

COORDINATE TABLE

POINT NO.	NORTHING	EASTING	POINT NO.	NORTHING	EASTING
1	573494.5764	1309708.2630	14	573455.2166	1310144.9845
2	573480.1100	1309734.5100	15	573458.6805	1310147.1493
3	573493.1336	1309797.7766	16	573266.0040	1310294.5220
4	573486.4439	1309911.8311	17	572620.7941	1310883.4328
5	573472.4691	1309940.0238	18	571963.8224	1310937.5113
6	573484.4119	1309989.6387	19	571857.3889	1311006.3732
7	573487.1944	1310018.7442	20	570850.1009	1310742.4913
8	573482.1799	1310045.5312	21	571151.4692	1309782.2840
9	573471.1629	1310054.0635	22	570883.4383	1309669.8443
10	573466.3929	1310069.6524	23	570893.0873	1308467.2783
11	573472.5090	1310102.4261	24	570838.4554	1308170.9354
12	573471.5251	1310109.3126	25	572243.0115	1308552.4025
13	573448.5306	1310133.6632	26	572218.0035	1308907.7369

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.

D. Wayne Weller 9/19/07
 D. Wayne Weller Professional Land Surveyor Date
 MD Reg. No. 10685
Ricky M. Bauer 4/24/08
 Ricky M. Bauer Date
Leslie A. Bauer 4/24/08
 Leslie A. Bauer Date

GENERAL NOTES CONT.

- 19.) Cont. 3. Within 90 days from the date of recordation of the final plan for the transfer of the 2 Lots from Bauer to Carpenter (Lots 5 and 6), provide evidence to this Department that the applicant has coordinated the dedication of public right-of-way (25' from the centerline of Howard Road) along the frontage of Parcel 67 with the Department of Public Works, Real Estate Services Division. The owner must execute all required documents and/or deeds to accomplish the right-of-way dedication for Parcel 67.
4. When the 2 Bauer lots (from Parcel 57) are transferred to the Carpenter parcel (Parcel 13), the Sewage Disposal area of the existing farm house located on the residue parcel must be shown on the plat creating these lots 5 and 6 (see comments dated June 26, 2005 from the Health Department).
5. The plans must be processed as follows:
 a. Continue with the processing with final plat (F-06-014) for 4 agriculture lots (unplatted residue) for Parcel 13 (Carpenter).
 b. Submit and record final plat for the 2 agriculture lots (unplatted residue) for Parcel 57 (Bauer).
 c. Submit revised final plat for lots on Parcel 67 and transfer these lots, by plat, to Parcel 13.
 d. Record deeds for new boundary configuration of Parcels 13, 15 and 67.
 e. Execute required documents and/or deeds to accomplish the right-of-way dedication for Parcel 67.
6. The applicant is advised the deferral of the right-of-way dedication for Parcel 13 is not required because the parcel is encumbered with an Agricultural Easement and the lots do not front Greenbridge Road. The Subdivision Regulations do not require agricultural lots to have road frontage on a public road.

NOTE: The parcel reconfiguration via the adjoining deed process, approved by WFO6-004, will not be done.

- 20.) The lots shown hereon comply with the minimum lot area and ownership width as required by the Maryland Department of the Environment.
 21.) On 9/12/05 the Health Department approved the owners request to waive the requirement of drilling the wells for Lots 1 and 2 prior to signature approval of the Record Plat.
 22.) Access is not being provided to Lots 1 and 2 per Section 16.120(c)(2)(vii) of the Subdivision and Land Development Regulations because these lots will be relocated per F07-135.

