

COORDINATE LIST		
POINT NO.	NORTHING	EASTING
1	563,156.8722	1,379,234.2962
2	563,153.7968	1,379,199.4358
3	563,193.9086	1,379,038.9712
4	563,222.4286	1,378,932.3167
5	563,261.3824	1,378,851.1835
6	563,284.3280	1,378,861.1530
7	564,458.9840	1,379,371.5160
8	564,613.3680	1,379,787.8540
9	563,174.7700	1,379,243.4180
10	563,184.7333	1,379,189.6100
11	563,201.9987	1,379,108.8544
12	563,232.2231	1,379,091.1688
13	563,348.2285	1,379,122.7078
14	563,481.4675	1,379,177.6497
15	563,506.768	1,379,192.0274
16	563,605.9471	1,379,235.5395
17	563,724.7055	1,379,273.5949
18	563,790.0838	1,379,300.0428
19	563,914.5897	1,379,361.5302
20	563,927.9366	1,379,378.5775
21	563,958.3789	1,379,316.9348
22	563,936.7296	1,379,316.6991
23	563,812.2237	1,379,255.2117
24	563,739.9835	1,379,225.9798
25	563,621.2051	1,379,187.9244
26	563,531.4716	1,379,148.5563
27	563,506.1711	1,379,134.1786
28	563,381.3461	1,379,074.4591
29	563,245.5972	1,379,042.8899
30	563,228.4115	1,379,012.4133
31	563,233.9811	1,378,993.1346

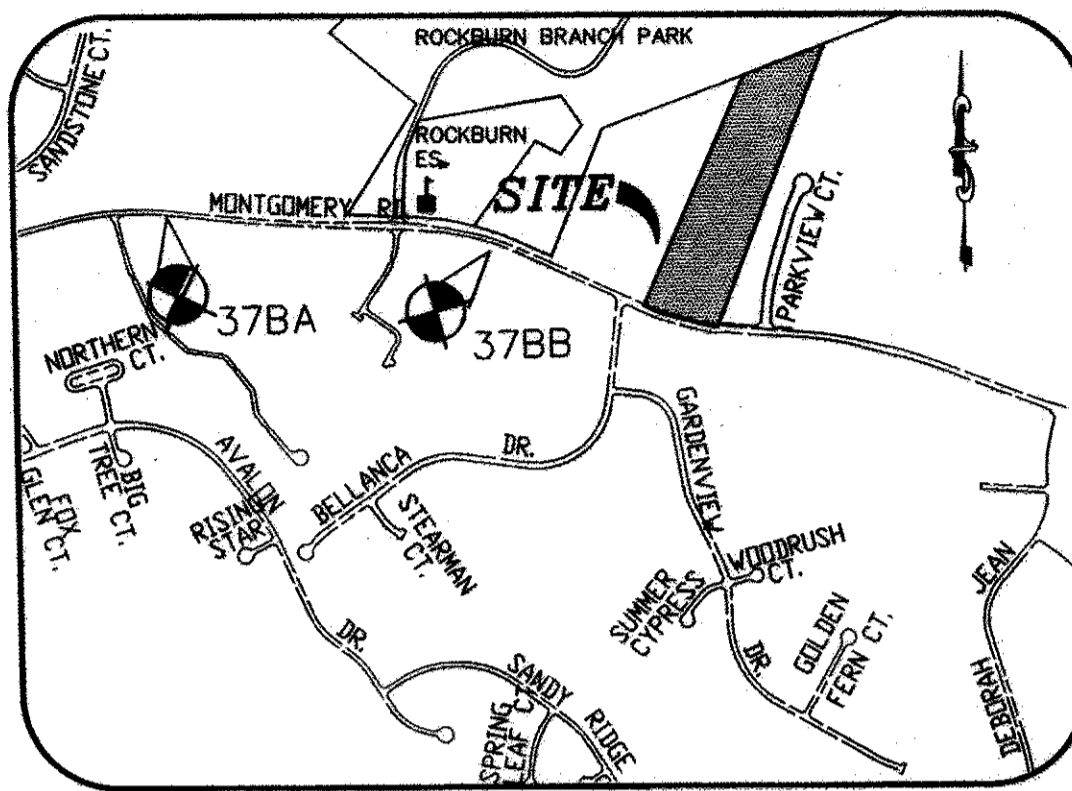
NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.28083333.

