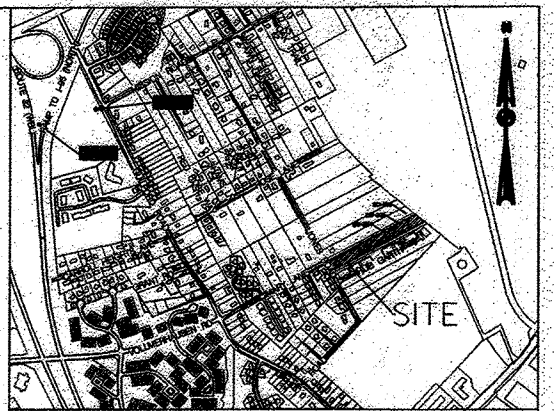


RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORMWATER MANAGEMENT, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") LOCATED IN, ON OVER AND THROUGH LOT 11, 12 & 9 AND OPEN SPACE LOT 10 OR PORTIONS THEREOF AND SHOWN ON THIS PLAT AS FOREST CONSERVATION AREA ANY AND ALL CONVEYANCES OF THE FORE SAID LOT SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING THOSE LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENT HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BONDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL RECORD ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

LOT/PARCEL NUMBER	GROSS AREA	PIPESTEM AREA	NET AREA	MIN. LOT SIZE
12	17,122 SF	716 SF	16,406 SF	10,800 SF
11	16,975 SF	N/A	16,975 SF	10,800 SF
9	74,752 SF	6900 SF	67,852 SF	10,800 SF
10	16,826.33 SF	N/A		

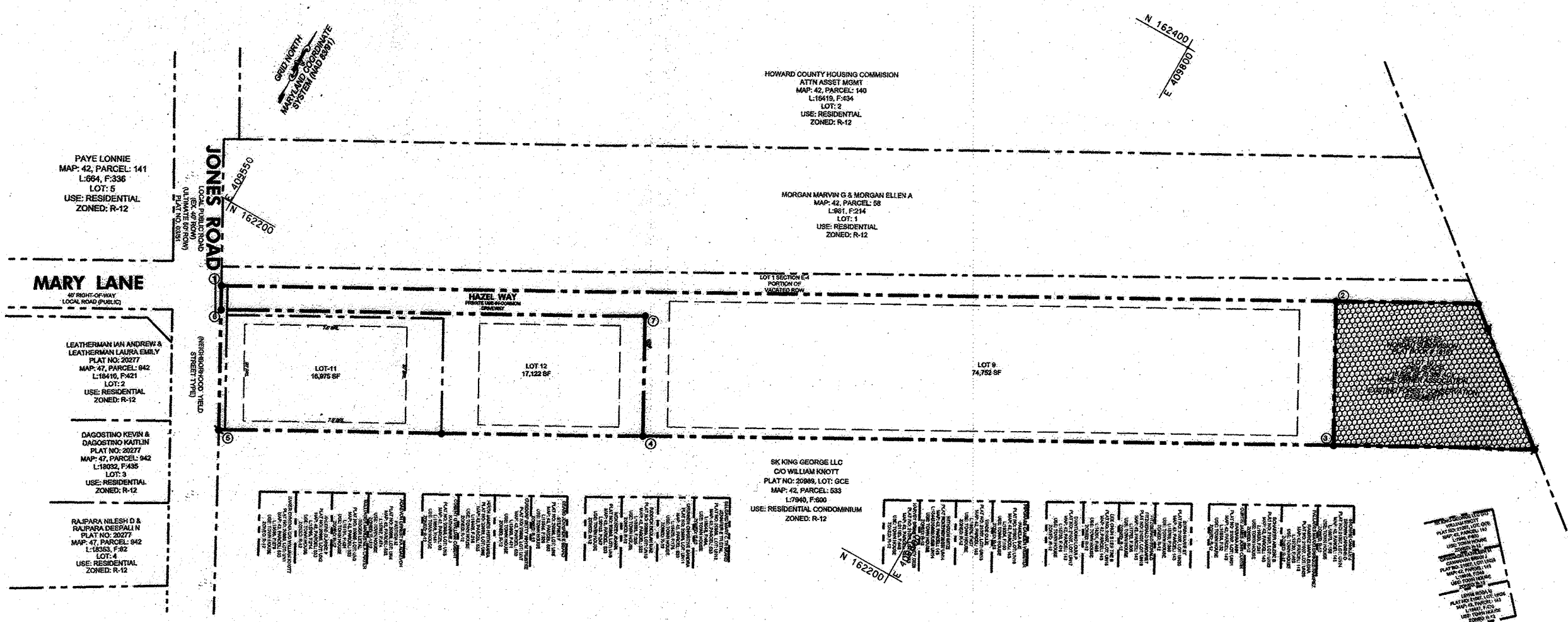
POINT	NORTHING	EASTING
1	540751.6713	1365478.6251
2	541194.0408	1366286.4309
3	541089.8169	1366343.5059
4	540815.5574	1365842.6838
5	540647.4473	1365535.7001
6	540734.1293	1365488.2314
7	540902.2393	1365795.2152



