

**GENERAL NOTES:**

1. THE SUBJECT PROPERTY IS ZONED R-12 PER THE 10.6.2013 COMPREHENSIVE ZONING PLAN.
2. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS, FLOODPLAINS AND FOREST CONSERVATION EASEMENT AREAS.
3. FLAG AND PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
4. ROAD DEDICATION FOR OLD MONTGOMERY ROAD TO BE DEDICATED TO HOWARD COUNTY MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD: 0.40AC.
5. 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, THEREFORE, EFFECTIVE DATE 10/19/2023, ON WHICH DATE DEVELOPERS AGREEMENT # 24-5222-D WAS FILED AND ACCEPTED.
6. THE COORDINATES SHOWN HEREON ARE BASED UPON HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. BENCHMARKS FOR THIS SITE ARE 36FC AND 36EB.
7. THERE ARE NO STEEP SLOPES LOCATED ON THIS SITE.
8. WATER IS PUBLIC CONTRACT NO. 374 W&S, DRAINAGE AREA IS PATUXENT
9. SEWER IS PUBLIC CONTRACT NO. 274 W&S, DRAINAGE AREA IS PATUXENT
10. STORMWATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION COVENANT AND/OR A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT PRACTICES AND A MAINTENANCE AGREEMENT.
11. FLOODPLAIN STUDY WAS PREPARED FOR THE OFFSITE INTERMITTENT STREAM BY BENCHMARK ENGINEERING, INC. DATED DECEMBER 2022 AND APPROVED UNDER P-23-003 DATED FEBRUARY 21, 2023.
12. THE FOREST STAND DELINEATION AND WETLANDS STUDY WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED JANUARY 2022 AND APPROVED OCTOBER 2022 UNDER S-22-006 DATED OCTOBER 19, 2022. THERE ARE NO STREAMS OR WETLANDS LOCATED ON THE PROPERTY BASED ON A SITE ANALYSIS BY ECO-SCIENCE PROFESSIONALS DATED JANUARY 2022.
13. THIS DEVELOPMENT MEETS SECTION 16.121 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BY PROVIDING THE MINIMAL LOT SIZE OF 7,200SF AND A MINIMUM OF 40% OPEN SPACE.
14. THIS DEVELOPMENT WAS PRESENTED AT A VIRTUAL COMMUNITY INPUT MEETING DATED 1.12.22.
15. EXISTING SEPTIC AND WELL HAVE BEEN ABANDONED PER THE HOWARD COUNTY HEALTH DEPARTMENT REQUIREMENTS.
16. AN ALTERNATIVE COMPLIANCE TO SECTION 16.1205(g) WAS APPROVED DATED OCTOBER 17, 2022 FOR THE REMOVAL OF SPECIMEN TREES ST1 THRU ST4, ST6 AND ST7, REFERENCE WP-22-093.
17. APPROVAL OF WP-22-093 IS FOR REMOVAL OF CITED SPECIMEN TREES ONLY. THE APPLICANT MUST COMPLY WITH COMMENTS AT PLAN REVIEW THAT MAY REQUIRE LAYOUT CHANGES IN ORDER TO MEET THE REGULATIONS.
18. SUBSEQUENT PLAN SUBMISSIONS SHOULD EXPLORE METHODS OF REMOVING THE BAMBOO THAT MAY PRESERVE ST-2. HOWEVER, COMPLETE REMOVAL OF THE BAMBOO IS THE PRIORITY IN ORDER TO PROTECT THE PROPOSED FOREST CONSERVATION AREAS FROM ENCROACHMENT.
19. A NOISE STUDY IS NOT REQUIRED FOR THIS DEVELOPMENT PER SECTION 5.2.G.2 OF VOLUME III, COMPLETE STREETS AND BRIDGES.
