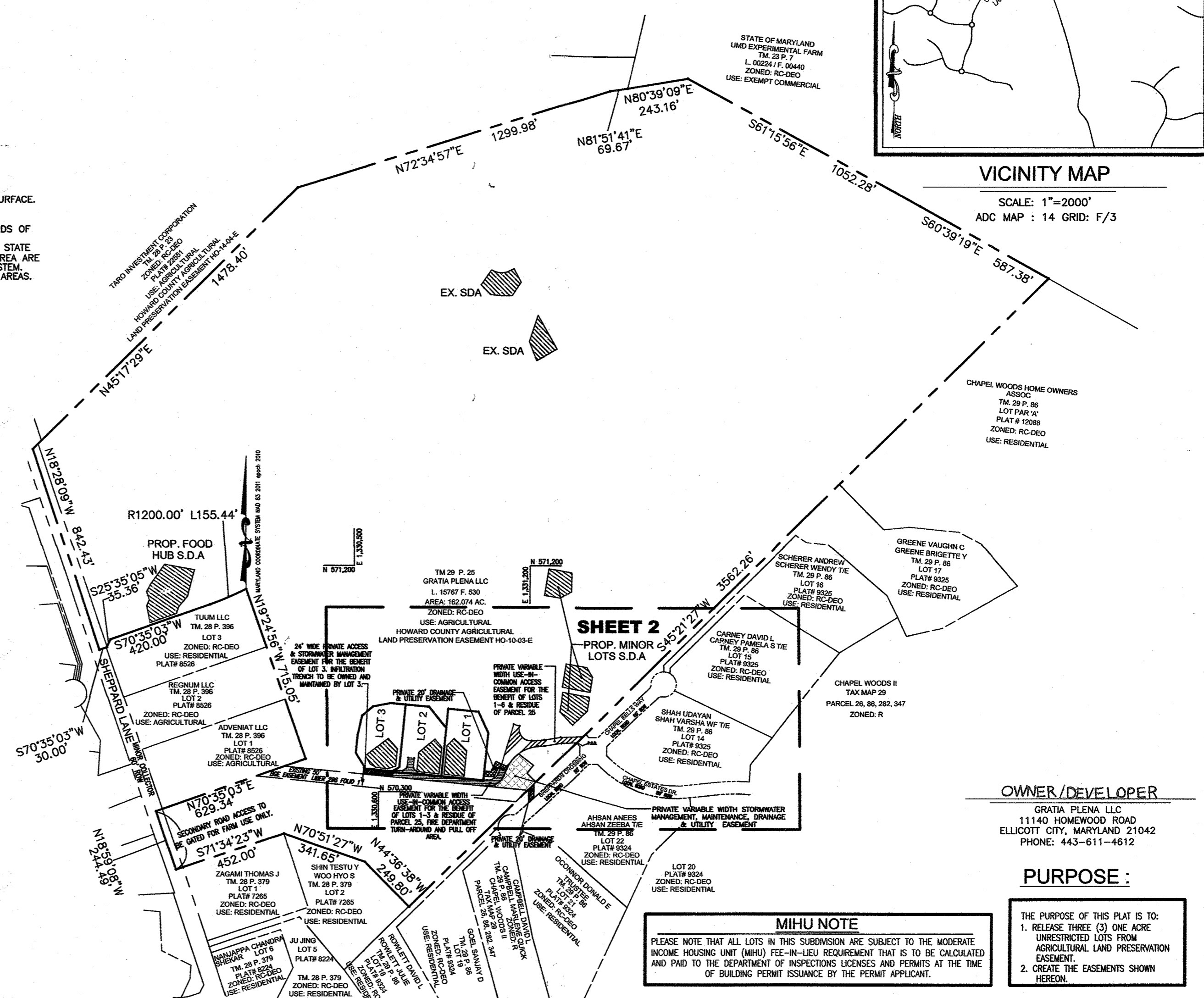
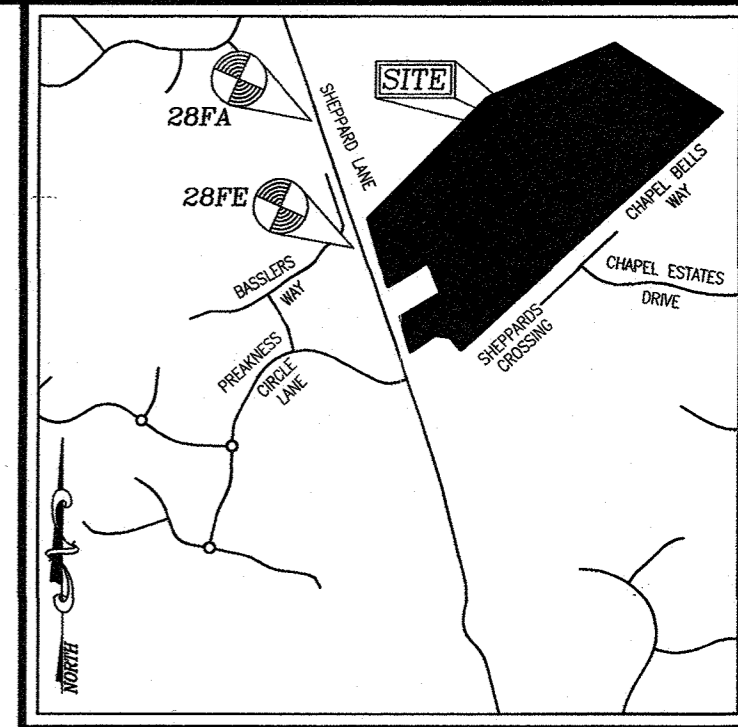


