

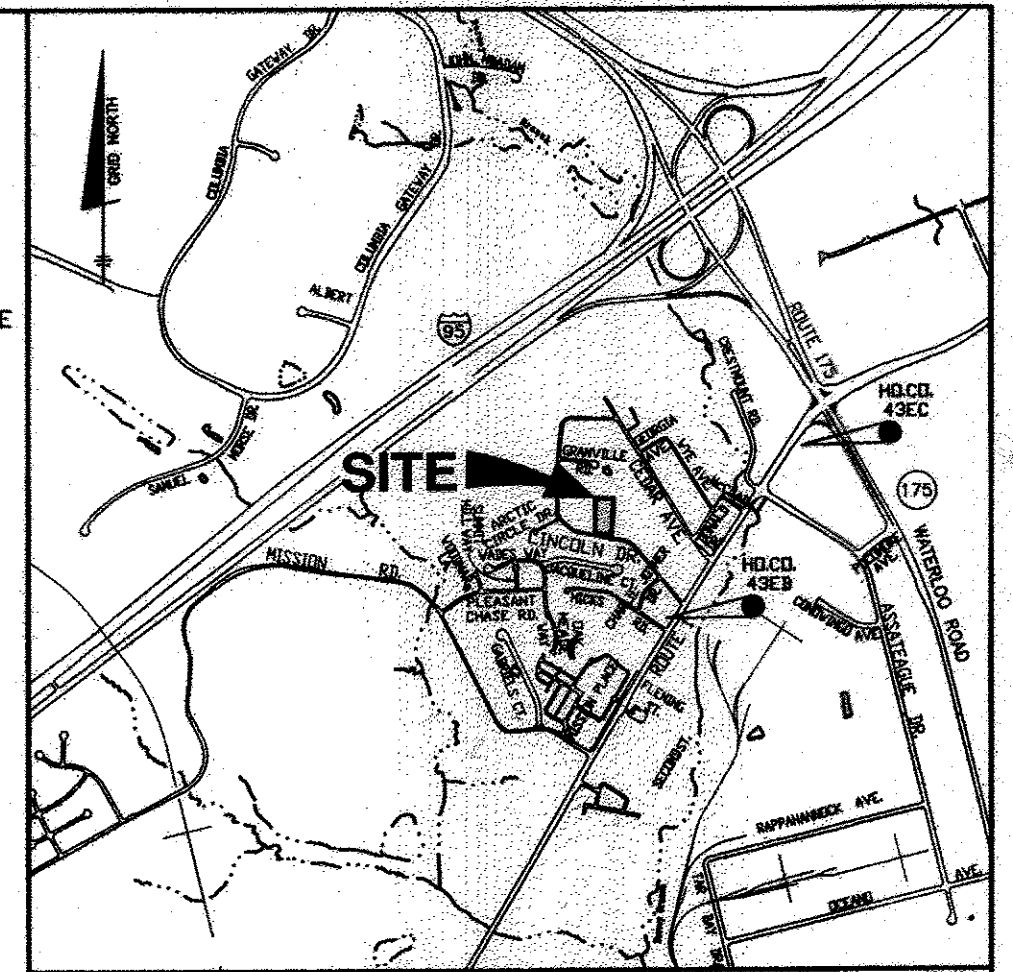
GENERAL NOTES

- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE SUBJECT PROPERTY IS ZONED R-SC PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NO. 43EB AND 43EC WERE USED FOR THIS PROJECT.
- TRACT BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST, 2015 BY BENCHMARK ENGINEERING, INC.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT SINCE THE SITE IS LOCATED MORE THAN 1,000 FEET FROM ROUTE 1 AND INTERSTATE 95.
- THE TRAFFIC STUDY WAS PREPARED BY MARS GROUP, INC. IN AUGUST, 2015 AND APPROVED BY HOWARD COUNTY DPZ ON 11-20-2015. A FEE-IN-LIEU IN THE AMOUNT OF \$8,820.00 FOR THE REQUIRED ROAD MITIGATION SHALL BE PAID AS PART OF THE DPW DEVELOPERS AGREEMENT.
- THE GEOTECHNICAL REPORT WAS PREPARED BY GEOLABS, INC. IN MARCH, 2016.
- FOREST STAND AND WETLAND DELINEATION WAS PERFORMED BY ECO-SCIENCE, PROFESSIONALS, INC. IN AUGUST, 2015. THERE ARE NO WETLANDS, WETLANDS BUFFER, STREAMS, STREAM BUFFERS, 100-YR FLOODPLAIN OR 25% OR GREATER STEEP SLOPES WITH MORE THAN 20,000 SF OF CONTIGUOUS AREA LOCATED WITHIN THE PROJECT SITE.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- THERE ARE NO HISTORIC SITES/FEATURES OR FLOODPLAINS LOCATED ON THIS SITE.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. THE DRAINAGE AREA IS THE MIDDLE PATUXENT. THE WATER AND SEWER IS PUBLIC. THE CONTRACT NUMBER IS 24-4969-D.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWERAGE ALLOCATIONS WILL BE GRANTED AT TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 12-01-2016, ON WHICH DATE DEVELOPERS AGREEMENT NUMBER F-16-093 WAS FILED AND ACCEPTED.
- STORMWATER MANAGEMENT HAS BEEN PROVIDED IN ACCORDANCE WITH THE "MARYLAND DEPARTMENT OF THE ENVIRONMENT STORMWATER MANAGEMENT ACT OF 2007" AND THE HOWARD COUNTY DESIGN MANUAL VOLUME 1, CHAPTER 5 TO THE MAXIMUM EXTENT PRACTICAL (MEP). THE PRACTICE IS A PRIVATELY OWNED AND MAINTAINED FACILITY.
- LANDSCAPING IS PROVIDED WITH A CERTIFIED LANDSCAPE PLAN IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$3,900.00 FOR THE REQUIRED PERIMETER LANDSCAPING AND TWO ADDITIONAL SHADE TREES (AS A CONDITION ON WP-16-072 APPROVAL) SHALL BE POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT.
- THE FOREST CONSERVATION OBLIGATION SHALL BE MET VIA THE ON-SITE RETENTION OF 0.23 ACRES OF FOREST WITHIN A FORESTATION EASEMENT AND BY 0.50 ACRES OF OFF-SITE WITHIN THE FOREST MITIGATION BANK ESTABLISHED UNDER PHELPS PROPERTY SDP-14-026(F), RECORDED AS PLAT #22843.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.)
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEVATIONS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- 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.
- THE PRIVATE MAINTENANCE ACCESS AGREEMENT FOR LOTS 3-6 SHALL BE RECORDED SIMULTANEOUSLY WITH THE RECORDATION OF THIS PLAT.
