GENERAL NOTES

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATIONS No. 34HB & 34HC.

 34HB N 553,449.15 E 1,320,244.32

 34HC N 552,735.31 E 1,321,330.22

 THIS DIAL OF THE PROPERTY OF THE PROPERTY DESCRIPTION OF THE PROPERTY OF THE PROPER
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING,
- DENOTES BUILDING RESTRICTION LINE.
- DENOTES REBAR WITH CAP MARKED "PROP MARK 21204" SET
- DENOTES IRON PIPE OR IRON BAR FOUND.

 DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY. DENOTES STONE OR MONUMENT FOUND.

 AREAS SHOWN HEREON ARE MORE OR LESS.
- . THE SUBJECT PROPERTY IS ZONED RR-DEO IN ACCORDANCE WITH THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP. LITE ZONING REGULATIONS EFFECTIVE ON COMPREHENSIVE ZONING PLAN AND THE COMP. LITE
- ZONING REGULATIONS EFFECTIVE ON 07/28/06.
 THE PRESERVATION PARCELS ARE IN CONFORMANCE WITH SECTION 105.F.2. OF THE HOWARD COUNTY
- -BUILDABLE PRESERVATION PARCEL "A" PRESERVES THE REMAINING PORTION OF THE EXISTING PROPERTY KNOWN AS #13032, IS MHT #20 ON THE HOWARD COUNTY REGISTER; KNOWN AS HICKORY RIDGE, STAT AREA 5-4 KEY RANKING, AS DESCRIBED IN MHT EASEMENT 06/09/77. THESE EXISTING STRUCTURES ARE TO REMAIN. BUILDABLE PRESERVATION PARCEL "A". WILL: A) BECOME THE REMAINING BULK PORTION OF PARCEL 117, B) KEEP THE EXISTING FARM OPERATIONS INTACT C) HAS DIRECT ROAD ACCESS AND WILL SHARE ACCESS WITH
- LOTS 1-3 D) DOES NOT REQUIRE REMOVAL OF TREE STANDS AND HEDGEROWS AND E) WILL PRESERVE THE RURAL AND SCENIC QUALITY OF THE PROPERTY. REFER TO PLAT 23441. -BUILDABLE PRESERVATION PARCEL "A" WILL BE OWNED BY JOHN MCDANIEL WITH THE EASEMENT HOLDERS BEING MARYLAND HISTORICAL TRUST AND HOWARD COUNTY, MARYLAND (PLAT 23441). NON-BUILDABLE PRESERVATION PARCEL "B" BECOMES THE REMAINING BULK PORTION OF EXISTING LOT 29
- (PLAT 15371). THERE ARE NO EXISTING STRUCTURES ON THIS LOT. NON BUILDABLE PRESERVATION PARCEL "B", WILL : A) BECOME THE REMAINING BULK PORTION OF LOT 29, B) KEEP THE EXISTING FARM OPERATIONS INTACT AS HORSE PASTURE C) SHARES HIGHLAND ROAD ACCESS WITH PROPOSED LOTS 4-8 AND LOT 1 KOANDAH GARDENS ESTATES D) DOES NOT REQUIRE REMOVAL OF TREE STANDS AND HEDGEROWS AND E) WILL PRESERVE THE RURAL AND SCENIC QUALITY OF THE PROPERTY.
- -NON-BUILDABLE PRESERVATION PARCEL "B" WILL BE OWNED BY JOHN MCDANIEL WITH THE EASEMENT HOLDERS BEING THE HOMEOWNERS ASSOCIATION AND HOWARD COUNTY, MARYLAND DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A. WIDTH 12'(16' SERVING MORE THAN ONE RESIDENCE); B. SURFACE 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.); 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); DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE;
- F. MAINTENANCE SUFFICIENT TO ENSURE ALL WEATHER USE.

 NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE
 PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION AREAS
- . THERE IS AN EXISTING HISTORIC HOUSE (#13032 HIGHLAND ROAD) AND ITS ASSOCIATED OUT BUILDINGS ON PARCEL 117. THE HOUSE IS TO REMAIN AND IS LISTED ON THE HISTORIC SITES INVENTORY AS HO-20, HICKORY RIDGE. PARCEL 117 HAS AN MHT EASEMENT DATING TO JUNE 9, 1977 RECORDED IN THE LAND RECORDS AT LIBER 827 FOLIO 216. THE MHT EASEMENT COVERS LOTS 1 THROUGH 4 AND BUILDABLE PRESERVATION PARCEL A. THOSE LOTS AND PARCEL REMAIN SUBJECT TO ALL PROVISIONS OF THE MHT EASEMENT. SECTION (C)(2) PERMITS THIS SUBDIVISION OF THE PROPERTY AND CONSTRUCTION OF HOUSES TOGETHER WITH OUTBUILDINGS AND STRUCTURES SUBDIVISION OF THE PROPERTY AND CONSTRUCTION OF HOUSES TOGETHER WITH OUTBILDINGS AND STRUCTURES REASONABLY RELATED THERETO, INCLUDING (BUT NOT LIMITED TO) ACCESS ROADS, WELLS, BARNS OR STABLES, GARAGES, SWIMMING POOLS, TENNIS COURTS, GARDEN STRUCTURES AND THE LIKE. SAID HOUSES ARE SUBJECT TO PRIOR APPROVAL BY THE OFFICER OF PRELIMINARY AND FINAL DESIGN AND LOCATION. THE TERMS EXTERIOR AND INTERIOR SHALL INCLUDE THE ARCHITECTURAL STYLE, GENERAL DESIGN AND ARRANGEMENT OF THE SURFACE OF AN IMPROVEMENT, INCLUDING THE COLOR, THE KIND AND TEXTURE OF THE BUILDING MATERIALS AND THE TYPE AND IMPROVEMENT, INCLUDING THE COLOR, THE KIND AND TEXTURE OF THE BUILDING MATERIALS AND THE TYPE AND STYLE OF ALL WINDOWS, DOORS, LIGHT FIXTURES, SIGNS AND OTHER SIMILAR EXTERIOR FEATURES. THE TERM CONSTRUCTION SHALL INCLUDE ALL CONSTRUCTION, RECONSTRUCTION, IMPROVEMENT, ENLARGEMENT, PAINTING AND DECORATING, ALTERATION, MAINTENANCE OR REPAIR OF ANY STRUCTURES OR WORKS.

 THIS PLAN CAME BEFORE THE HISTORIC DISTRICT COMMISSION ON JUNE 7, 2012 FOR ADVISORY COMMENTS.

 NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING AND DEE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS. (SEE PLAT 2.3440-23442).

 ACCORDING TO THE HOWARD COUNTY CEMETERY INVENTORY, PARCEL 117 CONTAINS A CEMETERY KNOWN AS
- #34-4 ID # 73-GS. BASED UPON WP13-140 (SEE NOTE 32) PLANNING BOARD APPROVAL FOR THE
- CEMETERY IS NOT REQUIRED. THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON
- THERE ARE NO FLOODPLAIN, WETLANDS, WETLAND BUFFERS, STREAMS, STREAM BUFFERS OR STEEP SLOPES 3. THERE IS A PREVIOUSLY PLATTED FLOODPLAIN ON PARCEL 78, LOT 29 PER PLAT OF "KOANDAH GARDENS
- ESTATES" (PLAT # 15371), AS SHOWN HEREON, NO DISTURBANCE IS PROPOSED.

 4. NO STEEP SLOPES OVER 20,000 SF CONTIGUOUS ARE LOCATED ONSITE.
- 5. THIS PROPERTY IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.
 6. WATER AND SEWER FOR THIS PROJECT WILL BE PRIVATE WELLS & SEPTIC SYSTEMS. A PERCOLATION
- CERTIFICATION PLAN WAS APPROVED BY THE HOWARD COUNTY HEALTH DEPARTMENT 3/30/2012, REVISED
- 17. STORM WATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT BY ENVIRONMENTAL SITE DESIGN
 UTILIZING: ROOFTOP & NON-ROOFTOP DISCONNECTIONS, RAIN BARRELS, PERMEABLE SURFACES. THE PERMEABLE
 SURFACES FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED. REPER TO FULL OZI.

 18. THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- DAVID DEVELOPMENT NEEDED AND STREAMS SHOWN HEREON ARE BASED ON A FIELD INVESTIGATION PREPARED BY MCCARTHY & ASSOCIATES, INC. DATED FEBRUARY 2012 AND REVIEWED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) & THE CORPS OF ENGINEERS. THERE ARE NO PROPOSED DISTURBANCES TO THE WETLANDS OR
- ASSOCIATED GUFFERS.

