

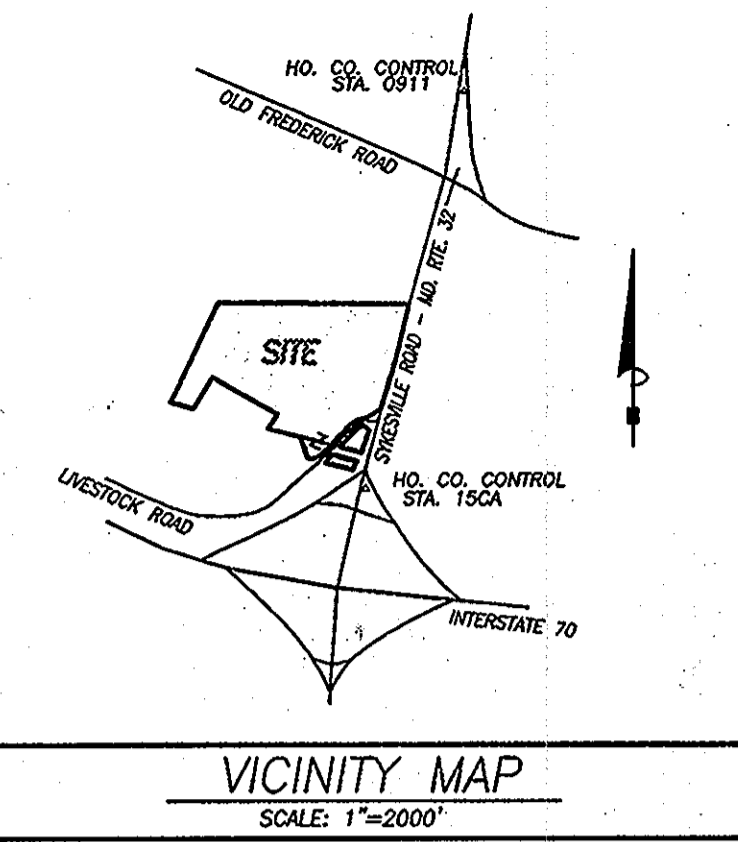
**GENERAL NOTES:**

- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM INCORPORATING THE FOLLOWING CONTROL:  
STATION 0911: N.602889.2972 E.1326821.4643  
STATION 15CA: N.598862.6225 E.1325913.7532
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT REGULATION 26.01.01.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THIS EASEMENT 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 A REVISED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- B.R.L. - REPRESENTS BUILDING RESTRICTION LINE.
- REPRESENTS CONCRETE MONUMENT SET (UNLESS OTHERWISE NOTED)
- REPRESENTS IRON REBAR SET (UNLESS OTHERWISE NOTED)
- PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN THIS
- PUBLIC WATER AND PUBLIC SEWER ARE NOT AVAILABLE TO THIS SITE. ON-LOT WATER AND SEWER WILL BE PROVIDED UNTIL PUBLIC UTILITIES ARE AVAILABLE.
- SUBJECT PROPERTY ZONED "RC-DEO" PER 02/02/04 COMPREHENSIVE ZONING PLAN AND AS AMENDED BY COMP-LITE ZONING AMENDMENTS DATED JULY 28, 2006.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
a.) WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE).  
b.) SURFACE - 6" 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) - CAPABLE OF SUPPORTING 25 GROSS TON (H25 LOADING)  
e.) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE  
f.) STRUCTURE CLEARANCES - MINIMUM 12 FEET  
g.) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY, 2005 BY T. MICHAEL VANSANT, VANMAR ASSOCIATES, INC.
- AREAS AS STATED ON THIS PLAN ARE TO BE TAKEN AS MORE OR LESS, UNLESS OTHERWISE NOTED.
- THERE ARE WETLANDS LOCATED ON THIS SITE IN ACCORDANCE WITH THE WETLANDS DELINEATION CONDUCTED BY WILDMAN ENVIRONMENTAL SERVICES, INC. DATED JULY, 2005 AND APPROVED PER PRELIMINARY SKETCH PLAN SP-06-002, DATED JULY 11, 2006. THE WETLANDS ON THIS SITE WILL NOT BE IMPACTED BY THE PROPOSED LOTS OR POTENTIAL DEVELOPMENT.
- THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY VANMAR ASSOCIATES, INC., DATED JULY, 2005 AND APPROVED PER PRELIMINARY SKETCH PLAN SP-06-002, DATED JULY 11, 2006.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY STREET TRAFFIC STUDIES, LTD., DATED JULY, 2005, SUPPLEMENTED ON MARCH, 2006 AND APPROVED PER PRELIMINARY SKETCH PLAN SP-06-002, DATED JULY 11, 2006.
- THE NOISE STUDY FOR THIS PROJECT WAS PREPARED BY WILDMAN ENVIRONMENTAL SERVICES, INC., DATED JULY, 2005 AND APPROVED PER PRELIMINARY SKETCH PLAN SP-06-002, DATED JULY 11, 2006.
- THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY GTA, DATED JULY, 2005.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR OTHER BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. FOREST CONSERVATION PLAN HAS BEEN APPROVED PER PRELIMINARY SKETCH PLAN SP-06-002, DATED JULY 11, 2006.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.124 OF THE FOREST CONSERVATION MANUAL SHALL BE FULFILLED BY THE PLACEMENT OF 15,187 ACRES OF RETENTION INTO AN ON-SITE EASEMENT. FINANCIAL SURETY FOR FOREST CONSERVATION RETENTION HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$250,000.
- LANDSCAPING REQUIREMENTS FOR THESE LOTS SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATION AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE PERIMETER LANDSCAPING HAS BEEN POSTED AS A PART OF DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$59,700.00.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATION PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 75-2003.
- NO OPEN SPACE IS PROPOSED OR REQUIRED.
- A WAIVER OF DESIGN MANUAL, VOLUME 1, SECTION 5.2.1.A TO ALLOW CONTRIBUTING LENGTHS OF MORE THAN 150 FEET TO MEET THE SHEET FLOW TO BUFFER CREDIT WAS APPROVED ON MARCH 31, 2006. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:  
(1) FOR ALL AREAS IN WHICH FLOW TOWARD THE REAR OF THE LOTS, THROUGH THE FOREST CONSERVATION EASEMENT THEN INTO THE 100-YEAR FLOODPLAIN EASEMENT AND FINALLY INTO THE STREAM. LEVEL SPREADERS ARE PROPOSED WHERE AVERAGE SLOPES OF 5% CANNOT BE OBTAINED.
- A WAIVER OF DESIGN MANUAL, VOLUME III, SECTION 2.4.1 AND SECTION 2.3.1B.1. THE REQUEST TO SECTION 2.4.1 TO ALLOW A MODIFIED SECTION FOR A PUBLIC ACCESS STREET AND PUBLIC ACCESS PLACE. THE WAIVER TO SECTION 2.3.1B.1 TO ALLOW THE OBJECT HEIGHT FOR A STOPPING SIGHT DISTANCE CALCULATION TO BE TWO (2) FEET WAS APPROVED ON FEBRUARY 8, 2006. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:  