20. THE FOREST CONSERVATION OBLIGATIONS FOR THIS SITE ARE PROVIDED THROUGH THE CREATION OF CONSERVATION EASEMENTS FOR 0.3 ACRES OF ONSITE FOREST TO BE RETAINED AND 0.6 ACRES OF PLANTING. SURETY FOR THE 0.60 ACRES OF PLANTING, \$13,068.00, WAS PROVIDED UNDER THE DEVELOPER'S AGREEMENT FOR THIS PROJECT. 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 TRIBUTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
21. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEEDS OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
22. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - A) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE)
  - B) SURFACE - 6" OF CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN)
  - C) GEOMETRY - MAX 15% GRADE, MAX 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
  - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
  - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
  - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
  - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
23. LANDSCAPING FOR THIS DEVELOPMENT IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE ROAD CONSTRUCTION PLAN SET; IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. SURETY SHALL BE PROVIDED WITH THE DEVELOPER'S AGREEMENT, IN THE AMOUNT OF \$11,250.00 FOR 24 PERIMETER SHADE TREES, 3 PERIMETER EVERGREEN TREES AND 12 MITIGATED TREES FOR THE REMOVED SPECIMEN TREES.
24. PROJECT BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. DATED SEPTEMBER, 2021.
25. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON-SITE.
26. THERE ARE NO HISTORIC SITE/STRUCTURES LOCATED ON THIS SITE.
27. THE PRIVATE USE-IN-COMMON MAINTENANCE ACCESS AGREEMENT FOR LOTS 6 & 7 AND LOTS 8 & 9 SHALL BE RECORDED SIMULTANEOUSLY WITH THE RECORDATION OF THE SUBDIVISION PLAT.
28. THE ARTICLES OF INCORPORATION FOR THE OLD MONTGOMERY MEADOWS HOMEOWNERS ASSOCIATION, INC. HAVE BEEN ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION I.D. #D23831274. THE HOMEOWNER'S DECLARATION OF COVENANTS AND RESTRICTIONS ARE TO BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
29. ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
30. DISTANCES SHOWN ARE BASED ON MARYLAND STATE PLANE, U.S. SURVEY FOOT.
31. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP DATED JUNE 13, 2022 AND APPROVED OCTOBER 19, 2022. SUMMARY OF FINDINGS FOR APFO TRAFFIC ANALYSIS:
  - A. DATE OF REPORT: JUNE 2022
  - B. DATE OF COUNTS: JUNE 2022
  - C. REPORT SUBMITTED AS PART OF PLAN NUMBER: S-22-006
  - D. COUNTS WERE TAKEN WHEN HOWARD COUNTY SCHOOLS WERE IN SESSION
  - E. LIST INTERSECTIONS STUDIED, IDENTIFY INTERSECTION AS STATE OR COUNTY JURISDICTION AND LABEL LOS FOR THE HORIZON YEAR OF EACH INTERSECTION: MD 175 @ TAMAR DRIVE (A/D 2025) AND TAMAR DRIVE @ OLD MONTGOMERY ROAD (A/A 2025)
  - F. PROVIDE STATEMENT AS TO WHETHER MITIGATION IS REQUIRED AND EXPLAIN THE METHOD OF MITIGATION/IN LIEU FEE: NO MITIGATION/IN LIEU FEE IS REQUIRED.
32. THIS PROPERTY IS LOCATED IN THE METROPOLITAN DISTRICT.

