

- NOTES:**
- DENOTES 3/8" PIPE OR STEEL MARKER TO BE SET.
● DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND
△ DENOTES TRAVERSE POINT.
 - COORDINATES BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 18GA AND NO. 18G1.
 - SUBJECT PROPERTY ZONED R-20, PER THE COMPREHENSIVE ZONING PLAN, MAPS AND AMENDED REGULATIONS, EFFECTIVE OCTOBER 6, 2013.
 - THERE ARE NO HISTORIC FEATURES OR CEMETERIES ON THIS SITE.
 - ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
 - THIS PLAT IS BASED ON A FIELD BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC., ON ABOUT NOVEMBER, 2012.
 - THIS PLAT IS SUBJECT TO THE FOLLOWING DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS F-79-120, ECP-13-067.
 - THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER SHALL BE PUBLIC. DRAINAGE AREA IS WITHIN THE MIDDLE PATUXENT WATERSHED. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED UNDER THE PROVISIONS OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. PUBLIC WATER AND SEWER CONTRACT NOS. ARE C-509-5 AND 20-W65.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS 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 - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
F) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - UNLESS NOTED AS "PRIVATE" ALL EASEMENTS ARE PUBLIC.
 - BRL INDICATES BUILDING RESTRICTION LINE.
 - THIS PLAT IS SUBJECT TO THE 5th EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE AMENDED HOWARD COUNTY ZONING REGULATIONS.
 - RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS: DEVELOPER RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOT/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED. WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S) PARCELS, DEEDS 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 EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENT AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
 - THERE ARE EXISTING WETLANDS, WETLANDS BUFFERS, STREAMS AND STREAM BUFFERS ON-SITE.
 - THE MODERATE INCOME HOUSING UNIT REQUIREMENTS FOR THIS SUBDIVISION WILL BE FULFILLED BY PAYMENT OF FEE-IN-LIEU OF CONSTRUCTION FOR 0.6 UNITS REQUIRED BY THIS SUBDIVISION.
 - 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.
 - THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PROVIDING 0.25 ACRES OF ON-SITE RETENTION AND 0.54 ACRES OF OFF-SITE PLANTING ON THE CATTAL CREEK FOREST MITIGATION BANK THERE IS NO SURETY FOR THE ON-SITE RETENTION.
 - THE MAINTENANCE AGREEMENT FOR THE USE-IN-COMMON DRIVEWAY AND THE HOA DECLARATION OF COVENANTS ARE TO BE RECORDED CONCURRENT WITH THE RECORDING OF THIS PLAT.
 - STORMWATER MANAGEMENT FOR THESE LOTS IS PROVIDED IN ACCORDANCE WITH THE STORMWATER MANAGEMENT ACT OF 2007. ENVIRONMENTAL SITE DESIGN (ESD) HAS BEEN IMPLEMENTED TO THE MAXIMUM EXTENT PRACTICAL (MEP) BY THE USE OF (M-6) MICRO-BIORETENTION (M-8) GRASS SWALE AND (M-3) LANDSCAPING INFILTRATION PRACTICES LOCATED ON THE INDIVIDUAL LOT IN WHICH IT SERVES. ALL ESD PRACTICES SHALL BE PRIVATELY OWNED AND MAINTAINED.
 - LANDSCAPING FOR LOTS 1-7 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL WITH A DPW, DEVELOPER'S AGREEMENT WITH SURETY IN THE AMOUNT OF \$ 7,650.00.
 - THE WETLANDS DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE AND DATED MARCH 27, 2013.
 - THERE IS NO 100-YR. FLOODPLAIN ON THIS SITE.
 - THE FOREST CONSERVATION EASEMENT HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS; HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION ARE ALLOWED.
 - THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS TRAFFIC, DATED APRIL, 2013, AND WAS APPROVED ON OCTOBER 14, 2013.
 - NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
 - THE REQUIRED OPEN SPACE ASSOCIATED WITH THIS SUBDIVISION IS TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION. IT SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. FOR LOTS THAT ARE 20,000 SQUARE FEET OR GREATER, A 6% OPEN SPACE AREA IS REQUIRED AND THIS SUBDIVISION IS PROVIDING 0.37 ACRES.
 - THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 10/10/2017. DEPARTMENT ID D18328104. THE PROTECTIVE COVENANTS WERE RECORDED IN LIBER AT FOLIO
 - NO GRADING, REMOVAL OR VEGETATIVE COVER AND TREES, AND PAVING ARE NOT PERMITTED IN WETLANDS, STREAMS, FLOODPLAIN, FOREST CONSERVATION EASEMENT AREAS AND WETLAND AND STREAM BUFFERS EXCEPT AS APPROVED BY THE DEPARTMENT ON PLANNING AND ZONING. THE EXTENSION OF SEWER LINES AND THE DRAINAGE OUTFALL WITHIN THE ENVIRONMENTAL AREAS ARE PERMITTED AS NECESSARY DISTURBANCES.
 - THE COMMUNITY MEETING FOR THIS SUBDIVISION WAS HELD ON FEBRUARY 20, 2013.

