

COORDINATE LIST			PROPERTY LINE CURVE TABLE					
NO.	NORTH	EAST	CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING & DISTANCE
301	559,310.9333	1,384,056.4340	C1	380.00'	85.07'	42.71'	12'49'34"	S42°07'58"E 84.89'
302	559,305.1348	1,384,058.2872	C2	1220.00'	93.10'	46.57'	4'26'42"	N27°03'56"W 93.07'
116	559,216.8539	1,384,083.6869	C3	1494.08'	91.88'	45.95'	3'31'24"	N16°03'05"W 91.86'
117	559,058.2751	1,384,124.0779	C4	370.00'	221.47'	114.16'	34'17'44"	S31°29'37"E 218.18"
108	558,872.2342	1,384,238.0556						
119	558,486.0438	1,384,675.2668						
307	558,423.0981	1,384,732.2095						
308	558,427.3263	1,384,739.7668						
309	558,429.9793	1,384,738.2825						
300	558,512.8747	1,384,695.9713						
107	558,563.7007	1,384,838.0987						
312	559,503.4434	1,384,589.5001						
101	558,522.0510	1,384,713.6575						

FOREST CONSERVATION EASEMENT CHART		
EASEMENT	RETENTION AREA	REFORESTATION AREA
A	0.59 AC	0 AC
B	0 AC	0.13 AC
C	0 AC	0.06 AC
D	0 AC	0.08 AC
E	0.92 AC	0 AC
TOTAL	1.51 AC	0.27 AC

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET. TO CONVERT TO METERS MULTIPLY BY 0.304801.

WETLANDS LINE TABLE		
LINE	BEARING	LENGTH
V1	S49°13'15"W	19.36
V2	N29°35'56"W	32.37
V3	N11°53'58"W	39.83
V4	N24°45'57"W	11.80
V5	N03°14'57"W	32.67
V6	N27°36'47"E	13.67
V7	S60°09'44"E	25.37
V8	N41°07'30"E	56.72
V9	N29°44'47"E	19.05
V10	N73°39'40"E	7.52
V11	S69°06'19"E	8.00
V12	N25°27'09"E	24.60
V13	N07°45'05"E	15.31
V14	N15°24'54"E	20.82
V15	N36°39'40"E	24.55
V16	N07°14'23"W	26.59
V17	N74°46'11"E	23.34
V18	S02°27'37"E	11.71
V19	S19°57'54"W	19.57
V20	S55°53'57"E	18.78
V21	S15°23'05"E	27.96
V22	S28°58'22"W	30.66
V23	S40°54'31"W	32.08
V24	S03°05'26"W	14.58
V25	S29°08'58"W	36.81
V26	S18°30'08"E	20.76
V27	S48°12'49"W	34.56
V28	S28°22'15"W	24.45
V29	S75°07'50"W	28.48
V30	S06°53'52"W	14.15
V31	S06°33'46"E	14.64

OWNER AND DEVELOPER
 DUCKETTS RIDGE LLC
 8835-P COLUMBIA 100 PARKWAY
 COLUMBIA, MD 21045
 (410) 730-0810

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.

Gregory Scott Shanabarger 5/10/08
 GREGORY SCOTT SHANABARGER
 PROF. LAND SURVEYOR
 MARYLAND LICENSE NO. 10849
 DATE

John Liparini 8/29/08
 JOHN LIPARINI, AUTHORIZED MEMBER
 DUCKETTS RIDGE L.L.C.
 DATE

AREA TABULATION	
NUMBER OF BUILDABLE LOTS/PARCELS	1
NUMBER OF OPEN SPACE LOTS	0
TOTAL NUMBER OF LOTS OR PARCELS	1
AREA OF BUILDABLE LOTS/PARCELS	10.03 AC ±
AREA OF OPEN SPACE LOTS	0
AREA OF ROADWAY	0
AREA	10.03 AC ±

