FOREST CONSERVATION EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
F-1	S70°12'10"E	930.03'
F-2	S21°33'27"W	40.02'
F-3	N70°12'10"W	378.96'
F-4	S21°33'27"W	217.99'
F-5	N70°12'10"W	85.63'
F-6	N21°33'27"E	217.99'
F-7	N70°12'10"W	189.48'
F-8	S21°33'27"W	60.03'
F-9	N70°12'10"W	110.61'
F-10	S78°55'30"W	54.99'
F-11	S21°33'27"W	120.00'
F-12	N68°26'33"W	45.53'
F-13	N21°33'27"E	161.00'
F-14	N25°21'16"W	65.00'
F-15	N70°12'10"W	115.00'
F-16	N90°00'00"W	105.00'
F-17	N00°00'00"E	40.00'
F-18	S90°00'00"E	132.01'
F-19	N75°06'31"E	60.76'
F-20	S14°43'26"E	50.20'
F-21	S70°12'10"E	275.10'
F-22	S21°42'10"W	180.38'
F-23	N68°17'50"W	150.00'
F-24	N53°52'16"W	126.17'
F-25	N70°12'10"W	33.13'
F-26	N19°47'50"E	40.00'
F-27	N70°12'10"E	31.95'
F-28	N21°33'27"E	99.86'

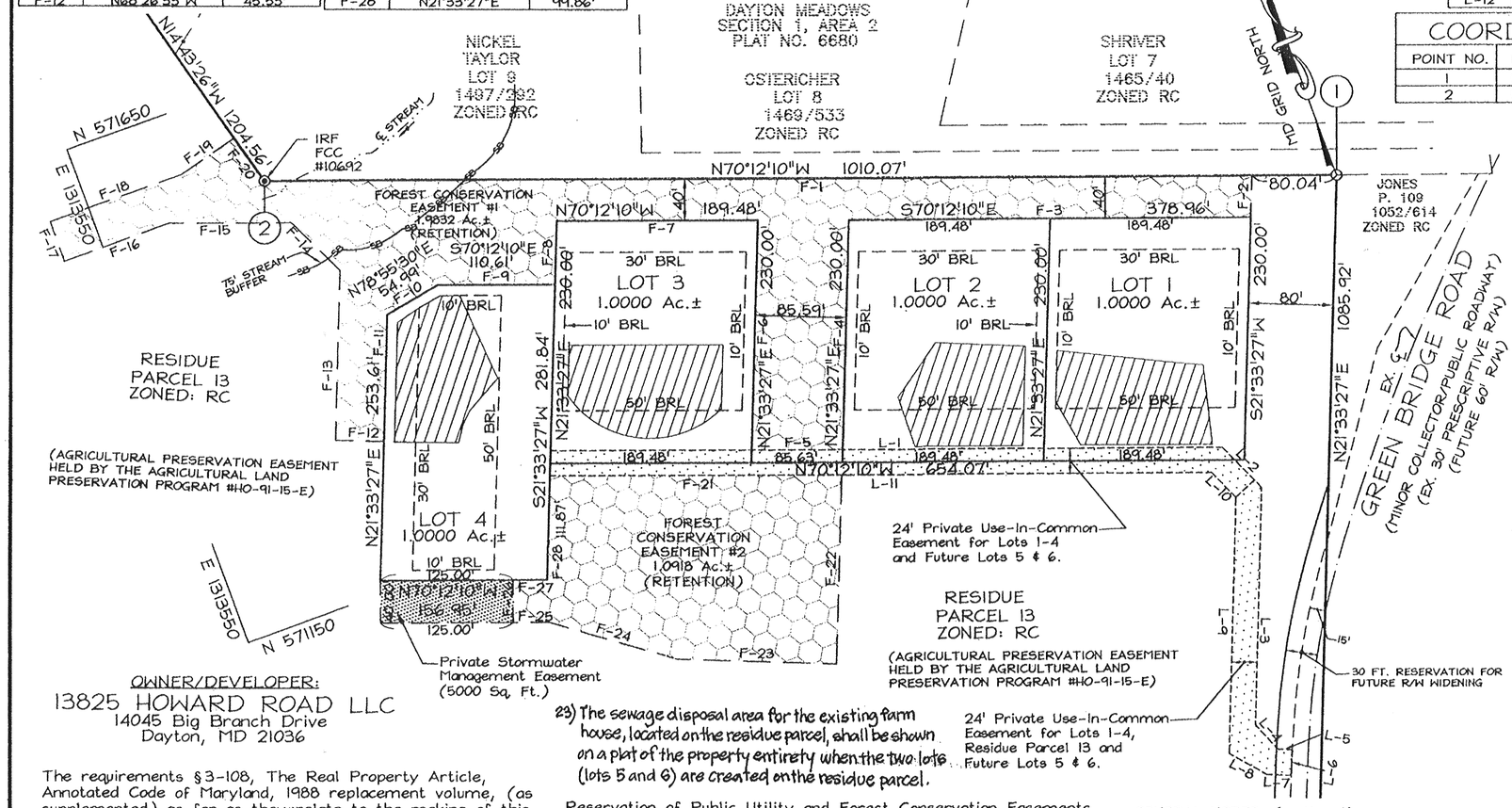
GENERAL NOTES: (continued)
23.) This plat is subject to WP06-004. On 12/28/05, the Planning Director reconsidered and approved the request to waive Section 16.147 which requires the submission and approval of a final subdivision plat for the purpose of reconfiguring three deeded parcels by using the adjoiner deed process. Twenty acres from Parcel 13 will be transferred to Parcel 57 and an equal transfer of land will occur between Parcels 13 and 67. A waiver to Section 16.119(g)(i) the owner shall provide the additional right-of-way to meet the minimum requirements when the existing right-of-way is insufficient. A waiver to Section 16.144 requiring the submission of a Sketch and Preliminary Plan. A waiver to Section 16.132(a)(1)(i) requiring the developer to construct or provide for the construction of roads fronting or within a proposed subdivision. Approval is subject to the six (6) conditions specified in the 12/28/05 approval letter.

