

NOTES:

1. DENOTES 4" X 4" X 30" CONCRETE MONUMENT TO BE SET.
 2. DENOTES 3/8" X 30" PIPE OR STEEL MARKER TO BE SET.
 3. DENOTES IRON PIPE FOUND(FD) OR REBAR & CAP(RCF) FOUND.
2. COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM, NAD 83, AS PROJECTED BY HO. CO. GEODETIC CONTROL STATIONS #3166 AND #3167. DISTANCES SHOWN ARE BASED ON MARYLAND STATE PLANE ZONE U.S. FOOT.
3. ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
4. SUBJECT PROPERTY ZONED R-ED PER 02/02/2004 COMPREHENSIVE ZONING PLAN AND "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
5. THIS SUBDIVISION IS SUBJECT TO SECTION 16.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE FEBRUARY 20, 2013 ON WHICH DATE DEVELOPER AGREEMENT NO. 14-4741-D WAS FILED AND ACCEPTED.
6. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED MAY 5th, 2005, BY BENCHMARK ENGINEERING, INC.
7. THE A.P.F.O. TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE MARS GROUP, INC. DATED SEPTEMBER 2005 AND APPROVED AUGUST 2, 2007.
8. UNLESS OTHERWISE NOTED AS "PRIVATE", ALL EASEMENTS ARE "PUBLIC".
9. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE, AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION ARE ALLOWED.
10. DRIVEWAYS SHALL BE PROVIDED PRIOR TO 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' (16' SERVING MORE THAN ONE RESIDENCE).
 - b) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH 1-1/2" MIN. TAR AND CHIP COATING.
 - 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 SAFETY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - f) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - g) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
11. THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER THE DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
12. STORMWATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT BASED ON GUIDELINES ESTABLISHED BY THE 2000 MARYLAND STORMWATER DESIGN MANUAL, 2007 REGULATIONS, USING ENVIRONMENTAL SITE DESIGN METHODS. GRASS SWALES SHALL BE JOINTLY MAINTAINED BY HOWARD COUNTY AND THE LOT OWNERS. ON-LOT BIOTENTION FACILITIES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER. OPEN SPACE BIOTENTION FACILITIES SHALL BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
13. THERE ARE NO STEEP SLOPES (25% OR GREATER) ON THIS SITE.
14. OPEN SPACE LOTS 8 AND 9 SHOWN HEREON ARE HEREBY DEDICATED TO A HOME OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION. THE RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION TO ESTABLISH THE HOMEOWNERS ASSOCIATION AND TAXATION ON 11-16-2012 RECEIPT NO 1496 0207.
15. THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY THE RETENTION OF 1.2 AC. OF FOREST WITHIN THE LIMITS OF A FOREST CONSERVATION EASEMENT. THIS RETENTION EQUALS THE BREAK-EVEN POINT THRESHOLD AND THEREFORE NO ADDITIONAL PLANTING IS REQUIRED.
16. A FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED NOVEMBER 25, 2005 AND WAS APPROVED UNDER SP-06-012. A FOREST CONSERVATION PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED FEBRUARY 2012 AND WAS APPROVED UNDER THIS PLAN, F-12-074.
17. LANDSCAPING 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 FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPV DEVELOPER'S AGREEMENT FOR THIS FINAL PLAN F-12-074 IN THE AMOUNT OF \$3,000 FOR 8 SHADE TREES AND 4 EVERGREENS.