(1) THE PROPOSED ROAD SECTION PROVIDES FOR A WIDER SHOULDER FOR TERRAPIN CREEK ROAD AND MILO COURT OF NINE (9) FEET.  
(2) THE USE OF A TWO (2) FOOT HIGH OBJECT IS THE CURRENT STANDARD ADOPTED BY AASHTO, FOURTH EDITION, 2001. THE COUNTY DESIGN MANUAL, VOLUME III, REFERENCES THE USE OF AASHTO METHODS WHEN DETERMINING STOPPING SIGHT DISTANCE PROVIDED. STOPPING SIGHT DISTANCE WAS APPROVED PER PRELIMINARY SKETCH PLAN SP-06-002, DATED JULY 11, 2006.
- A WAIVER OF DESIGN MANUAL, VOLUME IV, DETAILS R-1.01 AND R-5.01 TO (1) ALLOW A TWENTY-TWO (22) FEET CUL-DE-SAC OPENING ON MILO COURT AND (2) ALLOW A TWENTY-TWO (22) FEET PAVING WIDTH AND A TWENTY-TWO (22) FEET CUL-DE-SAC OPENING FOR TERRAPIN CREEK ROAD. WAS APPROVED ON MAY 25, 2006.
- A WAIVER OF DESIGN MANUAL, VOLUME IV, DETAIL D-6.01 TO INCREASE THE LOWRISE SWM CONTROL STRUCTURE WIDTH FROM STANDARD FIVE (5) FEET TO SEVEN (7) FEET WAS APPROVED ON MAY 25, 2006.
- THE INTENDED EASEMENT HOLDER FOR THE NON-BUILDABLE PRESERVATION PARCELS B, C, D & E WILL BE HOWARD COUNTY, MARYLAND. THE INTENDED EASEMENT HOLDERS FOR THE BUILDABLE PRESERVATION PARCEL A WILL BE HOWARD COUNTY, MARYLAND AND THE TERRAPIN CREEK HOMEOWNERS ASSOCIATION, INC. PRESERVATION PARCEL A WILL BE PRIVATE OWNERSHIP AND NON-BUILDABLE PRESERVATION PARCELS B, C, D AND E WILL BE OWNED BY THE TERRAPIN CREEK HOMEOWNERS ASSOCIATION.
- THE PURPOSE OF BUILDABLE PRESERVATION PARCEL A IS TO SUPPORT ONE DWELLING, FOREST CONSERVATION EASEMENTS #1 AND #2 AND THE PURPOSES OF NON-BUILDABLE PRESERVATION PARCELS B, C, D AND E ARE TO SUPPORT PRIVATE STORMWATER MANAGEMENT FACILITIES.
- THE PRESERVATION PARCEL HAS NO FURTHER SUBDIVISION POTENTIAL.
- 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, ON, 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 DEEDS CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER TO THE COUNTY, IN ACCORDANCE WITH THE DEEDS CONVEYING SAID LOTS/PARCELS, A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- PRESERVATION PARCEL "A" IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH TERRAPIN CREEK HOMEOWNERS ASSOCIATION, INC. AND HOWARD COUNTY MARYLAND. THIS AGREEMENT PROVIDES FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY. NON-BUILDABLE PRESERVATION PARCELS B, C, D AND E ARE ENCUMBERED BY AN EASEMENT AGREEMENT BETWEEN THE TERRAPIN CREEK HOMEOWNERS ASSOCIATION AND HOWARD COUNTY, MARYLAND. THIS AGREEMENT OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE PARTIES AND ENUMERATES THE USES OF THE PARCELS.
- THE ARTICLES OF INCORPORATION FOR THE HOA WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON OCTOBER 9, 2007.
- USING THE CEO/DEO DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS, THE DEVELOPER RIGHTS FOR NINE (9) OF THE TWENTY-THREE (23) RESIDENTIAL LOTS/PARCELS INCLUDED ON THIS SUBDIVISION PLAN HAVE BEEN TRANSFERRED FROM THE HOLTZINGER PROPERTY, DOUB'S FARM, AND RUSSELL HOLLAND. THE CREATION OF THESE LOTS IS BASED ON A MAXIMUM DENSITY OF ONE RESIDENTIAL UNIT FOR EVERY TWO NET ACRES (GROSS MINUS FLOODPLAIN AND STEEP SLOPES).
- GROUNDWATER APPROPRIATIONS PERMIT HAS BEEN ISSUED BY MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- ALL STORMWATER MANAGEMENT FACILITY SAND FILTERS ARE PRIVATELY OWNED AND MAINTAINED BY THE TERRAPIN CREEK HOMEOWNERS ASSOCIATION, INC. ALL DETENTION FACILITIES ARE JOINTLY MAINTAINED BY THE TERRAPIN CREEK HOMEOWNERS ASSOCIATION AND HOWARD COUNTY. ALL LEVEL SPREADERS SHALL BE MAINTAINED BY THE OWNER OF EACH RESPECTIVE LOT. LEVEL SPREADERS LOCATED ON HOMEOWNERS ASSOCIATION OWNED PROPERTY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	22 LOTS / 5 PARCELS
BUILDABLE:	4
NON-BUILDABLE:	18
OPEN SPACE:	0
PRESERVATION PARCELS:	1 (BUILDABLE)
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED:	1,001,094 SQ. FT. OR 22,9819 AC.±
BUILDABLE LOTS:	1,001,094 SQ. FT. OR 22,9819 AC.±
NON-BUILDABLE PRESERVATION PARCELS:	192,932 SQ. FT. OR 4,4291 AC.±
OPEN SPACE:	0
PRESERVATION PARCELS -- BUILDABLE:	1,303,228 SQ. FT. OR 29,9180 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS:	107,504 SQ. FT. OR 2,4680 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	2,604,758 SQ. FT. OR 59,7970 AC.±

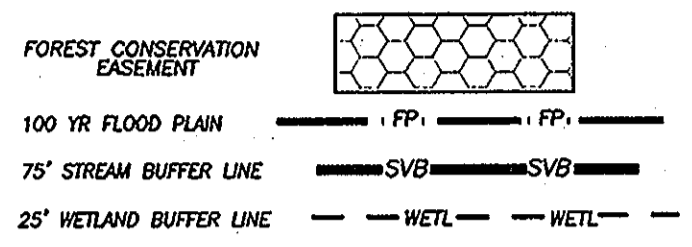
OWNER:  
LDG INC.  
LEE PLAZA, SUITE 200  
8601 GEORGIA AVENUE  
SILVER SPRING, MARYLAND 20910  
(301) 585-7000



