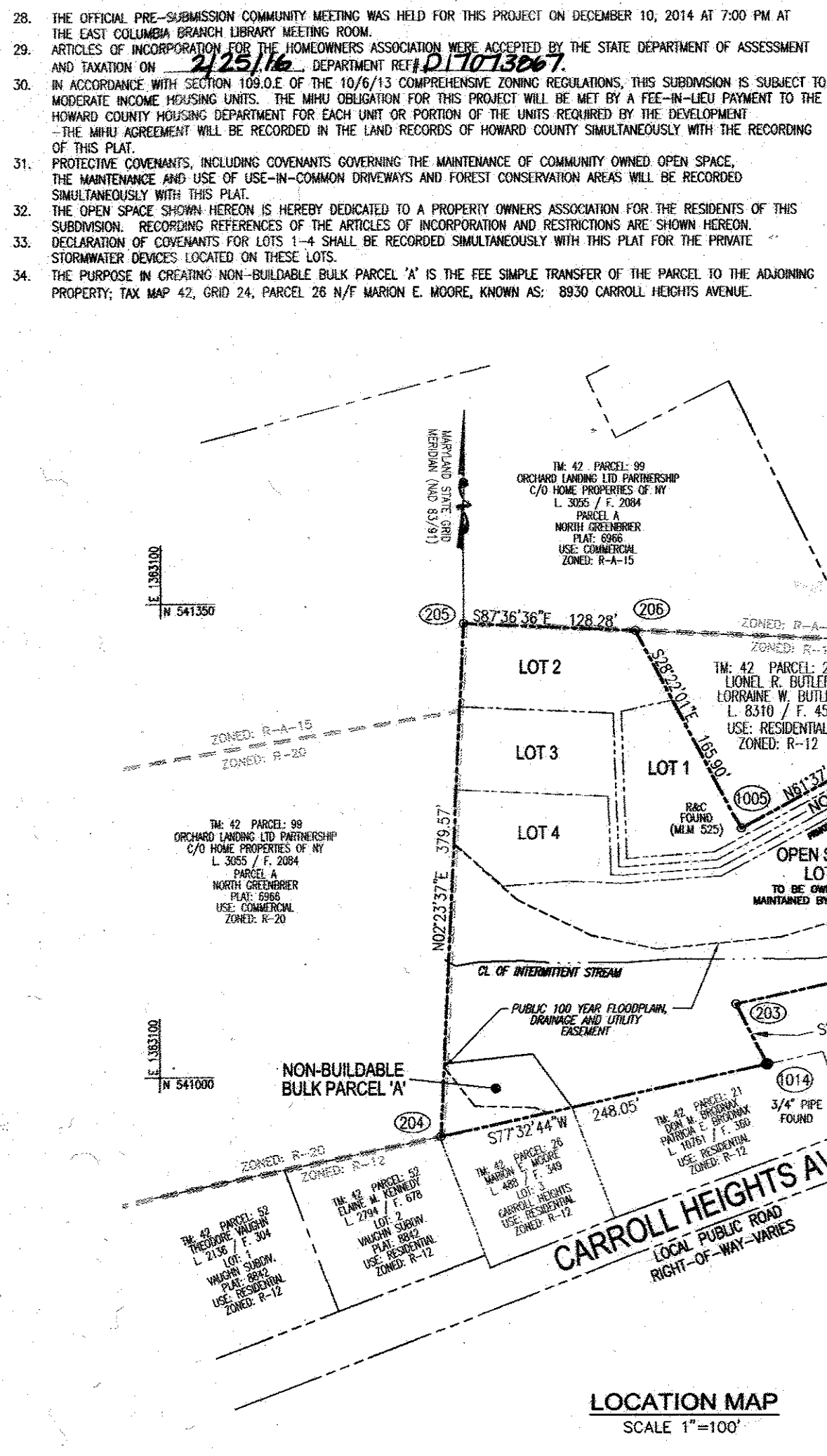
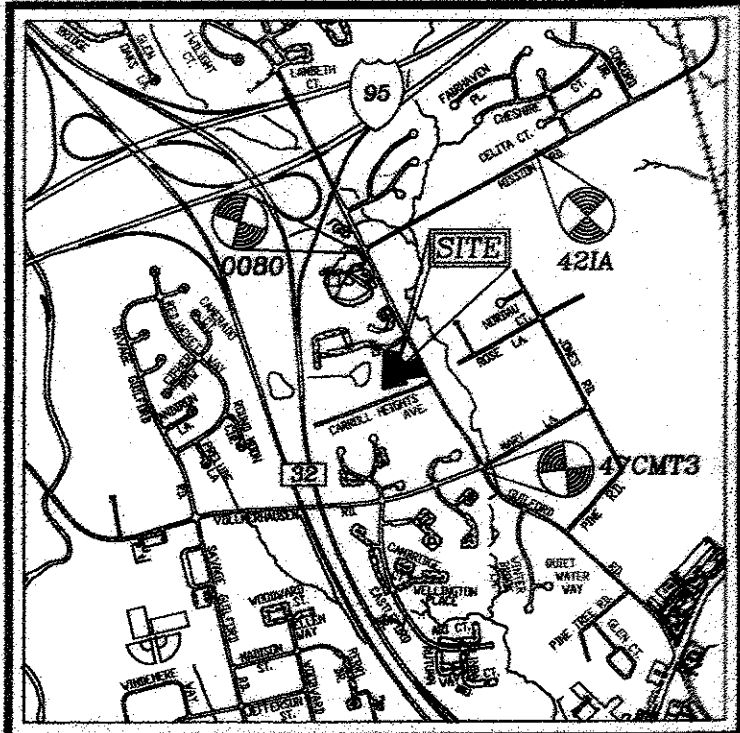


