

U.S. Equivalent Coordinate Table

Point	North	East	Point	North	East
1022	606760.0851	1265621.3221	1022	104940.0457	305762.1544
1023	606467.3137	1266192.5151	1023	104851.6008	305938.2544
1030	606261.1731	1266464.7224	1030	104708.7770	306019.2232
1050	606554.5896	1267651.6414	1050	104878.2105	306380.9969
1055	607377.3795	1267767.1343	1055	105128.9974	306416.1992
1074	606649.0417	1267959.3867	1074	104906.9996	306474.7977
1075	606750.3920	1268015.9700	1075	104937.8912	306492.0446
1152	606410.0874	1267973.4202	1152	104834.1662	306479.0753
1159	607187.3746	1267897.7411	1159	105071.0838	306456.0083
1160	607104.8689	1267920.2231	1160	105045.9360	306462.8608
1164	606083.1666	1267120.0231	1164	104734.5205	306218.9594
1170	606442.3726	1267958.6057	1170	104844.0067	306474.5597
1181	607343.7462	1266817.3890	1181	105118.7460	306126.7163
1200	605918.1532	1267201.1916	1200	104684.2243	306243.6964
1205	605922.7584	1267181.7183	1205	104685.6280	306237.7640
1206	605854.8788	1267186.2167	1206	104664.9383	306239.1350
1207	605850.2756	1267205.6798	1207	104663.5352	306245.0674
1209	605754.7853	1267141.9921	1209	104634.4297	306225.6555
1210	605738.8467	1267081.3210	1210	104629.5716	306207.1630
1212	605784.7126	1267190.1736	1212	104643.5516	306240.3411
1213	605789.2746	1267219.9616	1213	104644.9421	306249.4205
1220	605815.0634	1267408.0218	1220	104652.8025	306306.7413
1222	605940.9601	1267484.0854	1222	104691.1759	306329.9257
1223	605943.4714	1267474.4059	1223	104691.9413	306326.9752
1224	605818.1569	1267441.8946	1224	104653.7454	306317.0658
1225	606161.9390	1267541.4151	1225	104758.5304	306347.3999
1226	607798.5180	1265941.8274	1226	105257.3607	305859.8445
1227	606559.6283	1268044.3836	1227	104879.7463	306500.7049
1228	606405.7423	1267985.2164	1228	104832.8418	306482.6707
1229	607352.1826	1267055.6182	1229	105121.3174	306199.3287
1230	606197.4727	1266694.2246	1230	104769.3811	306090.6996

Metric Coordinate Table

Curve Data Chart

Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
1210-1209	940.20'	62.74'	03°49'24"	31.38'	N75°16'51"E 62.73'
1212-1213	960.20'	30.04'	01°47'54"	15.07'	S81°17'34"W 30.14'
1220-1224	376.33'	34.03'	05°10'49"	17.02'	S84°46'55"W 34.01'
1170-1152	25.00'	39.51'	90°32'28"	25.34'	S24°38'55"E 35.52'

General Notes:

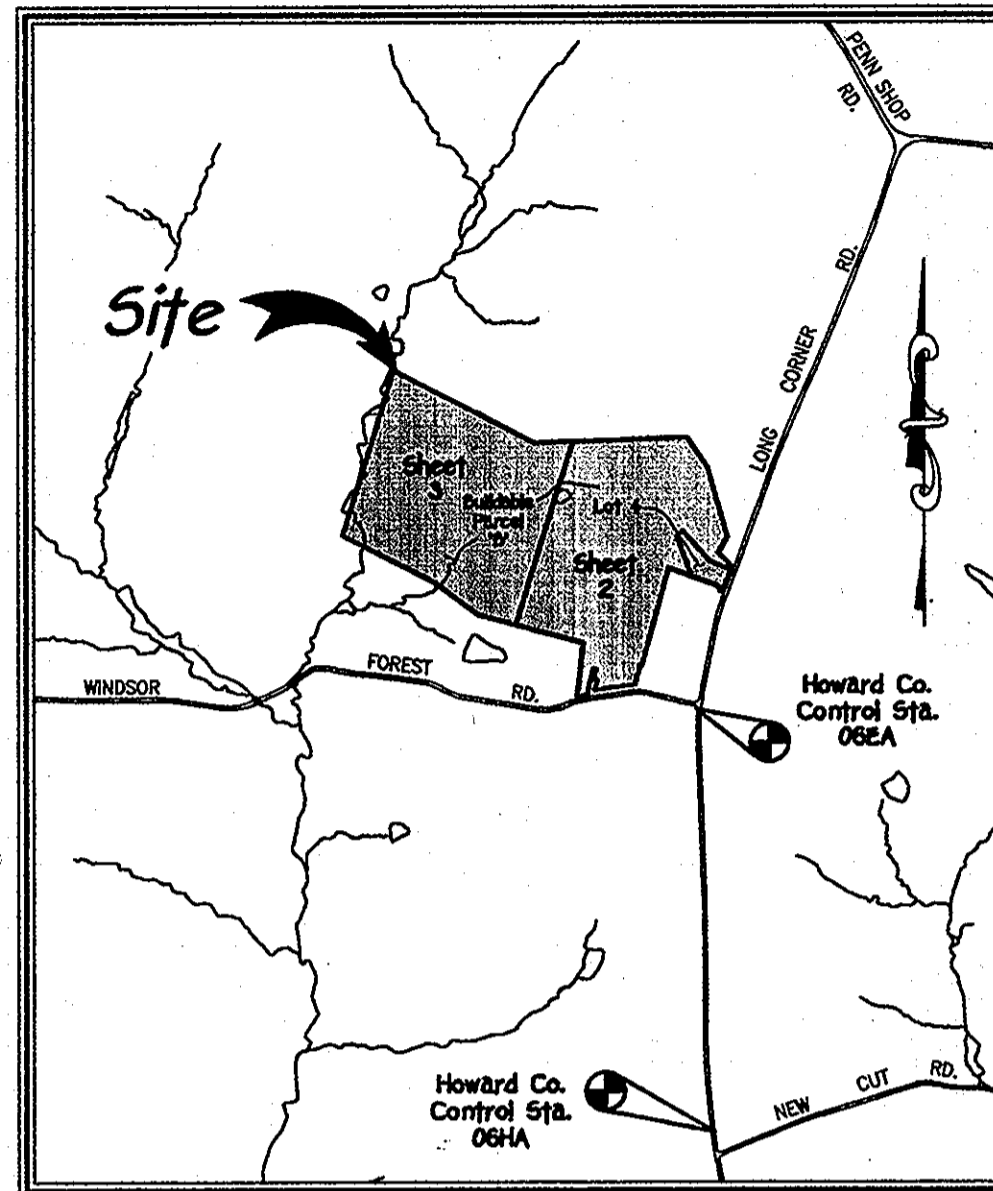
- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewerage Disposal. Improvements Of Any Nature In This Area Restricted Until Public Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Variances For Encroachments Into The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
- The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
- Subject Property Zoned RC-DEO Per 02/02/04 Comprehensive Zoning Plan And The "Comp Lite" Zoning Amendments Effective 7/28/06.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 06HA And No. 06EA.
Sta. 06HA N 603,004.9294 E 1,267,939.0704
Sta. 06EA N 605,662.2483 E 1,267,824.3094
- This Plat Is Based On A Field Run Monumented Boundary Survey Performed By Shanberger & Lane In December, 2008 And January, 2009.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- Use-In-Common Driveways Shall Be Provided Prior Issuance Of A Use And Occupancy Permit For Any New Dwellings. 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. (1/2" 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 (H25-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.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- Denotes Existing Public Forest Conservation Easement.
- The Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard County Code 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.
- Previous Department Of Planning And Zoning File Nos. F-96-73, F-97-32, F-97-28, F-97-118, F-96-61, SDP-96-15, F-97-57, F-97-58, WP-96-59, F-98-27, F-09-106 And ECP-10-014 (Approved On July 8, 2010).
- No Clearing, Grading Or Construction Is Permitted Within The Required Wetlands, Streams, Or Their Buffers And Forest Conservation Easement Areas.
- There Is An Existing Dwelling Located On Buildable Parcel 'B' To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
- Landscaping For Lot 4 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, And Landscape Surety In The Amount Of \$1,200.00 (4 Trees @ \$300.00 Each) Will Be Provided With The Builders Grading Permit. Buildable Parcel 'B' Is Exempt From Landscaping Requirements Since An Existing Dwelling On Buildable Parcel 'B' Exists And Is To Remain.
- This Plat Complies With The Requirements Of Section 16.1200 Of The Howard County Code For Forest Conservation By The Establishment Of A 2.30 Acre Forest Conservation Easement On Plats Entitled "Paragon Property" And Recorded As Plat Nos. 12309 Thru 12311 (F-96-73).
- Stormwater Management Requirements For The Site Will Be Met Using Environmental Site Design To The Maximum Extent Possible In Accordance With The Maryland Stormwater Management Design Manual, Volumes I & II, Effective May Of 2009. The Proposed Practices For Lot 4 Are As Follows:
Roof-top Disconnection (N-1)
Non-roof-top Disconnection (N-2)
- These Practices Shall Be Privately Maintained In Accordance With An Individual Declaration Of Covenants.
- This Plan Is Subject To The Amended 5th Edition Of The Subdivision And Land Development Regulations Per Council Bill No. 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.
- A Private Use-In-Common Driveway Access And Maintenance Agreement For A Shared Driveway For Lot 4 And Buildable Parcel 'B' Has Been Recorded Simultaneously With This Plat.
- This Property Is Located Outside Of The Metropolitan District.
- A Community Meeting Was Conducted On 05-06-10 For The Purpose Of The Developer To Provide Information To The Community Regarding The Proposed Residential Development And To Allow The Community The Opportunity To Ask Questions And To Make Comments, Per Section 16.128(d), Of The Subdivision Regulations.
- There Are Historic Structures Or Cemeteries That Exist On This Site Based On A Visual Site Visit And Based On A Examination Of The Howard County Cemetery Inventory Map.
- Trash And Recyclables Shall Be Picked Up Along Long Corner Road At The Use-In-Common Driveway.
- The Acreage Necessary To Support The Density Requirement For Lot 4 (4.25 acres - 1.08 ac. = 3.17 ac.) Is Located Within The Remaining Preservation Easement Area Of Buildable Parcel B After The 8th Density Exchange (5.187 ac.) With The Recording Of This Final Plat For Lot 4. There Is No Area Remaining In The Preservation Easement Area Of Buildable Parcel B Exhausting All Remaining Density Rights.

