

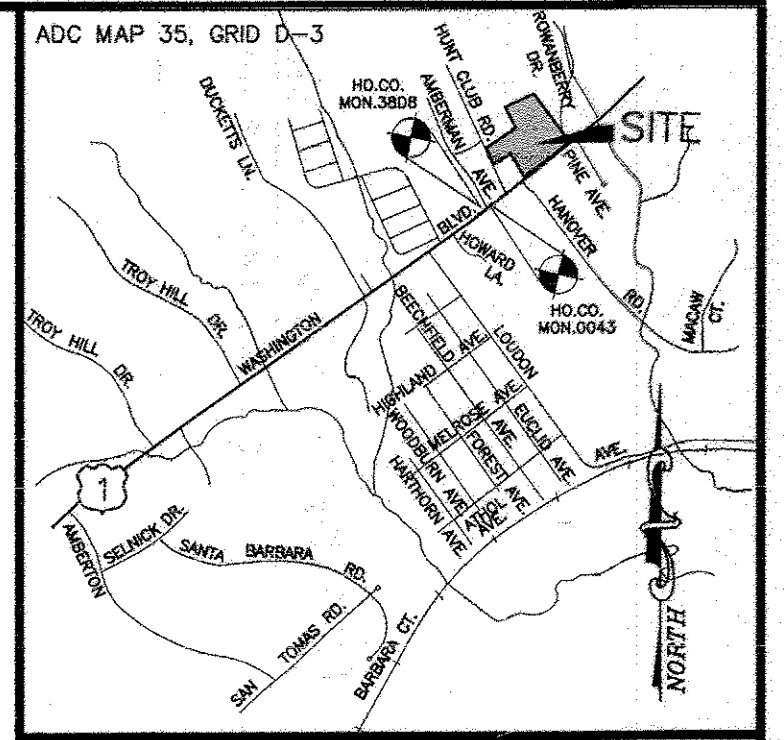
COORDINATE LIST		
POINT	NORTH	EAST
1	559043.0362	1387380.9439
2	558828.8573	1387107.3343
3	558832.8210	1387104.2865
4	558782.1309	1387038.3661
5	559003.0323	1386907.2767
6	558896.7541	1386746.4931
7	559051.1360	1386675.6964
8	559238.9390	1386959.8153
9	559433.9962	1386857.8294
10	559558.3560	1387129.5327
11	559528.5915	1387151.7523
12	559277.1234	1387264.6023
13	559110.3588	1387389.3987
14	559313.2222	1387312.5287
15	559105.9285	1387467.6542

WETLAND LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 17°29'59" E	43.88'
L2	N 17°13'21" E	25.38'
L3	N 74°18'47" W	30.54'
L4	N 23°07'04" W	38.83'
L5	N 14°13'41" W	31.57'
L6	N 54°08'53" W	23.36'
L7	N 61°03'29" E	9.35'
L8	S 61°52'48" E	18.47'
L9	S 27°49'12" E	17.17'
L10	S 18°00'14" E	16.15'
L11	N 66°51'34" E	16.38'
L12	S 89°26'20" E	23.59'
L13	S 03°14'13" W	15.23'
L14	S 26°49'25" E	28.54'
L15	S 37°25'29" E	3.79'
L16	S 32°21'06" E	21.13'
L17	S 17°24'43" W	21.44'
L18	S 58°40'21" W	21.55'
L19	S 14°16'47" E	28.19'
L20	S 81°05'33" W	33.13'

FOREST CONSERVATION EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
F1	N 86°35'43" E	7.60'
F2	S 67°06'03" E	8.92'
F3	N 49°50'26" W	9.28'
F4	N 47°11'33" W	13.53'
F5	N 26°07'21" W	9.09'
F6	N 03°39'50" W	9.97'
F7	N 40°17'56" W	5.22'
F8	N 54°46'54" W	8.12'
F9	N 00°49'47" W	34.52'
F10	N 46°14'46" E	16.77'
F11	N 00°28'24" W	131.57'
F12	N 64°23'01" E	35.00'
F13	S 30°11'35" E	40.54'
F14	S 23°37'47" E	30.04'
F15	S 21°32'57" E	77.44'
F16	S 48°00'47" E	45.98'
F17	S 24°35'38" E	20.69'

