

COORDINATE LIST

NO.	NORTH	EAST
1	612,245.454	1,308,220.813
2	612,226.392	1,308,237.010
3	611,627.932	1,307,577.390
4	611,628.244	1,307,577.679
5	611,462.563	1,307,718.756
6	611,105.203	1,306,371.194
7	611,292.653	1,306,367.374
8	611,478.532	1,307,133.014
9	611,700.351	1,307,090.959
10	611,804.124	1,307,394.310
11	611,630.156	1,307,542.636

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

MINIMUM LOT SIZE CHART

LOT NO.	MINIMUM LOT AREA	PIPESTEM	TOTAL LOT AREA
1	130,380 SQ. FT. (3.00 ACRES)	7,012 SQ. FT. (0.16 ACRES)	137,692 SQ. FT. (3.16 ACRES)
2	130,380 SQ. FT. (3.00 ACRES)	8,925 SQ. FT. (0.20 ACRES)	139,605 SQ. FT. (3.20 ACRES)
3	130,875 SQ. FT. (3.00 ACRES)	7,210 SQ. FT. (0.17 ACRES)	138,085 SQ. FT. (3.17 ACRES)

OWNER

GREENBERRY, INC.
7350 GRACE DR, SUITE B
COLUMBIA, MD. 21044
410-997-0296

THE REQUIREMENTS OF §3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Gary E. Lane
GARY E. LANE, PROP. L.S.
DATE: 09/06/17

R. Jacob Hikmat
R. JACOB HIKMAT, PRESIDENT
GREENBERRY INC.
DATE: 9/6/17

TOTAL AREA TABULATION

NUMBER OF BUILDABLE LOTS	3
NUMBER OF BULK PARCELS	1
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	4
AREA OF BUILDABLE LOTS	9.53 AC ±
AREA OF BULK PARCELS	1.85 AC
AREA OF OPEN SPACE LOTS	0 AC
AREA OF RECREATIONAL OPEN SPACE	0 AC
AREA OF 100 YEAR FLOODPLAIN	0 AC
AREA OF ROAD DEDICATION	0.03 AC ±
AREA	11.41 AC ±