Reservation Of Public Utility Easements

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities, Located In, On, Over, And Through Lot 4 And Buildable Parcel 'B'. Any Conveyances Of The Aforesaid Lot/Parcel Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds) Conveying Said Lot/Parcel. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities Their Acceptance By Howard County, And, The County Shall Accept The Easements And Record The Deeds) Of Easement In The Land Records Of Howard County."

Legend

- Existing Preservation Easement (Plat Nos. 12406 And 13128)
- Existing Public Forest Conservation Easement (Plat Nos. 12309 Thru 12311 And 12406)
- Existing Private Sewerage Easement (Plat No. 12310) To Be Relocated By Recordation Of This Plat
- Existing 20' Private AT&T R/W And Easement (L. 466, F. 280)
- Existing 24' Wide Private Use-In-Common Easement (L. 3666, F. 90)
- Private Use-In-Common Access Easement For The Use And Benefit Of Lot 4 And Buildable Parcel 'B'
- Existing Private Off-Site Line Of Sight Distance Easement And Agreement (L. 12810 F. 95)



Howard County ADC Map No. 4690, Grids D7, E7, D8 & E8

Vicinity Map

SCALE: 1" = 1200'

General Notes Continued:

- Lot 4 Will Be Subject To The Following Conditions:
a. The On-Site Sewerage Disposal System (OSDS) Is Designed As A Low Pressure Dosed System.
b. Install A Roof ANR System Or The Nitrex System (Used As An Add-On To The Advanced) That Shall Be Maintained In Perpetuity Or Until Public Sewer Becomes Available; And
c. Record An Agreement In Land Records For The Paragon Property That Requires Operation And Maintenance In Perpetuity By Maintaining A Service Contract With A Certified Service Provider. The System Shall Be Inspected And Have Necessary Operation And Maintenance Performed By A Certified Service Provider At A Minimum Of Once Per Year.

