

Point#	Northing	Easting
250	608899.3055	1265182.1469
285	608856.2290	1265840.0929
310	607752.5802	1266418.2073
321	606759.5401	1265621.3089
381	607556.9978	1262979.2351
575	606639.1512	1266831.7084
576	606659.8421	1266806.2528
942	609180.8255	1266192.3489
1110	608901.8015	1263025.8790
2005	605685.9836	1264842.4089
2006	608913.6314	1265996.9310
2007	608727.7959	1265764.0423
2008	609131.5024	1265229.3187
2009	609401.5025	1265167.2614
2010	609693.5205	1264904.9539
2012	607816.7391	1265947.7132
2013	605861.6918	1265376.5949
2015	605710.7889	1265030.9064
2090	609885.8745	1264356.6508
2202	610121.7480	1264517.9301
2208	609710.9736	1264889.1801
3028	606018.2111	1263257.7611
3029	606158.3452	1262706.8134
3030	606305.4970	1262250.5667
3031	606583.7297	1262318.2200
3032	606835.7098	1262380.2382
3033	607111.6628	1262448.1713
3034	607297.0213	1262342.6932
3035	607390.8501	1262033.6845
3036	607451.0325	1261847.1528
3037	607532.8379	1261524.4812
3038	607548.3889	1261493.0481
3042	608915.7482	1262068.1545
3133	605714.7384	1264785.2759
3134	605734.9246	1264657.2356
3136	605751.2648	1264434.0619
3137	605747.4738	1264062.5723
3139	605748.9359	1263963.8134
3140	605759.3178	1263684.5764
3142	605779.6872	1263230.3829
3144	608918.8888	1262929.1687

MULLINEUX PROPERTY DENSITY SENDING INFORMATION PER PLAT 12132

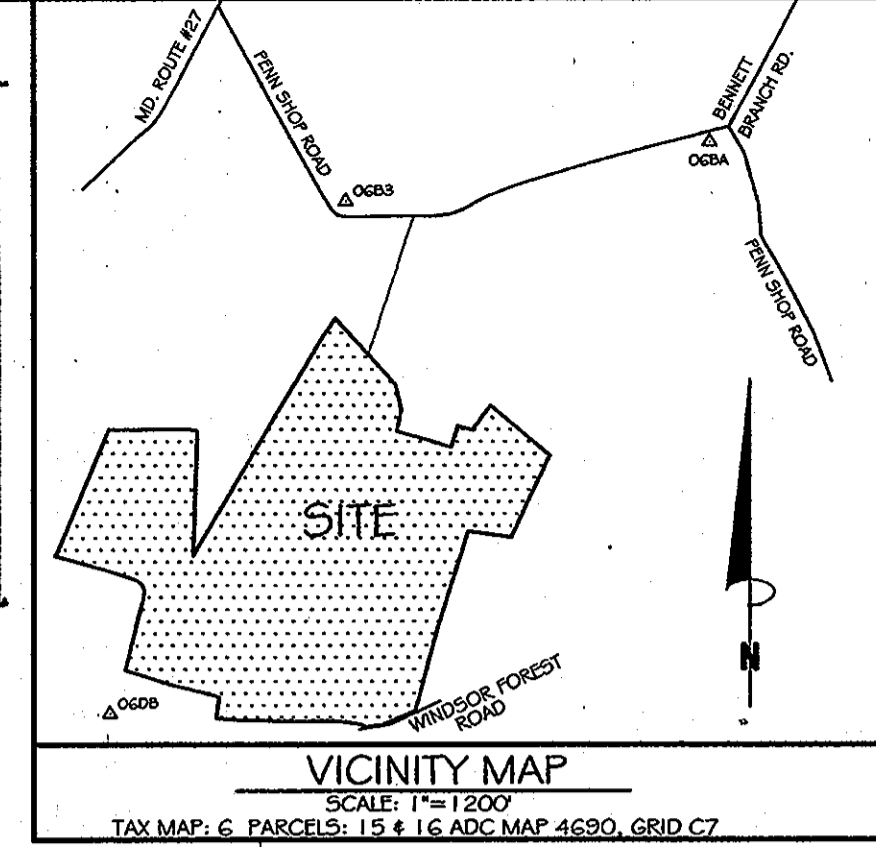
DENSITY EXCHANGE	
INITIAL EXCHANGE	
Sending Parcel Information	Windsor Forest For Chasing The Map 6 Part of Parcel 15
Total Parcel Computed Acreage	97.270 Ac.±
Preservation Parcel Acreage	52.25 Ac.±
DEO Units Sent (1:1.25)	0
DEO Units Created (1:3)	17
DEO Units Sent (1:3)	9 (27 ACRES)
DEO/CEO Units Retained	8 DEO (25.25 AC. OF EASEMENT REMAIN)
Receiving Parcel	F 96-72 TAX MAP 22, PARCEL 15

