

COORDINATE LIST

NO.	NORTH	EAST
1	N 612880.5930	E 1341333.4160
2	N 613522.8348	E 1341638.0694
3	N 613636.0377	E 1341959.6887
4	N 613479.7053	E 1341962.6246
5	N 613310.4410	E 1341965.0250
6	N 613206.0340	E 1342011.2460
7	N 612971.7316	E 1341972.7397
8	N 612887.5870	E 1342003.1000
9	N 612854.0439	E 1342041.9908
10	N 612733.0550	E 1342071.1000
11	N 612690.1113	E 1342019.9692
12	N 612642.0420	E 1341817.4860
13	N 612713.0771	E 1341786.5456
14	N 612798.3252	E 1341493.8511
15	N 612834.1440	E 1341400.6090
16	N 612885.5305	E 1341335.7581
17	N 612859.1750	E 1341383.1004
18	N 612814.4831	E 1341504.1056
19	N 612804.5681	E 1341553.1126
20	N 612770.8933	E 1341719.5578
21	N 612765.3793	E 1341738.7605

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

- THE SUBJECT PROPERTY IS DESIGNATED AS A GROWTH TIER AREA IV IN ACCORDANCE WITH PLAN HOWARD 2030 AND IS SUBJECT TO STATE LAW, SB-236, "THE SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012".
- THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE 2013 ZONING REGULATIONS PER COUNCIL BILL 32-2013. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SUBDIVISION PLAN, SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
- IN ACCORDANCE WITH SECTION 104.0.F OF THE ZONING REGULATIONS AT LEAST 10% OF THE DWELLINGS IN EACH RC DEVELOPMENT SHALL BE MODERATE INCOME HOUSING UNITS. THIS PROJECT HAS ELECTED TO SATISFY THE MIHU REQUIREMENTS BY A FEE-IN-LIEU PAYMENT. THE EXECUTED MIHU AGREEMENT WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE FOREST CONSERVATION EASEMENT LOCATED IN, OVER AND THROUGH LOTS 1 THROUGH 3, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS 1-3. 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 EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.

- NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THIS PROJECT IS SUBJECT TO WAIVER PETITION WP-15-149. TO WAIVE SECTION 16.120(b)(4)(iii)(b) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WHICH INDICATES THAT FLOODPLAINS, WETLANDS, STREAMS, THEIR BUFFERS AND FOREST CONSERVATION EASEMENTS MAY BE LOCATED ON A LOT OR BUILDABLE PRESERVATION PARCEL OF 10 ACRES OR GREATER IN SIZE IF THE BUILDING ENVELOPE IS NO CLOSER THAN 35 FEET FROM THESE ENVIRONMENTAL FEATURES:
 - THE FOREST CONSERVATION EASEMENT AREA SHALL BE EXPANDED TO INCLUDE THE WETLANDS, STREAMS, AND THEIR BUFFERS. REQUIRED FOREST CONSERVATION EASEMENT PLANTINGS SHALL BE A MINIMUM OF 1" CALIPER TREES. NO BANKS OR CREDIT SHALL BE TAKEN FOR ADDITIONAL PLANTINGS OR ADDITIONAL EASEMENT AREA.
 - THE BUILDING ENVELOPE ON ALL THREE LOTS SHALL BE NO CLOSER THAN 35 FEET FROM THE ENVIRONMENTAL FEATURES PROVIDED. THAT A DECK MAY PROJECT 10 FEET BEYOND THE BUILDING ENVELOPE.
 - A WOODEN SPLIT RAIL OPEN FENCE SHALL BE ERECTED ALONG THE BOUNDARY OF THE FOREST CONSERVATION EASEMENT TO PROHIBIT ENCROACHMENTS WITHIN THE EASEMENT. THE FENCE SHALL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS.

WAIVER APPROVED ON AUGUST 20, 2015.

