

COORDINATES			LINE TABLE				CURVE TABLE									
NO.	NORTHING	EASTING	LINE	BEARING & DISTANCE	CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD	CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
1	616,582.726	1,284,896.383	ES1	S46°50'12"W 237.08'	C1	1400.00'	351.39'	176.62'	14°22'51"	N35°52'56"W 350.47'	C13	100.00'	71.14'	37.15'	40°45'28"	S65°50'09"E 69.65'
2	616,844.221	1,284,744.636	ES2	S46°50'12"W 296.78'	C2	92.00'	96.34'	53.12'	60°00'00"	S76°50'12"W 92.00'	C14	124.00'	88.21'	46.06'	40°45'28"	S65°50'09"E 86.36'
3	617,294.629	1,284,345.006	ES3	S13°02'41"E 413.67'	C3	108.00'	113.10'	62.35'	60°00'00"	N76°50'12"E 108.00'	C15	100.00'	34.42'	17.38'	19°43'15"	N55°19'03"W 34.25'
4	617,303.657	1,284,358.157	ES4	S76°57'19"W 132.09'	C4	45.00'	47.03'	25.92'	59°52'53"	N16°53'45"E 44.92'	C16	100.00'	57.60'	29.62'	33°00'08"	N73°53'11"W 56.81'
5	617,600.912	1,284,791.210	ES5	N48°25'01"W 205.66'	C5	59.00'	92.68'	59.00'	90°00'00"	S31°57'19"W 83.44'	C17	45.00'	25.83'	13.28'	32°53'39"	S73°09'56"W 25.48'
6	617,922.637	1,284,577.513	ES6	S67°50'28"W 777.16'	C6	59.00'	56.25'	30.47'	54°37'41"	N75°43'51"W 54.15'	C18	124.00'	46.48'	23.51'	21°28'32"	S57°06'11"W 46.21'
7	618,714.882	1,284,350.733	ES7	S46°21'55"W 566.64'	C7	45.00'	50.06'	27.98'	63°44'32"	S80°17'17"E 47.52'	C19	59.00'	65.64'	36.68'	63°44'32"	S80°17'17"E 62.31'
8	618,950.940	1,284,747.876	ES8	S89°36'45"W 661.14'	C8	100.00'	37.48'	18.96'	21°28'32"	N57°06'11"E 37.26'	C20	45.00'	42.90'	23.24'	54°37'41"	N75°43'51"W 41.30'
9	619,124.485	1,285,028.557	ES9	N57°23'07"W 109.24'	C9	59.00'	23.04'	11.67'	22°22'37"	S57°33'14"W 22.90'	C21	45.00'	70.69'	45.00'	90°00'00"	S31°57'19"W 63.64'
10	619,751.083	1,285,102.959	ES10	N48°58'49"W 252.44'	C10	59.00'	21.49'	10.87'	20°52'13"	S79°10'39"W 21.37'	C22	59.00'	61.66'	33.98'	59°52'53"	N16°53'45"E 58.89'
11	619,712.994	1,285,270.996	ES11	N65°10'41"W 190.73'	C11	124.00'	71.42'	36.73'	33°00'08"	N73°53'11"W 70.44'	C23	132.00'	138.23'	76.21'	60°00'00"	N76°50'12"E 132.00'
12	619,572.311	1,285,256.776	ES12	N45°27'25"W 231.54'	C12	124.00'	42.68'	21.55'	19°43'15"	N55°19'03"W 42.47'	C24	68.00'	71.21'	39.26'	60°00'00"	S76°50'12"W 68.00'
13	619,454.457	1,285,593.852	ES13	N86°12'53"W 321.14'												
14	618,525.685	1,285,765.042	ES14	S82°54'50"W 584.20'												
15	618,819.058	1,286,474.436	ES15	N82°54'50"E 576.47'												
16	619,148.313	1,287,194.939	ES16	S86°12'53"E 323.42'												
17	618,947.204	1,287,835.220	ES17	S45°27'25"E 231.54'												
18	618,970.107	1,287,991.493	ES18	S65°10'41"E 194.14'												
19	619,093.480	1,288,114.962	ES19	S48°58'49"E 254.09'												
20	618,913.582	1,288,456.557	ES20	S57°23'07"E 107.48'												
21	618,877.093	1,288,532.839	ES21	N89°36'45"E 657.18'												
22	618,770.823	1,288,684.612	ES22	S46°21'55"W 562.68'												
23	618,737.736	1,288,842.706	ES23	N67°50'28"E 783.37'												
24	618,625.530	1,289,171.061	ES24	S48°25'01"E 206.71'												
25	617,502.276	1,288,858.108	ES25	N76°57'19"E 116.93'												
26	617,444.269	1,288,578.306	ES26	N13°02'41"W 409.43'												
27	617,422.634	1,288,481.699	ES27	N46°50'12"E 302.54'												
28	617,539.405	1,288,042.124	ES28	N46°50'12"E 237.12'												
29	617,667.488	1,287,897.096														
30	617,785.864	1,287,842.979														
31	617,942.636	1,287,590.726														
32	618,024.849	1,287,496.978														
33	617,782.803	1,287,360.747														
34	617,791.551	1,287,162.941														
35	617,622.582	1,286,918.690														
36	617,574.290	1,286,492.417														
37	617,490.805	1,286,374.461														
38	617,417.830	1,286,272.150														
39	617,131.736	1,286,101.188														
40	617,113.209	1,286,077.592														
41	617,140.857	1,286,008.682														
42	617,305.903	1,285,732.488														
43	617,341.726	1,285,698.328														
44	617,034.581	1,285,253.736														
45	616,774.728	1,284,848.018														
46	616,662.553	1,284,876.274														
47	616,717.233	1,284,846.348														
48	617,001.188	1,284,640.932														

