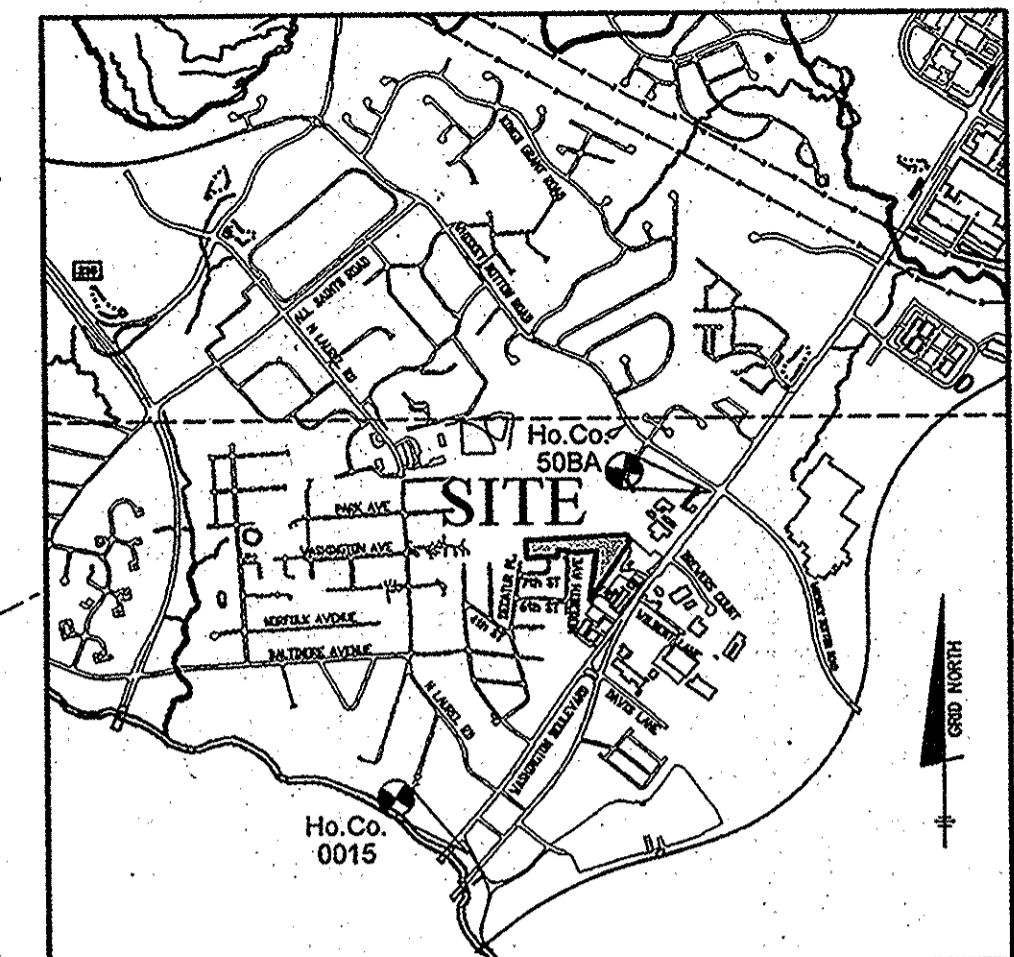


GENERAL NOTES

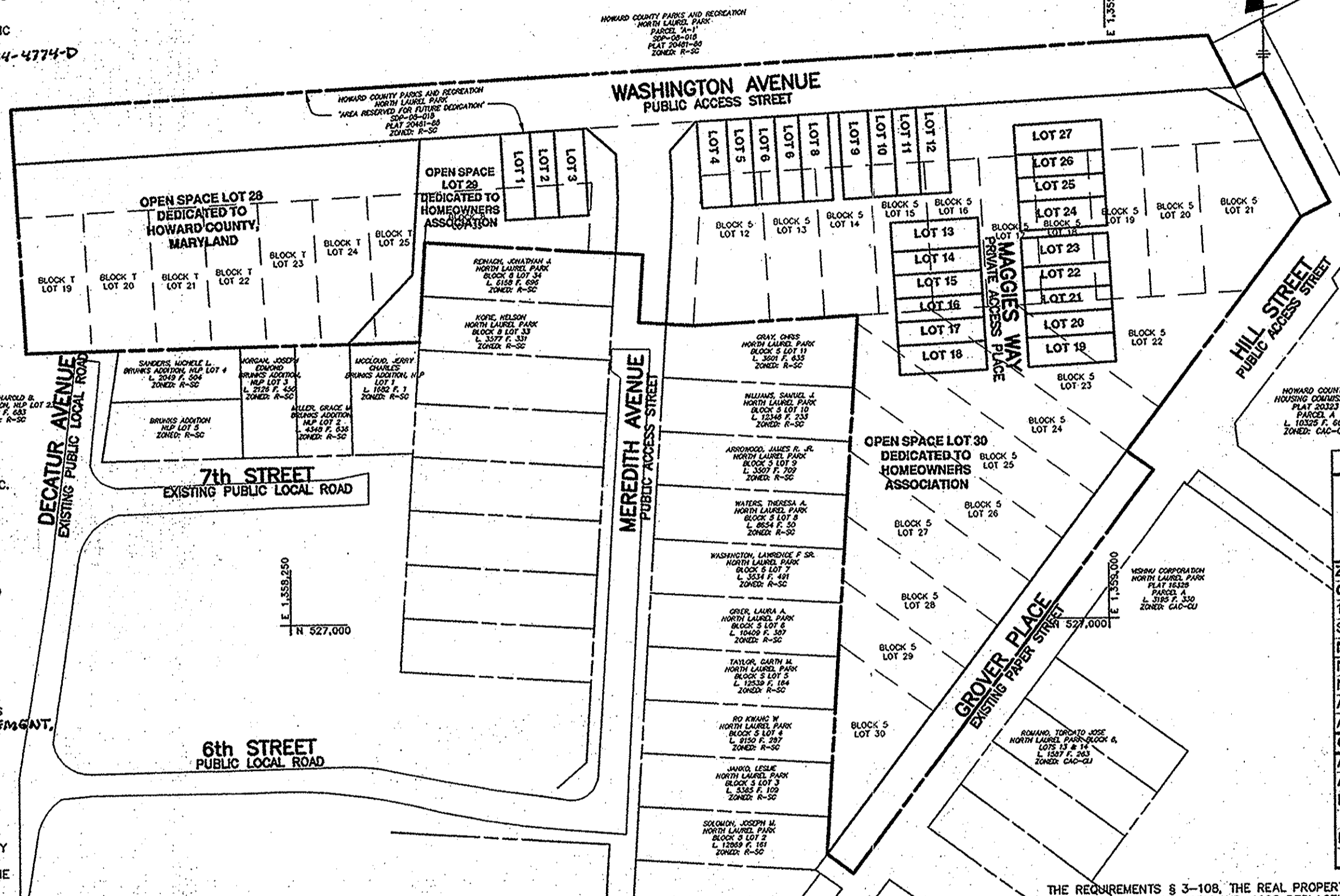
- 1.) THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- 2.) THE SUBJECT PROPERTY IS ZONED R-SC PER THE 2-2-2004 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7-28-2006.
- 3.) THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NO. 50BA AND 0015 WERE USED FOR THIS PROJECT.
- 4.) DISTANCES SHOWN ON THIS PLAT ARE BASED ON MARYLAND STATE PLANE ZONE, U.S. SURVEY FOOT.
- 5.) TRACT BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST 30, 2012 BY BENCHMARK ENGINEERING, INC.
- 6.) THE NOISE STUDY WAS PREPARED BY MARS GROUP, INC. DATED DECEMBER, 2012 AND APPROVED UNDER SP-13-006.
- 7.) A TRAFFIC STUDY IS NOT REQUIRED PER SECTION 16.1007(b)(1)(iii) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND PER SECTION 4.7.b.4 OF DESIGN MANUAL VOLUME III. AS THESE LOTS WERE PREVIOUSLY RECORDED AND NO NEW ADDITIONAL LOTS ARE BEING PROPOSED.
- 8.) THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. THE WATER AND SEWER IS PUBLIC. THE CONTRACT NUMBER IS 24-4774-D.
- 9.) THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE 3-27-14, ON WHICH DATE DEVELOPERS AGREEMENT NUMBER F.13-093/24-4774-D WAS FILED AND ACCEPTED.
- 10.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- 11.) THERE ARE NO HISTORIC SITES/FEATURES LOCATED ON THIS SITE.
- 12.) NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100YR FLOODPLAIN OR FOREST CONSERVATION EASEMENTS EXCEPT THAT WHICH IS ASSOCIATED WITH THE CONNECTION OF WASHINGTON AVENUE WITH HILL STREET AS THIS DISTURBANCE WAS DEEMED NECESSARY BY THE DEPARTMENT OF PLANNING AND ZONING ON 5-31-2012.
- 13.) THERE ARE NO STEEP SLOPES (25% OR GREATER) ON THIS SITE.