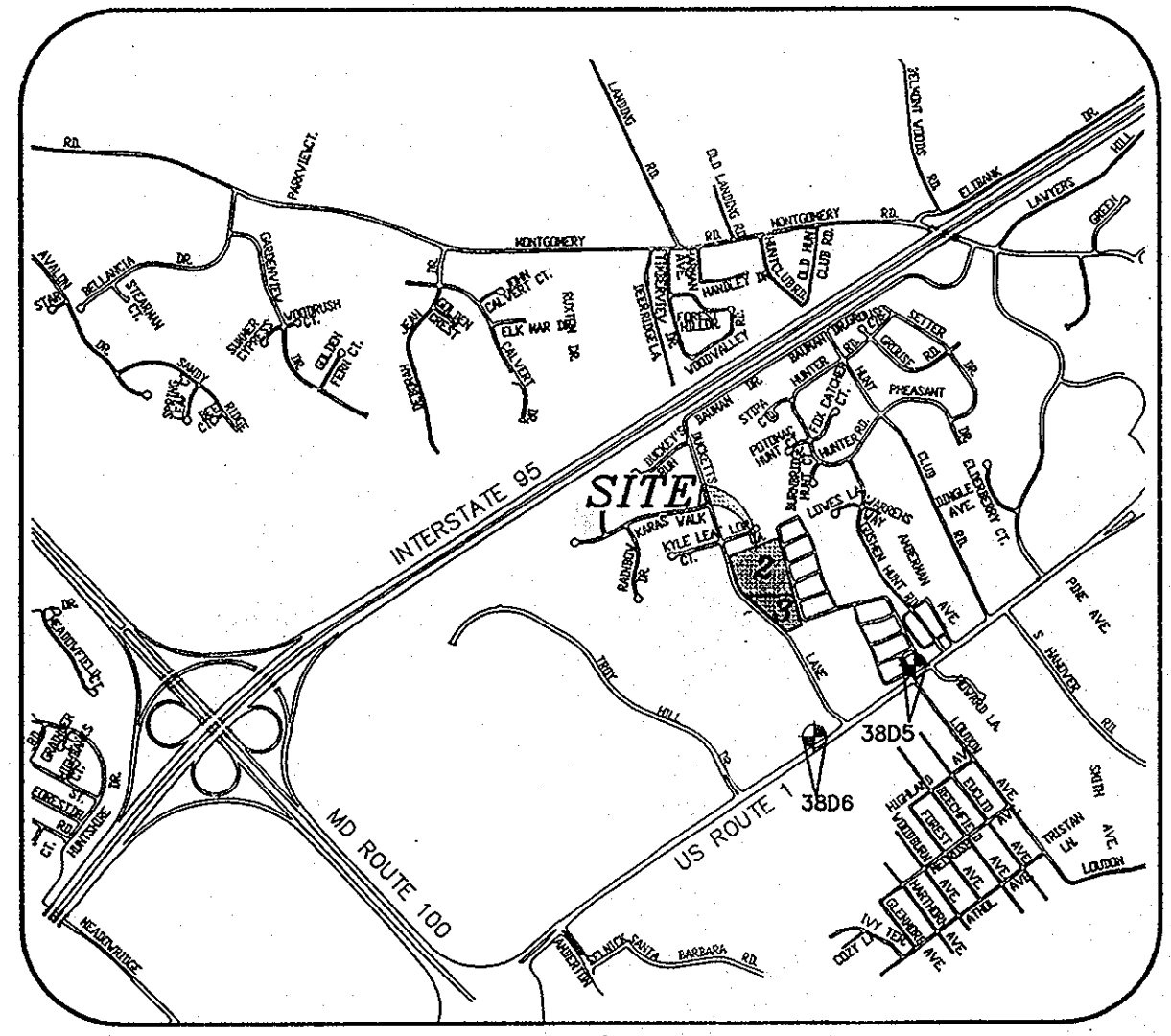
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

David R. Bieleman 6/2/08
 HOWARD COUNTY HEALTH OFFICER 50
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

William R. ... 5/7/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

Joseph ... 8/8/08
 DIRECTOR
 DATE



VICINITY MAP
 SCALE: 1"=2000'