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET. TO CONVERT TO METERS, DIVIDE BY 3.28083333.

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.

JOHN B. MILDENBERG, SURVEYOR  
4/26/05  
DATE

LORENZO ROMITI, OWNER  
4/26/05  
DATE

ROBERT ROMITI, OWNER  
4/26/05  
DATE

TERESA ROMITI, OWNER  
4/26/05  
DATE

### TOTAL AREA TABULATION

NUMBER OF BUILDABLE LOTS	0
NUMBER OF PARCELS	3
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	3
AREA OF BUILDABLE LOTS	0 AC
AREA OF PARCELS	162.5066 AC ±
AREA OF OPEN SPACE LOTS	0 AC
AREA OF RECREATIONAL OPEN SPACE	0 AC
AREA OF 100 YEAR FLOODPLAIN	0.2597 AC ±
AREA OF ROADWAY	0.4490 AC ±
AREA	162.9556 AC ±

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

ROBERT J. WEBB, HOWARD COUNTY HEALTH OFFICER  
6/12/06  
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION  
6/16/06  
DATE  
DIRECTOR  
6/24/06  
DATE

OWNERS  
LORENZO ROMITI, ROBERT ROMITI,  
AND TERESA ROMITI  
6723 HOLABIRD AVENUE  
BALTIMORE, MARYLAND 21222

24. THIS PROPERTY IS SUBJECT TO THE FOLLOWING DENSITY EXCHANGES PER RE-01-02 AND RE-01-03:  
FROM EASEMENT A, SENT TO HODAPP PROPERTY (F-00-024) 1 DEO  
FROM EASEMENT A, SENT TO FOX CREEK (P-01-01) 13 DEO  
FROM EASEMENT A, SENT TO BRANTWOOD, SECTION 3, (F-01-073) 13 CEO  
TOTAL SENT FROM EASEMENT A OF ROMITI PROPERTY 14 DEO & 1 CEO EASEMENT A DENSITY EXHAUSTED  
FROM EASEMENT B, SENT TO FOX CREEK (P-01-01) 3 DEO  
FROM EASEMENT B, SENT TO BRANTWOOD, SECTION 3, (F-01-073) 4 CEO  
TOTAL SENT FROM EASEMENT B OF ROMITI PROPERTY 3 DEO & 4 CEO EASEMENT B - 1 ACRE REMAINING - DENSITY EXHAUSTED  
FROM FIRST EXCHANGE SENT TO BRANTWOOD, SECTION 1, (F-01-130) 1 DEO  
ONE DENSITY UNIT (4.25 ACRES) HAS BEEN RETAINED FOR A RESIDENTIAL UNIT ON THE ACRES ENCUMBERED BY THE ORIGINAL 56.25 ACRE PRESERVATION EASEMENT ON PARCEL C. NO DENSITY REMAINS ON SITE.
25. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS 162.96 ACRE SITE HAS BEEN FULFILLED BY THE PLACEMENT OF 8.87 ACRES OF FOREST RETENTION IN A FOREST CONSERVATION EASEMENTS 16, 17, & 18 SHOWN ON THIS PLAT. SURETY FOR THE ON-SITE RETENTION IS NOT REQUIRED, BUT A DEED OF FOREST CONSERVATION EASEMENT WILL BE RECORDED AMONG THE LAND RECORDS AT THE TIME OF RECORDATION OF THIS PLAT.