WINDSOR FOREST DENSITY SENDING INFORMATION PER PLAT 18473

TOTAL COMPUTED PARCEL ACREAGE		194.7112 ACRES	
DEO UNITS SENT (1:3)	63	16 DEO UNITS ASHLEIGH KNOWLES, PHASE 3 F-96-22 TAX MAP 40, PARCEL 174 TAX MAP 41, PARCEL 137	45 DEO UNITS ASHLEIGH KNOWLES, PHASE 3 F-96-22 TAX MAP 40, PARCEL 174 TAX MAP 41, PARCEL 137
RECEIVING PARCEL		2 DEO UNITS ASHLEIGH KNOWLES, F-96-22 TAX MAP 40, PARCEL 174 TAX MAP 41, PARCEL 137	
SIZE OF PRESENTATION PARCEL	194.7112 ACRES		

MULLINEUX PROPERTY DENSITY SENDING INFORMATION PER PLAT 12241

Density Exchange Option		
Binding Parcel Information	1st Exchange	2nd Exchange
Windsor Forest For Chasing The Map 6 Part of Parcel 15	Windsor Forest For Chasing The Map 6 Part of Parcel 15	Windsor Forest For Chasing The Map 6 Part of Parcel 15
Total Parcel Computed Acreage	97.270 Ac.±	97.270 Ac.±
Preservation Parcel Acreage	49.938 Ac.±	49.938 Ac.±
DEO Units Sent (1:1.25)	0	1
DEO Units Created (1:3)	13.155 ÷ 3 = 4.385	0
DEO Units Sent (1:3)	15	0
DEO/CEO Units Retained	1 DEO & 1 CEO 4.995 Ac. of Easement Area	0
Receiving Parcel	F 96-72 Windsor Forest Tax Map 22 Parcel 15	F 96-09 Quarterfield Tax Map 25 Parcel 101



GENERAL NOTES:

- SUBJECT PROPERTY ZONED RC-DEO PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE "COMP-LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
- THIS PLAT IS BASED ON THE MARYLAND COORDINATE SYSTEM (NAD83/91) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS: OGB3, OGB4 & OGB6. DISTANCES SHOWN ARE GROUND DISTANCES.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY 2012 BY VANMAR ASSOC. INC.
- ☐ DENOTES CONCRETE MONUMENT SET OR FOUND AS INDICATED  
○ DENOTES AN ANGULAR BREAK OR CORNER FOUND AS INDICATED.
- THERE ARE EXISTING DWELLINGS/STRUCTURES LOCATED ON THE RECONFIGURED WINDSOR FOREST PARCEL (PARCEL A-1) AND THE RECONFIGURED HOBART MULLINEUX PROPERTY (PARCEL B) TO REMAIN:  
PARCEL A-1: PRIMARY STRUCTURES=1, TENANT HOUSES=0, CARETAKER DWELLINGS=0  
PARCEL B: PRIMARY STRUCTURES=1, TENANT HOUSES=0, CARETAKER DWELLINGS=0  
NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION PROGRAM PER SECTION 16.1202(b)(1)(v) OF THE HOWARD COUNTY CODE AND CONSERVATION MANUAL SINCE IT IS A REVISION PLAT AND DOES NOT CREATE ANY ADDITIONAL LOTS.
- MODIFICATIONS TO THE DEEDS OF PRESERVATION EASEMENT SHALL BE RECORDED CONCURRENTLY WITH THIS PLAT, IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- THIS PLAT IS EXEMPT FROM PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPING MANUAL SINCE IT IS A REVISION PLAT AND DOES NOT CREATE ANY ADDITIONAL LOTS.
- PREVIOUS D.P.Z. FILE NOS.: F-95-29, F-07-30, F-07-30(F), F-08-203(F), F-06-19, F-11-26, F-11-026 (FC), F-82-13, F-96-072, COUNTY COUNCIL RESOLUTION 17-2008.
- THE EXISTING ENVIRONMENTAL FEATURES (WETLANDS, STREAMS, THEIR BUFFERS) ARE NOT REQUIRED TO BE DELINEATED ON THIS PLAT OF RESUBDIVISION AND PLAT OF EASEMENT IN ACCORDANCE WITH SECTION 16.116(A)(4) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THIS PLAT IS TO ADJUST THE PROPERTY LINES BETWEEN THE PARCELS. BOTH SUBJECT PROPERTIES CONTAIN PRESERVATION EASEMENTS WHICH HAVE EXHAUSTED THEIR SUBDIVISION POTENTIAL. NO GRADING, REMOVAL OF VEGETATIVE COVERS OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF THE WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST EASEMENT AREAS.
- REAR SETBACK DISTANCE FOR PRINCIPLE STRUCTURES IS 60', 10' FOR ACCESSORY STRUCTURES.
- IN ACCORDANCE WITH SECTION 16.120(C)(2)(i) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE MINIMUM 20-FOOT ROAD FRONTAGE FOR PARCEL A-1 IS PROVIDED VIA A 20-FOOT PIPESTEM TO WINDSOR FOREST ROAD; HOWEVER, THE ACTUAL DRIVEWAY ACCESS IS VIA AN ACCESS STRIP TO PENN SHOP ROAD (LIBER 194 FOLIO 376).
- PRIOR TO HEALTH OFFICER SIGNATURE OF ANY FUTURE RESUBDIVISION PLAT FOR PARCEL A-1, THE HEALTH DEPARTMENT WILL REQUIRE A PERC CERTIFICATION PLAN TO ESTABLISH A SEPTIC DISPOSAL AREA ON THE PARCEL.