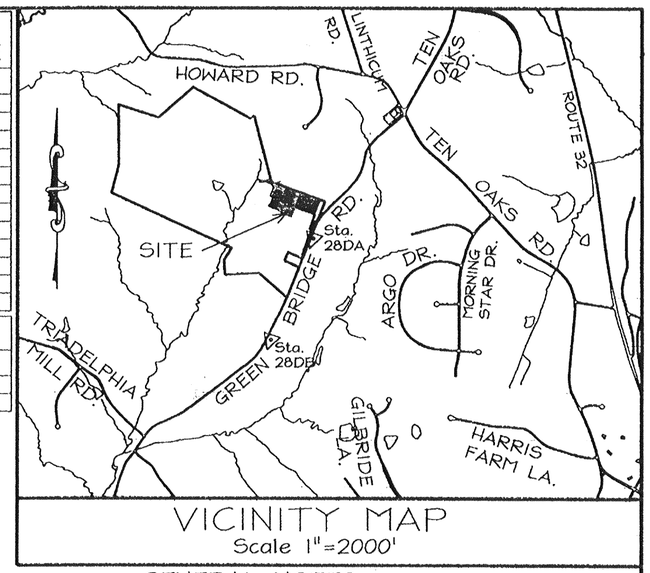
USE-IN-COMMON EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L-1	S70°12'10"E	632.99'
L-2	S23°36'19"E	53.76'
L-3	S21°33'27"W	225.74'
L-4	S22°28'38"E	31.27'
L-5	S67°56'47"E	13.49'
L-6	S22°03'13"W	24.00'
L-7	N67°56'47"W	23.54'
L-8	N40°58'26"W	39.97'
L-9	N21°33'27"E	243.71'
L-10	N23°36'19"W	33.44'
L-11	N70°12'10"W	623.39'
L-12	N21°33'27"E	24.01'

COORDINATE TABLE

POINT NO.	NORTHING	EASTING
1	571215.3716	1314665.3089
2	571557.4730	1313714.9413





VICINITY MAP
Scale 1"=2000'

