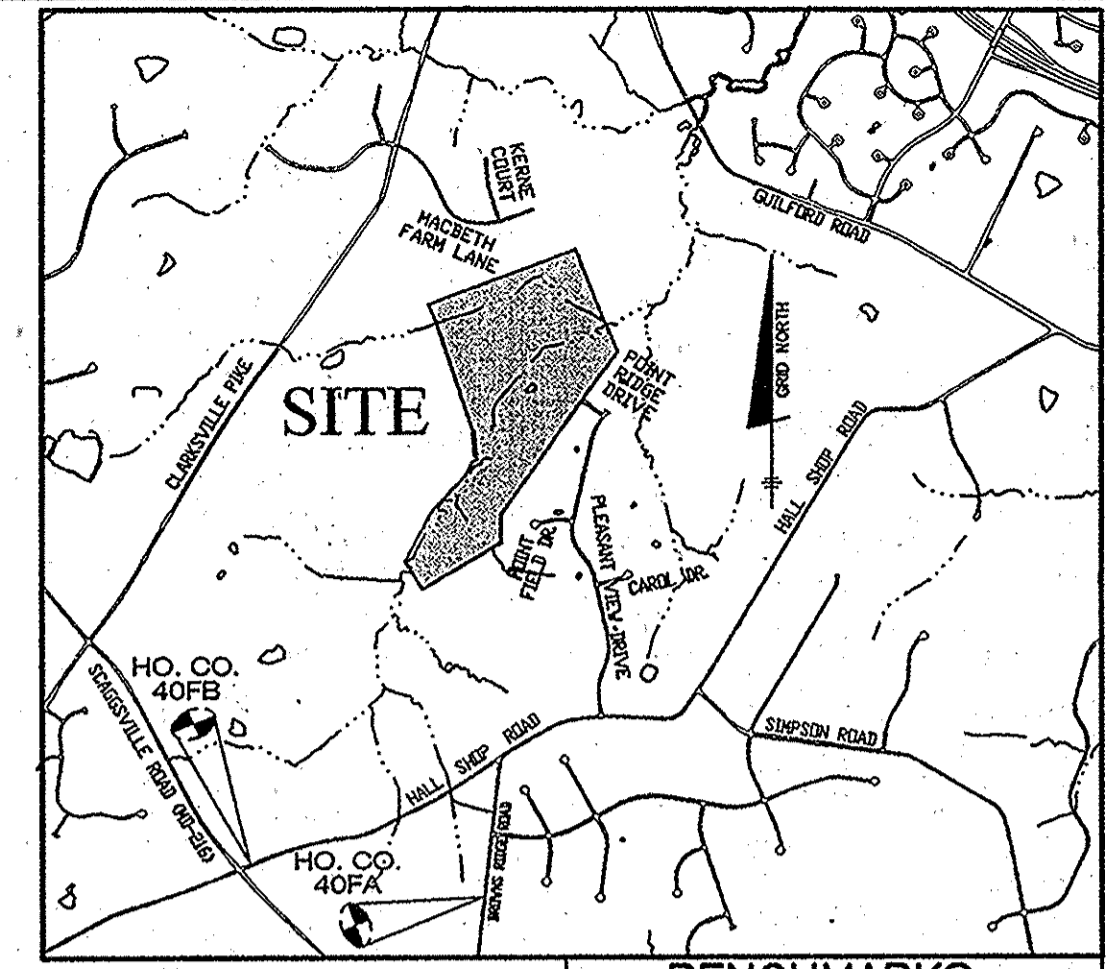
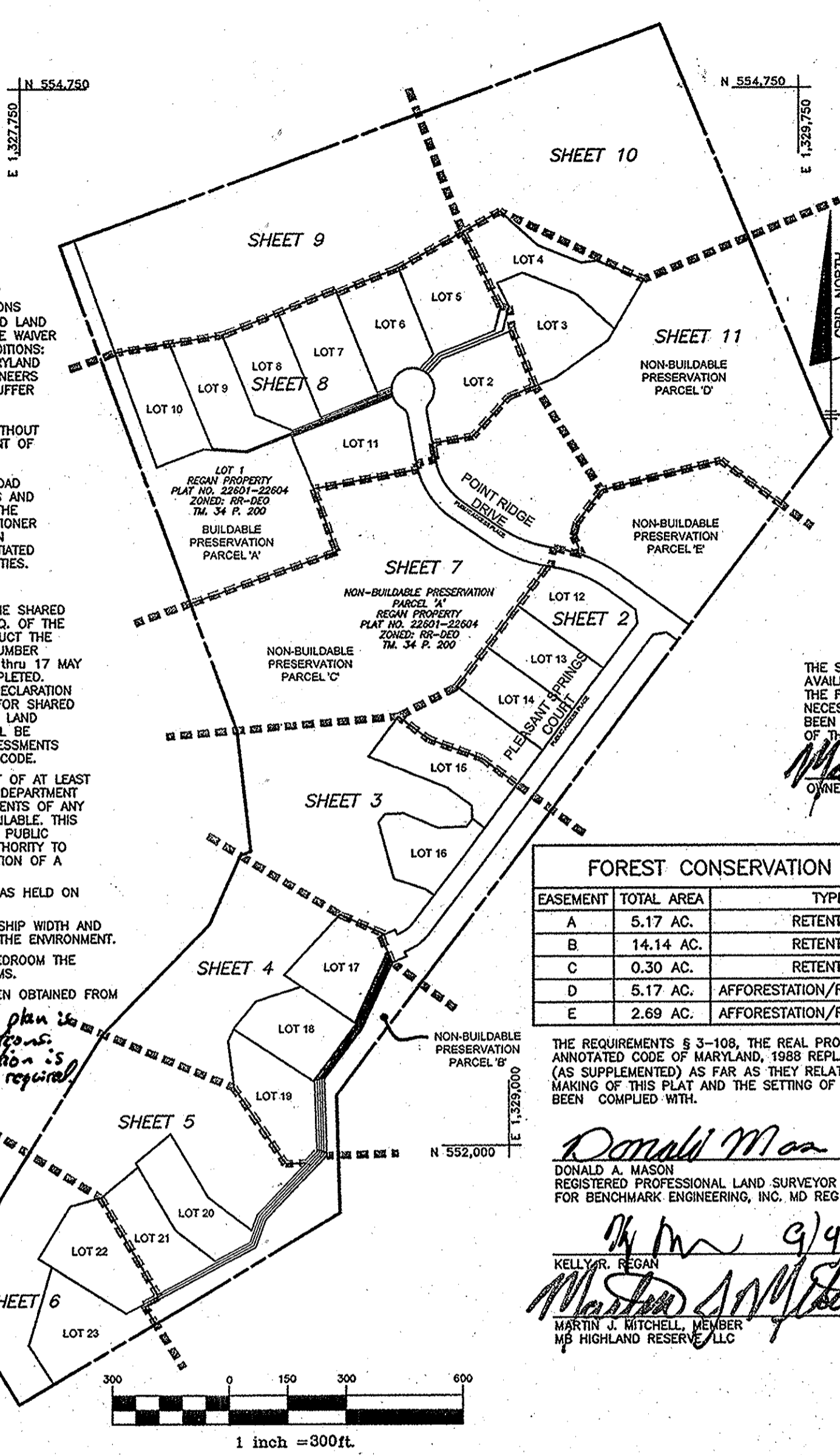


GENERAL NOTES

- 1.) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2.) THE BOUNDARY SHOWN IS BASED ON A FIELD-RUN SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC., DATED JANUARY, 2012.
3.) THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL MONUMENTS 40FA & 40FB, WHICH ARE BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM.
4.) SUBJECT PROPERTY IS ZONED RR-DEO PER 2-2-2004 COMPREHENSIVE ZONING PLAN.
5.) DISTANCES SHOWN ON THIS PLAT ARE BASED ON MARYLAND STATE PLANE ZONE, U.S. SURVEY FOOT.
6.) FOREST STAND DELINEATION PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED MARCH 14, 2012, AND APPROVED UNDER SP-12-004.
7.) WETLANDS EXIST WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE WETLAND DELINEATION REPORT PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED MARCH 14, 2012, AND APPROVED UNDER SP-12-004.
8.) A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
9.) A.P.F.O. TRAFFIC STUDY WAS PREPARED BY THE MARS TRAFFIC GROUP, INC., DATED MARCH, 2012, AND APPROVED UNDER SP-12-004.
10.) THE EXISTING PERCOLATION TEST LOCATIONS WILL PROVIDE ADEQUATE INFORMATION FOR SEVERAL OF THE MICRO-SCALE PRACTICES USED FOR STORMWATER MANAGEMENT. A GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY GEOTECHNICAL LABORATORIES, INC., DATED APRIL, 2012 FOR THE REMAINING MICRO-SCALE PRACTICES.
11.) ONE EXISTING STRUCTURE LOCATED ON BUILDABLE PRESERVATION PARCEL 'A' (LOT ONE, F-13-111) WAS DEMOLISHED ON 8/26/2013. THE ONE EXISTING DWELLING TO REMAIN IS LOCATED ON PRESERVATION PARCEL A. NO NEW ADDITIONS, OR EXTENSIONS TO THE EXISTING DWELLING SHALL BE ESTABLISHED UNLESS IN COMPLIANCE WITH THE MINIMUM ZONING SETBACK REQUIREMENTS.
12.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON-SITE.
13.) THIS PLAN IS SUBJECT TO THE AMENDED 5th EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE AMENDED HOWARD COUNTY ZONING REGULATIONS.
14.) STORMWATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT BASED ON GUIDELINES ESTABLISHED BY THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I & II AS AMENDED BY THE STORMWATER MANAGEMENT ACT OF 2007. ALL ON-LOT STORMWATER MANAGEMENT DEVICES AND CREDITS SHALL BE SUBJECT TO REQUIREMENTS OF A RECORDED DOC'S.
15.) THE FOREST CONSERVATION OBLIGATION HAS BEEN MET BY THE ON-SITE RETENTION OF 6.93 AC. WITHIN A FOREST CONSERVATION EASEMENT AND THE ON-SITE REFORESTATION OF 7.80 AC. WITHIN A FOREST CONSERVATION EASEMENT. THE DEVELOPER SHALL BOND IN ACCORDANCE WITH THE DEPARTMENT OF PUBLIC WORKS DEVELOPER'S AGREEMENT WITH SURETY IN THE AMOUNT OF \$169,884.00 (\$0.50 PER SQUARE FOOT OF REFORESTATION). SEE THE FOREST CONSERVATION EASEMENT CHART ON THIS SHEET FOR ADDITIONAL INFORMATION.
16.) ALL LANDSCAPING REQUIREMENTS SHALL BE FULFILLED IN ACCORDANCE WITH THE HOWARD COUNTY CODE, SECTION 16.124 AND THE LANDSCAPE MANUAL FINANCIAL SURETY IN THE AMOUNT OF \$33,000.00 FOR THE REQUIRED STREET TREES AND FINANCIAL SURETY IN THE AMOUNT \$11,400.00 OF FOR THE REQUIRED PERIMETER LANDSCAPING SHALL BE POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT.
17.) FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY AND NOT TO THE PIPESTEM LOT DRIVEWAY.
18.) DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS 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.
C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD).
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.
19.) APPLICABLE HOWARD COUNTY DPZ FILE REFERENCES FOR THIS PROJECT INCLUDE: ECP-12-045, SP-12-004, WP-13-025, F-12-111, WP-13-188.
20.) THE INTENDED USE OF THE PRESERVATIONS PARCELS: BUILDABLE PRESERVATION PARCEL 'A'; PRIVATELY OWNED RESIDENCE. NON-BUILDABLE PRESERVATION PARCEL 'B', 'C' AND 'D'; FOR PROTECTION OF ENVIRONMENTAL FEATURES. PARCELS 'A' THRU 'D' ARE TO BE PRIVATELY OWNED WITH HOWARD COUNTY AND HOMEOWNERS ASSOCIATION AS EASEMENT HOLDERS. NON-BUILDABLE PRESERVATION PARCEL 'E'; SOLELY FOR PUBLIC OWNED SEWERAGE EASEMENT, TO BE OWNED BY HOWARD COUNTY MARYLAND WITH HOMEOWNERS ASSOCIATION AS EASEMENT HOLDER.
21.) THERE IS A FLOODPLAIN LOCATED ON-SITE BASED ON A FLOODPLAIN ANALYSIS PREPARED BY BENCHMARK ENGINEERING, INC., DATED MARCH 2012, REVISED JULY, 2012.
22.) THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER SHALL BE PRIVATE FOR LOTS 2-11, LOTS 18-23 AND PRESERVATION PARCEL 'A'. WATER SHALL BE PRIVATE AND SEWER SHALL BE A SHARED PUBLIC SEPTIC SYSTEM FOR LOTS 12-17.
23.) ALL AREAS ARE "MORE" OR "LESS".
24.) THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 7/15/2014. THE PROTECTIVE COVENANTS WERE RECORDED IN LIBER 2115/2014 AT FOLIO 200.
25.) NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, THEIR REQUIRED BUFFERS OR 100YR FLOODPLAIN EXCEPT THAT ASSOCIATED WITH THE ROAD AND DRIVEWAY CROSSINGS PER WP-13-025 AND MDE/USACE PERMIT - TRACKING NUMBER 12-NI-0278/201261105.
26.) THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 2-5, 7-11, 18-23 AND PRESERVATION PARCEL 'A' WERE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
27.) THIS PROJECT IS EXEMPT FROM SB-236 GROWTH TIER LEGISLATION AS A PERCOLATION CERTIFICATION PLAN WAS APPROVED PRIOR TO JULY 1, 2012.
28.) RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION LOCATED IN, ON, OVER AND THROUGH LOTS 2-23 AND PRESERVATION PARCELS 'A' THRU 'E'. ANY CONVEYANCES OF THE FORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
29.) WAIVER PETITION WP-13-025, A REQUEST TO WAIVE SUBSECTIONS 16.115(C) AND 16.116(A) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE PLANNING DIRECTOR APPROVED THE WAIVER REQUEST ON FEBRUARY 8, 2013 SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE PETITIONER SHALL OBTAIN AUTHORIZATION BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND U.S. ARMY CORPS OF ENGINEERS FOR ACTIVITIES PROPOSED IN STREAMS, WETLANDS, THE WETLAND BUFFER AND THE 100-YEAR FLOODPLAIN.
2. THE PETITIONER SHALL NOT STORE OR DISCARD BUILDING MATERIALS OR OTHER DEBRIS WITHIN THE 100-YEAR FLOODPLAIN WITHOUT PRIOR WRITTEN AUTHORIZATION BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING AND THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
3. THE PETITIONER SHALL ENSURE THAT ALL GRADING AND ROAD CONSTRUCTION ACTIVITIES WITHIN THE WETLANDS, STREAMS, BUFFERS AND 100-YEAR FLOODPLAIN THE MINIMUM NECESSARY TO ACCOMMODATE THE PROPOSED ROAD CROSSINGS AND SIDE SLOPE GRADING. THE PETITIONER SHALL ENSURE THAT BEST MANAGEMENT PRACTICES ARE USED WHEN CONSTRUCTING GREAT CROSSING AND THAT STABILIZATION IS INITIATED IMMEDIATELY UPON COMPLETION OF THE ROAD CONSTRUCTION ACTIVITIES.
4. THE PETITIONER SHALL COMPLY WITH THE DEVELOPMENT ENGINEERING DIVISION COMMENTS DATED AUGUST 13, 2012.
30.) LOTS 12 THRU 17 OF THIS SUBDIVISION ARE CONNECTED TO THE SHARED SEWAGE DISPOSAL FACILITY GOVERNED BY SECTIONS 18.1200 ET SEQ. OF THE HOWARD COUNTY CODE. THE DEVELOPER IS OBLIGATED TO CONSTRUCT THE FACILITY UNDER THE PROVISIONS OF THE DEVELOPER AGREEMENT NUMBER DATED 8/26/14. A BUILDING PERMIT FOR LOTS 12 THRU 17 MAY NOT BE ISSUED UNTIL THE CONSTRUCTION OF THE FACILITY IS COMPLETED. ACTIVITY ON THESE LOTS IS RESTRICTED AND IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RIGHT-OF-ENTRY, AND RESTRICTIONS FOR SHARED SEWAGE DISPOSAL FACILITY INTENDED TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. LOTS 12 THRU 17 SHALL BE ASSESSED SHARED SEWAGE DISPOSAL FACILITIES CHARGES AND ASSESSMENTS PURSUANT TO SECTIONS 20.800 ET SEQ. OF THE HOWARD COUNTY CODE.
31.) THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT PLAT SHALL NOT BE REQUIRED.
32.) A PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON 2/29/2012.
33.) THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
34.) BASED ON A SEPTIC FLOW OF 150 GALLONS PER DAY PER BEDROOM THE HOUSES ON LOTS 12-17 ARE LIMITED TO A TOTAL OF 30 BEDROOMS.
35.) GROUNDWATER APPROPRIATION PERMIT NUMBER 200416022 HAS BEEN OBTAINED FROM MARYLAND DEPARTMENT OF THE ENVIRONMENT.
36. A Revised Percolation certification plan is required to revise any well locations. Recordation of a revised well location is not required.

