

GENERAL NOTES

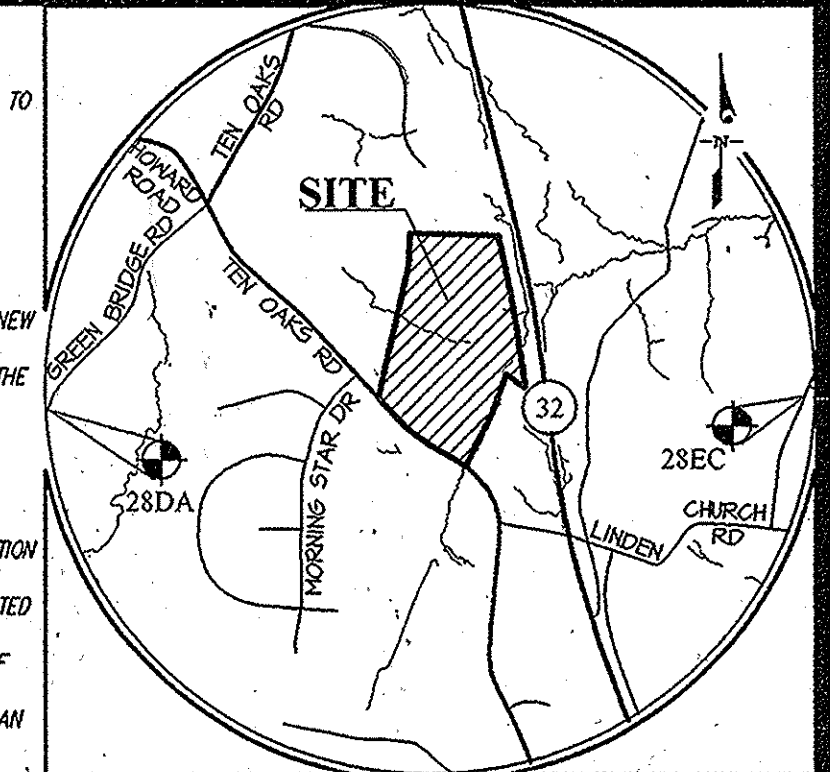
- IRON PINS SHOWN THUS: [Symbol]
- CONCRETE MONUMENTS SHOWN THUS: [Symbol]
- PROPERTY IS ZONED RR-DEO PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: ECP-14-067, WP-14-124, SP-14-006 & F-15-066.
- THE CEMETERY LOCATED ON SITE IS LISTED IN THE CEMETERY INVENTORY AS 28-5, THE HENRY MARSHALL PROPERTY.
- THE SCENIC ROADS MAP DOES NOT INDICATE ANY SCENIC ROADS IN THE VICINITY.
- WHILE THIS PROPERTY IS NOT LISTED ON THE HISTORIC SITES INVENTORY, THE EXISTING MAIN HOUSE DATES TO 1747 AND THERE ARE HISTORIC OUTBUILDINGS ON SITE, MAKING THIS A HISTORIC PROPERTY.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY STATIONS 28DA AND 28EC WERE USED FOR THIS PROJECT.
- THIS PLAT AND COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE, AND WEBER, P.A., IN APRIL 2014.
- THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY KLEBASCO ENVIRONMENTAL, LLC., DATED FEBRUARY 21, 2014 AND APPROVED NOVEMBER 2014.
- THE 100-YEAR FLOODPLAIN STUDY FOR THE CLYDE'S BRANCH WAS TAKEN FROM HOWARD COUNTY RECORDS. THE 100-YEAR FLOOD PLAIN LIMITS FOR THE PERENNIAL STREAM FLOWING INTO THE EXISTING FARM POND WAS DETERMINED BY THE FLOOD PLAIN STUDY PREPARED BY GUTSCHICK, LITTLE AND WEBER, P.A.
- A NOISE STUDY WAS PREPARED BY ROBERT H. VOGEL ENGINEERING DATED MARCH 19, 2014 AND WAS APPROVED NOVEMBER 2014.
- A TRAFFIC STUDY WAS PREPARED BY TRAFFIC GROUP IN A REPORT DATED MARCH 20, 2014 AND WAS APPROVED NOVEMBER 2014.
- THE PROJECT IS NOT WITHIN THE METROPOLITAN DISTRICT.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS, UNLESS DETERMINED TO BE ESSENTIAL OR NECESSARY BY DPZ. DPZ HAS DETERMINED THAT IMPACTS TO ENVIRONMENTAL RESOURCES SHOWN (CONSTRUCTION OF A ROAD CROSSING, REMOVAL OF AN EXISTING CULVERT, AND MAINTENANCE TO THE EXISTING POND AS REQUIRED BY HSCD) ARE NECESSARY IN ACCORDANCE WITH SUBSECTION 16.116(C) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE FOREST CONSERVATION REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL WILL BE SATISFIED WITH AN OBLIGATION FOR THIS SUBDIVISION OF 1.61± ACRES OF CREDITED RETENTION AND 11.74± ACRES OF PLANTING, FOR A TOTAL OF 13.35± ACRES MINIMUM OF FOREST CONSERVATION IN 3 EASEMENTS. THE FOREST CONSERVATION SURETY AMOUNT \$245,194.00 WILL BE POSTED. THIS SURETY TAKES INTO ACCOUNT CREDIT FOR LANDSCAPING-SEE SHEET 28 OF THE FINAL PLAN FOR ADDITIONAL INFORMATION ON REQUIRED SURETY AND LANDSCAPE CREDIT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- REQUIRED BUFFERING AND OTHER LANDSCAPING REQUIREMENTS/FEATURES HAVE BEEN PROVIDED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS (AMENDED 5TH EDITION) AND THE HOWARD COUNTY LANDSCAPE MANUAL. A LANDSCAPE SURETY IN THE AMOUNT OF \$38,250.00 FOR THE REQUIRED LANDSCAPING (WHICH INCLUDES MITIGATION PLANTINGS OF 12 SHADE TREES PER CONDITION #3 OF WP-14-124) IS POSTED WITH THE F-15-043 DEVELOPER AGREEMENT. LANDSCAPING IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE INCLUDED WITH THE ROAD CONSTRUCTION FINAL PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- A PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT AT 6:30 PM ON 04/17/2014 AT DAYTON OAKS ELEMENTARY SCHOOL IN COMPLIANCE WITH SECTION 16.128 OF THE REGULATIONS.
- STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE MDE STORMWATER DESIGN MANUAL. BASED ON TABLE 5.3, THIS SITE HAS A TARGET PE OF 1.6". IN ORDER TO FULFILL THE STORMWATER MANAGEMENT REQUIREMENTS A COMBINATION OF DISCONNECTION OF ROOFTOP RUNOFF (N-1), DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2), SHEET FLOW TO CONSERVATION AREA (N-3), DRY WELLS (N-4), RAIN BARRELS (N-5), AND MICRO-BIORETENTION (N-6) WILL BE USED. THE MICRO-BIORETENTION FACILITIES (N-6) WILL BE PUBLICLY OWNED AND JOINTLY MAINTAINED BY HOWARD COUNTY AND THE HOA. ALL OTHER PRACTICES WILL BE PRIVATELY OWNED AND MAINTAINED.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16" SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1 1/2" MIN)
 - GEOMETRY - MAX 15% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
 - STRUCTURE (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
 - DRAINAGE ELEMENTS - SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- PER ZONING SECTION 105.0.F, 10% OF THE TOTAL NUMBER OF UNITS MUST BE DEDICATED AS MIHU'S. A FEE IN LIEU WILL BE PAID TO SATISFY THE MIHU REQUIREMENTS.
- THE PLANNING BOARD APPROVED THE CEMETERY PLAN ASSOCIATED WITH SP-14-006 ON AUGUST 21, 2014 WITH THE FOLLOWING CONDITIONS:
 - THE TWO HEADSTONES SHALL BE REINSTALLED OVER THE EXISTING GRAVE SITES. THE GRAVE STONES MAY BE PLACED FLAT OVER THE GRAVES.
 - THE APPLICANT SHALL ENCLOSE THE CEMETERY AREA WITH OPEN FENCING WHICH WILL ALSO CONTAIN AN ACCESS GATE.
 - CONDITIONS 1 & 2 SHALL BE ADDRESSED PRIOR TO RECORDATION OF THE SUBDIVISION PLAT ASSOCIATED WITH THE "GATHERER'S CHANCE" SUBDIVISION. PHOTOGRAPHS SHALL BE SUBMITTED FOR THE OFFICE FILE AS PROOF THAT CONDITIONS 1 & 2 HAVE BEEN MET.