 LANDSCAPING FOR THIS PROJECT WAS PREVIOUSLY ADDRESSED UNDER F-14-021.

 FOREST STAND DELINEATION PLAN WAS PREPARED BY MCCARTHY & ASSOCIATES, INC. DATED MARCH 2012.

 FOREST CONSERVATION FOR THIS PROJECT WAS PREVIOUSLY ADDRESSED UNDER F-14-021.
- 2. FOREST CORESTANTION FOR THIS PROCED WAS PREVIOUSED ADDRESSED UNDER P-14-021.
 3. HIGHLAND ROAD IS NOT A SCENIC ROAD.
 4. HIGHLAND ROAD IS CLASSIFIED AS A MAJOR COLLECTOR. THE PROPOSED ACCESS POINTS ARE LIMITED TO EXISTING DRIVEWAY LOCATIONS TO BE UPGRADED TO MEET USE-IN-COMMON SPECIFICATIONS

- 25. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR water, sewer, storm drainage, other public utilities and forest conservation (designated as "forest WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UILDINGS AND FOREST. CONSERVATION AREA"), LOCATED IN, ON, OVER AND OVER AND THROUGH THE LOTS, ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND
- RECORDS OF HOWARD COUNTY.

 THE ARTICLES OF INCORPORATION FOR THE MCDANIEL PROPERTY HOMEOWNERS ASSOCIATION, INC. WERE FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 02/03/2014, RECEIPT NO. D15676505.

 THE PROTECTIVE COVENANTS, INCLUDING COVENANTS GOVERNING THE MAINTENANCE OF NON-BUILDABLE
- PRESERVATION PARCEL "B", WERE RECORDED WITH F-14-021. 28. TRASH AND RECYCLING COLLECTION WILL BE AT HIGHLAND ROAD WITHIN 5' OF THE EDGE OF COUNTY ROADWAY. THIS AREA" DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE
- 30. F-14-021 IS SUBJECT TO WP 13-034. ON OCTOBER 2, 2012, THE PLANNING DIRECTOR APPROVED THE REQUEST TO WAVE SECTION 16.119(F)(3) WHICH STATES THAT FOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS WITH NO OTHER MEANS OF ACCESS EXCEPT FROM A RESTRICTED ACCESS ROAD, THE DEPARTMENT OF PLANNING AND ZONING MAY APPROVE A SINGLE USE—IN—COMMON DRIVEWAY THAT MEETS MINIMUM SIGHT DISTANCE
- PAND ZUNING MAY APPROVE A SINGLE USE—IN—COMMON URGIVERAT THAT MEETS MINIMOM SIGHT UNSTANCE.

 REQUIREMENTS AND A WAIVER TO SECTION 16.120(C)(2) WHICH REQUIRES ALL LOTS, PRESERVATION PARCELS OR BULK PARCELS FOR SINGLE—FAMILY DETACHED DWELLINGS TO HAVE MINIMUM LOT FRONTAGES ON APPROVED STREETS WITHIN A PUBLIC RIGHT—OF—WAY WHICH PROVIDES ACCESS TO THE PROPERTY.

 APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

 1. THE APPLICANT MUST APPLY FOR AND RECEIVE APPROVAL FOR A DESIGN MANUAL WAIVER TO ALLOW MORE THAN 6 USERS ON A USE—IN—COMMON DRIVEWAY FOR PROPOSED LOTS 4 THROUGH 8, BUILDABLE PRESERVATION PARCEL "A" AND LOT 1 OF THE "KOANDAH GARDENS ESTATES.
- 2. AT THE SUBDIVISION PLAN REVIEW STAGE, THE PROPOSED USE—IN-COMMON DRIVEWAYS SHALL BE DESIGNED TO PROVIDE SUFFICIENT TURNING RADIUS AND WIDTH FOR USE BY EMERGENCY VEHICLES AND COMPLY WITH THE MINIMUM DESIGN MANUAL SIGHT DISTANCE CRITERIA ON HIGHLAND ROAD.
- 3. COMPLIANCE WITH ATTACHED CONDITIONS / COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION.