GENERAL NOTES

- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- THE PROJECT BOUNDARY IS BASED ON FIELD RUN BOUNDARY SURVEY BY SHANBERGER AND LANE, DATED AUGUST 13, 2010.
- THE COORDINATES AND ELEVATIONS SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND COORDINATE SYSTEM. HOWARD COUNTY CONTROL STATIONS 28FA & 28FB WERE USED FOR THIS PROJECT. STATION 28FA N 572,456.68 E 1,328,957.64 ELEVATION 348.22 STATION 28FB E 571,047.81 E 1,329,404.44 ELEVATION 380.85
- THE SUBJECT PROPERTY IS ZONED RC-DEO CONSERVATION IN ACCORDANCE WITH THE ZONING REGULATIONS EFFECTIVE ON OCT. 06, 2013, AND IS SUBJECT TO SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE OCT. 07, 2007 PER COUNCIL BILL 47-2007 & 48-2007.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S) OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- THIS PROPERTY IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.
- WATER AND SEWER FOR THIS PROJECT IS TO BE BY PRIVATE WELLS & SEPTIC SYSTEMS.
- THERE ARE NO "FLOODPLAIN" AREAS LOCATED WITHIN THE DEVELOPMENT AREA AS PER FEMA DFIRM MAPS APPROVED BY FEMA AND EFFECTIVE FOR COUNTY DEVELOPMENT RESTRICTIONS AS OF MAY 6, 2013.
- THERE ARE NO STEEP SLOPES LOCATED WITHIN THE DEVELOPMENT AREA.
- IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THERE IS NO OPEN SPACE REQUIREMENTS FOR THIS RC-DEO (AGRICULTURAL PRESERVATION) PROJECT.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- SITE ACCESS SHALL BE BY USE-IN-COMMON DRIVEWAY TO CHAPEL ESTATES DRIVE.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED WITHIN THE DEVELOPMENT AREA.
- THERE ARE NO EXISTING DWELLINGS OR STRUCTURES WITHIN THE DEVELOPMENT AREA.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY. ● DENOTES IRON PIPE OR BAR FOUND. ○ DENOTES STONE OR MONUMENT FOUND. ○ DENOTES BUILDING RESTRICTION LINE.
- DEED REFERENCE: LIBER 15767 FOLIO 426.
- ALL AREAS ON THIS PLAT ARE 4' MORE OR LESS.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 B) SURFACE - 6" INCHES OF COMPACTED CRUSHER RUN BASE WITH 1 1/2" MINIMUM THICKNESS TAR AND CHIP COATING.
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 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 EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THE MAINTENANCE AGREEMENTS FOR ALL SHARED DRIVEWAYS SHALL BE RECORDED CONCURRENTLY WITH THE PLATS AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- THESE AREAS DESIGNATE A PRIVATE SEWAGE DISPOSAL AREA OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR PRIVATE INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03) IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE AREAS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE DISPOSAL AREAS. RECORDED OF A MODIFIED PRIVATE SEWAGE DISPOSAL AREA SHALL NOT BE NECESSARY.
- THIS PLAT IS SUBJECT TO SECTION 15.514(b) OF THE AGRICULTURAL PRESERVATION PROGRAM. GRATIA PLENA, LLC, OWNER OF THE PROPERTY, WAS GRANTED APPROVAL BY THE AGRICULTURAL LAND PRESERVATION BOARD (ALPB) TO RELEASE THREE (3) ONE ACRE UNRESTRICTED LOTS IN THE LOCATIONS SHOWN ON THIS PLAT, PROVIDED THE LOTS MET ALL SUBDIVISION REGULATIONS, AMONG OTHER CONDITIONS. THE PROPERTY IS SUBJECT TO AN EASEMENT HELD BY THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM AND IS EASEMENT #HO-10-03-E.
- LOTS 1 - 3 ARE CREATED IN ACCORDANCE WITH PROVISIONS OF SECTION 104.E.6 OF THE HOWARD COUNTY ZONING REGULATIONS.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION EASEMENT") LOCATED IN, ON, OVER AND THROUGH LOTS 1 - 3, ANY CONVEYANCES OF THE FORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY. LOTS 1 - 3 WILL UTILIZE A USE-IN-COMMON DRIVEWAY. THE USE-IN-COMMON MAINTENANCE AGREEMENT WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
