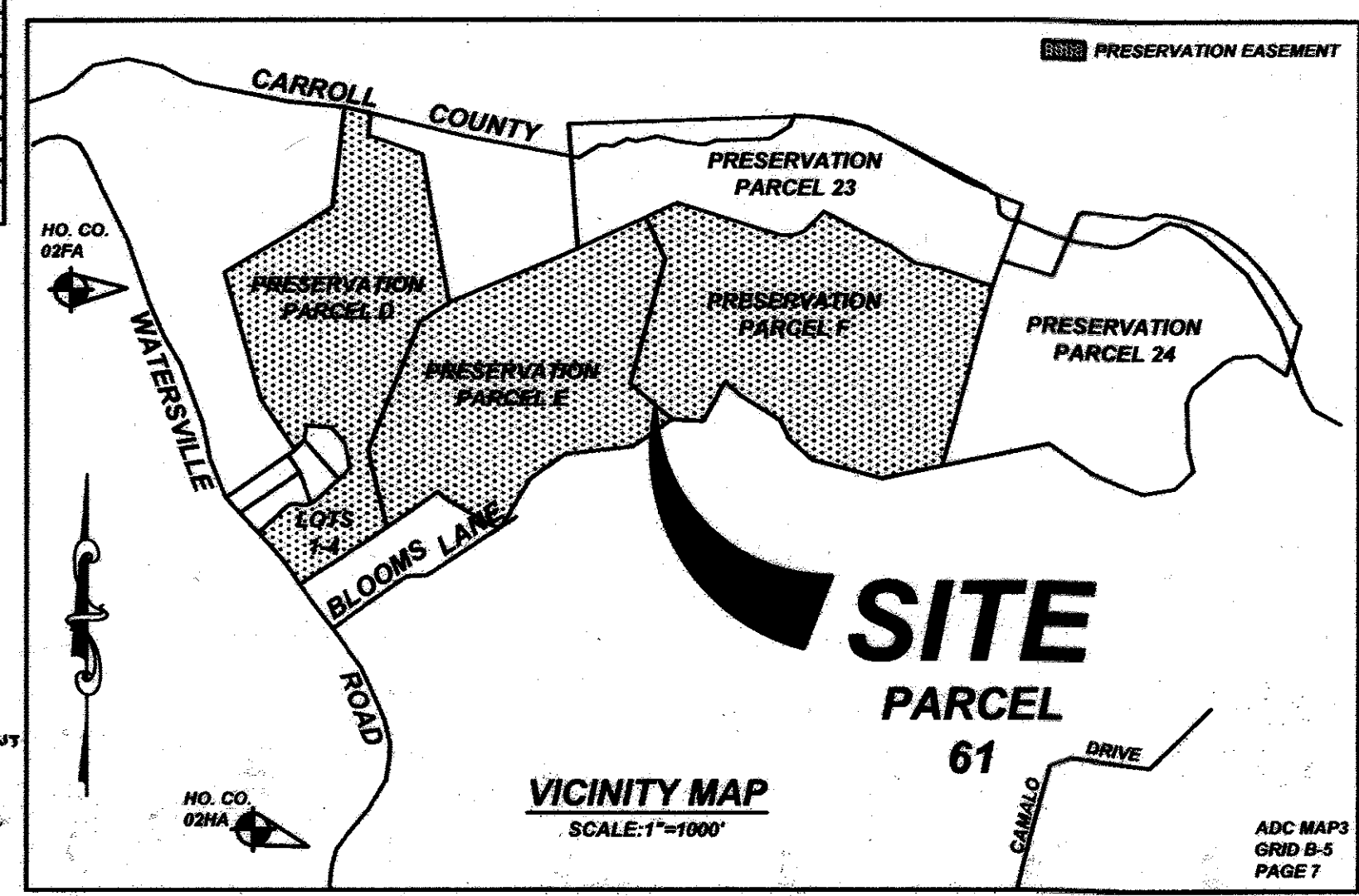


COORDINATES		USE-IN-COMMON EASEMENT		CURVE TABLE						MINIMUM LOT SIZE TABLE						
NO.	NORTHING	EASTING	LINE	BEARING & DISTANCE / CURVE INFO	LINE	BEARING & DISTANCE / CURVE INFO	CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD	LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	616,582.726	1,284,896.383	ES1	S 46°50'12" W 237.08'	ES36	N 67°50'28" E 443.12'	C1	1400.00'	351.30'	176.62'	14°22'51"	N35°52'56" W 350.47'	3	60,000 SQ. FT.	3,258 SQ. FT.	56,742 SQ. FT.
2	617,282.55	1,284,890.04	ES2	R=62.00'; L=96.34'; T=53.12'	ES37	R=59.00'; L=65.64'; T=36.68'	C1A	108.00'	75.34'	39.27'	39°58'00"	S86°51'12" W 73.82'	4	60,000 SQ. FT.	5,101 SQ. FT.	54,899 SQ. FT.
3	617,282.55	1,284,821.05	ES3	D=60°0'0"; CH=S 76°50'12" W 92.00'	ES38	D=63°44'32"; CH=S 80°17'17" E 62.31'	C2A	92.00'	96.34'	53.12'	60°00'00"	S76°50'12" W 92.00'				
4	617,303.697	1,284,358.157	ES4	R=108.00'; L=113.10'; T=62.33'	ES39	S 46°25'1" E 214.07'	C3A	116.00'	121.47'	66.97'	60°00'00"	S76°50'12" W 118.00'				
5	617,600.912	1,284,791.210	ES5	D=60°0'0"; CH=N 76°50'12" E 108.00'	ES40	R=45.00'; L=42.90'; T=23.24'	C4A	84.00'	87.96'	48.50'	60°00'00"	S76°50'12" W 84.00'				
6	617,922.637	1,284,517.513	ES6	S 46°50'12" W 267.53'	ES41	D=54°37'41"; CH=N 75°43'51" W 41.30'	C5A	124.00'	129.85'	71.59'	60°00'00"	S76°50'12" W 124.00'				
7	618,714.882	1,284,350.733	ES7	R=45.00'; L=47.03'; T=25.92'	ES42	N 76°57'19" E 120.67'	C6A	76.00'	79.39'	43.88'	60°00'00"	S76°50'12" W 76.00'				
8	618,950.940	1,284,747.876	ES8	D=59°52'33"; CH=N 16°53'45" E 44.92'	ES43	R=45.00'; L=70.69'; T=45.00'										
9	619,124.485	1,285,028.557	ES9	N 13°24'1" W 117.00'	ES44	D=90°0'0"; CH=S 31°57'19" W 63.64'										
10	619,781.083	1,285,102.956	ES10	S 79°57'19" W 18.00'	ES45	N 13°24'1" W 414.31'										
11	619,712.994	1,285,270.996	ES11	N 13°24'1" W 64.00'	ES46	R=69.00'; L=72.11'; T=39.74'										
12	619,572.511	1,285,256.776	ES12	N 76°57'19" E 18.00'	ES47	D=59°52'33"; CH=N 16°53'45" E 68.88'										
13	619,454.457	1,285,593.852	ES13	N 13°24'1" W 233.31'	ES48	R=132.00'; L=138.23'; T=76.21'										
14	618,525.685	1,285,765.042	ES14	R=69.00'; L=108.39'; T=69.00'	ES49	D=60°0'0"; CH=N 76°50'12" E 132.00'										
15	618,819.058	1,286,474.436	ES15	D=90°0'0"; CH=S 31°57'19" W 97.58'	ES50	R=88.00'; L=71.21'; T=39.26'										
16	619,148.313	1,287,194.939	ES16	S 76°57'19" W 120.67'	ES51	D=60°0'0"; CH=S 76°50'12" W 68.00'										