- 14.) DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - a) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - b) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN).
 - c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
 - d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (425 LOADING).
 - e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - f) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- 15.) THE WETLAND DELINEATION AND FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS IN APRIL, 2012.
- 16.) THE GEOTECHNICAL REPORT WAS PREPARED BY GEOLAB GEOTECHNICAL LABORATORIES, INC. IN SEPTEMBER, 2012.
- 17.) THE 100-YEAR FLOODPLAIN SHOWN IS BASED ON THE FLOOD STUDY PERFORMED UNDER SDP-08-018, NORTH LAUREL COMMUNITY CENTER AND RECORDED AS PLAT #20481-86. NO IMPROVEMENTS ARE PROPOSED WITHIN 300 FT OF THE FLOODPLAIN LIMIT.
- 18.) STORMWATER MANAGEMENT ENVIRONMENTAL SITE DESIGN (ESD) HAS BEEN PROVIDED TO THE MAXIMUM EXTENT PRACTICAL (MEP) VIA THREE M-6 MICRO-BIORETENTION PRACTICES AND ONE F-6 BIORETENTION FACILITY. THE PRACTICES ARE PRIVATELY OWNED AND MAINTAINED.
- 19.) ALL AREAS ARE "MORE" OR "LESS".
- 20.) THE EXISTING STRUCTURES TO BE REMOVED WERE DEMOLISHED IN JULY, 2013.
- 21.) LANDSCAPING IS PROVIDED WITH A CERTIFIED LANDSCAPE PLAN IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$23,400.00 FOR THE REQUIRED PRIVATE STREET TREES AND PERIMETER LANDSCAPING SHALL BE POSTED AS PART OF THE DEVELOPERS AGREEMENT.
- 22.) THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON SEPTEMBER 5, 2013. ID# D15430812
- 23.) THE PURPOSE OF OPEN SPACE LOT 28 IS FOR THE PROTECTION OF ENVIRONMENTAL AREAS INCLUDING FLOODPLAIN AND STREAM CHANNEL. IT SHALL BE DEDICATED TO HOWARD COUNTY, MARYLAND. IT ALSO CONTAINS A FOREST MITIGATION BANK.

