

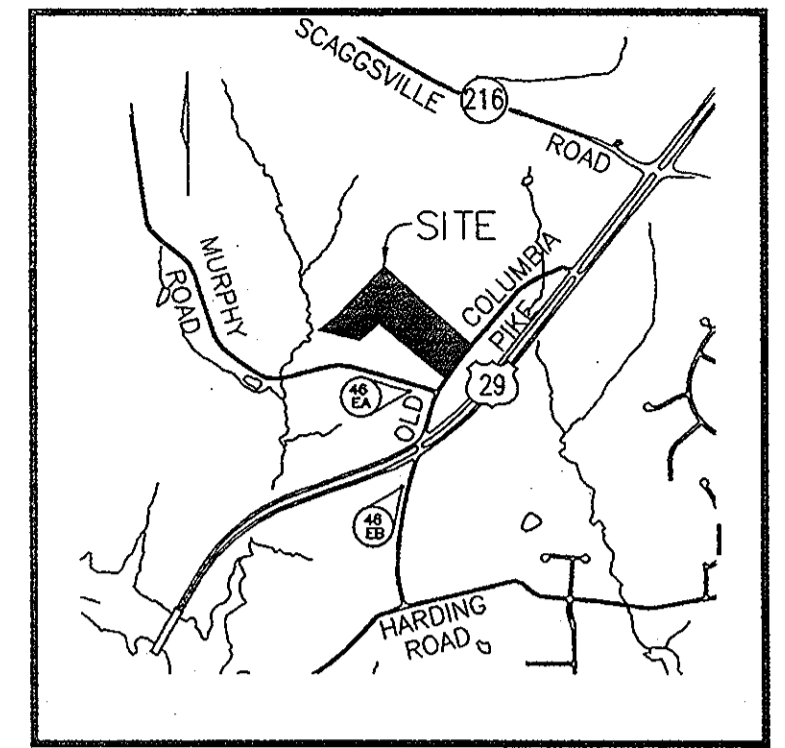
26. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") LOCATED IN, OVER AND THROUGH LOTS/PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METS 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 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.
27. LANDSCAPING FOR LOT(S) 1 THROUGH 7 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE ROAD CONSTRUCTION PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
28. THE PROTECTIVE COVENANTS GOVERNING THE MAINTENANCE OF USE-IN-COMMON DRIVEWAYS AND RESERVATIONS FOR THE FOREST CONSERVATION AREAS ARE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY.
29. THE ARTICLES OF INCORPORATION OF THE HOMEOWNERS ASSOCIATION WERE ACCEPTED AND APPROVED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION.
30. THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY CB 75-2003. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS/PARCELS MUST COMPLY WITH SETBACK AND BUFFERS REGULATIONS IN EFFECT AT THE TIME OF THE SUBMISSION OF THE BUILDING/GRADING PERMIT.
31. THE CHASE AT STONEY BROOK, THIRD EXCHANGE IS SENDING 4 DEO UNITS TO SCAGGS PROPERTY SECTION ONE.
32. DENSITY: (17.11/2=8 LOTS)
NUMBER OF ENTITIES PERMITTED BY RIGHT: 17.11/4.25=4 LOTS
NUMBER OF BUILDABLE ENTITIES PROPOSED: 7 CLUSTER LOTS PLUS 1 BUILDABLE PRESERVATION PARCEL (TOTAL 8)
NUMBER OF DEO'S REQUIRED: 4
33. DENSITY EXCHANGE (TAKEN FROM THE DENSITY EXCHANGE CHART FOR THE SENDING PLAT TITLED THE CHASE AT STONEY BROOK DATED MARCH, 2006 PREPARED BY BENCHMARK ENGINEERING, INC.)
34. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS A PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$10,000 FOR 60 SHADE TREES AND 10 EVERGREEN TREES.
35. HOA = SCAGGSVILLE KNOLLS HOMEOWNERS ASSOCIATION.
36. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.

CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	443.05'	4334.27'	221.72'	05°51'25"	S37°31'19"W 442.86'