**SITE ANALYSIS CHART:**

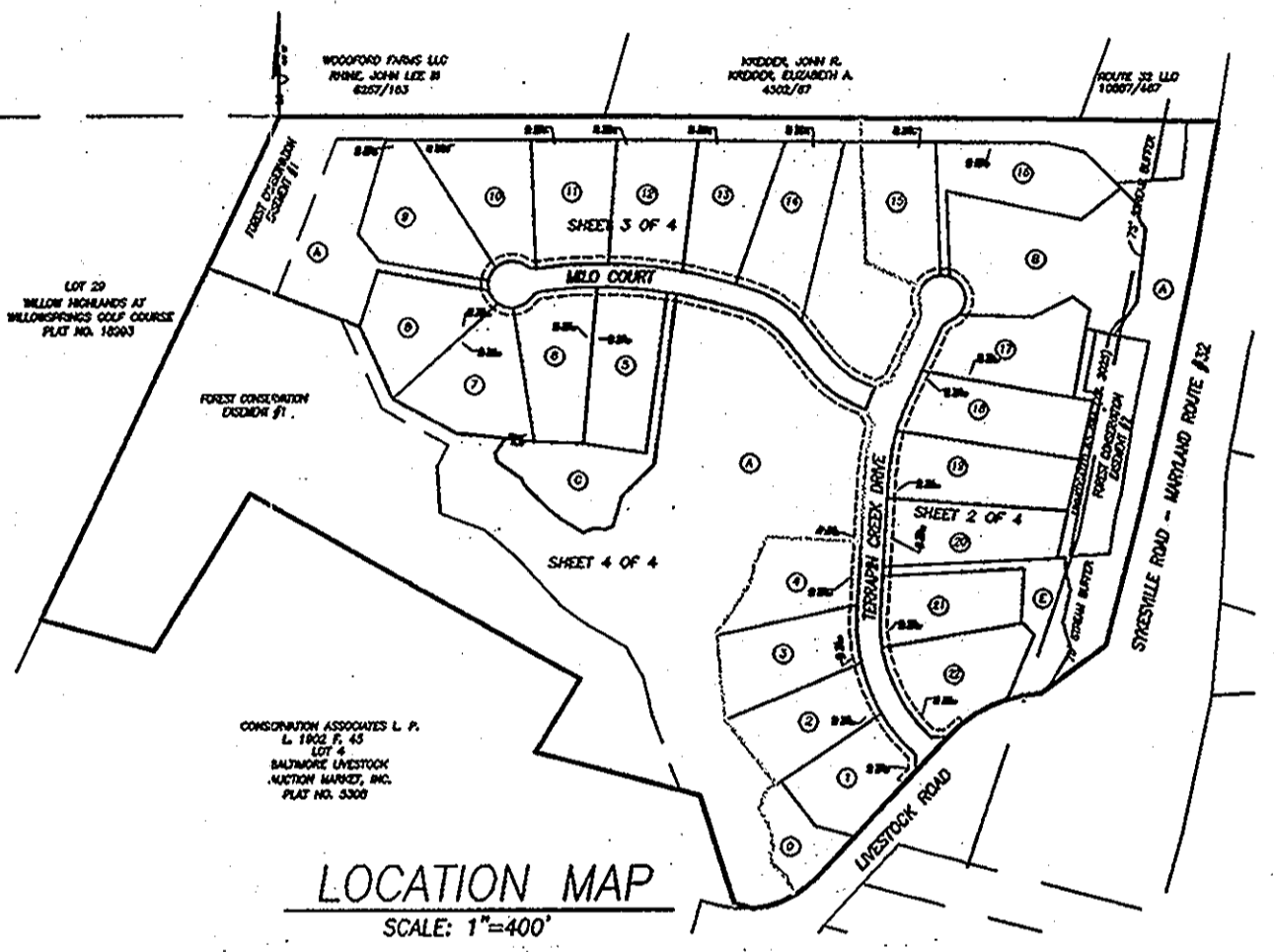
SUBDIVISION NAME:	TERRAPIN CREEK (FORMERLY SCHWABE FARM)
ZONING:	RC-DEO
TAX MAP:	15
GRID:	4 & 5
PARCEL:	12
ELECTION DISTRICT:	THIRD
GROSS TRACT AREA:	59.7970
NUMBER OF UNITS:	23

**LEGEND:**



**BENCH MARKS (NAD83)**

<b>BENCHMARK NO. 1 - HOWARD COUNTY NO. 0911</b>
HOWARD COUNTY CONCRETE MONUMENT LOCATED ON NORTHSIDE OF ROUTE #32 500 FEET NORTH OF ROUTE #99
N. 602889.2972 E. 1326821.4643 ELEVATION 652.625
<b>BENCHMARK NO. 2 - HOWARD COUNTY NO. 15CA</b>
HOWARD COUNTY STAMPED DISK LOCATED IN ISLAND ROUTE #32 RAMPS TO/FROM INTERSTATE #70 WESTBOUND LANES
N. 598862.6225 E. 1325913.7532 ELEVATION 515.439



**GENERAL NOTES: (continued)**

- WP-09-51  
ON NOVEMBER 6, 2008 THE PLANNING DIRECTOR APPROVED A REQUEST TO WAIVE SECTION 16.144(g)-REQUIRING THE PAYMENT AND POSTING OF FINANCIAL OBLIGATION WITHIN 120-DAYS FROM THE APPROVAL DATE OF THE SUBDIVISION PLAN AND SECTION 16.144(g)-REQUIRING THE SUBMISSION OF THE ORIGINAL FINAL PLAT WITHIN 180-DAYS FROM THE APPROVAL DATE OF THE SUBDIVISION PLAN.
- APPROVAL WAS SUBJECT TO THE FOLLOWING CONDITIONS:  
1. THE DEVELOPER'S AGREEMENT MUST BE EXECUTED WITHIN SIX MONTHS FROM THE DATE OF THIS LETTER OR BY MAY 6, 2009, AND THE PLATS SUBMITTED BY MAY 6, 2009.  
2. COMPLIANCE WITH ALL SRC COMMENTS.
- WP-09-197  
ON MAY 22, 2009 THE PLANNING DIRECTOR APPROVED A REQUEST TO WAIVE SECTION 16.144(g)-REQUIRING THE PAYMENT OF FEES AND POSTING OF FINANCIAL OBLIGATIONS WITHIN 120-DAYS FROM THE APPROVAL DATE OF THE SUBDIVISION PLAN AND SECTION 16.144(g)-REQUIRING THE SUBMISSION OF THE ORIGINAL FINAL PLAT WITHIN 180-DAYS FROM THE APPROVAL DATE OF THE SUBDIVISION PLAN.