AREA TABULATIONS

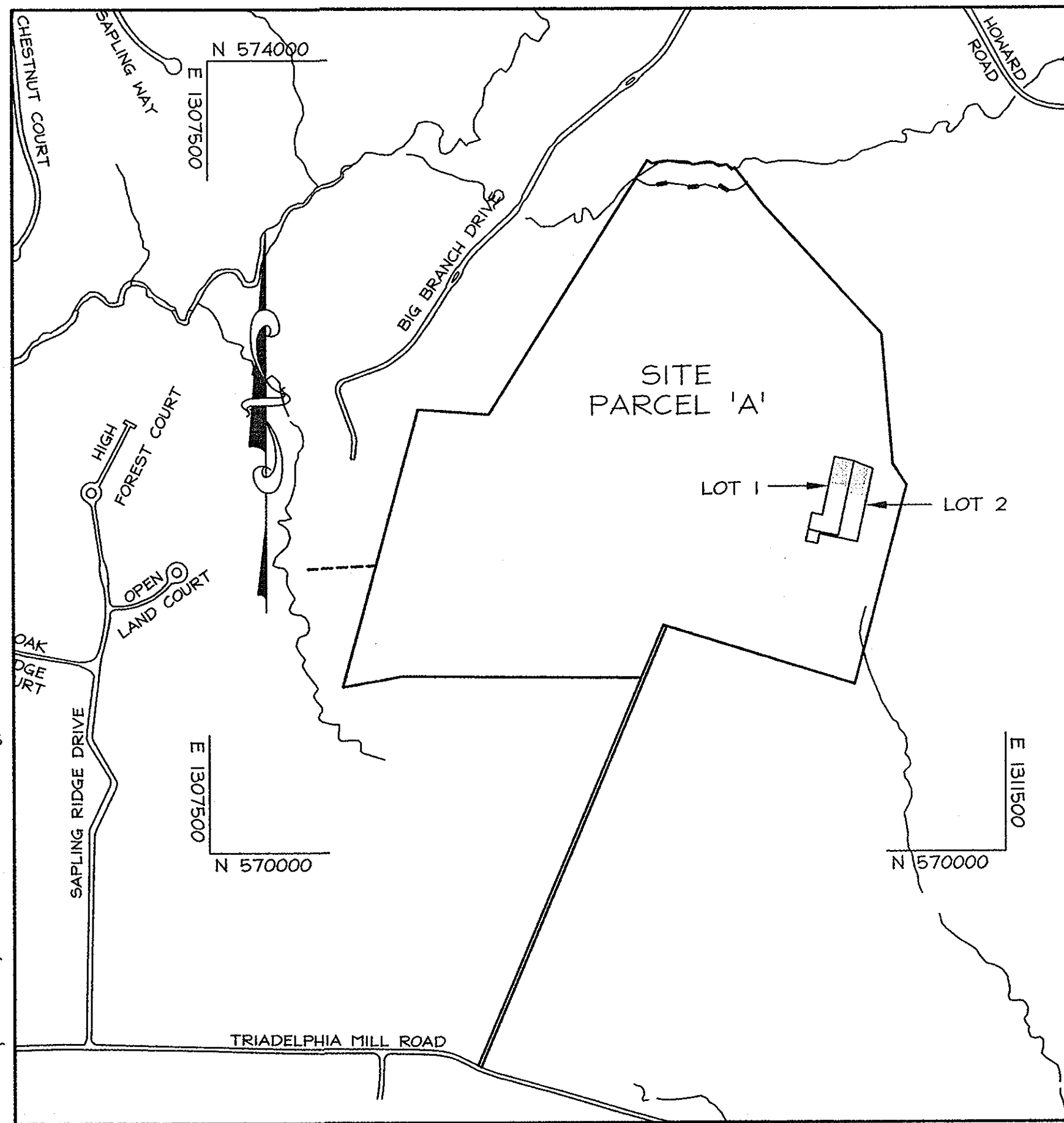
1. Total number of lots/parcels to be recorded: 3
 a) Buildable: 3
 b) Non-Buildable: 0
 c) Open Space: 0
 d) Preservation Parcels: 0
2. Total area of lots/parcels to be recorded: 112.9877 Ac.±
 a) Buildable: 112.9877 Ac.±
 b) Non-Buildable: 0
 c) Open Space: 0
 d) Preservation Parcels: 0 Ac.±
3. Total area of road right-of-way to be recorded: 0 Ac.±
 4. Total area of subdivision to be recorded: 112.9877 Ac.±

APPROVED: For Private Water and Private Sewerage Systems
 Howard County Health Department.

Peter Bieleman 9/21/07
 Peter Bieleman Health Officer Date
 799

APPROVED: Howard County Department of Planning and Zoning.