GENERAL NOTES
1.) The boundary shown hereon is based on a field run boundary survey performed by LDE, Inc. dated March, 2005.
2.) These Coordinates are based on NAD '83, Maryland State Plane Coordinate System, as projected from Howard County control stations 28DA & 28DB
Sta. 28DA N 570624.94540 E 1314434.17740
Sta. 28DB N 569055.48950 E 1313795.32170
3.) □ Stone or Concrete Monument Found or Set
● Pipe or Rebar Found or Set
4.) Deed References: Parcel 13 Liber 9174 Folio 322
5.) Subject property is zoned RC-DEO per 2/02/2004 Comprehensive Zoning Plan.
6.) BRL denotes Building Restriction Line.
7.) All areas shown on this plat are +/-, more or less.
8.) 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 to the pipestem lot driveway.
9.) Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements: a) Width - 12' (14 feet serving more than one residence). 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 insure all weather use.
10.) The Maintenance Agreements for all shared driveways have been recorded concurrently with the plats among the Land Records of Howard County Maryland
11.) The Wetland Investigation was completed by LDE, Inc. dated July, 2005.
12.) No 100 Yr floodplain areas are located within this subdivision which affect these lots.
13.) Landscaping for this subdivision is provided in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Financial surety for the required landscaping must be posted as part of the Builder's Grading Permit in the amount of $3,150.00. The Bond for Lot 1 is $1,950.00 for 5 Evergreen Trees and 4 Shade Trees. The Bond for Lot 4 is $1,200.00 for 4 Shade Trees.
14.) This plat complies with the requirements of Section 16.1200 of the Howard County Code of Forest Conservation by creation of 5.50 acres of forest conservation easement (5.39 acres of retention of existing forest and payment of fee-in-lieu of $2500.00 for 0.11 acres or 5,000 square feet of reforestation).
15.) This subdivision plan is subject to the amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill No. 45-2003 effective October 2nd, 2003. Development 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 permit applications.
16.) Stormwater management for Lots 1-4 will be met via credits for environmentally sensitive development.
17.) Landscaping for Lots 1-4 is provided in accordance with a certified Landscape Plan on file with this plat in accordance with Section 16.124 of the Howard County Code and the Landscape Manual.
18.) ▨ These areas designate a private sewage easement of at least 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal. (COMAR 26.04.03) Improvements of any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewage easement. Recordation of a modified sewage easment shall not be necessary.

GENERAL NOTES: (continued)
19.) No grading, removal of vegetative cover or trees, or placement of new structures is permitted within the limits of wetlands, streams or their buffers and forest conservation areas.
20.) 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 construction is permitted within the Forest Conservation Easement; however, forest management practices as defined by the Deed of Forest Conservation Easement are allowed.
21.) This plat is subject to Section 15.514(b) of the Agricultural Preservation Program. 13825 Howard Road. LLC, the owners of the property, were granted approval by the Agricultural Land Preservation Board (ALPB) on 12/13/02 to release four (4) one acre unrestricted lots in the locations shown on this plat, provided the lots met all subdivision regulations, among other conditions. The property is subject to an easement held by the Howard County Agricultural Land Preservation Program and is easement #HO-91-15-E).
22.) Lots 1 thru 4 are created in accordance with the provisions of Section 104.E.6 of the Zoning Regulations.

OWNER/DEVELOPER:
13825 HOWARD ROAD LLC
14045 Big Branch Drive
Dayton, MD 21036

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.

D. Wayne Weller 2/2/06
D. Wayne Weller MD No. 10685 Date

Gregory J. Carpenter 2.3.06
13825 Howard Road LLC Date

Linda Jean Carpenter 02.03.06
13825 Howard Road LLC Date

AREA TABULATIONS
1. Total number of lots and/or parcels to be recorded: 4
   a) Buildable: 4
   b) Non-Buildable: 0
   c) Open Space: 0
   d) Preservation Parcels: 0
2. Total area of lots to be recorded: 4.0000 Ac.±
   a) Buildable: 4.0000 Ac.±
   b) Non-Buildable: 0
   c) Open Space: 0
   d) Preservation Parcels: 0
3. Total area of road right-of-way to be recorded: 0.0000 Ac.±
4. Total area of subdivision to be recorded: 4.0000 Ac.±

APPROVED: For Private Water and Private Sewerage Systems Howard County Health Department.

