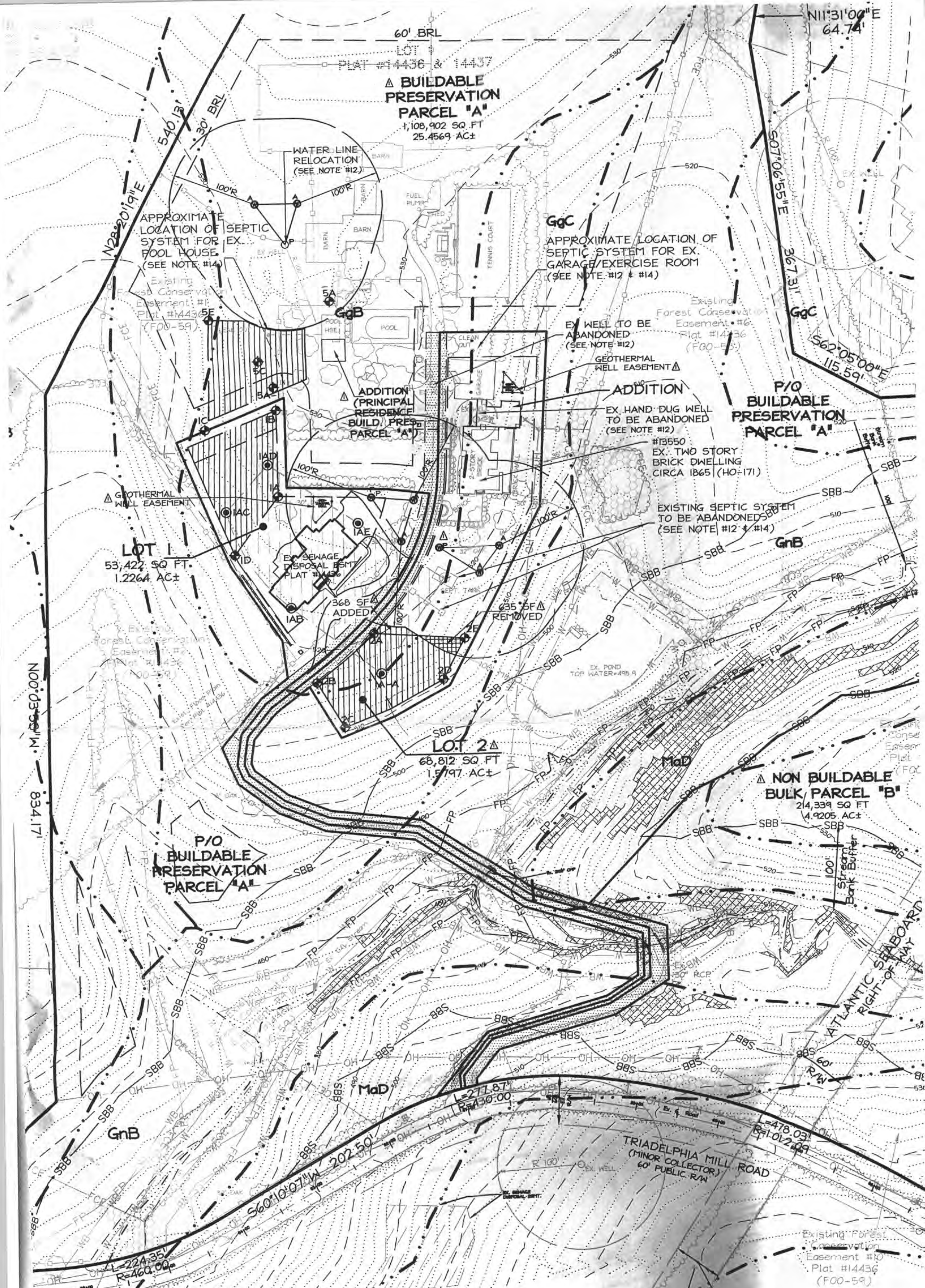

60' BRL
LOT 9
PLAT #14436 & 14437
BUILDABLE PRESERVATION PARCEL "A"
1,108,902 SQ. FT
25.4569 AC±
N11°31'00"E
64.74'
540.13'
N28°20'19"E
30' BRL
WATER LINE RELOCATION (SEE NOTE #12)
100'R
APPROXIMATE LOCATION OF SEPTIC SYSTEM FOR EX. POOL HOUSE (SEE NOTE #14)
BARN
FUEL PUMP
SHED
TENNIS COURT
GgC
APPROXIMATE LOCATION OF SEPTIC SYSTEM FOR EX. GARAGE/EXERCISE ROOM (SEE NOTE #12 & #14)
S07°06'55"E
367.31'
EX. WELL
Existing Forest Conservation Easement #1 Plat #14436 (F00-59)
Existing Forest Conservation Easement #6 Plat #14436 (F00-59)
GgB
POOL HSE
POOL
5A
5E
5C
S62°05'00"E
115.59'
EX. WELL TO BE ABANDONED (SEE NOTE #12)
GEOTHERMAL WELL EASEMENT
ADDITION (PRINCIPAL RESIDENCE BUILD. PRES. PARCEL "A")
ADDITION
EX. HAND DUG WELL TO BE ABANDONED (SEE NOTE #12)
#13550 EX. TWO STORY BRICK DWELLING CIRCA 1865 (HO-171)
P/O BUILDABLE PRESERVATION PARCEL "A"
GEOTHERMAL WELL EASEMENT
1C
1B
1AD
1A
1AC
1AE
1D
1AB
EXISTING SEPTIC SYSTEM TO BE ABANDONED (SEE NOTE #12 & #14)
LOT 1
53,422 SQ FT
1.2264 AC±
EX. SEWAGE DISPOSAL ESMT PLAT #14436
368 SF ADDED
635 SF REMOVED
GnB
SBB
Existing Forest Conservation Easement #2 Plat #14436 (F00-59)
EX. POND TOP WATER=495.9
2A
2B
2C
2D
2E
LOT 2
68,812 SQ FT
1.5797 AC±
N00°30'56"W
834.17'
MaD
NON BUILDABLE BULK PARCEL "B"
214,339 SQ FT
4.9205 AC±
100' Stream Bank Buffer
P/O BUILDABLE PRESERVATION PARCEL "A"
ATLANTIC SEABOARD RIGHT-OF-WAY
60' R/W
RCP
FP
WB
OH
BBS
MaD
GnB
L=277.87'
R=430.00'
L=478.03'
R=1,012.29'
TRIADELPHIA MILL ROAD (MINOR COLLECTOR) 60' PUBLIC R/W
R 100'
EX. WELL
EX. SEWAGE DISPOSAL ESMT.
S60°10'07"W 202.50'
L=224.35'
R=460.00'
Existing Forest Conservation Easement #10 Plat #14436 (F00-59)
GAS MARKER
60' ATLANTIC SEABOARD R/W
OLD BARBWIRE FENCE LINE

