

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
102	547652.1043	1324736.4516	102	166924.719648	403780.478042
103	547627.9198	1324670.8212	103	166917.323792	403760.473850
104	547394.4932	1324781.7201	104	166846.175245	403794.275904
105	547445.7684	1324949.9547	105	166861.803940	403845.249124
106	547217.7520	1325018.9351	106	166792.304424	403866.579184
107	546998.1248	1325084.9244	107	166725.361897	403886.692780
109	546594.1975	1325206.2259	109	166602.244610	403923.665544
110	546499.9085	1325206.9464	110	166573.505272	403723.935961
113	547493.0535	1323918.1021	113	166876.216470	403500.564569
114	547496.9375	1323824.8500	114	166877.400310	403502.621310
115	547550.8878	1323962.6932	115	166893.783436	403544.636013
116	547624.2924	1324095.6849	116	166916.218180	403585.171984
117	547614.6529	1324129.8955	117	166913.280044	403595.599392
118	547521.9252	1324186.6288	118	166895.016595	403612.891716
119	547323.3893	1324315.5470	119	166824.502720	403652.186071
120	547158.9492	1324537.4656	120	166774.381291	403719.026990
121	547134.2246	1324623.2734	121	166766.845198	403745.981253
122	547119.8127	1324639.4303	122	166762.452446	403750.905905
123	547105.8749	1324658.4655	123	166782.588267	403756.702843
124	547102.2699	1324637.1171	124	166771.489432	403750.200844
125	547206.9945	1324551.3094	125	166789.025524	403724.046582
126	547350.8194	1324574.8017	126	166832.802469	403664.967804
127	547549.1553	1324229.5635	127	166893.316344	403625.673449
128	547638.8682	1324173.6487	128	166920.668822	403608.935377
129	547672.7165	1324183.1795	129	166930.977881	403611.840386
130	547806.1638	1324424.2972	130	166971.652677	403685.333193
131	547904.9745	1324643.4153	131	167001.770244	403752.120540
132	547937.7389	1324631.3568	132	167011.756853	403748.445094
133	547918.7184	1324578.8561	133	167005.959396	403732.442840
134	547825.7674	1324396.1401	134	166977.627882	403676.750909

Curve Data Chart						
Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Chord Bearing	And Distance
114-115	555.00'	148.39'	15°19'10"	74.64'	N68°41'50"E	147.95'
117-118	2025.00'	108.72'	03°04'34"	54.37'	S31°27'34"E	108.71'
119-120	395.00'	282.16'	40°55'43"	147.40'	S53°27'43"E	276.20'
121-122	25.00'	22.39'	51°19'04"	12.00'	S48°16'02"E	21.65'
122-123	55.00'	271.31'	282°30'00"	44.03'		
123-124	25.00'	22.39'	51°19'04"	12.00'	S80°24'54"W	21.65'
125-126	345.00'	246.45'	40°55'43"	241.24'	S53°27'43"E	241.24'
127-128	1975.00'	105.20'	03°03'06"	52.61'	S31°28'18"E	105.19'
130-131	1470.00'	240.64'	09°22'45"	120.58'	N65°43'38"E	240.37'

Reservation of Public Utility And Forest Conservation Easements

"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 1 Thru 11, Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcels 'B' Thru 'D'. Any Conveyances Of The Aforementioned Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds(s) Conveying Said Lot/Parcel(s). 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 Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deeds(s) Of Easement In The Land Records Of Howard County."