(GENERAL NOTES CONTINUE)

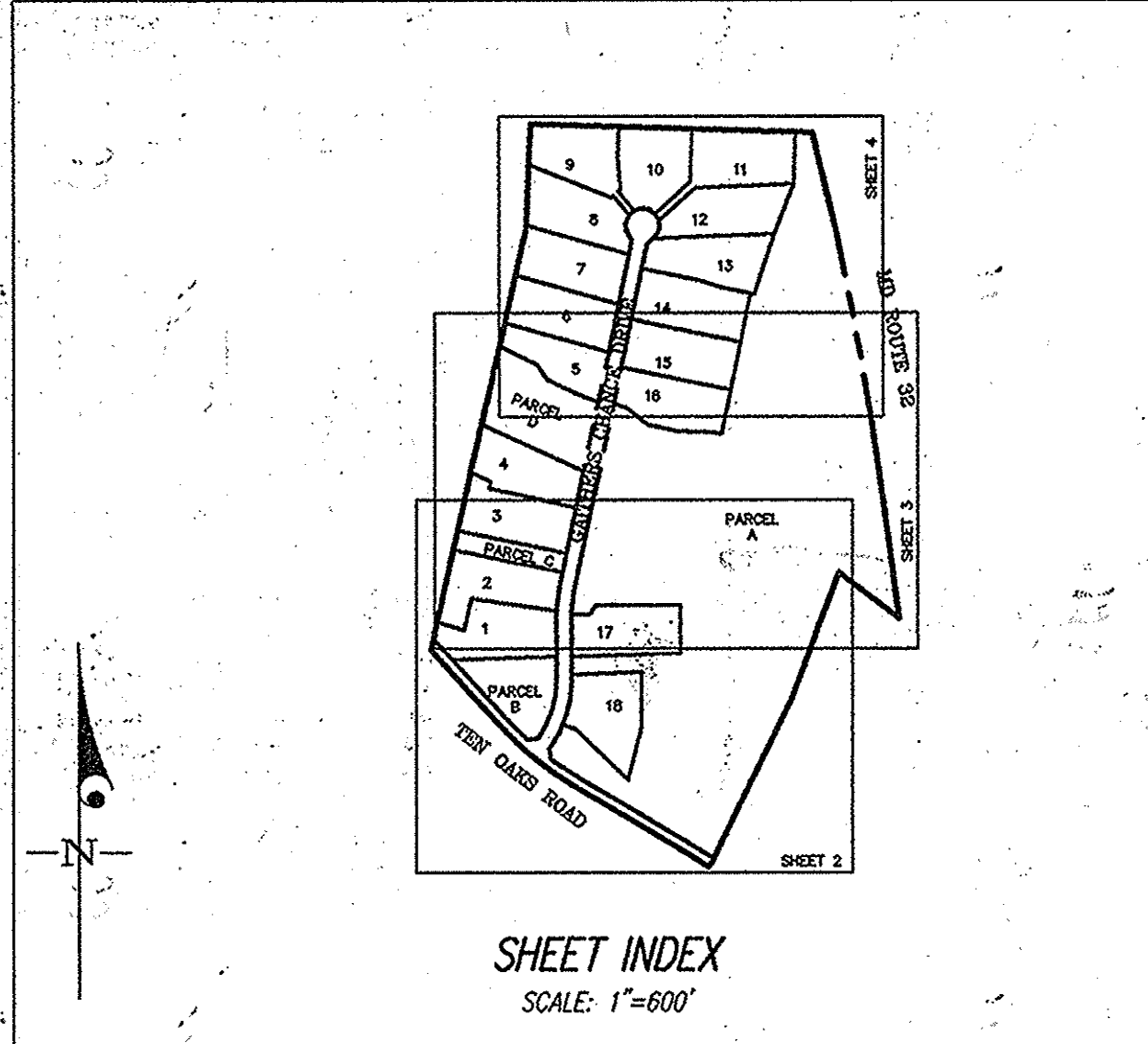
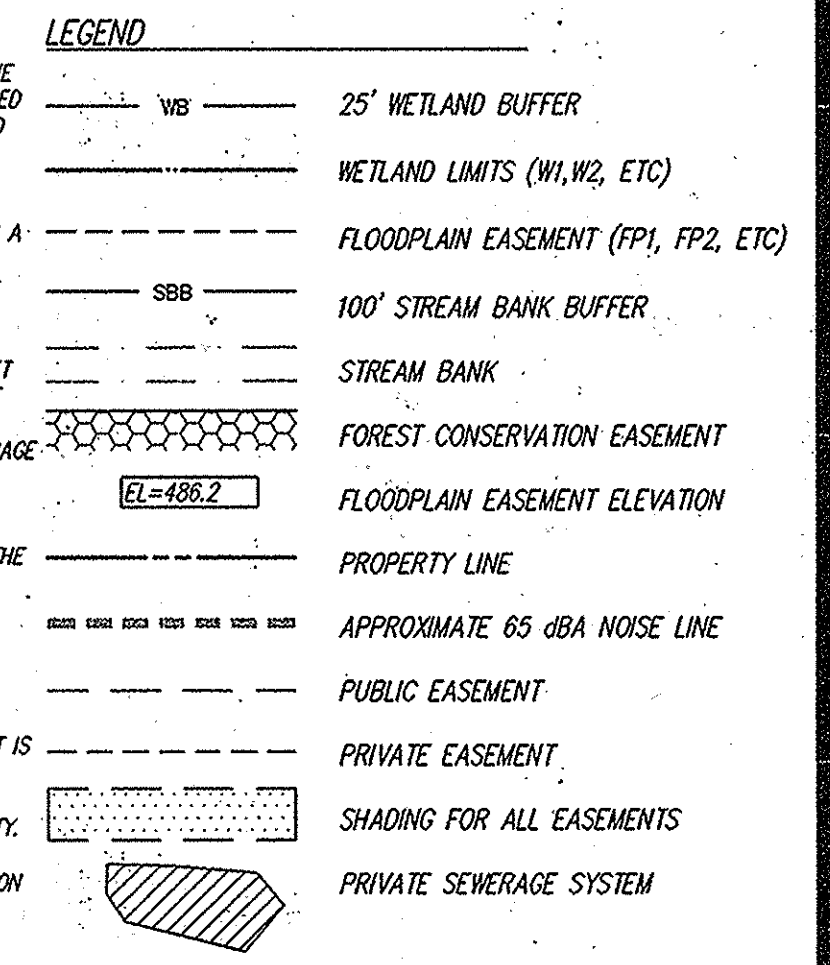
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION EASEMENT", LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION EASEMENT, 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 OBLIGATIONS 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 EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THE DESIGN OF THIS CLUSTER SUBDIVISION REFLECTS THE INTENDED PRINCIPAL USE OF THE PRESERVED AREAS, PARCEL "A" - PRIVATE RESIDENCE AND ENVIRONMENTAL PROTECTION, PARCEL "B" - EXISTING UNDERGROUND UTILITIES, PARCEL "C" - STORMWATER MANAGEMENT, & PARCEL "D" - ENVIRONMENTAL PROTECTION. THE PRESERVATION AREAS, AS DESIGNED, WILL FUNCTION FOR THEIR INTENDED USE, AND THE CLUSTER LOT ARRANGEMENT WILL MINIMIZE ADVERSE IMPACTS TO PRESERVATION AREAS INCLUDING UNIQUE & SENSITIVE ENVIRONMENTAL CONDITIONS, AND EXISTING ADJACENT FARM OPERATIONS. THE LOCATION AND SHAPE OF THE PRESERVATION PARCELS WILL PRESERVE THE QUALITY OF THE LANDSCAPE, PARTICULARLY AS VIEWED FROM TEN OAKS ROAD.
- PRESERVATION PARCEL EASEMENT HOLDERS:
 - BUILDABLE PRESERVATION PARCEL "A" - (PRIVATELY OWNED WITH HOWARD COUNTY AND THE HOA AS THE TWO EASEMENT HOLDERS)
 - NON-BUILDABLE PRESERVATION PARCEL "B" - (TO BE CONVEYED TO THE HOA WITH HOWARD COUNTY AS THE EASEMENT HOLDER)
 - NON-BUILDABLE PRESERVATION PARCEL "C" - (TO BE CONVEYED TO THE HOA WITH HOWARD COUNTY AS THE EASEMENT HOLDER)
 - NON-BUILDABLE PRESERVATION PARCEL "D" - (TO BE CONVEYED TO THE HOA WITH HOWARD COUNTY AS THE EASEMENT HOLDER)
- THE SUBJECT PROPERTY IS LOCATED WITHIN A TIER III GROWTH TIER. PER THE HEALTH DEPARTMENT MEMO DATED APRIL 18, 2014, THIS PROPERTY HAS MET THE GRANDFATHERING REQUIREMENTS OF SB236.
- ALL AREAS ARE MORE OR LESS.
- 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 ONLY AND ONTO THE PIPESTEM LOT DRIVEWAY.