**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	11
NON-BUILDABLE	0
OPEN SPACE	2
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	2.00± AC.
NON-BUILDABLE	0
OPEN SPACE	1.60± AC.
PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.40± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.00± AC.

**BENCHMARK ENGINEERING, INC.**  
ENGINEERS • LAND SURVEYORS • PLANNERS

3300 NORTH RIDGE ROAD & SUITE 140 • ELLICOTT CITY, MARYLAND 21043  
(P) 410-465-6105 (F) 410-465-6644  
WWW.BEI-CIVLENGINEERING.COM

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2025 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY DEVELOPMENT PARTNERS, LLC FROM TERESSA HURST, PERSONAL REPRESENTATIVE OF THE ESTATE OF ARNIDA WILSON BY DEED DATED OCTOBER 13, 2021 AND RECORDED IN LIBER 21110 AT FOLIO 102 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald A. Mason* 10/24/23  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



**MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTION TRACKING**

TOTAL NUMBER OF LOTS PROPOSED	11
NUMBER OF MIHU REQUIRED	2
NUMBER OF MIHU PROVIDED ONSITE (EXEMPT FROM APFO ALLOCATION)	0
NUMBER OF APFO ALLOCATIONS REQUIRED (REMAINING UNITS)	11
MIHU FEE-IN-LIEU	YES

MIHU NOTE: LOTS 1-11 ARE SUBJECT TO SECTION 13.402(C)(e) OF THE COUNTY CODE FOR MODERATE INCOME HOUSING UNIT (MIHU) FEE-IN-LIEU REQUIREMENTS THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE.

**MINIMUM LOT SIZE CHART**

LOT	GROSS AREA(sf)	PIPESTEM AREA(sf)	MINIMUM LOT SIZE(sf)
6	8,281	1,080	7,201
7	9,900	1,935	7,965
9	8,590	1,390	7,200

**OWNER**

DEVELOPMENT PARTNERS, LLC  
9693 GERWIG LANE, SUITE L  
COLUMBIA, MD 21046  
443-676-2417

**OWNER'S CERTIFICATE**

"DEVELOPMENT PARTNERS, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 24th DAY OF OCTOBER, 2023."

*Justin Boy* 10/24/23  
JUSTIN BOY  
DEVELOPMENT PARTNERS, LLC

*Justin Boy*  
WITNESS DATE

RECORDED AS PLAT NO. 26481 ON 12-11-23 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

