

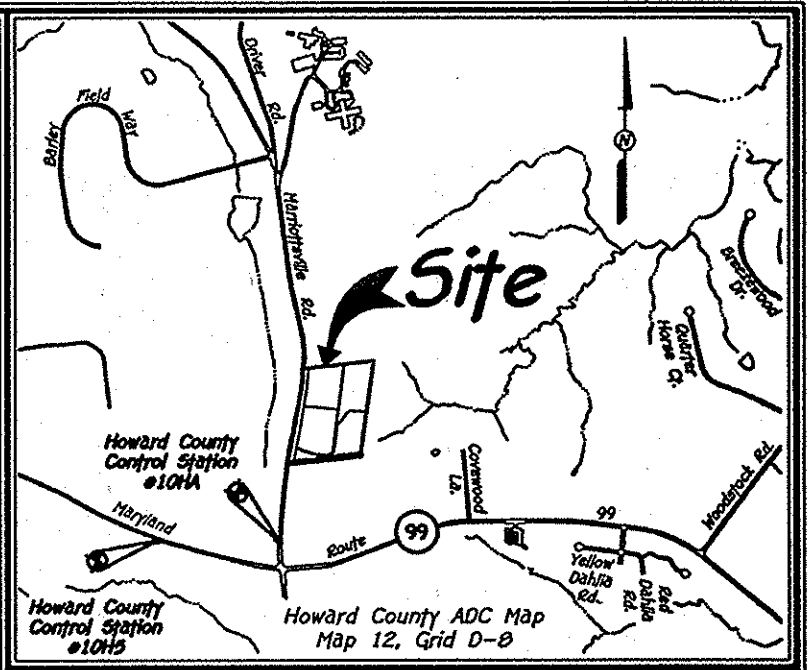
U.S. Equivalent Coordinate Table		Metric Coordinate Table			
POINT	NORTH	POINT	NORTH		
1904	603001.2641	1341096.9332	1904	183019.536959	409011.003309
1906	602013.5439	1341011.9470	1906	183494.095192	408741.259956
1907	602726.3017	1341140.9429	1907	183711.342036	408780.303926
1908	602914.9014	1341154.9014	1908	183768.228929	408784.832481
1909	603000.5909	1341151.2246	1909	183794.947705	408783.729162
1910	603007.8331	1341218.2234	1910	183796.787825	408803.314491
1911	602643.2979	1341175.2087	1911	183686.044567	408791.021105
1912	602103.6789	1341078.2486	1912	183521.568071	408761.467694
1913	602019.2823	1341064.1623	1913	183495.844239	408757.174168
1914	602754.8294	1341142.5681	1914	183720.038255	408761.072370
1915	602750.4985	1341192.5030	1915	183718.351956	408795.474902
1916	602709.4291	1341130.8303	1916	183706.201412	408990.419419
1919	602665.9447	1341036.1715	1919	183692.917351	408993.092897
1920	602289.6947	1341061.6925	1920	183578.266113	408756.421424
1921	602280.9780	1341110.1061	1921	183575.609240	408771.177992
1922	602242.9033	1341322.0056	1922	183564.004074	408835.765034
1923	602313.2202	1341475.1255	1923	183505.436681	408862.436011
1926	602287.1749	1341784.5810	1926	183577.498073	408976.758242
2031	602095.4757	1341757.4593	2031	183519.068051	408968.491272

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.

*Mark L. Robel* 1/16/15  
 Mark L. Robel, P.L.S. #339  
 (Property Line Surveyor)  
 Date

*Joseph Rutter* 1/16/15  
 Triple R Ventures, LLC, Owners  
 By: Joseph Rutter, Member  
 Date

Minimum Lot Size Tabulation			
Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
2	3.798 Ac.*	0.096 Ac.*	3.702 Ac.*
3	3.752 Ac.*	0.118 Ac.*	3.634 Ac.*



**General Notes Continued:**

- A Pre-Submission Community Meeting Was Held For This Project On August 7, 2013.
- All Wells Shall Be Drilled Prior To Final Plat Recordation. It Is The Developers Responsibility To Schedule The Well Drilling Prior To Final Plat Submission. It Will Not Be Considered "Government Delay" If The Well Drilling Holds Up Health Department Signature Of The Record Plat.
- The Forest Conservation Easement Areas Within This Subdivision Have Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard County Code And The Forest Conservation Act. No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easement. However, Forest Management Practices As Defined In The Deed Of Forest Conservation Are Allowed. 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 On-Site Retention Of 4.01 Acres Of Forest And Use Of A Forest Bank For The 1.03 Acre Remaining Obligation (Brighton Hill, SDP-11-056, 1.01 Ac.) And (Maplewood Farm, SDP-13-040, 0.02 Ac.). Surety Is Not Required For Retention Of Resources.
- Property Subject To Advisory Comments Dated October 3, 2013 From The Historic District Commission Meeting On September 12, 2013 For #1205 Marriottsville Road, HO-191.
- This Plan Has Been Prepared In Accordance With The Provisions Of Section 16.124 Of The Howard County Code And The Landscape Manual. In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual A Landscape Surety For 10 Shade Trees, 21 Evergreens And 4 Shrubs In The Amount Of (\$6,270.00) Will Be Provided With The Grading Permit.

