

**GENERAL NOTES**

- THE PURPOSE OF THIS SUBDIVISION IS TO CREATE LOT 1 FOR REAL ESTATE TRANSFER. NON-BUILDABLE BULK PARCEL 'A' IS TO BE SUBDIVIDED AT A LATER DATE.
- THE BOUNDARY SHOWN IS BASED ON A FIELD-RUN SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC., DATED JANUARY, 2012.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL MONUMENTS 40FA & 40FB, WHICH ARE BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM.
- SUBJECT PROPERTY IS ZONED RR-DEO PER 2-02-04. COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING REGULATION AMENDMENTS DATED JULY 28, 2006.
- DISTANCES SHOWN ON THIS PLAT ARE BASED ON MARYLAND STATE PLANE ZONE, U.S. SURVEY FOOT.
- FOREST STAND DELINEATION PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED MARCH 14, 2012, AND APPROVED UNDER SP-12-004.
- WETLANDS EXIST WITHIN THE NON-BUILDABLE BULK PARCEL 'A' AS SHOWN ON THE WETLAND DELINEATION REPORT PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED MARCH 14, 2012, AND APPROVED UNDER SP-12-004.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- A.P.F.O. TRAFFIC STUDY IS NOT REQUIRED FOR THIS SUBDIVISION AS NO NEW UNITS ARE PROPOSED.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, THEIR REQUIRED BUFFERS OR 100YR FLOODPLAIN.
- THE EXISTING DWELLING ON LOT ONE IS TO REMAIN AND ANOTHER STRUCTURE WAS REMOVED PER RESIDENTIAL DEMOLITION PERMIT NO. 813002779 INSPECTION DATE AUGUST 26, 2013.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- THIS PLAN IS SUBJECT TO THE AMENDED 5th EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE AMENDED HOWARD COUNTY ZONING REGULATIONS.
- STORMWATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT BASED ON GUIDELINES ESTABLISHED BY THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I & II AS AMENDED BY THE STORMWATER MANAGEMENT ACT OF 2007. ENVIRONMENTAL SITE DESIGN METHODS SHALL BE UTILIZED AS FOLLOWS:  
STORMWATER MANAGEMENT FOR ANY NEW IMPERVIOUS CREATED UNDER F-13-112 WILL BE ADDRESSED UNDER THAT PLAN. THERE IS NO NEW IMPERVIOUS PROPOSED IN ASSOCIATION WITH THIS PLAN.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION PER WP-13-188 WHICH STATES THAT FOREST CONSERVATION WILL BE ADDRESSED ON F-13-112 UPON THE RESUBDIVISION OF PARCEL 'A'.
- PER WP-13-188 ALL LANDSCAPING REQUIREMENTS WILL BE ADDRESSED ON F-13-112, UPON RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A'.
- 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 AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- 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 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 FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.  
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.  
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- APPLICABLE HOWARD COUNTY DPZ FILE REFERENCES FOR THIS PROJECT INCLUDE:  
ECP-12-045, SP-12-004, WP-13-025, F-13-112, WP-13-188
- THERE IS A FLOODPLAIN LOCATED ON-SITE BASED ON A FLOODPLAIN ANALYSIS PREPARED BY BENCHMARK ENGINEERING, INC., DATED MARCH 2012, REVISED JULY 2012. THE DELINEATION AND DEDICATION OF THIS FLOODPLAIN WILL OCCUR DURING THE PLAN PROCESSING FOR F-13-112, THE MAJOR SUBDIVISION. THE FLOODPLAIN AREA DOES NOT ENCRoACH ONTO LOT 1.
- THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER SHALL BE PRIVATE.
- ALL AREAS ARE "MORE" OR "LESS".
- WAIVER PETITION WP-13-025, A REQUEST TO WAIVE SUBSECTIONS 16.115(C) AND 16.116(A) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE PLANNING DIRECTOR APPROVED THE WAIVER REQUEST ON FEBRUARY 8, 2013 SUBJECT TO THE FOLLOWING CONDITIONS:  
1. THE PETITIONER SHALL OBTAIN AUTHORIZATION BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND U.S. ARMY CORPS OF ENGINEERS FOR ACTIVITIES PROPOSED IN STREAMS, WETLANDS, THE WETLAND BUFFER AND THE 100-YEAR FLOODPLAIN.  
2. THE PETITIONER SHALL NOT STORE OR DISCARD BUILDING MATERIALS OR OTHER DEBRIS WITHIN THE 100-YEAR FLOODPLAIN WITHOUT PRIOR WRITTEN AUTHORIZATION BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING AND THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.  
3. THE PETITIONER SHALL ENSURE THAT ALL GRADING AND ROAD CONSTRUCTION ACTIVITIES WITHIN THE WETLANDS, STREAMS, BUFFERS AND 100-YEAR FLOODPLAIN THE MINIMUM NECESSARY TO ACCOMMODATE THE PROPOSED ROAD CROSSINGS AND SIDE SLOPE GRADING. THE PETITIONER SHALL ENSURE THAT BEST MANAGEMENT PRACTICES ARE USED WHEN CONSTRUCTING THE ROAD CROSSING AND THAT STABILIZATION IS INITIATED IMMEDIATELY UPON COMPLETING OF THE ROAD CONSTRUCTION ACTIVITIES.  
4. THE PETITIONER SHALL COMPLY WITH THE DEVELOPMENT ENGINEERING DIVISION COMMENTS DATED AUGUST 13, 2012.