17	618,947.204	1,287,833.220	ES17	R=69.00'; L=65.79'; T=36.63'	ES52	N 46°50'12" E 237.12'										
18	618,970.107	1,287,991.493	ES18	D=54°37'41"; CH=N 75°43'51" W 63.32'	ES53	N 46°50'12" E 134.98'										
19	619,093.480	1,288,114.962	ES19	N 46°25'1" W 207.83'	ES54	R=45.00'; L=42.90'; T=23.24'										
20	619,913.582	1,288,456.557	ES20	D=63°44'32"; CH=S 80°17'17" E 47.52'	ES55	S 38°43'3" E 58.04'										
21	619,877.093	1,288,532.839	ES21	R=45.00'; L=47.03'; T=25.92'	ES56	S 51°17'57" W 98.31'										
22	619,770.823	1,288,684.612	ES22	S 67°50'28" W 432.35'	ES57	S 35°49'33" E 111.78'										
23	619,737.736	1,288,842.706	ES23	S 46°20'27" W 928.41'	ES58	S 10°10'54" E 36.82'										
24	619,625.530	1,289,171.061	ES24	S 80°54'8" W 367.32'	ES59	R=1400.00'; L=64.61'; T=32.33'										
25	619,606.278	1,289,658.108	ES25	S 57°47'36" W 602.27'	ES60	D=2°38'39"; CH=N 41°49'52" W 64.60'										
26	619,444.269	1,289,578.308	ES26	S 26°50'30" E 180.96'	ES61											
27	619,422.634	1,289,461.699	ES27	N 64°43'40" W 799.12'												
28	617,538.405	1,288,042.124	ES28	N 75°51'17" W 463.89'												
29	617,667.488	1,287,897.096	ES29	N 71°39'17" W 136.53'												
30	617,785.864	1,287,842.979	ES30	N 14°9'43" E 20.00'												
31	617,942.636	1,287,590.726	ES31	N 75°51'17" W 314.89'												
32	618,024.849	1,287,496.978	ES32	N 75°51'17" W 29.90'												
33	617,782.803	1,287,360.747	ES33	N 14°9'43" E 19.76'												
34	617,791.551	1,287,162.941	ES34	N 71°39'17" W 135.65'												
35	617,622.582	1,286,918.690	ES35	N 75°51'17" W 465.26'												
36	617,574.290	1,286,492.417	ES36	N 64°43'40" W 809.70'												
37	617,490.805	1,286,374.461	ES37	S 26°50'30" E 179.08'												
38	617,417.830	1,286,272.150	ES38	N 72°35'46" W 239.43'												
39	617,131.736	1,286,101.188	ES39	S 57°47'36" W 596.08'												
40	617,113.209	1,286,077.592	ES40	S 80°54'8" W 364.76'												
41	617,140.857	1,286,008.682	ES41	S 46°20'27" W 923.50'												
42	617,305.903	1,285,732.488														
43	617,341.726	1,285,698.328														
44	617,034.581	1,285,253.736														
45	616,714.728	1,284,848.018														
46	616,682.593	1,284,876.274														
47	616,717.233	1,284,846.348														
48	617,001.188	1,284,640.932														
49	617,084.36	1,284,553.82														
50	617,256.55	1,284,726.75														
51	617,277.50	1,284,816.33														

