Over, And Through Lots 2 Thru 7. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. 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."

The Requirements § 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

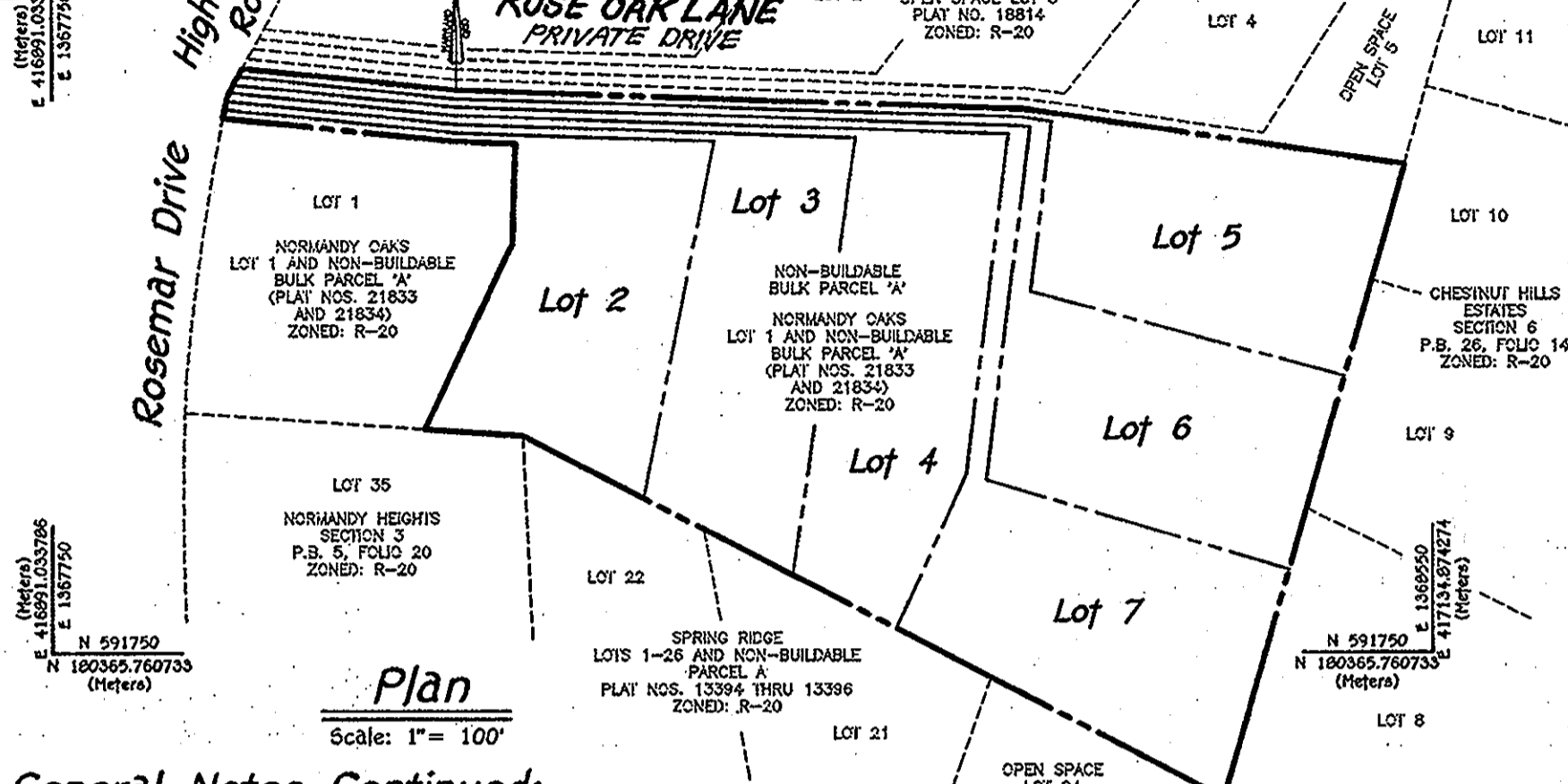
*Terrell A. Fisher* 3/4/13 Date  
 (Registered Land Surveyor)  
 Normandy Oaks Baker, LLC  
 By: Clay R. Goodier, Managing Member 3/6/13 Date



This Subdivision Is Subject To Section 18.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective March 12, 2013, On Which Date Developer Agreement 14-4413-D Was Filed And Accepted.

