

MINIMUM LOT SIZE CHART

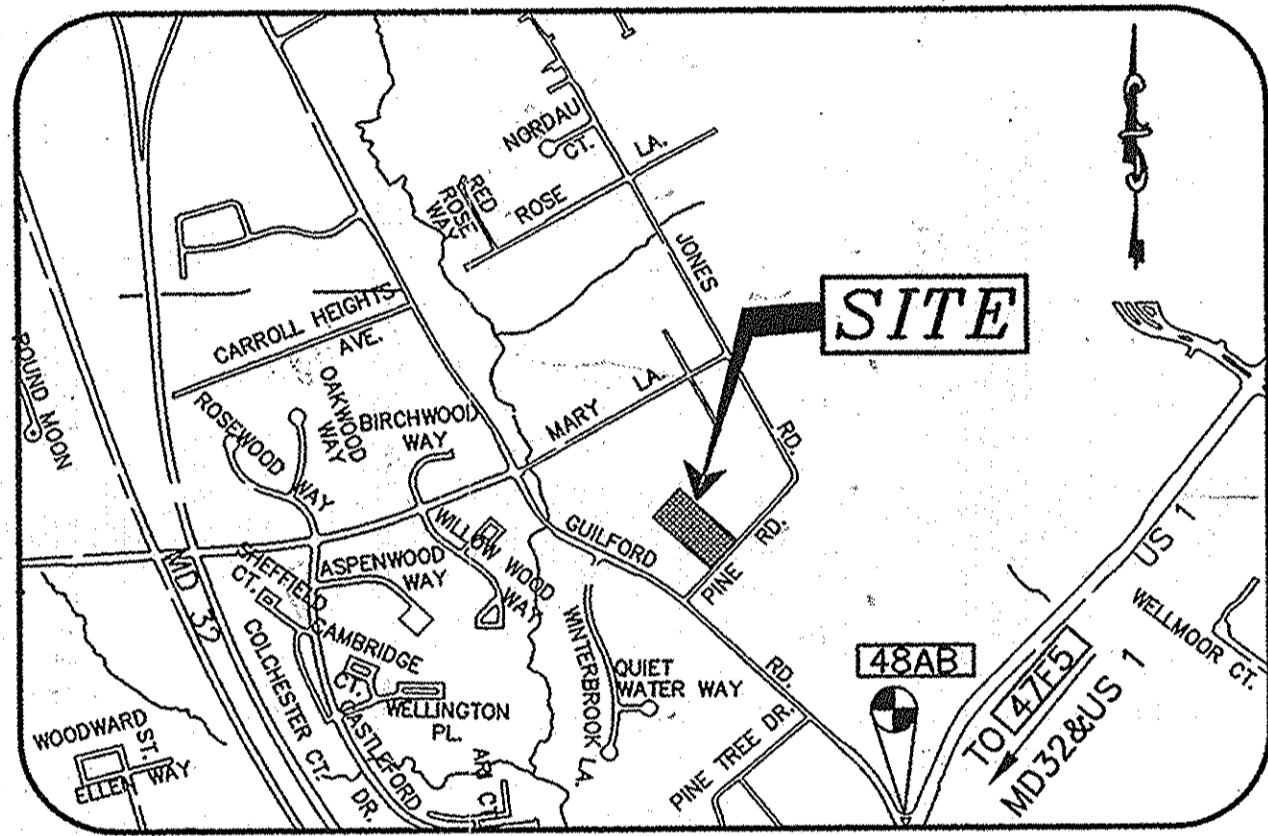
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	12,866 SF	842 SF	12,024 SF
3	13,616 SF	1,607 SF	12,009 SF
4	14,265 SF	1,573 SF	12,692 SF
5	12,817 SF	803 SF	12,014 SF

25. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE MARS GROUP, INC, DATED MAY, 2014 AND WAS APPROVED ON JUNE 11, 2015.
26. 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 1-6. 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.
27. 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.
28. A PRE-SUBMISSION MEETING WAS HELD FOR THIS PROJECT ON JUNE 2, 2014 AT 6:00 PM AT THE LAUREL COMMUNITY CENTER IN HOWARD COUNTY, MARYLAND.
29. THIS PLAN IS SUBJECT TO WAIVER PETITION WP-15-082, WAIVING SECTION 16.1205(o)(7) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WHICH REQUIRES TREES 30" IN DIAMETER OR LARGER BE LEFT IN AN UNDISTURBED CONDITION UPON SUBDIVISION. WAIVER PETITION WAS APPROVED ON JANUARY 15, 2015. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 1. PROVIDE GENERAL NOTE REFERENCING THE PETITION
 2. PROVIDE TWO (2) ADDITIONAL REPLACEMENT TREES OF 3" TO 4" CALIPER ON SITE IN PLACE OF THE REMOVED TREES. THE MITIGATED PLANTINGS WILL BE INCLUDED AS PART OF THE REQUIRED PERIMETER LANDSCAPING.

GENERAL NOTES

1. THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
2. SUBJECT PROPERTY ZONED R-12 IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATIONS.
3. BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT JUNE, 2014.
4. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 47F5 & 48AB

STA. No. 47F5	N 535985.0412	ELEV. 234.996
	E 1365653.4555	
STA. No. 48AB	N 538384.4474	ELEV. 225.653
	E 1366415.7904	
5. OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED VIA THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$7,500.00.
6. B.R.L. DENOTES BUILDING RESTRICTION LINE.
7. ● DENOTES IRON PIN SET.
8. ○ DENOTES IRON PIPE OR IRON BAR FOUND.
9. ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
10. ALL AREAS SHOWN ARE MORE OR LESS (±).
11. NO WETLANDS OR FLOODPLAINS EXIST ON SITE AS CERTIFIED BY MILDENBERG, BOENDER, & ASSOCIATES IN A "NO WETLAND" CERTIFICATION LETTER DATED SEPTEMBER 12, 2014.
12. THIS PROPERTY IS LOCATED IN THE METROPOLITAN DISTRICT.
13. THIS SUBDIVISION COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1202 OF THE HOWARD COUNTY CODE FOR PUBLIC FOREST CONSERVATION BY PLACEMENT OF 0.27 ACRES OF REQUIRED REFORESTATION 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. THE ROSEBAR FOREST CONSERVATION EASEMENT HAS BEEN SHOWN ON SHEET 18 OF SDP-97-115, NEW COLONY VILLAGE. DPZ HAS DETERMINED THAT A REDLINE REVISION SHALL BE MADE TO SDP-97-115 TO SHOW 0.27 ACRES OF REFORESTATION DEDUCTION FROM THE TOTAL FOREST CONSERVATION EASEMENT. SURETY FOR THE OFF-SITE FOREST CONSERVATION EASEMENT ON THE ROSEBAR PROPERTY HAS BEEN PREVIOUSLY POSTED BY THE OWNER OF THE EASEMENT HOLDER. NO SURETY IS POSTED FOR RETENTION. A DEED OF FOREST EASEMENT AND FOREST CONSERVATION AGREEMENT IS REQUIRED FOR THIS PLAN.
14. FINANCIAL SURETY FOR PERIMETER AND TRASH PAD SCREENING IN THE AMOUNT OF \$5,400 FOR 17 SHADE TREES AND 10 SHRUBS SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS SUBDIVISION. PERIMETER LANDSCAPING WILL BE DEFERRED TO THE SDP.
15. THIS SUBDIVISION IS IN COMPLIANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING WILL BE POSTED WITH THE GRADING PERMIT AS PART OF THE SITE DEVELOPMENT PLAN (SDP) STAGE OF THE PROJECT.
16. NO HISTORIC STRUCTURES EXIST ON SITE AND THE SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
17. THERE IS AN EXISTING DWELLING ON THE SITE THAT WILL BE DEMOLISHED PRIOR TO RECORDATION OF THIS PLAT. ~~Demolished 12/10/15.~~
18. A USE IN COMMON ACCESS MAINTENANCE AGREEMENT FOR LOTS 1 THRU 6 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND.
19. 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).
 - 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 (CULVERT/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 FEET.
 - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
20. 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 LOTS 1 THRU 6.
21. 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.
22. 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 JANUARY 29, 2015 ON WHICH DATE DEVELOPER AGREEMENT # 24-4895-D WAS FILED AND ACCEPTED.
23. NO BURIAL GROUNDS OR CEMETERIES EXIST ONSITE.
24. FOREST STAND DELINEATION PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN JUNE 2014.