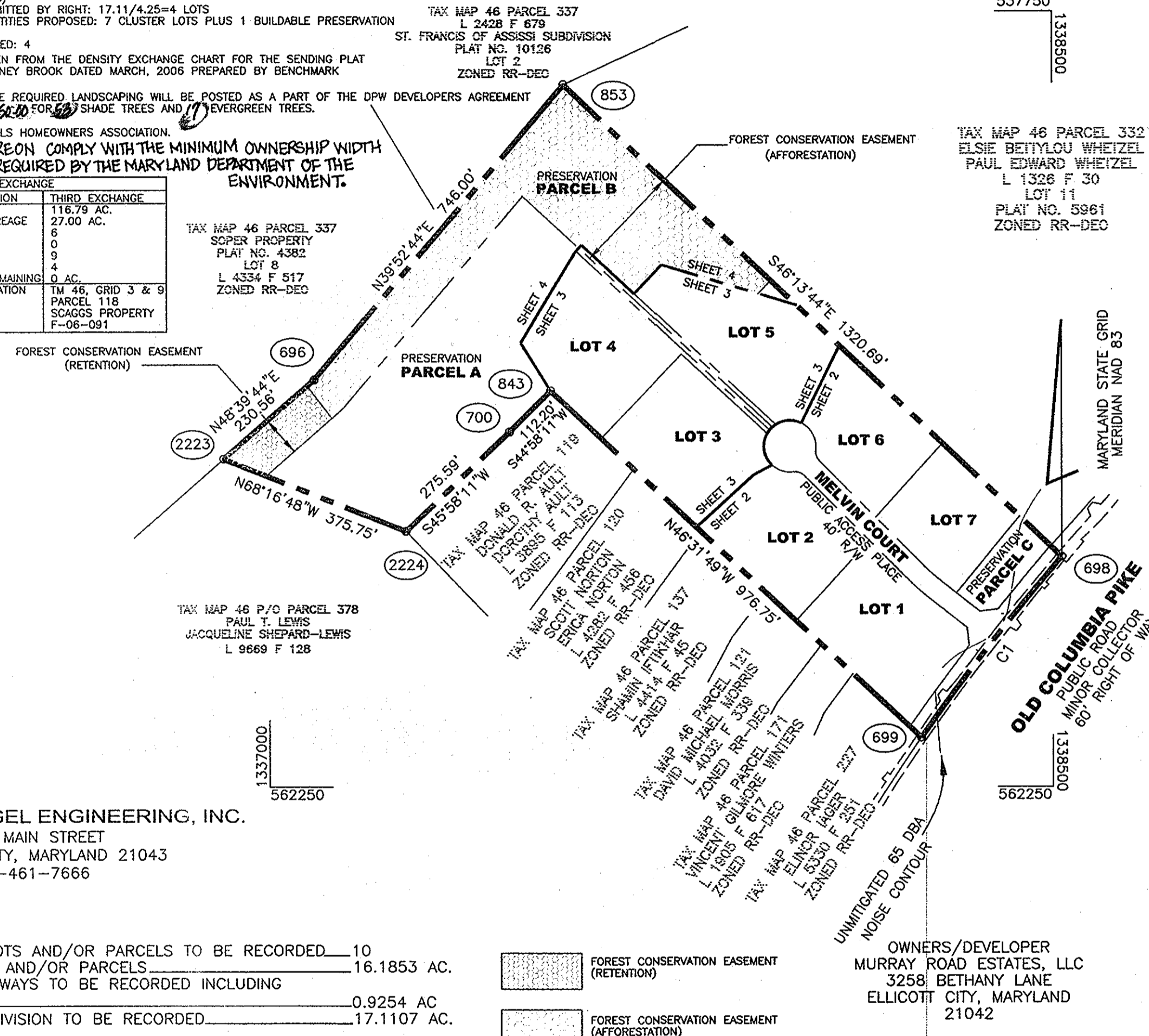
COORDINATE LIST		
POINT	NORTH	EAST
696	537037.34227	1337085.21107
698	536696.19468	1338517.20745
699	536344.95172	1338247.47480
700	536937.54728	1337459.31529
843	537016.92661	1337538.61070
853	537609.82299	1337563.52251
2223	536885.05949	1336912.10099
2224	536746.00429	1337261.17648

THE REQUIREMENTS OF 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.

Mark C. Martin 11/21/06
 MARK C. MARTIN
 PROFESSIONAL LAND SURVEYOR NO. 10884
 DATE
J. Elwood Scaggs 11/28/06
 J. ELWOOD SCAGGS, GENERAL MANAGER
 DATE



DENSITY EXCHANGE	
SENDING PARCEL INFORMATION	THIRD EXCHANGE
TOTAL PARCEL ACREAGE	116.79 AC.
PRESERVATION PARCEL ACREAGE	27.00 AC.
CEO UNITS CREATED	6
CEO UNITS SENT (1:4.25)	0
DEO UNITS CREATED (1:3)	9
DEO UNITS SENT (1:3)	4
ACREAGE OF EASEMENT REMAINING	0 AC.
RECEIVING PARCEL INFORMATION	
TM 46, GRID 3 & 9	PARCEL 118
SCAGGS PROPERTY	F-06-091

