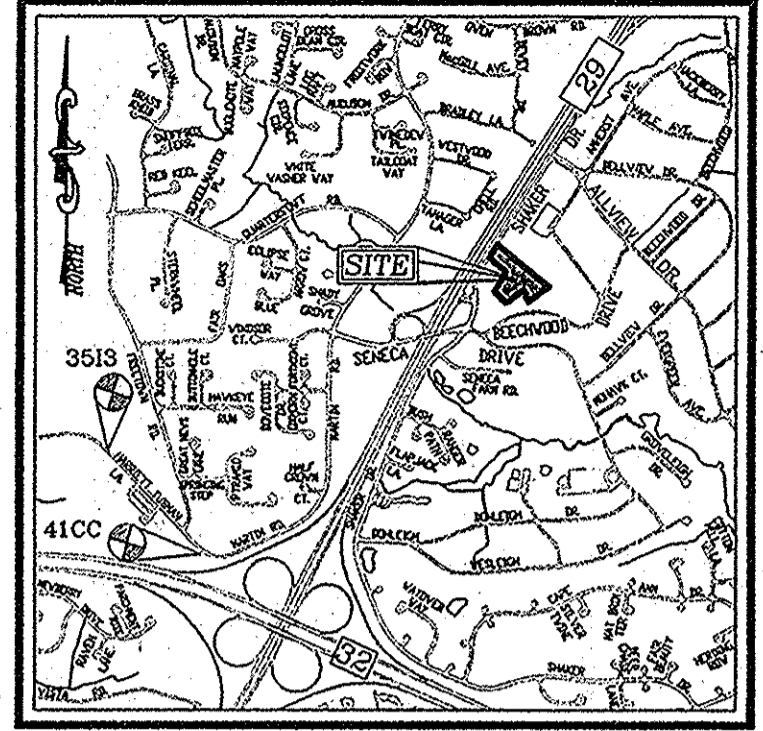


GENERAL NOTES

- BEARINGS HEREON ON BASED ON GRID NORTH OF THE MARYLAND STATE PLANE COORDINATE SYSTEM (AND 83/91) AND ARE DIRECTLY REFERRED TO HOWARD COUNTY MONUMENTS NOS. 3513 AND 41CC.
- 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
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE, 2012 BY ROBERT H. VOGEL ENGINEERING, INC.
- 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.
- THE SUBJECT PROPERTY IS ZONED "R-20" IN ACCORDANCE WITH THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE COMP. LITE ZONING REGULATIONS EFFECTIVE ON 7/28/06.
- 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 CLIP 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.
- THIS SUBMISSION 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 5-26-14, ON WHICH DATE DEVELOPER AGREEMENT #14-049 WAS FILED AND ACCEPTED.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERY OR BURIAL SITES LOCATED ON SUBJECT PROPERTY.
- THERE IS AN EXISTING HOUSE TO REMAIN WHICH SHALL BE LOCATED ON LOT 3. THE EXISTING DRIVEWAY TO LOT 3 SHALL BE REMOVED PRIOR TO RECORDATION OF THE FINAL PLAT AND ACCESS TO LOT 3 SHALL BE FROM UIC SHARED DRIVEWAY FOR LOTS 1 TO 7. ANY NEW ADDITIONS OR NEW CONSTRUCTION TO THE EXISTING HOUSE SHALL CONFORM TO SETBACKS AS SHOWN ON THE FINAL PLAT FOR THIS SUBDIVISION.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- PREVIOUS DPZ FILE NUMBERS: DPZ FILES: ECP-13-024 (APPROVED 01/14/2013), CONT. #24-3108, WP-13-138, SP-13-009.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED SEPTEMBER 12, 2012, AND APPROVED ON JUNE 20, 2013. THERE ARE NO PROPOSED DISTURBANCES TO THE WETLANDS OR ASSOCIATED BUFFERS.
- NO CLEARING, GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF THE WETLANDS OR THEIR REQUIRED BUFFERS.
- THERE IS NO 100-YR FLOODPLAIN WITHIN THE LIMITS OF THIS SITE.
- A NOISE WALL IS REQUIRED FOR THIS SITE AND WILL BE CONSTRUCTED IN ACCORDANCE WITH SHA PROJECT HO-3175170 WHICH IS FUNDED FOR CONSTRUCTION.
