

COORDINATE LIST

POINT #	NORTHING	EASTING
1	568,095.2673	1,374,725.3577
2	568,340.3078	1,375,145.0730
3	568,524.0633	1,375,037.7918
4	568,647.4440	1,375,248.9940
5	568,332.7390	1,375,382.7801
6	568,201.6894	1,375,154.0264
7	567,976.7777	1,375,088.3306
8	567,907.3336	1,374,792.1632
9	568,011.0132	1,374,749.6248
10	568,016.1459	1,374,758.4161
11	567,909.8358	1,374,802.8345

NOTE: COORDINATES AND GRID TICKS SHOWN HEREON ARE BASED ON NAD'83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.2808333.

MINIMUM LOT SIZE CHART

LOT#	MIN. LOT SIZE	PIPESTEM AREA	GROSS AREA
1	20,023 S.F.	0 S.F.	20,023 S.F.
2	20,017 S.F.	1,805 S.F.	21,822 S.F.
3	90,905 S.F.	2,732 S.F.	93,637 S.F.
4	20,000 S.F.	1,385 S.F.	21,385 S.F.
5	20,000 S.F.	0 S.F.	20,000 S.F.

PROPERTY OWNER

J & J O'NEILL PROPERTIES LLC
5249 KERGER ROAD
ELLCOTT CITY, MD 21043
410-292-4831

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 07/09/2019
GARY E. LANE, PROP. LS. DATE
Thomas J. O'Neill 11-18-19
THOMAS J. O'NEILL, OWNER DATE
Gerard David O'Neill 11-18-19
GERARD DAVID O'NEILL, OWNER DATE

AREA TABULATION (TOTAL)

NUMBER OF BUILDABLE LOTS	5
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	5
AREA OF BUILDABLE LOTS	4.06 AC ±
AREA OF BULK PARCELS	0 AC ±
AREA OF OPEN SPACE LOTS	0 AC ±
AREA OF RECREATIONAL OPEN SPACE	0 AC ±
AREA OF 100 YEAR FLOODPLAIN	0 AC ±
AREA OF ROADWAY DEDICATION	0.03 AC ±
AREA	4.09 AC ±

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

William for Maeva Rossman 12/13/2019
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

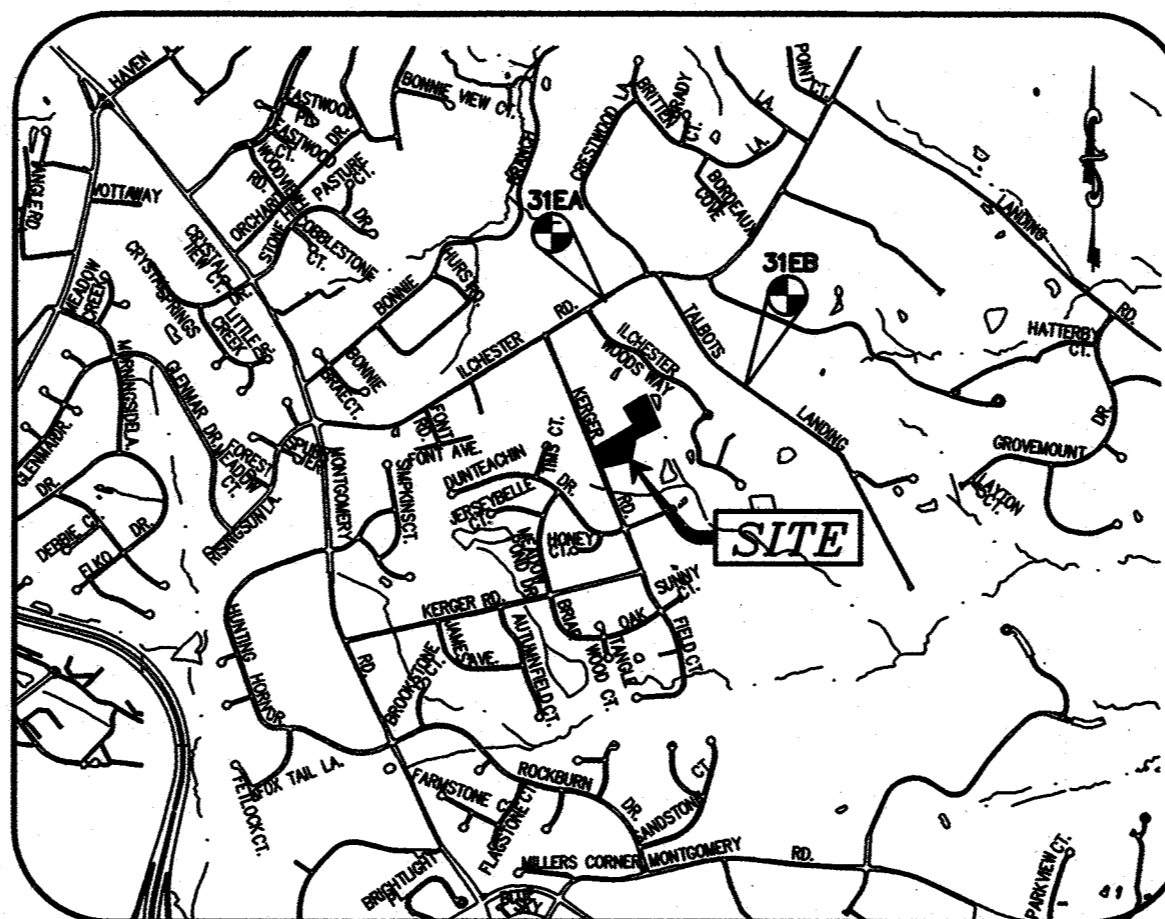
Chief 12-16-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