General Notes Continued:

- 35. Using The Density/Cluster Exchange Option Described Under Section 106 Of The Zoning Regulations, The Development Rights For 7 DEO Units Have Been Transferred From:
 - a) Tax Map 7, Grid 22, Parcel 323 And 512 - A. E. Mullinix Road Property (2 DEO Units)
 - b) Tax Map 7, Grid 12, Parcel 102 - MBW Properties, LLC. (RE-09-0151) (3 DEO Units)
 - c) Tax Map 14, Grid 7, Parcel 4 - Property Of Michael P. And Shannon D. Shapiro-L. 11396, F. 356 (1 DEO Unit) RE-10-001 (5).
 - d) Tax Map 8, Grid 1, Parcel P/O Parcel 249, "Witching Hour Farm" DEO Unit (RE-09-004 (5)).
- 36. This Plan Is Subject To Waiver Petition WP-08-014 Which The Planning Director Approved On October 12, 2007 Request To Waive The Following: Section 16.120(A)(1) Of The Subdivision And Land Development Regulations, Which Prohibits Residential Lots From Deriving Direct Access From Arterial Highways Or Major Collector Roads. Approval Subject To The Following Conditions:
 - A) All Sight Distance Requirements Must Be Met As They Have Been Approved By DED Through The Review And Approval Of The Intersection Sight Distance Plan And Profile Submitted With This Waiver.
- 37. This Plan Is Subject To Waiver Petition WP-11-086, WP-12-003, WP-13-022 Which The Planning Director On 10/18/10, 7/27/11, 8/27/12 Respectively Waived Section 16.144(p) To Submit Developers' Agreements Within 180 Days Of Final Plan Approval And Section 16.144(g) To Submit Final Plats Within 180 Days Of Final Plan Approval.
 - A. WP-11-086 = Developer Agreement By 10/28/11 And Final Plat By 12/27/11.
 - B. WP-12-003 = Developer Agreement By 10/28/12 And Final Plat By 12/27/12.
 - C. WP-13-022 = Developer Agreement By 8/27/12 And Final Plat By 9/10/12.

Legend

- Public Drainage & Utility Easement
- Private Drainage & Utility Easement
- Public Stormwater Management, Access, Drainage & Utility Easement
- 24' Private Use-In-Common Access Easement
- Limit Of Wetlands
- 10' Public Tree Maintenance Easement
- 20' x 13' Public Bus Pad Easement
- Public Forest Conservation Easement
- Public Fire Hydrant & Utility Easement
- 25' Wetlands Buffer
- Private Landscape Easement