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

Terrell A. Fisher, L.S. #10692 11/3/10
(Registered Land Surveyor) Date

Donald R. Reuwer, Jr. 11/4/2010
Hunt Club Ventures, LLC Date
By: Donald R. Reuwer, Jr., Member (Owner)

Total Area Tabulation

	Sheet 2	Sheet 3	Total
Total Number Of Buildable Lots To Be Recorded	1	0	1
Total Number Of Open Space Lots To Be Recorded	0	0	0
Total Number Of Buildable Parcels To Be Recorded	1	0	1
Total Number Of Lots/Parcels To Be Recorded	2	0	2
Total Area Of Buildable Lots To Be Recorded	1.084 Ac.*	0.000 Ac.*	1.084 Ac.*
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.*	0.000 Ac.*	0.000 Ac.*
Total Area Of Buildable Parcels To Be Recorded	29.197 Ac.*	30.467 Ac.*	59.664 Ac.*
Total Area Of Lots/Parcels To Be Recorded	30.281 Ac.*	30.467 Ac.*	60.748 Ac.*
Total Area Of Roadway To Be Recorded	0.000 Ac.*	0.000 Ac.*	0.000 Ac.*
Total Area To Be Recorded	30.281 Ac.*	30.467 Ac.*	60.748 Ac.*

Density Exchange

	INITIAL EXCHANGE	SECOND EXCHANGE	THIRD EXCHANGE	FOURTH EXCHANGE	FIFTH EXCHANGE	SIXTH EXCHANGE	SEVENTH EXCHANGE	EIGHTH EXCHANGE
SENDING PARCEL INFORMATION	QUARTERFIELD III (SDP-96-15)	WOODFORDS GRANT (F-96-60)	CLEARVIEW ESTATES, SEC. TWO, LOT 63 (F-97-32)	WILLIAMSON PROPERTY (F-97-57)	MAJICK PROPERTY (F-97-58)	LINDEN CHURCH ROAD PROPERTY (F-97-188)	NKS FOLLY (F-97-228)	QUARTERFIELD III (F-96-27)
TOTAL PARCEL COMPUTED ACREAGE	60.75 Acres	60.75 Acres	60.75 Acres	60.75 Acres	60.75 Acres	60.75 Acres	60.75 Acres	60.75 Acres
PRESERVATION PARCEL ACREAGE	41 Acres - 9.59 Acres = 31.41 Acres	28.41 Acres	25.41 Acres	22.41 Acres	19.41 Acres	13.41 Acres	10.41 Acres	7.41 - 15.77 = 23.18 Acres
DEO UNITS SENT (14.25)	0	0	0	0	0	0	0	0
DEO UNITS CREATED (13)	31.41 / 3 = 10	28.41 / 3 = 9	25.41 / 3 = 8	22.41 / 3 = 7	19.41 / 3 = 6	13.41 / 3 = 4	10.41 / 3 = 3	23.18 / 3 = 7
DEO UNITS SENT	1	1	1	1	2	1	1	6
ACREAGE OF EASEMENT REMAINING	31.41 - 3 = 28.41 Acres	28.41 - 3 = 25.41 Acres	25.41 - 3 = 22.41 Acres	22.41 - 3 = 19.41 Acres	19.41 - 6 = 13.41 Acres	13.41 - 3 = 10.41 Acres	10.41 - 3 = 7.41 Acres	23.18 - 18 = 5.18 Acres

Owner And Developer

Hunt Club Ventures, LLC
5300 Dorsey Hall Dr., Suite 102
Ellicott City, Maryland 21042-7818
Ph: 443-367-0415

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2955

Purpose Statement

The Purpose Of This Plat Is To Create Lot 4 And Buildable Parcel 'B' From Existing Parcel 'A' And To Revise The B.R.L.'s On Buildable Parcel 'B', As Shown On A Plat Entitled "Plat Of Correction, Parcel A, Paragon Property" And Recorded As Plat No. 20575.