**Legend**

- Existing Private Sight Distance Easement (L. 7710, F. 058)
- Existing Public Drainage & Utility Easement (P.B. 26, F. 14)
- Existing Limit Of Wetlands (Plat Nos. 21833 And 21834)
- Existing Private Temporary Driveway Easement Across Non-Buildable Bulk Parcel 'A' For The Use And Benefit Of Lot 1 (Plat Nos. 21833 And 21834) To Be Abandoned By This Plat
- Public Sewer, Water & Utility Easement
- Private Use-In-Common Driveway Easement For The Benefit Of Lots 2 Thru 7
- Private H.O.A. Drainage & Utility Easement
- Natural Area Credit Easement
- Top Of Bank-Stream Bank Buffer
- Vegetative Buffer To Remain



**General Notes:**

- Subject Property Zoned R-20 Per 2/02/04 Comprehensive Zoning Plan And The "Comp Life" Zoning Regulation Amendments Effective 7/28/08.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 24C2 North 500648.312 East 1,366,038.195 Station No. 18G1 North 509984.951 East 1,367,750.255
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About February, 2006 By Fisher, Collins & Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set With Cap "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Cap "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
  - Width - 12 Feet (16 Feet Serving More Than One Residence);
  - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, (1-1/2" Minimum);
  - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
  - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H-25 Loading);
  - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
  - Structure Clearances - Minimum 12 feet;
  - Maintenance - Sufficient To Ensure All Weather Use.
- 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 Into The Pipestem Lot Driveway.
- All Lot Areas Are More Or Less (\*).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- There Are No Existing Dwelling/Structure(s) Located On This Site To Remain.
- No Cemeteries Exist On This Site Based On Both A Site Visit And An Examination Of The Howard County Cemetery Inventory Map.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 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 And Per The Comp-Life Zoning Regulations Dated July 28, 2006.
- Previous Department Of Planning And Zoning File Nos.: SP-07-004, F-07-167, WP-11-023 And WP-12-076.
- Property Is Located In Metropolitan District And Is Served By Public Water And Private Sewer.
- The Perimeter Landscape Requirement Of Section 16.124 Of The Howard County Code And The Landscape Manual In The Amount Of \$2,100.00 Has Been Posted With The Developer's Agreement.
- Water And Sewer Service To Lots 2 Thru 7 Will Be Granted Under The Provisions Of Section 18.122.b Of The Howard County Code. Public Water And Sewage Allocation Will Be Granted At The Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
- No Noise Study Is Required For This Project.
- The Total Forest Conservation For Normandy Oaks, Lot 1 (Plat Nos. 21833 And 21834) And Normandy Oaks, Lot 2 Thru 7 Is 2.29 Acres. The Recording Of Lot 1 Provided A Fee-In-Lieu Payment For 0.10 Acres Reforestation. The Remaining 2.19 Acres Of Forest Obligation Was Provided Off-Site On The Property Of Quartz Hill, LLC, Tax Map 8, Tax Parcel 401 By The Creation Of 4.38 Acres Retention On An Approved Forest Bank, SDP-10-104.