- WAIVER PETITION WP-13-188, A REQUEST TO WAIVE SUBSECTIONS 16.115(b) AND (c), 16.116(c) AND (b), 16.1200(x1) AND (c) AND 16.124(c)(2) AND 16.124(c)(3) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE PLANNING DIRECTOR APPROVED THE WAIVER REQUEST ON AUGUST 5, 2013 SUBJECT TO THE FOLLOWING CONDITION:  
1. THE REGULATORY REQUIREMENTS WAIVED BY APPROVAL OF THIS PETITION SHALL BE ENFORCED AT RESUBDIVISION UNDER FINAL PLAN F-13-112.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 S.F. 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 SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT PLAT SHALL NOT BE REQUIRED.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE LOT SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.

**COORDINATE CHART (NAD '83)**

No.	NORTH	EAST
500	554344.6910	1327853.7230
501	554917.7563	1329395.0152
502	553844.5182	1329833.2938
503	552134.6445	1328558.7074
504	551829.9320	1328567.4588
505	551330.6843	1327743.6131
506	551624.1937	1327569.3869
507	551872.5881	1327699.6961
508	552294.1837	1327959.6887
509	552580.4821	1328233.2743
510	552761.7848	1328312.8566
511	552772.2759	1328339.7637
512	553083.8823	1328305.3581
600	553313.4428	1329437.4158
629	553353.5306	1329467.2983

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

8480 BALTIMORE NATIONAL PIKE A SUITE 315 A ELLICOTT CITY, MARYLAND 21043  
(P) 410-465-8105 (F) 410-465-8844  
75 THOMAS JOHNSON DRIVE A SUITE E FREDERICK, MARYLAND 21702  
301-710-5688  
WWW.BEI-CVLENGINEERING.COM

OWNER:  
SCOTT T. REGAN  
10509 TWIN CEDAR COURT  
LAUREL, MARYLAND 20723

OWNER:  
KELLY R. REGAN  
12859 ROUTE 108  
HIGHLAND, MARYLAND 20777

OWNER:  
RONALD R. REGAN  
568 ORCHARD BEACH BLVD  
PORT WASHINGTON, NY 11050

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 Mason* 9-16-13  
DONALD A. MASON DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

*Scott T. Regan* 9/24/13  
SCOTT T. REGAN DATE

*Kelly R. Regan* 9/17/13  
KELLY R. REGAN DATE

*Ronald R. Regan* 9/19/13  
RONALD R. REGAN DATE

**AREA TABULATION CHART - THIS SUBMISSION**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
LOTS	1
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	1
OPEN SPACE	NA
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
LOTS	3.78± AC.
BUILDABLE PRESERVATION PARCELS	0.00 AC.
NON-BUILDABLE PRESERVATION PARCELS	0.00 AC.
NON-BUILDABLE BULK PARCELS	80.03± AC.
OPEN SPACE	NA
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	
	0.00 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	
	83.81± AC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER.  
HOWARD COUNTY HEALTH DEPARTMENT