18. THERE ARE WETLANDS, WETLAND BUFFERS AND STREAM BUFFERS ON THIS SITE.
19. 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. FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST EASEMENT AREA ALLOWED WITHIN THE FOREST CONSERVATION EASEMENTS.
20. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HISTORIC FEATURES OR CEMETERIES ON THIS SITE. A CEMETERY EXISTS ON THE ADJACENT PROPERTY TO THE NORTH (TAX MAP 31, PARCEL 799), BUT NO BURIAL SPACES ARE APPARENT WITHIN 50' OF THIS PROJECT. HOWEVER, IF ANY EVIDENCE OF BURIAL OR GRAVES IS DISCOVERED, THE DEVELOPER WILL BE SUBJECT TO SECTION 16.1305 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. BURIAL GROUNDS WILL NOT BE DISTURBED EXCEPT AS PERMITTED BY STATE LAW.
21. THERE IS AN EXISTING DWELLING LOCATED ON LOT 1 (CONSTRUCTED 1964) TO BE REMOVED.
22. FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
23. A DESIGN MANUAL WAIVER WAS APPROVED JUNE 21, 2010, ALLOWING PAYMENT OF FEE-IN-LIEU FOR FRONTAGE IMPROVEMENTS ALONG ILCHESTER AND LANDING ROAD. THE APPROVED FEE-IN-LIEU AMOUNTS ARE \$19,400 FOR ILCHESTER ROAD, AND \$74,500 FOR LANDING ROAD; HOWEVER, IF THE COSTS OF UTILITY POLE RELOCATION ARE REDUCED AS A RESULT OF A BGE COST REDUCTION, THESE FEE IN LIEU AMOUNTS MAY BE REDUCED ACCORDINGLY. A DESIGN MANUAL WAIVER REQUEST TO UTILIZE OPEN SECTION ROAD AND A USE IN COMMON DRIVEWAY WAS DENIED ON THE SAME DATE.
24. A DESIGN MANUAL WAIVER WAS REQUESTED TO WAIVE THE REQUIREMENT THAT A DRAINAGE SWALE BE LOCATED 15' FROM A RESIDENTIAL STRUCTURE, AND A STORMWATER SWALE BE LOCATED 25' FROM A RESIDENTIAL STRUCTURE. THIS WAIVER WAS APPROVED JANUARY 6, 2012 BASED ON DEMONSTRATING LIMITED SIZES OF DRAINAGE AREA AND NO IMPACT ON OTHER PROPERTIES.
25. A DESIGN MANUAL WAIVER WAS APPROVED APRIL 4, 2012 ESTABLISHING TYPICAL ROAD SECTIONS FOR THE PROJECT WHICH INCLUDE CLOSED SECTION ROAD, OPEN-BACK FLOW THROUGH INLETS AND GRASS SWALES FOR STORMWATER TREATMENT.
26. SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLINGS ON THESE LOTS.
27. WAIVER PETITION WP-11-183 REQUESTED RELIEF FROM SECTION 16.155(c)(2)(i) WHICH REQUIRES A SITE DEVELOPMENT PLAN. THIS RELIEF WAS SOUGHT TO CONSTRUCT A MODEL HOME IN ADVANCE OF THE FINAL SUBDIVISION, AND WAS DENIED JUNE 3, 2011.
28. THIS PROPERTY IS LOCATED IN THE METROPOLITAN DISTRICT. WATER AND SEWER SHALL BE PUBLIC. DRAINAGE AREA IS WITHIN THE PATAPSCO WATERSHED. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 16.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED UNDER THE PROVISIONS OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. CONNECTIONS WILL BE MADE UNDER PUBLIC WATER AND SEWER CONTRACT 14-4741.
29. THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED NOV 25, 2005 AND WAS APPROVED UNDER SP-06-012. AN UPDATE TO THE ENVIRONMENTAL STUDY WAS DONE BY ECO-SCIENCE, INC MAY, 2012, AND IS APPROVED WITH F-12-074.
29. DESIGN MANUAL WAIVERS WERE APPROVED JUNE 21, 2012 TO DMV III, CHAPTER 2, APPENDIX A, THE APPROVAL ALLOWING USE OF A 50 CENTERLINE RADIUS FOR WELLSTONE WAY, AND WAIVING PORTIONS OF DMV IV, DETAIL R-5.05 BY ALLOWING PLACEMENT OF DRIVEWAY APRONS ON THE TEE-TURNAROUND FOR WELLSTONE WAY.

