

**General Notes Continued:**

- The Private Use-In-Common Driveway Easement Agreement For The Benefit Of Lots 14, 15 And 16 Has Been Recorded In The Land Records Of Howard County, Maryland Simultaneously With The Recording Of This Plan.
- The Landscape Surety In The Amount Of \$21,690.00 For Perimeter Landscaping Requirements (40 Shade Trees, 47 Evergreen Trees And 8 Shrubs) Of Section 16.124 Of The Howard County Code And The Landscape Manual Is Provided With The Developers Agreement For This Subdivision.
- Open Space Tabulation: See This Sheet.
- Recreational Open Space Tabulations:
  - (Total Project Requirement) 300 Sq. Ft./Lot x 93 Lots = 27,900 Sq. Ft.
  - Note: This Area Is Provided Within Section Two As Shown On SP-13-004.
  - a) The Recreational Open Space Required For Section One: 300 Sq. Ft./Lot x 23 Lots = 6,900 Sq. Ft.
  - b) Recreational Open Space Required In Section One Will Be Provided By Active/Passive Areas. This Includes A Pedestrian Pathway System With A Direct Connection To The Adjacent County Park And A Wooded And Meadow Environmental Area Located Along The Stream Valley On Open Space Lots 28 And 27.
  - 1) Credit For Pedestrian Jogging/Biking Pathway:
    - 150 L.F. (0.5 Lot 25)
    - 250 L.F. (Buildable Bulk Parcel 'B')
    - 410 L.F. x 9' Wide = 2,090 Sq. Ft. x 3 Sq. Ft./1 Sq. Ft. = 6,150 Sq. Ft.
  - 2) Credit For Passive Wooded Environmental Area:
    - On Open Space Lot 26 = 1.21 Ac. Or 9,140 Sq. Ft. Of Forest Retention
    - 3) Total Recreational Open Space Provided = 6,150 Sq. Ft. + 9,140 Sq. Ft. = 15,290 Sq. Ft.
- There Is Steep Slope Area Of 0.450 Acres, As Defined By The Howard County Subdivision And Land Development Regulations, Section 16.116(b) Within Buildable Bulk Parcels 'A' And 'B'.
- Buildable Bulk Parcels 'A' And 'B' Reserves The Right To Be Rebuilt/Divided In Accordance With APFO Regulations And In Compliance With Howard County Preliminary Equivalent Sketch Plan, SP-13-004.
- During The Subdivision Process For The Resubdivision Of Buildable Bulk Parcels 'A' And 'B' Into Residential Lots:
  - The Well And Septic At 9725 Annapolis Road And At 9725-A Annapolis Road, Ellicott City, Maryland 21042 Will Be Properly Abandoned/Sealed And The Howard County Health Department Will Be Notified. Documentation Of Proper Abandonment Of The Well By A Licensed Well Driller And Proper Abandonment Of The Septic System Will Be Forwarded To The Howard County Health Department.
  - The Plan Is Subject To Water Petition WP-13-296 To Allow For The Removal Of 15 Specimen Trees (No. 1, 9, 10, 12-16, 18-20, 23, 24, 37 & 39) Within The Project Boundary And For Water To The Final Plat To Allow An Adjacent Deed Transfer Between Parcels. The Water Was Approved On January 14, 2013 With The Following Conditions:
    - Approval Is Given For A Readjustment Of The Parcel Lot Line Between The First And Second Parcels Of Land As Described In Deeds Identified Under Liber 0729, Folio 329 And Liber 1801, Folio 400 For Parcel 60 Located On Tax Map No. 30. A New Deed Shall Be Recorded In The Land Records Office Of Howard County Identifying The Parcel Line Adjustment And A Copy Of The Recorded Deed Forwarded To This Department For File Retention.
    - Approval Is Given For Removal Of 15 Specimen Trees As Shown And Identified On The Revised Water Petition Exhibit Dated January 9, 2013. Proposed Perimeter Landscaping, On-Site Forest Conservation Retention And Planting Easement Areas, Street Tree Planting And Retention Of Over Half The Remaining Specimen Trees Will Serve To Mitigate Specimen Tree Removal.
    - A Tree Maintenance Easement Running Along The Edge Of The Public Road Right-Of-Way, As Shown On This Plat Of Subdivision Is Reserved Upon All Lots Fronting On The Said Public Road Right-Of-Way. This Easement Allows Howard County The Right To Access The Property, When Necessary, For The Specific Purpose Of The Installation, Repair And Maintenance Of County Owned Trees Located Within The Boundaries Of The Private Lots. No Building Or Structure Of Any Kind Shall Be Located On Or Over The Said Easement Area.
    - Private Line Of Sight Easement Will Be Maintained By The Homeowners Association To Allow Unobstructed Vehicular Line Of Sight Along Old Annapolis Road.
  - On June 27, 2013 The Planning Board Issued A Decision And Order Approving The Preliminary Equivalent Sketch Plan (SP-13-004) For The Mason Property.
  - This R-20 Zoned Subdivision Is Being Developed Pursuant To Section 107.E Of The R-E Zoning District Regulations And Criteria Per Section 100.F.3 Of The Zoning Regulations.
  - All Structures Are Required To Be Set Back 75 Feet From The Project Boundaries Adjoining Single Family Detached Development In Accordance With Section 106.F.3.b Of The Zoning Regulations.
  - Public Street Trees Are Provided For This Project In Accordance With Section 16.124(e)(1) Of The Subdivision Regulations And The Landscape Manual.
  - Using The Neighborhood Preservation Exchange Option Described In Section 129.L Of The Zoning Regulations The Rights For 1 Of The Residential Lots Shown On The Subdivision Plan For Centennial Lake Overlook Has Been Transferred From The Brewer Property, Tax Parcel 703, Map 31, Grid 22, See Density Exchange Tabulation This Sheet.
  - This Plan Is Subject To A Design Manual Waiver To Appendix A, Volume III, Section 2.3, To Reduce The Minimum Horizontal Curve Radius For The Lots Created By This Subdivision Plat Area Subjected To A Fee Or Assessment To Cover Or Defray All Or Part Of The Developer's Cost Of The Installation Of The Water And Sewer Facilities, Pursuant To The Howard County Code Section 18.112. This Fee Or Assessment, Which Runs With The Land, Is A Contractual Obligation Between The Developer And Each Owner Of This Property And Is Not In Any Way A Fee Or Assessment Of Howard County.
  - H.O.A. Covenants And Restrictions Are Recorded Simultaneously With This Plat In The Land Records Office Of Howard County, Maryland. A Pre-Submission Community Meeting Was Held On October 17, 2011 For This Project.
  - During The Installation Process Of Public Water And Sewer, The Well And Septic At 9725 Annapolis Road And At 9725-A Annapolis Road, Ellicott City, Maryland 21042 Will Be Properly Abandoned/Sealed In Centennial Lake Overlook, Section Two, Contract No. 24-4764-01 And The Howard County Health Department Will Be Notified. Documentation Of Proper Abandonment Of The Well By A Licensed Well Driller And Proper Abandonment Of The Septic System Will Be Forwarded To The Howard County Health Department.
  - The 50' Private Use-In-Common Shared Driveway Easement For The Use And Benefit Of Buildable Bulk Parcels 'A' And 'B' Recorded Simultaneously With The Recording Of This Plat.

Description	Total Site	Section One	Section Two
Receiving Parcel Information	Centennial Lake Overlook, F-14-002 Tax Map 30, Grid 2, Parcel 86		
Gross Area	46,487 Ac.	14,328 Ac.	32,159 Ac.
Area Of Steep Slopes	0.450 Ac.	0.000 Ac.	0.450 Ac.
Area Of Floodplain	3.046 Ac.	3.046 Ac.	0.000 Ac.
Net Tract Area	42,991 Ac.	11,282 Ac.	31,699 Ac.
Allowed Base Density	85 Units (42,981 Ac. x 2 Units/Net Acre)	22 Units (22,564)	63 Units (63,398)
Bonus Density Units (Up To 10% Additional Units)	8 Units	22 Units (22 Units x 10%)	6 Units (63 Units x 10%)
Proposed Density Units	93 Units	23 Units (22 Units + 1 Bonus Unit)	70 Units (63 Units + 7 Bonus Units)
Number Of Neighborhood Density Rights Required Per Dwelling Units	1 Right = 1 Dwelling Unit		
Sending Parcel Information	8 Density Units	1 Density Unit (F-14-002.5) Parcel 703 Brewer Property Liber 5923 N Folio 661	7 Density Units

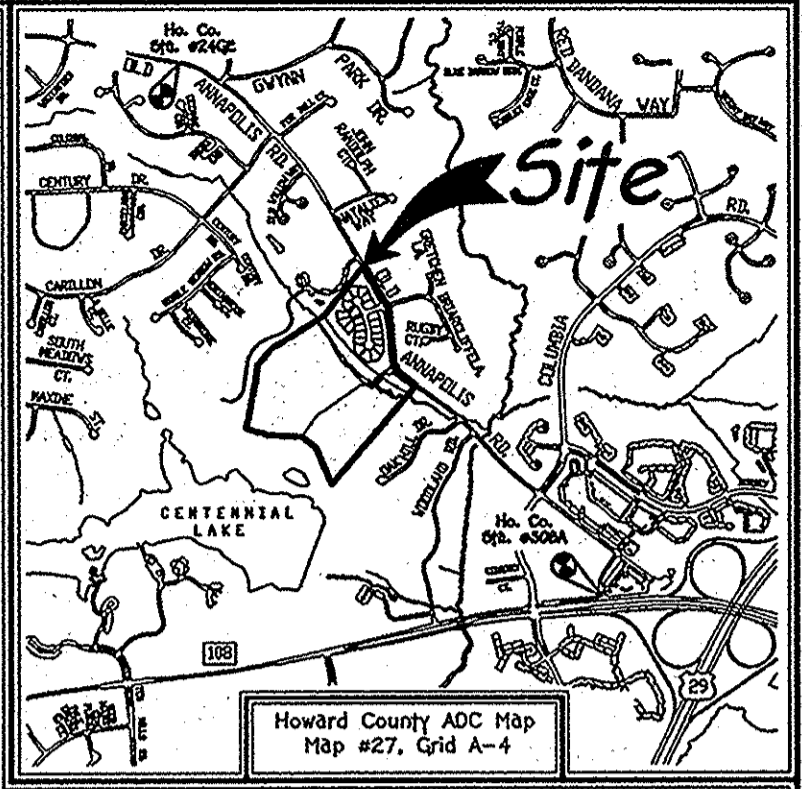
Lot No.	Lot Area	Pipestem Area	Minimum Lot Size
14	10,032 Sq. Ft.±	808 Sq. Ft.±	9,224 Sq. Ft.±
15	9,793 Sq. Ft.±	819 Sq. Ft.±	8,974 Sq. Ft.±
16	10,295 Sq. Ft.±	968 Sq. Ft.±	9,327 Sq. Ft.±

The Requirements S 3-108, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Filing Of This Plat And The Setting Of Markers Have Been Complied With.

