

COORDINATE CHART

POINT	NORTHING	EASTING
1	562,171.5973	1,380,302.0341
2	562,226.7988	1,380,197.3730
3	562,407.1670	1,380,221.5398
4	562,527.8356	1,380,070.1461
5	562,577.0689	1,380,076.7177
6	562,550.5091	1,380,274.9463
7	562,722.7708	1,380,298.0270
8	562,696.8291	1,380,393.2899
9	562,653.8507	1,380,479.6090
10	562,828.6341	1,380,554.9221
11	562,819.8986	1,380,577.2913
12	562,667.8854	1,380,511.7897
13	562,619.2344	1,380,623.1819
17	562,641.3338	1,380,809.8645
18	562,683.0129	1,380,821.9673
19	562,777.4116	1,380,686.0774
20	562,340.0480	1,380,412.9757
21	562,322.1479	1,380,225.4811
22	562,320.1521	1,380,203.8759
23	562,176.8961	1,380,304.8375

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.28083333.

LEGEND

- DENOTES EXISTING PRIVATE USE-IN-COMMON ACCESS AND UTILITY EASEMENT
- DENOTES EXISTING PUBLIC WATER, SEWER, AND UTILITY EASEMENT
- DENOTES 24' PRIVATE USE IN COMMON ACCESS AND UTILITY EASEMENT

OWNER

COLUMBIA-HOWARD PROPERTIES, LLC
 BY: EMILY'S DELIGHT, LLC, MEMBER
 BY: BRANTLY DEVELOPMENT CORPORATION, MANAGING MEMBER
 BY: HUGH F. COLE, JR., PRESIDENT
 C/O TLC REAL ESTATE GROUP
 715 INGLESIDE AVE. CATONSVILLE, MD 21228
 410-977-0578

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 12/31/14
 GARY E. LANE, SURVEYOR DATE

COLUMBIA-HOWARD PROPERTIES, LLC
 BY: EMILY'S DELIGHT, LLC, MEMBER
 BY: BRANTLY DEVELOPMENT CORPORATION, MANAGING MEMBER
Hugh F. Cole, Jr. (SEAL) 12/31/14
 BY: HUGH F. COLE, JR., PRESIDENT DATE

TOTAL AREA TABULATION

NUMBER OF BUILDABLE LOTS	8
NUMBER OF NON-BUILDABLE LOTS/PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	8
AREA OF BUILDABLE LOTS	3.34 AC±
AREA OF NON-BUILDABLE PARCEL	0
TOTAL AREA OF ROADWAY TO BE RECORDED	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.34 AC±

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

Madison for Maria Redman 12/18/2014
 HOWARD COUNTY HEALTH OFFICER DATE

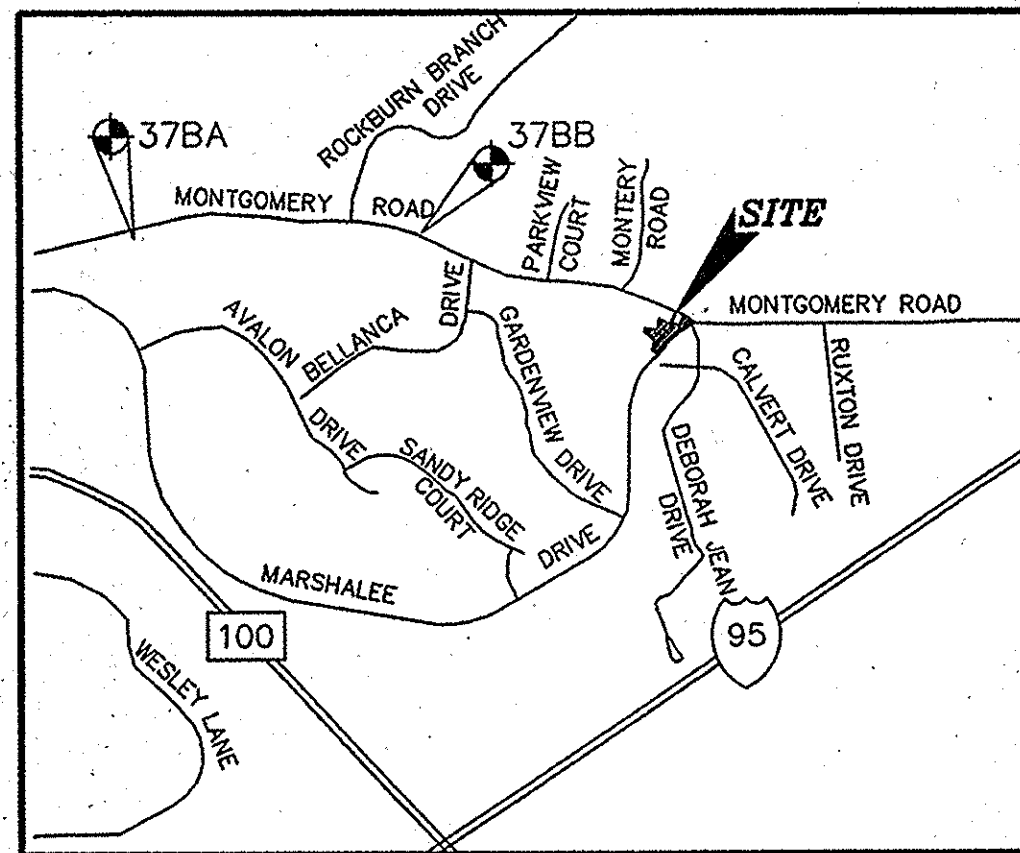
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Phelan 1-13-15
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Keith Steinhilber 1-21-15
 DIRECTOR DATE