- THIS PROJECT IS SUBJECT TO WP-02-03, APPROVED ON DECEMBER 3, 2001, WAIVING THE FOLLOWING SECTIONS OF THE SUBDIVISION REGULATIONS:  
SECTION 16.115(d) TO NOT REQUIRE A FLOODPLAIN DELINEATION  
SECTION 16.120(c)(2) TO ALLOW FOR NO FEE SIMPLE FRONTAGE ON A PUBLIC ROAD FOR PARCELS A & C
26. THE FOLLOWING ARE CONDITIONS OF THE WAIVER APPROVAL:  
1. LOCATE THE USE-IN-COMMON DRIVEWAY TO SERVE 4 PARCELS OUTSIDE OF ENVIRONMENTAL AREAS ON THE SITE, INCLUDING FLOODPLAIN, STREAM AND WETLAND BUFFERS, BUT NOT NECESSARILY OUTSIDE OF EXISTING FOREST CONSERVATION EASEMENT (FCE) AREAS.  
2. NOTE ON THE FINAL PLAT THAT THE DRIVEWAY AND USE-IN-COMMON EASEMENT ARE ALLOWED TO CROSS EXISTING PRESERVATION PARCEL EASEMENTS ON THE PROPOSED PARCELS.  
3. WITHIN THE 24-FOOT WIDE USE-IN-COMMON ACCESS EASEMENT, CONSTRUCT A SHARED DRIVEWAY, WHICH MEETS THE STANDARDS OF THE DESIGN MANUAL. RECORD A DRIVEWAY MAINTENANCE AGREEMENT CONCURRENTLY WITH THE PLAT (F-02-13).  
4. OBTAIN THE NECESSARY PERMITS FOR THE SUBDIVISION FROM THE DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS AND, IF APPLICABLE, FROM STATE AND FEDERAL AGENCIES.  
5. ALTHOUGH NOT A CONDITION OF WAIVER APPROVAL, THE DEVELOPER IS ADVISED THAT THE 4 PROPOSED PARCELS (A TO C AND ADJACENT PARCEL 24) REPRESENT THE MAXIMUM ALLOWABLE NUMBER OF PROPERTIES, WHICH CAN BE SERVED BY A USE-IN-COMMON DRIVEWAY. THE RESUBDIVISION OF PARCEL B WILL REQUIRE THE CONSTRUCTION OF A PUBLIC ROAD OR THE PROVISION OF AN ACCEPTABLE ALTERNATIVE.  
6. COMPLY WITH THE ENCLOSED COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION.
27. THIS PROJECT IS GRANDFATHERED TO COMPLIANCE WITH THE FOURTH EDITION OF THE SUBDIVISION REGULATIONS (SINCE IT WAS SUBMITTED FOR REVIEW PRIOR TO 11-15-01) BUT THAT IT WILL BE SUBJECT TO THE AMENDED ZONING REGULATIONS PER ZEA-33 COUNCIL BILL 50-2001 EFFECTIVE 01/08/02
28. FEE 16,17 & 18 HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST ACT FOR THE ROMITI PROPERTY. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS DEFINED IN DEED OF FOREST CONSERVATION EASEMENT.