7 Maeva 12-17-19
DIRECTOR DATE

MIHU TRACKING CHART

TOTAL NUMBER OF LOTS/UNITS	5
NUMBER OF MIHU REQUIRED	1
NUMBER OF MIHU PROVIDED ONSITE (EXEMPT FROM APFO ALLOCATIONS)	0
NUMBER OF APFO ALLOCATION REQUIRED (REMAINING LOTS/UNITS)	4
MIHU FEE-IN-LIEU (INDICATED LOT/UNIT NUMBERS)	1-4

- SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLINGS ON ALL LOTS.
- A COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON MARCH 30, 2018 AT THE ELKRIE LIBRARY.
- MIHU AGREEMENT WILL BE RECORDED IN LAND RECORDS SIMULTANEOUSLY WITH THIS PLAT.
- THIS PLAN IS SUBJECT TO WP-19-028, SEEKING AN ALTERNATIVE COMPLIANCE TO SECTIONS 16.1205(a)(7) WHICH STATES THAT STATE CHAMPION TREES, TREES 75% OF THE DIAMETER OF STATE CHAMPION TREES AND TREES 30" IN DIAMETER OR LARGER SHALL BE LEFT IN AN UNDISTURBED CONDITION DURING CONSTRUCTION. THIS ALTERNATIVE COMPLIANCE WAS APPROVED ON OCTOBER 25, 2018, SUBJECT TO THE FOLLOWING CONDITIONS:
 - ADD THE ALTERNATIVE COMPLIANCE PETITION WP-19-028, ON ALL PROPOSED PLANS AS A GENERAL NOTE STATING THE REQUEST, THE APPROVAL DATE AND CONDITIONS.
 - SHOW THE 2 SPECIMEN TREES BEING REMOVED AND LABELED PER WP-19-028 ON ALL PLANS. THE SPECIMEN TREE REMOVAL WILL BE MITIGATED BY THE PLANTING OF 4 PERIMETER LANDSCAPE TREES OF 2.5" TO 3" CALIPER.
- THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 RESIDENTIAL INFILL DEVELOPMENT OF 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 HOUSE TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.



VICINITY MAP
SCALE: 1" = 200'

- THIS PLAN IS SUBJECT TO WP-19-097, SEEKING AN ALTERNATIVE COMPLIANCE TO SECTION 16.144(b) REQUIRING THE SUBMISSION OF A SKETCH PLAN OR PRELIMINARY EQUIVALENT PLAN FOR A 5 LOT MAJOR SUBDIVISION. THIS ALTERNATIVE COMPLIANCE WAS APPROVED ON MAY 16, 2019, SUBJECT TO THE FOLLOWING CONDITIONS:
 - COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE (SRC) COMMENTS BASED ON THE REVIEW AND APPROVAL OF THE ASSOCIATED FINAL SUBDIVISION PLAT (F-19-053), AND THE SITE DEVELOPMENT PLAN WHICH WILL BE REQUIRED TO SHOW THE ASSOCIATED IMPROVEMENTS FOR THIS DEVELOPMENT ON PARCEL 327.
 - A GENERAL NOTE WILL BE REQUIRED ON F-19-053 AND ALL FUTURE PLANS STATING THE ALTERNATIVE COMPLIANCE NUMBER AND THE CONDITIONS IN WHICH IT WAS APPROVED UNDER.
- SIDEWALKS WILL BE PROVIDED FOR THIS SUBDIVISION.