VICINITY MAP
SCALE 1"=2000'
ADC MAP 41, GRID A-2

GENERAL NOTES

- LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF DEVELOPMENT.
- THE SUBJECT PROPERTY IS ZONED R-12 PER 10/06/2013 COMPREHENSIVE ZONING PLAN AND "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/2006.
- COORDINATES SHOWN HEREON ARE BASE UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY NOS. 4218 AND 4219 WERE USED FOR THIS PROJECT.
4218: N=542107.856 E=1362386.084
4219: N=542366.884 E=1363076.043
- THE PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY DANIEL CONSULTANTS ON 05/18/2021.
- DENOTES IRON PIN W/CAP SET
- DENOTES IRON PIPE OR IRON BAR FOUND
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND 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-MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
D) STRUCTURES (CULVERTS/BRIDGE)-CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
E) DRAINAGE ELEMENTS-CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
F) MAINTENANCE-SUFFICIENT TO INSURE ALL WEATHER USE.
- "STORMWATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANT AND/OR A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT PRACTICES AND A MAINTENANCE AGREEMENT."
- 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, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE PRACTICES DEFINED IN THE FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THIS PROJECT IS IN COMPLIANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. THE FOREST CONSERVATION FOR THE ENTIRE SUBDIVISION WAS PREVIOUSLY ADDRESSED AS PART OF F-05-159.
- NO BUILDING, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANT LESS THAN THE ZONING REGULATION REQUIREMENTS.
- DENOTES FOREST CONSERVATION EASEMENT. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENT OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. HOWEVER MANAGEMENT PRACTICES DEFINED IN THE FOREST CONSERVATION EASEMENT ARE ALLOWED.
14. THERE ARE NO FLOODPLAINS, WETLANDS OR STREAM ONSITE.
15. TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS ON THIS PROPERTY.
16. IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE OPEN SPACE REQUIREMENTS FOR THIS R-12 PROJECT IS 10% OF GROSS AREA (2.9 AC. GROSS AREA x 10%=0.29 AC.)
- OPEN SPACE LOT 10 OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION.
- OPEN SPACE REQUIREMENTS HAVE BEEN ADDRESSED UNDER F-05-159.
17. OPEN SPACE LOT 10 IS OWNED AND MAINTAINED BY THE WANI MEADOW HOMEOWNER'S ASSOCIATION.
18. ACCORDING TO ZONING REGULATIONS DATED 10/06/2013 THIS PLAN 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. DEVELOPER OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
19. THE PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
20. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 10/21/23 ON WHICH DATE DEVELOPER AGREEMENT F-22-024 #24-5209-D WAS FILED AND ACCEPTED.
21. PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILES: UPDATE FOR PREVIOUS VERSION F PLAN AND PLATS 18151 (F-05-159) AND PLAT 20317 (F-09-037). THE SDP-05-135 APPROVED MARCH 28, 2006, THE ECP-22-008 APPROVED JANUARY 10, 2022 AND THE DESIGN WAIVER (DMV 2-22-012) FOR EASEMENT LESS THAN 30 FEET AND THE WATER CONTRACT. THE RETAINING WALL EASEMENT (LIBER 11007 FOLIO 143), THE 5'X10' PUBLIC WATER AND UTILITY EASEMENT (LIBER 9914 FOLIO 613) THE 24' WIDE USE-IN-COMMON DRIVEWAY ACCESS (LIBER 9507 FOLIO 382) AND PRIVATE UTILITIES EASEMENT (LIBER 9507 FOLIO 382) SHOWN ON DPZ FILE # F-05-159 AND SDP-05-135 ARE TO BE SUPERSEDED BY THE EASEMENTS OR RIGHT OF WAY DEDICATIONS SHOWN ON THIS PLAT.