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 10-06-13 COMPREHENSIVE ZONING PLAN. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 02FA & 02HA.
- STA. NO. 02FA N 618,484.035 E 1,283,741.766 ELEV. 721.66
STA. NO. 02HA N 615,000.151 E 1,284,960.900 ELEV. 736.04
- THIS PLAT IS BASED ON A FIELD RUM MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER 1988 BY MILDBERG, BOENDER & ASSOCIATE, INC. AND VERIFIED BY JOHN E. HARMS JR. & ASSOC. INC. ON OR ABOUT FEBRUARY 2008.
- DENOTES AN IRON ROD OR REBAR FOUND.
 - DENOTES AN IRON PIPE FOUND.
 - DENOTES STONE FOUND.
 - DENOTES MONUMENT FOUND.
 - ◇ DENOTES AN ANGULAR BREAK.
- PRESERVATION PARCELS D, E, & F ARE ENCUMBERED BY NINE PRESERVATION EASEMENT AGREEMENTS WITH HOWARD COUNTY AND THE HAYMEADOW ESTATES HOMEOWNERS ASSOCIATION, INC. (ONE FOR THE EXISTING ORIGINAL PRESERVATION EASEMENT, TWO FOR THE EXISTING PRESERVATION EASEMENT A & B, AND SIX FOR PRESERVATION EASEMENT PROPOSED). THESE AGREEMENTS OUTLINE THE MAINTENANCE AND RESPONSIBILITIES OF THE OWNER, PROHIBIT SUBDIVISION OF THE PARCEL, AND ENUMERATE THE USES PERMITTED ON THE PROPERTY.
- ARTICLES OF INCORPORATION FOR HAYMEADOW ESTATES HOMEOWNERS ASSOCIATION, INC. APPROVED ON NOVEMBER 16, 1998 BY THE STATE DEPARTMENT OF TAXATION AND ASSESSMENTS. (ACCOUNT # 05140688)
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, §9-13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- ALL AREAS ARE MORE OR LESS.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQ.FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENT OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL REMAIN NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM, THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- SWM REQUIREMENTS ARE BEING SATISFIED ON-SITE VIA NON-STRUCTURAL SWM CREDITS.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
- WETLAND DELINEATION PREPARED BY WILDMAN ENVIRONMENTAL SERVICES ON JULY 10, 2001.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE RIGHT OF WAY LINE, AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAYS.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING 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 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS;
 - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-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 ENSURE ALL WEATHER USE.
- ZZZ DENOTES AN EX. PRIVATE STORMWATER MANAGEMENT ACCESS, DRAINAGE, & UTILITY EASEMENT.
- ZZZZ DENOTES A PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT FOR PRESERVATION PARCELS D THRU F, PARCEL 24, LOTS 3 AND 4
- THERE ARE NO EXISTING STRUCTURES ON SITE.
- THE MAINTENANCE AGREEMENT FOR THE PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT DATED AUGUST 8, 2015, RECORDED IN LIBER 16397 AT FOLIO 107 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ALLOWS FOR THE CROSSING OF EXISTING PRESERVATION PARCEL EASEMENTS ON THE PARCELS SHOWN HEREON.
- THE EXISTING ORIGINAL PRESERVATION EASEMENT IS LOCATED ON PRESERVATION PARCEL F (ORIGINALLY PARCEL C). THE EXISTING PRESERVATION EASEMENT B IS LOCATED ON PRESERVATION PARCEL D (ORIGINALLY PARCEL B). THE EXISTING PRESERVATION EASEMENT A IS LOCATED ON PRESERVATION PARCEL E (ORIGINALLY PARCEL A). DENSITY FROM THE ORIGINAL PRESERVATION EASEMENT HAS ONE UNIT REMAINING TO SUPPORT PRESERVATION PARCEL F. ALTHOUGH NO DENSITY REMAINS ON THE PRESERVATION EASEMENT AREAS OF PRESERVATION PARCELS D & E AND ONLY 1 UNIT REMAINS OF PRESERVATION PARCEL F, DEVELOPMENT POTENTIAL DOES EXIST ON THE PORTIONS OF ORIGINAL PARCELS A, B, & C NOT ENCUMBERED BY PRESERVATION EASEMENT. SEE THE TABLE IN GENERAL NOTE 24 FOR A BREAKDOWN OF THE DENSITY AVAILABLE AND WHAT REMAINS AS A RESULT OF THIS SUBDIVISION.
- LANDSCAPING WAS ADDRESSED UNDER F-08-151 WHERE SURETY OF WAS POSTED FOR 31 TREES AS PART OF THE GRADING PERMIT IN THE AMOUNT OF POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$9,300.00.