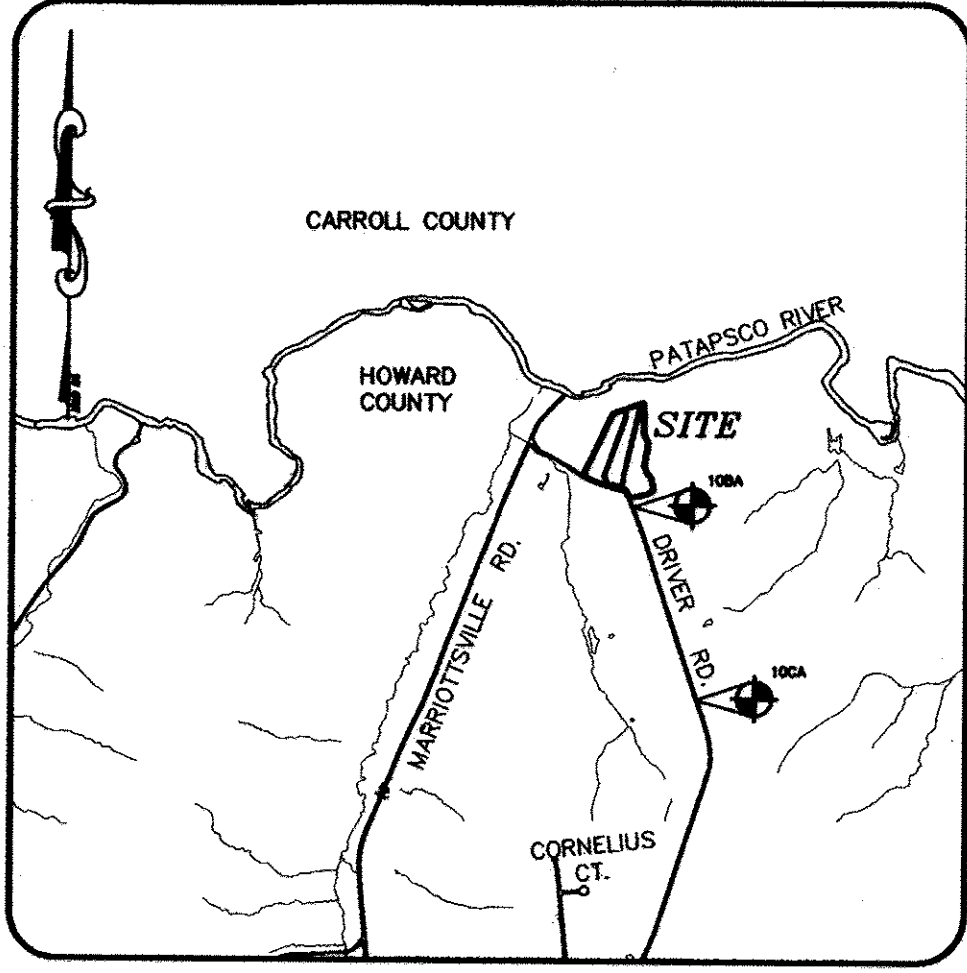
GENERAL NOTES

- TAX MAP: 5, PARCEL: 7, BLOCK: 22
- SUBJECT PROPERTY ZONED RC-DEO PER THE 10/06/2013 COMPREHENSIVE ZONING REGULATION.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED JUNE 2015 BY MILDENBERG, BOENDER & ASSOC., INC.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 10BA & 38A4.
 - STA. No. 10BA N 612,486.579 E 1,341,887.044 EL. 435.260
 - STA. No. 38A4 N 562,977.654 E 1,386,288.052 EL. 223.379
- 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.
- ALL AREAS ARE MORE OR LESS.
- NO CEMETERIES OR BURIAL GROUNDS EXIST ON-SITE.
- NO HISTORIC STRUCTURES EXIST ON-SITE.
- WETLAND AND FOREST STAND DELINEATION PROVIDED ARE BASED ON FIELD INVESTIGATION BY ECO-SCIENCE PROFESSIONALS, INC. IN MAY 2015.
- 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 3.42 ACRES ON EASEMENTS "A", "B" AND "C". NO SURETY IS COLLECTED FOR FOREST RETENTION.
- FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF HOWARD COUNTY CODE. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON APPROVED DRAWINGS OR SITE DEVELOPMENT PLAN. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF CONSERVATION EASEMENT ARE ALLOWED.
- NO SCENIC ROADS ARE ADJACENT TO THIS SITE.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE AREA 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 AREA 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. RECORDATION OF A MODIFIED SEWERAGE SHALL NOT BE NECESSARY.
- THERE IS AN EXISTING STRUCTURE ON LOT 1 KNOWN AS 799 DRIVER ROAD MARRIOTTVILLE MD. TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW. THE EXISTING HOUSE ON LOT 1 WAS CONSTRUCTED IN COMPLIANCE WITH THE MINIMUM SETBACK REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION; HOWEVER THIS SUBDIVISION REQUIRES THE DEDICATION OF PUBLIC RIGHT-OF-WAY, WHICH RESULTS IN THE EXISTING STRUCTURE ENCROACHING WITHIN THE FRONT SETBACK.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").
 - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE USE-IN-COMMON DRIVEWAY AND ROAD RIGHT-OF-WAY LINE.
- STORMWATER MANAGEMENT IS PROVIDED BY (M-6) MICRO-BIORETENTION FACILITIES IN ACCORDANCE WITH THE 2007 MARYLAND STORM WATER DESIGN MANUAL. ALL SWM PRACTICES WILL BE PRIVATELY OWNED AND MAINTAINED.
- 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 (7 SHADE TREES AND 10 SHRUBS) IN THE AMOUNT OF \$2,400 TO BE POSTED AS PART OF THE GRADING PERMIT.