*Terrell A. Fisher* 4/2/14  
Date  
*John Tenney Mason, III* 4/2/14  
Date  
 Mason Family I, LLC  
 By: John Tenney Mason, III

This Subdivision Is Subject To Section 10.122B Of The Howard County Code, Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 4-30-14, On Which Date Developer Agreement 24-4763-0 Was Filed And Accepted.

For Coordinate Tabulations,  
Curve Data Chart And  
Legend See Sheet 9



**Vicinity Map**  
Scale: 1" = 2,000'

**General Notes:**

- Subject Property Is Zoned R-20 Per The 02/02/04 Comprehensive Zoning Plan And The "Comp Lite" Zoning Regulation Amendments Effective 07/22/06.
- Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 24GE And No. 30BA.  
Sta. 24GE N 578,706.5244 E 1,352,699.6680 Elevation 445.695  
Sta. 30BA N 578,149.0939 E 1,357,083.1735 Elevation 397.140
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About January, 2012, By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- All Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
- For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Soil Maintenance Are Provided To The Junction Of Flag Or Pipe Stem And The Road Right-Of-Way Line Only And Not Onto The Flag Or Pipe Stem Lot Driveway.
- Driveways Shall Be Provided Prior To Residential Occupancy To Insure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
  - Width - 12 Feet (16 Feet Serving More Than One Residence);
  - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, (1-1/2" Minimum);
  - Grade - Maximum 10% Grade Change And 45-Foot Turning Radius;
  - Structure (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
  - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
  - Structure Clearances - Minimum 12 Feet;
  - Maintenance - Sufficient To Ensure All Weather Use.
- No Grading, Removal Of Vegetative Cover Or Trees, Paving And New Structures Shall Be Permitted Within The Limits Of Wetlands (Areas) As Considered Necessary Or Waters Are Approved By The Department Of Planning And Zoning. Road Construction For Wetland Drive And Installation Of Sewer And/or Storm Drains In The Floodplain, Stream Buffer And/or Wetland Buffer Shall Be Considered Essential Disturbance By DPZ In Accordance With Section 16.116(c) Of The Subdivision And Land Development Regulations For Centennial Lake Overlook, Section Two.
- This Property Is Not Located In A Historic District.
- Stormwater Management Will Be Provided In Accordance With The 2010 H.O.A. Chapter 5 Regulations And The Latest Howard County Design Manual, Vol. I, Chapter 5 Adopted On Or Around May 4, 2010. Groundwater Recharge Volume Will Be Provided Through The Use Of Stone Reservoirs Located Beneath The Various ESD Facilities. The Required ESD Volumes Will Be Provided By Bio-Retention (F-6), Micro Bio-Retention (M-6), Drywells (M-5), Rain Gardens (M-7) And Infiltration Berms (M-4). Overbank Flood Protection Volume And Extreme Flood Volumes Are Not Required For This Site. The Stormwater Management Facilities (Bio-Retention, Micro Bio-Retention And Infiltration Berms) Will Be Privately Owned By The H.O.A. And Jointly Maintained By The H.O.A. And Howard County. The Stormwater Management Facilities (Drywells & Rain Gardens) Will Be Privately Owned And Maintained By The Homeowner.
- This Plat Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations And The 2004 Zoning Regulations Per Council Bill No. 45-2003 And The Subdivision Regulations As Amended By Council Bill No. 75-2003 And The "Comp-Lite" Zoning Regulation Amendments Effective 7/28/06. Development Or Construction On These Lots Or Parcels Must Comply With Setbacks And Buffer Regulations In Effect At The Time Of Submission Of A Building Or Grading Permit Application.
- This Property Is Located Within The Metropolitan District.
- Articles Of Incorporation For The Centennial Lake Overlook Homeowner's Association, Inc. Was Filed With The Maryland State Department Of Assessments And Taxation On April 8, 2014. Receipt No. P15790132.
- Open Space Lots 24 And 26 Are Owned And Maintained By Centennial Lake Overlook Homeowners Association, Inc And Have Been Dedicated To The Homeowner's Association For Residents Of This Subdivision.
- Open Space Lots 25, 27 And 28 Conveyed To Howard County, Maryland, Department Of Recreation And Parks Simultaneously With The Recording Of This Plat.
- The Forest Conservation Requirements Per Section 16.1200 Of The Howard County Code And The Forest Conservation Manual For This Subdivision Will Be Fulfilled By Providing 3.82 Acres Of On-Site Forest Retention, 5.14 Acres Of Reforestation And 0.14 Acres Of Afforestation Which Is Sufficient To Meet 3.81 Acres Of Required Retention And 5.28 Acres Of Plantings. Surety In The Amount Of \$14,999.000 For Required Plantings (40.50 x 229,997 Sq. Ft.) Shall Be Posted With The Developer's Agreement For This Final Plan, F-14-002.
- Historic Structure Exists On Buildable Bulk Parcel 'B'. The Historic District Commission Met On June 7, 2012 For Advisory Comments On Case No. HO401, Squirrel Hill And Recommended Retaining The Existing House. No New Building Extensions To The Houses On Buildable Bulk Parcel 'B' Are To Be Constructed At A Distance Less Than The Zoning Regulations Allow.

General Notes Continued On This Sheet

Description	Total Site	Section One	Section Two
Open Space Required (50% Of Gross Area)	23,244 Ac. (0.50 x 46,487 Ac.)	7,164 Ac. (0.50 x 14,328 Ac.)	-----
Total Area Of Open Space Provided:	-----	7,282 Ac. (Lots 24 + 25 + 26 + 27 + 28) (0.000 Ac. + 0.030 Ac. + 0.151 Ac. + 2.454 Ac. + 0.609 Ac.)	-----
Total Area Of Non-Credited Open Space Provided:	-----	0.037 Ac. (Lots 24 + 25 + 26 + 27 + 28) (0.000 Ac. + 0.030 Ac. + 0.023 Ac. + 0.000 Ac. + 0.004 Ac.)	-----
Total Area Of Credited Open Space Provided:	-----	7,225 Ac. (Lots 24 + 25 + 26 + 27 + 28) (0.050 Ac. + 0.000 Ac. + 3.100 Ac. + 2.454 Ac. + 0.805 Ac.)	-----

\*See Note No. 34 For Recreational Open Space Calculations.

**Reservation Of Public Utility And Forest Conservation Easements**

Developer Reserves Utility, Well, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"). Located In, On, Over, And Through Lots 1 Thru 23, Open Space Lots 24 Thru 28 And Buildable Bulk Parcels 'A' And 'B'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds) Conveying Said Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Map And Bounding 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 Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The 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.

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	23
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	5
TOTAL NUMBER OF BUILDABLE BULK PARCELS TO BE RECORDED	2
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	30
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	4,524 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	7,282 Ac.±
TOTAL AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	32,159 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	43,965 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	2,522 Ac.±
TOTAL AREA TO BE RECORDED	46,487 Ac.±

**Developer**  
3Rs And An I Development Company, LLC  
c/o Megan L. Reuser, PA  
5300 Dorsey Hall Drive, Suite 102  
Ellicott City, Maryland 21042  
Ph# 443-367-0422

**Owners**  
Mason Family I, LLC  
c/o Mr. John Tenney Mason, III  
7636 Gaither Road  
Sykesville, Maryland 21784  
Ph# 443-367-0422

**Owner's Certificate**

Mason Family I, LLC, By John Tenney Mason, III, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street 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 And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 7th Day Of April, 2014.