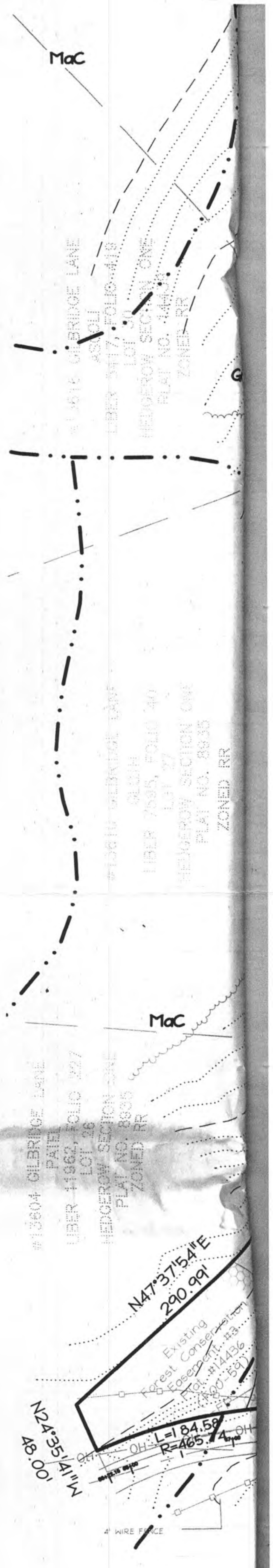
Perc Cert Signed
10/29/2010
by
Bet Nixon

LEGEND:

◉	Perc Test Passed (7/1/99)
◒	Perc Test Passed (6/14/05)
●	Perc Test Failed (6/14/05)
⊕	Perc Test Passed (12/16/09)
○	Existing Well
Ⓦ P	Proposed Primary Well
Ⓦ A	Proposed Alternate Well
▦	Exist. Forest Conservation Easement
▨ FCE	Prop. Forest Conservation Easement
░	Area to be removed from Existing Forest Conservation Area
—FP—	100 YR Flood Plain
— · · · —	C/L Exist. Stream
——	Stream Bank
—SBB—	100' Stream Bank Buffer
—W—	Non-Tidal Wetlands
—WB—	25' Wetland Buffer
▨	Proposed Sewage Disposal Easement
▨	Existing Sewage Disposal Easement

PERCOLATION TEST TABULATION

LOT NO.	PERC NO.	DATE OF TEST	ELEVATION	RESULT
1	1A	12/16/09	526.7	PASS
	1B	12/16/09	528.6	PASS
	1C	12/16/09	524.4	PASS
	1D	12/16/09	520.6	PASS
	1AC	7/1/99	520.1	PASS
	1AD	7/1/99	527.4	PASS
	1AB	7/1/99	521.9	PASS
	1AE	7/1/99	527.4	PASS
Build. Pres. Parcel "A" △1	5A	12/16/09	531.1	PASS
	5A1	12/16/09	529.2	PASS
	5C	12/16/09	529.0	PASS
	5E	12/16/09	525.8	PASS
	1C	12/16/09	524.4	PASS
2 △1	2A	12/16/09	520.1	PASS
	2B	12/16/09	515.8	PASS
	2C	12/16/09	510.1	PASS
	2D	12/16/09	511.6	PASS
	2E	12/16/09	514.4	PASS
	1AA	7/1/99	518.0	PASS


MaC
#13616 GILBRIDGE LANE
LOT 28
HEDGEROW SECTION ONE
ZONED RR
G
#13610 GILBRIDGE LANE
LIBER 7695, FOLIO 40
LOT 27
HEDGEROW SECTION ONE
PLAT NO. 8835
ZONED RR
MaC
#13604 GILBRIDGE LANE
PATEL
LIBER 11962, FOLIO 327
LOT 26
HEDGEROW SECTION ONE
PLAT NO. 8835
ZONED RR
N47°37'54"E
290.99'
Existing Forest Conservation Easement #3 Plat #14436 (F00-59)
N24°35'41"W
48.00'
L=184.58'
R=465.74'
OH
4' WIRE FENCE

Approved for Private Water and Private Sewerage
Howard County Health Department

PERC CERTIF

I certify that the info
by me or under my d
knowledge and belief.

3109-009 PERC COVER.dwg, PERC PLAN 2, 10/22/2010 2:35:51 PM

GENERAL NOTES

1. Existing Zoning: RR-DEO Rural Residential
2. Deed Reference: 5250/32 Plat Reference: 14436
3. Total Area of Lots: 33.1836 Acres +/-
4. The topography and boundary shown on this plan is taken from a previously approved Percolation Certification Plan prepared by NJR & Associates dated 5/14/05 and signed by the County Health Officer on 8/8/05. Topography shown is at two foot contour intervals and has been field verified.
5. Soils data shown based on the United States Department of Agriculture Natural Resources Conservation Service web soil survey.
6. All wells shall be located a minimum of 15' from the road R/W & 30' from houses/structures.
7. The lots shown hereon comply with the minimum lot area and ownership width as required by the Maryland State Department of the Environment.
8. ▨ This area designates a private sewage area of at least 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal. Improvements of any nature in this area are restricted until public sewerage is available. This area shall become null and void upon connection to a public sewerage system. The county Health Officer shall have the authority to grant adjustments to the private sewage area. Recordation of a modified sewage area shall not be necessary.
9. Existing wells, septic systems, and sewage disposal areas within 100' of the property and those wells within 200' down gradient of existing or proposed septic systems or sewage disposal areas have been shown.
10. All wells shall be drilled prior to final plat recordation. It is the developer's responsibility to schedule the well drilling prior to final plat submission. It will not be considered "government delay" if the well drilling holds up Health Department signature of the record plat.
11. Any changes to a private sewage area shall require a revised perc certification plan.
12. ⚠ The existing septic system presently used by the existing dwelling, #13550, shall be abandoned and a new septic system installed for Lot 2. The existing hand dug well located on Lot 2 and the existing well located within the existing driveway shall be properly abandoned by a licensed well driller and the abandonment report shall be forwarded to the Health Department prior to final plat signature approval (F 11-022). The existing septic system presently used by the garage/exercise room on Lot 2 shall be abandoned and the effluent line from this structure shall be tied into the new septic system for Lot 2 noted above. The water line from the existing well west of the existing barns which currently connects to the existing dwelling, #13550, shall be rerouted to the principal residence (pool house w/ addition) on Buildable Preservation Parcel "A" prior to final plat signature approval (F 11-022).
13. ⚠ In accordance with Section 105.E.I.C. of the Howard County Zoning Regulations, the Health Department supports the recommendation to increase the maximum lot size of Lot 2 to a maximum of 60,000 square feet. (the 60,000 square feet maximum lot size does not include the pipestem area).
14. Upon building permit review the septic systems for all proposed structures and/or existing structure expansions shall be re-evaluated to determine sufficient system capacity.
15. ⚠ The geothermal wells proposed for these lots will be a closed loop system.