- 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.
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1 THRU 3 WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

MINIMUM LOT SIZE CHART

LOT NO.	MINIMUM LOT AREA	PIPESTEM	TOTAL LOT AREA
2	130,710 SQ. FT. (3.00 ACRES)	27 SQ. FT. (0.00 ACRES)	130,737 SQ. FT. (3.00 ACRES)
3	130,900 SQ. FT. (3.01 ACRES)	215.00 SQ. FT. (0.00 ACRES)	131,115 SQ. FT. (3.01 ACRES)

33. THIS PROJECT IS SUBJECT TO WAIVER PETITION WP-17-076 TO WAIVE SECTION 16.144(a) WHICH STATES THAT WITHIN 180 DAYS OF FINAL PLAN APPROVAL, THE DEVELOPER SHALL SUBMIT THE FINAL PLAT FOR SIGNATURES AND RECORDATION. THIS WAIVER WAS APPROVED ON MARCH 9, 2017.



VICINITY MAP

SCALE: 1"=2000'
ADC MAP: 12 GRID: D-4

- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.
- PRIVATE WATER AND PRIVATE SEWERAGE WILL BE UTILIZED.
- ALL WELLS SHALL BE DRILLED PRIOR TO FINAL PLAT RECORDATION. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENTAL DELAY" IF THE WELL DRILLING HOLDS UP HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT.
- A PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON JUNE 25, 2015 AT CHAPELGATE CHURCH.
- NO FLOODPLAIN EXISTS ON SITE.
- APFO ROAD TEST IS NOT REQUIRED FOR THIS PROJECT.

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.

OWNER/DEVELOPER

REGINA SMUTZ
JOSEPH A. SMUTZ
799 DRIVER ROAD
MARRIOTTVILLE, MARYLAND 21104
443-668-5053

THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 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 01/18/17 DATE
GARY E. LANE, PROP. L.S.
Joseph A. Smutz 1/18/17 DATE
JOSEPH A. SMUTZ
Regina R. Smutz 02/08/17 DATE
REGINA R. SMUTZ

TOTAL AREA TABULATION

NUMBER OF BUILDABLE LOTS	3
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	3
AREA OF BUILDABLE LOTS	9.74 AC ±
AREA OF BULK PARCELS	0
AREA OF OPEN SPACE LOTS	0
AREA OF 100 YEAR FLOODPLAIN	0
AREA OF ROADWAY	0.28 AC ±
AREA	10.02 AC ±

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

Victoria Mauer Rossman 8/25/2017 DATE
HOWARD COUNTY HEALTH OFFICER RB

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief Phandoo 9-8-17 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION NY
Kurt Sheehy 9-12-17 DATE
DIRECTOR

OWNER'S STATEMENT

WE, REGINA R. SMUTZ AND JOSEPH A. SMUTZ 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 RIGHT-OF-WAYS 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 8 DAY OF February 2017.