### OWNER'S STATEMENT

WE, LORENZO ROMITI, ROBERT ROMITI, AND TERESA ROMITI, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, 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 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 HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS 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 WATERWAY 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 ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 28 DAY OF Nov 2005

LORENZO ROMITI  
ROBERT ROMITI  
TERESA ROMITI  
WITNESS  
WITNESS  
WITNESS

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY LORENZO ROMITI, ROBERT ROMITI, AND TERESA ROMITI TO LORENZO ROMITI, ROBERT ROMITI, AND TERESA ROMITI BY DEED DATED NOVEMBER 10, 1998, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 4504 AT FOLIO 0032 AND THAT ALL MONUMENTS ARE IN PLACE 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 THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

JOHN B. MILDENBERG, SURVEYOR  
4/26/05  
DATE

### GENERAL NOTES:

- SUBJECT PROPERTY ZONED RC-DEO PER THE 9/18/92 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 02FA & 02HA.  
STA. NO. 02FA N 618,484.035 ELEV. 721.66  
E 1,283,741.766  
STA. NO. 02HA N 615,000.151 ELEV. 736.04  
E 1,284,960.900
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER 1998 BY MILDENBERG, BOENDER & ASSOCIATES, INC.
- DENOTES AN IRON ROD OR REBAR FOUND.  
○ DENOTES AN IRON PIPE FOUND.  
⊙ DENOTES STONE FOUND.  
■ DENOTES MONUMENT FOUND.  
○ DENOTES AN ANGULAR BREAK.
- THESE PARCELS ARE ENCUMBERED BY THREE PRESERVATION EASEMENT AGREEMENTS WITH HOWARD COUNTY AND THE HAYMEADOW ESTATES HOMEOWNERS ASSOCIATION, INC. (ONE FOR THE EXISTING ORIGINAL PRESERVATION EASEMENT, ONE FOR THE EXISTING PRESERVATION EASEMENT A, AND ONE FOR PRESERVATION EASEMENT B) THESE AGREEMENTS OUTLINE THE MAINTENANCE RESPONSIBILITIES OF THE OWNER, PROHIBIT SUBDIVISION OF THE PARCEL, AND ENUMERATE THE USES PERMITTED ON THE PROPERTY.
- ARTICLES OF INCORPORATION FOR HAYMEADOW ESTATES HOMEOWNERS ASSOCIATION, INC. APPROVED ON NOVEMBER 16, 1998 BY THE STATE DEPARTMENT OF TAXATION AND ASSESSMENTS. (ACCOUNT # D5140868)
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- ALL AREAS ARE MORE OR LESS.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQ.FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- SWM REQUIREMENTS ARE BEING SATISFIED ON-SITE VIA NON-STRUCTURAL SWM CREDITS.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
- WETLAND DELINEATION PREPARED BY WILDMAN ENVIRONMENTAL SERVICES ON JULY 10, 2001.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE RIGHT OF WAY LINE, AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAYS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).  
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.  
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT 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 DEPTH OVER DRIVEWAY SURFACE.  
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET  
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- DENOTES LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF PUBLIC ROAD DEDICATION.
- DENOTES A PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT FOR PARCELS A THRU C.
- THERE ARE NO EXISTING STRUCTURES ON-SITE.
- THE MAINTENANCE AGREEMENT FOR THE PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND SIMULTANEOUSLY WITH THIS PLAT. THE DRIVEWAY AND USE-IN-COMMON EASEMENT ARE ALLOWED TO CROSS EXISTING PRESERVATION PARCEL EASEMENTS ON THE PROPOSED PARCELS.
- THE EXISTING ORIGINAL PRESERVATION EASEMENT IS LOCATED ON PARCEL C. THE EXISTING PRESERVATION EASEMENT B IS LOCATED ON PARCEL B. THE EXISTING PRESERVATION EASEMENT A IS LOCATED ON PARCEL A. DENSITY FROM THE ORIGINAL PRESERVATION EASEMENT HAS ONE UNIT REMAINING TO SUPPORT PARCEL C. ALTHOUGH NO DENSITY REMAINS ON THE PRESERVATION EASEMENT AREAS OF PARCELS A & B, AND ONLY 1 UNIT REMAINS OF PARCEL C, DEVELOPMENT POTENTIAL DOES EXIST ON THE PORTIONS OF PARCELS A, B, & C NOT ENCUMBERED BY PRESERVATION EASEMENT.
- THIS PROJECT IS EXEMPT FROM THE LANDSCAPING REQUIREMENTS BASED ON THE FACT THAT IT IS A PARCEL DIVISION.