- THE PUBLIC OPEN SPACE LOT 7 IS FOR THE PROTECTION OF ENVIRONMENTAL AREAS SUCH AS EXISTING TREES AND VEGETATION. IT WILL ALSO CONTAIN AN ESD SWM PRACTICE WHICH TREATS THE LOTS AND USE-IN-COMMON DRIVEWAY. IT SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION.
- THERE IS NO RECREATIONAL OPEN SPACE REQUIREMENT FOR THIS PROJECT SINCE THERE ARE LESS THAN 10 LOTS.
- THE MODERATE INCOME HOUSING UNIT REQUIREMENT (COUNCIL BILL 35-2013) SHALL BE FULFILLED BY PAYMENT OF A FEE-IN-LIEU IN AN AMOUNT THAT IS TO BE CALCULATED BY THE DEPARTMENT OF INSPECTIONS LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT. THE FEE-IN-LIEU SHALL BE PAID FOR ALL LOTS/RESIDENTIAL UNITS WITHIN THIS SUBDIVISION AT TIME OF PERMIT ISSUANCE.
- WP-16-072. A REQUEST TO WAIVE SECTION 16.1205(g)(7) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS WAS APPROVED ON JANUARY 14, 2016 AND SECTIONS 16.144(g) AND 16.146 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS WAS APPROVED ON FEBRUARY 24, 2016 SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE REMOVAL OF THE ONE SPECIMEN TREE WILL REQUIRE MITIGATION WITH THE PLANTING OF 2:1 REPLACEMENT TREES (2 TOTAL) WITH A MINIMUM CALIPER NATIVE PLANT SPECIES. THE REPLACEMENT TREES SHALL BE BONDED AND SHOWN ON THE LANDSCAPE PLAN.
 - THE FINAL PLAN FOR THIS PROJECT MUST PROVIDE ALL OF THE REQUIRED INFORMATION THAT WILL ADDRESS HOW STORMWATER MANAGEMENT WILL BE PROVIDED, ANY REQUIRED PUBLIC ROAD RIGHT-OF-WAY IMPROVEMENTS, AND HOW FOREST CONSERVATION AND LANDSCAPING SHALL BE SATISFIED.
- THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 - RESIDENTIAL INFILL DEVELOPMENT - OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.
- SIGHT DISTANCE ANALYSIS WAS APPROVED UNDER S-16-002.
- 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 OR GRADING OR CONSTRUCTION IS PERMITTED WITHIN FOREST CONSERVATION EASEMENT, HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- RESERVATION OF PUBLIC UTILITIES EASEMENTS
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS 1-7 AND OPEN SPACE LOT 8. 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 LOT(S)/PARCELS. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- NO GRADING, REMOVAL OF VEGETATION COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF THE FOREST CONSERVATION AREAS.
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 09-28-2016 ID# D17524091
- THE FRONT BRL FOR LOT 6 SCALES AT 22.33' FOR THE PURPOSE OF COMPLYING WITH THE 60 FOOT MINIMUM LOT WIDTH, IN ACCORDANCE WITH SECTION 110.0.D.3 OF THE ZONING REGULATIONS.
- A PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON AUGUST 20, 2015, PER SECTION 16.128 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS (+/-)".
- DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENTS AND NOT REDUCED TO NAD 83 GRID MEASUREMENTS.