**GENERAL NOTES: (continued)**

- APPROVAL WAS SUBJECT TO THE FOLLOWING CONDITIONS:
- COMPLIANCE WITH ALL SRC COMMENTS.
  - THE PLAN MUST COMPLY WITH ANY FEES CHANGES.
  - SUBMISSION OF A DEVELOPER'S AGREEMENT TO THE DEPARTMENT OF PUBLIC WORKS, REAL ESTATE SERVICES DIVISION, AND POSTING OF FINANCIAL SURETY FOR STORMWATER MANAGEMENT, STORM DRAINAGE, FOREST CONSERVATION AND LANDSCAPING ON OR BEFORE NOVEMBER 6, 2009.
  - PAYMENT TO THE DEPARTMENT OF PUBLIC WORKS, REAL ESTATE SERVICES DIVISION, OF THE BALANCE OF THE DEPARTMENT OF PUBLIC WORKS, ENGINEERING REVIEW FEE. THE FEE IS BASED ON THE FINAL CONSTRUCTION COST ESTIMATE APPROVED BY DPW. IT MUST BE PAID ON OR BEFORE NOVEMBER 6, 2009.
  - SUBMISSION OF THE FINAL PLAT FOR SIGNATURE AND RECORDATION IS REQUIRED ON OR BEFORE NOVEMBER 6, 2009.
  - WHILE NOT A CONDITION OF WAIVER APPROVAL, THE APPLICANT IS ADVISED TO CONTACT JEFF BRONOW, CHIEF OF THE DIVISION OF RESEARCH IN DPZ REGARDING THE APPLICABILITY OF COUNCIL BILL 8-2009 TO THIS PROJECT. THAT BILL, SCHEDULED WHICH TOOK EFFECT ON MAY 6, 2009, PROVIDES FOR ALTERING THE ALLOCATION YEAR FOR A PROJECT WITHOUT BREAKING THE PLAN INTO PHASES. BY TAKING ADVANTAGE OF THAT NEW LEGISLATION, THE APPLICANT COULD SELECT A DIFFERENT ALLOCATION YEAR AND COMPLY WITH THE ASSOCIATED SUBMISSION DEADLINES.

**MINIMUM LOT SIZE CHART**

LOT No.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
16	49,098 SQ. FT.	3605 SQ. FT.	45,493 SQ. FT.

**DENSITY TABULATION CHART**

GROSS AREA OF PROPERTY:	59.7970 Ac.±
100 YR. FLOODPLAIN AREA:	2.9462 Ac.±
25% OR GREATER SLOPE AREA (OUTSIDE OF FLOODPLAIN)	0.5020 Ac.±
NET TRACT AREA	56.3488 Ac.±
MAX. DWELLING UNITS ALLOWED AT 1 UNIT PER 4.25 AC. (BASED DENSITY-GROSS AREA)	14 LOTS
MAX. DWELLING UNITS ALLOWED W/CEO'S AT 1 UNIT PER 2 NET ACRES (MAXIMUM DENSITY)	28 LOTS
PROPOSED No. OF DWELLING UNITS (INCLUDING 1 BUILDABLE PRESERVATION PARCEL)	23
TOTAL No. OF CEO UNITS TO BE RECEIVED (23-14)	9 CEO UNITS

**DENSITY EXCHANGE CHART**

RECEIVING PARCEL INFORMATION	INITIAL EXCHANGE
TERRAPIN CREEK, SP-06-002 TAX MAP 15, PARCEL NO. 12 PLAT No. 19943	
TOTAL PARCEL COMPUTED ACREAGE	59.7970 Ac.±
ALLOWED DENSITY UNITS	14 (59.7970/4.25=14.069)
NET ACREAGE OF SUBDIVISION	56.3488 Ac.±
MAXIMUM DENSITY UNITS	28 (56.3488/2.0=28.174)
PROPOSED DENSITY UNITS	23
NO. OF CEO/DEO UNITS	9 (23-14)
SENDING PARCEL INFORMATION	3 CEO UNITS FROM HOLTZINGER PROPERTY, PLAT No. TAX MAP 1 & 6, GRID 23, PARCEL NO. 719999-19940
SENDING PARCEL INFORMATION	5 CEO UNITS FROM RUSSELL - HOLLAND BUILDABLE LOT 1 TAX MAP 7, GRID 6 & 7, PARCEL NO. 4 & 101, PLAT No. 19941
SENDING PARCEL INFORMATION	1 CEO UNIT FROM DOUB'S FARM PLAT No. 19942 TAX MAP 1 & 2, GRID 18 & 13, PARCEL NOS. 1, 9 & 63

**OWNER'S STATEMENT**

WE, LDG INC., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION 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 OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT SHOWN HEREON; (2) THE RIGHT TO REQUIRED 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 STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND (3) THE RIGHT TO REQUIRED 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 MY HAND THIS 25 DAY OF October, 2013.

*Tom Velt*  
LDG INC., OWNER  
*David J. [Signature]*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY BROOKE LEE FAMILY, INC., H.B.L. PROPERTIES, INC., GEORGIA AVENUE PROPERTIES, INC., GEORGIA-CONNECTICUT, INC., CONNECTICUT-ASPEN, INC., WOODFIELD NORTH, INC., SOUTH DAMASCUS CORPORATION; AND LEE DEVELOPMENT GROUP, INC. (ALL MARYLAND CORPORATIONS) TO FORM LDG INC. UNTO LDG INC. BY DEED AND CERTIFICATE OF CONSOLIDATION DATED DECEMBER 31, 1988 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1988 AT FOLIO 258; AND THAT ALL MONUMENTS OR LOT CORNERS 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.



*T. Michael Vansant*  
T. MICHAEL VANSANT, L.S. NO. 21269  
DATE: 10/23/2013

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.

*T. Michael Vansant* 10/23/2013  
T. MICHAEL VANSANT, L.S. NO. 21269  
*Tom Velt* 10/25/13  
LDG, INC., OWNER

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.  
HOWARD COUNTY HEALTH DEPARTMENT  
*Wilton for Maureen Roseman* 11/19/2013  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Chad Edwards* 1-24-14  
CHIEF, DEVELOPMENT/ENGINEERING DIVISION DATE  
*Walt [Signature]* 1-22-14  
DIRECTOR DATE

RECORDED AS PLAT 2061 ON 11/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

FINAL PLAT  
**TERRAPIN CREEK**  
(FORMERLY SCHWABE FARM)  
LOTS 1-22, BUILDABLE PRESERVATION PARCEL A AND NON-BUILDABLE PRESERVATION PARCELS B, C, D & E PART OF THE LANDS CONVEYED TO LDG, INC. LIBER 1988 AT FOLIO 258  
REFERENCE DPZ FILE: SP 06-002 / TERRAPIN CREEK

TAX MAP 15 ELECTION DISTRICT THIRD SCALE: 1" = 100'  
PARCEL NO. 12 HOWARD COUNTY, MARYLAND DATE: JUNE, 2008  
GRID No. 4 & 5 EX. ZONING: RC-DEO SHEET 1 OF 4

**VANMAR ASSOCIATES, INC.**  
Engineers Surveyors Planners  
310 South Hill Street, Suite 328  
Mount Airy, Maryland 21771  
(301) 829 2890 (301)831 5015 (410) 549 2751

LINE	BEARING	LENGTH
L1	S 78°15'58" E	113.58
L2	S 11°57'51" W	131.21
L3	S 09°18'10" W	197.19
L4	S 15°25'57" W	41.35
L5	S 09°25'45" W	90.01
L6	S 87°21'38" W	83.89
L7	N 11°09'17" E	352.53
L8	N 78°50'43" W	36.30
L9	N 11°10'40" E	128.13
L10	N 89°24'43" W	391.16
L11	N 76°12'56" W	81.19
L12	N 44°38'06" W	105.89
L13	S 89°51'37" W	123.44
L14	S 12°35'32" W	13.00
L15	S 06°09'08" W	127.86
L16	S 89°00'47" E	225.55
L17	S 89°24'43" E	460.34

**AREA TABULATION CHART**  
 TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 12 LOTS / 3 PARCELS  
 TOTAL AREA OF LOTS AND/OR PARCELS: 887,414 SQ. FT. OR 20.3723 AC±  
 TOTAL AREA OF ROADWAY TO BE RECORDED  
 INCLUDING WIDENING STRIPS: 59,892 SQ. FT. OR 1.3749 AC±  
 TOTAL AREA OF SUBDIVISION TO BE RECORDED: 947,306 SQ. FT. OR 21.7472 AC±

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG.	CHORD DIST.
C5	290.00	221.62	43°47'08"	116.54	S64°51'11"W	216.27
C6	1194.71	1104.06	5°16'26"	552.42	N12°15'13"E	1103.67
C7	382.00	337.15	50°34'05"	180.44	S21°46'11"E	326.31
C8	476.88	105.28	12°38'56"	52.85	S09°50'19"W	105.06
C9	25.00	21.03	48°11'23"	11.18	N00°43'32"E	20.41
C10	50.00	241.19	276°22'46"	CO	N85°10'47"W	66.67
C11	25.00	21.03	48°11'23"	11.18	S48°54'54"W	20.41
C12	426.88	158.74	2°11'22"	80.30	S14°10'02"W	157.83
C13	332.00	293.02	50°34'05"	156.82	S21°46'11"E	283.60
C23	210.00	62.50	17°03'05"	31.48	S51°29'10"W	62.27
C25	1194.71	486.40	02°19'24"	243.23	S13°43'44"W	486.37

COORDINATES		
POINT	NORTHING	EASTING
508	599915.2131	1326130.2353
509	599814.4823	1325993.1862
510	599722.5823	1325797.4185
595	600893.7393	1326364.4778
620	601030.4757	1326370.7023
800	599722.1544	1325797.0201
801	599720.8915	1325761.6829
802	599721.0382	1325761.5253
804	599884.4108	1325656.3445
805	600282.2262	1325674.6339
807	600435.2527	1325713.2627
808	600594.6344	1325786.9762
810	600608.0489	1325802.3618
812	600636.0339	1325741.8532
814	600615.6231	1325741.5948
815	600481.7232	1325679.6664
816	600468.4570	1325645.9864
836	600422.1530	1325627.1201
837	600388.8105	1325642.6809
838	600285.2919	1325624.7279
839	599987.4756	1325606.4386
840	599884.4384	1325727.4598
841	599884.3002	1325727.6083
842	599848.9718	1325728.8709
853	599387.0384	1325472.3394
854	599424.4518	1325456.8541
855	599454.0329	1325456.5811
856	599483.1108	1325422.6768
857	599483.7071	1325428.6471
858	599528.0943	1325424.2579
859	599569.7812	1325401.5024
860	599606.8062	1325414.8230
865	599760.0879	1325329.1338
866	599943.6445	1325310.5387
868	600138.7510	1325615.7287
869	600150.5412	1325418.8607
870	600093.5059	1325391.8489
871	600049.0469	1325381.5551
916	600677.5495	1325742.6977
917	600733.0944	1325627.2829
956	599620.9774	1325435.6477
958	599939.1373	1325310.9950
1100	601035.5093	1326078.5429
1554	601040.2334	1325618.2274
8000	599425.8121	1325521.0602

FLOODPLAIN EASEMENT		
LINE	LENGTH	BEARING
L4	41.35	N15°25'57"E
L3	197.19	N09°18'10"E
L42	204.04	N11°57'51"E
L43	40.00	N14°05'01"E
L44	43.61	N22°17'45"E
L45	116.60	N04°25'04"E
L46	77.00	N12°35'33"E
L47	127.86	N06°09'08"E
L48	39.21	S89°00'47"E
L49	145.89	S03°04'40"W
L50	66.55	S17°01'03"W
L51	198.00	S09°39'43"W
L52	110.66	S14°36'20"W
L53	132.00	S02°58'35"W
L54	32.24	S85°41'03"W
L55	17.45	N03°54'08"E
L56	54.00	N12°44'04"E
L57	21.00	N01°44'28"W
L58	46.00	N1°45'47"E
L59	30.00	N05°31'28"E
L60	140.00	N09°25'45"E

NON-TIDAL WETLANDS		
LINE	LENGTH	BEARING
L125	102.90	N07°50'41"E
L126	20.66	S77°59'56"E
L127	82.94	S08°55'42"W
L128	26.53	S53°41'03"W
L129	178.15	S06°34'54"W
L130	59.61	S18°17'12"W
L131	100.64	S03°34'29"W
L132	36.05	S20°12'40"W
L133	56.56	S05°20'24"W
L134	79.14	S20°11'02"W
L135	165.95	S10°15'50"W
L136	70.55	S03°56'02"W
L137	17.44	S65°11'00"E
L138	8.90	S13°03'31"W
L139	28.71	S78°08'55"W
L140	256.82	S11°20'45"W
L141	16.26	N81°19'58"W
L142	160.37	N11°49'48"E
L143	148.83	N12°58'40"E
L144	40.70	N05°01'50"E
L145	184.99	N10°46'50"E
L146	67.65	N21°12'53"E
L147	52.73	N01°07'03"E
L148	30.27	N20°57'09"E
L149	90.17	N03°28'21"E
L150	75.61	N17°10'24"E
L151	173.64	N05°59'59"E
L152	17.02	S89°00'47"E

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.

*T. Michael Vansant* 10/23/2013  
 T. MICHAEL VANSANT, L.S. NO. 21266  
 DATE

*John C. Thirre* 10/25/13  
 JOHN C. THIRRE  
 L.S. NO. 474  
 DATE

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

*William R. Costlow* 11/19/2013  
 WILLIAM R. COSTLOW  
 L.S. NO. 8406  
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chris Edman* 1-24-14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE

*Walter S. ...* 1-28-14  
 DIRECTOR  
 DATE

**OWNER'S STATEMENT**

WE, LDG, INC., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED 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 OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF 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 STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND (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 MY HAND THIS 25 DAY OF October, 2013.

*John C. Thirre*  
 LDG, INC., OWNER

*T. Michael Vansant*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY BROOKE LEE FAMILY, INC., H.B.L. PROPERTIES, INC., GEORGIA AVENUE PROPERTIES, INC., GEORGIA-CONNECTICUT, INC., CONNECTICUT-ASPEN, INC., WOODFIELD NORTH, INC., SOUTH DAMASCUS CORPORATION; AND LEE DEVELOPMENT GROUP, INC. (ALL MARYLAND CORPORATIONS) TO FORM LDG, INC. UNTO LDG, INC. BY DEED AND CERTIFICATE OF CONSOLIDATION DATED DECEMBER 31, 1988 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1988 AT FOLIO 258; AND THAT ALL MONUMENTS OR LOT CORNERS 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.