RECORDED AS PLAT B396 ON 6/23/06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

### ROMITI PROPERTY, PARCELS A THRU C

SHEET 1 OF 3

TAX MAP 2  
PARCEL NO. 61  
BLOCK 15, 16, & 17  
FOURTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
EX. ZONING RC-DEO  
SCALE: AS SHOWN  
DATE: NOV 2005  
DPZ FILE NOS. F-98-138;  
F-00-24; RE-01-02;  
RE-01-03.

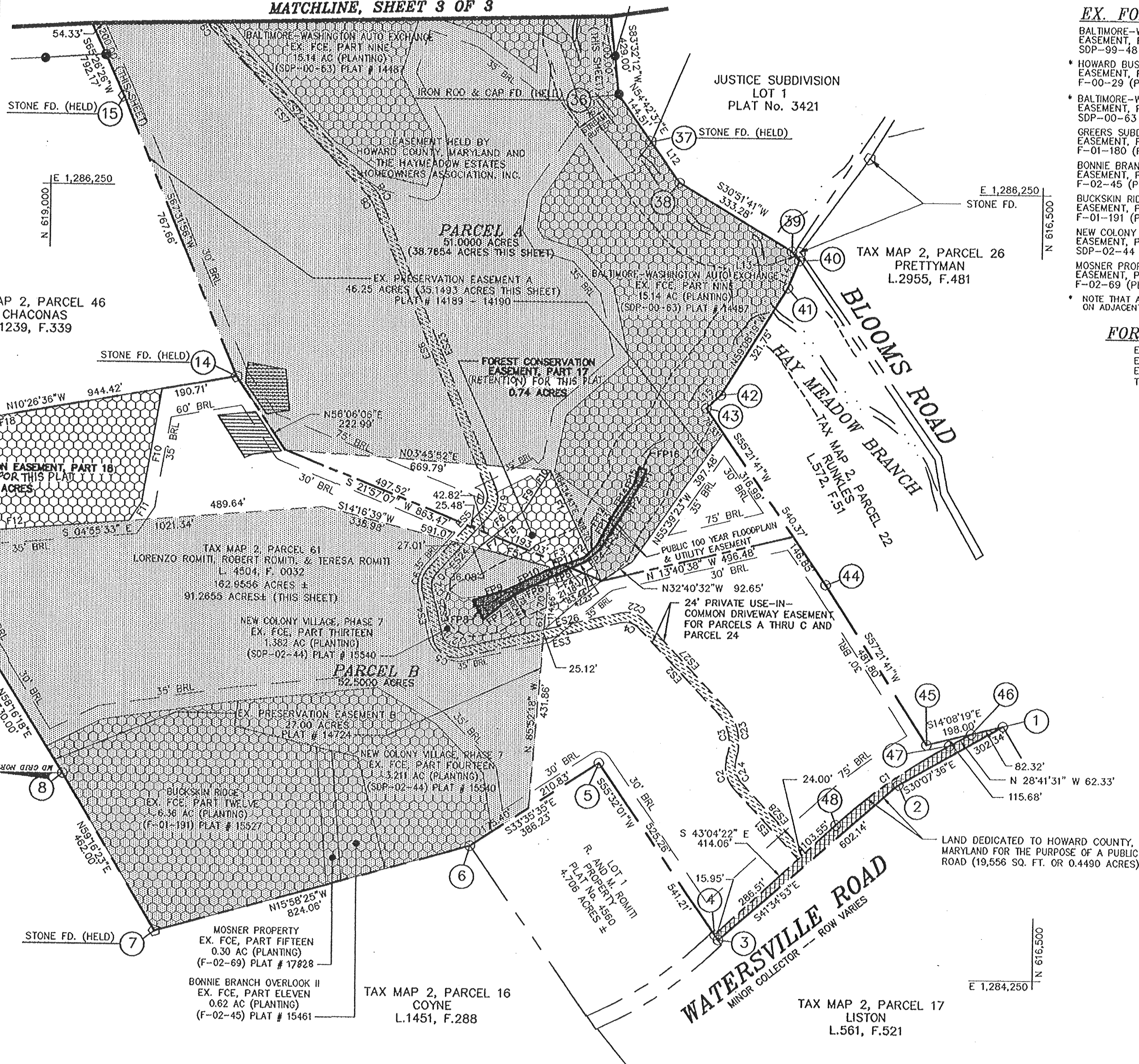
MILDENBERG, BOENDER & ASSOC., INC.  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