THE PURPOSE OF THIS PLAT IS TO RECONFIGURE THE INTERIOR PROPERTY OUTLINES BETWEEN PARCEL A, WINDSOR FOREST (PREVIOUSLY RECORDED IN PLAT NO. 18473) AND THE HOBART MULLINEUX PROPERTY (PREVIOUSLY RECORDED IN PLAT 21723 & PLAT NO. 12625), REDUCING WINDSOR FOREST PARCEL A AND ENLARGING THE HOBART MULLINEUX PROPERTY. THE PRESERVATION EASEMENT HOLDER FOR THE HOBART MULLINEUX PROPERTY HAS BEEN TRANSFERRED FROM THE FOX CHANGING HOA TO THE HOWARD COUNTY CONSERVANCY.

MINIMUM LOT SIZE TABLE			
PARCEL	GROSS AREA	PIPESTEM AREA	NET AREA
A-1	44.7536 Ac.	0.9370 Ac.	43.8166 Ac.

AREA TABULATION CHART

- A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
- \*BUILDABLE 2
  - \*NON-BUILDABLE 0
  - \*OPEN SPACE 0
  - \*PRESERVATION PARCELS 0
- B. TOTAL AREA OF LOTS AND/OR PARCELS
- \*BUILDABLE 288.5438 AC.±
  - \*NON-BUILDABLE 0
  - \*OPEN SPACE 0
  - \*PRESERVATION PARCELS 0
- C. TOTAL AREA OF ROADWAY TO BE RECORDED INCL. WIDENING STRIPS 0
- D. TOTAL AREA OF SUBDIVISION TO BE RECORDED 288.5438 AC.±

THE REQUIREMENTS §3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*T. Michael Vansant*  
T. MICHAEL VANSANT, PROF. LS No. 21266  
DATE 1/30/2013

*Robert Arthur Scranton*  
ROBERT ARTHUR SCRANTON, OWNER  
DATE 1/30/13

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

*Maureen Roseman*  
HOWARD COUNTY HEALTH OFFICER  
DATE 2/11/2013

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Walter*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE 2/12/13

*Kate*  
DIRECTOR  
DATE 2/15/13

OWNER'S CERTIFICATE

I, Robert A. Scranton, 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:

- 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;
- 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;
- 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 right-of-ways.

Witness my hand this 30th day of January, 2013.

*Robert A. Scranton*  
ROBERT A. SCRANTON, OWNER

*T. Michael Vansant*  
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT AND PLAT OF EASEMENT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY THE HOWARD HUNT PROPERTIES, INC. TO ROBERT A. SCRANTON BY DEED DATED NOVEMBER 30, 2007 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10999 AT FOLIO 475 AND ALL OF THE LANDS CONVEYED BY ROBERT ARTHUR SCRANTON AND KRISTINA HESTON SCRANTON TO ROBERT ARTHUR SCRANTON BY DEED DATED MAY 20, 1997 AND RECORDED IN LIBER 4051 AT FOLIO 301 AND PART OF THE LANDS CONVEYED BY RESIDENTIAL LAND TITLE HOLDING CORPORATION TO ROBERT ARTHUR SCRANTON BY DEED DATED MAY 20, 1997 AND RECORDED AMONG SAID LAND RECORDS IN LIBER 4051 AT FOLIO 311, AND ALL OF THE LANDS CONVEYED BY ROSE MULLINEUX AND THOMAS STANLEY MULLINEUX TO ROBERT ARTHUR SCRANTON BY DEED DATED SEPTEMBER 10, 1998 AND RECORDED IN LIBER 4571 AT FOLIO 456; AND THAT ALL MONUMENTS ARE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*T. Michael Vansant*  
T. MICHAEL VANSANT, PROF. LS No. 21266  
EXPIRATION DATE 9/9/13