VICINITY MAP

SCALE: 1"=200'
ADC MAP: 41 GRID: A-2

30. NO GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, AND PAVING ARE PERMITTED IN WETLANDS, STREAMS, FLOODPLAIN, FOREST CONSERVATION EASEMENT AREAS AND WETLAND AND STREAM BUFFERS EXCEPT AS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.
31. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
32. STORMWATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT OR SITE DEVELOPMENT PLAN (SDP), THE DEVELOPER SHALL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANT AND / OR A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF STORMWATER MANAGEMENT PRACTICES AND A MAINTENANCE AGREEMENT.
33. THE EXISTING SEPTIC FIELD AND COMPONENTS MUST BE PROPERLY ABANDONED, WITH PROOF OF ABANDONMENT FORWARDED TO THE HEALTH DEPARTMENT PRIOR TO HEALTH DEPARTMENT SIGNATURE ON THE FINAL PLAT.
34. NO STEEP SLOPES THAT AVERAGE 25% OR GREATER OVER 10 VERTICAL FEET WITH A 20,000 SF OR GREATER ONSITE AND OFF-SITE CONTIGUOUS AREA ARE LOCATED ON THIS SITE.

OWNER
FRANK A. MANAGO III
4109 WALRAD STREET
BALTIMORE, MD 21229-4142
(410)375-1052

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 11/12/15
GARY E. LANE, PROP. L.S. DATE

Frank A. Manago III 11-20-15
FRANK A. MANAGO III, OWNER DATE

AREA TABULATION (TOTAL)

NUMBER OF BUILDABLE LOTS	6
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	6
AREA OF BUILDABLE LOTS	1.78AC±
AREA OF ROADWAY	0.05AC±
AREA	1.83AC±

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

Paula Wilson for *Maura Rossman* 12/21/2015
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Paul E. Chubb 12-23-15
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Keith S. DeLoach 1-6-16
DIRECTOR DATE

OWNER'S STATEMENT

I, FRANK A. MANAGO III OWNER 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-WAYS 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 20 DAY OF November, 2015

Frank A. Manago III
FRANK A. MANAGO III, OWNER

[Signature]
WITNESS

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 PROPERTY LINE SURVEYOR, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THAT LAND CONVEYED BY ANDETTE ROLLINS MANAGO TO FRANK A. MANAGO III, IN A DEED RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY AS LIBER 9465 FOLIO 0001; 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. L.S. NO. 574 DATE
EXPIRATION: 3/21/17

ALL LOTS / RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 1 OF THE NORDAU SUBDIVISION INTO SIX SINGLE-FAMILY RESIDENTIAL LOTS.

RECORDED AS PLAT 23583 ON 1/8/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PINE GROVE ADDITION
LOTS 1 THRU 6
RESUBDIVISION OF NORDAU SUBDIVISION,
LOT 1, SECTION E-1
PLAT BOOK 3 PAGE 51 SHEET 1 OF 2

TAX MAP 47	6TH ELECTION DISTRICT	SCALE: 1"=30'
PARCEL NO. 50	HOWARD COUNTY, MARYLAND	DATE: NOVEMBER 2015
GRID 6	EX. ZONING R-12	DPZ FILE NOS. ECP-14-092
		WP-15-082

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
7350-B Grace Drive, Columbia, Maryland 21044
(410) 397-0296 Ball. (410) 397-0298 Fax

14-015-DWG/FINAL PLAN 15-RP-SUPP-SEP 2014

COORDINATE TABLE

NO.	NORTHING	EASTING
100	539,628.7191	1,365,358.8646
101	539,637.0500	1,365,349.7068
102	539,897.8883	1,365,062.9795
103	540,044.7760	1,365,198.4743
104	539,782.5051	1,365,486.7773
105	539,775.6076	1,365,494.3594