LOCATION MAP
SCALE: 1"=100'

- NO TRAFFIC STUDY IS REQUIRED. BY SECTION 16.1107(B)(1)(VI) MINOR SUBDIVISIONS THAT CREATE ONLY ONE DWELLING UNIT CONVEYED TO AN IMMEDIATE FAMILY MEMBER ARE EXEMPT FROM APFO. BY SECTION 16.1107(B)(2) MINOR SUBDIVISION ARE EXEMPT FROM APFO.
- NOISE STUDY IS NOT REQUIRED.
- THE LANDSCAPE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 9 SHADE TREES AND 6 SHRUBS, THE AMOUNT OF \$2,880.00 SHALL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR THIS SUBDIVISION.
- ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON SEPTEMBER 06, 2005 DEPARTMENT REF# D10882603
- LOTS 11, 12 & 9 WILL UTILIZE USE-IN-COMMON DRIVEWAYS. THE USE-IN-COMMON MAINTENANCE AGREEMENT WAS RECORDED SIMULTANEOUSLY WITH THIS PLAT (BOOK 21999, PAGE 200)
- NO STEEP SLOPES OVER 20,000 SF CONTIGUOUS ARE LOCATED ON-SITE.
- JONES ROAD IS CLASSIFIED AS A LOCAL PUBLIC ROAD. THERE IS ONE PROPOSED PRIVATE USE-IN-COMMON DRIVEWAY.
- THE SUBJECT PROPERTY IS NOT A HISTORIC SITE PER THE HOWARD COUNTY HISTORIC SITE MAP.
- AN ON-LINE PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON 06-29-2021.
- IN ACCORDANCE WITH 16.121(A)(4) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS RECREATION OPEN SPACE FOR THIS R-12 PROJECT IS NOT REQUIRED BECAUSE IT HAS BEEN LESS THAN 10 UNITS.
- THE SUBJECT PROPERTY IS ELIGIBLE FOR A SINGLE LOT FAMILY MEMBER EXEMPTION PER SECTION 16-1107(B)(1)(VI) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. IN CONFORMITY WITH SECTION 16-1107(B)(1)(VI) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, UPON RECORDATION OF A PLAT CREATING AN ADDITIONAL BUILDING LOT ON THIS PROPERTY, THE OWNERS SHALL CONVEY THE NEWLY CREATED LOT TO BRONZWYN PALMER AND HER HUSBAND.
- THE WETLAND REPORT FOR THIS SUBDIVISION WAS PREPARED BY DANIEL CONSULTANTS INC. DATED JULY 7, 2005 AND RECERTIFIED ON AUGUST 4, 2021.
- ALL AREAS ARE MORE OR LESS (+/-).
- DISTANCES SHOWN ARE BASED ON SURVEY.
- PER SECTION 109.0.E OF THE ZONING REGULATIONS, AT LEAST 10% OF THE DWELLINGS IN A R-12 DEVELOPMENT SHALL BE MODERATE INCOME HOUSING UNITS (MIHU). 3x10%=0.3. A FEE IN LIEU WILL BE PAID.

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	3
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.499 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0 AC
TOTAL AREA OF LOTS TO BE RECORDED	2.499 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.014 AC
TOTAL AREA OF TO BE RECORDED	2.513 AC

EASEMENT LEGEND

FOREST CONSERVATION RETENTION AREA	
VARIABLE WIDTH PUBLIC SEWER AND WATER UTILITY EASEMENT	
26' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 9,10,11 & 12	
PRIVATE STORMWATER MANAGEMENT, DRAINAGE AND UTILITY EASEMENT	

MODERATE INCOME HOUSING UNIT (MIHU) APPLICATION EXEMPTION TRACKING

TOTAL NUMBER OF LOTS/UNIT PROPOSED	3
TOTAL NUMBER OF MIHU'S REQUIRED	0.3
NUMBER OF MIHU'S PROVIDED ONSITE (EXEMPT FROM APFO ALLOCATIONS)	0
NUMBER OF APFO ALLOCATIONS REQUIRED (REMAINING LOTS/UNITS)	0
MIHU FEE-IN-LIEU	LOT 12

MIHU NOTE:
THE MODERATE INCOME HOUSING UNIT REQUIREMENT SHALL BE FULFILLED BY PAYMENT OF A FEE-IN-LIEU IN AN AMOUNT THAT IS TO BE CALCULATED BY THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT. MIHU IS NOT REQUIRED FOR LOTS 9 & 11 SINCE THERE ARE EXISTING HOUSES TO REMAIN. IF THE EXISTING HOUSE IS REMOVED, THEN A MIHU FEE MAY BE REQUIRED.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.
Richard L. Sobott 2/7/23
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Julia Sauer 7/19/23
DATE

THE REQUIREMENTS 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 THE MARKERS HAVE BEEN COMPLIED WITH.
Richard L. Sobott 6/16/23
DATE
Miguel A. Cabassa Jr. 6/16/2023
DATE
Shannon M. Hunt III 6-16-23
DATE

DCI
DANIEL CONSULTANTS INC.
CONSULTING ENGINEERS AND PLANNERS
8950 ROUTE 108 E., SUITE 229
COLUMBIA, MD 21048
TEL: 410-995-0090 FAX: 410-992-7038