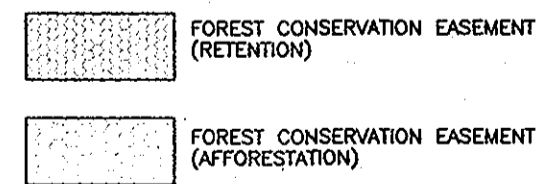


GENERAL NOTES

1. SUBJECT PROPERTY ZONED RR-DEO AS PER THE 2/02/04 COMPREHENSIVE ZONING PLAN.
2. COORDINATES REFERENCED ARE BASED ON THE NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL.
STATION 46EA N 573217.87 E 1368237.70
STATION 46EB N 571700.65 E 1369606.40
3. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY 17, 2002 BY FREDERICK WARD ASSOCIATES, INC.
4. BRL DENOTES BUILDING RESTRICTION LINE.
5. ○ DENOTES IRON PIPE OR IRON BAR FOUND.
6. ● DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
7. ■ DENOTES CONCRETE MONUMENT FOUND.
8. THERE ARE NO STEEP SLOPES ON SITE WITH A CONTIGUOUS AREA OF 20,000 SF OR GREATER.
9. NO BURIAL OR CEMETERY OR HISTORICAL SITES LOCATED ON THE SITE.
10. ALL AREAS ARE SHOWN MORE OR LESS (±).
11. THE SUBDIVISION IS NOT IN THE METROPOLITAN DISTRICT.
12. STORM WATER MANAGEMENT TO BE PROVIDED BY A BIORETENTION FACILITY TO PROVIDE WQV. THE FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA AND WILL BE LOCATED ON PARCEL C. GRASS CHANNELS ALONG THE PROPOSED ROAD AND OLD COLUMBIA PIKE WILL PROVIDE THE REV. CPV IS NOT REQUIRED SINCE THE 1 YEAR STORM IS LESS THAN 20CP.
13. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENT OCCUPANCY TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (14 FEET IS 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 45 FOOT TURNING RADIUS
D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
F) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
14. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG, PIPESTEM AND THE ROAD RIGHT OF WAY LINE ONLY AND NOT ONTO THE FLAG/PIPESTEM DRIVEWAY.
15. THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. FOREST MANAGEMENT PRACTICES AS DESCRIBED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE PERMITTED.
16. FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE, DPZ, AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY THE RETENTION OF EXISTING FOREST IN THE AMOUNT OF 0.34 AC., REFORESTATION/AFFORESTATION OF 3.06 AC., AND FEE IN LIEU FOR THE REMAINING 0.65 AC. FINANCIAL SURETY FOR THE REQUIRED FOREST CONSERVATION WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE TOTAL AMOUNT OF \$69610.00 FOR THE RETENTION OF 0.34 AC. (\$2963.00) 3.06 AC. OF AFFORESTATION (\$66647.00) AND 0.85 AC. OF REFORESTATION (\$14157.00).
17. NONBUILDABLE PRESERVATION PARCEL C TO BE OWNED BY THE HOA WITH HOWARD COUNTY AS THE EASEMENT HOLDER. BUILDABLE PRESERVATION PARCEL A TO BE PRIVATELY OWNED WITH HOWARD COUNTY AND THE HOA AS EASEMENT HOLDERS. THE PURPOSE OF PARCEL C IS STORMWATER MANAGEMENT AND NONBUILDABLE PRESERVATION PARCEL B IS TO PRESERVE FOREST CONSERVATION AREAS. NON-BUILDABLE PRESERVATION PARCEL B IS PRIVATELY OWNED WITH HOA AND HOWARD COUNTY AS EASEMENT HOLDERS.
18. THE USE IN COMMON ACCESS EASEMENT AGREEMENT FOR LOTS 4, 5, AND PRESERVATION PARCELS A & B IS RECORDED IN THE LAND RECORDS OFFICE.
19. THESE LOTS WILL HAVE PRIVATE WATER AND SEWER SYSTEMS.
20. DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10000 SQUARE FEET (OR 10000 SQUARE FEET PER LOT FOR SHARED DRAIN FIELDS ASSOCIATED WITH A SHARED SEWAGE FACILITY) 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 ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF THE MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
21. A NOISE STUDY WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. REVISED DATE 4/1/2006.
22. THE EXISTING STRUCTURE ON LOT 1 IS TO BE REMOVED.
23. ALL WELLS SHALL BE DRILLED PRIOR TO THE 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 IMPEDES HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT. IF A WELL SUCCESS RATE IS ACCOMPLISHED AT VARIOUS LOCATIONS WITHIN THE SITE, THE DEVELOPER SHALL HAVE THE OPTION TO REQUEST RELIEF FROM DRILLING THE REMAINING WELLS PRIOR TO THE PLAT RECORDATION.
24. THERE ARE NO WETLANDS ON SITE AS PER INSPECTION AND REPORT PREPARED BY EXPLORATION RESEARCH, INC. DATED 10-17-01.
25. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.

ROBERT H. VOGEL ENGINEERING, INC.
 8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 410-461-7666

TOTAL TABULATION	
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	10
TOTAL AREA OF LOTS AND/OR PARCELS	16.1853 AC.
TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS	0.9254 AC
TOTAL AREA OF SUBDIVISION TO BE RECORDED	17.1107 AC.