AREA TABULATION CHART - THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	6
NON-BUILDABLE	0
OPEN SPACE	1
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	3.18± AC.
NON-BUILDABLE	0
OPEN SPACE	0.37± AC.
PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.55± AC.

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

Richard M. Mason 1/3/2018
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Edwards 1-19-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

J. M. Mason 2-2-18
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT 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, LICENSE NO. 21320, EXPIRATION 1-7-2019 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY RONALD P. MELVIN AND VERA JEANNE MELVIN TO RONALD P. MELVIN AND VERA JEANNE MELVIN BY DEED DATED MARCH 20, 1987 AND RECORDED IN LIBER 1651 AT FOLIO 100. THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND THAT ALL MONUMENTS ARE SHOWN AND SHALL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 12-20-17
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351



TRAVERSE/CONTROL COORDINATE TABLE

NO.	NORTHING	EASTING
3	590744.7720	1370769.8140
8	591023.8960	1370277.2740
10	590904.5980	1370838.3160

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
1	22,312 S.F.	1,510 S.F.	20,802 S.F.
2	22,352 S.F.	1,429 S.F.	20,923 S.F.
3	22,569 S.F.	1,920 S.F.	20,649 S.F.
4	21,361 S.F.	1,280 S.F.	20,081 S.F.
5	21,236 S.F.	1,005 S.F.	20,231 S.F.
6	28,603 S.F.	5,324 S.F.	23,279 S.F.

OWNER'S CERTIFICATE

VERA JEANNE MELVIN, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 MY HAND THIS DAY OF DECEMBER, 2017.

Vera Jeanne Melvin 12-8-17
VERA JEANNE MELVIN DATE

John H. Cey 12/8/17
WITNESS DATE

WETLAND LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
W1	4.93'	N33°55'36"E	W15	13.73'	S34°08'41"W
W2	21.38'	N60°41'42"E	W16	22.54'	S76°47'42"W
W3	36.34'	N59°29'03"E	W17	24.05'	S64°15'04"W
W4	13.10'	N51°59'56"E	W18	21.49'	S55°44'07"W
W5	37.70'	N76°36'55"E	W19	28.87'	S62°07'36"W
W6	28.10'	N53°42'45"E	W20	31.71'	S55°17'03"W
W7	16.42'	N63°29'39"E	W21	20.66'	S66°15'36"W
W8	10.92'	N29°18'30"E	W22	34.79'	S66°52'06"W
W9	17.59'	S24°00'55"W	W23	11.62'	S33°19'50"W
W10	36.38'	S45°28'12"W	W24	7.46'	S16°20'04"W
W11	14.49'	S53°37'42"W	W25	5.78'	N86°25'54"W
W12	13.04'	N89°28'37"W	W26	10.12'	N61°45'27"W
W13	52.61'	S61°00'49"W			
W14	20.50'	S04°33'45"W			