LOTS 1-4 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.

GENERAL NOTES

- SUBJECT PROPERTY ZONED "R-20" PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OF CONSTRUCTION OF THESE LOTS MUST COMPLY WITH THE SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, ALTERNATIVE COMPLIANCE APPLICATION, OR BUILDING / GRADING PERMIT.
- PROJECT BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE 2018 BY MILDENBERG, BOENDER & ASSOC., INC.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECT BY HOWARD COUNTY GEODETIC CONTROL STATIONS 37EA & 37EB.
STA. No. 37EA N 569,641.138 E 1,374,816.086 ELEV. 468.88
STA. No. 37EB N 568,730.995 E 1,376,273.635 ELEV. 452.66
- DENOTES AN IRON PIN, OR IRON PIPE FOUND.
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
□ DENOTES CONCRETE MONUMENT FOUND.
BRL DENOTES BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS.
- ALL DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD'83' GRID MEASUREMENT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE.
- SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- NO WETLANDS AND ITS BUFFER EXIST ON SITE AS CERTIFIED IN THE WETLAND AND FSD LETTER PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN JUNE 2018.
- STREAM AND ITS BUFFERS EXIST ON SITE, AS CERTIFIED IN THE WETLAND REPORT PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN JULY 2018.
- NO 100 YEAR FLOODPLAIN EXISTS ON THIS SITE.
- THIS PROPERTY IS IN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISION OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- STORMWATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE 2007 MARYLAND STORMWATER DESIGN MANUAL, AND WILL BE SATISFIED VIA MICRO-SCALE FACILITIES. STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- LANDSCAPING FOR LOTS 1 THRU 4 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. SURETY FOR THE REQUIRED LANDSCAPING WILL BE PROVIDED WITH THE GRADING PERMIT APPLICATION AT SDP STAGE.
- FOREST STAND DELINEATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. IN JUNE 2018.
- FOREST CONSERVATION OBLIGATION REQUIREMENTS FOR THIS SUBDIVISION WILL BE PROVIDED VIA PAYMENT OF FEE-IN-LIEU FOR THE AMOUNT OF \$19,602 FOR THE REQUIRED 0.6 ACRES (26,136 SQ. FT.) OF AFFORESTATION.
- 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, A WIDER WIDTH MAY BE REQUIRED IN CERTAIN CASES-SEE NOTE 17).
 - 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 (CULVERT/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.
- THE OPEN SPACE REQUIREMENT, BASED ON THE CREATION OF 4 NEW LOTS, HAS BEEN SATISFIED VIA THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$6,000.00.
- THERE IS AN EXISTING HISTORIC DWELLING/STRUCTURE(S) (HO-865), THE JOHN S. RIDGELY FARM CA. 1850, LOCATED ON LOT 5 WHICH IS 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.
- 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.
- LOTS 1-4 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.
- THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, ALTERNATIVE COMPLIANCE PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- APFO ROAD TEST IS NOT REQUIRED FOR THIS SUBDIVISION. THE HOWARD COUNTY ADEQUATE PUBLIC FACILITIES TRAFFIC REQUIREMENTS DO NOT REQUIRE A TRAFFIC IMPACT ANALYSIS FOR DEVELOPMENT GENERATING FEWER THAN 5 PEAK HOUR TRIPS.
- APFO TRAFFIC STUDY WAS PERFORMED BY THE TRAFFIC GROUP ON JULY 24, 2018.
- A USE-IN-COMMON ACCESS MAINTENANCE AGREEMENT FOR LOTS 1-5 SHALL BE RECORDED IN THE LAND RECORD OFFICE OF HOWARD COUNTY, MARYLAND SIMULTANEOUSLY WITH THIS PLAT.
- LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR PURPOSES OF A PUBLIC ROAD (0.03 AC.±, OR 1,188 SQ. FT.).

