

GENERAL NOTES:

- 1. SUBJECT PROPERTY ZONED R-20 PER THE 10-6-2013 COMPREHENSIVE ZONING PLAN.
2. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN AVOIDED.
3. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE NAD 83 MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY MONUMENTS NO. 31GD AND 31R1 WERE USED FOR THIS PROJECT.
4. PREVIOUS HOWARD COUNTY FILE NUMBERS: S-90-009, P-93-001, F-94-099, SDP-95-075, ECP-24-005, WP-24-076
5. TRACT BOUNDARY IS BASED ON FIELD RUN BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. ON OR ABOUT MAY, 2023. DISTANCES ARE BASED ON THE MARYLAND STATE PLANE U.S. SURVEY FOOT.
6. ALL AREAS ON THESE PLANS ARE "MORE OR LESS".
7. WETLAND AND FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED AUGUST 16, 2023 AND APPROVED ON DECEMBER 18, 2023.
8. THE 100-YEAR FLOODPLAIN STUDY WAS PREPARED BY BENCHMARK ENGINEERING, INC. IN DECEMBER, 2023. A FLOODPLAIN STUDY WAS APPROVED AS PART OF THE REVIEW OF P-93-001. THESE FLOOD LIMITS WERE RECORDED ON THE ABBEYFIELD ESTATES PLAT AND ARE SHOWN AND LABELED PER PLAT NUMBER 11674.
9. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES LOCATED ON THIS SITE.
10. THERE ARE NO HISTORIC SITES/STRUCTURES LOCATED ON THIS SITE.
11. THIS SITE IS LOCATED WITHIN THE METROPOLITAN DISTRICT AND THE PLANNED SERVICE AREA, EXISTING WATER AND SEWER CONNECTIONS ARE TO CONTRACTS 14-3371-D.
12. A NOISE STUDY IS PROVIDED BY MARS GROUP, INC., DATED JANUARY, 2024 FOR THIS PROJECT. THE 65DBA NOISE CONTOUR IS NOT SHOWN SINCE IT DOES NOT OVERLAP ANY PART OF THE SITE.
13. A TRAFFIC STUDY IS NOT REQUIRED FOR THIS SUBDIVISION. THE PROJECT DOES NOT GENERATE MORE THAN 5 PEAK HOUR TRIPS PER THE MULTIMODAL CHECKLIST COMPLETED BY MARS GROUP, DATED JANUARY 28, 2024.
14. THIS SUBDIVISION COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION AS IT WAS PREVIOUSLY PROVIDED BY F-94-099, AS SHOWN ON PLAT NUMBER 11674, AND IS NOT TO BE REVISED BY THIS PLAN. THE DEED OF FOREST CONSERVATION WAS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AT LIBER 4941, FOLIO 0467, DATED NOVEMBER 1, 1999. 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.
15. THIS SUBDIVISION IS NOT LOCATED ON A SCENIC ROAD.
16. COMMUNITY MEETING WAS HELD ON JUNE 26, 2023 AT THE HOWARD COUNTY PUBLIC LIBRARY, ELKBRIDGE BRANCH.
17. STORMWATER MANAGEMENT ENVIRONMENTAL SITE DESIGN (ESD) HAS BEEN PROVIDED TO THE MAXIMUM EXTENT PRACTICAL (MEP). THE DECLARATION OF COVENANTS SHALL BE RECORDED FOR ON-LOT DEVICES. NO STORMWATER PRACTICES REQUIRE SHARED MAINTENANCE. THE PRACTICES USED ARE FOUR INDIVIDUALLY MAINTAINED MICRO-BIORETENTION FACILITIES (M-6) AND ONE INDIVIDUALLY MAINTAINED GRASS SWALE (M-8). SEE STORMWATER MANAGEMENT DETAIL SHEET FOR OPERATION AND MAINTENANCE SCHEDULES.
18. LANDSCAPING IS PROVIDED WITH A CERTIFIED LANDSCAPE PLAN IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL POSTING OF SURETY FOR REQUIRED LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE LANDSCAPE MANUAL WILL BE REQUIRED. FINANCIAL SURETY IN THE AMOUNT OF \$ 3,000.00 (7 SHADE TREES, 4 EVERGREEN TREES AND 10 SHRUBS) FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE GRADING PERMIT.
19. FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.