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
12	14,758 SF	758 SF	14,000 SF

**OPEN SPACE CHART**

OPEN SPACE	REQUIRED	PROPOSED
CREDITED	3.61 AC. (30% OF TOTAL AREA)	3.89 AC.
RECREATIONAL	4,200 S.F. (200 S.F./UNIT)	4,200 S.F.



**VICINITY MAP**

SCALE: 1"=1000'  
ADC MAP: 35 GRID A-1

**GENERAL NOTES**

- 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.
- SUBJECT PROPERTY ZONED R-20 IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATIONS.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 2014 BY MILDENBERG, BOENDER & ASSOC.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAVD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS  
STA. No. 37BA N 563785.618 E 1376343.172 ELEV. 373.014  
STA. No. 37BB N 563663.415 E 1378040.471 ELEV. 393.935
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN SET.
- ⊗ DENOTES IRON PIPE OR IRON BAR FOUND
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- ALL AREAS SHOWN ARE MORE OR LESS (±)
- FLOODPLAIN EXISTS ON SITE AS CERTIFIED IN THE FLOODPLAIN STUDY PREPARED BY MILDENBERG, BOENDER & ASSOC., INC. IN JULY 2014.
- WETLANDS, STREAM AND ITS BUFFER EXIST ON SITE AS CERTIFIED IN THE WETLAND REPORT PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN JULY 2014.
- FOREST STAND DELINEATION PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. IN JULY, 2014. A TOTAL OF 11 SPECIMEN TREES EXIST ON SITE.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE MARS GROUP, INC, DATED MAY, 2014 AND WAS APPROVED ON JULY 6, 2015.
- NO STEEP SLOPES WITH AN AVERAGE OF 25% OR GREATER OVER 10 VERTICAL FEET WITH A CONTIGUOUS AREA OF 20,000 SF OR GREATER EXIST ON SITE.
- NO SIGNIFICANT HISTORIC STRUCTURES EXIST ON SITE AND THE SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
- THIS PROPERTY IS LOCATED IN THE METROPOLITAN DISTRICT
- STORMWATER MANAGEMENT IS PROVIDED BY N-2 NON-ROOFTOP DISCONNECTIONS, M-6 MICRO-BIORETENTION FACILITIES, AND M-5 DRYWELLS IN ACCORDANCE WITH THE 2007 MARYLAND STORMWATER DESIGN MANUAL.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION WILL BE FULFILLED BY ON-SITE RETENTION OF 2.74 ACRES ON EASEMENT "A" AND A PAYMENT OF FEE-IN-LIEU FOR 0.39 ACRES OF REFORESTATION. FEE-IN-LIEU FOR 0.39 ACRES (16,988.40 SQ. FT.) OF REFORESTATION IN THE AMOUNT OF \$ 12,741.30 WILL BE POSTED AT FINAL PLAN STAGE. 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.
- ALL EXISTING STRUCTURES WERE REMOVED ON DECEMBER 11, 2015.
- 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.
- 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.
- 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
- THIS PLAN IS SUBJECT TO WP-15-079, WAIVING SECTIONS 16.1205(a)(7) AND 16.1205(a)(10) WHICH REQUIRES THE RETENTION OF SPECIMEN TREES (30" dbh OR GREATER) THAT ARE NOT CONTAINED WITHIN OTHER PRIORITY FOREST RETENTION AREAS AS OUTLINED IN SECTION 16.1205(a)(1-10). WAIVER WAS APPROVED ON FEBRUARY 2, 2015 SUBJECT TO THE FOLLOWING CONDITIONS:  
1. WAIVER APPROVAL IS LIMITED TO THE REMOVAL OF SPECIMEN TREES 1-11 AS DEPICTED ON THE WAIVER EXHIBIT. ANY PROPOSAL TO REMOVE ADDITIONAL SPECIMEN TREES WILL REQUIRE A NEW WAIVER REQUEST OR AN AMENDMENT TO THIS WAIVER REQUEST.  
2. A MINIMUM OF 22 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 PROJECT KNOWN AS "PINE ACRES" AND WILL BE IN ADDITION TO ANY REQUIRED LANDSCAPE OR FOREST CONSERVATION PLANTINGS. THE MITIGATION WILL BE SHOWN ON THE ASSOCIATED LANDSCAPE PLAN AND SURETY FOR THESE ADDITIONAL TREES WILL BE REQUIRED AS PART OF THE FINAL PLAN.  
3. SOME OR ALL OF THE MITIGATION PLANTINGS SHOULD BE PLACED WITHIN THE REAR YARDS OF THE PROPOSED LOTS AFTER GRADING AND FILL OCCURS BUT PRIOR TO THE SALE OF INDIVIDUAL LOTS.

