

GENERAL NOTES

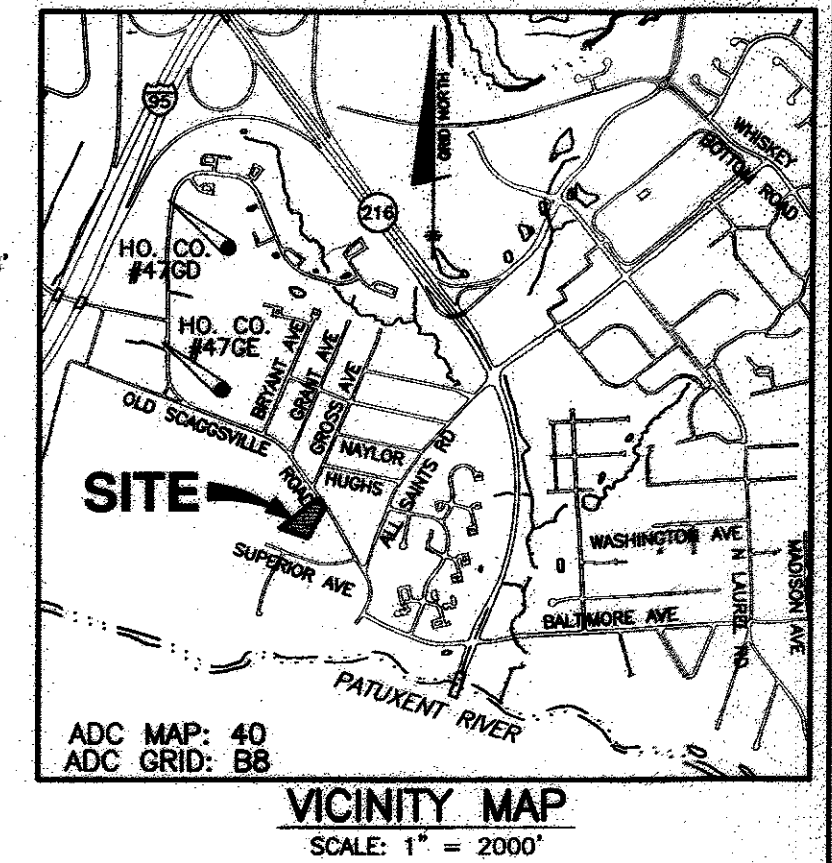
- THE SUBJECT PROPERTY IS ZONED R-SC PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NO. 476D AND 476E WERE USED FOR THIS PROJECT.
- DISTANCES SHOWN ON THIS PLAT ARE BASED ON MARYLAND STATE PLANE ZONE, U.S. SURVEY FOOT.
- TRACT BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY, 2015 BY BENCHMARK ENGINEERING, INC.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THE TRAFFIC STUDY WAS PREPARED BY MARS GROUP, INC. IN APRIL, 2015 AND APPROVED UNDER S-14-004.
- THE FOREST STAND DELINEATION AND WETLAND DELINEATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. IN NOVEMBER, 2014. THERE IS NO FOREST STANDS OR WETLANDS LOCATED ON THIS SITE.
- THE GEOTECHNICAL REPORT WAS PREPARED BY GEOTECHNICAL LABORATORIES, INC. IN OCTOBER, 2015.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. THE WATER AND SEWER IS PUBLIC. THE CONTRACT NUMBER IS 24-4952-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 8-18-2016, ON WHICH DATE DEVELOPERS AGREEMENT NUMBER F-16-030/24-4952-D WAS FILED AND ACCEPTED.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- THERE ARE NO HISTORIC SITES/STRUCTURES LOCATED ON THIS SITE.
- THERE ARE NO WETLANDS, WETLANDS BUFFERS, STREAMS, 100YR FLOODPLAIN OR STEEP SLOPES 25% OR GREATER LOCATED ON THIS SITE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF THE STREAM BUFFER.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY 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 COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.).
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE 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.
- THE PRIVATE MAINTENANCE ACCESS AGREEMENT FOR LOTS 2-7 SHALL BE RECORDED SIMULTANEOUSLY WITH THE RECORDATION OF THIS PLAT.
- STORMWATER MANAGEMENT ENVIRONMENTAL SITE DESIGN (ESD) HAS BEEN PROVIDED IN ACCORDANCE WITH THE "MARYLAND DEPARTMENT OF THE ENVIRONMENT STORMWATER MANAGEMENT ACT OF 2007" AND THE "HOWARD COUNTY DESIGN MANUAL VOLUME 1, CHAPTER 5" TO THE MAXIMUM EXTENT PRACTICAL (MEP). ALL PRACTICES ARE PRIVATELY OWNED AND MAINTAINED.
- LANDSCAPING IS PROVIDED WITH A CERTIFIED LANDSCAPE PLAN IN ACCORDANCE WITH SECTION 18.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$6,450.00 FOR THE REQUIRED PERIMETER LANDSCAPING AND ADDITIONAL TREES PER WP-16-059 SHALL BE POSTED AS PART OF THE GRADING PERMIT UNDER THE SITE DEVELOPMENT PLAN.
- THE FOREST CONSERVATION OBLIGATION AMOUNT OF 0.29 ACRES SHALL BE MET OFFSITE WITHIN THE FOREST MITIGATION BANK ESTABLISHED IN THE PARK OVERLOOK SUBDIVISION (F-13-093) RECORDED AS PLAT #22785-22788.
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 9-23-2016 D# D17508326
- ALL AREAS ARE "MORE" OR "LESS".
- THE EXISTING STRUCTURES TO BE REMOVED WERE DEMOLISHED ON 10-17-2016.
- THE PURPOSE OF OPEN SPACE LOT 8 IS FOR THE PROTECTION OF ENVIRONMENTAL AREAS SUCH AS THE STREAM BUFFER. IT WILL ALSO CONTAIN THE ESD STORMWATER PRACTICES. IT SHALL BE DEDICATED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.