MINIMUM LOT SIZE TABULATION

LOT NO.	GROSS AREA	PIPESTEM	MINIMUM LOT SIZE
⚠ 1	1.2264 AC	0.1711 AC	1.0553 AC
Preservation Parcel "A"	25.4569 AC	0.2105 AC	25.2464 AC
2*	1.5797 AC	0.2403 AC	1.3394 AC

* SEE NOTE #40 THIS SHEET

REVISIONS

No.	Date	Description
⚠	10/21/2010	Amend per revision note

⚠
relocates the well box
uration of the seweage
and adds easement
mal wells for Lot 1 &

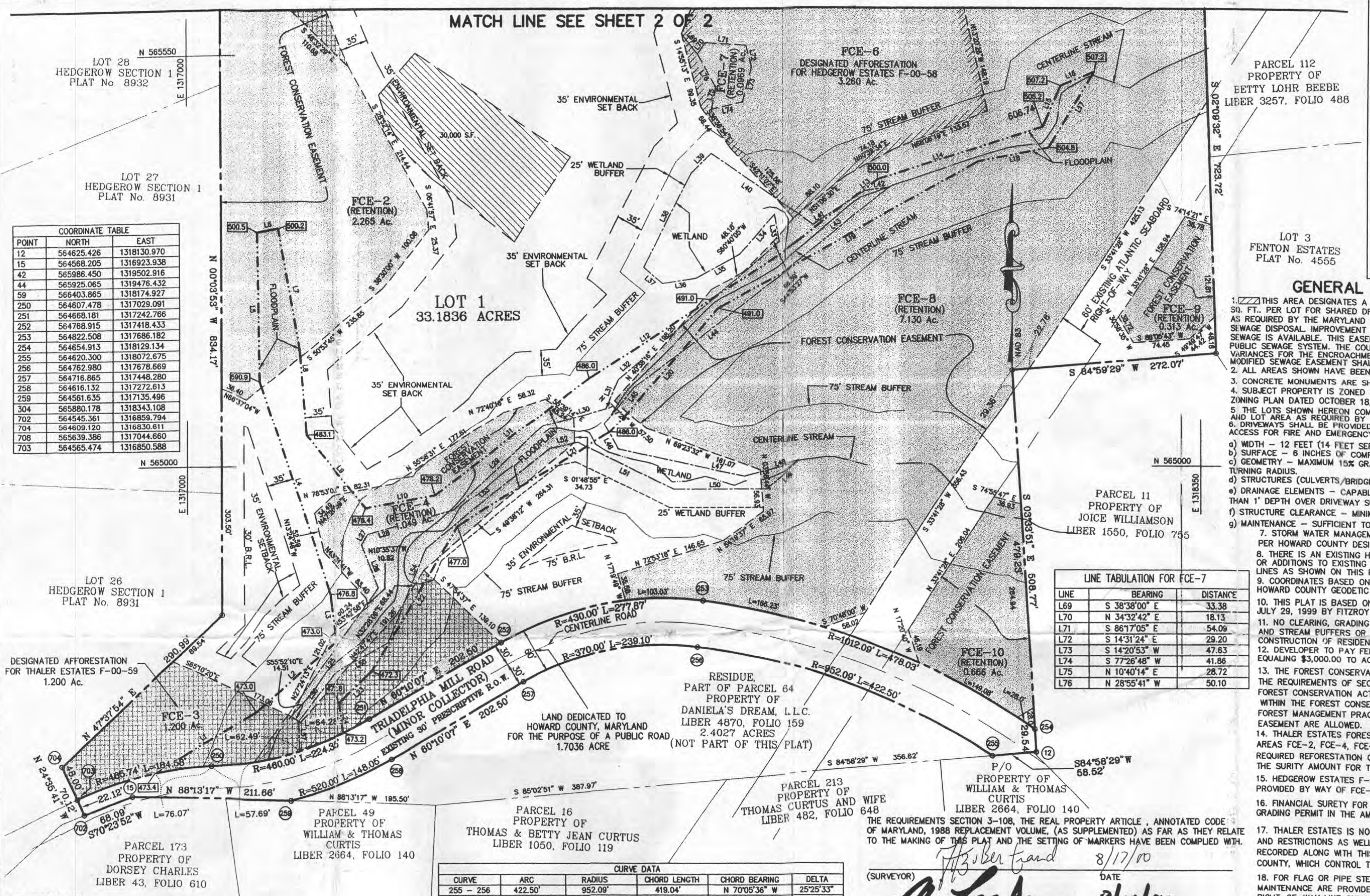
NERE PREPARED OR
CENSED PROFESSIONAL
MARYLAND, LICENSE NO:

10/22/10

LDE Inc.