GENERAL NOTES

- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. 421A AND 0080.
- DENOTES ANGLE 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
BR. DENOTES BUILDING RESTRICTION LINE
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY 06, 2015 BY ROBERT H. VOGEL ENGINEERING, INC.
- ALL AREAS ARE MORE OR LESS (±).
- PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILE ECP-15-034 (APPROVED MARCH 12, 2015).
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERY OR BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.
- THE FOREST STAND DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS INC., C/O MR. JOHN CANOLES, DATED NOVEMBER 13, 2014 AND UPDATED ON FEBRUARY 17, 2015, AND WAS APPROVED ON MARCH 12, 2015.
- A "FLOODPLAIN" IS LOCATED ONSITE.
-REFER TO THE GATEWAY VILLAGE DAM - DANGER REACH STUDY PREPARED BY KCI TECHNOLOGIES, INC. FOR MARYLAND DEPARTMENT OF THE ENVIRONMENT - MDE / DAM SAFETY DIVISION DATED JULY 2012. -THIS REPORT DETAILS AN ANALYSIS WHICH CONCLUDED THE "PMF" (PROBABLE MAXIMUM FLOOD) ELEVATION AS PRODUCED BY A BREACH OF THE UPSTREAM POND FACILITY PRODUCED A HIGHER FLOOD ELEVATION THAN THE 100 YEAR STORM EVENT.
-THE PLAN UTILIZES THE "PMF" ELEVATIONS, AT THE STUDIES CROSS SECTIONS, TO PLOT A "100 YEAR FLOODPLAIN" BASED UPON FIELD TOPOGRAPHY.
-THIS DELINEATION IS DESCRIBED AS "PUBLIC 100 YEAR FLOODPLAIN DRAINAGE AND UTILITY EASEMENT" FOR THE PROJECT.
- THERE ARE NO WETLANDS ON THIS SITE, PER MR. JOHN CANOLES OF ECO-SCIENCE PROFESSIONALS, INC., DATED NOV. 13, 2014. NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT. THIS PROJECT IS EXEMPT FROM AN ADEQUATE ROADS FACILITIES TEST STUDY, AS IT IS A MINOR SUBDIVISION.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- STORM WATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT OR SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANT AND/OR A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORM WATER MANAGEMENT PRACTICES AND A MAINTENANCE AGREEMENT. STORM WATER MANAGEMENT FOR THIS PROJECT TO BE PROVIDED BY THE USE OF NON-STRUCTURAL PRACTICES AND MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. THESE FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.
- THE PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- PUBLIC WATER AND SEWER SERVICE TO THESE LOTS HAS BEEN GRANTED UNDER PROVISIONS OF SECTION 16.122.B OF THE HOWARD COUNTY CODE, THEREFORE EFFECTIVE 12/11/16, ON WHICH DATE DEVELOPER AGREEMENT 14-24-2416-D WAS FILED AND ACCEPTED.
WATER FOR THIS PROJECT IS TO BE PUBLIC EXTENSIONS OF CONTRACT NO. 3-W.
SEWER FOR THIS PROJECT IS TO BE PUBLIC EXTENSIONS OF CONTRACT NO. 350-S.
REFER TO CONTRACT 24-4946-D.
- PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
THE MAINTENANCE OF THE TRASH PAD AND ITS LANDSCAPING IS THE RESPONSIBILITY OF THE HOA.
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:
A. WIDTH --- 12'(16' SERVING MORE THAN ONE RESIDENCE);
B. SURFACE --- 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CLIP COATING.
C. GEOMETRY --- MAX. 15 % GRADE, MAX. 10 % GRADE CHANGE AND MIN. 45' TURNING RADIUS
D. STRUCTURES (CULVERTS/BRIDGES) --- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
E. DRAINAGE ELEMENTS --- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD 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.
- THE SUBJECT PROPERTY IS ZONED "R-12" PER THE 10/6/2013 COMPREHENSIVE ZONING PLAN.
NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. 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.
-FOREST CONSERVATION OBLIGATIONS FOR THIS FINAL PLAN WILL BE MET BY:
1. ONSITE RETENTION = 0.82 ACRES - NO SURETY REQUIRED.
CREDITED = 0.14 ACRES
NON-CREDITED = 0.68 ACRES
2. ONSITE REFORESTATION = 0.358 ACRES
FINANCIAL SURETY FOR THE REQUIRED REFORESTATION = \$ 7,810.
(0.358 AC OR 15,519 SF @ \$0.50/SF) SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT.
3. FEE-IN-LIEU PAYMENT OF \$ 1,961 (0.06 AC OR 2,614 @ 0.75/SF) **PAID AT MYRAK SUBMISSION**
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
A FINANCIAL SURETY IN THE AMOUNT OF \$ \$5,140 FOR THE REQUIRED 6 SHADE TREES (\$1,800), 2 ORNAMENTAL TREES (\$300), 7 EVERGREEN TREES (\$1,050), 22 SHRUBS (22' PERIMETER, 5' TRASH PAD) \$810, AND 118 LINEAR FEET OF FENCING (\$1,180) **HAS BEEN POSTED WITH THE DEVELOPER AGREEMENT.**
- BC&E REVIEWED AND APPROVED THE PROPOSED TRASH PAD SCREENING AND PERIMETER TREE PLANTINGS ON 11/2015.
- 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.
- GUILFORD ROAD IS CLASSIFIED AS A MAJOR COLLECTOR.
SITE ACCESS SHALL BE VIA THE F-16-011 PRIVATE USE-IN-COMMON DRIVEWAY.
LOTS 1-4 WILL UTILIZE A USE-IN-COMMON DRIVEWAY. A USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE OPEN SPACE REQUIREMENTS FOR THIS R-12 PROJECT (7,200 SF LOT) IS 40% OF GROSS AREA (2,833 AC. x 40% = 0.93 AC. REQUIRED).
-OPEN SPACE LOT 5 IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
-TOTAL OPEN SPACE PROVIDED IS 1.2739 ACRES.