(GENERAL NOTES CONTINUE)

- THERE IS AN EXISTING DWELLING AND STRUCTURES LOCATED ON BUILDABLE PRESERVATION PARCEL A TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- WP-14-124, A WAIVER REQUEST FROM SUBDIVISION SECTION 16.1205(a)(7) AND 16.1205(a)(10), PROHIBITING REMOVAL OF SPECIMEN TREES AND 16.132(c) WHICH REQUIRES THE DEVELOPER SHALL CONSTRUCT OR PROVIDE FOR THE CONSTRUCTION OF ROADS FRONTING OR WITHIN A PROPOSED SUBDIVISION, WAS APPROVED ON AUGUST 19, 2014 UNDER THE FOLLOWING CONDITIONS:
 - WAIVER APPROVAL IS LIMITED TO THE REMOVAL OF SPECIMEN TREES #1, 7-14, 21, 35, AND 43 AS DEPICTED ON THE WAIVER EXHIBIT. ANY PROPOSAL TO REMOVE ADDITIONAL TREES WILL REQUIRE A NEW WAIVER REQUEST OR AN AMENDMENT TO THIS WAIVER REQUEST.
 - AS PART OF THE MITIGATION FOR SPECIMEN TREE REMOVAL, PERMANENT FENCING (IN ADDITION TO THE REQUIRED SIGNAGE) WILL BE PLACED ALONG THOSE PROPERTY BOUNDARIES OF LOTS 4, 5 AND 16 CLOSEST TO THE 100' STREAM BUFFER TO HELP INSURE PROTECTION OF THE PROPOSED FOREST CONSERVATION EASEMENTS AND TO INSURE THAT THE 100' STREAM BUFFER IS RESPECTED. THIS FENCING SHALL BE INSTALLED AFTER THE LOTS ARE GRADED AND STABILIZED, PRIOR TO THE CONSTRUCTION OF ANY NEW HOMES ON THOSE LOTS AND AT THE SAME TIME AS THE PERMANENT PROTECTIVE SIGNAGE IS INSTALLED (PRIOR TO THE COMMENCEMENT OF THE 2 YEAR POST CONSTRUCTION SURVEY PERIOD). ALL RELATED PLANS SHALL SHOW SUPER SILT FENCE ALONG THE AFFECTED TREE LINE IN THE INTERIM FOR THE PROTECTION OF FOREST AND ENVIRONMENTAL FEATURES AND ASSOCIATED BUFFERS.
 - A MINIMUM OF 12 ADDITIONAL NATIVE 2-3" CALIPER TREES SHALL BE PROVIDED ON SITE AS PART OF THE MITIGATION FOR THE SPECIMEN TREE REMOVAL. THIS MITIGATION WILL BE ADDRESSED WITH THE SUBDIVISION KNOWN AS "GATHERER'S CHANCE". IT WILL BE SHOWN ON THE APPROVED LANDSCAPE PLAN AND SURETY FOR THESE ADDITIONAL TREES WILL BE REQUIRED AS PART OF THE FINAL SUBDIVISION APPROVAL.
 - THE ROW OF 30' HIGH PINE TREES (MENTIONED IN THE JUSTIFICATION FOR ROAD FRONTAGE IMPROVEMENTS) SHALL BE DEMARCATED AND LABELED ON ALL SUBSEQUENT PLANS FOR "GATHERER'S CHANCE" AND SHALL BE LABELED AS "TO REMAIN". PROTECTIVE FENCING FOR THIS ROW OF TREES SHALL ALSO BE SHOWN AND LABELED ON ALL SUBSEQUENT PLANS. D.E.D. CONDITIONS:
 - PROVIDE RIGHT-OF-WAY DEDICATION ALONG TEN OAKS ROAD FRONTAGE.
 - PROVIDE FEE-IN-LIEU FOR FULL FRONTAGE IMPROVEMENTS. SUBMIT COST ESTIMATE FOR FULL FRONTAGE IMPROVEMENTS TO DETERMINE FEE-IN-LIEU.
- THE 65DBA 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 65DBA NOISE LINE 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. DEPT OF HOUSING AND URBAN DEVELOPMENT.
- THE ADJACENT PARCEL, PARCEL 170, OWNED BY THE STATE OF MARYLAND HAS BEEN DESIGNATED AS A SCENIC BUFFER BY THE STATE HIGHWAY ADMINISTRATION. THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING HAS ACCEPTED A 24' USE IN COMMON ACCESS EASEMENT TO THE ADJACENT LAND LOCKED PARCEL IN LIEU OF A PUBLIC ROAD BECAUSE OF THIS DESIGNATION.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDEMENT OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM LOT WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THE GROUNDWATER APPROPRIATIONS PERMIT HAS BEEN OBTAINED AND THE PERMIT NUMBER IS H02014002(01).
- THE HEALTH DEPARTMENT DOES NOT OBJECT TO THE LOT SIZES EXCEEDING 50,000 SQUARE FEET PER LOTTER DATED APRIL 21, 2014.
- MIHU AGREEMENT WILL BE RECORDED AT THE SAME TIME AS THE PLAT RECORDATION. BUILDABLE PRESERVATION PARCEL A IS EXEMPT FROM MIHU FEES SINCE IT CONTAINS AN EXISTING DWELLING THAT IS TO REMAIN.
- THE BOND FOR THE PUBLIC ROAD IMPROVEMENTS, WHICH IS CALCULATED BY THE DED COST ESTIMATE INCLUDES \$26,700.00 FOR 89 STREET TREES. THIS IS SEPARATE FROM THE LANDSCAPE BUFFER SURETY.
- NON-BUILDABLE PRESERVATION PARCELS B, C AND D SHOWN HEREON ARE HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION. ARTICLES OF INCORPORATION FOR THE GATHERER'S CHANCE HOMEOWNERS' ASSOCIATION, INC. WAS FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 09/30/15, ID # 016794414. THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR GATHERER'S CHANCE HOMEOWNERS' ASSOCIATION, INC. WILL BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- Notes continue on top of Sheet 2.



VICINITY MAP
SCALE: 1" = 2,000'
ADC MAP: 24 GRID: E5



DENSITY TABULATION CHART:

GROSS AREA:	57.83± ACRES
BASE DENSITY:	13 UNITS (OR CLUSTER 1 LOT PER GROSS AREA/4.25)
FLOODPLAIN AREA:	16.1± ACRES
STEEP SLOPES (OUTSIDE OF FLOODPLAIN):	0.06± ACRES
NET AREA:	41.67± ACRES
MAXIMUM DENSITY:	20 UNITS (MAXIMUM ALLOWABLE FOR RC-CEO CLUSTER 1 LOT PER 2.0 NET ACRES)
C.E.O. UNITS REQUIRED:	6 UNITS (19-13=6)
UNITS PROPOSED:	18 + 1 BUILDABLE PRESERVATION PARCEL (EXISTING HOUSE TO REMAIN)

DENSITY EXCHANGE CHART
RECEIVING PARCEL: GATHERER'S CHANCE; F-15-043

TOTAL AREA OF SUBDIVISION	57.83 ACRES
ALLOWED DENSITY UNITS	13
NET ACREAGE OF SUBDIVISION	41.67 ACRES
MAXIMUM DENSITY UNITS	20
PROPOSED DENSITY UNITS	19
NUMBER OF DEO UNITS REQUIRED	6
SENDING PARCEL INFORMATION	6 DEO FROM "MONTGOMERY INDUSTRIAL PARK", LOT 3; PROPERTY OF MICHAEL JAMES SEETS; LIBER 14217 FOLIO 418; TAX MAP 2 & 3, GRID 21, PARCEL 39

MINIMUM LOT SIZE CHART

LOT NO	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
9	54,999 SF	1,625 SF	53,374 SF
11	63,740 SF	3,800 SF	59,940 SF

TABULATION OF FINAL PLAT - ALL SHEETS

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	22
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	18
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	23.6368 AC.
4. TOTAL NUMBER OF BUILDABLE PRESERVATION PARCEL TO BE RECORDED:	1
5. TOTAL AREA OF BUILDABLE PRESERVATION PARCEL TO BE RECORDED:	27.4438 AC.
6. TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED:	3
7. TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED:	3.7620 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	2.9893 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	57.8319 AC.