FOREST CONSERVATION EASEMENT CURVE TABLE						
CURVE	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
FC1	2.40'	86°48'04"	3.64'	2.27	3.30'	S 43°21'19" W
FC2	65.43'	40°30'35"	46.26'	24.15	45.31'	S 66°30'04" W
FC3	31.00'	46°55'37"	25.39'	13.46	24.69'	S 22°59'24" W
FC4	8.26'	46°39'24"	6.72'	3.56	6.54'	N 04°07'19" W
FC5	51.37'	23°11'54"	20.80'	10.54	20.66'	N 01°36'38" W

20' PUBLIC WATER EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
WL1	N 65°09'06" E	16.04'
WL2	S 83°58'10" E	65.26'
WL3	S 43°55'54" E	80.81'
WL4	S 66°25'54" E	49.82'
WL5	S 88°55'54" E	46.73'
WL6	N 72°04'18" E	42.12'
WL7	N 52°25'07" E	35.08'
WL8	S 52°25'07" W	38.27'
WL9	S 72°04'18" W	28.84'
WL10	S 17°55'42" E	18.15'
WL11	S 72°04'18" W	20.00'
WL12	N 17°55'42" W	18.12'
WL13	S 33°27'53" E	12.99'
WL14	S 56°32'07" W	20.00'
WL15	N 33°27'53" W	12.99'
WL16	S 33°27'53" E	15.03'
WL17	S 56°32'07" W	20.00'
WL18	N 33°27'53" W	15.03'
WL19	S 56°32'07" W	28.60'
WL20	S 65°09'06" W	17.63'



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETIC CONTROL STATIONS Nos. 380B AND 0043.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY PENNONI ASSOCIATES, INC. ON OR ABOUT JULY, 2014.
- THE SUBJECT PROPERTY IS ZONED B-1 AND R-12 AS PER 10-06-13 COMPREHENSIVE ZONING PLAN.
- THERE ARE NO VISIBLE SIGNS OF CEMETERIES WITHIN THE SUBJECT PROPERTY.
- DEVELOPMENT OF THE LOTS REQUIRES STORMWATER MANAGEMENT, AND IS SHOWN ON ROAD PLANS FOR F-06-133, SHEET 4 OF 12.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- ON DECEMBER 15, 2015 THE STATE OF MARYLAND DEPARTMENT OF THE ENVIRONMENT WATER MANAGEMENT DIVISION ISSUED A LETTER OF AUTHORIZATION TO ALLOW GRADING PRACTICES TO OCCUR WITHIN THE EXISTING WETLANDS LOCATED ON THE SITE. AUTHORIZATION NUMBER: 15-N-3327/201561799.
- THERE ARE NO FLOODPLAIN LIMITS WITHIN THE LIMITS OF THE SUBJECT PROPERTY.
- THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON PARCEL 'A' TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- THE SUBDIVISION SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN PROVIDED BY CONTRACTS 348-S AND W34738C RESPECTIVELY.
- THE 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 FOREST CONSERVATION EASEMENT; HOWEVER, FOREST CONSERVATION MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. THE FOREST CONSERVATION OBLIGATION OF 0.58 ACRES OF CREDITED FOREST RETENTION AND FEE-IN-LIEU PAYMENT OF \$24,503 FOR THE 0.75 ACRES REFORESTATION OBLIGATION IS PROVIDED UNDER SPD-16-038.
- 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 LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH 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 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.

GENERAL NOTES (CONTINUED)

- PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILES REFERENCES: SDP-91-083, ECP-16-015 & SDP-16-038.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL BECAUSE IT IS A CONSOLIDATION PLAT THAT DOES NOT CREATE ANY NEW LOTS. THE REQUIRE LANDSCAPING FOR THE LIBRARY AND SENIOR CENTER EXPANSION HAS BEEN ADDRESSED UNDER SDP-16-038.
- STORMWATER MANAGEMENT FOR THIS PROJECT WILL BE PROVIDED BY AN EXISTING STORMWATER MANAGEMENT POND AND THREE (3) MICRO-BIORETENTION FACILITIES.
- THE SUBJECT PROPERTY IS LOCATED IN THE METROPOLITAN DISTRICT.
- THIS PLAT IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS PER COUNCIL BILL 32-2013. DEVELOPMENT OF CONSTRUCTION ON THIS LOT MUST COMPLY WITH THE SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF THE SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT AND PER THE ZONING REGULATIONS.

I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 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. THIS SURVEY WAS PREPARED BY ME PERSONALLY, OR UNDER MY RESPONSIBLE CHARGE, AND THE SURVEY WORK REFLECTED IN IT ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION .12 OF CHAPTER 6 OF THE MINIMUM STANDARDS OF PRACTICE OF MARYLAND.