*John Tenney Mason, III*  
Mason Family I, LLC  
By: John Tenney Mason, III

**Surveyor's Certificate**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By John Tenney Mason, Jr. Family LLC And Frances Wellford Mason Family LLC To Mason Family I, LLC By Deed Dated February 11, 2014 And Recorded Among The Aforesaid Land Records In Liber 15465 At Folio 194; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

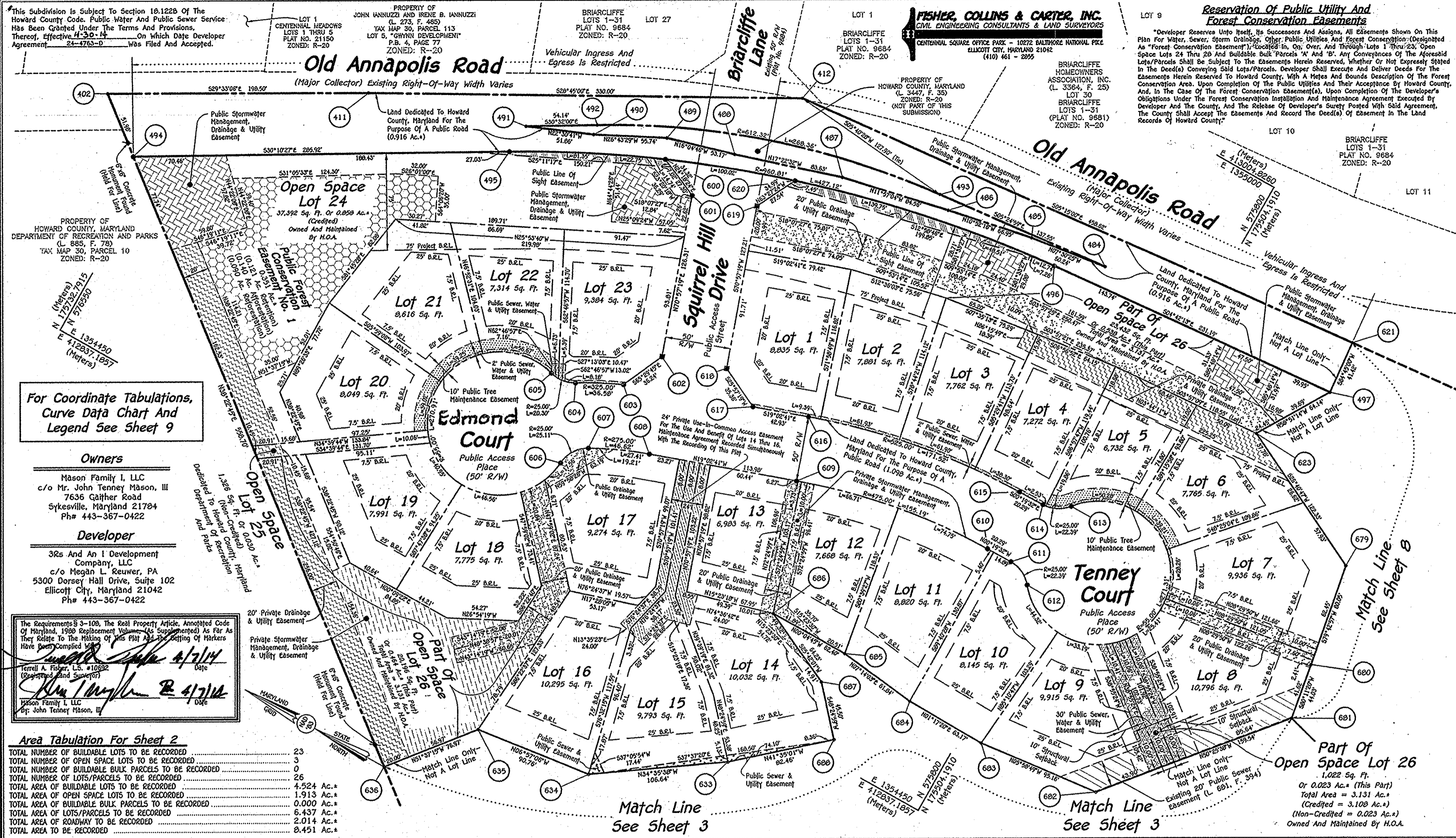
*Terrell A. Fisher* 4/2/14  
Terrell A. Fisher, Professional Land Surveyor No. 10692  
Expiration Date: December 13, 2015

RECORDED AS PLAT No. 22771 ON 5/1/14  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Centennial Lake Overlook**  
Section One  
Lots 1 Thru 23, Open Space  
Lots 24 Thru 28 And  
Buildable Bulk Parcels 'A' And 'B'  
(Being A Subdivision Of Tax Parcel No. 86, Tax Map No. 30,  
Liber 10729 At Folio 329 And Liber 10729 At Folio 335)

Zoned: R-20  
Tax Map: 30, Grid: 2; Parcel: 86  
Second Election District - Howard County, Maryland  
Date: April 7, 2014 Scale: As Shown Sheet 1 Of 9





This Subdivision is Subject To Section 18.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 4-30-14. On Which Date Developer Agreement 21-4763-D Was Filed And Accepted.

**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 (Designated As "Forest Conservation Easement") Located In, On, Over, And Through Lots 1 Thru 23, Open Space Lots 24 Thru 26 And Buildable Bulk Parcels "A" And "B". Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Lots/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 Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deeds Of Easement In The Land Records Of Howard County.\*

PROPERTY OF HOWARD COUNTY, MARYLAND DEPARTMENT OF PLANNING AND PARKS (L. 885, F. 78) TAX MAP 30, PARCEL 10 ZONED: R-20  
 (Meters)  
 N 75°12'20.15" E 41287.1857  
 N 1°12'12.70" E 1351450  
 (Meters)

For Coordinate Tabulations, Curve Data Chart And Legend See Sheet 9

**Owners**  
 Mason Family I, LLC  
 c/o Mr. John Tenney Mason, III  
 7636 Gaffner Road  
 Sykesville, Maryland 21784  
 Ph# 443-367-0422

**Developer**  
 3Rs And An I Development Company, LLC  
 c/o Megan L. Reuser, PA  
 5300 Dorsey Hall Drive, Suite 102  
 Ellicott City, Maryland 21042  
 Ph# 443-367-0422

The Requirements 3-108, The Real Property Article, Annotated Code Of Maryland, 1999 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

*Terrell A. Fisher, L.S. #10692*  
 4/7/14  
 Date

*John Tenney Mason, III*  
 4/7/14  
 Date

**Area Tabulation For Sheet 2**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	23
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	3
TOTAL NUMBER OF BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	26
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	4,524 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1,913 Ac.*
TOTAL AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	6,437 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	2,014 Ac.*
TOTAL AREA TO BE RECORDED	8,451 Ac.*

APPROVED: For Public Water And Public Sewerage Systems.  
 Howard County Health Department.

*Bryan for Maureen Rossman* 4/25/2014  
 Howard County Health Officer Date 1990

APPROVED: Howard County Department Of Planning And Zoning.

*Chief Clerk* 4-22-14  
 Chief, Development Engineering Division Date

*Vet. Stedman* 4-30-14  
 Director Date

**Owner's Certificate**

Mason Family I, LLC, By John Tenney Mason, III, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street 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 And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 7th Day Of April, 2014.

*John Tenney Mason III*  
 Mason Family I, LLC  
 By: John Tenney Mason, III

**Surveyor's Certificate**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duty Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By John Tenney Mason, Jr. Family LLC And Frances Wellford Mason Family LLC To Mason Family I, LLC By Deed Dated February 11, 2014 And Recorded Among The Aforesaid Land Records In Liber 15465 At Folio 194; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

*Terrell A. Fisher*  
 Terrell A. Fisher, Professional Land Surveyor No. 10692  
 Expiration Date: December 13, 2015

RECORDED AS PLAT No. 22772 ON 5/11/14  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Centennial Lake Overlook**  
 Section One  
 Lots 1 Thru 23, Open Space  
 Lots 24 Thru 26 And  
 Buildable Bulk Parcels 'A' And 'B'  
 (Being A Subdivision Of Tax Parcel No. 86, Tax Map No. 30,  
 Liber 10729 At Folio 329 And Liber 10729 At Folio 335)

Zoned: R-20  
 Tax Map: 30, Grid: 2; Parcel: 86  
 Second Election District - Howard County, Maryland  
 Date: April 7, 2014 Scale: 1"=50' Sheet 2 Of 9



This Subdivision Is Subject To Section 10.122B Of The Howard County Code, Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 4-30-14. On Which Date Developer Agreement 24-4763-9 Was Filed And Accepted.

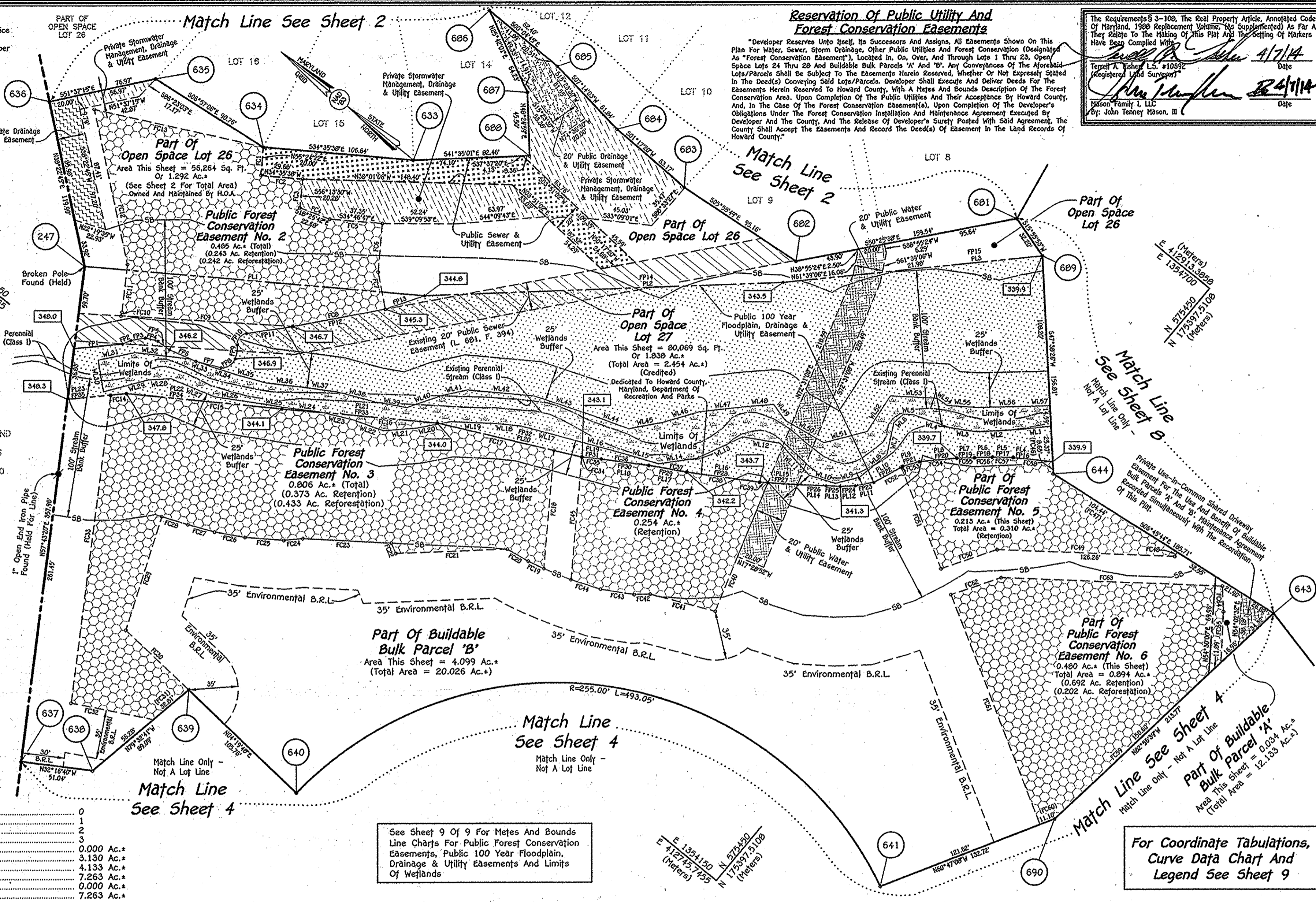
**Reservation Of Public Utility And Forest Conservation Easements**