OWNER
MB GATHERER'S CHANCE LLC
1688 E. GLIDE DRIVE
ROCKVILLE, MD 20850
PH: 301-762-9511

APPROVED: FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

Signature: [Signature]
COUNTY HEALTH OFFICER
DATE: 3/12/16

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Signature: [Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 3-2-16

Signature: [Signature]
DIRECTOR
DATE: 3-3-16

OWNER'S DEDICATION

MB GATHERER'S CHANCE LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MARTIN J. MITCHELL, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE 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, 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, 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.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 14th DAY OF December 2015

Signature: [Signature]
MB GATHERER'S CHANCE LLC
BY: MARTIN J. MITCHELL, PRESIDENT

Signature: [Signature]
WITNESS: RALPH MAHLY, JR.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY CHRISTINA C. SIMPSON, MARK H. MARSHALL, JANET SCHUMANN MARSHALL, SUCCESSOR TRUSTEE OF THE HENRY CHANNING MARSHALL REVOCABLE TRUST TO MB GATHERER'S CHANCE LLC BY A SPECIAL WARRANTY DEED DATED SEPTEMBER 16, 2015 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16489 AT FOLIO 321, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

Signature: [Signature]
THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2016)

RECORDED AS PLAT NUMBER 23698 ON
3/11/16, AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND

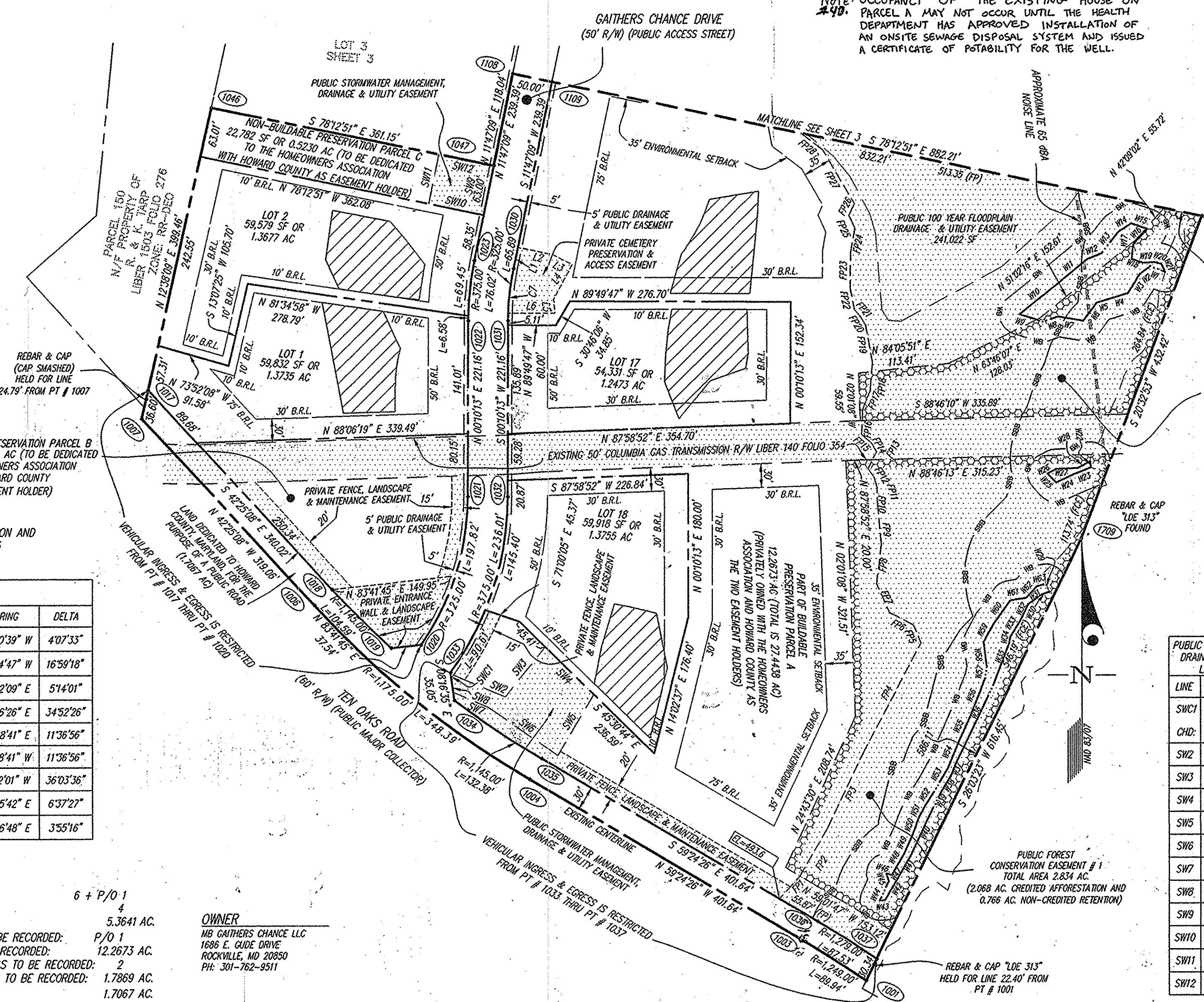
GATHERER'S CHANCE
LOTS 1-18, BUILDABLE PRESERVATION
PARCEL A & NON-BUILDABLE
PRESERVATION PARCELS B, C & D

ZONE: RR-DEO
5TH ELECTION DISTRICT
SCALE: AS SHOWN

TM 28, GRID 8, 9, 14 & 15 PARCEL 45
HOWARD COUNTY, MARYLAND
SHEET 1 OF 5
NOVEMBER 2015

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186
DRAWN BY: [Signature] CHECK BY: [Signature]

NOTE: OCCUPANCY OF THE EXISTING HOUSE ON PARCEL A MAY NOT OCCUR UNTIL THE HEALTH DEPARTMENT HAS APPROVED INSTALLATION OF AN ONSITE SEWAGE DISPOSAL SYSTEM AND ISSUED A CERTIFICATE OF POTABILITY FOR THE WELL.



NOTE: FOR COORDINATES, WETLAND LIMITS INFORMATION AND FLOODPLAIN INFORMATION SEE SHEET 5 OF 5

CURVE TABULATION THIS SHEET						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1001-1003	1,249.00'	89.94'	44.99'	89.92'	N 57°20'39" W	407°33"
1004-1006	1,175.00'	348.39'	175.48'	347.11'	N 50°54'47" W	16°59'18"
1018-1019	1,145.00'	104.59'	52.33'	104.55'	S 45°02'09" E	51°4'01"
1020-1021	325.00'	197.82'	102.08'	194.78'	N 17°36'26" E	34°52'26"
1022-1023	375.00'	76.02'	38.14'	75.89'	N 05°58'41" E	11°36'56"
1030-1031	325.00'	65.89'	33.06'	65.77'	S 05°58'41" W	11°36'56"
1032-1033	375.00'	236.01'	122.06'	232.14'	S 18°12'01" W	36°03'36"
1034-1035	1,145.00'	132.38'	66.26'	132.30'	S 56°05'42" E	6°37'27"
1036-1037	1,279.00'	87.53'	43.78'	87.52'	S 57°26'48" E	3°55'16"

TABULATION OF FINAL PLAT - THIS SHEET

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 6 + P/O 1
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 4
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 5.3641 AC.
- TOTAL NUMBER OF BUILDABLE PRESERVATION PARCEL TO BE RECORDED: P/O 1
- TOTAL AREA OF BUILDABLE PRESERVATION PARCEL TO BE RECORDED: 12.2673 AC.
- TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED: 2
- TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED: 1.7869 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 1.7067 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 21.1250 AC.