- THE PROJECT WAS EVALUATED FOR THE PRESENCE OF ENVIRONMENTAL FEATURES AND A LETTER HAS BEEN PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES, DATED FEBRUARY 23, 2017. MR. CANOLES FOUND NO REGULATED ENVIRONMENTAL FEATURES WITHIN THE LIMITS OF THE DEVELOPMENT AREA FOR THIS PROJECT. THERE ARE NO WETLANDS ON THIS SITE. THE PROPOSED SUBDIVISION AND RELATED CONSTRUCTION WILL NOT AFFECT ENVIRONMENTAL FEATURES OR BUFFERS.
- FOREST STAND EVALUATION WAS DONE AND A LETTER HAS BEEN PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES, DATED FEBRUARY 23, 2017. MR. CANOLES NOTED A SMALL OUTCROPPING OF TUNDRA BUT FOUND IT DID NOT CONSTITUTE A FOREST. NO SPECIMEN TREES WERE FOUND WITHIN THE LIMITS OF THE DEVELOPMENT AREA FOR THIS PROJECT.
- IN ACCORDANCE WITH SECTION 16.1202.(B)(1)(V) OF THE FOREST CONSERVATION MANUAL, FOREST CONSERVATION WILL NOT BE REQUIRED FOR THIS PROJECT. AGRICULTURAL PRESERVATION SUBDIVISIONS AND ANY AGRICULTURAL ACTIVITY, INCLUDING AGRICULTURAL SUPPORT BUILDINGS AND STRUCTURES BUILT USING ACCEPTED BEST MANAGEMENT PRACTICE UNLESS IT INVOLVES THE CLEARING OF 40,000 SQUARE FEET OR GREATER OF FOREST WITHIN A 1-YEAR PERIOD ARE EXEMPT AND DO NOT REQUIRE A DECLARATION OF INTENT. THIS PROPERTY IS UNDER A RECORDED AGRICULTURAL EASEMENT AND THE SINGLE FAMILY RESIDENTIAL UNITS ARE ALLOWED UNDER THE AGRICULTURAL USE.
- LANDSCAPING REQUIREMENTS FOR THIS LOT ARE IN ACCORDANCE WITH THE ALTERNATIVE COMPLIANCE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AS A RESULT OF THE LOT'S SITE LOCATION WITHIN THE FARM'S INTERIOR.
- IN ACCORDANCE WITH 16.124(F), STREET TREES ARE NOT REQUIRED ALONG A USE-IN-COMMON DRIVEWAY.
- TRASH AND RECYCLING COLLECTION WILL BE AT THE NORTH CORNER OF THE INTERSECTION OF THE USE-IN-COMMON DRIVEWAY, SHEPPARDS CROSSING AND CHAPEL BELLS WAY AND PLACED WITHIN 5' OF THE EDGE OF PAVED ROADWAY.
- STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF NON-STRUCTURAL AND MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- ANY CHANGES TO A PRIVATE SEWAGE DISPOSAL AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- SHEPPARD CROSSING, CHAPEL BELLS WAY AND CHAPEL ESTATES DRIVE ARE ALL CLASSIFIED AS LOCAL ROADS. SITE ACCESS SHALL BE VIA USE-IN-COMMON PRIVATE DRIVEWAY. INTERSECTION SHALL BE A 4 WAY STOP CONDITION. NO SIGHT DISTANCE ANALYSIS IS REQUIRED.
- THE LOTS HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH, AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THE ARTICLES OF INCORPORATION FOR GRATIA PLENA, LLC, WERE FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 08/12/2014. RECEIPT NUMBER W16016834.
- THE PROTECTIVE COVENANTS SHALL BE RECORDED CONCURRENTLY WITH THE RECORDING OF THIS PLAT.
- THE PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON 03/07/2017 AT 6 P.M. IN THE RIVER HILL MEETING ROOM IN CLARKSVILLE, MARYLAND.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
- ACCESS FROM SHEPPARD LANE, ALONG THE NORTH 18°59'08" WEST 244.49' LINE SHALL BE GATED, FOR FARM USE ONLY.
- THE SUBJECT PROPERTY IS LOCATED AND DESIGNATED AS GROWTH TIER IV AREA UNDER SB-236, THE SUSTAINABLE AND AGRICULTURAL PRESERVATION ACT OF 2012. ALSO, UNDER SB-236 AGRICULTURAL PRESERVATION LOTS ARE GRANDFATHERED FOR SUBDIVISION RIGHTS THAT WERE RETAINED UNDER AN AGRICULTURAL PRESERVATION EASEMENT PROGRAM.