**General Notes Continued:**

- No Grading, Removal Of Vegetative Cover Or Trees, Paving And New Structures Shall Be Permitted Within The Limits Of Wetlands, Stream(s), Or Their Required Buffers, Floodplain And Forest Conservation Easement Areas Except For The Area Of Disturbance Associated With The Public Sewer Extension Contract No. 14-4413-D. The Environmental Impacts Resulting From This Public Sewer Extension Are Considered Essential In Accordance With Subsection 16.116 (c) Of The Howard County Code.
- A Fee-In-Lieu Payment For Open Space For 6 Lots At \$1,500.00 Per Lot For A Total Of \$9,000.00 Has Been Paid To The Department Of Recreation & Parks.
- Plat Subject To Waiver Petition WP-11-023 Which The Planning Director On November 5, 2010 Approved A Request To Waive Sections 16.144(r)(1)(ii) And 16.144(r)(6) Of The Howard County Code Subject To The Following Conditions:
  - Petitioner Shall Submit A Final Plan For All Development Approved On Preliminary Equivalent Sketch Plan SP-07-004 Within One Year From The Date Of This Letter (On Or Before November 5, 2011).
  - Petitioner Shall Submit Final Plat Originals And Address All Items Listed In The DPZ Letter Of August 28, 2007 Regarding Final Plan F-07-167 Within One Year From The Date Of This Letter (On Or Before November 5, 2011).
  - Petitioner Shall Pay Applicable Fees In Accordance With Fee Schedules In Effect At Time Of Payment.
- Plat Subject To Waiver Petition WP-12-076 Which The Planning Director On December 6, 2011 Approved A Request To Waive Section 16.144(k)(3)(i) Of The Howard County Subdivision And Land Development Regulations, Subject To The Following Conditions:
  - Petitioner Shall Submit A Final Plan For All Development Approved On Preliminary Equivalent Sketch Plan SP-07-004 Within One Year From The Date Of This Letter Notifying The Petitioner Of Waiver Approval (On Or Before December 6, 2012).
  - Petitioner Shall Pay Applicable Fees In Accordance With Fee Schedules In Effect At Time Of Submission.
- Stormwater Management Will Be Provided In Accordance With Howard County And Maryland 378 Specifications. Recharge Volume Will Be Provided Through The Use Of Bio-retention And Disconnection Credits. There Are Three Micro Bio-Retention Facilities (Lots 2, 3 & 4), Three Level Spreaders (Lots 5, 6 & 7), Rooftop Disconnection Is Used For Lots 5, 6 & 7 And Non-rooftop Disconnection Is Used For Lots 2 Thru 7. These Private Facilities/Disconnection Credit Areas Will Be Owned And Maintained By The Homeowner And Will Require OOC's.
 

Note: Projects Currently Within The Review Process Meeting The State's Criteria For Preliminary Project Approval May Be Permitted To Use The State's 2000 Regulations For Stormwater Management. Projects Meeting This Requirement Will Be Considered Grandfathered To The 2000 Regulations By Submission And Approval Of An Administrative Waiver. Expiration Of Administrative Waivers For Grandfathering Shall Be May 4, 2013 If The Developer Does Not Receive Approval (Signed By SCD) Prior To This Date So That A Grading Permit Could Be Obtained And The Project Continue To Construction Completion. The Grandfathering Administrative Waiver Is Also Conditioned That The Developer Will Make Timely Construction Progress And Completion By May 4, 2017.
- The Use-In-Common Driveway Maintenance Agreement For Lots 2 Thru 7 Have Been Recorded In The Howard County Land Records Office Simultaneously With The Recording Of This Subdivision Plat.
- The Geotechnical Report For This Project Was Prepared By Hills-Carnes Engineering Associates, Inc. Dated October, 2006 And Approved Under SP-07-004.
- The APFO Traffic Study For This Project Was Prepared By Mars Group, Inc. Dated Nov. 2006 And Approved Under SP-07-004.
- There Is No Floodplain Within The Site.
- There Are No Areas Of Steep Slopes Located On This Property As Defined By The Howard County Subdivision And Land Development Regulations, Section 16.116.b.
- Wetlands Report Prepared By Eco-Science Professionals, Inc. And Approved With SP-07-004.
- The Existing Home On Lot 1 Will Remain And Is Presently Served By Public Water House Connection From Rosemar Drive And By Private Sewer. The Existing Home Will Remain Served By Public Water And Private Sewerage Until The Resubdivision Of Non-Buildable Bulk Parcel 'A'. Upon Resubdivision Of Non-Buildable Bulk Parcel 'A' Into Single Family Detached Lots, The Existing Private Septic System Serving Lot 1 Will Be Properly Abandoned And The Existing House Connected To Public Sewer Main.
- The Lots Created By This Subdivision Plat Are Subject To A Fee Or Assessment To Cover Or Defray All Or Part Of The Developer's Cost Of The Installation Of The Water And Sewer Facilities, Pursuant To The Howard County Code Section 18.112. This Fee Or Assessment, Which Runs With The Land, Is A Contractual Obligation Between The Developer And Each Owner Of This Property And Is Not In Any Way A Fee Or Assessment Of Howard County.
- Plat Subject To Unrecorded Agreement Dated September 26, 2012 Between Spring Ridge Homeowners Association, Inc. And Normandy Oaks Baker, LLC With The Following Conditions Associated With Lots 2 Thru 7, inclusive:
  - Normandy Oaks Baker, LLC (Normandy Oaks) Shall Plant Fourteen (14) New Trees Of The Type And In The Locations On Exhibit 'E' And Shall Be Completed Within Six (6) Months Of Issuance Of A Grading Permit;
  - Normandy Oaks Baker, LLC (Normandy Oaks) Shall Consult With Members Of Spring Ridge H.O.A. Regarding Tree Selection And Planting Locations.