Joseph A. Smutz
JOSEPH A. SMUTZ, OWNER
Regina R. Smutz
REGINA R. SMUTZ, OWNER

WITNESS
[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, 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 REGINA R. SMUTZ TO REGINA R. SMUTZ AND JOSEPH A. SMUTZ BY DEED DATED OCTOBER 28, 2014, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 15857 AT FOLIO 430, 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 8/18/17 DATE
GARY E. LANE, PROP. L.S. NO. 574
EXPIRATION: 3/21/2019
STATE OF MARYLAND
GARY E. LANE
PROPERTY LINE SURVEYOR

RECORDED AS PLAT 24296 ON 9/15/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**PINEY RUN OVERLOOK
LOTS 1 THRU 3**

SHEET 1 OF 2
TAX MAP 5
PARCEL NO. 7
GRID NO. 22
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
EX. ZONING RC-DEO
SCALE: AS SHOWN
DATE: JAN. 2017
DPZ FILE NOS. ECP-15-060
WP-15-149

**MILDENBERG,
BOENDER & ASSOC., INC.**
Engineers Planners Surveyors
7354-B Grace Drive, Columbia, Maryland 21044
(410) 997-0286 Tel. (410) 997-0288 Fax

P:\2004\14-022 PINEY RUN OVERLOOK\FINAL\RP-1.DWG

LINE TABLE		
LINE	LENGTH	BEARING
W1	23.01	S61°29'52"W
W2	23.78	S35°19'16"W
W3	29.97	S20°59'24"E
W4	11.61	S47°51'20"E
W5	19.82	S89°22'15"E
W6	66.58	N04°28'32"W
W7	27.51	N70°36'33"E
W8	42.45	S01°04'33"E
W9	13.83	N75°22'41"W
W10	21.18	N52°00'22"W
W11	16.58	N08°04'11"E

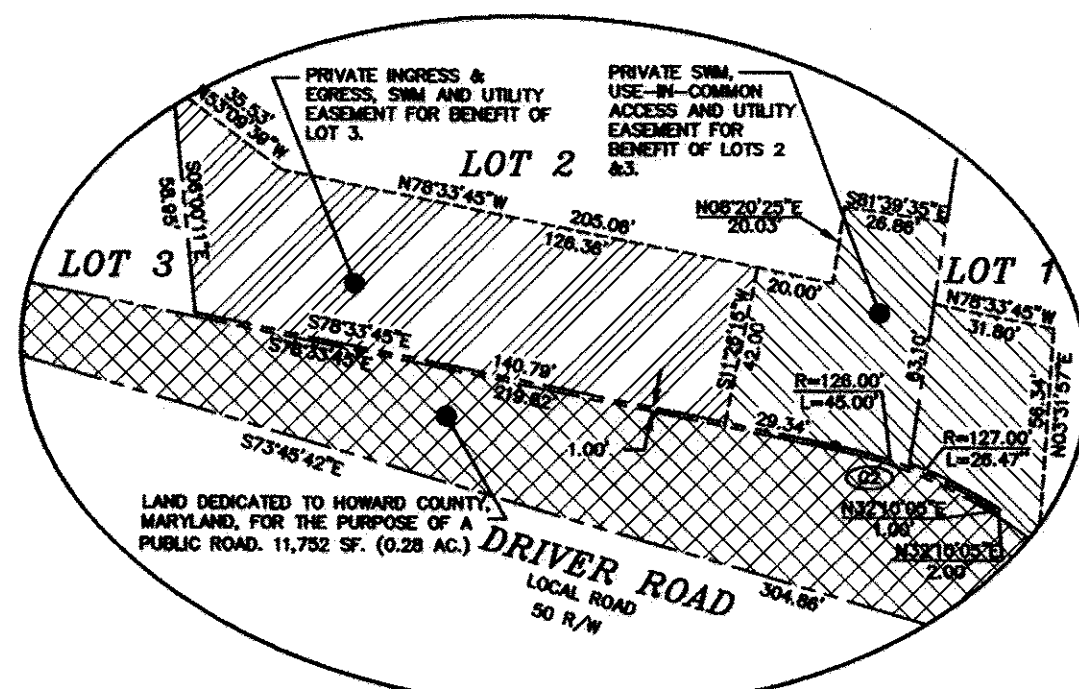
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD LEN	CHORD DIR
C1	129.51	420.00	17°40'02"	128.99	S69°43'44"E
C2	124.46	125.00	57°02'49"	119.38	N50°02'20"W

