

GENERAL NOTES:

- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 30HA & 36BC.
- SUBJECT PROPERTY ZONED 'R-12' PER 10/6/2013 COMPREHENSIVE ZONING PLAN.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
WIDTH - 2' (16' SERVING MORE THAN ONE RESIDENCE)
SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1 1/2" MIN)
GEOMETRY - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
STRUCTURE (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (#25 LOADING)
DRAINAGE ELEMENTS - SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
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 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 THE MARKERS HAVE BEEN COMPLIED WITH.

Scott Shanaberger 12/17/19
G. SCOTT SHANABERGER DATE
OWNER DATE 12/20/2019

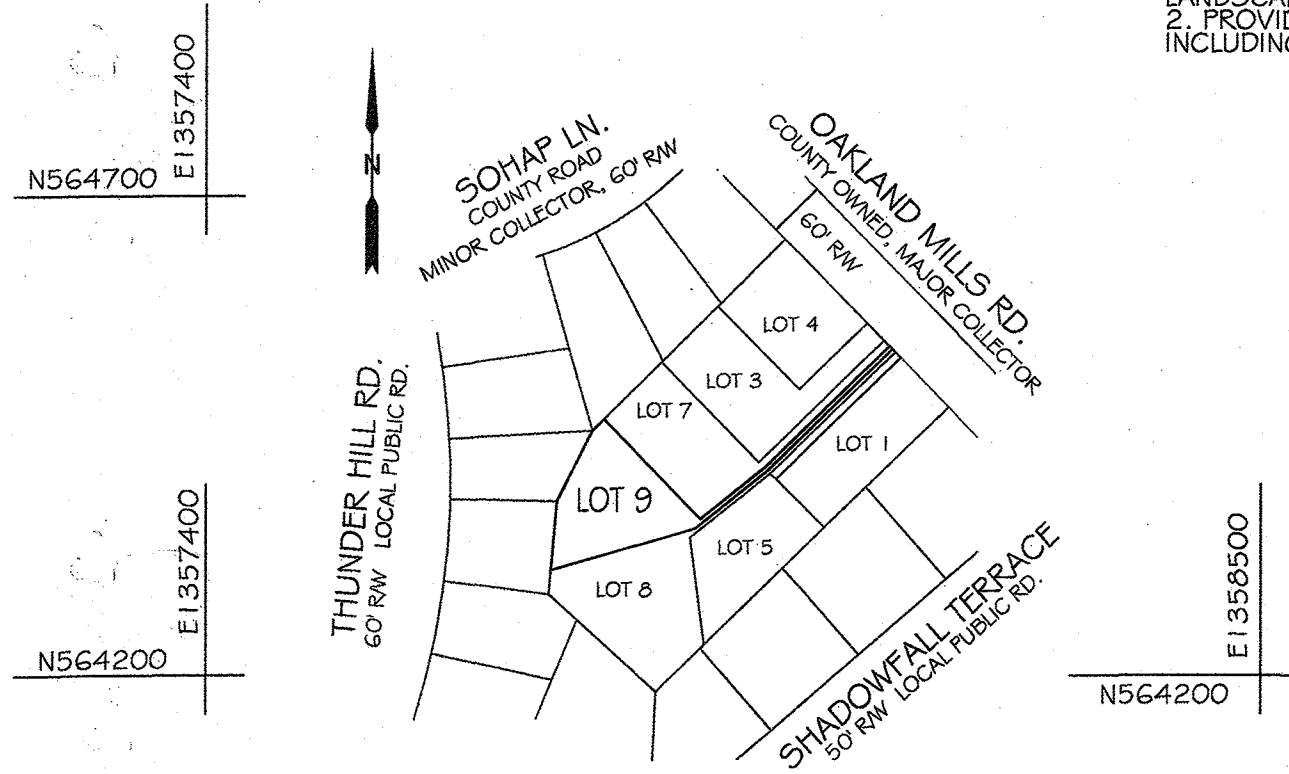
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN FEBRUARY-MAY, 2007.
- THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PREVIOUS PAYMENT OF A FEE OF \$6,535.00 (8,712 SQ. FT. X \$0.75/SQ. FT.) UNDER F-08-121.
- A FEE-IN-LIEU OF OPEN SPACE OF \$1,500.00 FOR ONE (1) NEW LOT WILL BE PROVIDED UPON SUBMISSION OF THE ORIGINAL FINAL PLATS FOR SIGNATURE.
- LANDSCAPING SURETY FOR THIS PROJECT HAS BEEN PROVIDED UNDER F-08-121.
- THERE ARE NO WETLANDS OR STREAMS ON THIS SITE PER A SITE INSPECTION ON 12/19/2014 BY ECO-SCIENCE PROFESSIONALS.
- THERE IS NO FLOODPLAIN ON THIS SITE.
- STORMWATER MANAGEMENT FOR THIS PROJECT IS PROVIDED BY NON-ROOFTOP DISCONNECTION CREDITS, DRYWELLS, AND MICROBIORETENTION FACILITY. PLEASE REFER TO THE SWM REPORT AND SUPPLEMENTAL SWM PLAN PREPARED BY SILL ENGINEERING GROUP DATED JUNE 23, 2017 FOR MORE INFORMATION.
- B.R.L. DESIGNATES BUILDING RESTRICTION LINE.
- A DECLARATION OF MAINTENANCE AGREEMENT FOR THE USE-IN COMMON DRIVEWAY IS RECORDED IN LIBER 16508, FOLIO 457 AND IN LIBER 16540, FOLIO 405.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE MARS GROUP, DATED JUNE 23, 2017.
- THERE ARE NO EXISTING STRUCTURES ON THIS SITE.

