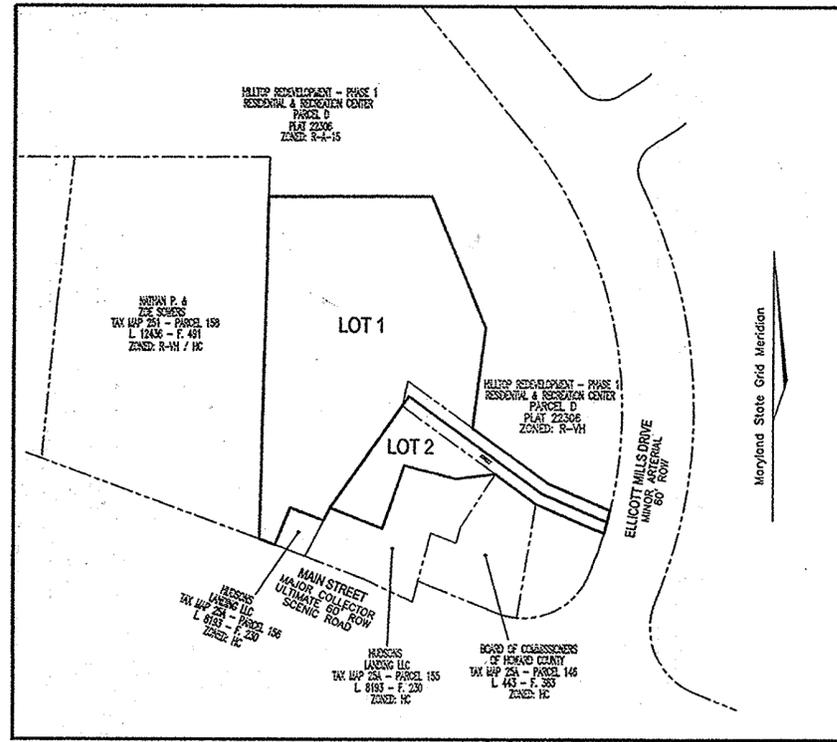


- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON GRID NORTH OF THE MARYLAND STATE PLANE COORDINATE SYSTEM (NAD 83/91) AND ARE DIRECTLY REFERRED TO HOWARD COUNTY MONUMENTS NOS. 25A1 AND 25A2.
- DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY
- DENOTES IRON PIPE OR BAR FOUND
- DENOTES STONE OR MONUMENT FOUND
- DENOTES REBAR WITH CAP SET
- DENOTES BUILDING RESTRICTION LINE
- PROPERTY BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED SEPTEMBER 2012.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION, OR BUILDING AND GRADING PERMITS.
- THIS PROPERTY IS ZONED HC AND RVH PER THE 10/6/13 COMPREHENSIVE ZONING PLAN.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE ELICOTT CITY HISTORIC DISTRICT. THE SUBDIVISION PLAN WAS PRESENTED TO THE HISTORIC DISTRICT COMMISSION ON APRIL 4, 2013 FOR ADVISORY COMMENTS. REFERENCE HOC-13-14. THE COMMISSION HAD NO OBJECTIONS TO THE PLAN. ALL EXISTING STRUCTURES ARE TO REMAIN. THE EXISTING HISTORIC HOUSE AT #8448 MAIN STREET IS LISTED ON THE HISTORIC SITES INVENTORY AS HO-315, GEORGE BURGESS HOUSE.
- PROPOSED RESIDENTIAL LOTS: 2 LOTS - LOT 1, EXISTING DWELLING TO REMAIN - LOT 2, EXISTING STRUCTURE TO REMAIN (SEE NOTE 33)
- THERE IS AN EXISTING DWELLING/STRUCTURE LOCATED ON LOTS 1 AND 2. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING/STRUCTURE ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH -- 12'(16' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE -- 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY -- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45° TURNING RADIUS
 - STRUCTURES (CULVERTS/BRIDGES) -- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
 - DRAINAGE ELEMENTS -- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE
- STRUCTURE CLEARANCES--MINIMUM 12 FEET.
- MAINTENANCE -- SUFFICIENT TO ENSURE ALL WEATHER USE.
- LOTS 1 & 2 WILL UTILIZE A USE-IN-COMMON DRIVEWAYS. A USE-IN-COMMON MAINTENANCE AGREEMENT WILL BE RECORDED SIMULTANEOUSLY WITH THE FINAL PLAT.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
- TRASH AND RECYCLING COLLECTION WILL BE AT ELICOTT MILLS DRIVE WITHIN 5' OF THE EDGE OF THE COUNTY ROADWAY.
- LOTS 1 AND 2 WILL DERIVE ACCESS FROM AN EXISTING PAVED ROAD PREVIOUSLY KNOWN AS MERCER STREET. REFER TO NOTE 30 REGARDING REQUIRED IMPROVEMENTS PER THE CONDITIONS OF THE DESIGN MANUAL WAIVER APPROVAL.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERY OR BURIAL SITES LOCATED ON SUBJECT PROPERTY.
- ELICOTT MILLS DRIVE IS CLASSIFIED AS A MINOR ARTERIAL. MAIN STREET IS CLASSIFIED AS A MAJOR COLLECTOR AND IS A SCENIC ROADWAY.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- EXISTING SEWER CONNECTIONS TO LOT 1 SHALL REMAIN.