Engineers, Surveyors, Planners
9250 Rumsey Road, Suite 106 Columbia, Maryland - 21045
(410)715-1070 - (301)596-3424 - FAX(410)715-9540

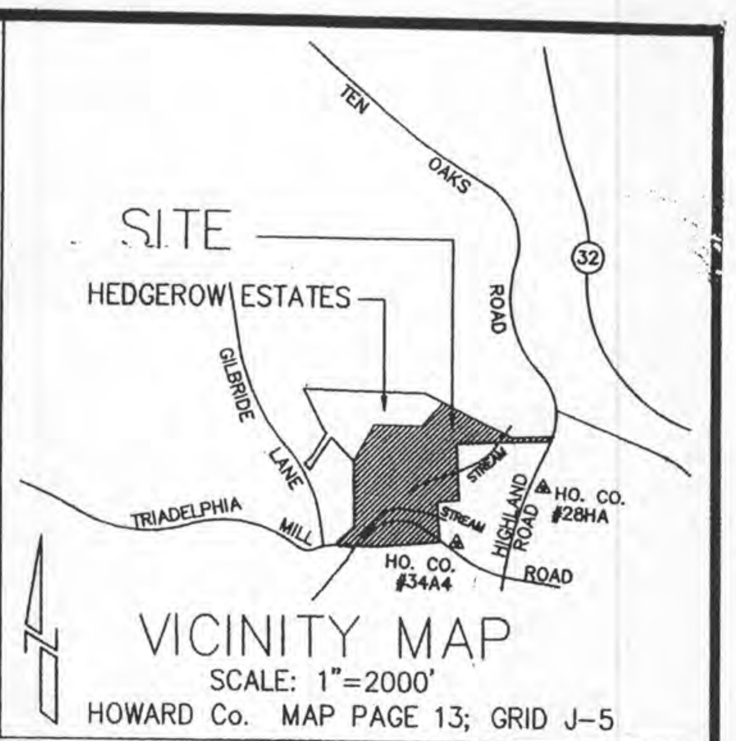
DESIGNED BDB	REVISED PERCOLATION CERTIFICATION PLAT HEDGEROW FARM ⚠ LOT 1, 2, Buildable Preservation Parcel "A" and Non-Buildable Bulk Parcel "B" A RESUBDIVISION OF LOT 1, THALER ESTATES, PLAT #14436 13550 Triadelphia Mill Road - RR-DEO Zoning Tax Map 28 Grid 20 Parcel 64 5th Election District - Howard County, Maryland Previous Submittals: F00-58, F00-59, WP 00-65, F01-81, WP06-58, F 07-44 ECP10-015, WP 10-172	SCALE 1"=100'
DRAWN LDE		DRAWING 1 of 2
CHECKED BDB		JOB NO. 09-009
DATE 10/2010	OWNER/DEVELOPER: Hedgerow Farm LLC 13803 Lakeside Drive Clarksville, MD 21029-1025	FILE NO.


MATCH LINE SEE SHEET 2 OF 2
LOT 28 HEDGEROW SECTION 1 PLAT No. 8932
LOT 27 HEDGEROW SECTION 1 PLAT No. 8931
LOT 26 HEDGEROW SECTION 1 PLAT No. 8931
N 565550
E 1317000
N 565000
FOREST CONSERVATION EASEMENT
35' ENVIRONMENTAL SET BACK
FCE-2 (RETENTION) 2.265 Ac.
LOT 1 33.1836 ACRES
30,000 S.F.
25' WETLAND BUFFER
WETLAND
FLOODPLAIN
75' STREAM BUFFER
CENTERLINE STREAM
FCE-6 DESIGNATED AFFORESTATION FOR HEDGEROW ESTATES F-00-58 3.260 Ac.
FCE-7 (RETENTION) 0.069 Ac.
FCE-8 (RETENTION) 7.130 Ac.
FCE-9 (RETENTION) 0.313 Ac.
FCE-10 (RETENTION) 0.666 Ac.
FCE-4 (RETENTION) 1.049 Ac.
FCE-3 1.200 Ac.
DESIGNATED AFFORESTATION FOR THALER ESTATES F-00-59 1.200 Ac.
60' EXISTING ATLANTIC SEABOARD RIGHT-OF-WAY
N 00°03'53" W 834.17'
S 84°59'29" W 272.07'
S 03°33'51" E 508.77'
N 88°13'17" W 211.66'
S 85°02'51" W 387.97'
S 84°58'29" W 356.82'
S84°58'29"W 58.52'
S70°23'52"W 68.09'
N 47°37'54" E 290.99'
N 24°35'41" W 70.12'
TRIADELPHIA MILL ROAD (MINOR COLLECTOR)
EXISTING 30' PRESCRIPTIVE R.O.W.
N 80°10'07" E 202.50'
CENTERLINE ROAD
R=430.00' L=277.87'
R=370.00' L=239.10'
R=1012.09' L=478.03'
R=952.09' L=422.50'
R=460.00' L=224.35'
R=520.00' L=148.05'
R=465.74' L=184.58'
LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD 1.7036 ACRE
RESIDUE, PART OF PARCEL 64 PROPERTY OF DANIELA'S DREAM, L.L.C. LIBER 4870, FOLIO 159 2.4027 ACRES (NOT PART OF THIS PLAT)
PARCEL 112 PROPERTY OF BETTY LOHR BEEBE LIBER 3257, FOLIO 488
LOT 3 FENTON ESTATES PLAT No. 4555
PARCEL 11 PROPERTY OF JOICE WILLIAMSON LIBER 1550, FOLIO 755
N 565000
E 1318350
P/O PROPERTY OF WILLIAM & THOMAS CURTIS LIBER 2664, FOLIO 140
PARCEL 213 PROPERTY OF THOMAS CURTUS AND WIFE LIBER 482, FOLIO 648
PARCEL 16 PROPERTY OF THOMAS & BETTY JEAN CURTUS LIBER 1050, FOLIO 119
PARCEL 49 PROPERTY OF WILLIAM & THOMAS CURTIS LIBER 2664, FOLIO 140
PARCEL 173 PROPERTY OF DORSEY CHARLES LIBER 43, FOLIO 610

COORDINATE TABLE		
POINT	NORTH	EAST
12	564625.426	1318130.970
15	564568.205	1316923.938
42	565986.450	1319502.916
44	565925.065	1319476.432
59	566403.865	1318174.927
250	564607.478	1317029.091
251	564668.181	1317242.766
252	564768.915	1317418.433
253	564822.508	1317686.182
254	564654.913	1318129.134
255	564620.300	1318072.675
256	564762.980	1317678.669
257	564716.865	1317448.280
258	564616.132	1317272.613
259	564561.635	1317135.496
304	565880.178	1318343.108
702	564545.361	1316859.794
704	564609.120	1316830.611
708	565639.386	1317044.660
703	564565.474	1316850.588

LINE TABULATION FOR FCE-7		
LINE	BEARING	DISTANCE
L69	S 38°38'00" E	33.38
L70	N 34°32'42" E	18.13
L71	S 86°17'05" E	54.09
L72	S 14°31'24" E	29.20
L73	S 14°20'53" W	47.63
L74	S 77°26'48" W	41.86
L75	N 10°40'14" E	28.72
L76	N 28°55'41" W	50.10