TABULATION OF FINAL PLAT

| | |
|---|---------------|
| TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: | |
| BUILDABLE | 1 |
| NON-BUILDABLE | 0 |
| OPEN SPACE | 0 |
| PRESERVATION PARCELS | 0 |
| TOTAL AREA OF LOTS AND/OR PARCELS | |
| BUILDABLE | 0.3253 ACRES± |
| NON-BUILDABLE | 0 |
| OPEN SPACE | 0 |
| PRESERVATION PARCELS | 0 |
| TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS | 0.0000 ACRES± |
| TOTAL AREA OF SUBDIVISION TO BE RECORDED | 0.3253 ACRES± |

| LOT # | GROSS AREA | PIPESTEM AREA | MINIMUM LOT SIZE |
|-------|------------|---------------|------------------|
| 9 | 14,171 SF. | 1,133 SF. | 13,038 SF. |

MILL HAVEN, LOT 9
SCALE: 1"=200'



| | |
|---------|-------------------------------|
| SHEET 1 | INDEX SHEET AND GENERAL NOTES |
| SHEET 2 | LOT AND EASEMENT INFORMATION |

OWNER
SOPHOS GROUP, LLC.
MICHAEL BALAKIRSKY
11755 BRAGDON WOOD
CLARKSVILLE, MD 21029
(410) 340-7823

SURVEYOR
SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELLCOTT CITY, MD. 21043
(410)-461-9563

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

Madison for Maurya Rossman 1/17/2020
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

Chad Robinson 1.24.20
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
J. Mah 1.31.20
DIRECTOR DATE

OWNER'S CERTIFICATE

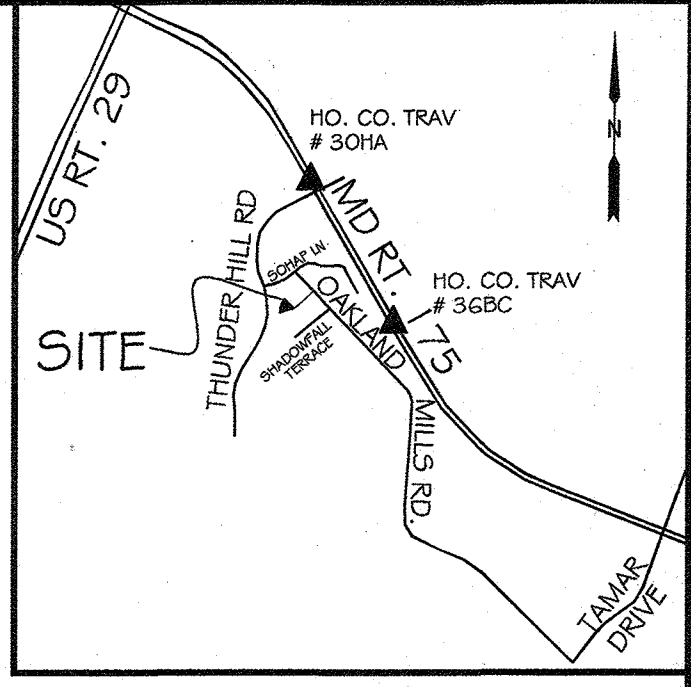
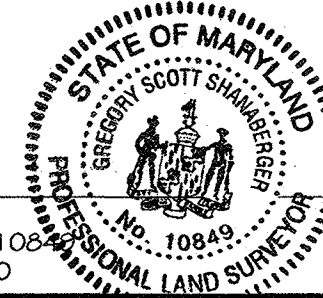
WE, SOPHOS GROUP, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MICHAEL BALAKIRSKY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS. WITNESS OUR HANDS THIS 20th DAY OF DECEMBER, 2019.