**OWNER / DEVELOPER**

EARL W. STRAIN, JR.  
DOUGLAS B. STRAIN, DENNIS STRAIN, CHRISTINE LOWE  
C/O DORSEY FAMILY HOMES, INC.  
10717-B BIRMINGHAM WAY  
WOODSTOCK, MARYLAND 21163  
(410)465-7200

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* 11/22/16  
GARY E. LANE, PROP. L.S. NO. 574 DATE  
*Earl W. Strain, Jr.* 11/29/16  
EARL W. STRAIN, JR. (OWNER) DATE  
*Douglas B. Strain* 12-1-16  
DOUGLAS B. STRAIN (OWNER) DATE  
*Dennis Strain* 12-1-16  
DENNIS STRAIN (OWNER) DATE  
*Christine Lowe* 12-2-16  
CHRISTINE LOWE (OWNER) DATE

**AREA TABULATION (TOTAL)**

NUMBER OF BUILDABLE LOTS	21
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	6
NUMBER OF LOTS OR PARCELS	27
AREA OF BUILDABLE LOTS	6.77AC±
AREA OF OPEN SPACE LOTS	3.88AC±
AREA OF ROADWAY	1.37AC±
TOTAL AREA	12.02AC±

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

*Rebecca for Maureen Rossman* 1/13/2017  
HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Earl W. Strain, Jr.* 1-20-17  
CHIEF, DEVELOPMENT ENGINEERING DIVISION NY DATE

*Kathy DeLeon* 1-26-17  
DIRECTOR DATE

**OWNER'S STATEMENT**

I, EARL W. STRAIN, JR., DOUGLAS B. STRAIN, DENNIS R. STRAIN & CHRISTINE A. LOWE 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 OF 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 2 DAY OF DECEMBER, 2016

*Earl W. Strain, Jr.*  
EARL W. STRAIN, JR. (OWNER)  
*Douglas B. Strain*  
DOUGLAS B. STRAIN (OWNER)  
*Dennis Strain*  
DENNIS STRAIN (OWNER)  
*Christine Lowe*  
CHRISTINE LOWE (OWNER)

*Kathy DeLeon*  
WITNESS  
*Baonay Little*  
WITNESS  
*Baonay Little*  
WITNESS  
*Baonay Little*  
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 AND BETWEEN EARL W. STRAIN SR. AND EARL WILLIAM STRAIN JR., DOUGLAS BRUCE STRAIN, DENNIS RICHARD STRAIN & CHRISTINE ANN STRAIN BY A DEED DATED JULY 24, 1997 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD IN LIBER 4043, FOLIO 703 AND ALL THAT LAND CONVEYED BY AND BETWEEN EARL W. STRAIN SR. AND EARL W. STRAIN JR., DOUGLAS B. STRAIN, DENNIS R. STRAIN & CHRISTINE A. LOWE BY A DEED DATED DECEMBER 12, 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD IN LIBER 6776, FOLIO 184; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THIS SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED AND AS AMENDED.

*Gary E. Lane*  
GARY E. LANE, PROP. L.S. NO. 574  
EXPIRATION: 3/21/17



THE RESIDENTIAL LOTS (2-21) 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.

RECORDED AS PLAT 24073 ON 2/3/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**PINE ACRES**