OWNERS/DEVELOPER
 MURRAY ROAD ESTATES, LLC
 3258 BETHANY LANE
 ELLICOTT CITY, MARYLAND
 21042

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

Robert H. Vogel 4/3/07
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John J. ... 4/11/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

J. Elwood Scaggs 4/11/07
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, MURRAY ROAD ESTATES, LLC BY J. ELWOOD SCAGGS, GENERAL MANAGER, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE 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 STREET AND/OR ROADS AND 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 OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 28TH DAY OF NOVEMBER, 2006.

J. Elwood Scaggs
 MURRAY ROAD ESTATES, LLC
 J. ELWOOD SCAGGS, GENERAL MANAGER

Megan Brett
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY SCAGGS BROTHERS EQUIPMENT CO., LLC TO MURRAY ROAD ESTATES, LLC BY DEED DATED DECEMBER 9, 2005 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9744 FOLIO 630.

I FURTHER CERTIFY 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 THIS IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Mark C. Martin
 MARK C. MARTIN
 PROFESSIONAL LAND SURVEYOR NO. 10884

RECORDED AS PLAT No. 19021 ON April 24, 2007
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SHEET 1 OF 4

SCAGGSVILLE KNOLLS
 SECTION ONE

7 AND BUILDABLE PRESERVATION PARCEL A AND
 BUILDABLE PRESERVATION PARCELS B AND C

ZONED RR-DEO
 PREVIOUS ZONING FILE NO. SP-03-016
 TAX MAP 46, GRID 3, PARCEL 118
 FIFTH DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE 1"= 200' NOVEMBER 21, 2006

200' 0 200' 400' 600'

537250
1336000

TAX MAP 46 PARCEL 332
ELSIE BEITYLOU WHEITZEL
PAUL EDWARD WHEITZEL
L 12326 F 30
LOT 11
PLAT NO. 5961
ZONED RR-DEO

UNMITIGATED 65 DBA
NOISE CONTOUR

NON-BUILDABLE PRESERVATION PARCEL C
EASEMENT HOLDER: HOWARD COUNTY, MARYLAND
BIORETENTION FACILITY OWNED AND
MAINTAINED BY HOA