28.) RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION LOCATED IN, ON, OVER AND THROUGH LOTS 2-23 AND PRESERVATION PARCELS 'A' THRU 'E'. ANY CONVEYANCES OF THE FORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
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2. THE PETITIONER SHALL NOT STORE OR DISCARD BUILDING MATERIALS OR OTHER DEBRIS WITHIN THE 100-YEAR FLOODPLAIN WITHOUT PRIOR WRITTEN AUTHORIZATION BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING AND THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
3. THE PETITIONER SHALL ENSURE THAT ALL GRADING AND ROAD CONSTRUCTION ACTIVITIES WITHIN THE WETLANDS, STREAMS, BUFFERS AND 100-YEAR FLOODPLAIN THE MINIMUM NECESSARY TO ACCOMMODATE THE PROPOSED ROAD CROSSINGS AND SIDE SLOPE GRADING. THE PETITIONER SHALL ENSURE THAT BEST MANAGEMENT PRACTICES ARE USED WHEN CONSTRUCTING GREAT CROSSING AND THAT STABILIZATION IS INITIATED IMMEDIATELY UPON COMPLETION OF THE ROAD CONSTRUCTION ACTIVITIES.
4. THE PETITIONER SHALL COMPLY WITH THE DEVELOPMENT ENGINEERING DIVISION COMMENTS DATED AUGUST 13, 2012.
30.) LOTS 12 THRU 17 OF THIS SUBDIVISION ARE CONNECTED TO THE SHARED SEWAGE DISPOSAL FACILITY GOVERNED BY SECTIONS 18.1200 ET SEQ. OF THE HOWARD COUNTY CODE. THE DEVELOPER IS OBLIGATED TO CONSTRUCT THE FACILITY UNDER THE PROVISIONS OF THE DEVELOPER AGREEMENT NUMBER DATED 8/26/14. A BUILDING PERMIT FOR LOTS 12 THRU 17 MAY NOT BE ISSUED UNTIL THE CONSTRUCTION OF THE FACILITY IS COMPLETED. ACTIVITY ON THESE LOTS IS RESTRICTED AND IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RIGHT-OF-ENTRY, AND RESTRICTIONS FOR SHARED SEWAGE DISPOSAL FACILITY INTENDED TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. LOTS 12 THRU 17 SHALL BE ASSESSED SHARED SEWAGE DISPOSAL FACILITIES CHARGES AND ASSESSMENTS PURSUANT TO SECTIONS 20.800 ET SEQ. OF THE HOWARD COUNTY CODE.
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35.) GROUNDWATER APPROPRIATION PERMIT NUMBER 200416022 HAS BEEN OBTAINED FROM MARYLAND DEPARTMENT OF THE ENVIRONMENT.
36. A Revised Percolation certification plan is required to revise any well locations. Recordation of a revised well location is not required.



VICINITY MAP SCALE: 1" = 2000' ADC MAP 31; GRID D4

BENCHMARKS table with columns for HO. CO. #40FA (NAD '83) and #40FB (NAD '83), including elevations and coordinates.

THE SHARED SEWERAGE SYSTEM WILL BE AVAILABLE TO LOTS 12-17. PLANS FOR THE FACILITY INCLUDING ANY NECESSARY POINT OF DISCHARGE HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT.
Martin J. Mitchell 9/2/14 OWNER

FOREST CONSERVATION EASEMENT CHART table with columns: EASEMENT, TOTAL AREA, TYPE, CREDITED AREA. Rows A through E.

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 9-8-14 DONALD A. MASON DATE REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

Kelly R. Regan 9/4/14 KELLY R. REGAN DATE MEMBER, MB HIGHLAND RESERVE, LLC DATE

DENSITY EXCHANGE CHART table with columns: RECEIVING PARCEL INFORMATION, TAX MAP 34, GRID 24, PARCEL 200, TOTAL AREA OF SUBDIVISION, DENSITY UNITS ALLOWED BY RIGHT, MAXIMUM DEO UNITS ALLOWED, NUMBER OF UNITS PROPOSED, DEO DENSITY UNITS TO BE RECEIVED FROM SENDING PARCEL, SENDING PARCEL INFORMATION.

BENCHMARK ENGINEERS, LAND SURVEYORS & PLANNERS ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE A SUITE 315 ELLICOTT CITY, MARYLAND 21043 (P) 410-468-6105 (F) 410-468-6844 WWW.BE-CMLENGINEERING.COM

OWNER/DEVELOPER: MB HIGHLAND RESERVE, LLC 1686 EAST GUDE DRIVE ROCKVILLE, MD 20850 301-762-9511

OWNER: KELLY R. REGAN 12859 ROUTE 108 HIGHLAND, MARYLAND 20777

AREA TABULATION CHART - THIS SUBMISSION

Area tabulation chart with columns: TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED, TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED, TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS), TOTAL AREA OF SUBDIVISION TO BE RECORDED.

APPROVED: FOR PRIVATE WATER, PRIVATE SEWER SYSTEMS (LOTS 2-11, LOTS 18-23 AND PRESERVATION PARCEL 'A'), AND SHARED SEPTIC SYSTEMS (LOTS 12-17). USE OF THE SHARED SEPTIC SYSTEMS IN CONFORMANCE WITH THE COUNTY PLAN.

Howard County Health Officer signature and date 10/28/14

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chief, Development Engineering Division signature and date 11-5-14
Director signature and date 11/20/14

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 1-7-2015 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF THE LAND ACQUIRED BY KELLY R. REGAN FROM SCOTT T. REGAN, KELLY R. REGAN AND RONALD R. REGAN BY DEED DATED MARCH 14, 2014 AND RECORDED IN LIBER 15536 AT FOLIO 367 AND ALL OF THE LAND ACQUIRED BY MB HIGHLAND RESERVE LLC FROM S T REGAN FARM, LLC, KR HOLDINGS, LLC AND RGR, LLC BY DEED DATED MARCH 14, 2014 AND RECORDED IN LIBER 15533 AT FOLIO 484 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 9-8-14 DONALD A. MASON DATE REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

OWNER'S CERTIFICATE WE, KELLY R. REGAN AND MB HIGHLAND RESERVE, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF 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 GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THEIR SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OF SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 9th DAY OF SEPTEMBER, 2014.

Martin J. Mitchell 9/2/14, Kelly R. Regan 9/4/14, Robert M... 9/11/14

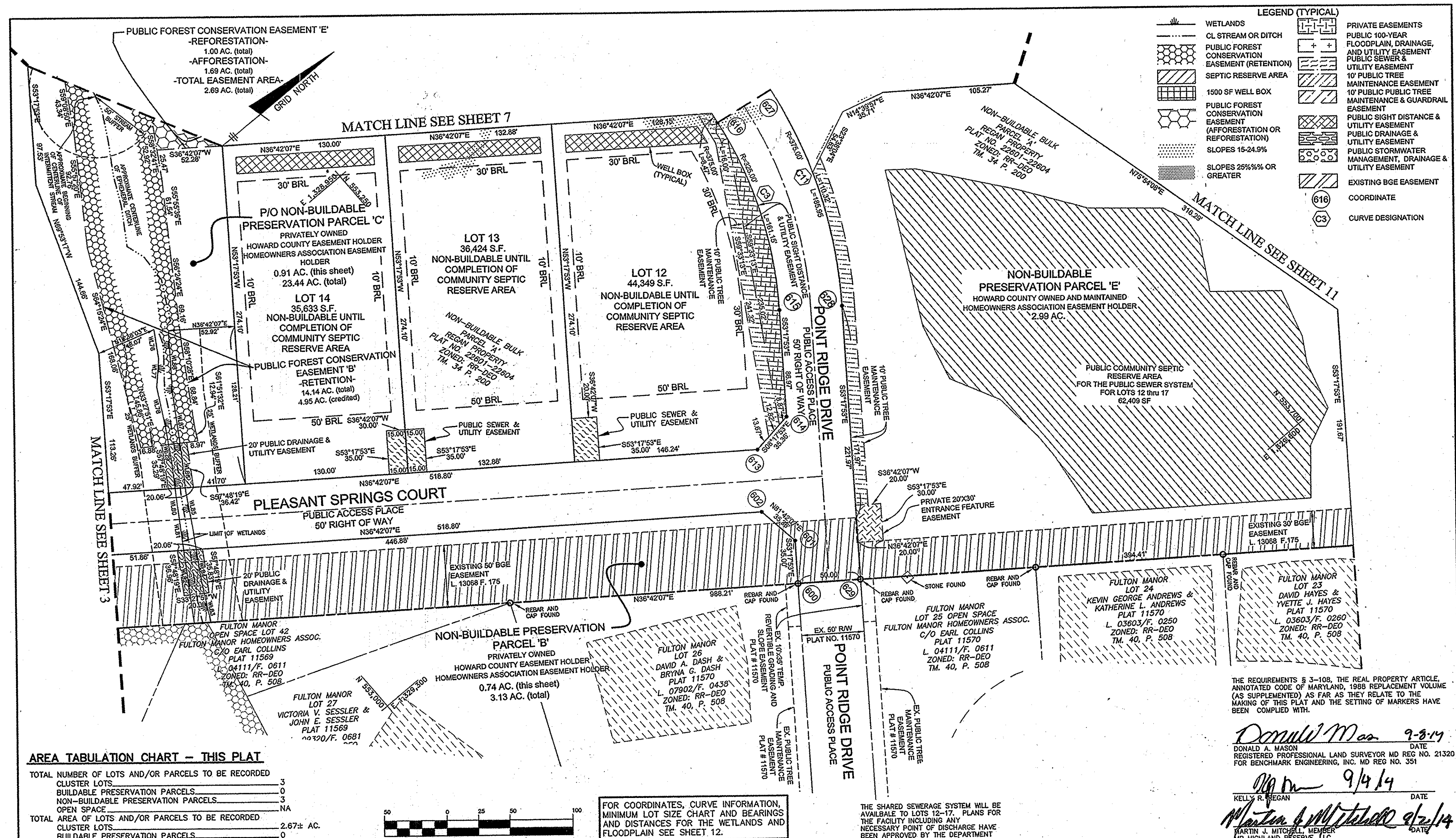
PURPOSE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE LOT 1 AND NON-BUILDABLE BULK PARCEL 'A' PREVIOUSLY RECORDED AS PLAT No. 22601-22604 INTO 22 CLUSTER LOTS, 1 BUILDABLE PRESERVATION PARCEL, 4 NON-BUILDABLE PRESERVATION PARCELS, PROVIDE PUBLIC ROAD DEDICATION AND CREATE VARIOUS PUBLIC AND PRIVATE EASEMENTS AND ACT AS A RECEIVING PLAT FOR THE RESUBDIVISION.