*T. Michael Vansant*  
 T. MICHAEL VANSANT, L.S. NO. 21266  
 DATE 10/23/2013

STATE OF MARYLAND  
 T. MICHAEL VANSANT  
 No. 21266  
 PROFESSIONAL LAND SURVEYOR

RECORDED AS PLAT 2013-02 ON 10/31/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**FINAL PLAT**  
**TERRAPIN CREEK**  
 (FORMERLY SCHWAB FARM)  
 LOTS 1-22, BUILDABLE PRESERVATION PARCEL A  
 AND NON-BUILDABLE PRESERVATION PARCELS B, C, D & E  
 PART OF THE LANDS CONVEYED TO LDG, INC.  
 LIBER 1988 AT FOLIO 258  
 REFERENCE DPZ FILE: SP 06-002 / TERRAPIN CREEK

TAX MAP 15 ELECTION DISTRICT THIRD SCALE: 1" = 100'  
 PARCEL NO. 12 HOWARD COUNTY, MARYLAND DATE: JUNE, 2008  
 GRID No. 4 & 5 EX. ZONING: RC-DEO SHEET 2 OF 4

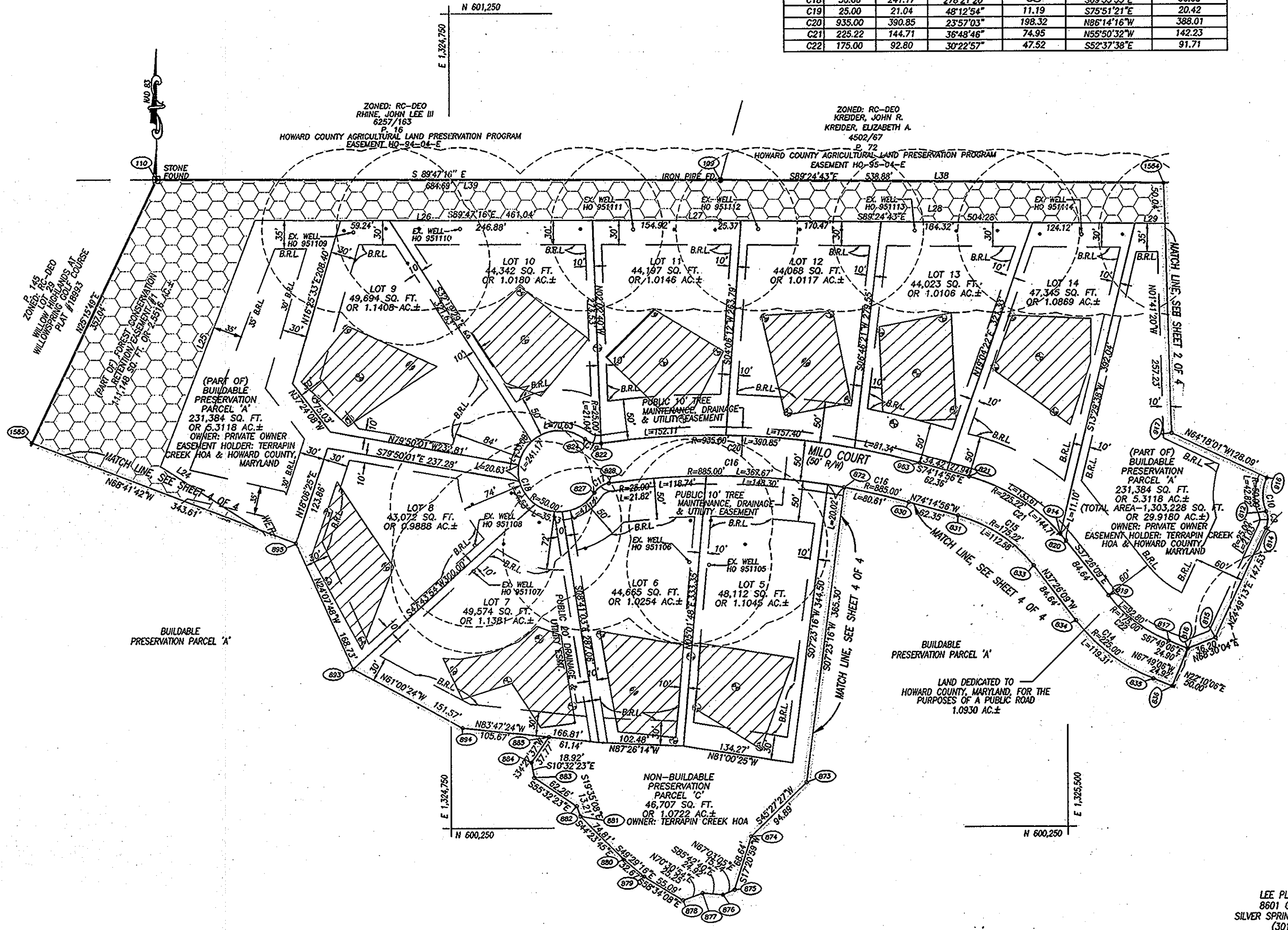
**VANMAR ASSOCIATES, INC.**  
 Engineers, Surveyors, Planners  
 310 South Main Street P.O. Box 328  
 Mount Airy, Maryland 21771  
 (301) 829-2890 (301) 931-5015 (410) 549-2751

F-07-086  
 JOB NO. 97-4203

POINT	NORTHING	EASTING
109	601045.7635	1325079.3718
110	601048.3009	1324394.6855
812	600636.0339	1325741.8532
814	600615.6231	1325741.5948
815	600481.7232	1325679.6664
816	600468.4570	1325645.9864
817	600477.8593	1325622.9257
819	600533.5300	1325550.0400
820	600600.7341	1325498.5919
821	600680.5924	1325380.8969
822	600722.9820	1324933.7009
824	600727.9724	1324913.8975
827	600662.2886	1324925.3922
828	600673.8177	1324943.1010
830	600649.3961	1325307.3130
831	600632.4700	1325367.3239
833	600570.3405	1325458.8902
834	600503.1364	1325510.3383
835	600431.5598	1325604.0485
836	600422.1530	1325627.1201
872	600667.6995	1325228.8343
873	600305.4326	1325181.8622
874	600238.8732	1325114.2313
875	600173.3525	1325083.7616
876	600167.4121	1325079.7319
877	600169.2760	1325054.8784
878	600160.8529	1325031.0726
879	600189.5813	1324984.0651
880	600210.8011	1324959.2308
881	600264.2545	1324906.8927
882	600276.7031	1324902.4634
883	600311.9332	1324851.1271
884	600330.5356	1324847.6661
885	600361.6787	1324869.0384
893	600446.5756	1324631.4143
894	600373.1097	1324763.9866
895	600600.5663	1324562.4346
916	600577.5495	1325742.6977
917	600733.0944	1325627.2829
963	600697.5218	1325320.8747
1554	601040.2334	1325618.2274
1555	600725.4110	1324242.3076