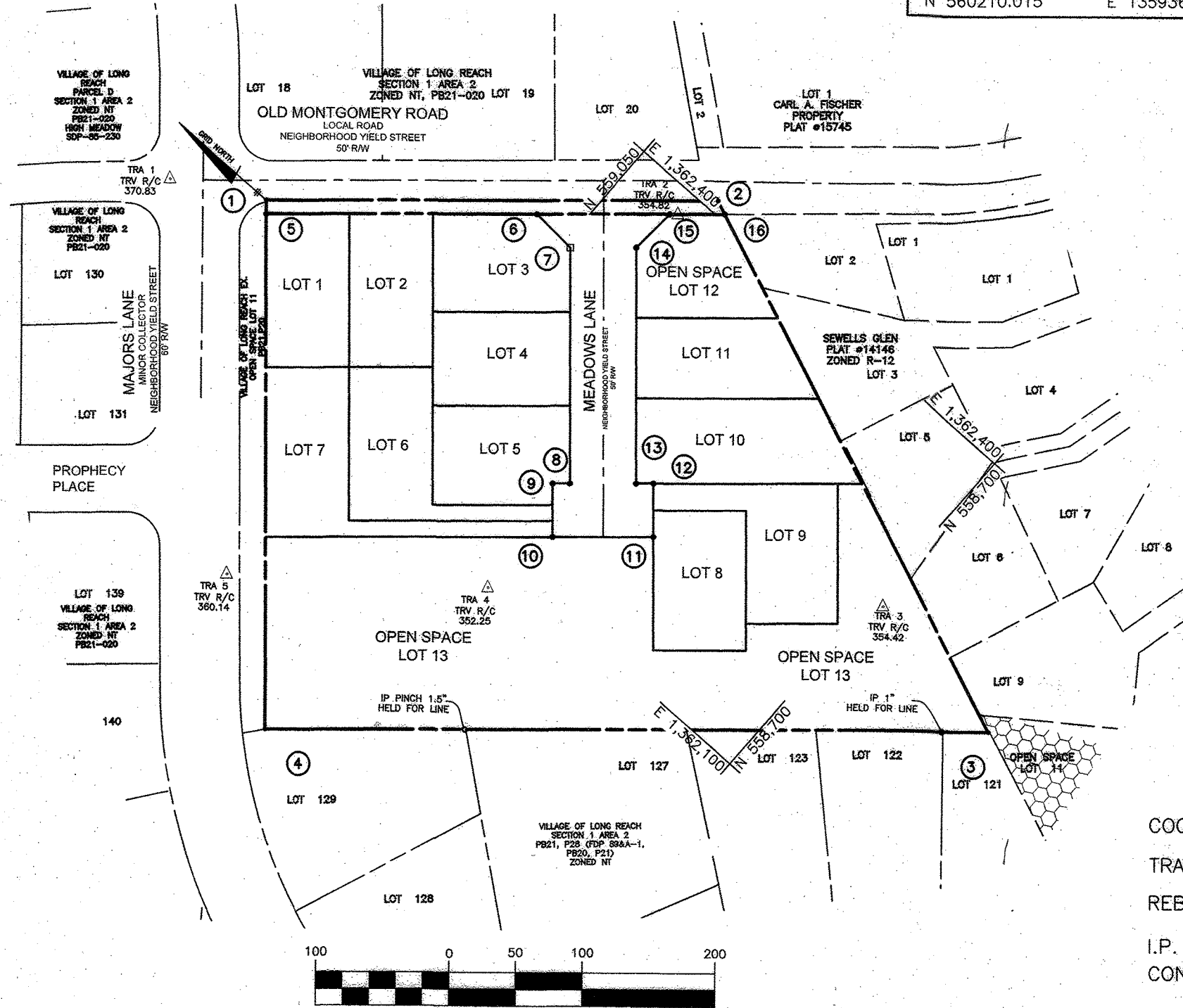
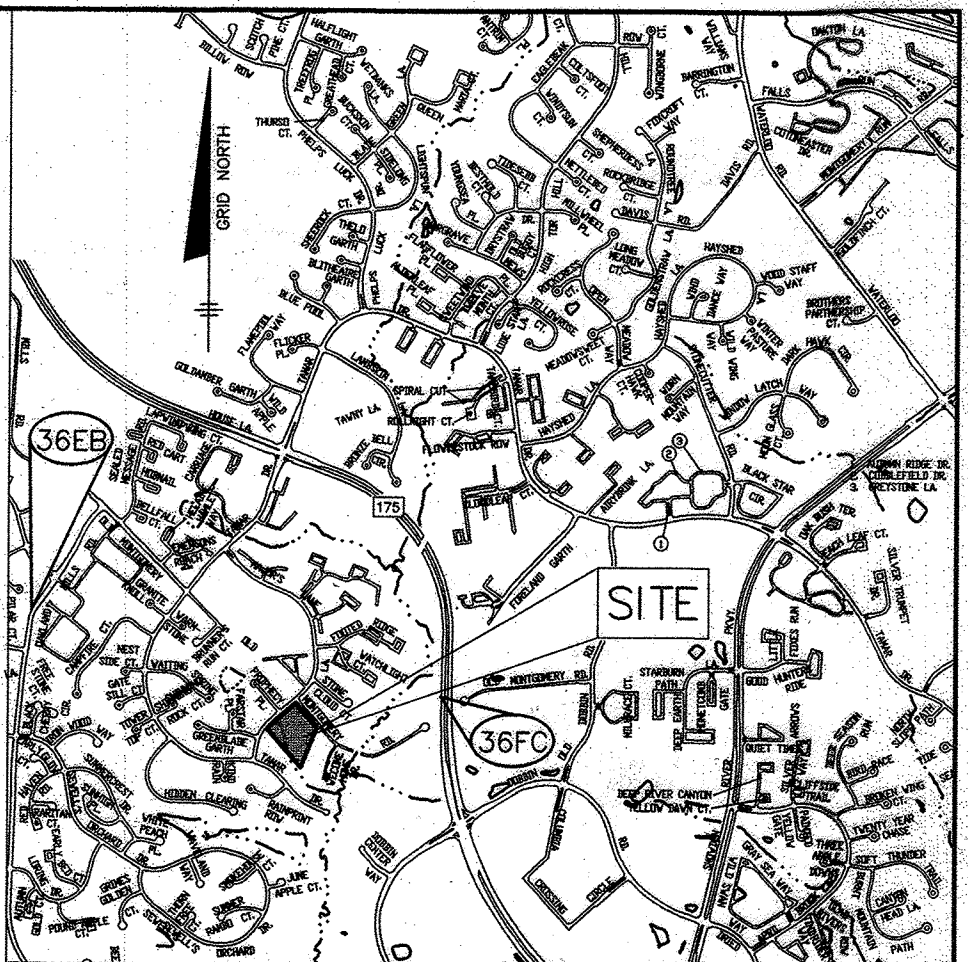
**OLD MONTGOMERY MEADOWS**