RECORDED AS PLAT NO. 23063 ON 11/25/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION REGAN PROPERTY LOTS 2 thru 23; BUILDABLE PRESERVATION PARCEL 'A' and NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'E' A RESUBDIVISION OF LOT 1 AND NON-BUILDABLE BULK PARCEL 'A' PREVIOUSLY RECORDED AS PLAT Nos. 22601-22604

ECP-12-045, SP-12-004, WP-13-025, F-12-111, WP-13-188. 5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND TAX MAP: 34 GRID: 24 PARCEL: 200 ZONED: RR-DEO SCALE: AS SHOWN DATE: AUGUST, 2014 SHEET: 1 OF 12



LEGEND (TYPICAL)

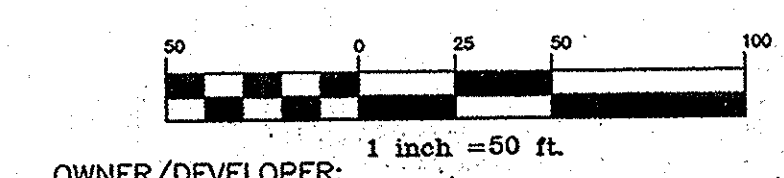
	WETLANDS		PRIVATE EASEMENTS
	CL STREAM OR DITCH		PUBLIC 100-YEAR FLOODPLAIN
	PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)		UTILITY EASEMENT
	SEPTIC RESERVE AREA		10' PUBLIC TREE MAINTENANCE EASEMENT
	1500 SF WELL BOX		10' PUBLIC TREE MAINTENANCE & GUARDRAIL EASEMENT
	PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION OR REFORESTATION)		PUBLIC SIGHT DISTANCE & UTILITY EASEMENT
	SLOPES 15-24.9%		PUBLIC DRAINAGE & UTILITY EASEMENT
	SLOPES 25% OR GREATER		PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
			EXISTING BGE EASEMENT
			COORDINATE
			CURVE DESIGNATION

PUBLIC FOREST CONSERVATION EASEMENT 'E'
 -REFORESTATION-
 1.00 AC. (total)
 -AFFORESTATION-
 1.69 AC. (total)
 -TOTAL EASEMENT AREA-
 2.69 AC. (total)

MATCH LINE SEE SHEET 3

AREA TABULATION CHART - THIS PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	3
CLUSTER LOTS	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	3
OPEN SPACE	NA
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	2.67± AC.
CLUSTER LOTS	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	4.64± AC.
OPEN SPACE	NA
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	1.09± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	8.40± AC.



FOR COORDINATES, CURVE INFORMATION, MINIMUM LOT SIZE CHART AND BEARINGS AND DISTANCES FOR THE WETLANDS AND FLOODPLAIN SEE SHEET 12.

THE SHARED SEWERAGE SYSTEM WILL BE AVAILABLE TO LOTS 12-17. PLANS FOR THE FACILITY INCLUDING ANY NECESSARY POINT OF DISCHARGE HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT.

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.

APPROVED: FOR PRIVATE WATER, PRIVATE SEWER SYSTEMS (LOTS 2-11, LOTS 18-23 AND PRESERVATION PARCEL 'A'), AND SHARED SEPTIC SYSTEMS (LOTS 12-17). USE OF THE SHARED SEPTIC SYSTEMS IN CONFORMANCE WITH THE COUNTY PLAN.

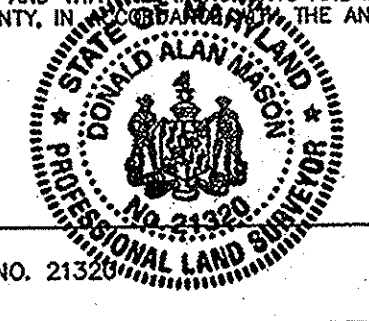
Chal Colman 11.5.14
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Keith Sessler 11/20/14
 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 1-7-2015 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF THE LAND ACQUIRED BY KELLY R. REGAN FROM SCOTT T. REGAN, KELLY R. REGAN AND RONALD R. REGAN BY DEED DATED MARCH 14, 2014 AND RECORDED IN LIBER 15556 AT FOLIO 367 AND ALL OF THE LAND ACQUIRED BY MB HIGHLAND RESERVE, LLC FROM S T REGAN FARM, LLC, KR HOLDINGS, LLC AND RGR, LLC BY DEED DATED MARCH 14, 2014 AND RECORDED IN LIBER 15533 AT FOLIO 484 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 Mason 9-8-14
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351



OWNER'S CERTIFICATE

"WE, KELLY R. REGAN AND MB HIGHLAND RESERVE, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF 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 GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITHIN OUR HANDS THIS 9/2/14 DAY OF SEPTEMBER, 2014."

Martin J. Mitchell 9/2/14
 MARTIN J. MITCHELL DATE
 MEMBER, MB HIGHLAND RESERVE, LLC

Kelly R. Regan 9/4/14
 KELLY R. REGAN DATE

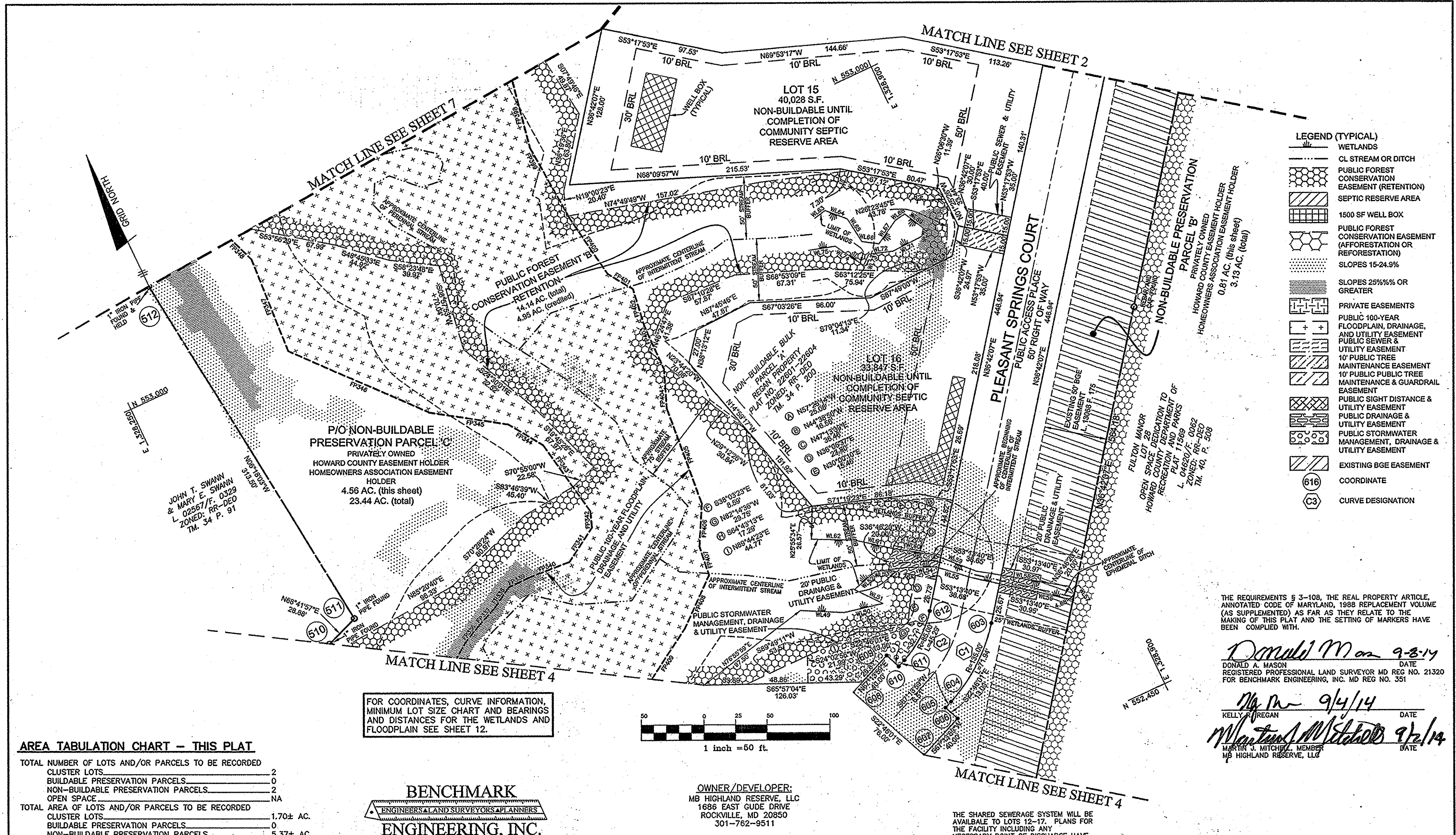
Ralph M. M... 9/4/14
 WITNESS DATE

RECORDED AS PLAT NO. 23064 ON 11/25/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
REGAN PROPERTY
 LOTS 2 thru 23; BUILDABLE PRESERVATION PARCEL 'A' and NON-BUILDABLE PRESERVATION PARCELS 'B' thru 'E'
 A RESUBDIVISION OF LOT 1 AND NON-BUILDABLE BULK PARCEL 'A' PREVIOUSLY RECORDED AS PLAT Nos. 22601-22604

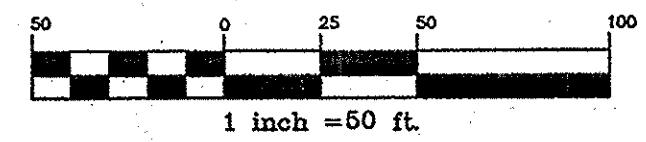
ECP-12-045, SP-12-004, WP-13-025, F-12-111, WP-13-188.

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 34 SCALE: AS SHOWN
 GRID: 24 DATE: AUGUST, 2014
 PARCEL: 200 SHEET: 2 OF 12
 ZONED: RR-DEO



- LEGEND (TYPICAL)**
- WETLANDS
 - CL STREAM OR DITCH
 - PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
 - SEPTIC RESERVE AREA
 - 1500 SF WELL BOX
 - PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION OR REFORESTATION)
 - SLOPES 15-24.9%
 - SLOPES 25% OR GREATER
 - PRIVATE EASEMENTS
 - PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE, AND UTILITY EASEMENT
 - PUBLIC SEWER & UTILITY EASEMENT
 - 10' PUBLIC TREE MAINTENANCE EASEMENT
 - 10' PUBLIC PUBLIC TREE MAINTENANCE & GUARDRAIL EASEMENT
 - PUBLIC SIGHT DISTANCE & UTILITY EASEMENT
 - PUBLIC DRAINAGE & UTILITY EASEMENT
 - PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
 - EXISTING BOE EASEMENT
 - COORDINATE
 - CURVE DESIGNATION

FOR COORDINATES, CURVE INFORMATION, MINIMUM LOT SIZE CHART AND BEARINGS AND DISTANCES FOR THE WETLANDS AND FLOODPLAIN SEE SHEET 12.



AREA TABULATION CHART - THIS PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
CLUSTER LOTS	2
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	2
OPEN SPACE	NA
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
CLUSTER LOTS	1.70± AC.
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	5.37± AC.
OPEN SPACE	NA
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.66± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.73± AC.

BENCHMARK ENGINEERING, INC.
 ENGINEERS AND SURVEYORS & PLANNERS
 8480 BALTIMORE NATIONAL PIKE SUITE 315 & ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 WWW.BEI-ENR.COM

OWNER/DEVELOPER:
 MB HIGHLAND RESERVE, LLC
 1888 EAST GUDE DRIVE
 ROCKVILLE, MD 20850
 301-762-9511

OWNER:
 KELLY R. REGAN
 12859 ROUTE 108
 HIGHLAND, MARYLAND 20777

THE SHARED SEWERAGE SYSTEM WILL BE AVAILABLE TO LOTS 12-17. PLANS FOR THE FACILITY INCLUDING ANY NECESSARY POINT OF DISCHARGE HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT.

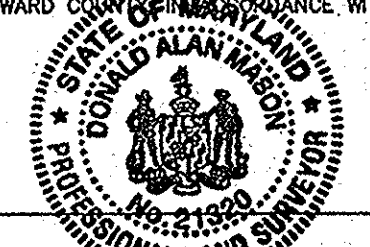
APPROVED: FOR PRIVATE WATER, PRIVATE SEWER SYSTEMS (LOTS 2-11, LOTS 18-23 AND PRESERVATION PARCEL 'A'), AND SHARED SEPTIC SYSTEMS (LOTS 12-17). USE OF THE SHARED SEPTIC SYSTEMS IN CONFORMANCE WITH THE COUNTY PLAN.
Barbara M. Morrison 10/28/14
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chad Clark 11-5-14
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kate Schuchman 4/20/14
 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 1-7-2015 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF THE LAND ACQUIRED BY KELLY R. REGAN FROM SCOTT T. REGAN, KELLY R. REGAN AND RONALD R. REGAN BY DEED DATED MARCH 14, 2014 AND RECORDED IN LIBER 15556 AT FOLIO 367 AND ALL OF THE LAND ACQUIRED BY MB HIGHLAND RESERVE LLC FROM S T REGAN FARM, LLC, KR HOLDINGS, LLC AND RGR, LLC BY DEED DATED MARCH 14, 2014 AND RECORDED IN LIBER 15533 AT FOLIO 484. THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY. IN WITNESS WHEREOF, I HAVE SIGNED THESE PLANS AND AFFIDAVIT OF ACCURACY IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 9-3-14
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



OWNER'S CERTIFICATE
 "WE, KELLY R. REGAN AND MB HIGHLAND RESERVE, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF 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 GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITHIN FOUR HANDS THIS 2nd DAY OF SEPTEMBER, 2014."

Martin J. Mitchell 9/2/14
 MARTIN J. MITCHELL DATE
 MEMBER, MB HIGHLAND RESERVE, LLC

Kelly R. Regan 9/4/14
 KELLY R. REGAN DATE

Ralph Mahby 9/2/14
 RALPH MAHY DATE
 WITNESS

Ralph Mahby 9/4/14
 RALPH MAHY DATE
 WITNESS

RECORDED AS PLAT NO. 23065 ON 11/25/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
REGAN PROPERTY
 LOTS 2 thru 23; BUILDABLE PRESERVATION PARCEL 'A' and NON-BUILDABLE PRESERVATION PARCELS 'B' thru 'E'
 A RESUBDIVISION OF LOT 1 AND NON-BUILDABLE BULK PARCEL 'A' PREVIOUSLY RECORDED AS PLAT Nos. 22601-22604

ECP-12-045, SP-12-004, WP-13-025, F-12-111, WP-13-188.