CURVE DATA					
CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA
255 - 256	422.50'	952.09'	419.04'	N 70°05'36" W	25°25'33"
256 - 257	239.10'	370.00'	234.96'	S 78°40'52" W	37°01'30"
258 - 259	148.05'	520.00'	147.55'	S 68°19'29" W	16°18'46"
703 - 250	184.58'	465.74'	183.38'	N 76°45'31" E	22°42'28"
250 - 251	224.35'	460.00'	222.13'	N 74°08'26" E	27°56'38"
251 -253	277.87'	430.00'	273.06'	N 78°40'52" E	37°01'30"
253 -254	478.03'	1012.09'	473.60'	S 69°16'31" E	27°03'43"


SITE
HEDGEROW ESTATES
TEN OAKS ROAD
32
GILBRIDE LANE
TRIADELPHIA MILL
HIGHLAND ROAD
HO. CO. #28HA
HO. CO. #34A4
ROAD

VICINITY MAP
SCALE: 1"=2000'
HOWARD Co. MAP PAGE 13; GRID J-5

GENERAL NOTES:

1. ▨ THIS AREA DESIGNATES A PRIVATE SEWER EASEMENT OF 10,000 SQ. FT. (OR 10,000 SQ. FT.. PER LOT FOR SHARED DRAINFIELD ASSOCIATED WITH A SHARED SEWER DISPOSAL FACILITY) AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENT OF ANY NATURE IN THIS AREA IS RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION OF PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR THE ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
2. ALL AREAS SHOWN HAVE BEEN ROUNDED OFF AND ARE MORE OR LESS.
3. CONCRETE MONUMENTS ARE SHOWN THUS– ▫ , IRON PIPES ARE SHOWN THUS – ○ .
4. SUBJECT PROPERTY IS ZONED "RR" AS PER COMPREHENSIVE ZONING PLAN DATED OCTOBER 18, 1993.
5 THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTHS AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT.
6. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
a) WIDTH – 12 FEET (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' DEPTH OVER DRIVEWAY SURFACE.
f) STRUCTURE CLEARANCE – MINIMUM 12 FEET.
g) MAINTENANCE – SUFFICIENT TO INSURE ALL WEATHER USE.
7. STORM WATER MANAGEMENT IS NOT REQUIRED DUE TO THE LOT SIZE CLASSIFICATION PER HOWARD COUNTY DESIGN MANUAL VOL. 1 CHAPTER 5.
8. THERE IS AN EXISTING HOUSE LOCATED ON LOT 1 TO REMAIN. ALL NEW CONSTRUCTION OR ADDITIONS TO EXISTING STRUCTURES SHALL COMPLY WITH THE BUILDING RESTRICTION LINES AS SHOWN ON THIS PLAT.
9. COORDINATES BASED ON NAD–83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL SYSTEM No.28HA AND 34A4.
10. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON JULY 29, 1999 BY FITZROY BERTRAND AND REAL ESTATE SURVEYORS, L.L.C.
11. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLAND AND STREAM BUFFERS OR FOREST CONSERVATION AREAS, EXCEPT AS AUTHORIZED FOR CONSTRUCTION OF RESIDENTIAL USE–IN–COMMON DRIVEWAY, PER WP–00–65.
12. DEVELOPER TO PAY FEE IN LIEU OF OPEN SPACE FOR 2 LOTS AT $1,500.00 EQUALING $3,000.00 TO ACCOUNT #813–003–7156.
13. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE, FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITED WITHIN THE FOREST CONSERVATION EASEMENT, WETLANDS OR FLOODPLAIN; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
14. THALER ESTATES FOREST CONSERVATION REQUIREMENTS HAVE BEEN MET BY RETENTION AREAS FCE–2, FCE–4, FCE–5, FCE–7, FCE–8, FCE–9, FCE–10, AND THALER ESTATES REQUIRED REFORESTATION OF 1.18 ACRES HAVE MET BY REPLANTING AEAS FCE–1 & FCE–3. THE SURITY AMOUNT FOR THE REPLANTING AREAS FOR THALER ESTATES IS $15,420.30.
15. HEDGEROW ESTATES F–00–59 AFFORESTATION REQUIREMENTS OF 3.26 ACRES ARE PROVIDED BY WAY OF FCE–6. THE SURETY AMOUNT FOR PLANTING IS $42,601.80
16. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF $5,100.00 FOR 9 SHADE AND 16 EVERGREEN TREES.
17. THALER ESTATES IS NOT PART OF A HOMEOWNERS ASSOCIATION. COVENANTS AND RESTRICTIONS AS WELL AS A MAINTENANCE AGREEMENT WILL BE RECORDED ALONG WITH THIS PLAT AMONG THE LAND RECORDS OF HOWARD COUNTY, WHICH CONTROL THE INSTALLATION OF THE DRIVEWAY AND ITS MAINTENANCE.
18. FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT–OF–WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
19. THE USE–IN–COMMON MAINTENANCE AGREEMENT FOR LOTS 2, 3 AND CEMETERY LOT 4 IS RECORDED IN THE LAND RECORDS OF HOWARD COUNTY
20. ON AUGUST 24, 2000, THE PLANING BOARD APPROVED THE CEMETERY LOT (LOT 4) TO BE MAINTAINED AND OWNED BY DANIELA'S DREAM,LLC.

(GENERAL NOTE CONTINUED ON SHEET 2 OF 2)

THE REQUIREMENTS SECTION 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.

FitzBertrand 8/17/00
(SURVEYOR) DATE
8/30/00
(OWNER) DATE
8/30/00
(OWNER) DATE

AREA TABULATION
1) TOTAL NUMBER OF BUILDABLE LOTS: 3
2) TOTAL AREA OF BUILDABLE LOTS: 44.4045 AC.±
3) AREA OF CEMETERY LOT: 0.1561 AC.±
4) TOTAL AREA OF ROADWAY TO BE DEDICATED: 1.7496 AC.±
5) TOTAL AREA OF PLAT: 46.3102 AC.±

OWNERS
DANIELA'S DREAM, L.L.C.
A MARYLAND LIMITED LIABILITY COMPANY
13550 TRIDELPHA MILL ROAD
CLARKSVILLE, MD 21029

APPROVED: FOR PRIVATE WATER & SEWER SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT

9/14/00
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

9/22/00
DIRECTOR JA DATE

APPROVED: CHIEF, DEVELOPMENT ENGINEERING DIVISION.