**Minimum Lot Size Chart**

Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
2	22,476 Sq. Ft.	848 Sq. Ft.	21,620 Sq. Ft.
3	22,100 Sq. Ft.	1,418 Sq. Ft.	20,682 Sq. Ft.
4	26,032 Sq. Ft.	1,823 Sq. Ft.	24,209 Sq. Ft.
5	25,333 Sq. Ft.	2,358 Sq. Ft.	22,975 Sq. Ft.
6	25,694 Sq. Ft.	3,511 Sq. Ft.	22,183 Sq. Ft.
7	29,012 Sq. Ft.	4,739 Sq. Ft.	24,273 Sq. Ft.

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 451-2855

**Area Tabulation This Submission**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	6
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	6
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3,450 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	3,450 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	3,450 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	3,450 Ac.*

APPROVED: For Public Water And Public Sewerage Systems  
 Howard County Health Department.

*Bolton for Maura Rogman* 5/10/2013 Date  
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*[Signature]* 4/26/13 Date  
 Chief, Development Engineering Division

*[Signature]* 5/14/13 Date  
 Director

**Owner's Certificate**

Normandy Oaks Baker, LLC, By Clay R. Goodier, Managing Member, 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 Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas 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 Waterways 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 Rights-Of-Way. Witness My Hand This 6th Day Of March, 2013.

*[Signature]* Witness  
 Normandy Oaks Baker, LLC  
 By: Clay R. Goodier, Managing Member

**Surveyor's Certificate**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By Paul C. Miller, Sole Surviving Trustee Of The Paul C. Miller Revocable Trust, A Trust Created Under Trust Agreement Dated May 10, 2005, As To An Undivided One-Half Interest, And Paul C. Miller, As Surviving Trustee, And Sandra A. Devese And Willard A. Baublitz, Jr., Successors Trustees Of The Georgia L. Miller Revocable Trust, A Trust Created Under Trust Agreement Dated May 10, 2005, And Paul C. Miller, Individually, As To An Undivided One-Half Interest, Parties Of The First Part, To Normandy Oaks Baker, LLC (Recorded In The Land Records Of Howard County In Liber No. 14376 For The Purpose Of The Streets In The Subdivision By Howard County, Maryland, And The Streets In The Annotated Code Of Maryland, As Amended.

*[Signature]* 3/4/13 Date  
 Terrell A. Fisher, Professional Land Surveyor #10692  
 Expiration Date: December 13, 2013

**Purpose Statement**

The Purpose Of This Plat Is To (1) Resubdivide Non-Buildable Bulk Parcel 'A', As Shown On Plats Entitled "Normandy Oaks, Lot 1 And Non-Buildable Bulk Parcel 'A'" Recorded As Plat Nos. 21833 And 21834 To Create Lots 2 Thru 7; (2) Create A Public Sewer, Water & Utility Easement; (3) Create A Private Use-In-Common Access Easement For The Use And Benefit Of Lots 2 Thru 7; (4) Create A Private H.O.A. Drainage & Utility Easement; (5) Create A Natural Area Credit Easement; (6) Abandon The Existing Private Temporary Driveway Easement Recorded On The Aforesaid Plat Nos. 21833 Thru 21834.