- WATER SERVICE CONNECTION FOR LOT 2 SHALL BE PRIVATE CONNECTION FROM CONTRACT 14-4709-D.
- SEWER SERVICE CONNECTION FOR LOT 2 SHALL BE PRIVATE CONNECTION FROM CONTRACT 287-WAS.
- WATER AND SEWER SERVICE TO LOT 2 WILL BE GRANTED UNDER 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.
- THIS SITE WAS INVESTIGATED FOR ENVIRONMENTAL FEATURES IN MAY 2013. THERE ARE NO WETLANDS ONSITE AS STATED IN THE REPORT BY ECO-SCIENCE PROFESSIONALS, INC. MAY 2013.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN.
- THERE IS A 100-YR FLOODPLAIN ONSITE KNOWN AS HUDSON BRANCH / TIBER BRANCH AS RECEIVED BY THE HOWARD COUNTY - STORMWATER MANAGEMENT DIVISION, BUREAU OF ENVIRONMENTAL SERVICES.
- A FOREST STAND DELINEATION PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED JANUARY 27, 2014. NO SPECIMEN TREES ARE LOCATED ON THE PROJECT SITE.
- NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT. NO NEW STRUCTURES ARE PROPOSED.
- STORMWATER MANAGEMENT IS EXEMPT FOR DEVELOPMENTS WHICH DO NOT EXCEED 5,000 SF OF DISTURBANCE. NO NEW IMPERVIOUS AREAS ARE PROPOSED. A SIMPLIFIED ENVIRONMENTAL CONCEPT PLAN WAS APPROVED JULY 2013.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY FOR THE PERMETER LANDSCAPING IN THE AMOUNT OF \$3,000.00 WILL BE POSTED AS PART OF THE BUILDING PERMIT FOR LOT 2 FOR THE REQUIRED 10 SHADE TREES.
- A FOREST CONSERVATION PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED JANUARY 27, 2014. FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.120 OF THE HOWARD COUNTY FOREST CONSERVATION MANUAL. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- TOTAL FOREST CONSERVATION OBLIGATION OF THIS PROJECT TO BE FULFILLED BY ONSITE RETENTION OF 0.20 AC. SEE "CREDITED" FOREST CONSERVATION AREA #1 (NO SURETY REQ).
- IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, OPEN SPACE IS NOT REQUIRED IN THE R-VH OR HC ZONE.
- BUILDING RESTRICTION LINES ARE NOT REQUIRED FOR THE R-VH AND HC ZONING DISTRICTS PER SECTION 114 1.0. AND SECTION 114 3.0 OF THE HOWARD COUNTY ZONING REGULATIONS. MAXIMUM HEIGHT IN THE R-VH ZONE IS 34 FEET. MAXIMUM HEIGHT IN THE HC ZONE IS 40 FEET.
- THE HEIGHT OF THE EXISTING DWELLING ON LOT 1 TO REMAIN IS 26'±/-
- THE HEIGHT OF THE EXISTING STRUCTURE ON LOT 2 TO REMAIN IS 24'±/-
- 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 (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOT/PARCELS, ANY CONVEYANCES OF THE FORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREBY RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREBY RESERVED TO HOWARD COUNTY WITH 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, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S 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.



