

NOTE: COORDINATES AND GRID TICKS SHOWN HEREON ARE BASED ON NAD'83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.2808333.

COORDINATE LIST		
NO.	NORTH	EAST
200	564,289.8261	1,379,880.9419
208	563,950.4073	1,380,052.6252
209	563,923.0494	1,380,179.7507
212	564,072.9155	1,380,213.2132
213	564,189.2041	1,380,136.5073
214	564,127.7885	1,379,984.3345
215	564,241.5755	1,380,103.3163

OWNERS

ROCK BURN, LLC
6800 DEERPATH ROAD
SUITE 100
ELKRIDGE, MD 21075
(410)579-2442

NVR, INC.
9720 PATUXENT WOODS DR.
SUITE 100
COLUMBIA, MD 21046
(410)579-5956

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.

Todd M. Hill
TODD M. HILL, PROF. L.S. NO. 21351
DATE 8/12/15

Mark Levy
MARK LEVY, MANAGING MEMBER, ROCK BURN, LLC
DATE 8/12/15

Sharon McKeown
SHARON McKEOWN, VICE PRESIDENT RYAN HOMES
DATE 8/11/15

AREA TABULATION (TOTAL)

NUMBER OF BUILDABLE LOTS	0
NUMBER OF NON-BUILDABLE BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	27
NUMBER OF LOTS OR PARCELS	1.78AC±
AREA OF BUILDABLE LOTS	0.00AC±
AREA OF OPEN SPACE LOTS (INCL. FLOODPLAIN)	0.00AC±
AREA OF ROADWAY DEDICATION	0.00AC±
AREA OF FLOODPLAIN	1.78AC±
AREA TO BE RECORDED	

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

Mauro Rodman
HOWARD COUNTY HEALTH OFFICER
DATE 8/26/2015

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

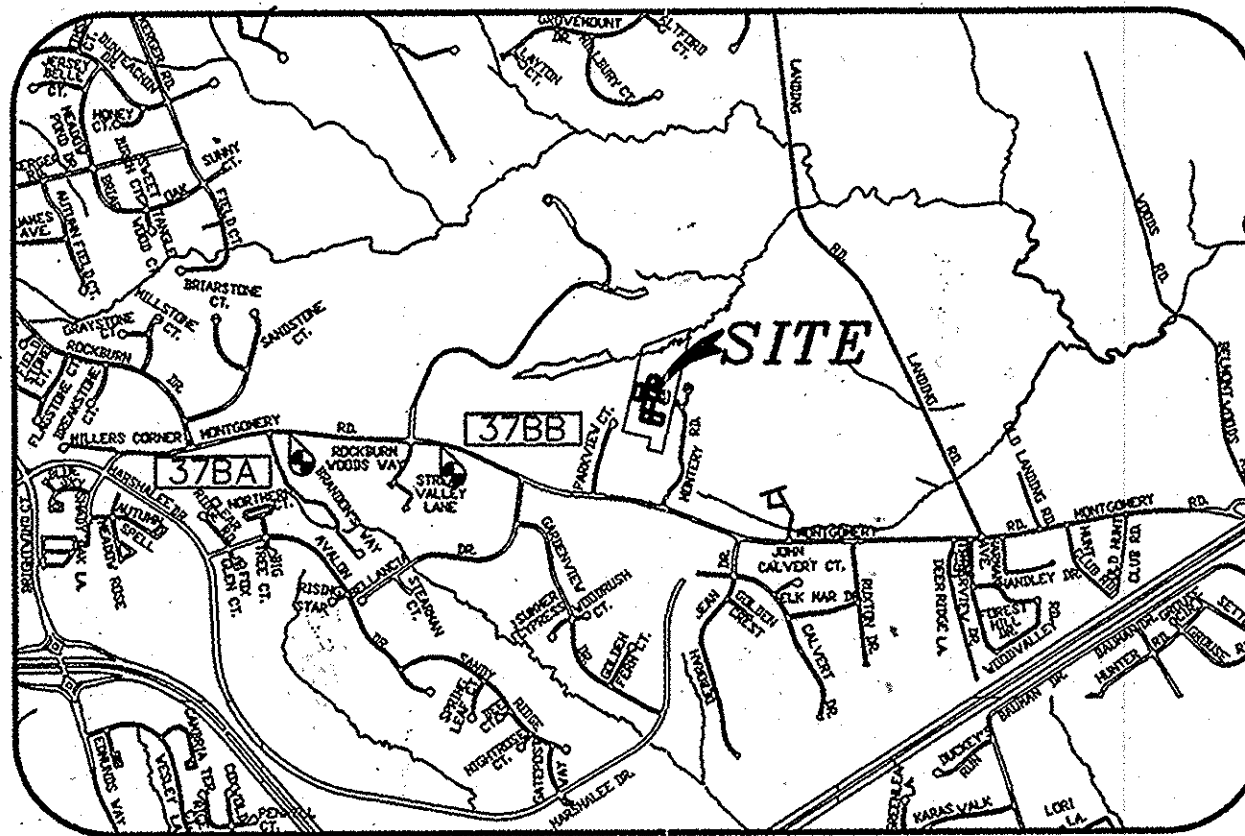
Shel Edwards
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE 8-28-15