- THIS DEVELOPMENT IS SUBJECT TO A WAIVER ALLOWING THE LACK OF GRAVITY SEWER SERVICE TO UNITS 6 THROUGH 22, UNITS 26 THROUGH 52 AND THE COMMUNITY BUILDING WITHIN THE DUCKETTS RIDGE DEVELOPMENT. BASEMENT SERVICE TO THESE UNITS IS TO BE PROVIDED BY PRIVATE ON-SITE PUMPS THAT ARE TO BE APPROVED UNDER THE CHARGE OF THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS.
- THIS DEVELOPMENT IS SUBJECT TO WP-06-055. WAIVER WAS GRANTED ON JANUARY 24, 2006 TO WAIVE SECTIONS 16.144(F),(I), (J), (M) AND (P) TO NOT BE REQUIRED TO SUBMIT AND OBTAIN APPROVAL OF A PRELIMINARY PLAN AND TO NOT BE REQUIRED TO SUBMIT, OBTAIN APPROVAL AND RECORD A FINAL SUBDIVISION PLAT FOR A MULTIFAMILY DEVELOPMENT PROJECT WITH AN APPROVED SKETCH PLAN SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE RED-LINE REVISION TO ADD 'PHASE II' TO SDP-06-070 MUST BE SUBMITTED BETWEEN 7/1/06 AND 11/1/06, OR THIS PROJECT WILL LOSE ITS 25 TENTATIVE HOUSING UNIT ALLOCATIONS FOR PHASE II THAT WERE GRANTED BY OUR LETTER OF 8/2/05 FOR SKETCH PLAN, S-05-07.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.)
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THIS DEVELOPMENT IS SUBJECT TO BA-CASE # 04-030-C. PETITION WAS GRANTED ON JAN. 18, 2005 SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE PETITIONER WILL INSTALL A 6' FENCE ALONG THE EAST LOT LINE AND ALONG THE REAR OF LOTS 31 AND 32 OF THE GLEN COVE ESTATES SUBDIVISION IN ORDER TO PREVENT PEDESTRIAN TRAFFIC FROM THE ADJOINING MOBILE HOME PARK;
 - THE PETITIONER WILL INSTALL A TYPE "C" BUFFER ALONG THE NORTH, EAST OR SOUTH SIDE OF THE PROPERTY IF ANY OF THE EXISTING VEGETATION IS DESTROYED;
 - THE PETITIONER WILL INSTALL OR CAUSE TO BE INSTALLED A DECELERATION LANE ALONG DUCKETTS LANE FOR NORTHBOUND TRAFFIC ENTERING THE DRIVEWAY TO THE PROPERTY.

- GENERAL NOTES**
- SUBJECT PROPERTY ZONED R-12 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
 - COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAVD '88 (VERTICAL) MARYLAND STATE COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS:
 STA. No. 38D5 N 558,378.602 E 1,386,524.277 ELEV. 195.850
 STA. No. 38D6 N 557,155.429 E 1,384,992.260 ELEV. 174.525
 - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT DECEMBER 2003 BY MILDENBERG, BOENDER & ASSOCIATES, INC.
 - ♦ DENOTES AN IRON ROD OR PIPE FOUND.
 ○ DENOTES AN ANGULAR BREAK.
 BRL DENOTES A BUILDING RESTRICTION LINE.
 - ALL AREAS ARE MORE OR LESS.
 - THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
 - NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
 - WETLAND STUDY AND FOREST STAND DELINEATION PREPARED BY ECO-SCIENCE PROFESSIONALS IN JANUARY 2004.
 - THE FIVE ON-SITE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO IN PART FULFILL THE REQUIREMENTS FOR SDP-06-070, DUCKETTS RIDGE, WITH RESPECT TO SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO GRADING, REMOVAL OF VEGETATIVE COVER OF TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS; HOWEVER, FOREST MANAGEMENT PRACTICES, AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT, ARE ALLOWED.
 - THE FOREST CONSERVATION OBLIGATION FOR SDP-06-070 AND THIS PLAT HAS BEEN SATISFIED BY PROVIDING 1.51 ACRES OF ONSITE RETENTION, 0.27 ACRES OF ONSITE REFORESTATION, 1.73 ACRES OF OFFSITE REFORESTATION AT BRANTWOOD, 2/1, PRES. PARCEL F, AND THE PAYMENT OF \$21,780.00 TO THE HO. CO. FOREST CONSERVATION FUND FOR THE OUTSTANDING 1.00 ACRE OF REFORESTATION. FOREST CONSERVATION SURETY IN THE AMOUNT OF \$19,035.72 HAS BEEN POSTED AS A PART OF THE DEVELOPER'S AGREEMENT FOR THE 1.51 ACRES OF ONSITE RETENTION (\$13,155.12), THE 0.27 ACRES OF ONSITE REFORESTATION (\$5,880.60), AND FOREST CONSERVATION SURETY IN THE AMOUNT OF \$37,679.40 HAS BEEN POSTED AS A PART OF THE DEVELOPER'S AGREEMENT FOR THE 1.73 ACRES OF OFFSITE REFORESTATION. (F-08-007)
 - 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 PARCEL, ANY CONVEYANCE OF AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION EASEMENT. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT, 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 THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
 - NO ADJACENT DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
 - DENOTES A FOREST CONSERVATION EASEMENT (RETENTION).
 - DENOTES A FOREST CONSERVATION EASEMENT (REFORESTATION).
 - DENOTES PUBLIC WATER & UTILITY EASEMENT.
 - DENOTES WETLANDS
 - STORMWATER MANAGEMENT REQUIREMENTS WILL BE MET ON-SITE VIA MICRO-PPOOL EXTENDED DETENTION, SWM FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED.
 - WATER AND SEWER SERVICE TO PARCEL A WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
 - PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
 - LANDSCAPING PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH SDP-06-070, DUCKETTS RIDGE, IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (191 SHADE TREES, AND 98 EVERGREENS) HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$72,000.00. THE SURETY HAS BEEN PROVIDED WITH SDP-06-070.