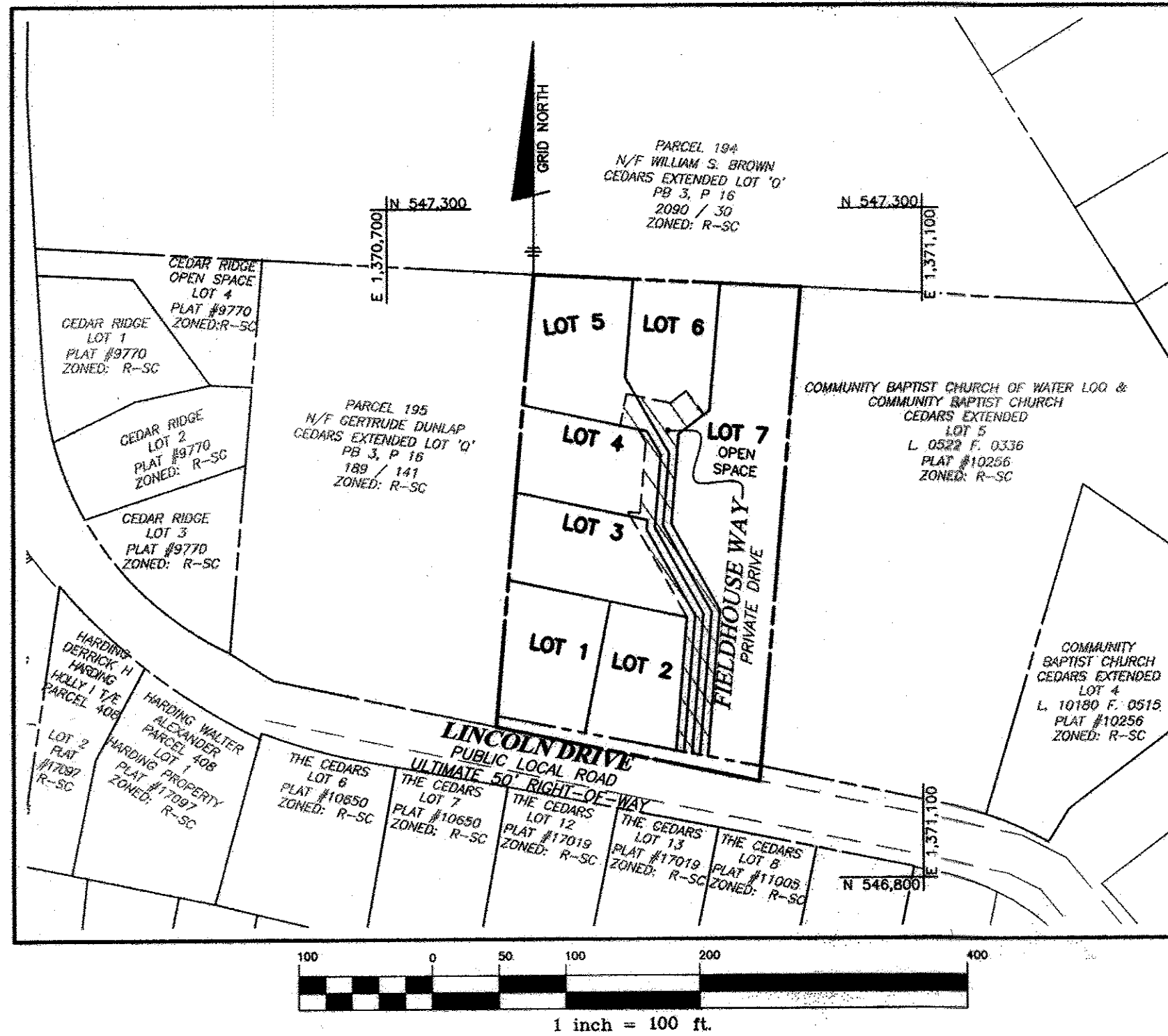
BENCH MARKS (NAD83)