OWNER
 MB GAITHERS CHANCE LLC
 1686 E. GUDE DRIVE
 ROCKVILLE, MD 20850
 PH: 301-762-9511

PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT LINE TABLE THIS SHEET		
LINE	BEARING	LENGTH
SWC1	R=380.00'	L=5.10'
CHD:	N 36°36'29" E	5.10'
SW2	S 67°04'00" E	70.33'
SW3	N 39°01'42" E	80.53'
SW4	S 45°30'44" E	84.87'
SW5	S 30°29'18" W	89.40'
SW6	N 54°52'21" W	106.20'
SW7	N 67°04'00" W	48.12'
SW8	N 08°16'35" W	17.60'
SW9	S 11°47'09" W	63.00'
SW10	N 78°12'51" W	65.46'
SW11	N 11°47'09" E	63.00'
SW12	S 78°12'51" E	65.46'

PRIVATE CEMETERY PRESERVATION & ACCESS EASEMENT LINE TABLE THIS SHEET		
LINE	BEARING	LENGTH
L1	N 11°47'09" E	27.34'
L2	S 78°12'51" E	44.42'
L3	S 62°56'26" E	27.82'
L4	S 28°27'22" W	49.40'
L5	S 05°26'36" E	17.31'
L6	DUE WEST	58.62'
C7	R=325.00'	L=56.10'
CHD:	N 06°50'26" E	56.03'

APPROVED: FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief, Development Engineering Division
 Director

OWNER'S DEDICATION

MB GAITHERS CHANCE LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MARTIN J. MITCHELL, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE 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, 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, 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.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 14th DAY OF December 2015

Martin J. Mitchell, President

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY CHRISTINA C. SIMPSON, MARK H. MARSHALL, JANET SCHUMANN MARSHALL, SUCCESSOR TRUSTEE OF THE HENRY CHANNING MARSHALL REVOCABLE TRUST TO MB GAITHERS CHANCE LLC BY A SPECIAL WARRANTY DEED DATED SEPTEMBER 16, 2015 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16489 AT FOLIO 321, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 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 C. O'Connor, Jr.
 Professional Land Surveyor
 Maryland Registration No. 10954 (Exp. Date: 07/03/2016)

RECORDED AS PLAT NUMBER 23699 ON 3/11/16, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

GAITHER'S CHANCE
 LOTS 1-18, BUILDABLE PRESERVATION PARCEL A & NON-BUILDABLE PRESERVATION PARCELS B, C & D

ZONE: RR-DEO TM 28, GRID 8, 9, 14 & 15 PARCEL 45
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=100' SHEET 2 OF 5 NOVEMBER 2015

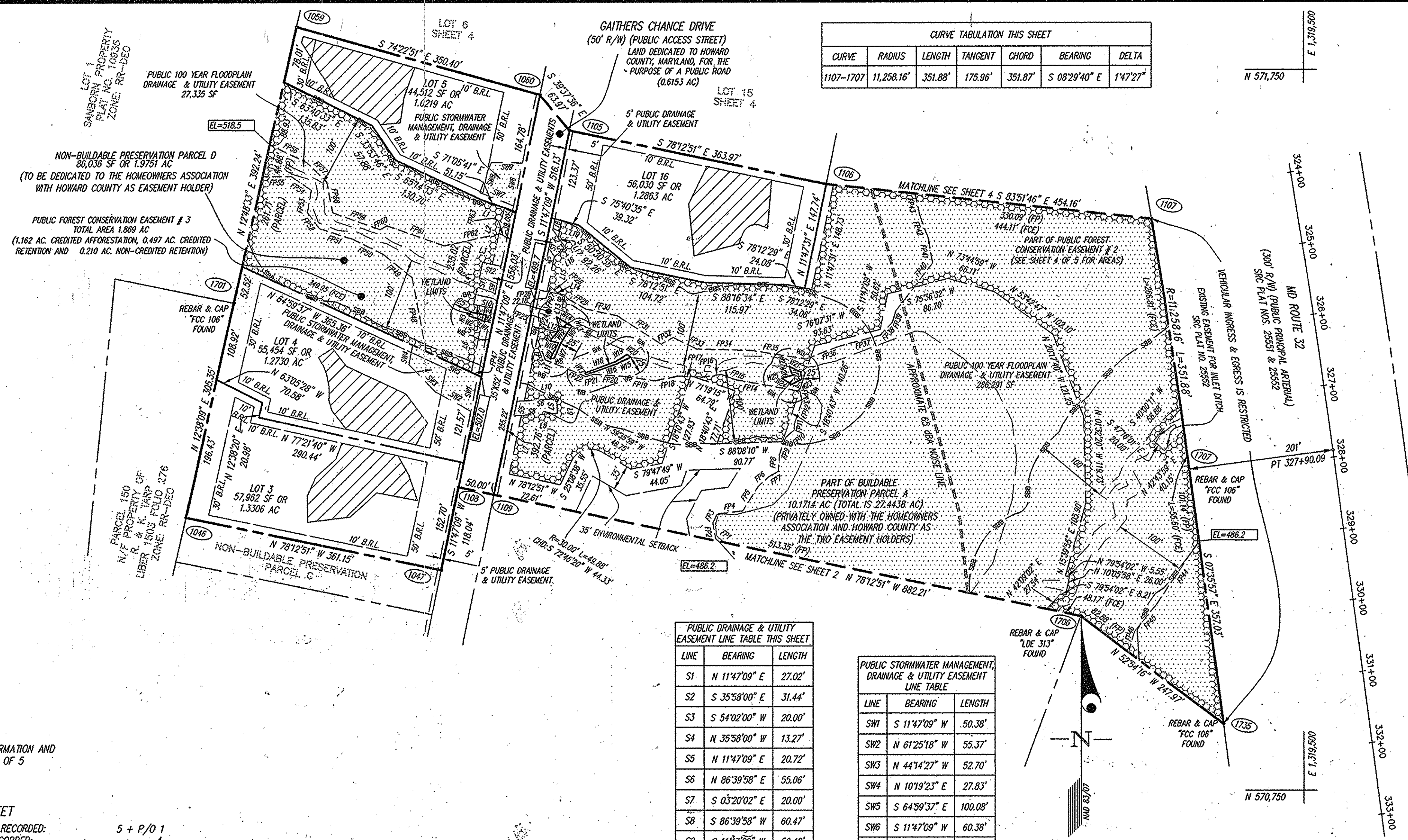
GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 FAX: 301-421-4166
 DRAWN BY: pwc CHECK BY: TBT

S:\Survey Drawings\13070\PLATS\13070 RPL 02.dwg, PLOTTED: 12/14/2015 7:00 AM, LAST SAVED: 10/29/2015 1:35 PM, PLOTTED BY: Paul Clark

LINE	BEARING	LENGTH
L1	S 71°05'41" E	34.02'
L2	S 11°47'09" W	80.41'
L3	N 78°12'51" W	14.00'
L4	S 11°47'09" W	60.16'
L5	S 79°46'00" E	16.01'
L6	S 11°47'09" W	93.48'

LINE	BEARING	LENGTH
L7	N 11°47'09" E	83.40'
L8	N 86°39'58" E	50.11'
L9	N 03°20'02" W	20.00'
L10	S 86°39'58" W	44.71'
L11	N 11°47'09" E	102.83'
L12	S 78°12'51" E	25.00'
L13	N 11°47'09" E	52.00'
L14	N 78°12'51" W	25.18'
L15	N 11°47'48" E	50.02'
L16	N 54°02'00" E	20.00'
L17	N 35°58'00" W	18.16'
L18	N 11°47'48" E	23.85'
L19	S 75°40'35" E	24.47'

CURVE TABULATION THIS SHEET						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1107-1707	11,258.16'	351.88'	175.96'	351.87'	S 08°29'40" E	1°47'27"