PURPOSE OF THIS FINAL PLAT IS TO ESTABLISH FOREST CONSERVATION EASEMENT AND PUBLIC WATER & UTILITY EASEMENT ON THE SUBJECT PROPERTY.

OWNER'S STATEMENT

DUCKETTS RIDGE, L.L.C., A MARYLAND CORPORATION BY JOHN LIPARINI, AUTHORIZED AGENT AND OWNER OF THE PROPERTY SHOWN HEREON HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINAGE WATER PIPES AND MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON.
- 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
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE.
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 29th DAY OF April 2008

John Liparini
 JOHN LIPARINI, AUTHORIZED MEMBER
 DUCKETTS RIDGE L.L.C.

Gregory Scott Shanabarger
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT THIS IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY HOWARD COUNTY, MARYLAND TO DUCKETTS RIDGE LLC. BY DEED DATED DECEMBER 20, 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 6739, FOLIO 699, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Gregory Scott Shanabarger
 GREGORY SCOTT SHANABARGER, PROF. LAND SURVEYOR
 MARYLAND LICENSE NO. 10849
 DATE

RECORDED AS PLAT 20103 ON 8/29/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

THE LEGACY AT
DUCKETTS RIDGE
 PARCEL A

SHEET 1 OF 3

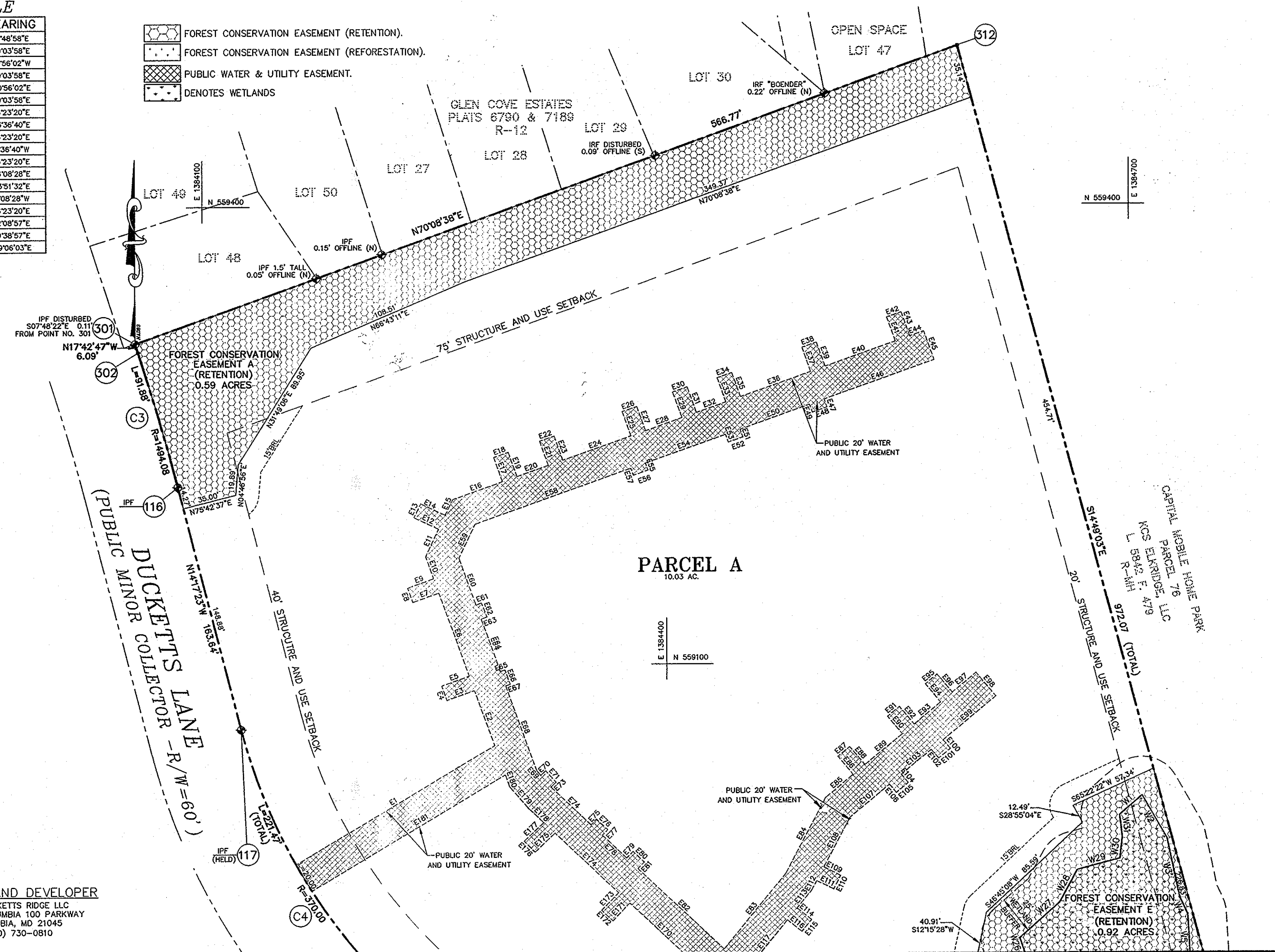
TAX MAP 37 FIRST ELECTION DISTRICT SCALE: 1"=50'
 PARCEL NO. 569 HOWARD COUNTY, MARYLAND DATE: MAY, 2007
 GRID 12 EX. ZONING R-12 DPZ FILE NOS. S-05-07
 F-08-007 BA-04-30C, SDP-07-048, WP-06-055

