

COORDINATE TABLE

NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
001	566114.7854	1317301.0495	106	565542.4313	1317506.5159
002	566101.1917	1317896.9640	107	565707.0224	1317511.9106
003	566037.7536	1317884.0363	111	565706.1955	1317560.5124
004	565673.2697	1317929.5339	112	565619.9949	1317632.8565
005	565619.1539	1318031.6691	250	564607.4780	1317029.0911
006	565631.2092	1318352.4932	251	564668.1814	1317242.7658
007	565156.9704	1318370.3706	252	564768.9146	1317418.4332
008	565133.2171	1318099.3415	253	564822.5076	1317686.1822
009	564805.2161	1317045.6020	254	564654.9126	1318129.1337
100	565636.7221	1317174.9550	703	564565.4744	1316850.5880
101	565579.3278	1317199.2910	704	564609.1196	1316830.6105
102	565631.1937	1317325.8848	708	565639.3856	1317044.6596
103	565524.7503	1317328.3863			
104	565521.3626	1317447.6128			
105	565514.5677	1317504.0368			

CURVE DATA TABLE

Curve	Number	Length	Radius	Chord Bearing	Chord Distance	Delta	Tangent
254 - 253	C-1	478.03'	1012.09'	N69°16'31"W	473.60'	27°03'43"	243.56'
253 - 252	C-2	277.87'	430.00'	S78°40'52"W	273.06'	37°01'30"	143.98'
251 - 250	C-3	224.35'	460.00'	S74°08'26"W	222.13'	27°56'38"	114.45'
250 - 703	C-4	184.58'	465.74'	S76°45'31"W	183.38'	22°42'28"	93.52'
105 - 106	C-5	27.99'	250.00'	N05°05'04"E	27.97'	6°24'52"	14.01'

MINIMUM LOT SIZE TABULATION

LOT NO.	GROSS AREA	PIPESTEM	MINIMUM LOT SIZE
1	1.2264 AC	0.1711 AC	1.0553 AC
Buildable Pres. Parcel "A"	25.4202 AC	0.2105 AC	25.2098 AC
2*	1.6164 AC	0.2403 AC	1.3761 AC

* SEE NOTE #30, SHT 3

DENSITY SUMMARY

- Gross Area: 33.1836 Ac ±
- Area of 100 Year Floodplain: 2.8081 Ac ±
- Area of Steep Slopes: 1.0437 Ac ±
- Net Area of Property: 29.3318 Ac ±
- By Right Density: 33.1836 Ac / 4.25 = 7.8 or 7 Units
- The Owner Proposes: 2 Cluster Lots
1 Buildable Preservation Parcel
1 Non-Buildable Bulk Parcel

RESERVATION OF FOREST CONSERVATION EASEMENTS

Developer reserves unto itself, its successors and assigns, the Forest Conservation Easement located in, on, over and through Buildable Preservation Parcel "A" and Non-Buildable Bulk Parcel "B", or portions thereof, and shown on this plat as the Forest Conservation Area. Any and all conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deeds conveying said lots. Developer shall execute and deliver a deed of Forest Conservation Easement to Howard County with a metes and bounds description of the Forest Conservation Area. 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 the Developer's surety posted with said agreement, the County shall accept the easements and record the deed(s) of Forest Conservation 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.

[Signature] 3/29/11
D. Wayne Weller, Professional Land Surveyor
MD Reg. No. 10685

[Signature] 3/20/11
Robert B. White, Resident Agent
Hedgerow Farm, LLC

AREA TABULATIONS (All Sheets):

- Total number of lots/parcels to be recorded: 2, 1 Buildable Preservation Parcel and 1 Non-Buildable Bulk Parcel
a) Buildable: 2
b) Non-Buildable: 1 (Bulk)
c) Open Space: 0
d) Preservation Parcels: 1 (Buildable)
- Total area of lots/parcels to be recorded: 33.1836 Ac.±
a) Buildable: 2.8428 Ac.±
b) Non-Buildable: 4.9205 Ac.±
c) Open Space: 0
d) Preservation Parcels: 25.4202 Ac.±
- Total area of road right-of-way to be recorded: 0
- Total area of subdivision to be recorded: 33.1836 Ac.±

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

[Signature] For: Peter Beilenson 5/14/11
Howard County Health Officer Date 1790

APPROVED: Howard County Department of Planning and Zoning.