- A. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE OF SAFE VEHICULAR ACCESS TO ALL RESIDENTIAL UNITS. THIS SHALL INCLUDE BUT IS NOT LIMITED TO MAINTENANCE OF THE PRIVATE ROAD PROVIDING ACCESS TO THE RESIDENTIAL UNITS, MAINTENANCE OF THE PRIVATE ROAD.
 - B. THE DEVELOPER SHALL PROVIDE PRIVATE TRASH REMOVAL FOR THE RESIDENTS ON THE PRIVATE ROAD.
 - C. THE PROPOSED SINGLE FAMILY UNIT MUST BE PROPERLY SCREENED FROM THE NEIGHBORING PROPERTY AND COMPLIANCE WITH THE LANDSCAPE MANUAL.
 - D. ON ALL FUTURE PLANS AND SITE DEVELOPMENT PLANS, THIS NOTE MUST APPEAR.
- 24.) WP-13-009, TO WAIVE SECTION 16.120(c)(4) TO ALLOW SINGLE FAMILY ATTACHED LOTS WHICH FRONT ON A COMMONLY OWNED AREA CONTAINING PARKING OR A PRIVATE ROAD IN EXCESS OF 200 FEET TO NOT HAVE PUBLIC ROAD FRONTAGE AND TO SECTION 16.121(c)(4)(i) TO NOT REQUIRE RECREATIONAL OPEN SPACE WAS APPROVED ON AUGUST 14, 2012 WITH THE FOLLOWING CONDITIONS:
- 25.) THIS PROJECT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(b)(1)(vi) AS IT IS A RESUBDIVISION THAT DOES NOT CREATE ANY ADDITIONAL LOTS. THE FOREST CONSERVATION EASEMENT PROVIDED SHALL ESTABLISH A MITIGATION BANK.
- 26.) PUBLIC TRASH COLLECTION SHALL BE MADE AVAILABLE FOR THE RESIDENTS OF MAGGIES WAY. A DAMAGE CLAIM WAIVER SHALL BE PROVIDED AND ATTACHED TO THE HOMEOWNERS ASSOCIATION DOCUMENTS.

- 27.) THE RECREATIONAL OPEN SPACE REQUIREMENT FOR THIS PROJECT WAS WAIVED UNDER WP-13-009. THIS WAIVER WAS GRANTED BECAUSE OF THE SITE'S CLOSE PROXIMITY TO THE NORTH LAUREL COMMUNITY CENTER.
- 28.) RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION LOCATED IN, ON, OVER AND THROUGH LOTS 1-27 AND OPEN SPACE LOTS 28-30. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED. WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS, DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPERS OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND RELEASE OF DEVELOPERS SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- 29.) THE PRIVATE MAINTENANCE ACCESS AGREEMENT FOR LOTS 13-27 SHALL BE RECORDED SIMULTANEOUSLY WITH THE RECORDATION OF THIS PLAT.
- 30.) THE FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN FEBRUARY, 2012.



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP 40; GRID D7
HOWARD COUNTY BENCHMARKS
50BA: N 527561.667 0015: N 527889.354
E 1359772.600 E 1360017.06
ELEV. 248.655 ELEV. 239.581



	Property Owned by Park Overlook, LLC to be resubdivided	Property owned by Howard County, Maryland (Area Reserved for Future Dedication)
Zoning	R-SC	RSC
Gross Area	7.00 ac	1.27 ac
100yr Floodplain	0.25 ac	0.08 ac
Steep Slopes 25% or >(outside floodplain)	0.00 ac	0 ac
Net Area	6.75 ac	1.19 ac
Number of existing lots	27	0
Number of proposed lots/units	27	0
Area of buildable lots	1.20 ac	0 ac
Area of Proposed Right-of-Way	0.61 ac	1.27 ac
Open Space Calculations		
Area of Open Space Required (25%)	1.75 ac	
Area of Open Space Provided	5.19 ac	
Recreational Open Space Required (400sf/unit)	10,800 sf	NA (previously provided under plat 20481-20486)
Recreational Open Space Provided (see General Note 27)	0 sf	

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	27
NON-BUILDABLE	0
OPEN SPACE	3
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1.20± AC.
NON-BUILDABLE	N/A
OPEN SPACE	5.19± AC.
PRESERVATION PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	1.88± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	8.27± AC.

BENCHMARK ENGINEERING, INC.
2480 BALTIMORE NATIONAL PIKE SUITE 315 A ELLICOTT CITY, MARYLAND 21043
(P) 410-465-8105 (F) 410-465-6644
WWW.BEG-CIVLENGINEERING.COM

OWNER: HOWARD COUNTY, MARYLAND
3430 COURTHOUSE DRIVE
ELLICOTT CITY, MARYLAND 21043
410-313-6139

OWNER: PARK OVERLOOK, LLC
9695 NORFOLK AVENUE
LAUREL, MARYLAND 20723
410-792-2565

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.