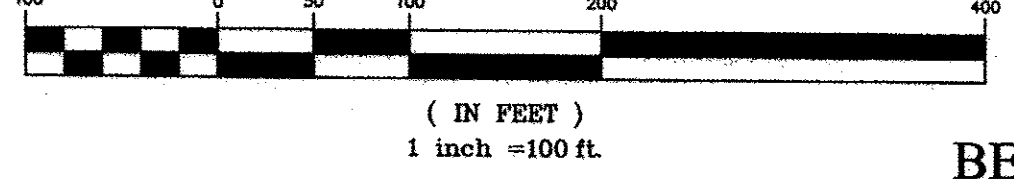
FOREST CONSERVATION LINE TABLE

LINE	LENGTH	BEARING
FC1	145.40'	N53°06'25"E
FC2	20.42'	S53°41'18"E
FC3	10.00'	N36°18'42"E
FC4	18.35'	S53°41'18"E
FC5	27.74'	S53°06'25"W
FC6	98.70'	S33°19'06"W
FC7	78.02'	N56°40'54"W
FC8	96.14'	N53°06'25"E
FC9	43.29'	S14°24'54"E
FC10	67.52'	S53°06'25"W
FC11	41.78'	N53°41'18"W

COORDINATE CHART (NAD '83)

No.	NORTH	EAST
13	590,754.9818	1,370,766.2751
14	590,655.9200	1,370,746.3110
15	590,685.1700	1,370,726.5650
16	590,711.8990	1,370,594.2920
17	590,491.6512	1,370,550.6121
18	590,818.5025	1,370,053.3758
19	591,026.7722	1,370,330.8338
20	590,990.7326	1,370,508.8846
21	590,789.7639	1,370,467.9957
22	590,735.4410	1,370,736.8220

GRAPHIC SCALE



BENCHMARK ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE SUITE 315 • ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CIVILENGINEERING.COM

OWNER:
VERA JEANNE MELVIN
3010 CHESTNUT HILL DRIVE
ELLICOTT CITY, MD
21043-3414

THE MODERATE INCOME HOUSING UNIT REQUIREMENT (COUNCIL BILL 35-2013) SHALL BE FULFILLED BY PAYMENT OF A FEE-IN-LIEU IN AN AMOUNT THAT IS TO BE CALCULATED BY THE DEPARTMENT OF INSPECTIONS LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT. THE FEE-IN-LIEU SHALL BE PAID FOR LOTS/RESIDENTIAL UNITS 1 THROUGH 6 WITHIN THIS SUBDIVISION AT TIME OF BUILDING PERMIT ISSUANCE.

THE SOLE AND ONLY PURPOSES OF THIS PLAT IS TO RESUBDIVIDE LOT 5 OF THE MELNOR PROPERTY (PLAT NUMBER 4250) INTO BUILDABLE LOTS 1-6 AND OPEN SPACE LOT 7 AND TO CREATE VARIOUS PUBLIC AND PRIVATE EASEMENTS.