EXISTING PAVING

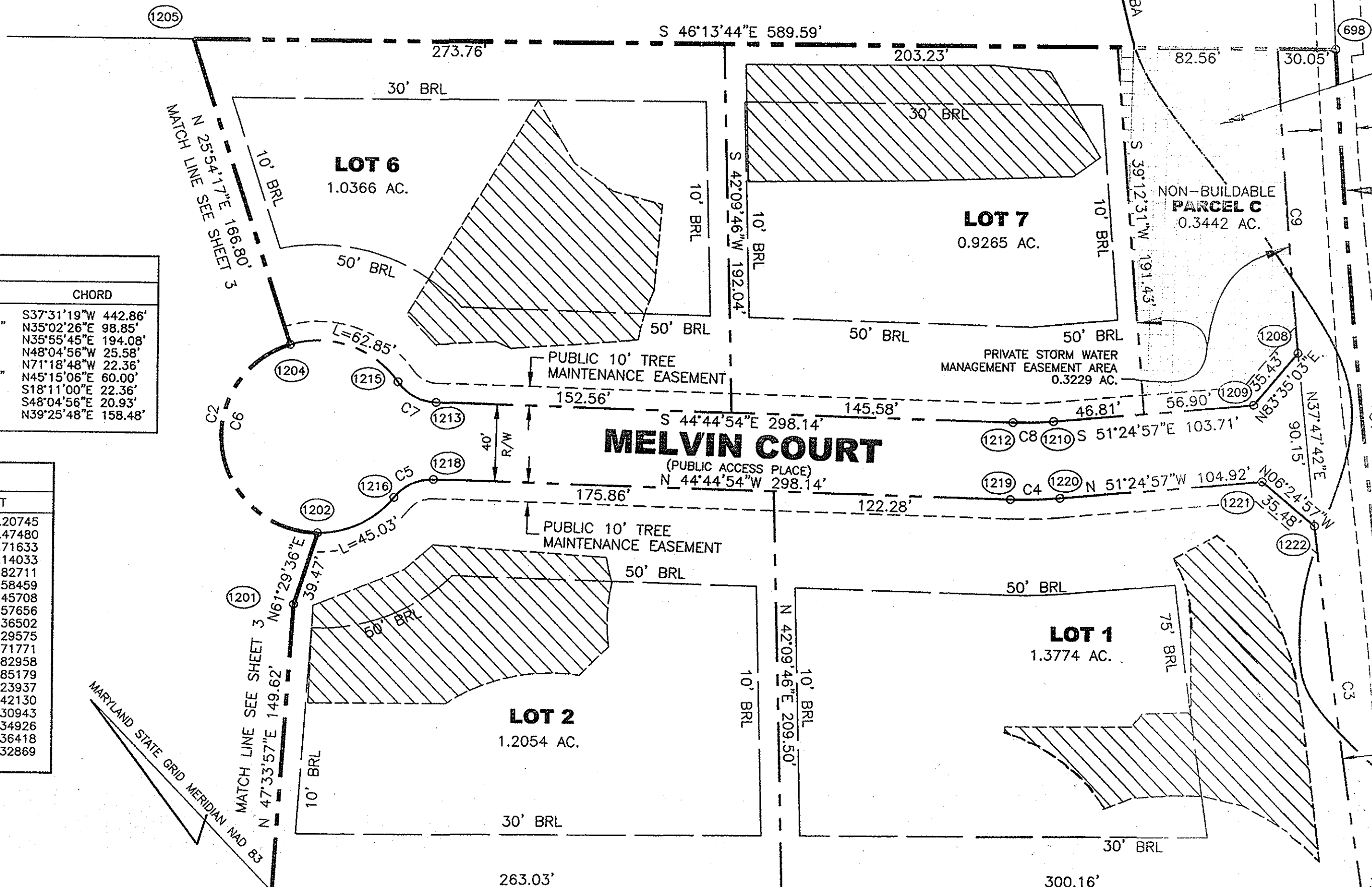
EXISTING CENTERLINE OF
OLD COLUMBIA PIKE

OLD COLUMBIA ROAD
PUBLIC ROAD
MINOR COLLECTOR
60' R/W

LAND DEDICATED TO HOWARD COUNTY,
MARYLAND FOR THE PURPOSE OF A
PUBLIC ROAD
13283 SQ. FT. = 0.3049 ACRES

CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	443.05'	4334.27'	221.72'	05°51'25"	S37°31'19"W 442.86'
C2	141.92'	50.00'	327.41'	162°38'04"	N35°02'26"E 98.85'
C3	194.10'	4241.08'	97.06'	02°37'20"	N35°55'45"E 194.08'
C4	25.60'	220.00'	12.81'	06°40'04"	N48°04'56"W 25.58'
C5	23.18'	25.00'	12.50'	53°07'48"	N71°18'48"W 22.36'
C6	249.80'	50.00'	-	286°15'37"	N45°15'06"E 60.00'
C7	23.18'	25.00'	12.50'	53°07'48"	S18°11'00"E 22.36'
C8	20.94'	180.00'	10.48'	06°40'04"	S48°04'56"E 20.93'
C9	158.92'	4364.27'	79.46'	02°05'11"	N39°25'48"E 158.48'

COORDINATE LIST		
POINT	NORTH	EAST
698	536696.19468	1338517.20745
699	536344.95172	1338247.47480
1200	536753.29357	1337816.71633
1201	536854.24518	1337927.14033
1202	536873.08369	1337961.82711
1204	536954.02002	1338018.58459
1205	537104.06270	1338091.45708
1208	536594.23829	1338394.57656
1209	536590.27877	1338359.36502
1210	536654.95860	1338278.29575
1212	536668.94477	1338262.71771
1213	536880.68550	1338052.82958
1215	536901.92957	1338045.85179
1216	536859.68999	1338003.23937
1218	536852.52578	1338024.42130
1219	536640.78505	1338234.30943
1220	536623.69085	1338253.34926
1221	536558.25653	1338335.36418
1222	536523.00067	1338339.32869



ROBERT H. VOGEL ENGINEERING, INC.
8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
410-461-7666

TAX MAP 46 PARCEL 120
SCOTT NORION
ERICA NORION
L 4282 F 456
ZONED RR-DEO

TAX MAP 46 PARCEL 137
SHAHIN IFTIKHAR
L 4414 F 45
ZONED RR-DEO

TAX MAP 46 PARCEL 121
DAVID MICHAEL MORRIS
L 4032 F 339
ZONED RR-DEO

TAX MAP 46 PARCEL 227
ELINOR IAGER
L 5330 F 251
ZONED RR-DEO

OWNER/DEVELOPER
MURRAY ROAD ESTATES, LLC
3258 BETHANY LANE
ELLCOTT CITY, MD. 21042

THE REQUIREMENTS OF 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.

Mark C. Martin 11/21/06
MARK C. MARTIN
PROFESSIONAL LAND SURVEYOR NO. 10884
DATE
J. Elwood Scaggs 11/28/06
MURRAY ROAD ESTATES, LLC
J. ELWOOD SCAGGS, GENERAL MANAGER
DATE

TOTAL TABULATIONS
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED 5
TOTAL AREA OF LOTS AND/OR PARCELS 4.8903 AC.
TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS 0.9254 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED 5.8157 AC.