Mark K. Wyle 5/5/08
 Mark K. Wyle Director Date
Chris P. ... 9/25/07
 Chris P. ... Chief, Development Engineering Division Date



LOCATION MAP

Scale: 1" = 600'

GENERAL NOTES CONT.

- 23.) Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements: a) Width-12'(16 feet serving more than one residence). b) Surface-6 inches of compacted crusher run base with tar and chip coating. c) Geometry-Maximum 14% grade, maximum 10% grade change and minimum of 45 foot turning radius. d) Structures (culverts/bridges) capable of supporting 25 gross tons (H25 loading). e) Drainage elements-Capable of safely passing 100 year Flood with no more than 1 foot depth over driveway surface. f) Structure Clearances-minimum 12 feet. g) Maintenance sufficient to insure all weather use.
- 24.) This plat is subject to WFO6-059. On February 15, 2008, the Planning Director approved the request to waive Section 16.144(a) which states that within 180 days of final plan approval the petitioners are required to submit final subdivision plats to the Department of Planning and Zoning for signatures and recordation. Approval is subject to the following conditions:
 1. All documentations must be received by the Division of Land Development and Mr. and Mrs. Bauer must sign the plat within 45 days from the date of waiver approval (on or before March 31, 2008).
 2. On F07-134 and F07-135, provide a brief description of Waiver Petition, WFO6-059, as a General Note to include request, section of regulations, action and date.

OWNER: RICKY M. BAUER
 LESLIE A. BAUER
 14356 Triadelphia Mill Road
 Dayton, MD 21036

DEVELOPER: MUTH FAMILY, LLC
 13131 Triadelphia Mill Road
 Clarksville, MD 21029

SURVEYOR'S CERTIFICATE

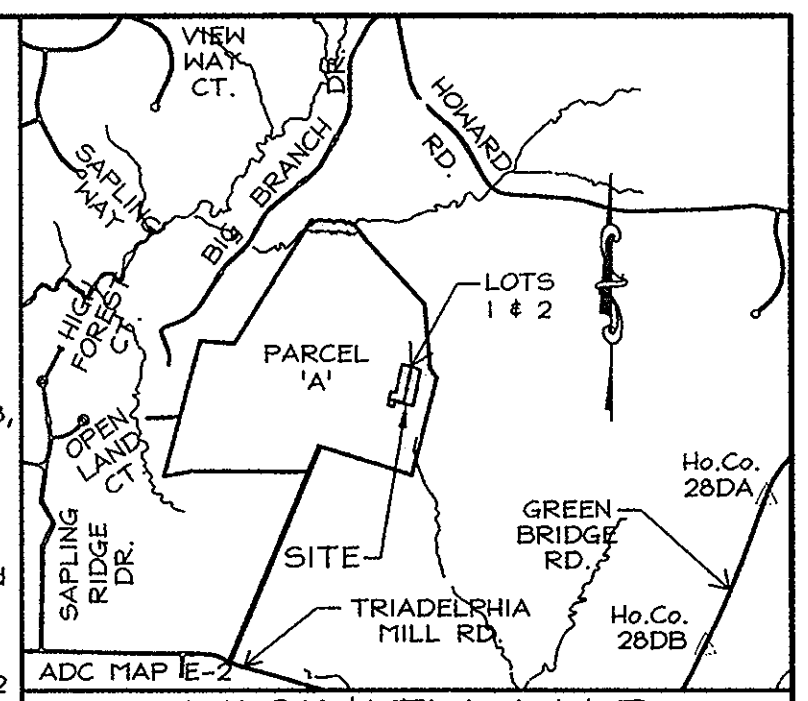
I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Ricky M. Bauer and Leslie A. Bauer, surviving joint tenants of Donald E. Morrison, to Ricky M. Bauer and Leslie A. Bauer by deed dated August 12, 2003 and recorded among the Land Records of Howard County, Maryland in Liber 8930 Folio 352 and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision of Howard County as shown, in accordance with the Annotated Code of Maryland.