- STORM WATER MANAGEMENT FOR THIS PROJECT IS PROVIDED BY THE USE OF ALTERNATIVE SURFACES, NON-STRUCTURAL PRACTICES, AND MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. NON-STRUCTURAL PRACTICES INCLUDE ROOFTOP DISCONNECTION (N-1) AND NON-ROOFTOP DISCONNECTION (N-2). MICRO-SCALE PRACTICES INCLUDE RAIN GARDENS (M-7) AND GRASS SWALES (M-8). ALTERNATIVE SURFACES INCLUDE PERVIOUS CONCRETE (A-2), ON-LOT NON-STRUCTURAL AND MICRO-SCALE PRACTICES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER. ALTERNATIVE SURFACE, NON-STRUCTURAL, AND MICRO-FACILITIES MANAGING RUNOFF FROM THE USE-IN-COMMON DRIVEWAY WILL BE MAINTAINED BY THE HOMEOWNERS IN ACCORDANCE WITH THE USE-IN-COMMON MAINTENANCE AGREEMENT.
- 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 LOT/PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HERIN RESERVED TO HOWARD COUNTY, WITH METES AND BOUNDS DESCRIPTION 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.
- A FEE-IN-LIEU OF OPEN SPACE FOR SIX LOTS SHALL BE PROVIDED UNDER THIS FINAL PLAN IN THE AMOUNT OF \$9,000.00.
- A DESIGN MANUAL WAIVER TO ALLOW SEVEN USERS ON A USE-IN-COMMON SHARED DRIVEWAY WAS APPROVED BY THE DEVELOPMENT ENGINEERING DIVISION ON MARCH 19, 2013.
- REFERENCE WP-13-138, DENIED ON MARCH 25, 2013, TO ALLOW FOREST CONSERVATION EASEMENTS ON LOTS LESS THAN 10 ACRES.
- LOTS 1-7 WILL UTILIZE A USE-IN-COMMON DRIVEWAY. A USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
- 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 DRIVEWAY.
- LANDSCAPING FOR LOTS 1-7 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$8,850.00 FOR THE REQUIRED 25 SHADE TREES AND 45 SHRUBS SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT FOR THIS PLAN.
- FOREST STAND DELINEATION PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED SEPTEMBER 12, 2012.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL SHALL BE PROVIDED BY THE PLACEMENT OF 2.76 AC. (2.1 RATIO) OF RETENTION INTO AN OFF-SITE FOREST CONSERVATION BANK IDENTIFIED AS DENSITY SOLUTIONS, APPROVED UNDER SOP-13-0597C WHICH IS SUFFICIENT TO MEET THE 1.28 ACRES OF REQUIRED REFORESTATION AND 0.10 ACRES OF REQUIRED AFFORESTATION.
- BC&E HAS REVIEWED AND APPROVED PROPOSED TRASH PAD SCREENING AND PERIMETER TREE PLANTINGS.

