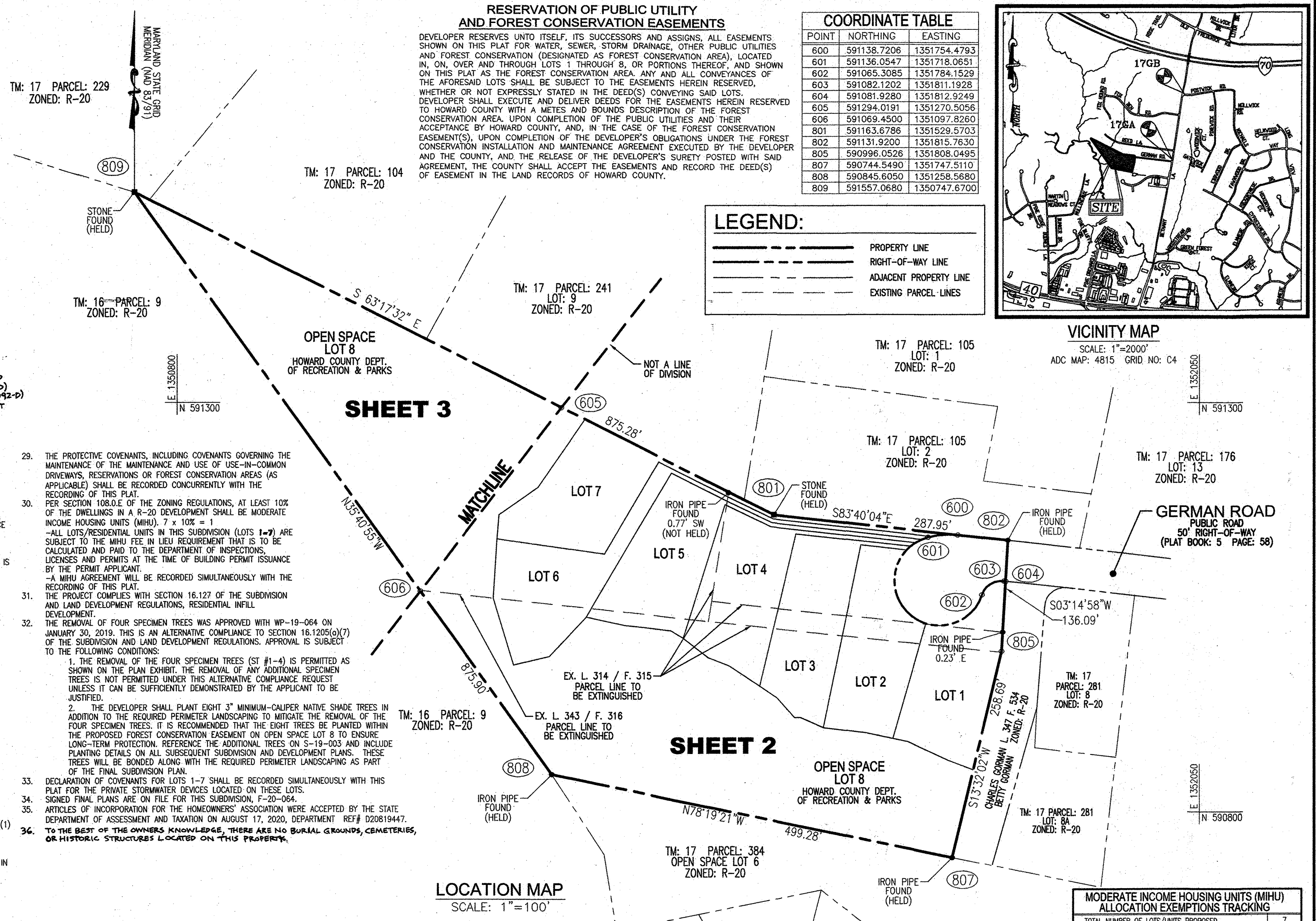


**GENERAL NOTES**

- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 17GA AND 17GB 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.
- THIS PLAT IS BASED ON A FIELD MONUMENTED BOUNDARY SURVEY PERFORMED IN MAY, 2018 BY ROBERT H. VOGEL ENGINEERING, INC.
- 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 "R-20" IN ACCORDANCE WITH THE 10/6/2013 COMPREHENSIVE ZONING PLAN AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS 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" INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
  - C. GEOMETRY --- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
  - D. STRUCTURES (CULVERTS/BRIDGES) --- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
  - E. DRAINAGE ELEMENTS --- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE
  - F. STRUCTURE CLEARANCES---MINIMUM 12 FEET.
  - G. MAINTENANCE --- SUFFICIENT TO ENSURE ALL WEATHER USE.
- GERMAN ROAD IS CLASSIFIED AS A PUBLIC LOCAL ROAD. SITE ACCESS SHALL BE VIA A PUBLIC CUL-DE-SAC EXTENSION AND A PRIVATE USE-IN-COMMON DRIVEWAY.
- LOTS 3-7 WILL UTILIZE AN USE-IN-COMMON DRIVEWAY.
  - A SHARED DRIVEWAY ACCESS AND MAINTENANCE OBLIGATION AGREEMENT FOR THE SHARED DRIVEWAY WHICH SERVES LOTS 3-7 HAS BEEN RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY SIMULTANEOUS WITH THE RECORDATION OF THIS PLAT.
  - 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 FLAG OR PIPESTEM LOT DRIVEWAY.
  - TRASH AND RECYCLING COLLECTION WILL BE WITHIN 5' OF THE EDGE OF THE COUNTY ROADWAY.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE, THEREFORE EFFECTIVE APRIL 6, 2021, ON WHICH DATE DEVELOPER AGREEMENT #24-5092-D WAS FILED AND
- WATER PROVIDED FOR THIS PROJECT IS TO BE A PUBLIC EXTENSION OF CONTRACT NO. 21-W (SEE CONTRACT 21-5092-D) AND SEWER PROVIDED FOR THIS PROJECT IS TO BE A PUBLIC EXTENSION OF CONTRACT NO. 21-W (SEE CONTRACT 21-5092-D)
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- WETLANDS SHOWN ON-SITE ARE BASED ON A FIELD INVESTIGATION PERFORMED BY JOHN CANOLES OF ECO-SCIENCE PROFESSIONALS, INC., DATED SEPTEMBER 10, 2018 AND AMENDED ON DECEMBER 05, 2018.
- THERE ARE NO WETLANDS ON-SITE THAT WILL BE DISTURBED OR THAT WILL REQUIRE 401 OR 404 WETLAND PERMITS FROM THE STATE OF MARYLAND.
- NO CLEARING, GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS, BESIDES THOSE APPROVED AS NECESSARY DISTURBANCES.