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 34 SCALE: AS SHOWN
 GRID: 24 DATE: AUGUST, 2014
 PARCEL: 200 SHEET: 3 OF 12
 ZONED: RR-DEO

Donald A. Mason 9-3-14
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

Kelly R. Regan 9/4/14
 KELLY R. REGAN DATE

Martin J. Mitchell 9/2/14
 MARTIN J. MITCHELL DATE
 MEMBER, MB HIGHLAND RESERVE, LLC

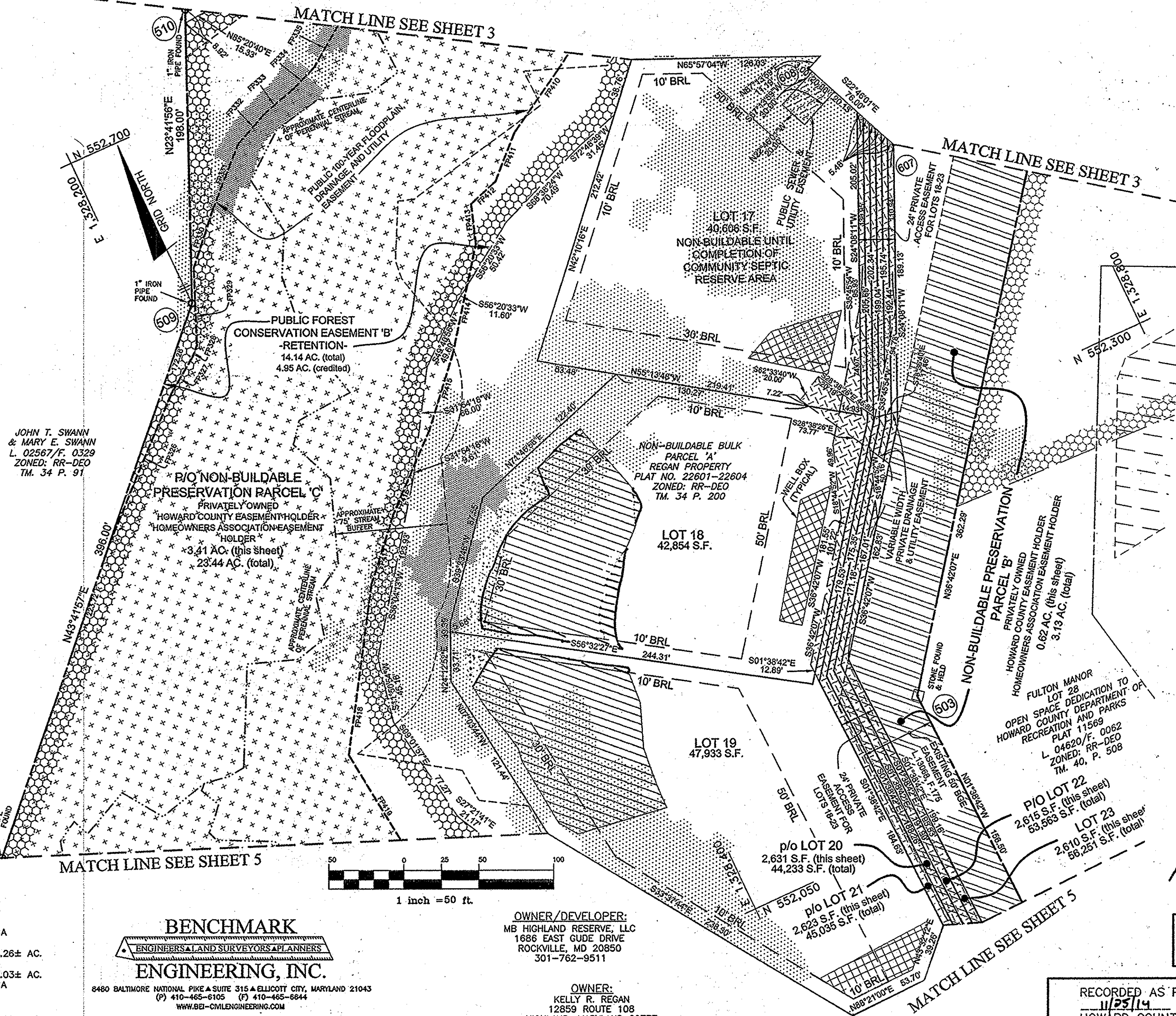
THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1989 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald Mason 9-8-14
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

Kelly R. Regan 9/4/14
 KELLY R. REGAN DATE

Martin J. Mitchell 9/2/14
 MARTIN J. MITCHELL MEMBER
 MD HIGHLAND RESERVE, LLC DATE

JOHN T. SWANN
 & MARY E. SWANN
 L. 02567/F. 0329
 ZONED: RR-DEO
 TM. 34 P. 91



- LEGEND (TYPICAL)**
- WETLANDS
 - CL STREAM OR DITCH
 - PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
 - SEPTIC RESERVE AREA
 - 1500 SF WELL BOX
 - PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION OR REFORESTATION)
 - SLOPES 15-24.9%
 - SLOPES 25% OR GREATER
 - PRIVATE EASEMENTS
 - PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE, AND UTILITY EASEMENT
 - 10' PUBLIC TREE MAINTENANCE EASEMENT
 - 10' PUBLIC PUBLIC TREE MAINTENANCE & GUARDRAIL EASEMENT
 - PUBLIC SIGHT DISTANCE & UTILITY EASEMENT
 - PUBLIC DRAINAGE & UTILITY EASEMENT
 - PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
 - EXISTING BGE EASEMENT
 - COORDINATE
 - CURVE DESIGNATION

THE SHARED SEWERAGE SYSTEM WILL BE AVAILABLE TO LOTS 12-17. PLANS FOR THE FACILITY INCLUDING ANY NECESSARY POINT OF DISCHARGE HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT.

Martin J. Mitchell 9/2/14
 OWNER DATE

FOR COORDINATES, CURVE INFORMATION, MINIMUM LOT SIZE CHART AND BEARINGS AND DISTANCES FOR THE WETLANDS AND FLOODPLAIN SEE SHEET 12.

AREA TABULATION CHART - THIS PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
CLUSTER LOTS	3
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	2
OPEN SPACE	NA
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
CLUSTER LOTS	3.26± AC.
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	4.03± AC.
OPEN SPACE	NA
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.29± AC.

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6844
 WWW.BE2-CIVILENGINEERING.COM

OWNER/DEVELOPER:
 MB HIGHLAND RESERVE, LLC
 1686 EAST GUDE DRIVE
 ROCKVILLE, MD 20850
 301-762-9511

OWNER:
 KELLY R. REGAN
 12859 ROUTE 108
 HIGHLAND, MARYLAND 20777

APPROVED: FOR PRIVATE WATER, PRIVATE SEWER SYSTEMS (LOTS 2-11, LOTS 18-23 AND PRESERVATION PARCEL 'A'), AND SHARED SEPTIC SYSTEMS (LOTS 12-17). USE OF THE SHARED SEPTIC SYSTEMS IN CONFORMANCE WITH THE COUNTY PLAN.

Kelly R. Regan 9/28/14
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Egan 11-5-14
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Karl Sandbrook 11/20/14
 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 1-7-2015 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF THE LAND ACQUIRED BY KELLY R. REGAN FROM SCOTT T. REGAN, KELLY R. REGAN AND RONALD R. REGAN BY DEED DATED MARCH 14, 2014 AND RECORDED IN LIBER 15556 AT FOLIO 367 AND ALL OF THE LAND ACQUIRED MB HIGHLAND RESERVE LLC FROM S. T. REGAN FARM, LLC, KR HOLDINGS, LLC AND RGR, LLC BY DEED DATED MARCH 14, 2014 AND RECORDED IN LIBER 15533 AT FOLIO 434 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 Mason 9-8-14
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

OWNER'S CERTIFICATE

"WE, KELLY R. REGAN AND MB HIGHLAND RESERVE, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF 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 GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITHIN FOUR HANDS THIS 27th DAY OF SEPTEMBER, 2014.

Martin J. Mitchell 9/2/14
 MARTIN J. MITCHELL DATE
 MEMBER, MB HIGHLAND RESERVE, LLC

Kelly R. Regan 9/4/14
 KELLY R. REGAN DATE

Ralph Mahler 9/2/14
 WITNESS DATE

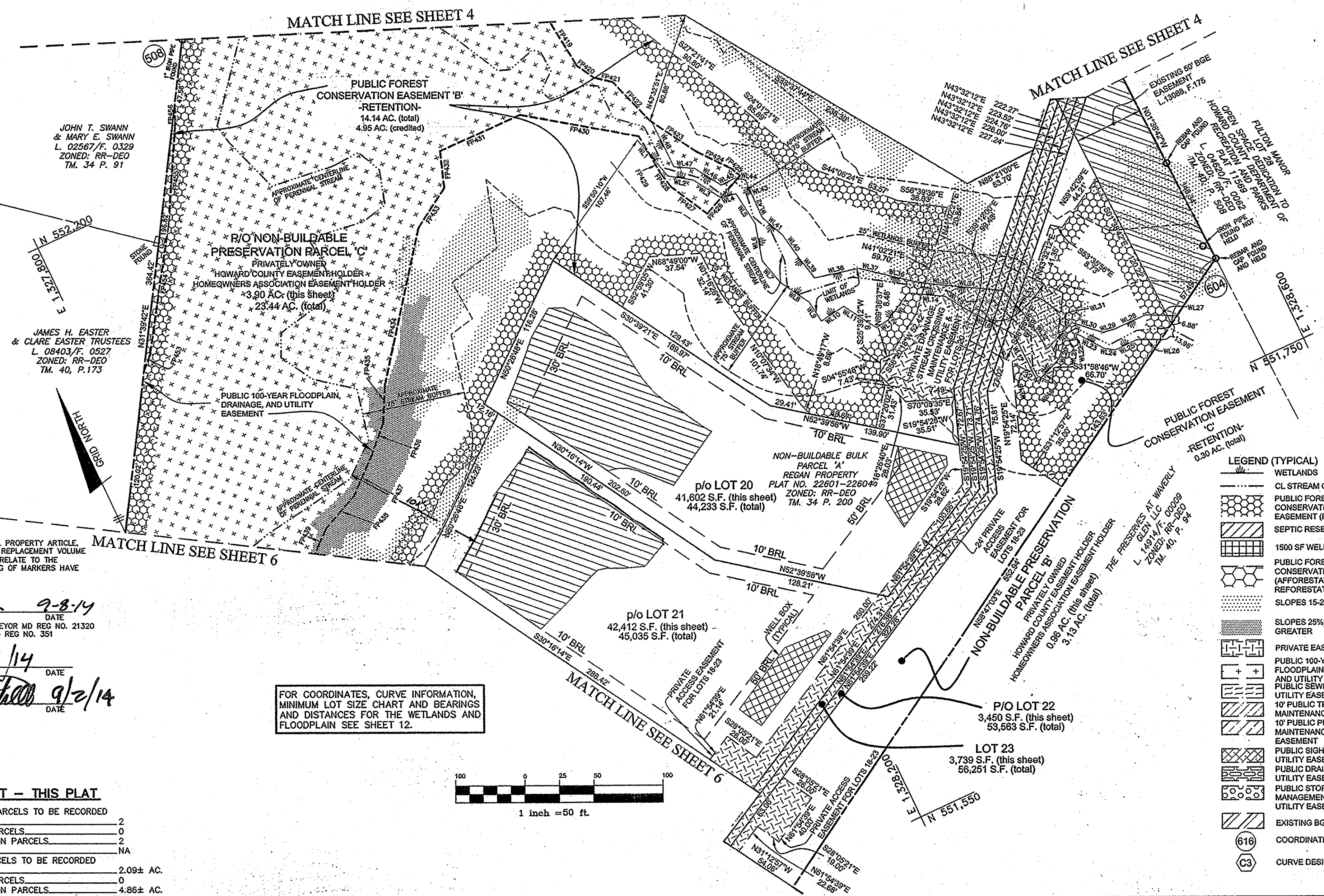
Ralph Mahler 9/4/14
 WITNESS DATE

RECORDED AS PLAT NO. 23066 ON 11/23/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
REGAN PROPERTY
 LOTS 2 thru 23; BUILDABLE PRESERVATION PARCEL 'A' and NON-BUILDABLE PRESERVATION PARCELS 'B' thru 'E'
 A RESUBDIVISION OF LOT 1 AND NON-BUILDABLE BULK PARCEL 'A' PREVIOUSLY RECORDED AS PLAT Nos. 22601-22604

ECP-12-045, SP-12-004, WP-13-025, F-12-111, WP-13-188.

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 34 SCALE: AS SHOWN
 GRID: 24 DATE: AUGUST, 2014
 PARCEL: 200 SHEET: 4 OF 12
 ZONED: RR-DEO



JOHN T. SWANN & MARY E. SWANN
L. 02567/F. 0329
ZONED: RR-DEO
TM. 34 P. 91

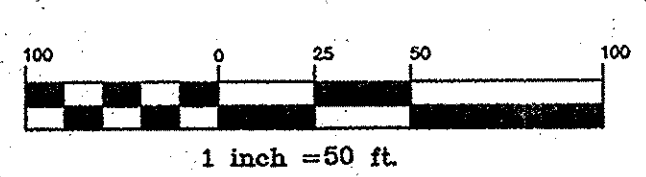
JAMES H. EASTER & CLARE EASTER TRUSTEES
L. 08403/F. 0527
ZONED: RR-DEO
TM. 40, P. 173

MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 6

FOR COORDINATES, CURVE INFORMATION,
MINIMUM LOT SIZE CHART AND BEARINGS
AND DISTANCES FOR THE WETLANDS AND
FLOODPLAIN SEE SHEET 12.



- LEGEND (TYPICAL)**
- WETLANDS
 - CL STREAM OR DITCH
 - PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
 - SEPTIC RESERVE AREA
 - 1500 SF WELL BOX
 - PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION OR REFORESTATION)
 - SLOPES 15-24.9%
 - SLOPES 25% OR GREATER
 - PRIVATE EASEMENTS
 - PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE, AND UTILITY EASEMENT
 - PUBLIC SEWER & UTILITY EASEMENT
 - 10' PUBLIC TREE MAINTENANCE EASEMENT
 - 10' PUBLIC TREE MAINTENANCE & GUARDRAIL EASEMENT
 - PUBLIC SIGHT DISTANCE & UTILITY EASEMENT
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 - EXISTING BGE EASEMENT
 - COORDINATE
 - CURVE DESIGNATION

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 9-8-14
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

Kelly R. Regan 9/4/14
KELLY R. REGAN DATE
Martin J. Mitchell 9/2/14
MARTIN J. MITCHELL MEMBER
MB HIGHLAND RESERVE, LLC

AREA TABULATION CHART - THIS PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
CLUSTER LOTS	2
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	2
OPEN SPACE	NA
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
CLUSTER LOTS	2.09± AC.
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	4.86± AC.
OPEN SPACE	NA
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	6.95± AC.