AREA TABULATION CHART (SHEET 2)

BUILDABLE LOTS TO BE RECORDED	3
OPEN SPACE LOTS TO BE RECORDED	0
BUILDABLE BULK PARCELS TO BE RECORDED	0
PARCELS TO BE RECORDED	0
TOTAL LOTS/PARCELS TO BE RECORDED	3
AREA OF BUILDABLE LOTS TO BE RECORDED	0.0000 AC.
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC.
AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	0.0000 AC.
AREA OF PARCELS TO BE RECORDED	0.0000 AC.
AREA OF LOTS/PARCELS TO BE RECORDED	3.0000 AC.
AREA OF ROADWAY TO BE RECORDED	0.0000 AC.
TOTAL AREA TO BE RECORDED	3.0000 AC.

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.

Edward John Glawe JUNE 24, 2019
 EDWARD JOHN GLAWÉ DATE
 LAND SURVEYOR, MD. REG. NO. 21391
 6-24-19 DATE
 GRATIA PLENA LLC AUTHORIZED PERSON

OWNER/DEVELOPER
 GRATIA PLENA LLC
 11140 HOMEMOOD ROAD
 ELLICOTT CITY, MARYLAND 21042
 PHONE: 443-611-4612

PURPOSE :
 THE PURPOSE OF THIS PLAT IS TO:
 1. RELEASE THREE (3) ONE ACRE UNRESTRICTED LOTS FROM AGRICULTURAL LAND PRESERVATION EASEMENT.
 2. CREATE THE EASEMENTS SHOWN HEREON.