F-02-013

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.

*John B. Mildenberg*  
JOHN B. MILDENBERG, SURVEYOR  
DATE 11/24/05  
*Lorenzo Romiti*  
LORENZO ROMITI, OWNER  
DATE 11/24/05  
*Robert Romiti*  
ROBERT ROMITI, OWNER  
DATE 11/24/05  
*Teresa Romiti*  
TERESA ROMITI, OWNER  
DATE 11/24/05

MATCHLINE, SHEET 3 OF 3



EX. FOREST CONSERVATION EASEMENTS

BALTIMORE-WASHINGTON AUTO EXCHANGE STORAGE YARD EASEMENT, PARTS 2 & 3 (REFORESTATION) SDP-99-48 & SDP-99-55 (PLAT #13931)	4.71 ACRES
HOWARD BUSINESS PARK EASEMENT, PARTS 4 & 6 (REFORESTATION) F-00-29 (PLAT #14172)	5.25 ACRES
BALTIMORE-WASHINGTON AUTO EXCHANGE EASEMENT, PARTS 8 & 9 (REFORESTATION) SDP-00-63 (PLAT #14486 & 14487)	21.74 ACRES
GREERS SUBDIVISION EASEMENT, PART 10 (REFORESTATION) F-01-180 (PLAT #15411)	0.52 ACRES
BONNIE BRANCH OVERLOOK II EASEMENT, PART 11 (REFORESTATION) F-02-45 (PLAT #15461)	0.62 ACRES
BUCKSKIN RIDGE EASEMENT, PART 12 (REFORESTATION) F-01-191 (PLAT #15527)	6.36 ACRES
NEW COLONY VILLAGE, PHASE 7 EASEMENT, PARTS 13 & 14 (REFORESTATION) SDP-02-44 (PLAT #15540)	4.593 ACRES
MOSNER PROPERTY EASEMENT, PART 15 (REFORESTATION) F-02-69 (PLAT #17828)	0.30 ACRES
NOTE THAT A PORTION OF PART 4, PART 5, AND PART 7 ARE LOCATED ON ADJACENT PARCEL 24 AND HAVE NOT BEEN INCLUDED IN THIS TABLE.	

FOREST CONSERVATION TABULATION

EASEMENT, PART 16 (RETENTION)	0.24 ACRES
EASEMENT, PART 17 (RETENTION)	0.74 ACRES
EASEMENT, PART 18 (RETENTION)	7.88 ACRES
TOTAL EASEMENT AREA	8.86 ACRES

FOREST CONSERVATION EASEMENT, PART 17

LINE	BEARING & DISTANCE
F1	N84°34'43"E 232.21'
F2	S45°07'53"E 16.39'
F3	S19°13'46"E 92.87'
F4	N85°52'18"W 6.62'
F5	S14°16'39"W 185.42'
F6	N39°57'25"W 145.72'
F7	48.62'
F8	97.10'
F9	N57°45'25"W 78.56'
F10	N57°31'44"W 46.90'