Table with 2 columns: Requirement, Value. Includes sections for OPEN SPACE ON-SITE TOTAL REQUIREMENTS and TOTAL TABULATION THIS SUBDIVISION.

- 20. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12' AND (16' SERVING MORE THAN ONE RESIDENCE).
B) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING.
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 FLOOD PLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
21. SECTION 13.402(c)(6) OF THE HOWARD COUNTY CODE OF ORDINANCES FOR MODERATE INCOME HOUSING UNITS APPLIES TO THIS PROPERTY. THIS SHALL BE ACCOMPLISHED BY A FEE-IN-LIEU OF CONSTRUCTION PAYMENT THAT IS TO BE CALCULATED AND PAID AT THE TIME OF BUILDING PERMIT ISSUANCE. THE MIHU FEE-IN-LIEU IS NOT APPLICABLE TO LOT 42 AS IT CONTAINS THE EXISTING HOUSE. IF THE LOT 42 DWELLING IS REMOVED THE NEW DWELLING WILL BE SUBJECT TO THE MIHU REQUIREMENTS IN PLACE AT THAT TIME.
22. THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.

23. PER SECTION 16.121.a.2 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND PER F-94-099 THIS PROJECT IS SUBJECT TO 10% OPEN SPACE REQUIREMENT (2,500 AC.) OF THE ORIGINAL DEVELOPMENT'S AREA. PLAT 11674 FULFILLED THE OBLIGATION BY RECORDING 3.48 ACRES OF OPEN SPACE. THE OPEN SPACE OBLIGATION WAS FULFILLED BY DEDICATION OF OPEN SPACE LOT 37 TO HOWARD COUNTY, MARYLAND. THIS RESUBDIVISION OF LOT 37 CREATES NEW OPEN SPACE LOT 44. LOT 44 IS 0.25 ACRES OF OPEN SPACE ADJACENT TO THE EXISTING OPEN SPACE LOT 37. THE NEW OPEN SPACE LOT 44 HAS A TOTAL AREA OF 0.25 ACRES. THE NEW OPEN SPACE LOT 44 HAS 0.15 ACRES THAT IS LESS THAN 35' WIDE AND IS NON-CREDITED. THE NEW OPEN SPACE LOT 44 HAS 0.10 ACRES OF CREDITED OPEN SPACE. OPEN SPACE LOT 44 IS TO BE DEDICATED TO HOWARD COUNTY, MARYLAND, AS IT IS A CONTINUATION OF THE OPEN SPACE PREVIOUSLY DEDICATED TO HOWARD COUNTY, MARYLAND, AS SHOWN ON PLAT 11674. THIS OPEN SPACE LOT 44 FULFILLS THE FRONTAGE OBLIGATION AS DESCRIBED IN SECTION 16.121(a)(3) SHARING FRONTAGE WITH EXISTING OPEN SPACE LOT 37. THE CREDITED OPEN SPACE OF OPEN SPACE LOT 44 FULFILLS THE CURRENT OPEN SPACE OBLIGATION OF 6% PER SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SECTION 16.121(a)(2).

24. RECREATIONAL OPEN SPACE WAS PROVIDED ON PLAT 11674. THE OBLIGATION UNDER F-94-099 WAS 7,000 SF PER PLAT 11674. THE AREA DESIGNATED ON THAT PLAT IS 7,591 SF. THE TWO NEW LOTS OF THIS SUBDIVISION WOULD REQUIRE 200 SF EACH (A TOTAL OF 400 SF) BUT THIS AREA WAS ALREADY PROVIDED PER PLAT 11674.