Michael Balakirsky 12/20/2019
MICHAEL BALAKIRSKY DATE
Scott Shanaberger 12/20/2019
WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF ALL OF THE LAND WHICH WAS CONVEYED BY SOPHOS GROUP LLC TO SOPHOS GROUP LLC BY DEED DATED MARCH 28, 2018, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD. IN LIBER 18106, FOLIO 67; 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.

Scott Shanaberger 12/17/2019
G. SCOTT SHANABERGER DATE
PROFESSIONAL LAND SURVEYOR #10849
LICENSE EXPIRATION DATE 4/2/2020



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP 27 CB

| POINT | NORTHING | EASTING |
|-------|-----------|------------|
| 1018 | 564454.69 | 1357803.63 |
| 1027 | 564381.11 | 1357766.76 |
| 2000 | 564542.30 | 1358113.06 |
| 2005 | 564466.43 | 1357815.43 |
| 2006 | 564415.95 | 1357983.15 |
| 2007 | 564362.69 | 1357916.36 |
| 2008 | 564539.31 | 1358115.97 |
| 2009 | 564412.82 | 1357985.90 |
| 2010 | 564353.25 | 1357911.20 |
| 2011 | 564309.78 | 1357760.65 |

- ON JUNE 19, 2014 THE PLANNING DIRECTOR APPROVED WP-14-133 WHICH GRANTED A WAIVER OF SECTION 16.144 (j)(6) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WHICH REQUIRED SUBMISSION OF THE FINAL PLAT ORIGINAL WITHIN 180 DAYS OF THE FINAL PLAN APPROVAL. APPROVAL OF WP-14-133 IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. APPLICANT MUST HOLD A PRE-SUBMISSION COMMUNITY MEETING PRIOR TO THE SUBMISSION OF THE REVISED FINAL PLANS.
2. APPLICANT MUST SUBMIT A REVISED PLAN FOR REVIEW BY THE SRC AGENCIES WITHIN 6 MONTHS OF WAIVER APPROVAL.
3. THE SIGNED WATER AND SEWER PLANS AND SIGNED ROAD CONSTRUCTION DRAWINGS MUST BE REVISED REFLECTING ANY CHANGES PROPOSED ON THE FINAL PLAT WITHIN 6 MONTHS OF WAIVER APPROVAL.
4. 1/2 OF THE INITIAL PROCESSING FEE MUST BE PAID AT THE TIME OF SUBMISSION OF THE REVISED FINAL PLAN.
5. PLAN MUST COMPLY WITH ANY FEE CHANGES PER THE COUNTY FEE SCHEDULE.
6. NO NEW LOTS MAY BE CREATED WITH THE RE-ACTIVATION OF F-08-121.
7. FINAL PLAN MUST COMPLY WITH ALL CURRENT COUNTY AND STATE REGULATIONS.
8. ANY REMOVAL OF SPECIMEN TREES WILL REQUIRE THE SUBMISSION AND APPROVAL OF A WAIVER PETITION.
9. AFTER REVIEW AND APPROVAL OF THE FINAL PLAN IS COMPLETE, THE SUBDIVISION WILL BE TESTED FOR AVAILABILITY OF HOUSING UNIT ALLOCATIONS AND THE OPEN/CLOSED SCHOOLS TEST IN ACCORDANCE WITH THE ADEQUATE PUBLIC FACILITIES ORDINANCE.