OWNERS
LORENZO ROMITI AND ROBERT ROMITI,
6723 HOLABIRD AVENUE
BALTIMORE, MARYLAND 21222
(410)-288-0081

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

GENERAL NOTES CONT.:

- THIS PROJECT IS GRANDFATHERED TO COMPLIANCE WITH THE AMENDED 5TH ADDITION OF THE SUBDIVISION REGULATIONS (SINCE IT WAS SUBMITTED FOR REVIEW PRIOR TO 11-15-01) BUT THAT IT WILL BE SUBJECT TO THE AMENDED ZONING REGULATIONS PER ZRA-33, COUNCIL BILL NO. 20-001 EFFECTIVE 01/08/02.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS SITE HAS BEEN FULFILLED BY THE PLACEMENT OF 8.86 ACRES OF FOREST RETENTION IN FOREST CONSERVATION EASEMENTS 16, 17, & 18 AS SHOWN HEREON AND ON F-03-019 (PLAT # 18396-18398). SURETY FOR THE ON-SITE RETENTION WAS NOT REQUIRED, BUT A DEED OF FOREST CONSERVATION EASEMENT WAS RECORDED AMONG THE LAND RECORDS AT THE TIME OF RECORDATION OF PLAT # 18396-18398 (F-02-013).
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITH THE LIMITS OF WETLANDS, STREAM(S) OR THEIR BUFFERS, AND FLOODPLAIN.
- THIS PROPERTY IS SUBJECT TO THE FOLLOWING DENSITY EXCHANGES PER RE-01-02 AND RE-01-03:
 - FROM EASEMENT A, SENT TO HODAPP PROPERTY (F-00-024) 13 DEO
 - FROM EASEMENT A, SENT TO FOX CREEK (F-01-01) 1 DEO
 - FROM EASEMENT A, SENT TO BRANTWOOD, SECTION 3, (F-01-073) 12 DEO
 - TOTAL SENT FROM EASEMENT A OF ROMITI PROPERTY 26 DEO & 1 CEO
 - EASEMENT A DENSITY EXHAUSTED
 - FROM EASEMENT B, SENT TO FOX CREEK (F-01-01) 3 DEO
 - FROM EASEMENT A, SENT TO BRANTWOOD, SECTION 3, (F-01-073) 4 CEO
 - TOTAL SENT FROM EASEMENT B OF ROMITI PROPERTY 7 DEO & 4 CEO
 - EASEMENT B-1 ACRE REMAINING-DENSITY EXHAUSTED
 - FROM FIRST EXCHANGE, SENT TO BRANTWOOD, SECTION 1, (F-08-138) 13 CEO
 - ONE DENSITY UNIT (4.25 ACRES) HAS BEEN RETAINED FOR A RESIDENTIAL UNIT ON THE ACREAGE ENCUMBERED BY THE ORIGINAL 55.25 ACRE PRESERVATION EASEMENT AND THAT, THEREFORE, NO DENSITY REMAINS WITHIN THE EASEMENT AREA FOR EXCHANGE.
 - NET SITE AREA 159,757.2 AC.
 - DENSITY SENT OFF-SITE FROM PRESERVATION EASEMENTS 123,250.0 AC.
 - SITE AREA ENCUMBERED BY FOREST CONSERVATION EASEMENTS OUTSIDE OF PRESERVATION EASEMENTS 9,280.0 AC.
 - DENSITY REQUIRED FOR SUBDIVISION (2 LOTS & 3 PARCELS) 27,272.2 AC.
 - DENSITY REMAINING ON-SITE 0,226.6 AC.
 - DENSITY EXHAUSTED
- *NOTE THAT THE ACREAGE NEEDED TO SUPPORT 2 PROPOSED LOTS AND THE UNIT ON PRESERVATION PARCEL D WAS DERIVED FROM THE COMBINED UNUSED ACREAGE (21.86 AC.) OF PRESERVATION PARCELS D & F (ORIGINALLY PARCELS B & C).

THE REQUIREMENTS §3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1989 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

William M. Machen A-E-10
WILLIAM MACHEN, SURVEYOR DATE

Lorenzo Romiti 4-12-16
LORENZO ROMITI, OWNER DATE

Robert Romiti 4/12/16
ROBERT ROMITI, OWNER DATE

TOTAL AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	2
NUMBER OF PARCELS	3
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	5
AREA OF BUILDABLE LOTS	2,7548 ACs.
AREA OF PARCELS	157,0024 ACs.
AREA OF OPEN SPACE LOTS	0
AREA OF RECREATIONAL OPEN SPACE	0
AREA OF 100 YEAR FLOODPLAIN	0.2597 ACs.
AREA OF ROADWAY	0
AREA	159,7572 ACs.