25. LYNN LANE AND RADEL COURT ARE NEIGHBORHOOD YIELD STREETS. THE LAND USE CONTEXT IS DENSE RESIDENTIAL WITH AN ANTICIPATED ADT IN THE DESIGN YEAR OF LESS THAN 2,000. THE TRANSPORTATION CLASSIFICATION IS LOCAL ROAD FOR BOTH STREETS. THE EXISTING STREETS CURRENTLY PROVIDE FOR ON STREET PARKING. THE EXISTING RIGHTS-OF-WAY ARE 50'. THE PAVED WIDTH IS APPROXIMATELY 26' AND THERE ARE EXISTING SIDEWALKS. THE POSTED SPEED IS 25 MPH AND THERE ARE SINGLE USE NUMEROUS DRIVEWAYS. THE STREETS IN THE VICINITY OF THE PROJECT ALSO HAVE SIDEWALKS. BIKEHOWARD MASTER PLAN AND HOWARD COUNTY INTERACTIVE MAP HAS NO DESIGNATIONS FOR LYNN LANE OR RADEL COURT.

26. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE BOUNDARIES OF THE OCTOBER 2019 HOWARD COUNTY, BALTIMORE/WASHINGTON INTERNATIONAL AIRPORT (BWI) AIRPORT NOISE ZONE AS WELL AS THE FOUR MILE RADIUS OF BWI AIRPORT. THEREFORE, NO APPROVAL FROM THE MARYLAND AVIATION ADMINISTRATION IS REQUIRED.

27. BRL INDICATES ZONING BUILDING RESTRICTION LINE, OTHER RESTRICTIONS MAY APPLY.

28. UNLESS OTHERWISE NOTED AS "PUBLIC", ALL EASEMENTS ARE "PRIVATE".

29. THIS SUBDIVISION (F-24-041) IS EXEMPT FROM PROVIDING ROADWAY IMPROVEMENTS IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL VOLUME III, COMPLETE STREETS AND BRIDGES, IN ACCORDANCE WITH EXEMPTION 2. THE EXISTING DEVELOPMENT HAS PROVIDED SIDEWALKS AND ROADWAYS THAT FULFILL THE CURRENT AND FUTURE NEEDS. THERE IS A

JUSTIFIABLE ABSENCE OF NEED DUE TO THE EXISTING IMPROVEMENTS.

30. DEVELOPER RESERVATION IS NOT REQUIRED AS THIS SUBDIVISION DOES NOT CREATE ANY EASEMENTS.

31. BGE APPROVAL IS NOT NECESSARY AS THERE ARE NO OVERHEAD POWER LINES IN THE VICINITY OF THIS DEVELOPMENT.

32. ON MAY 24, 2024 THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING APPROVED AN ALTERNATIVE COMPLIANCE REQUEST (WP-24-076) WITH RESPECT TO SECTION 16.127(c)(4)(i) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO UTILIZE AN INDIVIDUAL DRIVEWAY FOR LOT 43 OF THE PROPOSED RESUBDIVISION OF ABBEYFIELD ESTATES, LOT 1.

33. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.

34. OENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND
A DENOTES TRAVERSE POINT.
B DENOTES CONCRETE MARKER TO BE SET.

35. THERE IS AN EXISTING STRUCTURE TO REMAIN ON-SITE (LOT 42). IT WAS BUILT CIRCA 1954. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIREMENTS.