LINE	BEARING	LENGTH
S1	N 11°47'09" E	27.02'
S2	S 35°58'00" E	31.44'
S3	S 54°02'00" W	20.00'
S4	N 35°58'00" W	13.27'
S5	N 11°47'09" E	20.72'
S6	N 86°39'58" E	55.06'
S7	S 03°20'02" E	20.00'
S8	S 86°39'58" W	60.47'
S9	S 11°47'09" W	59.46'
S10	N 79°46'00" W	26.01'
S11	N 11°47'09" E	60.16'
S12	S 78°12'51" E	26.00'

LINE	BEARING	LENGTH
SW1	S 11°47'09" W	50.38'
SW2	N 61°25'18" W	55.37'
SW3	N 44°14'27" W	52.70'
SW4	N 10°19'23" E	27.83'
SW5	S 64°59'37" E	100.08'
SW6	S 11°47'09" W	60.38'
SW7	N 68°37'16" W	50.26'
SW8	N 21°15'41" E	44.36'
SW9	S 89°15'42" E	43.06'

NOTE: FOR COORDINATES, WETLAND LIMITS INFORMATION AND FLOODPLAIN INFORMATION SEE SHEET 5 OF 5

TABULATION OF FINAL PLAT - THIS SHEET

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 5 + P/O 1
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 4
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 4.9118 AC.
- TOTAL NUMBER OF BUILDABLE PRESERVATION PARCEL TO BE RECORDED: P/O 1
- TOTAL AREA OF BUILDABLE PRESERVATION PARCEL TO BE RECORDED: 10.1714 AC.
- TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED: 1
- TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED: 1.9751 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 0.6153 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 17.6736 AC.

OWNER
 MB GAITHERS CHANCE LLC
 1686 E. GUDE DRIVE
 ROCKVILLE, MD 20850
 PH: 301-762-9511

APPROVED: FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

APPROVED: CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 3-2-16
 APPROVED: DIRECTOR
 DATE: 3-3-16

OWNER'S DEDICATION
 MB GAITHERS CHANCE LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MARTIN J. MITCHELL, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE 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, 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, 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.
 THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.
 WITNESS OUR HANDS THIS 14th DAY OF December 2015.
 MB GAITHERS CHANCE LLC
 BY: Martin J. Mitchell
 MARTIN J. MITCHELL, PRESIDENT
 WITNESS: Ralph Mahly Jr.

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY CHRISTINA C. SIMPSON, MARK H. MARSHALL, JANET SCHUMANN MARSHALL, SUCCESSOR TRUSTEE OF THE HENRY CHANNING MARSHALL REVOCABLE TRUST TO MB GAITHERS CHANCE LLC BY A SPECIAL WARRANTY DEED DATED SEPTEMBER 16, 2015 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16489 AT FOLIO 321, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
 THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 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 C. O'CONNOR, JR.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2016)
 DATE: 12/22/2015

RECORDED AS PLAT NUMBER 23700 ON 3/11/16, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND
GAITHER'S CHANCE
 LOTS 1-18, BUILDABLE PRESERVATION PARCEL A & NON-BUILDABLE PRESERVATION PARCELS B, C & D
 ZONE: RR-DEO TM 28, GRID 8, 9; 14 & 15 PARCEL 45
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=100' SHEET 3 OF 5 NOVEMBER 2015
GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT. 410-889-1820 DC/VA 301-999-2524 FAX: 301-421-4166
 DRAIN BY: 100 CHECK BY: 100

S:\Survey Drawings\13070\PLAT\13070.PLT, 03.dwg, PLOTTED: 12/14/2015 7:01 AM, LAST SAVED: 10/29/2015 2:17 PM, PLOTTED BY: Paul Clark

PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT LINE TABLE THIS SHEET

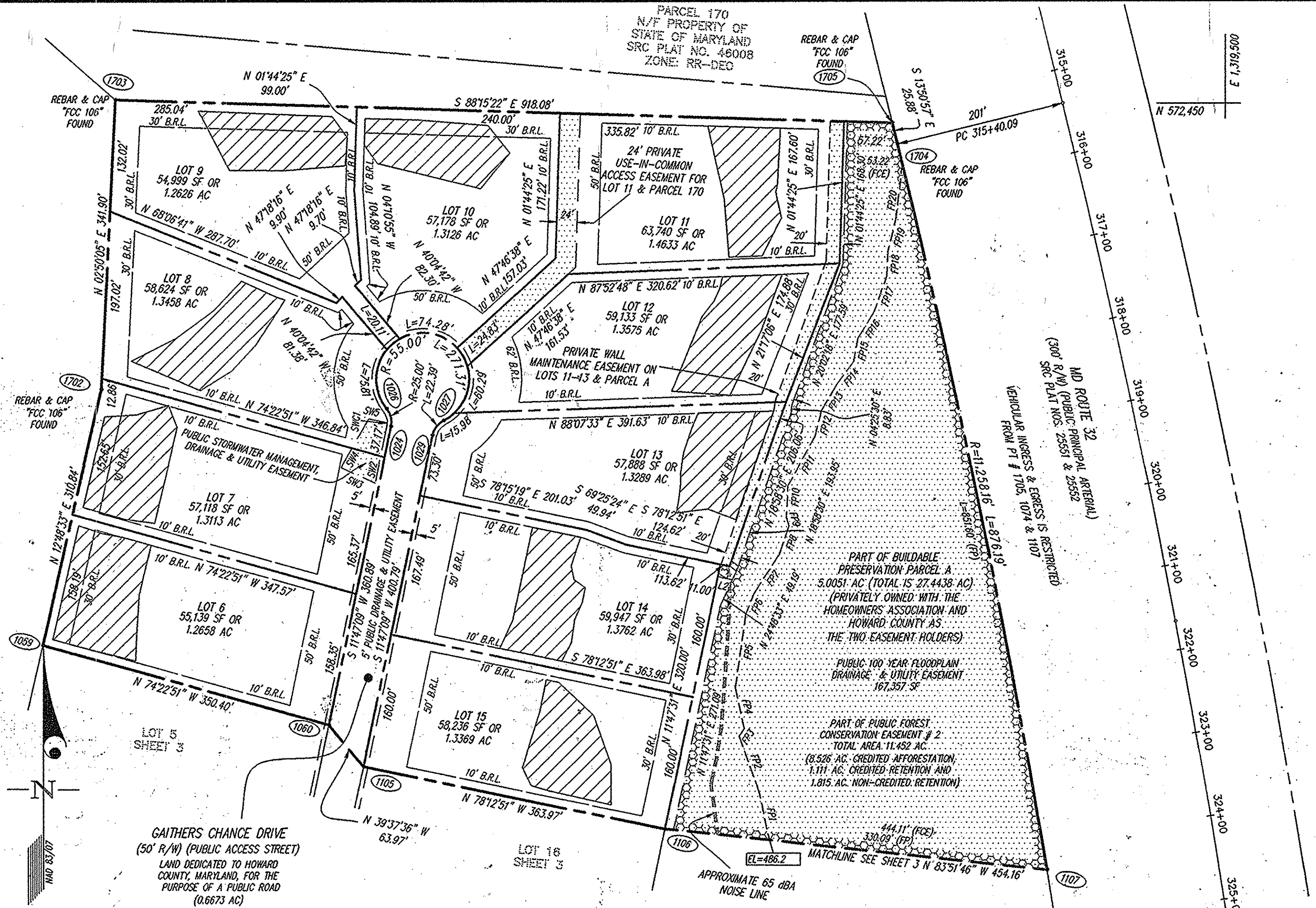
LINE	BEARING	LENGTH
SWC1	R=20.00'	3.55'
CHD:	S 06°42'22" W	3.54'
SW2	S 11°47'09" W	69.44'
SW3	N 65°25'46" W	43.99'
SW4	N 29°21'43" E	66.33'
SW5	S 78°12'51" E	22.56'

PRIVATE WALL MAINTENANCE EASEMENT LINE TABLE THIS SHEET

LINE	BEARING	LENGTH
L1	S 24°48'33" W	15.40'
L2	N 78°12'29" W	17.61'
L3	N 11°47'31" E	15.00'

N 572,450
E 1,318,000

LOT 1
SANBORN PROPERTY
PLAN NO. 10893
ZONE: RR-DEO



NOTE: FOR COORDINATES AND FLOODPLAIN INFORMATION SEE SHEET 5 OF 5

TABULATION OF FINAL PLAT - THIS SHEET

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 10 + P/O 1
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 10
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 13.3609 AC.
- TOTAL NUMBER OF BUILDABLE PRESERVATION PARCEL TO BE RECORDED: P/O 1
- TOTAL AREA OF BUILDABLE PRESERVATION PARCEL TO BE RECORDED: 5.0051 AC.
- TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED: 0
- TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED: 0 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 0.6673 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 19.0333 AC.