MIHU NOTE
 PLEASE NOTE THAT ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE MODERATE INCOME HOUSING UNIT (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.

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

B. Wilson for Marissa Roseman 1/14/2020
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Anderson 1.17.20
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Qui Nguyen 2/5/20
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, GRATIA PLENA LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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:

- THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE;
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 24th DAY OF JUNE, 2019.

Edward John Glawe
 GRATIA PLENA LLC AUTHORIZED PERSON
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND FROM MARSHALL REA TO GRATIA PLENA LLC DATED SEPTEMBER 04, 2014 AND RECORDED IN LIBER 15767 FOLIO 426 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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 BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

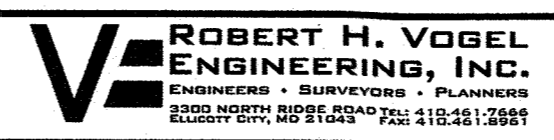
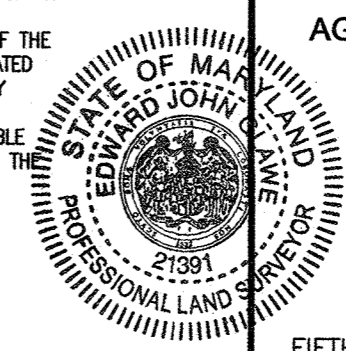
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION/RENEWAL DATE JUNE 04, 2019.

Edward John Glawe JUNE 24, 2019
 EDWARD JOHN GLAWÉ PROFESSIONAL LAND SURVEYOR

RECORDED AS PLAT No. 25360 ON 2/24/2020
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
 AGRICULTURAL PRESERVATION SUBDIVISION
 PLAT FOR
CUNNINGHAM PROPERTY
 LOTS 1-3

ZONED RC-DEO
 TAX MAP 29, GRID 13, PARCEL 25
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE 1" = 350' APRIL, 2019
 GRAPHIC SCALE
 350' 0 350' 700' 1050'
 SHEET 1 OF 2



CENTERLINE OF RIGHT-OF-WAY CHAPEL ESTATES CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
R-5	37.00'	32.14'	49°46'33"	17.17'	S69°01'10"W 31.14'

CENTERLINE OF RIGHT-OF-WAY SHEPPARDS CROSSING CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
R-6	2000.00'	85.68'	02°27'16"	42.85'	N46°57'42"E 85.67'

CENTERLINE OF RIGHT-OF-WAY CHAPEL BELLS CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
R-9	200.00'	42.84'	01°13'39"	21.42'	N45°57'53"E 42.84'

CENTERLINE OF RIGHT-OF-WAY CARITAS WAY CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
R-1	58.00'	79.94'	78°58'23"	47.79'	N56°01'20"E 73.76'
R-2	158.00'	191.22'	69°20'37"	109.29'	N51°12'28"E 79.77'
R-3	308.00'	27.43'	05°06'09"	13.72'	N83°19'42"E 27.42'
R-4	1015.31'	102.07'	05°45'36"	51.08'	N83°23'40"E 102.03'
R-5	37.00'	32.14'	49°46'33"	17.17'	S69°01'10"W 31.14'

PRIVATE USE-IN-COMMON ACCESS EASEMENT CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-1	146.00'	163.00'	63°58'02"	91.18'	S53°53'43"W 154.67'
C-2	68.00'	86.39'	72°47'29"	50.12'	S59°06'50"W 80.70'
C-3	44.00'	55.90'	72°47'29"	32.43'	S59°06'50"W 52.21'
C-4	46.00'	88.84'	110°39'20"	66.50'	S38°47'32"E 75.66'

PRIVATE VARIABLE WIDTH STORM WATER MANAGEMENT, MAINTENANCE, DRAINAGE & UTILITY EASEMENT CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
D3	68.99'	54.11'	44°56'28"	28.54'	N45°32'05"E 52.74'
D5	146.00'	78.18'	30°40'55"	40.05'	N37°15'07"E 77.25'