[Signature] 5/16/11
Chief, Development Engineering Division Date
[Signature] 5/17/11
Director Date

THIS IS TO CERTIFY THAT I HAVE PERFORMED A BOUNDARY SURVEY OF THE SUBJECT PROPERTY SHOWN HEREON AND THE BEARINGS AND DISTANCES AS SHOWN ARE CORRECT. I ASSUME LIABILITY FOR THE BOUNDARY OF THE LAND DEPICTED ON THE PLATS AND ASSUME NO LIABILITY FOR ANY OTHER DATA OR INFORMATION SHOWN ON THE PLATS.

[Signature] 03/29/11
M. NAJIB ROSHAN, L.S.
MD REG. NO. 11043

OWNER/DEVELOPER:
Hedgerow Farm, LLC
13803 Lakeside Drive
Clarksville, MD 21029-1025
(301)802-1051

GENERAL NOTES con't.

- This plat complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation by RETENTION of 11.34 acres of forest in existing easements # 2,4,5,7,8,9,10 and Non easement credit areas located on Lot 2 (F00-59) and Lot 6 (F01-81) Thaler Estates, 1.18 acres of Reforestation in existing easements #1 and #3 Thaler Estates (F00-59) and 3.26 acres of Reforestation in existing easement #6 Thaler Estates (F00-59).
- The owner certifies that to the best of his knowledge, there are no cemetery sites or burial grounds on the property to be subdivided.
- The pipestem for Lot 1 is 1006 feet +/- long, Buildable Preservation Parcel "A" is 1119 feet +/- long and the pipestem for Lot 2 is 982 feet +/- in length. All pipestems meet Section 16.120(b)(6)(ii)a. of the Subdivision Regulations.
- A maintenance agreement is required for the shared driveway for Lots 1, 2, Buildable Preservation Parcel "A" and the future resubdivision of Non-Buildable Bulk Parcel "B". The maintenance agreement will be recorded concurrently with the plat. The shared driveway will be maintained by the owners of Lots 1, 2, Buildable Preservation Parcel "A" and the lots created under the future resubdivision of Non-Buildable Bulk Parcel "B".
- All wells have been drilled and completion reports submitted to the Health Department.
- Any changes to a Private sewage disposal easement shall require a revised percolation certification plat.
- The existing septic system presently used by the existing dwelling, #13550, shall be abandoned and a new septic system installed for Lot 2. The existing hand dug well located on Lot 2 and the existing well located within the existing driveway shall be properly abandoned by a licensed well driller and the abandonment report shall be forwarded to the Health Department prior to final plat signature approval. The existing septic system presently used by the garage/exercise room on Lot 2 shall be abandoned and the effluent line from this structure shall be tied into the new septic system for Lot 2 noted above. The water line from the existing well west of the existing barns which currently connects to the existing dwelling, #13550, shall be rerouted to the principal residence (pool house w/ addition) on Buildable Preservation Parcel "A" prior to final plat signature approval.

Refer to Sheet 3 for additional General Notes:

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Melissa J. Van Hise to Hedgerow Farm, LLC by deed dated December 30, 2009 and recorded among the Land Records of Howard County, Maryland in Liber 12245 Folio 274 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] 3/23/11
D. Wayne Weller, Professional Land Surveyor MD Reg. No. 10685 Date

OWNER'S CERTIFICATE

We, Hedgerow Farm, LLC; A Maryland Limited Liability Company; By Robert B. White, resident agent, 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:

- 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 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 my hand this 20th day of MARCH, 2011.
[Signature] Resident Agent
Robert B. White, Resident Agent
Hedgerow Farm, LLC