LEGEND

PROP. PRIVATE DRAINAGE EASEMENT
 PUBLIC DRAINAGE & UTILITY EASEMENT
 FOREST CONSERVATION EASEMENT (RETENTION)
 PROP. PRIVATE ACCESS AND DRAINAGE EASEMENT
 LIMIT OF WETLANDS
 STREAM
 COORDINATES

STORMWATER MANAGEMENT PRACTICES

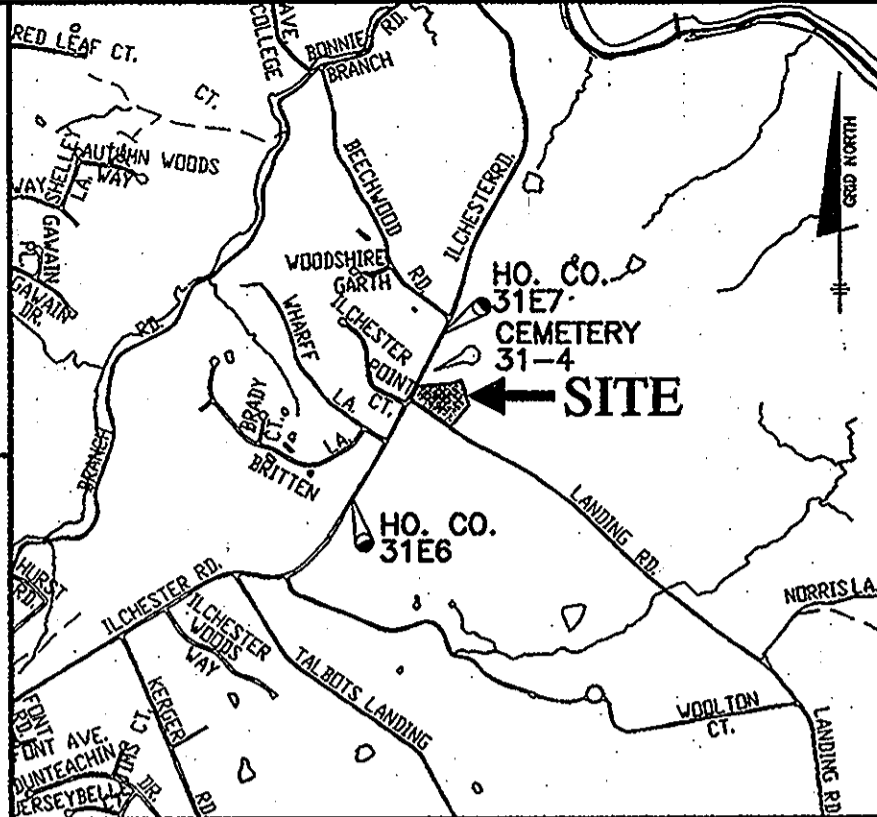
| LOT NUMBER | ADDRESS | MICRO-BIOTENTION M-6 (NUMBER) |
|------------|--------------------|-------------------------------|
| LOT 6 | 4814 WELLSTONE WAY | 1 |
| LOT 7 | 4810 WELLSTONE WAY | 1 |

BENCH MARKS NAD'83

HO. CO. #3166
 3/4" REBAR 0.5' BELOW SURFACE
 5' SOUTHWEST OF ILCHESTER ROAD PAVING
 250'± WEST OF WHARF LANE.
 N 570852.3717 E 1376700.6467

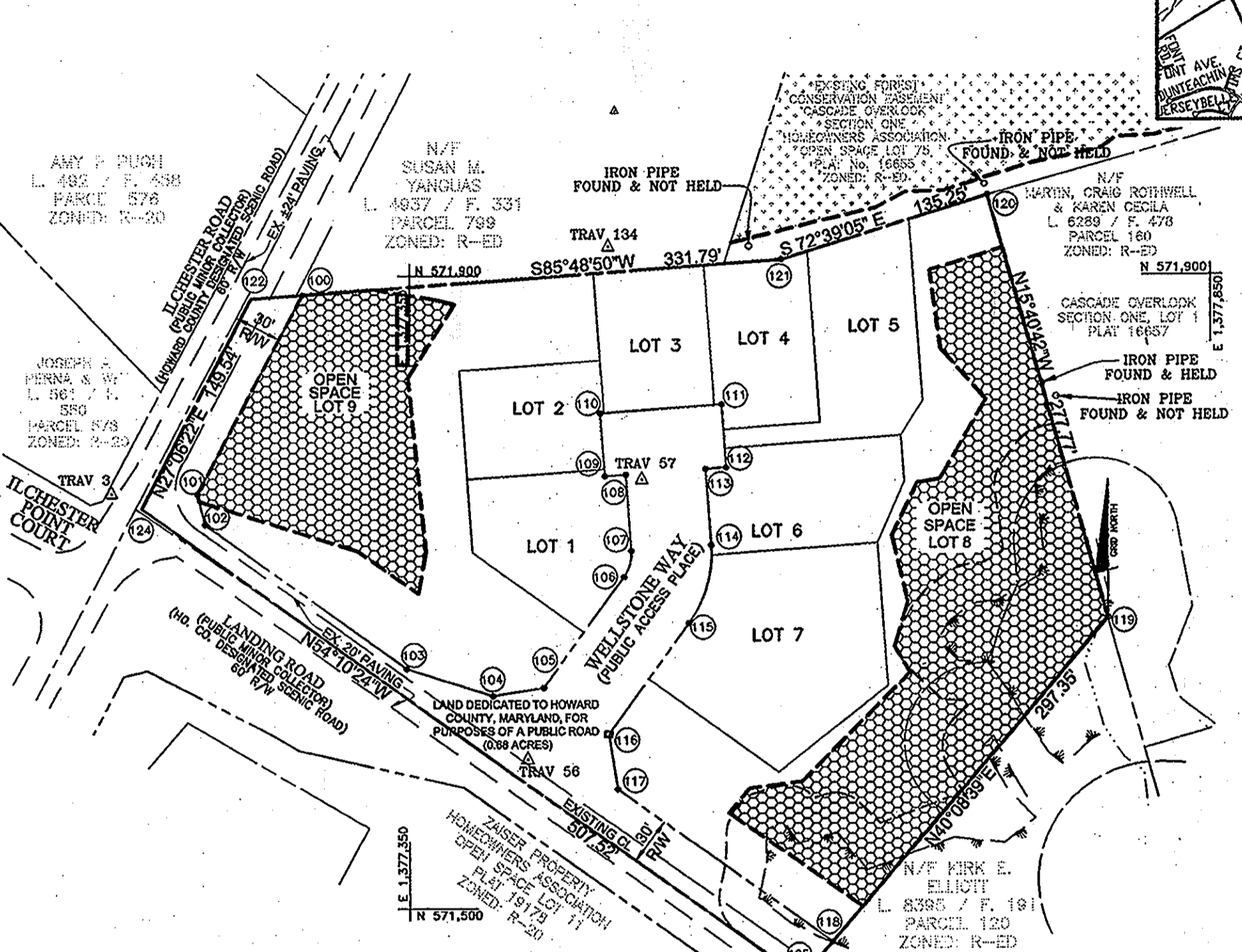
HO. CO. #3167
 3/4" REBAR 0.5' BELOW SURFACE
 9' SOUTHWEST OF ILCHESTER ROAD PAVING
 250'± WEST OF BEECHWOOD ROAD
 N 572335.3503 E 1377504.0332