9/21/00
DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PARCEL 64, TAX MAP 28, GRID 20, CONVEYED TO DANIELA'S DREAM, L.L.C. BY DEED DATED 27TH DAY OF AUGUST 1999 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4870, AT FOLIO 159.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS SUBDIVISION. THIS PLAT IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND ALSO IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

FITZROY JERRY BERTRAND No 566

FitzBertrand
FITZROY J. BERTRAND
REGISTERED SURVEYOR #566
8/17/00
DATE

OWNER'S CERTIFICATE

WE, DANIELA'S DREAM, L.L.C., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION & IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS & ASSIGN'S: (1) THE RIGHT TO LAY, CONSTRUCT, & MAINTAIN SEWERS, DRAINS, WATER PIPES, & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL STREETS & ROAD RIGHTS–OF–WAY & THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION TO PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, & OPEN SPACE, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION HEREBY GRANT THE RIGHT & OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BED OF THE STREETS AND/OR ROADS, FLOOD PLAINS, 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; (4) THAT NO BUILDING OR SIMILAR STRUCTURE SHALL BE ERECTED ON OR OVER SAID EASEMENTS & RIGHTS–OF–WAY. WITNESS OUR HANDS THIS THE DAY OF 2000.

8/30/00
OWNER DATE
8/30/00 8/30/00
OWNER DATE WITNESS DATE

RECORDED AS PLAT NUMBER 14436 AMONG
THE LAND RECORDS OF HOWARD COUNTY,
MARYLAND ON 9/29/ , 2000

SUBDIVISION PLAT

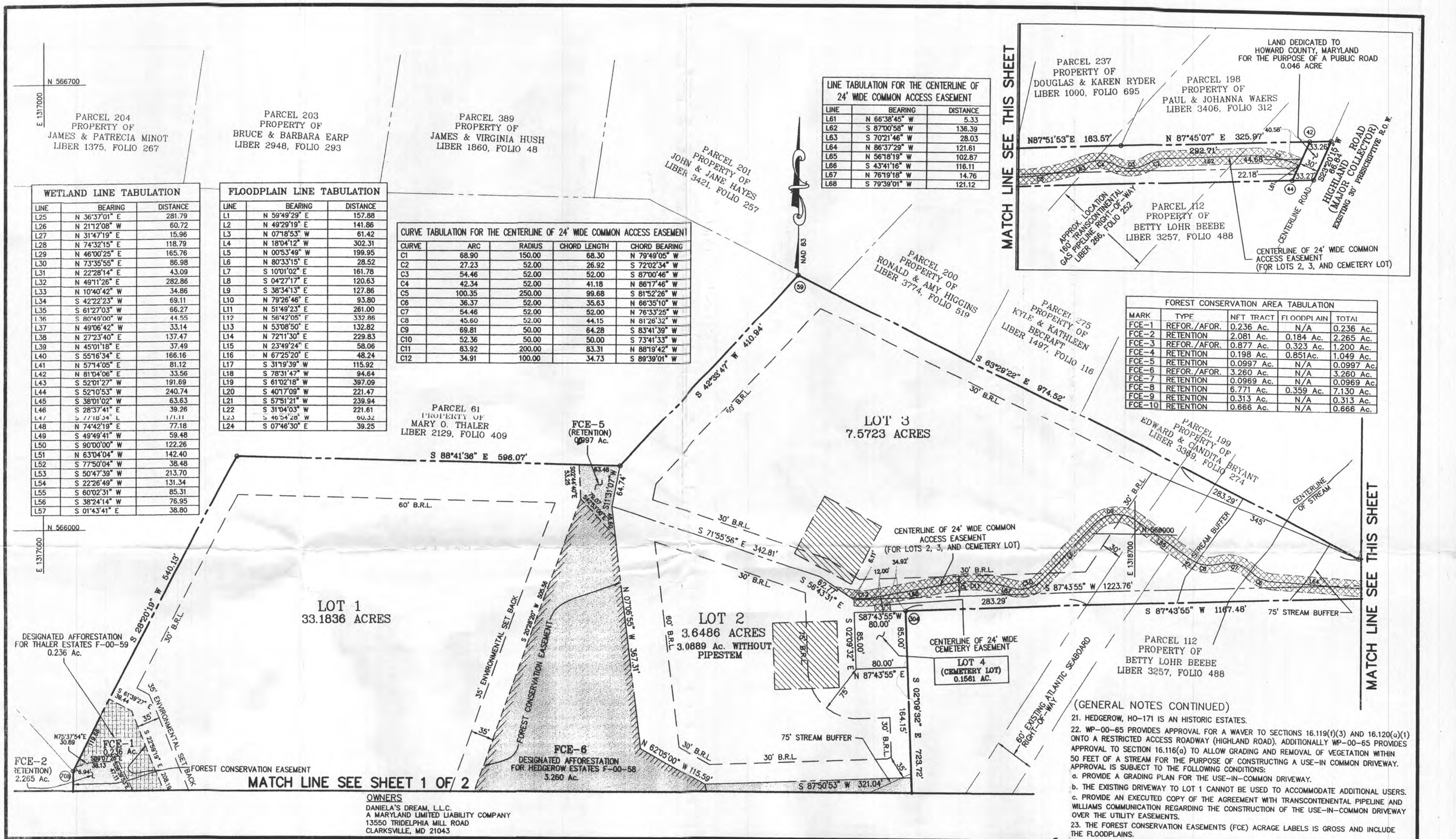
THALER ESTATES

LOTS 1 – 3 AND CEMETERY LOT 4
AND PLAT OF FOREST CONSERVATION EASEMENT FOR
HEDGEROW ESTATES, F–00–58
A SUBDIVISION OF PARCEL 64, TAX MAP 28, GRID 20
5TH ELECTION DISTRICT HOWARD COUNTY, MD
SHEET 1 OF 2
AUGUST 13, 2000 SCALE: 1" = 100'

Real Estate Surveyors LLC

Residential, Commercial , Industrial and land Surveys
4603 CALVERT ROAD
COLLEGE PARK, MARYLAND 20740
TEL: (301)985–6003 • FAX: (301)985–6004