- THE RECREATIONAL OPEN SPACE REQUIREMENT FOR THIS PROJECT IS NOT REQUIRED SINCE THERE ARE LESS THAN 10 LOTS.
- RESERVATION OF PUBLIC UTILITY EASEMENTS
DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS 1-7 AND OPEN SPACE LOT 8, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- WP-16-008, A REQUEST TO WAIVE SECTION 16.146(a)(1) (TO WAIVE THE REQUIREMENT OF A PRELIMINARY PLAN) WAS APPROVED ON AUGUST 24, 2015 SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE FINAL PLAN MUST BE SUBMITTED ON OR BEFORE NOVEMBER 6, 2015 (THE SAME APFO DATE IN THE ALLOCATIONS LETTER DATED JULY 6, 2015).
 - COMPLIANCE WITH SECTION 16.132 THRU 16.136 (PROVISIONS FOR ROAD IMPROVEMENTS ALONG SCAGGSVILLE ROAD).
- THE REQUIRED COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON APRIL 7, 2015 PER SECTION 16.128 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- WP-16-059, A REQUEST TO WAIVE SECTION 16.1205(a)(7) WAS APPROVED ON DECEMBER 21, 2015 SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE REMOVAL OF THE NORWAY MAPLE WILL REQUIRE MITIGATION WITH THE PLANTING OF 2:1 REPLACEMENT TREES (2 TOTAL) WITH A MINIMUM 3" CALIPER TRUNK. THE REPLACEMENT TREES SHALL BE BONDED AND SHOWN ON THE LANDSCAPE PLAN WITH THIS FINAL PLAN.
 - SPECIMEN TREE 'A' ON LOT 1 MUST REMAIN UNDISTURBED AND PROTECTED DURING THE DEMOLITION OF THE EXISTING HOUSE, THE INSTALLATION OF THE PROPOSED DRIVEWAY, AND THE CONSTRUCTION OF THE NEW HOUSE UNLESS IT CAN BE SUFFICIENTLY DEMONSTRATED THAT SPECIMEN TREE 'A' CANNOT BE SAVED.
 - PROVIDE THIS NOTE ON THE FUTURE SITE DEVELOPMENT PLAN.
- AN ENVIRONMENTAL CONCEPT PLAN (ECP-15-063) WAS APPROVED ON JUNE 18, 2015.
- A FEE-IN-LIEU PAYMENT OF \$11,696.98 FOR THE REQUIRED ROAD IMPROVEMENTS ALONG OLD SCAGGSVILLE ROAD RIGHT-OF-WAY SHALL BE PAID AS PART OF CAPITAL PROJECT K-5061.