LOCATION MAP
SCALE: 1" = 100'

AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	2
- BUILDABLE	2
- NON-BUILDABLE	0
- OPEN SPACE	0
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	1.0843 AC
- BUILDABLE	1.0843 AC
- NON-BUILDABLE	0.0000 AC
- OPEN SPACE	0.0000 AC
- PRESERVATION PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.0843 AC

OWNER / DEVELOPER
ERIK AND LAURA STEENSEN
8448 MAIN STREET
ELICOTT CITY, MARYLAND 21043
410-659-0250

OWNER'S CERTIFICATE

WE ERIK AND LAURA STEENSEN, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR 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, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 27 DAY OF MAY, 2014.

ERIK STEENSEN
LAURA STEENSEN
MEGAN BRETT
WITNESS
MEGAN BRETT
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY JAMES C. MOLONEY TO ERIK STEENSEN AND LAURA STEENSEN BY DEED DATED JUNE 25, 2010 RECORDED IN LIBER 12576, FOLIO 304 AND BY CONSENT JUDGEMENT DATED DECEMBER 23, 2013 RECORDED IN LIBER 15505, FOLIO 019 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY 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, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

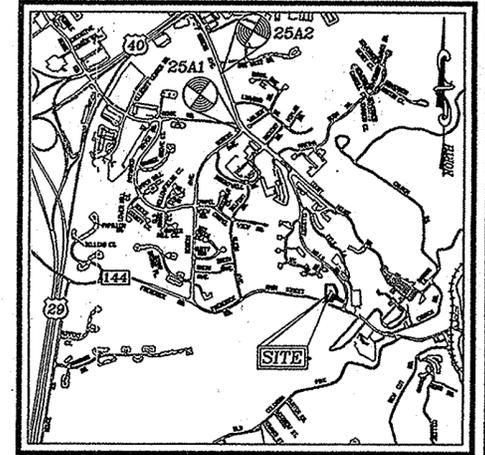
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267. EXPIRATION DATE JULY 28, 2014.



THOMAS M. HOFFMAN JR.
PROPERTY LINE SURVEYOR No. 267
DATE: 5.05.14

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT.
B. Wilson for Maureen Rossman 9/2/2014
HOWARD COUNTY HEALTH OFFICER DATE
h.o. 20

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief, Development Engineering Division 8/14/14
DATE
K. Stenhouse 9/08/14
DIRECTOR DATE



VICINITY MAP
SCALE: 1" = 1000'
ADC MAP: 21-88

THE REQUIREMENT 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.

THOMAS M. HOFFMAN JR. DATE: 5.05.14
PROPERTY LINE SURVEYOR No. 276

ERIK STEENSEN DATE: 5/27/14
LAURA STEENSEN DATE: 5/27/14

RECORDED AS PLAT No. 28979 ON 9/12/14
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

STEENSEN PROPERTY
LOTS 1-2
ZONED RVH & HC
PREVIOUS DPZ FILES: WP14-071, CASE NO. 13-C-13-095422 OC
TAX MAP 25 - GRID 7 - PARCEL 157
SECOND ELECTION DISTRICT, HOWARD COUNTY, MD.
SCALE: 1" = 100' GRAPHIC SCALE MAY 5, 2014

SHEET 1 OF 2

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET ELICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