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

PUBLIC WATER EASEMENT LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
E1	150.27	S59°06'03"W	E56	10.00	N70°42'02"E	E112	6.89	N27°48'58"E
E2	38.28	S19°38'57"E	E57	4.94	S19°17'58"E	E113	15.24	N39°03'58"E
E3	19.03	N70°21'03"E	E58	107.13	N70°21'03"E	E114	12.08	N50°56'02"W
E4	10.00	S19°38'57"E	E59	24.59	N25°21'03"E	E115	10.00	N39°03'58"E
E5	19.03	S70°21'03"W	E60	32.39	N19°38'57"W	E116	12.08	S50°56'02"E
E6	57.88	S19°38'57"E	E61	3.88	S70°21'03"W	E117	41.03	N39°03'58"E
E7	17.80	N70°21'03"E	E62	10.00	N19°38'57"W	E118	56.74	S46°23'20"E
E8	10.00	S19°38'57"E	E63	3.88	N70°21'03"E	E119	16.02	N43°36'40"E
E9	17.80	S70°21'03"W	E64	36.40	N19°38'57"W	E120	10.00	S46°23'20"E
E10	15.19	S19°38'57"E	E65	3.11	S70°21'03"W	E121	16.02	S43°36'40"W
E11	19.89	S25°21'03"W	E66	10.00	N19°38'57"W	E122	56.73	S46°23'20"E
E12	17.60	S64°38'57"E	E67	3.11	N70°21'03"E	E123	17.99	N46°08'28"E
E13	10.00	S25°21'03"W	E68	59.25	N19°38'57"W	E124	10.00	S43°51'32"E
E14	17.60	N64°38'57"W	E69	3.80	N42°08'57"W	E125	17.54	S46°08'28"W
E15	11.27	S25°21'03"W	E70	4.27	S47°51'03"W	E126	9.26	S46°23'20"E
E16	34.21	S70°21'03"W	E71	10.00	N42°08'57"W	E127	22.52	S42°08'57"E
E17	16.93	S19°17'58"E	E72	4.56	N47°51'03"E	E128	8.56	S19°38'57"E
E18	10.00	S70°42'02"W	E73	35.82	N46°23'20"W	E129	146.38	N59°06'03"E
E19	16.87	N19°17'58"W	E74	5.07	S43°36'40"W			
E20	21.57	S70°21'03"W	E75	10.00	N46°23'20"W			
E21	16.91	S19°17'58"E	E76	5.07	N43°36'40"E			
E22	10.00	S70°42'02"W	E77	21.71	N46°23'20"W			
E23	16.85	N19°17'58"W	E78	5.88	S43°36'40"W			
E24	46.94	S70°21'03"W	E79	10.00	N46°23'20"W			
E25	16.89	S19°17'58"E	E80	5.88	N43°36'40"E			
E26	10.00	S70°42'02"W	E81	76.88	N46°23'20"W			
E27	16.82	N19°17'58"W	E82	63.70	S39°03'58"W			
E28	25.14	S70°21'03"W	E83	55.62	S27°48'58"W			
E29	17.83	S19°38'57"E	E84	23.27	S50°18'58"W			
E30	10.00	S70°21'03"W	E85	15.46	S39°41'02"E			
E31	17.83	N19°38'57"W	E86	10.00	S50°18'58"W			
E32	20.25	S70°21'03"W	E87	15.46	N39°41'02"W			
E33	16.85	S19°17'58"E	E88	31.54	S50°18'58"W			
E34	10.00	S70°42'02"W	E89	14.86	S39°41'02"E			
E35	16.79	N19°17'58"W	E90	10.00	S50°18'58"W			
E36	48.34	S70°21'03"W	E91	14.86	N39°41'02"W			
E37	16.82	S19°17'58"E	E92	22.28	S50°18'58"W			
E38	10.00	S70°42'02"W	E93	15.40	S39°41'02"E			
E39	16.76	N19°17'58"W	E94	10.00	S50°18'58"W			
E40	48.36	S70°21'03"W	E95	15.40	N39°41'02"W			
E41	16.79	S19°17'58"E	E96	20.00	S50°18'58"W			
E42	10.00	S70°42'02"W	E97	20.00	N39°41'02"W			
E43	16.73	N19°17'58"W	E98	44.57	N50°18'58"E			
E44	9.51	S70°21'03"W	E99	7.44	N39°41'02"W			
E45	20.00	N19°38'57"W	E100	10.00	N50°18'58"E			
E46	75.79	N70°21'03"E	E101	7.44	S39°41'02"E			
E47	5.56	N19°17'58"W	E102	25.29	N50°18'58"E			
E48	10.00	N70°42'02"E	E103	6.94	N39°41'02"W			
E49	5.49	S19°17'58"E	E104	10.00	N50°18'58"E			
E50	47.86	N70°21'03"E	E105	6.94	S39°41'02"E			
E51	5.40	N19°19'31"W	E106	33.24	N50°18'58"E			
E52	10.00	N70°42'02"E	E107	36.72	N27°48'58"E			
E53	5.34	S19°19'31"E	E108	12.13	N63°17'34"W			
E54	55.24	N70°21'03"E	E109	10.00	N26°42'26"E			
E55	5.00	N19°17'58"W	E110	12.32	S63°17'34"E			