[Signature] 6/30/16
JAMES IRVIN, DIRECTOR
DEPARTMENT OF PUBLIC WORKS
DATE

[Signature] 6/28/16
D. DARRIN KIRK, MD, NO 21543
DATE

TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED.....	1
BUILDABLE LOTS/PARCELS.....	1
NON-BUILDABLE LOTS/PARCELS.....	0
OPEN SPACE.....	0
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED.....	6.29408 AC.±
BUILDABLE LOTS/PARCELS.....	0
NON-BUILDABLE LOTS/PARCELS.....	0
OPEN SPACE.....	0
PRESERVATION PARCELS.....	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS.....	0.65959 AC.±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED.....	6.95367 AC.±

8818 Centre Park Drive, Suite 200
Columbia, Maryland 21045
(O) 410-997-8900 (F) 410-997-9282

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

[Signature] 7/12/2016
HOWARD COUNTY HEALTH OFFICER
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] 7.18.16
CHIEF, DEVELOPMENT ENGINEERING DIVISION JR
DATE

[Signature] 8.2.16
DIRECTOR
DATE

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS CONVEYED BY BOARDMAN PETROLEUM, INC. TO HOWARD COUNTY MARYLAND, BY DEED DATED AUGUST 27, 1990 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2239 AT FOLIO 65, AND ALL THE LANDS CONVEYED BY ROLAND E. SCARFF AND JUANITA V. SCARFF BY DEED DATED APRIL 6, 1991 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 2318 AT FOLIO 166, AND ALL THE LANDS CONVEYED BY VERIZON MARYLAND, LLC TO HOWARD COUNTY, MARYLAND BY DEED DATED JUNE 23, 2016 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 10970 AT FOLIO 412, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 21543, EXPIRATION DATE DECEMBER 21, 2017.

[Signature] 6/28/16
D. DARRIN KIRK
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 21543

OWNER'S CERTIFICATE

WE, HOWARD COUNTY, MARYLAND, A BODY CORPORATE AND POLITIC, BY JAMES IRVIN, DIRECTOR, DEPARTMENT OF PUBLIC WORKS, 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY/OUR HANDS THIS 30th DAY OF June, 2016.

[Signature] 6/28/16
JAMES IRVIN, DIRECTOR
DEPARTMENT OF PUBLIC WORKS
DATE

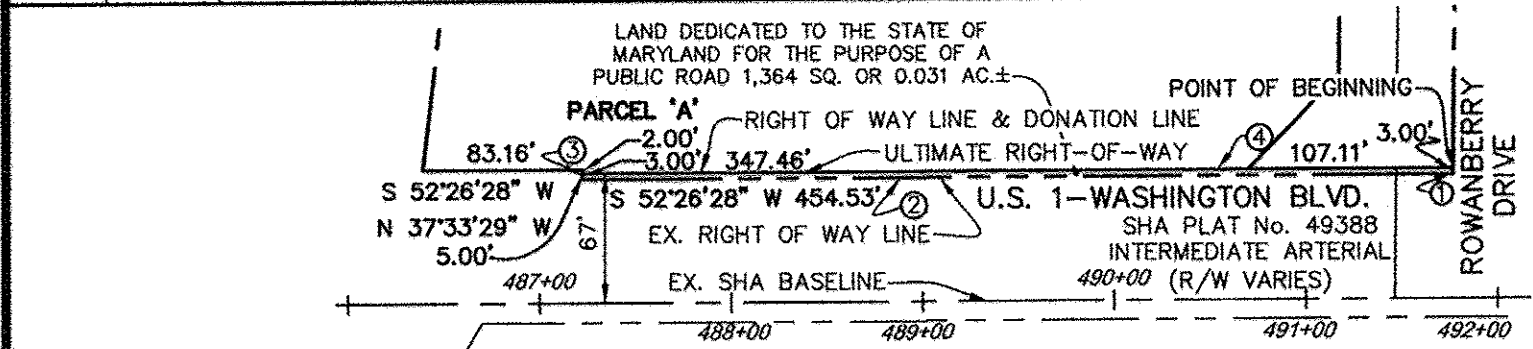
[Signature] 6/28/16
DATE
WITNESS
DATE

RECORDED AS PLAT No. 23869
ON 7/15/16
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

HCLS ELKRIDGE BRANCH & 50 PLUS CENTER PARCEL 'A'

DPZ FILE NOS.: SDP-16-038
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TAX MAP NO. 38 GRID NO. 13
PARCELS P/O 96, 97 & 478 ZONED: B-1 & R-12
SCALE: 1" = AS SHOWN DATE: 06.29.16 SHEET: 1 OF 2