HO. CO. No. 43EB ELEV. 216.312'
WEST SIDE OF ROUTE 1. 6.7' FROM FACE
OF CURB. 78 FEET NORTH FROM CENTERLINE
OF HICKS ROAD.
N 545963.613 E 1371573.894

HO. CO. No. 43EC ELEV. 219.698'
EAST SIDE OF ROUTE 1. 2.5' FROM FACE
OF CURB. 500 FEET SOUTH FROM CENTERLINE
OF ROUTE 175.
N 547821.247 E 1372882.507



VICINITY MAP ADC MAP: 34
SCALE: 1" = 2000' ADC GRID: CB



Site Analysis Data Chart	
Zoning	R-SC
Gross Area	1.62 ac
100yr Floodplain	0.00 ac
Steep Slopes 25% or greater (outside floodplain)	0.00 ac
Net Area	1.62 ac
Number of lots/units allowed (4 d.u. per net acre)	6
Number of lots/units proposed	6
Area of Buildable Lots	1.10 ac
Area of Open Space Lots	0.48 ac
Area of Proposed Right-of-way Dedication	0.04 ac
Open Space Calculations	
Area of Open Space Required (25% of net)	0.41 ac
Area of Open Space Provided	0.48 ac
Area of Non-Credited Open Space	0.00 ac
Area of Credited Open Space	0.48 ac
Recreational Open Space Required	NA *
Recreational Open Space Provided	NA

* Recreational open space is not required since there are less than 10 lots/units proposed (Section 16.121(a)(4)(i))

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	6
OPEN SPACE	1
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1.10± AC.
OPEN SPACE	0.48± AC.
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.04± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.62± AC.