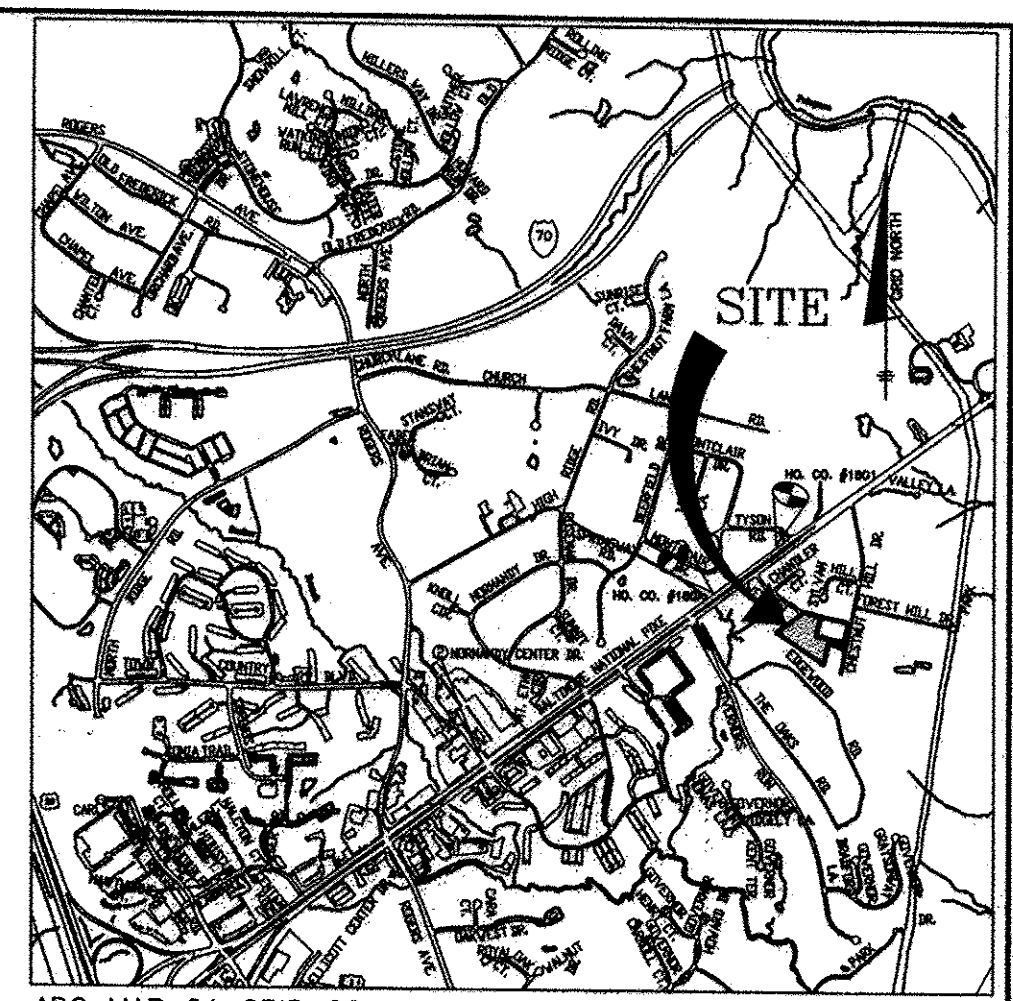
RECORDED AS PLAT NO. 24569 ON 2/19/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

MELVIN PROPERTY
LOTS 1-6 AND OPEN SPACE LOT 7
A RESUBDIVISION OF MELNOR PROPERTY, LOT 5
PLAT NO. 4250

2ND ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 18
GRID: 20
PARCEL: 351
ZONED: R-20
HOWARD COUNTY FILE NO.: F-79-120,
ECP-13-067

SCALE: AS SHOWN
DATE: DECEMBER, 2017

SHEET: 1 OF 2



VICINITY MAP
SCALE: 1" = 2000'

BENCHMARK NAD'83 HORIZONTAL

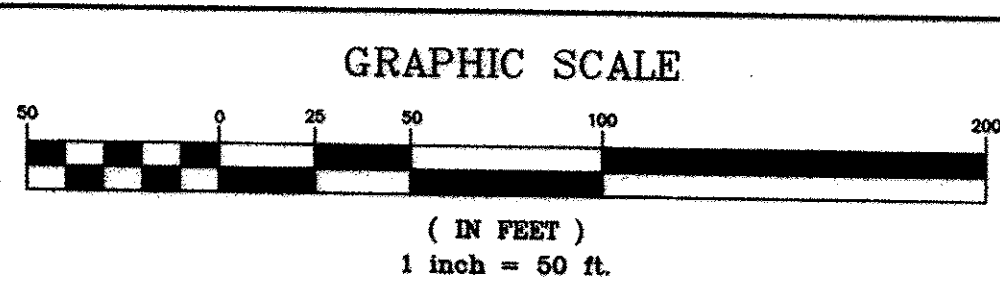
HO. CO. #18GA
STAMPED DISK SET ON TOP OF CONCRETE BASE.
N 591872.0034' E 1370380.4297'
ELEVATION: 445.769'