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
3	16,728 SQ.FT.	1,923 SQ.FT.	14,805 SQ.FT.
4	14,438 SQ.FT.	1,566 SQ.FT.	12,872 SQ.FT.
5	21,002 SQ.FT.	988 SQ.FT.	20,014 SQ.FT.
6	20,696 SQ.FT.	696 SQ.FT.	20,000 SQ.FT.
8	20,723 SQ.FT.	723 SQ.FT.	20,000 SQ.FT.
9	13,836 SQ.FT.	1,581 SQ.FT.	12,255 SQ.FT.
10	16,545 SQ.FT.	1,734 SQ.FT.	14,811 SQ.FT.



VICINITY MAP
 SCALE: 1"=2,000'
 ADC MAP 35 GRID A1

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-12 AND R-20 AS PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS DATED 7/28/06.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- PROJECT BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY, 2012 BY MILDENBERG, BOENDER AND ASSOC., INC.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECT BY HOWARD COUNTY GEODETIC CONTROL STATIONS 37BA & 37BB
 STA. No. 37BA N 563785.6421 ELEV. 393.94
 E 1376343.2088
 STA. No. 37BB N 563663.4488 ELEV. 373.01
 E 1378040.5059
- DENOTES AN IRON PIN OR IRON PIPE FOUND.
 ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- 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.
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO STEEP SLOPES THAT AVERAGE 25% OR GREATER OVER 10 VERTICAL FEET WITH A 20,000 SF OR GREATER ONSITE AND OFFSITE CONTIGUOUS AREA ARE LOCATED ON THIS SITE.
- NO HISTORIC STRUCTURES, CEMETERIES OR GRAVE SITES EXIST ON SITE.
- STORMWATER MANAGEMENT IS PROVIDED VIA RAIN GARDEN FACILITIES (M-7) AND PERMEABLE PAVEMENT (A-2) IN ACCORDANCE WITH THE 2000 MDE STORMWATER DESIGN MANUAL. ALL ESD PRACTICES WILL BE PRIVATELY OWNED AND MAINTAINED. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT OR SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANTS AND/OR A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT PRACTICES AND A MAINTENANCE AGREEMENT FOR THE PRIVATELY OWNED AND MAINTAINED ESD PRACTICES.
- WETLAND DELINEATION AND A FOREST STAND DELINEATION WERE PROVIDED WITH SP-11-002. NO WETLANDS EXIST ON SITE.
- THIS PLAN IS IN COMPLIANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING WILL BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$11,700 (26 SHADE TREES @ \$300.00 EACH, 14 EVERGREEN TREES @ \$150.00 EACH AND 60 SHRUBS @ \$30.00 EACH).
- 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.
 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, A WIDER WIDTH MAY BE REQUIRED IN CERTAIN CASES-SEE NOTE 17).
 B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").
 C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
 D) STRUCTURES (CULVERTS/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.
- FOREST CONSERVATION, IN ACCORDANCE WITH SECTION 16.1202 OF THE FOREST CONSERVATION MANUAL, SHALL BE PROVIDED BY PLACEMENT OF 1.08 ACRES OF REQUIRED AFFORESTATION INTO AN OFF-SITE EASEMENT ON PROPERTY IDENTIFIED AS THE ROSEBAR PROPERTY, PRESERVATION PARCEL A LOCATED ON TAX MAP NO. 14 AND IDENTIFIED AS PARCEL 221. SITUATED ON THE WEST SIDE OF HOBBS ROAD. ~~THESE ARE THE ONLY AREAS REQUIRED FOR THIS OFF-SITE EASEMENT; IT WAS PREVIOUSLY PAID BY DEVELOPER.~~