"Developer Reserves To Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"). Located In, On, Over, And Through Lots 1 Thru 23, Open Space Lots 24 Thru 28 And Buildable Bulk Parcels 'A' And 'B'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds(s) Conveying Said Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Netes 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 Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The 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."

The Requirements 3-100, The Real Property Article, Annotated Code Of Maryland, 1999 Replacement Volume, As Supplemented As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.  
 Terrell A. Fisher, L.S. #10692  
 Registered Land Surveyor  
 Date 4/7/14  
 Mason Family I, LLC  
 By: John Tenney Mason, III  
 Date 4/7/14

**Property Line Line Chart**

LINE	BEARING	LENGTH
PL1	S 34°29'05" E	241.75'
PL2	S 41°37'37" E	254.70'
PL3	S 45°26'49" E	184.95'
PL4	N 33°29'37" W	28.20'
PL5	N 38°29'08" W	14.79'
PL6	N 41°15'11" W	12.81'
PL7	N 40°24'24" W	12.37'
PL8	N 44°57'10" W	26.72'
PL9	N 55°04'15" W	12.29'
PL10	N 68°39'19" W	23.49'
PL11	N 50°16'34" W	13.38'
PL12	N 42°10'47" W	10.81'
PL13	N 36°39'33" W	9.98'
PL14	N 36°58'12" W	20.35'
PL15	N 35°42'29" W	26.91'
PL16	N 31°31'16" W	52.15'
PL17	N 29°26'48" W	27.41'
PL18	N 31°54'33" W	33.95'
PL19	N 33°32'09" W	13.61'
PL20	N 26°15'43" W	105.67'
PL21	N 34°15'52" W	110.59'
PL22	N 33°41'55" W	110.73'
PL23	N 45°13'20" W	42.00'



PROPERTY OF HOWARD COUNTY, MARYLAND DEPARTMENT OF RECREATION AND PARKS (L 885, F. 78) TAX MAP 30, PARCEL 10 ZONED: R-20

**Owners**

Mason Family I, LLC  
 c/o Mr. John Tenney Mason, III  
 7636 Gaither Road  
 Sykesville, Maryland 21784  
 Ph# 443-367-0422

**Developer**

32s And An I Development Company, LLC  
 c/o Megan L. Reuver, PA  
 5300 Dorsey Hall Drive, Suite 102  
 Ellicott City, Maryland 21042  
 Ph# 443-367-0422

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10276 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461-2855

**Area Tabulation For Sheet 3**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF BUILDABLE BULK PARCELS TO BE RECORDED	2
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	3.130 Ac.±
TOTAL AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	4.133 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	7.263 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	7.263 Ac.±

See Sheet 9 Of 9 For Metes And Bounds Line Charts For Public Forest Conservation Easements, Public 100 Year Floodplain, Drainage & Utility Easements And Limits Of Wetlands

For Coordinate Tabulations, Curve Data Chart And Legend See Sheet 9

APPROVED: For Public Water And Public Sewerage Systems, Howard County Health Department.

*R. Nixon for Mauna Rossman* 4/25/2014  
 Howard County Health Officer Date 790

APPROVED: Howard County Department Of Planning And Zoning.

*Chad Edick* 4-22-14  
 Chief, Development Engineering Division Date  
*Kurt Schneider* 4-30-14  
 Director Date

**Owner's Certificate**  
 Mason Family I, LLC, By John Tenney Mason, III, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street 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 And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 7th Day Of April, 2014.

*John Tenney Mason III*  
 Mason Family I, LLC  
 By: John Tenney Mason, III

**Surveyor's Certificate**  
 I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duty Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By John Tenney Mason, Jr. Family LLC And Frances Wellford Mason Family LLC To Mason Family I, LLC By Deed Dated February 11, 2014 And Recorded Among The Aforesaid Land Records In Liber 15465 At Folio 194; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

*Terrell A. Fisher* 4/7/14  
 Terrell A. Fisher, Professional Land Surveyor No. 10692  
 Expiration Date: December 13, 2015

RECORDED AS PLAT No. 22773 ON 5/1/14  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Centennial Lake Overlook**  
 Section One  
 Lots 1 Thru 23, Open Space  
 Lots 24 Thru 28 And  
 Buildable Bulk Parcels 'A' And 'B'  
 (Being A Subdivision Of Tax Parcel No. 86, Tax Map No. 30,  
 Liber 10729 At Folio 329 And Liber 10729 At Folio 335)

Zoned: R-20  
 Tax Map: 30, Grid: 2; Parcel: 86  
 Second Election District - Howard County, Maryland  
 Date: April 7, 2014 Scale: 1"=50' Sheet 3 Of 9



The Requirements S 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

*Terrell A. Fisher* 4/17/14  
 Terrell A. Fisher, L.S. #10692  
 (Registered Professional Land Surveyor)  
*John Tenney Mason III* 4/17/14  
 John Tenney Mason, III  
 Mason Family I, LLC  
 By: John Tenney Mason, III

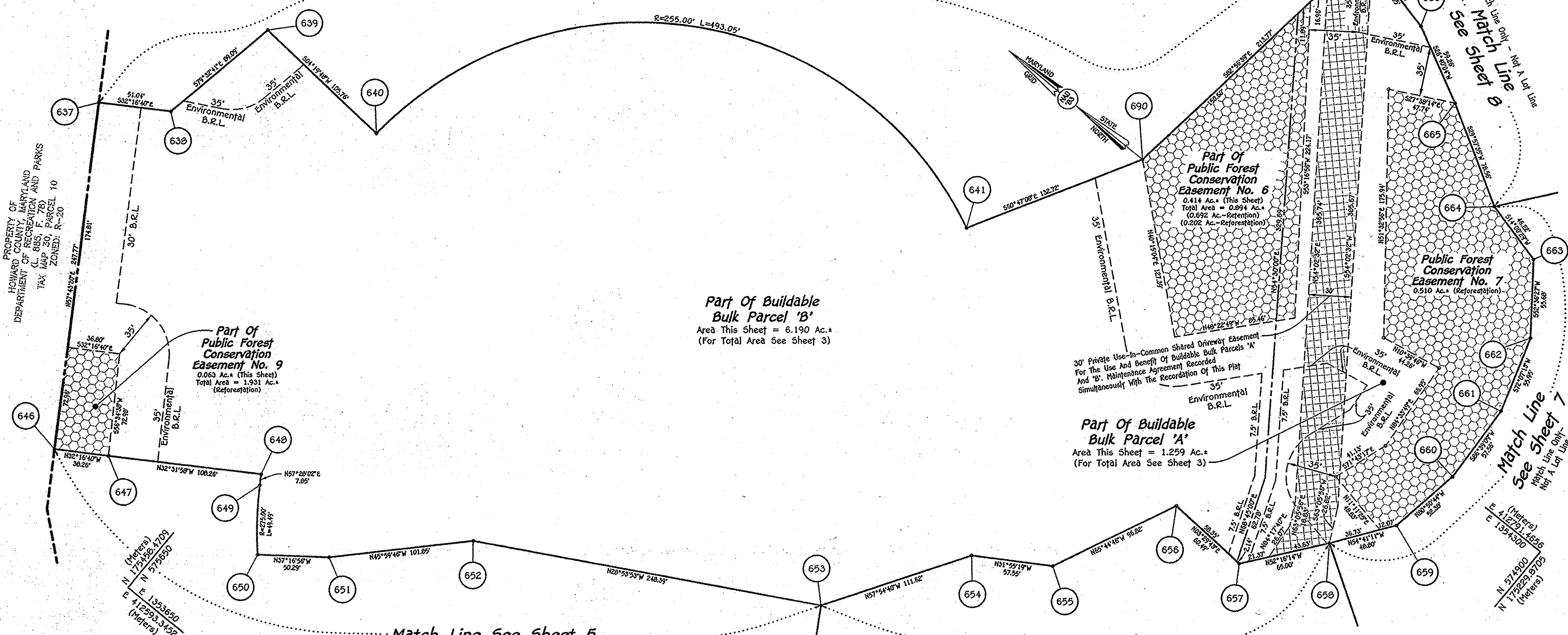
This Subdivision Is Subject To Section 18.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 4-30-14 On Which Date Developer Agreement 24-4763-D Was Filed And Accepted.

