

**Reservation of Public Utility and Forest Conservation Easements**  
 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 Lots 5, 6, Parcel 'A', Parcel 'A-1' and Parcel 'B', any conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lots. Developer shall execute and deliver deeds for the easements herein reserved to Howard County with 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 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 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.

The requirements §5-106, 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 MD No. 10685 Date  
*Leslie A. Bauer* 4/24/08  
 Muth Family, LLC Date  
*Ricky M. Bauer* 4/24/08  
 Ricky M. Bauer Date  
*Leslie A. Bauer* 4/24/08  
 Leslie A. Bauer Date

**GENERAL NOTES**

- 1.) The boundary shown hereon is based on a field run boundary survey performed by LDE, Inc. dated March, 2005 and 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 13 Liber 1117 Folio 068 Parcel 57 Liber 8930 Folio 352
- 5.) Subject property is zoned RC-DEO per 2/2/2004 Comprehensive Zoning Plan and the Comp Lite Zoning Amendments dated 7/28/2006.
- 6.) BRL denotes Building Restriction Line.
- 7.) All areas shown on this plat are +/-, more or less.
- 8.) For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and road right-of-way line and not onto the pipestem lot driveway.
- 9.) 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.

**AREA TABULATIONS**

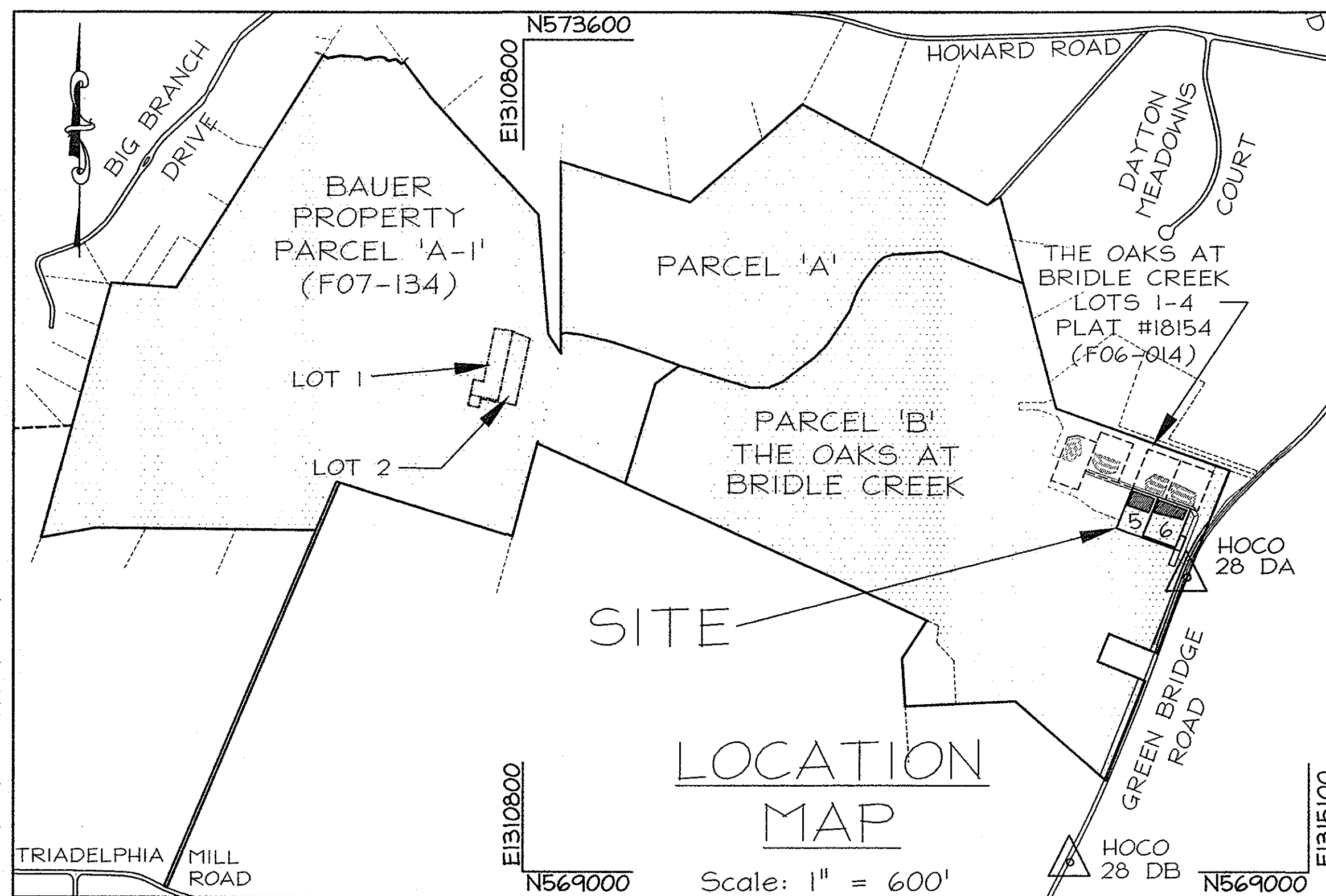
1. Total number of lots and/or parcels to be recorded: 5  
 a) Buildable: 5  
 b) Non-Buildable: 0  
 c) Open Space: 0  
 d) Preservation Parcels: 0
2. Total area of lots to be recorded: 274.3297 Ac.±  
 a) Buildable: 274.3297 Ac.±  
 b) Non-Buildable: 0  
 c) Open Space: 0  
 d) Preservation Parcels: 0
3. Total area of road right-of-way to be recorded: 0.9700 Ac.±
4. Total area of subdivision to be recorded: 275.2997 Ac.±

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

*B. Nixon* for Peter Beisenov 9/21/07  
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

*Frank A. Doyle* 5/9/07  
 Director Date  
*Alta Dummer* 9/25/07  
 Chief, Development Engineering Division Date



**GENERAL NOTES:**  
 (continued)

- 10.) The Maintenance Agreements for all shared driveways have been recorded concurrently with the plats among the Land Records of Howard County Maryland
- 11.) The Wetland Investigation was completed by LDE, Inc. dated July, 2005 and July, 2006.
- 12.) No 100 Yr floodplain areas are located within this subdivision which affect these lots.
- 13.) Landscaping for this subdivision is provided in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Financial surety for the required landscaping must be posted as part of the Builder's Grading Permit in the amount of \$3,000 for 10 shade trees.
- 14.) This plat complies with the requirements of Section 16.1200 of the Howard County Code of Forest Conservation by creation of 2.75 acres of forest conservation easement (2.75 acres of retention of existing forest). In accordance with WP-08-010, the developer shall provide one (1) acre of additional Forest Conservation Retention Easement, for a total obligation of 3.75 acres, in lieu of payment of \$23,958.00 Forest Conservation Surety as part of a Developer Agreement. (See note 29 on Sheet 3 of 6.)
- 15.) 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.
- 16.) Stormwater management for Lots 5 & 6 will be met via credits for environmentally sensitive development.
- 17.) Landscaping for Lots 5 & 6 is provided in accordance with a certified Landscape Plan on file with this plat in accordance with Section 16.124 of the Howard County Code and the Landscape Manual.
- 18.) 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)

**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 13825 Howard Road, LLC to Muth Family, LLC by deed dated March 5, 2008 and recorded among the Land Records of Howard County, Maryland in Liber 1117 Folio 068; 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 by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.