Lot 1 Surety: (4) Shade Trees @ 300/Shade Tree & (18) Evergreens @ 150/Evergreen = \$3,900.00  
 Lot 3 Surety: (3) Shade Trees @ 300/Shade Tree & (2) Evergreens @ 150/Evergreen = \$1,200.00  
 Lot 4 Surety: (3) Shade Trees @ 300/Shade Tree & (1) Evergreens @ 150/Evergreen & (4) Shrubs @ 30/Shrub = \$1,170.00

- There Are 1.12 Acres Of Slopes Of 25 Percent Or Greater Located In Lots 3 And 4.
- On January 15, 2014 The Planning Director Approved A Waiver (WP-14-035) To Section 16.1205(a)(7) And To Section 16.144(b):
  - Section 16.1205(a)(7) Which Outlines The Forest Retention Priorities When Adhering To The Forest Conservation Act Which Includes State Champion Trees Or Trees 30" Diameter Or Larger Cannot Be Disturbed Without A Waiver. The Proposed Development Will Require Removal Of 5 Of The 30 Specimen Trees.
  - Section 16.144(b) Which Requires The Submission Of A Preliminary Equivalent Sketch Plan To Begin The Subdivision Process. Subject To The Following Conditions:
    - Compliance With All Subdivision Review Committee Comments.
    - On The Subdivision Plans, Provide A Brief Description Of Waiver Petition, WP-14-035, As A General Note To Include Requests, Sections Of The Regulations, Action And Date.
    - The Remaining 25 Specimen Trees Must Be Saved And Protected During Construction Activity. Tree Protection Devices Must Be Provided For The 25 Specimen Trees To Remain.
    - The Applicant Shall Mitigate The 5 Specimen Trees To Be Removed At A 1 To 1 Ratio Replacement With Larger 3-1/2" Caliper Native Species To Be Planted Within Or Near The Forest Conservation Easement.

For Continuation See Sheet 2 Of 4

**Legend**

- Public Forest Conservation Easement (Retention)
- Private Use-In-Common, Access & Stormwater Management Easement For The Use And Benefit Of Lots 1 Thru 4
- Unmitigated 65dBA Noise Contour Line
- 25% Or Greater Steep Slopes Area

**Area Tabulation For This Submission**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	15.113 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	15.113 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	1.173 Ac.*
TOTAL AREA TO BE RECORDED	16.286 Ac.*

**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 4. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. 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."



**Owner/Developer**  
 Triple R Ventures, LLC  
 5300 Dorsey Hall Drive  
 Suite 102  
 Ellicott City, Maryland 21042  
 c/o Mr. Joseph Rutter  
 Ph# 443-977-1327

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SOURCE OFFICE PARK - 10272 BALDWIN NATIONAL Pk.  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461-2222

Please Note That Lots 1, 3 And 4 In This Subdivision Are Subject To The Moderate Income Housing Unit (M.I.H.U.) Fee-In-Lieu Requirement That Is To Be Calculated And Paid To The Department Of Inspections Licenses And Permits At The Time Of Building Permit Issuance By The Permit Applicant.

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

*Bridgetta M. Reardon* 6/2/2015  
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Chad Anderson* 6-9-15  
 Chief, Development Engineering Division Date

*Kathleen D. ...* 6-11-15  
 Director Date

**Owner's Certificate**

Triple R Ventures, LLC, By Joseph Rutter, Member, 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 16th Day Of JANUARY, 2015.