Robert J. Weber 2/23/06
for Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

Marsha S. McLaughlin 3/14/06
Director BL Date

Chad Edmondson for: Charles Dammo 3/3/06
Chief, Development Engineering Division J.S. Date

23) The sewage disposal area for the existing farm house, located on the residue parcel, shall be shown on a plat of the property entirety when the two lots (lots 5 and 6) are created on the residue parcel.

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, storm drainage and other public utilities and forest conservation (designated as "Forest Conservation Easement") located in, on, over and through Lots 1-4, any conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lots. Developer shall execute and deliver deeds for the easements herein reserved to Howard County with a metes and bounds description of the forest conservation area. Upon Completion of the public utilities and their acceptance by Howard County, and in the case of the forest conservation easement(s), 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 deed(s) of easement in the Land Records of Howard County.

SURVEYOR'S CERTIFICATE
I hereby certify that the final plat shown hereon is correct; that it is a subdivision of part of the lands conveyed by Clyde H. Brown to 13825 Howard Road LLC by deed dated April 26, 2005 and recorded among the Land Records of Howard County, Maryland in Liber 9174 Folio 322 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.

STATE OF MARYLAND DONALD WAYNE WELLER No. 10685 REGISTERED PROFESSIONAL LAND SURVEYOR

D. Wayne Weller 2/2/06
D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date

OWNER'S CERTIFICATE
We, 13825 Howard Road LLC, 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 easement areas 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 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 erected on or over the said easements and rights-of-ways.
Witness by my hand this 3RD day of FEBRUARY, 2006.

Gregory J. Carpenter
13825 Howard Road LLC
Witness: BRUCE D. BURTON

Linda Jean Carpenter
13825 Howard Road LLC
Witness: BRUCE D. BURTON

RECORDED AS PLAT NUMBER 18154
ON MARCH 15, 2006 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