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

**OWNER'S CERTIFICATE**

We, Muth Family, LLC and 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 4th day of April, 2008  
*Leslie A. Bauer*  
 Muth Family, LLC  
*Ricky M. Bauer*  
 Ricky M. Bauer  
*Leslie A. Bauer*  
 Leslie A. Bauer  
 Witness  
*Thomas Daniel*  
 Thomas Daniel

The Purpose of this Plat is to vacate Lots 1 and 2 previously created on the Bauer property; transfer the lots to The Oaks at Bridle Creek as Lots 5 and 6; create Parcel 'A' on 50 Acre Parcel Division; and provide the Bauer property with a 24 foot right-of-way along the existing Farm Lane of the Oaks at Bridle Creek to Howard Road, and approving and evidencing the conveyance, of 2.75 acres of agricultural land subject to an agricultural land preservation easement as further detailed in the Conveyance Note on page 5 of 6 of this Plat of Subdivision.

OWNER (PARCEL 57)  
 RICKY M. BAUER  
 LESLIE A. BAUER  
 14356 Triadelphia Mill Road  
 Dayton, MD 21036

**GENERAL NOTES:**  
 (continued)

21. (cont.) the Howard County Agricultural Land Preservation Program and is easement #HO-91-15-E.
- 22.) Lots 5 and 6 are created in accordance with the provisions of Section 104.E.6 of the Zoning Regulations.
- 23.) This plat is subject to WP06-004. 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 adjoiner 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)(i) 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 adjoiner 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.
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). Since the Health Department has not submitted comments by the required deadline, there is no change to the previous condition of approval. (See attached previous comment dated June 26, 2005.)
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 Green Bridge Road. The Subdivision Regulations do not require agricultural lots to have road frontage on a public road.

NOTE: The parcel reconfiguration via the adjoiner deed process, approved by WP06-004, will not be done.  
 24.) There are existing dwellings / structures located on Parcel 'A', Parcel 'B' and Parcel 'A-1' to remain. No new buildings, extensions or additions to the existing dwellings or structures are to be constructed at a distance less than the zoning regulations require.

(See Sheet 2 for continuation of General Notes.)

RECORDED AS PLAT NUMBER 19907  
 ON 5-13-08 AMONG THE  
 LAND RECORDS OF HOWARD COUNTY, MD.

THE OAKS AT BRIDLE CREEK  
 AGRICULTURAL LAND PRESERVATION  
 Lots 5, 6, Parcel 'A' & Parcel 'B'  
 Tax Map 28 Grid 7 Parcel 13  
 BAUER PROPERTY  
 AGRICULTURAL LAND PRESERVATION  
 Parcel 'A-1'  
 A Resubdivision of Lots 1, 2 and Parcel 'A' Plat #19904  
 Tax Map 27 Grid 12 Parcel 57 to 19906  
 5th Election District - Howard County, Maryland

Scale: As Shown Date: September, 2007 Sheet 1 of 6  
 Previous Submittals: WP06-004, F06-014, F07-134, WP08-010  
 WP08-059 Job # 05-005-5

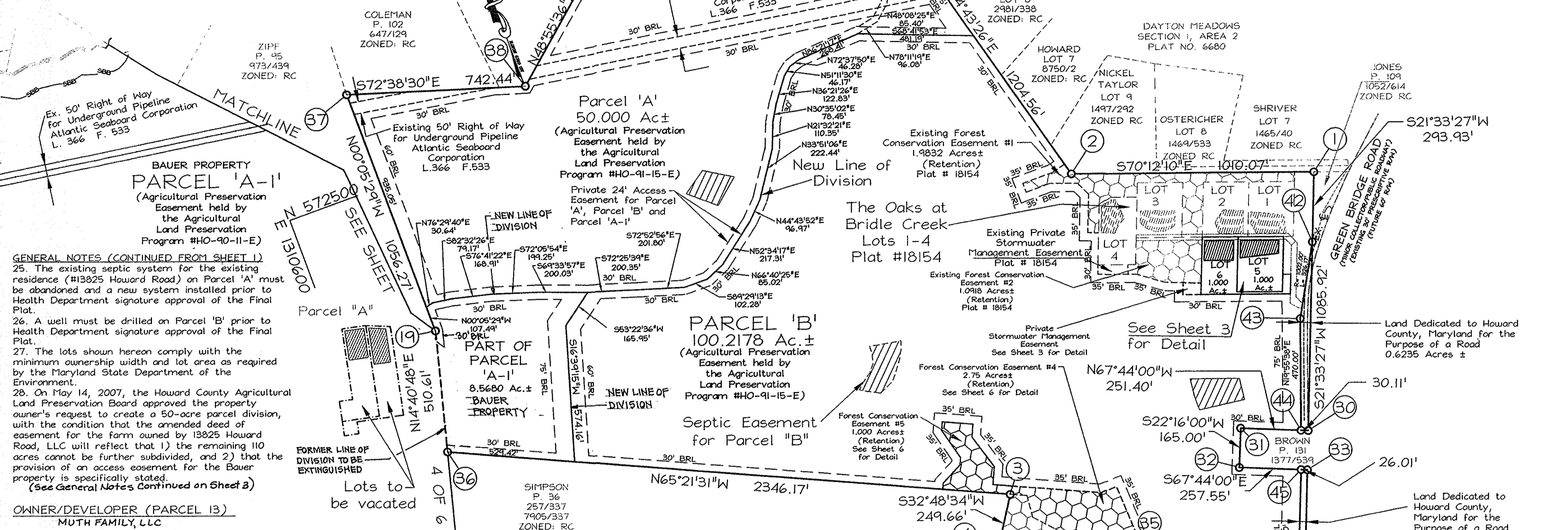
**LDE Inc.**

Engineers, Surveyors, Planners  
 9250 Ramsey Road, Suite 106 Columbia, Maryland - 21045  
 (410)715-1070 - (301)596-3424 - FAX(410)715-9540

**Reservation of Public Utility and Forest Conservation Easements**  
 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 Lots 5, 6, Parcel A, Parcel 'A-1' and Parcel B, any conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lots. Developer shall execute and deliver deeds for the easements herein reserved to Howard County with 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 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 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.