LOTS 1 THRU 21, AND OPEN SPACE LOTS 22 THRU 28

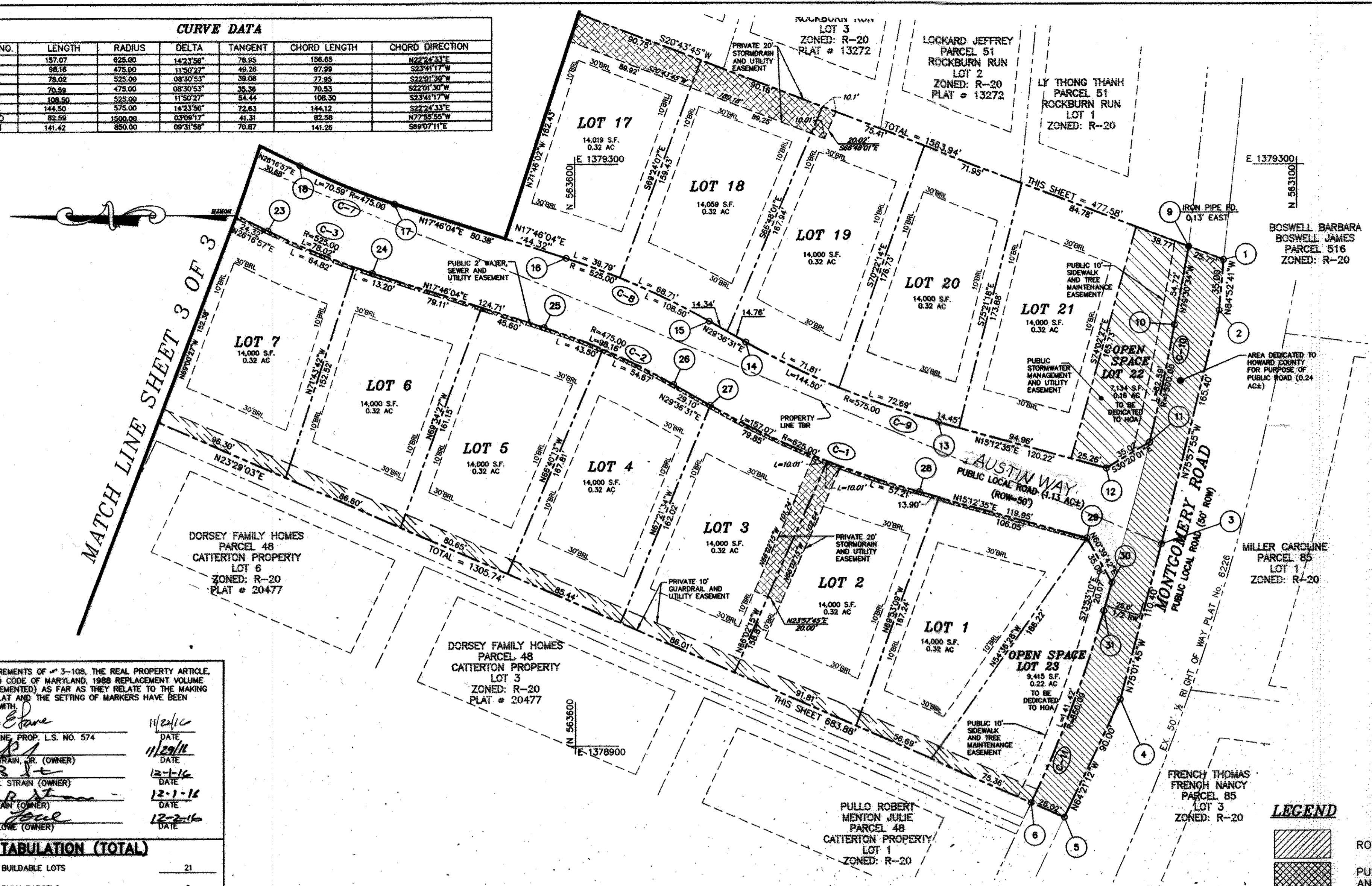
SHEET 1 OF 3

TAX MAP 47 1ST ELECTION DISTRICT SCALE: AS SHOWN  
PARCEL NO. 49 & 50 HOWARD COUNTY, MARYLAND DATE: NOVEMBER 2016  
GRID 5 EX. ZONING R-20 DPZ FILE NOS. ECP-15-001  
SP-15-011, WP-15-079

**MILDENBERG, BOENDER & ASSOC., INC.**

Engineers Planners Surveyors  
7350-B Grace Drive, Columbia, Maryland 21044  
(410) 997-0296 Tel. (410) 997-0298 Fax.

