

GENERAL NOTES

- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND COORDINATE SYSTEM, HOWARD COUNTY MONUMENT NOS. 35HE AND 35HF WERE USED FOR THIS PROJECT.
- DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY
- DENOTES IRON PIPE OR BAR FOUND
- DENOTES STONE OR MONUMENT FOUND
- ⊗ DENOTES REBAR WITH CAP SET
- BRL DENOTES BUILDING RESTRICTION LINE.
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY BY VOGEL ENGINEERING DATED MAY 2005.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, ALTERNATIVE COMPLIANCE, OR BUILDING AND GRADING PERMITS.
- THE SUBJECT PROPERTY IS ZONED "POR" IN ACCORDANCE WITH THE 10/06/13 ZONING REGULATIONS, AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/02/03 PER COUNCIL BILL 75-2003.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- TO THE BEST OF THE OWNERS KNOWLEDGE THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.
- GRACE DRIVE IS CLASSIFIED AS A MINOR COLLECTOR.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- WATER SERVICE TO THIS PROJECT IS TO BE A SERVICE CONNECTION TO CONTRACT NO. 34-4410-D.
- SEWER SERVICE TO THIS PROJECT IS TO BE A SERVICE CONNECTION TO CONTRACT NO. 34-4410-D.
- PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILES: BA-04-027C&V, SDP-06-102 (VOIDED), PLAT 19441-19442, F-07-092, WP-16-040, WP-17-004, ECP-15-046, BA-14-016, SDP-15-078, BA-14-016, WP-16-040, BA-04-027 C&V, ECP-19-005, ECP-19-009, WP-18-067, F-17-048, SDP-16-102, SDP-19-055, AA-19-011, WP-20-025.
- THERE ARE NO EXISTING STRUCTURES ON THE SUBJECT PARCEL. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE SUBJECT PARCEL ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- A PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON NOVEMBER 07, 2018 AT 6 P.M. AT THE AT THE HAWTHORN CENTER, 6175 SUNNY SPRING, COLUMBIA, MARYLAND.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- STORMWATER MANAGEMENT IS PROVIDED BY AN EXISTING UNDERGROUND DETENTION FACILITY (SDP-06-102), BIORETENTION FACILITIES (M-6), AND PERVIOUS PAVING (A-2). SWM FACILITIES TO BE PRIVATELY OWNED AND MAINTAINED.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- FOREST CONSERVATION OBLIGATIONS WERE PREVIOUSLY FULFILLED BY THE RETENTION OF 0.57 ACRES OF FOREST, BY THE REFORESTATION OF 0.46 ACRES OF FOREST, AND BY A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$22,215.60 FOR THE REMAINING 0.08 ACRES OF FOREST REQUIRED. FINANCIAL SURETY FOR THE REQUIRED REFORESTATION IN THE AMOUNT OF \$10,184.00 WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT UNDER SITE DEVELOPMENT PLAN SDP-19-055. THE REQUIRED RETENTION AND REFORESTATION WILL BE ADDRESSED WITH SDP-19-055. A NEW DEVELOPER'S AGREEMENT WILL BE PREPARED AND SUPPERSEDE ALL PREVIOUS DA'S FOR THIS SITE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES WILL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- THERE ARE NO WETLANDS OR FLOODPLAINS ON SITE.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT WITH THIS PLAN IN THE AMOUNT OF \$13,350.00 FOR THE REQUIRED 24 SHADE TREES AND 41 EVERGREEN TREES.
- LANDSCAPING FOR THIS PROJECT WILL BE ADDRESSED UNDER SDP-19-055.
- REFERENCE SETBACK VARIANCE MARKED "35' STRUCTURE & USE SETBACK" WITH AN ASTERISK "*", PER SECTION 128.0.J OF THE HOUSING COMMISSION HOUSING DEVELOPMENTS.
- REFERENCE SETBACK VARIANCE MARKED "75' STRUCTURE & USE SETBACK" WITH TWO ASTERISKS "**", PER SECTION 128.0.J OF THE HOUSING COMMISSION HOUSING DEVELOPMENTS.
- REF. AA-19-011 (APPROVED, 9-12-19); REDUCE THE 75-FOOT STRUCTURE AND USE SETBACK REQUIREMENT FROM A RESIDENTIAL DISTRICT TO 68.7 FOR BUILDING 2 AND 60.0 FEET FOR BUILDING 3. ALSO, TO REDUCE THE 30-FOOT RIGHT-OF-WAY STRUCTURE AND USE SETBACK TO 26.2 FEET FOR BUILDING 4. THE SIDEWALKS ARE EXEMPT FROM BULK REGULATIONS; THEY MAY ENCRoACH INTO THE SETBACK AND DO NOT REQUIRE AN ADMINISTRATIVE ADJUSTMENT.

CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	179.49'	740.00'	90.19'	13°53'50"	S61°17'21"W 179.05'

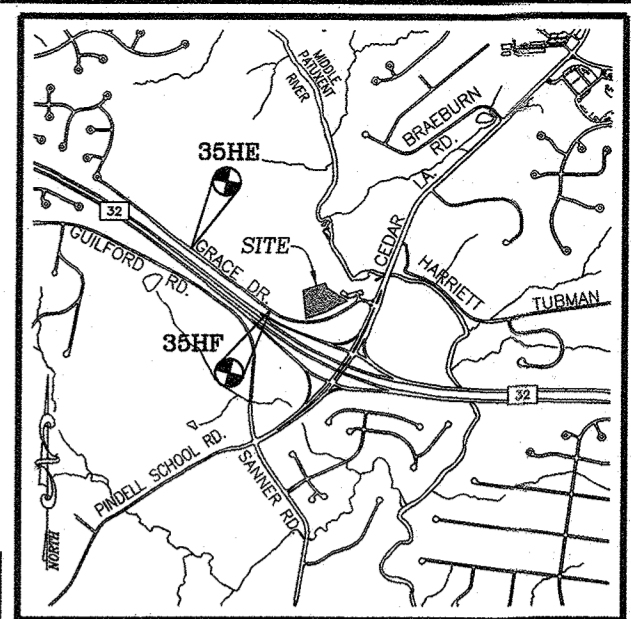
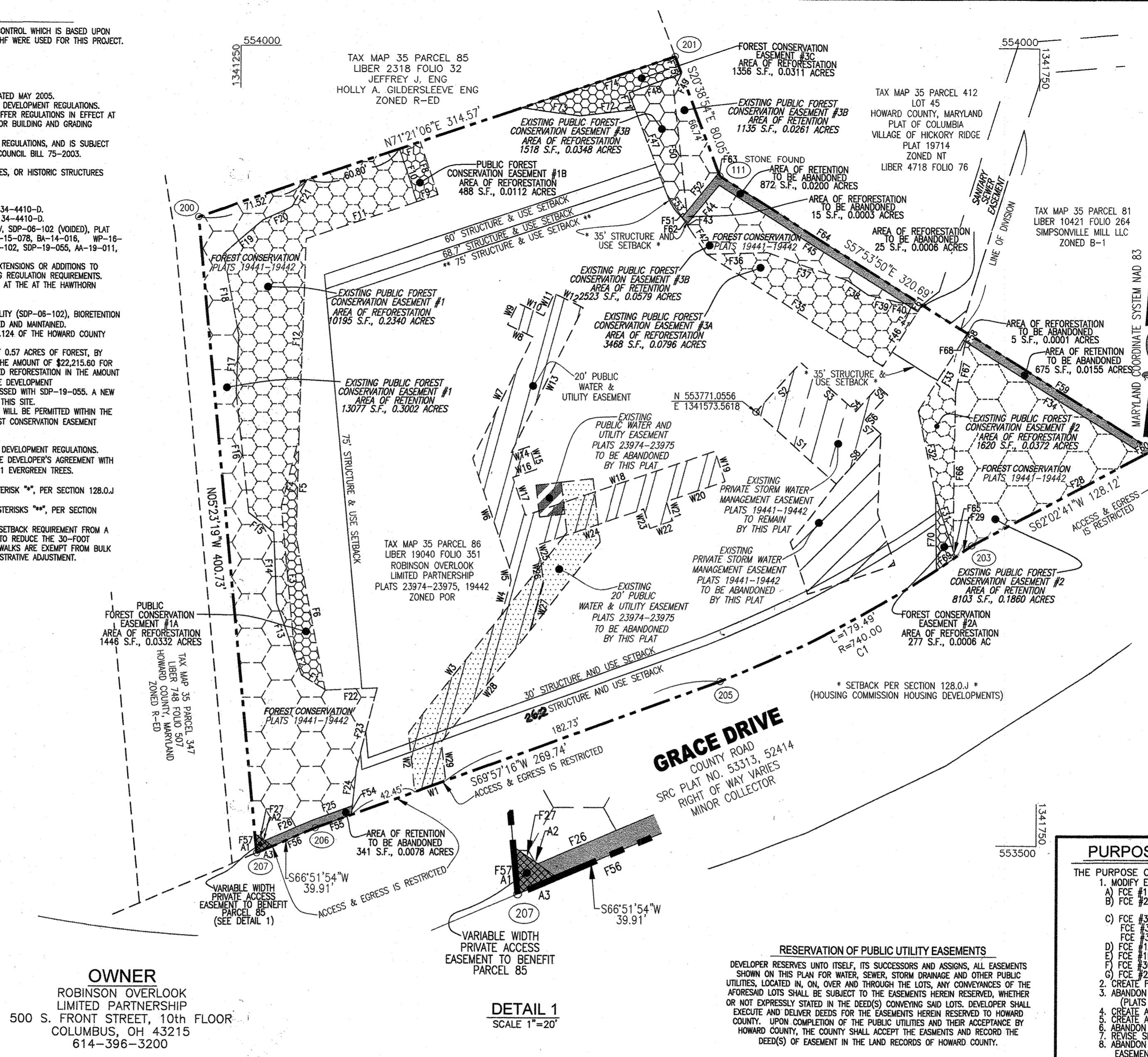
COORDINATE TABLE		
POINT	NORTH	EAST
111	553918.6472	1341550.2538
200	553892.9680	1341223.9718
201	553993.5521	1341522.0269
202	553748.2186	1341821.9100
203	553658.1589	1341708.7406
205	553862.1454	1341551.7037
206	553509.6878	1341298.3043
207	553494.0073	1341261.8038