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, P.L.S. No. 10685 Date  
*Math Family, LLC* 4/24/08  
 Math Family, LLC Date  
*Ricky M. Bauer* 4/24/08  
 Ricky M. Bauer Date  
*Leslie A. Bauer* 4/24/08  
 Leslie A. Bauer Date



**GENERAL NOTES (CONTINUED FROM SHEET 1)**  
 25. The existing septic system for the existing residence (#13825 Howard Road) on Parcel 'A' must be abandoned and a new system installed prior to Health Department signature approval of the Final Plat.  
 26. A well must be drilled on Parcel 'B' prior to Health Department signature approval of the Final Plat.  
 27. The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment.  
 28. On May 14, 2007, the Howard County Agricultural Land Preservation Board approved the property owner's request to create a 50-acre parcel division, with the condition that the amended deed of easement for the farm owned by 13825 Howard Road, LLC will reflect that 1) the remaining 110 acres cannot be further subdivided, and 2) that the provision of an access easement for the Bauer property is specifically stated.  
 (See General Notes Continued on Sheet 3)

**OWNER/DEVELOPER (PARCEL 13)**  
 MUTH FAMILY, LLC  
 1331 Triadelphia Mill Road  
 Clarksville, MD 21029

**OWNER (PARCEL 57)**  
 RICKY M. BAUER  
 LESLIE A. BAUER  
 14356 Triadelphia Mill Road  
 Dayton, MD 21036

**AREA TABULATIONS THIS SHEET**

- Total number of lots and/or parcels to be recorded: 5  
 a) Buildable: 5  
 b) Non-Buildable: 0  
 c) Open Space: 0  
 d) Preservation Parcels: 0
- Total area of lots to be recorded: 158.7858 Ac.±  
 a) Buildable: 158.7858 Ac.±  
 b) Non-Buildable: 0  
 c) Open Space: 0  
 d) Preservation Parcels: 0
- Total area of road right-of-way to be recorded: 0.9592 Ac.±
- Total area of subdivision to be recorded: 159.7450 Ac.±

APPROVED: For Private Water and Private Sewerage Systems  
 Howard County Health Department.  
*B. Weller for Peter Beilensen* 9/21/07  
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.  
*March 10 5/5/07*  
 Director Date  
*W. P. ...* 9/25/07  
 Chief, Development Engineering Division Date

COORDINATE TABLE			COORDINATE TABLE		
POINT NO.	NORTHING	EASTING	POINT NO.	NORTHING	EASTING
1	571215.3716	1314665.3089	36	571363.4489	1310876.9744
2	571557.4730	1313714.9413	37	572913.6574	1310004.6899
3	570385.2397	1313009.4891	38	572692.1525	1311713.3220
4	570175.4036	1312874.2103	39	573226.4262	1312326.3469
5	569911.9828	1312891.2280	40	572677.0532	1313337.9133
19	571857.3889	1311006.3732	41	572722.4807	1313408.7890
30	570205.4094	1314266.3029	42	570942.7693	1314557.6118
31	570312.0815	1314005.7778	43	570658.6813	1314398.6292
32	570159.3855	1313943.2564	44	570216.8201	1314258.4346
33	570051.9395	1314205.6715	45	570061.7947	1314181.6222
34	569504.0635	1313989.2220	46	569525.9997	1313966.5395
35	569940.2859	1313492.9086			

**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 13825 Howard Road, LLC to Muth Family, LLC by deed dated March 5, 2008 and recorded among the Land Records of Howard County, Maryland in Liber 1117 Folio 068; 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 by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.  
*D. Wayne Weller* 9/19/07  
 D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date

**OWNER'S CERTIFICATE**  
 We, Muth Family, LLC and 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 4th day of April, 2008  
*Math Family, LLC*  
 Witness  
*Ricky M. Bauer*  
 Witness  
*Leslie A. Bauer*  
 Witness

RECORDED AS PLAT NUMBER 19908  
 ON 5-13-08 AMONG THE  
 LAND RECORDS OF HOWARD COUNTY, MD.

**THE OAKS AT BRIDLE CREEK**  
 AGRICULTURAL LAND PRESERVATION  
 Lots 5, 6, Parcel 'A' & Parcel 'B'  
 Tax Map 28 Grid 7 Parcel 13  
**BAUER PROPERTY**  
 AGRICULTURAL LAND PRESERVATION  
 Parcel A-1  
 A Resubdivision of Lots 1, 2 and Parcel 'A' Plat #19904  
 Tax Map 27 Grid 12 Parcel 57 to 19906  
 5th Election District - Howard County, Maryland  
 Scale: 1" = 300' Date: September, 2007 Sheet 2 of 6  
 Previous Submittals: WP06-004, F06-014, F07-134, WP08-010  
 WP08-054 Job # 05-005.5  
**LDE Inc.**  
 Engineers, Surveyors, Planners  
 9250 Ramsey Road, Suite 106 Columbia, Maryland - 21045  
 (410)715-1070 - (301)596-3424 - FAX(410)715-9540

**OWNER/DEVELOPER (PARCEL 13)**

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

**OWNER (PARCEL 57)**

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

CURVE DATA						
No.	Radius	Length	Delta	Tan.	LCB	Chord
42-43	1002.00'	326.17'	18°39'03"	164.54'	S29°15'10"W	324.74'
45-46	12630.00'	579.25'	02°37'40"	289.68'	S21°47'47"W	579.20'