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
4840 BALTIMORE NATIONAL PIKE SUITE 315 A ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6844
WWW.BEI-CIVILENGINEERING.COM

NOTE: THE MODERATE INCOME HOUSING UNIT REQUIREMENT (COUNCIL BILL 35-2013) SHALL BE FULFILLED BY PAYMENT OF A FEE-IN-LIEU IN AN AMOUNT THAT IS TO BE CALCULATED BY THE DEPARTMENT OF INSPECTIONS LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT. THE FEE-IN-LIEU SHALL BE PAID FOR LOTS/RESIDENTIAL UNITS 2 THROUGH 6 WITHIN THIS SUBDIVISION AT TIME OF BUILDING PERMIT ISSUANCE.

OWNER:
HARMONY BUILDERS, INC.
4228 COLUMBIA RD
ELLICOTT CITY, MD 21042
410-461-0833

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

Donald Mason 12-8-16
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Christopher Brown 12-13-16
CHRISTOPHER BROWN, PRESIDENT
HARMONY BUILDERS, INC. DATE

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

B. Williams 11/10/17
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Ch. Ch. 1-23-17
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

K. St. 1-24-17
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2017 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY HARMONY BUILDERS, INC., A MARYLAND CLOSE CORPORATION, FROM CEDARS EXTENDED LOT "R", LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED SEPTEMBER 28, 2016 AND RECORDED IN LIBER 17172 AT FOM 0311, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 12-8-16
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR AND REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 551

OWNER'S CERTIFICATE

"HARMONY BUILDERS, INC., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS MY HAND THIS 13th DAY OF DECEMBER, 2016."

Christopher Brown
CHRISTOPHER BROWN,
PRESIDENT OF
HARMONY BUILDERS, INC.