PROPERTY CURVE TABLE						
CURVE	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	633.00'	25°09'00"	277.85'	141.20'	275.63'	S 24°10'08" E



- LEGEND**
- CMS □ CONCRETE MONUMENT SET
 - STNF □ STONE FOUND
 - IPF ○ IRON PIPE FOUND
 - RCF ○ REBAR CAP FOUND
 - ZONING LINE
 - WETLAND LIMIT
 - 20' PUBLIC WATER & UTILITY EASEMENT
 - EX. ACCESS EASEMENT FOR A ROAD TO BE ABANDONED
 - FOREST CONSERVATION EASEMENT
 - EX. 10' DRAINAGE EASEMENT
 - EX. 20' PUBLIC WATER EASEMENT TO BE ABANDONED

RIGHT-OF-WAY DETAIL
SCALE: 1" = 100'

LINE	BEARING	LENGTH
1	S 36°48'32" E	3.00'
2	S 52°26'28" W	454.53'
3	N 37°33'29" W	3.00'
4	N 52°26'28" E	454.57'

FEE SIMPLE AREA
1,364 SQ. FT. OR 0.031 AC.±
SHOWN THUS: [Hatched Pattern]

I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 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. THIS SURVEY WAS PREPARED BY ME PERSONALLY, OR UNDER MY RESPONSIBLE CHARGE, AND THE SURVEY WORK REFLECTED IN IT ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION .12 OF CHAPTER 6 OF THE MINIMUM STANDARDS OF PRACTICE OF MARYLAND.

[Signature] DATE *6/29/16*
 JAMES IRVIN, DIRECTOR
 DEPARTMENT OF PUBLIC WORKS

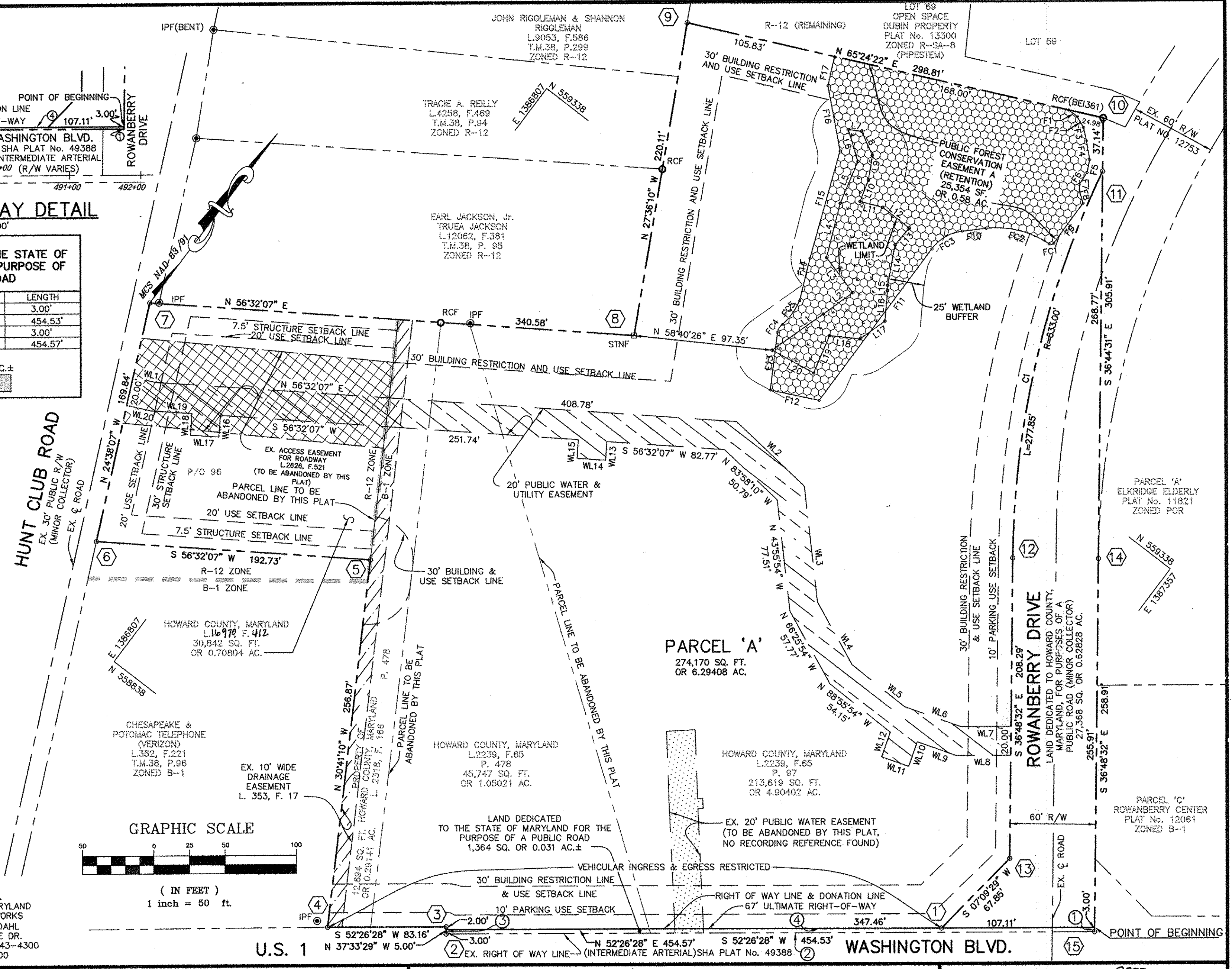
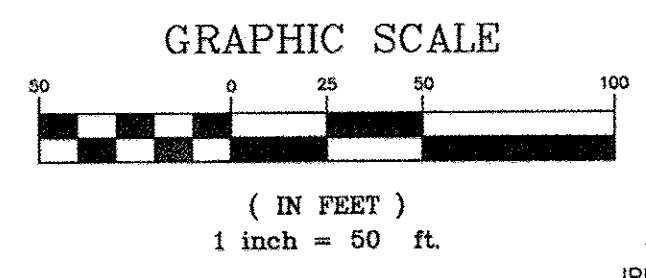
[Signature] DATE
 D. DARRIN KIRK, MD. NO. 21543

TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED.....	1
BUILDABLE LOTS/PARCELS.....	1
NON-BUILDABLE LOTS/PARCELS.....	0
OPEN SPACE.....	0
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED.....	6.29408 AC.±
BUILDABLE LOTS/PARCELS.....	0
NON-BUILDABLE LOTS/PARCELS.....	0
OPEN SPACE.....	0
PRESERVATION PARCELS.....	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS.....	0.65959 AC.±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED.....	6.95367 AC.±

Pennon

8818 Centre Park Drive, Suite 200
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OWNER
 HOWARD COUNTY MARYLAND
 DEPT. OF PUBLIC WORKS
 C/O MARK STROMDAHL
 3430 COURT HOUSE DR.
 ELLICOTT CITY, MD 21043-4300
 TEL. 410.313.2700



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

[Signature] DATE *7/12/2016*
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] DATE *7-18-16*
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] DATE *8-2-16*
 DIRECTOR

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS CONVEYED BY BOARDMAN PETROLEUM, INC. TO HOWARD COUNTY MARYLAND, BY DEED DATED AUGUST 27, 1990 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2239 AT FOLIO 65, AND ALL THE LANDS CONVEYED BY ROLAND E. SCARFF AND JUANITA V. SCARFF BY DEED DATED APRIL 6, 1991 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 2318 AT FOLIO 166, AND ALL THE LANDS CONVEYED BY VERIZON MARYLAND, LLC TO HOWARD COUNTY, MARYLAND BY DEED DATED JUNE 29, 2016 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 16970 AT FOLIO 412, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 21543, EXPIRATION DATE DECEMBER 21, 2017.

[Signature] DATE *6/29/16*
 D. DARRIN KIRK
 PROFESSIONAL LAND SURVEYOR
 MD REGISTRATION No. 21543



OWNER'S CERTIFICATE

WE, HOWARD COUNTY, MARYLAND, A BODY CORPORATE AND POLITIC, BY JAMES IRVIN, DIRECTOR, DEPARTMENT OF PUBLIC WORKS, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, 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 RIGHTS-OF-WAY.

WITNESS MY/OUR HANDS THIS *29th* DAY OF *July*, 2016.

[Signature] DATE
 JAMES IRVIN, DIRECTOR
 DEPARTMENT OF PUBLIC WORKS

[Signature] DATE
 WITNESS

[Signature] DATE

RECORDED AS PLAT No. *23970*
 ON *8/5/16*
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

HCLS ELKRIDGE BRANCH & 50 PLUS CENTER PARCEL 'A'

DPZ FILE NOS.: SDP-16-042
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 TAX MAP NO. 38 GRID NO. 13
 PARCELS P/O 96, 97 & 478 ZONED: B-1 & R-12
 SCALE: 1" = 50' DATE: 06.29.16 SHEET: 2 OF 2