PRIVATE USE-IN-COMMON ACCESS, DRAINAGE, TRASH PAD & UTILITY EASEMENT TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
DW100	59.53'	N42°19'30"E	DW108	248.49'	S47°42'25"E
DW101	35.82'	N47°40'30"W	DW109	17.57'	S42°19'30"W
DW102	16.05'	S42°19'30"W	DW110	35.82'	N47°32'40"W
DW103	253.94'	S47°42'25"E			
DW104	46.19'	N43°18'00"E			
DW105	5.00'	S47°51'56"E			
DW106	20.20'	S43°18'00"W			
DW107	5.00'	N47°42'25"W			

PUBLIC SEWER & UTILITY EASEMENT TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
S200	20.00'	N47°42'25"W	W300	10.00'	N46°42'00"W
S201	104.26'	N42°41'22"E	W301	13.98'	N43°18'00"E
S202	75.68'	S47°42'25"E	W302	80.00'	N47°40'30"W
S203	20.00'	S42°17'35"W	W303	20.01'	N40°20'45"E
S204	69.26'	N47°42'25"W	W304	91.04'	S47°40'30"E
S205	84.26'	S42°41'22"W	W305	34.15'	S43°18'00"W

PUBLIC WATER, SEWER & UTILITY EASEMENT TABLE

LINE	LENGTH	BEARING
WS400	223.21'	N47°42'25"W
WS401	30.00'	N42°17'35"E
WS402	222.19'	S47°42'25"E
WS403	30.01'	S40°20'45"W

OWNER

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Gary E. Lane 11/18/15
GARY E. LANE, PROP. L.S. DATE

Frank Manago 11-20-15
FRANK A. MANAGO III, OWNER DATE

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

Barbara M. Rossman 12/21/2015
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

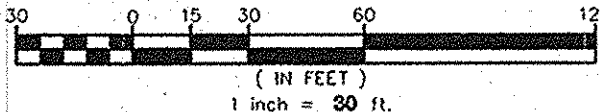
Chad Chubb 12-23-15
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kurt Sheindel 1-6-16
DIRECTOR DATE

LEGEND

- 26' PRIVATE USE-IN-COMMON ACCESS, DRAINAGE, TRASH PAD, UTILITY EASEMENT FOR THE USE AND BENEFIT OF LOTS 1-5.
- 20' PUBLIC SEWER & UTILITY EASEMENT
- 20' PUBLIC WATER & UTILITY EASEMENT
- 30' PUBLIC WATER, SEWER & UTILITY EASEMENT
- AREA TO BE DEDICATED TO HOWARD COUNTY FOR THE USE OF A PUBLIC ROAD

GRAPHIC SCALE



OWNER'S STATEMENT

I, FRANK A. MANAGO III OWNER 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-WAYS 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 30 DAY OF November, 2015

Frank Manago
FRANK A. MANAGO III, OWNER

[Signature]
WITNESS

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 PROPERTY LINE SURVEYOR, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THAT LAND CONVEYED BY ANNETTE ROLLINS MANAGO TO FRANK A. MANAGO III, IN A DEED RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY AS LIBER 9465 FOLIO 0001; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE RECORDED OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND.

Gary E. Lane 11/18/15
GARY E. LANE, PROP. L.S. NO. 574 DATE
EXPIRATION: 3/21/17

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 1 OF THE NORDAU SUBDIVISION INTO SIX SINGLE-FAMILY RESIDENTIAL LOTS.
RECORDED AS PLAT 23584 ON 12/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PINE GROVE ADDITION

LOTS 1 THRU 6
RESUBDIVISION OF NORDAU SUBDIVISION,
LOT 1, SECTION E-1
PLAT BOOK 3 PAGE 51 SHEET 2 OF 2

TAX MAP 47 6TH ELECTION DISTRICT SCALE: 1"=30'
PARCEL NO. 50 HOWARD COUNTY, MARYLAND DATE: NOVEMBER 2015
GRID 6 EX. ZONING R-12 DPZ FILE NOS. ECP-14-092
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