

GENERAL NOTES:

2. DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND
3. DENOTES TRAVERSE POINT.
4. COORDINATES BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. #41EC AND NO. #41FA.
5. SUBJECT PROPERTY ZONED R-20, PER THE COMPREHENSIVE ZONING PLAN, MAPS AND AMENDED REGULATIONS, EFFECTIVE OCTOBER 6, 2013.
6. THERE ARE NO HISTORIC FEATURES OR CEMETERIES ON THIS SITE.
7. ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
8. THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC., ON ABOUT OCTOBER, 2014.
9. THIS PROPERTY WAS ACCEPTED TO THE METROPOLITAN DISTRICT JANUARY 11, 2016. WATER AND SEWER SHALL BE PUBLIC. DRAINAGE AREA IS WITHIN THE PATAPSCO WATERSHED. WATER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED UNDER THE PROVISIONS OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. PUBLIC WATER AND SEWER CONTRACT NOS. ARE 34-4094-D AND 34-4613-D.
10. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
11. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - B) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1-1/2" MIN).
 - C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
 - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD).
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - F) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
12. UNLESS NOTED AS "PRIVATE", ALL EASEMENTS ARE PUBLIC.
13. BRL INDICATES BUILDING RESTRICTION LINE.
14. THIS PLAN IS SUBJECT TO THE 5th EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE AMENDED HOWARD COUNTY ZONING REGULATIONS.
15. RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOT/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S) PARCELS. 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 OBLIGATION 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 EASEMENT AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
16. THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION WITH ON-SITE RETENTION AND OFF-SITE BANKING. 1.25 ACRES WILL BE RETAINED ON-SITE AND THE REFORESTATION OBLIGATION OF 0.60 ACRES WILL BE MET WITHIN EXISTING FOREST BANKS. 0.21 ACRES WILL BE PLACED AT PARK OVERLOOK, 13-003 AND 0.39 ACRES WILL BE PLACED AT TALLY PARCEL 2, USING A PORTION OF THE REMAINING FOREST ESTABLISHED FOR KINDLER OVERLOOK, F-03-007. 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.
17. STORMWATER MANAGEMENT FOR THESE LOTS IS PROVIDED IN ACCORDANCE WITH THE STORMWATER MANAGEMENT ACT OF 2007. ENVIRONMENTAL SITE DESIGN HAS BEEN IMPLEMENTED TO THE MAXIMUM EXTENT PRACTICAL BY THE USE OF ESD FACILITIES. ALL ESD PRACTICES SHALL BE PRIVATELY OWNED AND MAINTAINED, AND SHALL BE SUBJECT TO THE REQUIREMENTS AND RESTRICTION OF A RECORDED DECLARATION OF COVENANT.
18. THE LANDSCAPING FOR THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. SURETY SHALL BE PROVIDED WITH THE GRADING PERMIT, IN THE AMOUNT OF \$2550.00 FOR 6 SHADE TREES, ONE EVERGREEN TREE AND TWO MITIGATION TREES.
19. THE FOREST STAND DELINEATION AND WETLAND DELINEATION WERE PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. IN APRIL, 2015, AND THE REPORT WAS UPDATED JUNE 11, 2015. NO GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, AND PAVING ARE PERMITTED IN STEEP SLOPES, WETLANDS, STREAMS AND THEIR BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
20. THERE IS NO 100-YEAR FLOODPLAIN ON THIS SITE.
21. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP, DATED APRIL, 2015.
22. THE NOISE STUDY FOR THIS PROJECT WAS PREPARED BY THE MARS GROUP, INC. IN OCTOBER, 2014. 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 CAN NOT BE CONSIDERED TO EXACTLY LOCATE THE 65dba NOISE EXPOSURE. THE 65 dBA NOISE LINE WAS 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. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
23. THE REQUIRED OPEN SPACE ASSOCIATED WITH THIS SUBDIVISION HAS BEEN MET BY PROVIDING 1.6 AC. AND DEDICATED TO HOWARD COUNTY RECREATION AND PARKS.
24. ROAD DEDICATION: LAND DEDICATED TO HOWARD COUNTY FOR THE PURPOSE OF A PUBLIC ROAD IS 0.01 ACRES.
25. WP-16-009 WAS APPROVED AUGUST 13, 2005 TO ALLOW THIS PROJECT TO WAIVE PRELIMINARY PLAN SUBMISSION AS SPECIFIED IN SECTION 16.148 AND PROCEED TO FINAL PLAN WITH SUPPLEMENTAL PLANS. THE WAIVER WAS SUBJECT TO SUBMISSION OF A FINAL PLAN APPLICATION ASSOCIATED WITH KINDLER OVERLOOK III WITHIN 4 MONTHS OF WAIVER APPROVAL ON OR BEFORE DECEMBER 13, 2015.
26. THIS PROJECT WILL COMPLY WITH MIHU REQUIREMENTS BY PAYMENT OF FEE-IN-LIEU.
27. PREVIOUS DPZ SUBMISSIONS: ECP-15-066, S-15-006, WP-16-009, WP-16-070.