Donald Mason 3-27-14
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

Brian D. Boy 4-2-14
BRIAN D. BOY DATE

James Irvin 4/2/14
JAMES IRVIN, DIRECTOR DATE
DEPT. OF PUBLIC WORKS

PURPOSE STATEMENT:
THE PURPOSE OF THIS PLAT IS TO RECONFIGURE PREVIOUSLY RECORDED LOTS 12-30, BLOCK 5; LOTS 19-25, BLOCK T, AND LOT 35, BLOCK 8 TO FORM NEW LOTS 1 THRU 27 AND OPEN SPACE LOTS 28 THRU 30 AND ESTABLISH A FOREST MITIGATION BANK

RECORDED AS PLAT NO. 22785 ON 5/9/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Richard J. O'Connell 4/21/14
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chad Edwards 4-9-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Robert Stankovich 4-29-14
DIRECTOR DATE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION 1-7-2015 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF THE LAND ACQUIRED BY PARK OVERLOOK, LLC, A MARYLAND LIMITED LIABILITY COMPANY FROM SOUTHERN PROPERTIES, INC. BY DEED DATED MARCH 16, 2012 AND RECORDED IN LIBER 13994 AT FOLIO 0282 AND ALL OF THE LAND ACQUIRED BY PARK OVERLOOK, LLC, A MARYLAND LIMITED LIABILITY COMPANY FROM IRENE M. SCOVITCH BY DEED DATED MARCH 22, 2012 AND RECORDED IN LIBER 13886 AT FOLIO 0139 AND PART OF THE LAND ACQUIRED BY HOWARD COUNTY, MARYLAND BY DEED DATED JANUARY 8, 2001 AND RECORDED IN LIBER 5425 AT FOLIO 0221 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

Donald Mason 3-27-14
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE
"PARK OVERLOOK, LLC, AND HOWARD COUNTY, MARYLAND, A BODY CORPORATE AND POLITIC, BY JAMES IRVIN, DIRECTOR, DEPARTMENT OF PUBLIC WORKS, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 2nd DAY OF APRIL, 2014."

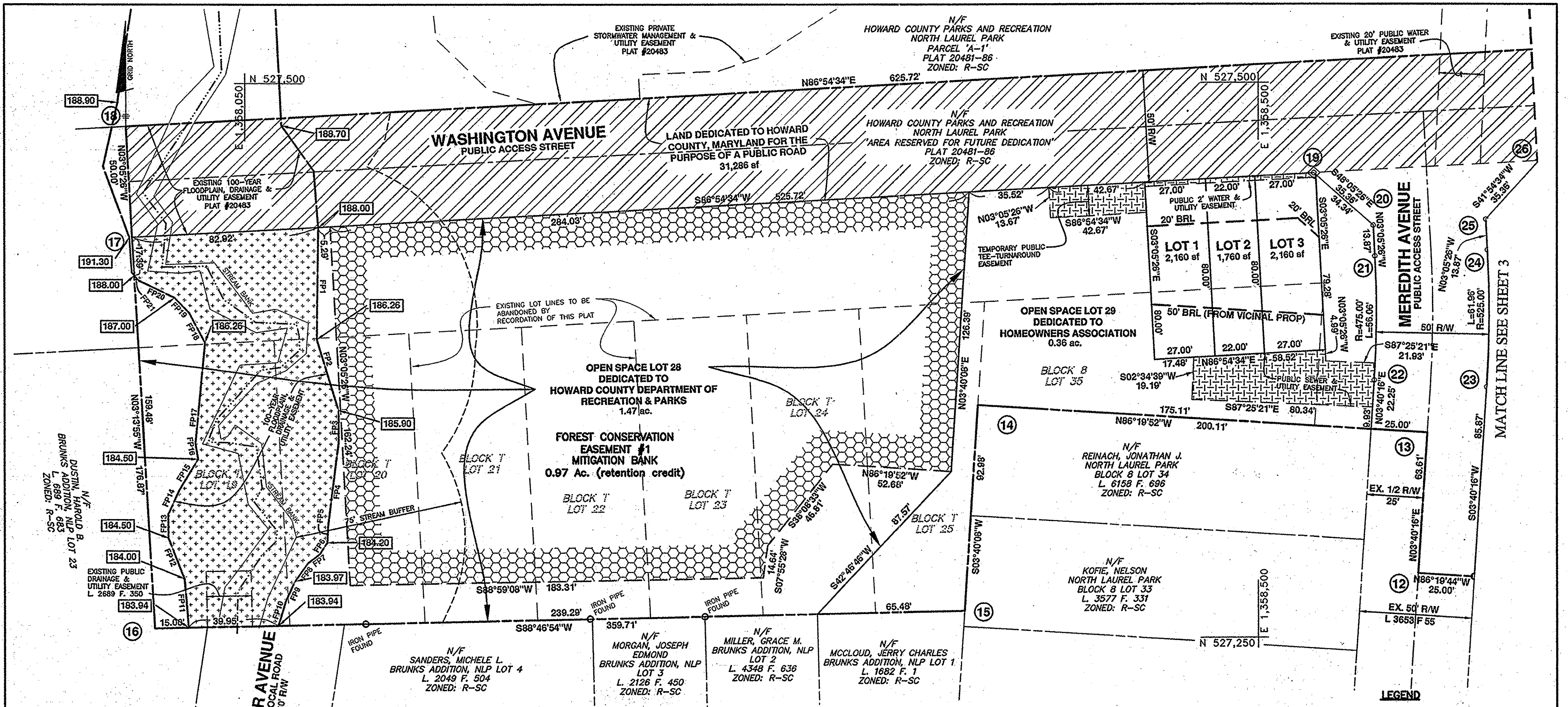
Brian D. Boy 4-2-14
BRIAN D. BOY DATE

James Irvin 4-2-2014
JAMES IRVIN, DIRECTOR DATE
DEPT. OF PUBLIC WORKS

W. Brightwell 4/2/14
WITNESS DATE

PLAT OF RESUBDIVISION
PARK OVERLOOK
LOTS 1 THRU 27 & OPEN SPACE LOTS 28-30
AND FOREST MITIGATION BANK
A RESUBDIVISION OF NORTH LAUREL PARK BLOCK 5, LOTS 12-30, BLOCK T, LOTS 19-25 AND BLOCK 8, LOT 35 RECORDED AS PB. 61 F. 470 AND P/O AREA RESERVED FOR FUTURE DEDICATION AS RECORDED ON PLAT 20483

SP-13-006, WP-13-009
6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 50 SCALE: AS SHOWN
GRID: 4 DATE: MARCH, 2014
PARCEL: 414 & 426 ZONED: R-SC SHEET: 1 OF 4



AREA TABULATION CHART - THIS PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	3
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	2
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0.14± AC.
NON-BUILDABLE	0
OPEN SPACE	1.83± AC.
PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.91± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.88± AC.