- 4. THE OWNER/DEVELOPER IS STRONGLY ENCOURAGED TO MAINTAIN THE EXISTING CHERRY TREES AND PADDOCK FENCING ALONG HIGHLAND ROAD, LANDSCAPING (REQUIRED AND ENHANCED BUFFFRS AND FENCING AS DISCUSSED BY THE HDC) SHOULD BE SHOWN ON THE PRELIMINARY EQUIVALENT SKETCH PLAN STAGE.
- E-14-22.IS SUBJECT TO A DESIGN MANUAL WAIVER OF DESIGN MANUAL VOLUME III, SECTION 2.6A. TO ALLOW MORE THAN 6 USERS TO SHARE A SINGLE USE-IN-COMMON DRIVEWAY. ON JANUARY 3, 2013, THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION APPROVED THE REQUEST BASED UPON JUSTIFICATION PROVIDED IN THE WAIVER REQUEST LETTER AND THE FACT THAT THE GRANTING OF SAID REQUEST WILL NOT IMPACT THE COUNTY'S EXISTING AND FUTURE INFRA-STRUCTURE SYSTEMS.
- F. 14-021 IS SUBJECT TO WP 13-140. ON APRIL 9, 2012, THE PLANNING DIRECTOR APPROVED THE REQUEST TO WAVE SECTION 16.1304 WHICH STATES THAT WHEN A PROPERTY OWNER PROPOSES TO DEVELOP A PROPERTY THROUGH SUBMISSION OF A SUBDIVISION SKETCH PLAN, PRELIMINARY EQUIVALENT SKETCH PLAN OR A SITE DEVELOPMENT PLAN ON WHICH IS LOCATED A CEMETERY WHICH IS SHOWN ON THE INVENTORY MAP, THE PROPERTY OWNER SHALL ACCOMMODATE THE CEMETERY WITH THE DEVELOPMENT BY PLACING THE CEMETERY IN A NON-BUILDABLE LOT WITH A CEMETERY DESIGNATION AND PROVIDE PUBLIC ACCESS TO THE CEMETERY. THE NEW CEMETERY BOUNDARIES AND ACCOMMODATION PLAN WOULD THEN BE REVIEWED BY THE PLANNING BOARD
- AT A PUBLIC MEETING.
 APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

 1. THE CEMETERY PLOT AREA SHOULD BE CLEARLY SHOWN AND LABELED ON THE ASSOCIATED PRELIMINARY EQUIVALENT SKETCH PLAN (SP13-005), THE FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN AND ALL SUBSEQUENT PLAT AND ROAD CONSTRUCTION/SUPPLEMENTAL PLANS SUBMITTED TO THE COUNTY
- A PRIVATE ACCESS EASEMENT SHALL BE PROVIDED TO THE CEMETERY AREA TO ACCOMMODATE FUTURE ACCESS TO THE AREA FOR ANY DESCENDANTS OF THOSE BURIED IN THE CEMETERY. THIS ACCESS EASEMENT SHALL BE PREPARED AND RECORDED ALONG WITH THE APPLICABLE SUBDIVISION PLAT FOR THE
- MCDANIEL PROPERTY.
 THE PRE—SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON MARCH 5, 2012, 6:00 PM AT
- THE ST. MARKS EPISCOPAL CHURCH, HIGHLAND, MARYLAND.

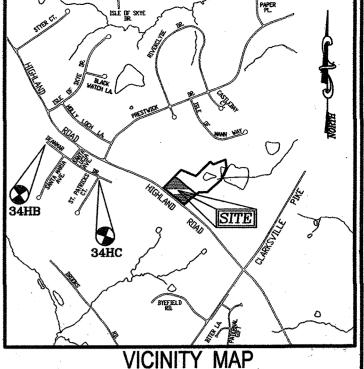
 THE ST. MARKS EPISCOPAL CHURCH, HIGHLAND, MARYLAND.

 THE USE—IN—COMMON EASEMENT FOR LOTS 1, 2, 8 2 CASCLED ON F-PH-OXIAS "PRIVATE VARIABLE WIDTH USE—IN—COMMON ACCESS EASEMENT FOR THE BENEFIT OF LOTS 1-3 AND MAINTENANCE OF THEIR RESPECTIVE REMOTE WELL SITES" IS SPECIFICALLY FOR LOT ACCESS AS WELL AS ACCESS TO THE REMOTE WELL SITES FOR THE REPAIR AND/OR MAINTENANCE OF THE RESPECTIVE WELL LINES. WELL LINE ACCESS SHALL TAKE PRIORITY OVER EASEMENT USE FOR INGRESS-EGRESS. ANY WELL LINE CROSSING THE USE-IN-COMMON DRIVEWAY MUST BE INSTALLED THRU A CONDUIT WHICH EXTENDS TO 10 FEET BEYOND EACH SIDE OF THE DRIVEWAY SURFACE. CONDUIT UTILIZED SHALL BE STEEL CASING OR EQUAL. REFER TO PLAT 23441.