26. WP-16-070 WAS APPROVED JANUARY 4, 2016, TO SECTION 16.1205(a)(7) AND 16.1205(a)(10) TO ALLOW REMOVAL OF SPECIMEN TREE #1, SUBJECT TO THE FOLLOWING CONDITIONS:

1. WAIVER APPROVAL IS LIMITED TO THE REMOVAL OF SPECIMEN TREE #1. ANY PROPOSAL TO REMOVE OTHER SPECIMEN TREES WILL REQUIRE A NEW WAIVER REQUEST.
2. A PHOTOGRAPH OF THE AFFECTED TREE SHALL BE PROVIDED FOR THE OFFICIAL WAIVER FILE.
3. A MINIMUM OF 2 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 IN KINDLER OVERLOOK III AND WILL BE IN ADDITION TO ANY REQUIRED LANDSCAPE OR FOREST CONSERVATION PLANTINGS. THE MITIGATION WILL BE SHOWN ON THE LANDSCAPE PLAN AND SURETY FOR THE ADDITIONAL TREES WILL BE REQUIRED AS PART OF THE FINAL PLAN.
4. INDIVIDUAL TREE PROTECTIVE DEVICES (TREE FENCING) SHALL BE PLACED COMPLETELY AROUND SPECIMEN TREES #2, #3, #8 #9 AND SPECIMEN TREE #13 PRIOR TO ANY GRADING. THIS SHALL BE OBTAINED IN THE PRE-CONSTRUCTION MANAGEMENT OF THE FINAL FOREST CONSERVATION PLAN AND WITHIN THE SEQUENCED OF CONSTRUCTION PROVIDED ON THE FINAL CONSTRUCTION PLANS, F-16-049.

27. THE PRESUBMISSION COMMUNITY MEETING WAS HELD MARCH 12 2015 AT THE EAST COLUMBIA LIBRARY BRANCH, 6600 CRADLEROCK WAY, COLUMBIA, MD.

28. ALL EXISTING STRUCTURES WERE DEMOLISHED NOVEMBER 11, 2016, UNDER DEMO PERMIT B16003418.

29. PRIVATE ACCESS EASEMENTS TO BENEFIT PARCEL 313, RECORDED IN L 973 F. 591 WERE ABANDONED IN AN AGREEMENT RECORDED AT L 17039 F. 351-355, ON AUGUST 15, 2016. NON-BUILDABLE BULK PARCEL 'A' WILL BE CONVEYED TO PARCEL 313 AFTER THE RECORDATION OF THIS PLAN.

TRAVERSE/CONTROL COORDINATE TABLE

POINT #	NORTHING	EASTING
24	545363.9604	1345327.0662
25	545155.2250	1344976.3870
501	545333.4500	1344853.8555
502	545497.9674	1344923.7237

BENCH MARKS-(NAD'83)