*William J. Morrison* 11/22/2013  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Chad Edmund* 10-25-13  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Victor A. DeLoach* 11-26-13  
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 1-7-2015 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF THE LAND ACQUIRED BY SCOTT T. REGAN, KELLY R. REGAN AND RONALD R. REGAN FROM SCOTT T. REGAN, KELLY R. REGAN AND RONALD R. REGAN, TRUSTEES OF THE RESIDUARY TRUST UNDER WILL OF MARIAN P. REGAN AND SCOTT T. REGAN AND KELLY R. REGAN, PERSONAL REPRESENTATIVES OF THE ESTATE OF RAYMOND REGAN BY DEED DATED AND RECORDED IN APRIL 20, 2009 AND RECORDED IN LIBER 11915 AT FOLIO 0086 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 Mason* 9-16-13  
DONALD A. MASON DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

**OWNER'S CERTIFICATE**

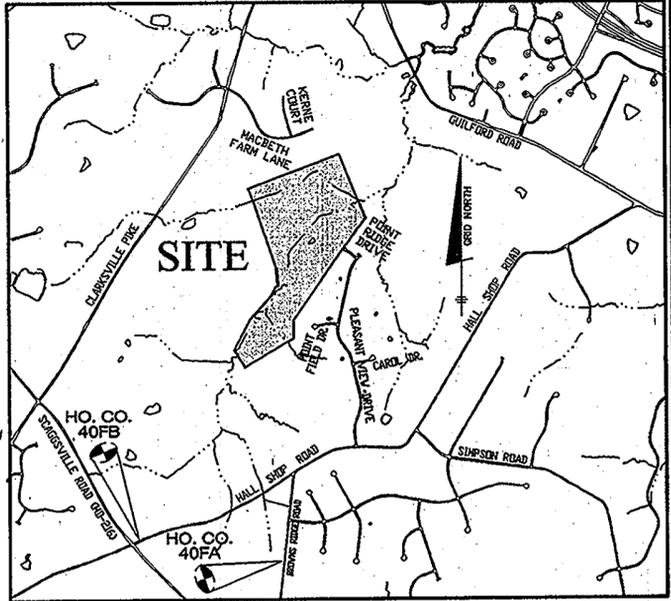
"WE, SCOTT T. REGAN, KELLY R. REGAN AND RONALD R. REGAN, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, 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 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 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 17th day of September, 2013."

*Scott T. Regan* 9/24/13  
SCOTT T. REGAN DATE

*Kelly R. Regan* 9/17/13  
KELLY R. REGAN DATE

*Ronald R. Regan* 9/19/13  
RONALD R. REGAN DATE

*William J. Morrison* 9/19/13  
WITNESS DATE



**VICINITY MAP**  
SCALE: 1" = 2000'  
ADC MAP 31, GRID D4

**BENCHMARKS**

HO. CO. #40FA (NAD '83) ELEV. 497.10  
CONCRETE MONUMENT 0.25' BELOW SURFACE ON  
BROWN BRIDGE ROAD 0.3 MILE NORTH OF ROUTE  
216  
E 1,328,421.39' N 548,106.926'

HO. CO. #40FB (NAD '83) ELEV. 504.438'  
MONUMENT BEING 10.5' OFF EDGE OF PAVEMENT  
2.0' BELOW SURFACE AT THE INTERSECTION OF  
HALL SHOP ROAD AND ROUTE 216  
E 1,326,000.81' N 548,470.381'