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

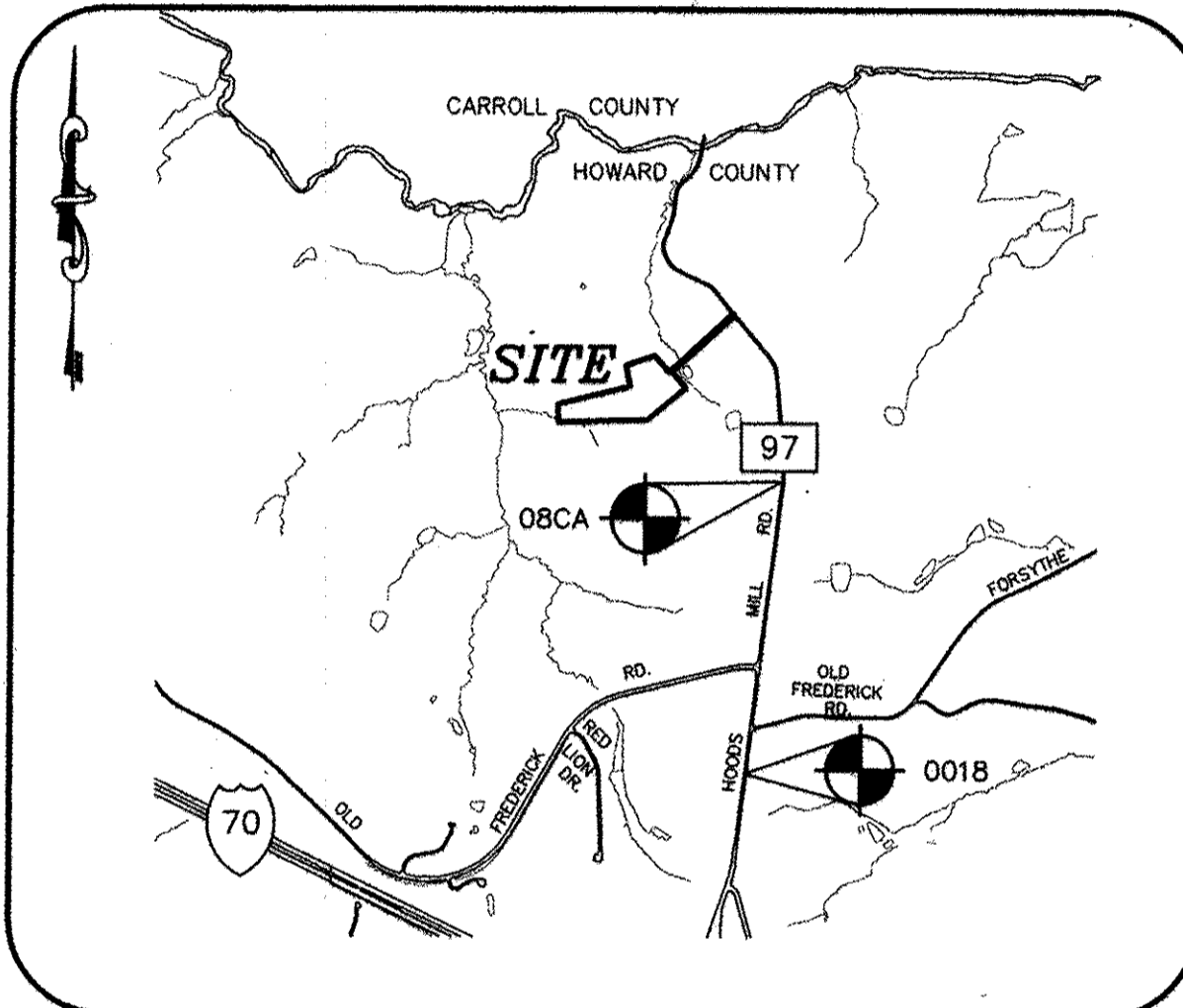
William for Manner Rossman
HOWARD COUNTY HEALTH OFFICER
DATE: 10/31/2017

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edwards
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 11-8-17

Kent Seelbach
DIRECTOR
DATE: 11-14-17

- 28. DEVELOPER RESERVES INTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE FOREST CONSERVATION EASEMENT LOCATED IN, OVER AND THROUGH LOTS 2 AND 3, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS FOREST CONSERVATION AREA. ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENT HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS, CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER A DEED OF FOREST CONSERVATION EASEMENT TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF FOREST CONSERVATION EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- 29. DENOTES PRIVATE USE-IN-COMMON DRIVEWAY AND SWM EASEMENT
- 30. DENOTES FOREST CONSERVATION EASEMENT.
- 31. DENOTES WETLANDS.
- 32. THIS PROPERTY IS LOCATED WITHIN TIER IV ON THE HOWARD COUNTY GROWTH TIER MAP.
- 33. LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD (0.02 AC).
- 34. THIS PROJECT IS SUBJECT TO ALTERNATIVE COMPLIANCE WP-16-146 TO THE SECTIONS 16.120(b)(4)(i) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WHICH REQUIRES THAT RESIDENTIAL LOTS SHALL HAVE REGULAR, RECTANGULAR SHAPE AND SECTION 16.120(b)(4)(ii) WHICH PROHIBITS ENVIRONMENTAL FEATURES AND FOREST CONSERVATION EASEMENTS ON RESIDENTIAL LOTS LESS THAN 10 ACRES IN SIZE. WAIVER WAS APPROVED ON JULY 12, 2016 SUBJECT TO THE FOLLOWING CONDITIONS:
 - 35' SETBACK SHALL BE PROVIDED FROM ENVIRONMENTAL BUFFERS AND FOREST CONSERVATION EASEMENTS.
 - NO GRADING, REMOVAL OF VEGETATIVE COVER, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE ENVIRONMENTAL AREAS FOR ALL LOTS EXCEPT THE ESSENTIAL MD. RT. 97 ENTRANCE DRIVEWAY.
 - AT THE BUILDING PERMIT STAGE, THE APPLICANT SHOULD MAKE REASONABLE EFFORT TO KEEP THE DISTANCE BETWEEN THE PROPOSED HOUSE SITES AND THE FOREST CONSERVATION EASEMENT AREAS AT A MAXIMUM TO AVOID POSSIBLE FUTURE ENCRoACHMENTS BY THE HOMEOWNERS.