- ON NOVEMBER 6, 2014 THE PLANNING DIRECTOR APPROVED WP-15-051 WHICH GRANTED A WAIVER OF SECTION 16.1200 (a)(7) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, PROHIBITING REMOVAL OF SPECIMEN TREES. APPROVAL OF WP-15-051 IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. AS MITIGATION FOR THE REMOVAL OF ONE (1) SPECIMEN TREE, THE DEVELOPER IS REQUIRED TO PLANT A 2" CALIPER NATIVE SHADE TREE ALONG THE REAR PERIMETER OF PROPOSED LOT 7. THE TREE WILL BE SHOWN ON THE LANDSCAPING PLAN AND WILL BE BONDED WITH THE LANDSCAPING SURETY.
2. PROVIDE A BRIEF DESCRIPTION ON THE FINAL PLATS OF WP-15-051 INCLUDING REQUEST, SECTION OF THE REGULATIONS, ACTION, AND DATE.
- ON SEPTEMBER 14, 2016 THE PLANNING DIRECTOR APPROVED WP-16-140 WHICH GRANTED A REQUEST FOR ALTERNATIVE COMPLIANCE WITH SECTION 16.1205(a)(7) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, TO ALLOW THE RETROACTIVE REMOVAL OF ONE (1) SPECIMEN TREE WHICH WAS LOCATED WITHIN LOT 5 OF MILL HAVEN. APPROVAL OF WP-16-140 IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. AS MITIGATION FOR THE REQUESTED REMOVAL OF ONE (1) SPECIMEN TREE, LOCATED WITHIN LOT 5, DEVELOPER IS REQUIRED TO PLANT FOUR 3" CALIPER SWEET GUM TREES ALONG THE PROPERTY LINE BETWEEN LOTS 1 AND 5.
2. THE FOUR 3" CALIPER SWEET GUM TREES MUST BE REDLINED ON THE ASSOCIATED ROAD CONSTRUCTION DRAWINGS F-08-121.
3. ON ALL SUBSEQUENT PLANS AND/OR PLATS, PROVIDE A BRIEF DESCRIPTION OF THE RECONSIDERATION OF THE ALTERNATIVE COMPLIANCE, WP-16-140, AS A GENERAL NOT TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION, AND DATE.
- ON FEBRUARY 14, 2017 THE PLANNING DIRECTOR APPROVED WP-17-065 WHICH GRANTED A REQUEST FOR ALTERNATIVE COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, PROHIBITING REMOVAL OF SPECIMEN TREES. APPROVAL OF WP-17-065 IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. AS MITIGATION FOR THE REMOVAL ONE ONE (1) SPECIMEN TREE WITHIN LOT 6 THE DEVELOPER IS REQUIRED TO PLANT FOUR 3" CALIPER CARPINUS CAROLINIANA (AMERICAN HORNBEAM) TREES ALONG THE WEST/NORTHWEST PROPERTY LINE.
2. THE FOUR 3" CALIPER CARPINUS CAROLINIANA (AMERICAN HORNBEAM) TREES MUST BE REDLINED ON THE ASSOCIATED ROAD CONSTRUCTION DRAWINGS F-08-121.
3. ON ALL SUBSEQUENT PLANS AND/OR PLATS, PROVIDE A BRIEF DESCRIPTION OF THE ALTERNATIVE COMPLIANCE WP-17-065 AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION, AND DATE.
- ON MARCH 8, 2008, THE CHIEF, DEVELOPMENT ENGINEERING DIVISION APPROVED A DESIGN MANUAL WAIVER OF VOL. III, SEC. 2.5.B.9, TO ALLOW USE OF INTERSECTION SIGHT DISTANCE REQUIREMENTS INSTEAD OF STOPPING SIGHT DISTANCE REQUIREMENTS.
- ON AUGUST 29, 2008, THE DEVELOPMENT ENGINEERING DIVISION APPROVED DESIGN MANUAL WAIVERS OF VOL. III, SECTION 2.5.B.9., VOL. III, SECTION 2.4.D., AND VOLUME IV, DETAIL R-1.03.