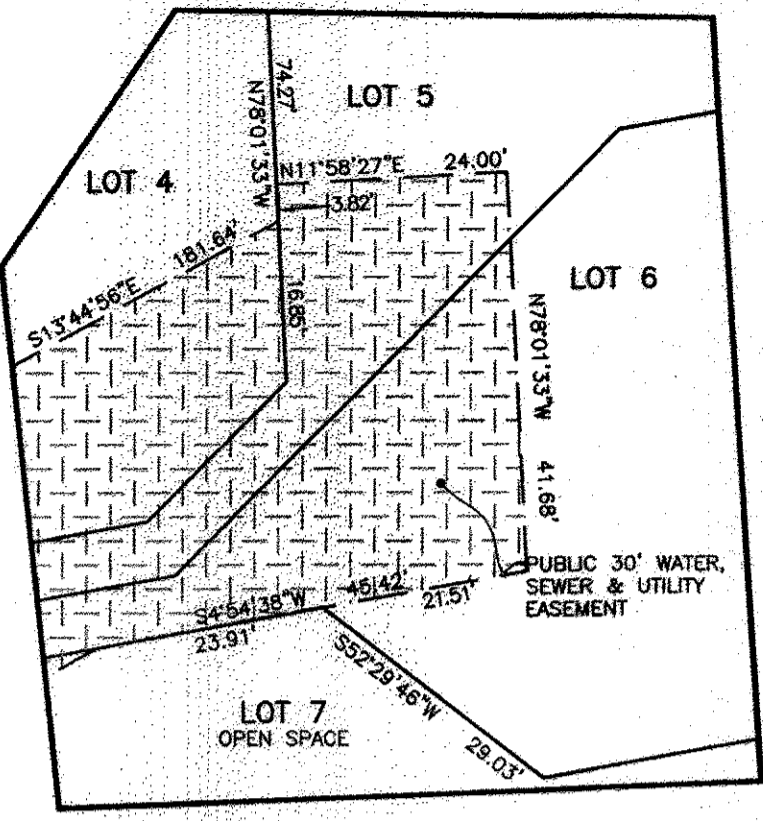
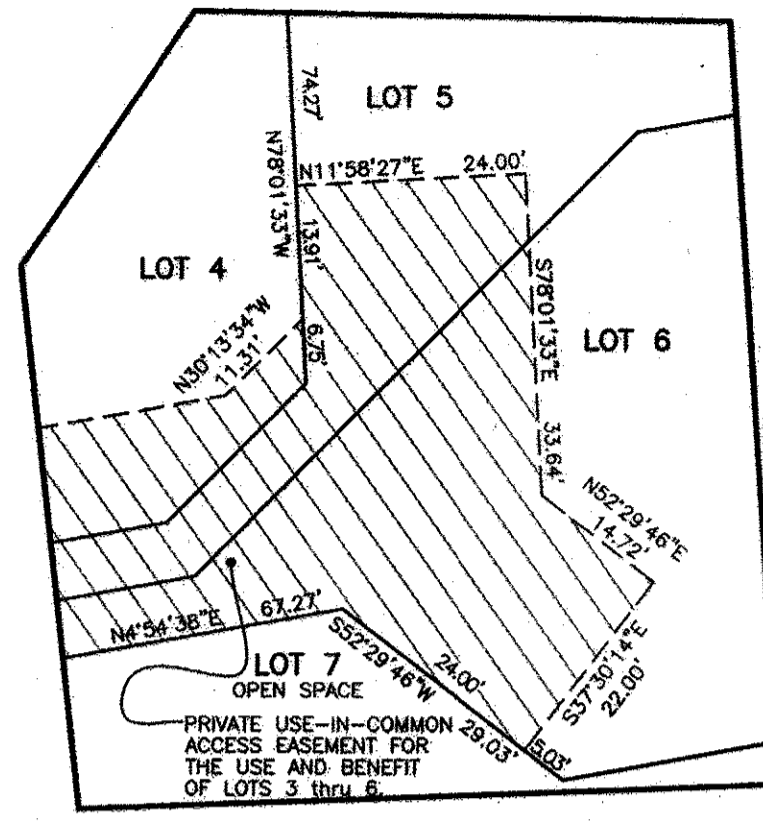
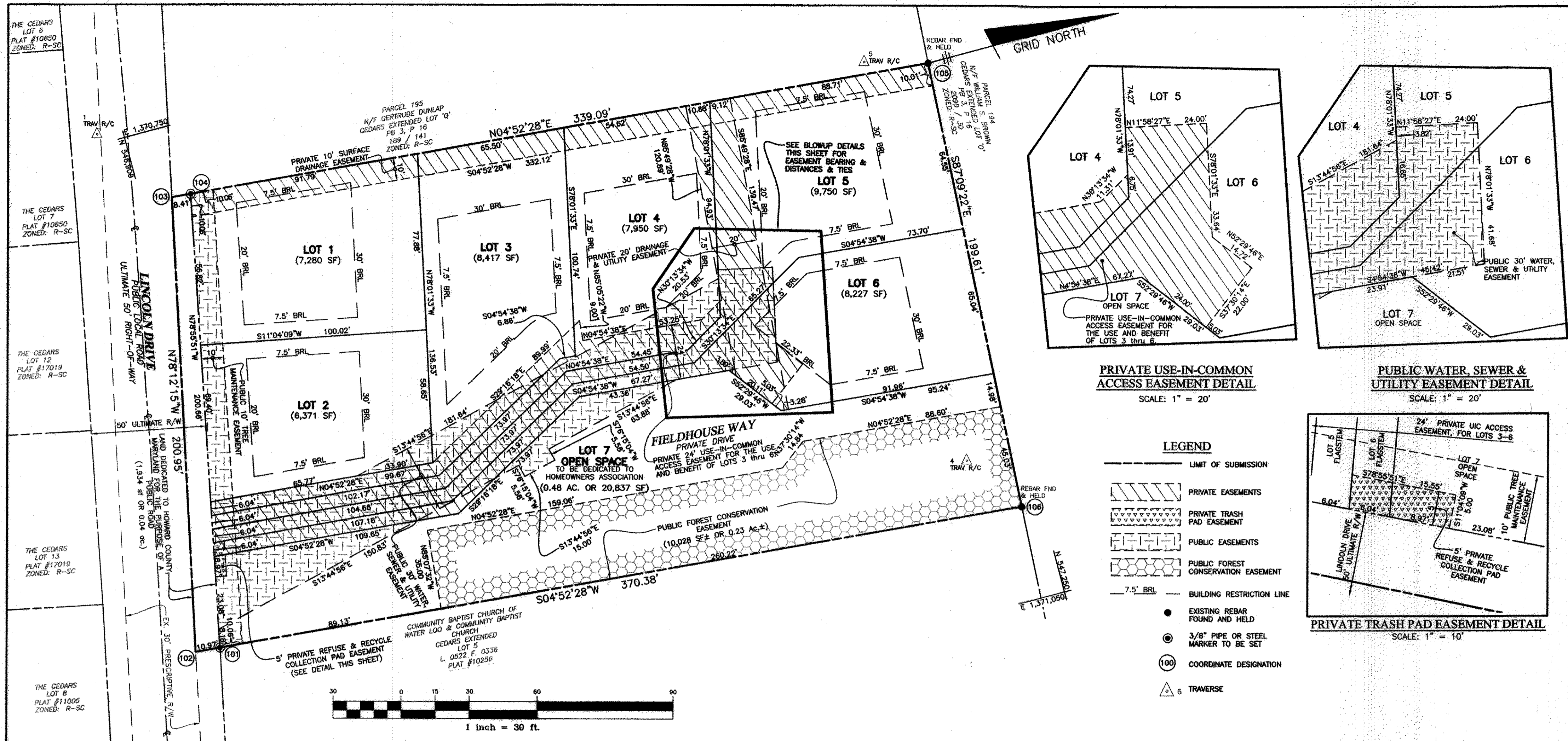
Sh. M. Coy
WITNESS