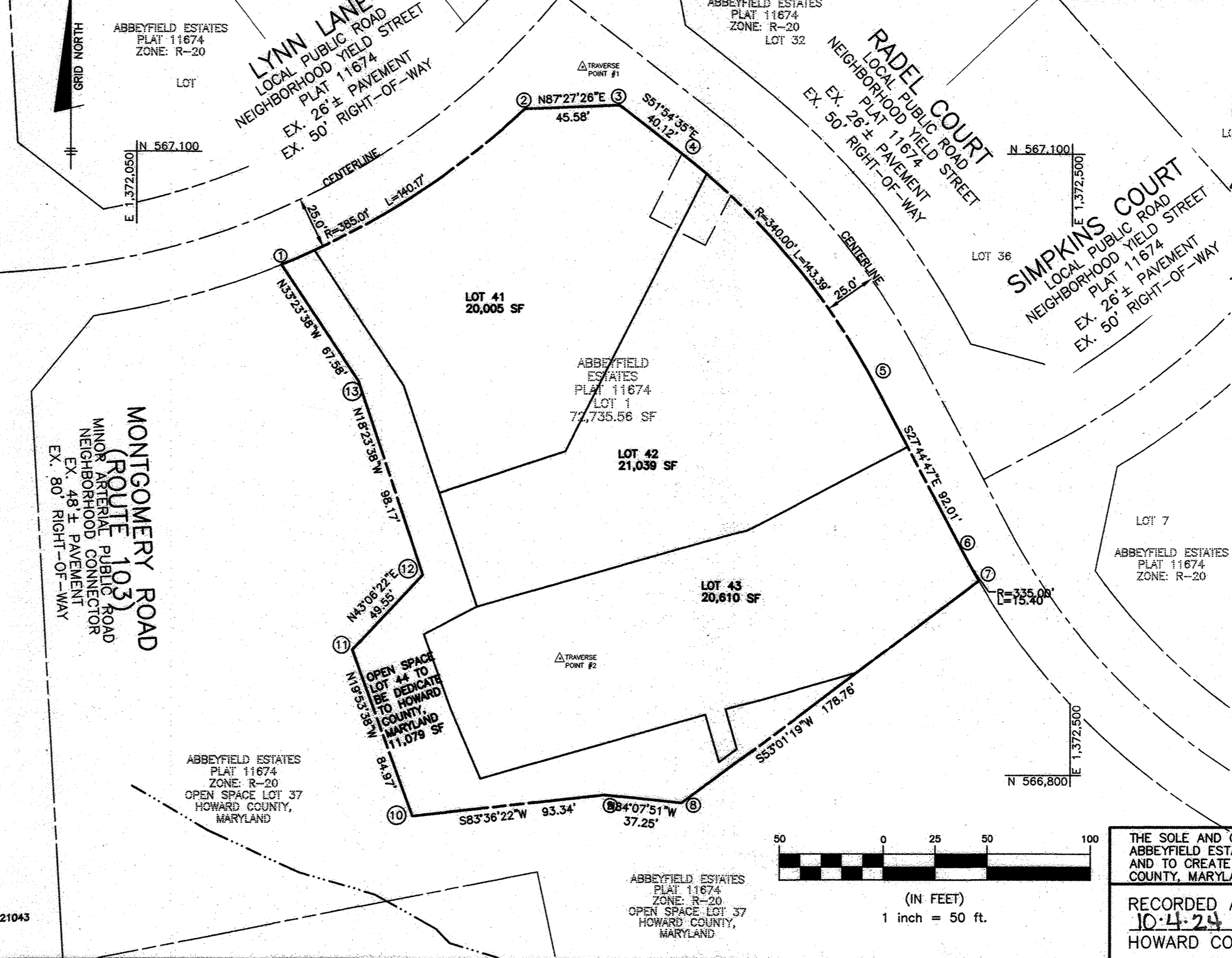
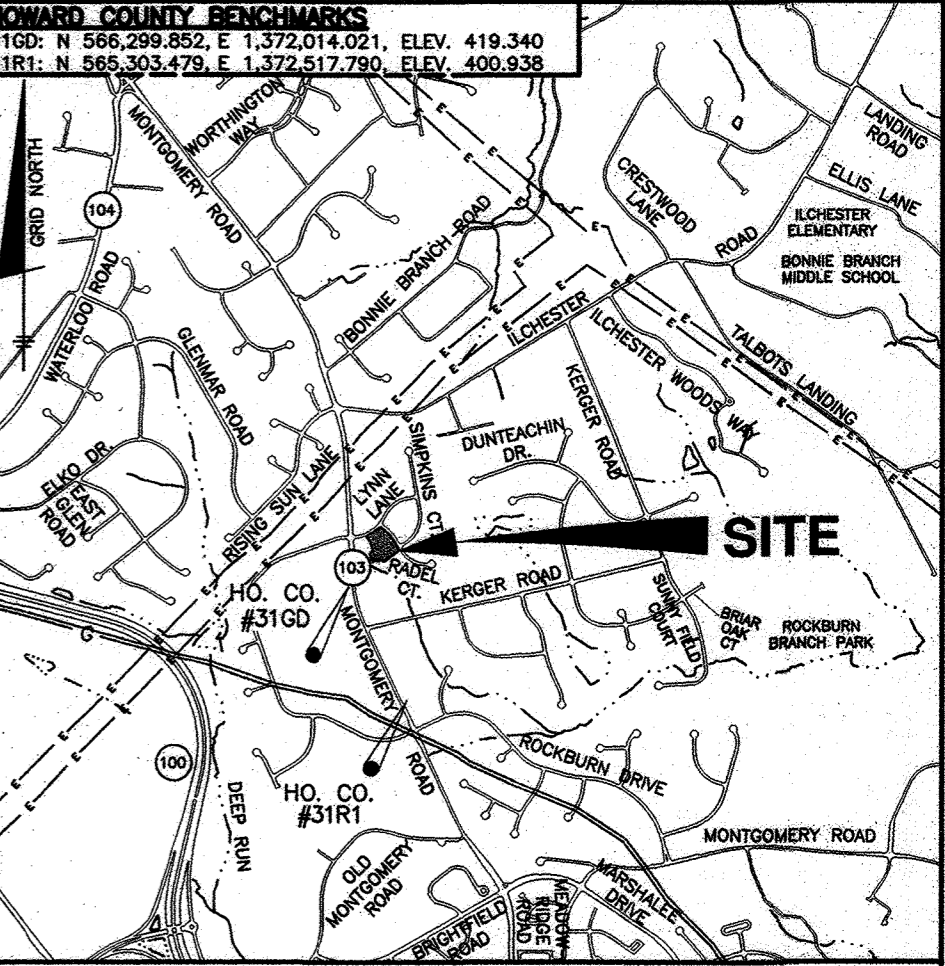
36. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.

37. THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 41 AND 42 WILL BE RECORDED CONCURRENTLY WITH THE SUBDIVISION PLAT.

CURVE TABLE FOR RIGHTS-OF-WAY with columns: CURVE, RADIUS, ARC LENGTH, DELTA, TANGENT, CHORD DIRECTION, CHORD LENGTH. Includes curves C7, C8, C9.

TRAVERSE TABLE with columns: TRAVERSE, NORTHING, EASTING. Includes traverse 1 and 2.

BOUNDARY COORDINATES with columns: POINT #, NORTHING, EASTING. Lists 13 points.



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 10/2/24 DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320
SCOTT ARTERBURN, FOR RAINMAKER DEVELOPMENT, INC. 10/2/24 DATE

LEGEND table defining symbols for iron pipe, rebar, concrete monument, coordinate designation, curve designation, boundary line, and existing floodplain easement.

PLEASE NOTE THAT ALL LOT/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.

MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTION TRACKING table with columns for total number of lots, number of MIHU required, and MIHU provided onsite.

THE SOLE AND ONLY PURPOSES OF THIS PLAT IS TO RESUBDIVIDE ABBEYFIELD ESTATES, LOT 1 (PLAT 11674) TO CREATE LOTS 41-43 AND TO CREATE AND DEDICATE OPEN SPACE LOT 44 TO HOWARD COUNTY, MARYLAND.

RECORDED AS PLAT NO. 216694 ON 10-4-24 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