- ON AUGUST 3, 2017 THE DEPARTMENT OF PLANNING & ZONING APPROVED F-17-105, WHICH SUBDIVIDED LOT 6, MILL HAVEN INTO LOTS 8 & 9, MILL HAVEN, CREATING ONE NEW BUILDING LOT. PROCESSING OF THE F-17-105 WAS HALTED AT THAT POINT DUE TO THE SUBDIVISION BEING LOCATED IN A CLOSED SCHOOL REGION, ELEMENTARY SCHOOL DISTRICT, AND/OR MIDDLE SCHOOL DISTRICT. F-18-050 WAS SUBMITTED TO SUBDIVIDE LOT 6, MILL HAVEN, INTO LOT 8 AND NONBUILDABLE PARCEL A AND WAS RECORDED AS PLATS #24636-7, CREATING NO NEW BUILDING LOTS. THE INTENTION WAS TO RE-RECORD NONBUILDABLE PARCEL A INTO LOT 9 WHEN THE CLOSED SCHOOL REGION, ELEMENTARY SCHOOL DISTRICT, AND/OR MIDDLE SCHOOL DISTRICT IS/ARE OPEN, AND ONCE NON-BUILDABLE PARCEL A PASSES APFO TEST, BOTH OF WHICH HAVE NOW OCCURRED.
- THIS PLAT RECORDS LOT 9 AS PART OF F-17-105, CHANGING THE STATUS OF NON-BUILDABLE PARCEL A TO BUILDABLE LOT 9. THE SUPPLEMENTAL PLANS FOR F-08-121 WERE REVISED TO SHOW NON-BUILDABLE PARCEL A AND LOT 8. A DEED INDICATING PARCEL A'S STATUS AS NON-BUILDABLE UNTIL IT PASSES THE APFO TEST WAS RECORDED ON MARCH 28, 2018 IN LIBER 18106, FOLIO 67. SUPPLEMENTAL PLANS FOR F-17-105 HAVE BEEN REVISED TO SHOW LOT 9.

PLEASE NOTE THAT ALL LOTS/RESIDENTIAL UNITS 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.

PURPOSES OF RESUBDIVISION PLAT:
1. TO RESUBDIVIDE NON-BUILDABLE PARCEL A INTO LOT 9, CREATING ONE (1) ADDITIONAL BUILDING LOT.

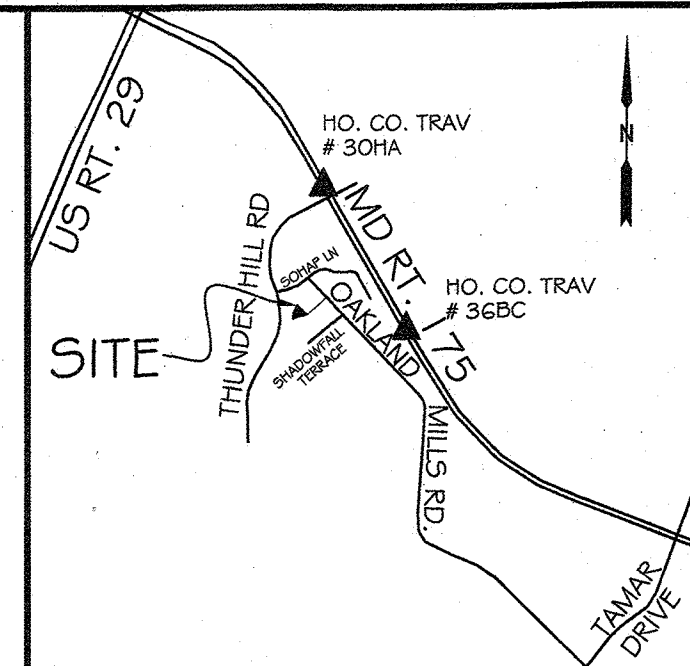
RECORDED AS PLAT # 25347 ON 2/4/2020
AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

RESUBDIVISION PLAT
MILL HAVEN, LOT 9, SHEET 1 of 2
A RESUBDIVISION OF NON-BUILDABLE PARCEL A
"RESUBDIVISION PLAT, MILL HAVEN, LOT 8 & NON-BUILDABLE PARCEL A" PLATS #24636-7

PREVIOUS COUNTY FILES: F-86-25, F-90-133, F-08-121, WP-09-150, WP-10-046, WP-11-075, WP-12-095, WP-14-133, SDP 94-74, CONTRACT-24-1293-D, SDP-15-079, ECP-17-039, WP15-051, WP-16-140, WP-17-065, F-18-050
6TH ELECTION DISTRICT HOWARD COUNTY, MD
TAX MAP: 36 BLOCK: 4 PARCEL: 2 LOT: PARCEL A
ZONING: R-12
SCALE: 1"=200' DATE: 12/11/2019