20' WIDE PRIVATE DRAINAGE & UTILITY EASEMENT CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
D14	146.00'	10.05'	03°56'40"	5.03'	S23°52'59"W 10.05'

LOT LINE TABLE			
LINE	COURSE	LINE	COURSE
L15	N05°30'32"E 271.74'	L26	S05°30'32"W 194.57'
L16	N05°30'32"E 77.17'	L27	N84°29'28"E 104.07'
L17	S84°29'28"E 120.71'	L28	N31°43'10"W 76.76'
L18	S24°41'53"E 92.21'	L29	N05°30'32"E 71.27'
L19	S05°30'32"W 192.05'	L30	N12°56'39"E 79.22'
L20	N84°29'28"W 167.10'	L31	N50°43'38"E 58.10'
L21	N84°29'28"W 198.49'	L32	N79°06'26"E 70.37'
L23	N05°30'32"E 250.51'	L33	S84°29'28"E 60.00'
L24	S84°29'28"E 93.84'	L34	S05°30'32"W 250.51'
L25	S39°06'52"E 106.42'	L35	S58°48'48"W 35.53'

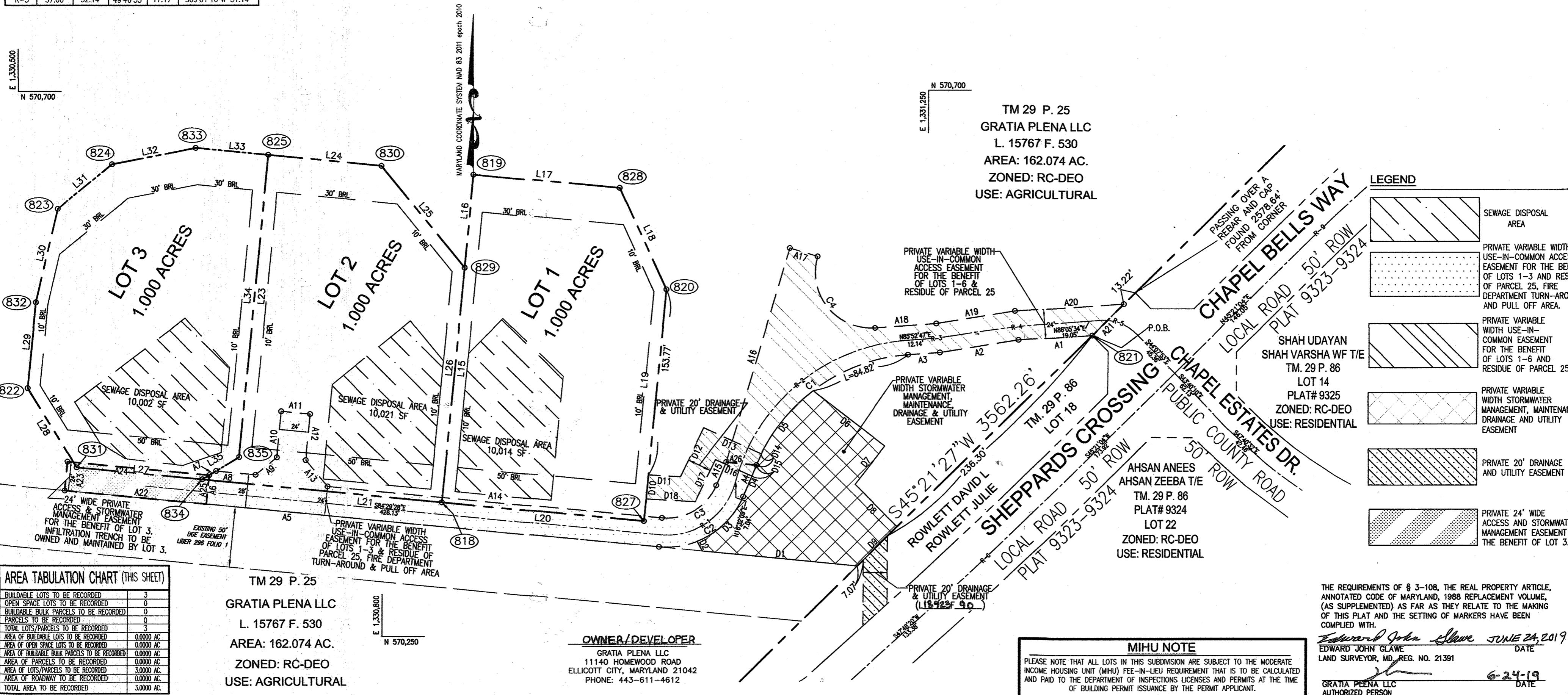
PRIVATE 20' DRAINAGE & UTILITY EASEMENT LINE TABLE	
LINE	COURSE
D10	N05°30'32"E 20.21'
D11	N86°41'39"E 26.33'
D12	N29°35'19"E 44.87'
D13	S69°23'59"E 52.21'
D15	S22°43'08"W 9.96'
D16	N65°23'56"W 33.01'
D17	S29°35'19"W 38.23'
D18	N86°41'39"W 40.52'