- IN ACCORDANCE WITH SECTION 16.116(c) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS A NECESSARY DISTURBANCE WAS SUBMITTED TO THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING ON DECEMBER 31, 2018 AND APPROVED IN A LETTER DATED FEBRUARY 4, 2019 AND APPROVED UNDER S-19-003. THIS NECESSARY DISTURBANCE ALLOWS MINOR DISTURBANCES TO THE STREAM BUFFER FOR THE CONSTRUCTION OF THE STORM DRAIN OUTFALL AND SEWER CONNECTION FOR THE PROPOSED SUBDIVISION. THE PURPOSE OF THESE DISTURBANCES IS TO ALLOW GRAVITY SEWER SERVICE TO THE PROPOSED DWELLINGS AND TO OUTFALL THE STORM DRAIN ON SLOPES LESS THAN 10%.
- THERE IS A 100-YR FLOODPLAIN LOCATED WITHIN THE LIMITS OF THIS SITE. THE FLOODPLAIN SHOWN (LITTLE PATUXENT RIVER) IS PER HOWARD COUNTY DFIRM.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- STORMWATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS. STORMWATER MANAGEMENT FOR THIS PROJECT TO BE PROVIDED BY THE USE OF MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. THESE FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.
- IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE OPEN SPACE REQUIREMENTS FOR THIS R-20 PROJECT IS 10% OF GROSS AREA WHEN USING THE OPTIONAL MINIMUM LOT SIZE OF 18,000 SF.
  - (7.54 AC. GROSS AREA x 10% = 0.76 AC. REQUIRED).
  - NON-CREDITED OPEN SPACE = 0 SF OR 0.00 AC.
  - CREDITED OPEN SPACE = 185,044 SF OR 4.24 AC.
  - TOTAL OPEN SPACE LOT 8 = 185,044 SF OR 4.24 AC. TOTAL
- A FOREST STAND DELINEATION AND ENVIRONMENTAL RESOURCES ASSESSMENT WAS PERFORMED BY JOHN CANOLES OF ECO-SCIENCE PROFESSIONALS, INC., DATED SEPTEMBER 10, 2018 AND AMENDED DECEMBER 5, 2018.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
  - TOTAL FOREST CONSERVATION OBLIGATION TO BE FULFILLED BY:
    1. CREDITED ON-SITE RETENTION OF 0.76 AC.
    2. CREDITED AFFORESTATION OF 0.10 AC.
- FINANCIAL SURETY FOR THE REQUIRED AFFORESTATION IN THE AMOUNT OF \$2,178.00 SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT AS PART OF THIS SUBDIVISION PLAN.
- A LANDSCAPE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$9,600.00 SHALL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR THE REQUIRED 18 SHADE TREES (\$3,400), 12 EVERGREENS (\$1,800) AND THE SPECIEM TREE MITIGATION PLANTINGS (\$2,400).
- PUBLIC STREET TREES AND TRASH PAD PLANTINGS ARE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$3,150.00 SHALL BE POSTED AS PART OF THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS COST ESTIMATE FOR THE REQUIRED 10 STREET TREES (\$3,000) AND THE 5 SHRUBS (\$150).
- THE OFFICIAL PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON SEPTEMBER 10, 2018 AT LINDEN HALL IN ELLICOTT CITY, MARYLAND.
- AN ENVIRONMENTAL CONCEPT PLAN (ECP-19-010) WAS APPROVED ON NOVEMBER 21, 2018. THE SKETCH PLAN (S-19-003) WAS APPROVED ON MARCH 26, 2019. THE PRELIMINARY PLAN (P-20-001) WAS APPROVED ON DECEMBER 19, 2019.
- A TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, INC., DATED AUGUST 9, 2018.



**AREA TABULATION CHART**

	SHEET 2	SHEET 3	TOTAL
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	7	0	7
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0	0	0
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	0	0	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	P/O 1	P/O 1	1
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	7 & P/O 1	P/O 1	8
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3,0324 AC.	0.0000 AC.	3,0324 AC.
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.0000 AC.	0.0000 AC.	0.0000 AC.
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	0.0000 AC.	0.0000 AC.	0.0000 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	2,3789 AC.	1,8691 AC.	4,2480 AC.
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	5,4113 AC.	1,8691 AC.	7,2804 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.2670 AC.	0.0000 AC.	0.2670 AC.
TOTAL AREA TO BE RECORDED	5,6783 AC.	1,8691 AC.	7,5474 AC.

**MINIMUM LOT SIZE CHART**

LOT	GROSS AREA	PIPESTEM AREA	NET AREA	MIN. LOT SIZE
3	18,297 SF	291 SF	18,006 SF	18,000 SF
4	18,722 SF	719 SF	18,003 SF	18,000 SF
5	19,273 SF	1,215 SF	18,058 SF	18,000 SF
6	19,672 SF	1,629 SF	18,043 SF	18,000 SF
7	19,987 SF	1,892 SF	18,095 SF	18,000 SF

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

*Michael J. Quinn* 9/18/21  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Michael J. Quinn* 9/18/21  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Michael J. Quinn* 9/18/21  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, MARANATHA MAG. MANOR, LLC, 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 RIGHT-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, 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 28<sup>th</sup> DAY OF JUNE 2021.

*Michael J. Quinn*  
MARANATHA MAG. MANOR, LLC

*Michael J. Quinn*  
WITNESS

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.

*Eric D. Salmi* 6/17/2021  
ERIC D. SALMI DATE  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

*Michael J. Quinn* 6/28/21  
MARANATHA MAG. MANOR, LLC DATE

**OWNER**  
MARANATHA MAG. MANOR, LLC  
3675 PARK AVENUE, SUITE 301  
ELLICOTT CITY, MD 21043  
(410) 480-0023

**DEVELOPER**  
TRINITY HOMES MARYLAND, LLC  
3675 PARK AVENUE, SUITE 301  
ELLICOTT CITY, MD 21043  
(410) 480-0023

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM PATRICK D. MALLOY, PERSONAL REPRESENTATIVE OF THE ESTATE OF CHARLES P. GERMAN, TO MARANATHA MAG. MANOR, LLC BY DEED DATED MAY 30, 2018 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18205, FOLIO 247.

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. 21639, EXPIRATION DATE JANUARY 03, 2022.

*Eric D. Salmi* 6/17/2021  
ERIC D. SALMI DATE  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

**VOGEL ENGINEERING**  
**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25847 ON 9-27-21  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION

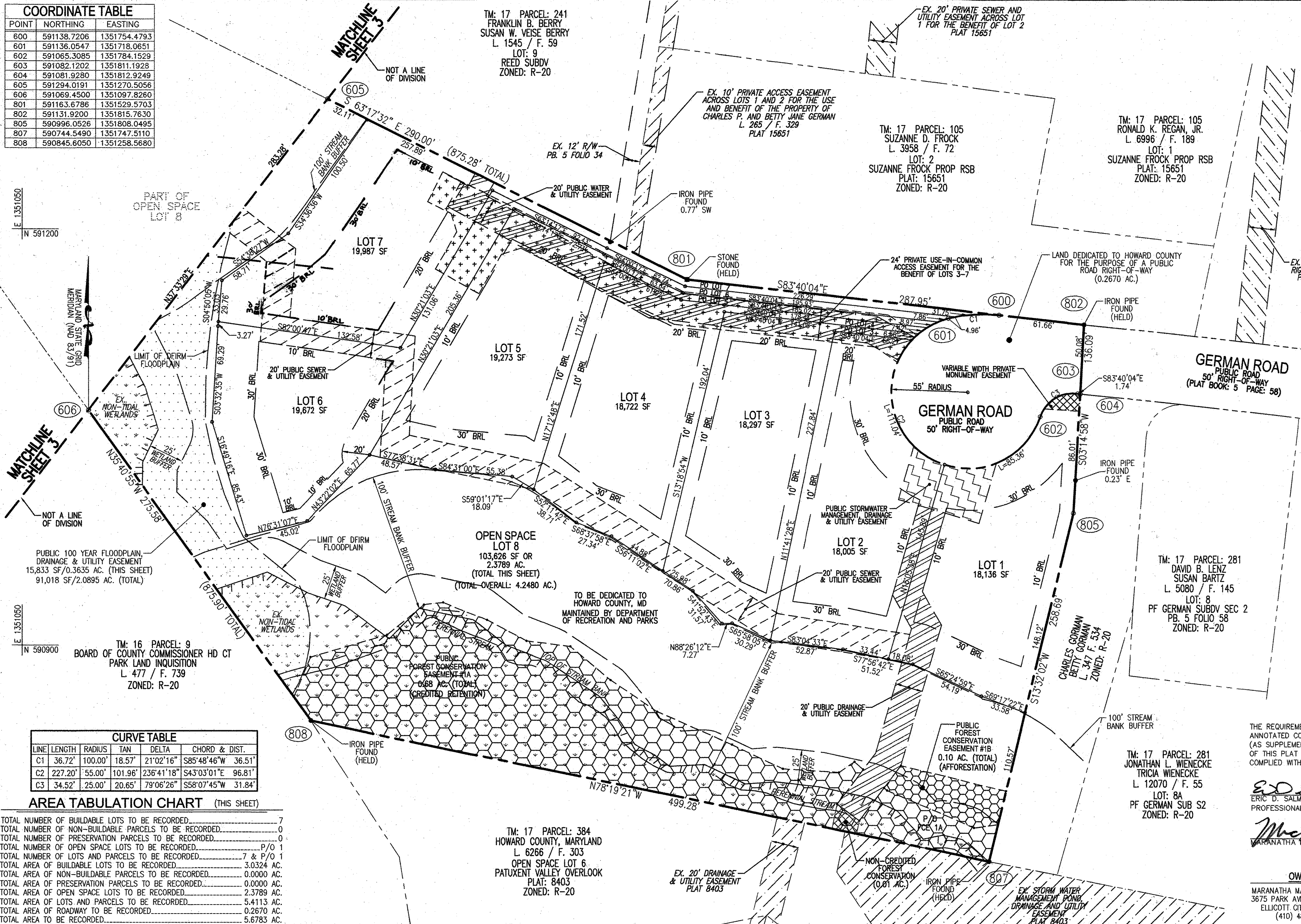
**RIVER BIRCH MANOR**  
LOTS 1-7, AND OPEN SPACE LOT 8  
A SUBDIVISION OF TAX MAP 17, PARCEL 385  
L. 18205 / F. 247  
ZONED R-20  
TAX MAP 17, GRID 20, PARCEL 385  
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
DPZ REFERENCES: ECP-19-010, WP-19-084,  
S-19-003 & P-20-001

SCALE: 1" = 100'  
GRAPHIC SCALE  
JUNE 2021

SHEET 1 OF 4



POINT	NORTHING	EASTING
600	591138.7206	1351754.4793
601	591136.0547	1351718.0651
602	591065.3085	1351784.1529
603	591082.1202	1351811.1928
604	591081.9280	1351812.9249
605	591294.0191	1351270.5056
606	591069.4500	1351097.8260
801	591163.6786	1351529.5703
802	591131.9200	1351815.7630
805	590996.0526	1351808.0495
807	590744.5490	1351747.5110
808	590845.6050	1351258.5680



LEGEND:	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ADJACENT PROPERTY LINE
	EX. SEWER EASEMENT (ON & OFFSITE)
	EX. 10' PRIVATE ACCESS EASEMENT ACROSS LOTS 1 AND 2 FOR THE USE AND BENEFIT OF THE PROPERTY OF CHARLES P. AND BETTY JANE GERMAN (PLAT 15651) (OFFSITE)
	EX. 20' DRAINAGE & UTILITY EASEMENT (PLAT 8403) (OFFSITE)
	EX. SWM POND, DRAINAGE AND UTILITY EASEMENT (PLAT 8403) (OFFSITE)
	PUBLIC 100-YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT (HOWARD COUNTY DIRM)
	EX. WETLANDS
	24' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR THE BENEFIT OF LOTS 3-7
	20' PUBLIC WATER & UTILITY EASEMENT
	VARIABLE WIDTH PRIVATE MONUMENT EASEMENT
	PUBLIC SWM, DRAINAGE & UTILITY EASEMENT
	20' PUBLIC DRAINAGE & UTILITY EASEMENT
	20' PUBLIC SEWER & UTILITY EASEMENT
	PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
	PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION)

**NOTE:**  
REFER TO SHEET 4 FOR DELINEATION OF ALL PROPOSED EASEMENTS, WETLANDS AND FLOODPLAIN SHOWN ON THIS SHEET.

LINE	LENGTH	RADIUS	TAN	DELTA	CHORD & DIST.
C1	36.72'	100.00'	18.57°	21°02'16"	S85°48'46"W 36.51'
C2	227.20'	55.00'	101.96°	236°41'18"	S43°03'01"E 96.81'
C3	34.52'	25.00'	20.65°	79°06'26"	S58°07'45"W 31.84'

AREA TABULATION CHART (THIS SHEET)	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	7
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED.....	0
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED.....	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	1
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED.....	7 & P/O 1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	3,032.4 AC.
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED.....	0.0000 AC.
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED.....	0.0000 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	2,378.9 AC.
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED.....	5,411.3 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.2670 AC.
TOTAL AREA TO BE RECORDED.....	5,678.3 AC.

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

**OWNER'S CERTIFICATE**

WE, MARANATHA MAG. MANOR, LLC, 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 RIGHT-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 28th DAY OF JUNE, 2021.

\_\_\_\_\_  
MARANATHA MAG. MANOR, LLC  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM PATRICK D. MALLOY, PERSONAL REPRESENTATIVE OF THE ESTATE OF CHARLES P. GERMAN, TO MARANATHA MAG. MANOR, LLC BY DEED DATED MAY 30, 2018 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18205, FOLIO 247.

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. 21639, EXPIRATION DATE JANUARY 03, 2022.

\_\_\_\_\_  
ERIC D. SALMI  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

**VOGEL ENGINEERING**  
**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25848 ON 9-21-21  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION

**RIVER BIRCH MANOR**  
LOTS 1-7, AND OPEN SPACE LOT 8

A SUBDIVISION OF TAX MAP 17, PARCEL 385  
L. 18205 / F. 247

ZONED R-20

TAX MAP 17, GRID 20, PARCEL 385  
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
DPZ REFERENCES: ECP-19-010, WP-19-064,  
S-19-003 & P-20-001

SCALE: 1" = 50'

JUNE 2021

SHEET 2 OF 4

TM: 17 PARCEL: 229  
 BRYAN M. ROBERTS  
 LINDA G. ROBERTS  
 L. 10091 / F. 94  
 HARVEY REED SUBDV  
 ZONED: R-20

TM: 17 PARCEL: 104  
 JOAN GO FITZHARRIS  
 BRIAN M. GO  
 L. 18851 / F. 362  
 H REED SUBDV  
 PB. 5 FOLIO 34  
 ZONED: R-20

TM: 17 PARCEL: 241  
 FRANKLIN B. BERRY  
 SUSAN W. VEISE BERRY  
 L. 1545 / F. 59  
 LOT: 9  
 REED SUBDV  
 PB. 5 FOLIO 34  
 ZONED: R-20

TM: 16 PARCEL: 9  
 BOARD OF COUNTY COMMISSIONER HD CT  
 PARK LAND ACQUISITION  
 L. 477 / F. 739  
 ZONED: R-20

COORDINATE TABLE		
POINT	NORTHING	EASTING
605	591294.0191	1351270.5056
606	591069.4500	1351097.8260
809	591557.0680	1350747.6700

**LEGEND:**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EX. SEWER EASEMENT (ON & OFFSITE)  
L.1157 F. 226  
L.1162 F. 600
- PUBLIC 100-YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT (HOWARD COUNTY DFIRM)
- EX. WETLANDS
- 20' PUBLIC SEWER & UTILITY EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- PUBLIC FOREST CONSERVATION EASEMENT (NON-CREDITED)

PUBLIC 100-YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT		
LINE TABLE		
LINE	COURSE	
FP1	S51°12'26"E	11.73'
FP2	S82°00'17"E	3.80'
FP3	N79°01'26"E	5.32'
FP4	S87°59'18"E	2.60'
FP5	S79°02'36"E	2.51'
FP6	S64°43'32"E	18.90'
FP7	S86°57'43"E	7.49'
FP8	S64°48'44"E	6.66'
FP9	S62°48'49"E	6.07'
FP10	S61°19'20"E	6.42'
FP11	S59°25'01"E	5.76'
FP12	S57°46'08"E	10.61'
FP13	S55°11'11"E	12.29'
FP14	S51°48'11"E	8.95'
FP15	S48°58'04"E	9.30'
FP16	S46°08'01"E	25.46'
FP17	S49°19'52"E	5.76'
FP18	S67°03'43"E	4.56'
FP19	S75°38'30"E	11.16'
FP20	S86°37'05"E	2.96'
FP21	S52°52'11"E	2.79'
FP22	S40°39'23"E	11.03'
FP23	S63°16'19"E	18.51'
FP24	S46°38'27"E	2.53'
FP25	S30°29'22"E	2.37'
FP26	S15°55'17"E	3.11'
FP27	S38°45'31"E	2.61'
FP28	S57°54'52"E	2.80'
FP29	S80°39'10"E	2.86'
FP30	N88°00'30"E	7.76'
FP31	S86°38'09"E	5.50'
FP32	S82°34'23"E	5.84'
FP33	S77°47'17"E	6.74'
FP34	S72°41'32"E	29.32'
FP35	S78°02'27"E	13.90'
FP36	S73°59'25"E	39.87'
FP37	S22°26'24"W	20.05'
FP38	S05°40'40"W	52.15'
FP39	S15°19'31"W	42.06'

PUBLIC FOREST CONSERVATION EASEMENT #2		
LINE TABLE		
LINE	COURSE	
FC1	S02°15'08"W	12.38'
FC2	S23°47'23"W	22.84'
FC3	S24°26'01"E	29.22'
FC4	S01°56'34"E	40.80'
FC5	S26°09'42"W	16.81'
FC6	N57°17'15"W	20.96'
FC7	S79°28'48"W	8.62'
FC8	S04°29'50"W	23.93'
FC9	S14°26'38"E	8.17'
FC10	S54°19'05"W	35.00'

WETLANDS		
LINE TABLE		
LINE	COURSE	
W1	S35°38'14"W	70.36'
W2	S55°12'49"W	42.29'
W3	S53°58'42"W	27.33'
W4	S61°38'03"W	75.70'
W5	S34°29'52"W	29.39'
W6	S40°53'35"E	29.61'
W7	S39°45'10"E	15.94'
W8	N60°50'05"E	49.72'
W9	S56°29'12"E	13.94'
W10	S00°30'13"E	16.72'
W11	S27°10'56"E	13.40'

20' PUBLIC SEWER & UTILITY EASEMENT		
LINE TABLE		
LINE	COURSE	
PS1	N52°26'36"W	25.00'
PS2	S37°33'29"W	20.00'
PS3	S52°26'36"E	25.00'

**AREA TABULATION CHART (THIS SHEET)**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED.....	0
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED.....	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	P/O 1
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED.....	P/O 1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	0.0000 AC.
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED.....	0.0000 AC.
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED.....	0.0000 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	1.8691 AC.
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED.....	1.8691 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.0000 AC.
TOTAL AREA TO BE RECORDED.....	1.8691 AC.

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

*Howard County Health Officer*  
 HOWARD COUNTY HEALTH OFFICER  
 DATE: 8/18/21

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief, Development Engineering Division*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 8/24/21

*Director*  
 DIRECTOR  
 DATE: 8/17/21

**OWNER'S CERTIFICATE**

WE, MARANATHA MAG. MANOR, LLC, 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 RIGHT-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 ERCTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 28th DAY OF JUNE, 2021.

*Maranatha Mag. Manor, LLC*  
 MARANATHA MAG. MANOR, LLC  
 WITNESS: *Michael Mag. Manor, LLC*

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM PATRICK D. MALLOY, PERSONAL REPRESENTATIVE OF THE ESTATE OF CHARLES P. GERMAN, TO MARANATHA MAG. MANOR, LLC BY DEED DATED MAY 30, 2018 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18205, FOLIO 247.

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. 21639, EXPIRATION DATE JANUARY 03, 2022.

*Eric D. Salmi*  
 ERIC D. SALMI  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639  
 DATE: 6/17/21

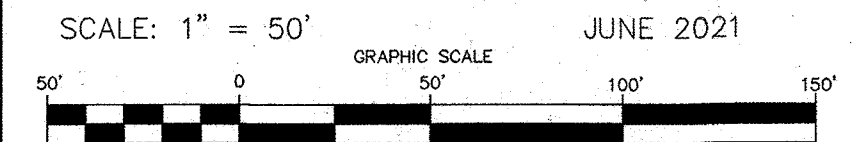
**VOGEL ENGINEERING**  
**TIMMONS GROUP**  
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25849 ON 9-27-21  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF SUBDIVISION**

**RIVER BIRCH MANOR**  
 LOTS 1-7, AND OPEN SPACE LOT 8

A SUBDIVISION OF TAX MAP 17, PARCEL 385  
 L. 18205 / F. 247  
 ZONED R-20  
 TAX MAP 17, GRID 20, PARCEL 385  
 2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 DPZ REFERENCES: ECP-19-010, WP-19-064,  
 S-19-003 & P-20-001



SHEET 3 OF 4



COORDINATE TABLE		
POINT	NORTHING	EASTING
600	591138.7206	1351754.4793
601	591136.0547	1351718.0651
602	591065.3085	1351784.1529
603	591082.1202	1351811.1928
604	591081.9280	1351812.9249
605	591294.0191	1351270.5056
606	591089.4500	1351097.8280
801	591163.6786	1351529.5703
802	591131.9200	1351815.7630
805	590996.0526	1351808.0495
807	590744.5490	1351747.5110
808	590845.6050	1351258.5680

20' PUBLIC DRAINAGE & UTILITY EASEMENT LINE TABLE		
LINE	COURSE	
D1	S16°05'38"W	58.77'
D2	S29°25'20"E	28.03'
D3	S18°05'38"W	105.54'
D4	S36°52'11"W	49.66'
D5	N53°07'49"W	20.00'
D6	N36°52'11"E	46.00'
D7	N16°05'38"E	93.48'
D8	N29°25'20"W	28.03'
D9	N16°05'38"E	67.16'
D10	S73°54'22"E	20.00'

20' PUBLIC WATER & UTILITY EASEMENT LINE TABLE		
LINE	COURSE	
PW1	S28°59'47"W	10.49'
PW2	N61°00'13"W	6.00'
PW3	S28°59'47"W	20.00'
PW4	S61°00'13"E	166.05'
PW5	S83°30'13"E	158.84'
PW6	S61°00'09"E	25.36'
PW7	R=55.00'	L=20.24'
PW8	N61°00'09"W	31.58'
PW9	N83°30'13"W	158.84'
PW10	N61°00'13"W	141.07'
PW11	N28°59'47"E	11.09'

20' PUBLIC SEWER & UTILITY EASEMENT LINE TABLE		
LINE	COURSE	
PS1	S52°26'36"E	47.65'
PS2	S04°42'28"W	49.88'
PS3	S82°01'14"E	91.11'
PS4	S03°21'24"W	71.77'
PS5	S78°00'03"E	98.54'
PS6	S57°26'44"E	201.41'
PS7	S81°02'40"E	96.23'
PS8	S16°05'38"W	20.16'
PS9	N81°02'40"W	97.90'
PS10	N57°26'44"W	201.96'
PS11	N78°00'03"W	112.10'
PS12	N03°21'24"E	70.51'
PS13	N82°01'14"W	91.55'
PS14	N04°42'28"E	57.88'
PS15	N52°26'36"W	36.76'

24' PRIVATE USE-IN-COMMON ACCESS EASEMENT LINE TABLE		
LINE	COURSE	
UIC1	N54°28'10"W	19.04'
UIC2	N83°40'04"W	146.52'
UIC3	N64°00'17"W	67.78'
UIC4	N63°14'17"W	55.66'
UIC5	S29°40'28"W	14.50'
UIC6	S29°40'28"W	32.62'
UIC7	N60°19'32"W	36.00'
UIC8	N29°40'28"E	30.79'
UIC9	N16°46'54"W	13.78'
UIC10	N63°14'17"W	18.87'
UIC11	N26°45'43"E	24.00'
UIC12	S63°14'17"E	130.42'
UIC13	S64°00'17"E	63.46'
UIC14	S83°40'04"E	148.61'
UIC15	S54°28'10"E	25.30'
UIC16	R=55.00'	L=24.19'

PUBLIC 100-YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT LINE TABLE		
LINE	COURSE	
FP1	S15°19'31"W	10.10'
FP2	S14°29'49"W	23.98'
FP3	S11°20'47"W	19.77'
FP4	S09°12'41"W	20.10'
FP5	S08°23'59"W	21.81'
FP6	S03°59'22"W	20.20'
FP7	S00°44'21"W	29.94'
FP8	S11°55'35"E	26.84'
FP9	S17°28'12"E	27.57'
FP10	S22°34'13"E	21.21'
FP11	S26°07'46"E	12.73'
FP12	S03°36'45"E	50.72'
FP13	S23°49'15"E	12.11'
FP14	S13°47'58"E	12.07'
FP15	S05°28'47"E	11.77'
FP16	S03°07'07"W	13.37'
FP17	S12°22'54"W	14.24'
FP18	S21°36'43"W	12.30'
FP19	S30°01'00"W	9.20'

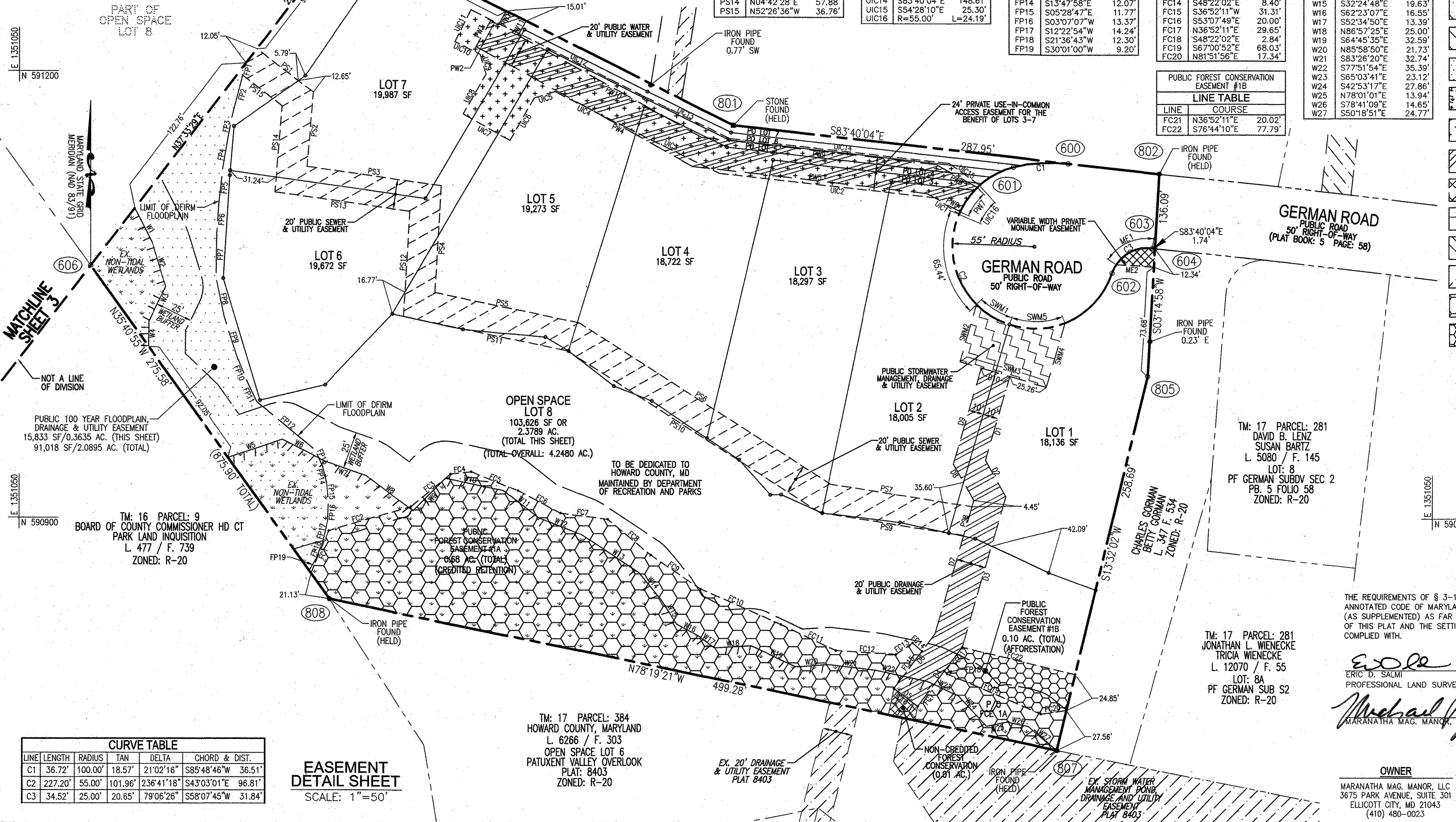
PUBLIC FOREST CONSERVATION EASEMENT #1A LINE TABLE		
LINE	COURSE	
FC1	N22°35'03"E	31.03'
FC2	N73°24'56"E	57.76'
FC3	N50°28'20"E	34.42'
FC4	N83°47'54"E	13.96'
FC5	S67°49'31"E	33.90'
FC6	S61°51'59"E	32.20'
FC7	S82°24'49"E	32.03'
FC8	S50°09'09"E	37.65'
FC9	S55°59'37"E	40.75'
FC10	S66°14'27"E	59.01'
FC11	S64°40'17"E	40.72'
FC12	S86°35'18"E	40.66'
FC13	N55°36'00"E	13.59'
FC14	S48°22'02"E	8.40'
FC15	S36°52'11"W	31.31'
FC16	S83°07'49"E	20.00'
FC17	N36°52'11"E	29.65'
FC18	S48°22'02"E	2.84'
FC19	S67°00'52"E	68.03'
FC20	N81°51'56"E	17.34'