D. Wayne Weller 9/19/07
 D. Wayne Weller Professional Land Surveyor Date

The purpose of this subdivision creates two (2) one acre unrestricted Agricultural Land Preservation lots on the Bauer property (HO 90-11-E) thereby enabling the exchange and transfer to the adjacent Muth Family LLC property (HO 91-15-E).

GENERAL NOTES

- 1.) The boundary shown hereon is based on a field run boundary survey performed by LDE, Inc. dated July, 2006.
 2.) These Coordinates are based on NAD '83, Maryland State Plane Coordinate System, as projected from Howard County control stations 28DA # 28DB
 Sta. 28DA N 570624.94540 E 1314434.17740
 Sta. 28DB N 569055.48950 E 1313795.32170
 3.) Stone or Concrete Monument Found or Set
 Pipe or Rebar Found or Set
 4.) Deed References: Parcel 57 Liber 8930 Folio 352
 5.) Subject property is zoned RC-DEO per 2/2/2004 Comprehensive Zoning Plan and the 7/28/06 Comp-Lite Zoning Amendments.
 6.) BRL denotes Building Restriction Line.
 7.) All areas shown on this plat are +/-, more or less.
 8.) The Wetland Investigation was completed by LDE, Inc. dated July, 2006.
 9.) No 100 Yr Floodplain areas are located within this subdivision which affect lots 1 & 2. A non-critical Floodplain is located on Parcel 'A' (#HO-90-11E) in accordance with Section 16.115.d of the Subdivision and Land Development Regulations, the Floodplain is not required to be defined or delineated on an Agricultural Preservation Subdivision where the Floodplain is not critical to the proposed development.
 10.) Landscaping requirements for this lot are in accordance with the alternative compliance provisions of Section 16.124 of the Howard County Code and the Landscape Manual as a result of the lot's site location within the farm's interior.
 11.) This subdivision is exempt from the requirements of the Forest Conservation Program per Section 16.1202(b)(1)(vi) of the Subdivision and Land Development Regulations because the property is in the Agricultural Preservation Program.
 12.) This subdivision plan is subject to the amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill No. 45-2003 effective October 2nd, 2003. Development or construction on these lots must comply with setback and buffer regulations in effect at the time of submission of the site development plan, waiver petition application or building permit applications.
 13.) Stormwater management for Lots 1 & 2 is exempt since no disturbance is proposed (disturbance less than 5,000 square feet).
 14.) These areas designate a private sewage easement of at least 10,000 square feet as required by the Maryland 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 variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
 15.) No grading, removal of vegetative cover or trees, paving or new structures shall be permitted within the limits of wetlands, streams or their required buffers and floodplain areas.
 16.) There is an existing dwelling / structures located on Parcel 'A' to remain. No new buildings, extensions or additions to the existing dwelling or existing structures are to be constructed at a distance less than the Zoning Regulations require.
 17.) This plat is subject to Section 15.514(b) of the Agricultural Preservation Program. The owners of the property were granted approval by the Agricultural Land Preservation Board (ALPB) on 12/13/04 to release two (2) one acre unrestricted lots in the locations shown on this plat, provided the lots met all subdivision regulations, among other conditions. The property is subject to an easement held by the Howard County Agricultural Land Preservation Program and is easement #HO-90-11-E. On 2/14/05, the Agricultural Land Preservation Board granted approval for the Bauers to exchange land under easement for land not under easement with the adjacent property, owned by 13825 Howard Road, LLC, and subject to F07-135.
 18.) Lots 1 and 2 are created in accordance with the provisions of Section 104.E.6 of the Zoning Regulations.
 19.) This plat is subject to WFO6-004. On 12/28/05, the Planning Director reconsidered and approved the request to waive Section 16.147 which requires the submission and approval of a final subdivision plat for the purpose of reconfiguring three deeded parcels by using the adjoining deed process. Twenty acres from Parcel 13 will be transferred to Parcel 57 and an equal transfer of land will occur between Parcels 13 and 67. A waiver to Section 16.119(g)(1) the owner shall provide the additional right-of-way to meet the minimum requirements when the existing right-of-way is insufficient. A waiver to Section 16.144 requiring the submission of a Sketch and Preliminary Plan. A waiver to Section 16.132(a)(1)(i) requiring the developer to construct or provide for the construction of roads fronting or within a proposed subdivision. Approval is subject to the six (6) conditions specified in the 12/28/05 approval letter.
 1. Prior to building permit application for Lots 5 and 6 of Carpenter Property, submit a copy of the recorded adjoining deeds for the subject parcels to this Division for file retention purposes.
 2. Any further subdivision of the subject parcel(s) which creates additional lots must be in compliance with the required subdivision process and the Howard County Subdivision and Land Development Regulations in effect at the time.