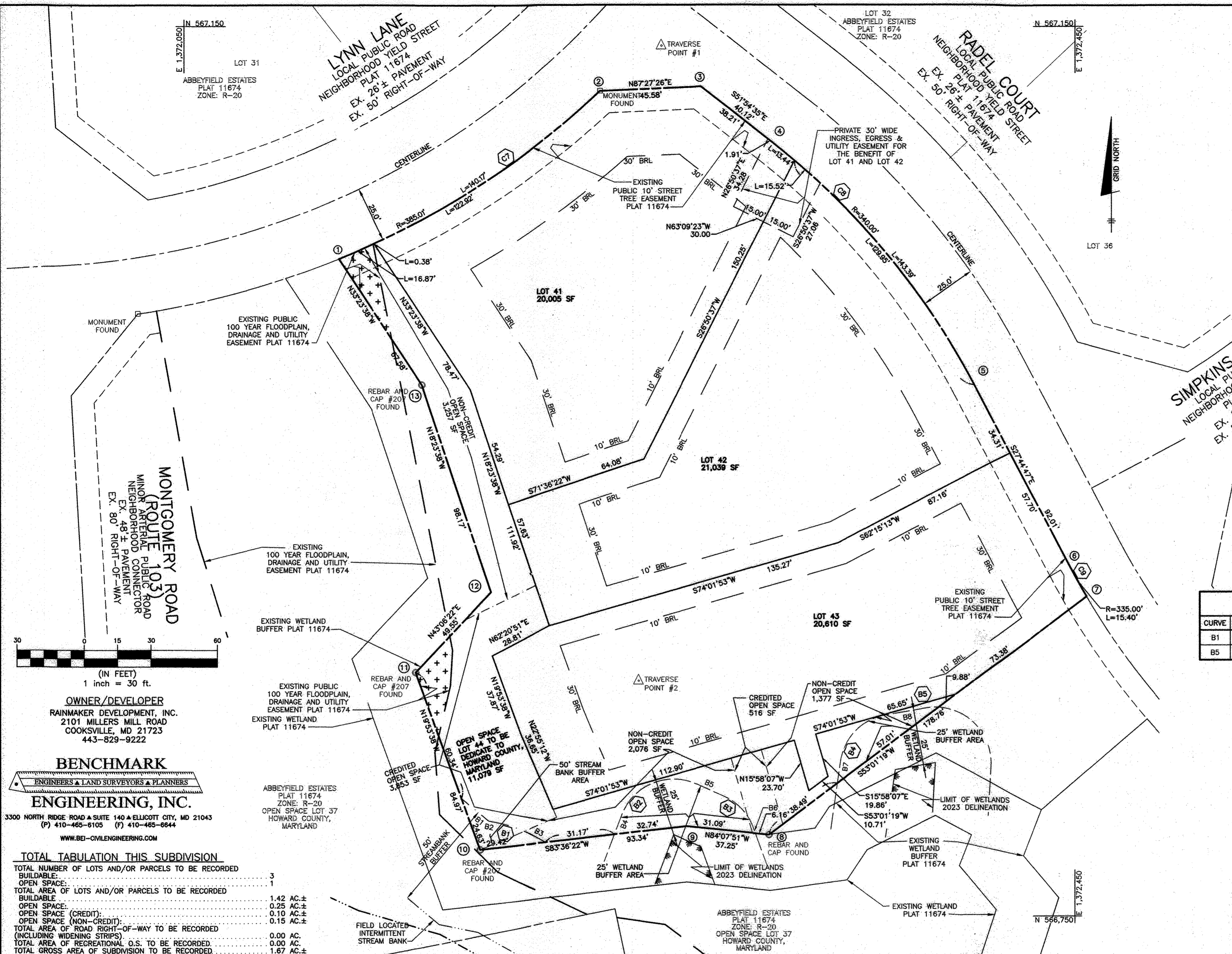
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT. Signature and date 10/2/24.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. Signature and date 10/2/24.

SURVEYOR'S CERTIFICATE. I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE. DONALD A. MASON 10-2-24 DATE.

OWNER'S CERTIFICATE. RAINMAKER DEVELOPMENT, INC., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION. SCOTT ARTERBURN, FOR RAINMAKER DEVELOPMENT, INC. 10/2/24 DATE.

RESUBDIVISION PLAT ABBEYFIELD ESTATES RESUBDIVISION OF ABBEYFIELD ESTATES, LOT 1, PLAT No. 11674, CREATING LOTS 41-43 AND OPEN SPACE LOT 44. SCALE: AS SHOWN DATE: OCTOBER, 2024 SHEET: 1 OF 2



LEGEND

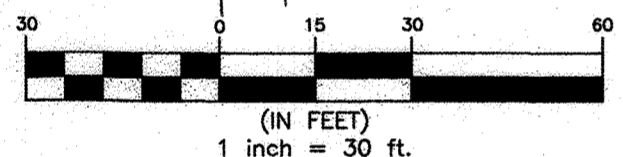
- IRON PIPE OR REBAR W/CAP ○
- CONCRETE MONUMENT □
- COORDINATE DESIGNATION ⊕
- CURVE DESIGNATION ⊕
- BOUNDARY LINE ———
- EXISTING FLOODPLAIN EASEMENT PLAT 11674 [Symbol]