- FOREST CONSERVATION EASEMENT (RETENTION).
- FOREST CONSERVATION EASEMENT (REFORESTATION).
- PUBLIC WATER & UTILITY EASEMENT.
- DENOTES WETLANDS



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.

Gregory Scott Shanaberger *4/2/08*
 GREGORY SCOTT SHANABERGER
 PROF. LAND SURVEYOR
 MARYLAND LICENSE NO. 10849
 DATE

John Liparini *4/2/08*
 JOHN LIPARINI, AUTHORIZED MEMBER
 DUCKETTS RIDGE L.L.C.
 DATE

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS/PARCELS	1
NUMBER OF OPEN SPACE LOTS	0
TOTAL NUMBER OF LOTS OR PARCELS	1
AREA OF BUILDABLE LOTS/PARCELS	6.62 AC ±
AREA OF OPEN SPACE LOTS	0
AREA OF ROADWAY	0
AREA	6.62 AC ±

OWNER AND DEVELOPER
 DUCKETTS RIDGE LLC
 8835-P COLUMBIA 100 PARKWAY
 COLUMBIA, MD 21045
 (410) 730-0810

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

B. Nijamper Peter Basilawan *6/2/08*
 HOWARD COUNTY HEALTH OFFICER *BP* DATE *1908*

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John P. ... *5/7/08*
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Stephen ... *8/8/08*
 DIRECTOR DATE

OWNER'S STATEMENT

DUCKETTS RIDGE, L.L.C., A MARYLAND CORPORATION BY JOHN LIPARINI, AUTHORIZED AGENT AND OWNER OF THE PROPERTY SHOWN HEREON HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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 MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHT-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 AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE
- 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE.
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY HAND THIS *29th* DAY OF *April* 200*8*

John Liparini
 JOHN LIPARINI, AUTHORIZED MEMBER
 DUCKETTS RIDGE L.L.C.

John ...
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT THIS IS A SUBDIVISION OF THE LAND CONVEYED BY HOWARD COUNTY, MARYLAND, TO DUCKETTS RIDGE LLC, BY DEED DATED DECEMBER 20, 2002 AND RECORDED AMONG LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 6739, FOLIO 699, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Gregory Scott Shanaberger *4/2/08*
 GREGORY SCOTT SHANABERGER, PROF. LAND SURVEYOR
 MARYLAND LICENSE NO. 10849
 DATE

RECORDED AS PLAT 20104 ON *8/2/08* AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