**MINIMUM LOT SIZE CHART**

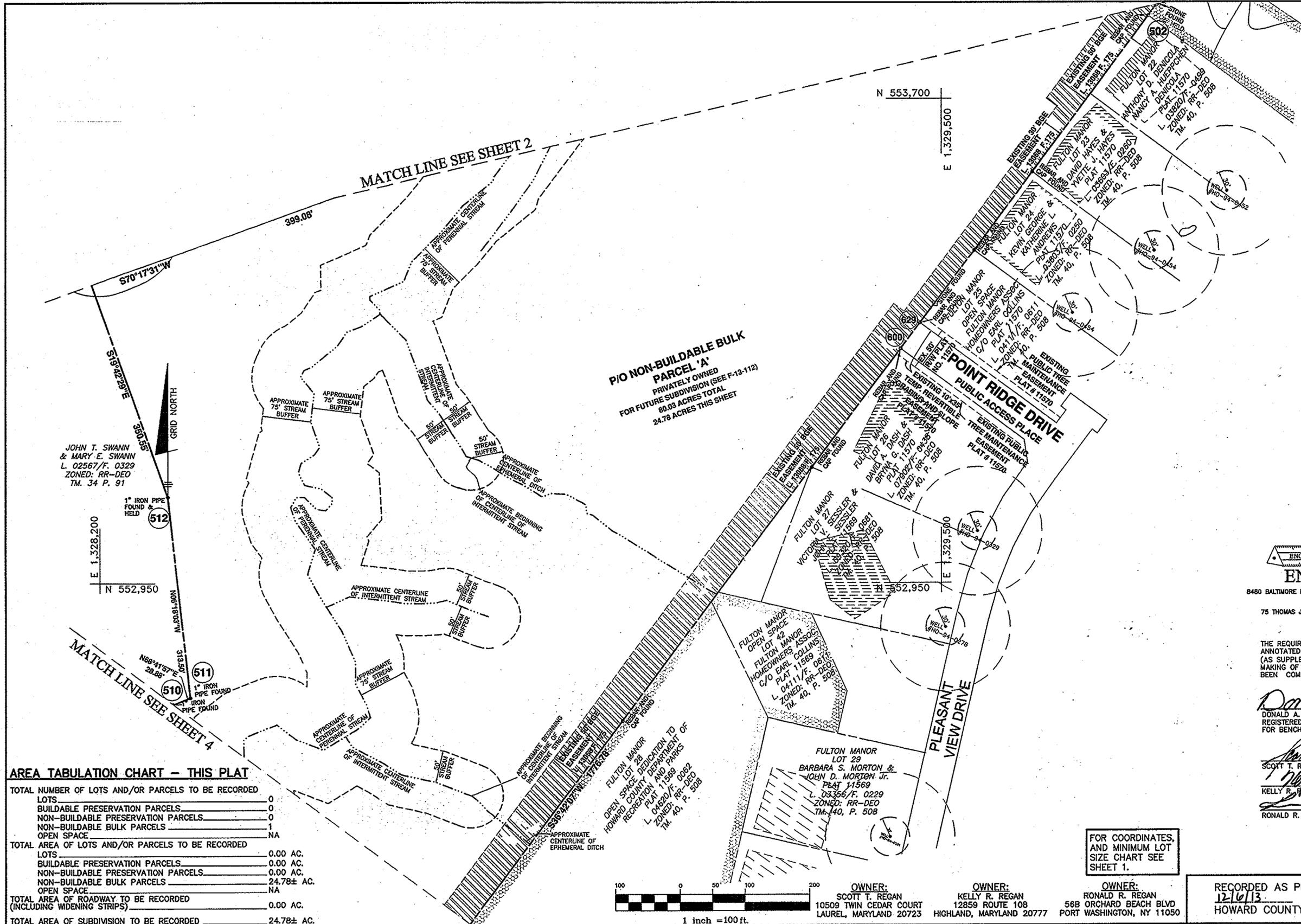
LOT	GROSS AREA (sf)	PIPESTEM AREA (sf)	MINIMUM LOT SIZE (sf)
1	164,815	26,320	138,495

RECORDED AS PLAT NO. 22401 ON  
12/16/13 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MARYLAND.