GENERAL NOTES

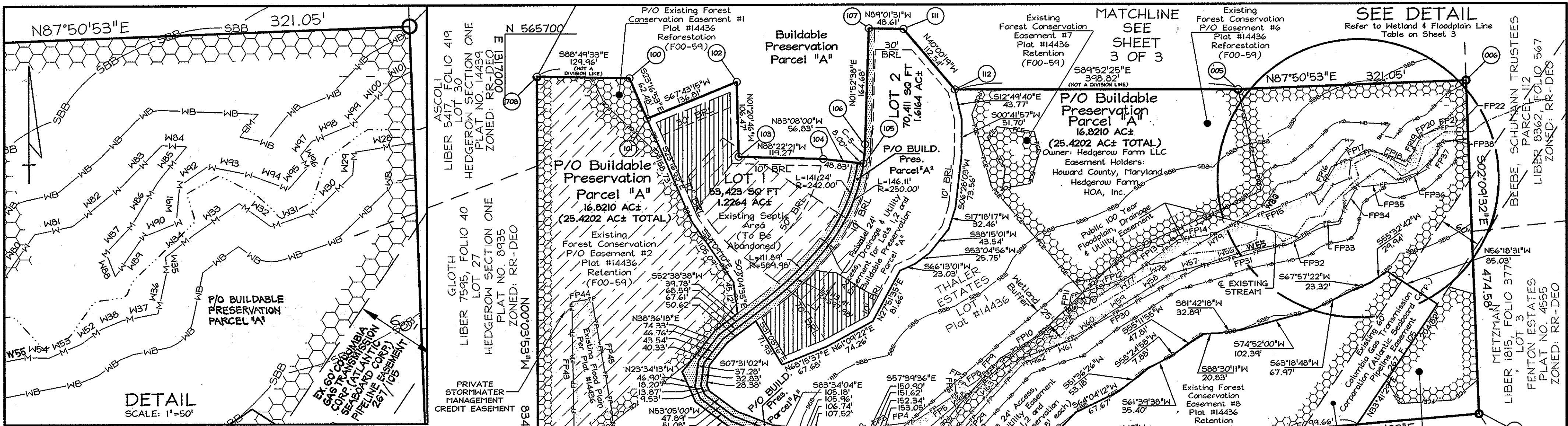
- The boundary shown hereon is based on a field run monumented Boundary Survey performed by Fitzroy Bertrand and Real Estate Surveyors, LLC, on or about July 29, 1999 and updated by NJR & Associates on May 5, 2005.
- These Coordinates are based on NAD 83, Maryland State Plane Coordinate System, as projected from Howard County control stations.
Sta. 28HA N 565347.937
E 1319266.269
Sta. 34A4 N 564448.233
E 1318324.885
- Stone or Concrete Monument Found or set
Pipe or Rebar Found or Set
- Deed References: Liber 12245, Folio 274
Plat Reference: Plat # 14436 - 14437
- Subject property is zoned RR-DEO per 7/28/2006 Comprehensive Zoning Plan and the Comp Lite Zoning Amendments effective 7/28/2009.
- BRL denotes Building Restriction Line.
ESB denotes Environmental Setback
- All areas shown on this plat are +/-, more or less.
- 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.
- Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements and/or as allowed by Design Manual Waiver approved by the Department of Planning & Zoning on July 8, 2010: See Note 33:
a) Width - 12' (16 feet serving more than one residence).
b) Surface - 6 inches of compacted crusher run base with tar and chip coating (1 1/2" min.).
c) Geometry - Maximum 15% 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.
- The environmental features which currently exist onsite are floodplain, steep slopes, wetlands, wetland buffers, streams and their bank buffers. This project does not disturb any steep slopes which are greater than 20,000 square feet of on-site and offsite contiguous area, wetlands, wetland buffer, streams and stream bank buffers with the exception of the floodplain and buffer areas associated with driveway stone wall extensions.
- The Wetland study for this property (Thaler Estates / F00-59) was originally conducted by I.P.D.S. dated September, 1999 and January, 2000. LDE Inc. redelineated the wetland areas as part of Thaler Estates (F01-81) dated August, 2005 and confirmed the limit of wetlands for this project on January, 2010.
- 100 Yr floodplain areas shown per Plat #14436 (F00-59) and as redefined March, 2010. The floodplain study amendment was approved by the Department of Planning & Zoning, October 2010.
- Landscaping for Lots 1, 2 and Buildable Preservation Parcel "A" and Non-Buildable Bulk Parcel "B" is provided in accordance with a Certified Landscape Plan on file with this plat.
- A Letter of Exemption Application has been filed with the Maryland Department of the Environment for the repair work to the existing driveway stone wall extensions located within the 100 year floodplain and wetland buffer.
- 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 building permit applications.
- Stormwater management for Lot 1 is provided by Environmental Site Design by use of permeable pavement and sheet flow to conservation area. Stormwater management for Buildable Preservation Parcel "A" & Lot 2 is exempt. No new impervious areas are proposed on each of these lots / parcels.
- These areas designate a private sewage easement of at least 10,000 square feet as required by the Maryland Department of the Environment for individual sewage disposal. (COMAR 26.04.03) Improvements of any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the limits of wetlands, streams, or their required buffers, floodplain and forest conservation easement areas with the exception of the floodplain and buffer areas associated with the driveway stone wall extensions.
- The lots shown, hereon comply with the minimum lot area and ownership width as required by the Maryland Department of the Environment.
- There are existing dwellings and structures located on Buildable Preservation Parcel "A" and Lot 2 to remain. No new buildings, extensions or additions to the existing dwellings and structures are to be constructed at a distance less than the Zoning Regulation requirements.
- The property is listed in the Historic Sites Inventory as HO-171 known as 'Hedge Row' or 'Left Over'. The subdivision proposal was presented to the Historic District Commission on 3/4/10 and received advisory approval.
- The Forest Conservation Easements have 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 Easements; however, Forest Management Practices as defined in the Deed of Forest Conservation Easement are allowed.