(Meters)  
 N 172°48'47.00" E 4,127.914655  
 N 57°59'50.00" E 1354.3000

**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 (Designated As "Forest Conservation Easement"). Located In, On, Over, And Through Lots 1 Thru 23, Open Space Lots 24 Thru 28 And Buildable Bulk Parcels 'A' And 'B'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/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 Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The 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.\*

Match Line Only - Not A Lot Line  
 Match Line See Sheet 3



**Area Tabulation For Sheet 4**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	7.449 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	7.449 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	7.449 Ac.*

Match Line See Sheet 5  
 Match Line Only - Not A Lot Line

Match Line See Sheet 6  
 Match Line Only - Not A Lot Line

**Developer**  
 3Rs And An I Development Company, LLC  
 c/o Megan L. Reuwer, PA  
 5300 Dorsey Hall Drive, Suite 102  
 Ellicott City, Maryland 21042  
 Ph# 443-367-0422

**Owners**  
 Mason Family I, LLC  
 c/o Mr. John Tenney Mason, III  
 7636 Caithers Road  
 Sykesville, Maryland 21784  
 Ph# 443-367-0422

For Coordinate Tabulations,  
 Curve Data Chart And  
 Legend See Sheet 9

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461-2855

APPROVED: For Public Water And Public Sewerage Systems.  
 Howard County Health Department.

*B. Wilson for Maurea Ross* 4/25/2014  
 Howard County Health Officer Date *MB*

APPROVED: Howard County Department Of Planning And Zoning.

*Chief* 4-22-14  
 Chief, Development Engineering Division Date

*Director* 4-30-14  
 Director Date

**Owner's Certificate**

Mason Family I, LLC, By John Tenney Mason, III, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street 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 And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This *7th* Day Of *April*, 2014.

*John Tenney Mason III*  
 Mason Family I, LLC  
 By: John Tenney Mason, III

*Terrell A. Fisher*  
 Witness

**Surveyor's Certificate**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duty Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By John Tenney Mason, Jr. Family LLC And Frances Wellford Mason Family LLC To Mason Family I, LLC By Deed Dated February 11, 2014 And Recorded Among The Aforesaid Land Records In Liber 15465 At Folio 194; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

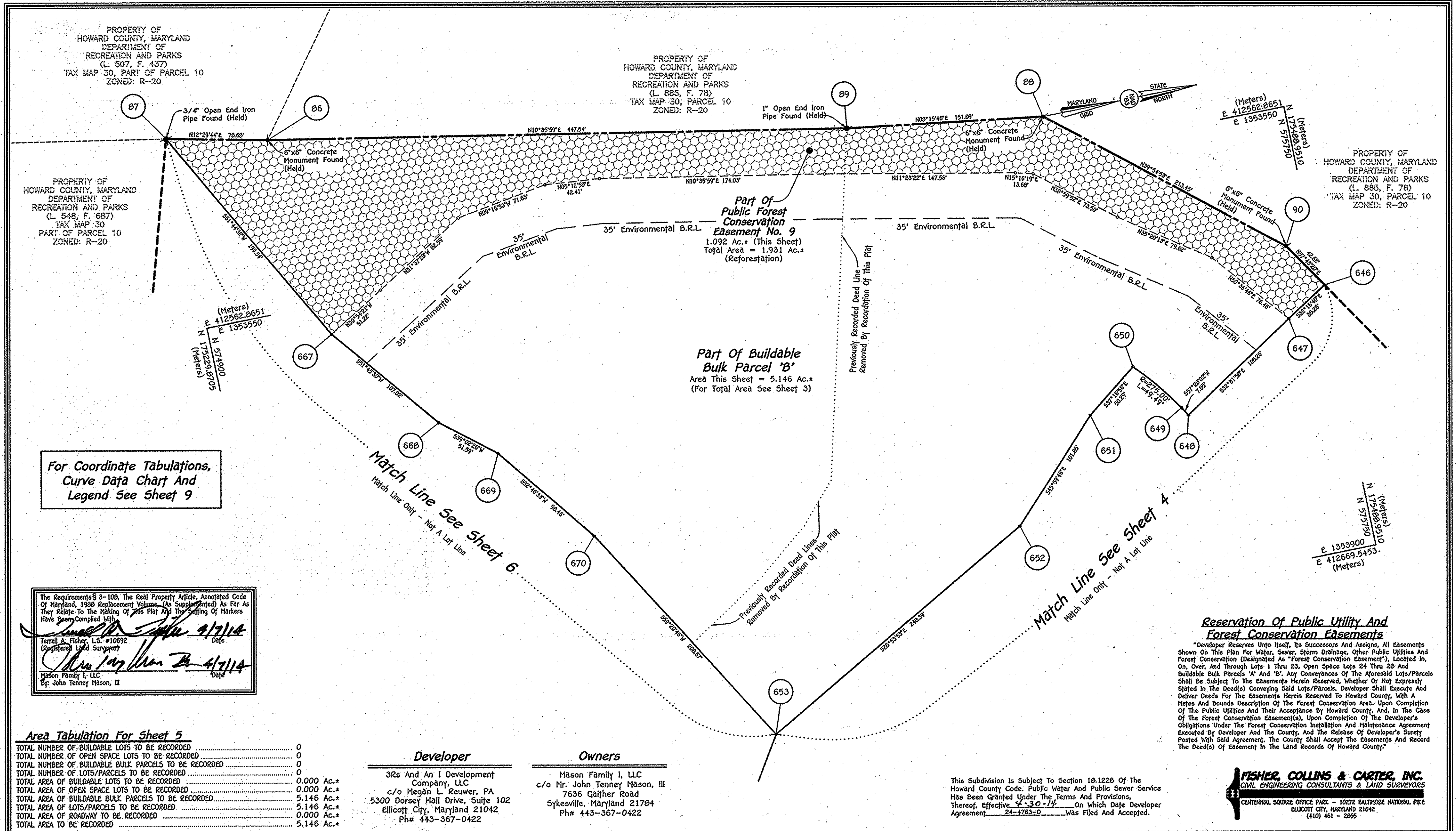
*Terrell A. Fisher* 4/17/14  
 Terrell A. Fisher, Professional Land Surveyor No. 10692  
 Expiration Date: December 13, 2015

RECORDED AS PLAT No. *22774* ON *5/11/14*  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Centennial Lake Overlook**  
 Section One  
 Lots 1 Thru 23, Open Space  
 Lots 24 Thru 28 And  
 Buildable Bulk Parcels 'A' And 'B'  
 (Being A Subdivision Of Tax Parcel No. 86, Tax Map No. 30,  
 Liber 10729 At Folio 329 And Liber 10729 At Folio 335)

Zoned: R-20  
 Tax Map: 30, Grid: 2; Parcel: 86  
 Second Election District - Howard County, Maryland  
 Date: April 7, 2014 Scale: 1"=50' Sheet 4 Of 9

1:201111042\dwg\RECORD PLATS\Section One-Mason Property\11042-3001\_Plat 5.dwg - 4/7/2014 9:10:59 AM, HP DesignJet T1500 PS HPGL2 (temporary).pc3



For Coordinate Tabulations,  
Curve Data Chart And  
Legend See Sheet 9

The Requirements 3-108, The Real Property Article, Annotated Code Of Maryland, 1986 Replacement Volume, (As Supplemented) As For As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

*Terrell A. Fisher* 4/7/14  
Terrell A. Fisher, L.S. #10692  
(Registered Land Surveyor)

*John Tenney Mason, III* 4/7/14  
John Tenney Mason, III  
Mason Family I, LLC

**Area Tabulation For Sheet 5**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	5.146 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	5.146 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	5.146 Ac.*

<b>Developer</b>	<b>Owners</b>
3Rs And An I Development Company, LLC c/o Megan L. Reuser, PA 5300 Dorsey Hall Drive, Suite 102 Ellicott City, Maryland 21042 Ph# 443-367-0422	Mason Family I, LLC c/o Mr. John Tenney Mason, III 7636 Gaither Road Sykesville, Maryland 21784 Ph# 443-367-0422

**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 (Designated As "Forest Conservation Easement"). Located In, On, Over, And Through Lots 1 Thru 23, Open Space Lots 24 Thru 28 And Buildable Bulk Parcels 'A' And 'B'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/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 Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The 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.

This Subdivision Is Subject To Section 10.1226 Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 4-30-14, On Which Date Developer Agreement 24-4763-D Was Filed And Accepted.

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21042  
(410) 461 - 2855

APPROVED: For Public Water And Public Sewerage Systems.  
Howard County Health Department.

*B. Wilson for Maury Roseman* 4/26/2014  
Howard County Health Officer Date 780

APPROVED: Howard County Department Of Planning And Zoning.

*Chief* 4-22-14  
Chief, Development Engineering Division Date

*V. Schindler* 4-30-14  
Director Date

**Owner's Certificate**

Mason Family I, LLC, By John Tenney Mason, III, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street 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 And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 7th Day Of April, 2014.