HOWARD COUNTY HEALTH DEPARTMENT
APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
Walter P. McManis 5/6/2016
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chad G. Smith 9-12-16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Karl Schaefer

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1999 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH

William Machen 4-8-16 DATE
 WILLIAM MACHEN PROFESSIONAL LAND SURVEYOR
Lorenzo Romiti 4-12-16 DATE
 LORENZO ROMITI OWNER
Robert Romiti 4/12/16 DATE
 ROBERT ROMITI OWNER

LINE	LENGTH	BEARING
L21	89.19	N41°21'26"E
L22	88.66	N10°13'21"E
L23	158.14	S 85°57'37"E
L24	131.80	S 39°36'36" E
L25	157.41	S 13°24'1" E
L26	290.29	S 46°50'12" W
L27	323.68	S 41°55'23" E
L28	191.16	S 46°50'12" W
L29	193.68	S 20°52'1" E
L30	452.15	N 55°53'19" E
L31	130.99	N 33°35'38" W
L32	51.73	S 55°32'01" W

TOTAL AREA TABULATION (THIS SHEET)	
NUMBER OF BUILDABLE LOTS	2
NUMBER OF PARCELS	2
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	4
AREA OF BUILDABLE LOTS	2,7548 AC±
AREA OF PARCELS	85,7612 AC±
AREA OF OPEN SPACE LOTS	0
AREA OF RECREATIONAL OPEN SPACE	0
AREA OF 100 YEAR FLOODPLAIN	0.2587 AC±
AREA OF ROADWAY	0
AREA	88,5160 AC±

HOWARD COUNTY HEALTH DEPARTMENT
 APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
Madison for Mauna Rossman 5/6/2016 DATE
 HOWARD COUNTY HEALTH OFFICER
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chad Edman 9-12-16 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
Kurt Schindler 9-12-16 DATE
 DIRECTOR

Adcock & Associates · LLC
 Engineers · Surveyors · Planners
 3300 North Ridge Road, Suite 160
 Ellicott City, Maryland 21043
 Phone: 443.325.7682 Fax: 443.325.7685
 Email: info@saaland.com

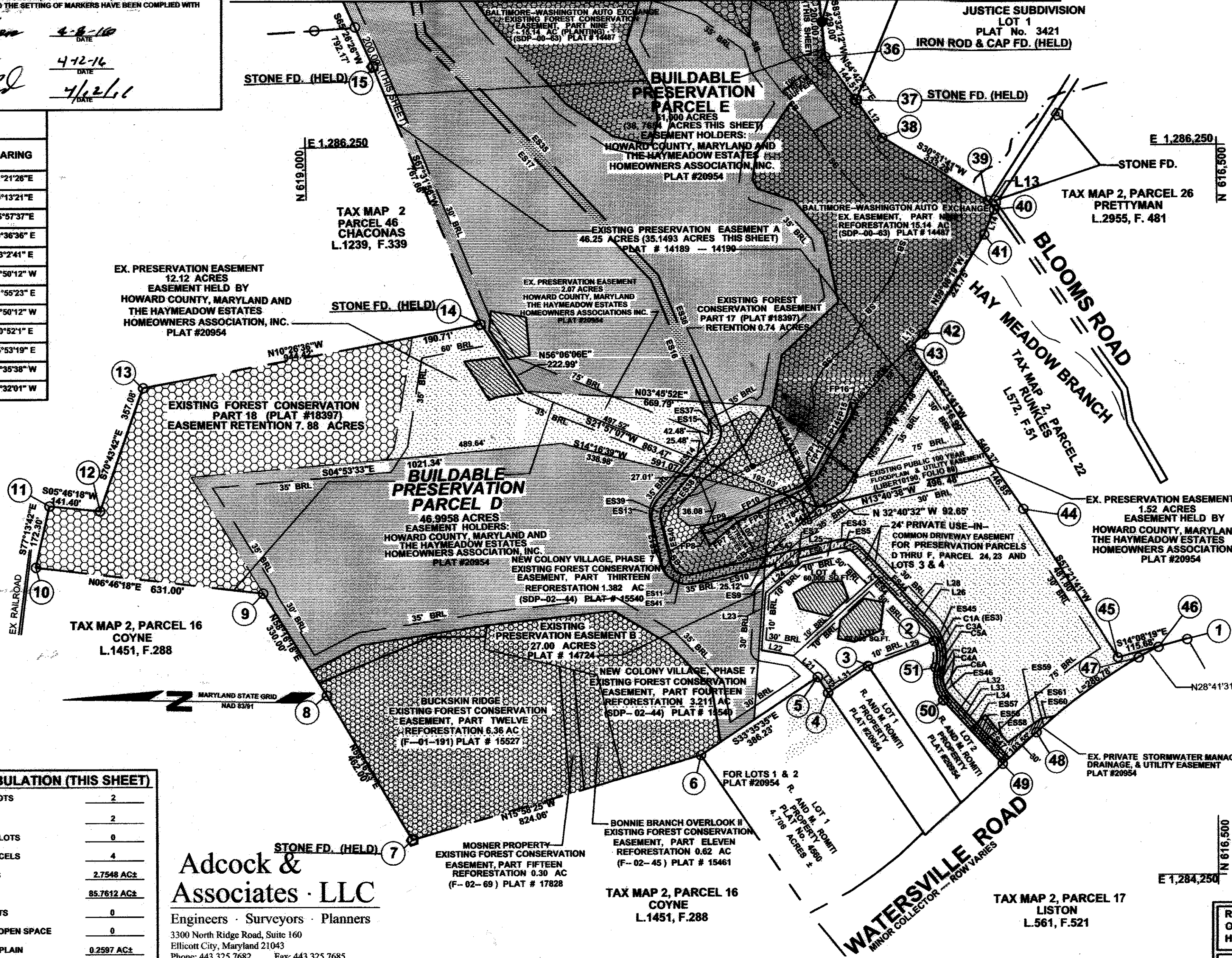
OWNER'S CERTIFICATION
 WE, LORENZO ROMITI AND ROBERT ROMITI, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND 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 ROAD 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 SAID EASEMENTS AND RIGHTS-OF-WAY.
 WITNESS MY HAND THIS 12th DAY OF April, 2016
Lorenzo Romiti
 LORENZO ROMITI
Robert Romiti
 ROBERT ROMITI
Linda A. Romiti
 WITNESS