LOTS 1-11 AND OPEN SPACE LOTS 12-13

6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 36  
GRID: 17  
PARCEL: 271  
ZONED: R-12  
SCALE: AS SHOWN  
DATE: OCTOBER 2023  
SHEET: 1 OF 2

**BENCH MARKS--(NAD'83)**

36FC	EL. 375.747
DISC SET ON TOP OF CONCRETE COLUMN SOUTH SIDE OF RTE 175, WEST OF DOBBIN ROAD, N 559312.559 E 1363698.217	
36EB	EL. 411.469
DISC SET ON TOP OF CONCRETE COLUMN OAKLAND MILLS RD. ±400'S OF KILIMANJARO N 560210.015 E 1359365.326	



**LEGEND**

- COORDINATES
- TRAVERSE POINTS
- REBARS OR I.P. FOUND
- I.P. SET
- CONC. MONUMENT SET

**COORDINATES CHART**

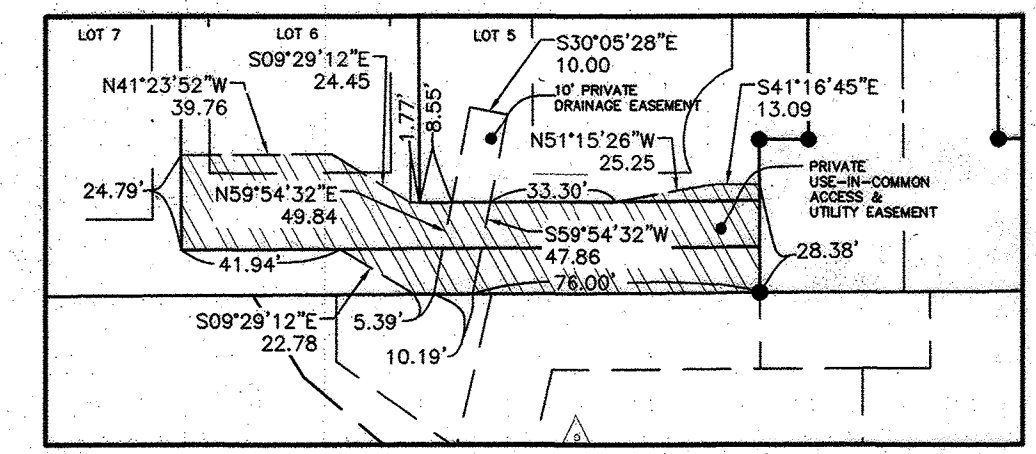