COORDINATE CHART (NAD '83)

No.	NORTH	EAST
12	527278.5869	1358570.9783
13	527342.0701	1358575.0514
14	527354.8758	1358375.3482
15	527262.0884	1358369.3884
16	527254.4402	1358009.7673
17	527431.0261	1357999.7959
18	527480.9534	1357997.1002
19	527459.3691	1358524.7521
20	527435.7533	1358551.0636
21	527421.9012	1358551.8115
22	527365.8790	1358551.5276
23	527362.6776	1358601.4250
24	527424.5968	1358601.7388
25	527438.4490	1358600.9909
26	527464.7604	1358624.6067

****SEE SHEET 4 FOR FLOODPLAIN LINE TABLE**

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6844
 WWW.BE-CIVILENGINEERING.COM

OWNER:
 HOWARD COUNTY, MARYLAND
 3430 COURTHOUSE DRIVE
 ELLICOTT CITY, MARYLAND 21043
 410-313-6139

OWNER:
 PARK OVERLOOK, LLC
 9695 NORFOLK AVENUE
 LAUREL, MARYLAND 20723
 410-792-2565

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.

Donald Mason 3-27-14
 DONALD A. MASON DATE
 REGISTERED PROF. LAND SURVEYOR MD REG NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

Brian D. Boy 4-2-14
 BRIAN D. BOY DATE

James Irvin 4/2/14
 JAMES IRVIN, DIRECTOR DATE
 DEPT. OF PUBLIC WORKS

- LEGEND**
- PROJECT BOUNDARY
 - EXISTING STREAM
 - EXISTING WETLANDS
 - EXISTING 100YR FLOODPLAIN
 - FOREST CONSERVATION EASEMENT
 - PUBLIC UTILITY EASEMENT
 - IRON PIPE OR CONCRETE MONUMENT TO BE SET

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Michael J. Davis 4/21/14
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chad Cohen 4-9-14
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Vest 4-29-14
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION 1-7-2015 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF THE LAND ACQUIRED BY PARK OVERLOOK LLC, A MARYLAND LIMITED LIABILITY COMPANY FROM SOUTHERN PROPERTIES, INC. BY DEED DATED MARCH 16, 2012 AND RECORDED IN LIBER 18894 AT FOLIO 0282 AND ALL OF THE LAND ACQUIRED BY PARK OVERLOOK LLC, A MARYLAND LIMITED LIABILITY COMPANY FROM IRENE M. SOOVITCH BY DEED DATED MARCH 22, 2012 AND RECORDED IN LIBER 18898 AT FOLIO 0189 AND PART OF THE LAND ACQUIRED BY HOWARD COUNTY, MARYLAND BY DEED DATED JANUARY 8, 2001 AND RECORDED IN LIBER 6254 AT FOLIO 0221 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 3-27-14
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

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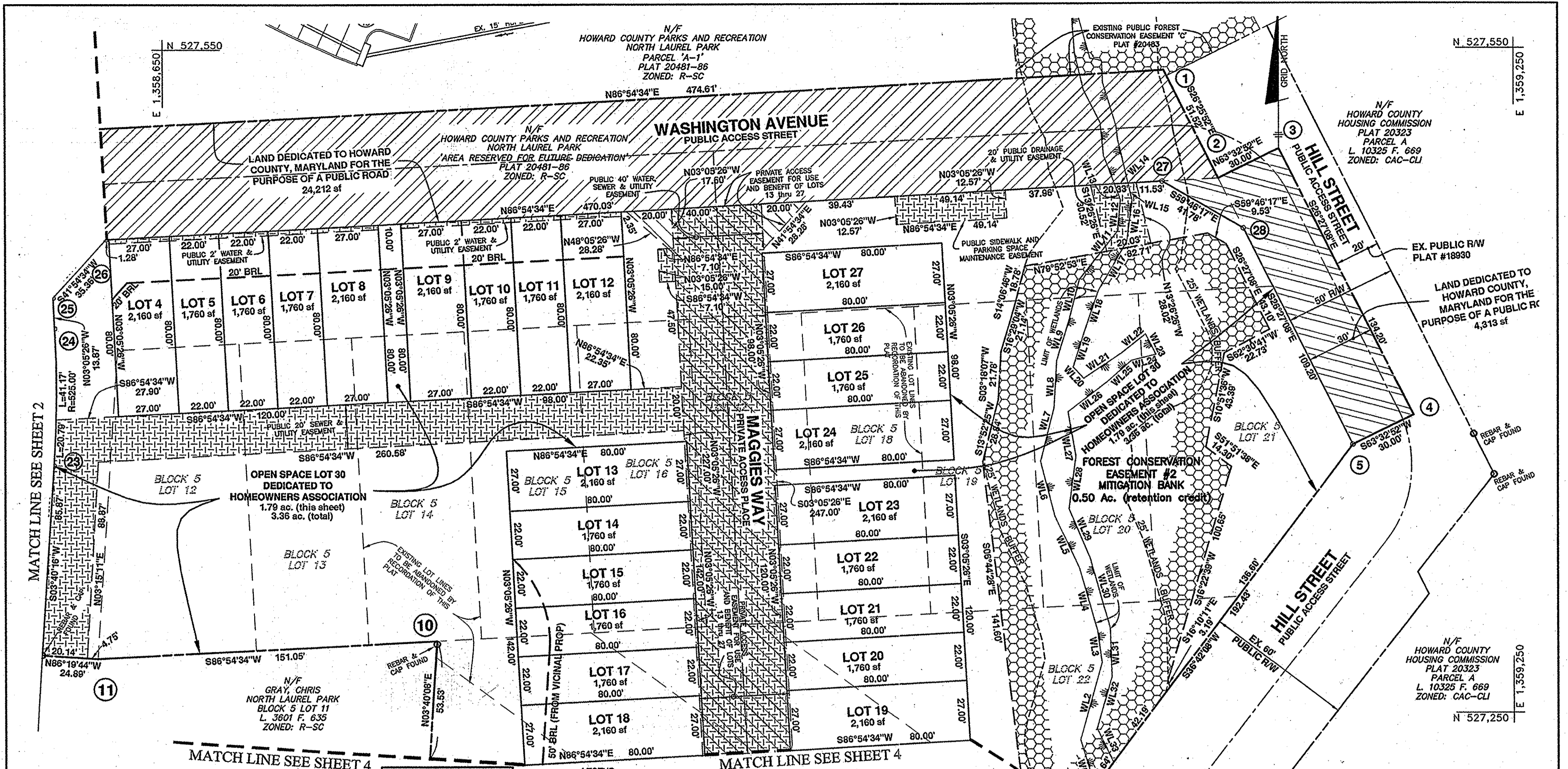
Brian D. Boy 4-2-14
 BRIAN D. BOY DATE