OWNER'S STATEMENT

WE, J & J O'NEILL PROPERTIES LLC, 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 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.

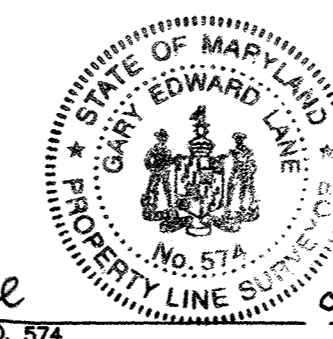
WITNESS MY HAND THIS 18 DAY OF November, 2019

Thomas J. O'Neill
THOMAS J. O'NEILL, OWNER

Gerard David O'Neill
GERARD DAVID O'NEILL, OWNER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, 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 THOMAS J. O'NEILL TO THOMAS J. O'NEILL AND GERARD DAVID O'NEILL BY DEED DATED MAY 10, 2017, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 17656 AT FOLIO 432, 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: 3/21/21

07/09/2019
DATE

RECORDED AS PLAT 25270 ON 12/22/2019 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

KERGER WOODS
LOTS 1 THRU 5

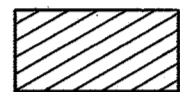
SHEET 1 OF 2

TAX MAP 31 1ST ELECTION DISTRICT SCALE: 1"=50'
PARCEL NO. 327 HOWARD COUNTY, MARYLAND DATE: JULY 2019
EX. ZONING R-20 DPZ FILE NOS. ECP-19-001
WP-19-097 WP-19-028

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors

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

LEGEND



AREA TO BE DEDICATED TO HOWARD COUNTY FOR THE USE OF A PUBLIC ROAD



PRIVATE USE IN COMMON ACCESS, STORMWATER MANAGEMENT AND UTILITY EASEMENT

PROPERTY OWNER

J.J. O'NEILL PROPERTIES LLC
5249 KERGER ROAD
ELLCOTT CITY, MD 21043
410-292-4831

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 07/09/2019
GARY E. LANE, PROP. L.S. DATE
Thomas J. O'Neill 11-18-19
THOMAS J. O'NEILL, OWNER DATE
Gerard David O'Neill 11-18-19
GERARD DAVID O'NEILL, OWNER DATE

AREA TABULATION (TOTAL)

NUMBER OF BUILDABLE LOTS	5
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	5
AREA OF BUILDABLE LOTS	4.06 AC ±
AREA OF BULK PARCELS	0 AC ±
AREA OF OPEN SPACE LOTS	0 AC ±
AREA OF RECREATIONAL OPEN SPACE	0 AC ±
AREA OF 100 YEAR FLOODPLAIN	0 AC ±
AREA OF ROADWAY DEDICATION	0.03 AC ±
AREA	4.09 AC ±

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

Wilson for Maureen Rossmann 12/3/2019
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Shelley Clark 12-10-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

J. M. ... 12-17-19
DIRECTOR DATE

OWNER'S STATEMENT

WE, J.J. O'NEILL PROPERTIES, 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 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 18 DAY OF November, 2019

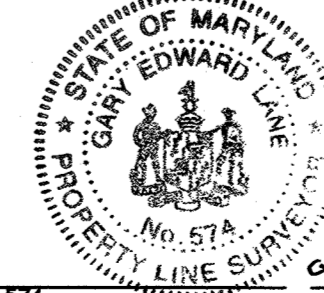
Thomas J. O'Neill
THOMAS J. O'NEILL, OWNER

Gerard David O'Neill
GERARD DAVID O'NEILL, OWNER

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, 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 THOMAS J. O'NEILL, TO THOMAS J. O'NEILL AND GERARD DAVID O'NEILL BY DEED DATED MAY 10, 2017, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 17656 AT FOLIO 432, 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: 3/21/21

07/09/2019
DATE

RECORDED AS PLAT 25271 ON 11/3/2020 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

KERGER WOODS
LOTS 1 THRU 5

SHEET 2 OF 2

TAX MAP 31
PARCEL NO. 327

1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
EX. ZONING R-20

SCALE: 1"=50'
DATE: JULY 2019
DPZ FILE NOS. ECP-19-001
WP-19-097, WP-19-028

MILDENBERG, BOENDER & ASSOC., INC.

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