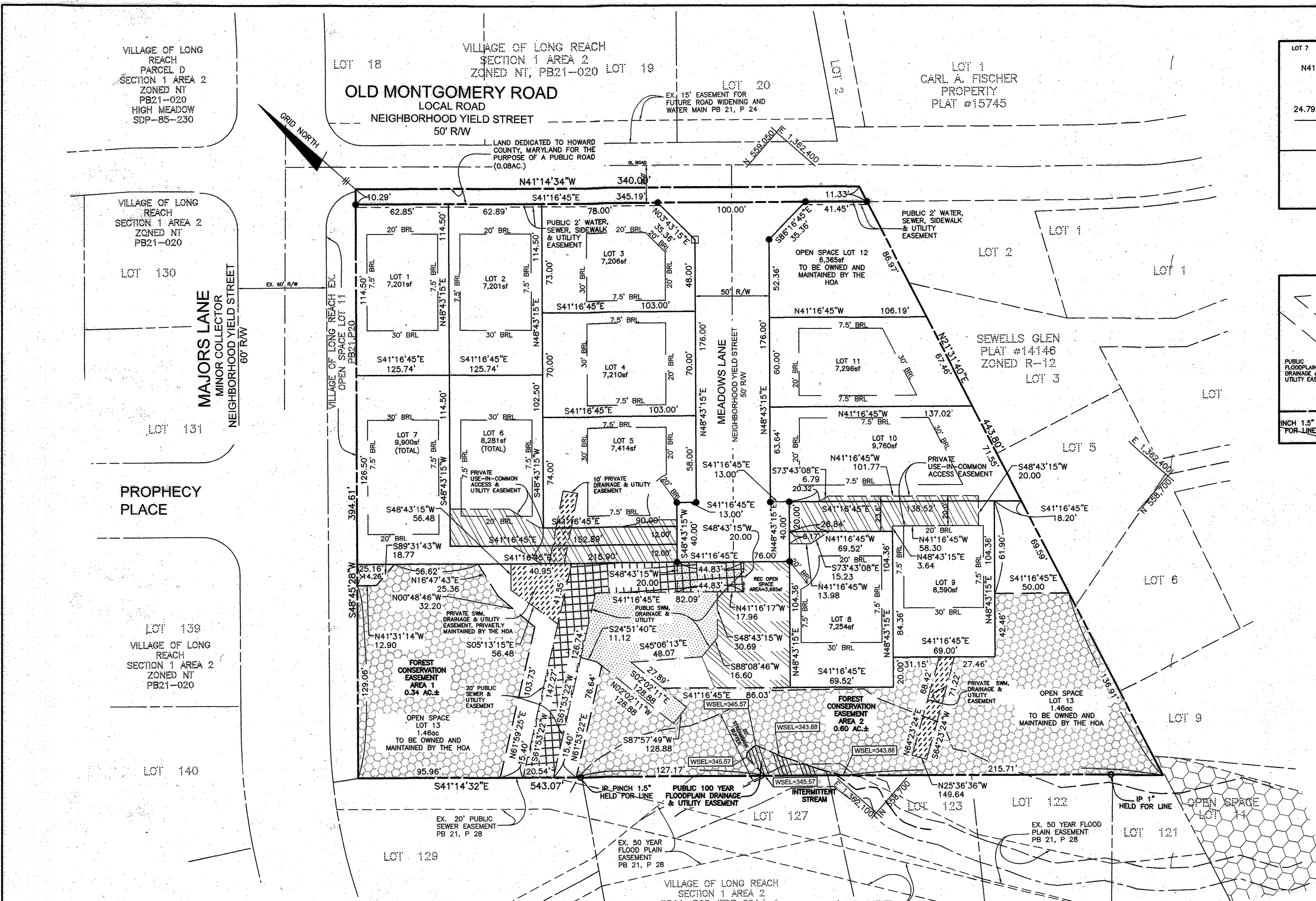
POINT #	NORTHING	EASTING
1	559239.5722	1362185.0501
2	558983.9163	1362409.1980
3	558571.0762	1362246.3437
4	558979.4272	1361888.3290
5	559232.7881	1362177.3121
6	559079.6757	1362311.7254
7	559044.3949	1362309.4309
8	558928.2830	1362177.1659
9	558938.0526	1362168.5895
10	558911.6635	1362138.5293
11	558854.5491	1362188.6685
12	558880.9382	1362218.7287
13	558890.7077	1362210.1523
14	559006.8197	1362342.4173
15	559004.5252	1362377.6981
16	558973.3784	1362405.0410

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 MARKERS HAVE BEEN COMPLIED WITH.