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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Erick R. Quintanilla 12/12/2019
 ERICK R. QUINTANILLA DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21408
Robinson Overlook Limited Partnership 12/16/2019
 ROBINSON OVERLOOK LIMITED PARTNERSHIP DATE

AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
- BUILDABLE	1
- NON-BUILDABLE BULK PARCEL	0
- OPEN SPACE	0
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	3.8387 AC
- BUILDABLE	3.8387 AC
- NON-BUILDABLE BULK PARCEL	0.0000 AC
- OPEN SPACE	0.0000 AC
- PRESERVATION PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.8387 AC



VICINITY MAP
 SCALE: 1"=2,000'
 ADC MAP 32 GRID C/4

LEGEND

- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (RETENTION) PLATS 19441-19442
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION) PLATS 19441-19442
- PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION)
- EXISTING PUBLIC WATER & UTILITY EASEMENT, PLATS 23974-23975 TO BE ABANDONED BY THIS PLAT
- EXISTING PRIVATE STORMWATER MANAGEMENT EASEMENT PLATS 19441-19442 TO REMAIN BY THIS PLAT
- EXISTING PRIVATE STORMWATER MANAGEMENT EASEMENT PLATS 19441-19442 TO BE ABANDONED BY THIS PLAT
- EXISTING 20' PUBLIC WATER & UTILITY EASEMENT PLATS 23974-23975 TO BE ABANDONED BY THIS PLAT
- 20' PUBLIC WATER & UTILITY EASEMENT
- VARIABLE WIDTH PRIVATE ACCESS EASEMENT TO BENEFIT PARCEL 85
- AREA OF FOREST CONSERVATION TO BE ABANDONED
- VARIABLE WIDTH MAINTENANCE EASEMENT

PURPOSE NOTE

- THE PURPOSE OF THIS PLAT IS TO:
- MODIFY EXISTING FOREST CONSERVATION EASEMENTS:
 - A) FCE #1: ABANDON 0.0078 AC. OF RETENTION
 - B) FCE #2: ABANDON 0.0155 AC. OF RETENTION
 - CREATE FOREST CONSERVATION EASEMENTS #1A, #1B & #3C.
 - C) FCE #3A: ABANDON 0.0006 AC. OF REFORESTATION
 - FCE #3B: ABANDON 0.0200 AC. OF RETENTION
 - FCE #3C: ABANDON 0.0003 AC. OF REFORESTATION
 - CREATE FOREST CONSERVATION EASEMENTS #1B & #3C.
 - 3. ABANDON A 20' PUBLIC WATER & UTILITY EASEMENT (PLATS 23974-23975).
 - 4. CREATE A 20' PUBLIC WATER & UTILITY EASEMENT.
 - 5. CREATE A VARIABLE WIDTH PRIVATE ACCESS EASEMENT.
 - 6. ABANDON A PUBLIC WATER & UTILITY EASEMENT.
 - 7. REVISE SETBACKS TO REFLECT POR ZONING.
 - 8. ABANDON PART OF A PRIVATE STORMWATER MANAGEMENT EASEMENT (PLATS 19441-19442).