COORDINATE TABLE		
NO.	NORTH	EAST
401	583681.2977	1368597.7580
402	583701.3194	1368581.9417
403	583747.9694	1368488.7819
404	583833.3167	1368499.3574
405	583943.0777	1368316.9178
418	583678.8052	1368604.2988
533	583943.4580	1368454.3030
1860	583788.0605	1368434.5024
1861	583766.7445	1368429.6988
1862	583708.9995	1368507.8802
1863	583716.1045	1368431.4177
1864	583662.8268	1368413.1383
1865	583680.2422	1368369.4624
1866	583669.5552	1368364.0046
1867	583680.2990	1368335.9944
1868	583648.7797	1368323.2455
1869	583653.8002	1368310.1767
2000	583705.1459	1368474.7535
2833	583659.3537	1368599.1777
2834	583662.7793	1368590.1883
2835	583683.8943	1368541.8702

CURVE DATA TABLE					
CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD
C1	370.00'	20.12'	10.06'	03°06'55"	S14°44'59"W 20.11'

PUBLIC 100 YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT - LINE TABLE					
LINE	BEARING	DIST	LINE	BEARING	DIST
L1	S18-56-13W	23.68'	L7	N64-22-02W	2.90'
L2	N68-15-39W	47.02'	L8	N01-20-06E	50.35'
L3	S27-03-12W	12.00'	L9	S77-08-50E	4.35'
L4	N69-00-53W	30.00'	L10	S64-29-39E	92.57'
L5	S22-01-20W	3.64'	L11	S68-56-45E	22.50'
L6	N75-06-51W	21.87'			

FOREST CONSERVATION EASEMENT # 1 RETENTION - 0.25 ACRES					
LINE	BEARING	DIST	LINE	BEARING	DIST
FC1	N01-20-06E	102.58'	FC5	N69-00-53W	37.97'
FC2	S69-00-09E	75.44'	FC6	N27-04-12E	17.20'
FC3	S41-51-14E	31.30'	FC7	N62-55-48W	27.92'
FC4	S34-51-06W	100.71'			

MINIMUM LOT SIZE CHART			
LOT #	GROSS AREA	PIPESTEM AREA	NET AREA
1	40,112 SF	1,375 SF	38,737 SF
2	7,118 SF	1,028 SF	6,090 SF

THE REQUIREMENT 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

Thomas M. Hoffman Jr. 5-05-14
 THOMAS M. HOFFMAN JR. DATE
 PROPERTY LINE SURVEYOR No. 276

Erik Steensen 5/27/14
 ERIK STEENSEN WITNESS
Laura Steensen 5/27/14
 LAURA STEENSEN WITNESS

AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	2
- BUILDABLE	2
- NON-BUILDABLE	0
- OPEN SPACE	0
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	1.0843 AC
- BUILDABLE	1.0843 AC
- NON-BUILDABLE	0.0000 AC
- OPEN SPACE	0.0000 AC
- PRESERVATION PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.0843 AC

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

William for Maureen Roszman 9/2/2014
 HOWARD COUNTY HEALTH OFFICER DATE
 W.D. 9/2

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edman 8-14-14
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

West Sheldahl 9/08/14
 DIRECTOR DATE

OWNER / DEVELOPER
 ERIK AND LAURA STEENSEN
 8448 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 410-659-0250

OWNER'S CERTIFICATE

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Erik Steensen
 ERIK STEENSEN
Laura Steensen
 LAURA STEENSEN

Megan Brett
 WITNESS
Megan Brett
 WITNESS

SURVEYOR'S CERTIFICATE

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Thomas M. Hoffman Jr. 5-05-14
 THOMAS M. HOFFMAN JR. DATE
 PROPERTY LINE SURVEYOR No. 267



RECORDED AS PLAT No. 22980 ON 9/17/14
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

STEENSEN PROPERTY LOTS 1-2

ZONED RVH & HC
 PREVIOUS DPZ FILES: WP14-071, CASE NO. 13-C-13-095422 OC
 TAX MAP 25 - GRID 7 - PARCEL 157
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MD.

SCALE: 1" = 30'
 GRAPHIC SCALE
 MAY 5, 2014

SHEET 2 OF 2

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
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