F·00·59


N 566700
E 1317000
PARCEL 204
PROPERTY OF
JAMES & PATRECIA MINOT
LIBER 1375, FOLIO 267
PARCEL 203
PROPERTY OF
BRUCE & BARBARA EARP
LIBER 2948, FOLIO 293
PARCEL 389
PROPERTY OF
JAMES & VIRGINIA HUSH
LIBER 1860, FOLIO 48
PARCEL 201
PROPERTY OF
JOHN & JANE HAYES
LIBER 3421, FOLIO 257
NAD 83
59
PARCEL 200
PROPERTY OF
RONALD & AMY HIGGINS
LIBER 3774, FOLIO 519
PARCEL 275
PROPERTY OF
KYLE & KATHLEEN
BECRAFT
LIBER 1497, FOLIO 116
PARCEL 237
PROPERTY OF
DOUGLAS & KAREN RYDER
LIBER 1000, FOLIO 695
PARCEL 198
PROPERTY OF
PAUL & JOHANNA WAERS
LIBER 3406, FOLIO 312
LAND DEDICATED TO
HOWARD COUNTY, MARYLAND
FOR THE PURPOSE OF A PUBLIC ROAD
0.046 ACRE
N87°51'53"E 163.57'
N 87°45'07" E 325.97'
292.71'
44.68'
22.18'
40.58'
33.26'
33.27'
42
44
HIGHLAND ROAD
(MAJOR COLLECTOR)
EXISTING 30' PRESCRIPTIVE R.O.W.
CENTERLINE ROAD
APPROX. LOCATION
160' TRANSCONTINENTAL
GAS PIPELINE RIGHT-OF-WAY
LIBER 266, FOLIO 252
PARCEL 112
PROPERTY OF
BETTY LOHR BEEBE
LIBER 3257, FOLIO 488
CENTERLINE OF 24' WIDE COMMON
ACCESS EASEMENT
(FOR LOTS 2, 3, AND CEMETERY LOT)
MATCH LINE SEE THIS SHEET
PARCEL 61
PROPERTY OF
MARY O. THALER
LIBER 2129, FOLIO 409
S 88°41'36" E 596.07'
FCE-5
(RETENTION)
0.0997 Ac.
S 42°33'47" W 410.94'
S 63°29'22" E 974.52'
50' B.R.L.
30' B.R.L.
LOT 3
7.5723 ACRES
PARCEL 199
PROPERTY OF
EDWARD & CANDITA BRYANT
LIBER 3369, FOLIO 274
60' B.R.L.
S 28°20'19" W 540.13'
LOT 1
33.1836 ACRES
35' ENVIRONMENTAL SET BACK
S 20°28'20" W 505.58'
FOREST CONSERVATION EASEMENT
N 07°06'55" W 367.31'
S 11°31'07" W
64.74
63.48
S 71°55'56" E 342.81'
S 56°43'31" E 62.71'
CENTERLINE OF 24' WIDE COMMON
ACCESS EASEMENT
(FOR LOTS 2, 3, AND CEMETERY LOT)
12.00'
34.92'
S 87°43'55" W 1223.76'
283.29'
S 87°43'55" W 1167.48'
75' STREAM BUFFER
345'
283.29'
CENTERLINE OF STREAM
N 566000
E 1318700
LOT 2
3.6486 ACRES
3.0889 Ac. WITHOUT
PIPESTEM
S87°43'55" W
80.00'
85.00'
S 02°09'32" E
N 87°43'55" E
80.00'
CENTERLINE OF 24' WIDE
CEMETERY EASEMENT
LOT 4
(CEMETERY LOT)
0.1561 AC.
S 02°09'32" E 723.72'
164.15'
60' EXISTING ATLANTIC SEABOARD
RIGHT-OF-WAY
PARCEL 112
PROPERTY OF
BETTY LOHR BEEBE
LIBER 3257, FOLIO 488
N 62°05'00" W 115.59'
S 87°50'53" W 321.04'
FCE-6
DESIGNATED AFFORESTATION
FOR HEDGEROW ESTATES F-00-58
3.260 Ac.
DESIGNATED AFFORESTATION
FOR THALER ESTATES F-00-59
0.236 Ac.
FCE-1
0.236 Ac.
FCE-2
RETENTION)
2.265 Ac.
708
N75°37'54"E
30.89
S 61°39'27" E
S 22°59'19" E
35' ENVIRONMENTAL SET BACK
FOREST CONSERVATION EASEMENT
MATCH LINE SEE SHEET 1 OF 2
MATCH LINE SEE THIS SHEET

WETLAND LINE TABULATION		
LINE	BEARING	DISTANCE
L25	N 36°37'01" E	281.79
L26	N 21°12'08" W	60.72
L27	N 31°47'19" E	15.96
L28	N 74°32'15" E	118.79
L29	N 46°00'25" E	165.76
L30	N 73°35'55" E	86.98
L31	N 22°28'14" E	43.09
L32	N 49°11'26" E	282.86
L33	N 10°40'42" W	34.86
L34	S 42°22'23" W	69.11
L35	S 61°27'03" W	66.27
L36	S 80°49'00" W	44.55
L37	N 49°06'42" W	33.14
L38	N 27°23'40" E	137.47
L39	N 45°01'18" E	37.49
L40	S 55°16'34" E	166.16
L41	N 57°14'05" E	81.12
L42	N 81°04'06" E	33.56
L43	S 52°01'27" W	191.69
L44	S 52°10'53" W	240.74
L45	S 38°01'02" W	63.63
L46	S 28°37'41" E	39.26
L47	S 77°18'34" E	171.11
L48	N 74°42'19" E	77.18
L49	S 49°49'41" W	59.48
L50	S 90°00'00" W	122.26
L51	N 63°04'04" W	142.40
L52	S 77°50'04" W	38.48
L53	S 50°47'39" W	213.70
L54	S 22°26'49" W	131.34
L55	S 60°02'31" W	85.31
L56	S 38°24'14" W	76.95
L57	S 01°43'41" E	38.80

FLOODPLAIN LINE TABULATION		
LINE	BEARING	DISTANCE
L1	N 59°49'29" E	157.88
L2	N 49°29'19" E	141.86
L3	N 07°18'53" W	61.42
L4	N 18°04'12" W	302.31
L5	N 00°53'49" W	199.95
L6	N 80°33'15" E	28.52
L7	S 10°01'02" E	161.78
L8	S 04°27'17" E	120.63
L9	S 38°34'13" E	127.86
L10	N 79°26'46" E	93.80
L11	N 51°49'23" E	261.00
L12	N 56°42'05" E	332.86
L13	N 53°08'50" E	132.82
L14	N 72°11'30" E	229.83
L15	N 23°49'24" E	58.06
L16	N 67°25'20" E	48.24
L17	S 31°19'39" W	115.92
L18	S 78°31'47" W	94.64
L19	S 61°02'18" W	397.09
L20	S 40°17'09" W	221.47
L21	S 57°51'21" W	239.94
L22	S 31°04'03" W	221.61
L23	S 46°54'28" W	60.32
L24	S 07°46'30" E	39.25