BENCH MARKS (NAD83)

HO. CO. No. 476D ELEV. 312.32'
NEAR 9028 OLD SCAGGSVILLE ROAD
6 FEET FROM FIRE HYDRANT
33.9 FEET FROM BGE 315258
N 530494.447 E 1350872.301

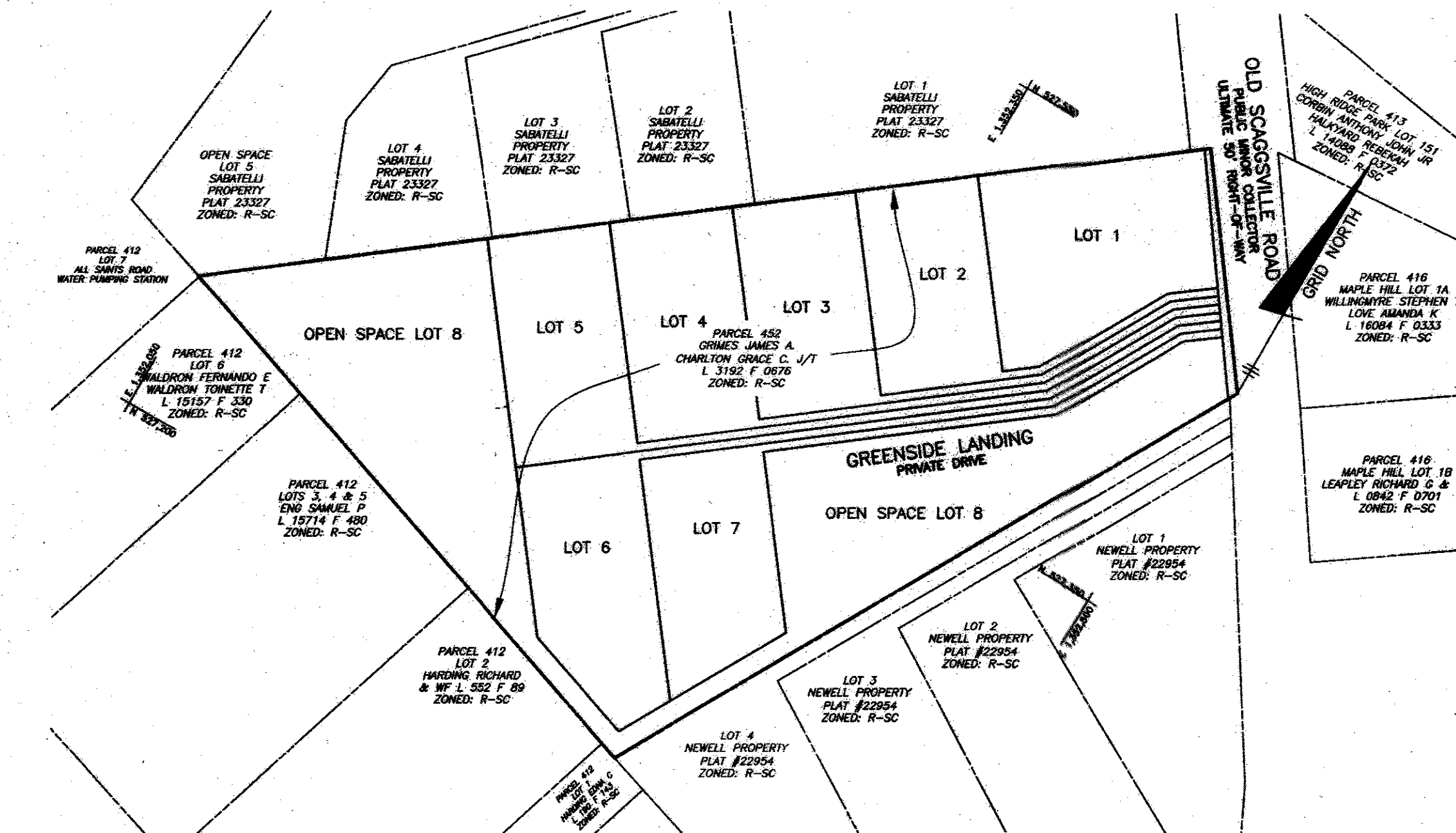
HO. CO. No. 476E ELEV. 335.756'
BY 9160 OLD SCAGGSVILLE ROAD
19.8 FEET FROM WATER METER
76.5 FEET FROM BGE 31000
N 529044.964 E 1350854.953