**PLAT OF SUBDIVISION  
REGAN PROPERTY  
LOTS 1 AND  
NON-BUILDABLE BULK PARCEL 'A'**

ECP-12-045, SP-12-004, WP-13-025, F-13-112, WP-13-188.  
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 34 SCALE: AS SHOWN  
GRID: 24 DATE: SEPTEMBER, 2013  
PARCEL: 200 SHEET: 1 OF 4  
ZONED: RR-DEO





**LEGEND**

- WETLANDS
- CL STREAM OR DITCH
- FOREST CONSERVATION EASEMENT (RETENTION)
- SEPTIC RESERVE AREA
- 1500 SF WELL BOX
- EXISTING BGE EASEMENT
- COORDINATE
- CURVE DESIGNATION

JOHN T. SWANN & MARY E. SWANN  
L. 02567/F. 0329  
ZONED: RR-DEO  
TM. 34 P. 91

**P/O NON-BUILDABLE BULK PARCEL 'A'**  
PRIVATELY OWNED  
FOR FUTURE SUBDIVISION (SEE F-13-112)  
80.03 ACRES TOTAL  
24.78 ACRES THIS SHEET

**AREA TABULATION CHART - THIS PLAT**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
LOTS	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	1
OPEN SPACE	NA
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
LOTS	0.00 AC.
BUILDABLE PRESERVATION PARCELS	0.00 AC.
NON-BUILDABLE PRESERVATION PARCELS	0.00 AC.
NON-BUILDABLE BULK PARCELS	24.78± AC.
OPEN SPACE	NA
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	24.78± AC.

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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.

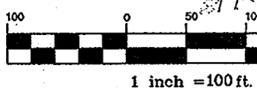
*Donald Mason* 9-16-13  
DONALD A. MASON DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

*Scott T. Regan* 9/24/13  
SCOTT T. REGAN DATE

*Kelly R. Regan* 9/17/13  
KELLY R. REGAN DATE

*Ronald R. Regan* 9/19/13  
RONALD R. REGAN DATE

FOR COORDINATES, AND MINIMUM LOT SIZE CHART SEE SHEET 1.



OWNER: SCOTT T. REGAN 10509 TWIN CEDAR COURT LAUREL, MARYLAND 20723  
OWNER: KELLY R. REGAN 12859 ROUTE 108 HIGHLAND, MARYLAND 20777  
OWNER: RONALD R. REGAN 56B ORCHARD BEACH BLVD PORT WASHINGTON, NY 11050

RECORDED AS PLAT NO. 22603 ON 12/16/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER.  
HOWARD COUNTY HEALTH DEPARTMENT

*Belinda M. Roseman* 11/22/2013  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Chad Carter* 10-25-13  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Ken DeWolff* 11-26-13  
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 1-7-2015 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF THE LAND ACQUIRED BY SCOTT T. REGAN, KELLY R. REGAN AND RONALD R. REGAN FROM SCOTT T. REGAN, KELLY R. REGAN AND RONALD R. REGAN, TRUSTEES OF THE RESIDUARY TRUST UNDER WILL OF MARIAN P. REGAN AND SCOTT T. REGAN AND KELLY R. REGAN, PERSONAL REPRESENTATIVES OF THE ESTATE OF RAYMOND REGAN BY DEED DATED APRIL 22, 2009 AND RECORDED IN LIBER 11915 AT FOLIO 0086 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* 9-16-13  
DONALD A. MASON DATE  
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*Scott T. Regan* 9/24/13  
SCOTT T. REGAN DATE

