

GENERAL NOTES

- 1.) THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF ANY WORK.
- 2.) THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- 3.) THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- 4.) THE SUBJECT PROPERTY IS ZONED R-SA-8 AND FOR PER THE 2-2-2004 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7-28-2006.
- 5.) COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 3511 AND 3512. DISTANCES SHOWN ARE BASED ON MARYLAND STATE PLANE ZONE, U.S. FOOT.
- 6.) THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY, 2007 BY SILL, ADCOCK AND ASSOCIATES, INC.
- 7.) A NOISE STUDY WAS PREPARED BY W.T. BALLARD, DATED MARCH, 2008 AND APPROVED ON JUNE 9, 2008. A REVISED STUDY WAS PREPARED BY MARS GROUP, INC. IN FEBRUARY, 2012 AND A REVISED STUDY FOR THE NOISE MITIGATION WAS PREPARED BY MARS GROUP, INC. IN MARCH, 2012. THE MARS GROUP, INC. REPORTS WERE APPROVED ON MARCH 28, 2012.
- 8.) AN AFPO TRAFFIC STUDY WAS PREPARED BY LEE CUNNINGHAM & ASSOCIATES, INC. DATED FEBRUARY, 2005 AND APPROVED UNDER SP-05-008. IT WAS AMENDED BY TRAFFIC CONCEPTS IN JUNE, 2007 AND THE TRAFFIC GROUP ON JUNE 6, 2008 AND APPROVED ON JULY 29, 2008. A REVISED TRAFFIC IMPACT STUDY WAS PREPARED BY THE TRAFFIC GROUP IN JANUARY, 2012 AND SUBMITTED WITH THIS SDP.
- 9.) THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- 10.) WATER IS PUBLIC. THE CONTRACT NUMBERS ARE 34-4373-D AND 34-4739-D.
- 11.) SEWER IS PUBLIC. THE CONTRACT NUMBERS ARE 34-4373-D AND 34-4739-D.
- 12.) THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 6-14-2012, ON WHICH DATE DEVELOPER AGREEMENT #34-4373 & 34-4739 WAS FILED AND ACCEPTED.
- 13.) WETLAND AND FOREST STAND DELINEATIONS WERE CONDUCTED BY AB CONSULTANTS, INC. AND WERE SUBMITTED AND APPROVED UNDER S-05-008.
- 14.) THE 100YR FLOODPLAIN STUDY WAS PREPARED BY KIDDIE CONSULTANTS, INC. DATED JUNE 23, 1978 FOR HOWARD COUNTY, MARYLAND AND UPGRADED BY AB CONSULTANTS, INC. FOR SP-08-002 AND APPROVED ON JUNE 9, 2008.
- 15.) NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S), THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS OR 100YR FLOODPLAIN EXCEPT FOR THE CONSTRUCTION OF THE PATHWAY AS PERMITTED BY THE APPROVAL OF WP-12-029.
- 16.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON THESE LOTS.
- 17.) THERE ARE NO HISTORIC SITES/FEATURES LOCATED ON THESE LOTS.
- 18.) THE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS DEVELOPMENT PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- 19.) STORMWATER MANAGEMENT WILL BE PROVIDED PER SDP-12-015 IN ACCORDANCE WITH THE STORMWATER MANAGEMENT ACT OF 2007. ENVIRONMENTAL SITE DESIGN (ESD) HAS BEEN IMPROVED TO THE MAXIMUM EXTENT PRACTICAL (MEP) BY THE USE OF 37 (M-6) MICRO-BIORETENTION FACILITIES AND 2-(M-8) BIO-SWALES. ALL ESD PRACTICES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE H.O.A.
- 20.) LANDSCAPING WILL BE PROVIDED PER SDP-12-015.
- 21.) THE TOTAL FOREST CONSERVATION OBLIGATION HAS BEEN MET BY SDP-12-015 BY THE ON-SITE RETENTION OF 4.51 AC. OF NET TRACT AREA FOREST WITHIN A FOREST CONSERVATION EASEMENT AND THE OFFSITE PLANTING OF 5.36 ACRES WITHIN THE FOREST MITIGATION BANK LOCATED WITHIN THE PRESERVE AT CLARKSVILLE SUBDIVISION (F-06-072). FINANCIAL SURETY FOR THE OFF-SITE PLANTING WAS POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT FOR F-06-072. NO SURETY WAS REQUIRED FOR THE ONSITE RETENTION FOREST CONSERVATION EASEMENT.
- 22.) RESERVATION OF PUBLIC UTILITY EASEMENTS
DEVELOPER RESERVES INTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS 1-150 AND OPEN SPACE LOTS 151 AND 152 AND BULK PARCEL 'A'. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- 23.) THE PURPOSE OF LOT 152 IS FOR THE PROTECTION OF STREAM, 100 YR FLOODPLAIN, WETLAND AND OTHER ENVIRONMENTALLY SENSITIVE AREAS. THIS LOT SHALL BE OWNED BY HOWARD COUNTY, MARYLAND.

24.) DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:

- a) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
- b) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN).
- c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
- d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
- e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
- f) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
- g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

25.) THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 8-17-12. THE DECLARATION OF COVENANTS FOR THE HOMEOWNERS ASSOCIATION HAS BEEN RECORDED CONCURRENT WITH THIS PLAT. (J.D.# 000 279 6766)

26.) ALL AREAS ARE "MORE" OR "LESS".

27.) WP-12-020, A REQUEST TO WAIVE SECTIONS 16.155(a)(2)(ii), 16.1202(a)(3) AND 16.1205(a)(7) TO PROCESS AND USE AN APPROVED GRADING PLAN INSTEAD OF A SITE DEVELOPMENT PLAN FOR THE MASS GRADING OF THE SITE, TO TEMPORARILY DEFER COMPLIANCE WITH THE REQUIREMENTS OF THE FOREST CONSERVATION ACT UNTIL THE SITE DEVELOPMENT PLAN STAGE, AND TO GRANT PERMISSION FOR THE REMOVAL OF 13 EXISTING SPECIMEN TREES WAS APPROVED ON SEPTEMBER 14, 2011 WITH THE FOLLOWING CONDITIONS:

1. COMPLIANCE WITH THE REQUIREMENT OF THE FOREST CONSERVATION ACT OF HOWARD COUNTY OR THIS PROJECT SHALL BE DEFERRED TEMPORARILY TO THE FUTURE SITE DEVELOPMENT PLAN FOR THIS SITE.
2. COMPLIANCE WITH THE MSHA COMMENTS INCLUDED WITH THE DED COMMENTS DATED 08/26/2011.
3. COMPLIANCE WITH THE DRP COMMENTS DATED 09/09/2011.
4. THE SUBMISSION AND ISSUANCE OF ALL APPLICABLE PERMITS REQUIRED BY THE D.I.L.P.

28.) WP-12-029, A REQUEST TO WAIVE SECTION 16.115(c)(2), TO BE PERMITTED TO CONSTRUCT A PAVED PATHWAY WITHIN THE ONSITE FLOODPLAIN, AND; 16.116(c)(2)(ii), TO BE PERMITTED TO CONSTRUCT A PAVED PATHWAY WITHIN THE ONSITE 75' STREAM BUFFER, AND; 16.120(c)(1), TO NOT BE REQUIRED TO PROVIDE ANY OF THE REQUIRED MINIMUM LOT FRONTAGE OF 60 FEET ON AN APPROVED PUBLIC ROAD WHICH PROVIDES ACCESS TO THE PROPERTY FOR THE PROPOSED BULK PARCEL 'A' (ZONED "POR" WITH FRONTAGE ON TWO EXISTING, VEHICULAR ACCESS RESTRICTED PUBLIC ROADS, CEDAR LANE AND MARYLAND ROUTE 32, AND A PRIVATE ROAD THAT IS INTERNAL TO THE SUBDIVISION), AND; 16.134(c)(1), TO NOT BE REQUIRED TO CONSTRUCT SIDEWALKS ON BOTH SIDES OF ALL STREETS IN THE PROJECT AND ALONG THE PROJECT FRONTAGE WAS APPROVED ON DECEMBER 1, 2011 WITH THE FOLLOWING CONDITIONS:

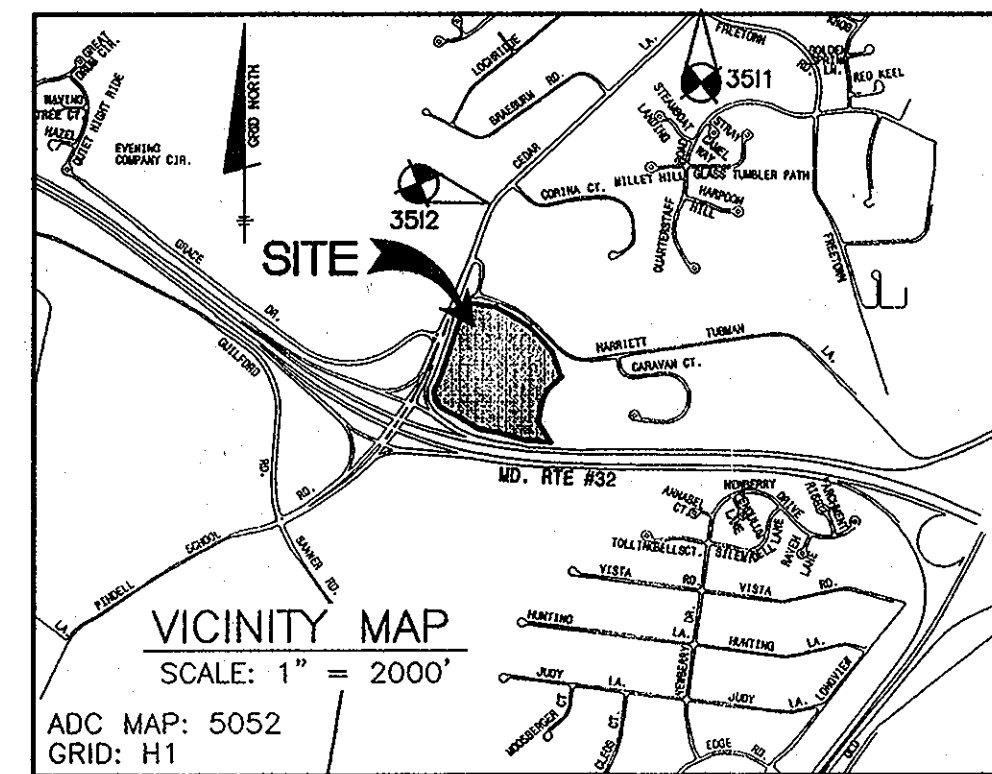
1. THE PRIVATE ROADS SHALL BE MAINTAINED BY THE HOA AND THE OWNERS OF BUILDABLE BULK PARCEL 'A'.
2. THE SECTION OF PROPOSED PATHWAY SHOWN OUTSIDE OF THE "EXISTING RIGHT-OF-WAY FOR INTERCEPTOR SEWER 1132/129" TO THE SOUTH OF THE "EX. ROCK" TO BE UTILIZED FOR PROPOSED PATHWAY ON THE EXHIBIT/PLAN SUBMITTED ON 11/04/2011 FOR THIS WAIVER PETITION RECONSIDERATION SHALL BE RELOCATED SOUTHWARD TO THE NON-FORESTED AREA OF THE "EXISTING RIGHT-OF-WAY FOR INTERCEPTOR SEWER 1132/129".
3. SIDEWALKS SHALL BE PROVIDED ALONG THE PRIVATE ROADS AS SHOWN ON THE EXHIBIT/PLAN SUBMITTED ON 11/04/2011 FOR THIS WAIVER PETITION RECONSIDERATION, WITH THE FOLLOWING ADDITIONAL CONNECTIONS:
 - A. THE PROPOSED SIDEWALK ALONG SOUTH SIDE OF RIVER ROCK WAY SHALL BE EXTENDED TO CONNECT WITH THE PROPOSED PATHWAY AT THE WEST END OF THE STREET.
 - B. THE PROPOSED SIDEWALK ALONG NORTH SIDE OF GREEN MILL WAY SHALL BE EXTENDED TO CONNECT WITH THE PROPOSED PATHWAY AT THE EAST END OF THE STREET.
4. THE PROPOSED PATHWAY FROM THE PROPOSED SIDEWALK ALONG THE NORTH SIDE OF PROPOSED SIMPSON MILL ROAD TO THE EXISTING ASPHALT AREA TO THE SOUTH OF HARRIET TUBMAN BRIDGE SHALL BE PROVIDED AS SHOWN ON THE EXHIBIT/PLAN SUBMITTED ON 11/04/2011 FOR THIS WAIVER PETITION RECONSIDERATION.
5. ADD A DETAILED NOTE TO THE GENERAL NOTES ON SHEETS 1 OF F-12-025 AND SDP-12-015 THAT INDICATES THIS WAIVER PETITION FILE NUMBER, THE SECTIONS OF THE REGULATIONS, REQUESTS, ACTION, CONDITIONS OF APPROVAL, AND THE APPROVAL DATE.

29.) TRASH COLLECTION: TRASH COLLECTION FOR THIS SUBDIVISION SHALL BECOME PUBLIC ON THE JULY 1ST AFTER ALL CONSTRUCTION IS COMPLETE. UNTIL SUCH TIME, THE COLLECTION WILL BE PRIVATE.

30.) PER ZONING, 10% OF ALL UNITS MUST BE MEDIUM INCOME HOUSING UNITS (M.I.H.U.). THIS AMOUNTS TO 15 UNITS (10% OF 150). PER SECTION 13.402A(c) OF THE HOWARD COUNTY CODE, LOW INCOME HOUSING UNITS (L.I.H.U.) SHALL BE PROVIDED IN-LIEU-OF MIHUS AT A RATION OF 1:3 AS APPROVED BY THE HOWARD COUNTY HOUSING COMMISSION. THE LIHUS SHALL BE LOCATED ON LOTS 2, 4, 9, 129 & 141.

31.) WP-13-035, A REQUEST TO WAIVE SECTION 16.114(P) TO EXTEND THE MILESTONE DATE FOR THE PAYMENT OF FEES AND POSTING OF FINANCIAL OBLIGATION FOR THE DEVELOPER'S AGREEMENT AND SECTION 16.144(Q) TO EXTEND THE MILESTONE DATE FOR SUBMISSION OF ORIGINAL SUBDIVISION PLAT WAS APPROVED ON SEPTEMBER 20, 2012 SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE DEVELOPER'S AGREEMENT MUST BE COMPLETED AND THE PLAT ORIGINAL MUST BE SUBMITTED ON OR BEFORE NOVEMBER 3, 2012 FOR F-12-025.
2. COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS.
3. PROVIDE THIS NOTE ON F-12-025 AND SDP-12-015.



| BENCH MARKS NAD'83 | |
|---|-----------------|
| HO. CO. #3511 | |
| STAMPED DISC SET ON TOP OF A 3" DEEP COLUMN OF CONCRETE 2" BELOW SURFACE. | |
| N 557110.3963' | E 1344893.6204' |
| ELEV. 400.034' | |
| HO. CO. #3512 | |
| STAMPED DISC SET ON TOP OF A 3" DEEP COLUMN OF CONCRETE 2" BELOW SURFACE. | |
| N 555100.7743' | E 1342732.9971' |
| ELEV. 329.719' | |

| Site Analysis Data Sheet | |
|---|--|
| Area of R-SA-8 zoned land | 25.90 ac |
| Area of POR zoned land | 3.42 ac |
| Total GROSS Project Area | 29.32 ac |
| Area of 100yr Floodplain | 4.75 ac |
| Area of Steep Slopes (outside floodplain) | 1.49 ac |
| Net Area of R-SA-8 land | 19.66 ac |
| Total Number of Units Allowed | 157 |
| Total Number of Units Proposed | 150 |
| MIHU Required (10% of total units) | 15 |
| MIHU Provided | 5 (see General Note 30) |
| R-SA-8 Open Space Required: (25%) | 6.47 ac |
| R-SA-8 Open Space Provided: (73.7%) | 19.01 ac |
| POR Open Space Required: | N/A or 20% if ARAD * |
| POR Open Space Provided: | deferred until development |
| Recreational Open Space Required: (400 sf/unit) | 60,000 sf |
| Recreational Open Space Provided: see SDP-12-015 for actual square footage provided | a minimum of 60,000 sf |
| Applicable DPZ File References: | S-05-008, P-06-115, SP-08-002, WP-07-072, ECP-11-058, WP-12-020, WP-12-029, SDP-12-015, F-12-059 |

* Age Restricted Adult Development (ARAD)

BENCHMARK

ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE & SUITE 418 • ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 60 THOMAS JOHNSON DRIVE • FREDERICK, MARYLAND 21702
 (P) 301-371-3505 (F) 301-371-3506
 WWW.BEI-CIVILENGINEERING.COM

RECORDED AS PLAT NO. **2,2093** ON **10/10/12** AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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.

Donald Mason 9-4-12
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

Steve Breeden 7/27/12
 STEVE BREEDEN
 SIMPSON MILL, LLC

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2013 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT. THAT IT IS ALL OF LAND ACQUIRED BY **SIMPSON MILL, LLC** FROM **COATE & PROPERTIES, LLC** BY DEED DATED **DECEMBER 30, 2010** AND RECORDED IN LIBER **12969** AT FOLIO **186** AND THAT ALL MONUMENTS ARE IN PLACE AND BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 9-4-12
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR, Md. Reg. No. 21320
 FOR BENCHMARK ENGINEERING, INC. Md. Reg. No. 351

PLAN VIEW
 SCALE: 1" = 200'

OWNER'S CERTIFICATE
 SIMPSON MILL, LLC
 P.O. BOX 417
 ELLICOTT CITY, MARYLAND 21041
 410-465-4244

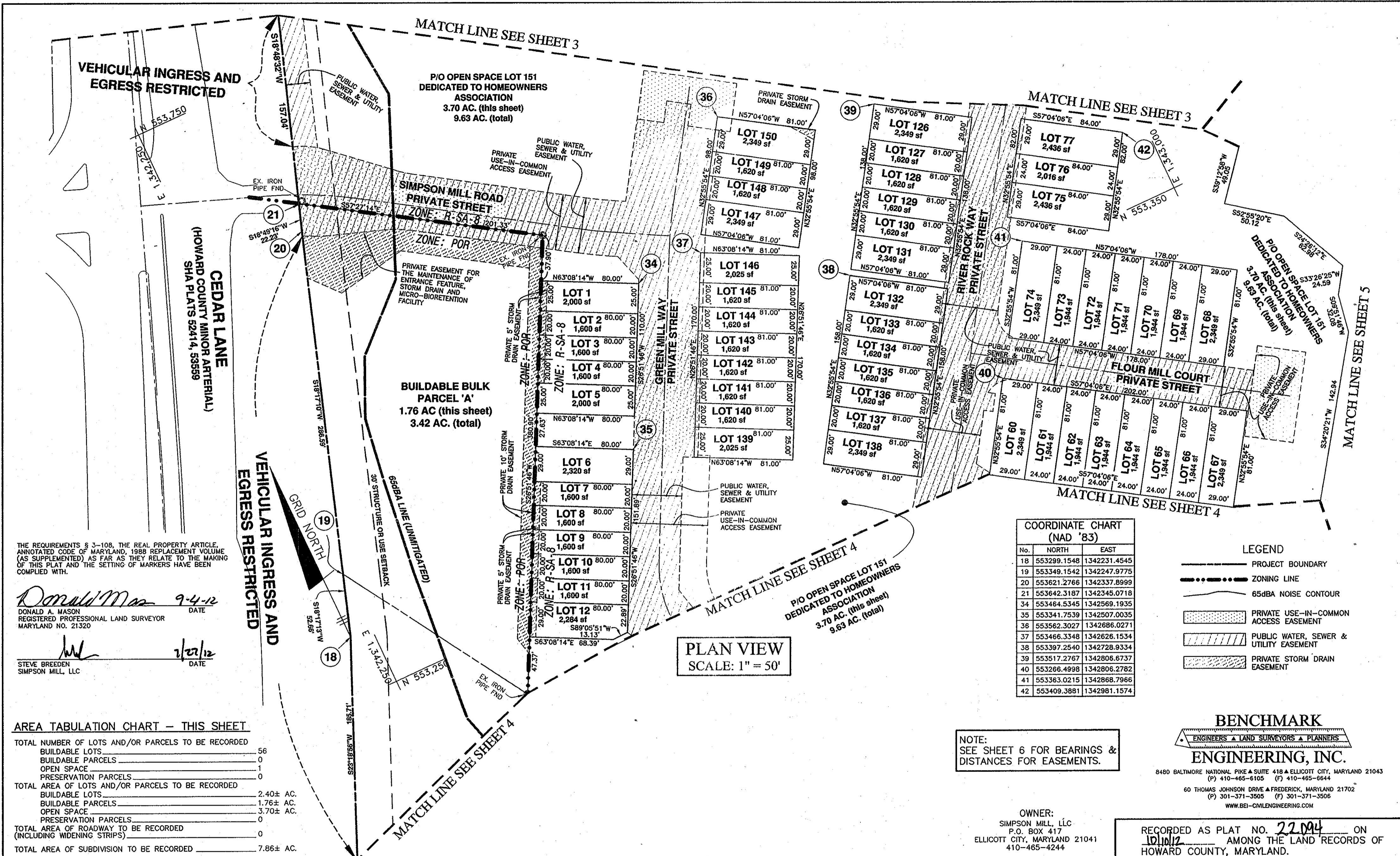
James R. Moxley III 7/27/12
 JAMES R. MOXLEY III
 SIMPSON MILL, LLC