CURVE DATA						
CURVE NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD DIRECTION
C-1	157.07	625.00	14°23'56"	78.95	156.85	N22°24'33"E
C-2	98.16	475.00	11°50'27"	49.26	97.99	S25°41'17"W
C-3	78.02	525.00	08°30'53"	39.08	77.95	S22°01'30"W
C-4	70.59	475.00	08°30'53"	35.36	70.53	S22°01'30"W
C-5	108.50	525.00	11°50'27"	54.44	108.30	S23°41'17"W
C-6	144.50	575.00	14°23'56"	72.63	144.12	S22°24'33"E
C-7	82.59	1500.00	03°09'17"	41.31	82.58	N77°55'55"W
C-8	141.42	850.00	09°31'58"	70.87	141.26	S89°07'11"E



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* 11/20/16  
 GARY E. LANE, PROP. L.S. NO. 574 DATE

*Earl W Strain, Jr* 11/29/16  
 EARL W. STRAIN, JR. (OWNER) DATE

*Douglas B Strain* 12-1-16  
 DOUGLAS B. STRAIN (OWNER) DATE

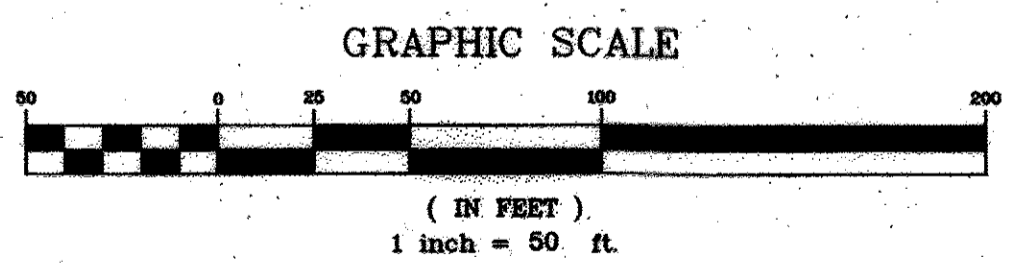
*Dennis Strain* 12-1-16  
 DENNIS STRAIN (OWNER) DATE

*Christine Lowe* 12-2-16  
 CHRISTINE LOWE (OWNER) DATE

AREA TABULATION (TOTAL)	
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NUMBER OF BULK PARCELS	0
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NUMBER OF LOTS OR PARCELS	27
AREA OF BUILDABLE LOTS	6.77AC±
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TOTAL AREA	12.02AC±

**OWNER / DEVELOPER**

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 DOUGLAS B. STRAIN, DENNIS STRAIN, CHRISTINE LOWE  
 C/O DORSEY FAMILY HOMES, INC.  
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 (410)465-7200



**LEGEND**

[Hatched Box]	ROAD DEDICATION AREA
[Cross-hatched Box]	PUBLIC WATER, SEWER AND UTILITY EASEMENT
[Diagonal Lines]	PRIVATE STORM DRAIN AND UTILITY EASEMENT
[Horizontal Lines]	PUBLIC STORMWATER MANAGEMENT AND UTILITY EASEMENT
[Vertical Lines]	PRIVATE GUARDRAIL AND UTILITY EASEMENT

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

*B. Wilson* 1/13/2017  
 HOWARD COUNTY HEALTH OFFICER H.O. #2 DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Claborn* 1-20-17  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Ken Shadoff* 1-26-17  
 DIRECTOR DATE

**OWNER'S STATEMENT**

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WITNESS MY HAND THIS 2 DAY OF December, 2016

*Earl W Strain, Jr*  
 EARL W. STRAIN, JR. (OWNER)

*Douglas B Strain*  
 DOUGLAS B. STRAIN (OWNER)

*Dennis Strain*  
 DENNIS STRAIN (OWNER)

*Christine Lowe*  
 CHRISTINE LOWE (OWNER)

*Kathy Lee*  
 KATHY LEE (WITNESS)

*Baerney J Little*  
 BAERNEY J. LITTLE (WITNESS)

*Baerney J Little*  
 BAERNEY J. LITTLE (WITNESS)

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*Gary E Lane*  
 GARY E. LANE, PROP. L.S. NO. 574  
 EXPIRATION: 3/21/17

STATE OF MARYLAND  
 PROPERTY LINE SURVEYOR

RECORDED AS PLAT 24674 ON 1/13/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**PINE ACRES**  
 LOTS 1 THRU 21, AND OPEN SPACE LOTS 22 THRU 28