RESERVATION OF PUBLIC UTILITY EASEMENTS
 DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, 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 DEED(S) 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, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

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

Howard County Health Officer 1/31/2020
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief Development Engineering Division 1.31.20
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Director 2/3/20
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, ROBINSON OVERLOOK LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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 AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, 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 THE CONSTRUCTION, REPAIR AND MAINTENANCE, AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 16th DAY OF December, 2019.
Silvia Stephens
 ROBINSON OVERLOOK LIMITED PARTNERSHIP, AUTHORIZED PERSON
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF THE LANDS CONVEYED FROM 7410 GRACE DRIVE, LLC TO ROBINSON OVERLOOK LIMITED PARTNERSHIP BY DEED DATED NOVEMBER 25, 2019 AND RECORDED IN LIBER 19040 FOLIO 351 AMONG 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 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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21408, EXPIRATION/RENEWAL DATE JUNE 15, 2021.

Erick R. Quintanilla 12/12/2019
 ERICK R. QUINTANILLA DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21408
VOGEL ENGINEERING
TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 100, ELLICOTT CITY, MD 21104
 P: 410.461.2666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25345 ON 2/4/2020 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
ROBINSON OVERLOOK
 A REVISION OF "BALTIMORE SEVENTH DAY ADVENTIST KOREAN CHURCH"
 PLATS 23974 & 23975

TAX MAP 35 GRID 22, PARCEL 86 ----- ZONED: POR
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50'
 GRAPHIC SCALE
 DECEMBER, 2019
 SHEET 1 OF 2

04-08 SURV (vbg) RECORD PLAT (PLAT) 01.vmg

PUBLIC FOREST CONSERVATION EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
F1	N58°28'42"W	12.70'
F2	N19°16'12"W	13.27'
F3	N05°23'19"W	94.03'
F4	N14°18'22"E	44.14'
F5	S01°25'50"W	61.76'
F6	S10°52'55"E	97.91'
F7	N71°21'06"E	37.09'
F8	S18°38'54"E	35.00'
F9	S71°21'06"W	37.09'
F10	N18°38'54"W	35.00'
F11	S71°21'06"E	73.10'
F12	S01°53'25"W	124.65'
F13	N19°16'12"W	34.96'
F14	N02°28'03"E	44.36'
F15	N52°14'59"W	19.86'
F16	N06°08'42"W	76.27'
F17	N02°24'57"E	35.60'
F18	N10°35'21"W	52.03'
F19	N49°29'09"E	31.70'
F20	N65°13'11"E	20.27'
F21	N29°14'30"E	19.35'
F22	S87°18'47"W	32.29'
F23	S14°10'10"W	52.77'
F24	S05°59'02"W	23.05'
F25	S69°57'16"W	26.58'
F26	S66°51'54"W	32.44'
F27	N55°25'57"W	7.48'
F28	S62°02'41"W	128.12'
F29	S88°01'47"W	23.92'
F31	N18°02'57"W	40.49'
F32	N11°42'50"W	54.36'
F33	N32°06'10"E	52.26'
F34	S67°53'50"E	132.65'
F35	N57°53'50"W	130.47'
F36	N88°13'57"E	38.05'
F37	S71°28'53"E	52.41'
F38	S55°25'23"E	16.37'
F39	S77°02'12"E	19.71'
F40	S84°23'06"E	3.27'
F41	S57°53'50"W	10.03'
F42	N33°41'16"W	20.67'
F43	N06°22'04"W	2.38'
F44	N39°13'26"E	30.62'
F45	S57°53'50"E	136.98'
F46	S32°06'10"W	40.73'
F47	N20°38'54"W	67.72'
F48	N69°21'06"E	35.00'
F49	S24°50'07"W	11.52'
F50	S06°22'04"W	76.79'
F51	S39°13'26"W	4.50'
F52	N39°13'26"E	31.40'
F53	N33°41'16"W	17.49'
F54	S05°59'02"W	5.56'
F55	S69°57'16"W	24.00'
F56	S66°51'54"W	39.91'
F57	N05°23'19"W	11.87'
F58	N32°06'10"E	5.00'
F59	S57°53'50"E	137.45'
F60	S62°02'41"W	5.77'
F61	S32°06'10"W	4.97'
F62	N33°41'16"W	7.01'
F63	S20°38'54"E	2.06'
F64	S57°53'50"E	149.63'
F65	N18°02'57"W	5.18'
F66	N00°41'53"E	98.49'
F67	N11°08'45"E	32.17'
F68	N57°53'50"W	1.92'
F69	S55°01'01"W	14.26'
F70	N00°54'53"W	46.51'
F71	S20°38'54"E	11.11'
F72	S83°21'40"W	35.08'
F73	N82°18'11"W	36.66'
F74	N71°21'06"E	101.38'
F75	S20°38'54"E	11.25'