James Irvin 4/2/2014
 JAMES IRVIN, DIRECTOR DATE
 DEPT. OF PUBLIC WORKS

RECORDED AS PLAT NO. 22786 ON 3/9/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
PARK OVERLOOK
 LOTS 1 thru 27 & OPEN SPACE LOTS 28-30
 AND FOREST MITIGATION BANK
 A RESUBDIVISION OF NORTH LAUREL PARK BLOCK 5, LOTS 12-30, BLOCK T, LOTS 19-25 AND BLOCK 8, LOT 35 RECORDED AS PB. 61 F. 470 AND P/O AREA RESERVED FOR FUTURE DEDICATION AS RECORDED ON PLAT 20483

SP-13-006, WP-13-009
 6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 50 SCALE: AS SHOWN
 GRID: 4 DATE: MARCH, 2014
 PARCEL: 414 & 426 SHEET: 2 OF 4
 ZONED: R-SC



AREA TABULATION CHART - THIS PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	24
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	1
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	1.06± AC.
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	1.79± AC.
PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.65± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.50± AC.

COORDINATE CHART (NAD '83)

No.	NORTH	EAST
1	527540.2128	1356094.6735
2	527491.4487	1359118.9132
3	527504.8121	1359145.7724
4	527384.6644	1358205.5504
5	527371.3009	1359178.6912
10	527283.5361	1358771.5852
11	527275.3925	1358620.7650
23	527362.6776	1358601.4250
24	527424.5968	1358601.7388
25	527438.4490	1358600.9909
26	527464.7604	1358624.6067
27	527490.1008	1358603.9485
28	527469.0660	1359130.0494

LEGEND

- PROJECT BOUNDARY
- EXISTING STREAM
- EXISTING WETLANDS
- FOREST CONSERVATION EASEMENT
- PUBLIC UTILITY EASEMENT
- PRIVATE UTILITY EASEMENT
- PUBLIC RIGHT-OF-WAY DEDICATION TO HOWARD COUNTY
- IRON PIPE OR CONCRETE MONUMENT TO BE SET

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.

Donald Mason 3-27-14
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

Brian D. Boy 4-2-14
 BRIAN D. BOY DATE
 JAMES IRVIN, DIRECTOR DATE
 DEPT. OF PUBLIC WORKS

OWNER: HOWARD COUNTY, MARYLAND
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 (P) 410-465-8105 (F) 410-465-6844
 WWW.BEI-CIVILENGINEERING.COM

RECORDED AS PLAT NO. 22787 ON 5/9/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

Michael J. O'Leary 4/21/14
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Clark 4-9-14
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Keith Stankovic 4-29-14
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION 1-7-2015 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF THE LAND ACQUIRED BY PARK OVERLOOK LLC, A MARYLAND LIMITED LIABILITY COMPANY FROM SOUTHERN PROPERTIES, INC. BY DEED DATED MARCH 18, 2012 AND RECORDED IN LIBER 13894 AT FOLIO 0282 AND ALL OF THE LAND ACQUIRED BY PARK OVERLOOK LLC, A MARYLAND LIMITED LIABILITY COMPANY FROM IRENE M. SCOVITCH BY DEED DATED MARCH 22, 2012 AND RECORDED IN LIBER 13886 AT FOLIO 0189 AND PART OF THE LAND ACQUIRED BY HOWARD COUNTY, MARYLAND BY DEED DATED JANUARY 8, 2001 AND RECORDED IN LIBER 8282 AT FOLIO 0221 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE PLAT BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 3-27-14
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

OWNER'S CERTIFICATE

"PARK OVERLOOK, LLC, AND HOWARD COUNTY, MARYLAND, A BODY CORPORATE AND POLITIC, BY JAMES IRVIN, DIRECTOR, DEPARTMENT OF PUBLIC WORKS, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 OF 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 20th DAY OF APRIL, 2014."