The purpose of this plat is to resubdivide Lot 1, Thaler Estates Plat # 14436 (F00-59) into cluster Lots 1, 2, Buildable Preservation Parcel "A" and Non-Buildable Bulk Parcel "B", revise the previously platted wetland boundary & 100 Year Floodplain Limits and revise the previously platted 75' stream buffer to provide the required 100' Stream Bank Buffer.

RECORDED AS PLAT NUMBER 21590
ON 5/23/11 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

HEDGEROW FARM
Lot 1, 2, Buildable Preservation Parcel "A" and Non-Buildable Bulk Parcel "B"
A RESUBDIVISION OF
LOT 1, THALER ESTATES, PLAT #14436
Tax Map 28 - Grid 20 - Parcel 64 - Zoned: RR-DEO
5th Election District - Howard County, Maryland
Scale: As Shown - Date: March 2011 - Sheet 1 of 3
Previous Submittals: F00-58, F00-59, WP 00-65, F01-81, WP06-58, F 07-44, ECPIO-015, WP 10-172

LDE INC.
Engineers • Surveyors • Planners
Historic Carriage House
7520 Main Street • Suite 203 • Sykesville, Maryland • 21784
(410)795-6391 • (410)795-6392 • (410)795-9540 FAX • www.Landsurveyormd.com



DETAIL
SCALE: 1"=50'

EASEMENT HATCH LEGEND

- EXISTING FOREST CONSERVATION EASEMENT
- PRIVATE SEWAGE DISPOSAL EASEMENT
- PRIVATE ACCESS, DRAINAGE & UTILITY EASEMENT
- PRIVATE STORMWATER MANAGEMENT CREDIT EASEMENT
- PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT

ENVIRONMENTAL LEGEND:

- FP- - FP- - 100 Year Floodplain Easement
- C/L Existing Stream
- SBB- - SBB- - 100' Stream Bank Buffer
- W- - W- - Non-Tidal Wetlands
- WB- - WB- - 25' Wetland Buffer

AREA TABULATIONS (This Sheet):

1. Total number of lots/parcels to be recorded: 2, 1 Buildable Preservation Parcel and 1 Non-Buildable Bulk Parcel
 - a) Buildable: 2
 - b) Non-Buildable: 1 (Bulk)
 - c) Open Space: 0
 - d) Preservation Parcels: 1 (Buildable)
2. Total area of lots/parcels to be recorded: 24.5844 Ac.±
 - a) Buildable: 2.8428 Ac.±
 - b) Non-Buildable: 4.9205 Ac.±
 - c) Open Space: 0
 - d) Preservation Parcels: 16.8210 Ac.±
3. Total area of road right-of-way to be recorded: 0
4. Total area of subdivision to be recorded: 24.5844 Ac.±

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

Peter Beilenson 5/14/11
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

Chief, Development Engineering Division 5/16/11 Date
Director 5/17/11 Date

OWNER/DEVELOPER:
Hedgerow Farm, LLC
13803 Lakeside Drive
Clarksville, MD 21029-1025
(301)802-1051

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 3/27/11
D. Wayne Weller, Professional Land Surveyor MD Reg. No. 10685 Date

Robert B. White 3/20/11
Resident Agent
Hedgerow Farm, LLC Date

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Melissa J. Van Hise to Hedgerow Farm, LLC by deed dated December 30, 2009 and recorded among the Land Records of Howard County, Maryland in Liber 12245 Folio 274 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 3/23/11 Date
D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685

OWNER'S CERTIFICATE

We, Hedgerow Farm, LLC; A Maryland Limited Liability Company; By Robert B. White, resident agent, 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 my hand this 20th day of MARCH, 2011.