OWNER'S CERTIFICATE
MIGUEL A. CABASSA JR. AND LYN MYRRICK CABASSA, OWNERS OF LOT 8 AND JAMES ROBERT HUNT III, SHANNON M. HUNT AND LYN MYRRICK CABASSA, OWNERS OF LOT 9 AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS AND GRANT INTO HOWARD COUNTY MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINAGE, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREA SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREET 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 WATERWAYS 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 EASEMENTS AND RIGHT-OF-WAY. WITNESS MY OWN HANDS THIS 16 DAY OF JUNE 2023.
Miguel A. Cabassa Jr.
Lyn Myrrick Cabassa
James Robert Hunt III
Shannon M. Hunt

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF LOTS 8 AND 9 SHOWN IN PLAT 18151 AND AMENDED BY PLAT 20317 OF ALL THE LANDS CONVEYED BY MIGUEL A. CABASSA AND LYN MYRRICK CABASSA TO MIGUEL A. CABASSA AND LYN MYRRICK, BY DEED DATED JUNE 29th 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9507 AT FOLIO 359 WHICH INCLUDES A 20' STRIP ADJOINING AND ABUTTING LOT 6 ON ITS NORTHERLY 1044 LINE NOW MEASURED 1046.51 BEING ONE HALF OF THE 40' WIDE STRIP LABELED "MARY LANE" SHOWN ON PLAT OF NORDAU SUBDIVISION RECORDED AMONG THE PLAT RECORDS OF HOWARD COUNTY, MARYLAND AT PLAT BOOK 3, FOLIO 51 SAVING AND EXCEPTING THE LANDS DEEDED BY MIGUEL A. CABASSA AND LYN MYRRICK CABASSA TO JAMES HUNT III, SHANNON M. HUNT, AND LYN MYRRICK CABASSA BY DEED DATED APRIL 17, 2006 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9967 FOLIO 448. ALL MONUMENTS AND MARKERS SHOWN 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.
Richard L. Sobott 6/16/23
DATE
RICHARD L. SOBOTT, PROFESSIONAL LAND SURVEYOR 1308
MARYLAND REGISTRATION NO. 21308

OWNER/DEVELOPER
LYN MYRRICK CABASSA,
MIGUEL A. CABASSA JR.
8001 JONES ROAD
JESSUP MD, 20794
HOWARD COUNTY, MD

JAMES ROBERT HUNT III,
SHANNON M. HUNT
7915 HAZEL WAY
JESSUP MD, 20794
HOWARD COUNTY, MD

ATTN:lyncaba@gmail.com
PHONE:(301)725-3960

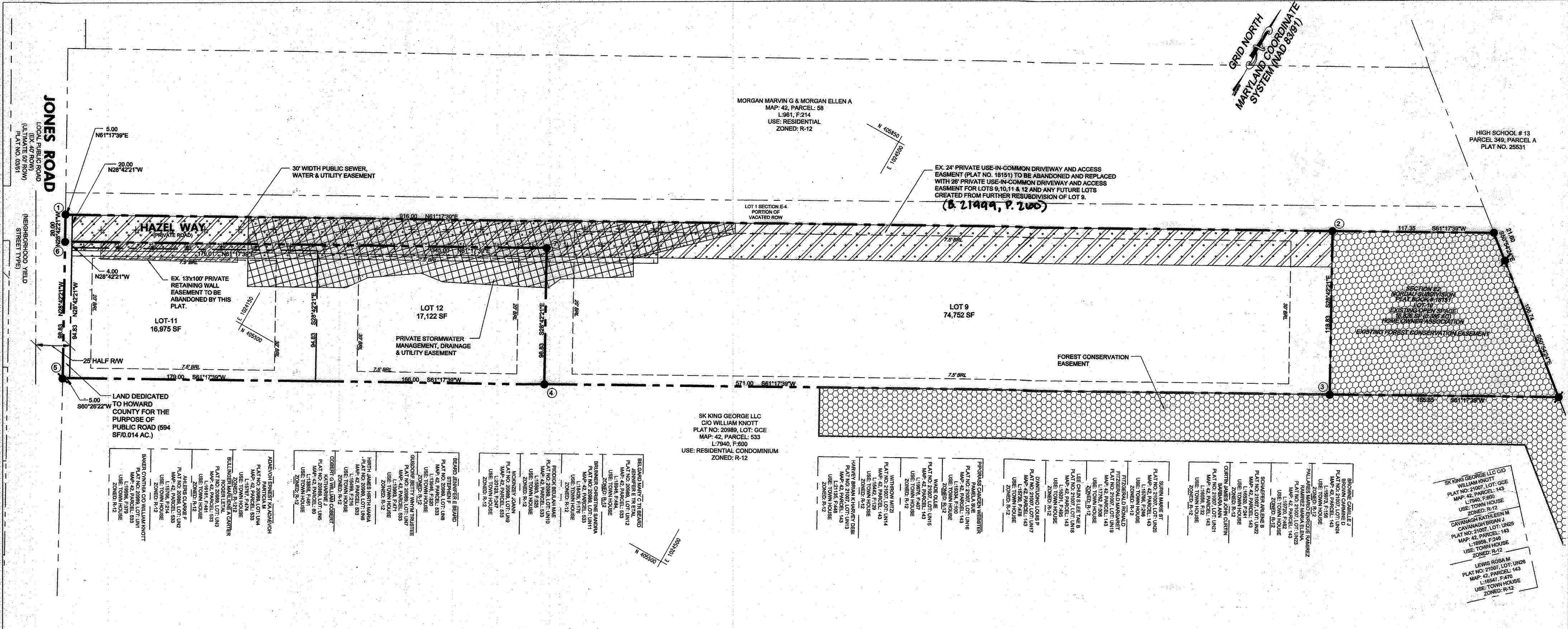
**NORDAU, SECTION E-2, LOTS 9, 11 & 12
A RESUBDIVISION OF NORDAU, SECTION E-2, LOT 8
PREVIOUSLY RECORDED 11/14/2008
PLAT BOOK # 20317 ZONED R-12
TAX MAP NO. 42, PARCEL NO. 142, GRID NO. 24
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: NOVEMBER 01, 2022**