LOCATION MAP
SCALE 1"=100'



VICINITY MAP
SCALE: 1"=2,000'

ADC MAP COORDINATE: MAP 40, GRID F2

NO.	NORTH	EAST
201	541269.1100	1363688.8256
202	541107.8616	1363771.7120
203	541053.9460	1363527.5950
204	540955.9788	1363308.2469
205	541335.2211	1363324.0993
206	541329.8714	1363452.2722
207	541254.8667	1363662.4640
208	541101.0472	1363740.8580
1005	541183.8882	1363531.0962
1014	541009.4729	1363550.4554

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOTS 1 THROUGH 4 AND OPEN SPACE LOT 5, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS 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 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(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 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.

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.

Eric David Salem 10/27/2016
ERIC DAVID SALEM DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

Michael L. Pfauf 11/2/16
MICHAEL L. PFAUF DATE

MIHU NOTE

PLEASE NOTE THAT ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE MODERATE INCOME HOUSING UNIT (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.

AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	5
- BUILDABLE	4
- NON-BUILDABLE BULK PARCEL	1
- OPEN SPACE	1
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	2,2114 AC
- BUILDABLE	0,8450 AC
- NON-BUILDABLE BULK PARCEL	0,0925 AC
- OPEN SPACE	1,2739 AC
- PRESERVATION PARCELS	0,0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0,1230 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	2,3344 AC

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

APPROVED: *Mauro Roseman* 12/22/2016
HOWARD COUNTY HEALTH OFFICER *u.o. r* DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Robert H. Vogel 12/15/16
CHIEF, DEVELOPMENT ENGINEERING DIVISION *JP* DATE
Robert H. Vogel 12/22/16
DIRECTOR *RB* DATE

OWNER'S CERTIFICATE

WE HAMPTON HILLS, LLC, 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 THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS 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 ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 2 DAY OF November, 2016.

Michael L. Pfauf MICHAEL L. PFAUF
Eric David Salem ERIC DAVID SALEM
WITNESS

OWNER
HAMPTON HILLS, LLC
3675 PARK AVE., SUITE 301
ELLCOTT CITY, MD 21043
(410) 480-0023

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

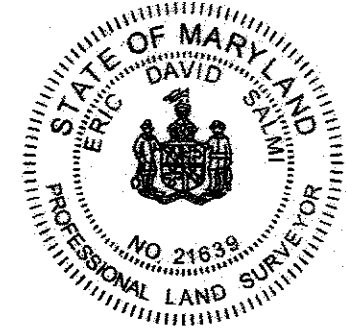
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL THAT LAND CONVEYED FROM MICHAEL L. PFAUF TO HAMPTON HILLS, LLC BY DEED DATED JUNE 27, 2016 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 16952 FOLIO 407.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR THE 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 LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 3, 2018.

Eric David Salem 11/2/16
ERIC DAVID SALEM DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639



RECORDED AS PLAT No. 24016 ON 12/29/16
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

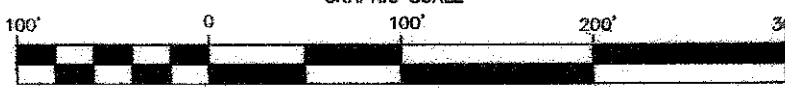
PLAT OF SUBDIVISION

COTTAGE GROVE
LOTS 1-4, OPEN SPACE LOT 5
AND NON-BUILDABLE BULK PARCEL 'A'
A SUBDIVISION OF TM 42 PARCEL 101

ZONED R-12

TAX MAP 42, GRID 24, PARCEL 101
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 100' GRAPHIC SCALE OCTOBER, 2016



SHEET 1 OF 3

COORDINATE TABLE		
NO.	NORTH	EAST
201	541269.1100	1363688.8256
202	541107.8616	1363771.7120
203	541053.9460	1363527.5950
204	540955.9788	1363308.2469
205	541335.2211	1363324.0993
206	541329.8714	1363452.2722
207	541254.8667	1363662.4640
208	541101.0472	1363740.8580
1005	541183.8882	1363531.0962
1014	541009.4729	1363550.4554

LEGEND	
	PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
	24' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1-4
	PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT
	VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
	FOREST CONSERVATION REFORESTATION AREA
	FOREST CONSERVATION RETENTION AREA
	NON-CREDITED FOREST CONSERVATION RETENTION AREA