FOREST CONSERVATION EASEMENT, PART 18

LINE	BEARING & DISTANCE
F11	S80°38'34"E 291.86'
F12	S56°21'01"E 57.80'
F13	S04°55'33"E 531.70'
F14	N88°16'18"E 376.43'
F15	N06°46'18"E 631.00'
F16	S77°13'42"E 172.30'
F17	S05°46'18"W 141.40'
F18	S70°43'42"E 357.08'
F19	N10°26'36"W 753.71'

FLOODPLAIN

LINE	BEARING & DISTANCE
FP1	N67°34'41"W 37.91'
FP2	N60°41'00"W 93.82'
FP3	N58°02'16"W 100.88'
FP4	N41°08'28"W 46.59'
FP5	N25°06'27"W 96.86'
FP6	N26°38'04"W 106.14'
FP7	N40°20'22"W 97.56'
FP8	N62°14'58"E 55.72'
FP9	S18°01'39"E 96.33'
FP10	S27°31'16"E 103.55'
FP11	S19°13'46"E 99.96'
FP12	S45°07'53"E 44.90'
FP13	S62°40'15"E 95.79'
FP14	N56°01'39"W 86.68'
FP15	N74°28'17"W 43.94'
FP16	N19°23'31"E 19.37'

OWNERS

LORENZO ROMITI, ROBERT ROMITI,  
AND TERESA ROMITI  
6723 HOLABIRD AVENUE  
BALTIMORE, MARYLAND 21222

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	0
NUMBER OF PARCELS	2
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	0 AC
AREA OF PARCELS	91.2655 AC ±
AREA OF OPEN SPACE LOTS	0 AC
AREA OF RECREATIONAL OPEN SPACE	0 AC
AREA OF 100 YEAR FLOODPLAIN	0.2597 AC ±
AREA OF ROADWAY	0.4490 AC ±
AREA	91.7144 AC ±

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

*Robert J. Walen*  
HOWARD COUNTY HEALTH OFFICER  
DATE 6/12/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Mark A. Wagle*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE 6/16/06  
*Mark A. Wagle*  
DIRECTOR  
DATE 6/21/06

OWNER'S STATEMENT

WE, LORENZO ROMITI, ROBERT ROMITI, AND TERESA ROMITI, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, 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 UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAIN, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS 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 WATERWAY 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 ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 28 DAY OF NOV 2005

*Lorenzo Romiti* LORENZO ROMITI  
*Robert Romiti* ROBERT ROMITI  
*Teresa Romiti* TERESA ROMITI  
*Brandi Smearn* BRANDI SMEARN  
*Brandi Smearn* BRANDI SMEARN  
*Brandi Smearn* BRANDI SMEARN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY LORENZO ROMITI, ROBERT ROMITI, AND TERESA ROMITI TO LORENZO ROMITI, ROBERT ROMITI, AND TERESA ROMITI BY DEED DATED NOVEMBER 10, 1998, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 4504 AT FOLIO 0032 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE SUBDIVISION BY THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOARD OF SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*John B. Mildenberg*  
JOHN B. MILDENBERG, SURVEYOR  
DATE 11/24/05

RECORDED AS PLAT #1397 ON 6-28-06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

ROMITI PROPERTY, PARCELS A THRU C

TAX MAP 2, PARCEL NO. 61, BLOCK 15, 16, & 17  
FOURTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
EX. ZONING RC-DEO  
SHEET 2 OF 3  
SCALE: 1"=200'  
DATE: NOV 2005  
DPZ FILE NOS. F-98-138; F-00-24; RE-01-02; RE-01-03.

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

F-02-013

# WETLANDS

LINE	BEARING & DISTANCE
W1	N69°58'46"E 56.64'
W2	S65°33'17"E 76.77'
W3	S31°49'19"E 53.24'
W4	S29°22'20"W 20.00'
W5	N87°49'35"W 31.95'
W6	N61°34'34"W 131.60'
W7	S58°09'08"W 145.34'
W8	S77°42'06"W 140.00'
W9	N47°46'26"W 30.00'
W10	N39°28'01"E 176.12'
W11	N72°51'18"E 31.21'
W12	S51°06'40"E 65.52'
W13	S78°51'13"E 91.42'

# FOREST CONSERVATION EASEMENT, PART 16

LINE	BEARING & DISTANCE
F19	N65°26'26"E 284.91'
F20	N24°33'34"W 43.40'
F21	S65°26'26"W 216.71'
F22	S72°33'46"E 64.86'

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.