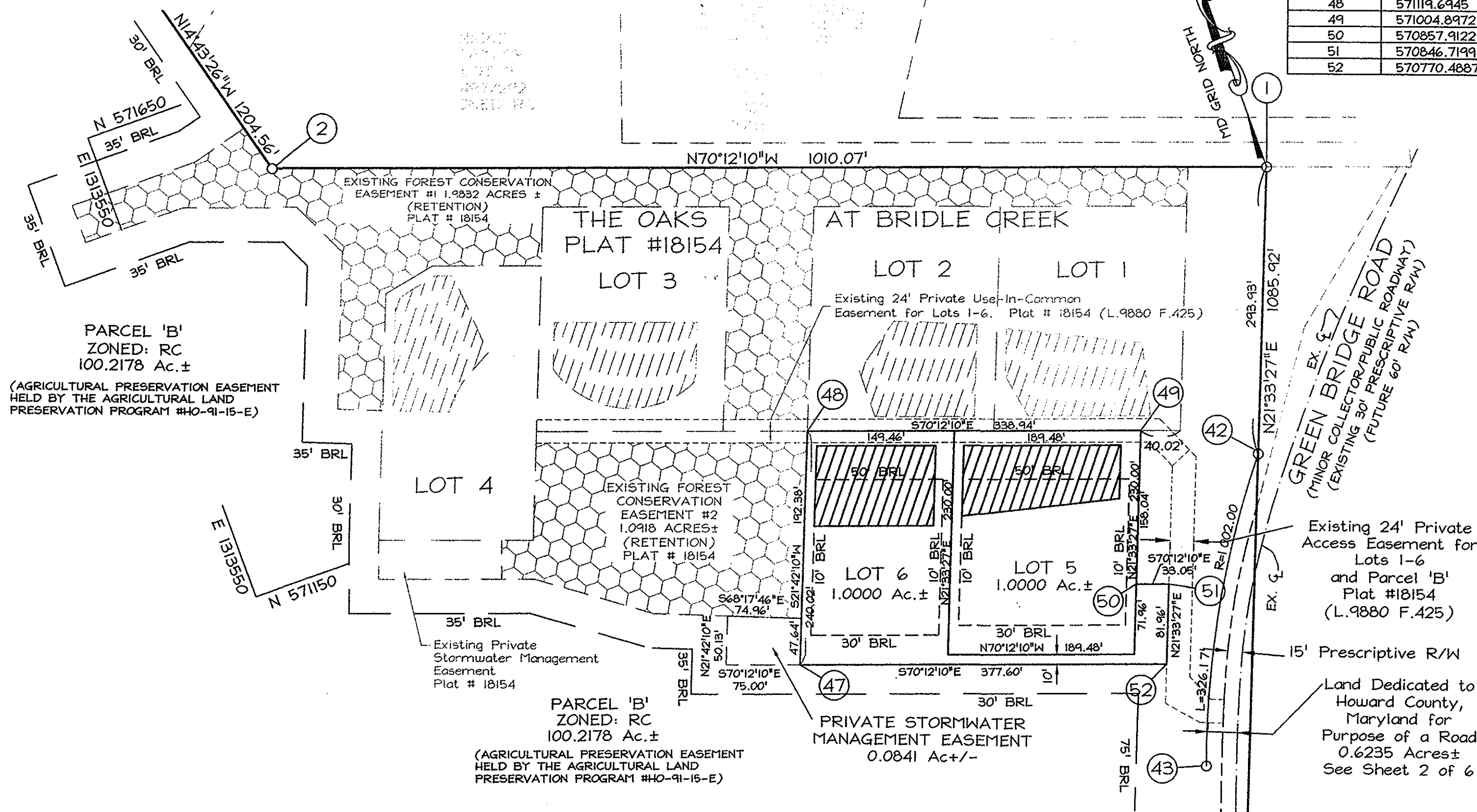
COORDINATE TABLE		
POINT NO.	NORTHING	EASTING
1	573494.5764	1309708.2630
2	573480.1100	1309734.5100
42	570942.0049	1314557.3098
43	570658.6813	1314398.6232
47	570896.6845	1314045.4805
48	571119.6945	1314134.2396
49	571004.8972	1314453.1497
50	570857.9122	1314395.0803
51	570846.7199	1314426.1728
52	570770.4887	1314396.0561

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, MD No. 10685 Date  
Muth Family, LLC 4/24/08 Date

*Ricky M. Bauer* 4/24/08  
Ricky M. Bauer Date  
*Leslie A. Bauer* 4/24/08  
Leslie A. Bauer Date

**Reservation of Public Utility and Forest Conservation Easements**  
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 Lots 5, 6, Parcel 'A', Parcel 'A-1' and Parcel 'B', any conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lots. Developer shall execute and deliver deeds for the easements herein reserved to Howard County with 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 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 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.



**GENERAL NOTES (CONTINUED FROM SHEET 2)**

29. This plat is subject to WP08-010, on 8/21/07, the Planning Director approved the request to waive Section 16.1209-Financial Surety Required for Reforestation and Afforestation. This section requires that surety be posted for subdivision fulfilling it's Forest Conservation obligation via retention (unless it's a minor subdivision). The applicant is requesting approval to place one additional acre of forest in a recorded Forest Conservation Easement instead of providing the required financial surety.

- Approval is subject to the following conditions:
- As part of the processing of F-07-135, the applicant must pay the required Forest Conservation inspection fee of \$250.00. Inspections will be made for compliance with the approved Forest Conservation Plan. If a violation is observed during these inspections, the applicant will be required to pay the Non-Compliance fee which is part of the Howard County Fee Schedule.
  - Forest Conservation signs must be posted along the perimeter of the Forest Conservation Easement.
  - The required 35' setback from the Forest Conservation Easement must be provided on the plat and the Forest Conservation Plan.

- Be advised that the granting of this waiver petition is not constructed as precedent setting. This subdivision is unique in that the parcel is encumbered with an Agricultural Land Preservation Easement, the Forest Conservation Easements are all forested and the parcels have no further subdivision potential.
- Although financial surety will not be required, the applicant must submit a Forest Conservation Plan for signature approval and must execute a Deed of Forest Conservation Easement with the Department of Public Works.
- On F-07-135, provide a brief description of Waiver Petition, WP-08-010, as a general note to include request(s), section(s) of the regulations, action and date. Make sure this note clearly explains why Forest Conservation Easements, in excess of that required by the worksheet, are being created.