Brian D. Boy 4-2-14
 BRIAN D. BOY DATE
 JAMES IRVIN, DIRECTOR DATE
 DEPT. OF PUBLIC WORKS

PLAT OF RESUBDIVISION
PARK OVERLOOK
 LOTS 1 thru 27 & OPEN SPACE LOTS 28-30
 AND FOREST MITIGATION BANK
 A RESUBDIVISION OF NORTH LAUREL PARK BLOCK 5, LOTS 12-30, BLOCK T, LOTS 19-25 AND BLOCK S, LOT 35 RECORDED AS PB. 61 F. 470 AND P/O AREA RESERVED FOR FUTURE DEDICATION AS RECORDED ON PLAT 20483

SP-13-006, WP-13-009
 6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP: 50 SCALE: AS SHOWN
 GRID: 4 DATE: MARCH, 2014
 PARCEL: 414 & 426 ZONED: R-SC SHEET: 3 OF 4

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.

Donald A. Mason 3-27-14
 DONALD A. MASON DATE
 REGISTERED PROF. LAND SURVEYOR MD REG NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

Brian D. Boy 4-2-14
 BRIAN D. BOY DATE
James Irvin 4/21/14
 JAMES IRVIN, DIRECTOR
 DEPT. OF PUBLIC WORKS DATE

LEGEND

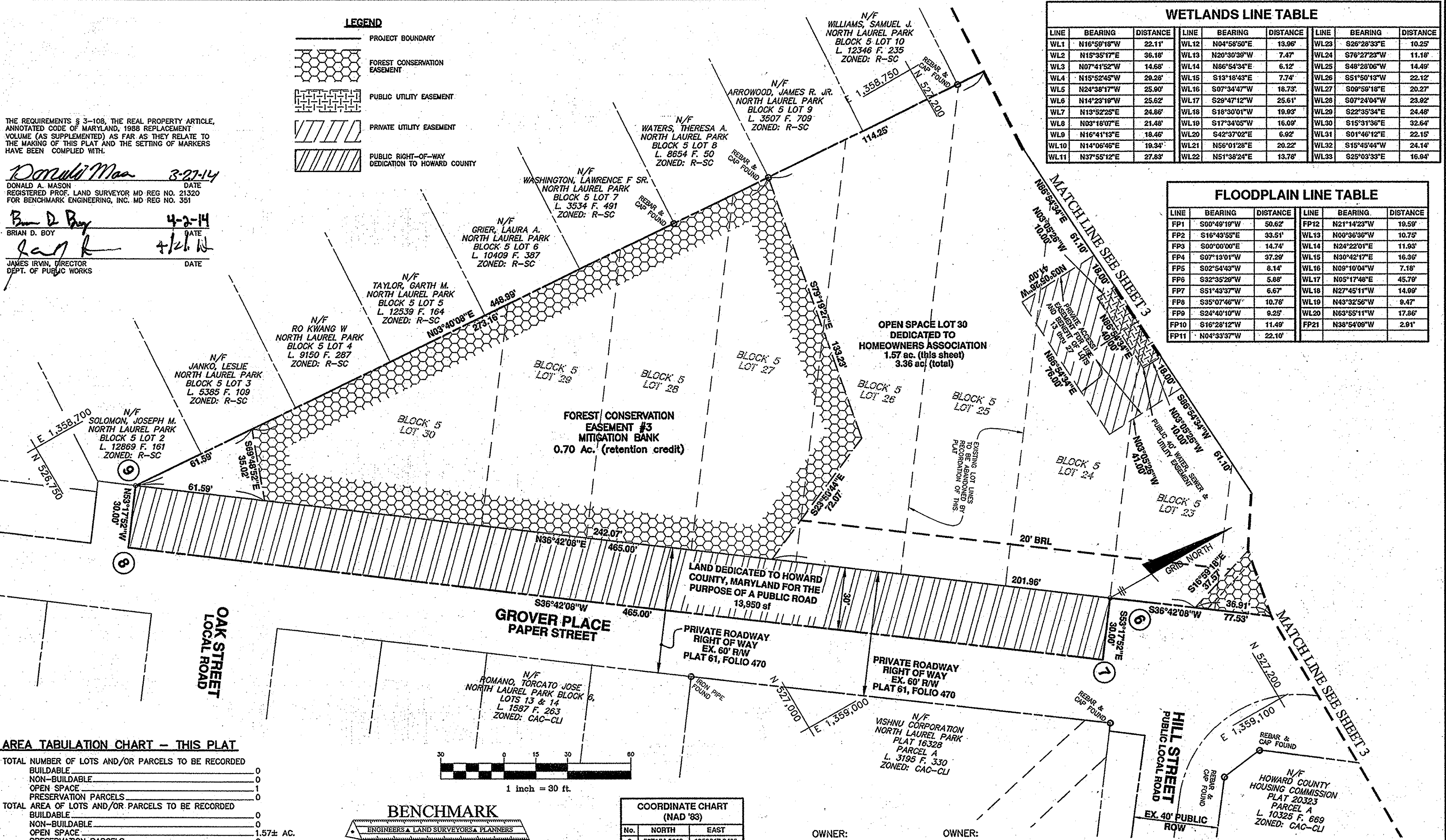
	PROJECT BOUNDARY
	FOREST CONSERVATION EASEMENT
	PUBLIC UTILITY EASEMENT
	PRIVATE UTILITY EASEMENT
	PUBLIC RIGHT-OF-WAY DEDICATION TO HOWARD COUNTY