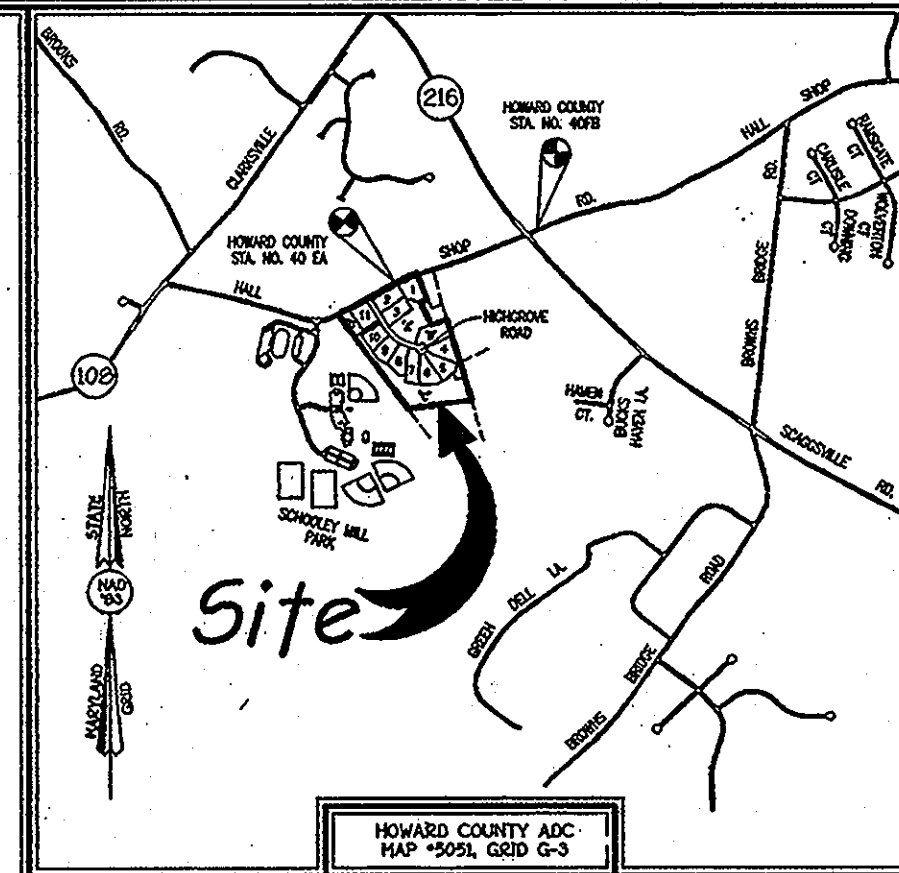
Owner/Developer

Schooley Mill Baker, LLC
2330 West Joppa Road
Suite 395
Lutherville, Maryland 21093
(410)-250-3656
Attn: Michael J. McCann

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 12772 BALTIMORE NATIONAL FREE
ELICOTT CITY, MARYLAND 21122
(410) 461-2995

General Notes Continued:

- 23. This Plan Is Subject To Waiver Petition WP-08-049 Which The Planning Director Approved On January 29, 2008 Request To Waive Sections 16.119(A)(8) And 16.120(B)(4)(V) Of The Subdivision And Land Development Regulations, Section 16.119(A)(8) Requires That Public Streets Shall Extend To The Boundary Lines Of The Proposed Subdivision So That Connection Can Be Made To Adjacent Properties. Section 16.120(B)(4)(V) Requires That Residential Lots Shall Be Usable By Not Being Encumbered By Access Easements For SWM Or Open Space, Except In Accordance With Section 16.12(K). Approval Subject To The Following Conditions:
 - a) The Proposed Use-In-Common Access Easement Benefiting Parcel 93 And Serving The Proposed BMP #3 Must Be A Minimum Of 24 Feet Wide And Must Be Capable Of Accommodating A Future 16 Foot Wide Driveway That Does Not Exceed Maximum Slope Requirements.
 - b) Stormwater Management For This Easement And Associated Driveway Must Be Provided As Part Of The Schooley Mill Farm Subdivision Plan. Stormwater Management Measures Must Address The Impervious Runoff For The Future 16 Foot Wide Driveway Extending From The Cul-De-Sac To The Property Line Of Parcel 93.
 - c) At No Point Shall The Use-In-Common Access Easement Overlap An Approved Septic Area.
 - d) Documents Creating This Easement And Outlining Its Maintenance And Potential Usage Must Be Recorded With The Final Plat For The Schooley Mill Farm Subdivision. The Plat Must Include Explanatory Notes And Labels.
 - e) At No Point Shall This Proposed Use-In-Common Access Easement Serve More Than six (6) Dwellings Or The Maximum Permitted By The Design Manual Which Is In Effect At Time Of Subdivision.
 - f) The Environmental Features On Parcel 93 Must Be Fully Delineated Up To The Stream On The Preliminary Equivalent Sketch Plan In Order To Illustrate Total Possible Building Area Abutting The Subject Site.
- 24. This Property Is Located Outside Of The Metropolitan District.
- 25. This Plan Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003. 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/Grading Permit.
- 26. This Plan Has Been Prepared In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual Requiring 90 Shade Trees And 65 Evergreen Trees. The Landscape Surety In The Amount Of \$36,750.00 For Perimeter Landscape Requirements Is To Be Posted With The Final Developer's Agreement For This Subdivision. In Addition, 71 Street Trees Will Be Required With This Project.
- 27. The Forest Conservation Requirements Per Section 16.1200 Of The Howard County Code And The Forest Conservation Manual For This Subdivision Will Be Fulfilled By Retention Of 2.14 Acres Of Forest And Afforestation Of 2.89 Acres. The Forest Conservation Surety In The Amount Of \$62,944.00 Based On The Following:
 - (2.89 Acres x 43,560 Sq. Ft./Acre = 125,888 Sq. Ft. Of Afforestation • \$50.50/Sq. Ft.)
- 28. 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, Grading Or Construction Is Permitted Within The Forest Conservation Easement; However, Forest Management Practices As Defined In The Deed Of Forest Conservation Easement Are Allowed.
- 29. Articles Of Incorporation For The Schooley Mill Farm Homeowner's Association, Inc. Was Filed With The Maryland State Department Of Assessment And Taxation On 5/13/09, Receipt # D13050794.
- 30. A Tree Maintenance Easement Running Along The Edge Of The Public Road Right Of Way As Shown On This Plat Of Subdivision Is Reserved Upon All Lots Fronting On The Said Public Road Right Of Way. This Easement Allow's Howard County The Right To Access The Property, When Necessary, For The Specific Purpose Of The Installation, Repair And Maintenance Of County Owned Trees Located Within The Boundaries Of The Private Lots. No Building Or Structure Of Any Kind Shall Be Located On Or Over The Said Easement Area.
- 31. All Wells Shall Be Drilled Prior To Final Plat Recording. It Is The Developers Responsibility To Schedule The Well Drilling Prior To Final Plat Submission. It Will Not Be Considered "Government Delay" If The Well Drilling Holds-up The Health Department Signature Of The Record Plat.
- 32. As Per Section 104.F.4.b Of The Zoning Regulations, Only One Easement Holder Is Required For Preservation Parcels Designed Solely For SWM Facilities Or Community Sewerage Disposal Systems:
 - a) Buildable Preservation Parcel 'A' Owned: Privately Easement Holders: Schooley Mill Farm Homeowner's Association, Inc. And Howard County, Maryland Use: A Single Home Site
 - b) Non-Buildable Preservation Parcel 'B' Owned: Schooley Mill Farm Homeowner's Association, Inc. Easement Holder: Howard County, Maryland Use: Stormwater Management
 - c) Non-Buildable Preservation Parcel 'C' Owned: Privately Easement Holders: Schooley Mill Farm Homeowner's Association, Inc. And Howard County, Maryland Use: Environmental Protection
 - d) Non-Buildable Preservation Parcel 'D' Owned: Schooley Mill Farm Homeowner's Association, Inc. Easement Holder: Howard County, Maryland Use: Stormwater Management
- 33. Stormwater Management Will Be Provided In Accordance With Howard County And Maryland 378 Specifications. Groundwater Recharge Volume (Rev) Will Be Provided Via Percent Area Method By The Grass Channel Along The Proposed Cul-De-Sac. Water Quality And Quantity Management Will Be Provided Via A Micro-Pool Extended Detention Pond Facility Located On Non-Buildable Preservation Parcel 'B' And A Pocket Pond Located On Non-Buildable Preservation Parcel 'D'. These Facilities Will Be Privately Owned By The Homeowners Association And Jointly Maintained By The Homeowner's Association And Howard County, Maryland. In Addition, Two (2) Bio-Retention Facilities Are Proposed To Provide Water Quality For Lots 4 And Parcel 'C', To Serve Lots 4, 5 And 6.
- 34. The 24' Private Use-In-Common Access Easement For The Benefit Of Tax Map Parcel 93 Has Been Recorded In The Land Records Of Howard County, Maryland Simultaneously With Recording Of This Plat.



General Notes:

- 1. Subject Property Zoned RR-DEO Per 2/02/04 Comprehensive Zoning Plan And The "Comp Life" Zoning Amendments Effective 7/28/06.
- 2. Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 40EA And No. 40FB. Station No. 40EA North 547913.5625 East 1324510.0549 Station No. 40FB North 548470.3827 East 1325000.7894
- 3. This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About March, 2006, By Fisher, Collins & Carter, Inc.
- 4. B.R.L. Denotes Building Restriction Line.
- 5. ● Denotes Iron Pin Set With Cap "F.C.C. 106".
- 6. ✖ Denotes Iron Pipe Or Iron Bar Found.
- 7. ○ Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- 8. ■ Denotes Concrete Monument Set With Cap "F.C.C. 106".
- 9. ✖ Denotes Concrete Monument Or Stone Found.
- 10. 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 Feet (6 Feet Serving More Than One Residence);
 - b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1-1/2" Minimum);
 - c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 - d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (425-Loading);
 - e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 - f) Structure Clearances - Minimum 12 Feet;
 - g) Maintenance - Sufficient To Ensure All Weather Use.
- 11. There Is No 100-Year Floodplain Or Stream On This Property. There Is A Wetland Located On-Site, No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Stream(s), Or Their Buffers And Forest Conservation Easement Areas.
- 12. All Lot Areas Are More Or Less (±).
- 13. Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
- 14. Traffic Impact Analysis Was Prepared By Mars Group, Dated November, 2005. An APFO Study Was Prepared By Mars Group Dated May 2007.
- 15. Forest Stand Delineation And Wetland Delineation Was Prepared By Environmental Systems Analysis, Inc. Dated December, 2005.
- 16. The Geotechnical Report For This Property Was Prepared By Geo-Technology Associates, Inc. Dated January 2007.
- 17. The Lots Shown Hereon Comply With The Minimum Lot Width And Lot Area As Required By The Maryland State Department Of The Environment.
- 18. 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 (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.
- 19. Water And Sewer Are Private And Provided By Proposed Well And Septic Systems.
- 20. Previous Department Of Planning And Zoning File Numbers: SP-07-014, WP-08-049 WP-08-014, RE-09-0151, F-09-043, WP-09-241, RE-10-001(S), RE-09-004(S), RE-09-001, F-09-051, WP-11-076, WP-12-009 And WP-13-022.
- 21. There Are Existing Dwellings Located On Proposed Lot 1 And Lot 7 To Remain No New Buildings, Extensions Or Additions To The Existing Dwellings Are To Be Constructed At A Distance Less Than The Zoning Regulations Allow.
- 22. No Cemeteries Exist On This Site Based On A Visual Site Visit And An Examination Of The Howard County Cemetery Inventory Map.

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

Signature for Maury Roseman 8/27/2013
Howard County Health Officer Date *NRB*

APPROVED: Howard County Department Of Planning And Zoning.

Signature 8/20/13
Chief, Development Engineering Division Date

Signature 8/30/13
Director Date

Owner's Certificate

Schooley Mill Baker, LLC, By George Louis Baker, III, Managing Member, Owner 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 Rights-Of-Way 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-Way. Witness My Hand This 5th Day Of MARCH, 2013.

Signature
Schooley Mill Baker, LLC
By: George Louis Baker, III, Managing Member

Signature
Witness

Surveyor's Certificate

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By Charlotte Powel Healy, Formerly Known As M. Charlotte Powel, Trustee, And Michael N. Schluemper, Jr., Trustee, Parties Of The First Part, And Douglas Edward Carl, Trustee Of The Carl Family Trust, Party Of The Second Part, To Schooley Mill Baker, LLC By Deed Dated October 19, 2012 And Recorded In The Land Records Of Howard County In Liber No. 14393 Folio 457; 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.

Signature 8/20/13
Terrell A. Fisher, Surveyor No. 10692 Date

Expiration Date: *Signature*

RECORDED AS PLAT No. *22506* ON *9/5/13*
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Schooley Mill Farm
Lots 1 Thru 11, Buildable Preservation Parcel 'A' & Non-Buildable Preservation Parcels 'B' Thru 'D'
Zoned: RR-DEO
Tax Map: 40, Parcel: 115, Grid: 10
Fifth Election District
Howard County, Maryland
Scale: As Shown
Date: February 20, 2013
Sheet 1 of 2

F-09-043

The Requirements S3-100, 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.