RECORDED AS PLAT No. 22396 ON 5/17/13  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Normandy Oaks**  
 Lots 2 Thru 7

Being A Resubdivision Of Non-Buildable Bulk Parcel 'A', As Shown On Plats Entitled "Normandy Oaks, Lot 1 And Non-Buildable Bulk Parcel 'A'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 21833 And 21834

Zone: R-20  
 Tax Map: 18 Parcel: 51 Grid: 13  
 Second Election District - Howard County, Maryland  
 Date: March 4, 2013 Scale: As Shown Sheet 1 Of 2

F-12-068

The Requirements S 3-108, The Real Property Article, Annotated Code Of Maryland, 1986 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Terrill A. Fisher, L.S. #10692  
(Registered Land Surveyor)  
Date: 3/4/13  
Normandy Oaks Baker, LLC  
By: Clay R. Goodier, Managing Member  
Date: 3/6/13

**Property Line Line Chart**

LINE	BEARING	LENGTH
PL1	S 04°06'30" E	127.15'
PL2	S 08°02'11" E	328.07'
PL3	S 01°41'09" E	17.32'
PL4	S 04°06'30" E	129.40'
PL5	S 08°02'11" E	327.97'
PL6	S 01°41'09" E	5.14'
PL7	S 04°06'30" E	131.45'
PL8	S 08°02'11" E	320.81'
PL9	S 04°06'30" E	132.73'
PL10	S 08°02'11" E	232.46'
PL11	S 04°06'30" E	133.37'
PL12	S 08°02'11" E	150.56'

**Legend**

- Existing Private Sight Distance Easement (L. 7710, F. 058)
- Existing Public Drainage & Utility Easement (P.B. 26, F. 14)
- Existing Limit of Wetlands (Plat Nos. 21833 And 21834)
- Existing Private Temporary Driveway Easement Across Non-Buildable Bulk Parcel 'A' For The Use And Benefit Of Lot 1 (Plat Nos. 21833 And 21834) To Be Abandoned By This Plat
- Public Sewer, Water & Utility Easement
- Private Use-In-Common Driveway Easement For The Benefit Of Lots 2 Thru 7
- Private H.O.A. Drainage & Utility Easement
- Natural Area Credit Easement
- Top Of Bank-Stream Bank Buffer
- Vegetative Buffer To Remain

**Area Tabulation This Submission**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	6
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	6
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3.458 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	3.458 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	3.458 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	3.458 Ac.±

**Public Sewer, Water & Utility Easement Line Chart**

LINE	BEARING	LENGTH
W1	N 13°03'44" W	143.04'
W2	N 73°11'57" W	91.06'
W3	N 07°03'31" E	174.08'
W4	N 40°35'24" W	17.51'
W5	N 08°02'11" E	276.13'
W6	N 01°57'49" E	10.00'
W7	N 08°02'11" W	36.00'
W8	N 04°06'30" W	133.99'
W9	S 04°06'30" E	129.40'
W10	S 08°02'11" E	275.53'
W11	N 01°57'49" W	10.00'
W12	S 08°02'11" E	10.00'
W13	N 01°57'49" W	10.00'
W14	S 08°02'11" E	42.10'
W15	N 07°03'31" E	10.04'
W16	S 01°41'09" E	19.48'
W17	S 07°03'31" W	30.36'
W18	S 40°35'24" E	13.53'
W19	S 07°03'31" W	172.18'
W20	S 73°11'57" E	75.63'
W21	S 13°03'44" E	171.84'