Robert B. White Resident Agent
Hedgerow Farm, LLC

RECORDED AS PLAT NUMBER 21591
ON 5/23/11 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

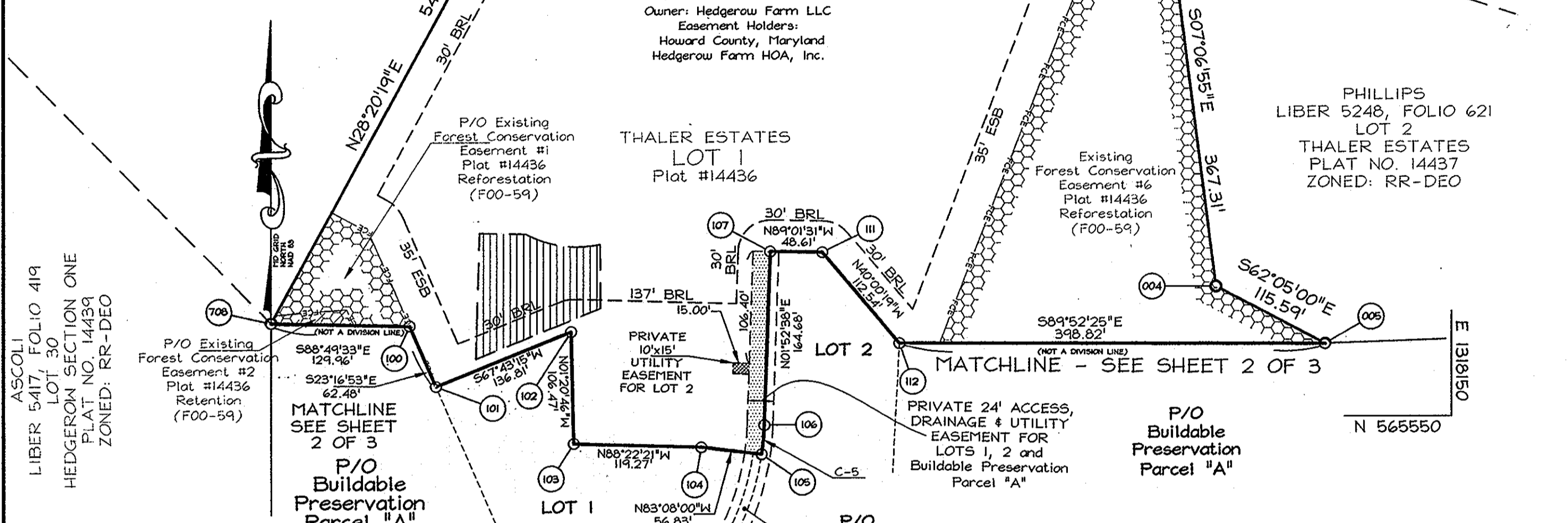
HEDGEROW FARM
LOT 1, 2, Buildable Preservation Parcel "A" and Non-Buildable Bulk Parcel "B"
A RESUBDIVISION OF
LOT 1, THALER ESTATES, PLAT #14436
Tax Map 28 - Grid 20 - Parcel 64 - Zoned: RR-DEO
5th Election District - Howard County, Maryland
Scale: 1" = 100' - Date: March 2011
Previous Submittals: F00-58, F00-59, WF 00-65, F01-81, WF06-58, F 07-44, ECP10-015, WF 10-172

LDE INC.
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General Notes (Con't):