VICINITY MAP
SCALE: 1" = 2000'

ADC MAP: 10-B4

35. THE LOTS SHOWN HEREIN COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY M.D.C. THIS AREA DESIGNATES A PRIVATE SEWAGE DISPOSAL AREA OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY M.D.C. FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THE SEWAGE DISPOSAL AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A REVISED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

RESIDENTIAL LOTS 2 AND 3 IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

GENERAL NOTES

- 1. TAX MAP: 8, PARCEL: 237, BLOCK: 5
- 2. SUBJECT PROPERTY ZONED RC-DEO PER THE 10/06/2013 COMPREHENSIVE ZONING REGULATIONS.
- 3. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED JUNE 2015 BY MILDENBERG, BOENDER & ASSOC, INC.
- 4. COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 08CA & 0018.
 - STA. No. 08CA N 610521.236 ELEV. 625.025
 - E 1308742.172
 - STA. No. 0018 N 607697.308 ELEV. 626.856
 - E 1308424.309
- 5. ● DENOTES AN IRON ROD OR IRON PIPE FOUND.
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
BRL DENOTES A BUILDING RESTRICTION LINE.
- 6. ALL AREAS ARE MORE OR LESS.
- 7. NO CEMETERIES OR BURIAL GROUNDS EXIST ON-SITE.
- 8. NO HISTORIC STRUCTURES EXIST ON-SITE. THIS PROPERTY IS NOT WITHIN A HISTORIC DISTRICT.
- 9. WETLANDS SHOWN BASED ON FIELD INVESTIGATION BY ECO-SCIENCE PROFESSIONALS, INC. IN JUNE 2015.
- 10. APFO ROAD TEST IS NOT REQUIRED FOR THIS PROJECT. THIS IS A MINOR SUBDIVISION.
- 11. NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT. LOT AREAS ARE OUTSIDE OF THE NOISE ZONE.
- 12. FLOODPLAIN DOES NOT EXIST ON SITE.
- 13. THIS PROPERTY IS NOT LOCATED IN THE METROPOLITAN DISTRICT.
- 14. NO SCENIC ROADS ARE ADJACENT TO THIS SITE.
- 15. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION WILL BE FULFILLED BY ON-SITE RETENTION OF A TOTAL OF 3.24 ACRES OF FOREST ON EASEMENTS "A" (1.85 ACRES), "B" (0.44 ACRES) AND "C" (0.95 ACRES). NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- 16. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- 17. THERE IS AN EXISTING STRUCTURE ON LOT 1 KNOWN AS 854 RTE. 97, COOKSVILLE, MD 21723, TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW. EXISTING SHED STRUCTURES ON LOT 2 WILL BE REMOVED PRIOR TO RECORDATION OF THIS PLAT.
- 18. DRIVEWAY SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
 - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").
 - C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
 - D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- 19. 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 TO THE PIPESTEM LOT DRIVEWAY.
- 20. STORMWATER MANAGEMENT REQUIREMENTS WILL BE MET ON-SITE VIA MICRO-BIORETENTION FACILITIES (M-6) IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL.
- 21. LANDSCAPING FOR LOTS 2 & 3 HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (28 SHADE TREES) IN THE AMOUNT OF \$8,400 TO BE POSTED WITH THE GRADING PERMIT.
- 22. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- 23. A USE-IN-COMMON DRIVEWAY AND SWM MAINTENANCE AGREEMENT FOR LOTS 1 THRU 3 AND FUTURE SUBDIVISION OF PARCEL 243 WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- 24. PRIVATE WATER AND PRIVATE SEWERAGE WILL BE UTILIZED.
- 25. ALL WELLS TO BE DRILLED PRIOR TO FINAL PLAT RECORDATION.
- 26. A PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON JUNE 22, 2015 AT THE GLENWOOD LIBRARY.
- 27. OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED VIA A PAYMENT OF FEE-IN-LIEU IN THE AMOUNT OF \$3,000.00.