COORDINATE TABLE

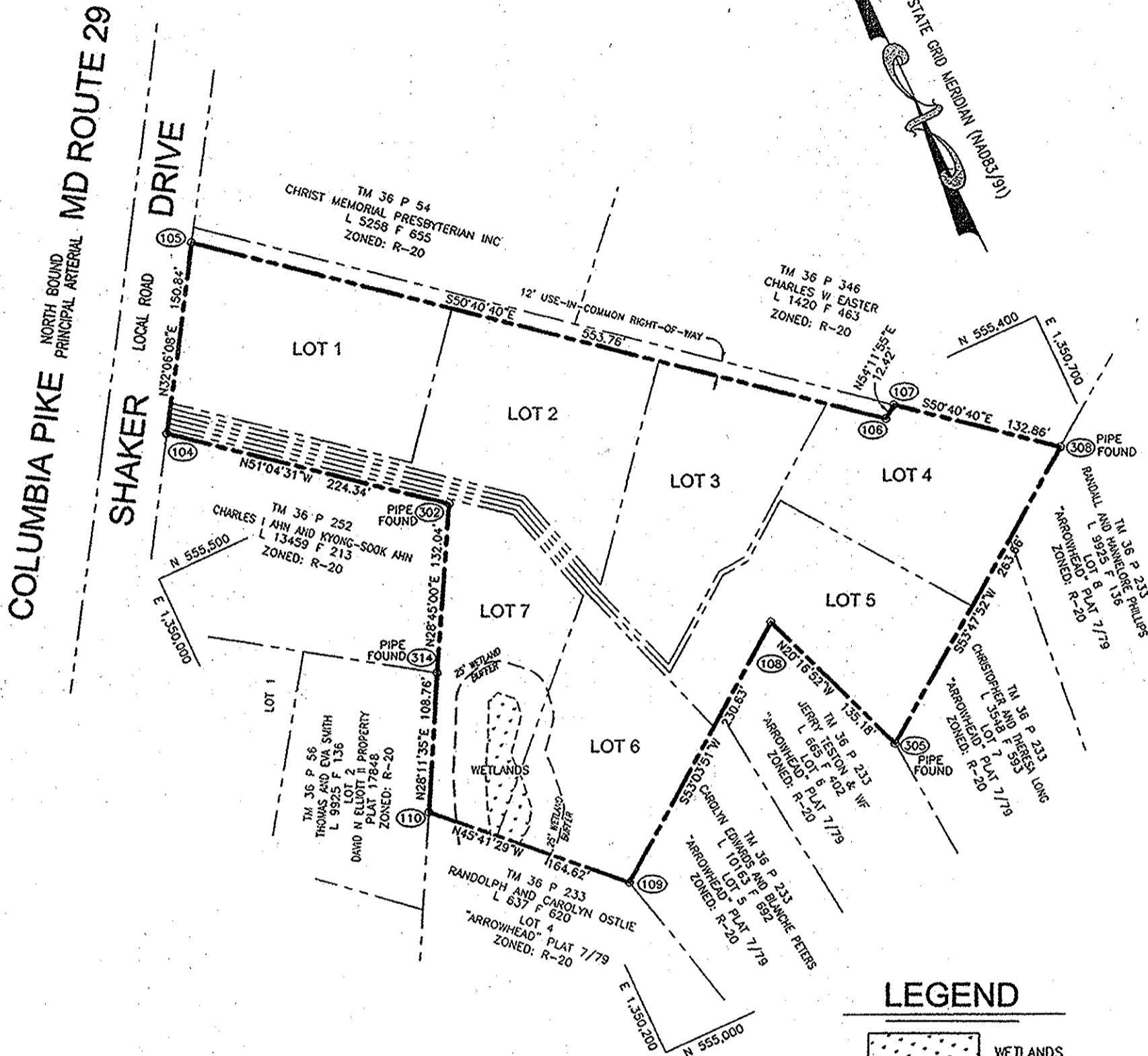
NO.	NORTH	EAST
104	555599.4257	1350052.8176
105	555727.2059	1350132.9809
106	555376.2992	1350561.3658
107	555383.5624	1350571.4359
108	555270.4461	1350414.6044
109	555131.8560	1350230.2596
110	555246.8485	1350112.4581
302	555458.4703	1350227.3516
305	555143.6467	1350461.4612
308	555298.3712	1350674.2155
314	555342.7068	1350163.8419



VICINITY MAP
SCALE: 1" = 2,000'
ADC MAP 15 : F-10

AREA TABULATION CHART

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	7
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	7
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3.6848 AC
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	0
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	3.6848 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0
TOTAL AREA TO BE RECORDED	3.6848 AC



LEGEND



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.