THE CEDARS EXTENDED

LOTS 1 thru 6 AND OPEN SPACE LOT 7

(A RESUBDIVISION OF LOT 'R' OF THE CEDARS EXTENDED PB 3 P 16)

ECP-16-009, S-16-002, WP-16-072
6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 43 DATE: AS SHOWN
GRID: 8 PARCEL: 451 SHEET: 1 OF 2
ZONED: R-SC

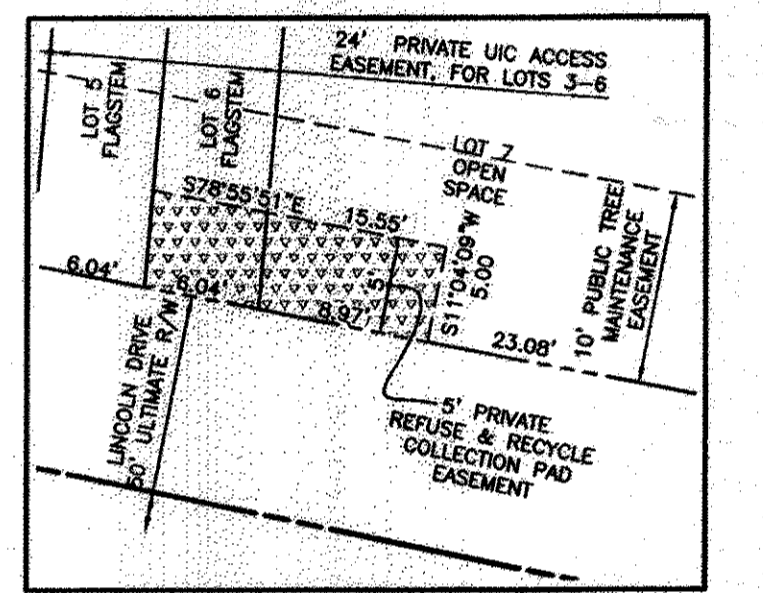


PRIVATE USE-IN-COMMON ACCESS EASEMENT DETAIL
SCALE: 1" = 20'