**Private H.O.A. Drainage & Utility Easement Line Chart**

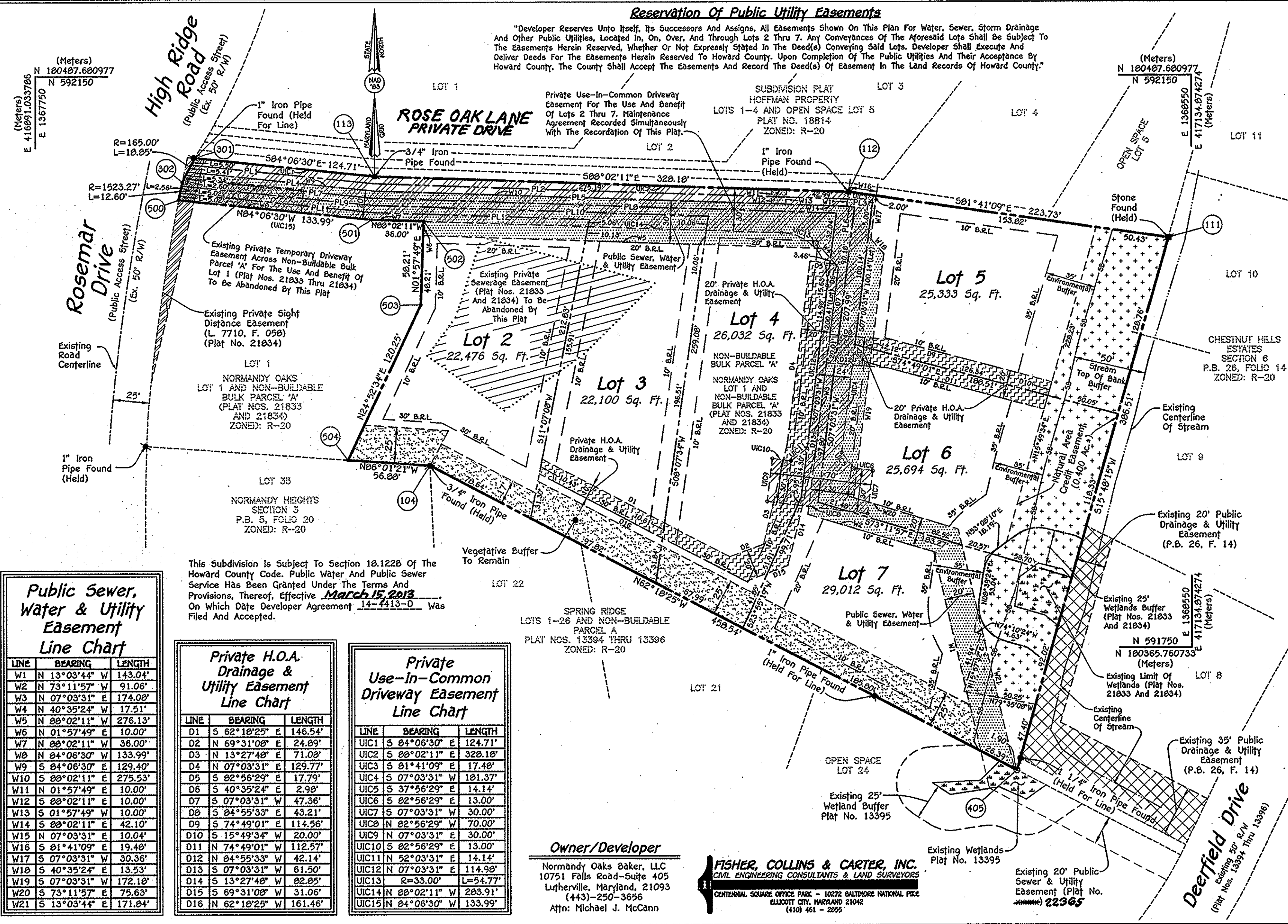
LINE	BEARING	LENGTH
D1	S 62°18'25" E	146.54'
D2	N 69°31'08" E	24.89'
D3	N 13°27'48" E	71.08'
D4	N 07°03'31" E	129.77'
D5	S 82°56'29" E	17.79'
D6	S 40°35'24" E	2.98'
D7	S 07°03'31" W	47.36'
D8	S 04°55'33" E	43.21'
D9	S 74°49'01" E	114.58'
D10	S 15°49'34" W	20.00'
D11	N 74°49'01" W	112.57'
D12	N 04°55'33" W	42.14'
D13	S 07°03'31" W	61.50'
D14	S 13°27'48" W	82.85'
D15	S 69°31'08" W	31.06'
D16	N 62°18'25" W	161.48'