Thomas M. Hoffmann, Jr. 3-31-14
THOMAS M. HOFFMANN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267
Mary Therese Pfaul 4-24-14
MARY THERESE PFAUL DATE

OWNER

MARY THERESE PFAUL
3675 PARK AVE., SUITE 301
ELLCOTT CITY, MD 21043
(410) 480-0023

DEVELOPER

TRINITY QUALITY HOMES, INC.
3675 PARK AVE., SUITE 301
ELLCOTT CITY, MD 21043
(410) 480-0023

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET TEL: 410.481.6666
ELLCOTT CITY, MD 21043 FAX: 410.481.6961

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

Madison for Maureen Rossman 5/20/2014
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Robert H. Vogel 5/21/14
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Robert H. Vogel 5-22-14
DIRECTOR DATE

OWNER'S CERTIFICATE

MARY THERESE PFAUL, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 24TH DAY OF APRIL 2014

Mary Therese Pfaul
MARY THERESE PFAUL

Robert H. Vogel
IN WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL THAT SAME LAND DESCRIBED IN CONVEYANCE FROM MICHAEL L. PFAUL TO MARY THERESE PFAUL BY DEED DATED OCTOBER 17, 2012, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 14392, FOLIO 540.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN 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 THAT THE BOUNDARY 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 LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2014.

Thomas M. Hoffmann, Jr. 3-31-14
THOMAS M. HOFFMANN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267



RECORDED AS PLAT No. 22835 ON 5/30/14
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION

STELLA GLEN
LOTS 1-7

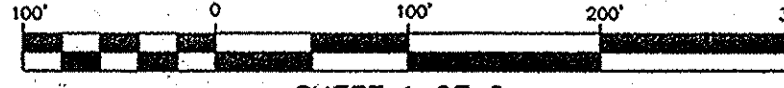
A SUBDIVISION OF TM 36 PARCELS 57, 58, & 417
(LIBER 14392 FOLIO 540)

ZONED R-20

TAX MAP 36, GRID 19, PARCELS 57, 58, & 417
LIBER 14392 FOLIO 540

6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 100' MARCH 31, 2014



SHEET 1 OF 2
F-14-049

LINE	COURSE
L1	S51°04'31"E 281.49'
L2	S15°43'34"E 97.41'
L3	S18°02'14"E 57.63'
L4	S65°09'13"E 26.35'
L5	N54°44'56"E 145.19'
L6	N39°19'20"E 58.06'
L7	S50°40'40"E 30.00'
L8	S39°19'20"W 62.13'
L9	S54°44'56"W 166.61'
L10	N65°09'13"W 56.79'
L11	N18°02'14"W 43.84'
L12	S73°44'32"W 6.17'
L13	N16°15'28"W 15.00'
L14	N73°44'32"E 5.71'
L15	N18°02'14"W 12.47'
L16	N15°43'34"W 88.46'
L17	N51°04'31"W 268.35'
L18	S50°40'40"E 23.00'

LINE	COURSE
L19	S51°04'31"E 232.65'
L20	R=127.29' L=80.90'
L21	CH=N33°28'46"W 79.54'
L22	S15°43'34"E 58.04'
L23	S18°02'14"E 47.68'
L24	R=28.00' L=7.54'
L25	CH=N47°02'08"E 7.52'
L26	N39°19'20"E 14.68'
L27	N50°40'40"W 26.00'
L28	N39°19'20"E 40.00'
L29	S50°40'40"E 76.00'
L30	S39°19'20"W 40.00'
L31	N50°40'40"W 26.00'
L32	S39°19'20"W 14.68'
L33	R=52.00' L=14.00'
L34	CH=N47°02'08"E 13.98'
L35	S54°44'56"W 128.10'
L36	R=52.00' L=97.30'
L37	CH=S71°38'39"E 83.72'
L38	N18°02'14"W 48.17'
L39	N15°43'34"W 60.27'
L40	R=75.00' L=46.27'
L41	CH=N33°24'02"W 45.54'
L42	N51°04'31"W 249.63'
L43	N32°06'08"E 30.21'
L44	N50°40'40"W 11.61'

LINE	COURSE
L42	N45°41'29"W 10.69'
L43	N06°51'29"W 11.95'
L44	N44°18'31"E 109.60'
L45	S45°41'29"E 20.00'
L46	S44°18'31"W 117.09'
L47	N45°41'29"W 7.00'