SHEET 2 OF 3

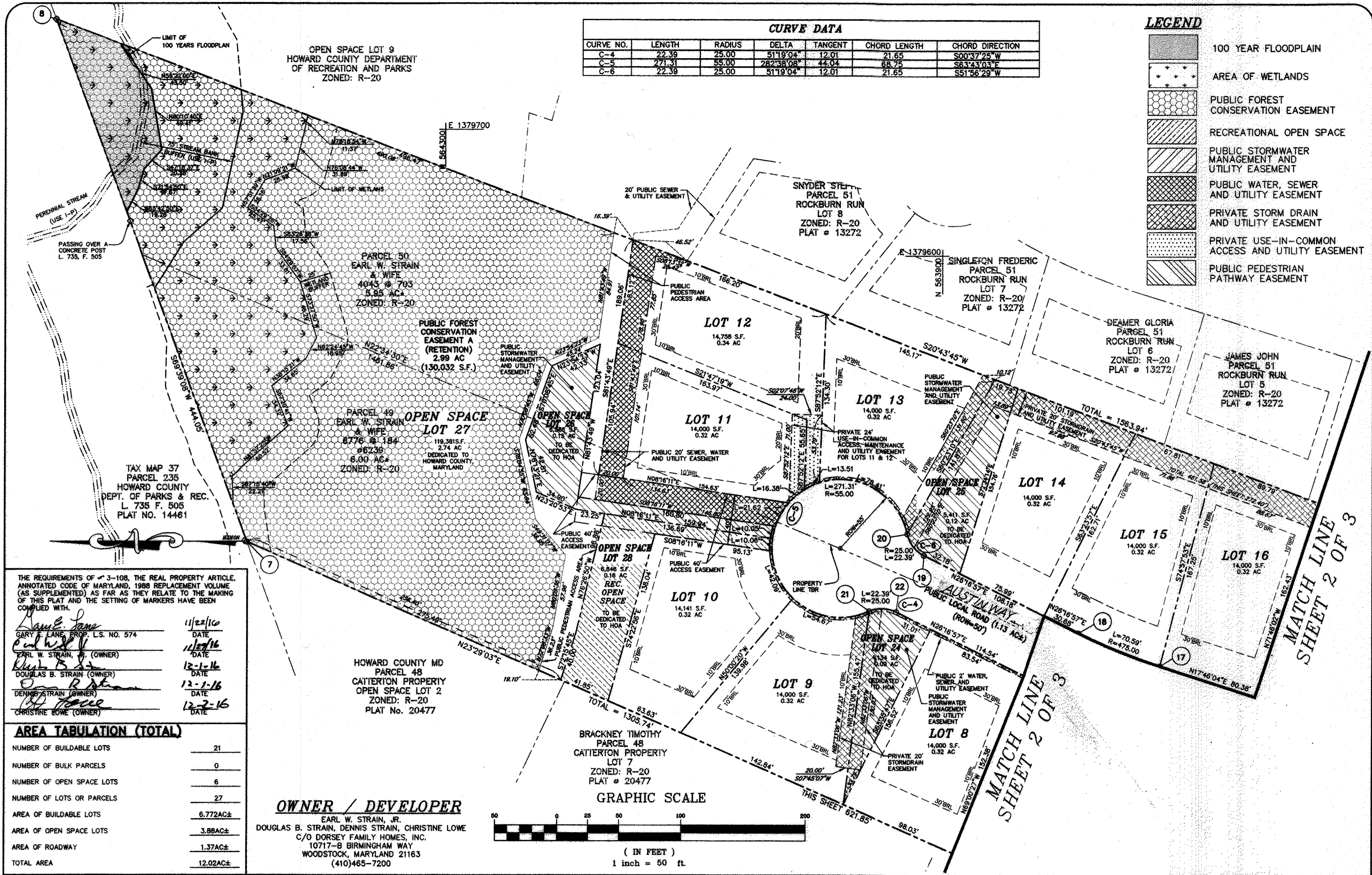
TAX MAP 37 1ST ELECTION DISTRICT SCALE: 1"=50'  
 PARCEL NO. 49 & 50 HOWARD COUNTY, MARYLAND DATE: NOVEMBER 2016  
 GRID 5 EX. ZONING R-20 DPZ FILE NOS. EDP-15-001  
 SP-15-011, WP-15-079

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
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CURVE DATA						
CURVE NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD DIRECTION
C-4	22.39	25.00	51°19'04"	12.01	21.85	S00°37'25"W
C-5	271.31	55.00	282°38'08"	44.04	68.75	S63°43'03"E
C-6	22.39	25.00	51°19'04"	12.01	21.65	S51°56'29"W

**LEGEND**

- 100 YEAR FLOODPLAIN
- AREA OF WETLANDS
- PUBLIC FOREST CONSERVATION EASEMENT
- RECREATIONAL OPEN SPACE
- PUBLIC STORMWATER MANAGEMENT AND UTILITY EASEMENT
- PUBLIC WATER, SEWER AND UTILITY EASEMENT
- PRIVATE STORM DRAIN AND UTILITY EASEMENT
- PRIVATE USE-IN-COMMON ACCESS AND UTILITY EASEMENT
- PUBLIC PEDESTRIAN PATHWAY 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.