RECORDED AS PLAT NO. 26373 ON July 25, 2023
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SCALE: 1"=100'

SHEET 01 OF 03
F-22-064

GRID NORTH
MARYLAND COORDINATE
SYSTEM (MAD 8697)



SCALE: 1"=50'

MINIMUM LOT SIZE CHART

LOT/PARCEL NUMBER	GROSS AREA	PIPESTEM AREA	NET AREA	MIN. LOT SIZE
12	17,122 SF	716 SF	16,406 SF	10,800 SF
11	16,975 SF	N/A	16,975 SF	10,800 SF
9	74,752 SF	6900 SF	67,852 SF	10,800 SF
10	16,826.33 SF	N/A		

COORDINATE CHART

POINT	NORTHING	EASTING
1	540751.6713	1365478.6251
2	541194.0408	1366286.4309
3	541089.8169	1366343.5059
4	540815.5574	1365842.6838
5	540647.4473	1365535.7001
6	540734.1293	1365488.2314
7	540902.2393	1365795.2152

EASEMENT LEGEND

- FOREST CONSERVATION RETENTION AREA
- VARIABLE WIDTH PUBLIC SEWER AND WATER UTILITY EASEMENT
- 26' PRIVATE USE-IN COMMON ACCESS EASEMENT FOR LOTS 9,10,11 & 12
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE AND UTILITY EASEMENT

AREA TABULATION

TOTAL NUMBER OF BUILDING LOTS TO BE RECORDED	3
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	3
TOTAL AREA OF BUILDING LOTS TO BE RECORDED	2.499 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0 AC
TOTAL AREA OF LOTS TO BE RECORDED	2.499 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.014 AC
TOTAL AREA OF TO BE RECORDED	2.513 AC

NOTE:

- REFER TO SHEET 3 FOR:
1. DETAIL FOR 26' PRIVATE USE-IN-COMMON ACCESS EASEMENT.
2. DETAIL OF PRIVATE STORMWATER MANAGEMENT, DRAINAGE AND UTILITY EASEMENT.
3. DETAIL OF VARIABLE WIDTH PUBLIC SEWER, WATER AND UTILITY EASEMENT.
4. ZONING OF ALL PROPERTIES SHOWN IS R-12.

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

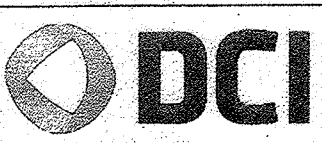
Richard L. Sobott 2/2/23
HOWARD COUNTY HEALTH OFFICE DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Richard L. Sobott 7-18-23
CHIEF DEVELOPMENT ENGINEERING DIVISION # DATE
Johna Soren 7/18/23
DIRECTOR DATE

THE REQUIREMENTS 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 THE MARKERS HAVE BEEN COMPLIED WITH.