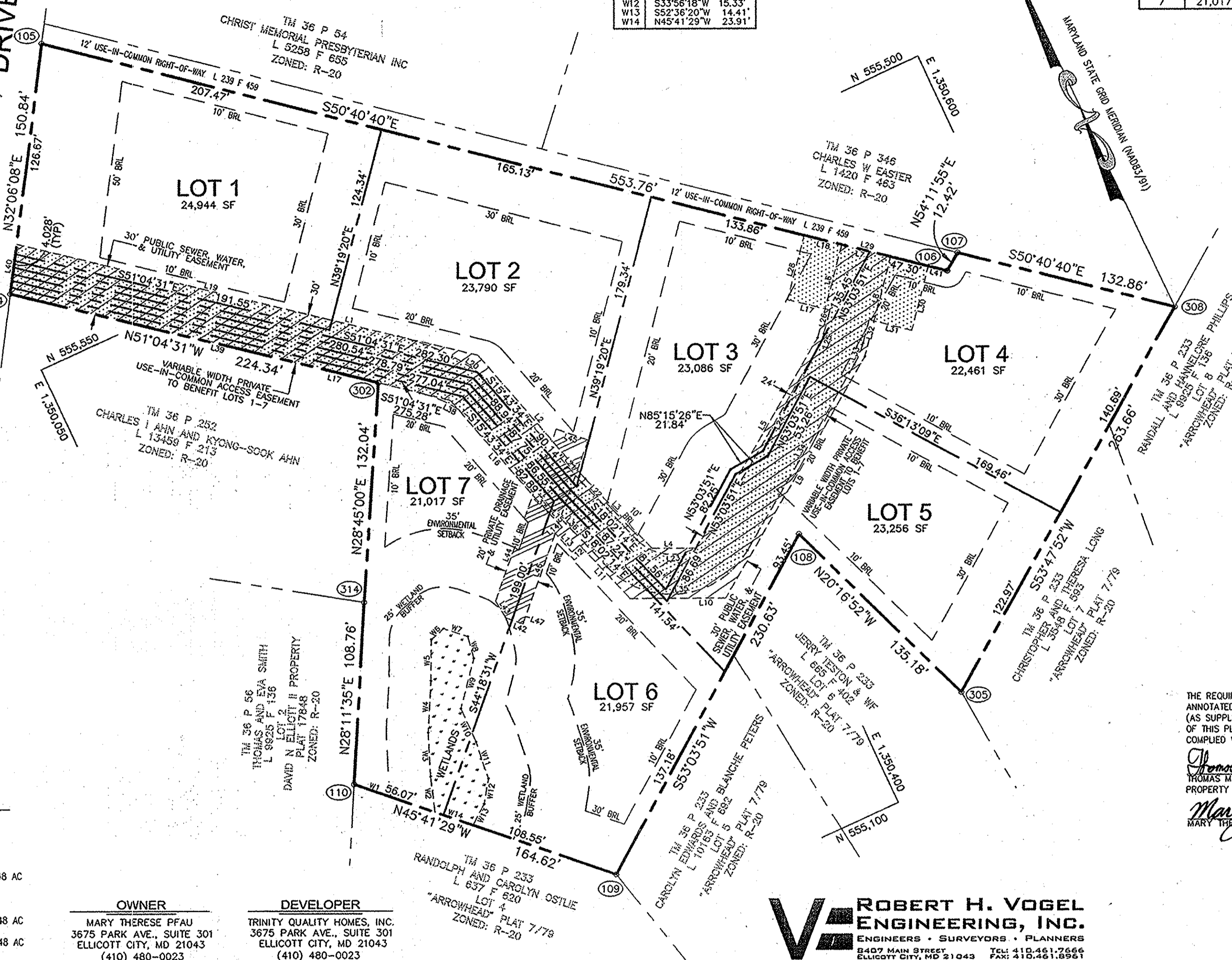
LINE	COURSE
W1	S45°41'29"E 50.78'
W2	N18°14'00"E 21.48'
W3	N21°44'06"E 26.09'
W4	N28°07'43"E 30.84'
W5	N25°50'26"E 24.97'
W6	N72°27'30"E 9.63'
W7	S46°42'01"E 15.36'
W8	S10°20'29"W 13.71'
W9	S39°35'29"W 31.00'
W10	S00°21'43"W 21.62'
W11	S06°40'41"W 23.07'
W12	S33°56'18"W 15.33'
W13	S52°36'20"W 14.41'
W14	N45°41'29"W 23.91'