*T. Michael Vansant*  
DATE 1/30/2013

RECORDED AS PLAT 2226 ON 2/15/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

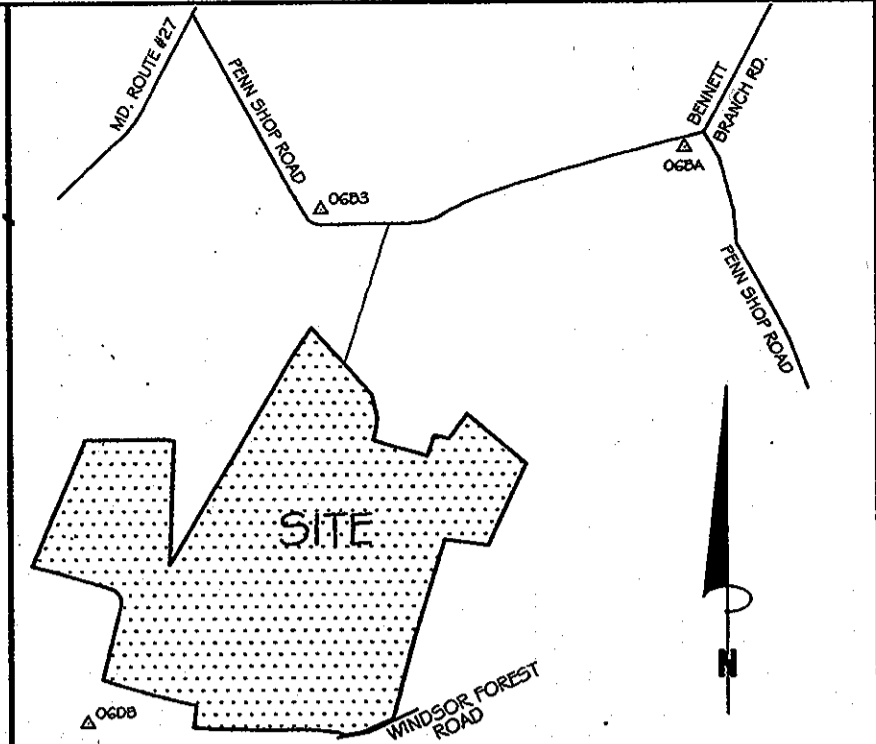
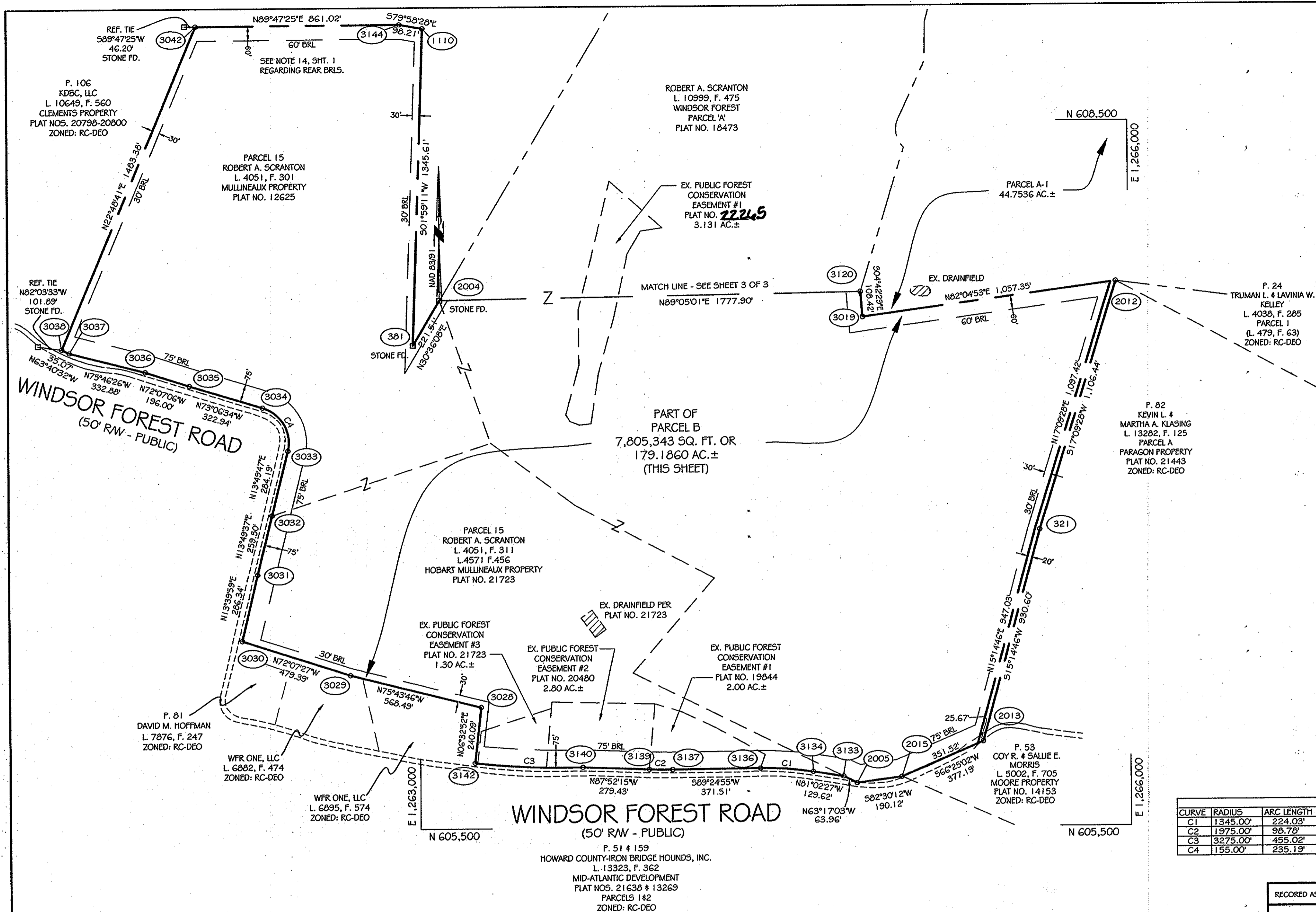
PLAT OF RESUBDIVISION  
PARCEL A-1  
**WINDSOR FOREST**  
A RESUBDIVISION OF PARCEL A  
PREVIOUSLY RECORDED AS PLAT NO. 18473  
AND  
AMENDED PLAT OF EASEMENT  
PARCEL B  
**HOBART MULLINEUX PROPERTY**  
PREVIOUSLY RECORDED AS PLAT NOS. 21723 & 12625