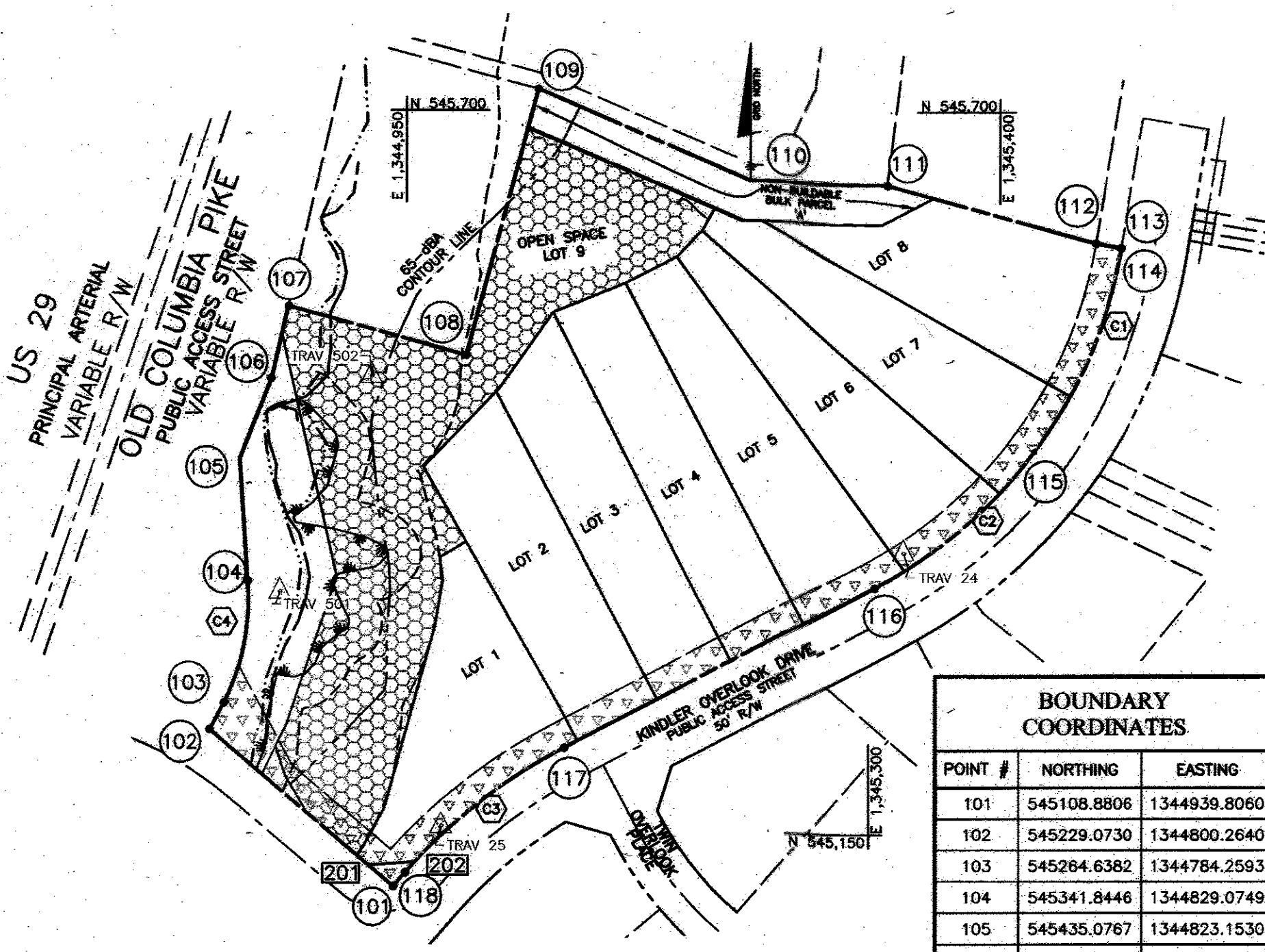
HO.CO. 41EC	ELEV. 430.34
STAMPED DISC SET ON TOP OF 3' DEEP COLUMN OF CONCRETE	
N 543,588.8040	E 1,342,628.7800
HO.CO. 41FA	ELEV. 407.60
STAMPED DISC SET ON TOP OF 3' DEEP COLUMN OF CONCRETE	
N 545210.7590'	E 1344786.9530'

RIGHT OF WAY COORDINATES

POINT #	NORTHING	EASTING
201	545125.1962	1344920.8639
202	545127.7256	1344956.2336

WETLAND LINE TABLE

LINE	BEARING	DISTANCE
WL1	S66° 42' 10"E	3.38'
WL2	S43° 02' 32"E	31.90'
WL3	S09° 36' 07"E	9.66'
WL4	S14° 55' 49"W	31.55'
WL5	S41° 48' 14"W	16.82'
WL6	S52° 42' 07"W	18.20'
WL7	S19° 27' 13"E	4.18'
WL8	S80° 32' 02"E	23.89'
WL9	S80° 32' 02"E	23.89'
WL10	S75° 44' 42"E	25.89'
WL11	S64° 02' 47"E	14.27'
WL12	S42° 49' 33"E	5.02'
WL13	S23° 19' 11"E	3.35'
WL14	S38° 35' 26"W	3.78'
WL15	S41° 38' 22"W	5.78'
WL16	S56° 42' 38"W	4.99'
WL17	S81° 45' 22"W	5.40'
WL18	S79° 18' 31"W	21.58'
WL19	S64° 10' 21"W	4.78'
WL20	S16° 04' 36"W	2.13'
WL21	S09° 01' 51"E	7.78'
WL22	S25° 06' 33"E	24.67'
WL23	S02° 32' 55"E	3.70'
WL24	S13° 51' 29"W	3.62'
WL25	S61° 26' 21"W	5.06'
WL26	S51° 38' 41"W	19.17'
WL27	S22° 46' 57"W	13.87'
WL28	S44° 50' 53"W	11.00'
WL29	S77° 06' 22"W	8.71'
WL30	N81° 57' 26"W	12.76'
WL31	S13° 42' 56"W	31.83'
WL32	S04° 21' 40"W	25.74'
WL33	S22° 31' 44"W	16.61'

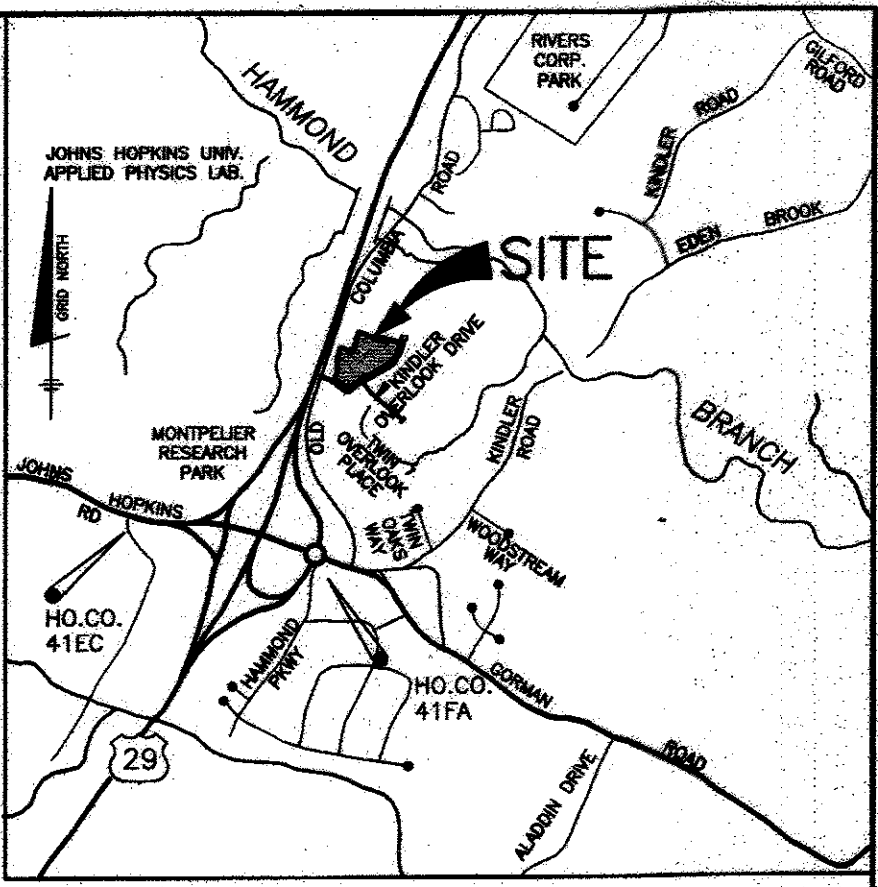


BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	356.97'	168.27'	027°00'31"	85.73'	N23° 13' 58"E	166.72'
C2	356.97'	161.01'	025°50'36"	81.90'	N49° 31' 29"E	159.65'
C3	406.97'	155.06'	021°49'51"	78.48'	S51° 37' 46"W	154.13'
C4	171.53'	95.56'	031°55'12"	49.06'	N11° 01' 24"E	94.33'

BOUNDARY COORDINATES

POINT #	NORTHING	EASTING
101	545108.8806	1344939.8060
102	545229.0730	1344800.2640
103	545284.6382	1344784.2593
104	545341.8446	1344829.0749
105	545435.0767	1344823.1530
106	545495.5726	1344847.0950
107	545551.3163	1344859.9652
108	545513.7879	1344995.1428
109	545716.0768	1345049.9401
110	545646.5810	1345211.0831
111	545644.6051	1345314.1408
112	545600.6284	1345472.9497
113	545597.1031	1345492.4677
114	545594.5479	1345492.0347
115	545441.3489	1345426.2697
116	545337.7179	1345304.8275
117	545215.0100	1345069.6486
118	545117.1937	1344949.0070



ADC MAP: 32
GRID: E8
SCALE: 1" = 2000'

1 inch = 100 ft.