LOT	GROSS AREA	PIPESTEM AREA	NET AREA	MIN. LOT SIZE
1	24,944 SF	NA	24,944 SF	20,000 SF
2	23,790 SF	765 SF	23,025 SF	20,000 SF
3	23,086 SF	1,484 SF	21,602 SF	20,000 SF
4	22,461 SF	2,446 SF	20,015 SF	20,000 SF
5	23,256 SF	1,809 SF	21,447 SF	20,000 SF
6	21,957 SF	1,439 SF	20,518 SF	20,000 SF
7	21,017 SF	898 SF	20,119 SF	20,000 SF

NO.	NORTH	EAST
104	555599.4257	1350052.8176
105	555727.2059	1350132.9809
106	555376.2992	1350561.3658
107	555383.5624	1350571.4359
108	555270.4461	1350414.6044
109	555131.8560	1350230.2596
110	555246.8485	1350112.4581
302	555458.4703	1350227.3516
305	555143.6467	1350461.4612
308	555299.3717	1350674.2155
314	555342.7068	1350163.8419

MD ROUTE 29
COLUMBIA PIKE
SHAKER DRIVE
LOCAL ROAD 48' WIDE R/W
NORTH BOUND R/W WIDTH VARIES (SRC PLAT 51717)PRINCIPAL ARTERIAL

SHAKER DRIVE
LOCAL ROAD 48' WIDE R/W
NORTH BOUND R/W WIDTH VARIES (SRC PLAT 51717)PRINCIPAL ARTERIAL



LEGEND

- WETLANDS
- 30' PUBLIC SEWER, WATER & UTILITY EASEMENT
- VARIABLE WIDTH PRIVATE USE-IN-COMMON ACCESS EASEMENT TO BENEFIT LOTS 1-7
- 20' PRIVATE DRAINAGE & UTILITY EASEMENT

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.

Thomas M. Hoffmann 3.31.14
THOMAS M. HOFFMANN, SR.
PROPERTY LINE SURVEYOR, MD REG. NO. 267
DATE

Mary Therese Pfau 4.24.14
MARY THERESE PFAU
DATE

AREA TABULATION CHART

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	7
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	7
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3,6848 AC
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	0
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	3,6848 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0
TOTAL AREA TO BE RECORDED	3,6848 AC

OWNER
MARY THERESE PFAU
3675 PARK AVE., SUITE 301
ELLCOTT CITY, MD 21043
(410) 480-0023

DEVELOPER
TRINITY QUALITY HOMES, INC.
3675 PARK AVE., SUITE 301
ELLCOTT CITY, MD 21043
(410) 480-0023

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLCOTT CITY, MD 21043
TEL: 410.461.2669
FAX: 410.461.0951

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

Madeline Maria Roseman 5/20/2014
HOWARD COUNTY OFFICER
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Karl Shalender 5/22/14
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

Karl Shalender 5-22-14
DIRECTOR
DATE

OWNER'S CERTIFICATE

MARY THERESE PFAU, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, 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 THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERCTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 24TH DAY OF APRIL, 2014.

Mary Therese Pfau
MARY THERESE PFAU

Thomas M. Hoffmann
THOMAS M. HOFFMANN, SR.
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL THAT SAME LAND DESCRIBED IN CONVEYANCE FROM MICHAEL R. PFAU TO MARY THERESE PFAU BY DEED DATED OCTOBER 17, 2012, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 14392, FOLIO 540.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN 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 THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Thomas M. Hoffmann 3.31.14
THOMAS M. HOFFMANN, SR.
PROPERTY LINE SURVEYOR, MD REG. NO. 267
DATE



RECORDED AS PLAT No. 22836 ON 5/30/14
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION

STELLA GLEN
LOTS 1-7

A SUBDIVISION OF TM 36 PARCELS 57, 58, & 417
(LIBER 14392 FOLIO 540)

ZONED R-20

TAX MAP 36, GRID 19, PARCELS 57, 58, & 417
LIBER 14392 FOLIO 540

6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' MARCH 31, 2014

GRAPHIC SCALE
50' 0 50' 100' 150'

SHEET 2 OF 2
F-14-049