OWNER
MB GAITHERS CHANCE LLC
1686 E. GUDE DRIVE
ROCKVILLE, MD 20850
PH: 301-762-9511

CURVE TABULATION THIS SHEET

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1704-1107	11,258.16'	876.19'	438.32'	875.97'	S 11°37'10" E	4°27'33"
1024-1026	25.00'	22.39'	12.01'	21.65'	N 13°52'23" W	51°19'04"
1026-1027	55.00'	271.31'	---	68.75'	S 78°12'51" E	282°38'08"
1027-1029	25.00'	22.39'	12.01'	21.65'	S 37°26'41" W	51°19'04"

APPROVED: FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

Richard J. J... 2/12/16
COUNTY HEALTH OFFICER (DATE)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chad... 3-2-16
CHIEF, DEVELOPMENT ENGINEERING DIVISION (DATE)

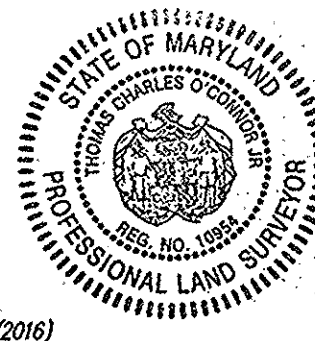
Kurt... 3-3-16
DIRECTOR (DATE)

OWNER'S DEDICATION
MB GAITHERS CHANCE LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MARTIN J. MITCHELL, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE 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, 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, 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.
THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 14th DAY OF December 2015
MB GAITHERS CHANCE LLC
BY *Martin J. Mitchell*
MARTIN J. MITCHELL, PRESIDENT
WITNESS: *Ralph Mahly Jr.*

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY CHRISTINA C. SIMPSON, MARK H. MARSHALL, JANET SCHUMANN MARSHALL, SUCCESSOR TRUSTEE OF THE HENRY CHANNING MARSHALL REVOCABLE TRUST TO MB GAITHERS CHANCE LLC BY A SPECIAL WARRANTY DEED DATED SEPTEMBER 16, 2015 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16489 ON FOLIO 321, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 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 C. O'Connor Jr. 12/22/2015
THOMAS C. O'CONNOR JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2016)



RECORDED AS PLAT NUMBER 03701 ON 3/11/16, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

GAITHER'S CHANCE
LOTS 1-18, BUILDABLE PRESERVATION PARCEL A & NON-BUILDABLE PRESERVATION PARCELS B, C & D

ZONE: RR-DEO TM 28, GRID 8, 9, 14 & 15 PARCEL 45
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=100' SHEET 4 OF 5 NOVEMBER 2015

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-820-1820 DC/VA: 301-269-2524 FAX: 301-421-4186
DRAWN BY: *DWC* CHECK BY: *...*

WETLAND LIMITS LINE TABLE SHEET 2		
STARTING COORDINATE N 570,921.50 E 1,319,144.23		
LINE	BEARING	LENGTH
W1	N 68°20'58" W	20.25'
W2	S 52°29'55" W	16.30'
W3	S 32°02'16" W	27.89'
W4	S 72°52'48" W	27.19'
W5	S 73°31'47" W	14.07'
W6	S 36°09'26" W	28.28'
W7	N 80°20'10" W	32.26'
W8	S 70°40'46" W	20.02'
W9	N 72°13'02" W	30.94'
W10	N 51°18'48" E	61.28'
W11	N 50°38'02" E	48.63'
W12	N 68°47'03" E	18.87'
W13	N 38°09'14" E	34.70'
W14	N 57°32'08" E	19.05'
W15	S 70°57'10" E	21.27'
W16	S 43°25'41" W	26.15'
W17	S 04°26'31" W	18.86'
W18	S 71°46'45" E	13.98'
W19	N 88°32'32" E	16.98'
W20	S 73°04'30" E	6.96'
W21	S 25°05'01" E	11.18'

WETLAND LIMITS LINE TABLE SHEET 2		
STARTING COORDINATE N 570,530.39 E 1,318,993.98		
LINE	BEARING	LENGTH
W29	S 24°26'16" E	10.91'
W30	S 71°28'50" W	9.62'
W31	S 53°59'07" W	21.47'
W32	S 26°13'25" W	23.18'
W33	S 31°50'08" W	23.50'
W34	S 10°29'31" W	8.16'
W35	S 20°51'45" W	52.93'
W36	S 25°27'12" W	113.29'
W37	S 21°11'47" W	14.68'
W38	S 30°31'13" W	22.30'
W39	S 27°18'04" W	22.92'
W40	S 25°24'06" W	68.87'
W41	S 30°16'27" W	23.55'
W42	S 29°30'18" W	40.13'
W43	S 87°28'14" W	6.72'
W44	N 24°26'38" E	27.18'
W45	N 17°44'37" W	9.73'
W46	S 73°16'02" E	7.09'
W47	N 29°39'01" E	11.42'
W48	N 30°05'14" E	18.18'
W49	N 24°10'22" E	25.15'
W50	N 21°05'46" E	23.76'
W51	N 26°19'04" E	14.02'
W52	N 32°18'51" E	30.67'
W53	N 29°01'12" E	29.22'
W54	N 22°33'28" E	35.42'
W55	N 24°00'51" E	35.49'
W56	N 21°58'09" E	49.11'
W57	N 10°03'30" E	16.30'
W58	N 07°52'52" W	30.95'
W59	N 28°29'33" E	25.44'
W60	N 35°19'25" E	36.66'
W61	N 80°35'05" E	20.67'
W62	N 42°28'17" E	19.86'
W63	N 76°05'59" E	11.40'

WETLAND LIMITS LINE TABLE SHEET 3		
STARTING COORDINATE N 571,401.23 E 1,318,362.70		
LINE	BEARING	LENGTH
W1	N 54°42'59" W	4.89'
W2	N 71°55'44" W	18.28'
W3	N 21°49'26" E	5.72'
W4	S 78°54'45" E	21.62'
W5	S 11°35'42" W	9.84'

WETLAND LIMITS LINE TABLE SHEET 3		
STARTING COORDINATE N 571,395.31 E 1,318,483.88		
LINE	BEARING	LENGTH
W6	S 32°11'51" W	28.60'
W7	S 23°49'40" W	22.14'
W8	S 81°07'25" W	5.88'
W9	N 28°04'52" E	24.96'
W10	N 76°20'30" W	12.31'
W11	N 40°24'19" E	7.74'
W12	N 40°24'19" E	12.88'
W13	N 13°22'47" W	17.80'
W14	S 59°00'25" E	24.45'

WETLAND LIMITS LINE TABLE SHEET 3		
STARTING COORDINATE N 571,352.04 E 1,318,565.79		
LINE	BEARING	LENGTH
W15	S 64°32'24" W	22.10'
W16	S 70°36'30" W	44.09'
W17	N 33°22'53" W	2.46'
W18	N 69°08'43" E	45.27'
W19	N 58°15'41" E	18.20'
W20	S 54°46'20" E	6.25'

WETLAND LIMITS LINE TABLE SHEET 3		
STARTING COORDINATE N 571,339.09 E 1,318,785.89		
LINE	BEARING	LENGTH
W21	S 63°45'15" E	17.60'
W22	S 08°58'18" E	9.77'
W23	S 61°05'46" W	16.19'
W24	N 57°51'04" W	16.38'
W25	N 74°14'02" E	15.73'
W26	N 19°43'55" W	11.18'
W27	N 19°43'55" W	1.86'

PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT LINE TABLE SHEET 2			
LINE	BEARING	LENGTH	* ELEV
FP1	N 42°12'06" E	38.25'	491.8
FP2	N 30°05'36" E	69.24'	490.0
FP3	N 25°24'36" E	110.16'	488.4
FP4	N 27°49'08" E	150.70'	486.2
FP5	N 22°23'07" W	24.33'	486.2
FP6	N 62°43'50" W	33.60'	486.2
FP7	N 23°46'03" W	40.40'	486.2
FP8	N 07°02'50" E	49.31'	486.2
FP9	N 05°26'42" W	52.30'	486.2
FP10	N 01°17'18" W	19.18'	486.2
FP11	N 15°55'56" W	13.34'	486.2
FP12	N 33°38'49" W	13.63'	486.2
FP13	N 26°55'41" E	23.45'	486.2
FP14	N 28°47'01" W	12.39'	486.2
FP15	N 48°01'55" W	17.19'	486.2
FP16	N 02°56'31" E	30.93'	486.2
FP17	N 21°09'03" E	25.98'	486.2
FP18	N 04°39'41" E	35.64'	486.2
FP19	N 10°10'31" W	46.98'	486.2
FP20	N 33°05'50" W	14.96'	486.2
FP21	N 42°00'22" W	8.85'	486.2
FP22	N 11°34'46" W	28.20'	486.2
FP23	N 00°53'28" E	43.43'	486.2
FP24	N 09°39'02" E	31.58'	486.2
FP25	N 24°40'42" W	17.83'	486.2
FP26	N 25°26'15" E	16.18'	486.2
FP27	N 30°19'38" W	78.01'	486.2
FP28	N 52°27'03" W	34.36'	486.2

* ELEVATIONS ARE AT THE END OF THE LINE

PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT LINE TABLE SHEET 3			
LINE	BEARING	LENGTH	* ELEV
FP1	N 52°27'03" W	5.30'	486.2
FP2	N 10°20'54" W	23.03'	486.2
FP3	N 27°46'32" E	13.88'	486.2
FP4	N 83°14'51" E	35.16'	486.2
FP5	N 32°35'45" E	40.86'	486.2
FP6	N 47°55'54" E	20.30'	486.2
FP7	N 61°05'23" E	14.36'	486.2
FP8	N 03°40'08" E	23.40'	486.2
FP9	N 20°11'05" E	25.63'	486.2
FP10	N 49°06'27" E	15.01'	486.2
FP11	N 04°02'17" E	9.29'	486.2
FP12	N 19°04'48" E	32.43'	486.2
FP13	N 10°41'35" W	14.35'	486.2
FP14	N 79°52'02" W	93.15'	489.3
FP15	N 68°01'20" W	18.56'	489.5
FP16	S 81°45'16" W	26.47'	492.0
FP17	N 87°31'27" W	34.45'	493.0
FP18	S 78°06'34" W	32.16'	493.5
FP19	N 81°19'57" W	39.50'	495.1
FP20	N 86°09'16" W	46.97'	496.0
FP21	S 75°08'02" W	10.96'	496.5
FP22	N 67°31'14" W	60.19'	498.2
FP23	N 20°55'15" W	31.51'	499.7

* ELEVATIONS ARE AT THE END OF THE LINE

COORDINATE TABLE FOR ALL SHEETS								
POINT	NORTHING	EASTING	POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1001	570,032.65	1,318,767.71	1027	572,076.11	1,318,576.04	1105	571,666.59	1,318,481.02
1003	570,081.17	1,318,692.00	1029	572,058.92	1,318,562.88	1106	571,592.25	1,318,837.31
1004	570,285.58	1,318,346.27	1030	570,926.99	1,318,326.70	1107	571,543.69	1,319,288.86
1006	570,504.44	1,318,076.84	1031	570,861.57	1,318,319.85	1108	571,171.55	1,318,326.65
1007	570,739.98	1,317,861.62	1032	570,640.41	1,318,319.19	1109	571,161.33	1,318,375.60
1017	570,775.69	1,317,869.63	1033	570,419.89	1,318,246.69	1701	571,427.71	1,318,015.80
1018	570,524.67	1,318,098.99	1034	570,385.21	1,318,251.73	1702	572,113.30	1,318,171.68
1019	570,450.79	1,318,172.97	1035	570,311.41	1,318,361.54	1703	572,454.78	1,318,188.59
1020	570,454.91	1,318,210.27	1036	570,107.00	1,318,707.27	1704	572,401.71	1,319,112.43
1021	570,640.56	1,318,269.19	1037	570,059.91	1,318,781.04	1705	572,426.84	1,319,106.24
1022	570,861.72	1,318,269.85	1046	571,129.76	1,317,949.01	1706	570,991.35	1,319,190.27
1023	570,937.20	1,318,277.75	1047	571,055.99	1,318,302.54	1707	571,195.68	1,319,340.84
1024	572,069.14	1,318,513.94	1059	571,810.20	1,318,102.76	1709	570,586.44	1,319,038.49
1026	572,090.16	1,318,508.74	1060	571,715.85	1,318,440.22	1735	570,841.79	1,319,388.05

PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT LINE TABLE SHEET 3			
LINE	BEARING	LENGTH	* ELEV
FP47	N 64°59'37" W	84.74'	506.6
FP48	N 10°51'39" W	103.89'	506.7
FP49	N 50°47'23" W	51.20'	509.0
FP50	N 63°30'47" W	47.34'	511.0
FP51	N 72°13'23" W	48.30'	512.2
FP52	N 36°09'37" W	27.93'	513.6
FP53	N 09°50'27" E	30.83'	514.5
FP54	N 55°37'39" W	33.94'	516.2
FP55	DUE WEST	39.34'	517.3
FP56	S 64°16'10" E	56.80'	515.6
FP57	S 46°07'58" E	37.92'	513.4
FP58	S 10°46'00" E	43.59'	512.1
FP59	S 70°17'29" E	69.43'	509.3
FP60	N 62°13'09" E	11.14'	509.0
FP61	S 70°40'08" E	83.74'	506.7
FP62	N 78°01'19" E	78.52'	506.8
FP63	S 61°04'09" E	16.15'	505.4

* ELEVATIONS ARE AT THE END OF THE LINE

PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT LINE TABLE SHEET 4			
LINE	BEARING	LENGTH	* ELEV
FP1	N 11°45'48" W	59.11'	486.2
FP2	N 19°46'19" W	69.76'	486.2
FP3	N 34°12'47" E	10.85'	486.2
FP4	N 12°25'54" W	49.09'	486.2
FP5	N 08°01'11" E	89.02'	486.2
FP6	N 22°27'44" E	25.85'	486.2
FP7	N 32°57'04" E	54.42'	486.2
FP8	N 18°39'27" E	35.67'	486.2
FP9	N 15°59'48" W	10.74'	486.2
FP10	N 02°35'41" E	37.54'	486.2
FP11	N 28°47'47" E	66.69'	486.2
FP12	N 14°24'46" E	31.22'	486.2
FP13	N 29°55'49" E	35.58'	486.2
FP14	N 36°22'39" E	33.98'	486.2
FP15	N 10°25'00" E	28.10'	486.2
FP16	N 31°40'35" E	36.77'	486.2
FP17	N 19°28'06" E	44.41'	486.2
FP18	N 02°35'28" E	28.05'	486.2
FP19	N 13°52'12" E	39.41'	486.2
FP20	N 06°59'09" E	65.62'	486.2

* ELEVATIONS ARE AT THE END OF THE LINE

WETLAND LIMITS LINE TABLE SHEET 2		
STARTING COORDINATE N 570,683.76 E 1,319,049.61		
LINE	BEARING	LENGTH
W22	S 07°20'01" E	7.54'
W23	S 67°46'41" W	23.37'
W24	S 65°04'20" W	24.50'
W25	N 42°13'25" W	15.59'
W26	N 61°17'42" E	12.56'
W27	N 88°24'58" E	27.38'
W28	N 60°59'16" E	17.13'

OWNER
MB GAITHERS CHANCE LLC
1686 E. CLUDE DRIVE
ROCKVILLE, MD 20850
PH: 301-762-9511

APPROVED: FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

Michael J. Janning
COUNTY HEALTH OFFICER
DATE: 2/12/16

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chad Edwards
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 3-2-16

Kathleen H...
DIRECTOR
DATE: 3-3-16

OWNER'S DEDICATION

MB GAITHERS CHANCE LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MARTIN J. MITCHELL, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN 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, 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, 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.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS