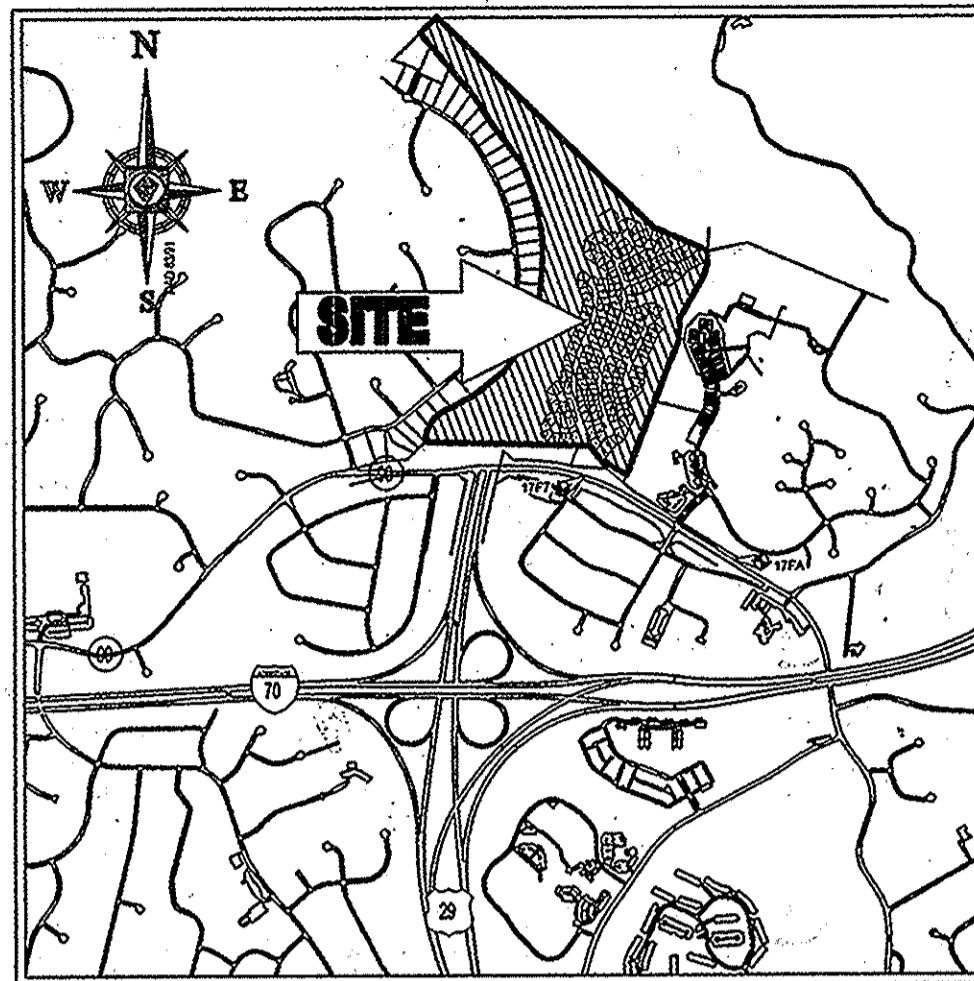


EASEMENT LEGEND:

- PUBLIC FOREST CONSERVATION EASEMENT LIBER 15149 FOLIO 497
- PUBLIC FOREST CONSERVATION EASEMENT LIBER 16355 FOLIO 273
- SHA FOREST CONSERVATION EASEMENT LIBER 15149 FOLIO 497
- PUBLIC WATER, SEWER & UTILITY EASEMENT LIBER 16355 FOLIO 268
- PUBLIC DRAINAGE UTILITY EASEMENT LIBER 16355 FOLIO 268
- PRIVATE DRAINAGE & UTILITY EASEMENT LIBER 16354 FOLIO 001
- PRIVATE STORMWATER, DRAINAGE & UTILITY EASEMENT LIBER 16354 FOLIO 262
- PUBLIC STORMWATER, DRAINAGE & UTILITY EASEMENT LIBER 16354 FOLIO 254 LIBER 16355 FOLIO 268
- PUBLIC TREE MAINTENANCE EASEMENT LIBER 16355 FOLIO 268



VICINITY MAP

SCALE: 1" = 2,000'

GENERAL NOTES (cont.):

GENERAL NOTES (cont.):

42. GRADING AND DISTURBANCE OF ENVIRONMENTAL FEATURES AS APPLICABLE FOR OUTFALL LOCATIONS AND/OR UTILITY CONSTRUCTION IS CONSIDERED ESSENTIAL DISTURBANCE. NO OTHER GRADING, DISTURBANCE OR VEGETATIVE REMOVAL IS PERMITTED IN WETLANDS, STREAMS, THEIR BUFFERS, FLOOD PLAIN OR PUBLIC FOREST CONSERVATION EASEMENT AREAS.
43. FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION HAVE BEEN FULLY MET BY RETENTION OF EXISTING FOREST IN THE AMOUNT OF 12.8 ACRES, 1.8 ACRES FOR REFORESTATION FOR A TOTAL CONSERVATION EASEMENT AREA OF 14.6 ACRES. THE TOTAL SURETY AMOUNT FOR ONSITE REFORESTATION IS \$39,204.00 FOR A TOTAL SURETY AMOUNT OF \$39,204.00 (78,408 X .50) WHICH IS PART OF THE DEVELOPER'S AGREEMENT FOR THIS FINAL PLAN, F-14-124. THE REMAINING FOREST CONSERVATION REQUIREMENT OF 1.2 ACRES IS MET BY PAYMENT OF FEE-IN-LIEU TO THE FOREST CONSERVATION FUND IN THE AMOUNT OF \$333,234.00 (444,312 X .75). THE AREA OF SHA FOREST CONSERVATION EASEMENT IS NOT UTILIZED IN FULFILLMENT OF FOREST CONSERVATION OBLIGATION FOR THIS SUBDIVISION.
44. THIS PROJECT IS SUBJECT TO PLANNING BOARD CASE NO. 403, WHICH WAS APPROVED ON FEBRUARY 28, 2014.
45. MDE PERMITS HAVE BEEN APPLIED AS TRACKING NUMBER 13-NT-3155/201360766.
46. PERIMETER LANDSCAPING, TRASH PAD AND SIDE STREET SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL. A MINIMUM OF 300 SHADE TREES, 63 ORNAMENTAL TREES, AND 111 EVERGREENS SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT FOR F-14-124, PLAT NOS. 23421-23436.
47. TRASH PAD MAINTENANCE AND LANDSCAPE SCREENING SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS WHICH ACCESS ONTO THE APPLICABLE SHARED DRIVEWAYS AND SHALL BE MADE A PART OF THE USE-IN-COMMON MAINTENANCE AGREEMENTS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS WILL NOT BE RESPONSIBLE FOR UPKEEP.
48. THE DEVELOPER SHALL ADD SPECIFIC WORDING IN THE USE-IN-COMMON MAINTENANCE AGREEMENTS TO INDICATE THE LOT OWNERS RESPONSIBLE FOR THE MAINTENANCE OF THE TRASH PADS AND SCREENING AS APPLICABLE.
49. USE-IN-COMMON MAINTENANCE AGREEMENTS FOR LOTS 281 TO 282, 294 TO 304, 343 TO 348 AND 366 TO 369 SHALL BE RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MD SIMULTANEOUSLY WITH THIS PLAT. THE AGREEMENTS THAT INDICATE THAT THE RESPECTIVE LOT OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF THE TRASH PADS AND ASSOCIATED LANDSCAPE SCREENING, ~~WERE RECORDED UNDER F-14-124.~~
50. A PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON OCTOBER 2, 2012.
51. THIS PLAN IS EXEMPT FROM THE MODERATE INCOME HOUSING UNIT REQUIREMENTS SINCE THIS SUBDIVISION HAS RECEIVED APPROVAL OF THE PRELIMINARY EQUIVALENT SKETCH PLAN ON MAY 10, 2013. THE SUBDIVISION RECEIVED A TECHNICAL COMPLETE LETTER ON SEPTEMBER 19, 2013.
52. A HOMEOWNERS ASSOCIATION HAS BEEN ESTABLISHED FOR THE RESIDENTS OF THIS SUBDIVISION AND PROTECTIVE COVENANTS AND COVENANTS GOVERNING THE MAINTENANCE OF THE COMMUNITY OWNED OPEN SPACE LOTS ARE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, IN LIBER 16344 FOLIO 467.
53. OPEN SPACE LOTS 198 - 202 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
54. THE HOMEOWNER ASSOCIATION DOCUMENTS HAVE BEEN RECORDED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION PER FILING NUMBER 1000362008097752 ON JUNE 10, 2015.
55. USE-IN-COMMON MAINTENANCE AGREEMENTS HAVE BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MD WITH RECORDATION OF F-14-124.
56. ANY RETAINING WALLS ON A LOT WILL BE MAINTAINED BY THE HOMEOWNER(S) AND ANY RETAINING WALLS ON OPEN SPACE OWNED BY THE HOMEOWNERS ASSOCIATION WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

30. WAIVER REQUEST WP-13-165 WAS APPROVED SEPTEMBER 16, 2013 FOR THE FOLLOWING:
 - THE REMOVAL OF 35 OUT OF 146 SPECIMEN TREES (SECTION 16.1205(A)(4-5&7))
 - IMPACTS TO FLOODPLAINS (SECTION 16.115)
31. OPEN SPACE LOTS 198 AND 197 ARE DEDICATED TO HOWARD COUNTY, MARYLAND AND MAINTAINED BY DEPARTMENT OF RECREATION AND PARKS AS RECORDED IN LIBER 16355 AT FOLIO 283 & 289.
32. THE TRAFFIC CONTROL DEVICE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION (410-313-2430) PRIOR TO THE INSTALLATION OF ANY OF THE TRAFFIC CONTROL DEVICES.
33. FOUR (4) PRIVATE RANGE OF ADDRESS SIGN ASSEMBLIES SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5752 FOR DETAILS AND COST ESTIMATES.
34. PRELIMINARY EQUIVALENT SKETCH PLAN (SP-13-012) APPROVAL DATE: MARCH 4, 2014 (PLANNING BOARD DECISION)
35. 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 - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
 - c. GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 TURNING RADIUS
 - d. STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (H 25 LOADING)
 - e. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - f. STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - g. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
36. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND PUBLIC FOREST CONSERVATION EASEMENT AREA EXCEPT AS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING AS SHOWN ON THIS PLAN.
37. 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.
38. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 16.122.8 OF THE HOWARD COUNTY CODE.
39. OFF-SITE WATER AND SEWER CONNECTIONS WILL REQUIRE RECORDATION OF PLATS OF EASEMENT. GRADING IN THE STEEP SLOPES, WETLANDS, STREAMS, THEIR BUFFERS AND/OR FLOODPLAIN FOR WATER AND SEWER CONNECTIONS IS CONSIDERED ESSENTIAL DISTURBANCE; HOWEVER, SUCH DISTURBANCE HAS BEEN APPROVED UNDER WP-13-165. ANY DISTURBANCE IN OFF-SITE PUBLIC FOREST CONSERVATION EASEMENTS WILL REQUIRE AMENDED PLATS AS APPLICABLE.
40. THE PUBLIC 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 PUBLIC FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF PUBLIC FOREST CONSERVATION EASEMENT ARE ALLOWED.
41. RESERVATION OF PUBLIC UTILITY AND PUBLIC FOREST CONSERVATION EASEMENTS. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") LOCATED IN, ON, OVER AND THROUGH THE LOTS/PARCELS. ANY CONVEYANCES OF THE FORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HERIN 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 PUBLIC 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 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.

THIS SUBDIVISION IS EXEMPT FROM MIHU REQUIREMENTS DUE TO THE APPROVAL DATE OF THE PRELIMINARY EQUIVALENT SKETCH PLAN.

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	1
OLD AND NEW LOT LINES	2-3
OVERALL KEY SHEET	4
RESUBDIVISION PLAT	5-14

PURPOSE NOTE

THE PURPOSE OF THIS PLAT OF RESUBDIVISION IS TO REVERSE LOT LINES FOR LOTS 1 TO 195 PREVIOUSLY RECORDED AS PLAT NOS. 23421 TO 23436 TO ACCOMMODATE NEW HOUSE MODELS

OWNER AND DEVELOPER

ESTATES AT PATAPSCO PARK, LLC
24012 FREDERICK ROAD
CLARKSBURG, MD 20861
CONTACT: MR. DAN SNYDER
PHONE: (301) 674-8509

OWNER'S CERTIFICATE

WE, ESTATES AT PATAPSCO PARK, LLC, 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 EASEMENT AREAS 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 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 RIGHT-OF-WAYS.

WITNESS MY HAND THIS 12th DAY OF December 2015, by *[Signature]* MANAGER
[Signature] WITNESS
OWNER: ESTATES AT PATAPSCO PARK, LLC *[Signature]* WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY PM PATAPSCO LLC BY DEEDS DATED AUGUST 14, 2015 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, FOLIO 246 AND THAT ALL THE MONUMENTS ARE IN PLACE OR SHALL 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 AS AMENDED.

[Signature]
ROBERT C. HARR, JR.
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587
EXPIRATION DATE: JANUARY 16, 2017

12/31/15
DATE

COVER SHEET

BOHLER ENGINEERING
22636 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20154
703.708.8500 • 703.709.9501 FAX
www.bohlerengineering.com

RECORDED AS PLAT 23436 ON 11/10/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
LOTS 203-397
ESTATES AT PATAPSCO PARK
A REVISION TO LOTS 1 - 195, ESTATES AT PATAPSCO PARK
PLAT NOS. 23421-23436
ZONING: R-20 & R-ED
TAX MAP # 17, GRID 5, 6, 11 AND 12
2nd ELECTION DISTRICT,
HOWARD COUNTY, MARYLAND

SHEET: 1 OF 14

SCALE: 1" = 50'
DATE: DECEMBER 1, 2015 SD132008SUB3.DWG

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EX. EASEMENT
- BUILDING RESTRICTION LINE
- 100 YR. FLOODPLAIN LIMITS
- STREAM BUFFER
- WETLANDS BUFFER
- CENTERLINE PERENNIAL STREAM
- IRON PIN TO BE SET
- INTERMITTENT STREAM BUFFER
- PERENNIAL STREAM BUFFER
- ZONING
- CENTERLINE INTERMITTENT STREAM
- PROPERTY POINTS (SEE SHEET 14 FOR COORDINATE TABLE)
- WETLANDS

AREA TABULATION CHART

TOTAL NUMBER OF BUILDABLE LOTS AND/OR PARCEL TO BE RECORDED	195
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	195
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	35,812 AC±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 AC±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	35,812 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 AC±
TOTAL AREA OF RIGHT-OF-WAY DEDICATION	0.000 AC±
TOTAL AREA TO BE RECORDED	35,812 AC±

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

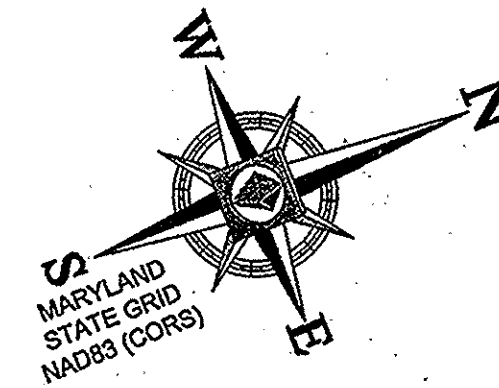
[Signature] 12/30/2015
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 1-6-16
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 1-7-16
DIRECTOR

EX. OPEN SPACE
LOT 196
LIBER 16355 FOLIO 283
Rec. - Parks
See Note No. 31



LAND TO BE DEDICATED TO HOWARD COUNTY FOR THE PURPOSE OF A PUBLIC ROAD FROM MARYLAND STATE HIGHWAY ADMINISTRATION (57,572 S.F. OR 1.32 AC.)

LAND TO BE DEDICATED TO HOWARD COUNTY FOR THE PURPOSE OF A PUBLIC ROAD FROM MARYLAND STATE HIGHWAY ADMINISTRATION (16,272 S.F. OR 0.37 AC.)

TYPICAL LOT LINE TO BE ABANDONED BY RECORDATION OF THIS PLAT

EX. OPEN SPACE
LOT 197
LIBER 16355 FOLIO 289
Rec. - Parks
See Note No. 31

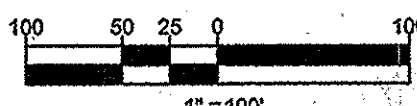
EX. OPEN SPACE
LOT 199
LIBER 16344
FOLIO 460

AREA TABULATION CHART

TOTAL NUMBER OF BUIDABLE LOTS AND /OR PARCEL TO BE RECORDED	195
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	195
TOTAL AREA OF BUIDABLE LOTS TO BE RECORDED	35,812 AC±
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TOTAL AREA OF RIGHT-OF-WAY DEDICATION	0.000 AC±
TOTAL AREA TO BE RECORDED	35,812 AC±

OWNER AND DEVELOPER

ESTATES AT PATAPSCO PARK, LLC
24012 FREDERICK ROAD
CLARKSBURG, MD 20861
CONTACT: MR. DAN SNYDER
PHONE: (301) 674-8509



PURPOSE NOTE

THE PURPOSE OF THIS PLAT OF RESUBDIVISION IS TO REVISE LOT LINES FOR LOTS 1 TO 195 PREVIOUSLY RECORDED AS PLAT NOS. 23421 TO 23438 TO ACCOMMODATE NEW HOUSE MODELS

BOHLER ENGINEERING
22636 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20184
703.709.9500 • 703.709.9501 FAX
www.bohlerengineering.com

RECORDED AS PLAT 23437 ON 11/16/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Maureen Rossman 12/30/2015
HOWARD COUNTY HEALTH OFFICER DATE

Robert C. Harr, Jr. 1-6-16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
KSP

Robert C. Harr, Jr. 1-7-16
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, ESTATES AT PATAPSCO PARK, LLC, 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 EASEMENT AREAS 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 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 RIGHT-OF-WAYS.

WITNESS MY HAND THIS 15 DAY OF December 2015 BY *Maureen Rossman* MANAGER
OWNER: ESTATES AT PATAPSCO PARK, LLC *Robert C. Harr, Jr.* PRESIDENT WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY PM PATAPSCO LLC BY DEEDS DATED AUGUST 11, 2015 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 16355 FOLIO 246 AND THAT ALL THE MONUMENTS ARE IN PLACE OR WILL BE IN PLACE UPON THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

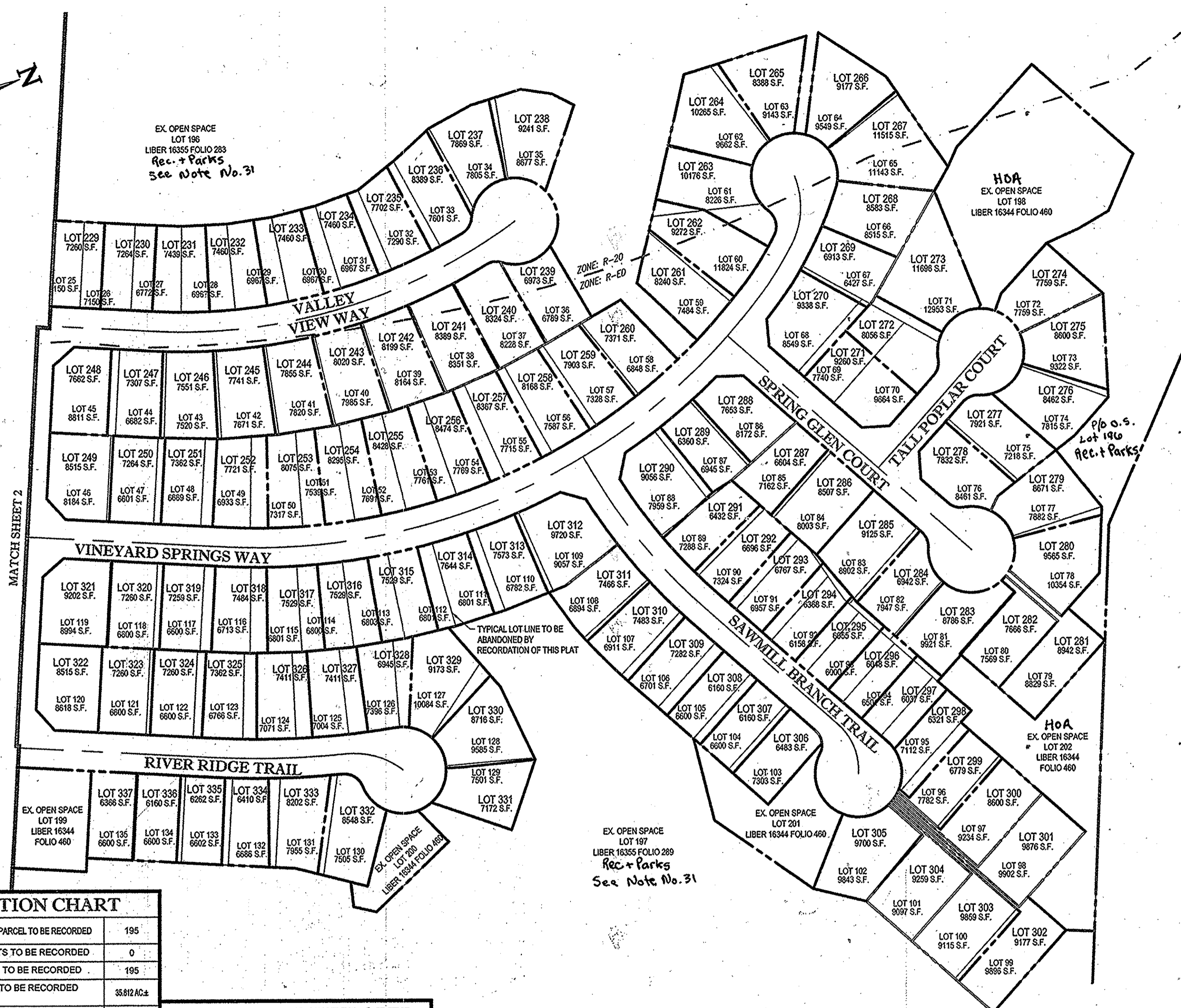
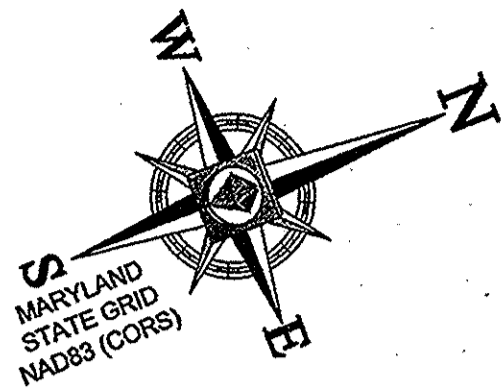


ROBERT C. HARR, JR.
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587
EXPIRATION DATE: JANUARY 16, 2017

12/3/15
DATE

PLAT OF RESUBDIVISION
LOTS 203-397
ESTATES AT PATAPSCO PARK
A REVISION TO LOTS 1 - 195, ESTATES AT PATAPSCO PARK
PLAT NOS. 23421-23436
ZONING: R-20 & R-ED
TAX MAP # 17, GRID 5, 6, 11 AND 12
2nd ELECTION DISTRICT,
HOWARD COUNTY, MARYLAND

SHEET: 2 OF 14
SCALE: 1" = 100'
DATE: DECEMBER 1, 2015
SD132008SUB3.DWG



AREA TABULATION CHART	
TOTAL NUMBER OF BUILDABLE LOTS AND/OR PARCEL TO BE RECORDED	195
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	195
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	35,812 AC±
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TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	35,812 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 AC±
TOTAL AREA OF RIGHT-OF-WAY DEDICATION	0.000 AC±
TOTAL AREA TO BE RECORDED	35,812 AC±

OWNER AND DEVELOPER
 ESTATES AT PATAPSCO PARK, LLC
 24012 FREDERICK ROAD
 CLARKSBURG, MD 20881
 CONTACT: MR. DAN SNYDER
 PHONE: (301) 674-8509

PURPOSE NOTE
 THE PURPOSE OF THIS PLAT OF RESUBDIVISION IS TO REVISE LOT LINES FOR LOTS 1 TO 195 PREVIOUSLY RECORDED AS PLAT NOS. 23421 TO 23436 TO ACCOMMODATE NEW HOUSE MODELS

BOHLER ENGINEERING
 22636 DAVIS DRIVE, SUITE 250
 STERLING, VIRGINIA 20164
 703.709.9500 - 703.709.9501 FAX
 www.bohlerengineering.com

NEW JERSEY PENNSYLVANIA NEW YORK VIRGINIA MASSACHUSETTS MARYLAND FLORIDA NORTH CAROLINA

RECORDED AS PLAT 23436 ON 11/11/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

William D. Pappas 12/30/2015
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Phil Eshelman 1-6-16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Keith Schuchman 1-7-16
 DIRECTOR DATE

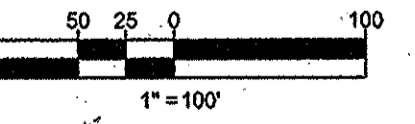
OWNER'S CERTIFICATE

WE, ESTATES AT PATAPSCO PARK, LLC, 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 EASEMENT AREAS 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 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 RIGHT-OF-WAYS.

WITNESS MY HAND THIS 15 DAY OF December, 2015 BY *William D. Pappas, Jr.* MANAGER

OWNER: ESTATES AT PATAPSCO PARK, LLC BY *William D. Pappas, Jr.* MANAGER



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY PM PATAPSCO LLC BY DEEDS DATED AUGUST 17, 2015 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NOS. 23421 TO 23436 AND THAT ALL THE MONUMENTS ARE IN PLACE OR HAVE BEEN PLACED PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

Robert C. Harr, Jr.
 PROFESSIONAL LAND SURVEYOR
 No. 21587
 MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587
 EXPIRATION DATE: JANUARY 16, 2017

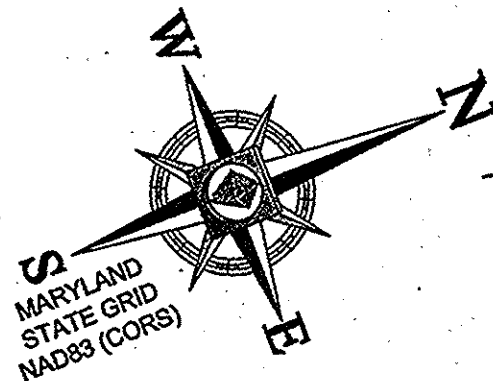
12/3/15
 DATE

PLAT OF RESUBDIVISION
LOTS 203-397
ESTATES AT PATAPSCO PARK
 A REVISION TO LOTS 1 - 195, ESTATES AT PATAPSCO PARK
 PLAT NOS. 23421-23436
 ZONING: R-20 & R-ED
 TAX MAP # 17, GRID 5, 6, 11 AND 12
 2nd ELECTION DISTRICT,
 HOWARD COUNTY, MARYLAND

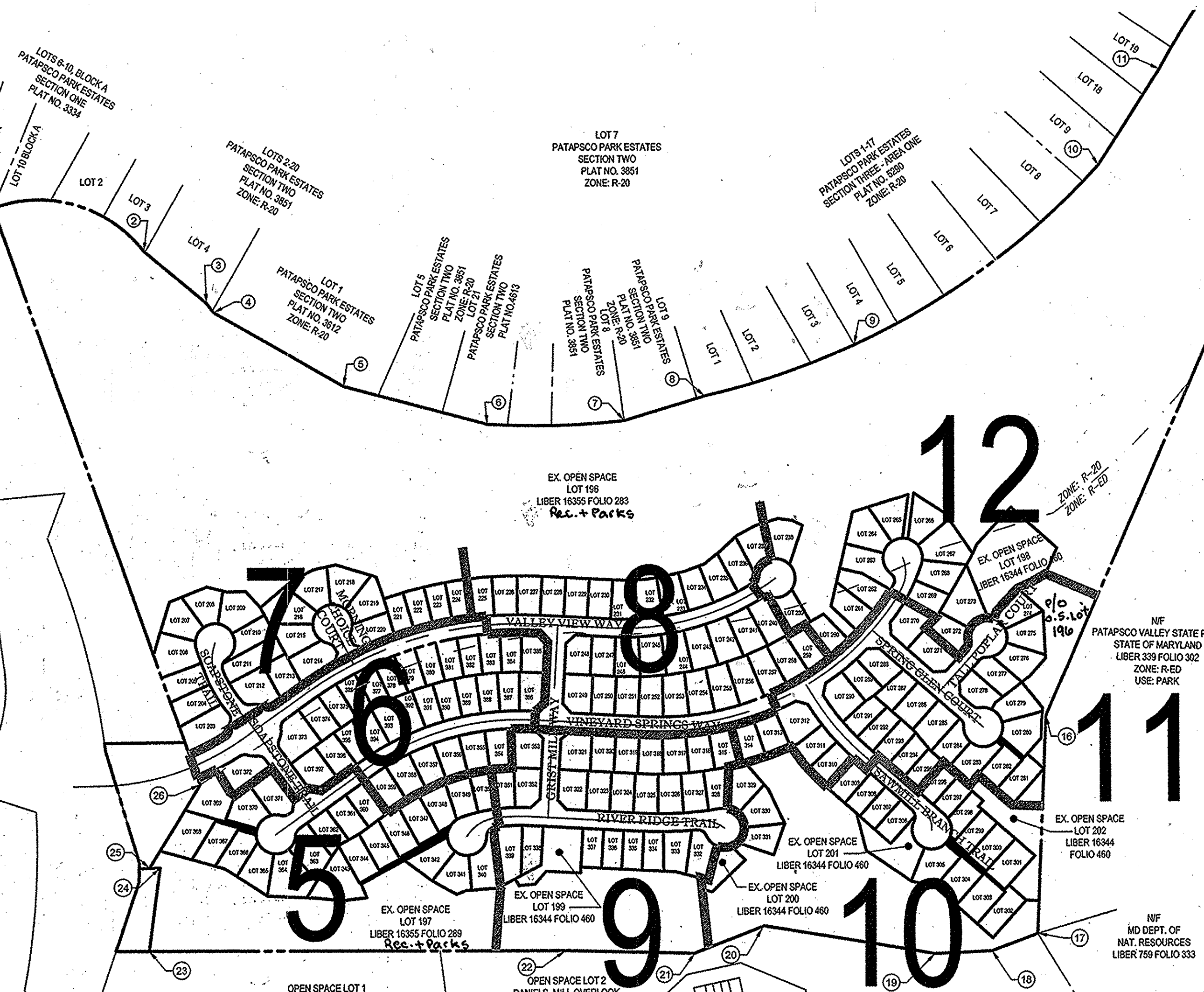
SHEET: 3 OF 14

SCALE: 1" = 100'
 DATE: DECEMBER 1, 2015

SD132008SUB3.DWG



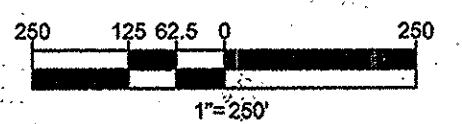
ROGERS AVENUE



MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	MINIMUM LOT SIZE (S.F.)	PIPESTEM AREA (S.F.)
281	8942	8242	700
282	7666	7491	175
299	6779	6713	66
300	8600	8314	286
301	9876	9324	552
302	9177	8395	842
303	9859	9310	549
304	9259	9031	228
343	14348	13022	1326
344	9118	8079	1039
345	8802	8063	739
346	8694	8250	444
347	8482	8324	158
367	8684	8369	315
368	12483	11774	709
369	12213	11670	543

AREA TABULATION CHART	
TOTAL NUMBER OF BUILDABLE LOTS AND/OR PARCEL TO BE RECORDED	195
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	195
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	35,812 AC±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 AC±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	35,812 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 AC±
TOTAL AREA OF RIGHT-OF-WAY DEDICATION	0.000 AC±
TOTAL AREA TO BE RECORDED	35,812 AC±

OWNER AND DEVELOPER
 ESTATES AT PATAPSCO PARK, LLC
 24012 FREDERICK ROAD
 CLARKSBURG, MD 20861
 CONTACT: MR. DAN SNYDER
 PHONE: (301) 674-8509



PURPOSE NOTE
 THE PURPOSE OF THIS PLAT OF RESUBDIVISION IS TO REVISE LOT LINES FOR LOTS 1 TO 195 PREVIOUSLY RECORDED AS PLAT NOS. 23421 TO 23436 TO ACCOMMODATE NEW HOUSE MODELS

BOHLER ENGINEERING
 22636 DAVIS DRIVE, SUITE 250
 STERLING, VIRGINIA 20164
 703.709.9500 - 703.709.9501 FAX
 www.bohlerengineering.com

RECORDED AS PLAT 23437 ON 11/11/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

William for Maureen Roseman 12/30/2015
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Old Anderson 1-6-16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Robert C. Harr, Jr. 1-7-16
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, ESTATES AT PATAPSCO PARK, LLC, 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 EASEMENT AREAS 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 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 RIGHT-OF-WAYS.

WITNESS MY HAND THIS 15th DAY OF December 2015 BY *William D. Plummer Sr.* MANAGER
Dana Snyder PRESIDENT

OWNER: ESTATES AT PATAPSCO PARK, LLC BY *William D. Plummer Sr.* MANAGER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY PM PATAPSCO LLC BY DEEDS DATED 11/11/12 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY AS PLAT NOS. 23421 AND 23422 AND THAT ALL THE MONUMENTS ARE IN PLACE OR HAVE BEEN PLACED TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BEING HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED SURVEY OF MARYLAND AS AMENDED.

Robert C. Harr, Jr.
 ROBERT C. HARR, JR.
 MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587
 EXPIRATION DATE: JANUARY 16, 2017

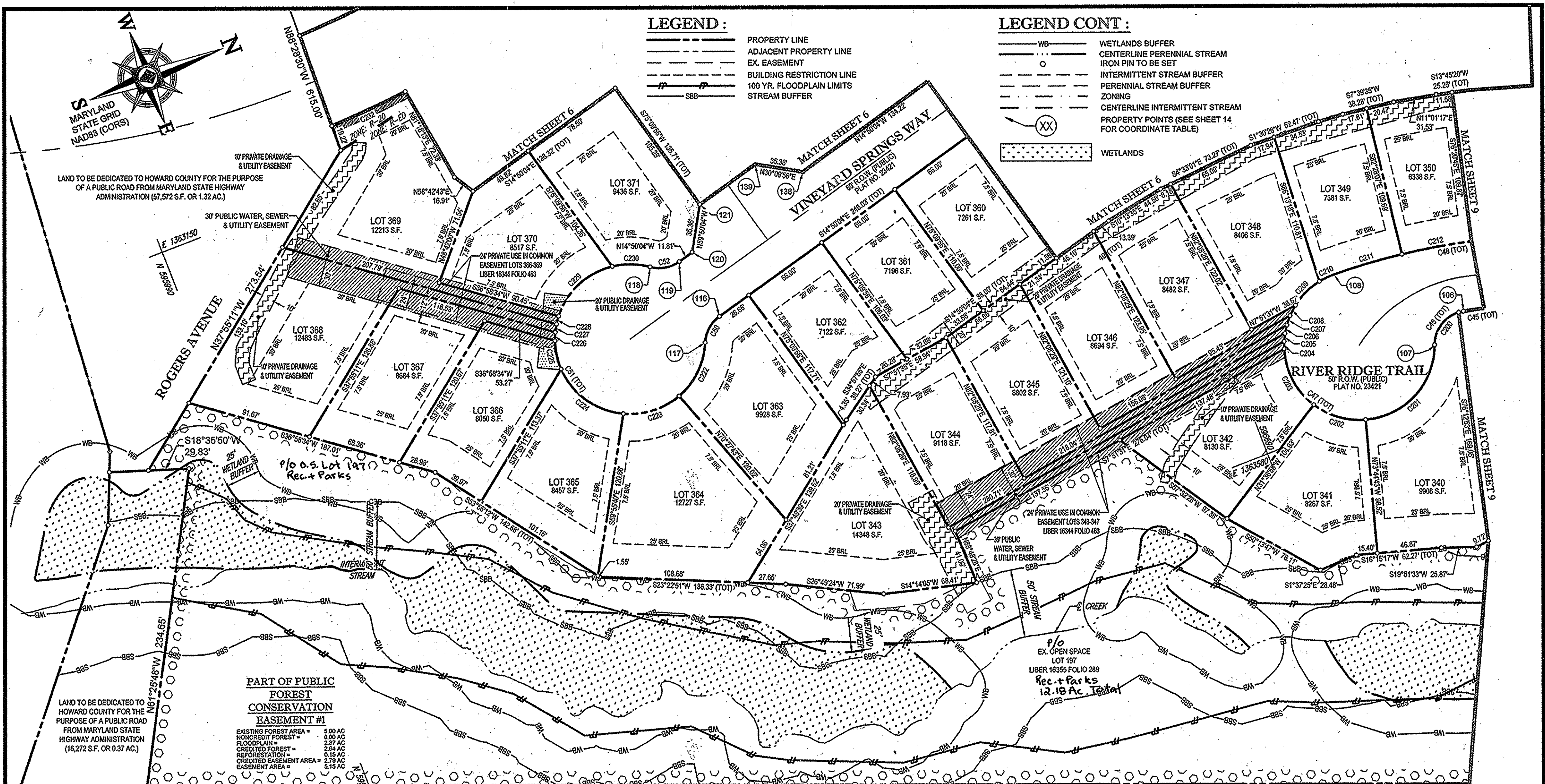
12/3/15 DATE

PLAT OF RESUBDIVISION
LOTS 203-397
ESTATES AT PATAPSCO PARK
 A REVISION TO LOTS 1 - 195, ESTATES AT PATAPSCO PARK
 PLAT NOS. 23421-23436
 ZONING: R-20 & R-ED
 TAX MAP # 17, GRID 5, 6, 11 AND 12
 2nd ELECTION DISTRICT,
 HOWARD COUNTY, MARYLAND

SHEET: 4 OF 14

SCALE: 1" = 250'
 DATE: DECEMBER 1, 2015

SD132008SUB3.DWG



LEGEND :

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - EX. EASEMENT
- - - BUILDING RESTRICTION LINE
- - - 100 YR. FLOODPLAIN LIMITS
- - - STREAM BUFFER

LEGEND CONT :

- WB WETLANDS BUFFER
- CENTERLINE PERENNIAL STREAM
- IRON PIN TO BE SET
- - - INTERMITTENT STREAM BUFFER
- - - PERENNIAL STREAM BUFFER
- ZONING
- - - CENTERLINE INTERMITTENT STREAM
- PROPERTY POINTS (SEE SHEET 14 FOR COORDINATE TABLE)
- XX WETLANDS

LAND TO BE DEDICATED TO HOWARD COUNTY FOR THE PURPOSE OF A PUBLIC ROAD FROM MARYLAND STATE HIGHWAY ADMINISTRATION (57,572 S.F. OR 1.32 AC.)

LAND TO BE DEDICATED TO HOWARD COUNTY FOR THE PURPOSE OF A PUBLIC ROAD FROM MARYLAND STATE HIGHWAY ADMINISTRATION (16,272 S.F. OR 0.37 AC.)

PART OF PUBLIC FOREST CONSERVATION EASEMENT #1

EXISTING FOREST AREA = 5.00 AC
 NONCREDIT FOREST = 0.00 AC
 FLOODPLAIN = 2.37 AC
 CREDITED FOREST = 2.64 AC
 REFORESTATION = 0.15 AC
 CREDITED EASEMENT AREA = 2.79 AC
 EASEMENT AREA = 5.15 AC

AREA TABULATION CHART

TOTAL NUMBER OF BUILDABLE LOTS AND/OR PARCEL TO BE RECORDED	195
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	195
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	35,812 AC±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 AC±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	35,812 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 AC±
TOTAL AREA OF RIGHT-OF-WAY DEDICATION	0.000 AC±
TOTAL AREA TO BE RECORDED	35,812 AC±

OWNER AND DEVELOPER

ESTATES AT PATAPSCO PARK, LLC
 24012 FREDERICK ROAD
 CLARKSBURG, MD 20861
 CONTACT: MR. DAN SNYDER
 PHONE: (301) 674-8509

EASEMENT LEGEND :

- [Pattern] PUBLIC FOREST CONSERVATION EASEMENT LIBER 15149 FOLIO 497
- [Pattern] PUBLIC FOREST CONSERVATION EASEMENT LIBER 16355 FOLIO 273
- [Pattern] SHA FOREST CONSERVATION EASEMENT LIBER 15149 FOLIO 497
- [Pattern] PUBLIC WATER, SEWER & UTILITY EASEMENT LIBER 16355 FOLIO 268
- [Pattern] PUBLIC DRAINAGE & UTILITY EASEMENT LIBER 16355 FOLIO 268
- [Pattern] PRIVATE STORMWATER, DRAINAGE & UTILITY EASEMENT LIBER 16354 FOLIO 262
- [Pattern] PUBLIC STORMWATER, DRAINAGE & UTILITY EASEMENT LIBER 16354 FOLIO 254
- [Pattern] PRIVATE DRAINAGE & UTILITY EASEMENT LIBER 16354 FOLIO 001
- [Pattern] PUBLIC TREE MAINTENANCE EASEMENT LIBER 16355 FOLIO 268

PURPOSE NOTE

THE PURPOSE OF THIS PLAT OF RESUBDIVISION IS TO REVISE LOT LINES FOR LOTS 1 TO 195 PREVIOUSLY RECORDED AS PLAT NOS. 23421 TO 23436 TO ACCOMMODATE NEW HOUSE MODELS

BOHLER ENGINEERING

22638 DAVIS DRIVE, SUITE 250
 STERLING, VIRGINIA 20164
 703.709.9500 - 703.709.9501 FAX
 www.bohlerengineering.com

NEW JERSEY ■ PENNSYLVANIA ■ NEW YORK ■ VIRGINIA ■ MASSACHUSETTS ■ MARYLAND ■ FLORIDA ■ NORTH CAROLINA

RECORDED AS PLAT 23436 ON 11/11/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

William P. Reynolds 12/30/2015
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad E. Ehrlich 1-6-16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Kathleen Schaeffer 1-7-16
 DIRECTOR

OWNER'S CERTIFICATE

WE, ESTATES AT PATAPSCO PARK, LLC, 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 EASEMENT AREAS 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 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 RIGHT-OF-WAYS.

WITNESS MY HAND THIS 15 DAY OF December 2015 BY *William P. Reynolds* MANAGER

OWNER: ESTATES AT PATAPSCO PARK, LLC BY *William P. Reynolds* MANAGER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY PM PATAPSCO LLC BY DEEDS DATED 10/28/15 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY AS PLAT NOS. 23421 AND 246 AND THAT ALL THE MONUMENTS ARE IN PLACE OR SHOWN IN PLACE SUBJECT TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

Robert C. Harr, Jr.
 ROBERT C. HARR, JR.
 MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587
 EXPIRATION DATE: JANUARY 16, 2017

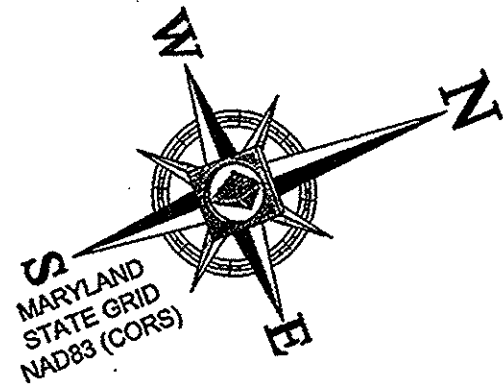
12/31/15
 DATE

PLAT OF RESUBDIVISION
LOTS 203-397
ESTATES AT PATAPSCO PARK
 A REVISION TO LOTS 1 - 195, ESTATES AT PATAPSCO PARK
 PLAT NOS. 23421-23436
 ZONING: R-20 & R-ED
 TAX MAP # 17, GRID 5, 6, 11 AND 12
 2nd ELECTION DISTRICT,
 HOWARD COUNTY, MARYLAND

SHEET: 5 OF 14

SCALE: 1" = 50'
 DATE: DECEMBER 1, 2015

SD132008SUB3.DWG

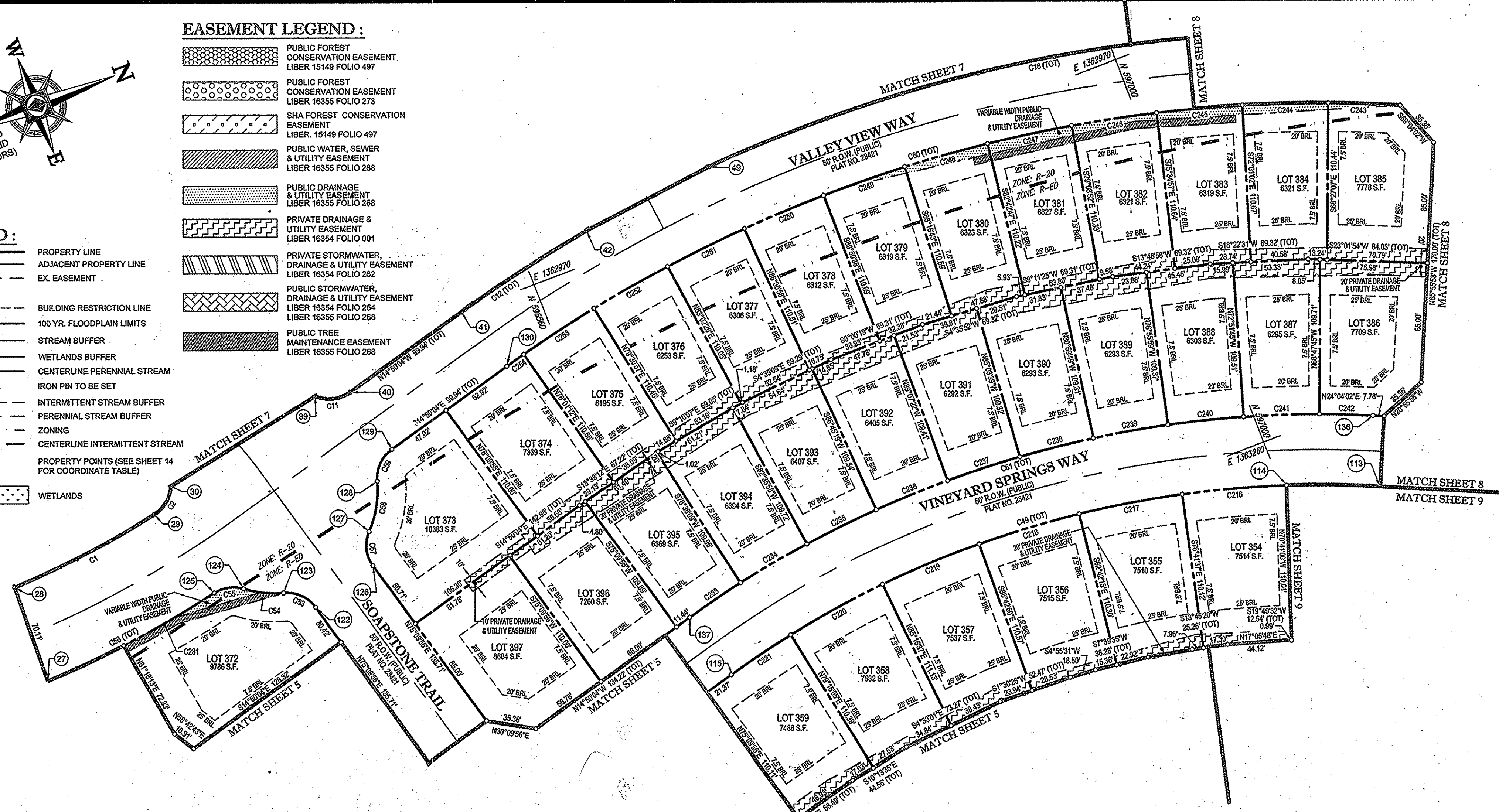


EASEMENT LEGEND :

- PUBLIC FOREST CONSERVATION EASEMENT LIBER 15149 FOLIO 497
- PUBLIC FOREST CONSERVATION EASEMENT LIBER 16355 FOLIO 273
- SHA FOREST CONSERVATION EASEMENT LIBER 15149 FOLIO 497
- PUBLIC WATER, SEWER & UTILITY EASEMENT LIBER 16355 FOLIO 268
- PUBLIC DRAINAGE & UTILITY EASEMENT LIBER 16355 FOLIO 268
- PRIVATE DRAINAGE & UTILITY EASEMENT LIBER 16354 FOLIO 001
- PRIVATE STORMWATER, DRAINAGE & UTILITY EASEMENT LIBER 16354 FOLIO 262
- PUBLIC STORMWATER, DRAINAGE & UTILITY EASEMENT LIBER 16354 FOLIO 254 LIBER 16355 FOLIO 268
- PUBLIC TREE MAINTENANCE EASEMENT LIBER 16355 FOLIO 268

LEGEND :

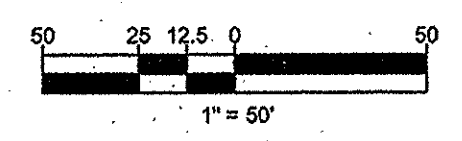
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EX. EASEMENT
- BUILDING RESTRICTION LINE
- 100 YR. FLOODPLAIN LIMITS
- SBB STREAM BUFFER
- WB WETLANDS BUFFER
- CENTERLINE PERENNIAL STREAM
- IRON PIN TO BE SET
- INTERMITTENT STREAM BUFFER
- PERENNIAL STREAM BUFFER
- ZONING
- CENTERLINE INTERMITTENT STREAM
- PROPERTY POINTS (SEE SHEET 14 FOR COORDINATE TABLE)
- WETLANDS



TOTAL NUMBER OF BUILDABLE LOTS AND/OR PARCEL TO BE RECORDED	195
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	195
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	35,812 AC±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 AC±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	35,812 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 AC±
TOTAL AREA OF RIGHT-OF-WAY DEDICATION	0.000 AC±
TOTAL AREA TO BE RECORDED	35,812 AC±

OWNER AND DEVELOPER

ESTATES AT PATAPSCO PARK, LLC
 24012 FREDERICK ROAD
 CLARKSBURG, MD 20861
 CONTACT: MR. DAN SNYDER
 PHONE: (301) 674-8509



PURPOSE NOTE

THE PURPOSE OF THIS PLAT OF RESUBDIVISION IS TO REVISE LOT LINES FOR LOTS 1 TO 195 PREVIOUSLY RECORDED AS PLAT NOS. 23421 TO 23436 TO ACCOMMODATE NEW HOUSE MODELS

BOHLER ENGINEERING
 22636 DAVIS DRIVE, SUITE 250
 STERLING, VIRGINIA 20164
 703.709.9500 - 703.709.9501 FAX
 www.bohlerengineering.com

RECORDED AS PLAT 23436 ON 12/31/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

William for Maria Rosary 12/30/2015
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad E. ... 1-6-16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kurt ... 1-7-16
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, ESTATES AT PATAPSCO PARK, LLC, 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:

- 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;
 - 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;
 - THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
 - THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.
- WITNESS MY HAND THIS 15 DAY OF December 2015 BY *MANA GOR* *Dan Snyder*
 OWNER: ESTATES AT PATAPSCO PARK, LLC By *William D. ...*

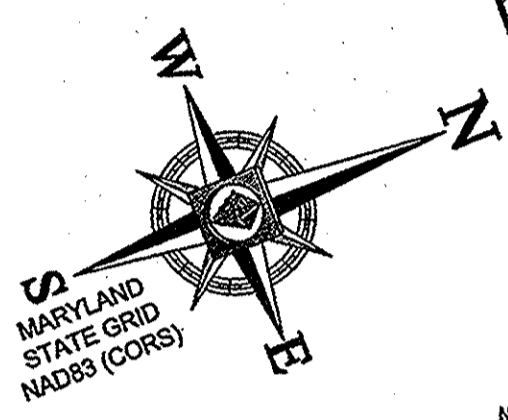
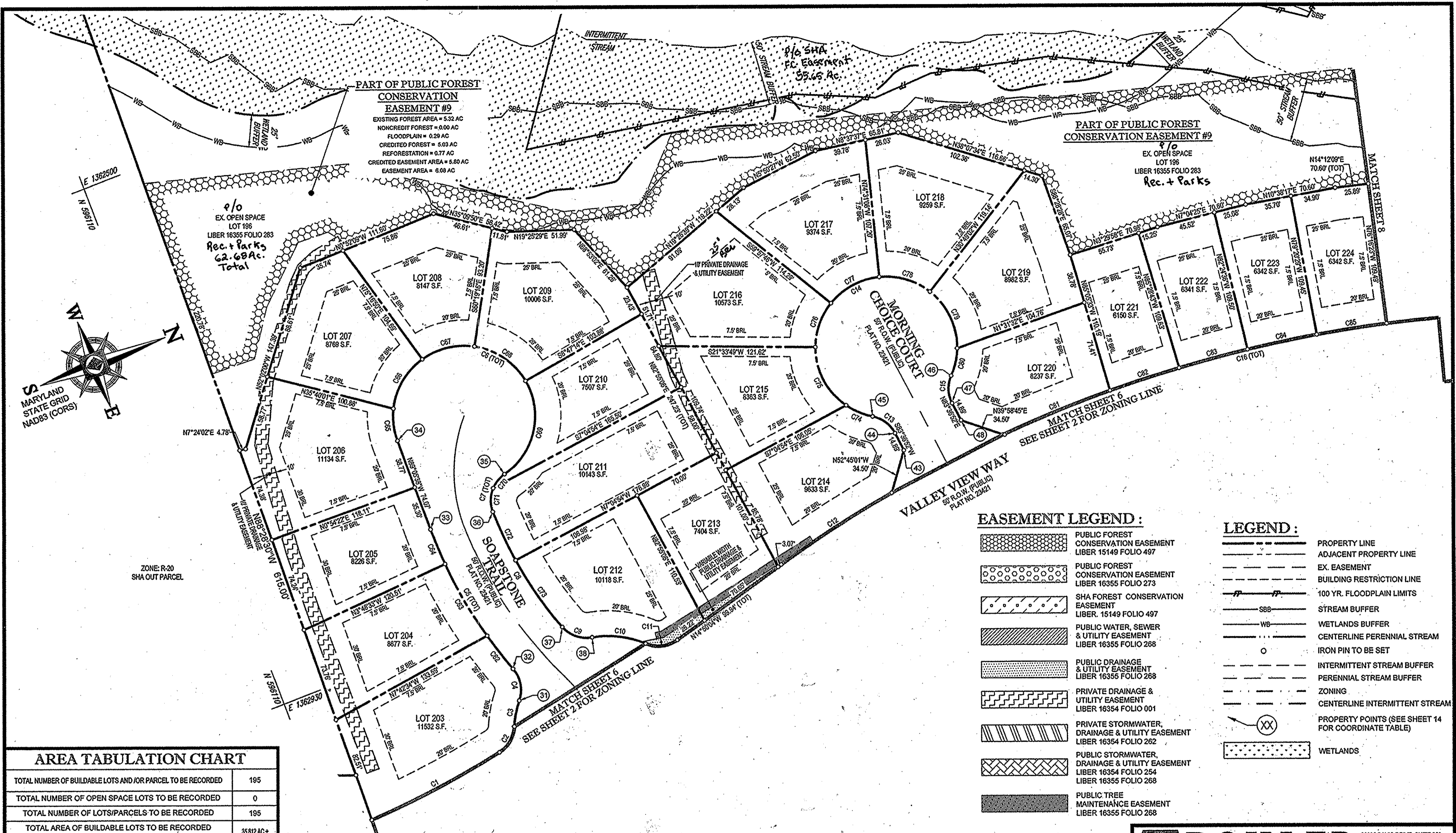
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY PM PATAPSCO LLC BY DEEDS DATED AUGUST 2015 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, FOLIO 246 AND THAT ALL THE MONUMENTS ARE IN PLACE OR HAVE BEEN PLACED PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE AMENDED CODE OF MARYLAND AS AMENDED.

Robert C. Harr, Jr.
 PROFESSIONAL LAND SURVEYOR
 No. 21587
 ROBERT C. HARR, JR.
 MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587
 EXPIRATION DATE: JANUARY 16, 2017
 12/3/15 DATE

PLAT OF RESUBDIVISION

LOTS 203-397
ESTATES AT PATAPSCO PARK
 A REVISION TO LOTS 1 - 195, ESTATES AT PATAPSCO PARK
 PLAT NOS. 23421-23436
 ZONING: R-20 & R-ED
 TAX MAP # 17, GRID 5, 6, 11 AND 12
 2nd ELECTION DISTRICT,
 HOWARD COUNTY, MARYLAND
 SHEET: 6 OF 14
 SCALE: 1" = 50'
 DATE: DECEMBER 1, 2015
 SD132008SUB3.DWG



AREA TABULATION CHART

TOTAL NUMBER OF BUILDABLE LOTS AND/OR PARCEL TO BE RECORDED	195
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	195
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	35,812 AC±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 AC±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	35,812 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 AC±
TOTAL AREA OF RIGHT-OF-WAY DEDICATION	0.000 AC±
TOTAL AREA TO BE RECORDED	35,812 AC±

OWNER AND DEVELOPER
 ESTATES AT PATAPSCO PARK, LLC
 24012 FREDERICK ROAD
 CLARKSBURG, MD 20861
 CONTACT: MR. DAN SNYDER
 PHONE: (301) 674-8509

PURPOSE NOTE
 THE PURPOSE OF THIS PLAT OF RESUBDIVISION IS TO REVISE LOT LINES FOR LOTS 1 TO 195 PREVIOUSLY RECORDED AS PLAT NOS. 23421 TO 23436 TO ACCOMMODATE NEW HOUSE MODELS

BOHLER ENGINEERING
 22638 DAVIS DRIVE, SUITE 250
 STERLING, VIRGINIA 20164
 703.709.8500 - 703.709.9501 FAX
 www.bohlerengineering.com

RECORDED AS PLAT 23436 ON 12/31/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

Walter for Monica Rogusan 12/30/2015
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Elcherson 1.6.16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 HCP

Robert C. Harr, Jr. 1-7-16
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, ESTATES AT PATAPSCO PARK, LLC, 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:

- 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;
- 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;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY HAND THIS 15 DAY OF December 2015 BY *William D. Patapsco, LLC* MANAGER
 OWNER: ESTATES AT PATAPSCO PARK, LLC BY *William D. Patapsco, LLC* MANAGER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY PM PATAPSCO LLC BY DEEDS DATED AUGUST 19, 2015 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, LIBER 16355 FOLIO 246 AND THAT ALL THE MONUMENTS ARE IN PLACE OR WERE 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 AS AMENDED.

Robert C. Harr, Jr.
 PROFESSIONAL LAND SURVEYOR
 No. 21587
 EXPIRATION DATE: JANUARY 16, 2017

12/31/15 DATE

PLAT OF RESUBDIVISION
LOTS 203-397
ESTATES AT PATAPSCO PARK
 A REVISION TO LOTS 1 - 195, ESTATES AT PATAPSCO PARK
 PLAT NOS. 23421-23436
 ZONING: R-20 & R-ED
 TAX MAP # 17, GRID 5, 6, 11 AND 12
 2nd ELECTION DISTRICT,
 HOWARD COUNTY, MARYLAND

SHEET: 7 OF 14

SCALE: 1" = 50'
 DATE: DECEMBER 1, 2015

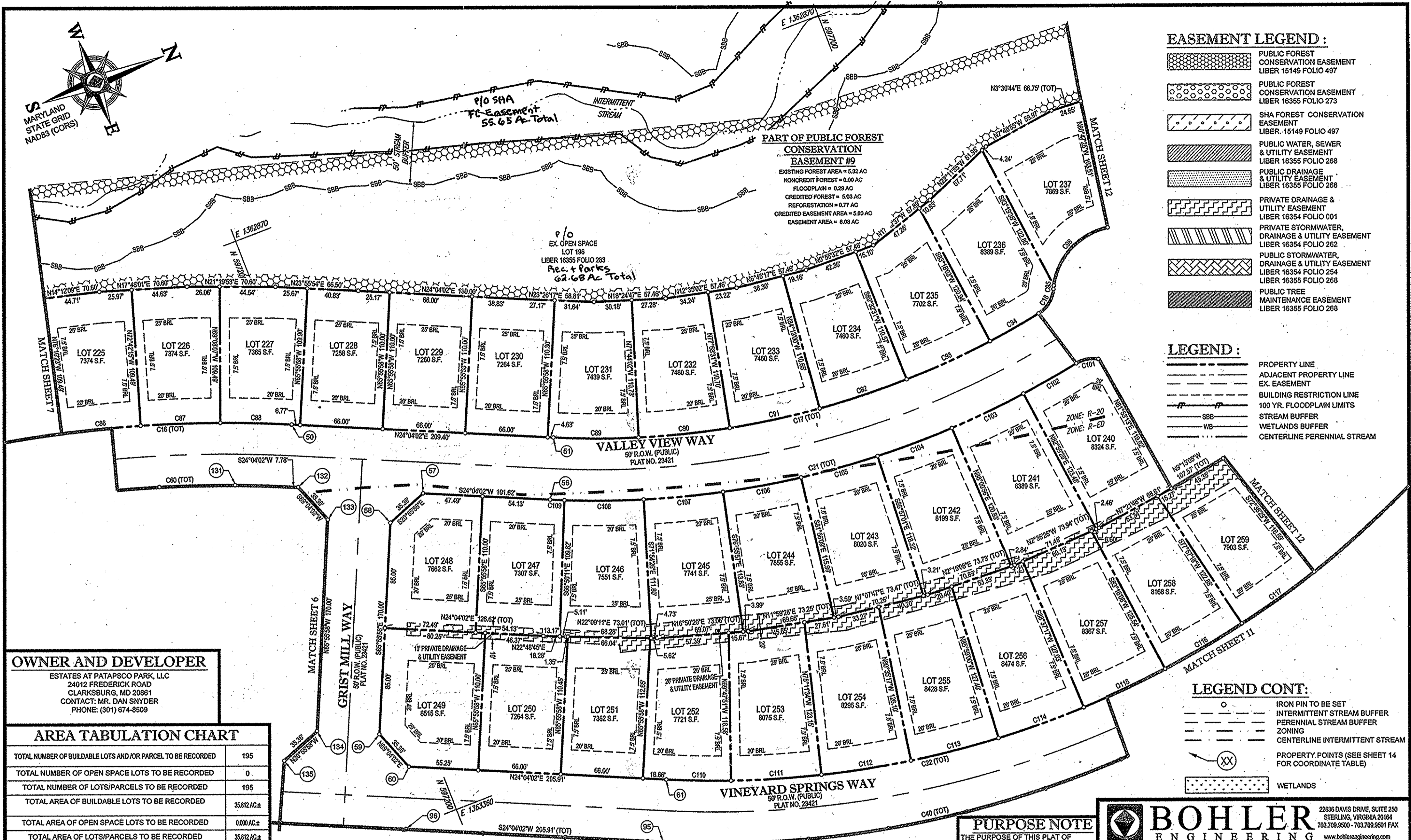
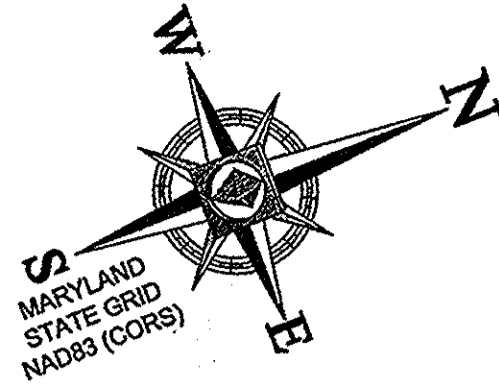
SD132008SUB3.DWG

EASEMENT LEGEND:

- PUBLIC FOREST CONSERVATION EASEMENT LIBER 15149 FOLIO 497
- PUBLIC FOREST CONSERVATION EASEMENT LIBER 16355 FOLIO 273
- SHA FOREST CONSERVATION EASEMENT LIBER 15149 FOLIO 497
- PUBLIC WATER, SEWER & UTILITY EASEMENT LIBER 16355 FOLIO 268
- PUBLIC DRAINAGE & UTILITY EASEMENT LIBER 16355 FOLIO 268
- PRIVATE DRAINAGE & UTILITY EASEMENT LIBER 16354 FOLIO 001
- PRIVATE STORMWATER, DRAINAGE & UTILITY EASEMENT LIBER 16354 FOLIO 262
- PUBLIC STORMWATER, DRAINAGE & UTILITY EASEMENT LIBER 16354 FOLIO 254 LIBER 16355 FOLIO 268
- PUBLIC TREE MAINTENANCE EASEMENT LIBER 16355 FOLIO 268

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EX. EASEMENT
- BUILDING RESTRICTION LINE
- 100 YR. FLOODPLAIN LIMITS
- STREAM BUFFER
- WETLANDS BUFFER
- CENTERLINE PERENNIAL STREAM
- IRON PIN TO BE SET
- INTERMITTENT STREAM BUFFER
- PERENNIAL STREAM BUFFER
- ZONING
- CENTERLINE INTERMITTENT STREAM
- PROPERTY POINTS (SEE SHEET 14 FOR COORDINATE TABLE)
- WETLANDS



- EASEMENT LEGEND:**
- PUBLIC FOREST CONSERVATION EASEMENT LIBER 15149 FOLIO 497
 - PUBLIC FOREST CONSERVATION EASEMENT LIBER 16355 FOLIO 273
 - SHA FOREST CONSERVATION EASEMENT LIBER 15149 FOLIO 497
 - PUBLIC WATER, SEWER & UTILITY EASEMENT LIBER 16355 FOLIO 268
 - PUBLIC DRAINAGE & UTILITY EASEMENT LIBER 16355 FOLIO 268
 - PRIVATE DRAINAGE & UTILITY EASEMENT LIBER 16354 FOLIO 001
 - PRIVATE STORMWATER, DRAINAGE & UTILITY EASEMENT LIBER 16354 FOLIO 262
 - PUBLIC STORMWATER, DRAINAGE & UTILITY EASEMENT LIBER 16354 FOLIO 254
 - PUBLIC TREE MAINTENANCE EASEMENT LIBER 16355 FOLIO 268

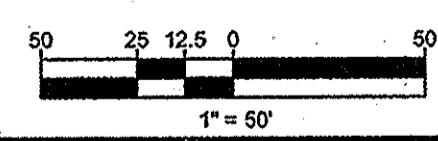
- LEGEND:**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EX. EASEMENT
 - BUILDING RESTRICTION LINE
 - 100 YR. FLOODPLAIN LIMITS
 - STREAM BUFFER
 - WETLANDS BUFFER
 - CENTERLINE PERENNIAL STREAM

- LEGEND CONT:**
- IRON PIN TO BE SET
 - INTERMITTENT STREAM BUFFER
 - PERENNIAL STREAM BUFFER
 - ZONING
 - CENTERLINE INTERMITTENT STREAM
 - PROPERTY POINTS (SEE SHEET 14 FOR COORDINATE TABLE)
 - WETLANDS

OWNER AND DEVELOPER
 ESTATES AT PATAPSCO PARK, LLC
 24012 FREDERICK ROAD
 CLARKSBURG, MD 20881
 CONTACT: MR. DAN SNYDER
 PHONE: (301) 674-8509

AREA TABULATION CHART

TOTAL NUMBER OF BUILDABLE LOTS AND/OR PARCEL TO BE RECORDED	195
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	195
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	35,812 AC±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 AC±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	35,812 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 AC±
TOTAL AREA OF RIGHT-OF-WAY DEDICATION	0.000 AC±
TOTAL AREA TO BE RECORDED	35,812 AC±



PURPOSE NOTE
 THE PURPOSE OF THIS PLAT OF RESUBDIVISION IS TO REVISE LOT LINES FOR LOTS 1 TO 195 PREVIOUSLY RECORDED AS PLAT NOS. 23421 TO 23436 TO ACCOMMODATE NEW HOUSE MODELS

BOHLER ENGINEERING
 22835 DAVIS DRIVE, SUITE 250
 STERLING, VIRGINIA 20164
 703.709.9500 - 703.709.9501 FAX
 www.bohlerengineering.com

NEW JERSEY PENNSYLVANIA NEW YORK VIRGINIA MASSACHUSETTS MARYLAND FLORIDA NORTH CAROLINA

RECORDED AS PLAT 23438 ON 11/11/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

Maura Rossignol 12/30/2015
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edwards 1-6-16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Keith Schuchman 1-7-16
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, ESTATES AT PATAPSCO PARK, LLC, 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:

- 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;
- 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;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY HAND THIS 15 DAY OF December 2015 BY PLANNING AND ZONING DIVISION MANAGER *Diana A. Smith*

OWNER: ESTATES AT PATAPSCO PARK, LLC BY WILLIAM D. PLANNING & ZONING DIVISION

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY PM PATAPSCO LLC BY DEEDS DATED 10/08/14 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS FOLIO 246 AND THAT ALL THE MONUMENTS ARE IN PLACE OR HAVE BEEN PLACED IN PLACE TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED STATUTES OF MARYLAND AS AMENDED.

Robert C. Harr, Jr.
 ROBERT C. HARR, JR.
 MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587
 EXPIRATION DATE: JANUARY 16, 2017

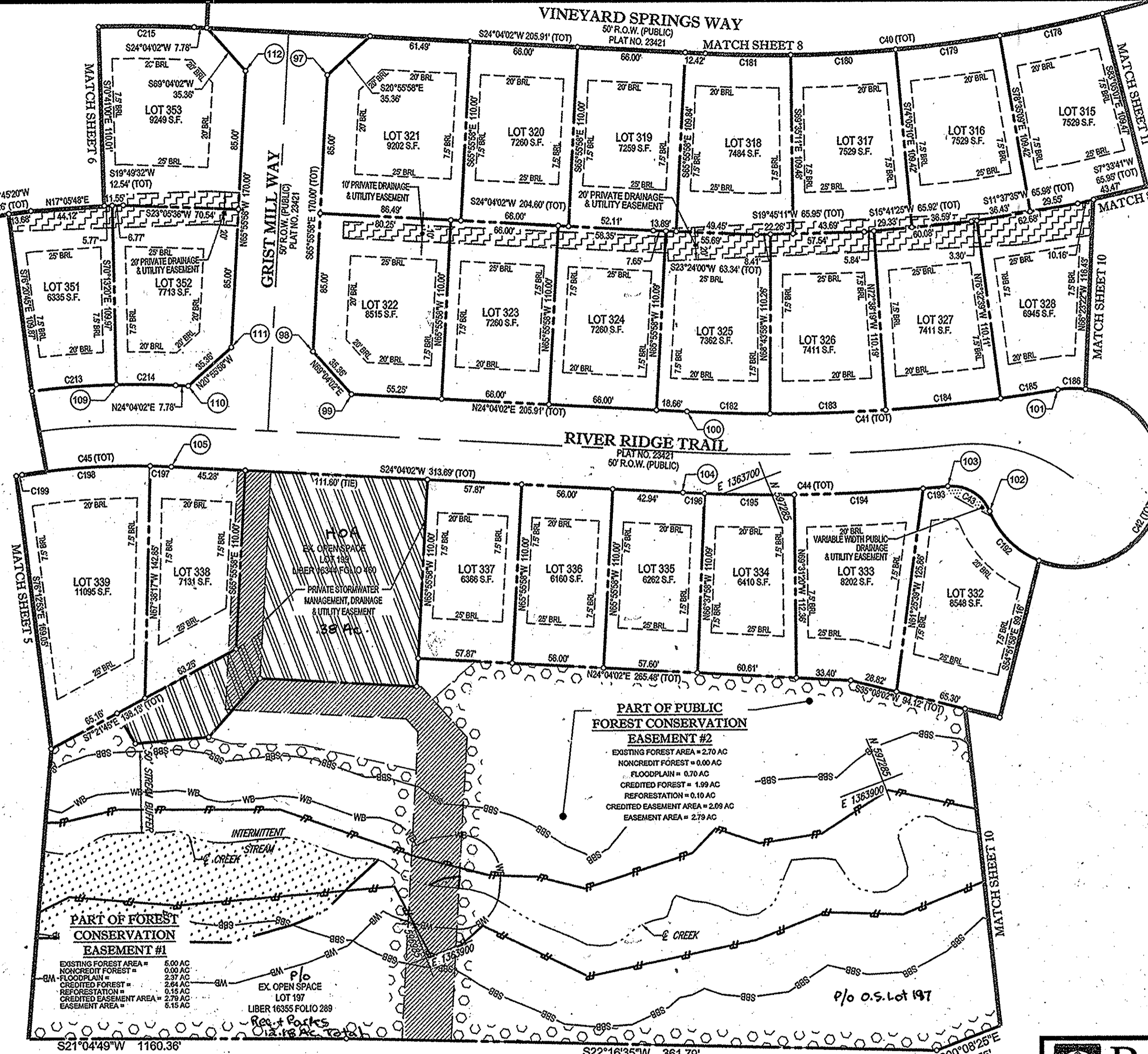
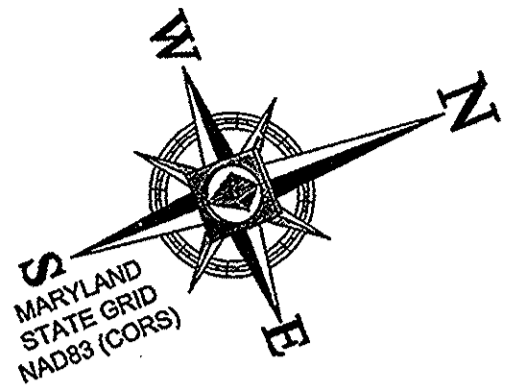
12/3/15
 DATE

PLAT OF RESUBDIVISION
LOTS 203-397
ESTATES AT PATAPSCO PARK
 A REVISION TO LOTS 1-195, ESTATES AT PATAPSCO PARK
 PLAT NOS. 23421-23436
 ZONING: R-20 & R-ED
 TAX MAP # 17, GRID 5, 6, 11 AND 12
 2nd ELECTION DISTRICT,
 HOWARD COUNTY, MARYLAND

SHEET: 8 OF 14

SCALE: 1" = 50'
 DATE: DECEMBER 1, 2015

SD132008SUB3.DWG



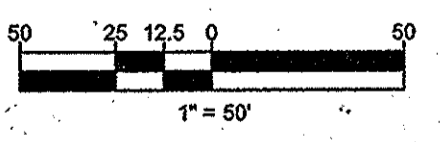
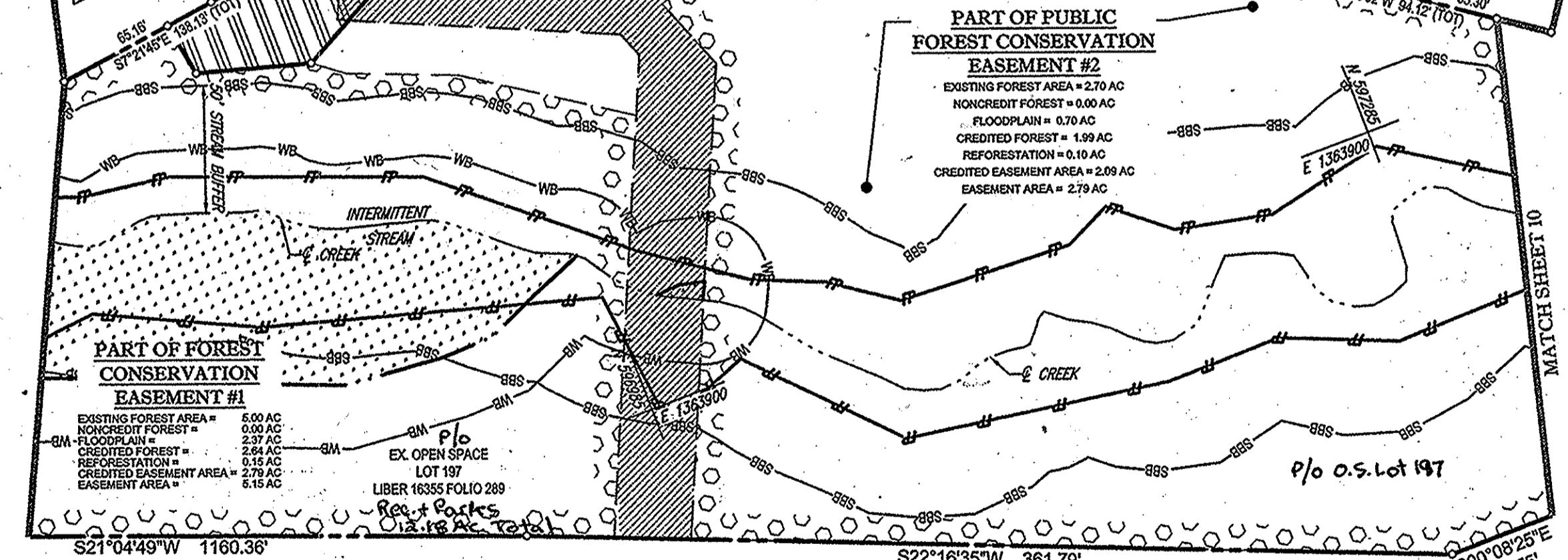
- EASEMENT LEGEND :**
- PUBLIC FOREST CONSERVATION EASEMENT LIBER 15149 FOLIO 497
 - PUBLIC FOREST CONSERVATION EASEMENT LIBER 16355 FOLIO 273
 - SHA FOREST CONSERVATION EASEMENT LIBER 15149 FOLIO 497
 - PUBLIC WATER, SEWER & UTILITY EASEMENT LIBER 16355 FOLIO 268
 - PUBLIC DRAINAGE & UTILITY EASEMENT LIBER 16355 FOLIO 268
 - PRIVATE DRAINAGE & UTILITY EASEMENT LIBER 16354 FOLIO 001
 - PRIVATE STORMWATER, DRAINAGE & UTILITY EASEMENT LIBER 16354 FOLIO 262
 - PUBLIC STORMWATER, DRAINAGE & UTILITY EASEMENT LIBER 16354 FOLIO 254 LIBER 16355 FOLIO 268
 - PUBLIC TREE MAINTENANCE EASEMENT LIBER 16355 FOLIO 268

- LEGEND :**
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EX. EASEMENT
 - BUILDING RESTRICTION LINE
 - 100 YR. FLOODPLAIN LIMITS
 - STREAM BUFFER
 - WETLANDS BUFFER
 - CENTERLINE PERENNIAL STREAM
 - IRON PIN TO BE SET
 - INTERMITTENT STREAM BUFFER
 - PERENNIAL STREAM BUFFER
 - ZONING
 - CENTERLINE INTERMITTENT STREAM
 - PROPERTY POINTS (SEE SHEET 14 FOR COORDINATE TABLE)
 - WETLANDS

OWNER AND DEVELOPER
 ESTATES AT PATAPSCO PARK, LLC
 24012 FREDERICK ROAD
 CLARKSBURG, MD 20881
 CONTACT: MR. DAN SNYDER
 PHONE: (301) 674-8509

AREA TABULATION CHART

TOTAL NUMBER OF BUILDABLE LOTS AND/OR PARCEL TO BE RECORDED	195
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	195
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	35,812 AC±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 AC±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	35,812 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 AC±
TOTAL AREA OF RIGHT-OF-WAY DEDICATION	0.000 AC±
TOTAL AREA TO BE RECORDED	35,812 AC±



PURPOSE NOTE
 THE PURPOSE OF THIS PLAT OF RESUBDIVISION IS TO REVISE LOT LINES FOR LOTS 1 TO 195 PREVIOUSLY RECORDED AS PLAT NOS. 23421 TO 23436 TO ACCOMMODATE NEW HOUSE MODELS

BOHLER ENGINEERING
 2268 DAVIS DRIVE, SUITE 250
 STERLING, VIRGINIA 20164
 703.709.9500 - 703.709.9501 FAX
 www.bohlerengineering.com

NEW JERSEY PENNSYLVANIA NEW YORK VIRGINIA MASSACHUSETTS MARYLAND FLORIDA NORTH CAROLINA

RECORDED AS PLAT 23441 ON 11/15/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

William J. Manuella 12/30/2015
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Clark 1-6-16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Keith Redwood 1-7-16
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, ESTATES AT PATAPSCO PARK, LLC, 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:

- 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;
- 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;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY HAND THIS 15 DAY OF December 2015 BY PLATSMAN MANUELLA DAN SNYDER
 MANUELLA DAN SNYDER
 OWNER: ESTATES AT PATAPSCO PARK, LLC BY WILLIAM J. MANUELLA, PRESIDENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY PM PATAPSCO LLC BY DEEDS DATED AUGUST 12, 2016 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS FOLIO 246 AND THAT ALL THE MONUMENTS ARE IN PLACE OR WILL BE IN PLACE UPON THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED AND CODED MARYLAND AS AMENDED.