**AREA TABULATION CHART**  
 TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 10 LOTS / 2 PARCELS  
 TOTAL AREA OF LOTS AND/OR PARCELS: 737,183 SQ. FT. OR 16.9234 AC±  
 TOTAL AREA OF ROADWAY TO BE RECORDED  
 INCLUDING WIDENING STRIPS: 47,612 SQ. FT. OR 1.0930 AC±  
 TOTAL AREA OF SUBDIVISION TO BE RECORDED: 784,795 SQ. FT. OR 18.0164 AC±

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG.	CHORD DIST.
C9	25.00	21.03	48°11'23"	11.18	N00°43'32"E	20.41
C10	50.00	42.81	49°04'09"	22.82	S01°09'55"W	41.52
C14	225.00	119.31	30°22'57"	61.09	N52°37'38"W	117.92
C15	175.22	112.58	36°48'46"	58.31	N55°50'32"W	110.65
C16	885.00	367.67	23°48'12"	186.52	N86°09'50"W	365.03
C17	25.00	21.82	50°00'01"	11.66	S56°56'04"W	21.13
C18	50.00	241.17	276°21'20"	∞	S09°55'35"E	66.68
C19	25.00	21.04	48°12'54"	11.19	S75°51'21"E	20.42
C20	935.00	390.85	23°57'03"	198.32	N86°14'16"W	388.01
C21	225.22	144.71	36°48'46"	74.95	N55°50'32"W	142.23
C22	175.00	92.80	30°22'57"	47.52	S52°37'38"E	91.71



LINE	BEARING	LENGTH
L24	S 56°45'07" E	149.29
L25	S 20°52'42" W	323.05
L26	N 89°47'16" W	410.20
L27	N 89°47'17" W	154.92
L28	N 89°24'43" W	504.28
L29	N 89°24'43" W	36.59
L38	S 89°24'43" E	538.88
L39	S 89°47'16" E	684.69

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.

*T. Michael Vansant* 10/23/2013  
 T. MICHAEL VANSANT, L.S. NO. 21266  
 DATE  
*Ben H. Lee* 10/25/13  
 LDG, INC., OWNER  
 DATE

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

*William for Maureen Rossman* 11/19/2013  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*David Edwards* 1-24-14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Keith Shuler* 1-28-14  
 DIRECTOR DATE

**OWNER'S STATEMENT**

WE, LDG INC., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED 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 OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT SHOWN HEREON; (2) THE RIGHT TO REQUIRED 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 STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND (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 MY HAND THIS 25 DAY OF October, 2013.

*Ben H. Lee*  
 LDG INC., OWNER  
*D. Pruit*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY BROOKE LEE FAMILY, INC., H.B.L. PROPERTIES, INC., GEORGIA AVENUE PROPERTIES, INC., GEORGIA-CONNECTICUT, INC., CONNECTICUT-ASPEN, INC., WOODFIELD NORTH, INC., SOUTH DAMASCUS CORPORATION, AND LEE DEVELOPMENT GROUP, INC. (ALL MARYLAND CORPORATIONS) TO FORM LDG INC. UNTO LDG INC. BY DEED AND CERTIFICATE OF CONSOLIDATION DATED DECEMBER 31, 1988 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1988 AT FOLIO 258; AND THAT ALL MONUMENTS OR LOT CORNERS 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.

*T. Michael Vansant*  
 T. MICHAEL VANSANT, L.S. NO. 21266  
 DATE 10/23/2013  
 STATE OF MARYLAND  
 T. MICHAEL VANSANT  
 L.S. NO. 21266  
 PROFESSIONAL LAND SURVEYOR

RECORDED AS PLAT 20003 ON 10/31/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FINAL PLAT  
**TERRAPIN CREEK**  
 (FORMERLY SCHWABE FARM)  
 LOTS 1-22, BUILDABLE PRESERVATION PARCEL A  
 AND NON-BUILDABLE PRESERVATION PARCELS B, C, D & E  
 PART OF THE LANDS CONVEYED TO LDG, INC.  
 LIBER 1988 AT FOLIO 258  
 REFERENCE DPZ FILE: SP 06-002 / TERRAPIN CREEK

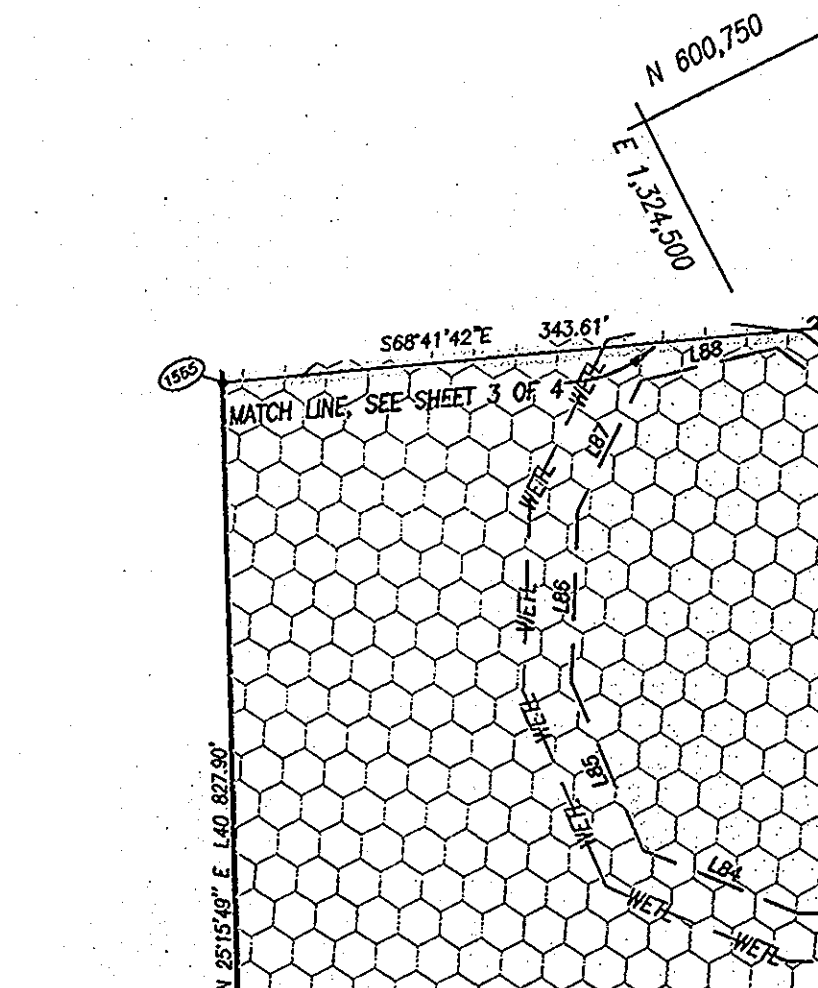
TAX MAP 15 ELECTION DISTRICT THIRD SCALE: 1" = 100'  
 PARCEL NO. 12 HOWARD COUNTY, MARYLAND DATE: JUNE, 2008  
 GRID No. 4 & 5 EX. ZONING: RC-DEO SHEET 3 OF 4