- 30.) In accordance with Section 105.E.1.c of the Howard County Zoning Regulations, the Health Department supports the recommendation to increase the maximum lot size of Lot 2 to a maximum of 60,000 square feet. (The 60,000 square feet maximum lot size does not include the pipestem).
- 31.) Upon building permit review the septic systems for all proposed structures and/or existing structure expansions shall be re-evaluated to determine sufficient system capacity.
- 32.) The Environmental Concept Plan (ECP10-015) review was based on ECP checklist requirements. Zoning Regulations and Subdivision and Land Development Regulations have been evaluated and approved under this final plan submission.
- 33.) Proposed activities within the environmental buffers were determined essential or necessary disturbance per Subsection 16.116.c of the Subdivision and Land Development Regulations as part if the approval of ECP 10-015.
- 34.) Under ECP 10-015, On July 8, 2010, the Development Engineering Division approved the request to waive Design Manual, Volume III, Section 2.6.B which requires that a 16' wide shared use driveway be provided and Section 4.3.1.a.2 which requires that when a residential driveway crosses a floodplain, a public access place must be provided; based on:
 1. the justification provided by LDE in their letter
 2. a letter dated 12/15/09 from the Howard County Department of Fire and Rescue Services approving with conditions the use of the existing driveway for access to the proposed three lots
 3. the granting of the requested waivers will not impact the County's infrastructure systems
- 35.) The purpose of Buildable Preservation Parcel "A" is the preservation of the remaining property residue which will house the pool, barns and pastures of the historic properties, known as "Left Out", "Left Over" or "Hedgerow". The purpose of Non-Buildable Bulk Parcel "B" is the reservation of this land for the future resubdivision, creating 2 cluster lots # 4 and 5 as depicted on a waiver exhibit "Percolation Certification Plat, Hedgerow Farm, Lots 4 & 5", the remaining area of Non-Buildable Bulk Parcel "B" shall be placed into a non-buildable preservation parcel and shall be designated as "Non-Buildable Preservation Parcel "C".
- 36.) In accordance with Section 16.121.9.2 of the Subdivision and Land Development Regulations, open space is not required for this project.
- 37.) The owner certifies that to the best of his knowledge, there are no cemetery sites or burial grounds on the property to be subdivided.
- 38.) This project is subject to WP-10-172 from the Howard County Subdivision and Land Development Regulations. On October 12, 2010, the Planning Director approved the request to waive Subsections 16.120(b)(4)(iii)(b), 16.132(a)(1)(iv) and 16.144(b) of the Howard County Code. Waiver approval allows environmental features to be located on lots less than 10 acres in size, waives the requirement that the developer provide road improvements and waives the requirement that a sketch plan or preliminary sketch plan be submitted for the subdivision referenced Waiver approval is subject to the following conditions:
 1. Petitioner shall redesignate Lot 2 of Hedgerow Farm, Lots 1 - 3 as "Buildable Preservation Parcel "A". Buildable Preservation Parcel "A" shall have an area sufficient to maintain the base density of the proposed subdivision given the two cluster lots proposed and to support Buildable Preservation Parcel "A" (minimum 10 Acres)
 2. Petitioner shall designate the remaining area of the subdivision not needed to support Buildable Lots 1 and 2 and Buildable Preservation Parcel "A" as Non-Buildable Bulk Parcel "B". At the time of the resubdivision of Non-Buildable Bulk Parcel "B" into two additional cluster lots located to the east side of Lot 3 (future lots # 4 & 5 as depicted on a waiver exhibit "Percolation Certification Plat, Hedgerow Farm, Lots 4 & 5"), the remaining area of Non-Buildable Bulk Parcel "B" shall be placed into a non-buildable preservation parcel and shall be designated as "Non-Buildable Preservation Parcel "C".
 3. Petitioner shall identify any and all areas of existing forest conservation easements which will no longer qualify toward satisfying the forest conservation obligations of Thaler Estates, Plat No. 14436 - 14437, (F 00-059). Any forest conservation deficit shall be corrected by the addition of new forest conservation easements or augmentation of existing easements
 4. Petitioner shall obtain all Federal, State and local permits required for activities in regulated areas.
- 39.) Buildable Preservation Parcel "A" is encumbered by an easement agreement with HEDGEROW FARM Homeowners Association Inc. and Howard County, Maryland. This agreement prohibits further subdivision of this parcel, outlines the maintenance responsibilities of their owners and enumerates the uses permitted on the parcel. Buildable Preservation Parcel "A" will be owned by HEDGEROW FARM, LLC.
- 40.) The Articles of Incorporation for the HEDGEROW FARM Home Owners Association, Inc., Identification No: D 13997244 has been accepted and approved by the State Department of Assessment and Taxation on January 4, 2011.
- 41.) The public 100 year floodplain, drainage & utility easement is owned and maintained by HEDGEROW FARM, LLC. In accordance with Section 16.115.b.2.ii of the subdivision regulations, the owner grants Howard County a perpetual easement for right of entry.

- LEGEND:**
- EXISTING FOREST CONSERVATION EASEMENT
 - PRIVATE SEWAGE DISPOSAL EASEMENT
 - PRIVATE ACCESS, DRAINAGE & UTILITY EASEMENT
 - PRIVATE 10'x15' UTILITY EASEMENT FOR LOT 2



RESERVATION OF FOREST CONSERVATION EASEMENTS
 Developer reserves unto itself, its successors and assigns, the Forest Conservation Easement located in, on, over and through Buildable Preservation Parcel "A" and Non-Buildable Bulk Parcel "B", or portions thereof, and shown on this plat as the Forest Conservation Area. Any and all of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deeds conveying said lots. Developer shall execute and deliver a deed of Forest Conservation Easement to Howard County with a metes and bounds description of the Forest Conservation Area. 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 the Developer's surety posted with said agreement, the County shall accept the easements and record the deed(s) of Forest Conservation Easement in the Land Records of Howard County.