Richard L. Sobott 6/16/23
Richard L. Sobott DATE
Johna Soren 6/16/2023
Johna Soren DATE
Miguel A. Cabassa Jr. 6-16-2023
Miguel A. Cabassa Jr. DATE
James Robert Hunt III 6-16-23
James Robert Hunt III DATE
Shannon M. Hunt 6/14/2023
Shannon M. Hunt DATE



DANIEL CONSULTANTS INC.
CONSULTING ENGINEERS AND PLANNERS
8850 ROUTE 108 E., SUITE 229
COLUMBIA, MD 21046
TEL: 410-995-0090 FAX: 410-995-7058

Richard L. Sobott
Richard L. Sobott
James Robert Hunt III
James Robert Hunt III
Shannon M. Hunt
Shannon M. Hunt

OWNER'S CERTIFICATE

MIGUEL A. CABASSA JR. AND LYN MYRICK CABASSA OWNERS OF LOT 8 AND JAMES ROBERT HUNT III, SHANNON M. HUNT, AND LYN MYRICK CABASSA, OWNERS OF LOT 9 AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT INTO 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 EASEMENT AREA SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREET 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 WATERWAYS 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 EASEMENTS AND RIGHT-OF-WAYS. WITNESS MY/OUR HANDS THIS 16th DAY OF JUNE, 2023.

Miguel A. Cabassa Jr. Miguel A. Cabassa Jr.
James Robert Hunt III James Robert Hunt III
Shannon M. Hunt Shannon M. Hunt
Lyn Myrick Cabassa Lyn Myrick Cabassa
Miguel A. Cabassa Jr. Miguel A. Cabassa Jr.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT, THAT IT IS A RESUBDIVISION OF LOTS 8 AND 9 SHOWN IN PLAT 18151 AND AMENDED BY PLAT 20317 OF ALL THE LANDS CONVEYED BY: MIGUEL A. CABASSA AND LYN MYRICK CABASSA TO MIGUEL A. CABASSA AND LYN MYRICK BY DEED DATED JUNE 29th, 2009 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9507 AT FOLIO 359 WHICH INCLUDES A 20' STRIP ADJOINING AND ABUTTING LOT 6 ON ITS NORTHERLY 1044 LINE NOW MEASURED 1046.51 BEING ONE HALF OF THE 40' WIDE STRIP LABELED "MARY LANE" SHOWN ON PLAT OF NORDAU SUBDIVISION RECORDED AMONG THE PLAT RECORDS OF HOWARD COUNTY MARYLAND AT PLAT BOOK 3, FOLIO 51 SAVING AND EXCEPTING THE LANDS DEEDED BY MIGUEL A. CABASSA AND LYN MYRICK CABASSA TO JAMES ROBERT HUNT III, SHANNON M. HUNT, AND LYN MYRICK CABASSA BY DEED DATED APRIL 17, 2008 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBER 9967 FOLIO 448. ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THIS SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND.

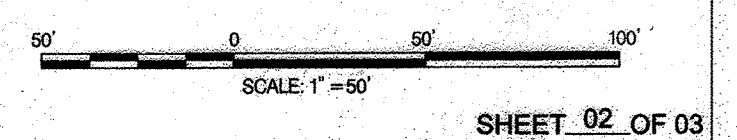
Richard L. Sobott 6/16/23
Richard L. Sobott, PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21308

OWNER/DEVELOPER





LYN MYRICK CABASSA,
MIGUEL A. CABASSA JR.
3001 JONES ROAD
JESSUP MD, 20794
HOWARD COUNTY, MD
JAMES ROBERT HUNT III,
SHANNON M. HUNT
7915 HAZEL WAY
JESSUP MD, 20794
HOWARD COUNTY, MD
ATTN:lyncaba@gmail.com
PHONE:(301)725-3960

RECORDED AS PLAT NO. 26374 ON July 25, 2023
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

NORDAU, SECTION E-2, LOTS 9, 11 & 12
A RESUBDIVISION OF NORDAU, SECTION E-2, LOT 8
PREVIOUSLY RECORDED 11/14/2008
PLAT BOOK # 20317 ZONED R-12
TAX MAP NO. 42, PARCEL NO. 142, GRID NO. 24
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: NOVEMBER 01, 2022