(See General Notes Continued on Sheet 5)

**AREA TABULATIONS THIS SHEET**

- Total number of lots and/or parcels to be recorded: 2
  - Buildable: 2
  - Non-Buildable: 0
  - Open Space: 0
  - Preservation Parcels: 0
- Total area of lots to be recorded: 2.0000 Ac.±
  - Buildable: 2.0000 Ac.±
  - Non-Buildable: 0
  - Open Space: 0
  - Preservation Parcels: 0
- Total area of road right-of-way to be recorded: 0.0000 Ac.±
- Total area of subdivision to be recorded: 2.0000 Ac.±

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

*Bridgette Peter Bruleman* 9/21/07  
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

*Mark W. Weyl* 5/9/04  
Director Date  
*Mark Weyl* 9/25/04  
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 part of the lands conveyed by 19825 Howard Road, LLC to Muth Family, LLC by deed dated March 5, 2008, and recorded among the Land Records of Howard County, Maryland in Liber 11117 Folio 008; 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 by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.



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

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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 4th day of April, 2008.  
*Ricky M. Bauer*  
Muth Family, LLC  
*Leslie A. Bauer*  
Witness  
*Thomas W. Weyl*  
Witness

RECORDED AS PLAT NUMBER 19909

ON 5-13-08 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD.

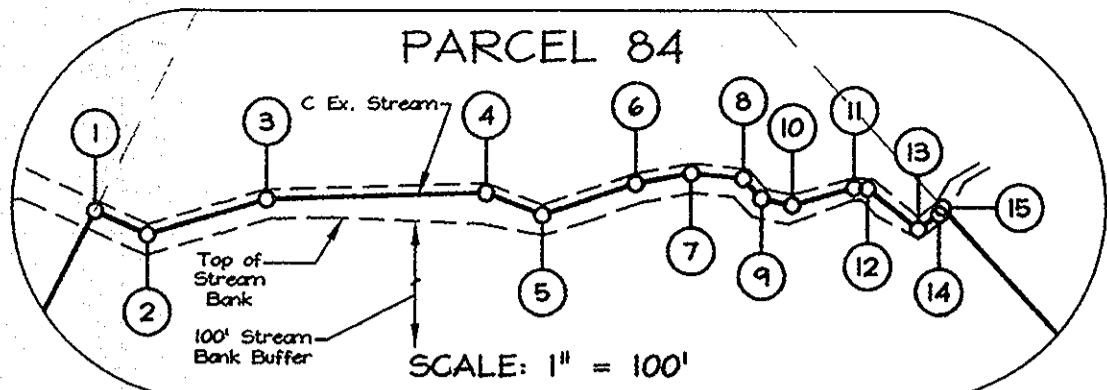
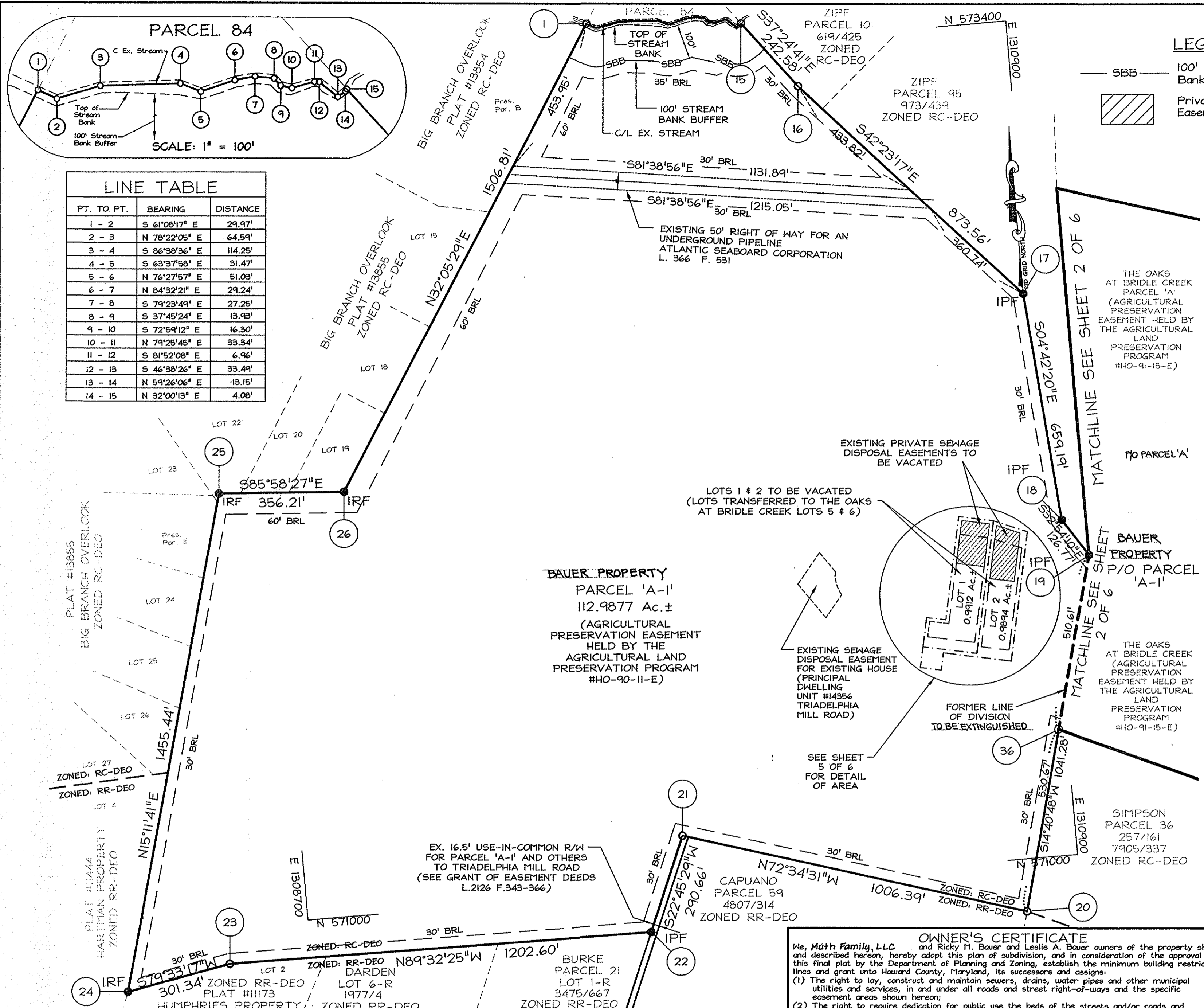
THE OAKS AT BRIDLE CREEK  
AGRICULTURAL LAND PRESERVATION  
Lots 5, 6, Parcel 'A' & Parcel 'B'  
Tax Map 28 Grid 7 Parcel 13