VICINITY MAP
 Scale 1"=2000'

OWNER'S CERTIFICATE

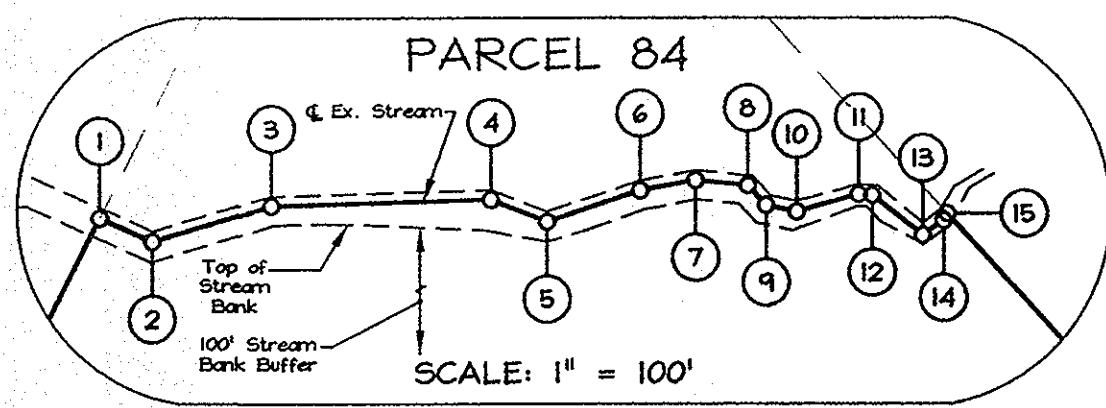
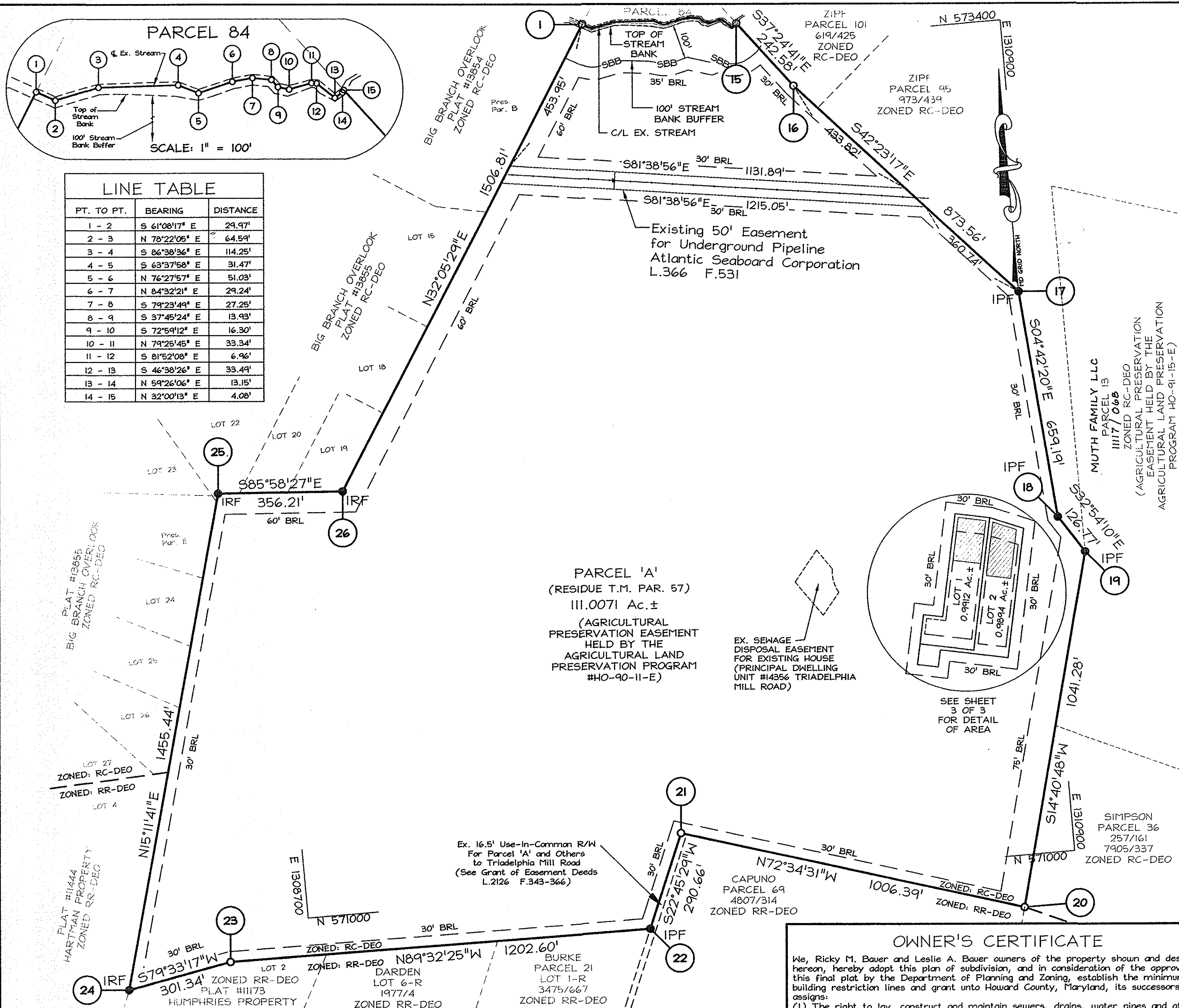
We, Ricky M. Bauer and Leslie A. Bauer owners of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this final plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, 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 right-of-ways and the specific easement areas 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 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-ways.