Robert C. Harr, Jr.
 PROFESSIONAL LAND SURVEYOR
 NO. 21587
 ROBERT C. HARR, JR.
 MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587
 EXPIRATION DATE: JANUARY 16, 2017

12/3/15
 DATE

PLAT OF RESUBDIVISION
LOTS 203-397
ESTATES AT PATAPSCO PARK
 A REVISION TO LOTS 1 - 195, ESTATES AT PATAPSCO PARK
 PLAT NOS. 23421-23436
 ZONING: R-20 & R-ED
 TAX MAP # 17, GRID 5, 6, 11 AND 12
 2nd ELECTION DISTRICT,
 HOWARD COUNTY, MARYLAND

SHEET: 9 OF 14

SCALE: 1" = 50'
 DATE: DECEMBER 1, 2015

SD132008SUB3.DWG

PUBLIC FOREST CONSERVATION EASEMENT #3
 EXISTING FOREST AREA = 0.00 AC
 NONCREDIT FOREST = 0.00 AC
 FLOODPLAIN = 0.00 AC
 CREDITED FOREST = 0.00 AC
 REFORESTATION = 0.03 AC
 CREDITED EASEMENT AREA = 0.03 AC
 EASEMENT AREA = 0.03 AC

PART OF PUBLIC FOREST CONSERVATION EASEMENT #4
 EXISTING FOREST AREA = 1.64 AC
 NONCREDIT FOREST = 0.00 AC
 FLOODPLAIN = 0.00 AC
 CREDITED FOREST = 1.64 AC
 REFORESTATION = 0.28 AC
 CREDITED EASEMENT AREA = 1.91 AC
 EASEMENT AREA = 1.91 AC

PART OF PUBLIC FOREST CONSERVATION EASEMENT #2
 EXISTING FOREST AREA = 2.70 AC
 NONCREDIT FOREST = 0.00 AC
 FLOODPLAIN = 0.70 AC
 CREDITED FOREST = 1.99 AC
 REFORESTATION = 0.10 AC
 CREDITED EASEMENT AREA = 2.09 AC
 EASEMENT AREA = 2.79 AC

PUBLIC FOREST CONSERVATION EASEMENT #5
 EXISTING FOREST AREA = 1.24 AC
 NONCREDIT FOREST = 0.00 AC
 FLOODPLAIN = 0.51 AC
 CREDITED FOREST = 0.73 AC
 REFORESTATION = 0.17 AC
 CREDITED EASEMENT AREA = 0.90 AC
 EASEMENT AREA = 1.42 AC

PART OF PUBLIC FOREST CONSERVATION EASEMENT #7
 EXISTING FOREST AREA = 0.11 AC
 NONCREDIT FOREST = 0.00 AC
 FLOODPLAIN = 0.00 AC
 CREDITED FOREST = 0.11 AC
 REFORESTATION = 0.06 AC
 CREDITED EASEMENT AREA = 0.17 AC
 EASEMENT AREA = 0.17 AC

EASEMENT LEGEND:
 PUBLIC FOREST CONSERVATION EASEMENT LIBER 15149 FOLIO 497
 PUBLIC FOREST CONSERVATION EASEMENT LIBER 16355 FOLIO 273
 SHA FOREST CONSERVATION EASEMENT LIBER 15149 FOLIO 497
 PUBLIC WATER, SEWER & UTILITY EASEMENT LIBER 16355 FOLIO 268

LEGEND:
 PROPERTY LINE
 ADJACENT PROPERTY LINE
 EX. EASEMENT
 BUILDING RESTRICTION LINE
 100 YR. FLOODPLAIN LIMITS
 STREAM BUFFER
 SBB
 WB
 WETLANDS BUFFER
 CENTERLINE PERENNIAL STREAM
 IRON PIN TO BE SET
 INTERMITTENT STREAM BUFFER
 PERENNIAL STREAM BUFFER
 ZONING
 CENTERLINE INTERMITTENT STREAM
 PROPERTY POINTS (SEE SHEET 14 FOR COORDINATE TABLE)
 WETLANDS

EASEMENT LEGEND:
 PUBLIC DRAINAGE & UTILITY EASEMENT LIBER 16355 FOLIO 268
 PRIVATE DRAINAGE & UTILITY EASEMENT LIBER 16354 FOLIO 001
 PRIVATE STORMWATER, DRAINAGE & UTILITY EASEMENT LIBER 16354 FOLIO 262
 PUBLIC STORMWATER, DRAINAGE & UTILITY EASEMENT LIBER 16354 FOLIO 254
 LIBER 16355 FOLIO 268
 PUBLIC TREE MAINTENANCE EASEMENT LIBER 16355 FOLIO 268
 NF PATAPSCO VALLEY STATE PARK STATE OF MARYLAND LIBER 339 FOLIO 302 ZONE: R-ED USE: PARK
 NF MD DEPT. OF NAT. RESOURCES LIBER 759 FOLIO 333

AREA TABULATION CHART	
TOTAL NUMBER OF BUILDABLE LOTS AND/OR PARCEL TO BE RECORDED	195
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	195
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	35,812 AC±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 AC±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	35,812 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 AC±
TOTAL AREA OF RIGHT-OF-WAY DEDICATION	0.000 AC±
TOTAL AREA TO BE RECORDED	35,812 AC±

OWNER AND DEVELOPER
 ESTATES AT PATAPSCO PARK, LLC
 24012 FREDERICK ROAD
 CLARKSBURG, MD 20861
 CONTACT: MR. DAN SNYDER
 PHONE: (301) 674-8509

PURPOSE NOTE
 THE PURPOSE OF THIS PLAT OF RESUBDIVISION IS TO REVISE LOT LINES FOR LOTS 1 TO 195 PREVIOUSLY RECORDED AS PLAT NOS. 23421 TO 23436 TO ACCOMMODATE NEW HOUSE MODELS

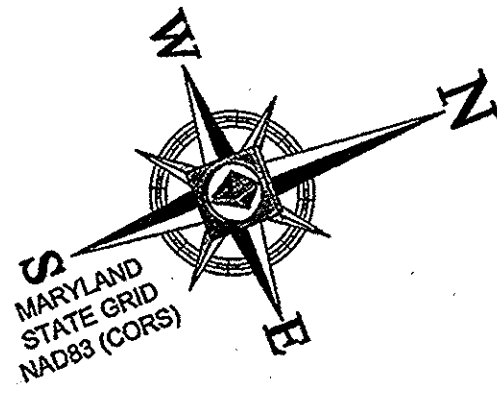
BOHLER ENGINEERING
 22636 DAVIS DRIVE, SUITE 250
 STERLING, VIRGINIA 20164
 703.709.8500 - 703.709.9501 FAX
 www.bohlerengineering.com
 NEW JERSEY ■ PENNSYLVANIA ■ NEW YORK ■ VIRGINIA ■ MASSACHUSETTS ■ MARYLAND ■ FLORIDA ■ NORTH CAROLINA
 RECORDED AS PLAT 23436 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
William M. Moore 12/30/2015
 HOWARD COUNTY HEALTH OFFICER DATE
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chad E. Clark 1-6-16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Walter S. ... 1-7-16
 DIRECTOR DATE

OWNER'S CERTIFICATE
 WE, ESTATES AT PATAPSCO PARK, LLC, 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 EASEMENT AREAS 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 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 RIGHT-OF-WAYS.
 WITNESS MY HAND THIS 15th DAY OF December 2015 BY *William M. Moore* MANAGER
 OWNER: ESTATES AT PATAPSCO PARK, LLC BY *William M. Moore* PRESIDENT

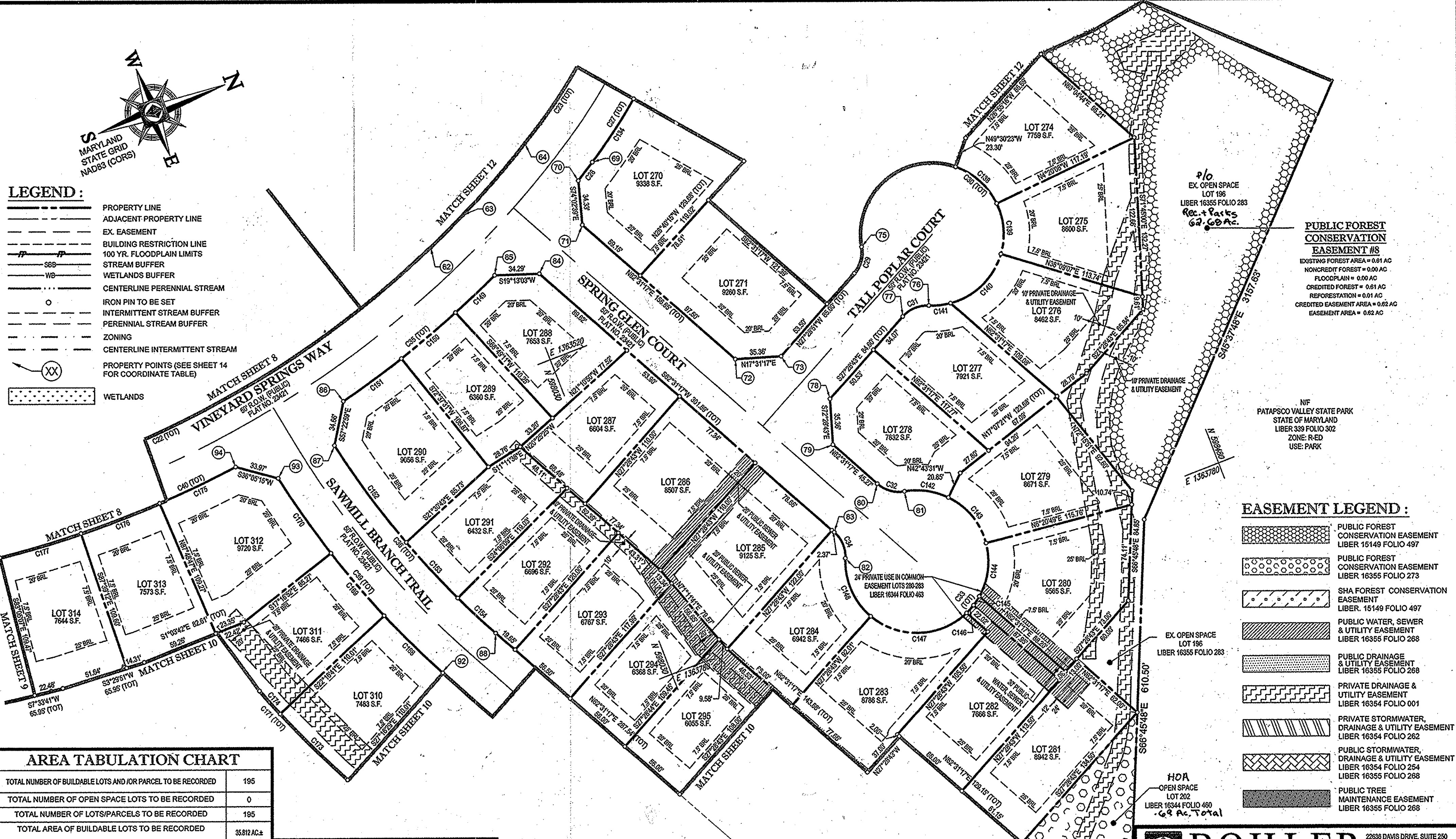
SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY PM PATAPSCO LLC BY DEEDS DATED AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL THE MONUMENTS ARE IN PLACE OR TO BE IN PLACE AT THE TIME OF THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.
Robert C. Harr, Jr.
 PROFESSIONAL LAND SURVEYOR
 NO. 21587
 ROBERT C. HARR, JR.
 MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587
 EXPIRATION DATE: JANUARY 16, 2017
 12/3/15 DATE

PLAT OF RESUBDIVISION
LOTS 203-397
ESTATES AT PATAPSCO PARK
 A REVISION TO LOTS 1 - 195, ESTATES AT PATAPSCO PARK
 PLAT NOS. 23421-23436
 ZONING: R-20 & R-ED
 TAX MAP # 17, GRID 5, 6, 11 AND 12
 2nd ELECTION DISTRICT,
 HOWARD COUNTY, MARYLAND
 SHEET: 10 OF 14
 SCALE: 1" = 50'
 DATE: DECEMBER 1, 2015
 SD132008SUB3.DWG



LEGEND :

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - EX. EASEMENT
- - - BUILDING RESTRICTION LINE
- - - 100 YR. FLOODPLAIN LIMITS
- - - SBB - STREAM BUFFER
- - - WB - WETLANDS BUFFER
- - - CENTERLINE PERENNIAL STREAM
- o - IRON PIN TO BE SET
- - - INTERMITTENT STREAM BUFFER
- - - PERENNIAL STREAM BUFFER
- - - ZONING
- - - CENTERLINE INTERMITTENT STREAM
- xx - PROPERTY POINTS (SEE SHEET 14 FOR COORDINATE TABLE)
- [Pattern] - WETLANDS



PUBLIC FOREST CONSERVATION EASEMENT #8
 EXISTING FOREST AREA = 0.81 AC
 NONCREDIT FOREST = 0.00 AC
 FLOODPLAIN = 0.00 AC
 CREDITED FOREST = 0.81 AC
 REFORESTATION = 0.01 AC
 CREDITED EASEMENT AREA = 0.82 AC
 EASEMENT AREA = 0.82 AC

NF PATAPSCO VALLEY STATE PARK
 STATE OF MARYLAND
 LIBER 339 FOLIO 302
 ZONE: R-ED
 USE: PARK

EASEMENT LEGEND :

- [Pattern] PUBLIC FOREST CONSERVATION EASEMENT LIBER 15149 FOLIO 497
- [Pattern] PUBLIC FOREST CONSERVATION EASEMENT LIBER 16355 FOLIO 273
- [Pattern] SHA FOREST CONSERVATION EASEMENT LIBER 15149 FOLIO 497
- [Pattern] PUBLIC WATER, SEWER & UTILITY EASEMENT LIBER 16355 FOLIO 268
- [Pattern] PUBLIC DRAINAGE & UTILITY EASEMENT LIBER 16355 FOLIO 268
- [Pattern] PRIVATE DRAINAGE & UTILITY EASEMENT LIBER 16354 FOLIO 001
- [Pattern] PRIVATE STORMWATER, DRAINAGE & UTILITY EASEMENT LIBER 16354 FOLIO 262
- [Pattern] PUBLIC STORMWATER, DRAINAGE & UTILITY EASEMENT LIBER 16354 FOLIO 254 LIBER 16355 FOLIO 268
- [Pattern] PUBLIC TREE MAINTENANCE EASEMENT LIBER 16355 FOLIO 268

AREA TABULATION CHART

TOTAL NUMBER OF BUILDABLE LOTS AND /OR PARCEL TO BE RECORDED	195
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	195
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	35.812 AC±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 AC±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	35.812 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 AC±
TOTAL AREA OF RIGHT-OF-WAY DEDICATION	0.000 AC±
TOTAL AREA TO BE RECORDED	35.812 AC±

OWNER AND DEVELOPER
 ESTATES AT PATAPSCO PARK, LLC
 24012 FREDERICK ROAD
 CLARKSBURG, MD 20861
 CONTACT: MR. DAN SNYDER
 PHONE: (301) 674-8509

PURPOSE NOTE
 THE PURPOSE OF THIS PLAT OF RESUBDIVISION IS TO REVISE LOT LINES FOR LOTS 1 TO 195 PREVIOUSLY RECORDED AS PLAT NOS. 23421 TO 23436 TO ACCOMMODATE NEW HOUSE MODELS



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
William M. Morrison 12/30/2015
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chad Anderson 1-6-16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kurt S. DeLoach 1-7-16
 DIRECTOR DATE

OWNER'S CERTIFICATE
 WE, ESTATES AT PATAPSCO PARK, LLC, 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 EASEMENT AREAS 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 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 RIGHT-OF-WAYS.

WITNESS MY HAND THIS 15 DAY OF December 2015 BY PRESIDENTS/OWNERS/LLC MANAGER *William M. Morrison*
 OWNER: ESTATES AT PATAPSCO PARK, LLC BY WILLIAM M. MORRISON, JR. SECRETARY

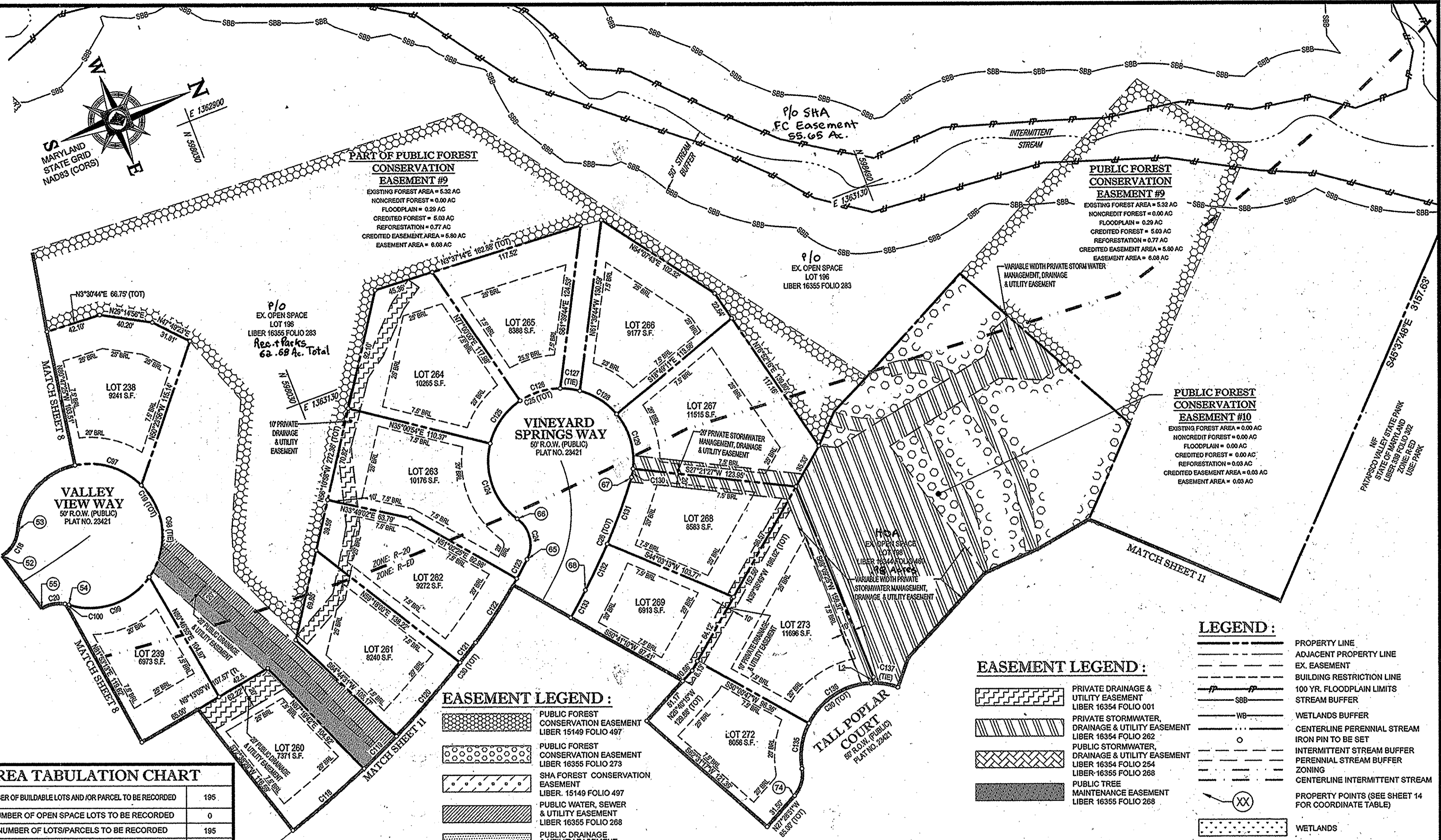
SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY PM PATAPSCO LLC BY DEEDS DATED AUGUST 7, 2015 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, LIBER 16354 FOLIO 246 AND THAT ALL THE MONUMENTS ARE IN PLACE OR TO BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ASSIGNED SLOPE OF MARYLAND AS AMENDED.