HO. CO. BM#2745004 ELEV. 364.78
 USED FOR VERTICAL CONTROL.



30. THE FOLLOWING HOWARD COUNTY DPZ NUMBERS RELATE TO THIS PROPERTY:
 SP-06-012, ECP-11-060, PB CASE 280, WP-11-183, WP-13-125,
 F-12-075, W/S 14-4741-D, SDP-13-050.

21. WP-13-125 WAS APPROVED ON MARCH 6, 2013, AND GRANTED AN EXTENSION TO THE SIGNATURE TIME FRAMES IN SECTION 16.144 CP) & CR). THE APPROVAL IS SUBJECT TO:
 1. PAYMENT OF FEES AND POSTING OF BONDS BY MAY 9, 2013;
 2. SUBMISSION OF FINAL PLAT FOR SIGNATURES BY JULY 8, 2013;
 3. REVISION OF GENERAL NOTE 12, AND GENERAL NOTE 23 ON THE FINAL ROAD PLANS.



ADC MAP: 4936, G-2
VICINITY MAP
 SCALE: 1"=2000'

COORDINATE CHART (NAD '83)

| BOUNDARY COORDINATES | | |
|----------------------|-------------|--------------|
| No. | NORTH | EAST |
| 100 | 571888.2765 | 1377283.2420 |
| 101 | 571761.9848 | 1377217.6458 |
| 102 | 571742.6636 | 1377222.4952 |
| 103 | 571651.8197 | 1377348.3297 |
| 104 | 571634.6720 | 1377402.1475 |
| 105 | 571639.8141 | 1377433.7686 |
| 106 | 571709.2032 | 1377483.7993 |
| 107 | 571725.6493 | 1377488.4540 |
| 108 | 571773.6937 | 1377484.9375 |
| 109 | 571772.7447 | 1377471.9722 |
| 110 | 571812.6380 | 1377469.0524 |
| 111 | 571818.1857 | 1377544.8496 |
| 112 | 571778.2624 | 1377547.7695 |
| 113 | 571777.3434 | 1377534.8042 |
| 114 | 571729.2991 | 1377538.3206 |
| 115 | 571679.9608 | 1377524.3564 |
| 116 | 571610.5718 | 1377474.3258 |
| 117 | 571575.8301 | 1377479.9397 |
| 118 | 571478.8895 | 1377613.8488 |
| 119 | 571683.0310 | 1377786.0255 |
| 120 | 571950.4620 | 1377710.9630 |
| 121 | 571910.1330 | 1377581.8660 |
| 122 | 571885.9136 | 1377250.9588 |
| 123 | 571752.8026 | 1377182.8246 |
| 124 | 571455.7303 | 1377594.3209 |

TRAVERSE CHART (NAD '83)

| BOUNDARY COORDINATES | | |
|----------------------|-------------|--------------|
| No. | NORTH | EAST |
| 3 | 571762.3452 | 1377164.2431 |
| 56 | 571594.8302 | 1377423.9258 |
| 57 | 571770.6793 | 1377495.1821 |
| 58 | 571454.1442 | 1377563.8973 |
| 134 | 571918.3904 | 1377474.0921 |

DENSITY TABULATION

NET AREA OF THE SITE.....4.05± AC.
 TOTAL NUMBER OF BUILDABLE LOTS ALLOWED (2 D.U./AC.)...8
 TOTAL NUMBER OF BUILDABLE LOTS PROPOSED.....7