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN AND DESCRIBED HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY LORENZO ROMITI, ROBERT ROMITI AND TERESA ROMITI BY THE FOLLOWING TWO (2) DEEDS; 1. TO LORENZO ROMITI BY DEED DATED MARCH 31, 2010 AND RECORDED IN LIBER 12539 AT FOLIO 184 BEING PARCEL D AND LOTS 3 AND 4 AS SHOWN ON SUBDIVISION PLATS ENTITLED "FINAL PLAT, ROMITI PROPERTY, LOTS 1 THRU 4 AND PRESERVATION PARCELS D THRU F, RESUBDIVISION OF ROMITI PROPERTY, PARCELS A THRU C" WHICH PLATS ARE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT MDR Nos 20953 THRU 20955; 2. TO ROBERT ROMITI BY DEED DATED MARCH 31, 2010 AND RECORDED IN LIBER 12539 AT FOLIO 347 AND BEING PARCELS E AND F AS SHOWN ON AFOREMENTIONED PLATS; ALL RECORDINGS ARE AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND 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 AND THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORKS REFLECTED IN IT AND IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE ANNOTATED CODE OF MARYLAND TITLE 9, SUBTITLE 13, CHAPTER 06, REGULATION 12.
William Machen
 WILLIAM MACHEN, PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 9011, EXPIRATION DATE: 10-02-2017

RECORDED AS PLAT NUMBER *83397*
 ON *9/22/16* IN THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND

THE PURPOSE OF THIS PLAT IS TO ADD NON-BUILDABLE PRESERVATION PARCEL 23 TO THE EXISTING 24' PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT FOR PRESERVATION PARCELS D THRU F, PARCEL 24 AND LOTS 3 AND 4
PLAT OF REVISION
ROMITI PROPERTY, LOTS 3, 4 AND & PRESERVATION PARCELS D THRU F
 TAX MAP 2 PARCEL 61 BLOCK 15,16 & 17
 4TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 ZONED: RC-DEO
 PREVIOUS DPZ NO.S: F-98-138; F-00-24; RE-01-02; RE-01-03; F-02-13; F-08-151
 SCALE: 1" = 200'
 DATE: FEBRUARY, 2016
 SHEET 2 OF 3
 DRAWN BY: IS

MATCHLINE--SEE SHEET 3



EX. FOREST CONSERVATION EASEMENTS

BALTIMORE-WASHINGTON AUTO EXCHANGE STORAGE YARD EASEMENT, PART 2 & 3 (REFORESTATION) SDP-90-48 & SDP-90-55 (PLAT #18381)	4.71 ACRES
HOWARD BUSINESS PARK EASEMENT, PARTS 4 & 6 (REFORESTATION) F-00-28 (PLAT # 14172)	5.25 ACRES
BALTIMORE-WASHINGTON AUTO EXCHANGE EASEMENT, PARTS 8 & 9 (REFORESTATION) SDP-90-53 (PLAT # 14486 AND 14487)	21.74 ACRES
GREYS SUBDIVISION EASEMENT, PART 10 (REFORESTATION) F-01-190 (PLAT # 18411)	0.52 ACRES
BONNIE BRANCH OVERLOOK II EASEMENT, PART 12 (REFORESTATION) F-02-45 (PLAT # 15481)	0.62 ACRES
BUCKSKIN RIDGE EASEMENT, PART 12 (REFORESTATION) F-01-191 (PLAT # 18527)	6.38 ACRES
NEW COLONY VILLAGE, PHASE 7 EASEMENT, PARTS 13 & 14 (REFORESTATION) SDP-02-04 (PLAT # 15540)	4.883 ACRES
MOSNER PROPERTY EASEMENT, PART 15 (REFORESTATION) F-02-49 (PLAT # 17328)	6.30 ACRES
ROMITI PROPERTY EASEMENT, PART 16 (RETENTION) F-02-13 (PLAT # 18396-18398)	6.24 ACRES
ROMITI PROPERTY EASEMENT, PART 17 (RETENTION) F-02-13 (PLAT # 18396-18398)	0.74 ACRES
ROMITI PROPERTY EASEMENT, PART 18 (RETENTION) F-02-13 (PLAT # 18396-18398)	7.88 ACRES