THE OAKS AT BRIDLE CREEK
AGRICULTURAL LAND PRESERVATION
Lots 1 - 4

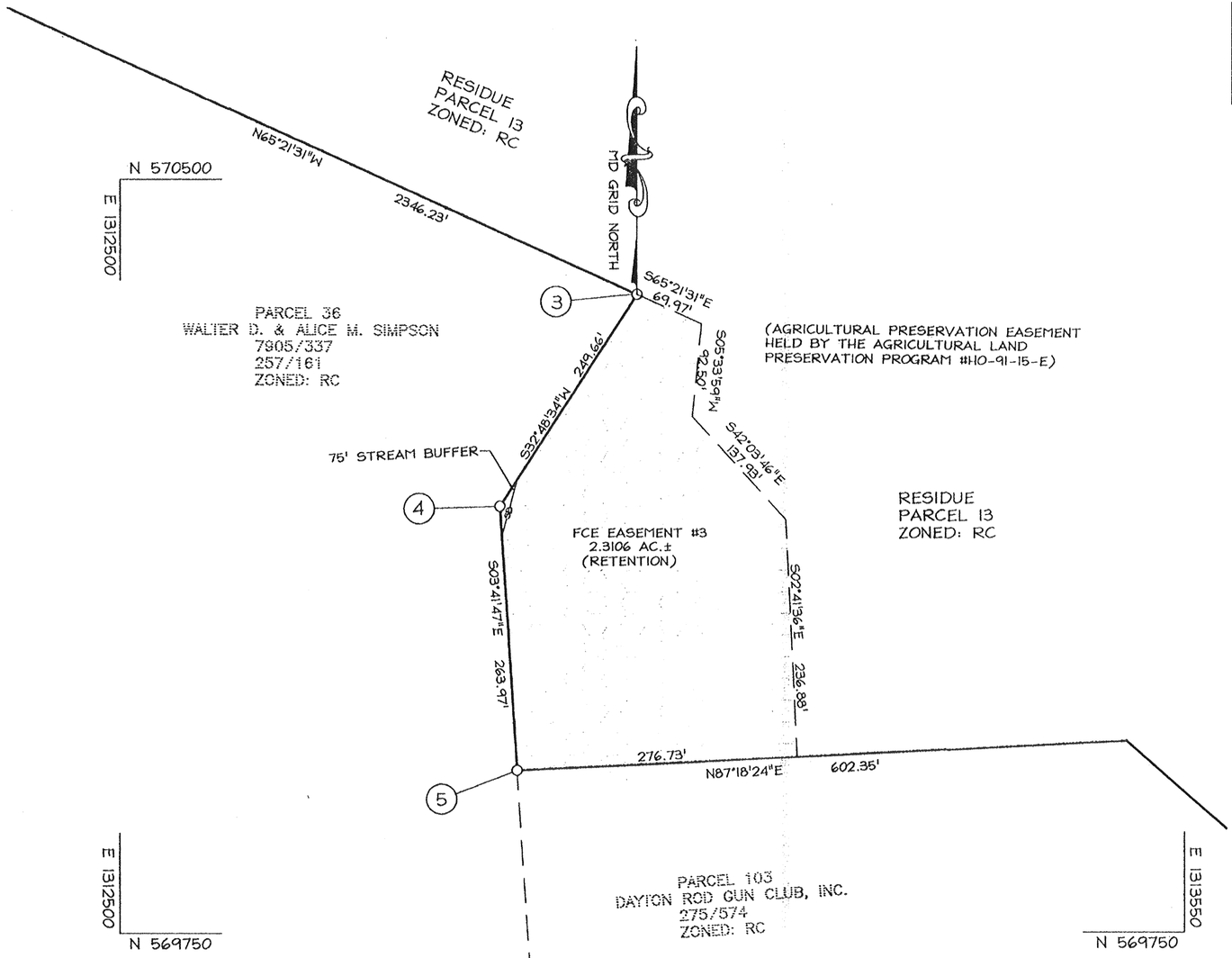
Tax Map 28 Grid 7 Parcel 13
5th Election District - Howard County, Maryland
Scale: 1" =100' Date: January 2006 Sheet 1 of 2

Previous Submittals: WP06-004

LDE Inc. Job # 05-005.1
Engineers, Surveyors, Planners
9250 Rumsey Road, Suite 106 Columbia, Maryland - 21045
(410)715-1070 - (301)596-3424 - FAX(410)715-9540

F06-014

COORDINATE TABLE		
POINT NO.	NORTHING	EASTING
3	570385.2397	1313009.4891
4	570175.4036	1312874.2103
5	569911.9828	1312891.2280



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D. Wayne Weller MD No. 10685 Date

Gregory J. Carpenter 2.3.06
13825 Howard Road LLC Date

Ronda Jean Carpenter 02.03.06
13825 Howard Road LLC Date

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Robert J. Weber 2/23/06
for Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

Marsha S. McLaughlin 3/14/06
Director Date

Chad Edmondson for: Charles Dammes 3/3/06
Chief, Development Engineering Division Date

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STATE OF MARYLAND — DONALD WAYNE WELLER — No. 10685 — PROFESSIONAL LAND SURVEYOR

D. Wayne Weller 2/2/06
D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date

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(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 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 erected on or over the said easements and rights-of-ways.

Witness by my hand this 3rd day of FEBRUARY 2006.

Gregory J. Carpenter
13825 Howard Road LLC

Ronda Jean Carpenter
13825 Howard Road LLC

Bruce D. Burton
Witness

Bruce D. Burton
Witness

RECORDED AS PLAT NUMBER 18155
ON MARCH 15, 2006 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

THE OAKS AT BRIDLE CREEK
AGRICULTURAL LAND PRESERVATION
Lots 1 - 4

Tax Map 28 Grid 7 Parcel 13
5th Election District - Howard County, Maryland
Scale: 1" =100' Date: January 2006 Sheet 2 of 2

Previous Submittals: WP06-004

Job # 05-005.1

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F06-014