Steve Breeden 7/27/12
 STEVE BREEDEN
 SIMPSON MILL, LLC

OWNER'S CERTIFICATE
 SIMPSON MILL, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 OUR HANDS THIS **27th** DAY OF **JULY**, 2012.

SIMPSON MILL
 LOTS 1 thru 150.
OPEN SPACE LOTS 151 AND 152
AND BUILDABLE BULK PARCEL 'A'

S-05-008, P-06-015, SP-08-002, WP-07-072, ECP-11-058, WP-12-020, WP-12-029, SDP-12-015, F-12-059
 5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 35 SCALE: AS SHOWN
 GRID: 23 DATE: JULY, 2012
 PARCELS: 116, 258 & 476 SHEET: 1 OF 9
 ZONED: R-SA-8 & POR



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.

Donald A. Mason 9-4-12
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320
 DATE

Steve Breeden 7/27/12
 STEVE BREEDEN
 SIMPSON MILL, LLC
 DATE

AREA TABULATION CHART - THIS SHEET

| | |
|--|-----------|
| TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | 56 |
| BUILDABLE LOTS | 0 |
| BUILDABLE PARCELS | 0 |
| OPEN SPACE | 1 |
| PRESERVATION PARCELS | 0 |
| TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED | |
| BUILDABLE LOTS | 2.40± AC. |
| BUILDABLE PARCELS | 1.76± AC. |
| OPEN SPACE | 3.70± AC. |
| PRESERVATION PARCELS | 0 |
| TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS) | 0 |
| TOTAL AREA OF SUBDIVISION TO BE RECORDED | 7.86± AC. |

COORDINATE CHART (NAD '83)

| No. | NORTH | EAST |
|-----|-------------|--------------|
| 18 | 553299.1548 | 1342231.4545 |
| 19 | 553349.1542 | 1342247.9775 |
| 20 | 553621.2766 | 1342337.8999 |
| 21 | 553642.3187 | 1342345.0718 |
| 34 | 553464.5345 | 1342569.1935 |
| 35 | 553341.7539 | 1342507.0035 |
| 36 | 553562.3027 | 1342686.0271 |
| 37 | 553466.3348 | 1342626.1534 |
| 38 | 553397.2540 | 1342728.9334 |
| 39 | 553517.2767 | 1342806.6737 |
| 40 | 553266.4998 | 1342806.2782 |
| 41 | 553363.0215 | 1342868.7966 |
| 42 | 553409.3881 | 1342981.1574 |

LEGEND

- PROJECT BOUNDARY
- ZONING LINE
- 65dBA NOISE CONTOUR
- PRIVATE USE-IN-COMMON ACCESS EASEMENT
- PUBLIC WATER, SEWER & UTILITY EASEMENT
- PRIVATE STORM DRAIN EASEMENT

BENCHMARK
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NOTE:
 SEE SHEET 6 FOR BEARINGS & DISTANCES FOR EASEMENTS.

OWNER:
 SIMPSON MILL, LLC
 P.O. BOX 417
 ELLICOTT CITY, MARYLAND 21041
 410-465-4244

RECORDED AS PLAT NO. 22094 ON 10/10/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

Bridget Foster Beileman 10/3/2012
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

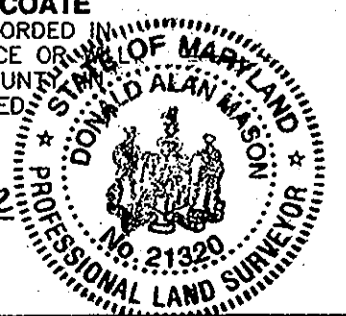
Steve Breeden 9/27/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Donald A. Mason 10/10/12
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2013 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY SIMPSON MILL, LLC FROM COATE PROPERTIES, LLC BY DEED DATED DECEMBER 30, 2010 AND RECORDED IN LIBER 12969 AT FOLIO 186 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 9-4-12
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR, Md. Reg. No. 21320
 FOR BENCHMARK ENGINEERING, INC. Md. Reg. No. 351
 DATE



OWNER'S CERTIFICATE

"SIMPSON MILL, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 OUR HANDS THIS 27th DAY OF JULY, 2012."

James R. Moxley III 7/27/12
 JAMES R. MOXLEY III
 SIMPSON MILL, LLC
 DATE

Steve Breeden 7/27/12
 STEVE BREEDEN
 SIMPSON MILL, LLC
 DATE

Donald A. Mason 7/27/12
 WITNESS DATE

Steve Breeden 7/27/12
 WITNESS DATE

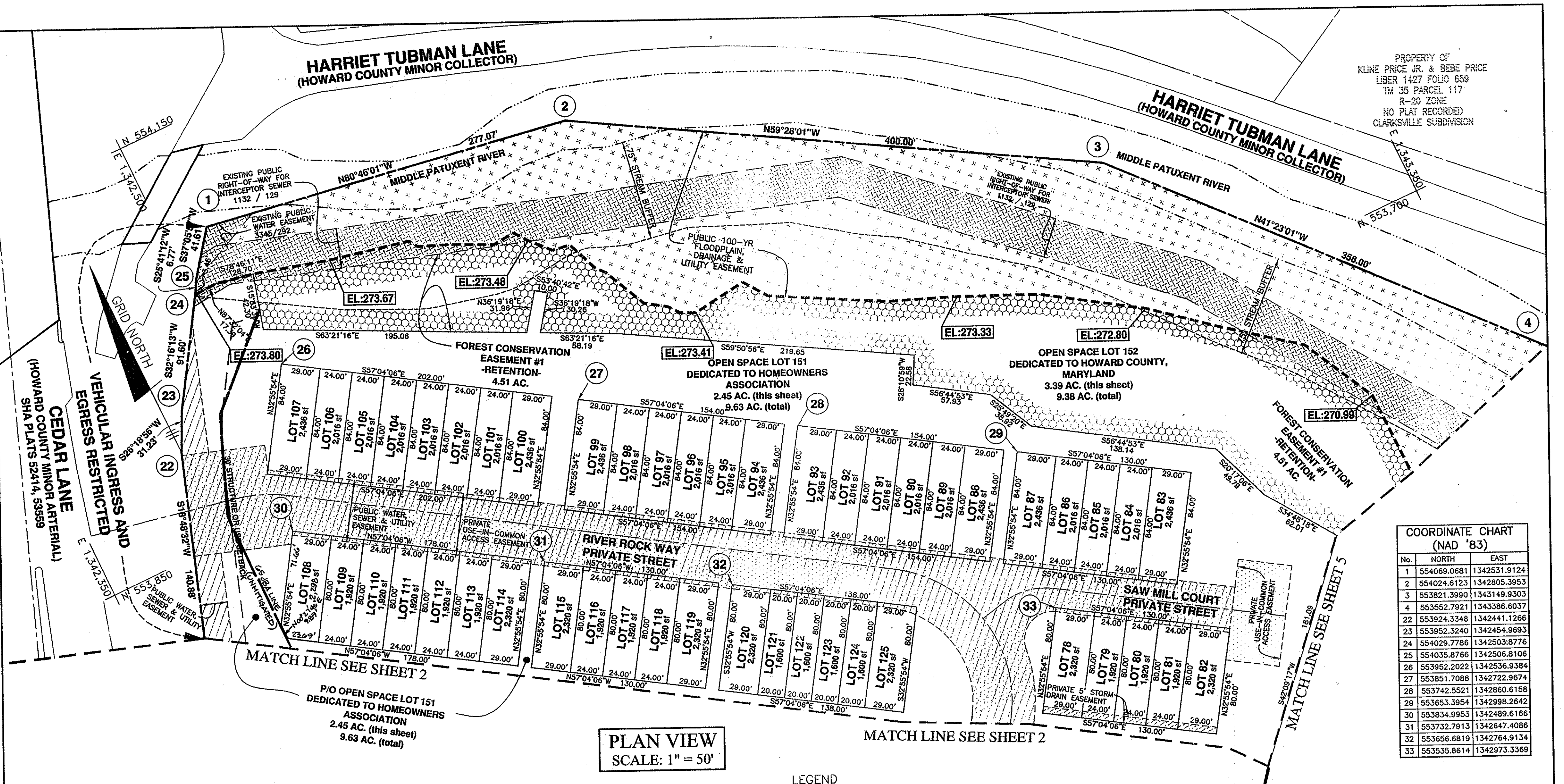
SIMPSON MILL
 LOTS 1 thru 150
OPEN SPACE LOTS 151 AND 152
AND BUILDABLE BULK PARCEL 'A'