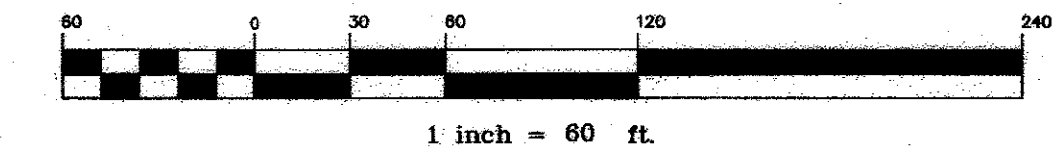
- WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
- SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.).
- GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
- STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
- DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
- STRUCTURE CLEARANCES - MINIMUM 12 FEET.
- MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

AREA TABULATION CHART - THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	7
OPEN SPACE	1
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1.22± AC.
OPEN SPACE	0.68± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.01± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.91± AC.



BENCHMARK ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE SUITE 315 ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-8844
WWW.BEI-CIVILENGINEERING.COM



OWNER:
DEVELOPMENT PARTNERS, LLC
11807 WOLLINGFORD COURT
CLARKSVILLE, MARYLAND 21029
301-490-0388

Site Analysis Data Chart

Zoning	R-SC
Gross Area	1.91 ac
100yr Floodplain	0.00 ac
Steep Slopes 25% or greater (outside floodplain)	0.00 ac
Net Area	1.91 ac
Number of lots/units allowed (4 d.u. per net acre)	7
Number of lots/units proposed	7
Area of Buildable Lots	1.22 ac
Area of Open Space Lots	0.68 ac
Area of Proposed Right-of-way Dedication	0.01 ac
Open Space Calculations	
Area of Open Space Required (25% of net)	0.48 ac
Area of Open Space Provided	0.68 ac
Area of Non-Credited Open Space	0.07 ac
Area of Credited Open Space	0.61 ac
Recreational Open Space Required	NA *
Recreational Open Space Provided	NA

* Recreational open space is not required since there are less than 10 lots/units proposed (Section 16.121(a)(4)(i))

THE REQUIREMENTS 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.

Donald A. Mason 8-23-16
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Justin M. Boy 7/26/16
JUSTIN BOY
DEVELOPMENT PARTNERS, LLC

NOTE: THE MODERATE INCOME HOUSING UNIT REQUIREMENT (COUNCIL BILL 35-2013) SHALL BE FULFILLED BY PAYMENT OF A FEE-IN-LIEU IN AN AMOUNT THAT IS TO BE CALCULATED BY THE DEPARTMENT OF INSPECTIONS LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT. THE FEE-IN-LIEU SHALL BE PAID FOR ALL LOTS/RESIDENTIAL UNITS WITHIN THIS SUBDIVISION AT TIME OF BUILDING PERMIT ISSUANCE.

RECORDED AS PLAT NO. 23963 ON 11/18/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

William for Maria Rozman 11/3/2016
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Edelson 11-9-16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kent Schuchman 11-9-16
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2017 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY DEVELOPMENT PARTNERS, LLC FROM JAMES A. GRIMES AND GRACE C. CHARLTON BY DEED DATED JULY 19, 2016 AND DEED DATED FEBRUARY 17, 2011 AT FOLIO 145 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE PLACED UPON ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE LAWS OF MARYLAND, AS AMENDED.

Donald A. Mason 11-23-16
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 21320

OWNER'S CERTIFICATE

"DEVELOPMENT PARTNERS, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF 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 AND 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, WITNESS OUR HANDS THIS 26th DAY OF JULY, 2016."