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

Roby Walden 4/3/07
HOWARD COUNTY HEALTH OFFICER
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

John P. ... 4/11/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE
John P. ... 4/16/07
DIRECTOR
DATE

OWNER'S CERTIFICATE

WE, MURRAY ROAD ESTATES, LLC BY J. ELWOOD SCAGGS, GENERAL MANAGER OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE 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 STREET AND/OR ROADS AND PLANS, 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 OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 28TH DAY OF NOVEMBER, 2006.

J. Elwood Scaggs
MURRAY ROAD ESTATES, LLC
J. ELWOOD SCAGGS, GENERAL MANAGER

Megan Brett
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY SCAGGS BROTHERS EQUIPMENT CO., LLC TO MURRAY ROAD ESTATES, LLC BY DEED DATED DECEMBER 9, 2005 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9744 FOLIO 630.

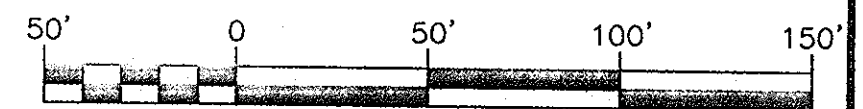
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Mark C. Martin
MARK C. MARTIN
PROFESSIONAL LAND SURVEYOR NO. 10884



RECORDED AS PLAT No. 19022 ON April 24, 2007
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

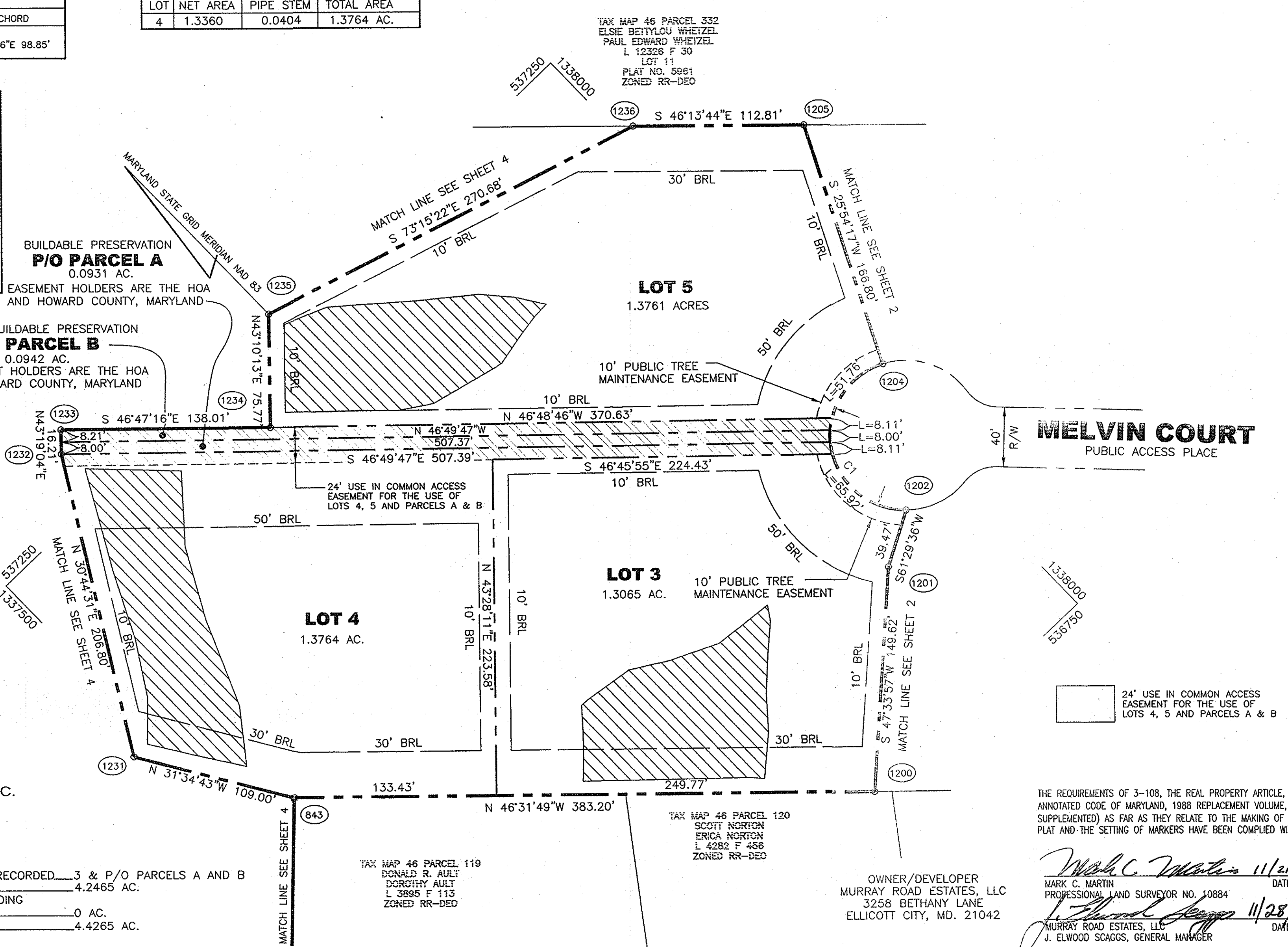
SHEET 2 OF 4
SCAGGSVILLE KNOLLS
SECTION ONE
LOTS 1-7 AND BUILDABLE PRESERVATION PARCEL A AND
NON-BUILDABLE PRESERVATION PARCELS B AND C
ZONED RR-DEO
PREVIOUS ZONING FILE NO. SP-03-016
TAX MAP 46, GRID 3, PARCEL 118
FIFTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE 1" = 50'
NOVEMBER 21, 2006



CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	141.92'	50.00'	327.41'	162°38'04"	N35°02'26"E 98.85'

MINIMUM LOT SIZE CHART			
LOT	NET AREA	PIPE STEM	TOTAL AREA
4	1.3360	0.0404	1.3764 AC.

COORDINATE LIST		
POINT	NORTH	EAST
843	537016.92661	1337538.61070
1200	536753.29357	1337816.71633
1201	536854.24518	1337927.14033
1202	536873.08369	1337961.82711
1204	536954.02002	1338018.58459
1205	537104.06270	1338091.45708
1231	537109.78757	1337481.53010
1232	537287.52685	1337587.24035
1233	537299.32079	1337598.36129
1234	537204.82200	1337698.94921
1235	537260.08354	1337750.78936
1236	537182.10121	1338009.99709



ROBERT H. VOGEL ENGINEERING, INC.
8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
410-461-7666

TAX MAP 46 PARCEL 120
SCOTT NORFON
ERICA NORFON
L 4282 F 456
ZONED RR-DEO

OWNER/DEVELOPER
MURRAY ROAD ESTATES, LLC
3258 BETHANY LANE
ELLCOTT CITY, MD. 21042

24' USE IN COMMON ACCESS
EASEMENT FOR THE USE OF
LOTS 4, 5 AND PARCELS A & B

THE REQUIREMENTS OF 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.

TOTAL TABULATIONS _____
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED 3 & P/O PARCELS A AND B
TOTAL AREA OF LOTS AND/OR PARCELS 4.2465 AC.
TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS 0 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED 4.4265 AC.

Mark C. Martin 11/21/06
MARK C. MARTIN
PROFESSIONAL LAND SURVEYOR NO. 10884
DATE
J. Elwood Scaggs 11/25/06
MURRAY ROAD ESTATES, LLC
J. ELWOOD SCAGGS, GENERAL MANAGER
DATE

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

Robert J. Weber 4/3/07
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

William P. ... 4/11/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
J. Elwood Scaggs 4/12/07
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, MURRAY ROAD ESTATES, LLC BY J. ELWOOD SCAGGS, GENERAL MANAGER OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE 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 STREET AND/OR ROADS AND 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 OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 28TH DAY OF NOVEMBER, 2006.

J. Elwood Scaggs
MURRAY ROAD ESTATES, LLC
J. ELWOOD SCAGGS, GENERAL MANAGER
Megan Bratt
WITNESS

SURVEYOR'S CERTIFICATE

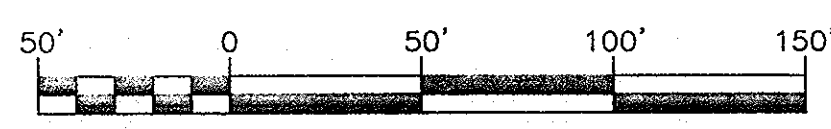
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY SCAGGS BROTHERS EQUIPMENT CO., LLC TO MURRAY ROAD ESTATES, LLC BY DEED DATED DECEMBER 9, 2005 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9744 FOLIO 630.