S-05-008, P-06-015, SP-08-002, WP-07-072, ECP-11-058,
 WP-12-020, WP-12-029, SDP-12-015, F-12-059
 5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 35 SCALE: AS SHOWN
 GRID: 23 DATE: JULY, 2012
 PARCELS: 116, 258 & 476 ZONED: R-SA-8 & POR SHEET: 2 OF 9

PROPERTY OF
KLINE PRICE JR. & BEBE PRICE
LIBER 1427 FOLIO 659
1M 35 PARCEL 117
R-20 ZONE
NO PLAT RECORDED
CLARKSVILLE SUBDIVISION

HARRIET TUBMAN LANE
(HOWARD COUNTY MINOR COLLECTOR)

HARRIET TUBMAN LANE
(HOWARD COUNTY MINOR COLLECTOR)



COORDINATE CHART (NAD '83)

| No. | NORTH | EAST |
|-----|-------------|--------------|
| 1 | 554069.0681 | 1342531.9124 |
| 2 | 554024.6123 | 1342805.3953 |
| 3 | 553821.3990 | 1343149.9303 |
| 4 | 553552.7921 | 1343386.6037 |
| 22 | 553924.3348 | 1342441.1266 |
| 23 | 553952.3240 | 1342454.9693 |
| 24 | 554029.7786 | 1342503.8776 |
| 25 | 554035.8766 | 1342506.8106 |
| 26 | 553952.2022 | 1342536.9384 |
| 27 | 553851.7088 | 1342722.9674 |
| 28 | 553742.5521 | 1342860.6158 |
| 29 | 553653.3954 | 1342998.2642 |
| 30 | 553834.9953 | 1342489.6166 |
| 31 | 553732.7913 | 1342647.4086 |
| 32 | 553656.6819 | 1342764.9134 |
| 33 | 553535.8614 | 1342973.3369 |

PLAN VIEW
SCALE: 1" = 50'

- LEGEND**
- PROJECT BOUNDARY
 - 65dBA NOISE CONTOUR unmitigated
 - EXISTING EASEMENTS
 - PRIVATE USE-IN-COMMON ACCESS EASEMENT
 - PUBLIC WATER, SEWER & UTILITY EASEMENT
 - FOREST CONSERVATION EASEMENT
 - PRIVATE STORM DRAIN EASEMENT
 - PUBLIC 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT

NOTE:
SEE SHEET 7 FOR BEARINGS & DISTANCES FOR EASEMENTS

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8480 BALTIMORE NATIONAL PIKE SUITE 418 ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
60 THOMAS JOHNSON DRIVE FREDERICK, MARYLAND 21702
(P) 301-371-3505 (F) 301-371-3506
WWW.BEL-CVLENGINEERING.COM

AREA TABULATION CHART - THIS SHEET

| | |
|--|-----------|
| TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | 48 |
| BUILDABLE LOTS | 0 |
| BUILDABLE PARCELS | 0 |
| OPEN SPACE | 2 |
| PRESERVATION PARCELS | 0 |
| TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED | 2.29± AC. |
| BUILDABLE LOTS | 0. |
| BUILDABLE PARCELS | 0. |
| OPEN SPACE | 5.84± AC. |
| PRESERVATION PARCELS | 0 |
| TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS) | 0 |
| TOTAL AREA OF SUBDIVISION TO BE RECORDED | 8.13± AC. |

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.

Donald A. Mason 9-4-12 DATE
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Steve Breeden 7/27/12 DATE
STEVE BREEDEN
SIMPSON MILL, LLC

OWNER:
SIMPSON MILL, LLC
P.O. BOX 417
ELLICOTT CITY, MARYLAND 21041
410-465-4244

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Brandon R. Bzilewicz 10/3/2012 DATE
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Kevin Dalwood 10/10/12 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Kevin Dalwood 10/10/12 DATE
DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2013 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY SIMPSON MILL, LLC FROM COATE & COMPANY PROPERTIES, LLC BY DEED DATED DECEMBER 30, 2010 AND RECORDED IN LIBER 12969 AT FOLIO 186 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 9-4-12 DATE
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR, Md. Reg. No. 21320
FOR BENCHMARK ENGINEERING, INC. Md. Reg. No. 351

OWNER'S CERTIFICATE

"SIMPSON MILL, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 27th DAY OF JULY, 2012."

James R. Moxley III 7/27/12 DATE
JAMES R. MOXLEY III
SIMPSON MILL, LLC

Steve Breeden 7/27/12 DATE
STEVE BREEDEN
SIMPSON MILL, LLC

James R. Moxley III 7/27/12 DATE
WITNESS

Steve Breeden 7/27/12 DATE
WITNESS

RECORDED AS PLAT NO. 22095 ON 10/16/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

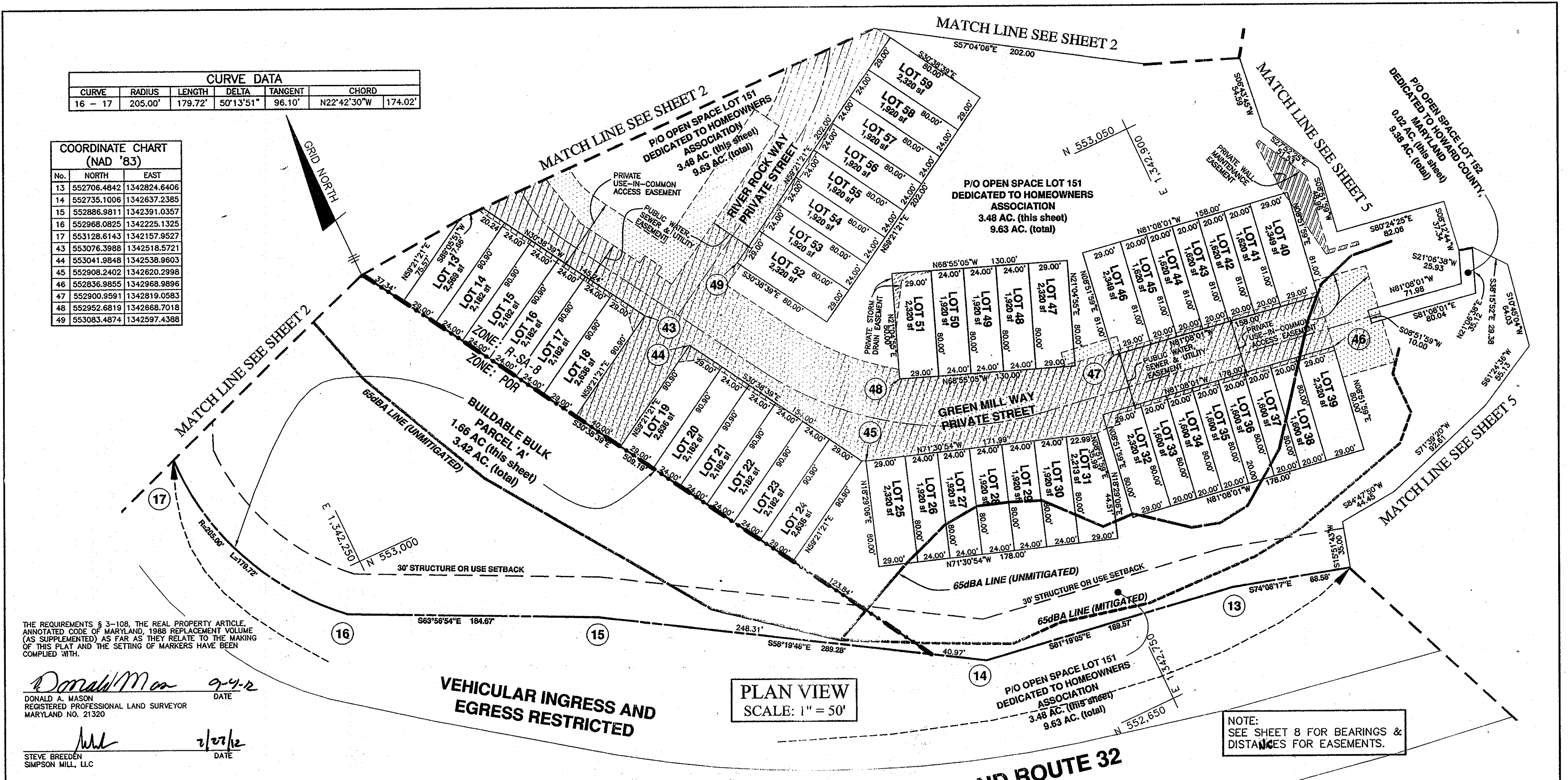
SIMPSON MILL
LOTS 1 thru 150
OPEN SPACE LOTS 151 AND 152
AND BUILDABLE BULK PARCEL 'A'

S-05-008, P-06-015, SP-08-002, WP-07-072, ECP-11-058, WP-12-020, WP-12-029, SDP-12-015, F-12-059
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 35 SCALE: AS SHOWN
GRID: 23 DATE: JULY, 2012
PARCELS: 116, 258 & 476 SHEET: 3 OF 9
ZONED: R-SA-8 & POR

F-12-025

| CURVE DATA | | | | | |
|------------|---------|---------|-----------|---------|---------------------|
| CURVE | RADIUS | LENGTH | DELTA | TANGENT | CHORD |
| 16 - 17 | 205.00' | 179.72' | 50°13'51" | 96.10' | N22°42'30"W 174.02' |

| COORDINATE CHART (NAD '83) | | |
|----------------------------|-------------|--------------|
| No. | NORTH | EAST |
| 13 | 552706.4842 | 1342824.6406 |
| 14 | 552735.1006 | 1342637.2385 |
| 15 | 552886.9811 | 1342391.0357 |
| 16 | 552968.0825 | 1342225.1325 |
| 17 | 553128.6143 | 1342157.9527 |
| 43 | 553076.3988 | 1342518.5721 |
| 44 | 553041.9848 | 1342538.9603 |
| 45 | 552908.2402 | 1342620.2998 |
| 46 | 552836.9855 | 1342968.9896 |
| 47 | 552900.9591 | 1342819.0583 |
| 48 | 552952.6819 | 1342668.7018 |
| 49 | 553083.4874 | 1342597.4388 |



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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald Mason 9-4-12
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320
 DATE

Steve Breeden 2/27/12
 STEVE BREEDEN
 SIMPSON MILL, LLC
 DATE

| AREA TABULATION CHART - THIS SHEET | |
|--|-----------|
| TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | 47 |
| BUILDABLE LOTS | 1 |
| BUILDABLE PARCELS | 1 |
| OPEN SPACE | 1 |
| PRESERVATION PARCELS | 0 |
| TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED | 7.36± AC. |
| BUILDABLE LOTS | 2.20± AC. |
| BUILDABLE PARCELS | 1.66± AC. |
| OPEN SPACE | 3.50± AC. |
| PRESERVATION PARCELS | 0 |
| TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS) | 0 |
| TOTAL AREA OF SUBDIVISION TO BE RECORDED | 7.36± AC. |

| LEGEND | |
|--------|--|
| | PROJECT BOUNDARY |
| | ZONING LINE |
| | 65dBA NOISE CONTOUR |
| | PRIVATE USE-IN-COMMON ACCESS EASEMENT |
| | PUBLIC WATER, SEWER & UTILITY EASEMENT |
| | PRIVATE STORM DRAIN EASEMENT |

PLAN VIEW
 SCALE: 1" = 50'

MARYLAND ROUTE 32
 PRINCIPAL ARTERIAL
 R/W VARIES
 SHA PLAT NOS. 53548, 52411, 53559

NOTE:
 SEE SHEET 8 FOR BEARINGS & DISTANCES FOR EASEMENTS.