THE LEGACY AT
DUCKETTS RIDGE
 PARCEL A

SHEET 2 OF 3

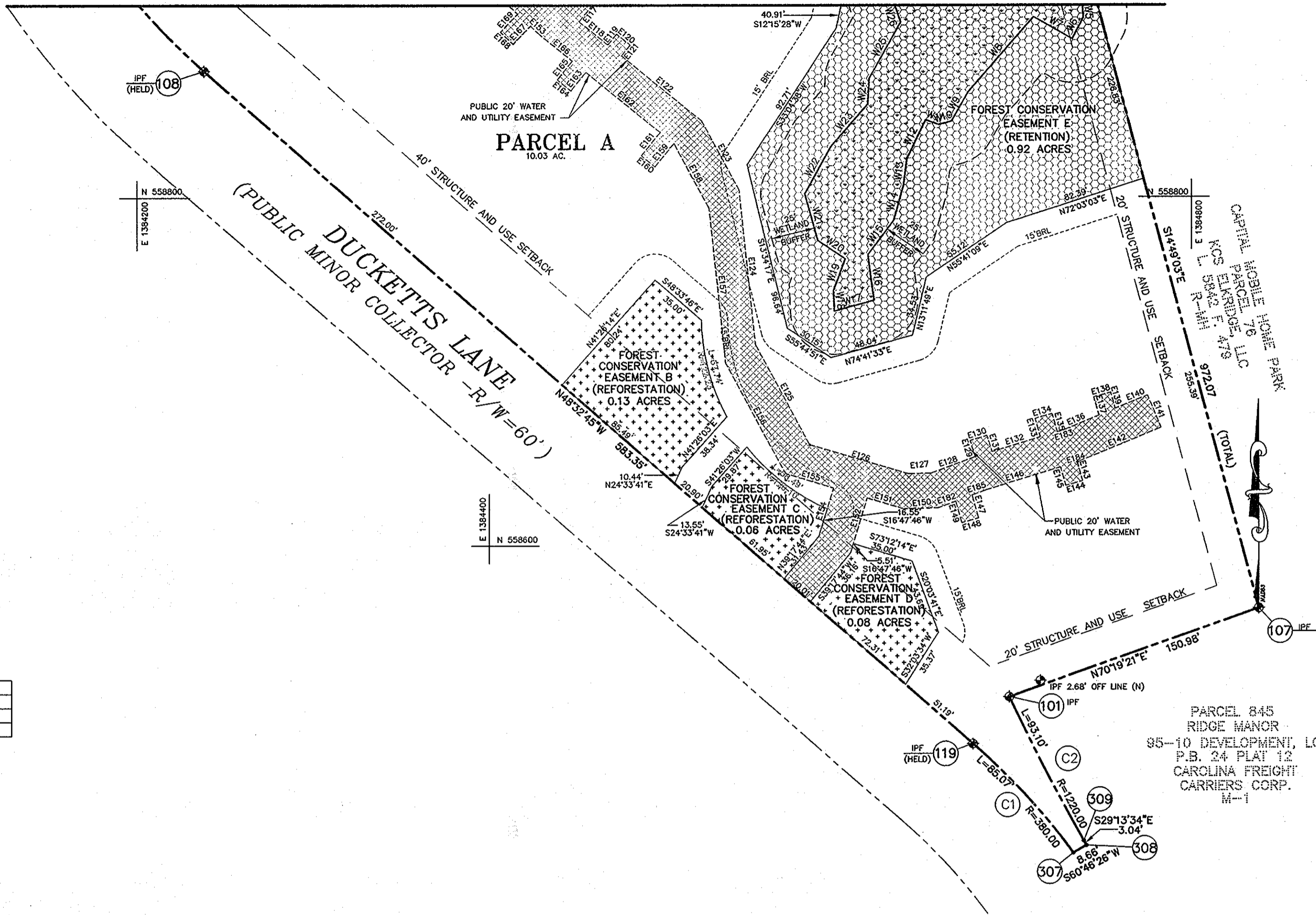
TAX MAP 37 FIRST ELECTION DISTRICT SCALE: 1"=50'
 PARCEL NO. 589 HOWARD COUNTY, MARYLAND DATE: MAY, 2007
 GRID 12 EX. ZONING R-12 DPZ FILE NOS. S-05-07,
 BA-04-30C, SDP-07-04B, WP-06-055