BAUER PROPERTY  
AGRICULTURAL LAND PRESERVATION  
Parcel A-1  
A Resubdivision of Lots 1, 2 and Parcel 'A' Plat #19904  
Tax Map 27 Grid 12 Parcel 57 to 19906  
5th Election District - Howard County, Maryland

Scale: 1" = 100' Date: September, 2007 Sheet 3 of 6  
Previous Submittals: WP06-004, F06-014, F07-134, WP08-010  
WP08-039 Job # 05-005.5

**LDE Inc.**

Engineers, Surveyors, Planners  
9250 Rumsey Road, Suite 106 Columbia, Maryland - 21045  
(410)715-1070 - (301)596-3424 - FAX(410)715-9540

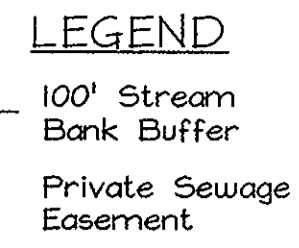


**LINE TABLE**

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	13.43'
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'

**COORDINATE TABLE**

POINT NO.	NORTHING	EASTING
1	571215.3716	1314665.3089
15	573458.6805	1310147.1493
16	573266.0040	1310294.5220
17	572620.7941	1310883.4328
18	571963.8224	1310937.5113
19	571857.3889	1311006.3732
20	570850.1009	1310742.4913
21	571151.4692	1309782.2840
22	570883.4383	1309669.8443
23	570893.0873	1308467.2783
24	570838.4554	1308170.9354
25	572243.0115	1308552.4025
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 compiled with.

*D. Wayne Weller* 9/19/07  
D. Wayne Weller, MD No. 10685 Date

*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 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 variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.

- AREA TABULATIONS THIS SHEET**
- Total number of lots/parcels to be recorded: P/O 1
    - Buildable: P/O 1
    - Non-Buildable: 0
    - Open Space: 0
    - Preservation Parcels: 0
  - Total area of lots/parcels to be recorded: 112.9877 Ac.±
    - Buildable: 112.9877 Ac.±
    - Non-Buildable: 0
    - Open Space: 0
    - Preservation Parcels: 0 Ac.±
  - Total area of road right-of-way to be recorded: 0 Ac.±
  - Total area of subdivision to be recorded: 112.9877 Ac.±

**OWNER/DEVELOPER (PARCEL 13)**  
MUTH FAMILY, LLC  
13131 Triadelphia Mill Road  
Clarksville, MD 21029

**OWNER (PARCEL 57)**  
RICKY M. BAUER  
LESLIE A. BAUER  
14356 Triadelphia Mill Road  
Dayton, MD 21036

**OWNER'S CERTIFICATE**

We, Muth Family, LLC and Ricky M. Bauer and Leslie A. Bauer owners of the property shown and described herein, 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:

- 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;
- 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 19th day of April, 2008.

*Ricky M. Bauer*  
Ricky M. Bauer  
*Leslie A. Bauer*  
Leslie A. Bauer

Witness: *Thom R. Daniel*  
Thom R. Daniel  
Witness: *Thom R. Daniel*  
Thom R. Daniel

RECORDED AS PLAT NUMBER 19910  
ON 5-13-08 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD.

**THE OAKS AT BRIDLE CREEK**  
AGRICULTURAL LAND PRESERVATION  
Lots 5, 6, Parcel 'A' & Parcel 'B'  
Tax Map 28 Grid 7 Parcel 13

**BAUER PROPERTY**  
AGRICULTURAL LAND PRESERVATION  
Parcel A-1  
A Resubdivision of Lots 1, 2 and Parcel 'A' Plat #19904  
Tax Map 27 Grid 12 Parcel 57 Tax #19906  
5th Election District - Howard County, Maryland

Scale: 1" = 200' Date: September, 2007 Sheet 4 of 6  
Previous Submittals: WFO6-004, F06-014, F07-134, WPO8-010  
WFO8-089 Job # 05-005.5

**LDE Inc.**  
Engineers, Surveyors, Planners  
9250 Ramsey Road, Suite 106 Columbia, Maryland - 21045  
(410)715-1070 - (301)596-3424 - FAX(410)715-9540

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

*Peter B. Jensen* 9/21/07  
Peter B. Jensen, Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

*Paul L. Hough* 5/3/08  
Paul L. Hough, Director Date

*Thom R. Daniel* 9/25/07  
Thom R. Daniel, Chief, Development Engineering Division Date

**SURVEYOR'S CERTIFICATE**

I hereby certify that the final plat shown herein is correct; that it is a subdivision of part of the lands conveyed by 13825 Howard Road, LLC to Muth Family, LLC by deed dated March 5, 2008 and recorded among the Land Records of Howard County, Maryland in Liber 11117 Folio 068; 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 at the time of the acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.

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



COORDINATE TABLE		
POINT NO.	NORTHING	EASTING
17	572620.7941	1310883.4328
18	571963.8224	1310937.5113
19	571857.3889	1311006.3732
20	570850.1009	1310742.4913

EXISTING PRIVATE SEWAGE DISPOSAL EASEMENTS TO BE VACATED

BAUER PROPERTY  
PARCEL 'A-1'  
112.9877 AC.±  
Residue T.M. Par. 57  
(Agricultural Preservation Easement held by the Agricultural Land Preservation Program #HO-90-11-E)

BAUER PROPERTY  
PARCEL 'A-1'  
112.9877 AC.±  
Residue T.M. Par. 57  
(Agricultural Preservation Easement held by the Agricultural Land Preservation Program #HO-90-11-E)

PARCEL 'A'  
(Agricultural Preservation Easement held by the Agricultural Land Preservation Program #HO-91-15-E)

BAUER PROPERTY  
PARCEL 'A-1'  
(Agricultural Preservation Easement held by the Agricultural Land Preservation Program #HO-91-15-E)

GENERAL NOTES CONTINUED FROM SHEET 3  
30. This plat is subject to WP08-059. 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, WP08-059, as a General Note to include request, section of regulations, action and date.

OWNER/DEVELOPER (PARCEL 13)

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

OWNER (PARCEL 57)

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

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, M.D. No. 10685 Date  
*Leslie A. Bauer* 4/24/08  
Date  
*Ricky M. Bauer* 4/24/08  
Date  
*Leslie A. Bauer* 4/24/08  
Date

Reservation of Public Utility and Forest Conservation Easements  
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 Lots 5, 6, Parcel A, Parcel 'A-1' and Parcel B, any conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lots. Developer shall execute and deliver deeds for the easements herein reserved to Howard County with 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 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 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.