Justin M. Boy
JUSTIN M. BOY

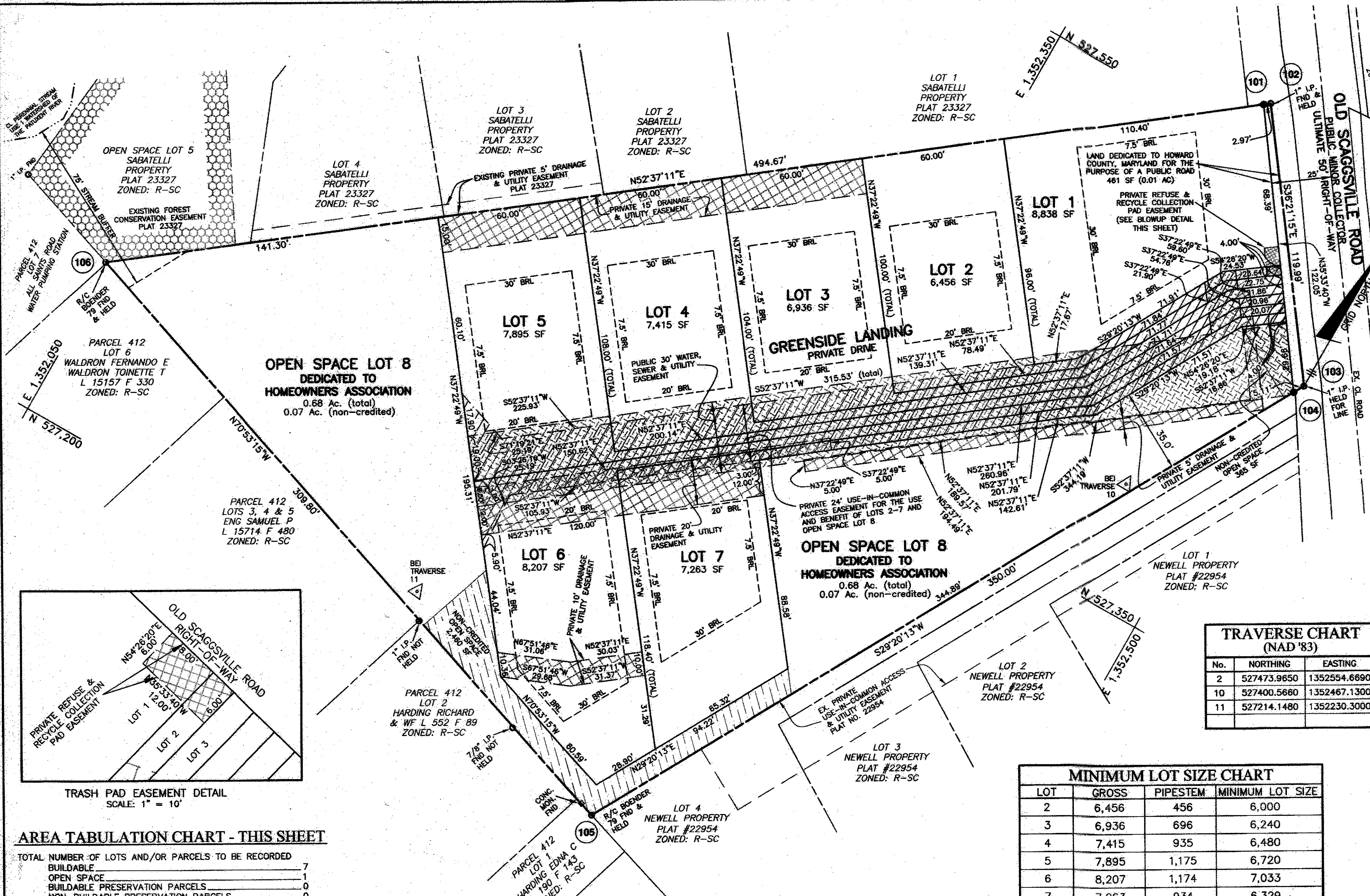
Justin M. Boy
WITNESS

HIGH RIDGE ESTATES
LOTS 1 thru 7 and OPEN SPACE LOT 8
A SUBDIVISION OF PARCEL 452

ECP-15-063, S-15-004, WP-16-008, WP-16-059
6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP: 50 DATE: AS SHOWN
GRID: 2 SCALE: JULY, 2016
PARCEL: 452 SHEET: 1 OF 2
ZONED: R-SC