NOTE:
REFER TO SHEET 3 FOR:

1. DETAIL OF 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT
2. DETAIL OF PRIVATE STORMWATER MANAGEMENT, DRAINAGE AND UTILITY EASEMENT
3. DETAIL OF VARIABLE WIDTH PUBLIC SEWER, WATER AND UTILITY EASEMENT

PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT		
LINE	COURSE	
FP1	S60°05'50"W 23.88'	
FP2	S61°09'35"W 39.38'	
FP3	N67°15'55"W 9.92'	

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.

Eric David Salmi 10/27/2016
ERIC DAVID SALMI DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

Michael L. Pfaus 11/2/16
MICHAEL L. PFAUS DATE

AREA TABULATION	
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	5
- BUILDABLE	4
- NON-BUILDABLE BULK PARCEL	1
- OPEN SPACE	0
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	2,211.4 AC
- BUILDABLE	0,845.0 AC
- NON-BUILDABLE BULK PARCEL	0,092.5 AC
- OPEN SPACE	1,273.9 AC
- PRESERVATION PARCELS	0,000.0 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0,123.0 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	2,334.4 AC

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

Maureen Roseman 12/22/2016
HOWARD COUNTY HEALTH OFFICER H.O. 2 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kathleen... 12/15/16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kathleen... 12/22/16
DIRECTOR DATE

OWNER'S CERTIFICATE

WE HAMPTON HILLS, LLC, 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 THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS 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 ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 2 DAY OF November, 2016.

Michael L. Pfaus
MICHAEL L. PFAUS
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL THAT LAND CONVEYED FROM MICHAEL L. PFAU TO HAMPTON HILLS, LLC BY DEED DATED JUNE 27, 2016 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 16952 FOLIO 407.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR 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 LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 3, 2018.

Eric David Salmi 10/27/2016
ERIC DAVID SALMI DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

RECORDED AS PLAT No. 24017 ON 12/29/16
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION

COTTAGE GROVE
LOTS 1-4, OPEN SPACE LOT 5
AND NON-BUILDABLE BULK PARCEL 'A'
A SUBDIVISION OF TM 42 PARCEL 101

ZONED R-12

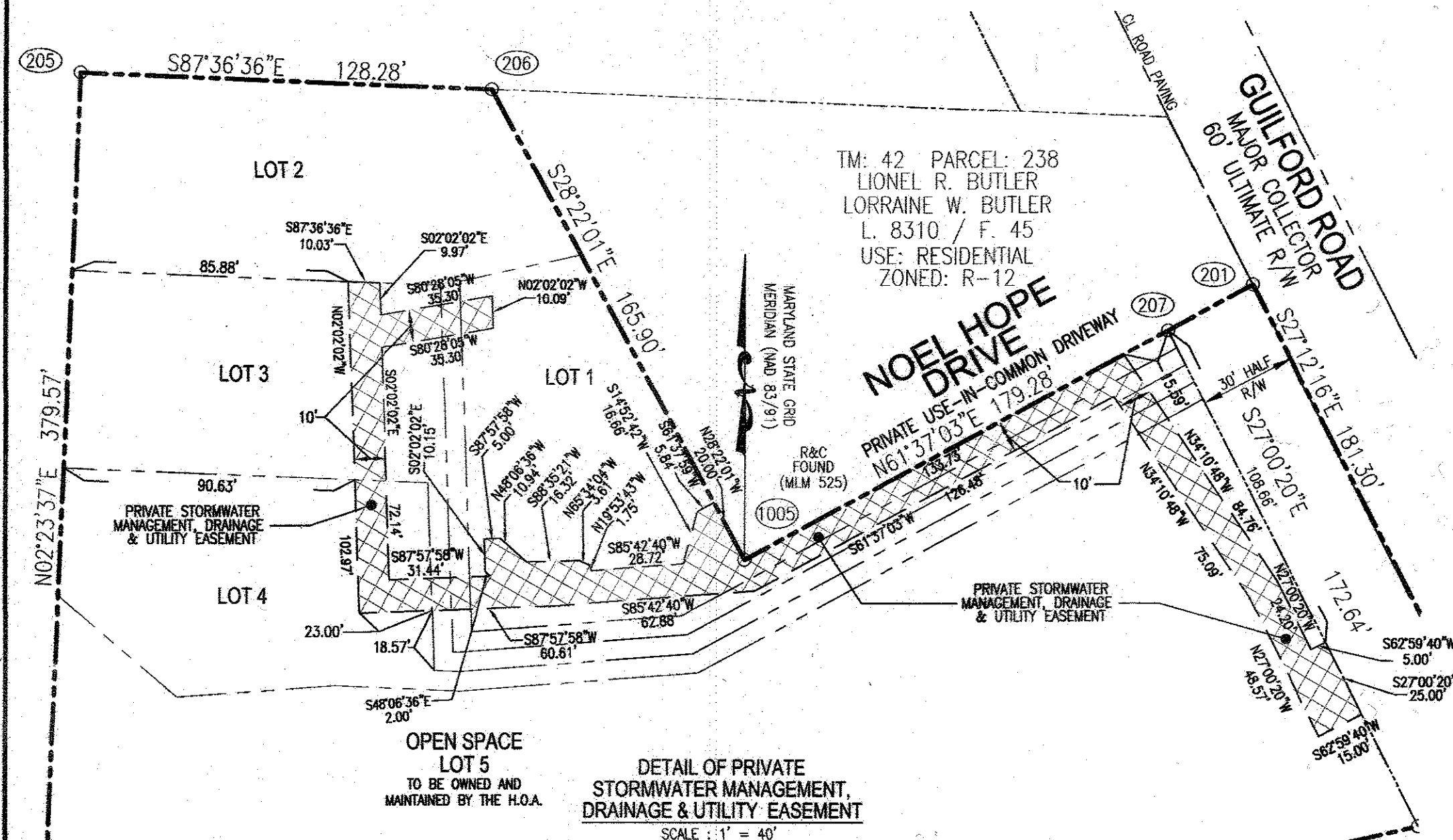
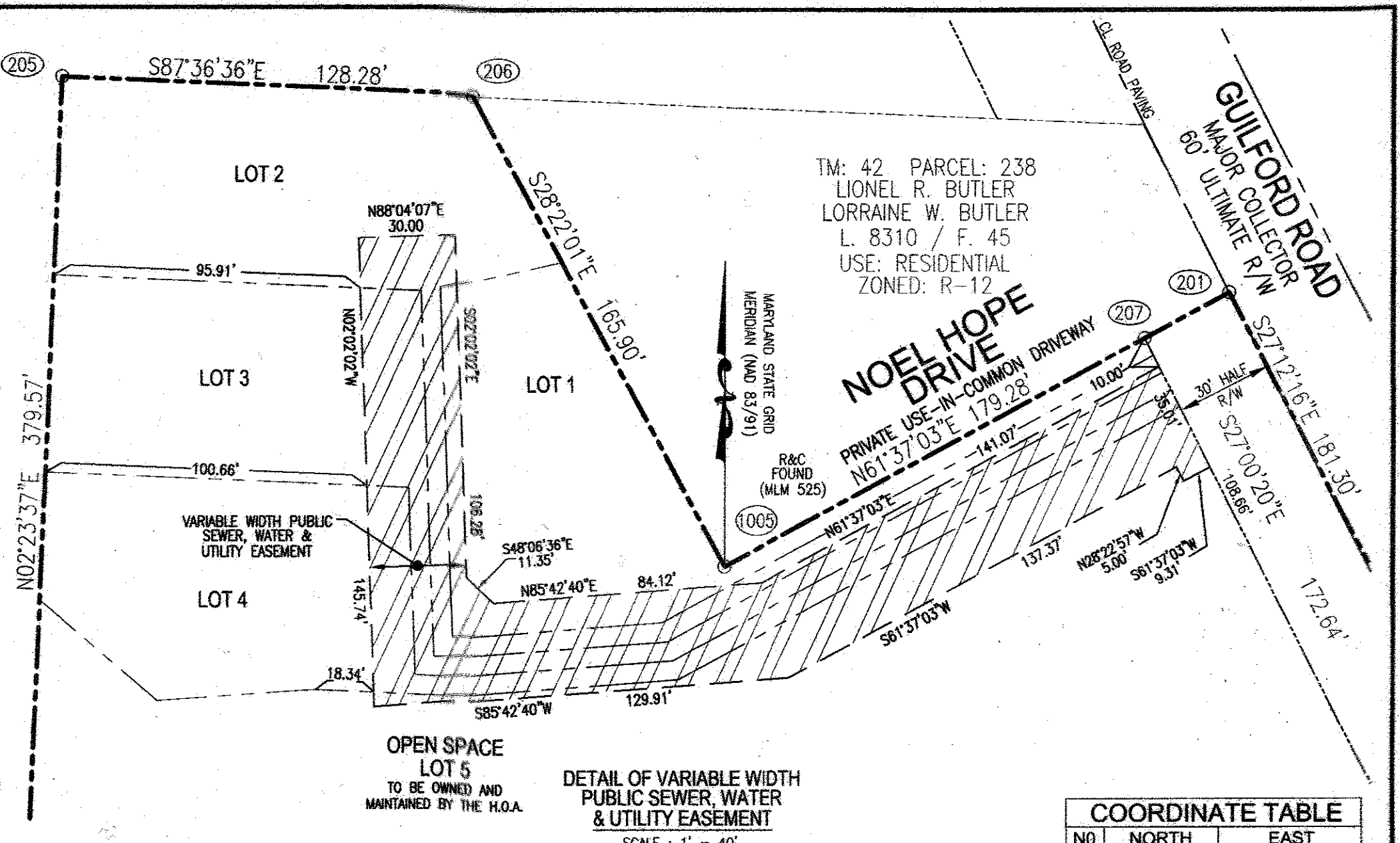
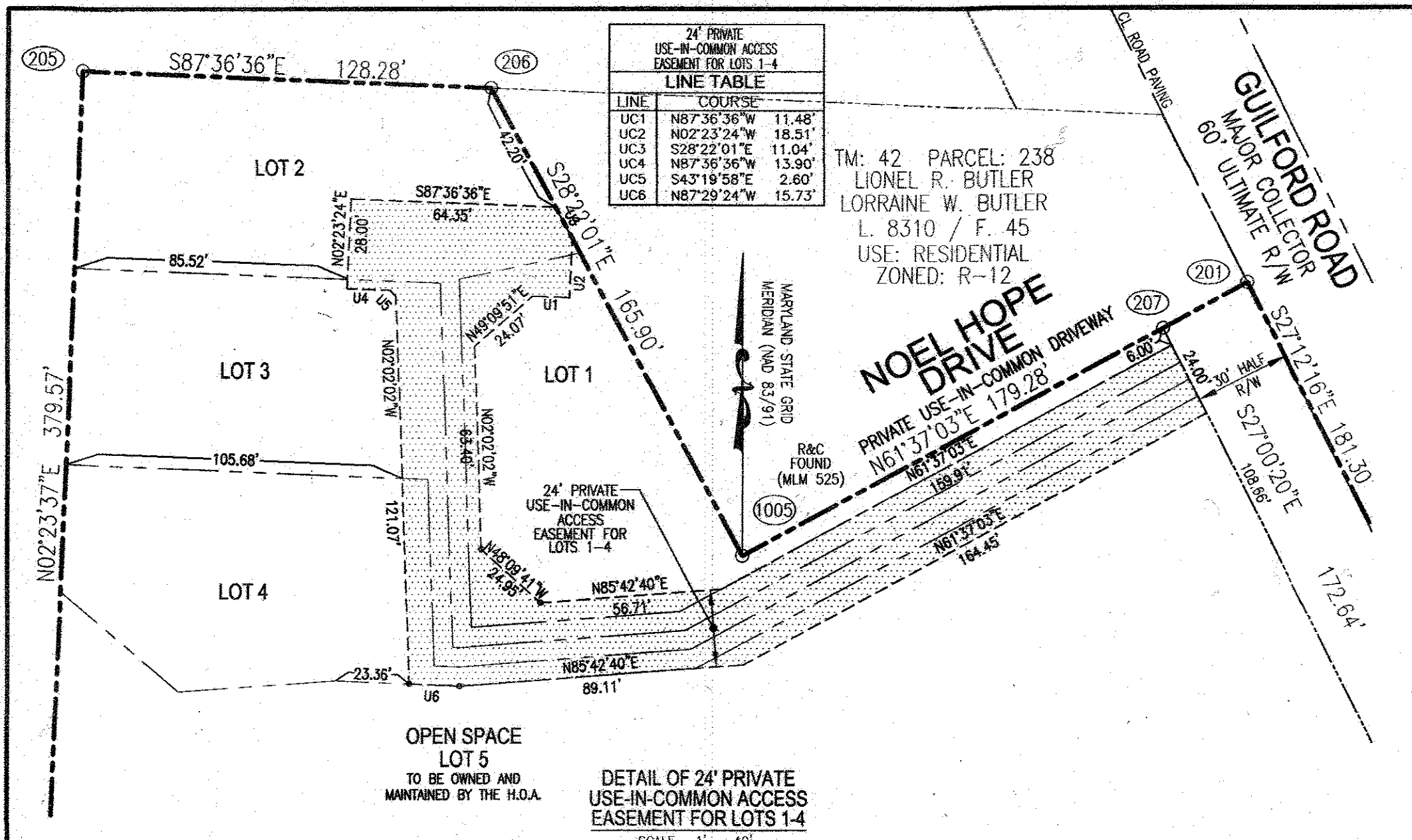
TAX MAP 42, GRID 24, PARCEL 101
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 40' OCTOBER, 2016