*John Tenney Mason, III*  
Mason Family I, LLC  
By: John Tenney Mason, III

Witness

*Terrell A. Fisher*  
Terrell A. Fisher, Professional Land Surveyor No. 10692  
Expiration Date: December 13, 2015

**Surveyor's Certificate**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By John Tenney Mason, Jr. Family LLC And Frances Wellford Mason Family LLC To Mason Family I, LLC By Deed Dated February 11, 2014 And Recorded Among The Aforesaid Land Records In Liber 15465 At Folio 194; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher, Professional Land Surveyor No. 10692  
Expiration Date: December 13, 2015

RECORDED AS PLAT No. 22775 ON 5/1/14  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Centennial Lake Overlook**  
Section One  
Lots 1 Thru 23, Open Space  
Lots 24 Thru 28 And  
Buildable Bulk Parcels 'A' And 'B'

(Being A Subdivision Of Tax Parcel No. 86, Tax Map No. 30, Liber 10729 At Folio 329 And Liber 10729 At Folio 335)

Zoned: R-20  
Tax Map: 30, Grid: 2; Parcel: 86  
Second Election District - Howard County, Maryland  
Date: April 7, 2014 Scale: 1"=50' Sheet 5 Of 9



The Requirements S 3-109, The Real Property Article, Annotated Code Of Maryland, 1999 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

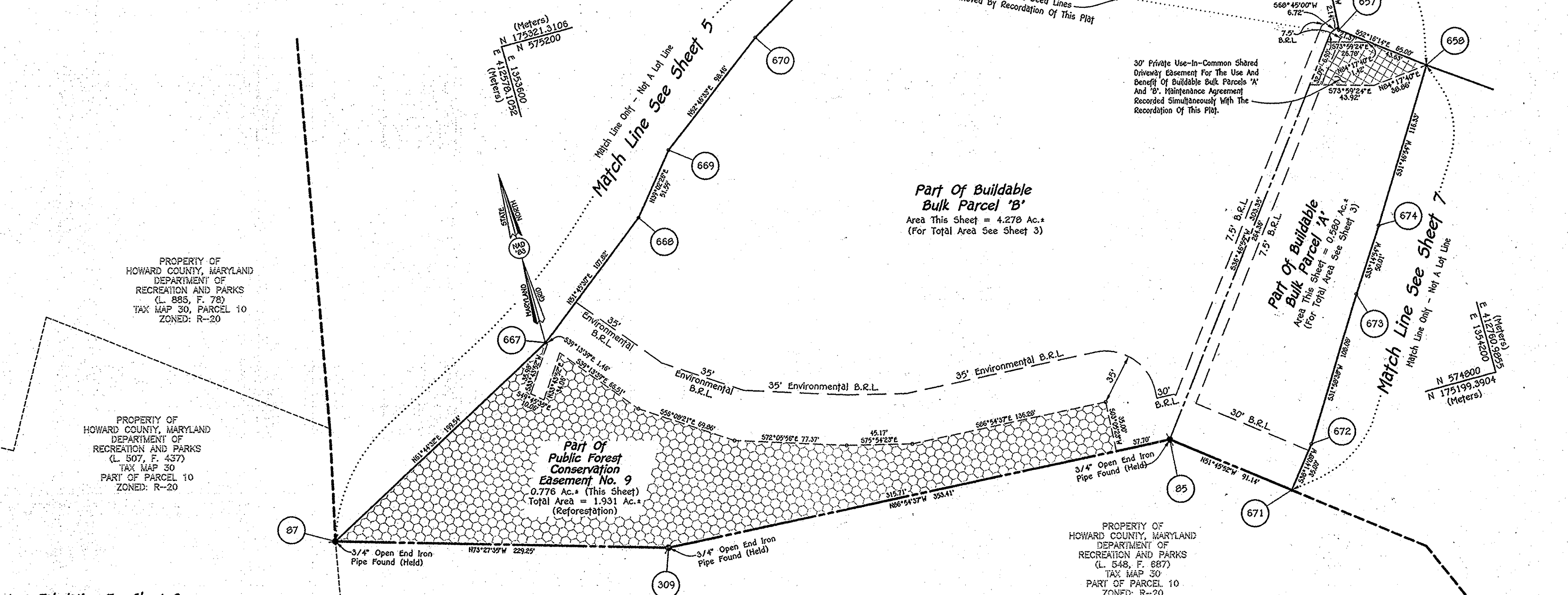
*Terrell A. Fisher, L.S. #10692* Date *4/27/14*  
 (Registered Land Surveyor)

*John Tenney Mason, III* Date *4/27/14*  
 By: John Tenney Mason, III

This Subdivision Is Subject To Section 18.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 4-30-14 On Which Date Developer Agreement 24-4783-D Was Filed And Accepted.

**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 (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Lots 1 Thru 23, Open Space Lots 24 Thru 28 And Buildable Bulk Parcels 'A' And 'B'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Meets 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 Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deeds Of Easement In The Land Records Of Howard County."



**Area Tabulation For Sheet 6**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	4.858 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	4.858 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	4.858 Ac.*

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 11272 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461-2955

**Owners**  
 Mason Family I, LLC  
 c/o Mr. John Tenney Mason, III  
 7636 Gaither Road  
 Sykesville, Maryland 21784  
 Ph# 443-367-0422

**Developer**  
 3Rs And An I Development Company, LLC  
 c/o Megan L. Reuver, PA  
 5300 Dorsey Hall Drive, Suite 102  
 Ellicott City, Maryland 21042  
 Ph# 443-367-0422

For Coordinate Tabulations, Curve Data Chart And Legend See Sheet 9

APPROVED: For Public Water And Public Sewerage Systems.  
 Howard County Health Department.

*Walter for Maria Rossman* 4/25/2014  
 Howard County Health Officer Date 1998

APPROVED: Howard County Department Of Planning And Zoning.

*Chief, Development Engineering Division* 4-22-14  
 Chief, Development Engineering Division Date

*Director* 4-30-14  
 Director Date

**Owner's Certificate**

Mason Family I, LLC, By John Tenney Mason, III, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street 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 And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 7th Day Of April, 2014.

*John Tenney Mason, III*  
 Mason Family I, LLC  
 By: John Tenney Mason, III

*Terrell A. Fisher*  
 Witness

**Surveyor's Certificate**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By John Tenney Mason, Jr. Family LLC And Frances Wellford Mason Family LLC To Mason Family I, LLC By Deed Dated February 11, 2014 And Recorded Among The Aforesaid Land Records In Liber 15465 At Folio 194; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

*Terrell A. Fisher* 4/27/14  
 Terrell A. Fisher, Professional Land Surveyor No. 10692  
 Expiration Date: December 13, 2015

RECORDED AS PLAT No. 22776 ON 5/1/14  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Centennial Lake Overlook**  
 Section One  
 Lots 1 Thru 23, Open Space  
 Lots 24 Thru 28 And  
 Buildable Bulk Parcels 'A' And 'B'  
 (Being A Subdivision Of Tax Parcel No. 06, Tax Map No. 30,  
 Liber 10729 At Folio 329 And Liber 10729 At Folio 335)

Zoned: R-20  
 Tax Map: 30, Grid: 2; Parcel: 06  
 Second Election District - Howard County, Maryland  
 Date: April 7, 2014 Scale: 1"=50' Sheet: 6 Of 9

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.

*Terrell A. Fisher* 4/17/14  
 Terrell A. Fisher, L.S. #10692  
 (Registered Land Surveyor)

*John Tenney Mason III* 4/17/14  
 John Tenney Mason, III  
 (Registered Land Surveyor)

This Subdivision Is Subject To Section 10.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 4-30-14 On Which Date Developer Agreement 24-4763-0 Was Filed And Accepted.

Owners	Developer
Mason Family I, LLC c/o Mr. John Tenney Mason, III 7636 Gaither Road Sykesville, Maryland 21704 Ph# 443-367-0422	3Rs And An 1 Development Company, LLC c/o Megan L. Reuwer, PA 5300 Dorsey Hall Drive, Suite 102 Ellicott City, Maryland 21042 Ph# 443-367-0422

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 461 - 2855

**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 (Designated As "Forest Conservation Easement"). Located In, On, Over, And Through Lots 1 Thru 23, Open Space Lots 24 Thru 28 And Buildable Bulk Parcels 'A' And 'B'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Hedges 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 Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The 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.

(Meters)  
 N 173°36'43.00"  
 E 135°40'50"  
 N 57°16'00"

PROPERTY OF HOWARD COUNTY, MARYLAND  
 DEPARTMENT OF RECREATION AND PARKS  
 (L. 548, F. 657)  
 TAX MAP 30  
 PART OF PARCEL 10  
 ZONED: R-20

PROPERTY OF BOARD OF COMMISSIONERS OF HOWARD COUNTY, MARYLAND  
 DEPARTMENT OF RECREATION AND PARKS  
 (L. 471, F. 756)  
 TAX MAP 30, PARCEL 249  
 ZONED: R-20

**Part Of Public Forest Conservation Easement No. 8**  
 2.683 Ac.\* (This Sheet)  
 Total Area = 3.572 Ac.\*  
 (1.831 Ac. - Retention)  
 (1.741 Ac. - Reforestation)

**Part Of Buildable Bulk Parcel 'A'**  
 Area This Sheet = 5.829 Ac.\*  
 (For Total Area See Sheet 3)

**Area Tabulation For Sheet 7**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	5.829 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	5.829 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	5.829 Ac.*

PROPERTY OF CHI MING WEI AND WEI KUANG WEI  
 (L. 5417, F. 456)  
 TAX MAP 30  
 PART OF PARCEL 368  
 LOT 8  
 OAK HILL ESTATES  
 LOTS 4 THRU 10  
 (PLAT NO. 4279)  
 ZONED: R-20

PROPERTY OF STEVE F. MCKAY AND MARY E. MCKAY  
 (L. 1840, F. 687)  
 TAX MAP 30  
 PART OF PARCEL 368  
 LOT 17  
 OAK HILL ESTATES,  
 LOTS 17 AND 18  
 (PLAT NO. 7419)  
 ZONED: R-20

PROPERTY OF ANDREW J. ALPERT AND STACEY J. KEEN  
 (L. 11323, F. 492)  
 TAX MAP 30  
 PART OF PARCEL 11  
 LOT 3  
 "LAWRENCE PARCEL"  
 (PART OF OAK HILL ESTATES)  
 (PLAT NO. 9401)  
 ZONED: R-20

For Coordinate Tabulations,  
 Curve Data Chart And  
 Legend See Sheet 9

APPROVED: For Public Water And Public Sewerage Systems.  
 Howard County Health Department.