TAX MAP 6  
PARCEL NO. 15 & 16  
GRID NO. 8, 9, 14, 15

ELECTION DISTRICT FOURTH  
HOWARD COUNTY, MARYLAND  
EX. ZONING: RC-DEO

SCALE: AS SHOWN  
DATE: JUNE, 2012  
SHEET 1 OF 3

**VANMAR ASSOCIATES, INC.**  
Engineers Surveyors Planners  
310 South Main Street Mount Airy, Maryland 21771  
(301) 829-2890 (301) 831-5015 (410) 549-2751  
Fax (301) 831-5603 ©Copyright, Latest Date Shown



Point#	Northing	Easting
321	607559.5401	1265621.3089
381	607556.9978	1262979.2351
1110	608901.8015	1263025.8790
2004	607747.6532	1263091.9984
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2015	605710.7889	1265030.9064
3019	607668.0293	1264878.5698
3028	606018.2111	1263257.7611
3029	606158.3452	1262706.8134
3030	606305.4970	1262250.5667
3031	606583.7297	1262318.2200
3032	606835.7098	1262380.2382
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3036	607451.0325	1261847.1528
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3134	605734.9246	1264657.2356
3136	605751.2648	1264434.0619
3137	605747.4738	1264062.5723
3139	605748.9359	1263963.8134
3140	605759.3178	1263684.5764
3142	605779.6872	1263230.3829
3144	608918.8988	1262929.1687

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1345.00'	224.03'	09°32'37"	N85°48'45"W	223.77'	112.27'
C2	1975.00'	98.78'	02°51'56"	N89°09'07"W	98.77'	49.40'
C3	3275.00'	455.02'	07°57'38"	N87°25'56"W	454.65'	227.87'
C4	155.00'	235.19'	86°56'17"	N29°38'31"W	213.27'	146.93'

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.

*T. Michael Vansant* 1/30/2013  
T. MICHAEL VANSANT, PROF. LS No. 21266 DATE

*Robert Arthur Scranton* 1/30/13  
ROBERT ARTHUR SCRANTON, OWNER DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

*Bradley for Marcus Roseman* 2/11/2013  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Michael Vansant* 2/12/13  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kristina Heston* 2/15/13  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

I, Robert A. Scranton, 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:

- 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;
- 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;
- 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 my hand this 30th day of January, 2013.