OWNER/DEVELOPER:
DEVELOPMENT PARTNERS, LLC
11807 WOLLINGFORD CT
CLARKSVILLE, MARYLAND 21029
301-490-0388

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
8480 BALTIMORE NATIONAL PIKE & SUITE 315 A BELLECASTLE CITY, MARYLAND 21043
(P) 410-465-8105 (F) 410-465-6844
WWW.BE-CIVILENGINEERING.COM

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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald M Mason 11-14-16
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

J M B 11/14/16
JUSTIN M. BOY
DEVELOPMENT PARTNERS, LLC

AREA TABULATION CHART - THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	8
NON-BUILDABLE BULK PARCEL	1
OPEN SPACE	1
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	3.35± AC.
NON-BUILDABLE BULK PARCEL	0.21 AC.
OPEN SPACE	1.61 AC.
PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.01 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.18± AC.

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

Beth Ann for Maura Rossignol 12/7/16
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kurt Sanderson 11/24/16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kurt Sanderson 12-13-16
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 SUSAN J. SLAMA (AKA SUSAN JOHNS SMITH) DEED DATED 4-14-2016, RECORDED IN LIBER 16795 AT FOLIO 234 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE SET AND ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE AMENDED CODE OF MARYLAND, AS AMENDED.

Donald M Mason 11-14-16
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
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, AND IN CONSIDERATION OF 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 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 14th DAY OF NOVEMBER, 2016.

J M B 11/14/16
JUSTIN M. BOY
DEVELOPMENT PARTNERS, LLC

Justin M. Boy 11-14-16
WITNESS DATE

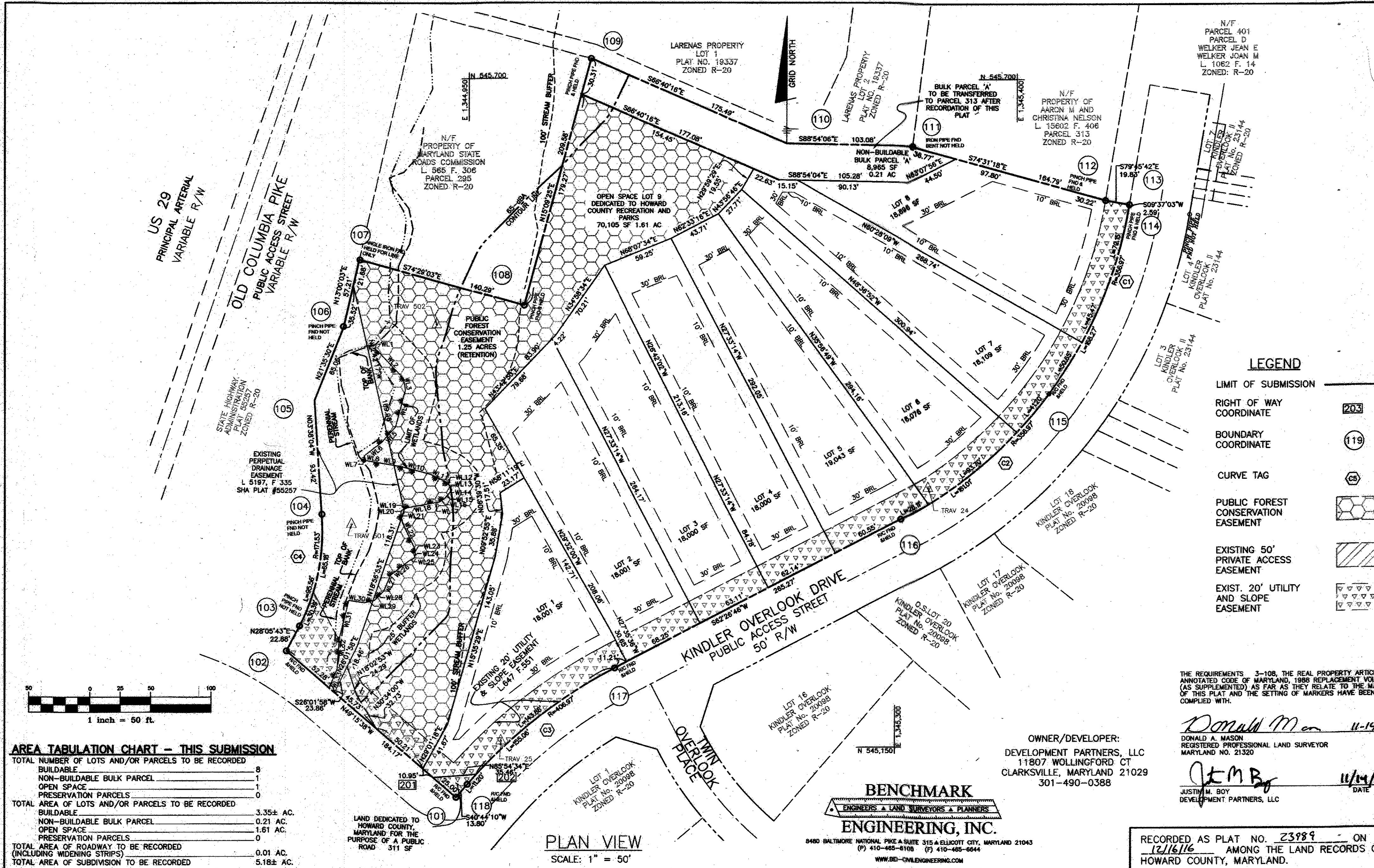
PLEASE NOTE THAT ALL LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