*Joseph Rutter*  
 Triple R Ventures, LLC  
 By: Joseph Rutter, Member

*Mark L. Robel*  
 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 Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By Brent D. Myers To Triple R Ventures, LLC By Deed Dated August 21, 2014 And Recorded Among The Land Records Of Howard County, Maryland In Liber 15751 At Folio 176. All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

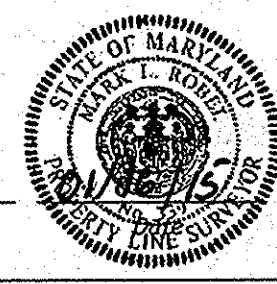
*Mark L. Robel*  
 Mark L. Robel, Property Line Surveyor No. 339  
 Expiration Date: October 4, 2016

RECORDED AS PLAT No. 23376 ON 6/12/15  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Myers Property**  
 Lots 1 Thru 4

(Being A Subdivision Of Tax Map 10, Parcel 32, Recorded Among The Land Records Of Howard County, Maryland In Liber 15751 At Folio 176)

Zoned: RC-DEO  
 Tax Map: 10, Parcel: 32, Grid: 22  
 Third Election District - Howard County, Maryland  
 Date: December 29, 2014 Scale: As Shown Sheet 1 Of 4



F-14-086



**General Notes Continued:**

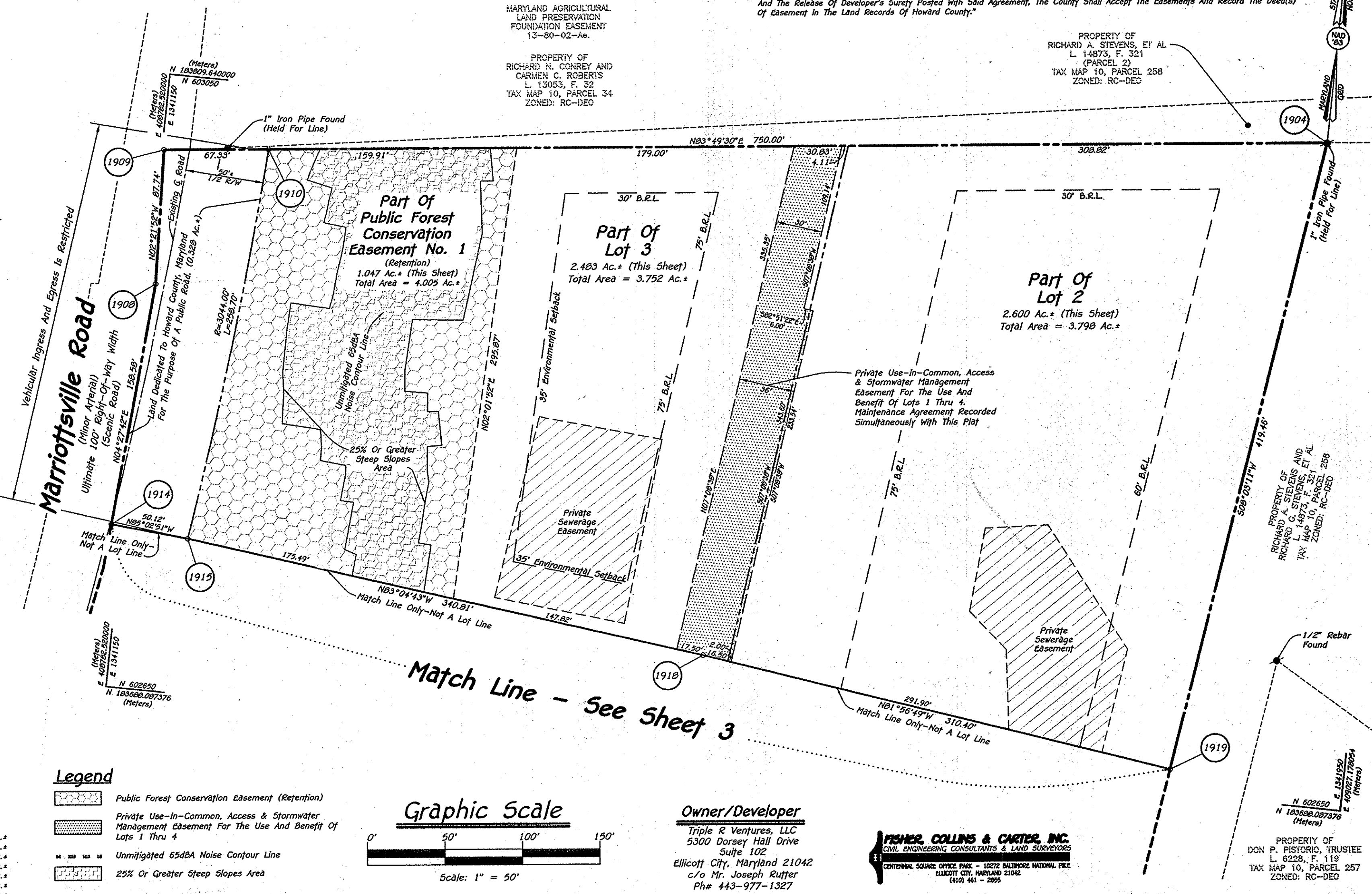
- 38. Subdivision is Subject To Section 104.0.F. Of The Zoning Regulations. At Least 10% Of The Dwelling Units Shall Be Moderate Income Housing Units (M.I.H.U.) Or An Alternative Compliance Will Be Provided. The Developer Shall Execute A M.I.H.U. Agreement With The Department Of Housing To Indicate How The M.I.H.U. Requirement Will Be Met. The M.I.H.U. Agreement And Covenants Will Be Recorded Simultaneously With This Plat In The Land Records Office Of Howard County, Maryland. This Development Will Meet M.I.H.U. Alternative Compliance By A Payment Of A Fee-In-Lieu To The Department Of Housing For Each Required Unit.
  - Moderate Income Housing Unit (M.I.H.U.) Tabulation:
    - a. M.I.H.U. Required = (3 Lots x 10%) = 0.3 M.I.H.U.
    - b. M.I.H.U. Proposed = Developer Will Pursue Alternative Compliance By Paying A Fee-In-Lieu To The Howard County Housing Department For The Units Required By The Development.
    - c. An Executed M.I.H.U. Agreement With The Howard County Housing Department Has Been Completed.
- 39. The Subject Property Is Located In The Growth Tier Area III And Is Considered Grandfathered To SB-236 Because The Applicant Submitted A Percolation Test Application Prior To July 1, 2012. This Plan Is Grandfathered To SB-236 And Planning Board Requirements, Too.
- 40. On September 10, 2014 The Planning Director Approved A Waiver (WP-15-030) To Section 16.120(b)(1)(i) Usable Design: Residential Lots Shall Be Usable In Terms Of Regular Generally Rectangular Lot Shape; And Section 16.120(b)(4)(iii), Usable Design: Prohibiting Forest Conservation Easements On Lots Less Than 10 Acres In Size. Approval Is Subject To The Following Conditions:
  - 1). Forest Conservation Signs Must Be Posted Along The Perimeter Of The Forest Conservation Easement Within Thirty (30) Days After Recordation Date Of The Final Plat, F-14-086.
  - 2). A Forest Conservation Easement Educational Document And Copy Of The Recorded Subdivision Plat Must Be Presented To The Potential Buyers Prior To Their Purchasing Lot 3 Or Lot 4 Explaining The Protection And Use Prohibitions For Forest Conservation Easements.
  - 3). Compliance With All Subdivision Review Committee Comments For F-14-086.
  - 4). On The Subdivision Plans, Provide A Brief Description Of Waiver Petition, WP-15-030, As A General Note To Include Request, Sections Of The Regulations, Action And Date.