Terrill A. Fisher, L.S. #10692
(Registered Land Surveyor)
Date 2/20/13
Schooley Mill Baker, LLC, (Owner)
By: George Louis Baker, III, Managing Member
Date 3/15/13

Wetlands Metes And Bounds Tabulation

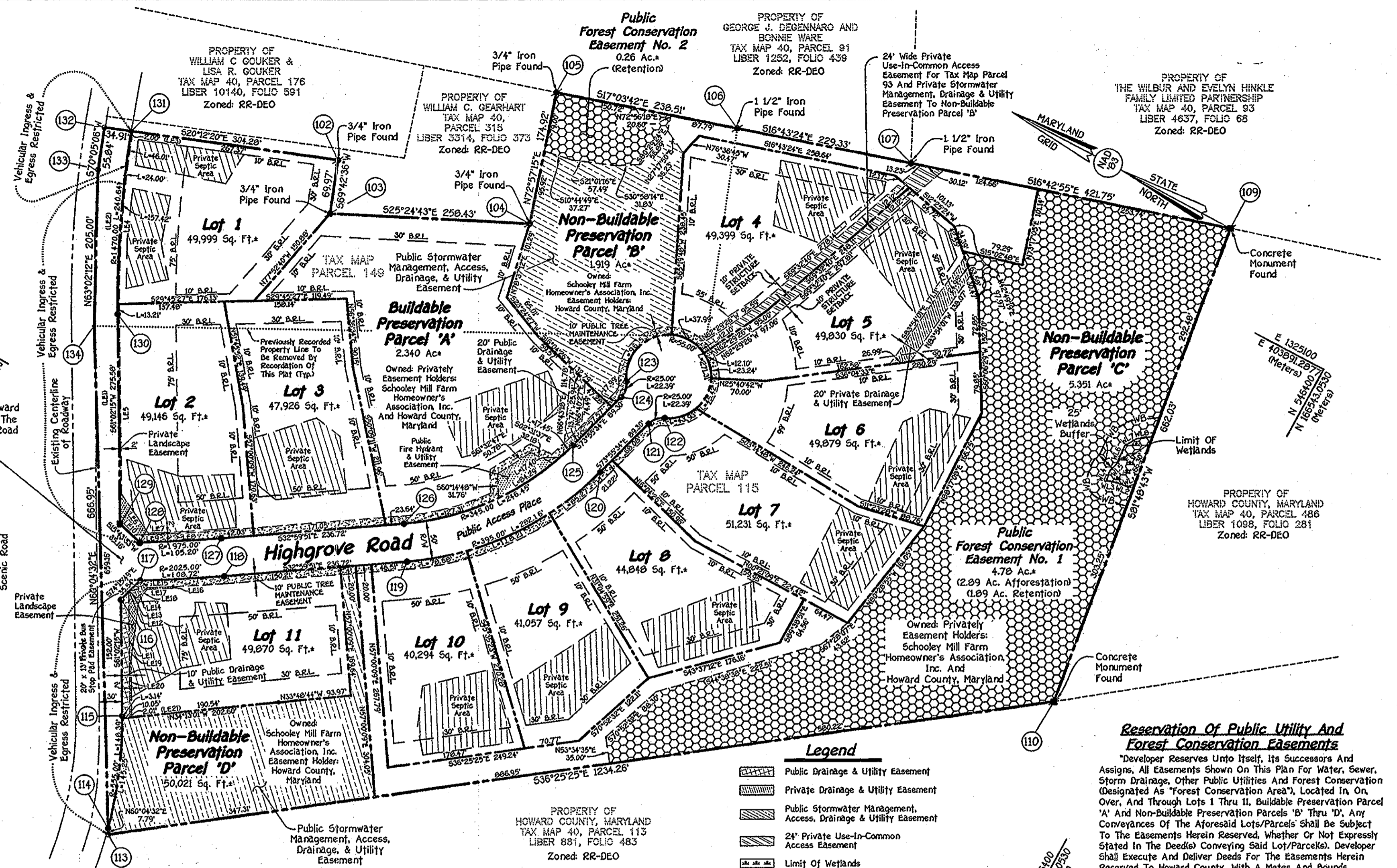
Sym	Bearing & Distance
WL1	N 46°55'13" W 9.99'
WL2	N 06°17'11" W 13.66'
WL3	N 17°52'53" W 14.90'
WL4	N 00°43'11" E 12.03'
WL5	S 74°31'39" E 12.03'
WL6	N 06°07'10" E 26.74'
WL7	S 60°07'10" E 17.51'
WL8	S 35°33'43" E 20.75'