APPROVED: FOR PRIVATE WATER, PRIVATE SEWER SYSTEMS (LOTS 2-11, LOTS 18-23 AND PRESERVATION PARCEL 'A'), AND SHARED SEPTIC SYSTEMS (LOTS 12-17). USE OF THE SHARED SEPTIC SYSTEMS IN CONFORMANCE WITH THE COUNTY PLAN.

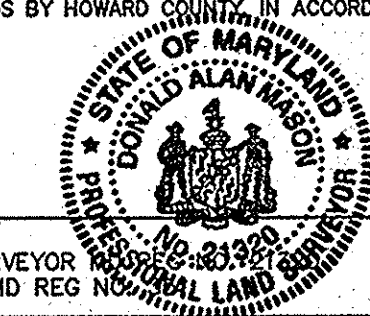
Maureen Roseman 10/28/14
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Edmund 11-5-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kelly R. Regan 11/20/14
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 1-7-2015 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF THE LAND ACQUIRED BY KELLY R. REGAN FROM SCOTT T. REGAN, KELLY R. REGAN AND RONALD R. REGAN BY DEED DATED MARCH 14, 2014 AND RECORDED IN LIBER 15556 AT FOLIO 367 AND ALL OF THE LAND ACQUIRED BY MB HIGHLAND RESERVE LLC FROM S. T. REGAN FARM, LLC, KR HOLDINGS, LLC AND RGR, LLC BY DEED DATED MARCH 14, 2014 AND RECORDED IN LIBER 15533 AT FOLIO 434 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 Mason
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351



OWNER/DEVELOPER:
MB HIGHLAND RESERVE, LLC
1686 EAST GUDE DRIVE
ROCKVILLE, MD 20850
301-762-9511

OWNER:
KELLY R. REGAN
12859 ROUTE 108
HIGHLAND, MARYLAND 20777

OWNER'S CERTIFICATE
"WE, KELLY R. REGAN AND MB HIGHLAND RESERVE, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF 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 OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITHIN OUR HANDS THIS 22nd DAY OF SEPTEMBER, 2014."
Martin J. Mitchell 9/2/14
MARTIN J. MITCHELL DATE
MEMBER, MB HIGHLAND RESERVE, LLC
Kelly R. Regan 9/4/14
KELLY R. REGAN DATE
Robert Mahly Jr 9/2/14
Ralph Mahly Jr 9/4/14
WITNESS DATE

RECORDED AS PLAT NO. 23067 ON 11/25/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
REGAN PROPERTY
LOTS 2 thru 23; BUILDABLE PRESERVATION PARCEL 'A' and NON-BUILDABLE PRESERVATION PARCELS 'B' thru 'E'
A RESUBDIVISION OF LOT 1 AND NON-BUILDABLE BULK PARCEL 'A' PREVIOUSLY RECORDED AS PLAT Nos. 22601-22604
ECP-12-045, SP-12-004, WP-13-025, F-12-111, WP-13-188.
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 34
GRID: 24
PARCEL: 200
ZONED: RR-DEO
SCALE: AS SHOWN
DATE: AUGUST, 2014
SHEET: 5 OF 12

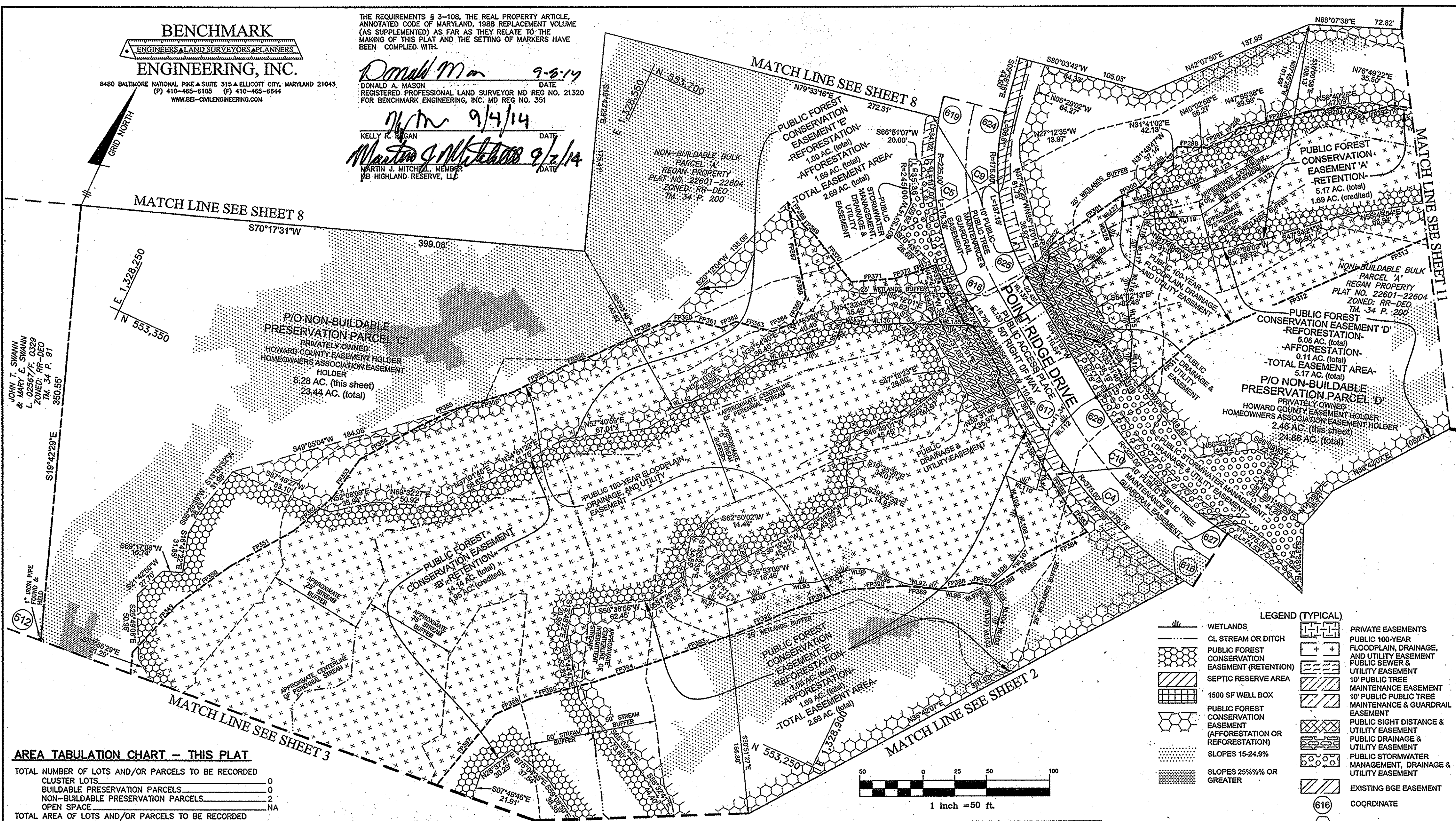
BENCHMARK
ENGINEERS, LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6844
WWW.BEI-CIVLENGINEERING.COM

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 9-8-14
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

Kelly R. Regan 9/4/14
KELLY R. REGAN DATE
MEMBER, MB HIGHLAND RESERVE, LLC

Martin J. Mitchell 9/2/14
MARTIN J. MITCHELL DATE
MEMBER, MB HIGHLAND RESERVE, LLC

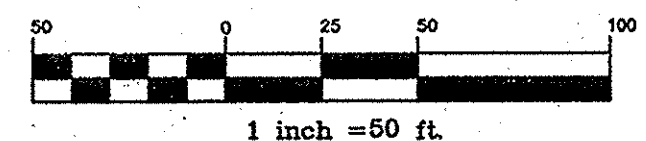


AREA TABULATION CHART - THIS PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
CLUSTER LOTS	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	2
OPEN SPACE	NA
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0
CLUSTER LOTS	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	10.74± AC.
OPEN SPACE	NA
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.50± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	11.24± AC.

OWNER/DEVELOPER: MB HIGHLAND RESERVE, LLC
1686 EAST GUDE DRIVE
ROCKVILLE, MD 20850
301-782-9511

OWNER: KELLY R. REGAN
12859 ROUTE 108
HIGHLAND, MARYLAND 20777



FOR COORDINATES, CURVE INFORMATION, MINIMUM LOT SIZE CHART AND BEARINGS AND DISTANCES FOR THE WETLANDS AND FLOODPLAIN SEE SHEET 12.

LEGEND (TYPICAL)

	WETLANDS		PRIVATE EASEMENTS
	CL STREAM OR DITCH		PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT
	PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)		UTILITY EASEMENT
	SEPTIC RESERVE AREA		10' PUBLIC TREE MAINTENANCE EASEMENT
	1500 SF WELL BOX		10' PUBLIC TREE MAINTENANCE & GUARDRAIL EASEMENT
	PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION OR REFORESTATION)		PUBLIC SIGHT DISTANCE & UTILITY EASEMENT
	SLOPES 15-24.9%		PUBLIC DRAINAGE & UTILITY EASEMENT
	SLOPES 25% OR GREATER		PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
	EXISTING BGE EASEMENT		COORDINATE
	CURVE DESIGNATION		CURVE DESIGNATION

APPROVED: FOR PRIVATE WATER, PRIVATE SEWER SYSTEMS (LOTS 2-11, LOTS 18-23 AND PRESERVATION PARCEL 'A'), AND SHARED SEPTIC SYSTEMS (LOTS 12-17). USE OF THE SHARED SEPTIC SYSTEMS IN CONFORMANCE WITH THE COUNTY PLAN.

Chad Clark 11-5-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Walter D. ... 11-20-14
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 1-7-2015 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF THE LAND ACQUIRED BY KELLY R. REGAN FROM SCOTT T. REGAN, KELLY R. REGAN AND RONALD R. REGAN BY DEED DATED MARCH 14, 2014 AND RECORDED IN LIBER 15556 AT FOLIO 367 AND ALL OF THE LAND ACQUIRED MB HIGHLAND RESERVE LLC FROM S. T. REGAN FARM, LLC, KR HOLDINGS, LLC AND RGR, LLC BY DEED DATED MARCH 14, 2014 AND RECORDED IN LIBER 15533 AT FOLIO 484 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 Mason 9-8-14
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

OWNER'S CERTIFICATE

WE, KELLY R. REGAN AND MB HIGHLAND RESERVE, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT TO 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 GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 2nd DAY OF SEPTEMBER, 2014.

Kelly R. Regan 9/4/14
KELLY R. REGAN DATE

Martin J. Mitchell 9/2/14
MARTIN J. MITCHELL DATE
MEMBER, MB HIGHLAND RESERVE, LLC

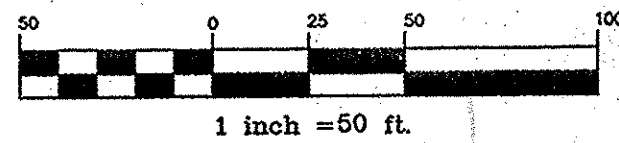
Ralph Mahby Jr 9/2/14
RALPH MAHBY JR DATE
WITNESS

RECORDED AS PLAT NO. 23069 ON 11/25/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
REGAN PROPERTY
LOTS 2 thru 23; BUILDABLE PRESERVATION PARCEL 'A' and NON-BUILDABLE PRESERVATION PARCELS 'B' thru 'E'
A RESUBDIVISION OF LOT 1 AND NON-BUILDABLE BULK PARCEL 'A' PREVIOUSLY RECORDED AS PLAT Nos. 22601-22604

ECP-12-045, SP-12-004, WP-13-025, F-12-111, WP-13-188.