COORDINATE LIST

| POINT | NORTHING | EASTING |
|-------|-----------|------------|
| 1018 | 564454.69 | 1357803.63 |
| 1027 | 564381.11 | 1357766.76 |
| 2000 | 564542.30 | 1358113.06 |
| 2005 | 564466.43 | 1357815.43 |
| 2006 | 564415.95 | 1357983.15 |
| 2007 | 564362.69 | 1357916.36 |
| 2008 | 564539.31 | 1358115.97 |
| 2009 | 564412.82 | 1357985.90 |
| 2010 | 564353.25 | 1357911.20 |
| 2011 | 564309.78 | 1357760.65 |



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP 27 C8

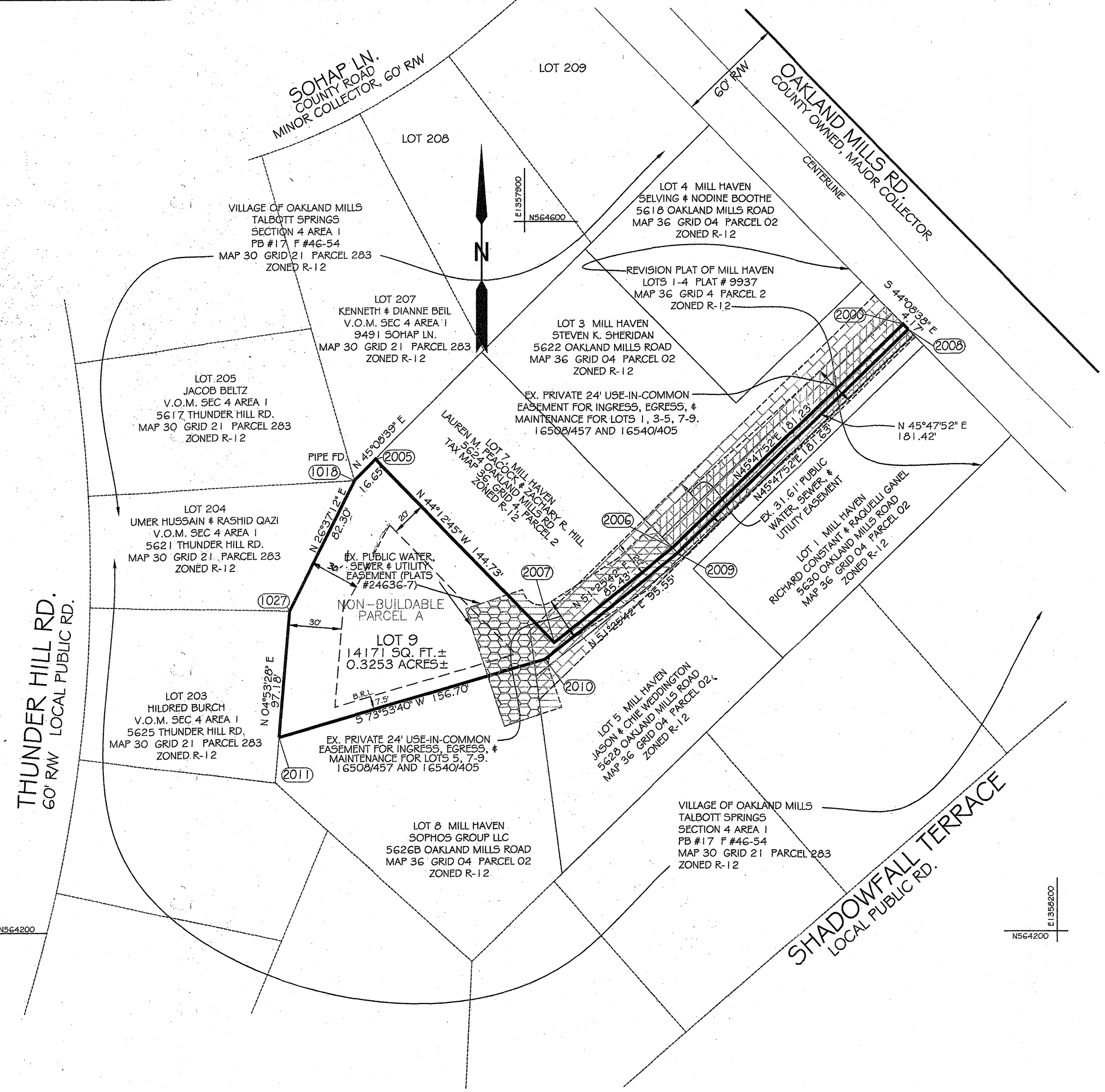
- LEGEND:**
- EX. PRIVATE 24' USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1,3,4,5,7-9
 - EX. PRIVATE 24' USE-IN-COMMON ACCESS EASEMENT FOR LOTS 5,7-9
 - EX. PUBLIC 31.61' WATER, SEWER, & UTILITY EASEMENT
 - EX. PUBLIC WATER, SEWER, & UTILITY EASEMENT