AREA TABULATION CHART

a) TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED

| | |
|-----------------------|---|
| BUILDABLE | 7 |
| NON-BUILDABLE PARCELS | 0 |
| OPEN SPACE | 2 |
| PRESERVATION PARCELS | 0 |

b) TOTAL AREA OF LOTS AND/OR PARCELS

| | |
|-----------------------|----------|
| BUILDABLE | 1.32 ac± |
| NON-BUILDABLE PARCELS | 0.00 ac |
| OPEN SPACE | 2.05 ac± |
| PRESERVATION PARCELS | 0 |

c) TOTAL AREA OF ROADWAY TO BE RECORDED.....0.68 ac±
 d) TOTAL AREA OF SUBDIVISION TO BE RECORDED.....4.05 ac±

OPEN SPACE TABULATION

MINIMUM RESIDENTIAL LOT SIZE.....6,000 S.F.
 OPEN SPACE REQUIRED (50% OF 4.05 AC.).....2.025 Ac.±
 AREA OF PROPOSED OPEN SPACE LOTS.....2.05 Ac.±
 AREA OF PROPOSED NON-CREDITED O.S. LOTS.....0.00 Ac.±
 AREA OF CREDITED OPEN SPACE PROVIDED.....2.05 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 2-14-13
 DONALD A. MASON DATE:
 PROFESSIONAL LAND SURVEYOR MARYLAND No. 21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND No. 351

James R. Morley III 2/14/13
 MEMBER, CASCADE WALTHUR, LLC DATE:
 STEVEN K. BREEDEN

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 8480 BALTIMORE NATIONAL PIKE & SUITE 418 & ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-8105 (F) 410-465-8644
 75 THOMAS JOHNSON DRIVE & SUITE E & FREDERICK, MARYLAND 21702
 (P) 301-701-5688
 WWW.BEI-CVLENGINEERING.COM

OWNER/DEVELOPER
 CASCADE WALTHUR, L.L.C.
 P.O. BOX 417
 ELLICOTT CITY, MARYLAND 21041
 410-465-4244

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

Walter for Marcus Rozman 5/17/2013
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Walter 5/17/13
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Kest 5/22/13
 DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1/7/2015, AND THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED, BY ELIZABETH B. WELLSER BY DEED DATED JULY 22, 2005 AND RECORDED IN LIBER 9340 FOLIO 650, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, ALL TO CASCADE WALTHUR LLC, AND 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.

Donald A. Mason 2-14-13
 DONALD A. MASON DATE:
 PROFESSIONAL LAND SURVEYOR MARYLAND No. 21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND No. 351

OWNER'S DEDICATION

CASCADE WALTHUR L.L.C. 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, 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 MY/OUR HANDS THIS 14th DAY OF February 2013.

Walter 2/14/13
 DATE: MEMBER, CASCADE WALTHUR, LLC DATE:
 STEVEN K. BREEDEN James R. Morley III