**Private Use-In-Common Driveway Easement Line Chart**

LINE	BEARING	LENGTH
UIC1	S 04°06'30" E	124.71'
UIC2	S 08°02'11" E	328.18'
UIC3	S 01°41'09" E	17.48'
UIC4	S 07°03'31" W	181.37'
UIC5	S 37°56'29" E	14.14'
UIC6	S 82°56'29" E	13.00'
UIC7	S 07°03'31" W	30.00'
UIC8	N 82°56'29" W	70.00'
UIC9	N 07°03'31" E	30.00'
UIC10	S 82°56'29" E	13.00'
UIC11	N 52°03'31" E	14.14'
UIC12	N 07°03'31" E	114.98'
UIC13	R=33.00' L=54.77'	
UIC14	N 08°02'11" W	283.91'
UIC15	N 04°06'30" W	133.99'

**Reservation Of Public Utility Easements**

"Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage And Other Public Utilities, Located In, On, Over, And Through Lots 2 Thru 7. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. 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."



This Subdivision Is Subject To Section 18.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective March 15, 2013 On Which Date Developer Agreement 14-4413-D Was Filed And Accepted.

**Owner/Developer**

Normandy Oaks Baker, LLC  
10751 Falls Road-Suite 405  
Lutherville, Maryland, 21093  
(443)-250-3656  
Attn: Michael J. McCann

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELKTON CITY, MARYLAND 21042  
(410) 461-2995

APPROVED: For Public Water And Public Sewerage Systems  
Howard County Health Department.

*B. Wilson for Missa Roseman* 5/10/2013  
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*[Signature]* 4/26/13  
Chief, Development Engineering Division Date  
*[Signature]* 5/14/13  
Director Date

**Owner's Certificate**

Normandy Oaks Baker, LLC, By Clay R. Goodier, Managing Member, 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 Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas 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 Waterways 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 Rights-Of-Way. Witness My Hand This 6th Day Of March, 2013.

*[Signature]*  
Normandy Oaks Baker, LLC  
By: Clay R. Goodier, Managing Member

Witness  
*[Signature]*

**Surveyor's Certificate**

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By Paul C. Miller, Sole Surviving Trustee Of The Paul C. Miller Revocable Trust, A Trust Created Under Trust Agreement Dated May 10, 2005, As To An Undivided One-Half Interest, And Paul C. Miller, As Surviving Trustee, And Sandra A. Devese And Millard A. Baublitz, Jr., Successors Trustees Of The Georgia L. Miller Revocable Trust, A Trust Created Under Trust Agreement Dated May 10, 2005, And Paul C. Miller, Individually, As To An Undivided One-Half Interest, Parties Of The First Part, To Normandy Oaks Baker, LLC, As Successors, The Land Records Of Howard County In Liber No. 14376 For The Purpose Of Recording The Same. The Streets In The Subdivision By Howard County, Maryland, Shall Be Subject To The Annotated Code Of Maryland, As Amended.

Terrill A. Fisher, Professional Land Surveyor #10692  
Expiration Date: December 13, 2013  
Date: 3/4/13

RECORDED AS PLAT No. 22297 ON 5/17/13  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Normandy Oaks  
Lots 2 Thru 7**

Being A Resubdivision Of Non-Buildable Bulk Parcel 'A', As Shown On Plats Entitled "Normandy Oaks, Lot 1 And Non-Buildable Bulk Parcel 'A'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 21833 And 21834

Zoned: R-20

Tax Map: 18 Parcel: 51 Grid: 13  
Second Election District - Howard County, Maryland

Date: March 4, 2013 Scale: 1" = 50' Sheet 2 Of 2

F-12-06B