EASEMENT LEGEND

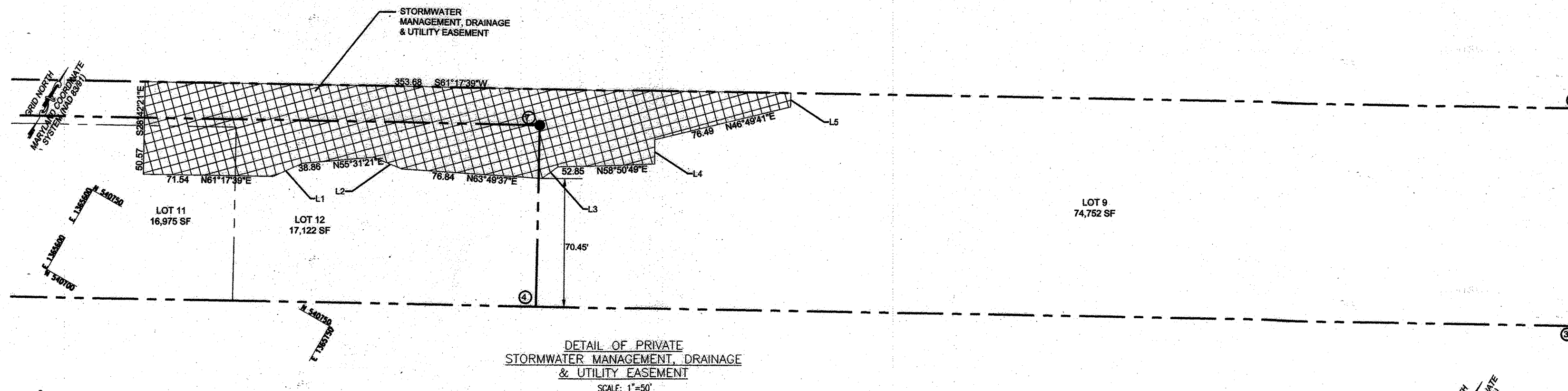
- FOREST CONSERVATION RETENTION AREA 
- VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT 
- 26' PRIVATE USE-IN COMMON ACCESS EASEMENT FOR LOTS 9,10,11 & 12 
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT 

LINE TABLE
STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT

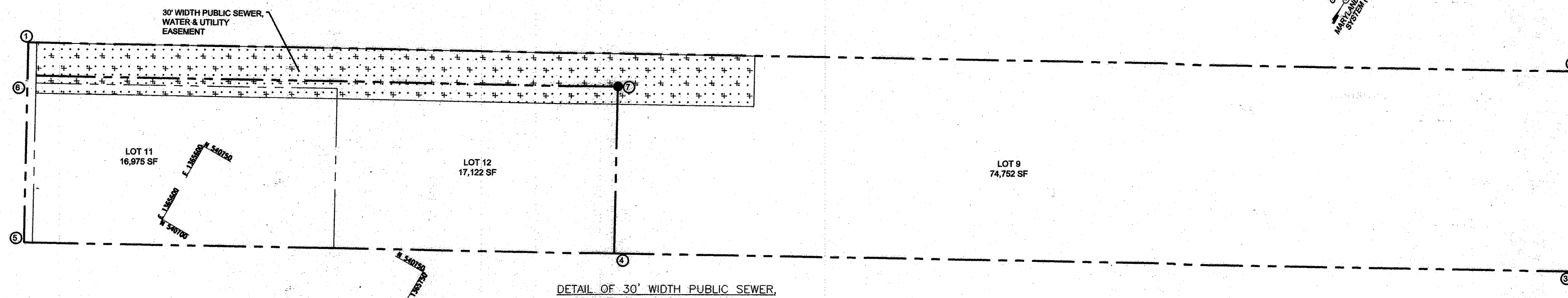
COURSE	BEARING	DISTANCE
L1	N36°22'49"E	17.60'
L2	N82°28'52"E	16.71'
L3	N24°38'00"E	10.77'
L4	N28°42'21"W	13.31'
L5	N28°42'21"W	7.59'

COORDINATE CHART

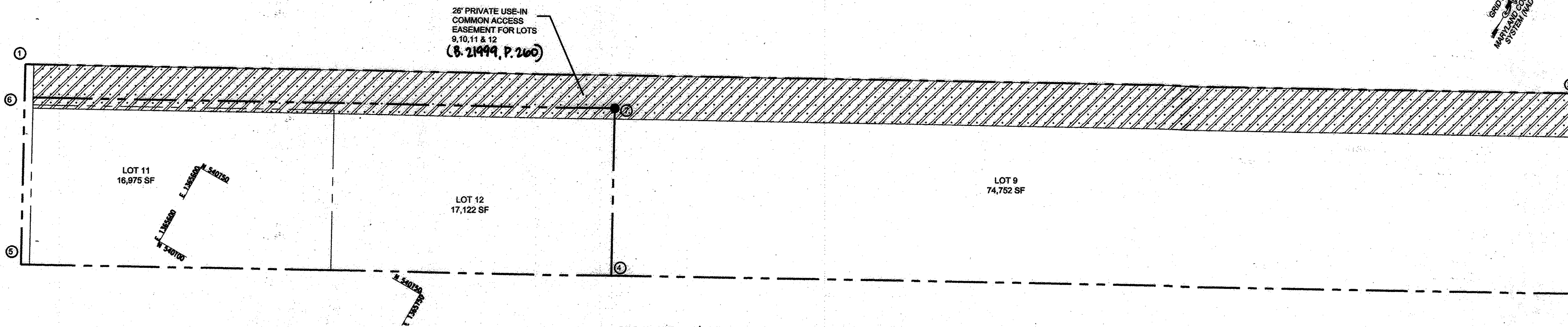
POINT	NORTHING	EASTING
1	540751.6713	1365478.6251
2	541194.0408	1366286.4309
3	541089.8169	1366343.5059
4	540815.5574	1365842.6838
5	540647.4473	1365535.7001
6	540734.1293	1365488.2314
7	540902.2393	1365795.2152