Robert C. Harr, Jr.
 PROFESSIONAL LAND SURVEYOR
 NO. 21587
 ROBERT C. HARR, JR.
 MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587
 EXPIRATION DATE: JANUARY 16, 2017

12/31/15 DATE

PLAT OF RESUBDIVISION
LOTS 203-397
ESTATES AT PATAPSCO PARK
 A REVISION TO LOTS 1 - 195, ESTATES AT PATAPSCO PARK
 PLAT NOS. 23421-23436
 ZONING: R-20 & R-ED
 TAX MAP # 17, GRID 5, 6; 11 AND 12
 2nd ELECTION DISTRICT,
 HOWARD COUNTY, MARYLAND

SHEET: 11 OF 14
 SCALE: 1" = 50'
 DATE: DECEMBER 1, 2015
 SD132008SUB3.DWG



PART OF PUBLIC FOREST CONSERVATION EASEMENT #9
 EXISTING FOREST AREA = 5.32 AC
 NONCREDIT FOREST = 0.00 AC
 FLOODPLAIN = 0.29 AC
 CREDITED FOREST = 5.03 AC
 REFORESTATION = 0.77 AC
 CREDITED EASEMENT AREA = 5.80 AC
 EASEMENT AREA = 6.08 AC

PUBLIC FOREST CONSERVATION EASEMENT #9
 EXISTING FOREST AREA = 5.32 AC
 NONCREDIT FOREST = 0.00 AC
 FLOODPLAIN = 0.29 AC
 CREDITED FOREST = 5.03 AC
 REFORESTATION = 0.77 AC
 CREDITED EASEMENT AREA = 5.80 AC
 EASEMENT AREA = 6.08 AC

PUBLIC FOREST CONSERVATION EASEMENT #10
 EXISTING FOREST AREA = 0.00 AC
 NONCREDIT FOREST = 0.00 AC
 FLOODPLAIN = 0.00 AC
 CREDITED FOREST = 0.00 AC
 REFORESTATION = 0.03 AC
 CREDITED EASEMENT AREA = 0.03 AC
 EASEMENT AREA = 0.03 AC

P/O EX. OPEN SPACE LOT 198
 LIBER 16355 FOLIO 283
 Rec. Parks
 62.68 Ac. Total

P/O EX. OPEN SPACE LOT 196
 LIBER 16355 FOLIO 283

P/O EX. OPEN SPACE LOT 198
 LIBER 16355 FOLIO 497

EASEMENT LEGEND:

	PUBLIC FOREST CONSERVATION EASEMENT LIBER 15149 FOLIO 497
	PUBLIC FOREST CONSERVATION EASEMENT LIBER 16355 FOLIO 273
	SHA FOREST CONSERVATION EASEMENT LIBER. 15149 FOLIO 497
	PUBLIC WATER, SEWER & UTILITY EASEMENT LIBER 16355 FOLIO 268
	PUBLIC DRAINAGE & UTILITY EASEMENT LIBER 16355 FOLIO 268

EASEMENT LEGEND:

	PRIVATE DRAINAGE & UTILITY EASEMENT LIBER 16354 FOLIO 001
	PRIVATE STORMWATER, DRAINAGE & UTILITY EASEMENT LIBER 16354 FOLIO 262
	PUBLIC STORMWATER, DRAINAGE & UTILITY EASEMENT LIBER 16354 FOLIO 254 LIBER-16355 FOLIO 268
	PUBLIC TREE MAINTENANCE EASEMENT LIBER 16355 FOLIO 268

LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EX. EASEMENT
	BUILDING RESTRICTION LINE
	100 YR. FLOODPLAIN LIMITS
	STREAM BUFFER
	WETLANDS BUFFER
	CENTERLINE PERENNIAL STREAM
	IRON PIN TO BE SET
	INTERMITTENT STREAM BUFFER
	PERENNIAL STREAM BUFFER
	ZONING
	CENTERLINE INTERMITTENT STREAM
	PROPERTY POINTS (SEE SHEET 14 FOR COORDINATE TABLE)
	WETLANDS

AREA TABULATION CHART

TOTAL NUMBER OF BUILDABLE LOTS AND/OR PARCEL TO BE RECORDED	195
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	195
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	35,812 AC±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 AC±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	35,812 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 AC±
TOTAL AREA OF RIGHT-OF-WAY DEDICATION	0.000 AC±
TOTAL AREA TO BE RECORDED	35,812 AC±

OWNER AND DEVELOPER
 ESTATES AT PATAPSCO PARK, LLC
 24012 FREDERICK ROAD
 CLARKSBURG, MD 20861
 CONTACT: MR. DAN SNYDER
 PHONE: (301) 674-8509

PURPOSE NOTE
 THE PURPOSE OF THIS PLAT OF RESUBDIVISION IS TO REVISE LOT LINES FOR LOTS 1 TO 195 PREVIOUSLY RECORDED AS PLAT NOS. 23421 TO 23436 TO ACCOMMODATE NEW HOUSE MODELS

BOHLER ENGINEERING
 22636 DAVIS DRIVE, SUITE 250
 STERLING, VIRGINIA 20164
 703.709.9500 - 703.709.9501 FAX
 www.bohlerengineering.com

RECORDED AS PLAT 23437 ON 11/11/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

William for Maria Rosayon 12/30/2015
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad... 1-6-16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 HSP

... 1-7-16
 DIRECTOR DATE

OWNER'S CERTIFICATE
 WE, ESTATES AT PATAPSCO PARK, LLC, 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:

- 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;
- 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;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY HAND THIS 15 DAY OF December 2015 BY *Patapasco Enterprises LLC*
 MARYSGOAL *Dan Snyder*
 OWNER: ESTATES AT PATAPSCO PARK, LLC BY *William O Patapasco, Jr., President* WITNESS

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY PM PATAPSCO LLC BY DEEDS DATED AUGUST 2, 2015 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 16354 FOLIO 246 AND THAT ALL THE MONUMENTS ARE IN PLACE OR SET IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE RESUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNE ARD COUNTY, MARYLAND AS AMENDED.

Robert C. Harr, Jr.
 PROFESSIONAL LAND SURVEYOR
 No. 21587
 EXPIRATION DATE: JANUARY 16, 2017

12/31/15
 DATE

PLAT OF RESUBDIVISION
LOTS 203-397
ESTATES AT PATAPSCO PARK
 A REVISION TO LOTS 1 - 195, ESTATES AT PATAPSCO PARK
 PLAT NOS. 23421-23436
 ZONING: R-20 & R-ED
 TAX MAP # 17, GRID 5, 6, 11 AND 12
 2nd ELECTION DISTRICT,
 HOWARD COUNTY, MARYLAND

SHEET: 12 OF 14

SCALE: 1" = 50'
 DATE: DECEMBER 1, 2015

SD132008SUB3.DWG

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	665.00'	111.88'	N06°41'04"W	111.75'	009°38'24"	58.07'
C2	25.00'	23.90'	N38°53'30"W	23.00'	054°46'29"	12.95'
C3	73.00'	20.58'	N58°12'16"W	20.51'	016°08'57"	10.36'
C4	25.00'	25.95'	N79°51'41"W	24.80'	059°27'47"	14.28'
C5	353.03'	126.31'	S80°39'24"W	125.63'	020°29'57"	63.84'
C6	55.00'	245.27'	N38°39'36"E	86.97'	255°30'26"	71.02'
C7	25.00'	33.25'	S51°41'18"E	30.85'	076°12'13"	19.60'
C8	303.03'	105.00'	N80°16'59"E	104.48'	019°51'13"	53.03'
C9	25.00'	25.80'	N40°47'27"E	24.67'	059°07'52"	14.18'
C10	73.00'	42.38'	N27°51'24"E	41.79'	033°15'47"	21.81'
C11	25.00'	25.88'	N14°49'37"E	24.74'	059°19'21"	14.24'
C12	1025.00'	102.32'	N11°58'29"W	102.28'	005°43'10"	51.20'
C13	25.00'	22.39'	S57°57'20"W	21.65'	051°19'04"	12.01'
C14	55.00'	271.31'	N06°23'08"W	68.75'	282°38'08"	44.04'
C15	25.00'	22.39'	S70°43'36"E	21.65'	051°19'04"	12.01'
C16	1025.00'	495.96'	N10°12'20"E	491.14'	027°43'24"	252.93'
C17	675.00'	407.34'	N06°46'45"E	401.18'	034°34'33"	210.08'
C18	25.00'	23.57'	N37°31'08"W	22.71'	054°01'13"	12.74'
C19	55.00'	271.22'	N76°44'39"E	68.82'	282°32'39"	44.11'
C20	25.00'	21.33'	S13°34'12"W	20.69'	048°53'26"	11.36'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C21	725.00'	442.15'	S06°35'45"W	435.33'	034°56'33"	228.19'
C22	770.00'	755.18'	N04°01'45"W	725.27'	056°11'35"	411.08'
C23	416.50'	74.16'	N37°13'36"W	74.06'	010°12'07"	37.18'
C24	25.00'	34.77'	N82°10'20"W	32.04'	079°41'22"	20.88'
C25	55.00'	236.30'	N01°04'01"E	92.17'	246°10'06"	84.42'
C26	525.85'	93.13'	S46°46'12"E	93.01'	010°08'51"	46.69'
C27	466.50'	81.90'	S37°09'19"E	81.80'	010°03'33"	41.06'
C28	820.00'	17.88'	S31°30'04"E	17.88'	001°14'57"	8.94'
C29	25.00'	21.99'	N53°35'49"W	21.29'	050°23'57"	11.76'
C30	55.00'	271.31'	N62°31'17"E	68.75'	282°38'08"	44.04'
C31	25.00'	22.39'	S01°49'11"E	21.65'	051°19'04"	12.01'
C32	25.00'	22.39'	N36°51'44"E	21.65'	051°19'04"	12.01'
C33	55.00'	271.31'	S27°28'43"E	68.75'	282°38'08"	44.04'
C34	25.00'	22.39'	S88°10'49"W	21.65'	051°19'04"	12.01'
C35	820.00'	151.55'	S18°47'31"E	151.34'	010°35'21"	75.99'
C36	675.00'	190.97'	N70°37'34"E	190.33'	016°12'35"	96.12'
C37	55.00'	245.06'	S10°09'52"W	87.10'	255°17'11"	71.31'
C38	25.00'	33.18'	N79°27'23"W	30.80'	076°02'40"	19.55'
C39	725.00'	207.08'	S70°42'14"W	206.37'	016°21'54"	104.25'
C40	820.00'	440.49'	S08°40'40"W	435.22'	030°46'43"	225.70'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C41	1040.00'	227.98'	N17°47'14"E	227.53'	012°33'36"	114.45'
C42	55.00'	247.22'	S39°43'22"E	85.76'	267°32'25"	68.48'
C43	25.00'	32.08'	S52°17'09"W	29.92'	073°31'22"	18.68'
C44	1090.00'	162.52'	S19°47'45"W	162.37'	008°32'34"	81.41'
C45	435.00'	91.71'	S18°01'39"W	91.54'	012°04'46"	46.03'
C46	25.00'	35.29'	S28°27'04"E	32.43'	080°52'41"	21.31'
C47	55.00'	240.26'	S56°15'23"W	89.95'	250°17'35"	78.12'
C48	485.00'	191.85'	N12°44'06"E	190.60'	022°39'52"	97.20'
C49	705.00'	478.67'	S04°36'59"W	469.53'	038°54'06"	248.97'
C50	25.00'	22.39'	S40°29'36"E	21.65'	051°19'04"	12.01'
C51	55.00'	271.31'	S75°09'56"W	68.75'	282°38'08"	44.04'
C52	25.00'	22.39'	N10°49'28"E	21.65'	051°19'04"	12.01'
C53	25.00'	25.88'	S45°30'15"W	24.74'	059°19'21"	14.24'
C54	73.00'	28.41'	S26°59'33"W	28.23'	022°17'57"	14.39'
C55	25.00'	21.84'	S13°06'59"W	21.15'	050°03'06"	11.67'
C56	735.00'	133.00'	S06°43'32"E	132.82'	010°22'05"	66.68'
C57	25.00'	25.88'	S75°10'23"E	24.74'	059°19'21"	14.24'
C58	73.00'	36.50'	S59°50'04"E	36.12'	028°38'43"	18.64'
C59	25.00'	25.88'	S44°29'45"E	24.74'	059°19'21"	14.24'
C60	975.00'	661.99'	S04°36'59"W	649.35'	038°54'06"	344.32'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C61	755.00'	512.62'	N04°36'59"E	502.83'	038°54'06"	266.63'
C62	353.03'	32.54'	N73°02'50"E	32.52'	005°16'50"	16.28'
C63	353.03'	64.72'	N80°56'21"E	64.63'	010°30'12"	32.45'
C64	353.03'	29.05'	N88°32'55"E	29.05'	004°42'55"	14.54'
C65	55.00'	25.34'	S75°53'43"E	25.12'	026°23'49"	12.90'
C66	55.00'	46.05'	S38°42'29"E	44.72'	047°58'38"	24.47'
C67	55.00'	42.62'	S07°28'47"W	41.56'	044°23'55"	22.44'
C68	55.00'	49.47'	S55°26'45"W	47.82'	051°32'01"	26.55'
C69	55.00'	81.79'	N56°11'13"W	74.46'	085°12'03"	50.58'
C70	25.00'	14.20'	N29°51'43"W	14.01'	032°33'03"	7.30'
C71	25.00'	19.05'	N67°57'49"W	18.59'	043°39'09"	10.01'
C72	303.03'	41.86'	S86°15'08"W	41.83'	007°54'58"	20.97'
C73	303.03'	63.14'	S76°19'32"W	63.02'	011°56'17"	31.68'
C74	55.00'	22.55'	N44°02'39"E	22.40'	023°29'42"	11.44'
C75	55.00'	53.54'	N83°40'40"E	51.45'	055°46'19"	29.10'
C76	55.00'	36.86'	S49°14'12"E	36.17'	038°23'57"	19.15'
C77	55.00'	43.69'	S07°16'41"E	42.55'	045°31'06"	23.07'
C78	55.00'	41.95'	S37°19'55"W	40.94'	043°42'06"	22.06'
C79	55.00'	50.61'	S85°32'43"W	48.85'	052°43'29"	27.26'
C80	55.00'	22.10'	N56°34'48"W	21.95'	023°01'29"	11.20'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C81	1025.00'	89.80'	S01°08'46"E	89.77'	005°01'11"	44.93'
C82	1025.00'	56.49'	S02°56'33"W	56.49'	003°09'28"	28.25'
C83	1025.00'	54.89'	S06°03'21"W	54.89'	003°04'07"	27.45'
C84	1025.00'	54.89'	S09°07'27"W	54.89'	003°04'07"	27.45'
C85	1025.00'	54.89'	S12°11'34"W	54.89'	003°04'07"	27.45'
C86	1025.00'	63.85'	S15°30'41"W	63.84'	003°34'08"	31.93'
C87	1025.00'	63.85'	S19°04'49"W	63.84'	003°34'08"	31.93'
C88	1025.00'	57.29'	S22°27'58"W	57.28'	003°12'09"	28.65'
C89	675.00'	68.34'	S21°10'00"W	68.31'	005°48'04"	34.20'
C90	675.00'	73.53'	S15°08'43"W	73.49'	006°14'29"	36.80'
C91	675.00'	73.53'	S08°54'15"W	73.49'	006°14'29"	36.80'
C92	675.00'	73.53'	S02°39'46"W	73.49'	006°14'29"	36.80'
C93	675.00'	73.53'	S03°34'43"E	73.49'	006°14'29"	36.80'
C94	675.00'	44.88'	S08°38'14"E	44.87'	003°48'34"	22.45'
C95	55.00'	2.97'	S62°59'02"E	2.97'	003°05'24"	1.48'
C96	55.00'	67.82'	S26°06'52"E	63.60'	070°38'55"	38.98'
C97	55.00'	54.95'	S37°50'01"W	52.70'	057°14'52"	30.02'
C98	55.00'	76.54'	N73°40'25"W	70.51'	079°44'16"	45.94'
C99	55.00'	68.94'	N02°06'19"E	64.52'	071°49'12"	39.83'
C100	25.00'	2.95'	N34°38'16"E	2.95'	006°45'18"	1.48'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C101	25.00'	18.39'	N10°11'33"E	17.97'	042°08'08"	9.63'
C102	725.00'	48.93'	N08°56'31"W	48.92'	003°52'00"	24.47'
C103	725.00'	63.58'	N04°29'47"W	63.56'	005°01'27"	31.81'
C104	725.00'	63.57'	N00°31'39"E	63.55'	005°01'26"	31.81'
C105	725.00'	63.58'	N05°33'07"E	63.56'	005°01'28"	31.81'
C106	725.00'	63.59'	N10°34'37"E	63.57'	005°01'31"	31.82'
C107	725.00'	63.89'	N15°36'51"E	63.87'	005°02'57"	31.97'
C108	725.00'	63.58'	N20°39'04"E	63.56'	005°01'29"	31.81'
C109	725.00'	11.44'	N23°36'55"E	11.43'	000°54'13"	5.72'
C110	770.00'	61.94'	S22°08'06"W	51.93'	003°51'52"	25.98'
C111	770.00'	72.51'	S17°30'18"W	72.48'	005°23'43"	36.28'
C112	770.00'	72.51'	S12°06'35"W	72.48'	005°23'43"	36.28'
C113	770.00'	72.51'	S06°42'52"W	72.48'	005°23'43"	36.28'
C114	770.00'	72.51'	S01°19'09"W	72.48'	005°23'43"	36.28'
C115	770.00'	71.93'	S04°03'17"E	71.91'	005°21'09"	35.99'
C116	770.00'	71.41'	S09°23'16"E	71.38'	005°18'49"	35.73'
C117	770.00'	71.41'	S14°42'05"E	71.38'	005°18'49"	35.73'
C118	770.00'	71.41'	S20°00'54"E	71.38'	005°18'49"	35.73'
C119	770.00'	34.76'	N23°57'54"W	34.75'	002°35'11"	17.38'
C120	770.00'	73.13'	S27°58'45"E	73.11'	005°26'31"	36.59'