*Robert A. Scranton*  
ROBERT A. SCRANTON, OWNER

*T. Michael Vansant*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT AND PLAT OF EASEMENT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY THE HOWARD HUNT PROPERTIES, INC. TO ROBERT A. SCRANTON BY DEED DATED NOVEMBER 30, 2007 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10999 AT FOLIO 475 AND ALL OF THE LANDS CONVEYED BY ROBERT ARTHUR SCRANTON AND KRISTINA HESTON SCRANTON TO ROBERT ARTHUR SCRANTON BY DEED DATED MAY 20, 1997 AND RECORDED IN LIBER 4051 AT FOLIO 301 AND PART OF THE LANDS CONVEYED BY RESIDENTIAL LAND TITLE HOLDING CORPORATION TO ROBERT ARTHUR SCRANTON BY DEED DATED MAY 20, 1997 AND RECORDED AMONG SAID LAND RECORDS IN LIBER 4051 AT FOLIO 311, AND ALL OF THE LANDS CONVEYED BY ROSE MULLINEUX AND THOMAS STANLEY MULLINEUX TO ROBERT ARTHUR SCRANTON BY DEED DATED SEPTEMBER 10, 1998 AND RECORDED IN LIBER 4571 AT FOLIO 456; AND THAT ALL MONUMENTS ARE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*T. Michael Vansant* 1/30/2013  
T. MICHAEL VANSANT, PROF. LS No. 21266 DATE  
EXPIRATION DATE 9/9/13

STATE OF MARYLAND  
T. MICHAEL VANSANT  
PROFESSIONAL LAND SURVEYOR  
No. 21266

RECORDED AS PLAT 22268 ON 2/15/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF RESUBDIVISION  
PARCEL A-1  
**WINDSOR FOREST**  
A RESUBDIVISION OF PARCEL A  
PREVIOUSLY RECORDED AS PLAT NO. 18473  
AND  
AMENDED PLAT OF EASEMENT  
PARCEL B  
**HOBART MULLINEUX PROPERTY**  
PREVIOUSLY RECORDED AS PLAT NOS. 21723 & 12625

TAX MAP G ELECTION DISTRICT FOURTH SCALE: 1" = 300'  
PARCEL NO. 15 & 16 HOWARD COUNTY, MARYLAND DATE: JULY, 2012  
GRID NO. 8, 9, 14, 15 EX. ZONING: RC-DEO SHEET 2 OF 3

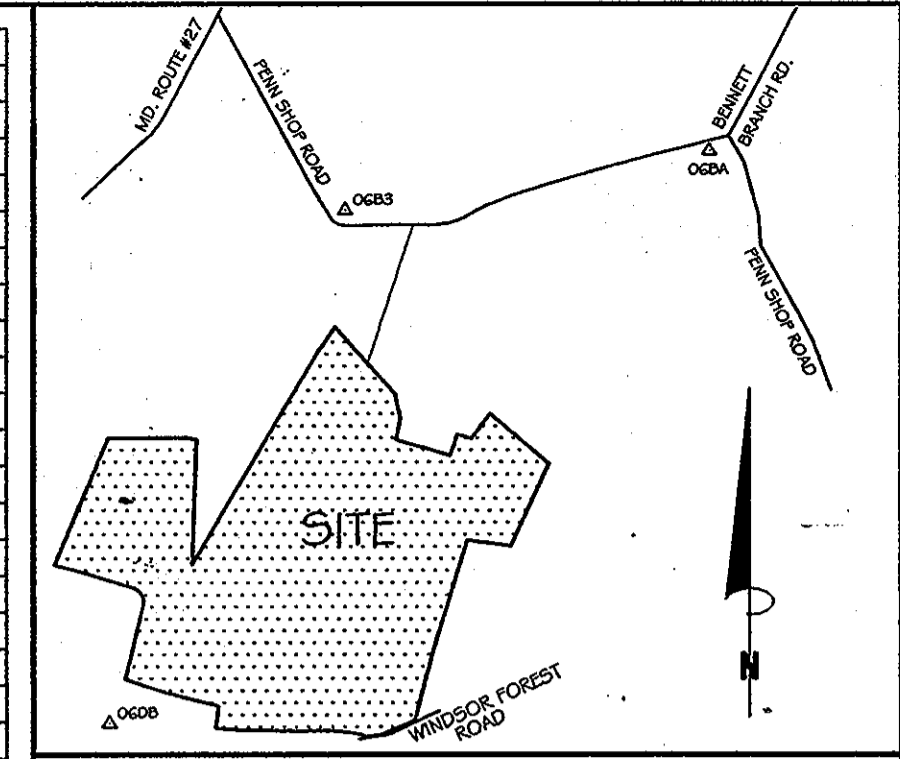
**VANMAR ASSOCIATES, INC.**  
Engineers Surveyors Planners  
310 South Main Street Mount Airy, Maryland 21771  
(301) 829-2890 (301) 831-5015 (410) 549-2751  
Fax (301) 831-5603 ©Copyright, Latest Date Shown  
JOB NO. AS-4877