LINE TABLE FOR BUFFERS

LINE	BEARING	DISTANCE
B1	S50°25'01"E	15.90'
B2	S78°28'24"E	5.03'
B3	S60°37'02"E	6.77'
B4	N20°40'22"E	9.31'
B5	S65°48'42"E	13.62'
B8	N80°00'43"E	18.27'

CURVE TABLE FOR BUFFERS

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
B1	50.00'	15.58'	17°51'22"	7.85'	S69°32'43"E	15.52'
B5	25.00'	5.77'	13°12'54"	2.90'	S86°37'10"W	5.75'



OWNER/DEVELOPER
 RAINMAKER DEVELOPMENT, INC.
 2101 MILLERS MILL ROAD
 COOKSVILLE, MD 21723
 443-829-9222

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

TOTAL TABULATION THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	3
BUILDABLE	1
OPEN SPACE	1.42 AC.±
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0.25 AC.±
BUILDABLE	0.10 AC.±
OPEN SPACE (CREDIT)	0.15 AC.±
OPEN SPACE (NON-CREDIT)	0.00 AC.
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00 AC.
TOTAL AREA OF RECREATIONAL O.S. TO BE RECORDED	0.00 AC.
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	1.67 AC.±

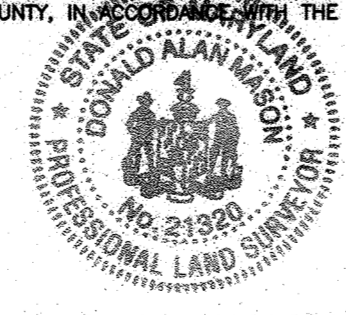
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 10/2/24
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
[Signature] 10.2.24
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 10/2/24
 DIRECTOR DATE

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 RAINMAKER DEVELOPMENT, INC. FROM FRANKLIN O. BAKER, JR., AND DAVID M. BAKER, PERSONAL REPRESENTATIVES OF THE ESTATE OF FRANKLIN O. BAKER, BY DEED DATED APRIL 14, 2023 AND RECORDED IN BOOK 21943 AT PAGE 298 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.

[Signature] 10-2-24
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351 DATE



OWNER'S CERTIFICATE

"RAINMAKER DEVELOPMENT, INC., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAN 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 HAND THIS SECOND DAY OF OCTOBER, 2024."

[Signature] 10/2/24
 SCOTT ARTERBURN, FOR
 RAINMAKER DEVELOPMENT, INC. DATE
[Signature] 10/2/24
 WITNESS 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 MARKERS HAVE BEEN COMPLIED WITH.

[Signature] 10-2-24
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320 DATE
[Signature] 10/2/24
 SCOTT ARTERBURN, FOR
 RAINMAKER DEVELOPMENT, INC. DATE

THE SOLE AND ONLY PURPOSES OF THIS PLAT IS TO RESUBDIVIDE ABBEYFIELD ESTATES, LOT 1 (PLAT 11674) TO CREATE LOTS 41-43 AND TO CREATE AND DEDICATE OPEN SPACE LOT 44 TO HOWARD COUNTY, MARYLAND.

RECORDED AS PLAT NO. 26695 ON 10-4-24 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

RESUBDIVISION PLAT
ABBEYFIELD ESTATES
 RESUBDIVISION OF
 ABBEYFIELD ESTATES, LOT 1,
 PLAT No. 11674,
 CREATING LOTS 41-43 AND
 OPEN SPACE LOT 44
 1ST ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 PREVIOUS FILE NUMBERS: S-90-009, P-93-001,
 F-94-099, SDP-95-075, ECP-24-005, WP-24-076
 TAX MAP: 31
 GRID: 21
 PARCEL: 206
 ZONED: R-20
 SCALE: AS SHOWN
 DATE: OCTOBER, 2024
 SHEET: 2 OF 2