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

Richard P. Peterson 12/21/10
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Michael J. ... 12/17/10
Chief, Development Engineering Division Date

V. ... 11/07/11
Director Date

OWNER'S CERTIFICATE

Hunt Club Ventures, LLC, By Donald R. Reuwer, Jr., 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 11th Day Of November, 2010.

Donald R. Reuwer, Jr.
Hunt Club Ventures, LLC
By: Donald R. Reuwer, Jr., Member

Terrell A. Fisher
Witness

SURVEYOR'S CERTIFICATE

I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Robert David Long And Elizabeth Ann Long To Hunt Club Ventures, LLC By Deed Dated July 13, 2009 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 11922 At Folio 479, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

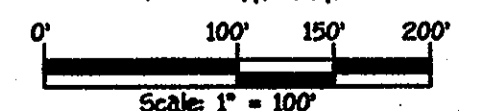
Terrell A. Fisher 11/3/10
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 21441 ON 11/11/11
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Paragon Property
Lot 4 And Buildable Parcel 'B'

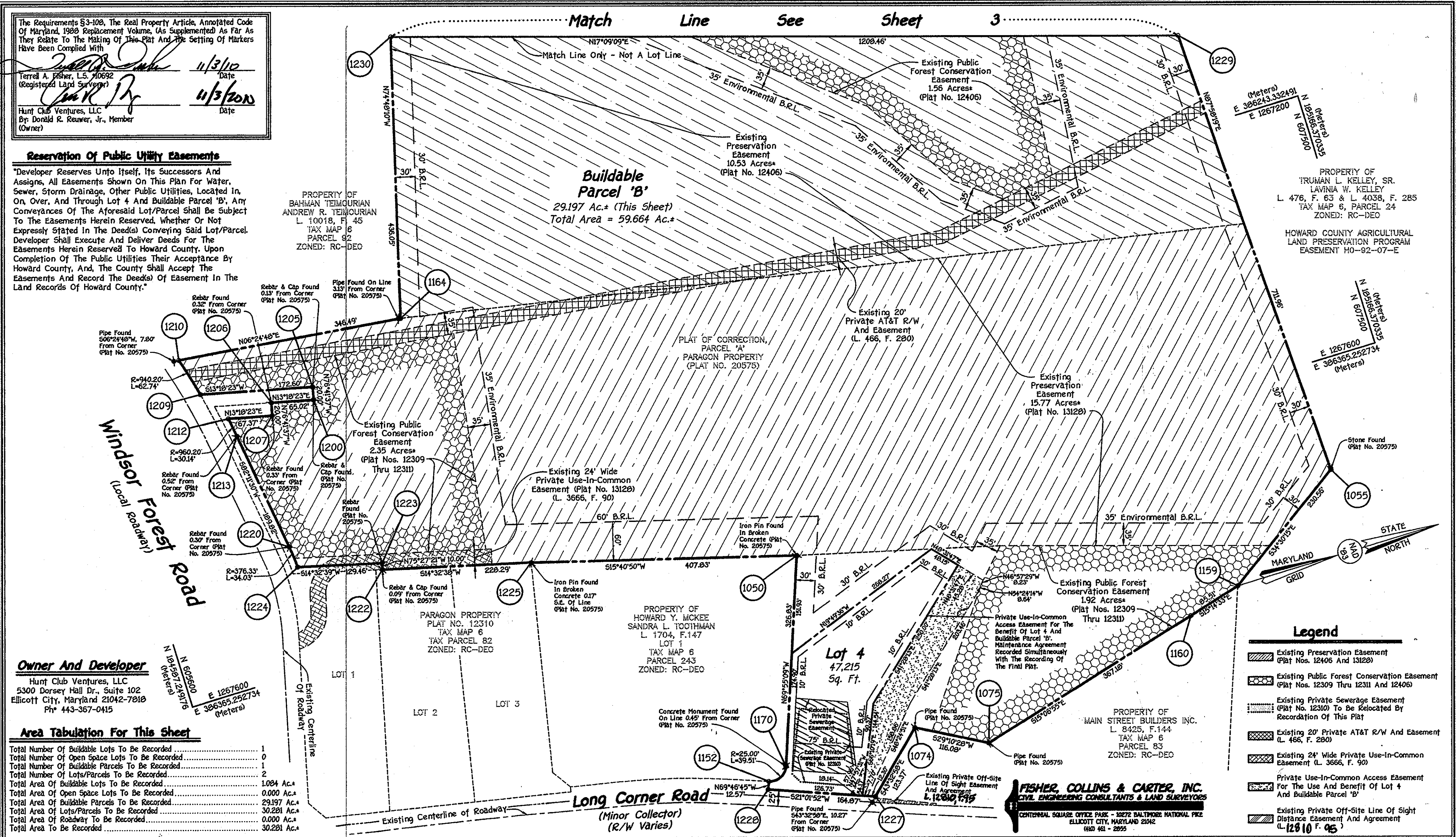
(A Resubdivision Of Parcel 'A', As Shown On A Plat Entitled "Plat Of Correction, Parcel A, Paragon Property" - Plat No. 20575)
Zoned: RC-DEO