Y. Manohar
DIRECTOR
DATE 9-4-15

LEGEND

	AREA OF WETLAND		EXISTING PUBLIC FOREST CONSERVATION EASEMENT
	VARIABLE WIDTH PUBLIC WATER, SEWER & UTILITY EASEMENT		
	20' PUBLIC WATER & UTILITY EASEMENT		
	PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)		

VICINITY MAP



SCALE: 1"= 2000'
ADC MAP 34 - GRID E1

SHEET INDEX

NO.	TITLE
1	COVER SHEET
2	PLAT

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 BY THE PERMIT APPLICANT AT THE TIME OF BUILDING PERMIT ISSUANCE.

OWNER'S STATEMENT

WE, ROCK BURN, LLC, AND NVR, INC. THE OWNERS 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-WAY 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 ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 12 DAY OF AUGUST 2015.

Mark Levy
MARK LEVY, MANAGING MEMBER, ROCK BURN, LLC

Sharon McKeown
SHARON McKEOWN, VICE PRESIDENT RYAN HOMES

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 PROFESSIONAL LAND SURVEYOR, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF, ALL OF THAT LAND CONVEYED BY PAULINE ANN THORNTON AND ROCK BURN, LLC TO ROCK BURN, LLC IN A DEED RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY AS LIBER 15663, FOLIO 32-37; AND ROCK BURN LLC TO NVR, INC. IN DEED RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS LIBER 16340, FOLIO 039 AND LIBER 16204, FOLIO 465; 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 AND AS AMENDED.