PARCEL A  
LOTS 1 & 2 TO BE VACATED (LOTS 1 & 2 TRANSFERRED TO THE OAKS AT BRIDLE CREEK LOTS 5 & 6)

LOT 1  
0.9912 Ac.±

LOT 2  
0.9894 Ac.±

CONVEYANCE NOTE

Pursuant to the approval of this Plat of Subdivision by the Department of Planning and Zoning of Howard County, Maryland, Muth Family, LLC grants and conveys to Ricky M. Bauer and Leslie A. Bauer 8.5680 acres, more or less by this Subdivision Plat establishing and showing the adjustment of the common boundary line of the "8.5 acres" of "Parcel A-1, Bauer Property" and "Parcels A and B, The Oaks at Bridle Creek", and annexing said 8.5 acres previously part of the lands of Muth Family, LLC to Parcel A-1, Bauer Property. The conveyance and annexation of the 8.5 acres noted herein is further evidenced, consummated and confirmed by that certain deed executed by Muth Family, LLC and delivered to Ricky M. Bauer and Leslie A. Bauer and recorded among the Land Records of Howard County, Maryland simultaneously with the recordation of this Plat of Subdivision. The 8.5 acres is conveyed subject to an Agricultural Land Preservation Easement (#HO-91-15-E) and is annexed to Parcel A-1, land which is also subject to an Agricultural Land Preservation Easement (#HO-90-11-E). The conveyance of the 8.5 acres by metes and bounds description, from Muth Family, LLC to adjoining property owners, Ricky M. Bauer and Leslie A. Bauer, and the intended annexation/merger of said 8.5 acres into the larger Bauer tract has been approved by the Howard County Agricultural Land Preservation Board and the Howard County Department of Planning and Zoning.

BAUER PROPERTY  
PARCEL 'A-1'  
112.9877 AC.±  
Residue T.M. Par. 57  
(Agricultural Preservation Easement held by the Agricultural Land Preservation Program #HO-90-11-E)

AREA TABULATIONS THIS SHEET

- Total number of lots/parcels to be recorded: P/O 1
  - Buildable: P/O 1
  - Non-Buildable: 0
  - Open Space: 0
  - Preservation Parcels: 0
- Total area of lots/parcels to be recorded: 0.000 Ac.±
  - Buildable: 0.000 Ac.±
  - Non-Buildable: 0
  - Open Space: 0
  - Preservation Parcels: 0 Ac.±
- Total area of road right-of-way to be recorded: 0 Ac.±
- Total area of subdivision to be recorded: 0.000 Ac.±

\* Not included within Sheet 1 Area Tabulations

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

*Bridgette Petersen* 9/21/07  
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

*Paul J. Coughlin* 5/9/08  
Director Date  
*D. Wayne Weller* 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 part of the lands conveyed by 13825 Howard Road, LLC to Muth Family, LLC by deed dated March 5, 2008 and recorded among the Land Records of Howard County, Maryland in Liber 1117 Folio 068; 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 by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.



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

OWNER'S CERTIFICATE

We, Muth Family, LLC and 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  
*D. Wayne Weller*  
Muth Family, LLC  
*Ricky M. Bauer*  
Ricky M. Bauer  
*Leslie A. Bauer*  
Leslie A. Bauer  
Witness  
*Thomas Daniel*  
Thomas Daniel

RECORDED AS PLAT NUMBER 19911  
ON 5-13-08 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD.

THE OAKS AT BRIDLE CREEK  
AGRICULTURAL LAND PRESERVATION  
Lots 5, 6, Parcel 'A' & Parcel 'B'  
Tax Map 28 Grid 7 Parcel 13

BAUER PROPERTY  
AGRICULTURAL LAND PRESERVATION  
Parcel A-1  
A Resubdivision of Lots 1, 2 and Parcel 'A' Plat #19904  
Tax Map 27 Grid 12 Parcel 57 to 19906  
5th Election District - Howard County, Maryland

Scale: 1" = 50' Date: September, 2007 Sheet 5 of 6  
Previous Submittals: WP06-004, F06-014, F07-134, WP08-010  
WP08-059 Job # 05-005.05

**LDE Inc.**  
Engineers, Surveyors, Planners  
9250 Ramsey Road, Suite 106 Columbia, Maryland - 21045  
(410)715-1070 - (301)596-3424 - FAX (410)715-9540

POINT NO.	NORTHING	EASTING
3	570385.2397	1313009.4891
4	570175.4036	1312874.2103
5	569911.9828	1312891.2280
35	569940.2859	1313492.9086
39	573226.4262	1313326.3469
41	572722.48	1313408.79
50	572684.4268	1313349.4175
51	573621.0424	1314186.0472
52	573624.1608	1314215.6765
53	573606.5584	1314199.9246
54	573603.5749	1314170.4160