HO. CO. #18G1
STAMPED DISK SET ON TOP OF CONCRETE BASE.
N 589985.0097' E 1367750.2346'
ELEVATION: 407.734'

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 12-6-17
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

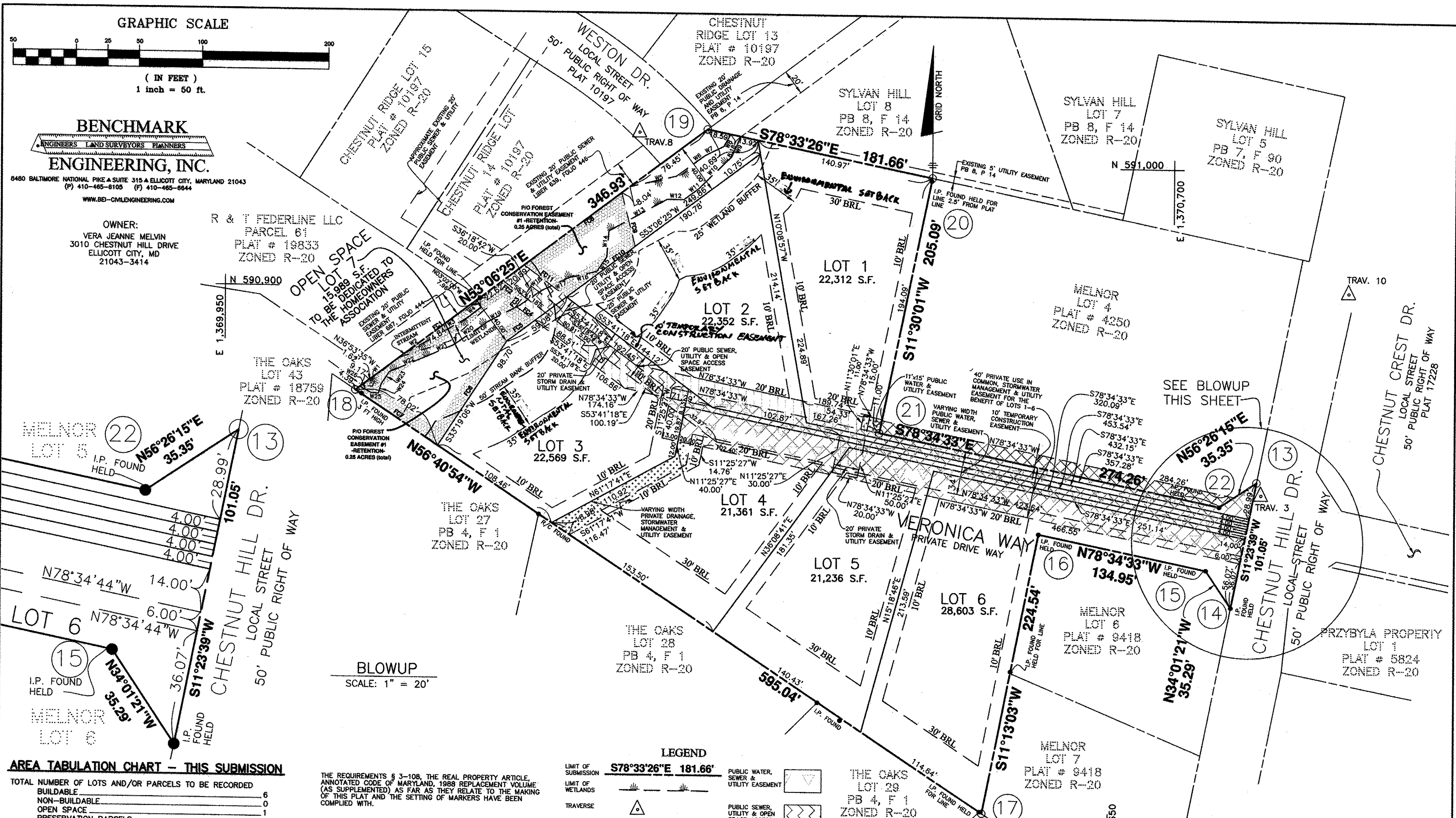
Vera Jeanne Melvin 12-8-17
VERA JEANNE MELVIN DATE
OWNER