The requirements § 3-10b, 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, Professional Land Surveyor (Date) 3/23/11
 MD Reg. No. 10685
 Robert B. White, Resident Agent (Date) 3/20/11
 Hedgerow Farm, LLC

AREA TABULATIONS (This Sheet):

- Total number of lots/parcels to be recorded: P/O 1
 - Buildable: 0
 - Non-Buildable: 0
 - Open Space: 0
- Total area of lots/parcels to be recorded: 8.5992 Ac.±
 - Buildable: 0
 - Non-Buildable: 0
 - Open Space: 0
 - Preservation Parcels: P/O 1 (Buildable)
- Total area of road right-of-way to be recorded: 0
- Total area of subdivision to be recorded: 8.5992 Ac.±

APPROVED: For Private Water and Private Sewerage Systems
 Howard County Health Department.
 Peter Beilenson, Howard County Health Officer (Date) 5/12/11

APPROVED: Howard County Department of Planning and Zoning.
 Chief, Development Engineering Division (Date) 5/16/11
 Director (Date) 5/17/11

WETLAND LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
W1	281.79	N36°37'01"E	W23	11.46	N29°25'51"W	W45	161.78	S10°09'40"E	W67	45.49	N22°28'14"E	W89	30.26	S70°03'58"E
W2	60.72	N21°12'08"W	W24	61.14	N79°37'03"E	W46	120.63	S64°27'47"E	W68	282.86	N49°11'26"E	W90	19.58	N41°46'04"E
W3	15.96	N31°47'19"E	W25	58.30	S56°26'36"W	W47	127.86	S38°31'47"E	W69	21.73	N43°10'48"E	W91	10.37	N26°02'39"W
W4	118.79	N74°32'15"E	W26	3.57	N90°00'00"W	W48	42.80	N72°26'44"E	W70	31.47	N82°23'02"E	W92	12.93	N38°18'30"E
W5	165.76	N46°00'25"E	W27	11.46	N11°50'55"W	W49	221.64	S21°54'03"E	W71			W93	29.74	N67°51'54"E
W6	53.57	N73°35'55"E	W28	42.61	S80°39'14"W	W50	60.22	S46°42'28"E	W72	81.12	N57°14'05"E	W94	16.52	N41°54'13"E
W7	20.43	S72°11'47"E	W29	16.00	S04°06'57"W	W51	39.24	S67°46'39"E	W73	33.56	N81°04'06"E	W95	24.65	N43°11'04"E
W8	13.44	S54°41'26"E	W30	37.28	S45°42'47"W	W52	18.64	S54°19'24"W	W74	154.12	N58°43'42"E	W96	16.47	N60°50'38"E
W9	37.48	S28°37'41"E	W31	32.53	S70°37'03"W	W53	24.55	S67°06'27"W	W75	35.78	N34°50'18"E			
W10	165.36	S77°18'34"E	W32	28.08	N53°33'24"W	W54	15.21	N88°11'59"W	W76	27.27	N77°57'56"E			
W11	6.51	S51°07'52"E	W33	38.52	S54°53'18"W	W55	43.05	S79°07'47"W	W77	45.59	N50°50'19"E			
W12	0.95	S44°34'26"W	W34	25.73	S51°43'03"W	W56	50.03	S71°45'32"W	W78	39.88	N44°05'41"E			
W13	12.56	S35°47'40"E	W35	10.85	S03°49'08"E	W57	57.33	S74°24'24"W	W79	17.48	S87°25'55"E			
W14	4.79	S25°26'38"E	W36	30.17	S11°35'23"W	W58	61.34	S56°54'47"W	W80	32.74	S38°42'20"W			
W15	101.46	N90°00'00"W	W37	25.02	S79°15'27"W	W59	47.60	S57°43'15"W	W81	36.63	S31°06'17"W			
W16	142.40	N63°04'04"W	W38	16.05	S67°52'38"W	W60	57.04	S52°10'11"W	W82	25.57	S42°51'16"W			
W17	38.48	S77°50'04"W	W39	167.88	N54°42'24"E	W61	32.44	S72°49'19"W	W83	17.96	S21°22'21"E			
W18	213.70	S50°47'39"W	W40	141.86	N44°24'49"E	W62	46.75	S69°19'33"W	W84	34.02	N34°25'37"E			
W19	131.34	S22°26'49"W	W41	61.42	N07°18'53"W	W63	127.50	S42°48'26"W	W85	25.45	N67°43'59"E			
W20	85.31	S60°02'31"W	W42	302.31	N18°04'42"W	W64	57.00	S52°10'53"W	W86	26.82	N05°18'45"E			
W21	76.95	S38°24'14"W	W43	194.45	N00°53'44"W	W65	46.86	S38°01'02"W	W87	24.15	N55°31'48"E			
W22	38.79	S01°43'41"E	W44	28.52	N09°33'45"E	W66	10.89	N53°36'45"W	W88	29.00	S78°26'51"E			