LEGEND

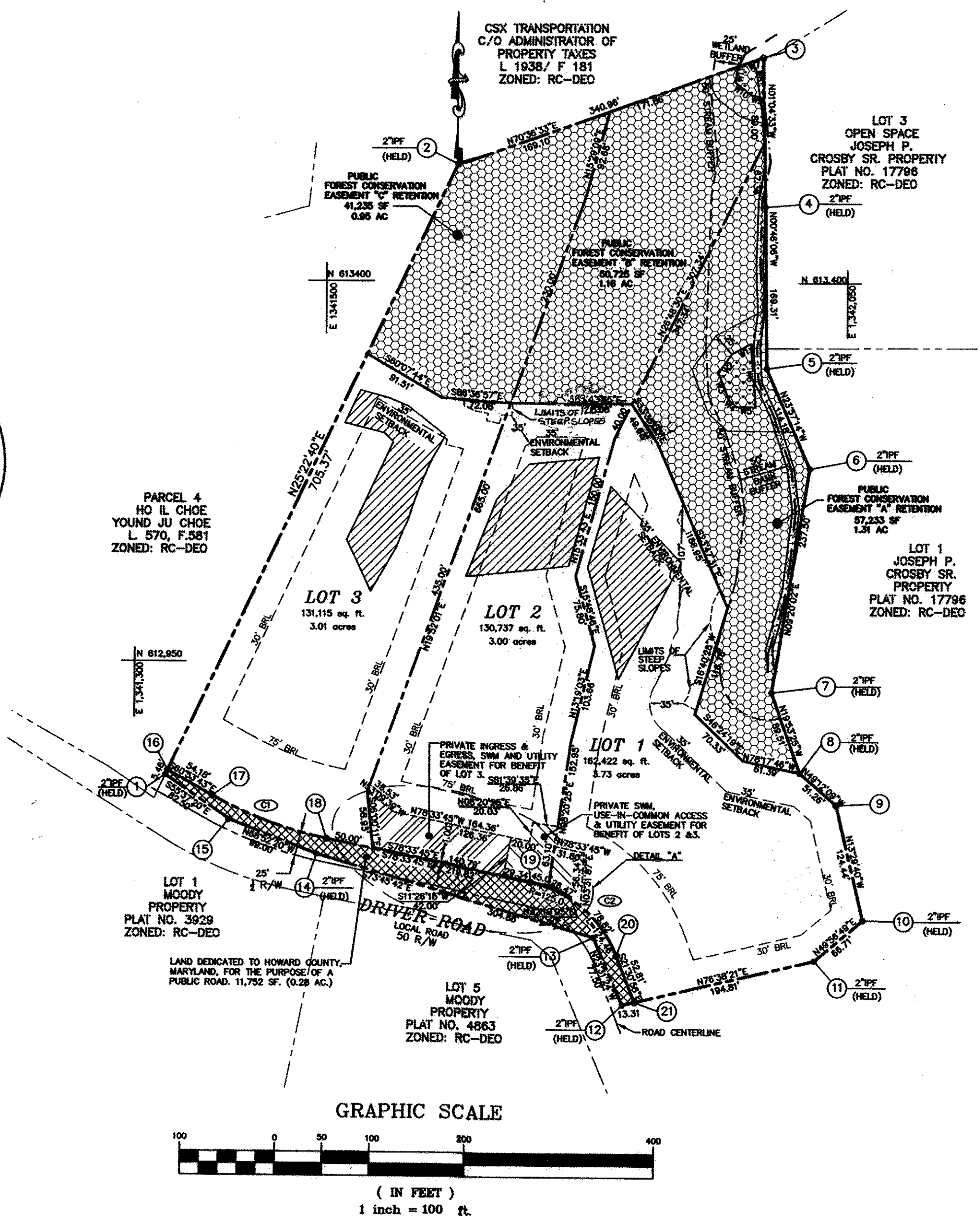
- PUBLIC FOREST CONSERVATION RETENTION
- SEPTIC AREA
- AREA OF LAND DEDICATION
- AREA OF WETLANDS
- USE-IN-COMMON, SWM & UTILITY EASEMENT
- INGRESS & EGRESS, SWM AND UTILITY EASEMENT