Todd M. Hill
TODD M. HILL, PROF. LAND SURVEYOR NO. 21351
EXPIRATION: 7/15/17
DATE 8/12/2015

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-20 AS PER THE COMPREHENSIVE ZONING REGULATIONS DATED OCTOBER 6, 2013.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- PROJECT BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY, 2008 BY MILDENBERG, BOENDER & ASSOC., INC.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 37BA & 37BB
STA. No. 37BA N 563,785.6421 E 1,376,343.2088 EL. 393.935
STA. No. 37BB N 563,663.4488 E 1,378,040.5059 EL. 373.014
- ◊ DENOTES AN IRON PIN OR IRON PIPE FOUND.
 - DENOTES A MONUMENT FOUND.
 - DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO STEEP SLOPES THAT AVERAGE 25% OR GREATER OVER 10 VERTICAL FEET WITH A 20,000 SF OR GREATER ONSITE AND OFFSITE CONTIGUOUS AREA ARE LOCATED ON THIS SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- FOREST STAND, FLOODPLAIN, AND WETLAND DELINEATIONS WERE PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. ON OR ABOUT MARCH, 2009 AND APPROVED UNDER SDP-13-085.
- 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.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE, A WIDER WIDTH MAY BE REQUIRED IN CERTAIN CASES-SEE NOTE 17).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").
 - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
 - STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 INCHES
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOREST CONSERVATION OBLIGATIONS WERE ADDRESSED UNDER A PLAT ENTITLED "ENCLAVE AT PARK FOREST" DATED 10/24/2014 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 23026-23029.
- THE SITE IS CURRENTLY UNDER CONSTRUCTION.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, INC. DATED MAY, 2013 AND APPROVED UNDER SDP-13-085 ON DECEMBER 5, 2013.
- DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD 83 GRID MEASUREMENT.
- PUBLIC WATER AND SEWER WILL BE PROVIDED FOR THIS DEVELOPMENT UNDER CONTRACT 14-4818-D. 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 10/15/14, ON WHICH DATE DEVELOPER AGREEMENT #14-4818-D WAS FILED AND ACCEPTED.
- NO CEMETERIES, BURIAL SITES OR HISTORIC STRUCTURES ARE LOCATED ON THIS SITE.
- MODERATE INCOME HOUSING LOT OBLIGATIONS WERE ADDRESSED UNDER F-14-129.
- THE BOARD OF APPEALS CASE (BA CASE 11-026C) FOR AN AGE-RESTRICTED ADULT HOUSING DEVELOPMENT WAS APPROVED ON MARCH 19, 2012 AND SUBJECT TO THE CONDITIONS LISTED IN SECTION IV ("RECOMMENDATION") OF CASE NO. BA 11-026C. THE BOARD OF APPEALS CASE (BA CASE 14-014C) TO CHANGE THE DEVELOPMENT FROM A CONDOMINIUM TO A FEE-SIMPLE DEVELOPMENT WAS APPROVED ON JUNE 16, 2014.
- 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, LOCATED IN, ON, OVER AND THROUGH LOTS 1-47 OR PORTION THEREOF AND SHOWN ON THE PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED CONSERVATION AREA, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, 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 DEEDS OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- HOMEOWNERS ASSOCIATION OBLIGATIONS WERE ADDRESSED UNDER F-14-129.
- THE HOA SHALL BE RESPONSIBLE TO MONITOR AND ENFORCE THE AGE-RESTRICTION COVENANTS AS INDICATED IN THE HOA COVENANTS AND RESTRICTIONS, RECORDED SIMULTANEOUSLY WITH THE FINAL PLAT F-14-129.
- UNIVERSAL DESIGN STANDARDS WILL BE INCORPORATED IN THE DESIGN OF THIS AGE-RESTRICTED DEVELOPMENT AND FEATURES AND RECOMMENDED OPTIONAL FEATURES FOR THE AGE-RESTRICTED ADULT POPULATION WITH REGARD TO LIMITED MOBILITY FOR ACCESS TO THE LOTS, PARKING, SIDEWALKS AND COMMON AREAS WILL BE SHOWN ON APPLICABLE PLANS.
- THE DESIGN ADVISORY PANEL (DAP) REVIEWED THIS PROJECT ON FEBRUARY 9, 2011.
- NO GRADING, DISTURBANCE OR NEW STRUCTURES ARE ALLOWED IN THE WETLANDS, STREAMS, THEIR BUFFERS, FLOODPLAIN, STEEP SLOPE OR FOREST CONSERVATION EASEMENTS.
- STORMWATER MANAGEMENT, RECREATION OPEN SPACE, MODERATE INCOME HOUSING AND DENSITY OBLIGATIONS WERE ADDRESSED UNDER F-14-129. OPEN SPACE REQUIREMENT (35% OF 14.42) HAS BEEN PROVIDED UNDER F-14-129 BY PLACEMENT OF 5.12 ACRES INTO OPEN SPACE LOT 47 AND 4.11 ACRES INTO OPEN SPACE LOT 46.

PURPOSE OF THIS PLAT IS TO ADJUST THE LOT LINES BETWEEN LOTS 1-5, 20-22, 23-26, 32-33, 34-37, 39-42 AND 43-44 TO ACCOMMODATE THE HOUSE MODELS.

RECORDED AS PLAT 23476 ON 9/4/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

RESUBDIVISION PLAT
ENCLAVE AT PARK FOREST
LOTS 48-52, 53-59, 60-65, 66-69 AND 70-71
A RESUBDIVISION PLAT
OF LOTS 1 TO 5, 20 TO 26, 32 TO 37,
39 TO 42, 43 AND 44, PLAT NO. 23026-23029
SHEET 1 OF 2

TAX MAP 37 1ST ELECTION DISTRICT SCALE: 1"=100'
PARCEL NO. 52, 53, 54 HOWARD COUNTY, MARYLAND DATE: AUG. 2015
GRID: 4 EX. ZONING R-20 DPZ FILE NOS. ECP-13-007
LOTS: 1-5, 20-26 & 31-45 F-14-129 F-14-083 SDP-13-085
WP-15-013 BA-14-014C BA-11-026C

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors

7850-B Grace Drive, Columbia, Maryland 21044
(410) 997-0296 Balt. (410) 997-0296 Fax.