20' PUBLIC WATER & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
W1	S69°57'16"W	20.56'
W2	N06°39'53"W	37.31'
W3	N38°13'17"E	93.84'
W4	N15°23'17"E	22.67'
W5	N07°26'43"W	8.14'
W6	N18°51'43"W	71.94'
W7	N26°08'17"E	84.96'
W8	S63°51'43"W	17.80'
W9	S26°08'17"W	15.00'
W10	S63°51'43"E	17.80'
W11	S26°08'17"E	15.42'
W12	N63°51'43"E	20.00'
W13	S26°08'17"W	101.17'
W14	N71°08'17"E	11.70'
W15	S18°51'43"E	15.00'
W16	S71°08'17"W	15.89'
W17	S18°51'43"E	25.09'
W18	N71°08'17"E	125.25'
W19	S18°51'43"E	20.00'
W20	S71°08'17"W	38.85'
W21	S18°51'43"E	12.70'
W22	S71°08'17"W	15.00'
W23	N18°51'43"W	12.70'
W24	S71°08'17"W	71.40'
W25	S18°51'43"E	9.75'
W26	S07°26'43"E	14.18'
W27	S15°18'24"W	30.65'
W28	S38°13'17"W	89.73'
W29	S06°39'53"E	24.29'

VARIABLE WIDTH PRIVATE ACCESS/INGRESS EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
A1	N05°23'19"W	11.87'
A2	S55°25'57"E	13.37'
A3	S66°51'54"W	10.76'

PRIVATE STORMWATER MANAGEMENT EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
S1	N48°30'10"W	67.00'
S2	N41°29'50"E	42.00'
S3	S48°30'10"E	46.02'
S4	N41°29'50"E	20.97'
S5	S48°30'10"E	8.00'
S6	S41°29'50"W	20.97'
S7	S48°30'10"E	12.98'
S8	S41°29'50"W	42.00'

OWNER
 ROBINSON OVERLOOK LIMITED PARTNERSHIP
 500 S. FRONT STREET, 10th FLOOR
 COLUMBUS, OH 43215
 614-396-3200

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.

[Signature] 12/12/2019
 ERICK R. QUINTANILLA, D.A.
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21408

[Signature] 12/16/2019
 ROBINSON OVERLOOK LIMITED PARTNERSHIP, DATE

RESERVATION OF PUBLIC UTILITY EASEMENTS
 DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, 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 DEED(S) 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, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

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

[Signature] 1/31/2020
 HOWARD COUNTY HEALTH OFFICER, DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 1.31.20
 CHIEF, DEVELOPMENT ENGINEERING DIVISION, DATE

[Signature] 2/3/20
 DIRECTOR, DATE

OWNER'S CERTIFICATE

WE, ROBINSON OVERLOOK LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, 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 THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 16th DAY OF December 2019.

[Signature]
 ROBINSON OVERLOOK LIMITED PARTNERSHIP, AUTHORIZED PERSON

[Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF THE LANDS CONVEYED FROM 7410 GRACE DRIVE, LLC TO ROBINSON OVERLOOK LIMITED PARTNERSHIP BY DEED DATED NOVEMBER 25, 2019 AND RECORDED IN LIBER 19040 FOLIO 351 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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[Signature] 12/12/2019
 ERICK R. QUINTANILLA, DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21408

VOGEL ENGINEERING
TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21103
 P: 410-461-7666 F: 410-461-8961 www.timmons.com

RECORDED AS PLAT No. 25346 ON 2/4/2020 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION

ROBINSON OVERLOOK
 A REVISION OF "BALTIMORE SEVENTH DAY ADVENTIST KOREAN CHURCH"
 PLATS 23974 & 23975

TAX MAP 35 GRID. 22, PARCEL 86 ----- ZONED: POR

5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

DECEMBER, 2019

SHEET 2 OF 2

04-06 SURV (DWG) RECORD PLAT PLAT 01.dwg