PUBLIC FOREST CONSERVATION EASEMENT #1B LINE TABLE		
LINE	COURSE	
FC21	N36°52'11"E	20.02'
FC22	S76°44'10"E	77.79'

WETLANDS LINE TABLE		
LINE	COURSE	
W1	S27°10'56"E	25.67'
W2	S17°10'09"E	31.34'
W3	S26°12'51"W	25.99'
W4	S00°45'34"W	16.65'
W5	N71°15'52"E	38.43'
W6	S62°58'59"E	32.21'
W7	S70°49'31"E	29.24'
W8	S53°29'26"E	39.67'
W9	N44°17'54"E	30.84'
W10	S77°59'04"E	39.63'
W11	S52°01'13"E	29.96'
W12	S68°22'00"E	31.04'
W13	S56°21'41"E	46.44'
W14	S39°39'55"E	23.50'
W15	S32°24'48"E	19.63'
W16	S62°23'07"E	16.55'
W17	S52°34'50"E	13.39'
W18	N86°57'25"E	25.00'
W19	S64°45'35"E	32.59'
W20	N85°58'50"E	21.73'
W21	S83°26'20"E	32.74'
W22	S77°51'54"E	35.39'
W23	S65°03'41"E	23.12'
W24	S42°53'17"E	27.86'
W25	N78°01'01"E	13.94'
W26	S78°41'09"E	14.65'
W27	S50°18'51"E	24.77'

**LEGEND:**

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- EX. SEWER EASEMENT (ON & OFFSITE)
- EX. 10' PRIVATE ACCESS EASEMENT ACROSS LOTS 1 AND 2 FOR THE USE AND BENEFIT OF THE PROPERTY OF CHARLES P. AND BETTY JANE GERMAN (PLAT 15651) (OFFSITE)
- EX. 20' DRAINAGE & UTILITY EASEMENT (PLAT 8403)
- EX. SWM POND, DRAINAGE AND UTILITY EASEMENT (PLAT 8403)
- PUBLIC 100-YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT (HOWARD COUNTY DFRM)
- EX. WETLANDS
- 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR THE BENEFIT OF LOTS 3-7
- 20' PUBLIC WATER & UTILITY EASEMENT
- PRIVATE ENTRANCE FEATURE EASEMENT
- PUBLIC SWM, DRAINAGE & UTILITY EASEMENT
- 20' PUBLIC DRAINAGE & UTILITY EASEMENT
- 20' PUBLIC SEWER & UTILITY EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION)



CURVE TABLE					
LINE	LENGTH	RADIUS	TAN	DELTA	CHORD & DIST.
C1	36.72'	100.00'	18.57'	21°02'16"	S85°48'46"W 36.51'
C2	227.20'	55.00'	101.96'	236°41'18"	S43°03'01"E 96.81'
C3	34.52'	25.00'	20.65'	79°06'26"	S58°07'45"W 31.84'

EASEMENT DETAIL SHEET		
LINE	COURSE	
ME1	R=25.00'	L=28.18'
ME2	S86°51'31"E	25.35'

SCALE: 1"=50'

TM: 17 PARCEL: 384  
 HOWARD COUNTY, MARYLAND  
 L. 6266 / F. 303  
 OPEN SPACE LOT 6  
 PATUXENT VALLEY OVERLOOK  
 PLAT: 8403  
 ZONED: R-20

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

*Michael J. Davis* 8/18/21  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
 AND ZONING

*Chad Schuch* 8/24/21  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Michael J. Davis* 8/18/21  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, MARANATHA MAG. MANOR, LLC, 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 RIGHT-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 ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 28th DAY OF JUNE, 2021.

*Michael J. Davis*  
 MARANATHA MAG. MANOR, LLC  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM PATRICK D. MALLOY, PERSONAL REPRESENTATIVE OF THE ESTATE OF CHARLES P. GERMAN, TO MARANATHA MAG. MANOR, LLC BY DEED DATED MAY 30, 2018 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18205, FOLIO 247.

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.

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*Eric D. Salmi* 6/28/21  
 ERIC D. SALMI DATE  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

**VOGEL ENGINEERING**  
**TIMMONS GROUP**  
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25850 ON 9-27-21  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION

**RIVER BIRCH MANOR**  
 LOTS 1-7, AND OPEN SPACE LOT 8

A SUBDIVISION OF TAX MAP 17, PARCEL 385  
 L. 18205 / F. 247

ZONED R-20

TAX MAP 17, GRID 20, PARCEL 385  
 2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 DPZ REFERENCES: ECP-19-010, WP-19-064,  
 S-19-003 & P-20-001

SCALE: 1" = 50' GRAPHIC SCALE JUNE 2021

SHEET 4 OF 4

K:\Projects\41656 - RIVER BIRCH SURVEY\DWG\RECORD PLATS\1-PLAT OF SUBDIVISION\CA\_RPLAT.dwg