PRIVATE USE-IN-COMMON ACCESS EASEMENT LINE TABLE

LINE	LENGTH	BEARING
E-1	19.00	S76°40'39"E
E-2	18.98	N60°05'25"E
E-3	20.00	S13°19'21"E
E-4	32.83	N76°40'39"W
E-5	7.00	N13°19'21"E

OWNERS

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6800 DEERPATH ROAD
SUITE 100
ELK RIDGE, MD 21075
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NVR, INC.
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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.

Todd M. Hill
TODD M. HILL, PROF. L.S. NO. 21351
DATE 8/26/15

Mark Levy
MARK LEVY, MANAGING MEMBER, ROCK BURN, LLC
DATE 8/26/15

Sharon McKeown
SHARON McKEOWN, VICE PRESIDENT RYAN HOMES
DATE 8/11/15

AREA TABULATION (TOTAL)

NUMBER OF BUILDABLE LOTS	27
NUMBER OF NON-BUILDABLE BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	27
AREA OF BUILDABLE LOTS	1.78AC±
AREA OF OPEN SPACE LOTS (INCL FLOODPLAIN)	0.00AC±
AREA OF ROADWAY DEDICATION	0.00AC±
AREA OF FLOODPLAIN	0.00AC±
AREA TO BE RECORDED	1.78AC±

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

Pauline Ann Thornton
HOWARD COUNTY HEALTH OFFICER
DATE 8/26/2015

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Paul Edwards
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE 8-28-15

J. M. Meacham
DIRECTOR
DATE 9-4-15

OWNER'S STATEMENT

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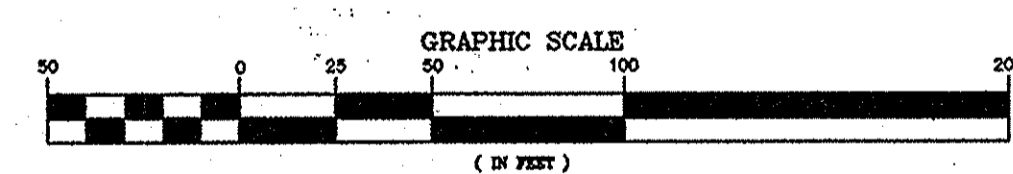
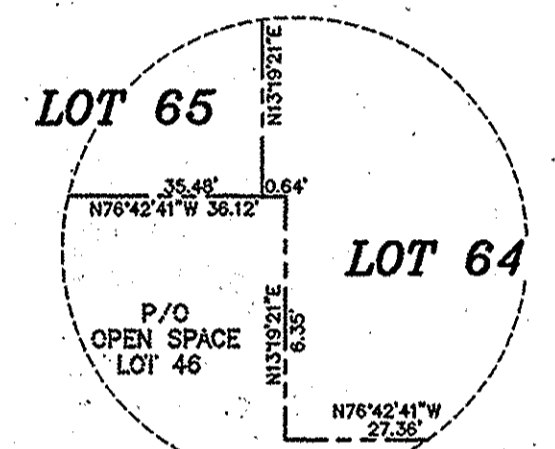
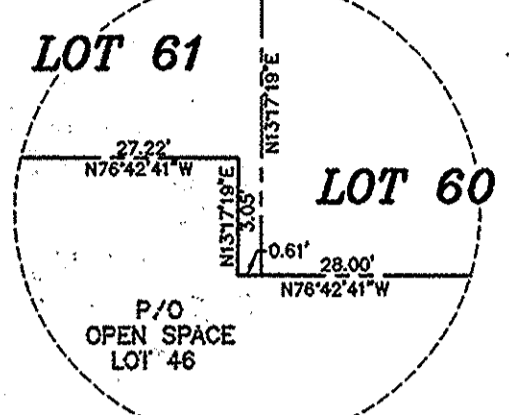
Mark Levy
MARK LEVY, MANAGING MEMBER, ROCK BURN, LLC

Sharon McKeown
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SURVEYOR'S CERTIFICATE

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Todd M. Hill
TODD M. HILL, PROF. LAND SURVEYOR NO. 21351
EXPIRATION: 7/15/17



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RECORDED AS PLAT 23479 ON 9/4/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

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WP-15-013 BA-14-014C BA-11-026C

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors

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