N 610,000  
E 1,263,000

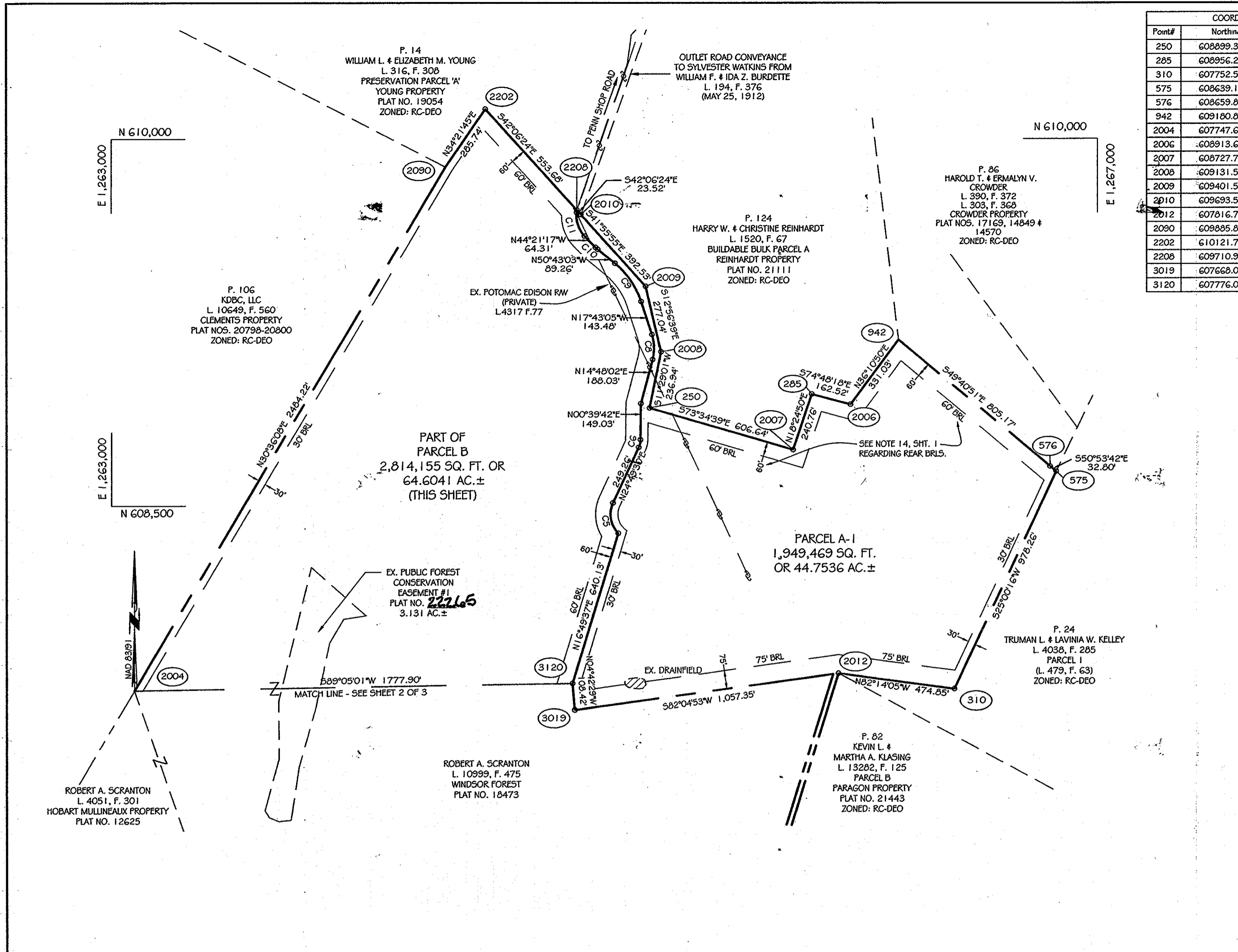
N 608,500  
E 1,263,000

N 610,000  
E 1,267,000

COORDINATES		
Point#	Northing	Easting
250	608899.3055	1265182.1469
285	608956.2290	1265840.0929
310	607752.5802	1266418.2073
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2010	609693.5205	1264904.9539
2012	607816.7391	1265947.7132
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2208	609710.9736	1264889.1801
3019	607668.0293	1264878.5698
3120	607776.0858	1264869.6704