BENCHMARK ENGINEERING, INC.
 ENGINEERS LAND SURVEYORS PLANNERS
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 A ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-8105 (F) 410-465-6644
 WWW.BE-CMLEENGINEERING.COM

OWNER:
 VERA JEANNE MELVIN
 3010 CHESTNUT HILL DRIVE
 ELLICOTT CITY, MD
 21043-3414

R & T FEDERLINE LLC
 PARCEL 61
 PLAT # 19833
 ZONED R-20



BLOWUP
 SCALE: 1" = 20'

AREA TABULATION CHART - THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	6
NON-BUILDABLE	0
OPEN SPACE	1
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	3.18± AC.
NON-BUILDABLE	0
OPEN SPACE	0.37
PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.55± AC.

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 12-6-17
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

Vera Jeanne Melvin 12-8-17
 VERA JEANNE MELVIN DATE
 OWNER

LEGEND

LIMIT OF SUBMISSION	S78°33'26"E 181.66'	PUBLIC WATER, SEWER & UTILITY EASEMENT
LIMIT OF WETLANDS	[Symbol]	PUBLIC SEWER, UTILITY & OPEN SPACE ACCESS EASEMENT
TRAVERSE	[Symbol]	PRIVATE DRAINAGE, STORMWATER MANAGEMENT & UTILITY EASEMENT
COORDINATE	13	FOREST CONSERVATION EASEMENT
PRIVATE STORM DRAIN & UTILITY EASEMENT	[Symbol]	10' TEMPORARY CONSTRUCTION EASEMENT
PRIVATE USE IN COMMON & UTILITY EASEMENT	[Symbol]	

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

Maureen Roseman 11/30/18
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Edman 11/9/18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

J. Marber 12-2-18
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT 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, LICENSE NO. 21320, EXPIRATION 1-7-2019 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY RONALD P. MELVIN AND VERA JEANNE MELVIN TO RONALD P. MELVIN AND VERA JEANNE MELVIN BY DEED DATED MARCH 20, 1987 AND RECORDED IN LIBER 1651 AT FOLIO 622 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 12-6-17
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351



OWNER'S CERTIFICATE

VERA JEANNE MELVIN, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 8th DAY OF DECEMBER, 2017.

Vera Jeanne Melvin 12-8-17
 VERA JEANNE MELVIN DATE
Shirley M. Combs 12/8/17
 WITNESS DATE

THE SOLE AND ONLY PURPOSES OF THIS PLAT IS TO RESUBDIVIDE LOT 5 OF THE MELNOR PROPERTY (PLAT NUMBER 4250) INTO BUILDABLE LOTS 1-6 AND OPEN SPACE LOT 7 AND TO CREATE VARIOUS PUBLIC AND PRIVATE EASEMENTS.

RECORDED AS PLAT NO. 24560 ON 12/9/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION

MELVIN PROPERTY
 LOTS 1-6 AND OPEN SPACE LOT 7
 A RESUBDIVISION OF MELNOR PROPERTY, LOT 5
 PLAT NO. 4250

2ND ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 18
 GRID: 20
 PARCEL: 351
 ZONED: R-20
 HOWARD COUNTY FILE NO.: F-79-120, ECP-13-067

SCALE: AS SHOWN
 DATE: DECEMBER, 2017
 SHEET: 2 OF 2