Witness by our hands this 19th day of April 2008.
Ricky M. Bauer
 Ricky M. Bauer
Leslie A. Bauer
 Leslie A. Bauer

RECORDED AS PLAT NUMBER 19904
 ON 5-13-08 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD.

BAUER PROPERTY
 Agricultural Land Preservation
 Lots 1,2 and Parcel 'A'
 Tax Map 27 Grid 12 Parcel 57
 5th Election District - Howard County, Maryland
 Scale: As Shown Date: September 2007 Sheet 1 of 3

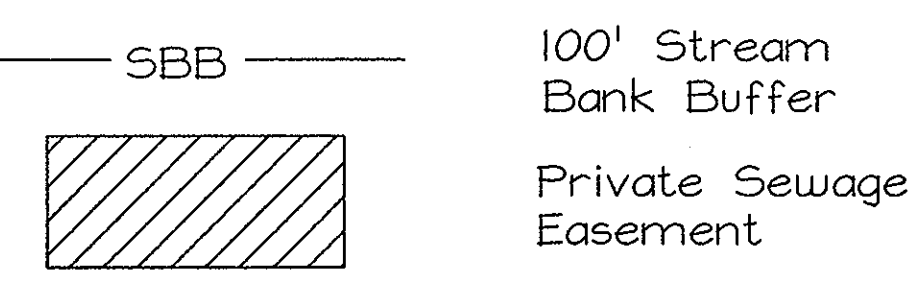
Previous Submittals: WFO6-004, F06-014, WFO6-059
LDE Inc. Job # 05-005.2
 Engineers, Surveyors, Planners
 9250 Rumsey Road, Suite 106 Columbia, Maryland - 21045
 (410)715-1070 - (301)596-3424 - FAX(410)715-9540



LINE TABLE

PT. TO PT.	BEARING	DISTANCE
1 - 2	S 61°08'17" E	29.97'
2 - 3	N 78°22'05" E	64.59'
3 - 4	S 86°38'36" E	114.25'
4 - 5	S 63°37'58" E	31.47'
5 - 6	N 76°27'57" E	51.03'
6 - 7	N 84°32'21" E	29.24'
7 - 8	S 79°23'49" E	27.25'
8 - 9	S 37°45'24" E	13.93'
9 - 10	S 72°59'12" E	16.30'
10 - 11	N 79°25'45" E	33.34'
11 - 12	S 81°52'08" E	6.96'
12 - 13	S 46°38'26" E	33.49'
13 - 14	N 59°26'06" E	13.15'
14 - 15	N 32°00'13" E	4.08'

LEGEND



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.