RECORDED AS PLAT NO. 23988 ON 12/16/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

KINDLER OVERLOOK III
LOTS 1-8, OPEN SPACE LOT 9
AND NON-BUILDABLE BULK PARCEL 'A'

6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 41
GRID: 18
PARCEL: 245
ZONED: R-20

SCALE: AS SHOWN
DATE: NOVEMBER, 2016
SHEET: 1 OF 2



AREA TABULATION CHART - THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	8
BUILDABLE	8
NON-BUILDABLE BULK PARCEL	1
OPEN SPACE	1
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	3.35± AC.
BUILDABLE	3.35± AC.
NON-BUILDABLE BULK PARCEL	0.21 AC.
OPEN SPACE	1.61 AC.
PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.01 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.18± AC.

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 SUSAN J. SLAMA (AKA SUSAN JOHNS SMITH) DEED DATED 4-14-2016 RECORDED IN REGISTER 16795 AT FOLIO 234 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE UPON ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
DATE 11-14-16

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 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 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 14th DAY OF November, 2016.

Justin M. Boy
JUSTIN M. BOY
DEVELOPMENT PARTNERS, LLC
DATE 11/14/16

Donald A. Mason
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
DATE 11-14-16

RECORDED AS PLAT NO. 23989 ON 12/16/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

KINDLER OVERLOOK III
LOTS 1-8, OPEN SPACE LOT 9
AND NON-BUILDABLE BULK PARCEL 'A'

6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 41
GRID: 18
PARCEL: 245
ZONED: R-20

SCALE: AS SHOWN
DATE: NOVEMBER, 2016
SHEET: 2 OF 2

N/F PARCEL 401
PARCEL D
WELKER JEAN E
WELKER JOAN M
L 1062 F. 14
ZONED: R-20

N/F PROPERTY OF
AARON W AND
CHRISTINA NELSON
L 15602 F. 406
PARCEL 313
ZONED R-20

NON-BUILDABLE
BULK PARCEL 'A'
36,777
8,965 SF
0.21 AC

LARENAS PROPERTY
LOT 1
PLAT NO. 19337
ZONED R-20

N/F PROPERTY OF
MARYLAND STATE
ROADS COMMISSION
L 565 F. 306
PARCEL 295
ZONED R-20

US 29
PRINCIPAL ARTERIAL
VARIABLE R/W

OLD COLUMBIA PIKE
PUBLIC ACCESS STREET
VARIABLE R/W

LEGEND

- LIMIT OF SUBMISSION
- RIGHT OF WAY COORDINATE
- BOUNDARY COORDINATE
- CURVE TAG
- PUBLIC FOREST CONSERVATION EASEMENT
- EXISTING 50' PRIVATE ACCESS EASEMENT
- EXIST. 20' UTILITY AND SLOPE EASEMENT

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 11-14-16
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Justin M. Boy 11/14/16
JUSTIN M. BOY
DEVELOPMENT PARTNERS, LLC
DATE

OWNER/DEVELOPER:
DEVELOPMENT PARTNERS, LLC
11807 WOLLINGFORD CT
CLARKSVILLE, MARYLAND 21029
301-490-0388

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE SUITE 315 & ELIJAH CITY, MARYLAND 21043
(P) 410-485-8108 (F) 410-485-6444
WWW.BE-CIVILENGINEERING.COM

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

Barbara for Maureen Roseman 12/7/16
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Robt Sloukh 12-13-16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
DIRECTOR DATE