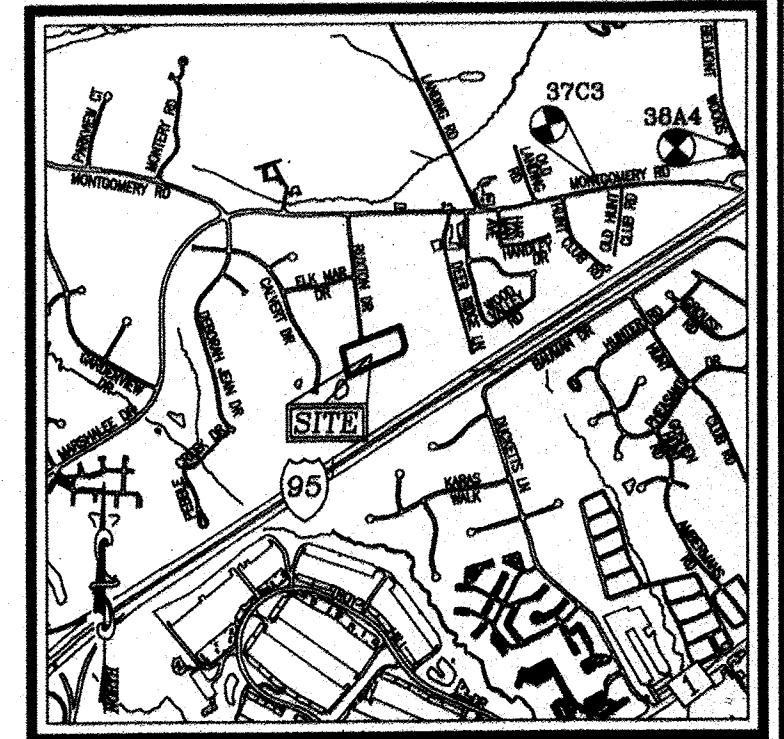
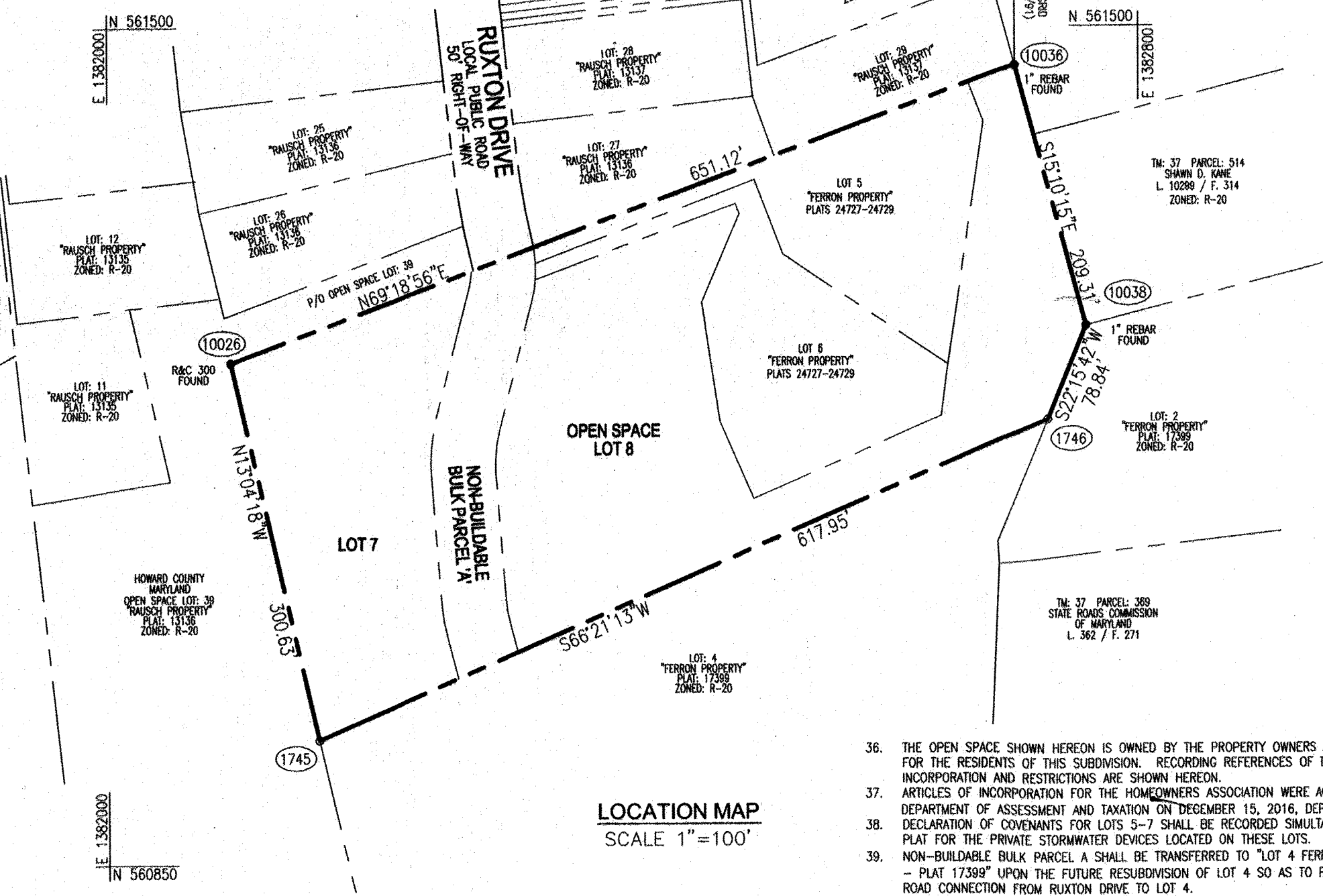


GENERAL NOTES

- COORDINATES BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. 37C3 AND 38A4.
- DENOTES ANGLE 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 RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED JANUARY 2014.
- 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, WADING PERMIT, OR BUILDING AND GRADING PERMITS.
- THE SUBJECT PROPERTY IS ZONED R-20 IN ACCORDANCE WITH THE 10/6/2013 COMPREHENSIVE ZONING PLAN.
- 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'(6" 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.
- LOTS 5 & 6 WILL UTILIZE A USE-IN-COMMON DRIVEWAY. A USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY WAS RECORDED IN L. 18304 F. 10 & L. 18304 F. 15.
- 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.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
WATER FOR THIS PROJECT SHALL BE PROVIDED BY AN EXTENSION OF CONTRACT NO. 14-3529-D.
SEWER FOR THIS PROJECT SHALL BE PROVIDED BY AN EXTENSION OF CONTRACT NO. 14-3529-D.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT A TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERY OR BURIAL SITES LOCATED ON SUBJECT PROPERTY.
- PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILES: ECP-15-030 (APPROVED 06/03/2015), CONT. #14-3529-D, F-05-040, WP-04-095, WP-09-139, WP-16-160, WP-17-019, F-16-085.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY JOHN CANOLES OF ECO-SCIENCE PROFESSIONALS, INC., DATED AUGUST, 2014, AND WAS APPROVED ON JUNE 03, 2015 UNDER F-16-085.
- THE DEVELOPER WILL OBTAIN ALL NECESSARY STATE PERMITS FOR THE PROPOSED ENVIRONMENTAL IMPACTS.
- ALL WORK IN THE NON-TIDAL WETLANDS, AND WETLAND BUFFERS, SHALL BE COMPLETED PER THE BEST MANAGEMENT PRACTICES FOR WORKING IN NON-TIDAL WETLANDS, WETLAND BUFFERS, WATERWAYS, AND 100-YR FLOODPLAINS.
- 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, OR IN FOREST CONSERVATION EASEMENT AREAS UNTIL THE PROPER WAIVERS AND PERMITS HAVE BEEN OBTAINED. REFER TO WP-16-160.
- THERE IS NO 100-YR FLOODPLAIN WITHIN THE LIMITS OF THIS SITE.
- A NOISE STUDY BEEN PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED JUNE 2016. THE STUDY UTILIZES PROPOSED BERMS AND PROPOSED HOMES AS SHIELDING BARRIERS TO REDUCE THE NOISE EXPOSURE TO ACCEPTABLE LEVELS.
-THE 65 DBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 DBA NOISE EXPOSURE. THE 65 DBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- STORMWATER MANAGEMENT APPROVED UNDER F-16-085.
- 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 6% OF GROSS AREA (4.20 AC. x 6% = 0.25 AC. REQUIRED).
-OPEN SPACE LOT 8 IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
-TOTAL OPEN SPACE PROVIDED IS 1.68 ACRES UNDER F-16-085.
- THE FOREST STAND DELINEATION (FSD) FOR THIS PROJECT WAS PERFORMED BY JOHN CANOLES OF ECO-SCIENCE PROFESSIONALS, INC., DATED OCTOBER, 2014. THE FSD WAS APPROVED ON JUNE 03, 2015 UNDER F-16-085.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL HAVE BEEN FULFILLED BY THE PLACEMENT OF 1.45 ACRES INTO A RETENTION EASEMENT. THE REMAINING FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT HAVE BEEN MET BY A FEE-IN-LIEU PAYMENT OF \$2,613.75 MADE OUT TO HOWARD COUNTY FOREST CONSERVATION FUND FOR THE 0.08 ACRE REFORESTATION REQUIREMENT FOR THE PROJECT.
FEE-IN-LIEU -- (0.08 AC. OR 3,485 SF) x \$0.75 = \$2,613.75. REFER TO F-16-085.
- LANDSCAPING OBLIGATIONS FOR LOTS 5-8 AND NON-BUILDABLE BULK PARCEL 'A', HAVE BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FINANCIAL SURETY IN THE AMOUNT OF \$7,950.00 FOR THE REQUIRED 10 SHADE TREES, 32 EVERGREEN, AND 5 SHRUBS SHALL BE POSTED WITH THE GRADING PERMIT
- THE LANDSCAPE PLAN IS IN ACCORDANCE WITH BG&E POLICY.
- THE OFFICIAL PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON AUGUST 24, 2015 AT 6:00 PM AT THE ELKBRIDGE LIBRARY MEETING ROOM.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT. THE PROJECT IS EXEMPT FROM AN ADEQUATE ROADS FACILITIES TEST STUDY, AS IT IS A MINOR SUBDIVISION.
- SIGNED FINAL PLANS ARE ON FILE FOR THIS SUBDIVISION, F-16-085.
- ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON DECEMBER 15, 2016, DEPARTMENT REF #017668666.
- PROTECTIVE COVENANTS, INCLUDING COVENANTS GOVERNING THE MAINTENANCE OF COMMUNITY OWNED OPEN SPACE AND THE MAINTENANCE AND USE OF USE-IN-COMMON DRIVEWAYS OR FOREST CONSERVATION AREAS ARE RECORDED IN L. 18304 F.20.
- MIHU'S ARE REQUIRED FOR THIS PROJECT. THE DEVELOPER WILL PAY A FEE-IN-LIEU TO ADDRESS THIS REQUIREMENT.
- 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 HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES. REFER TO F-16-085.
- WAIVER WP-99-139 DATED JULY 27, 1999 TO WAIVE SECTION 16.147 WAS DENIED.

COORDINATE TABLE

NO.	NORTH	EAST
1745	560946.3447	1382163.2286
1746	561194.1981	1382729.2956
10026	561239.1848	1382095.2354
10036	561469.1743	1382704.3873
10038	561267.1602	1382759.1626



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 DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

JANICE C. MONTAGUE
JANICE MONTAGUE

KOREY A. JACKSON
KOREY JACKSON

ERNEST M. FERRON, JR.
ERNEST M. FERRON, JR.

JANICE C. MONTAGUE
FERRON PROPERTY HOA
AUTHORIZED PERSON

OWNERS LOT 7
JANICE MONTAGUE AND KOREY JACKSON
7004 BARNETT LANE, UNIT 321
ELKBRIDGE MD 21075

OWNER LOT 8
FERRON PROPERTY HOA
5864 DEER RIDGE LANE
ELKBRIDGE MD 21075
410-796-4536

OWNER NBBP A
ERNEST M. FERRON, JR
3806 CHERRYBROOK ROAD
RANDALLSTOWN MD 21133

MIHU AGREEMENT

PLEASE NOTE THAT ALL LOTS/RESIDENTIAL UNITS 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.

PURPOSE NOTE

THE PURPOSE OF THIS REVISION PLAT IS TO:

- CORRECT THE AREA LABELS OF LOT 7, OPEN SPACE LOT 8 AND NON-BUILDABLE BULK PARCEL A
- CORRECT LABEL FOR THE EXISTING 20' PUBLIC DRAINAGE & UTILITY EASEMENT, PLAT 24727 (MISLABELED AS "PRIVATE" ON SHEET 2)
- CORRECT LABEL FOR THE EXISTING 50' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 5-8 AND THE FUTURE RESUBDIVISION OF LOT 4 FERRON PROPERTY, PLAT 24727 (MISLABELED AS "...FOR LOTS 5-7...")

AREA TABULATION CHART

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	1
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	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.9608 AC.
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.3678 AC.
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	0.0000 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1.6842 AC.
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	3.0128 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC.
TOTAL AREA TO BE RECORDED	3.0128 AC.

OWNER'S CERTIFICATE

WE, JANICE CECILIA MONTAGUE AND KOREY A. JACKSON, ERNEST M. FERRON, JR., AND FERRON PROPERTY HOMEOWNERS' ASSOCIATION INC., A MARYLAND NOT-FOR-PROFIT CORPORATION, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY 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; 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 ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 22ND DAY OF SEPTEMBER, 2021.

JANICE C. MONTAGUE
JANICE CECILIA MONTAGUE

KOREY A. JACKSON
KOREY A. JACKSON

ERNEST M. FERRON, JR.
ERNEST M. FERRON, JR.

JANICE C. MONTAGUE
FERRON PROPERTY HOMEOWNERS' ASSOCIATION INC.

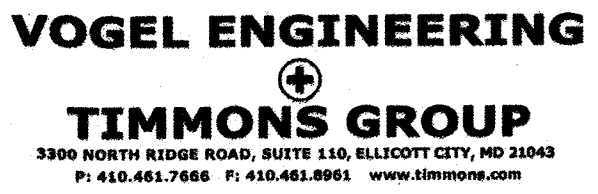
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A REVISION OF 1) ALL THAT LAND CONVEYED TO JANICE CECILIA MONTAGUE AND KOREY A. JACKSON BY DEED DATED JULY 2, 2020, AND RECORDED IN LIBER 19515, FOLIO 450; 2) ALL THAT LAND CONVEYED TO FERRON PROPERTY HOMEOWNERS' ASSOCIATION, INC., BY DEED DATED DECEMBER 16, 2016 AND RECORDED IN LIBER 18304, FOLIO 04, AND 3) ALL THAT LAND CONVEYED TO FRANK M. FERRON, JR., BY DEED DATED MARCH 12, 2018 AND RECORDED IN LIBER 18600, FOLIO 331, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE 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. 21639, EXPIRATION DATE JANUARY 03, 2022.

ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639



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

HOWARD COUNTY HEALTH OFFICER H.O. DATE 12/6/21

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

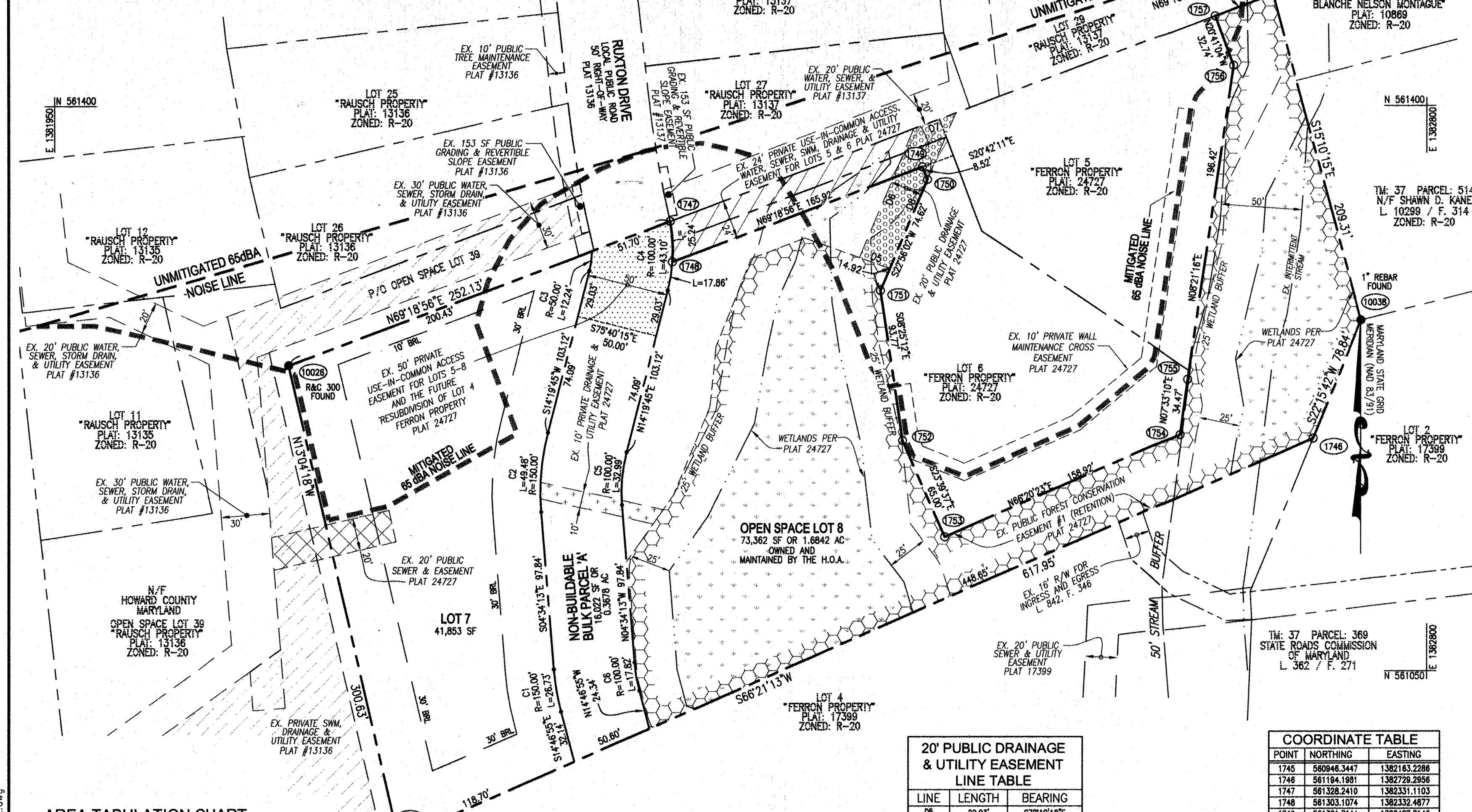
CHIEF, DEVELOPMENT ENGINEERING DIVISION SP DATE 4/25/22

DIRECTOR ML DATE 4/25/22

CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-1	150.00'	26.73'	10°12'42"	13.40'	S09°40'34"E 26.70'
C-2	150.00'	49.48'	18°53'58"	24.97'	S04°52'46"W 49.25'
C-3	50.00'	12.24'	14°01'26"	6.15'	S07°19'02"W 12.21'
C-4	100.00'	43.10'	24°41'46"	21.89'	N01°58'52"E 42.77'
C-5	100.00'	32.99'	18°53'58"	16.64'	N04°52'46"E 32.84'
C-6	100.00'	17.82'	10°12'42"	8.93'	N09°40'34"W 17.80'

LEGEND

- EX. 20' PUBLIC SEWER & UTILITY EASEMENT PN 24727
- EX. 50' PRIVATE USE-IN-COMMON ACCESS EASEMENT PN 24727
- EX. 24' PRIVATE USE-IN-COMMON ACCESS, WATER, SEWER, SWM, DRAINAGE & UTILITY EASEMENT PN 24727
- EX. 10' PRIVATE DRAINAGE & UTILITY EASEMENT PN 24727
- EX. PUBLIC FOREST CONSERVATION EASEMENT (RETENTION) PN 24727
- EX. 20' PUBLIC DRAINAGE & UTILITY EASEMENT PN 24727
- EX. PRIVATE SWM, DRAINAGE & UTILITY EASEMENT PN 13136



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 David Salmi 7/19/2021
 ERIC DAVID SALMI
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

Janice C. Montague
 JANICE MONTAGUE

Korey A. Jackson
 KOREY JACKSON

Ernest M. Ferron
 ERNEST M. FERRON, JR.

Janice C. Montague
 FERRON PROPERTY HOA
 AUTHORIZED PERSON

OWNERS LOT 7
 JANICE MONTAGUE AND KOREY JACKSON
 7004 BARNETT LANE, UNIT 321
 ELKCRIDGE MD 21075

OWNER LOT 8
 FERRON PROPERTY HOA
 5864 DEER RIDGE LANE
 ELKCRIDGE MD 21075
 410-796-4536

OWNER NBBP A
 ERNEST M. FERRON, JR.
 3806 CHERRYBROOK ROAD
 RANDALLSTOWN MD 21133

20' PUBLIC DRAINAGE & UTILITY EASEMENT LINE TABLE

LINE	LENGTH	BEARING
D5	20.03'	S70°10'18"E
D6	86.84'	S22°56'02"W
D7	27.63'	N69°18'56"E
D8	104.61'	S22°56'02"W

COORDINATE TABLE

POINT	NORTHING	EASTING
1745	560946.3447	1382163.2286
1746	561194.1981	1382729.2856
1747	561328.2410	1382331.1103
1748	561303.1074	1382332.4877
1749	561361.7144	1382487.7148
1750	561353.7475	1382490.7255
1751	561285.0288	1382461.6490
1752	561192.2655	1382475.3799
1753	561132.7293	1382501.4652
1754	561196.5073	1382647.0298
1755	561230.6750	1382651.5602
1756	561425.0072	1382680.0992
1757	561455.6378	1382668.5344
10028	561239.1848	1382095.2354
10036	561469.1743	1382704.3873
10038	561287.1602	1382759.1626

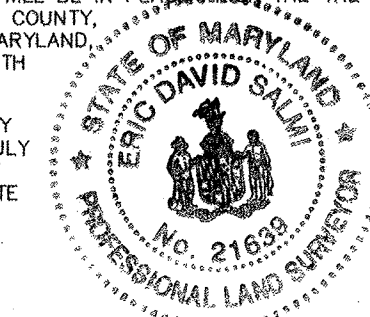
VOGEL ENGINEERING
TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A REVISION OF 1) ALL THAT LAND CONVEYED TO JANICE CECILIA MONTAGUE AND KOREY A. JACKSON BY DEED DATED JULY 2, 2020, AND RECORDED IN LIBER 19515, FOLIO 450; 2) ALL THAT LAND CONVEYED TO FERRON PROPERTY HOMEOWNERS' ASSOCIATION, INC., BY DEED DATED DECEMBER 16, 2016 AND RECORDED IN LIBER 18304, FOLIO 04, AND 3) ALL THAT LAND CONVEYED TO FRANK M. FERRON, JR., BY DEED DATED MARCH 12, 2018 AND RECORDED IN LIBER 18600, FOLIO 331, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I HEREBY FURTHER CERTIFY THAT 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 THAT THE 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. 21639, EXPIRATION DATE JANUARY 03, 2022.



Eric David Salmi 7/19/2021
 ERIC DAVID SALMI
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

OWNER'S CERTIFICATE

WE, JANICE CECILIA MONTAGUE AND KOREY A. JACKSON, ERNEST M. FERRON, JR., AND FERRON PROPERTY HOMEOWNERS' ASSOCIATION, INC., A MARYLAND NOT-FOR-PROFIT CORPORATION, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY 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 22ND DAY OF SEPTEMBER, 2021.

Janice C. Montague
 JANICE CECILIA MONTAGUE
 WITNESS

Korey A. Jackson
 KOREY A. JACKSON
 WITNESS

Ernest M. Ferron, Jr.
 ERNEST M. FERRON, JR.
 WITNESS

Janice C. Montague
 FERRON PROPERTY HOMEOWNERS' ASSOCIATION, INC.
 WITNESS

AREA TABULATION CHART

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	1
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	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.9608 AC.
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.3678 AC.
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	0.0000 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1.8842 AC.
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	3.0128 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC.
TOTAL AREA TO BE RECORDED	3.0128 AC.

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

[Signature] 10/6/21
 HOWARD COUNTY HEALTH OFFICER AND DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 4.22.25
 CHIEF, DEVELOPMENT ENGINEERING DIVISION AND DATE

[Signature] 4/22/22
 DIRECTOR AND DATE

K:\Projects\13-28\SURVEY\dwg\RECORD PLATS\PLAT OF REVISION\Lot 7\PLAT_02.dwg