D. Wayne Weller 9/19/07
 D. Wayne Weller Professional Land Surveyor Date
 MD Reg. No. 10685

Ricky M. Bauer 4/24/08
 Ricky M. Bauer Date

Leslie A. Bauer 4/24/08
 Leslie A. Bauer Date

These areas designate a private sewage easement of at least 10,000 square feet as required by the Maryland 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 variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.

AREA TABULATIONS

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 - Buildable: 3
 - Non-Buildable: 0
 - Open Space: 0
 - Preservation Parcels: 0
- Total area of lots/parcels to be recorded: 112.9877 Ac.±
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DEVELOPER: MUTH FAMILY, LLC
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 Clarksville, MD 21029

APPROVED: For Private Water and Private Sewerage Systems
 Howard County Health Department.

Peter Beselmann 9/21/07
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

Mark L. Wagle 5/9/08
 Director Date

Michael J. ... 9/25/07
 Chief, Development Engineering Division Date

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Ricky M. Bauer and Leslie A. Bauer, surviving joint tenants of Donald E. Morrison, to Ricky M. Bauer and Leslie A. Bauer by deed dated August 12, 2003 and recorded among the Land Records of Howard County, Maryland in Liber 8930 Folio 352 and that all monuments are in place and shall be in place prior to the acceptance of the streets in the subdivision as shown, in accordance with the Annotated Code of Maryland.

D. Wayne Weller 9/19/07
 D. Wayne Weller Professional Land Surveyor MD Date

OWNER'S CERTIFICATE

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- 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 waterways and drainage easements for the specific purpose of their construction, repair, and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-ways.

Witness by our hands this ninth day of April 2008.

Ricky M. Bauer
 Ricky M. Bauer

Leslie A. Bauer
 Leslie A. Bauer

Witness
[Signature]

RECORDED AS PLAT NUMBER 19905
 ON 5-13-08 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD.

BAUER PROPERTY
 Agricultural Land Preservation
 Lots 1, 2 and Parcel 'A'

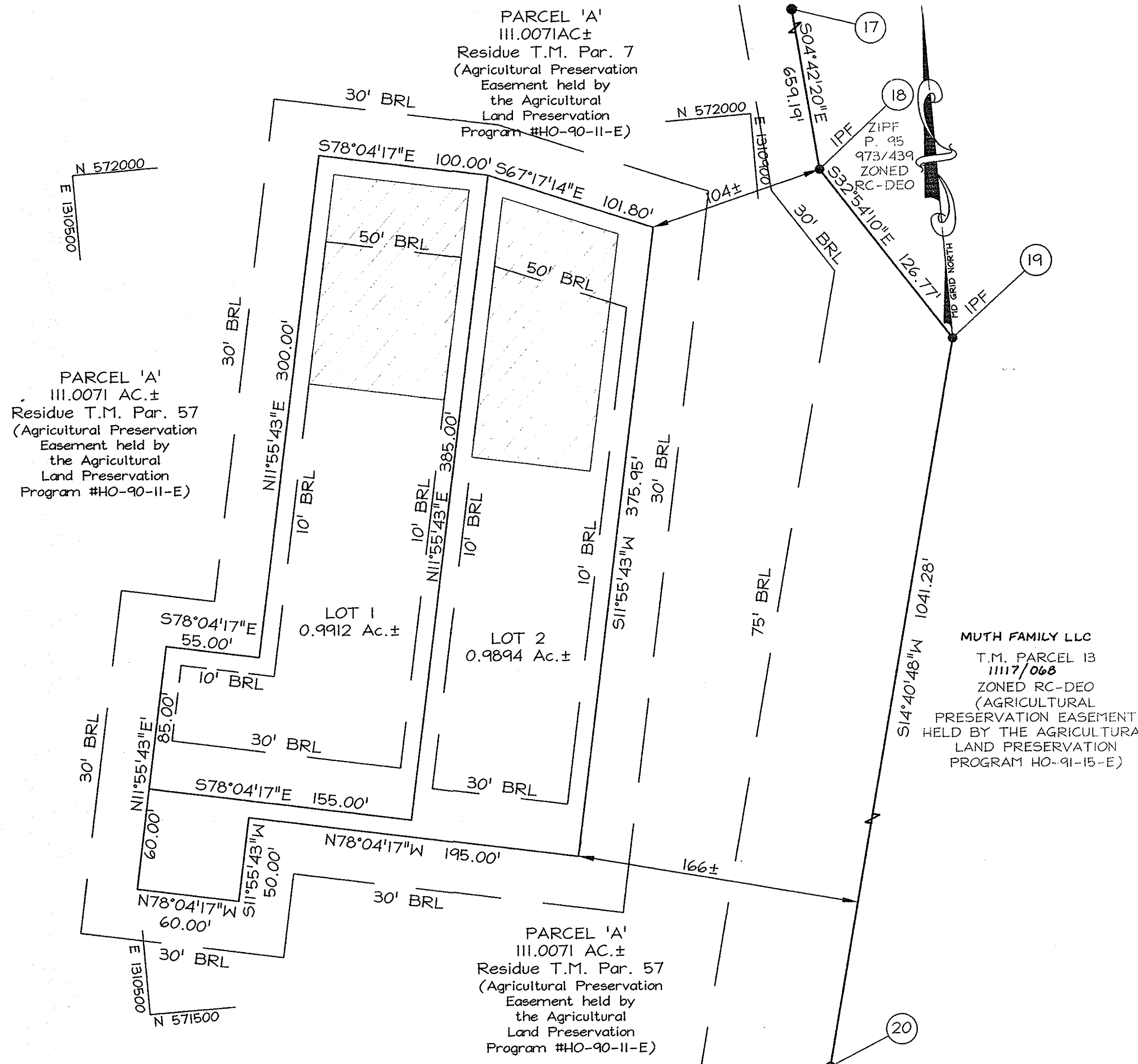
Tax Map 27 Grid 12 Parcel 57
 5th Election District - Howard County, Maryland
 Scale: 1" = 200' Date: September 2007 Sheet 2 of 3

Previous Submittals: WF06-004, F06-014, WP08-059

LDE Inc. Job # 05-005.2
 Engineers, Surveyors, Planners
 9250 Rumsey Road, Suite 106 Columbia, Maryland - 21045
 (410)715-1070 - (301)596-3424 - FAX(410)715-9540

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.

D. Wayne Weller 9/19/07
 D. Wayne Weller Professional Land Surveyor Date
 MD Reg. No. 10685
Ricky M. Bauer 4/24/08
 Ricky M. Bauer Date
Leslie A. Bauer 4/24/08
 Leslie A. Bauer Date



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- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair, and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-ways.

Witness by our hands this 14th day of April, 2008.
Ricky M. Bauer
 Ricky M. Bauer
Leslie A. Bauer
 Leslie A. Bauer
 Witness: *[Signature]*

RECORDED AS PLAT NUMBER 19906
 ON 5-13-08 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD.

BAUER PROPERTY
 Agricultural Land Preservation
 Lots 1,2 and Parcel 'A'

Tax Map 27 Grid 12 Parcel 57
 5th Election District - Howard County, Maryland
 Scale: 1" = 50' Date: September 2007 Sheet 3 of 3

Previous Submittals: WP06-004, F06-014, WP 08-059 Job # 05-005.2
LDE Inc.
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APPROVED: For Private Water and Private Sewerage Systems
 Howard County Health Department.

B. Wilson for Peter Brulman 9/21/07
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

[Signature] 5/19/08
 Director Date
[Signature] 9/25/07
 Chief, Development Engineering Division Date

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D. Wayne Weller
 D. Wayne Weller Professional Land Surveyor Date 9/19/07