FLOODPLAIN LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
FP1	218.17	N51°49'23"E	FP20	22.99	N62°01'39"E	FP39	157.88	N59°49'29"E			
FP2	37.91	N20°42'19"E	FP21	30.96	N82°14'14"E	FP40	141.86	N49°29'19"E			
FP3	27.19	N64°01'54"E	FP22	17.58	N57°10'24"E	FP41	61.42	N07°18'53"W			
FP4	34.68	N82°38'16"E	FP23	203.74	N57°51'21"E	FP42	302.31	N18°04'12"W			
FP5	71.33	N56°42'05"E	FP24	37.89	S32°08'39"E	FP43	199.95	N00°53'49"W			
FP6	21.79	N05°59'20"W	FP25	59.99	S84°33'43"E	FP44	28.52	N80°33'15"E			
FP7	22.04	S61°51'14"E	FP26	61.68	N26°08'05"W	FP45	161.78	S10°01'02"E			
FP8	15.90	N56°42'05"E	FP27	13.06	N31°37'16"E	FP46	120.63	S04°27'17"E			
FP9	26.62	N43°20'41"E	FP28	19.26	N13°18'53"W	FP47	127.86	S38°34'13"E			
FP10	126.61	N58°14'10"E	FP29	204.57	N42°19'24"E	FP48	93.80	N79°26'46"E			
FP11	33.02	N09°21'01"E	FP30	287.33	N61°02'18"E	FP49	221.61	S31°04'03"W			
FP12	85.08	N71°49'34"E	FP31	133.90	N75°24'12"E	FP50	60.32	S46°54'28"W			
FP13	89.27	N53°08'50"E	FP32	48.82	N55°28'39"E	FP51	39.24	S07°46'30"E			
FP14	45.99	N81°03'42"E	FP33	25.84	N83°55'04"E						
FP15	167.68	N67°39'55"E	FP34	55.23	N28°20'14"E						
FP16	34.73	N23°49'24"E	FP35	66.08	N83°42'13"E						
FP17	63.32	N67°25'20"E	FP36	37.00	N61°10'20"E						
FP18	52.94	S63°01'28"E	FP37	47.48	N30°48'46"E						
FP19	47.68	N25°23'35"E	FP38	34.45	N84°50'15"E						

SURVEYOR'S CERTIFICATE
 I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Melissa J. Van Hise to Hedgerow Farm, LLC by deed dated December 30, 2009 and recorded among the Land Records of Howard County, Maryland in Liber 12245 Folio 274 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, Professional Land Surveyor MD Reg. No. 10685 (Date) 3/23/11

OWNER'S CERTIFICATE
 We, Hedgerow Farm, LLC; A Maryland Limited Liability Company; By Robert B. White, resident agent, 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 my hand this 20th day of MARCH, 2011.
 Robert B. White, Resident Agent (Date) 3/20/11
 Bruce D. Burdon, Witness (Date) 3/20/11
 Hedgerow Farm, LLC

RECORDED AS PLAT NUMBER **21592**
 ON **5/23/11** AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD.
HEDGEROW FARM
 LOT 1, 2, Buildable Preservation Parcel "A" and Non-Buildable Bulk Parcel "B"
 A RESUBDIVISION OF
 LOT 1, THALER ESTATES, PLAT #14436
 Tax Map 28 - Grid 20 - Parcel 64 - Zoned: RR-DEO
 5th Election District - Howard County, Maryland
 Scale: 1" = 100' - Date: March 2011 - Sheet 3 of 3
 Previous Submittals: F00-58, F00-59, WP 00-65, F01-81, WP06-58, F 07-44, ECP10-015, WP 10-172
LDE INC. Job # 09-009
 Engineers • Surveyors • Planners
 Historic Carriage House
 7320 Main Street • Suite 203 • Sykesville, Maryland • 21784
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