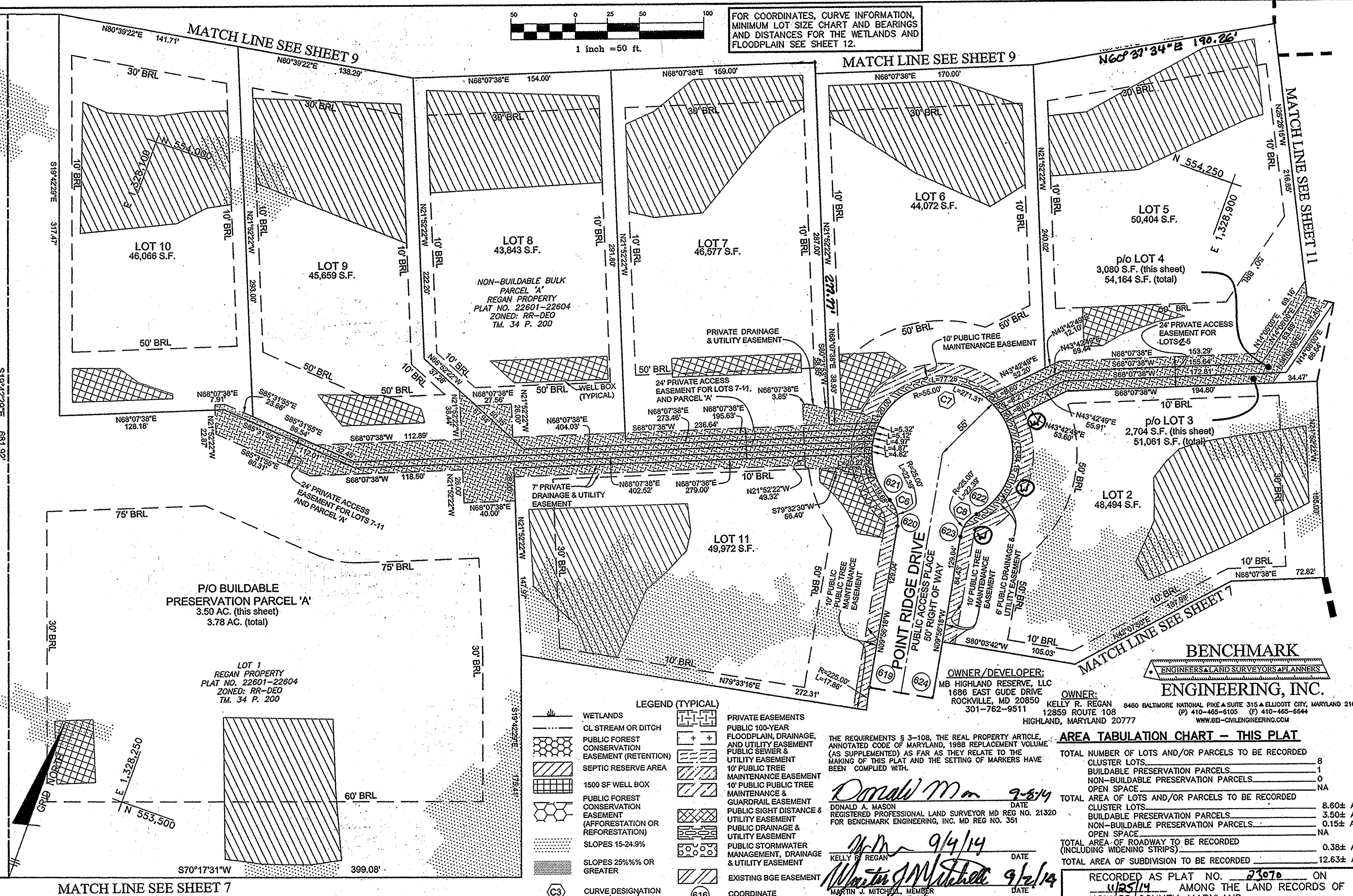
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 34 SCALE: AS SHOWN
GRID: 24 DATE: AUGUST, 2014
PARCEL: 200 SHEET: 7 OF 12
ZONED: RR-DEO



FOR COORDINATES, CURVE INFORMATION, MINIMUM LOT SIZE CHART AND BEARINGS AND DISTANCES FOR THE WETLANDS AND FLOODPLAIN SEE SHEET 12.

JOHN T. SWANN & MARY E. SWANN
L. 02567/F. 0329
ZONED: RR-DEO
TM. 34 P. 91

JOHN T. SWANN & MARY E. SWANN
L. 02567/F. 0329
ZONED: RR-DEO
TM. 34 P. 91



LEGEND (TYPICAL)

	WETLANDS		PRIVATE EASEMENTS
	CL STREAM OR DITCH		PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE, AND UTILITY EASEMENT
	PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)		PUBLIC SEWER & UTILITY EASEMENT
	SEPTIC RESERVE AREA		10' PUBLIC TREE MAINTENANCE EASEMENT
	1500 SF WELL BOX		10' PUBLIC TREE MAINTENANCE & GUARDRAIL EASEMENT
	PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION OR REFORESTATION)		PUBLIC SIGHT DISTANCE & UTILITY EASEMENT
	SLOPES 15-24.9%		PUBLIC DRAINAGE & UTILITY EASEMENT
	SLOPES 25% OR GREATER		PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
	CURVE DESIGNATION		EXISTING BGE EASEMENT
	Well Site		COORDINATE

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 9/8/14
DONALD A. MASON REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

Kelly R. Regan 9/4/14
KELLY R. REGAN DATE DATE
MEMBER, MB HIGHLAND RESERVE, LLC

Martin J. Mitchell 9/2/14
MARTIN J. MITCHELL MEMBER MEMBER
MB HIGHLAND RESERVE, LLC

AREA TABULATION CHART - THIS PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	8
CLUSTER LOTS	1
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
OPEN SPACE	NA
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	8.60± AC.
CLUSTER LOTS	3.50± AC.
BUILDABLE PRESERVATION PARCELS	0.15± AC.
NON-BUILDABLE PRESERVATION PARCELS	0.15± AC.
OPEN SPACE	NA
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.38± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	12.63± AC.

RECORDED AS PLAT NO. 23078 ON 11/25/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PRIVATE WATER, PRIVATE SEWER SYSTEMS (LOTS 2-11, LOTS 18-23 AND PRESERVATION PARCEL 'A'), AND SHARED SEPTIC SYSTEMS (LOTS 12-17). USE OF THE SHARED SEPTIC SYSTEMS IN CONFORMANCE WITH THE COUNTY PLAN.

Howard County Health Officer 10/28/14
HOWARD COUNTY HEALTH OFFICER DATE DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Paul E. Edman 11-5-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE DATE

Walter S. ... 11-20-14
DIRECTOR DATE 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 1-7-2015 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF THE LAND ACQUIRED BY KELLY R. REGAN FROM SCOTT T. REGAN, KELLY R. REGAN AND RONALD R. REGAN BY DEED DATED MARCH 14, 2014 AND RECORDED IN LIBER 15556 AT FOLIO 367 AND ALL OF THE LAND ACQUIRED BY MB HIGHLAND RESERVE, LLC FROM S T REGAN FARM, LLC, KR HOLDINGS, LLC AND RGR, LLC BY DEED DATED MARCH 14, 2014 AND RECORDED IN LIBER 15533 AT FOLIO 484 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 Mason 9-8-14
DONALD A. MASON REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

OWNER'S CERTIFICATE

"WE, KELLY R. REGAN AND MB HIGHLAND RESERVE, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF 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 GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 15th DAY OF SEPTEMBER, 2014.

Martin J. Mitchell 9/2/14
MARTIN J. MITCHELL DATE DATE
MEMBER, MB HIGHLAND RESERVE, LLC

Kelly R. Regan 9/4/14
KELLY R. REGAN DATE DATE
MEMBER, MB HIGHLAND RESERVE, LLC

Ralph Mahby 9/4/14
RALPH MAHBY DATE DATE
MEMBER, MB HIGHLAND RESERVE, LLC

PLAT OF RESUBDIVISION

REGAN PROPERTY

LOTS 2 thru 23; BUILDABLE PRESERVATION PARCEL 'A' and NON-BUILDABLE PRESERVATION PARCELS 'B' thru 'E'

A RESUBDIVISION OF LOT 1 AND NON-BUILDABLE BULK PARCEL 'A' PREVIOUSLY RECORDED AS PLAT Nos. 22601-22604

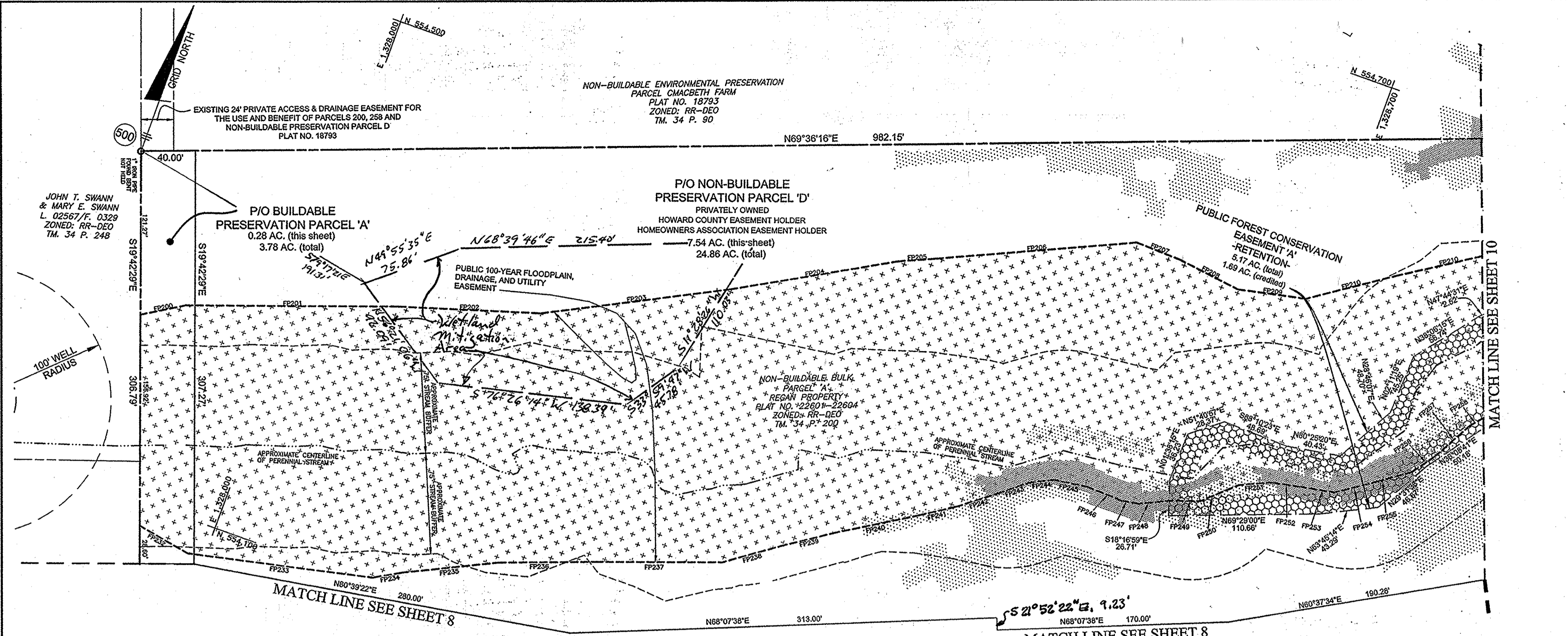
ECP-12-045, SP-12-004, WP-13-025, F-12-111, WP-13-188.

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP: 34 SCALE: AS SHOWN

GRID: 24 DATE: AUGUST, 2014

PARCEL: 200 ZONED: RR-DEO SHEET: 8 OF 12



JOHN T. SWANN & MARY E. SWANN
L. 02567/F. 0329
ZONED: RR-DEO
TM. 34 P. 248

P/O BUILDABLE PRESERVATION PARCEL 'A'
0.28 AC. (this sheet)
3.78 AC. (total)

P/O NON-BUILDABLE PRESERVATION PARCEL 'D'
PRIVATELY OWNED
HOWARD COUNTY EASEMENT HOLDER
HOMEOWNERS ASSOCIATION EASEMENT HOLDER
7.54 AC. (this-sheet)
24.86 AC. (total)

PUBLIC FOREST CONSERVATION EASEMENT 'A' - RETENTION
5.17 AC. (total)
1.69 AC. (graded)

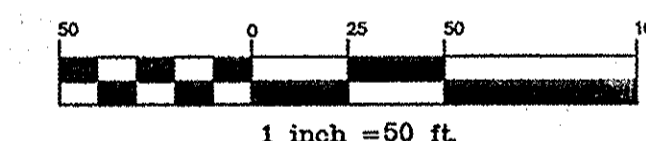
NON-BUILDABLE BULK PARCEL 'A', REGAN PROPERTY
PLAT NO. 22604-22604
ZONED: RR-DEO
TM. 34 P. 200

100' WELL RADIUS

MATCH LINE SEE SHEET 8

MATCH LINE SEE SHEET 8

MATCH LINE SEE SHEET 10



LEGEND (TYPICAL)	
	WETLANDS
	CL STREAM OR DITCH
	PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
	SEPTIC RESERVE AREA
	1500 SF WELL BOX
	PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION OR REFORESTATION)
	SLOPES 15-24.9%
	SLOPES 25% OR GREATER
	CURVE DESIGNATION
	PRIVATE EASEMENTS
	PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE, AND UTILITY EASEMENT
	PUBLIC SEWER & UTILITY EASEMENT
	10' PUBLIC TREE MAINTENANCE EASEMENT
	10' PUBLIC TREE MAINTENANCE & GUARDRAIL EASEMENT
	PUBLIC SIGHT DISTANCE & UTILITY EASEMENT
	PUBLIC DRAINAGE & UTILITY EASEMENT
	PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
	EXISTING BGE EASEMENT
	COORDINATE

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 9/8/14
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

Kelly R. Regan 9/4/14
KELLY R. REGAN DATE

Martin J. Mitchell 9/2/14
MARTIN J. MITCHELL MEMBER
MB HIGHLAND RESERVE, LLC DATE

FOR COORDINATES, CURVE INFORMATION, MINIMUM LOT SIZE CHART AND BEARINGS AND DISTANCES FOR THE WETLANDS AND FLOODPLAIN SEE SHEET 12.

AREA TABULATION CHART - THIS PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
CLUSTER LOTS	0
BUILDABLE PRESERVATION PARCELS	1
NON-BUILDABLE PRESERVATION PARCELS	1
OPEN SPACE	NA
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0.28± AC.
CLUSTER LOTS	0
BUILDABLE PRESERVATION PARCELS	0.28± AC.
NON-BUILDABLE PRESERVATION PARCELS	7.54± AC.
OPEN SPACE	NA
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.82± AC.

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8480 BALTIMORE NATIONAL PIKE SUITE 315 • ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CMLENGINEERING.COM

OWNER/DEVELOPER:
MB HIGHLAND RESERVE, LLC
1686 EAST GUDE DRIVE
ROCKVILLE, MD 20850
301-762-9511

OWNER:
KELLY R. REGAN
12859 ROUTE 108
HIGHLAND, MARYLAND 20777

APPROVED: FOR PRIVATE WATER, PRIVATE SEWER SYSTEMS (LOTS 2-11, LOTS 18-23 AND PRESERVATION PARCEL 'A'), AND SHARED SEPTIC SYSTEMS (LOTS 12-17). USE OF THE SHARED SEPTIC SYSTEMS IN CONFORMANCE WITH THE COUNTY PLAN.