OWNER'S STATEMENT

WE, GREENBERRY INC., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 6th DAY OF September 2017.

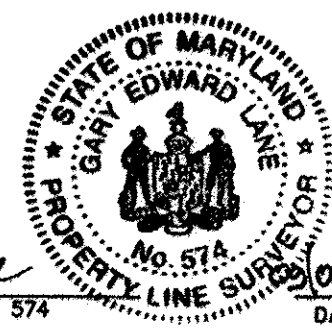
R. Jacob Hikmat
R. JACOB HIKMAT, PRESIDENT
GREENBERRY INC.

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, THAT IT IS A SUBDIVISION OF THAT LAND CONVEYED BY STEVEN W. PERCIVAL AND MARILYN E. PERCIVAL TO GREENBERRY, INC. BY DEED DATED JANUARY 31, 2017, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 17425 AT FOLIO 0088, 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.

Gary E. Lane
GARY E. LANE, PROP. L.S. NO. 574
EXPIRATION: 3/21/19



RECORDED AS PLAT 24430 ON 11/06/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PERCIVAL PROPERTY
LOTS 1 THRU 3
AND NON-BUILDABLE
BULK PARCEL A

SHEET 1 OF 2

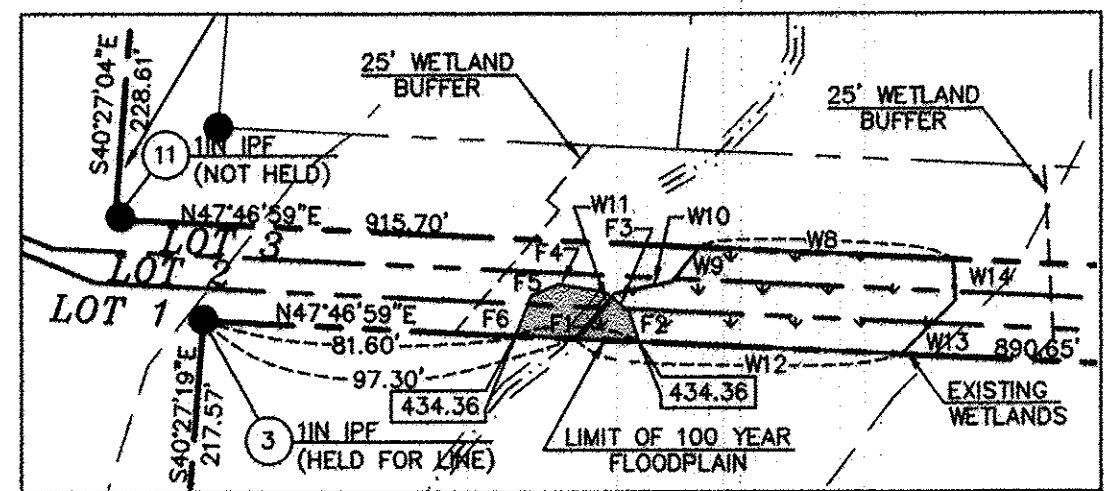
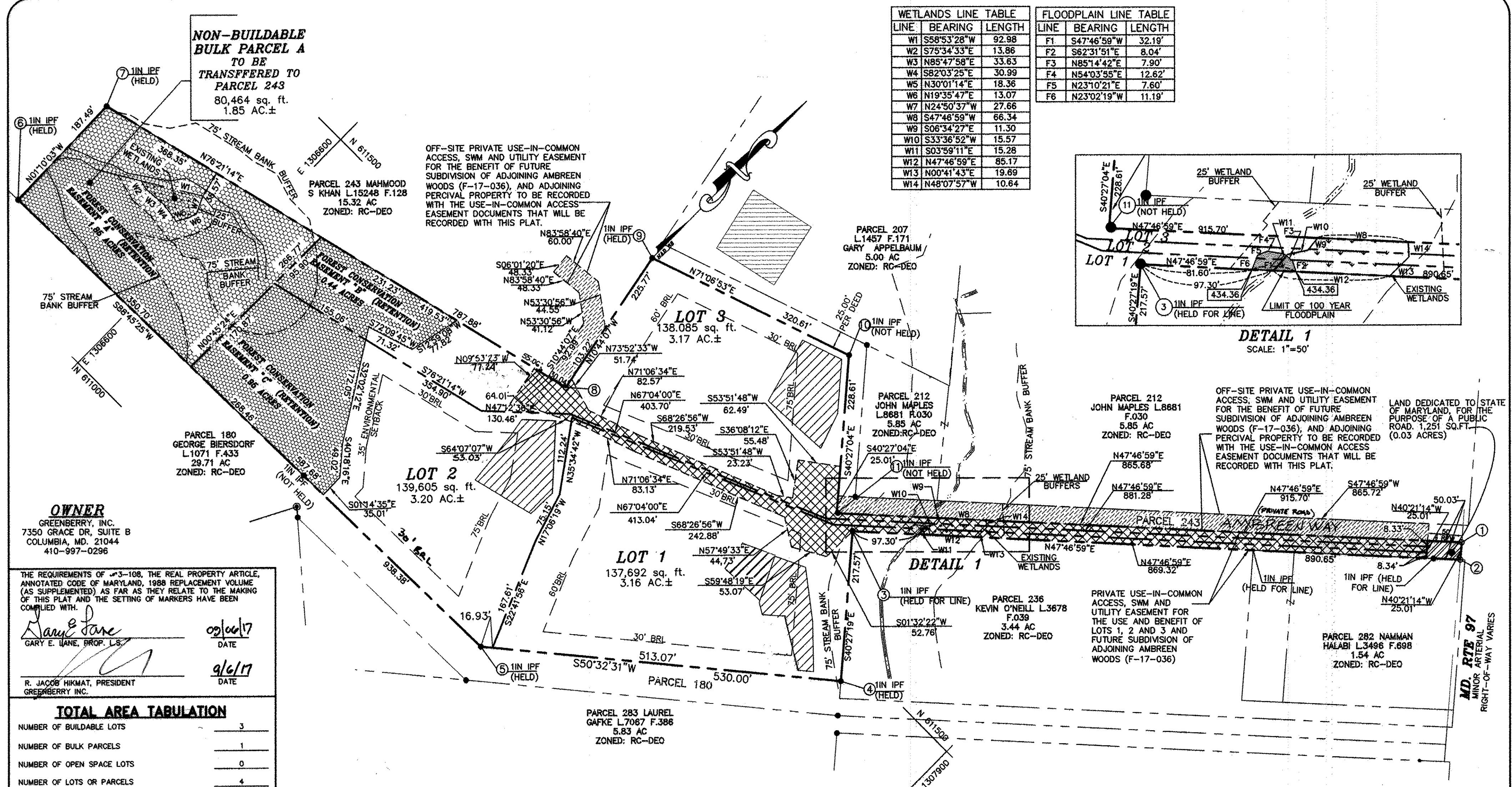
TAX MAP 8 FOURTH ELECTION DISTRICT SCALE: AS SHOWN
PARCEL NO. 237 HOWARD COUNTY, MARYLAND DATE: SEPTEMBER 2017
GRID NO. 5 EX. ZONING RC-DEO DPZ FILE NOS. ECP-15-059
WP-16-146

MILDENBERG, BOENDER & ASSOC., INC.