- WATER IS PUBLIC. EXISTING CONTRACT NO. 14-4697-D AND NO. 10-1043-W WILL BE UTILIZED.
- SEWER IS PUBLIC. EXISTING CONTRACT NO. 14-4697-D AND NO. 10-1043-D WILL BE UTILIZED.
- APFO ROAD TEST WAS PREPARED BY THE TRAFFIC GROUP, DATED DECEMBER, 2010 AND APPROVED UNDER SP-11-002 IN AUGUST 2011.
- NOISE STUDY WAS PREPARED BY MILDENBERG, BOENDER AND ASSOC., INC. DATED DECEMBER 2010 AND APPROVED UNDER SP-11-002 IN AUGUST 2011.
- DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD 83 GRID MEASUREMENT.
- 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, ON, OVER AND THROUGH LOTS 3 THRU 10. ANY CONVEYANCE OF AFORESAID PARCEL 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 WITH A METES AND BOUNDS DESCRIPTION. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- A USE-IN-COMMON ACCESS MAINTENANCE AGREEMENT FOR LOTS 1, 2 AND 10 OF THE MONTGOMERY CROSSING SUBDIVISIONS AND LOTS 150-152 OF MARSHALEE WOODS WAS RECORDED UNDER FINAL PLAN F-04-095.
- A USE-IN-COMMON ACCESS MAINTENANCE AGREEMENT FOR LOTS 3, 4, 5, 6, 8 AND 9 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORD OFFICE OF HOWARD COUNTY, MARYLAND.
- A SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLINGS ON THESE LOTS.
- THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127- RESIDENTIAL INFILL DEVELOPMENT- OF SUBDIVISION, AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.
- THERE IS NO FLOODPLAIN ON THIS SITE.

- THE OPEN SPACE REQUIREMENT, BASED ON CREATION OF 8 LOTS, WILL BE SATISFIED VIA A PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$12,000.00.
- WP-94-90 GRANTED 1/13/95 TO WAIVE SECTION 16.119(f)(2). TO PERMIT PRIVATE SHARED DRIVEWAYS TO HAVE DIRECT ACCESS TO A MINOR ARTERIAL ROADWAY, MARSHALEE DRIVE.
- THE 65 DBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 DBA NOISE EXPOSURE. THE 65 DBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- 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 SEWAGE ALLOCATIONS WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.

OWNER'S STATEMENT

WE, COLUMBIA-HOWARD PROPERTIES, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 31st DAY OF December, 2014

COLUMBIA-HOWARD PROPERTIES, LLC
 BY: EMILY'S DELIGHT, LLC, MEMBER
 BY: BRANTLY DEVELOPMENT CORPORATION, MANAGING MEMBER

Hugh F. Cole, Jr. (SEAL)
 HUGH F. COLE, JR., PRESIDENT

Gary E. Lane
 WITNESS

SURVEYOR'S CERTIFICATE

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, AND THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY HUGH F. COLE, JR. AND JOHN F. LIPARINI, TRUSTEES, TO COLUMBIA-HOWARD PROPERTIES, LLC, BY TWO DEEDS DATED JULY 28, 2011, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 15075 FOLIO 262, AND LIBER 13552 FOLIO 528, 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.