*Kelly R. Regan* 9/17/13  
KELLY R. REGAN DATE

*Ronald R. Regan* 9/19/13  
RONALD R. REGAN DATE

*Stacy Regan* 9/24/13  
WITNESS DATE

*Sharon Cury* 9/17/13  
WITNESS DATE

*Ronald R. Regan* 9/19/13  
WITNESS DATE

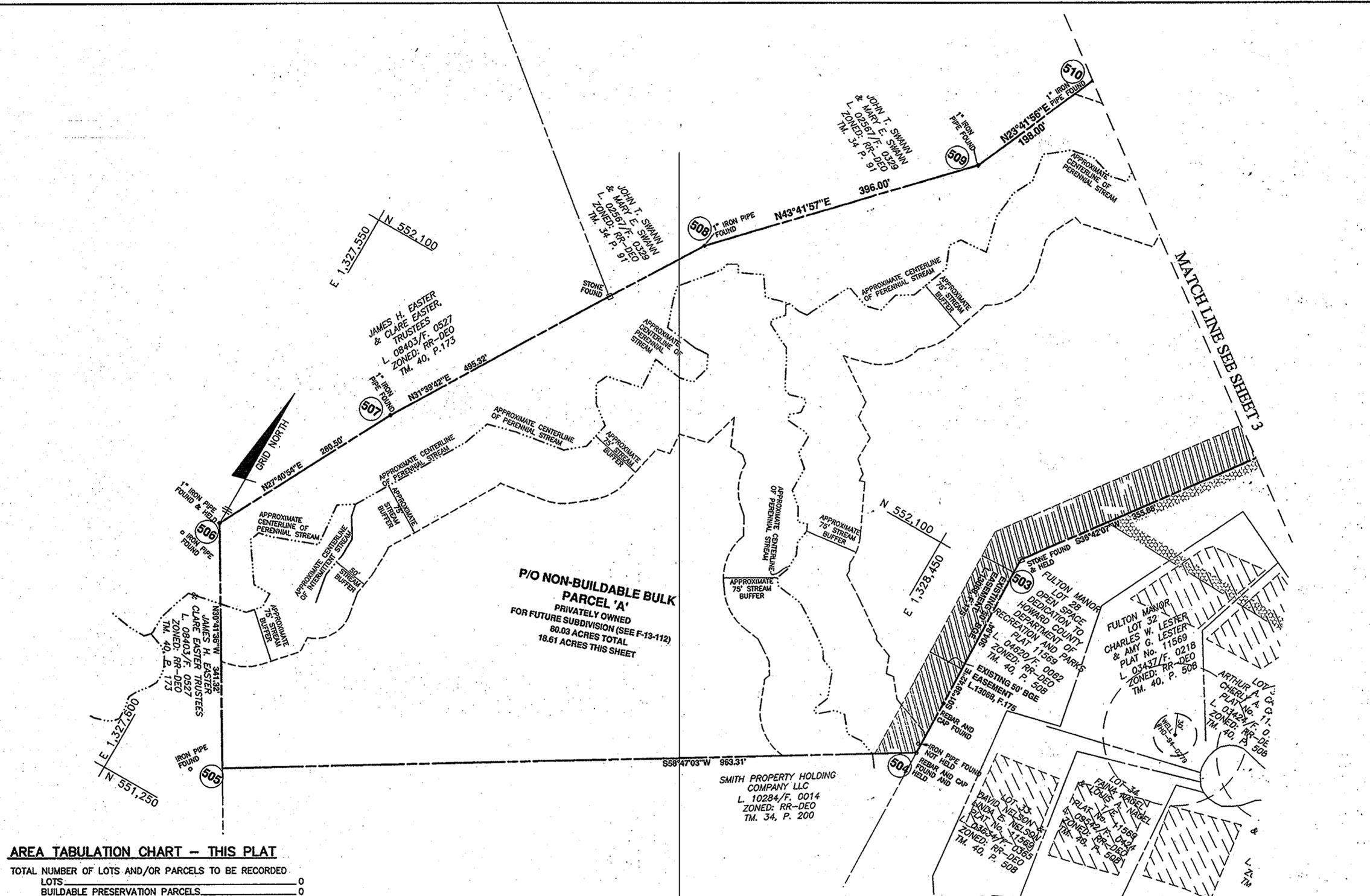
**PLAT OF SUBDIVISION**

**REGAN PROPERTY**  
LOTS 1 AND  
NON-BUILDABLE BULK PARCEL 'A'

ECP-12-045, SP-12-004, WP-13-025, F-13-112, WP-13-188  
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 34 SCALE: AS SHOWN  
GRID: 24 DATE: SEPTEMBER, 2013  
PARCEL: 200 SHEET: 3 OF 4  
ZONED: RR-DEO