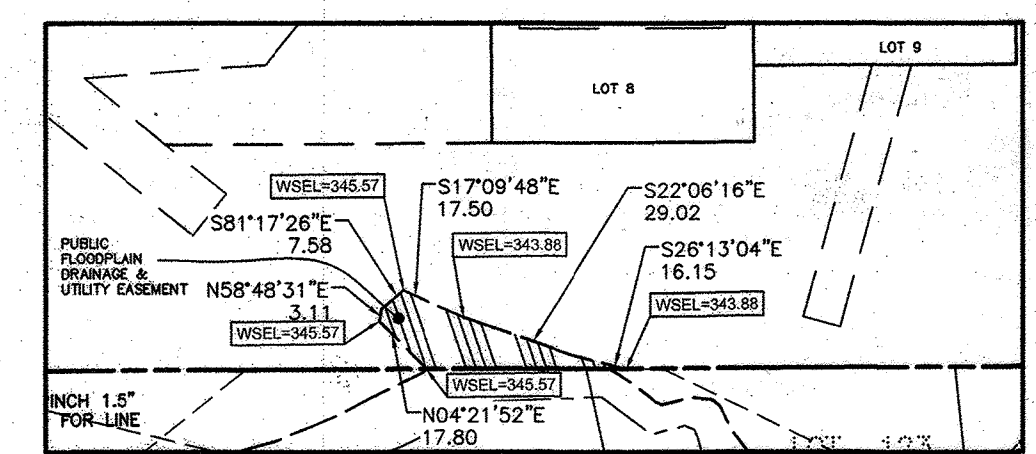
*Donald A. Mason* 10/24/23  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320

*Justin Boy* 10/24/23  
JUSTIN BOY  
DEVELOPMENT PARTNERS, LLC





**PRIVATE EASEMENT DETAIL**  
SCALE: 1"=50'



**FLOODPLAIN EASEMENT DETAIL**  
SCALE: 1"=50'

- LEGEND**
- PRIVATE USE-IN-COMMON ACCESS EASEMENT
  - PUBLIC SEWER & UTILITY EASEMENT
  - PUBLIC SWM, DRAINAGE & UTILITY EASEMENT
  - PRIVATE DRAINAGE & UTILITY EASEMENT
  - PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
  - FOREST CONSERVATION EASEMENT
  - BUILDING RESTRICTION LINE
  - COORDINATES
  - TRAVERSE POINTS
  - REBARS OR I.P. FOUND
  - I.P. SET
  - CONC. MONUMENT SET

**AREA TABULATION CHART**

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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 MARKERS HAVE BEEN COMPLIED WITH.

*Donald A. Mason* 10/24/23  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320

*J. M. Boy* 10/24/23  
JUSTIN BOY  
DEVELOPMENT PARTNERS, LLC

**OWNER'S CERTIFICATE**

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*Justin Boy* 10/24/23  
JUSTIN BOY  
DEVELOPMENT PARTNERS, LLC

*Witness* 10/24/23  
WITNESS

**BENCHMARK ENGINEERING, INC.**  
ENGINEERS & LAND SURVEYORS & PLANNERS  
3300 NORTH RIDGE ROAD SUITE 140 • ELLICOTT CITY, MARYLAND 21043  
(P) 410-465-6105 (F) 410-465-6844  
WWW.BEI-CIVILENGINEERING.COM

RECORDED AS PLAT NO. 26482 ON 12-11-23 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

*Howard County Health Officer* 11/9/23  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief, Development Engineering Division* 11/27/23  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Director* 11/23/23  
DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

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*Donald A. Mason* 10/24/23  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

**OWNER'S CERTIFICATE**

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*Justin Boy* 10/24/23  
JUSTIN BOY  
DEVELOPMENT PARTNERS, LLC

*Witness* 10/24/23  
WITNESS

**OLD MONTGOMERY MEADOWS**  
LOTS 1-11 AND OPEN SPACE LOTS 12-13

6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 36  
GRID: 17  
PARCEL: 271  
ZONED: R-12

SCALE: AS SHOWN  
DATE: OCTOBER 2023  
SHEET: 2 OF 2