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

**PUBLIC WATER
EASEMENT
LINE TABLE**

LINE	LENGTH	BEARING
E117	41.03	N39°03'58"E
E118	21.04	N50°56'02"W
E119	7.87	S39°03'58"W
E120	10.00	N50°56'02"W
E121	7.87	N39°03'58"E
E122	58.74	N50°56'02"W
E123	44.65	N28°26'02"W
E124	89.49	N05°56'02"W
E125	65.06	N28°12'17"W
E126	58.71	N73°12'14"W
E127	12.94	S88°26'18"W
E128	26.79	S69°24'19"W
E129	9.73	S16°57'01"E
E130	10.00	S73°02'59"W
E131	9.73	N16°57'01"W
E132	28.83	S73°02'59"W
E133	10.96	S15°40'19"E
E134	10.00	S74°19'41"W
E135	10.74	N15°40'19"W
E136	20.44	S67°25'29"W
E137	10.89	S15°40'19"E
E138	10.00	S74°19'41"W
E139	9.68	N15°40'19"W
E140	19.90	S67°25'29"W
E141	20.00	N22°34'31"W
E142	51.40	N67°25'29"E
E143	11.21	N15°40'19"W
E144	10.00	N74°19'41"E
E145	10.99	S15°40'19"E
E146	44.11	N73°02'59"E
E147	13.73	N15°40'19"W
E148	10.00	N74°19'41"E
E149	12.86	S15°40'19"E
E150	19.53	N88°26'18"E
E151	21.71	S73°12'14"E
E152	33.01	N16°47'46"E
E153	6.78	N46°23'20"W
E154	29.03	S16°47'46"W
E155	28.51	S73°12'14"E
E156	72.00	S28°12'17"E
E157	89.50	S05°56'02"E
E158	41.92	S28°26'02"E
E159	17.05	N39°03'58"E
E160	10.00	S50°56'02"E
E161	17.05	S39°03'58"W
E162	54.55	S50°56'02"E
E163	13.58	N39°03'58"E
E164	10.00	S50°56'02"E
E165	13.58	S39°03'58"W
E166	24.28	N50°56'02"W
E167	14.30	N43°36'40"E
E168	10.00	S46°23'20"E
E169	14.30	S43°36'40"W
E182	10.73	S69°24'19"W
E183	5.14	S73°02'59"W
E184	0.21	S73°02'59"W
E185	8.74	S69°24'19"W

MATCH LINE SHEET 2 OF 3



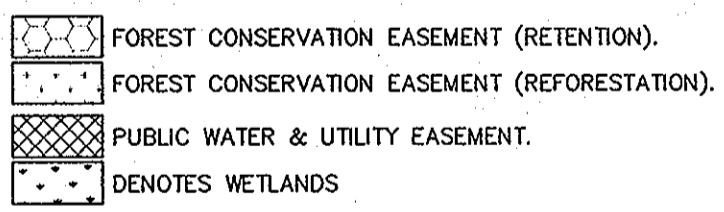
THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Gregory Scott Shanabarger
GREGORY SCOTT SHANABARGER
PROF. LAND SURVEYOR
MARYLAND LICENSE NO. 10849
DATE 5/2/08

John Liparini
JOHN LIPARINI, AUTHORIZED MEMBER
DUCKETTS RIDGE L.L.C.
DATE 5/1/08

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS/PARCELS	1
NUMBER OF OPEN SPACE LOTS	0
TOTAL NUMBER OF LOTS OR PARCELS	1
AREA OF BUILDABLE LOTS/PARCELS	3.41 AC.±
AREA OF OPEN SPACE LOTS	0
AREA OF ROADWAY	0
AREA	3.41 AC.±



PARCEL 845
RIDGE MANOR
95-10 DEVELOPMENT, LC
P.B. 24 PLAT 12
CAROLINA FREIGHT
CARRIERS CORP.
M-1

OWNER AND DEVELOPER
DUCKETTS RIDGE LLC
8835-P COLUMBIA 100 PARKWAY
COLUMBIA, MD 21045
(410) 730-0810

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

Benjamin Peter Beilensen 6/2/08
HOWARD COUNTY HEALTH OFFICER 49 DATE 6/2/08

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John Liparini 5/1/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 5/1/08

Gregory Scott Shanabarger 5/18/08
DIRECTOR DATE 5/18/08

OWNER'S STATEMENT

DUCKETTS RIDGE, L.L.C., A MARYLAND CORPORATION BY JOHN LIPARINI, AUTHORIZED AGENT AND OWNER OF THE PROPERTY SHOWN HEREON HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

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WITNESS MY HAND THIS 29th DAY OF April 2008

John Liparini
JOHN LIPARINI, AUTHORIZED MEMBER
DUCKETTS RIDGE L.L.C.

Gregory Scott Shanabarger
WITNESS

SURVEYOR'S CERTIFICATE

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Gregory Scott Shanabarger
GREGORY SCOTT SHANABARGER, PROF. LAND SURVEYOR
MARYLAND LICENSE NO. 10849
DATE 5/2/08

RECORDED AS PLAT 20105 ON 5/20/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**THE LEGACY AT
DUCKETTS RIDGE
PARCEL A**

SHEET 3 OF 3

TAX MAP 37 FIRST ELECTION DISTRICT SCALE: 1"=50'
PARCEL NO. 569 MAY 2007
GRID 12 EX. ZONING R-12 DPZ FILE NOS. S-05-07,
8A-04-30C, SDP-07-048, WP-06-055

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