Howard County Health Officer 10/28/14
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Edwards 11-5-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kevin K. Edwards 11/20/14
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 1-7-2015 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF THE LAND ACQUIRED BY KELLY R. REGAN FROM SCOTT T. REGAN, KELLY R. REGAN AND RONALD R. REGAN BY DEED DATED MARCH 14, 2014 AND RECORDED IN LIBER 15533 AT FOLIO 357 AND ALL OF THE LAND ACQUIRED BY MB HIGHLAND RESERVE LLC FROM S T REGAN FARM HOLDINGS, LLC AND RGR, LLC BY DEED DATED MARCH 14, 2014 AND RECORDED IN LIBER 15533 AT FOLIO 357 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 9-8-14
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE
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Martin J. Mitchell 9/2/14
MARTIN J. MITCHELL DATE
MEMBER, MB HIGHLAND RESERVE, LLC

Kelly R. Regan 9/4/14
KELLY R. REGAN DATE

Ronald R. Regan 9/2/14
RONALD R. REGAN DATE

Robert M. M... 9/10/14
DATE

RECORDED AS PLAT NO. 23071 ON 11/25/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
REGAN PROPERTY
LOTS 2 thru 23; BUILDABLE PRESERVATION PARCEL 'A' and NON-BUILDABLE PRESERVATION PARCELS 'B' thru 'E'
A RESUBDIVISION OF LOT 1 AND NON-BUILDABLE BULK PARCEL 'A' PREVIOUSLY RECORDED AS PLAT Nos. 22601-22604
ECP-12-045, SP-12-004, WP-13-025, F-12-111, WP-13-188.
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 34 SCALE: AS SHOWN
GRID: 24 DATE: AUGUST, 2014
PARCEL: 200 SHEET: 9 OF 12
ZONED: RR-DEO

LEGEND (TYPICAL)

	WETLANDS		PRIVATE EASEMENTS
	CL STREAM OR DITCH		PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE, AND UTILITY EASEMENT
	PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)		PUBLIC SEWER & UTILITY EASEMENT
	SEPTIC RESERVE AREA		10' PUBLIC TREE MAINTENANCE EASEMENT
	1500 SF WELL BOX		10' PUBLIC PUBLIC TREE MAINTENANCE & GUARDRAIL EASEMENT
	PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION OR REFORESTATION)		PUBLIC SIGHT DISTANCE & UTILITY EASEMENT
	SLOPES 15-24.9%		PUBLIC DRAINAGE & UTILITY EASEMENT
	SLOPES 25% OR GREATER		PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
	CURVE DESIGNATION		EXISTING BGE EASEMENT
			COORDINATE

BENCHMARK ENGINEERS, LAND SURVEYORS & PLANNERS ENGINEERING, INC.

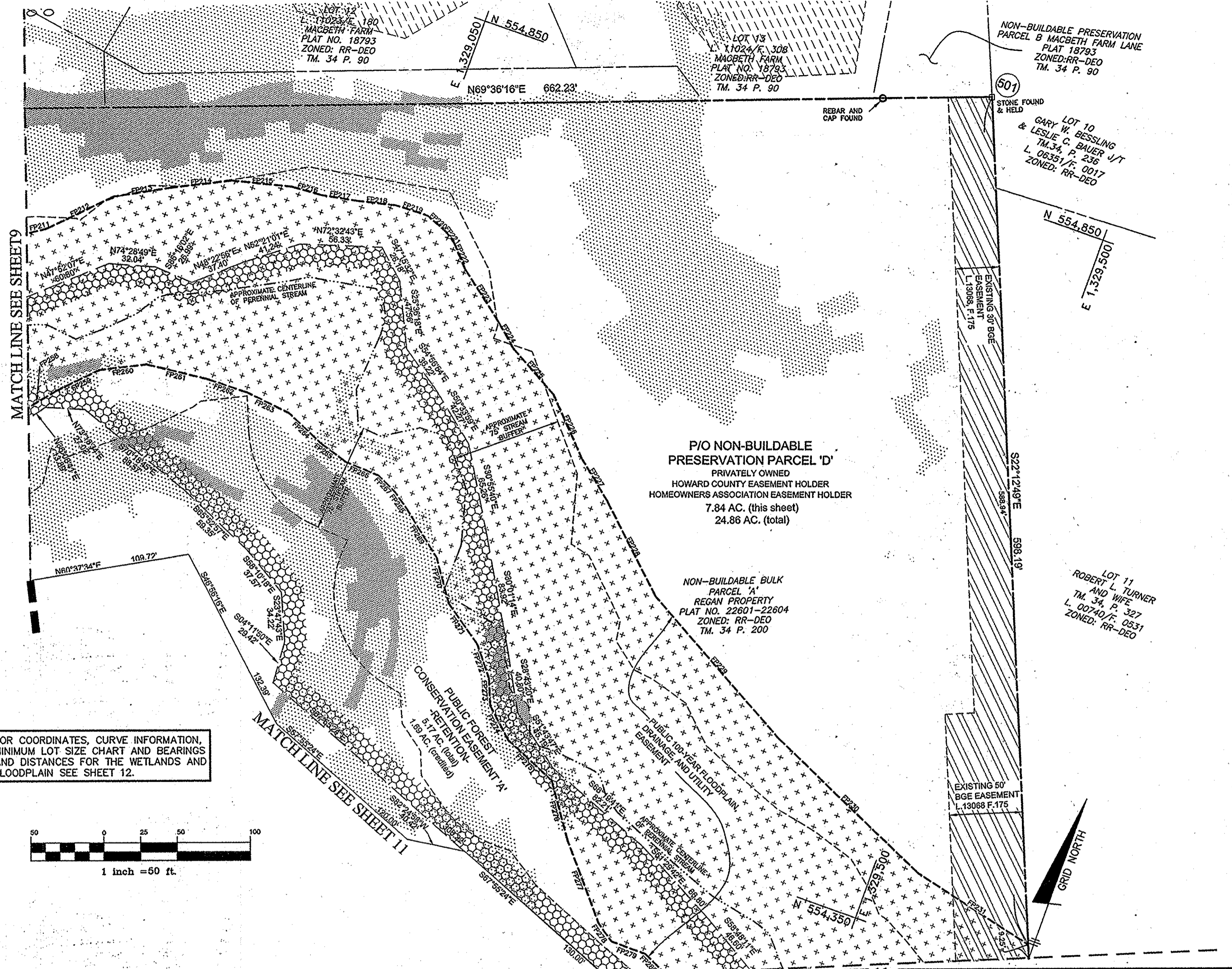
8480 BALTIMORE NATIONAL PIKE & SUITE 315 A ELICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CIVLENGINEERING.COM

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.

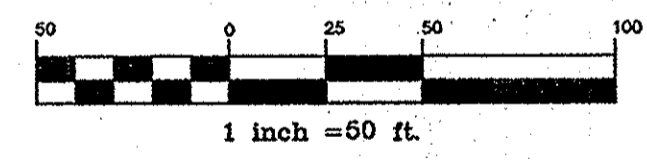
Donald A. Mason 9-5-14
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

Kelly R. Regan 9/4/14
KELLY R. REGAN DATE

Martin J. Mitchell 9/2/14
MARTIN J. MITCHELL MEMBER DATE
MB HIGHLAND RESERVE, LLC



FOR COORDINATES, CURVE INFORMATION, MINIMUM LOT SIZE CHART AND BEARINGS AND DISTANCES FOR THE WETLANDS AND FLOODPLAIN SEE SHEET 12.



AREA TABULATION CHART - THIS PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
CLUSTER LOTS	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	1
OPEN SPACE	NA
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
CLUSTER LOTS	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	7.84± AC.
OPEN SPACE	NA
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.84± AC.

OWNER/DEVELOPER:
MB HIGHLAND RESERVE, LLC
1686 EAST GUDE DRIVE
ROCKVILLE, MD 20850
301-762-9511

OWNER:
KELLY R. REGAN
12859 ROUTE 108
HIGHLAND, MARYLAND 20777

APPROVED: FOR PRIVATE WATER, PRIVATE SEWER SYSTEMS (LOTS 2-11, LOTS 18-23 AND PRESERVATION PARCEL 'A'), AND SHARED SEPTIC SYSTEMS (LOTS 12-17). USE OF THE SHARED SEPTIC SYSTEMS IN CONFORMANCE WITH THE COUNTY PLAN.
Howard County Health Officer 10/28/14
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chief, Development Engineering Division 11-5-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Director 11/20/14
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 1-7-2015 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF THE LAND ACQUIRED BY KELLY R. REGAN FROM SCOTT T. REGAN, KELLY R. REGAN AND RONALD R. REGAN BY DEED DATED MARCH 14, 2014 AND RECORDED IN LIBER 15556 AT FOLIO 367 AND ALL OF THE LAND ACQUIRED BY DEED DATED MARCH 14, 2014 AND RECORDED IN LIBER 15533 AT FOLIO 484 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 9-8-14
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

OWNER'S CERTIFICATE
"WE, KELLY R. REGAN AND MB HIGHLAND RESERVE, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF 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 GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITHIN FOUR HANDS THIS 7th DAY OF SEPTEMBER, 2014."

Martin J. Mitchell 9/2/14
MARTIN J. MITCHELL DATE
MEMBER, MB HIGHLAND RESERVE, LLC
Kelly R. Regan 9/4/14
KELLY R. REGAN DATE
Witness 9/2/14
Witness 9/4/14

RECORDED AS PLAT NO. 23072 ON 11/25/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION
REGAN PROPERTY
LOTS 2 thru 23; BUILDABLE PRESERVATION PARCEL 'A' and NON-BUILDABLE PRESERVATION PARCELS 'B' thru 'E'**

A RESUBDIVISION OF LOT 1 AND NON-BUILDABLE BULK PARCEL 'A' PREVIOUSLY RECORDED AS PLAT Nos. 22601-22604

ECP-12-045, SP-12-004, WP-13-025, F-12-111, WP-13-188.
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 34
GRID: 24
PARCEL: 200
ZONED: RR-DEO
SCALE: AS SHOWN
DATE: AUGUST, 2014
SHEET: 10 OF 12

P:\2171 Regan Property\dwg\5000.dwg, SHT10, 9/1/2014 2:08:46 PM, jmc

OWNER/DEVELOPER:
MB HIGHLAND RESERVE LLC
1686 EAST GUDE DRIVE
ROCKVILLE, MD 20850
301-762-9511

OWNER:
KELLY R. REGAN
12859 ROUTE 108
HIGHLAND, MARYLAND 20777

FOR COORDINATES, CURVE INFORMATION,
MINIMUM LOT SIZE CHART AND BEARINGS
AND DISTANCES FOR THE WETLANDS AND
FLOODPLAIN SEE SHEET 12.

LEGEND (TYPICAL)

- WETLANDS
- CL. STREAM OR DITCH
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- SEPTIC RESERVE AREA
- 1500 SF WELL BOX
- PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION OR REFORESTATION)
- SLOPES 15-24.9%
- SLOPES 25% OR GREATER
- CURVE DESIGNATION
- PRIVATE EASEMENTS
- PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE, AND UTILITY EASEMENT
- PUBLIC SEWER & UTILITY EASEMENT
- 10' PUBLIC TREE MAINTENANCE EASEMENT
- 10' PUBLIC TREE MAINTENANCE & GUARDRAIL EASEMENT
- PUBLIC SIGHT DISTANCE & UTILITY EASEMENT
- PUBLIC DRAINAGE & UTILITY EASEMENT
- PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- EXISTING BGE EASEMENT
- COORDINATE

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELLCOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6444
WWW.BEI-CIVLENGINEERING.COM

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 9/5/14
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

Kelly R. Regan 9/4/14
KELLY R. REGAN DATE

Martin J. Mitchell 9/2/14
MARTIN J. MITCHELL MEMBER DATE
MB HIGHLAND RESERVE, LLC

AREA TABULATION CHART - THIS PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
CLUSTER LOTS	2
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	1
OPEN SPACE	NA
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
CLUSTER LOTS	2.28± AC.
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	7.02± AC.
OPEN SPACE	NA
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	9.30± AC.

APPROVED: FOR PRIVATE WATER, PRIVATE SEWER SYSTEMS (LOTS 2-11, LOTS 18-23 AND PRESERVATION PARCEL 'A'), AND SHARED SEPTIC SYSTEMS (LOTS 12-17). USE OF THE SHARED SEPTIC SYSTEMS IN CONFORMANCE WITH THE COUNTY PLAN.

Patricia M. Rossman 10/28/14
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Phil Edwards 11-5-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Keith Shaddock 11-20-14
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 1-7-2015 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF THE LAND ACQUIRED BY KELLY R. REGAN FROM SCOTT T. REGAN, KELLY R. REGAN AND RONALD R. REGAN BY DEED DATED MARCH 14, 2014 AND RECORDED IN LIBER 15556 AT FOLIO 387 AND ALL OF THE LAND ACQUIRED MB HIGHLAND RESERVE LLC FROM S T REGAN FARM, LLC, KR HOLDINGS, LLC AND RGR, LLC BY DEED DATED MARCH 14, 2014 AND RECORDED IN LIBER 15533 AT FOLIO 434 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY AND IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.



Donald Mason 9-5-14
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

OWNER'S CERTIFICATE
"WE, KELLY R. REGAN AND MB HIGHLAND RESERVE, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF 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 GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 14th DAY OF SEPTEMBER 2014."