24' WIDE PRIVATE ACCESS & STORM WATER MANAGEMENT EASEMENT LINE TABLE	
LINE	COURSE
A22	N84°29'28"W 117.48'
A23	N05°30'32"E 24.00'
A24	S84°29'28"E 117.48'
A25	S05°30'32"W 24.00'

PRIVATE VARIABLE WIDTH STORM WATER MANAGEMENT, MAINTENANCE, DRAINAGE & UTILITY EASEMENT LINE TABLE	
LINE	COURSE
D1	N84°29'28"E 128.20'
D2	N27°59'03"W 8.99'
D4	N22°43'08"E 28.20'
D5	N65°23'56"W 33.01'
D6	S52°25'27"E 74.79'
D7	S37°55'53"W 40.16'
D8	S44°56'25"E 49.33'
D9	S45°21'27"W 46.24'

COORDINATE TABLE		
NO.	NORTH	EAST
818	570360.8291	1330849.0748
819	570631.3151	1330875.1620
820	570535.9521	1331033.8422
821	570498.5986	1331384.7227
822	570455.1710	1330507.5543
823	570603.3186	1330532.1416
824	570640.0967	1330577.1191
825	570647.6352	1330705.9472
827	570344.7873	1331015.4051
828	570619.7271	1330995.3132
829	570554.5054	1330867.7540
830	570638.6263	1330799.3556
831	570389.8749	1330547.9127
832	570526.1102	1330514.3960
833	570653.3552	1330646.2243
834	570379.8840	1330651.5030
835	570398.2823	1330681.8982

PRIVATE USE-IN-COMMON ACCESS EASEMENT LINE TABLE	
LINE	COURSE
A1	S86°05'34"W 60.75'
A2	S80°46'24"W 65.51'
A3	S85°52'47"W 26.41'
A4	S22°43'08"W 28.20'
A5	N84°29'28"W 374.81'
A6	N05°30'32"E 24.00'
A7	N58°48'48"E 6.69'
A8	S84°29'28"E 32.69'
A9	N50°30'32"E 22.63'
A10	N05°30'32"E 38.00'
A11	S84°29'28"E 24.00'
A12	S05°30'32"W 38.00'
A13	S39°29'28"E 28.17'
A14	S84°29'28"E 276.83'
A15	N22°43'08"E 20.95'
A16	N16°32'09"E 184.09'
A17	S73°27'51"E 24.00'
A18	N85°52'47"E 50.78'
A19	N80°48'26"E 65.55'
A20	N86°05'34"E 89.73'
A21	S45°21'27"W 36.78'
A26	N84°06'18"W 25.07'