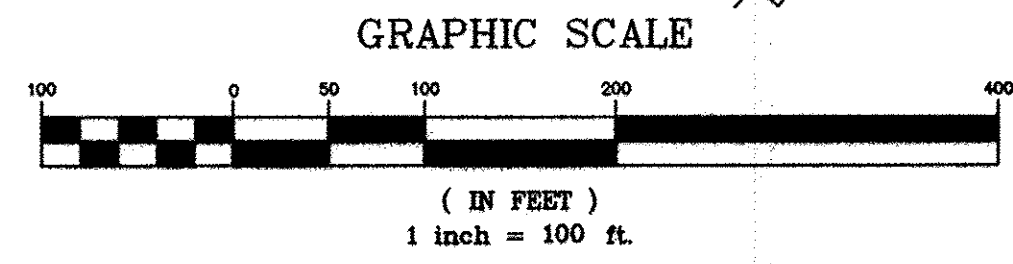
Engineers Planners Surveyors
7350-B Grace Drive, Columbia, Maryland 21044
(410) 997-0296 Tel. (410) 997-0298 Fax

LINE	BEARING	LENGTH
W1	S58°53'28"W	92.98
W2	S75°34'33"E	13.86
W3	N85°47'58"E	33.63
W4	S82°03'25"E	30.99
W5	N30°01'14"E	18.36
W6	N19°35'47"E	13.07
W7	N24°50'37"W	27.66
W8	S47°46'59"W	66.34
W9	S06°34'27"E	11.30
W10	S33°36'52"W	15.57
W11	S03°59'11"E	15.28
W12	N47°46'59"E	85.17
W13	N00°41'43"E	19.69
W14	N48°07'57"W	10.64

LINE	BEARING	LENGTH
F1	S47°46'59"W	32.19'
F2	S62°31'51"E	8.04'
F3	N85°14'42"E	7.90'
F4	N54°03'55"E	12.62'
F5	N23°10'21"E	7.60'
F6	N23°02'19"W	11.19'



DETAIL 1
SCALE: 1"=50'



OWNER
GREENBERRY, INC.
7350 GRACE DR, SUITE B
COLUMBIA, MD. 21044
410-997-0296

THE REQUIREMENTS OF §3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Gary E. Lane
GARY E. LANE, PROP. L.S.
DATE: 09/06/17

R. Jacob Hikmat
R. JACOB HIKMAT, PRESIDENT
GREENBERRY INC.
DATE: 9/6/17

TOTAL AREA TABULATION	
NUMBER OF BUILDABLE LOTS	3
NUMBER OF BULK PARCELS	1
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	4
AREA OF BUILDABLE LOTS	9.53 AC ±
AREA OF BULK PARCELS	1.85 AC
AREA OF OPEN SPACE LOTS	0 AC
AREA OF RECREATIONAL OPEN SPACE	0 AC
AREA OF 100 YEAR FLOODPLAIN	0 AC
AREA OF ROAD DEDICATION	0.03 AC
AREA	11.41 AC ±

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

William J. McManis
HOWARD COUNTY HEALTH OFFICER
DATE: 10/31/2017

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Paul Schmitt
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 11/8/17

Paul Steinhilber
DIRECTOR
DATE: 11-14-17

OWNER'S STATEMENT

WE, GREENBERRY INC., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 6th DAY OF September 2017.

R. Jacob Hikmat
R. JACOB HIKMAT, PRESIDENT
GREENBERRY INC.

J. H.
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, THAT IT IS A SUBDIVISION OF THAT LAND CONVEYED BY STEVEN W. PERCIVAL AND MARILYN E. PERCIVAL TO GREENBERRY, INC. BY DEED DATED JANUARY 31, 2017, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 17425 AT FOLIO 0088, 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.

Gary E. Lane
GARY E. LANE, PROP. L.S. NO. 574
EXPIRATION: 3/21/19

STATE OF MARYLAND
GARY EDWARD LANE
PROPERTY LINE SURVEYOR
No. 574
DATE: 09/06/17

RECORDED AS PLAT 14431 ON 11/16/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**PERCIVAL PROPERTY
LOTS 1 THRU 3
AND NON-BUILDABLE
BULK PARCEL A**

SHEET 2 OF 2

TAX MAP 8
PARCEL NO. 237
GRID NO. 5

FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
EX. ZONING RC-DEO

SCALE: AS SHOWN
DATE: SEPTEMBER 2017
DPZ FILE NOS. ECP-15-059
WP-16-146

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BOENDER & ASSOC., INC.**
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