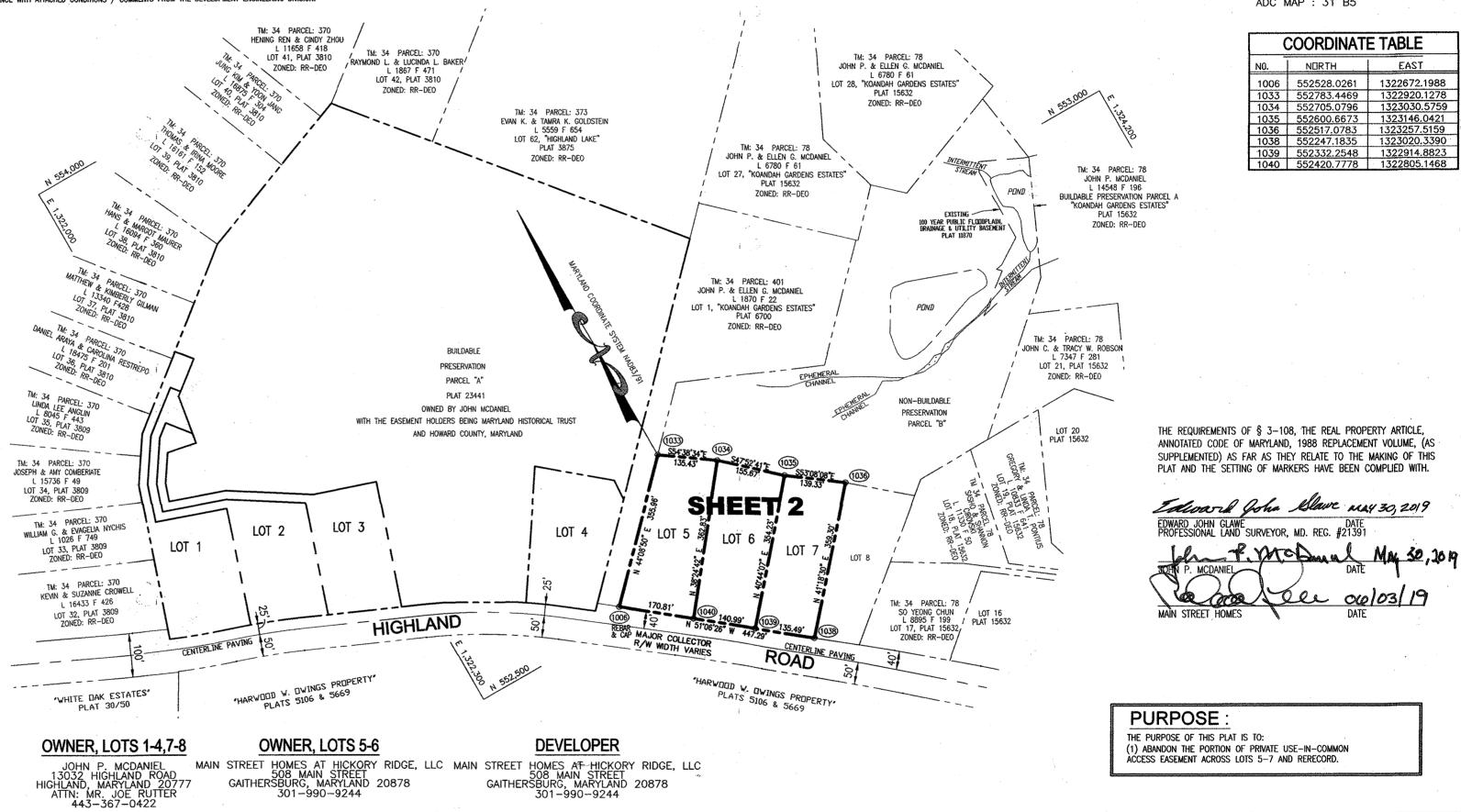
- 35. F-14-021 IS SUBJECT TO WAIVER PETUTION WP-15-102, APPROVED FEBRUARY 18, 2015, TO WAIVE SECTION 16.144(p) AND SECTION 16.144(q) FOR THE SUBMISSION OF DEVELOPER'S AGREEMENTS, PAYMENT OF FEES, POSTING OF FINANCIAL OBLIGATIONS AND THE SUBMISSION OF FINAL SUBDINSION
- PLAT MYLARS.

 APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

 1. DEVELOPERS AGREEMENT COMPLETED BY MAY 19, 2015. 2. FINAL PLAT ORIGINALS SUBMITTED FOR SIGNATURE BEFORE JUNE 30, 2015.
 36. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH, AND LOT AREA AS
- REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT. THIS PLAT OF REVISION IS EXEMPT FROM FOREST CONSERVATION PER SECTION 16.1202(b)(1)(vii).
- THAG AND 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



SCALE: 1"=2000' ADC MAP : 31 B5



NUMBER OF BUILDABLE PRESERVATION PARCELS
NUMBER OF NON-BUILDABLE PRESERVATION PARCELS
NUMBER OF OPEN SPACE LOTS TOTAL LOTS AND/OR PARCELS TO BE RECORDED 3.6017 AC 3.6017 AC AREA OF BUILDABLE LOTS AREA OF BUILDABLE PRESERVATION PARCELS AREA OF NON-BUILDABLE PRESERVATION PARCELS 0.0000 AC 0.0000 AC 0.0000 AC 0.0000 AC AREA OF OPEN SPACE LOT 0.0000 AC 0.0000 AC

SHEET 2 TOTAL

3.6017 AC 3.6017 AC

AREA TABULATION CHART

NUMBER OF BUILDABLE LOT

OTAL AREA OF LOTS AND/OR PARCELS

0.0000 AC 0.0000 AC AREA OF ROADWAY WIDENING TO BE RECORDED TOTAL AREA OF SUBDIVISION TO BE RECORDED 3.6017 AC 3.6017 AC APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT.

RNiton or Maure Rossman HOWARD COUNTY HEALTH OFFICER DATE 2

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

7.17.19 ELOPMENT ENGINEERING DIVISION 🗚

7-29-19 DIRECTOR

OWNER'S CERTIFICATE

WE, JOHN P. MCDANIEL AND MAIN STREET HOMES AT HICKORY RIDGE, LLC, OWNERS 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-WAYS 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS OUR HANDS THIS 30 DAY OF MAY

MAIN STREET HOMES AT HICKORY RIDGE, LLC

301-990-9244

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF (1) THE LAND CONVEYED BY JOHN P. MCDANIEL AND ELLEN G. MCDANIEL TO JOHN P. MCDANIEL AND ELLEN G. MCDANIEL, BY DEED DATED MAY 31, 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6206 FOLIO 657 AND (2) THE LAND CONVEYED BY JOHN P. MCDANIEL, SURVIVING TENEANI, BY THE ENTIRETY OF ELLEN O. MODERN OF HOWARD COUNTY, HICKORY RIDGE, LLC, BY DEED DATED JUNE 08, 2016 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, CONVEYED BY JOHN P. MCDANIEL, SURVIVING TENEANT, BY THE ENTIRETY OF ELLEN G. MCDANIEL AND MAIN STREET HOMES AT

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 SURVEY 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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION DATE

301-990-9244

JUNE 04, 2021. Edward John Slave MAY 30, 2019 EDWARD JOHN GLAWE PROFESSIONAL LAND SURVEYOR, MD. REG. #21391

Robert H. Vogel Engineering, Inc. ENGINEERS . SURVEYORS . PLANNERS

3300 North Ridge Road Tel: 410,461,7666 ELLICOTT CITY, MD 21043 FAX: 410,461,8961

O JOHN

RECORDED AS PLAT NO. 25114 ON 812119 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION

MCDANIEL PROPERTY

A REVISION OF "MCDANIEL PROPERTY" LOTS 5-7. PLATS 23440-23442

ZONED: RR-DEO

DPZ REF'S: ECP 12-048, F 87-200, F 90-076, F 94-069, F 95-121, F 97-145, F 02-004, F 02-057, P 87-053, P 01-003, S 99-07, SP 13-005, WP 13-034

TAX MAP 34 GRID 22 PARCELS 117 & P/O 78 (LOT 29) 5TH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND MAY, 2019

SCALE : 1" = 200"GRAPHIC SCALE 100'

SHEET 1 OF 2

F-19-<u>090</u>