WETLANDS LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
WL1	N16°59'18"W	22.11'	WL12	N04°58'50"E	13.96'	WL23	S26°28'33"E	10.25'
WL2	N15°35'17"E	36.18'	WL13	N20°30'39"W	7.47'	WL24	S76°27'23"W	11.18'
WL3	N07°41'52"W	14.68'	WL14	N86°54'34"E	6.12'	WL25	S48°28'06"W	14.49'
WL4	N15°52'45"W	26.28'	WL15	S13°18'43"E	7.74'	WL26	S51°50'13"W	22.12'
WL5	N24°38'17"W	25.00'	WL16	S07°34'47"W	18.73'	WL27	S09°59'18"E	20.27'
WL6	N14°23'19"W	25.62'	WL17	S29°47'12"W	25.61'	WL28	S07°24'04"W	23.82'
WL7	N13°52'25"E	24.86'	WL18	S18°30'01"W	19.93'	WL29	S22°35'34"E	24.48'
WL8	N03°18'07"E	21.48'	WL19	S17°34'05"W	16.09'	WL30	S15°31'36"E	32.64'
WL9	N16°41'13"E	18.46'	WL20	S42°37'02"E	6.92'	WL31	S01°46'12"E	22.15'
WL10	N14°06'46"E	19.34'	WL21	N56°01'28"E	20.22'	WL32	S15°45'44"W	24.14'
WL11	N37°55'12"E	27.83'	WL22	N51°38'24"E	13.78'	WL33	S25°03'33"E	16.94'

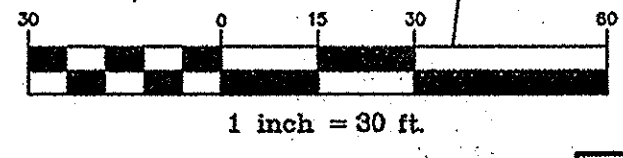
FLOODPLAIN LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
FP1	S00°49'19"W	50.62'	FP12	N21°14'23"W	19.59'
FP2	S16°43'55"E	33.51'	FP13	N09°36'36"W	10.75'
FP3	S00°00'00"E	14.74'	FP14	N24°22'01"E	11.93'
FP4	S07°13'01"W	37.29'	FP15	N30°42'17"E	16.36'
FP5	S02°54'43"W	8.14'	FP16	N09°10'04"W	7.18'
FP6	S32°35'29"W	5.88'	FP17	N05°17'48"E	45.79'
FP7	S51°43'37"W	6.67'	FP18	N27°45'11"W	14.99'
FP8	S35°07'46"W	10.78'	FP19	N43°32'56"W	9.47'
FP9	S24°40'10"W	9.25'	FP20	N63°55'11"W	17.86'
FP10	S16°28'12"W	11.49'	FP21	N38°54'08"W	2.91'
FP11	N04°33'37"W	22.10'			



AREA TABULATION CHART - THIS PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	1
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	1.57± AC.
PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.32± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.89± AC.



BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 8480 BALTIMORE NATIONAL PIKE SUITE 315 & ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-5105 (F) 410-465-6644
 WWW.BEI-CIVILENGINEERING.COM

COORDINATE CHART (NAD 83)

No.	NORTH	EAST
6	527154.8616	1358017.3488
7	527136.9319	1358041.4013
8	526764.1174	1358763.4907
9	526782.0471	1358738.4381

OWNER:
 HOWARD COUNTY, MARYLAND
 3430 COURTHOUSE DRIVE
 ELLICOTT CITY, MARYLAND 21043
 410-313-6139

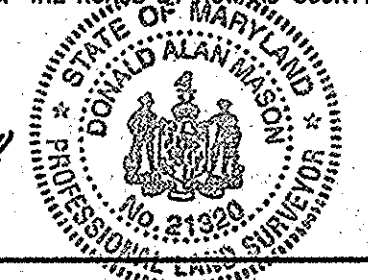
OWNER:
 PARK OVERLOOK, LLC
 9695 NORFOLK AVENUE
 LAUREL, MARYLAND 20723
 410-792-2565

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
James Irvin 4/21/14
 JAMES IRVIN, DIRECTOR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
James Irvin 4-29-14
 JAMES IRVIN, DIRECTOR DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION 1-7-2015 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF THE LAND ACQUIRED BY PARK OVERLOOK LLC, A MARYLAND LIMITED LIABILITY COMPANY FROM SOUTHERN PROPERTIES, INC. BY DEED DATED MARCH 18, 2012 AND RECORDED IN LIBER 13894 AT FOLIO 0262 AND ALL OF THE LAND ACQUIRED BY PARK OVERLOOK LLC, A MARYLAND LIMITED LIABILITY COMPANY FROM IRENE M. SCOVITCH BY DEED DATED MARCH 22, 2012 AND RECORDED IN LIBER 13886 AT FOLIO 0189 AND PART OF THE LAND ACQUIRED BY HOWARD COUNTY, MARYLAND BY DEED DATED JANUARY 8, 2001 AND RECORDED IN LIBER 5426 AT FOLIO 0221 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADWAY BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 3-27-14
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
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OWNER'S CERTIFICATE
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Brian D. Boy 4-2-14
 BRIAN D. BOY DATE

James Irvin 4-2-2014
 JAMES IRVIN, DIRECTOR DATE

RECORDED AS PLAT NO. 27788 ON 5/9/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
PARK OVERLOOK
 LOTS 1 thru 27 & OPEN SPACE LOTS 28-30
 AND FOREST MITIGATION BANK
 A RESUBDIVISION OF NORTH LAUREL PARK BLOCK 5, LOTS 12-30, BLOCK T, LOTS 19-25 AND BLOCK 8, LOT 35 RECORDED AS PB. 61 F. 470 AND P/O AREA RESERVED FOR FUTURE DEDICATION AS RECORDED ON PLAT 20483
 SP-13-006, WP-13-009
 6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 50 SCALE: AS SHOWN
 GRID: 4 DATE: MARCH, 2014
 PARCEL: 414 & 426 SHEET: 4 OF 4
 ZONED: R-SC