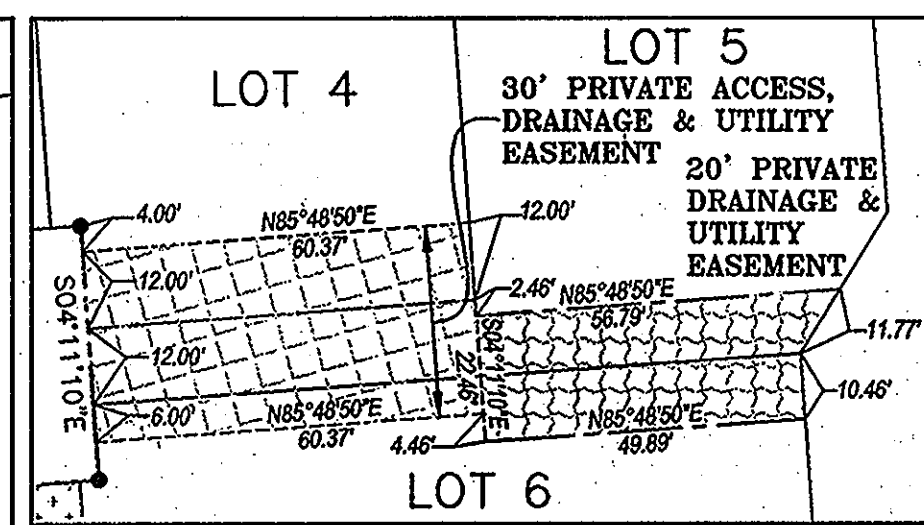
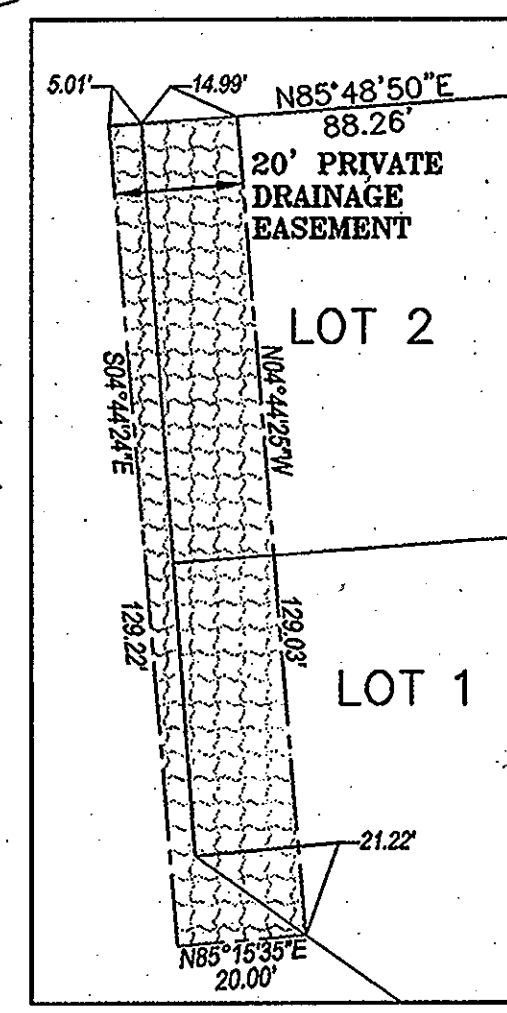
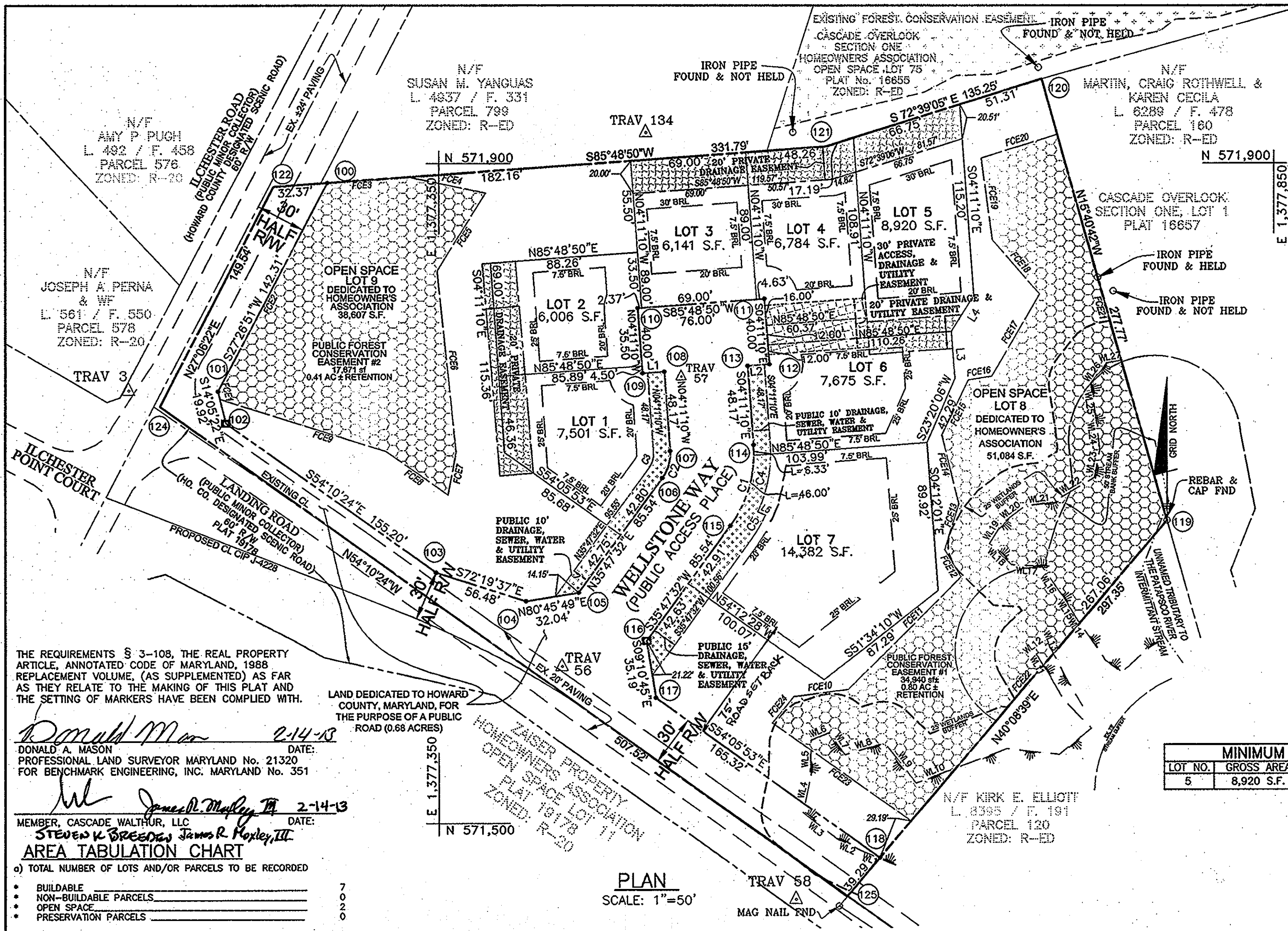
Walter 2/14/13
 WITNESS DATE:

RECORDED AS PLAT 22407
 ON 5/24/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

CASCADE OVERLOOK SECTION 4
 LOTS 1 thru 7 AND
 OPEN SPACE LOTS 8 thru 9
 SP-06-012, ECP-11-060
 PB CASE 380, WP-11-183
 WP-13-125, F-12-075
 W/S 14-4741-D, SDP-13-050

1st ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

ZONING: R-ED SCALE: AS SHOWN
 TAX MAP: 31 GRID: 10 DATE: FEBRUARY 2013
 PARCEL: 133 SHEET: 1 of 2



PRIVATE DRAINAGE EASEMENT LOTS 1 AND 2
SCALE: 1"=30'

PRIVATE ACCESS AND DRAINAGE LOTS 4, 5 AND 6
SCALE: 1"=30'

RIGHT OF WAY LINE TABLE

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 13.00 | S85°48'50"W |
| L2 | 13.00 | S85°48'50"W |

PROPERTY LINE TABLE

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L3 | 28.99 | N04°11'10"W |
| L4 | 25.80 | N31°39'42"E |

EASEMENT LINE TABLE

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L5 | 5.00 | S65°27'24"E |

WETLANDS LINE TABLE

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| WL1 | 8.37 | N67°05'53"W |
| WL2 | 19.42 | N64°28'49"W |
| WL3 | 26.08 | N51°31'45"W |
| WL4 | 20.88 | N11°34'17"E |
| WL5 | 23.41 | N01°35'48"E |
| WL6 | 11.56 | N67°43'31"E |
| WL7 | 16.41 | S35°14'28"E |
| WL8 | 24.87 | N73°24'37"E |
| WL9 | 30.68 | S37°55'38"E |
| WL10 | 25.80 | N69°11'48"E |
| WL11 | 8.27 | N30°30'51"W |
| WL12 | 9.64 | N45°52'55"E |
| WL13 | 7.41 | S27°14'21"E |
| WL14 | 2.38 | N34°04'48"W |
| WL15 | 14.78 | N31°09'29"W |
| WL16 | 23.80 | N34°48'09"W |
| WL17 | 16.28 | N88°24'31"W |
| WL18 | 18.42 | N45°37'44"W |
| WL19 | 14.15 | N31°48'59"E |
| WL20 | 17.74 | N52°33'52"E |
| WL21 | 16.15 | N82°40'58"E |
| WL22 | 29.44 | N58°52'14"E |
| WL23 | 17.18 | N10°46'29"E |
| WL24 | 18.02 | N08°36'14"W |
| WL25 | 22.75 | N08°36'27"W |
| WL26 | 15.60 | N37°29'24"E |
| WL27 | 9.12 | N79°21'55"E |

LINE TABLE

| LINE | LENGTH | BEARING |
|-------|--------|-------------|
| FCE1 | 4.78 | N14°43'16"W |
| FCE2 | 142.31 | N27°28'51"E |
| FCE3 | 48.92 | N85°48'50"E |
| FCE4 | 46.98 | S77°58'48"E |
| FCE5 | 55.07 | S31°48'10"W |
| FCE6 | 110.58 | S05°55'16"E |
| FCE7 | 26.70 | S10°24'53"W |
| FCE8 | 45.79 | N54°29'16"W |
| FCE9 | 82.15 | N72°15'52"W |
| FCE10 | 33.05 | N82°32'08"E |
| FCE11 | 98.09 | N44°39'45"E |
| FCE12 | 19.04 | N30°33'48"W |
| FCE13 | 29.12 | N16°47'49"E |
| FCE14 | 43.20 | N13°37'39"W |
| FCE15 | 36.79 | N25°37'34"E |
| FCE16 | 14.28 | N80°12'32"E |
| FCE17 | 57.87 | N29°48'41"E |
| FCE18 | 43.13 | N41°01'16"W |
| FCE19 | 50.22 | N07°33'23"W |
| FCE20 | 47.61 | N72°52'13"E |
| FCE21 | 243.27 | S15°40'42"E |
| FCE22 | 237.88 | S40°08'39"W |
| FCE23 | 102.26 | N54°29'16"W |
| FCE24 | 20.29 | N39°00'53"E |

MINIMUM LOT SIZE CHART

| LOT NO. | GROSS AREA | PIPESTEM AREA | MINIMUM LOT SIZE |
|---------|------------|---------------|------------------|
| 5 | 8,920 S.F. | 725 S.F. | 8,195 S.F. |

EASEMENT CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD |
|-------|--------|--------|-----------|---------|-------------------|
| C3 | 10.47 | 15.00 | 39°58'42" | 5.46 | N15°48'11"E 10.26 |
| C4 | 42.62 | 85.00 | 28°43'46" | 21.77 | N10°10'43"E 42.18 |
| C5 | 17.67 | 90.00 | 11°14'56" | 8.86 | N30°10'04"E 17.64 |

RIGHT OF WAY CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD |
|-------|--------|--------|-----------|---------|-------------------|
| C1 | 52.33 | 75.00 | 39°58'42" | 27.28 | S15°48'11"W 51.28 |
| C2 | 17.44 | 25.00 | 39°58'42" | 9.09 | N15°48'11"E 17.09 |

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.