Private Landscape Easement Line Chart

Sym	Bearing & Distance
LE1	N 61°02'15" E 275.52'
LE2	R=1470.00' L=240.64'
LE3	S 20°12'20" E 2.00'
LE4	R=1460.00' L=240.33'
LE5	S 61°02'15" W 236.16'
LE6	S 27°41'45" W 62.16'
LE7	R=1963.00' L=27.60'
LE8	S 50°55'01" W 2.00'
LE9	R=1965.00' L=40.00'
LE10	N 15°43'33" E 21.15'
LE11	N 61°02'15" E 164.33'
LE12	S 74°15'49" E 1.33'
LE13	S 15°44'11" W 13.00'
LE14	S 74°15'49" E 19.02'
LE15	R=2035.00' L=33.53'
LE16	S 50°53'55" W 2.00'
LE17	R=2037.00' L=33.56'
LE18	N 05°36'25" W 19.41'
LE19	S 69°07'20" W 77.64'
LE20	S 61°02'15" W 74.39'
LE21	N 34°13'01" W 2.01'

Area Tabulation For Sheet 2

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	11
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	1
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	3
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	15
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	12,016 Ac.
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	2,340 Ac.
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	8,418 Ac.
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	22,776 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED	1,622 Ac.
TOTAL AREA TO BE RECORDED	24,398 Ac.



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21112
(410) 481-2855

Owner/Developer
Schooley Mill Baker, LLC
2330 West Joppa Road
Suite 395
Lutherville, Maryland 21093
(443)-250-3656
Attn: Michael J. McCann

- Legend**
- Public Drainage & Utility Easement
 - Private Drainage & Utility Easement
 - Public Stormwater Management, Access, Drainage & Utility Easement
 - 24' Private Use-In-Common Access Easement
 - Limit Of Wetlands
 - 10' Public Tree Maintenance Easement
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 - 25' Wetlands Buffer
 - Private Landscape Easement

Reservation Of Public Utility And Forest Conservation Easements
"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 1 Thru 11, Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcels 'B' Thru 'D'. 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 Lot/Parcels. 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 Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deeds(s) Of Easement In The Land Records Of Howard County."

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

Mauro Roseman 8/27/2013
Howard County Health Officer Date 1918

APPROVED: Howard County Department Of Planning And Zoning.

Michael J. McCann 8/28/13
Chief, Development Engineering Division Date
George Louis Baker, III 8/30/13
Director Date

Owner's Certificate
Schooley Mill Baker, LLC, By George Louis Baker, III, Managing Member, Owner 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 Rights-Of-Way 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-Way. Witness My Hand This 30th Day Of MARCH, 2013.

George Louis Baker, III
Schooley Mill Baker, LLC
By: George Louis Baker, III, Managing Member

Michael J. McCann
Witness

Surveyor's Certificate
I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duty Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By Charlotte Powell Healy, Formerly Known As M. Charlotte Powell, Trustee, And Michael N. Schleupner, Jr., Trustee, Parties Of The First Part, And Douglas Edward Carl, Trustee Of The Carl Family Trust, Party Of The Second Part, To Schooley Mill Baker, LLC By Deed Dated October 19, 2012 And Recorded In The Land Records Of Howard County In Liber No. 14393 Folio 457; 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, Article 21, Section 2-101.

Terrill A. Fisher
TERRILL A. FISHER
Professional Land Surveyor No. 10692
Expiration Date: December 31, 2017
Date 2/20/13

RECORDED AS PLAT No. 22507 ON 9/15/13
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Schooley Mill Farm
Lots 1 Thru 11, Buildable Preservation Parcel 'A' & Non-Buildable Preservation Parcels 'B' Thru 'D'
Zoned: RR-DEO
Tax Map: 40 Parcel: 115 Grid: 10
Fifth Election District
Howard County, Maryland
Scale: 1"=400'
Date: February 20, 2013
Sheet 2 of 2