*Rebecca for Maureen Roszman* 4/25/2014  
 Howard County Health Officer Date 1798

APPROVED: Howard County Department Of Planning And Zoning.

*Chad E. ...* 4-22-14  
 Chief, Development Engineering Division Date

*Victor Shadrin* 4-30-14  
 Director Date

**Owner's Certificate**

Mason Family I, LLC, By John Tenney Mason, III, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street 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 And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 7th Day Of April, 2014.

*John Tenney Mason III*  
 Mason Family I, LLC  
 By: John Tenney Mason, III

Witness  
*Terrell A. Fisher*

**Surveyor's Certificate**

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By John Tenney Mason, Jr. Family LLC And Frances Wellford Mason Family LLC To Mason Family I, LLC By Deed Dated February 11, 2014 And Recorded Among The Aforesaid Land Records In Liber 15465 At Folio 194; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

*Terrell A. Fisher* 4/17/14  
 Terrell A. Fisher, Professional Land Surveyor No. 10692  
 Expiration Date: December 13, 2015

RECORDED AS PLAT No. 22777 ON 5/1/14  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Centennial Lake Overlook**  
 Section One  
 Lots 1 Thru 23, Open Space  
 Lots 24 Thru 28 And  
 Buildable Bulk Parcels 'A' And 'B'  
 (Being A Subdivision Of Tax Parcel No. 86, Tax Map No. 30,  
 Liber 10729 At Folio 329 And Liber 10729 At Folio 335)

Zoned: R-20  
 Tax Map: 30, Grid: 2; Parcel: 86  
 Second Election District - Howard County, Maryland  
 Date: April 7, 2014 Scale: 1"=50' Sheet 7 Of 9



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.

Terrell A. Fisher, L.S. #10692  
 Date: 4/7/14  
 Mason Family I, LLC  
 By: John Tenney Mason, III

This Subdivision Is Subject To Section 18.122B Of The Howard County Code, Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 4-30-14, On Which Date Developer Agreement 24-4763-D Was Filed And Accepted.

See Sheet 9 Of 9 For Metes And Bounds Line Charts For Public Forest Conservation Easements, Public 100 Year Floodplain, Drainage & Utility Easements And Limits Of Wetlands

For Coordinate Tabulations, Curve Data Chart And Legend See Sheet 9

**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 (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Lots 1 Thru 23, Open Space Lots 24 Thru 28 And Buildable Bulk Parcels 'A' And 'B'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/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 Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The 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.

**Property Line Line Chart**

LINE	BEARING	LENGTH
PL1	S 52°20'53" E	172.67'
PL2	R=375.00'	L=207.11'
PL3	N 62°45'53" W	31.11'
PL4	N 83°30'21" W	49.92'
PL5	N 57°08'21" W	37.00'
PL6	N 43°58'51" W	36.61'
PL7	N 39°42'22" W	46.94'
PL8	N 64°25'04" W	36.70'
PL9	N 87°49'37" W	9.69'
PL10	S 69°58'24" W	20.75'
PL11	S 85°50'00" W	11.80'
PL12	N 71°29'32" W	38.22'
PL13	N 82°30'34" W	9.40'
PL14	N 64°56'57" W	8.39'
PL15	N 48°26'13" W	36.38'
PL16	N 63°28'13" W	35.43'
PL17	N 69°37'09" W	17.37'
PL18	N 59°03'25" W	8.90'
PL19	S 77°43'19" W	14.02'
PL20	N 83°44'00" W	11.23'
PL21	N 64°55'17" W	10.70'
PL22	N 39°02'31" W	9.15'
PL23	N 29°52'56" W	29.53'
PL24	N 57°26'54" W	36.52'
PL25	R=325.00'	L=122.87'
PL26	S 52°20'53" E	88.00'
PL27	S 60°57'43" E	204.79'
PL28	S 89°18'30" E	21.60'
PL29	N 40°28'44" E	66.30'

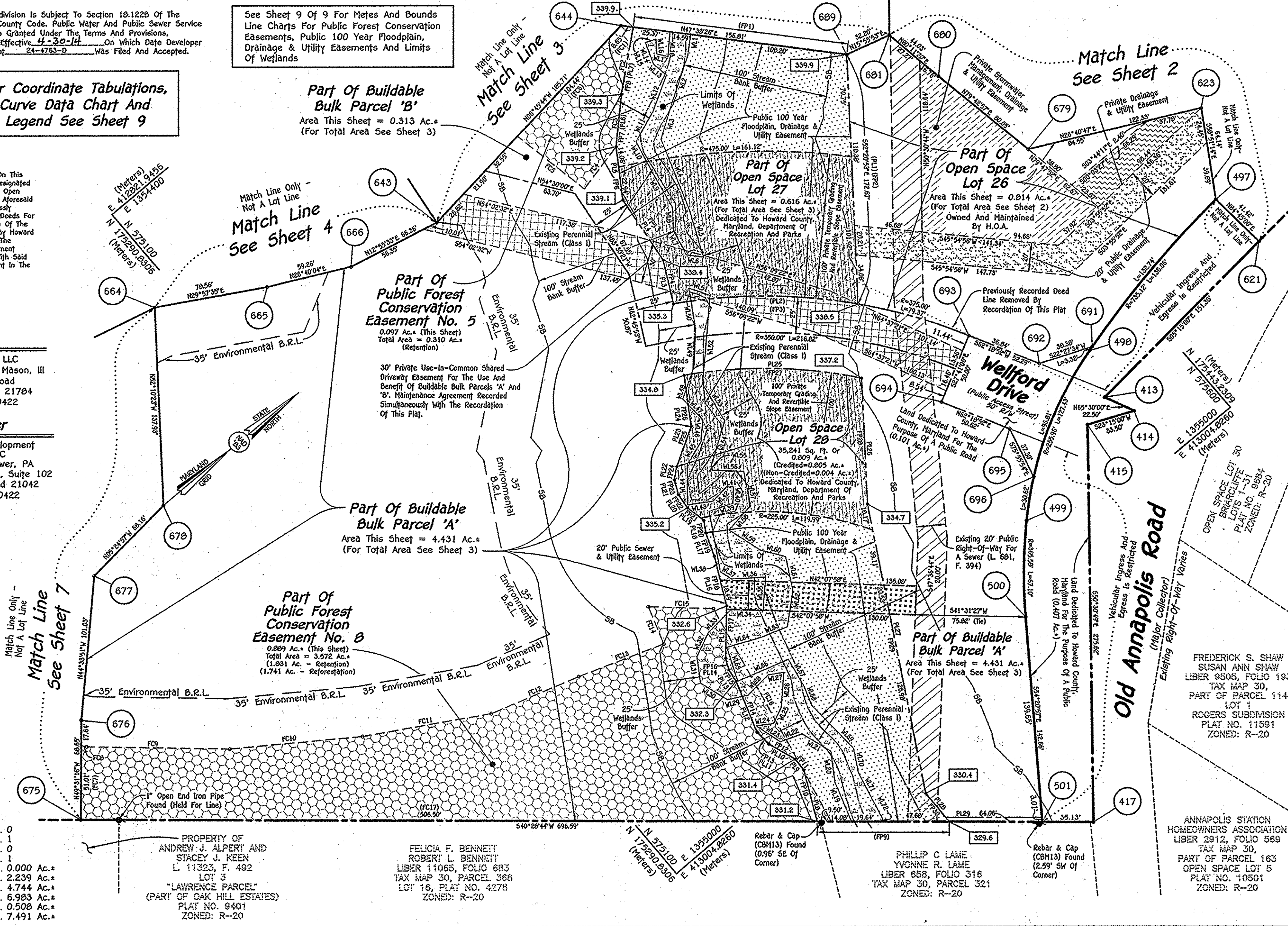
**Owners**  
 Mason Family I, LLC  
 c/o Mr. John Tenney Mason, III  
 7636 Gaither Road  
 Sykesville, Maryland 21784  
 Ph# 443-367-0422

**Developer**  
 3Rs And An I Development  
 Company, LLC  
 c/o Megan L. Reuser, PA  
 5300 Dorsey Hall Drive, Suite 102  
 Ellicott City, Maryland 21042  
 Ph# 443-367-0422

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENIAL SOURCE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461-2255

**Area Tabulation For Sheet 8**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	2.239 Ac.*
TOTAL AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	4.744 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	6.983 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.508 Ac.*
TOTAL AREA TO BE RECORDED	7.491 Ac.*



APPROVED: For Public Water And Public Sewerage Systems.  
 Howard County Health Department.

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division  
 Date: 4-22-14

Director  
 Date: 4-30-14

**Owner's Certificate**

Mason Family I, LLC, By John Tenney Mason, III, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street 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 And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 7th Day Of April, 2014.