* NOTE THAT A PORTION OF ART 4, PART 5, AND PART 7 ARE LOCATED ON ADJACENT PARCEL 24 AND HAVE NOT BEEN INCLUDED IN THIS TABLE.
 * NOTE THAT THIS SUBDIVISION IS SUPPORTED BY THE RETENTION OF EXISTING FOREST (8.86 ACRES) RECORDED UNDER F-02-13 AS PLAT # 18396-18398, WHICH IS CREATED PARCEL A THRU C

FLOOD PLAIN

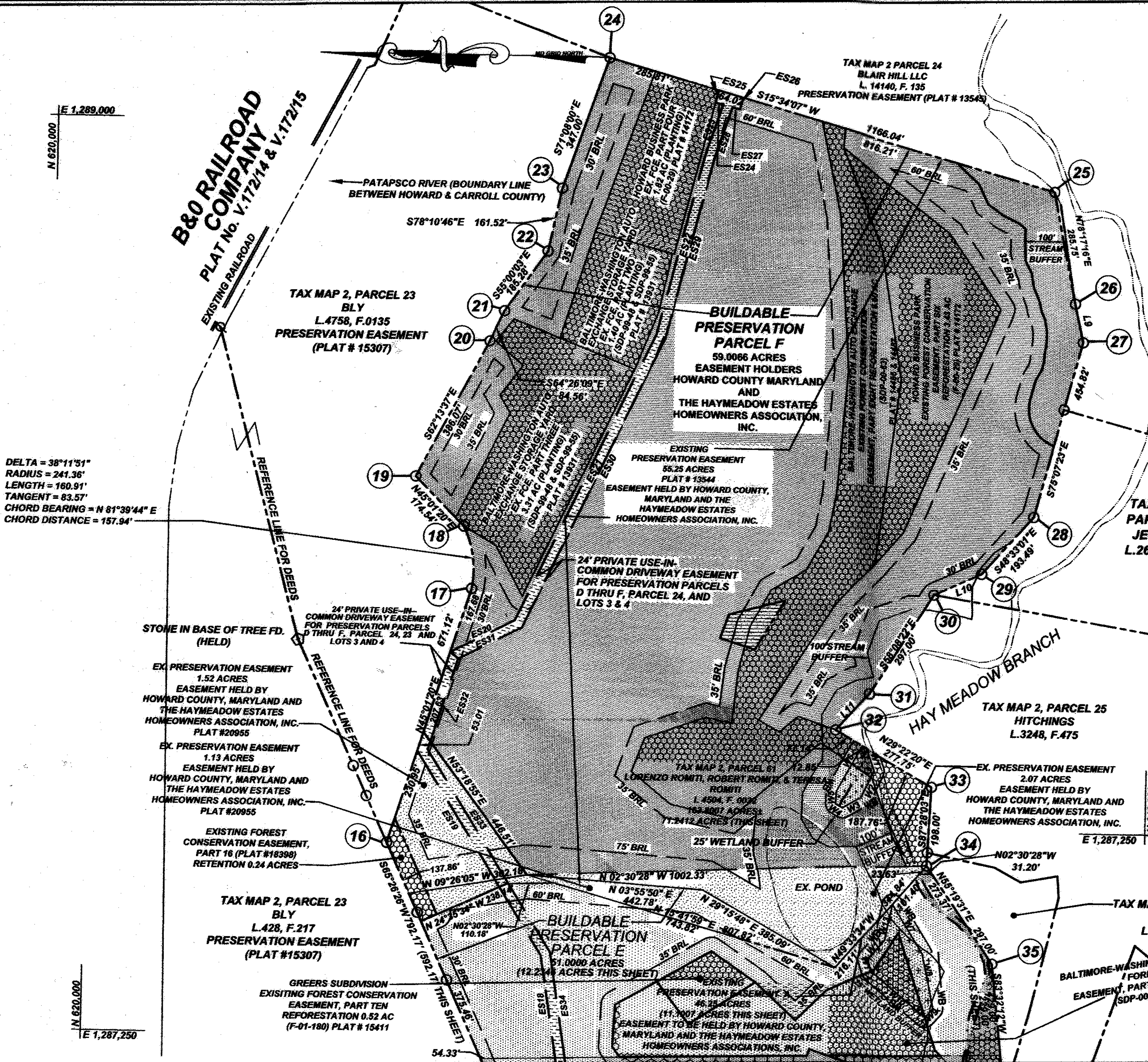
LINE	BEARING & DISTANCE
FP1	N67°34'41"W 37.91'
FP2	N60°41'00"W 93.82'
FP3	N58°02'16"W 100.88'
FP4	N41°08'28"W 46.59'
FP5	N25°06'27"W 96.86'
FP6	N26°38'04"W 106.14'
FP7	N40°20'22"W 97.56'
FP8	N62°14'58"E 55.72'
FP9	S18°01'39"E 96.33'
FP10	S27°31'16"E 103.55'
FP11	S19°13'48"E 99.96'
FP12	S45°07'53"E 44.90'
FP13	S62°40'15"E 95.79'
FP14	N56°01'39"W 86.68'
FP15	N74°28'17"W 43.94'
FP16	N19°23'31"E 19.37'