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE & SUITE 418 • ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 60 THOMAS JOHNSON DRIVE • FREDERICK, MARYLAND 21702
 (P) 301-371-3505 (F) 301-371-3506
 WWW.BEI-CIVILENGINEERING.COM

OWNER:
 SIMPSON MILL, LLC
 P.O. BOX 417
 ELLICOTT CITY, MARYLAND 21041
 410-465-4244

RECORDED AS PLAT NO. 22096 ON 10/10/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Nelson Bester 10/3/12
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Kevin Steinhilber 10/10/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kevin Steinhilber 10/10/12
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2013 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY SIMPSON MILL, LLC FROM COATE PROPERTIES, LLC BY DEED DATED DECEMBER 30, 2010 AND RECORDED LIBER 12969 AT FOLIO 186 AND THAT ALL MONUMENTS ARE IN PLACE OR BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 9-4-12
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR, Md. Reg. No. 21320
 FOR BENCHMARK ENGINEERING, INC. Md. Reg. No. 351
 DATE

OWNER'S CERTIFICATE
 SIMPSON MILL, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 OUR HANDS THIS 27th DAY OF JULY, 2012.

James R. Moxley III 7/27/12
 JAMES R. MOXLEY III
 SIMPSON MILL, LLC
 DATE

Steve Breeden 7/27/12
 STEVE BREEDEN
 SIMPSON MILL, LLC
 DATE

David 7/27/12
 WITNESS
 DATE

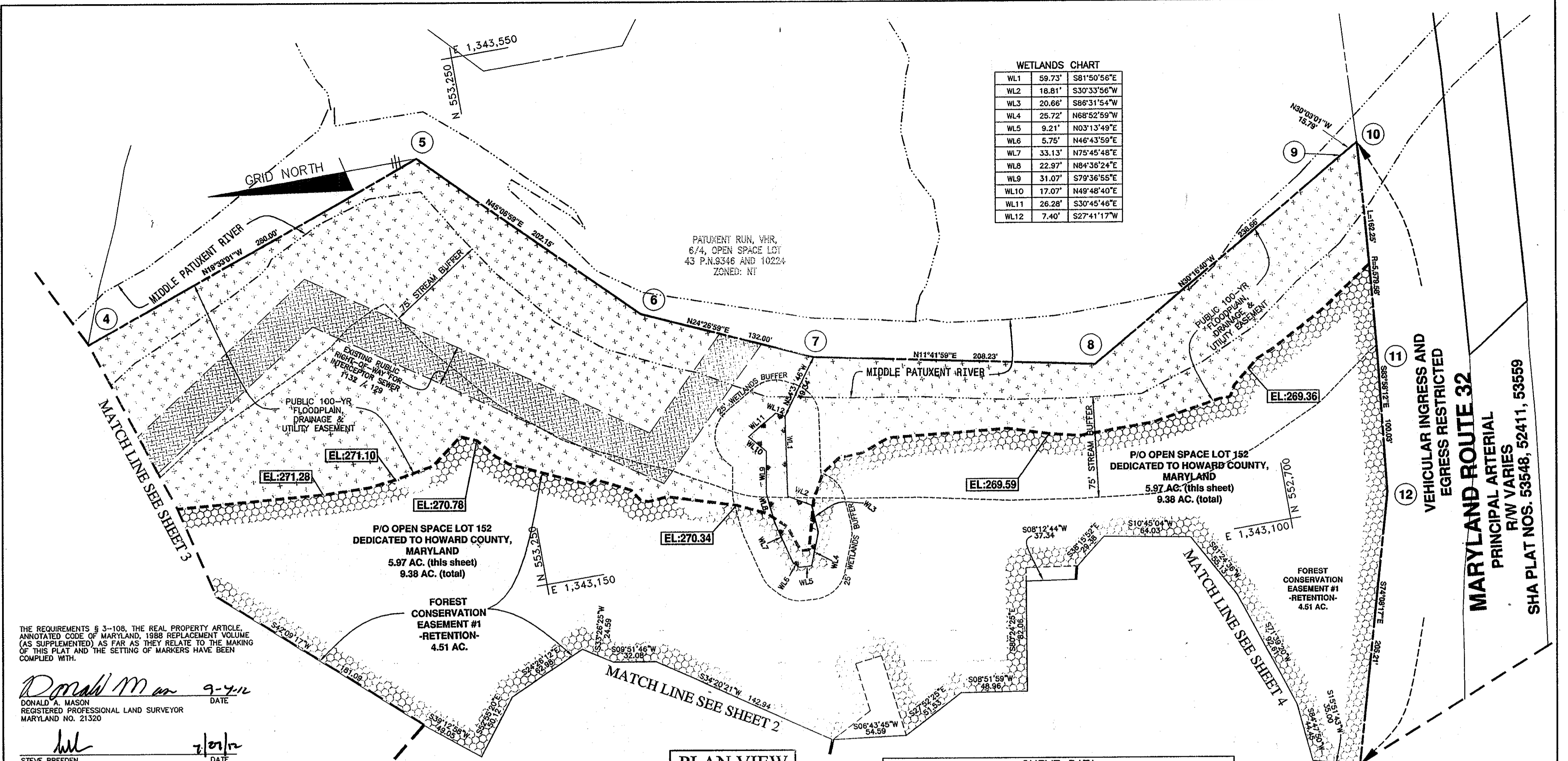
John 7/27/12
 WITNESS
 DATE

SIMPSON MILL
 LOTS 1 thru 150
 OPEN SPACE LOTS 151 AND 152
 AND BUILDABLE BULK PARCEL 'A'

S-05-008, P-06-015, SP-08-002, WP-07-072, ECP-11-058, WP-12-020, WP-12-029, SDP-12-015, F-12-059
 5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 35 SCALE: AS SHOWN
 GRID: 23 DATE: JULY, 2012
 PARCELS: 116, 258 & 476 SHEET: 4 OF 9
 ZONED: R-SA-8 & POR

WETLANDS CHART

| | | |
|------|--------|-------------|
| WL1 | 59.73' | S81°50'56"E |
| WL2 | 18.81' | S30°33'56"W |
| WL3 | 20.66' | S86°31'54"W |
| WL4 | 25.72' | N68°52'59"W |
| WL5 | 9.21' | N03°13'49"E |
| WL6 | 5.75' | N46°43'59"E |
| WL7 | 33.13' | N75°45'48"E |
| WL8 | 22.97' | N84°36'24"E |
| WL9 | 31.07' | S79°36'55"E |
| WL10 | 17.07' | N49°48'40"E |
| WL11 | 26.28' | S30°45'46"E |
| WL12 | 7.40' | S27°41'17"W |



PATUXENT RUN, VHR,
6/4, OPEN SPACE LOT
43 P.N.9346 AND 10224
ZONED: NT

P/O OPEN SPACE LOT 152
DEDICATED TO HOWARD COUNTY,
MARYLAND
5.97 AC. (this sheet)
9.38 AC. (total)

P/O OPEN SPACE LOT 152
DEDICATED TO HOWARD COUNTY,
MARYLAND
5.97 AC. (this sheet)
9.38 AC. (total)

FOREST CONSERVATION
EASEMENT #1
-RETENTION-
4.51 AC.

FOREST CONSERVATION
EASEMENT #1
-RETENTION-
4.51 AC.

VEHICULAR INGRESS AND
EGRESS RESTRICTED
MARYLAND ROUTE 32
PRINCIPAL ARTERIAL
R/W VARIES
SHA PLAT NOS. 53548, 52411, 53559

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.

Donald A. Mason 9-4-12
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Steve Breeden 7/27/12
STEVE BREEDEN DATE
SIMPSON MILL, LLC

PLAN VIEW
SCALE: 1" = 50'

CURVE DATA

| CURVE | RADIUS | LENGTH | DELTA | TANGENT | CHORD |
|---------|-----------|---------|-----------|---------|---------------------|
| 10 - 11 | 5,579.58' | 162.28' | 01°39'59" | 81.14' | N85°19'18"W 162.27' |

NOTE:
SEE SHEET 9 FOR BEARING &
DISTANCES FOR EASEMENTS.