OWNER AND DEVELOPER

ESTATES AT PATAPSCO PARK, LLC
24012 FREDERICK ROAD
CLARKSBURG, MD 20881
CONTACT: MR. DAN SNYDER
PHONE: (301) 674-8509

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Phil Chutkan
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 1-6-16

Kate L. Dwyer
DIRECTOR
DATE: 1-7-16

OWNER'S CERTIFICATE

WE, ESTATES AT PATAPSCO PARK, LLC, 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 EASEMENT AREAS 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 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 RIGHT-OF-WAYS.

WITNESS MY HAND THIS 15 DAY OF December 2015 BY *William P. ...* MANAGER
OWNER: ESTATES AT PATAPSCO PARK, LLC BY *William P. ...* WITNESS

PURPOSE NOTE

THE PURPOSE OF THIS PLAT OF RESUBDIVISION IS TO REVISE LOT LINES FOR LOTS 1 TO 195 PREVIOUSLY RECORDED AS PLAT NOS. 23421 TO 23436 TO ACCOMMODATE NEW HOUSE MODELS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY PM PATAPSCO LLC BY DEEDS DATED ALONG WITH THIS PLAT AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, VOLUME 246 AND THAT ALL THE MONUMENTS ARE IN PLACE OR WHERE NECESSARY REFER TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODES OF MARYLAND AS AMENDED.

Robert C. Harr, Jr.
PROFESSIONAL LAND SURVEYOR
NO. 21587
ROBERT C. HARR, JR.
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587
EXPIRATION DATE: JANUARY 16, 2017

12/3/15
DATE

BOHLER ENGINEERING
22636 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20164
703.709.9500 - 703.709.9501 FAX
www.bohlerengineering.com

RECORDED AS PLAT 23421 ON 11/11/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
LOTS 203-397
ESTATES AT PATAPSCO PARK
A REVISION TO LOTS 1 - 195, ESTATES AT PATAPSCO PARK
PLAT NOS. 23421-23436
ZONING: R-20 & R-ED
TAX MAP # 17, GRID 5, 6, 1

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C181	820.00'	52.29'	N22°14'25"E	52.28'	003°39'13"	26.15'
C182	1040.00'	50.82'	S22°40'02"W	50.82'	002°48'00"	25.42'
C183	1040.00'	70.90'	S19°16'52"W	70.88'	003°54'21"	35.46'
C184	1040.00'	70.90'	S15°24'31"W	70.88'	003°54'21"	35.46'
C185	1040.00'	35.37'	S12°28'53"W	35.37'	001°58'55"	17.69'
C186	55.00'	17.05'	S20°23'25"W	16.99'	017°45'59"	8.60'
C187	55.00'	33.19'	S46°33'37"W	32.69'	034°34'25"	17.12'
C188	55.00'	43.19'	S86°20'34"W	42.09'	044°59'29"	22.78'
C189	55.00'	49.07'	N45°36'13"W	47.46'	051°06'57"	26.30'
C190	55.00'	20.00'	N09°37'41"W	19.89'	020°50'07"	10.11'
C191	55.00'	40.73'	N22°00'19"E	39.81'	042°25'54"	21.35'
C192	55.00'	43.99'	N66°08'03"E	42.83'	045°49'35"	23.25'
C193	1090.00'	15.22'	N15°55'29"E	15.22'	000°48'01"	7.61'
C194	1090.00'	79.01'	N18°24'04"E	78.99'	004°09'11"	39.52'
C195	1090.00'	54.97'	N21°55'21"E	54.96'	002°53'22"	27.49'
C196	1090.00'	13.32'	N23°43'02"E	13.32'	000°42'00"	6.66'
C197	435.00'	12.95'	N23°12'52"E	12.95'	001°42'19"	6.47'
C198	435.00'	78.76'	N17°10'29"E	78.65'	010°22'26"	39.49'
C199	25.00'	3.58'	N07°53'17"E	3.57'	008°11'59"	1.79'
C200	25.00'	31.71'	N32°33'04"W	29.63'	072°40'42"	18.39'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C201	55.00'	81.73'	N26°19'04"W	74.42'	085°08'42"	50.53'
C202	55.00'	40.44'	N37°19'09"E	39.54'	042°07'44"	21.16'
C203	55.00'	47.76'	N83°15'35"E	46.27'	049°45'07"	25.50'
C204	55.00'	5.48'	S69°00'32"E	5.48'	005°42'41"	2.74'
C205	55.00'	5.84'	S63°06'32"E	5.84'	006°05'19"	2.93'
C206	55.00'	6.37'	S56°44'39"E	6.37'	006°38'27"	3.19'
C207	55.00'	7.20'	S49°40'15"E	7.20'	007°30'20"	3.61'
C208	55.00'	8.70'	S41°23'13"E	8.69'	009°03'44"	4.36'
C209	55.00'	24.83'	S23°55'20"E	24.62'	025°52'01"	12.63'
C210	55.00'	11.90'	S04°47'35"E	11.87'	012°23'30"	5.97'
C211	485.00'	51.88'	S04°28'02"W	51.85'	006°07'43"	25.96'
C212	485.00'	51.83'	S10°35'34"W	51.80'	006°07'22"	25.94'
C213	485.00'	51.84'	S16°42'58"W	51.81'	006°07'25"	25.94'
C214	485.00'	36.31'	S21°55'21"W	36.30'	004°17'22"	18.16'
C215	705.00'	58.45'	N21°41'31"E	58.44'	004°45'02"	29.24'
C216	705.00'	73.96'	N16°18'42"E	73.92'	006°00'38"	37.01'
C217	705.00'	73.96'	N10°18'04"E	73.92'	008°00'38"	37.01'
C218	705.00'	73.95'	N04°17'28"E	73.91'	006°00'35"	37.01'
C219	705.00'	73.94'	N01°43'08"W	73.91'	006°00'33"	37.00'
C220	705.00'	73.94'	N07°43'39"W	73.90'	006°00'31"	37.00'

COORDINATE - TABLE			COORDINATE - TABLE			COORDINATE - TABLE			COORDINATE - TABLE		
POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING
1	596184.3634	1361408.3491	30	596269.8659	1363010.8870	70	598099.9502	1363399.0383	110	598975.6976	1363520.0919
2	596532.9269	1361675.7946	31	596280.6709	1362993.4571	71	598090.5135	1363432.0436	111	597008.7195	1363507.4604
3	596643.2884	1361871.6004	32	596285.0359	1362969.0475	72	598162.7950	1363571.0209	112	597078.0468	1363352.2389
4	596652.7698	1361903.8040	33	596264.6391	1362845.0806	73	598196.5101	1363581.6650	113	597055.4153	1363319.2170
5	596915.9302	1362229.1121	34	596265.6107	1362771.0189	74	598271.9191	1363542.4415	114	597004.0150	1363294.4458
6	597251.1248	1362472.6813	35	596333.7240	1362825.3447	75	598284.5531	1363525.3071	115	596950.3086	1363278.2553
7	597611.5057	1362601.0240	36	596314.5970	1362849.5535	76	598316.2756	1363586.3009	116	596952.4760	1363341.2484
8	597845.7924	1362617.6160	37	596332.2806	1362952.5327	77	598294.6359	1363586.9884	117	596936.0111	1363355.3055
9	598268.2971	1362635.1013	38	596350.9090	1362968.6502	78	598219.5810	1363626.0241	118	596918.4092	1363288.8469
10	598105.3095	1362412.5545	39	596387.8540	1362988.1758	79	598208.9370	1363659.7392	119	596939.6746	1363292.9129
11	598365.0154	1362220.8109	40	596411.7738	1362994.5076	80	598229.8252	1363699.9015	120	596951.0916	1363289.8891
12	598510.2328	1362107.2630	41	596505.4084	1362969.7080	81	598247.1474	1363712.8896	121	596968.8577	1363259.3217
13	598769.1586	1361951.5516	42	596608.4319	1362947.7005	82	598188.1537	1363744.6122	122	596934.1110	1363128.1303
14	600447.8300	1361870.8846	43	596629.3164	1362920.2357	83	598185.4661	1363722.9725	123	596916.7693	1363110.4807
15	600619.0033	1361542.8597	44	596627.6600	1362905.4346	84	598046.1699	1363455.1443	124	596921.6126	1363097.6668
16	598410.9055	1363800.0553	45	596616.1726	1362887.0827	85	598013.7875	1363443.8585	125	596921.0131	1363092.8670
17	598170.0448	1364361.0327	46	596694.4961	1362879.4384	86	597870.5190	1363492.6063	126	596932.4445	1363115.3280
18	598033.9252	1364359.3535	47	596677.3498	1362899.8737	87	597851.6359	1363521.8012	127	596938.7764	1363091.4092
19	597882.2290	1364309.1746	48	596679.0052	1362914.6748	88	597914.9742	1363701.3532	128	596408.9255	1363060.1828
20	597465.9147	1364065.3152	49	596705.4453	1362936.8435	89	598047.6514	1363956.4547	129	596424.5751	1363042.8411
21	597256.3854	1364065.8278	50	597188.8109	1363023.8629	90	597982.2536	1363940.7792	130	596521.1813	1363017.2545
22	596921.5769	1363928.6830	51	597390.0109	1363109.2595	91	597987.5509	1363910.8049	131	597128.9066	1363052.9000
23	596638.8676	1363511.3257	52	597778.3907	1363156.6172	92	597886.0252	1363715.4471	132	597175.5235	1363072.6987
24	595951.0833	1363305.2512	53	597788.4012	1363142.7879	93	597802.4185	1363529.6441	133	597188.1550	1363105.7106
25	595922.8077	1363295.7369	54	597812.1824	1363209.7726	94	597774.9656	1363509.6343	134	597118.8276	1363260.9321
26	596138.5936	1363127.6327	55	597792.0689	1363204.9178	95	597844.7308	1363443.9690	135	597085.8057	1363273.5636
27	596139.1049	1363108.4219	56	597359.6205	1363154.9129	96	597156.7221	1363359.9978	136	597078.7027	1363270.3912
28	596140.9707	1363038.3958	57	597266.8302	1363113.4695	97	597123.7002	1363372.6293	137	596577.5073	1363229.9218
29	596251.9641	1363025.3276	58	597233.8063	1363126.1010	98	597054.3729	1363527.8508	138	596447.7585	1363264.2864
			59	597164.4810	1363281.3225	99	597067.0044	1363560.8727	139	596417.1912	1363246.5203
			60	597177.1125	1363314.3444	100	597255.0130	1363644.8439			
			61	597365.1212	1363399.3156	101	597471.6845	1363714.3495			
			62	597975.9296	1363405.7514	102	597405.7002	1363769.1584			
			63	598007.6894	1363391.6376	103	597387.3949	1363745.4862			
			64	598072.2513	1363357.3397	104	597234.6226	1363690.4973			
			65	598147.5752	1363302.5480	105	596948.2042	1363562.5729			
			66	598151.9378	1363270.8103	106	596861.1590	1363534.2439			
			67	598244.0879	1363272.5273	107	596832.6441	1363549.6948			
			68	598180.3832	1363340.295	108	596782.6815	1363474.9027			
			69	598115.1922	1363389.6975	109	596934.0190	1363503.3666			

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C221	705.00'	50.48'	N12°46'59"W	50.47'	004°06'09"	25.25'
C222	55.00'	44.75'	N42°50'43"W	43.52'	046°36'51"	23.69'
C223	55.00'	44.01'	N03°23'02"E	42.84'	045°50'39"	23.26'
C224	55.00'	58.86'	N56°57'53"E	56.09'	061°19'02"	32.60'
C225	55.00'	21.37'	S81°14'47"E	21.23'	022°15'39"	10.82'
C226	55.00'	6.18'	S66°53'43"E	6.18'	006°26'30"	3.10'
C227	55.00'	6.05'	S60°31'15"E	6.05'	006°18'27"	3.03'
C228	55.00'	6.00'	S54°14'22"E	6.00'	006°15'18"	3.01'
C229	55.00'	56.11'	S21°53'05"E	53.71'	058°27'16"	30.77'
C230	55.00'	27.97'	S21°54'46"W	27.67'	029°08'28"	14.30'
C231	735.00'	73.82'	N09°01'56"W	73.79'	005°45'16"	36.94'
C232	735.00'	59.18'	N03°50'53"W	59.17'	004°36'49"	29.61'
C233	755.00'	43.39'	S13°11'18"E	43.38'	003°17'33"	21.70'
C234	755.00'	54.57'	S09°28'17"E	54.55'	004°08'29"	27.30'
C235	755.00'	54.52'	S05°19'54"E	54.51'	004°08'16"	27.27'
C236	755.00'	54.53'	S01°11'38"E	54.52'	004°08'17"	27.28'
C237	755.00'	53.55'	S02°54'26"W	53.54'	004°03'50"	26.79'
C238	755.00'	53.55'	S06°58'16"W	53.54'	004°03'50"	26.79'
C239	755.00'	53.55'	S11°02'06"W	53.54'	004°03'50"	26.79'
C240	755.00'	53.64'	S15°06'08"W	53.63'	004°04'15"	26.83'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C241	755.00'	53.59'	S19°10'15"W	53.57'	004°03'59"	26.80'
C242	755.00'	37.73'	S22°38'08"W	37.72'	002°51'47"	18.87'
C243	975.00'	42.87'	N22°48'27"E	42.87'	002°31'09"	21.44'
C244	975.00'	60.67'	N19°45'55"E	60.66'	003°33'55"	30.34'
C245	975.00'	60.67'	N16°12'00"E	60.66'	003°33'55"	30.34'
C246	975.00'	60.67'	N12°38'06"E	60.66'	003°33'55"	30.34'
C247	975.00'	60.67'	N09°04'10"E	60.66'	003°33'55"	30.35'
C248	975.00'	60.67'	N05°30'15"E	60.66'	003°33'55"	30.35'
C249	975.00'	60.67'	N01°56'19"E	60.66'	003°3	