GRAPHIC SCALE

SHEET 2 OF 3

K:\PROJECTS\14-111\SURVEY\DWG\RECORD PLATS\PLAT_2.dwg



LEGEND

- PRIVATE STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT
- 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1-4
- VARIABLE WIDTH PUBLIC SEWER, WATER, & 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.

Eric David Salmi 10/27/2016
ERIC DAVID SALMI DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

Michael P. Pfan 11/2/16
MICHAEL P. PFAN DATE

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

OWNER
HAMPTON HILLS, LLC
3675 PARK AVE., SUITE 301
ELLCOTT CITY, MD 21043
(410) 480-0023

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

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

Maureen Rossman 12/22/2016
HOWARD COUNTY HEALTH OFFICER H.O. 2 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael P. Pfan 12/15/16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Michael P. Pfan 12/23/16
DIRECTOR DATE

OWNER'S CERTIFICATE

WE HAMPTON HILLS, LLC, 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 THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS 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 ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 2 DAY OF November, 2016.

Michael P. Pfan MICHAEL P. PFAN
James Kim JAMES KIM

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL THAT LAND CONVEYED FROM MICHAEL L. PFAU TO HAMPTON HILLS, LLC BY DEED DATED JUNE 27, 2016 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 16952 FOLIO 407.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR 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 LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 3, 2018.

Eric David Salmi 11/2/2016
ERIC DAVID SALMI DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

RECORDED AS PLAT No. 24018 ON 12/29/16
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION

COTTAGE GROVE
LOTS 1-4, OPEN SPACE LOT 5
AND NON-BUILDABLE BULK PARCEL 'A'
A SUBDIVISION OF TM 42 PARCEL 101
ZONED R-12

TAX MAP 42, GRID 24, PARCEL 101
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 40' GRAPHIC SCALE OCTOBER, 2016

40' 0 40' 80' 120'

SHEET 3 OF 3

K:\PROJECTS\14-11 SURVEY\DWG\RECORD PLATS\RP\PLAT_3.dwg