COORDINATE CHART (NAD '83)		
No.	NORTHING	EASTING
101	527568.2910	1352438.5411
102	527570.0940	1352440.9010
103	527473.4566	1352512.0288
104	527469.0002	1352509.5242
105	527168.3430	1352340.5480
106	527269.7790	1352047.8230



PARCEL 416 MAPLE HILL LOT 1A WILLINGMYRE STEPHEN T LOVE AMANDA K L 16084 F 0333 ZONED: R-SC

PARCEL 416 MAPLE HILL LOT 1B LEAPLEY RICHARD G & WF L 0842 F 0701 ZONED: R-SC

LEGEND

- LIMIT OF SUBMISSION
- PRIVATE USE-IN-COMMON ACCESS EASEMENT
- PUBLIC UTILITY EASEMENTS
- PRIVATE DRAINAGE EASEMENTS
- NON-CREDITED OPEN SPACE
- BUILDING RESTRICTION LINE
- 3/8" PIPE OR STEEL MARKER TO BE SET
- COORDINATE DESIGNATION
- TRAVERSE

TRAVERSE CHART (NAD '83)		
No.	NORTHING	EASTING
2	527473.9650	1352554.6690
10	527400.5660	1352467.1300
11	527214.1480	1352230.3000

MINIMUM LOT SIZE CHART			
LOT	GROSS	PIPESTEM	MINIMUM LOT SIZE
2	6,456	456	6,000
3	6,936	696	6,240
4	7,415	935	6,480
5	7,895	1,175	6,720
6	8,207	1,174	7,033
7	7,263	934	6,329

THE REQUIREMENTS 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.

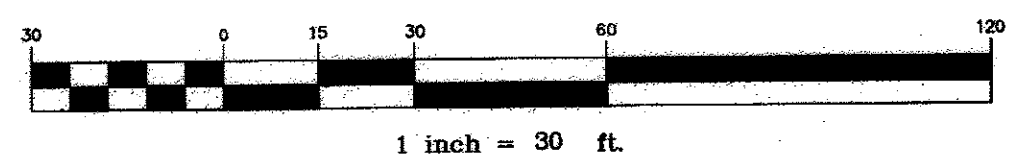
Donald A. Mason 8-23-16
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

Justin M. Boy 7/26/16
 JUSTIN M. BOY
 DEVELOPMENT PARTNERS, LLC
 DATE

AREA TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	7
OPEN SPACE	1
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1.22± AC.
OPEN SPACE	0.68± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.01± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.91± AC.

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 WWW.BEI-CIVILENGINEERING.COM



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

Barbara Mausa 11/3/2016
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Neil Schick 11-8-16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Katherine 11-09-16
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2017 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY DEVELOPMENT PARTNERS, LLC FROM JAMES A. GRIMES AND GRACE C. CHARLTON BY DEED DATED JULY 19, 2016 AND RECORDED IN LIBER 17011 AT FOLIO 195 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 8-23-16
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE

"DEVELOPMENT PARTNERS, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, IN CONSIDERATION OF 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 OF 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 AND 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, WITNESS OUR HANDS THIS 26TH DAY OF JULY, 2016."

Justin M. Boy
 JUSTIN M. BOY
 OWNER

Justin M. Boy
 WITNESS

RECORDED AS PLAT NO. 23964 ON 11/18/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

HIGH RIDGE ESTATES

LOTS 1 thru 7 and OPEN SPACE LOT 8

A SUBDIVISION OF PARCEL 452

ECP-15-063, S-15-004, WP-16-008, WP-16-059
 6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 50 SCALE: AS SHOWN
 GRID: 2 DATE: JULY, 2016
 PARCEL: 452 ZONED: R-SC SHEET: 2 OF 2