AREA TABULATION CHART - THIS SHEET

| | |
|---|-----------|
| TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | 0 |
| BUILDABLE LOTS | 0 |
| BUILDABLE PARCELS | 0 |
| OPEN SPACE | 1 |
| PRESERVATION PARCELS | 0 |
| TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED | 0 |
| BUILDABLE LOTS | 0 |
| BUILDABLE PARCELS | 0 |
| OPEN SPACE | 5.97± AC. |
| PRESERVATION PARCELS | 0 |
| TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS) | 0 |
| TOTAL AREA OF SUBDIVISION TO BE RECORDED | 5.97± AC. |

- LEGEND**
- PROJECT BOUNDARY
 - 65dBA NOISE CONTOUR
unmitigated
 - EXISTING EASEMENTS
 - FOREST CONSERVATION EASEMENT
 - PUBLIC 100YR FLOODPLAIN, DRAINAGE
& UTILITY EASEMENT
 - STREAM BANK

**COORDINATE CHART
(NAD '83)**

| No. | NORTH | EAST |
|-----|-------------|--------------|
| 4 | 553552.7921 | 1343386.6037 |
| 5 | 553288.9348 | 1343480.3019 |
| 6 | 553146.2835 | 1343337.0705 |
| 7 | 553026.1205 | 1343262.4367 |
| 8 | 552822.2166 | 1343240.2118 |
| 9 | 552616.1095 | 1343360.5440 |
| 10 | 552602.4421 | 1343368.4509 |
| 11 | 552615.6772 | 1343206.7222 |
| 12 | 552626.1847 | 1343107.2491 |

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.
8460 BALTIMORE NATIONAL PIKE & SUITE 418 • ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6844
60 THOMAS JOHNSON DRIVE • FREDERICK, MARYLAND 21702 -
(P) 301-371-3505 (F) 301-371-3506
WWW.BEI-CIVILENGINEERING.COM

OWNER:
SIMPSON MILL, LLC
P.O. BOX 417
ELLICOTT CITY, MARYLAND 21041
410-465-4244

RECORDED AS PLAT NO. 22097 ON
10/12 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER
SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
William P. Steffen 10/3/2012
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING.
Kevin Sheehan 9/20/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kat Sheehan 10/12/12
DIRECTOR DATE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY
RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND
SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320,
EXPIRATION DATE 1-7-2013 AND THAT TO THE BEST OF MY KNOWLEDGE,
INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT,
THAT IT IS ALL OF LAND ACQUIRED BY **SIMPSON MILL, LLC** FROM **COATE**
PROPERTIES, LLC BY DEED DATED **DECEMBER 30, 2010** AND RECORDED IN
LIBER **12969** AT FOLIO **186** AND THAT ALL MONUMENTS ARE IN PLACE OR WILL
BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY IN
ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 9-4-12
DONALD A. MASON DATE
PROFESSIONAL LAND SURVEYOR, Md. Reg. No. 21320
FOR BENCHMARK ENGINEERING, INC. Md. Reg. No. 351



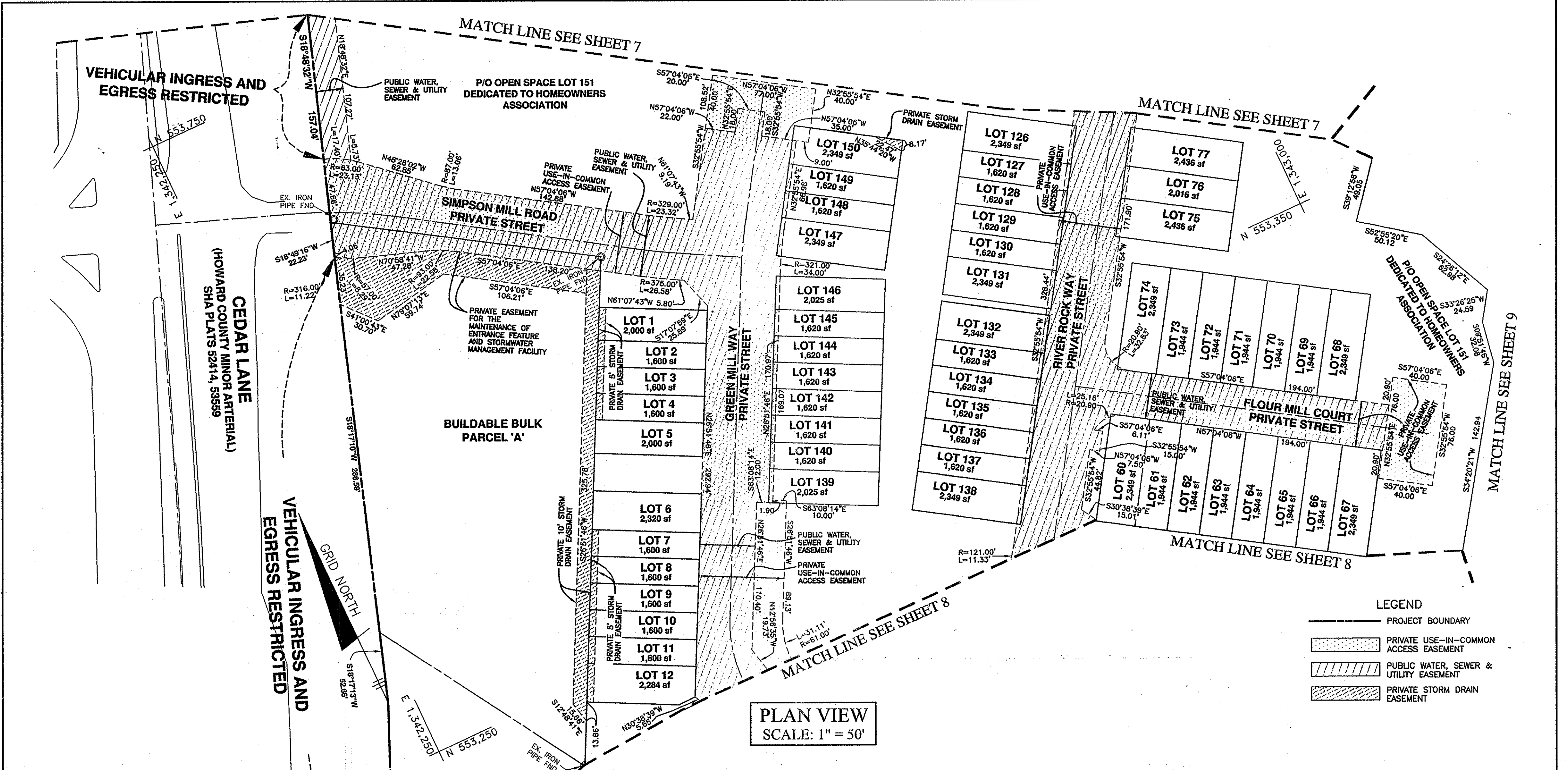
OWNER'S CERTIFICATE
"SIMPSON MILL, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF
APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND
GRANTS UNTO HOWARD COUNTY, MARYLAND, 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,
FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 OUR HANDS THIS 27th DAY OF JULY, 2012."

James R. Moxley III 7/27/12
JAMES R. MOXLEY III DATE
SIMPSON MILL, LLC
Steve Breeden 7/27/12
STEVE BREEDEN DATE
SIMPSON MILL, LLC

James R. Moxley III 7/27/12
WITNESS DATE
Steve Breeden 7/27/12
WITNESS DATE

SIMPSON MILL
LOTS 1 thru 150
OPEN SPACE LOTS 151 AND 152
AND BUILDABLE BULK PARCEL 'A'

S-05-008, P-06-015, SP-08-002, WP-07-072, ECP-11-058,
WP-12-020, WP-12-029, SDP-12-015, F-12-059
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 35 SCALE: AS SHOWN
GRID: 23 DATE: JULY, 2012
PARCELS: 116, 258 & 476 SHEET: 5 OF 9
ZONED: R-SA-8 & POR



PLAN VIEW
SCALE: 1" = 50'

- LEGEND
- PROJECT BOUNDARY
 - PRIVATE USE-IN-COMMON ACCESS EASEMENT
 - PUBLIC WATER, SEWER & UTILITY EASEMENT
 - PRIVATE STORM DRAIN EASEMENT

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE SUITE 418 • ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6844
60 THOMAS JOHNSON DRIVE • FREDERICK, MARYLAND 21702
(P) 301-371-3505 (F) 301-371-3506
WWW.BEI-CIVLENGINEERING.COM

NOTE:
SEE SHEET 2 FOR LOT LINE BEARINGS AND DISTANCES.

OWNER:
SIMPSON MILL, LLC
P.O. BOX 417
ELLICOTT CITY, MARYLAND 21041
410-465-4244

RECORDED AS PLAT NO. 22098 ON 10/10/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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.

Donald A. Mason 9-4-12
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Steve Breeden 7/27/12
STEVE BREEDEN
SIMPSON MILL, LLC

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

Bridgette P. Peterson 10/3/12
HOWARD COUNTY HEALTH OFFICER 12 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Kevin Stankovich 9/26/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION 7 DATE
Karl Stankovich 10/10/12
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2013 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL LAND ACQUIRED BY SIMPSON MILL, LLC FROM COATE PROPERTIES, LLC BY DEED DATED DECEMBER 30, 2010 AND RECORDED IN LIBER 12969 AT FOLIO 186 AND THAT ALL MONUMENTS ARE IN PLACE OR IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 9-4-12
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR, Md. Reg. No. 21320
FOR BENCHMARK ENGINEERING, INC. Md. Reg. No. 351