**HOWARD ROAD**  
(LOCAL ROAD/PUBLIC ROADWAY)  
(EX. 30' PRESCRIPTIVE R/W)  
(FUTURE 50' R/W)

Existing 20' R/W for Ingress and Egress to and from Howard Road L. 46 F. 619

Land Dedicated to Howard County, Maryland for the Purpose of a Road 0.0108 Acres

TITHERINGTON  
P. 7  
6098/499  
ZONED: RC

P/O PARCEL 'A'  
0.5562 Ac ±

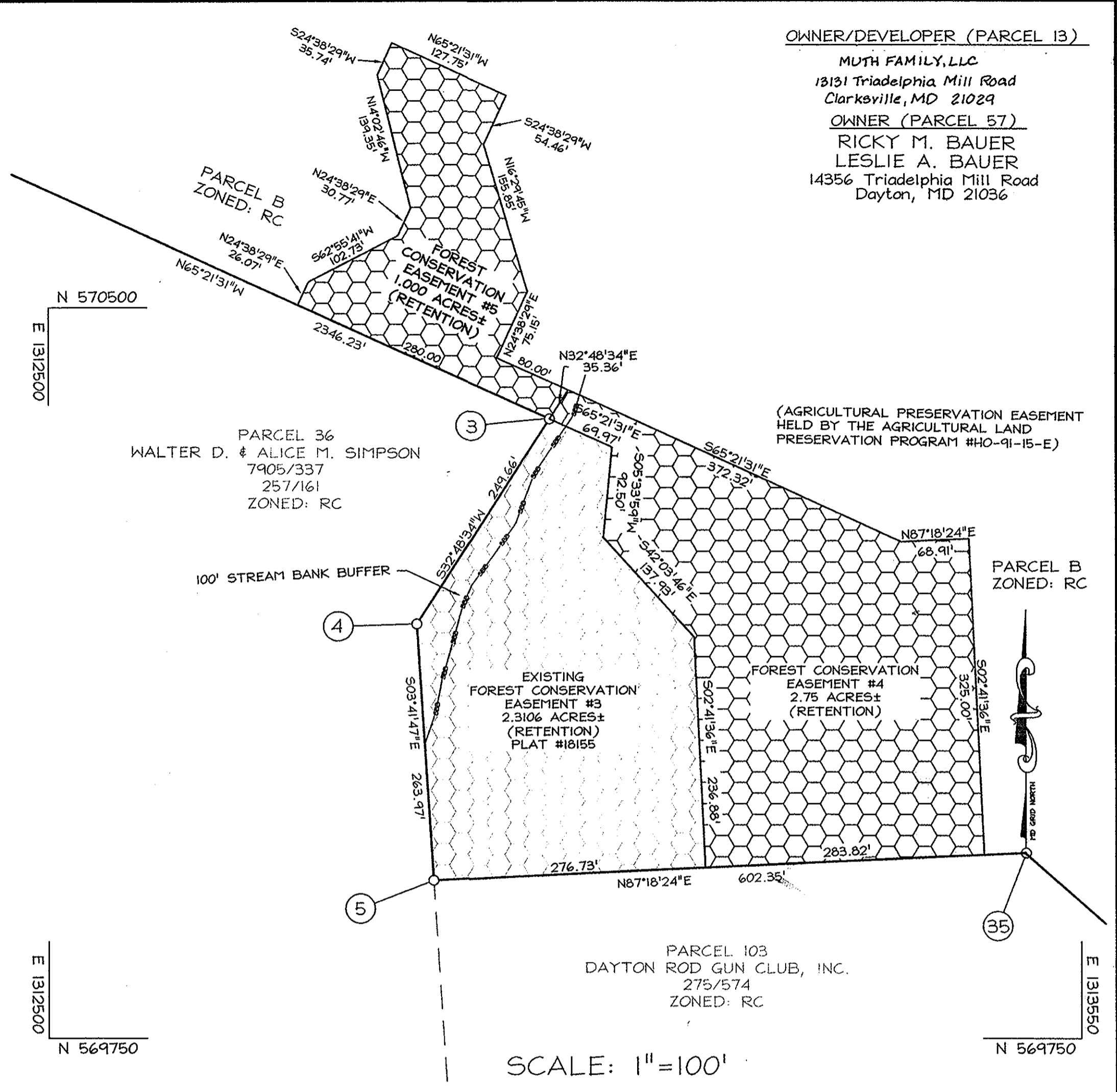
DAYTON MEADOWS  
SECTION I, AREA I  
PLAT #6716

Private 20' Access Easement for Parcel 'A', Parcel 'B' and Parcel 'A-1'

PENNIMAN  
LOT 10  
1922/679  
ZONED: RC

SCALE: 1"=100'

OWNER/DEVELOPER (PARCEL 13)  
MUTH FAMILY, LLC  
13131 Triadelphia Mill Road  
Clarksville, MD 21029  
OWNER (PARCEL 57)  
RICKY M. BAUER  
LESLIE A. BAUER  
14356 Triadelphia Mill Road  
Dayton, MD 21036



SCALE: 1"=100'

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 Keller*  
D. Wayne Keller MD No. 10685  
Muth Family, LLC

9/19/07  
4/24/08  
Date

*Ricky M. Bauer*  
Ricky M. Bauer  
*Leslie A. Bauer*  
Leslie A. Bauer  
4/24/08  
4/24/08  
Date

**AREA TABULATIONS THIS SHEET**

- Total number of lots and/or parcels to be recorded: P/O 1
  - Buildable: P/O 1
  - Non-Buildable: 0
  - Open Space: 0
  - Preservation Parcels: 0
- Total area of lots to be recorded: 0
  - Buildable: 0.5562 Ac
  - Non-Buildable: 0
  - Open Space: 0
  - Preservation Parcels: 0
- Total area of road right-of-way to be recorded: 0.0108 Ac
- Total area of subdivision to be recorded: 0.5670

**Reservation of Public Utility and Forest Conservation Easements**  
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 Lots 5, 6, Parcel A, Parcel 'A-1' and Parcel B, any conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lots. Developer shall execute and deliver deeds for the easements herein reserved to Howard County with 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 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 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.

APPROVED: For Private Water and Private Sewerage Systems  
Howard County Health Department.  
*B. Wilson for Peter Brilenson* 9/21/07  
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.  
*Mark D. Coyle* 5/9/08  
Director Date  
*Leslie A. Bauer* 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 part of the lands conveyed by 13025 Howard Road, LLC to Muth Family, LLC by deed dated March 5, 2008 and recorded among the Land Records of Howard County, Maryland in Liber 11117 Folio 0408; 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 by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.  
*D. Wayne Keller*  
D. Wayne Keller Professional Land Surveyor MD Reg. No. 10685 Date 9/19/07



**OWNER'S CERTIFICATE**  
We, Muth Family, LLC and 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 easement areas and rights-of-ways.  
Witness my hand this 19th day of April, 2008.  
*Ricky M. Bauer*  
Ricky M. Bauer  
*Leslie A. Bauer*  
Leslie A. Bauer  
Witness  
*James Daniel*  
James Daniel  
Witness  
*Leslie A. Bauer*  
Leslie A. Bauer  
Witness

RECORDED AS PLAT NUMBER 19912  
ON 5-13-08 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD.  
**THE OAKS AT BRIDLE CREEK**  
AGRICULTURAL LAND PRESERVATION  
Lots 5, 6, Parcel 'A' & Parcel 'B'  
Tax Map 28 Grid 7 Parcel 13  
**BAUER PROPERTY**  
AGRICULTURAL LAND PRESERVATION  
Parcel A-1  
A Resubdivision of Lots 1, 2 and Parcel 'A' Plat #19904  
Tax Map 27 Grid 12 Parcel 57 #19906  
5th Election District - Howard County, Maryland  
Scale: As Shown Date: September, 2007 Sheet 6 of 6  
Previous Submittals: WP06-004, F06-014, F07-134, WP08-010  
WP08-054 Job # 05-005.5  
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