**LEGEND**

- WETLANDS
- CL. STREAM OR DITCH
- FOREST CONSERVATION EASEMENT (RETENTION)
- SEPTIC RESERVE AREA
- 1500 SF WELL BOX
- EXISTING BQE EASEMENT
- COORDINATE
- CURVE DESIGNATION



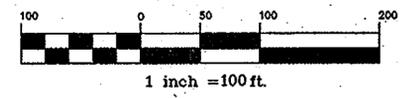
**P/O NON-BUILDABLE BULK PARCEL 'A'**  
 PRIVATELY OWNED  
 FOR FUTURE SUBDIVISION (SEE F-13-112)  
 80.03 ACRES TOTAL  
 18.61 ACRES THIS SHEET

SMITH PROPERTY HOLDING COMPANY LLC  
 L. 10284/F. 0014  
 ZONED: RR-DEO  
 TM. 34, P. 200

**AREA TABULATION CHART - THIS PLAT**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
LOTS	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	1
OPEN SPACE	NA
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
LOTS	0.00 AC.
BUILDABLE PRESERVATION PARCELS	0.00 AC.
NON-BUILDABLE PRESERVATION PARCELS	0.00 AC.
NON-BUILDABLE BULK PARCELS	18.61± AC.
OPEN SPACE	NA
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	18.61± AC.

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS • LAND SURVEYORS • PLANNERS  
 8480 BALTIMORE NATIONAL PIKE SUITE 315 ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-5105 (F) 410-465-6644  
 75 THOMAS JOHNSON DRIVE SUITE E FREDERICK, MARYLAND 21702  
 301-710-5888  
 WWW.BEI-CIVLENGINEERING.COM



FOR COORDINATES, AND MINIMUM LOT SIZE CHART SEE SHEET 1.

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* 9-16-13 DATE  
 DONALD A. MASON REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351  
*Scott T. Regan* 9/24/13 DATE  
 SCOTT T. REGAN REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351  
*Kelly R. Regan* 9/17/13 DATE  
 KELLY R. REGAN REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351  
*Ronald R. Regan* 9/19/13 DATE  
 RONALD R. REGAN REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER. HOWARD COUNTY HEALTH DEPARTMENT

*Howard County Health Officer* 11/21/2013 DATE  
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Chief, Development Engineering Division* 10-25-13 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
*Director* 11-26-13 DATE  
 DIRECTOR

**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 1-7-2015 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF THE LAND ACQUIRED BY SCOTT T. REGAN, KELLY R. REGAN AND RONALD R. REGAN FROM SCOTT T. REGAN, KELLY R. REGAN AND RONALD R. REGAN, TRUSTEES OF THE RESIDUARY TRUST UNDER WILL OF MARIAN P. REGAN AND SCOTT T. REGAN AND KIMBERLY R. REGAN, PERSONAL REPRESENTATIVES OF THE ESTATE OF RAYMOND REGAN BY DEED DATED APRIL 20, 2009 AND RECORDED IN LIBER 11915 AT FOLIO 0086 ALL MONUMENTS AND MARKERS TO 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* 9-16-13 DATE  
 DONALD A. MASON REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

**OWNER'S CERTIFICATE**  
 "WE, SCOTT T. REGAN, KELLY R. REGAN AND RONALD R. REGAN, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF 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 RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS, THESE 17<sup>th</sup> DAYS OF SEPTEMBER, 2013."

*Scott T. Regan* 9/24/13 DATE  
 SCOTT T. REGAN REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351  
*Kelly R. Regan* 9/17/13 DATE  
 KELLY R. REGAN REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351  
*Ronald R. Regan* 9/19/13 DATE  
 RONALD R. REGAN REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

RECORDED AS PLAT NO. 22604 ON 11/21/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF SUBDIVISION**  
**REGAN PROPERTY**  
 LOTS 1 AND  
 NON-BUILDABLE BULK PARCEL 'A'  
 ECP-12-045, SP-12-004, WP-13-025, F-13-112, WP-13-188  
 5TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 34 SCALE: AS SHOWN  
 GRID: 24 DATE: SEPTEMBER, 2013  
 PARCEL: 200 SHEET: 4 OF 4  
 ZONED: RR-DEO