OWNERS
 LORENZO ROMITI AND
 ROBERT ROMITI
 6723 HOLABIRD AVENUE
 BALTIMORE, MARYLAND 21222
 (410) 288 - 0081

WET LANDS		
LINE	BEARING AND DISTANCE	
W1	N69°58'46"E	56.64'
W2	S65°33'17"E	76.77'
W3	N31°49'19"E	53.24'
W4	S29°22'20"W	20.00'
W5	N87°49'35"W	31.95'
W6	N61°34'34"W	131.60'
W7	S58°09'08"W	145.34'
W8	N77°42'06"W	140.00'
W9	N47°46'26"W	30.00'
W10	N39°28'01"E	176.12'
W11	N72°51'18"E	31.21'
W12	S51°06'40"E	65.52'
W13	S78°51'13"E	91.42'

LINE TABLE	
LINE	DISTANCE
L1	N 63°28'09" W 47.70'
L2	N 20°09'04" W 20.00'
L9	N 77°22'37" E 99.00'
L10	S 24°34'04" E 130.16'
L11	S 48°45'03" E 124.69'



DELTA = 38°11'51"
 RADIUS = 241.36'
 LENGTH = 160.91'
 TANGENT = 83.57'
 CHORD BEARING = N 81°39'44" E
 CHORD DISTANCE = 157.94'

THE REQUIREMENTS §3-106, 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.

William Machen 4-8-16
 WILLIAM MACHEN, SURVEYOR DATE

Lorenzo Romiti 4-12-16
 LORENZO ROMITI, OWNER DATE

Robert Romiti 4/16/16
 ROBERT ROMITI, OWNER DATE

TOTAL AREA TABULATION (THIS SHEET)	
NUMBER OF BUILDABLE LOTS	0
NUMBER OF PARCELS	1
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	1
AREA OF BUILDABLE LOTS	0
AREA OF PARCELS	71,2412 AC.
AREA OF OPEN SPACE LOTS	0
AREA OF RECREATIONAL OPEN SPACE	0
AREA OF 100 YEAR FLOODPLAIN	0
AREA OF ROADWAY	0
AREA	71,2412 AC.

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

Beth Ann Morrison 5/6/2016
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Elmer 9-12-16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kurt S. Decker 9-12-16
 DIRECTOR DATE

OWNER'S CERTIFICATION

WE, LORENZO ROMITI AND ROBERT ROMITI, 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 ROAD 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 SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 12th DAY OF APRIL, 2016

Lorenzo Romiti
 LORENZO ROMITI
 WITNESS

Robert Romiti
 ROBERT ROMITI
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN AND DESCRIBED HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY LORENZO ROMITI, ROBERT ROMITI AND TERESA ROMITI BY THE FOLLOWING TWO (2) DEEDS; 1. TO LORENZO ROMITI BY DEED DATED MARCH 31, 2010 AND RECORDED IN LIBER 12539 AT FOLIO 164 BEING PARCEL D AND LOTS 3 AND 4 AS SHOWN ON SUBDIVISION PLATS ENTITLED "FINAL PLAT, ROMITI PROPERTY, LOTS 1 THRU 4 AND PRESERVATION PARCELS D THRU F, RESUBDIVISION OF ROMITI PROPERTY, PARCELS A THRU C" WHICH PLATS ARE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT MDR Nos 20953 THRU 20955; 2. TO ROBERT ROMITI BY DEED DATED MARCH 31, 2010 AND RECORDED IN LIBER 12539 AT FOLIO 347 AND BEING PARCELS E AND F AS SHOWN ON AFOREMENTIONED PLATS; ALL RECORDINGS BEING AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND 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 AND THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORKS REFLECTED IN IT AND IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE ANNOTATED CODE OF MARYLAND TITLE 9, SUBTITLE 13, CHAPTER 06, REGULATION 12.

William Machen 4-8-16
 WILLIAM MACHEN, PROFESSIONAL LAND SURVEYOR DATE
 MD. REG. NO. 9011, EXPIRATION DATE: 10-02-2017

RECORDED AS PLAT NUMBER 23988 ON 4/22/16 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

THE PURPOSE OF THIS PLAT IS TO ADD NON-BUILDABLE PRESERVATION PARCEL 23 TO THE EXISTING 24' PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT FOR PRESERVATION PARCELS, D THRU F, PARCEL 24 AND LOT 3 AND 4.

**PLAT OF REVISION
 ROMITI PROPERTY, LOTS 3,4 AND
 PRESERVATION PARCELS D THRU F**

TAX MAP 2 PARCEL 61 BLOCK 15,16 & 17
 4TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 ZONED: RC-DEO

PREVIOUS DPZ NO.S: F-98-138; F-00-24; RE-01-02;
 RE-01-03; F-02-13; F-08-151

SCALE: 1"=200'

DATE: FEBRUARY, 2016 SHEET 3 OF 3
 DRAWN BY: IS

Adcock & Associates - LLC
 Engineers - Surveyors - Planners

3300 North Ridge Road, Suite 160
 Ellicott City, Maryland 21043
 Phone: 443.325.7682 Fax: 443.325.7658
 Email: info@saaland.com

STATE OF MARYLAND
 WILLIAM MACHEN
 PROFESSIONAL LAND SURVEYOR