CURVE DATA						
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C5	110.00'	132.99'	69°16'14"	N09°48'37"W	125.04'	75.98'
C6	75.00'	31.64'	24°10'28"	N12°44'56"E	31.41'	16.06'
C8	185.00'	105.00'	32°31'06"	N01°27'31"W	108.59'	53.95'
C9	330.00'	190.06'	32°59'59"	N34°13'04"W	187.45'	97.75'
C10	115.00'	12.77'	06°21'46"	N47°32'10"W	12.76'	6.39'
C11	125.00'	113.15'	51°51'57"	N16°16'41"W	109.33'	60.79'



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.

*T. Michael Vansant*  
T. MICHAEL VANSANT, PROF. LS No. 21266  
DATE: 1/30/2013

*Robert Arthur Scranton*  
ROBERT ARTHUR SCRANTON, OWNER  
DATE: 1/29/13

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

*Brian for Maurea Rossman*  
HOWARD COUNTY HEALTH OFFICER  
DATE: 2/1/2013

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief Development Engineering Division*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 2/12/13

*Kurt Shindler*  
DIRECTOR  
DATE: 2/6/13

### OWNER'S CERTIFICATE

I, Robert A. Scranton, 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:

- 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;
- 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;
- 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 right-of-ways.

Witness my hand this 30th day of January, 2013.

*Robert A. Scranton*  
ROBERT A. SCRANTON, OWNER

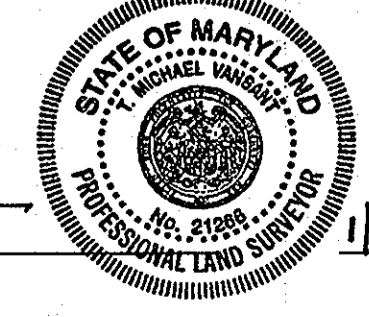
*T. Michael Vansant*  
WITNESS

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT AND PLAT OF EASEMENT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY THE HOWARD HUNTER PROPERTIES, INC. TO ROBERT A. SCRANTON BY DEED DATED NOVEMBER 30, 2007 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10999 AT FOLIO 475 AND ALL OF THE LANDS CONVEYED BY ROBERT ARTHUR SCRANTON AND KRISTINA HESTON SCRANTON TO ROBERT ARTHUR SCRANTON BY DEED DATED MAY 20, 1997 AND RECORDED IN LIBER 4051 AT FOLIO 301 AND PART OF THE LANDS CONVEYED BY RESIDENTIAL LAND TITLE HOLDING CORPORATION TO ROBERT ARTHUR SCRANTON BY DEED DATED MAY 20, 1997 AND RECORDED AMONG SAID LAND RECORDS IN LIBER 4051 AT FOLIO 311, AND ALL OF THE LANDS CONVEYED BY ROSE MULLINEAUX AND THOMAS STANLEY MULLINEAUX TO ROBERT ARTHUR SCRANTON BY DEED DATED SEPTEMBER 10, 1998 AND RECORDED IN LIBER 4571 AT FOLIO 456; AND THAT ALL MONUMENTS ARE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*T. Michael Vansant*  
T. MICHAEL VANSANT, PROF. LS No. 21266  
EXPIRATION DATE 9/9/13

*T. Michael Vansant*  
DATE: 1/30/2013



RECORDED AS PLAT 22269 ON 2/15/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF RESUBDIVISION  
PARCEL A-1  
**WINDSOR FOREST**  
A RESUBDIVISION OF PARCEL A  
PREVIOUSLY RECORDED AS PLAT NO. 18473  
AND  
AMENDED PLAT OF EASEMENT  
PARCEL B  
**HOBART MULLINEAUX PROPERTY**  
PREVIOUSLY RECORDED AS PLAT NOS. 21723 & 12625

TAX MAP 6 PARCEL NO. 15 & 16 GRID No. 8, 9, 14, 15

ELECTION DISTRICT FOURTH  
HOWARD COUNTY, MARYLAND  
EX. ZONING: RC-DEO

SCALE: 1" = 300'  
DATE: JULY, 2012  
SHEET 3 OF 3

**VANMAR ASSOCIATES, INC.**  
Engineers Surveyors Planners  
310 South Main Street Mount Airy, Maryland 21771  
(301) 829-2890 (301) 831-5015 (410) 549-2751  
Fax (301) 831-5603 ©Copyright, Latest Date Shown

*vanmar.com*

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