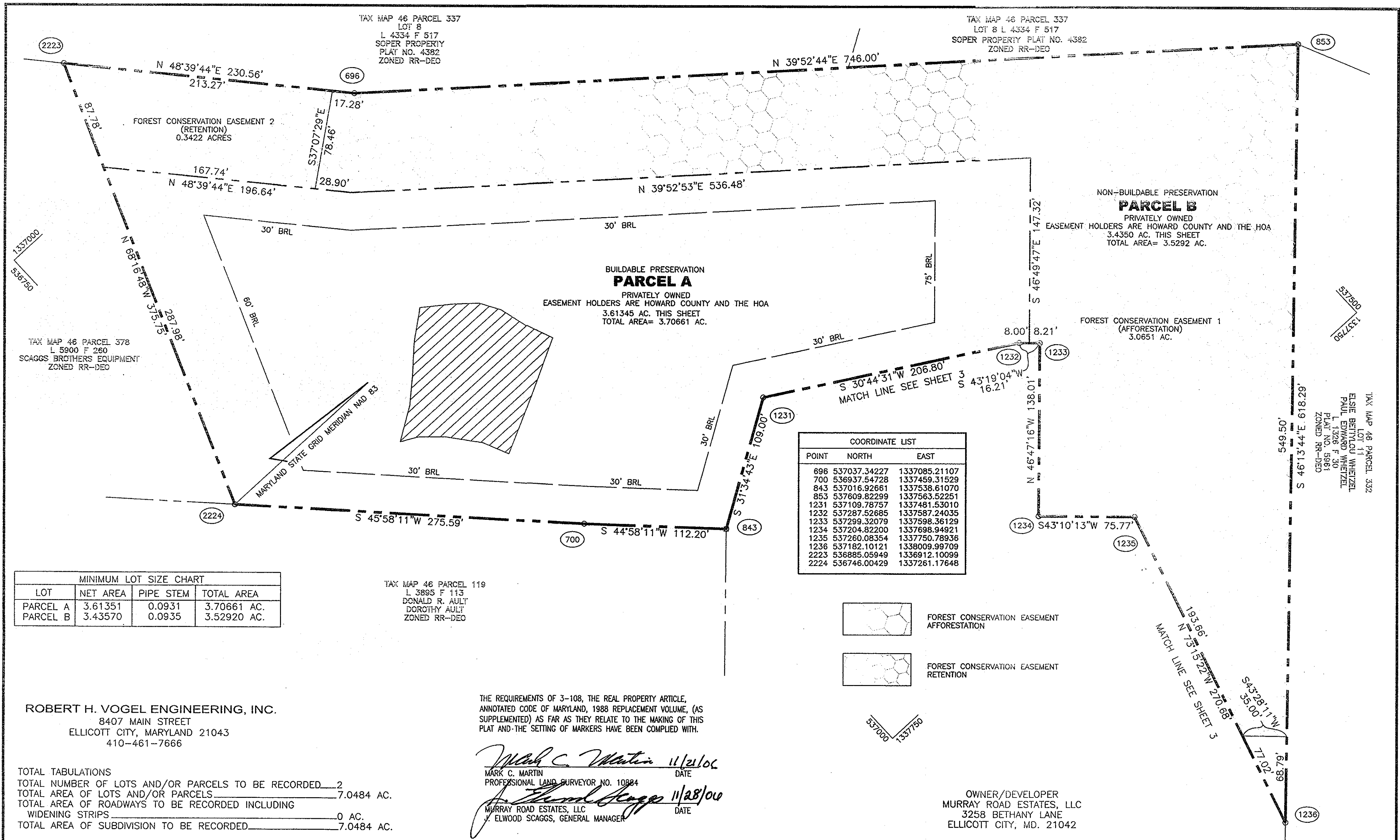
I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THIS IS IN ACCORDANCE WITH HOWARD COUNTY SUBDIVISION REGULATIONS.

Mark C. Martin
MARK C. MARTIN
PROFESSIONAL LAND SURVEYOR NO. 10884

RECORDED AS PLAT No. 19023 ON April 24, 2007
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SHEET 3 OF 4
SCAGGSVILLE KNOLLS SECTION ONE
LOTS 1-7 AND BUILDABLE PRESERVATION PARCEL A AND NON BUILDABLE PRESERVATION PARCELS B AND C
ZONED RR-DEO
PREVIOUS ZONING FILE NO. SP-03-016
TAX MAP 46, GRID 3, PARCEL 118
FIFTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE 1"= 50' NOVEMBER 21, 2006





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

Robert H. Vogel 4/3/07
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

Robert H. Vogel 4/11/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Robert H. Vogel 4/11/07
DIRECTOR DATE

OWNER'S CERTIFICATE

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WITNESS OUR HANDS THIS 28TH DAY OF NOVEMBER, 2006.

J. Elwood Scaggs
MURRAY ROAD ESTATES, LLC
J. ELWOOD SCAGGS, GENERAL MANAGER

Megan Brett
WITNESS

SURVEYOR'S CERTIFICATE

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Mark C. Martin 11/21/06
MARK C. MARTIN
PROFESSIONAL LAND SURVEYOR NO. 10884

RECORDED AS PLAT No. 19024 ON April 24, 2007
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SHEET 4 OF 4

SCAGGSVILLE KNOLLS SECTION ONE

LOTS 1-7 AND BUILDABLE PRESERVATION PARCEL A AND NON BUILDABLE PRESERVATION PARCELS B AND C

ZONED RR-DEO
PREVIOUS ZONING FILE NO. SP-03-016
TAX MAP 46, GRID 3, PARCEL 118
FIFTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE 1"= 50' NOVEMBER 21, 2006

50' 0 50' 100' 150'