OWNER'S CERTIFICATE

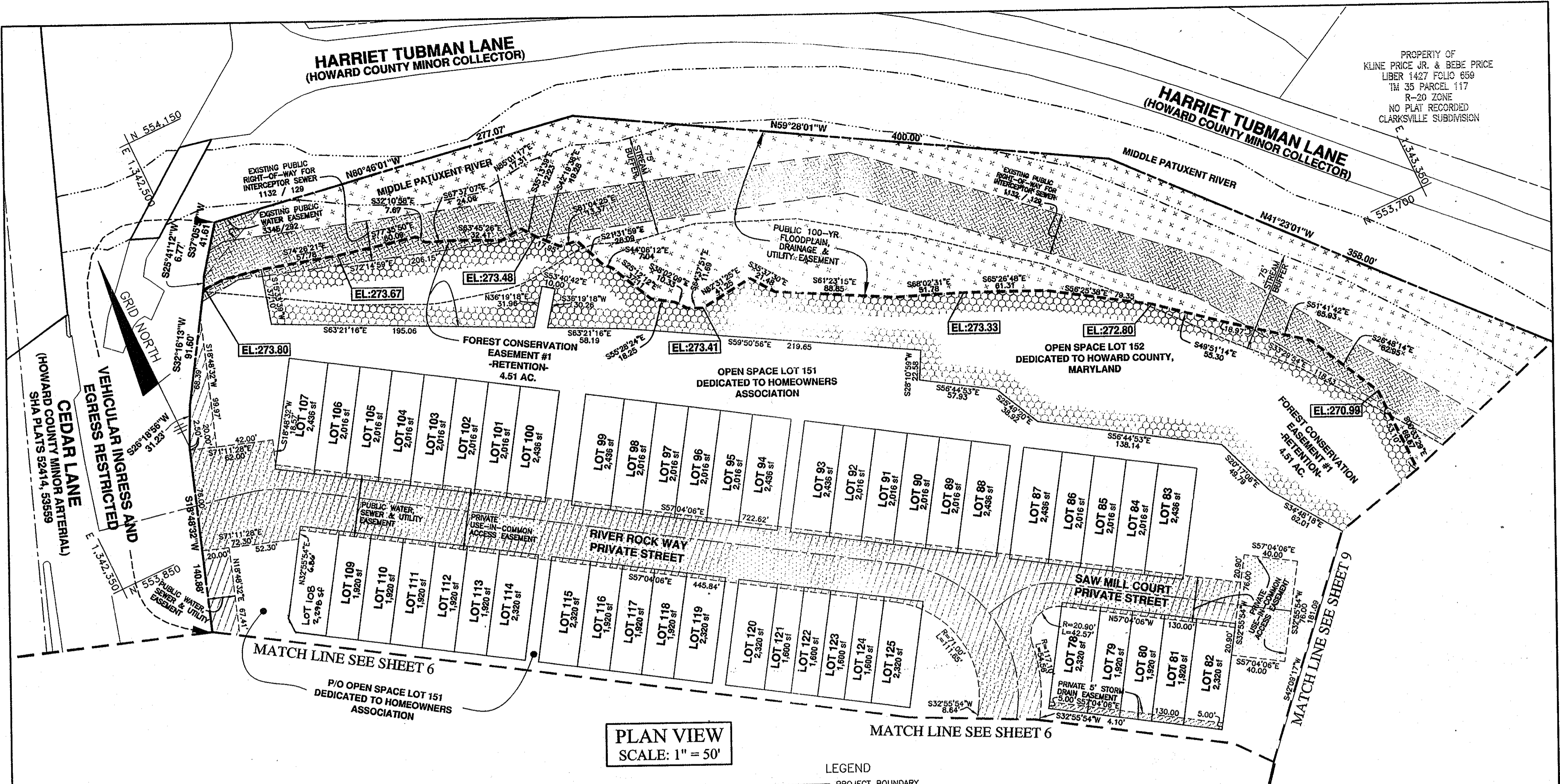
"SIMPSON MILL, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 OUR HANDS THIS 27th DAY OF JULY, 2012."

James R. Moxley III 7/27/12
JAMES R. MOXLEY III
SIMPSON MILL, LLC
Steve Breeden 7/27/12
STEVE BREEDEN
SIMPSON MILL, LLC

SIMPSON MILL LOTS 1 thru 150 OPEN SPACE LOTS 151 AND 152 AND BUILDABLE BULK PARCEL 'A'

S-05-008, P-06-015, SP-08-002, WP-07-072, ECP-11-058, WP-12-020, WP-12-029, SDP-12-015
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 35
GRID: 23
PARCELS: 116, 258 & 476
ZONED: R-SA-8 & POR
SCALE: AS SHOWN
DATE: JULY, 2012
SHEET: 6 OF 9

PROPERTY OF
KLINE PRICE JR. & BEBE PRICE
LIBER 1427 FOLIO 658
TM 35 PARCEL 117
R-20 ZONE
NO PLAT RECORDED
CLARKSVILLE SUBDIVISION



PLAN VIEW
SCALE: 1" = 50'

- LEGEND
- PROJECT BOUNDARY
 - EXISTING EASEMENTS
 - PRIVATE USE-IN-COMMON ACCESS EASEMENT
 - PUBLIC WATER, SEWER & UTILITY EASEMENT
 - FOREST CONSERVATION EASEMENT
 - PRIVATE STORM DRAIN EASEMENT
 - PUBLIC 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
 - STREAM BANK

NOTE:
SEE SHEET 3 FOR LOT LINE BEARINGS AND DISTANCES.

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE • SUITE 418 • ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
60 THOMAS JOHNSON DRIVE • FREDERICK, MARYLAND 21702
(P) 301-371-3505 (F) 301-371-3506
WWW.BEI-CIVLENGINEERING.COM

OWNER:
SIMPSON MILL, LLC
P.O. BOX 417
ELLICOTT CITY, MARYLAND 21041
410-465-4244

RECORDED AS PLAT NO. 22099 ON
10/12 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND.

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.

Donald A. Mason 9-4-12
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Steve Breedren 7/27/12
STEVE BREEDREN DATE
SIMPSON MILL, LLC

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

William P. Peter Bilsen 10/12/2012
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

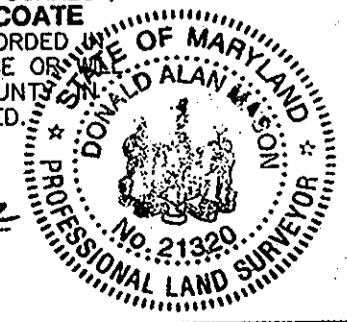
Steve Breedren 9/6/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kurt Sheehan 10/12/12
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2013 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY SIMPSON MILL, LLC FROM COATE PROPERTIES, LLC BY DEED DATED DECEMBER 30, 2010 AND RECORDED IN LIBER 12969 AT FOLIO 186 AND THAT ALL MONUMENTS ARE IN PLACE OR SHALL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 9-4-12
DONALD A. MASON DATE
PROFESSIONAL LAND SURVEYOR, Md. Reg. No. 21320
FOR BENCHMARK ENGINEERING, INC. Md. Reg. No. 351



OWNER'S CERTIFICATE

"SIMPSON MILL, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 27th DAY OF JULY, 2012."

James R. Moxley III 7/27/12
JAMES R. MOXLEY III DATE
SIMPSON MILL, LLC

Steve Breedren 7/27/12
STEVE BREEDREN DATE
SIMPSON MILL, LLC

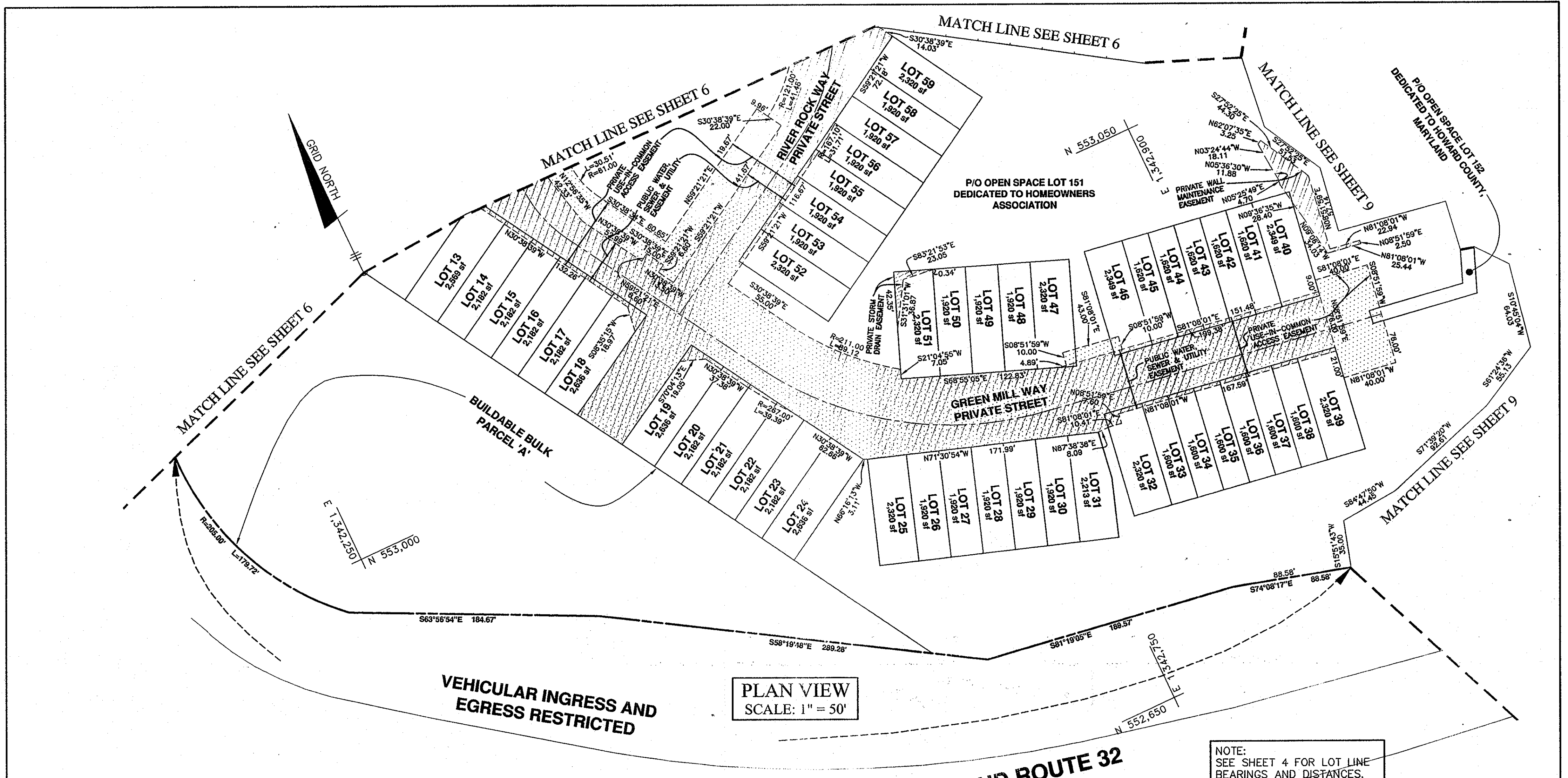
Steve Breedren 7/27/12
WITNESS DATE

Steve Breedren 7/27/12
WITNESS DATE

SIMPSON MILL
LOTS 1 thru 150
OPEN SPACE LOTS 151 AND 152
AND BUILDABLE BULK PARCEL 'A'

S-05-008, P-06-015, SP-08-002, WP-07-072, ECP-11-058,
WP-12-020, WP-12-029, SDP-12-015
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 35 SCALE: AS SHOWN
GRID: 23 DATE: JULY, 2012
PARCELS: 116, 258 & 476 SHEET: 7 OF 9
ZONED: R-SA-8 & FOR

F-12-025



PLAN VIEW
SCALE: 1" = 50'

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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald A. Mason 9/4/12
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320
DATE

Steve Breeden 7/27/12
STEVE BREEDEN
SIMPSON MILL, LLC
DATE

- LEGEND
- PROJECT BOUNDARY
 - EXISTING EASEMENTS
 - PRIVATE USE-IN-COMMON ACCESS EASEMENT
 - PUBLIC WATER, SEWER & UTILITY EASEMENT
 - FOREST CONSERVATION EASEMENT
 - PRIVATE STORM DRAIN EASEMENT

MARYLAND ROUTE 32
PRINCIPAL ARTERIAL
R/W VARIES
SHA PLAT NOS. 53548, 52411, 53559

NOTE:
SEE SHEET 4 FOR LOT LINE BEARINGS AND DISTANCES.