JOHN B. MILDENBERG, SURVEYOR

4/24/05  
DATE

LORENZO ROMITI, OWNER

11/24/05  
DATE

ROBERT ROMITI, OWNER

11/24/05  
DATE

TERESA ROMITI, OWNER

11/24/05  
DATE

# AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	0
NUMBER OF PARCELS	1
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	1
AREA OF BUILDABLE LOTS	0 AC
AREA OF PARCELS	71.2412 AC ±
AREA OF OPEN SPACE LOTS	0 AC
AREA OF RECREATIONAL OPEN SPACE	0 AC
AREA OF 100 YEAR FLOODPLAIN	0 AC
AREA OF ROADWAY	0 AC
AREA	71.2412 AC ±

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

Robert J. Walden  
HOWARD COUNTY HEALTH OFFICER  
6/12/06  
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division  
6/14/06  
DATE  
Director  
6/21/06  
DATE

# OWNER'S STATEMENT

WE, LORENZO ROMITI, ROBERT ROMITI, AND TERESA ROMITI, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, 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 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 HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS 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 WATERWAY 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 ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 28 DAY OF NOV 2005

Lorenzo Romiti Robert Romiti Teresa Romiti  
Brandi Smearm Brandi Smearm Brandi Smearm  
WITNESS WITNESS WITNESS

# SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY LORENZO ROMITI, ROBERT ROMITI, AND TERESA ROMITI TO LORENZO ROMITI, ROBERT ROMITI, AND TERESA ROMITI BY DEED DATED NOVEMBER 10, 1998, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 4504 AT FOLIO 0032 AND THAT ALL MONUMENTS ARE IN PLACE 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 THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

John B. Miltenberg, L.S. No. 10118  
11/24/05  
DATE

RECORDED AS PLAT #1398 ON 6-23-06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

# ROMITI PROPERTY, PARCELS A THRU C

TAX MAP 2 PARCEL NO. 61  
BLOCK 15, 16, & 17  
FOURTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
EX. ZONING: RC-DEO  
SCALE: AS SHOWN  
DATE: NOV 2005  
DPZ FILE NOS. F-98-138;  
F-00-24; RE-01-02;  
RE-01-03.

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Engineers Planners Surveyors

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(410) 997-0296 Ball. (301) 621-5521 Wash. (410) 997-0298 Fax.

# LINE TABLE

LINE	BEARING & DISTANCE
L1	N63°26'09"W 47.70'
L2	N20°09'04"W 20.00'
L9	N77°22'37"E 99.00'
L10	S24°34'04"E 130.16'
L11	S48°45'03"E 124.69'

N 620,000  
E 1,289,000

N 620,000  
E 1,287,250

N 617,250  
E 1,287,250

B&O RAILROAD COMPANY  
PLAT No. V.172/14 & V.172/15

TAX MAP 2, PARCEL 23  
BLY  
L.4758, F.0135  
PRESERVATION EASEMENT  
(PLAT # 14031)

TAX MAP 2, PARCEL 24  
LORENZO ROMITI, ROBERT ROMITI, & TERESA ROMITI  
L. 4504, F. 0032  
PRESERVATION EASEMENT (PLAT # 13545)

TAX MAP 2, PARCEL 235  
JENNINGS  
L.2627, F.138

TAX MAP 2, PARCEL 25  
HITCHINGS  
L.3248, F.475

TAX MAP 2, PARCEL 47  
BLOOM  
L.3452, F.454

JUSTICE SUBDIVISION  
LOT 1  
PLAT No. 3421

MATCHLINE, SHEET 2 OF 3

BALTIMORE-WASHINGTON AUTO EXCHANGE  
EX. FCE, PART NINE 15.14 AC (PLANTING)  
(SDP-00-63) PLAT # 14486 & 14487