OWNER/DEVELOPER

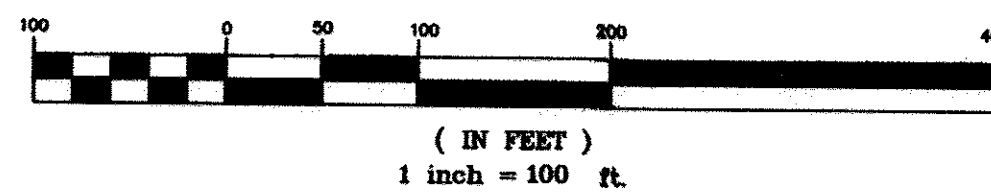
REGINA SMUTZ
 JOSEPH A. SMUTZ
 799 DRIVER ROAD
 MARRIOTTVILLE, MARYLAND 21104
 443-668-5053



DETAIL "A"
 SCALE: 1"=50'



GRAPHIC SCALE



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 01/14/17
 GARY E. LANE, PROP. L.S. DATE
Joseph A. Smutz 2/8/17
 JOSEPH A. SMUTZ DATE
Regina R. Smutz 2-8-17
 REGINA R. SMUTZ DATE

TOTAL AREA TABULATION

NUMBER OF BUILDABLE LOTS	3
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	3
AREA OF BUILDABLE LOTS	9.74 AC ±
AREA OF BULK PARCELS	0
AREA OF OPEN SPACE LOTS	0
AREA OF 100 YEAR FLOODPLAIN	0
AREA OF ROADWAY	0.28 AC ±
AREA	10.02 AC ±

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

Maria Kossman 8/29/2017
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Paul Clark 9-8-17
 CHIEF, DEVELOPMENT ENGINEERING DIVISION NY DATE

Kent Shearlock 9-12-17
 DIRECTOR DATE

OWNER'S STATEMENT

WE, REGINA R. SMUTZ AND JOSEPH A. SMUTZ, 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-WAYS 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 8 DAY OF February 2017.

Joseph A. Smutz
 JOSEPH A. SMUTZ, OWNER

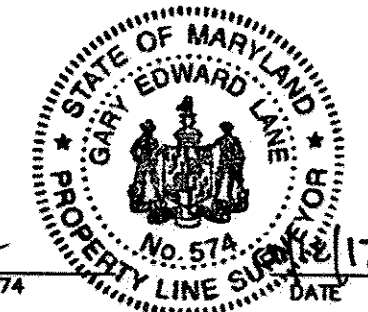
Regina R. Smutz
 REGINA R. SMUTZ, OWNER

[Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, 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 REGINA R. SMUTZ TO REGINA R. SMUTZ AND JOSEPH A. SMUTZ BY DEED DATED OCTOBER 29, 2014, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 15857 AT FOLIO 430, 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: 3/21/2019



RECORDED AS PLAT 24297 ON 9/15/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**PINEY RUN OVERLOOK
 LOTS 1 THRU 3**

SHEET 2 OF 2

TAX MAP 5
 PARCEL NO. 7
 GRID NO. 22
 THIRD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 EX. ZONING RC-DEO
 SCALE: 1"= 100'
 DATE: JAN. 2017
 DPZ FILE NOS. ECP-15-060
 WP-15-149

**MILDENBERG,
 BOENDER & ASSOC., INC.**

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

P:\2004\14-022 PINEY RUN OVERLOOK\FINAL RP-1.DWG