Mason Family I, LLC  
 By: John Tenney Mason, III

**Surveyor's Certificate**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By John Tenney Mason, Jr. Family LLC And Frances Wellford Mason Family LLC To Mason Family I, LLC By Deed Dated February 11, 2014 And Recorded Among The Aforesaid Land Records In Liber 15465 At Folio 194; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher, Professional Land Surveyor No. 10692  
 Expiration Date: December 13, 2015

RECORDED AS PLAT No. 22778 ON 5/1/14  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Centennial Lake Overlook**  
 Section One  
 Lots 1 Thru 23, Open Space  
 Lots 24 Thru 28 And  
 Buildable Bulk Parcels 'A' And 'B'  
 (Being A Subdivision Of Tax Parcel No. 06, Tax Map No. 30,  
 Liber 10729 At Folio 329 And Liber 10729 At Folio 335)

Zoned: R-20  
 Tax Map: 30, Grid: 2; Parcel: 06  
 Second Election District - Howard County, Maryland  
 Date: April 7, 2014 Scale: 1"=50' Sheet 8 Of 9



U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
84	574895.9096	1354121.9518	175167.663995	412737.196435
85	574814.6603	1353971.2399	175203.896807	412691.259343
86	574975.7904	1353415.6081	175252.971445	412521.902439
87	574898.9728	1353398.5843	175229.597392	412516.713571
88	575566.0096	1353519.7609	175432.870611	412653.648267
89	575415.6944	1353497.9321	175387.054544	412546.994829
90	575729.7267	1353656.7206	175482.771866	412595.393664
247	575075.9715	1354204.8968	175580.307312	412762.478127
309	574833.7091	1353618.3443	175209.664971	412583.696562
312	574315.9305	1354283.3757	175051.845746	412786.399532
402	576607.9390	1354626.2145	175750.511334	412990.895991
411	576435.2592	1354724.1176	175697.818432	412920.736938
412	576145.9397	1354802.8444	175609.633646	412969.116945
413	575538.4987	1354938.6613	175424.485284	412986.129978
414	575447.8294	1354959.1354	175427.329265	412992.370500
415	575517.0498	1354945.9115	175417.947647	412988.339856
417	575341.6586	1354515.7808	175364.488297	413053.222543
446	575918.6537	1354898.4932	175403.567597	412973.886728
484	575801.7349	1354883.1821	175395.303869	412969.219870
485	575941.4586	1354875.3119	175447.307865	412966.821047
486	576007.2071	1354862.6651	175457.347871	412962.923944
487	576089.9342	1354845.1747	175462.565151	412957.635204
488	576169.7420	1354820.2000	175461.890440	412950.022940
489	576220.8379	1354805.4735	175462.462677	412945.534247
490	576270.6236	1354790.4069	175463.873392	412937.893955
491	576318.5321	1354776.5515	175462.239916	412931.841990
492	576271.9012	1354768.0558	175462.028813	412924.225320
493	576218.6707	1354760.1983	175460.841997	412916.262409
494	576167.1911	1354753.9421	175459.311332	412908.059366
495	576120.0088	1354747.6559	175457.889960	412900.863419
496	576075.8657	1354741.3697	175456.472604	412893.678470
497	576033.7289	1354735.0835	175455.055248	412886.493521
498	575992.5921	1354728.7973	175453.637892	412879.308572
499	575951.4553	1354722.5111	175452.220536	412872.123623
500	575910.3185	1354716.2249	175450.803180	412864.938674
501	575869.1817	1354710.9387	175449.385824	412857.753725
502	575828.0449	1354705.6525	175447.968468	412850.568776
503	575786.9081	1354700.3663	175446.551112	412843.383827
504	575745.7713	1354695.0801	175445.133756	412836.198878
505	575704.6345	1354689.7939	175443.716400	412829.013929
506	575663.4977	1354684.5077	175442.299044	412821.828980
507	575622.3609	1354679.2215	175440.881688	412814.644031
508	575581.2241	1354673.9353	175439.464332	412807.459082
509	575540.0873	1354668.6491	175438.046976	412800.274133
510	575498.9505	1354663.3629	175436.629620	412793.089184
511	575457.8137	1354658.0767	175435.212264	412785.904235
512	575416.6769	1354652.7905	175433.794908	412778.719286
513	575375.5401	1354647.5043	175432.377552	412771.534337
514	575334.4033	1354642.2181	175430.960196	412764.349388
515	575293.2665	1354636.9319	175429.542840	412757.164439
516	575252.1297	1354631.6457	175428.125484	412750.000000
517	575210.9929	1354626.3595	175426.708128	412742.815051
518	575169.8561	1354621.0733	175425.290772	412735.630102
519	575128.7193	1354615.7871	175423.873416	412728.445153
520	575087.5825	1354610.5009	175422.456060	412721.260204
521	575046.4457	1354605.2147	175421.038704	412714.075255
522	575005.3089	1354600.9285	175419.621348	412706.890306
523	574964.1721	1354595.6423	175418.203992	412700.000000
524	574923.0353	1354590.3561	175416.786636	412693.115051
525	574881.8985	1354585.0699	175415.369280	412686.230102
526	574840.7617	1354579.7837	175413.951924	412679.345153
527	574799.6249	1354574.4975	175412.534568	412672.460204
528	574758.4881	1354569.2113	175411.117212	412665.575255
529	574717.3513	1354563.9251	175409.700856	412658.690306
530	574676.2145	1354558.6389	175408.283500	412651.805357
531	574635.0777	1354553.3527	175406.866144	412644.920408
532	574593.9409	1354548.0665	175405.448788	412638.035459
533	574552.8041	1354542.7803	175404.031432	412631.150510
534	574511.6673	1354537.4941	175402.614076	412624.265561
535	574470.5305	1354532.2079	175401.196720	412617.380612
536	574429.3937	1354526.9217	175399.779364	412610.495663
537	574388.2569	1354521.6355	175398.362008	412603.610714
538	574347.1201	1354516.3493	175396.944652	412596.725765
539	574305.9833	1354511.0631	175395.527296	412589.840816
540	574264.8465	1354505.7769	175394.110940	412582.955867
541	574223.7097	1354500.4907	175392.693584	412576.070918
542	574182.5729	1354495.2045	175391.276228	412569.185969
543	574141.4361	1354489.9183	175389.858872	412562.301020
544	574100.2993	1354484.6321	175388.441516	412555.416071
545	574059.1625	1354479.3459	175387.024160	412548.531122
546	574018.0257	1354474.0597	175385.606804	412541.646173
547	573976.8889	1354468.7735	175384.189448	412534.761224
548	573935.7521	1354463.4873	175382.772092	412527.876275
549	573894.6153	1354458.2011	175381.354736	412520.991326
550	573853.4785	1354452.9149	175379.937380	412514.106377
551	573812.3417	1354447.6287	175378.520024	412507.221428
552	573771.2049	1354442.3425	175377.102668	412500.336479
553	573730.0681	1354437.0563	175375.685312	412493.451530
554	573688.9313	1354431.7701	175374.267956	412486.566581
555	573647.7945	1354426.4839	175372.850600	412479.681632
556	573606.6577	1354421.1977	175371.433244	412472.796683
557	573565.5209	1354415.9115	175370.015888	412465.911734
558	573524.3841	1354410.6253	175368.598532	412459.026785
559	573483.2473	1354405.3391	175367.181176	412452.141836
560	573442.1105	1354400.0529	175365.763820	412445.256887
561	573400.9737	1354394.7667	175364.346464	412438.371938
562	573359.8369	1354389.4805	175362.929108	412431.486989
563	573318.7001	1354384.1943	175361.511752	412424.602040
564	573277.5633	1354378.9081	175360.094396	412417.717091
565	573236.4265	1354373.6219	175358.677040	412410.832142
566	573195.2897	1354368.3357	175357.259684	412403.947193
567	573154.1529	1354363.0495	175355.842328	412397.062244
568	573113.0161	1354357.7633	175354.424972	412390.177295
569	573071.8793	1354352.4771	175353.007616	412383.292346
570	573030.7425	1354347.1909	175351.590260	412376.407397
571	572989.6057	1354341.9047	175350.172904	412369.522448
572	572948.4689	1354336.6185	175348.755548	412362.637499
573	572907.3321	1354331.3323	175347.338192	412355.752550
574	572866.1953	1354326.0461	175345.920836	412348.867601
575	572825.0585	1354320.7599	175344.503480	412341.982652
576	572783.9217	1354315.4737	175343.086124	412335.097703
577	572742.7849	1354310.1875	175341.668768	412328.212754
578	572701.6481	1354304.9013	175340.251412	412321.327805
579	572660.5113	1354299.6151	175338.834056	412314.442856
580	572619.3745	1354294.3289	175337.416700	412307.557907
581	572578.2377	1354289.0427	175335.999344	412300.672958
582	572537.1009	1354283.7565	175334.581988	412293.788009
583	572495.9641	1354278.4703	175333.164632	412286.903060
584	572454.8273	1354273.1841	175331.747276	412280.018111
585	572413.6905	1354267.8979	175330.329920	412273.133162
586	572372.5537	1354262.6117	175328.912564	412266.248213
587	572331.4169	1354257.3255	175327.495208	412259.363264
588	572290.2801	1354252.0393	175326.077852	412252.478315
589	572249.1433	1354246.7531	175324.660496	412245.593366
590	572208.0065	1354241.4669	175323.243140	412238.708417
591	572166.8697	1354236.1807	175321.825784	412231.823468
592	572125.7329	1354230.8945	175320.408428	412224.938519
593	572084.5961	1354225.6083	175318.991072	412218.053570
594	572043.4593	1354220.3221	175317.573716	412211.168621
595	572002.3225	1354215.0359	175316.156360	412204.283672
596	571961.1857	1354209.7497	175314.739004	412197.398723

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
635	576122.1752	1354339.6804	175802.390215	412803.580230
636	576169.9550	1354279.3396	175816.956587	412785.158317
637	575844.8029	1353902.2378	175750.036988	412670.227461
638	575841.6541	1353929.4918	175751.887231	412678.534511
639	575825.4878	1353910.0995	175751.959722	412675.237384
640	575720.0263	1354009.1144	175479.814983	412702.803508
641	575357.5333	1354220.7585	175369.326913	412767.312775
643	575266.4942	1354548.7550	175341.878129	412867.286313
644	575450.9100	1354526.8884	175397.788182	412860.621334
646	575752.4882	1353692.7355	175489.708798	412606.376529
647	575720.1362	1353713.1868	175479.848499	412612.604594
648	575628.8670	1353771.4049	175452.029596	412630.349514
649	575624.4300	1353764.7905	175450.743619	412628.333475
650	575594.4300	1353725.6770	175441.533155	412616.411638
651	575554.4165	1353756.1396	175429.337020	412625.696634
652	575483.6634	1353829.3967	175407.771427	412648.025465
653	575286.2017	1353949.4331	175341.488965	