CURVE TABULATION FOR THE CENTERLINE OF 24' WIDE COMMON ACCESS EASEMENT				
CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING
C1	68.90	150.00	68.30	N 79°49'05" W
C2	27.23	52.00	26.92	S 72°02'34" W
C3	54.46	52.00	52.00	S 87°00'46" W
C4	42.34	52.00	41.18	N 86°17'46" W
C5	100.35	250.00	99.68	S 81°52'26" W
C6	36.37	52.00	35.63	N 66°35'10" W
C7	54.46	52.00	52.00	N 76°33'25" W
C8	45.60	52.00	44.15	N 81°26'32" W
C9	69.81	50.00	64.28	S 83°41'39" W
C10	52.36	50.00	50.00	S 73°41'33" W
C11	83.92	200.00	83.31	N 88°19'42" W
C12	34.91	100.00	34.73	S 89°39'01" W

LINE TABULATION FOR THE CENTERLINE OF 24' WIDE COMMON ACCESS EASEMENT		
LINE	BEARING	DISTANCE
L61	N 66°38'45" W	5.33
L62	S 87°00'58" W	136.39
L63	S 70°21'46" W	28.03
L64	N 86°37'29" W	121.61
L65	N 56°18'19" W	102.87
L66	S 43°41'16" W	116.11
L67	N 76°19'18" W	14.76
L68	S 79°39'01" W	121.12

FOREST CONSERVATION AREA TABULATION				
MARK	TYPE	NET TRACT	FLOODPLAIN	TOTAL
FCE-1	REFOR./AFOR.	0.236 Ac.	N/A	0.236 Ac.
FCE-2	RETENTION	2.081 Ac.	0.184 Ac.	2.265 Ac.
FCE-3	REFOR./AFOR.	0.877 Ac.	0.323 Ac.	1.200 Ac.
FCE-4	RETENTION	0.198 Ac.	0.851Ac.	1.049 Ac.
FCE-5	RETENTION	0.0997 Ac.	N/A	0.0997 Ac.
FCE-6	REFOR./AFOR.	3.260 Ac.	N/A	3.260 Ac.
FCE-7	RETENTION	0.0969 Ac.	N/A	0.0969 Ac.
FCE-8	RETENTION	6.771 Ac.	0.359 Ac.	7.130 Ac.
FCE-9	RETENTION	0.313 Ac.	N/A	0.313 Ac.
FCE-10	RETENTION	0.666 Ac.	N/A	0.666 Ac.

(GENERAL NOTES CONTINUED)

21. HEDGEROW, HO-171 IS AN HISTORIC ESTATES.
22. WP-00-65 PROVIDES APPROVAL FOR A WAVER TO SECTIONS 16.119(f)(3) AND 16.120(a)(1) ONTO A RESTRICTED ACCESS ROADWAY (HIGHLAND ROAD). ADDITIONALLY WP-00-65 PROVIDES APPROVAL TO SECTION 16.116(a) TO ALLOW GRADING AND REMOVAL OF VEGETATION WITHIN 50 FEET OF A STREAM FOR THE PURPOSE OF CONSTRUCTING A USE-IN COMMON DRIVEWAY. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
    a. PROVIDE A GRADING PLAN FOR THE USE-IN-COMMON DRIVEWAY.
    b. THE EXISTING DRIVEWAY TO LOT 1 CANNOT BE USED TO ACCOMMODATE ADDITIONAL USERS.
    c. PROVIDE AN EXECUTED COPY OF THE AGREEMENT WITH TRANSCONTENENTAL PIPELINE AND WILLIAMS COMMUNICATION REGARDING THE CONSTRUCTION OF THE USE-IN-COMMON DRIVEWAY OVER THE UTILITY EASEMENTS.
23. THE FOREST CONSERVATION EASEMENTS (FCE) ACRAGE LABELS IS GROSS AND INCLUDE THE FLOODPLAINS.

OWNERS
DANIELA'S DREAM, L.L.C.
A MARYLAND LIMITED LIABILITY COMPANY
13550 TRIDELPHIA MILL ROAD
CLARKSVILLE, MD 21043

APPROVED: FOR PRIVATE WATER & SEWER SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT

9/14/00
COUNTY HEALTH OFFICER DLS DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF
PLANNING & ZONING.

9/22/00
DIRECTOR JA DATE

APPROVED: CHIEF, DEVELOPMENT
ENGINEERING DIVISION.

9/21/00
DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PARCEL 64, TAX MAP 28, GRID 20, CONVEYED TO DANIELA'S DREAM, L.L.C. BY DEED DATED 27TH DAY OF AUGUST 1999 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4870, AT FOLIO 159.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS SUBDIVISION. THIS PLAT IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND ALSO IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

FITZROY JERRY BERTRAND No 566

F J Bertrand
FITZROY J. BERTRAND
REGISTERED SURVEYOR #566
8/17/00
DATE

OWNER'S CERTIFICATE

WE, DANIELA'S DREAM, L.L.C., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION & IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS & ASSIGN'S: (1) THE RIGHT TO LAY, CONSTRUCT, & MAINTAIN SEWERS, DRAINS, WATER PIPES, & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL STREETS & ROAD RIGHTS-OF-WAY & THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION TO PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, & OPEN SPACE, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION HEREBY GRANT THE RIGHT & OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BED OF THE STREETS AND/OR ROADS, FLOOD PLAINS, 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; (4) THAT NO BUILDING OR SIMILAR STRUCTURE SHALL BE ERECTED ON OR OVER SAID EASEMENTS & RIGHTS-OF-WAY. WITNESS OUR HANDS THIS THE DAY OF 2000.

8/30/00
OWNER DATE

Daniela Merlet 8/30/00 8/30/00
OWNER DATE WITNESS DATE

RECORDED AS PLAT NUMBER 14437 AMONG
THE LAND RECORDS OF HOWARD COUNTY,
MARYLAND ON 9/28/, 2000

SUBDIVISION PLAT

THALER ESTATES

LOTS 1 - 3 AND CEMETERY LOT 4

AND PLAT OF FOREST CONSERVATION EASEMENT FOR
HEDGEROW ESTATES, F-00-58
A SUBDIVISION OF PARCEL 64, TAX MAP 28, GRID 20
5TH ELECTION DISTRICT HOWARD COUNTY, MD.
SHEET 2 OF 2
AUGUST 13, 2000 SCALE: 1" = 100'

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