TM 29 P. 25
 GRATIA PLENA LLC
 L. 15767 F. 530
 AREA: 162.074 AC.
 ZONED: RC-DEO
 USE: AGRICULTURAL

LEGEND	
	SEWAGE DISPOSAL AREA
	PRIVATE VARIABLE WIDTH USE-IN-COMMON ACCESS EASEMENT FOR THE BENEFIT OF LOTS 1-3 AND RESIDUE OF PARCEL 25, FIRE DEPARTMENT TURN-AROUND AND PULL OFF AREA
	PRIVATE VARIABLE WIDTH USE-IN-COMMON EASEMENT FOR THE BENEFIT OF LOTS 1-6 AND RESIDUE OF PARCEL 25
	PRIVATE VARIABLE WIDTH STORM WATER MANAGEMENT, MAINTENANCE, DRAINAGE AND UTILITY EASEMENT
	PRIVATE 20' DRAINAGE AND UTILITY EASEMENT
	PRIVATE 24' WIDE ACCESS AND STORM WATER MANAGEMENT EASEMENT FOR THE BENEFIT OF LOT 3.

AREA TABULATION CHART (THIS SHEET)	
BUILDABLE LOTS TO BE RECORDED	3
OPEN SPACE LOTS TO BE RECORDED	0
BUILDABLE BULK PARCELS TO BE RECORDED	0
PARCELS TO BE RECORDED	0
TOTAL LOTS/PARCELS TO BE RECORDED	3
AREA OF BUILDABLE LOTS TO BE RECORDED	0.0000 AC.
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC.
AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	0.0000 AC.
AREA OF PARCELS TO BE RECORDED	0.0000 AC.
AREA OF LOTS/PARCELS TO BE RECORDED	3.0000 AC.
AREA OF ROADWAY TO BE RECORDED	0.0000 AC.
TOTAL AREA TO BE RECORDED	3.0000 AC.

TM 29 P. 25
 GRATIA PLENA LLC
 L. 15767 F. 530
 AREA: 162.074 AC.
 ZONED: RC-DEO
 USE: AGRICULTURAL

OWNER/DEVELOPER
 GRATIA PLENA LLC
 11140 HOMEWOOD ROAD
 ELLICOTT CITY, MARYLAND 21042
 PHONE: 443-611-4612

MIHU NOTE
 PLEASE NOTE THAT ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE MODERATE INCOME HOUSING UNIT (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.

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.
 Edward John Glawe JUNE 24, 2019
 EDWARD JOHN GLAWÉ DATE
 LAND SURVEYOR, MD, REG. NO. 21391
 GRATIA PLENA LLC AUTHORIZED PERSON
 6-24-19 DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT.
 Approved for Maureen Roseman 11/4/2020
 HOWARD COUNTY HEALTH OFFICER DATE
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 1/17/20 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 2/5/20 DATE
 DIRECTOR

OWNER'S CERTIFICATE
 WE, GRATIA PLENA LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLAINS, 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;
 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.
 WITNESS OUR HANDS THIS 24th DAY OF JUNE, 2019.
 GRATIA PLENA LLC AUTHORIZED PERSON
 WITNESS

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND FROM MARSHALL REA TO GRATIA PLENA LLC DATED SEPTEMBER 04, 2014 AND RECORDED IN LIBER 15767 FOLIO 426 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
 I ALSO CERTIFY ALL MONUMENTS ARE IN 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 BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION/RENEWAL DATE JUNE 04, 2019.
 Edward John Glawe JUNE 24, 2019
 EDWARD JOHN GLAWÉ PROFESSIONAL LAND SURVEYOR

RECORDED AS PLAT NO. 253101 ON 2/24/2020
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
 PLAT OF SUBDIVISION
 AGRICULTURAL PRESERVATION SUBDIVISION
 PLAT FOR
 CUNNINGHAM PROPERTY
 LOTS 1-3
 ZONED RC-DEO
 TAX MAP 29, GRID 13, PARCEL 25
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE 1" = 60'
 APRIL, 2019
 GRAPHIC SCALE
 SHEET 2 OF 2

K:\Projects\14-62\Survey\dwg\FOOD HUB AG LOTS R2 SHEET 2 OF 2.dwg