LAND DEDICATED TO HOWARD COUNTY, MARYLAND, FOR THE PURPOSE OF A PUBLIC ROAD (0.68 ACRES)

LAND DEDICATED TO HOWARD COUNTY, MARYLAND, FOR THE PURPOSE OF A PUBLIC ROAD (0.68 ACRES)

AREA TABULATION CHART

a) TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 7

b) TOTAL AREA OF LOTS AND/OR PARCELS: 1.32 ac± BUILDABLE, 0.00 ac± NON-BUILDABLE PARCELS, 2.05 ac± OPEN SPACE, 0 PRESERVATION PARCELS

c) TOTAL AREA OF ROADWAY TO BE RECORDED: 0.68 ac±

d) TOTAL AREA OF SUBDIVISION TO BE RECORDED: 4.05 ac±

OPEN SPACE TABULATION

MINIMUM RESIDENTIAL LOT SIZE: 6,000 S.F.
 OPEN SPACE REQUIRED (50% OF 4.05 Ac.): 2.025 Ac.±
 AREA OF PROPOSED OPEN SPACE LOTS: 2.05 Ac.±
 AREA OF PROPOSED NON-CREDITED O.S. LOTS: 0.00 Ac.±
 AREA OF CREDITED OPEN SPACE PROVIDED: 2.05 Ac.±

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

Walter M. ... 5/17/2013
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

... 5/9/13
CHIEF, DEVELOPMENT ENGINEERING DIVISION

... 5/22/13
DIRECTOR

LEGEND

FOREST CONSERVATION EASEMENT LINE DESIGNATION COORDINATES

EX. WETLAND LINE DESIGNATION WL4

LIMIT OF WETLANDS

STREAM

PROPOSED PRIVATE DRAINAGE EASEMENT

PUBLIC DRAINAGE & UTILITY EASEMENT

FOREST CONSERVATION EASEMENT (RETENTION)

PROPOSED PRIVATE ACCESS, DRAINAGE & UTILITY EASEMENT

STORMWATER MANAGEMENT PRACTICES

| LOT NUMBER | ADDRESS | MICRO-BIORETENTION M-6 (NUMBER) | SWALES M-8 (NUMBER) |
|------------|--------------------|---------------------------------|---------------------|
| LOT 6 | 4814 WELLSTONE WAY | 1 | |
| LOT 7 | 4810 WELLSTONE WAY | 1 | |

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1/7/2015, AND THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED, BY ELIZABETH B. WELLS BY DEED DATED JULY 22, 2005 AND RECORDED IN LIBER 9340 FOLIO 650, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ALL TO CASCADE WALTHUR LLC, AND ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE SUBDIVISION IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN OF RECORD WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 2-14-13
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MARYLAND, LICENSE NO. 21320
FOR BENCHMARK ENGINEERING, INC. MARYLAND, LICENSE NO. 351

OWNER'S DEDICATION

CASCADE WALTHUR L.L.C. 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, 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 MY/OUR HANDS THIS 14th DAY OF February, 2013.

James R. Malagani 2-14-13
MEMBER, CASCADE WALTHUR, LLC

... 2/14/13
WITNESS

BENCHMARK ENGINEERING, INC.

OWNER/DEVELOPER: CASCADE WALTHUR, L.L.C.
 P.O. BOX 417
 ELLICOTT CITY, MARYLAND 21041
 410-465-4244

8480 BALTIMORE NATIONAL PIKE SUITE 418 ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-8105 (F) 410-465-6844
 75 THOMAS JOHNSON DRIVE & SUITE E & FREDERICK, MARYLAND 21702
 (P) 301-701-5685
 WWW.BE-CVLENGINEERING.COM

RECORDED AS PLAT **22408** ON **5/24/13** AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

CASCADE OVERLOOK SECTION 4

LOTS 1 thru 7 AND OPEN SPACE LOTS 8 thru 9

SP-06-012, ECP-11-060
 PB CASE 380, WP-11-183

1st ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

ZONING: R-ED TAX MAP: 31 GRID: 10 PARCEL: 133

SCALE: AS SHOWN DATE: FEBRUARY 2013 SHEET: 2 OF 2