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8480 BALTIMORE NATIONAL PIKE SUITE 418 ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
60 THOMAS JOHNSON DRIVE FREDERICK, MARYLAND 21702
(P) 301-371-3505 (F) 301-371-3506
WWW.BEI-CIVLENGINEERING.COM

OWNER:
SIMPSON MILL, LLC
P.O. BOX 417
ELLICOTT CITY, MARYLAND 21041
410-465-4244

RECORDED AS PLAT NO. 22100 ON 10/10/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Donald A. Mason 10/3/2012
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Steve Breeden 9/26/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kest Slankovich 10/10/12
DIRECTOR DATE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2013 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY SIMPSON MILL, LLC FROM COATE PROPERTIES, LLC BY DEED DATED DECEMBER 30, 2010 AND RECORDED IN LIBER 12969 AT FOLIO 186 AND THAT ALL MONUMENTS ARE IN PLACE AND CORRECT IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, INC. ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 9/4/12
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR, Md. Reg. No. 21320
FOR BENCHMARK ENGINEERING, INC. Md. Reg. No. 351
DATE

OWNER'S CERTIFICATE
"SIMPSON MILL, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 OUR HANDS THIS 27th DAY OF JULY, 2012."

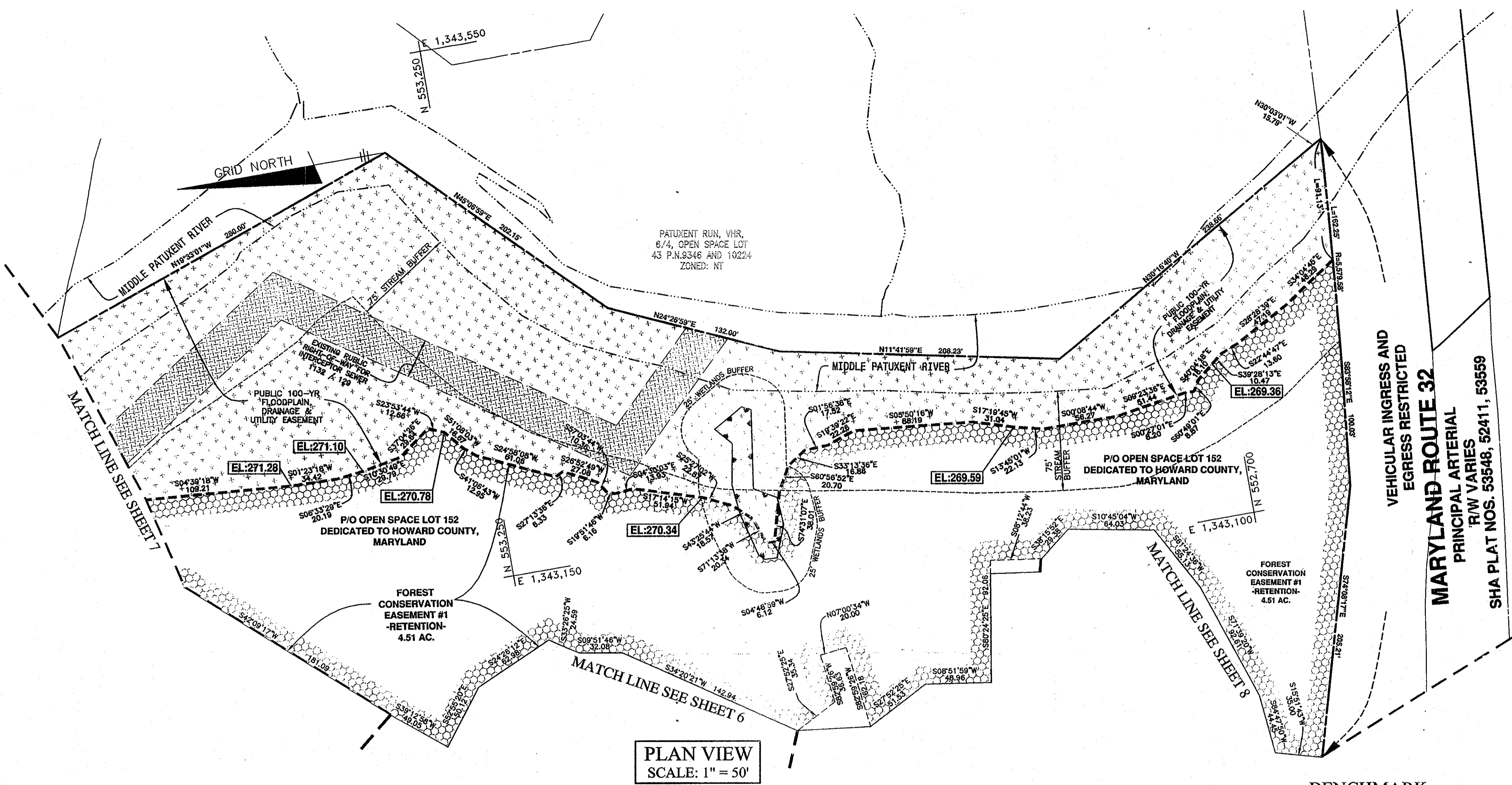
James R. Moxley III 7/27/12
JAMES R. MOXLEY III
SIMPSON MILL, LLC
DATE

Steve Breeden 7/27/12
STEVE BREEDEN
SIMPSON MILL, LLC
DATE

WITNESS: *[Signature]* 7/27/12 DATE
WITNESS: *[Signature]* 7/27/12 DATE

SIMPSON MILL
LOTS 1 thru 150
OPEN SPACE LOTS 151 AND 152
AND BUILDABLE BULK PARCEL 'A'

S-05-008, P-06-015, SP-08-002, WP-07-072, ECP-11-058,
WP-12-020, WP-12-029, SDP-12-015
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 35 SCALE: AS SHOWN
GRID: 23 DATE: JULY, 2012
PARCELS: 116, 258 & 476 SHEET: 8 OF 9
ZONED: R-SA-8 & POR



PLAN VIEW
SCALE: 1" = 50'

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.

Donald A. Mason 9/4/12
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320
DATE

Steve Breeden 7/27/12
STEVE BREEDEN
SIMPSON MILL, LLC
DATE

- LEGEND
- PROJECT BOUNDARY
 - EXISTING EASEMENTS
 - FOREST CONSERVATION EASE
 - PUBLIC 100YR FLOODPLAIN, & UTILITY EASEMENT
 - STREAM BANK

NOTE:
SEE SHEET 5 FOR LOT LINE BEARINGS AND DISTANCES.

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE SUITE 418 • ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6844
60 THOMAS JOHNSON DRIVE • FREDERICK, MARYLAND 21702
(P) 301-371-3505 (F) 301-371-3506
WWW.BEI-CIVLENGINEERING.COM

OWNER:
SIMPSON MILL, LLC
P.O. BOX 417
ELLICOTT CITY, MARYLAND 21041
410-465-4244

RECORDED AS PLAT NO. 22101 ON 10/10/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
William Peter Basilovson 10/10/12
HOWARD COUNTY HEALTH OFFICER 2w DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Steve Breeden 9/28/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION 2 DATE
Kevin J. Schneider 10/10/12
DIRECTOR DATE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2013 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY SIMPSON MILL, LLC FROM COATE PROPERTIES, LLC BY DEED DATED DECEMBER 30, 2010 AND RECORDED IN LIBER 12969 AT FOLIO 186 AND THAT ALL MONUMENTS ARE IN PLACE AND CORRECT IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
Donald A. Mason 7-4-12
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR, Md. Reg. No. 21320
FOR BENCHMARK ENGINEERING, INC. Md. Reg. No. 351
DATE



OWNER'S CERTIFICATE
"SIMPSON MILL, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 OUR HANDS THIS 27th DAY OF JULY, 2012."
James R. Moxley III 7/27/12
JAMES R. MOXLEY III
SIMPSON MILL, LLC
DATE
Steve Breeden 7/27/12
STEVE BREEDEN
SIMPSON MILL, LLC
DATE
WITNESS: *[Signature]* 7/27/12 DATE
WITNESS: *[Signature]* 7/27/12 DATE

SIMPSON MILL
LOTS 1 thru 150
OPEN SPACE LOTS 151 AND 152
AND BUILDABLE BULK PARCEL 'A'
S-05-008, P-06-015, SP-08-002, WP-07-072, ECP-11-058, WP-12-020, WP-12-029, SDP-12-015
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 35 SCALE: AS SHOWN
GRID: 23 DATE: JULY, 2012
PARCELS: 116, 258 & 476 SHEET: 9 OF 9
ZONED: R-SA-8 & POR

VEHICULAR INGRESS AND EGRESS RESTRICTED
MARYLAND ROUTE 32
PRINCIPAL ARTERIAL
R/W VARIES
SHA PLAT NOS. 53548, 52411, 53559