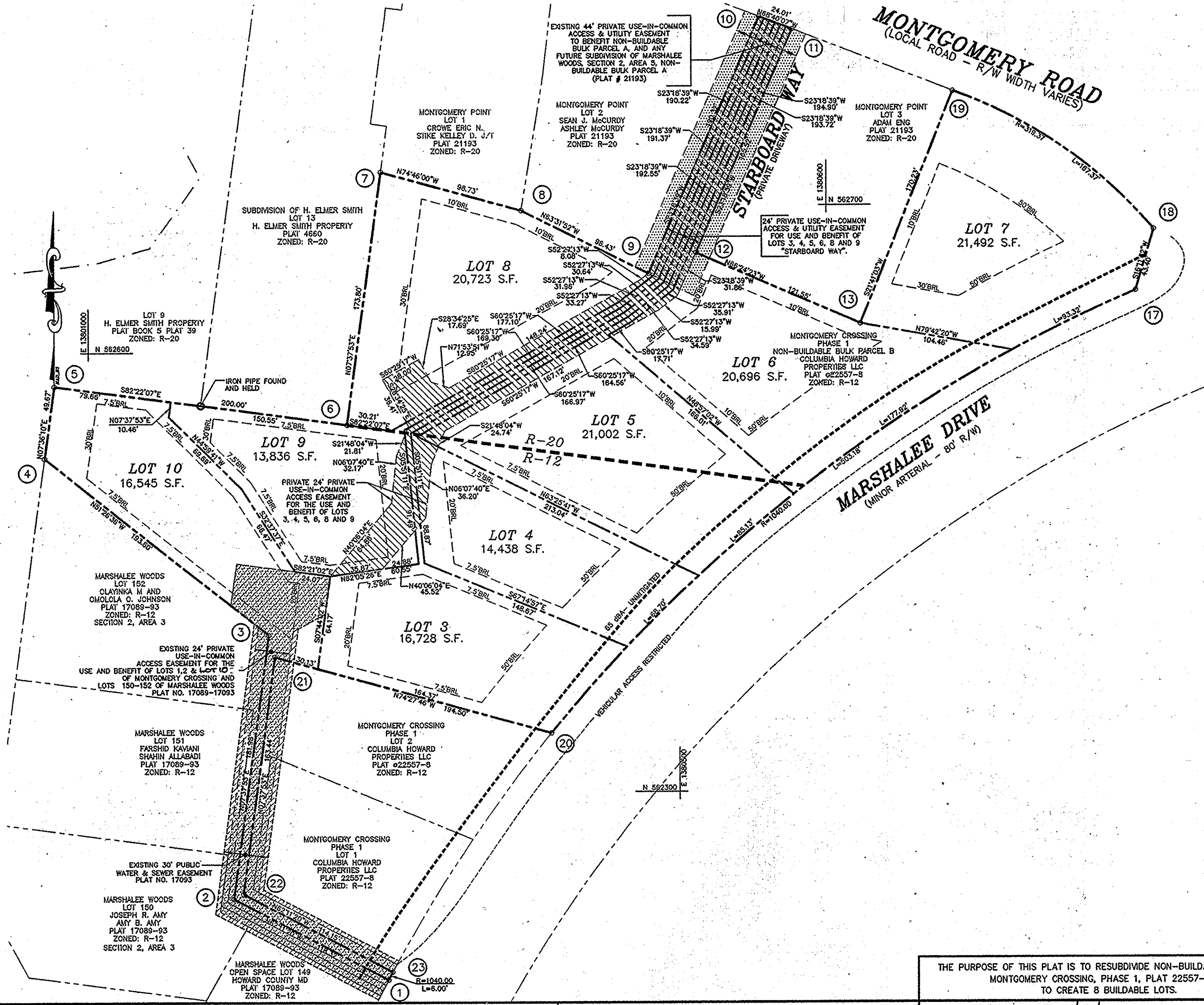
Gary E. Lane
 GARY E. LANE, PROP LS MD REG. NO. 574
 EXP. DATE: 03/21/15 DATE

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE BULK PARCEL B MONTGOMERY CROSSING, PHASE 1, PLAT #22557-58 TO CREATE 8 BUILDABLE LOTS.