**VANMAR ASSOCIATES, INC.**  
 Engineers Surveyors Planners  
 310 South Main Street P.O. box 328  
 Mount Airy, Maryland 21771  
 (301) 829 2890 (301)831 5015 (410) 549 2751

POINT	NORTHING	EASTING
146	599598.5443	1325274.5017
151	599910.0016	1324127.1465
305	599370.2410	1325346.4294
555	59976.6936	1323888.9736
557	600245.4269	1324330.3967
558	599847.4555	1325023.1274
567	599359.7101	1325385.5154
830	600649.3961	1325307.3130
831	600632.4700	1325367.3239
833	600570.3405	1325458.8902
834	600503.1364	1325510.3383
835	600431.5598	1325604.0485
836	600422.1530	1325627.1201
837	600388.8105	1325642.6809
838	600285.2910	1325624.7279
853	599387.0384	1325472.3394
854	599424.4518	1325456.8541
855	599454.0329	1325425.5811
856	599483.1108	1325422.6768
857	599483.7071	1325428.6471
858	599528.0943	1325424.2579
859	599569.7812	1325401.5024
860	599606.8062	1325414.8230
865	599760.0879	1325329.1338
866	599943.6445	1325310.5387
868	600138.7510	1325615.7287
869	600150.5412	1325418.8607
870	600093.5059	1325391.8489
871	600049.0469	1325381.5551
872	600667.6995	1325228.8343
873	600305.4326	1325181.8622
874	600238.8732	1325114.2313
875	600173.3525	1325093.7616
876	600167.4121	1325079.7319
877	600169.2760	1325054.8784
878	600160.8529	1325031.0726
879	600189.5813	1324984.0651
880	600210.8011	1324959.2308
881	600284.2545	1324906.8927
882	600276.7031	1324902.4634
883	600311.9332	1324851.1271
884	600330.5366	1324847.6661
885	600361.6787	1324869.0384
893	600448.5756	1324631.4143
894	600373.1097	1324763.9866
895	600800.5663	1324562.4346
956	599820.9774	1325435.6477
958	599939.1373	1325310.9850
1111	599691.1490	1324929.7268
1555	600725.4110	1324242.3076

**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 1 PARCEL  
 TOTAL AREA OF LOTS AND/OR PARCELS: 872,656 SQ. FT. OR 20.0334 AC±  
 TOTAL AREA OF ROADWAY TO BE RECORDED: 0-  
 INCLUDING WIDENING STRIPS: 0-  
 TOTAL AREA OF SUBDIVISION TO BE RECORDED: 872,656 SQ. FT. OR 20.0334 AC±



LINE	BEARING	LENGTH
L10	N 20°02'28" W	165.54
L11	N 12°40'30" W	83.65
L12	N 28°27'45" W	78.32
L13	N 62°10'39" W	100.00
L14	N 52°06'50" W	62.00
L15	N 41°30'50" W	135.00
L16	N 49°20'37" W	93.33
L17	N 68°22'26" W	101.00
L18	N 03°01'43" W	100.00
L19	N 26°08'10" E	65.67
L20	N 60°41'26" W	152.13
L21	N 24°52'14" W	68.33
L22	N 49°55'47" W	36.53
L23	N 24°00'53" W	101.50
L40	S 25°15'49" W	827.90
L41	S 74°21'25" E	247.33
L42	N 31°12'49" E	392.20
L43	S 60°07'22" E	798.91
L44	S 30°51'37" W	182.09
L45	S 74°57'56" E	313.77

P. 145  
 ZONED: RC-DEO  
 LOT 29  
 WILLOW HIGHLANDS AT  
 WILLOWSPRING GOLF COURSE  
 PLAN #18995

P. 229  
 ZONED: B-2  
 CONSERVATIVE ASSOCIATES, LLC  
 L 1902, F. 45  
 LOT 4  
 BALTIMORE LIVESTOCK  
 AUCTION MARKET, INC.  
 PLAT #5308

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.

*T. Michael Vansant* 10/23/2013  
 T. MICHAEL VANSANT, L.S. NO. 21266  
 DATE

*Sum H. Lee* 10/25/13  
 DATE

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

*B. Nipon for Maurea Rossman* 11/19/2013  
 HOWARD COUNTY HEALTH OFFICER  
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF  
 PLANNING AND ZONING

*Chad P. Smith* 1-24-14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE

*Kurt P. ...* 1-28-14  
 DIRECTOR  
 DATE

**OWNER'S STATEMENT**

WE, LDG INC., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED 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 OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT SHOWN HEREON; (2) THE RIGHT TO REQUIRED 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 STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 25 DAY OF October, 2013.

*Sum H. Lee*  
 LDG INC., OWNER

*IB...*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY BROOKE LEE FAMILY, INC., H.B.L. PROPERTIES, INC., GEORGIA AVENUE PROPERTIES, INC., GEORGIA-CONNECTICUT, INC., CONNECTICUT-ASPEN, INC., WOODFIELD NORTH, INC., SOUTH DAMASCUS CORPORATION; AND LEE DEVELOPMENT GROUP, INC. (ALL MARYLAND CORPORATIONS) TO FORM LDG INC. UNTO LDG INC. BY DEED AND CERTIFICATE OF CONSOLIDATION DATED DECEMBER 31, 1988 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1988 AT FOLIO 258; AND THAT ALL MONUMENTS OR LOT CORNERS 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.

*T. Michael Vansant* 10/23/2013  
 T. MICHAEL VANSANT, L.S. NO. 21266  
 DATE

STATE OF MARYLAND  
 T. MICHAEL VANSANT  
 No. 21266  
 PROFESSIONAL LAND SURVEYOR

RECORDED AS PLAT 22644 ON 10/31/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**FINAL PLAT**  
**TERRAPIN CREEK**  
 (FORMERLY SCHWABE FARM)  
 LOTS 1-22, BUILDABLE PRESERVATION PARCEL A  
 AND NON-BUILDABLE PRESERVATION PARCELS B, C, D & E  
 PART OF THE LANDS CONVEYED TO LDG, INC.  
 LIBER 1988 AT FOLIO 258  
 REFERENCE DPZ FILE: SP 06-002 / TERRAPIN CREEK

TAX MAP 15  
 PARCEL NO. 12  
 GRID NO. 4 & 5

ELECTION DISTRICT THIRD  
 HOWARD COUNTY, MARYLAND  
 EX. ZONING: RC-DEO

SCALE: 1" = 100'  
 DATE: JUNE, 2008  
 SHEET 4 OF 4

**VANMAR ASSOCIATES, INC.**  
 Engineers Surveyors Planners  
 310 South Main Street P.O. box 328  
 Mount Airy, Maryland 21771  
 (301) 829 2890 (301)831 5015 (410) 549 2751

F-07-086  
 JOB NO. 97-4203