Martin J. Mitchell 9/2/14
MARTIN J. MITCHELL DATE
MEMBER, MB HIGHLAND RESERVE, LLC
Kelly R. Regan 9/4/14
KELLY R. REGAN DATE
Robert Mahony 9/16/14
ROBERT MAHONY DATE
Robert Mahony 9/16/14
ROBERT MAHONY DATE

RECORDED AS PLAT NO. 23073 ON 11/25/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
REGAN PROPERTY
LOTS 2 thru 23; BUILDABLE PRESERVATION PARCEL 'A' and NON-BUILDABLE PRESERVATION PARCELS 'B' thru 'E'
A RESUBDIVISION OF LOT 1 AND NON-BUILDABLE BULK PARCEL 'A' PREVIOUSLY RECORDED AS PLAT Nos. 22601-22604
ECP-12-045, SP-12-004, WP-13-025, F-12-111, WP-13-188.
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 34 SCALE: AS SHOWN
GRID: 24 DATE: AUGUST, 2014
PARCEL: 200 SHEET: 11 OF 12
ZONED: RR-DEO

WETLANDS TABLE					
LINE	BEARING	LENGTH(ft)	LINE	BEARING	LENGTH(ft)
WL1	S14°41'24"E	34.27	WL72	N71°38'23"W	19.40
WL2	S55°13'53"E	18.89	WL73	S49°03'10"E	10.08
WL3	S31°49'08"E	24.27	WL74	N30°15'02"W	27.36
WL4	S82°30'06"E	10.77	WL75	N73°40'44"W	21.48
WL5	S07°24'36"E	26.32	WL76	S58°32'10"E	24.26
WL6	S15°05'27"W	27.49	WL77	S45°38'20"E	23.21
WL7	S13°47'23"E	20.75	WL78	S61°34'42"E	32.52
WL8	S30°11'23"E	25.88	WL79	S59°26'56"E	30.08
WL9	S06°58'20"E	16.06	WL80	S56°36'03"E	29.60
WL10	N82°00'22"E	19.44	WL81	S57°19'33"E	24.18
WL11	S31°06'06"E	28.22	WL82	S57°33'44"E	77.05
WL12	N82°30'05"E	10.08	WL83	N62°14'57"W	35.31
WL13	N60°53'02"E	24.47	WL84	N58°41'56"W	44.67
WL14	S59°48'24"E	26.85	WL85	N60°24'13"W	28.59
WL15	S32°44'48"E	16.53	WL86	N55°50'58"W	31.61
WL16	S36°34'13"E	41.21	WL87	N57°40'57"W	46.90
WL17	S01°11'19"E	19.33	WL88	N53°05'48"W	52.15
WL18	S01°04'42"E	19.02	WL89	S41°54'18"E	13.97
WL19	N68°28'06"E	22.72	WL90	S34°49'34"W	50.84
WL20	N41°34'35"E	13.56	WL91	N87°06'33"E	29.11
WL21	S71°20'56"E	7.88	WL92	N44°36'55"E	49.82
WL22	N42°24'02"E	4.55	WL93	N60°20'40"E	25.23
WL23	S36°45'31"E	22.01	WL94	N44°09'45"E	28.40
WL24	S55°04'33"E	8.23	WL95	N61°48'22"E	11.33
WL25	N89°59'36"E	17.27	WL96	N86°20'05"E	33.21
WL26	S65°33'00"E	17.59	WL97	N76°39'35"E	28.70
WL27	N63°04'42"W	22.72	WL98	N70°45'33"E	22.84
WL28	N89°29'35"W	24.42	WL99	N41°31'34"E	11.03
WL29	N82°36'02"W	8.63	WL100	S35°59'53"E	14.45
WL30	N47°14'48"W	23.85	WL101	S23°07'52"E	21.78
WL31	S68°08'43"W	25.90	WL102	S33°29'28"E	11.50
WL32	N08°09'53"W	30.51	WL103	N09°28'26"W	17.22
WL33	N16°52'02"W	23.12	WL104	N10°27'39"W	16.37
WL34	N59°26'22"W	39.42	WL105	N59°41'14"W	18.76
WL35	N59°09'49"W	20.90	WL106	N23°38'24"E	20.38
WL36	N51°22'57"W	30.24	WL107	N11°06'53"E	21.75
WL37	N51°11'39"W	15.43	WL108	N39°32'59"W	33.66
WL38	N76°58'01"W	32.58	WL109	N40°04'52"W	24.77
WL39	N12°32'04"W	19.08	WL110	S89°13'46"E	26.40
WL40	N09°51'57"W	20.52	WL111	N10°28'08"W	45.01
WL41	N23°42'42"W	19.32	WL112	N20°58'04"E	33.74
WL42	N01°20'33"E	14.38	WL113	N34°16'18"E	44.86
WL43	N01°38'11"E	16.00	WL114	N21°57'58"W	31.38
WL44	N57°09'25"W	7.74	WL115	N33°04'53"W	34.02
WL45	S88°31'32"W	10.88	WL116	N09°21'51"W	18.14
WL46	N32°36'13"W	22.83	WL117	N15°45'37"W	31.63
WL47	N59°50'48"W	14.95	WL118	N05°23'40"W	12.99
WL48	N00°40'48"W	38.59	WL119	N60°33'44"E	44.75
WL49	S62°14'07"E	34.90	WL120	N30°32'44"E	49.23
WL50	S78°14'49"E	31.83	WL121	N32°46'49"E	33.31
WL51	N38°30'34"W	25.18	WL122	S36°00'41"W	32.42
WL52	N73°57'23"E	21.62	WL123	S37°45'08"W	20.16
WL53	S72°59'50"E	23.57	WL124	S42°48'22"W	29.31
WL54	S66°07'31"E	24.95	WL125	S51°39'10"W	11.71
WL55	S47°34'00"E	29.54	WL126	S48°25'00"W	34.77
WL56	S52°15'49"E	83.13	WL127	S23°55'53"W	17.46
WL57	N08°14'27"W	7.63	WL128	S43°49'15"E	21.00
WL58	N55°19'03"W	75.12	WL129	S27°10'53"W	25.65
WL59	N43°46'03"W	37.54	WL130	S36°50'13"W	20.93
WL60	N56°09'20"W	31.37	WL131	S09°41'38"W	14.12
WL61	N52°16'34"W	31.08	WL132	S30°26'10"W	23.15
WL62	N63°34'34"W	34.34	WL133	S38°19'33"W	32.59
WL63	N78°40'13"E	10.27	WL134	S69°39'47"W	23.12
WL64	S43°59'57"E	18.78	WL135	S67°08'32"W	50.79
WL65	S07°22'04"E	21.65	WL136	S62°13'42"W	29.48
WL66	S56°55'17"E	13.59	WL137	S73°59'17"W	15.99
WL67	N59°57'17"E	23.10	WL138	S04°08'44"E	18.45
WL68	N80°56'03"E	9.01	WL139	S46°53'44"W	30.31
WL69	S26°48'07"E	18.71	WL140	S54°55'10"W	28.82
WL70	S35°31'25"W	6.61	WL141	S33°11'43"W	54.59
WL71	S87°41'45"W	25.92	WL142	S46°04'01"W	24.80

FLOODPLAIN TABLE														
LINE	BEARING	LENGTH(ft)	LINE	BEARING	LENGTH(ft)	LINE	BEARING	LENGTH(ft)	LINE	BEARING	LENGTH(ft)	LINE	BEARING	LENGTH(ft)
FP200	N58°07'47"E	34.13	FP275	S68°26'47"E	41.01	FP351	N35°41'36"E	58.33	FP427	N27°40'07"W	32.83			
FP201	N70°21'15"E	154.93	FP276	N33°23'30"E	42.93	FP352	N23°34'46"E	39.87	FP428	N12°31'50"W	12.13			
FP202	N72°54'15"E	104.94	FP277	S40°05'05"E	61.41	FP353	N10°21'57"E	37.16	FP429	N04°38'44"W	31.79			
FP203	N62°48'01"E	141.10	FP278	S54°36'22"E	15.40	FP354	N35°27'14"E	52.30	FP430	N54°20'00"W	87.60			
FP204	N60°29'18"E	123.29	FP279	S89°13'13"E	24.89	FP355	N39°29'58"E	34.49	FP431	N89°40'55"W	63.74			
FP205	N66°02'04"E	28.19	FP280	S63°59'53"E	109.69	FP356	N48°23'15"E	46.33	FP432	S18°54'29"W	27.02			
FP206	N65°35'45"E	147.73	FP281	S70°50'27"E	47.87	FP357	N37°35'36"E	44.34	FP433	S57°25'40"W	34.85			
FP207	S87°56'06"E	34.83	FP282	S37°09'55"W	35.59	FP358	N44°20'34"E	24.37	FP434	S36°59'50"W	118.15			
FP208	S82°08'54"E	47.32	FP283	S31°26'22"W	17.74	FP359	N40°01'08"E	64.80	FP435	S27°40'19"W	28.13			
FP209	N78°11'17"E	50.54	FP284	S71°58'41"W	44.23	FP360	N65°37'57"E	23.93	FP436	S44°44'19"W	25.39			
FP210	N55°33'26"E	68.54	FP285	N89°53'50"W	45.00	FP361	N79°26'35"E	20.44	FP437	S48°25'25"W	31.62			
FP211	N58°59'25"E	78.39	FP286	S70°50'27"E	110.40	FP362	N41°38'36"E	12.30	FP438	S76°58'18"W	31.08			
FP212	N44°25'48"E	51.16	FP287	S61°07'02"W	66.61	FP363	N80°13'16"E	30.07	FP439	S49°55'53"W	14.41			
FP213	N61°11'23"E	38.41	FP288	S38°22'49"W	45.52	FP364	N41°38'36"E	16.40	FP440	S43°51'38"W	31.17			
FP214	N63°32'38"E	43.31	FP289	S32°32'09"W	54.66	FP365	N02°34'26"E	23.55	FP441	S53°45'28"W	24.03			
FP215	N76°09'45"E	40.77	FP290	S25°19'27"W	50.55	FP366	N35°37'49"W	19.41	FP442	S35°22'26"W	40.91			
FP216	N86°11'15"E	21.42	FP291	S72°31'01"W	49.20	FP367	N35°28'34"W	58.07	FP443	S26°53'25"W	30.12			
FP217	N79°33'48"E	24.21	FP292	S48°40'49"W	22.63	FP368	S58°57'27"E	23.29	FP444	S21°15'17"W	36.48			
FP218	N77°00'38"E	27.12	FP293	N88°57'32"W	11.26	FP369	S75°07'23"E	9.97	FP445	S26°14'29"W	24.49			
FP219	N87°47'54"E	22.67	FP294	S60°09'02"W	24.65	FP370	S62°23'22"E	48.38	FP446	S34°11'09"W	44.80			
FP220	S67°50'32"E	16.93	FP295	S52°00'27"W	65.82	FP371	N60°38'26"E	34.43	FP447	S11°17'39"W	109.27			
FP221	S56°24'53"E	9.59	FP296	S17°01'39"W	10.66	FP372	N48°07'57"E	14.18	FP448	S01°53'42"W	31.62			
FP222	S42°21'27"E	19.56	FP297	S41°04'56"W	19.31	FP373	N44°53'44"E	20.00	FP449	S28°34'30"W	13.64			
FP223	S51°25'35"E	43.95	FP298	S67°49'29"W	23.14	FP374	S47°35'59"E	14.02	FP450	S35°20'48"W	22.64			
FP224	S48°58'06"E	21.31	FP299	S17°22'40"W	42.50	FP375	S51°13'25"E	23.95	FP451	S21°18'51"W	66.37			
FP225	S60°35'15"E	41.59	FP300	S38°29'15"W	20.02	FP376	S53°04'26"E	14.07	FP452	S11°01'14"W	65.30			
FP226	S43°17'51"E	48.50	FP301	S29°30'57"W	66.17	FP377	N80°08'53"E	7.23	FP453	N69°09'14"E	12.28			
FP227	S50°19'40"E	34.25	FP302	S09°37'45"W	4.35	FP378	S54°51'07"E	42.79	FP454	N33°01'46"E	97.20			
FP228	S46°27'30"E	74.37	FP303	S38°24'46"E	4.88	FP379	S09°51'07"E	7.72	FP455	N28°55'42"E	73.62			
FP229	S60°17'05"E	129.53	FP304	S22°57'38"E	1.95	FP380	S51°47'03"E	29.87	FP456	N24°07'08"E	14.34			
FP230	S65°22'24"E	134.27	FP305	S05°51'07"E	23.79	FP381	S53°26'50"E	49.24						
FP231	S76°27'14"E	90.18	FP306	S54°51'07"E	42.79	FP382	S56°44'13"E	37.68						
FP232	S79°23'54"E	40.93	FP307	N80°08'53"E	23.79	FP383	S61°25'55"E	23.53						
FP233	N77°37'03"E	136.71	FP308	S84°19'24"E	7.52	FP384	S38°21'49"W	37.11						
FP234	N60°31'07"E	22.42	FP309	S53°09'23"E	24.54	FP385	S32°54'30"W	32.91						
FP235	N64°02'36"E	70.28	FP310	S47°37'24"E	18.57	FP386	S32°31'55"W	15.99						
FP236	N69°40'52"E	73.60	FP311	N24°36'05"E	65.56	FP387	S75°02'47"W	14.06						
FP237	N70°21'04"E	90.45	FP312	N41°10'39"E	138.56	FP388	S55°24'41"W	28.89						
FP238	N54°12'33"E	45.29	FP313	N40°46'35"E	80.29	FP389	S70°11'15"W	28.34						
FP239	N56°00'54"E	40.24	FP314	N16°47'10"E	26.84	FP390	S61°14'15"W	43.90						
FP240	N58°23'47"E	61.60	FP315	N51°35'25"E	16.77	FP391	S45°04'06"W	49.72						
FP241	N56°57'17"E	29.84	FP316	N67°05'36"E	72.02	FP392	S41°23'10"W	42.84						
FP242	N52°17'06"E	33.11	FP317	S85°34'42"E	25.98	FP393	S45°26'28"W	68.42						
FP243	N50°49'27"E	23.05	FP318	N58°38'14"E	30.95	FP394	S46°45'26"W	52.78						
FP244	N63°43'41"E	17.55	FP319	N82°56'50"E	15.89	FP395	S49°56'51"W	52.78						
FP245	N81°33'37"E	25.14	FP320	N76°12'25"E	55.15	FP396	S40°49'48"W	29.87						
FP246	S87°11'56"E	27.81	FP321	N74°38'54"E	48.11	FP397	S14°08'59"W	68.05						
FP247	N80°21'35"E	12.44	FP322	N81°49'49"E	140.37	FP398	S10°42'37"W	60.95						
FP248	N64°28'49"E	22.81	FP323	N75°24'32"E	82.97	FP399	S03°46'42"E	64.90						
FP249	N71°03'32"E	22.71	FP324	N44°54'00"E	94.96	FP400	S08°40'39"E	54.56						
FP250	N47°18'09"E	30.55	FP325	S62°51'44"E	41.49	FP401	S34°05'44"E	23.17						
FP251	N65°31'21"E	23.96	FP326	N47°02'29"E	110.11	FP402	S08°13'49"W	30.81						
FP252	N78°54'39"E	22.44	FP327	N54°38'00"E	29.30	FP403	S00°48'43"W	38.48						
FP253	N79°47'25"E	24.35	FP328	N45°23'54"E	7.82	FP404	S21°19'43"W	31.95						
FP254	N55°40'52"E	32.15	FP329	N22°32'58"E	52.11	FP405	S05°12'48"W	81.79						
FP255	N54°48'44"E	26.59	FP330	N42°53'11"E	41.80	FP406	S28°11'28"W	34.46						
FP256														