*Gary E. Lane* 11/22/10  
 GARY E. LANE, PROP. L.S. NO. 574 DATE

*Earl W. Strain, Jr.* 11/27/16  
 EARL W. STRAIN, JR. (OWNER) DATE

*Douglas B. Strain* 12-1-16  
 DOUGLAS B. STRAIN (OWNER) DATE

*Dennis R. Strain* 12-1-16  
 DENNIS R. STRAIN (OWNER) DATE

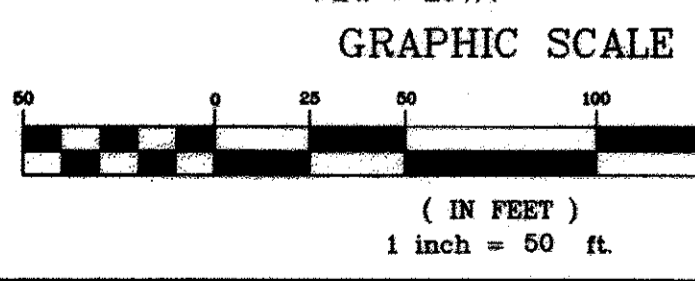
*Christine Lowe* 12-2-16  
 CHRISTINE LOWE (OWNER) DATE

**AREA TABULATION (TOTAL)**

NUMBER OF BUILDABLE LOTS	21
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	6
NUMBER OF LOTS OR PARCELS	27
AREA OF BUILDABLE LOTS	6.772AC±
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TOTAL AREA	12.02AC±

**OWNER / DEVELOPER**

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 DOUGLAS B. STRAIN, DENNIS STRAIN, CHRISTINE LOWE  
 C/O DORSEY FAMILY HOMES, INC.  
 10717-B BIRMINGHAM WAY  
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 (410)465-7200



**OWNER'S STATEMENT**

I, EARL W. STRAIN, JR., DOUGLAS B. STRAIN, DENNIS R. STRAIN & CHRISTINE A. LOWE 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-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 2 DAY OF December, 2016

*Earl W. Strain, Jr.*  
 EARL W. STRAIN, JR. (OWNER)

*Douglas B. Strain*  
 DOUGLAS B. STRAIN (OWNER)

*Dennis R. Strain*  
 DENNIS R. STRAIN (OWNER)

*Christine Lowe*  
 CHRISTINE LOWE (OWNER)

**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 AND BETWEEN EARL W. STRAIN SR. AND EARL WILLIAM STRAIN JR., DOUGLAS BRUCE STRAIN, DENNIS RICHARD STRAIN & CHRISTINE ANN STRAIN BY A DEED DATED JULY 24, 1997 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD IN LIBER 4043, FOLIO 703 AND ALL THAT LAND CONVEYED BY AND BETWEEN EARL W. STRAIN SR. AND EARL W. STRAIN JR., DOUGLAS B. STRAIN, DENNIS R. STRAIN & CHRISTINE A. LOWE BY A DEED DATED DECEMBER 12, 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD IN LIBER 6776, FOLIO 184; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STRIPES AND DIVISIONS BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNULS OF MARYLAND AND AS AMENDED.

*Gary E. Lane*  
 GARY E. LANE, PROP. L.S. NO. 574  
 EXPIRATION: 3/21/17

RECORDED AS PLAT 24675 ON 2/3/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**PINE ACRES**

LOTS 1 THRU 21, AND OPEN SPACE LOTS 22 THRU 28

SHEET 3 OF 3

TAX MAP 37 1ST ELECTION DISTRICT SCALE: 1"=50'  
 PARCEL NO. 49 & 50 HOWARD COUNTY, MARYLAND DATE: NOVEMBER 2016  
 GRID 5 EX. ZONING R-20 DPZ FILE NOS. ECP-15-001  
 SP-15-011, WP-15-079

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 7350-B Croce Drive, Columbia, Maryland 21044  
 (410) 997-0296 Tel. (410) 997-0298 Fax