Tax Map: 6 Grid: 9, 10, 15, 16 Parcel: 82
Fourth Election District
Howard County, Maryland



Date: October 27, 2010 Sheet 1 Of 3

F-10-123



The Requirements S3-106, 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 Compiled With

Terrell A. Fisher 11/3/10
Date
Terrell A. Fisher, L.S. 10692
(Registered Land Surveyor)

Donald R. Reuser, Jr. 11/3/2010
Date
Hunt Club Ventures, LLC
By: Donald R. Reuser, Jr., Member
(Owner)

Reservation Of Public Utility Easements

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities, Located In, On, Over, And Through Lot 4 And Buildable Parcel 'B', Any Conveyances Of The Aforesaid Lot/Parcel Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Lot/Parcel. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities Their Acceptance By Howard County, And, The County Shall Accept The Easements And Record The Deeds) Of Easement In The Land Records Of Howard County."

Owner And Developer

Hunt Club Ventures, LLC
5300 Dorsey Hall Dr., Suite 102
Ellicott City, Maryland 21042-7818
Ph* 443-367-0415

Area Tabulation For This Sheet

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

B. Wilson for Peter Beilenson 12/21/10
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division 12/17/10
Date

Kent Slebocka-Tilk 1/07/11
Date
Director

OWNER'S CERTIFICATE

Hunt Club Ventures, LLC, By Donald R. Reuser, Jr., 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 11th Day Of November, 2010.

Donald R. Reuser, Jr.
Hunt Club Ventures, LLC
By: Donald R. Reuser, Jr., Member

Terrell A. Fisher
Witness

SURVEYOR'S CERTIFICATE

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Terrell A. Fisher 11/3/10
Date
Terrell A. Fisher, Professional Land Surveyor No. 10692

RECORDED AS PLAT No. 21442 ON 11/14/11
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Paragon Property
Lot 4 And Buildable Parcel 'B'

(A Resubdivision Of Parcel 'A', As Shown On A Plat Entitled
"Plat Of Correction, Parcel A, Paragon Property" - Plat No. 20575)
Zoned RC-DEO

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Fourth Election District
Howard County, Maryland

Scale: 1" = 100'

Date: October 27, 2010 Sheet 2 Of 3

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- Private Use-In-Common Access Easement For The Use And Benefit Of Lot 4 And Buildable Parcel 'B'
- Existing Private Off-Site Line Of Sight Distance Easement And Agreement (L. 12810 F. 95)

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