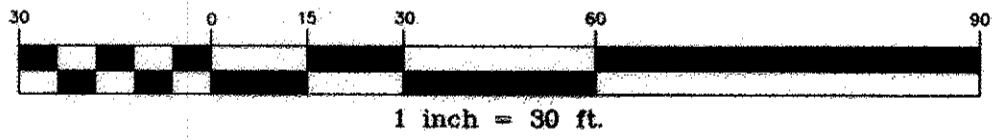
PUBLIC WATER, SEWER & UTILITY EASEMENT DETAIL
SCALE: 1" = 20'

LEGEND

- LIMIT OF SUBMISSION
- [Hatched Box] PRIVATE EASEMENTS
- [Dotted Box] PRIVATE TRASH PAD EASEMENT
- [Cross-hatched Box] PUBLIC EASEMENTS
- [Stippled Box] PUBLIC FOREST CONSERVATION EASEMENT
- 7.5' BRL --- BUILDING RESTRICTION LINE
- EXISTING REBAR FOUND AND HELD
- ⊙ 3/8" PIPE OR STEEL MARKER TO BE SET
- ⊙(100) COORDINATE DESIGNATION
- △ 6 TRAVERSE



PRIVATE TRASH PAD EASEMENT DETAIL
SCALE: 1" = 10'



LOT	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
3	8,417	1,691	6,726
4	7,950	1,098	6,852
5	9,750	2,020	7,730
6	8,227	1,505	6,722

MINIMUM LOT SIZE ALLOWED PER ZONING (SECTION 110.0.D.2): 6,000 SF

POINT #	NORTHING	EASTING
101	546883.2609	1370978.5586
102	546872.3263	1370977.6261
103	546913.4058	1370780.9180
104	546921.7865	1370781.6327
105	547251.2701	1370809.7310
106	547241.3666	1371009.0977

POINT #	NORTHING	EASTING
1	546888.7540	1370745.5260
2	546832.6351	1371033.4922
4	547223.1521	1370983.3621
5	547224.1548	1370802.1021

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NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1.10± AC.
OPEN SPACE	0.48± AC.
BUILDABLE PRESERVATION PARCELS	N/A
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TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.62± AC.

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(P) 410-465-6105 (F) 410-465-8644
WWW.BEI-CVLENGINEERING.COM

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Richard for Maria Roman 1/11/2017
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
W. J. [Signature] 1-23-17
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

W. J. [Signature] 1-24-17
DIRECTOR DATE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2017 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY HARMONY BUILDERS, INC., A MARYLAND CLOSE CORPORATION, FROM CEDARS EXTENDED LOT "R", LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED SEPTEMBER 28, 2016 AND RECORDED IN LIBER 17172 AT FOLIO 0311 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 12-8-16
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR "MD REG." NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE
"HARMONY BUILDERS, INC., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS MY HAND THIS 13TH DAY OF DECEMBER, 2016."

Christopher Brown
CHRISTOPHER BROWN
PRESIDENT OF HARMONY BUILDERS, INC.

John M. Coy
WITNESS

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

Donald A. Mason 12-8-16
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Christopher Brown 12-13-16
CHRISTOPHER BROWN
PRESIDENT OF HARMONY BUILDERS, INC.

OWNER:
HARMONY BUILDERS, INC.
4228 COLUMBIA RD
ELLICOTT CITY, MD 21042
410-461-0833

RECORDED AS PLAT NO. 21077 ON 12/17/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE CEDARS EXTENDED
LOTS 1 thru 6 AND OPEN SPACE LOT 7
(A RESUBDIVISION OF LOT "R" OF THE CEDARS EXTENDED PB 3 P 16)
ECP-16-009, S-16-002, WP-16-072
6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 43 GRID: 8 PARCEL: 451 ZONED: R-SC
DATE: DECEMBER, 2016 SHEET: 2 OF 2