TABULATION OF FINAL PLAT

| | |
|---|---------------|
| TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: | |
| BUILDABLE | 1 |
| NON-BUILDABLE | 0 |
| OPEN SPACE | 0 |
| PRESERVATION PARCELS | 0 |
| TOTAL AREA OF LOTS AND/OR PARCELS | |
| BUILDABLE | 0.3253 ACRES± |
| NON-BUILDABLE | 0 |
| OPEN SPACE | 0 |
| PRESERVATION PARCELS | 0 |
| TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS | 0.0000 ACRES± |
| TOTAL AREA OF SUBDIVISION TO BE RECORDED | 0.3253 ACRES± |

MINIMUM LOT SIZE CHART

| LOT # | GROSS AREA | PIPESTEM AREA | MINIMUM LOT SIZE |
|-------|------------|---------------|------------------|
| 9 | 14,171 SF. | 1,133 SF. | 13,038 SF. |



OWNER
SOPHOS GROUP, LLC
MICHAEL BALAKIRSKY
11755 BRAGDON WOOD
CLARKSVILLE, MD 21029
(410) 340-7823

SURVEYOR
SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELLCOTT CITY, MD. 21043
(410)-461-9563

PLEASE NOTE THAT ALL LOTS/RESIDENTIAL UNITS 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.

PURPOSES OF RESUBDIVISION PLAT:
1. TO RESUBDIVIDE NON-BUILDABLE PARCEL A INTO LOT 9, CREATING ONE (1) ADDITIONAL BUILDING LOT.

RECORDED AS PLAT # **25348** ON **2/4/2020**
AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

APPROVED: FOR PUBLIC WATER & SEWER SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT.
Bridgette for Maureen Roseman 1/17/2020
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.
Chad Edelman 1.24.20
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
2. Mark Fawcett 1.31.20
DIRECTOR DATE

OWNER'S CERTIFICATE
WE, SOPHOS GROUP, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY MICHAEL BALAKIRSKY, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS. WITNESS OUR HANDS THIS 20TH DAY OF DECEMBER, 2019.
Michael Balakirsky 12/20/19
MICHAEL BALAKIRSKY DATE
Gay R. Gray 12/20/2019
WITNESS DATE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF ALL OF THE LAND WHICH WAS CONVEYED BY SOPHOS GROUP LLC TO SOPHOS GROUP LLC BY DEED DATED MARCH 28, 2018, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD. IN LIBER 18106, FOLIO 67; 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.
Gregory Scott Shanaberger 12/17/2019
G. SCOTT SHANABERGER
PROFESSIONAL LAND SURVEYOR #10849
LICENSE EXPIRATION DATE 4/2/2020

RESUBDIVISION PLAT
MILL HAVEN, LOT 9, SHEET 2 of 2
A RESUBDIVISION OF NON-BUILDABLE PARCEL A
"RESUBDIVISION PLAT, MILL HAVEN, LOT 8 & NON-BUILDABLE PARCEL A" PLATS #24636-7
PREVIOUS COUNTY FILES: F-86-25, F-90-133, F-08-121, WP-09-150, WP-10-046, WP-11-075, WP-12-095, WP-14-133, SDP 94-74, CONTRACT-24-1293-D, SDP-15-079, ECP-17-039, WP15-051, WP-16-140, WP-17-065, F-18-050
6TH ELECTION DISTRICT HOWARD COUNTY, MD
TAX MAP: 36 BLOCK: 4 PARCEL: 2 LOT: PARCEL A
ZONING: R-12
SCALE: 1"=50' DATE: 12/11/2019
0 50 100 150