RECORDED AS PLAT 23172 ON 12/31/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.
MONTGOMERY CROSSING
PHASE 2
 LOTS 3 THRU 10
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL B OF MONTGOMERY CROSSING, PHASE 1

TAX MAP 37 GRID 5 1ST ELECTION DISTRICT SCALE: 1"=50'
 PARCELS 320 & 354 HOWARD COUNTY, MARYLAND DATE: MAY 2014
 ZONING R-20 AND R-12 DPZ FILE # ECP-11-034, SP-11-002, F-04-095, F-10-080
 F-13-039 SHEET 1 OF 2

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 7350-B Grace Drive, Columbia, MD 21044
 (410) 997-0296 Ball. (410) 997-0298 Fax



LEGEND

- DENOTES EXISTING, PRIVATE USE-IN-COMMON ACCESS AND UTILITY EASEMENT
- DENOTES EXISTING, PUBLIC WATER, SEWER, AND UTILITY EASEMENT
- DENOTES 24' PRIVATE USE IN COMMON ACCESS AND UTILITY EASEMENT

OWNER

COLUMBIA-HOWARD PROPERTIES, LLC
 BY: EMILY'S DELIGHT, LLC MEMBER
 BY: BRANTLY DEVELOPMENT CORPORATION, MANAGING MEMBER
 BY: HUGH F. COLE, JR., PRESIDENT
 C/O TLC REAL ESTATE GROUP
 715 INGLESIDE AVE. CATONSVILLE, MD 21228
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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 12/31/14
 GARY E. LANE, SURVEYOR DATE

COLUMBIA-HOWARD PROPERTIES, LLC
 BY: EMILY'S DELIGHT, LLC MEMBER
 BY: BRANTLY DEVELOPMENT CORPORATION, MANAGING MEMBER
Hugh F. Cole, Jr. (SEAL) 12/03/14
 BY: HUGH F. COLE, JR., PRESIDENT DATE

TOTAL AREA TABULATION

NUMBER OF BUILDABLE LOTS	8
NUMBER OF NON-BUILDABLE LOTS/PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	8
AREA OF BUILDABLE LOTS	3.34 AC±
AREA OF NON-BUILDABLE PARCEL	0
TOTAL AREA OF ROADWAY TO BE RECORDED	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.34 AC±

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

Maureen Ross 12/18/2014
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edmister 1-13-15
 CHIEF, DEVELOPMENT ENGINEERING DIVISION J.P. DATE

Vest S. Linduff 1-21-15
 DIRECTOR DATE

OWNER'S STATEMENT

WE, COLUMBIA-HOWARD PROPERTIES, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 3RD DAY OF December, 2014

COLUMBIA-HOWARD PROPERTIES, LLC
 BY: EMILY'S DELIGHT, LLC MEMBER
 BY: BRANTLY DEVELOPMENT CORPORATION, MANAGING MEMBER

Hugh F. Cole, Jr. (SEAL)
 BY: HUGH F. COLE, JR., PRESIDENT WITNESS

SURVEYOR'S CERTIFICATE

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, AND THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY HUGH F. COLE, JR. AND JOHN F. UPARNI, TRUSTEES, TO COLUMBIA-HOWARD PROPERTIES, LLC, BY TWO DEEDS DATED JULY 28, 2011, AND RECORDED ALONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 15075 FOLIO 262, AND LIBER 13552 FOLIO 526, 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 THE ANNOTATED CODE OF MARYLAND AS AMENDED.



Gary E. Lane
 GARY E. LANE, PROP LS MD REG. NO. 574
 EXP. DATE: 03/21/15

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE BULK PARCEL B MONTGOMERY CROSSING, PHASE 1, PLAT 22557-58 TO CREATE 8 BUILDABLE LOTS.

RECORDED AS PLAT 23173 ON 1/23/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

MONTGOMERY CROSSING, PHASE 2
 LOTS 3 THRU 10

A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL B OF MONTGOMERY CROSSING, PHASE 1

TAX MAP 37 GRID 5 1ST ELECTION DISTRICT SCALE: 1"=50'
 PARCELS 320 & 354 HOWARD COUNTY, MARYLAND DATE: MAY 2014
 ZONING R-20 AND R-12 DPZ FILE # ECP-11-034, SP-11-002, F-04-095, F-10-080
 F-13-039 SHEET 2 OF 2

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 Engineers Planners Surveyors
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