DETAIL OF PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
SCALE: 1"=50'



DETAIL OF 30' WIDTH PUBLIC SEWER, WATER AND UTILITY EASEMENT
SCALE: 1"=50'



DETAIL OF 26' PRIVATE USE-IN COMMON ACCESS EASEMENT FOR LOTS 9,10,11 & 12
SCALE: 1"=50'

RECORDED AS PLAT NO. **26375** ON **July 25, 2023**
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

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

THE REQUIREMENTS 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 THE MARKERS HAVE BEEN COMPLIED WITH.

DCI
DANIEL CONSULTANTS INC.
CONSULTING ENGINEERS AND PLANNERS
8850 ROUTE 108 E., SUITE 229
COLUMBIA, MD 21043
TEL: 410-995-0090 FAX: 410-992-7038

OWNER'S CERTIFICATE

MIGUEL A. CABASSA JR. AND LYN MYRICK CABASSA OWNERS OF LOT 8 AND JAMES ROBERT HUNT III, SHANNON M. HUNT AND LYN MYRICK CABASSA OWNERS OF LOT 9 AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES OF PLANNING AND ZONING, 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 INTO 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 EASEMENT AREA SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREET 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 WATERWAYS 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 EASEMENTS AND RIGHT-OF-WAY. WITNESS MY/OUR HANDS THIS 25 DAY OF JULY 2023.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF LOTS 8 AND 9 SHOWN IN PLAT 18151 AND AMENDED BY PLAT 20317 OF ALL THE LANDS CONVEYED BY MIGUEL A. CABASSA AND LYN MYRICK CABASSA TO MIGUEL A. CABASSA AND LYN MYRICK, BY DEED DATED JUNE 29th, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8507 AT FOLIO 359 WHICH INCLUDES A 20' STRIP, DIVISION AND SPLITTING LOT 6 ON ITS NORTHERLY 1044 LINE NOW MEASURED 1048.51 BEING ONE HALF OF THE 40' WIDE STRIP LABELED "MARY LANE" SHOWN ON PLAT OF NORDAU SUBDIVISION RECORDED AMONG THE PLAT RECORDS OF HOWARD COUNTY, MARYLAND AT PLAT BOOK 3, FOLIO 51 SAVING AND EXCEPTING THE LANDS DEEDED BY MIGUEL A. CABASSA AND LYN MYRICK CABASSA TO JAMES ROBERT HUNT III, SHANNON M. HUNT, AND LYN MYRICK CABASSA BY DEED DATED APRIL 17, 2006 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9967 FOLIO 448. ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION. HOWARD COUNTY, MARYLAND AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND ARTICLE 21-101.

Richard L. Sobott
RICHARD L. SOBBOTT, PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21308
DATE: 7/25/23

OWNER/DEVELOPER
LYN MYRICK CABASSA,
MIGUEL A. CABASSA JR.
8001 JONES ROAD
JESSUP MD, 20794
HOWARD COUNTY, MD

JAMES ROBERT HUNT III,
SHANNON M. HUNT
7915 HAZEL WAY
JESSUP MD, 20794
HOWARD COUNTY, MD

ATTN:lyncaba@gmail.com
PHONE:(301)725-3960

NORDAU, SECTION E-2, LOTS 9, 11 & 12
A RESUBDIVISION OF NORDAU, SECTION E-2, LOT 8
PREVIOUSLY RECORDED 11/14/2008
PLAT BOOK # 20317 ZONED R-12
TAX MAP NO. 42, PARCEL NO. 142, GRID NO. 24
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: NOVEMBER 01, 2022



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
CHIEF DEVELOPMENT ENGINEERING DIVISION
Richard L. Sobott
RICHARD L. SOBBOTT
DATE: 7/25/23

Richard L. Sobott 6/16/23
RICHARD L. SOBBOTT DATE
Miguel A. Cabassa Jr. 6/16/2023
MIGUEL A. CABASSA JR. DATE
James Robert Hunt III 6-16-23
JAMES ROBERT HUNT III DATE
Shannon M. Hunt 6/16/2023
SHANNON M. HUNT DATE

Shannon M. Hunt
SHANNON M. HUNT
Miguel A. Cabassa Jr.
MIGUEL A. CABASSA JR.