**Curve Data Tabulation**

Proj-Prj	Radius	Arc Length	Delta	Tangent	Bearing & Distance
1910-1915	3044.00'	250.70'	04°52'09"	129.43'	S 05°42'28" W 250.62'
1910-1911	3044.00'	367.29'	06°54'48"	183.87'	S 06°43'47" W 367.06'

**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 4. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. 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.\*



MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION EASEMENT 13-80-02-Ae.

PROPERTY OF RICHARD N. CONREY AND CARMEN C. ROBERTS L. 13053, F. 32 TAX MAP 10, PARCEL 34 ZONED: RC-DEO

PROPERTY OF RICHARD A. STEVENS, ET AL L. 14873, F. 321 (PARCEL 2) TAX MAP 10, PARCEL 258 ZONED: RC-DEC

PROPERTY OF RICHARD A. STEVENS AND RICHARD G. STEVENS, ET AL L. 14873, F. 321 (PARCEL 2) TAX MAP 10, PARCEL 258 ZONED: RC-DEO

PROPERTY OF DON P. PISIORIO, TRUSTEE L. 6228, F. 119 TAX MAP 10, PARCEL 257 ZONED: RC-DEO

The Requirements 3-108, The Real Property Article, Annotated Code Of Maryland, 1926 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Mark L. Robel, P.L.S. #339 (Property Line Surveyor) 1/16/15 Date

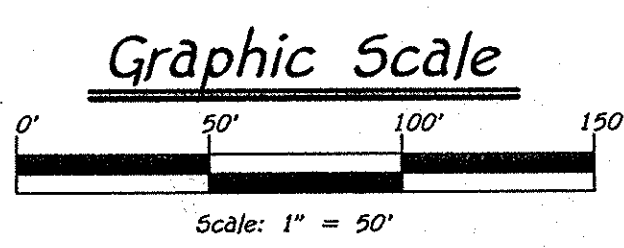
Triple R Ventures, LLC, Owners By: Joseph Ruffer, Member 1/16/15 Date

**Area Tabulation For This Sheet**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	5.083 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	5.083 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.328 Ac.±
TOTAL AREA TO BE RECORDED	5.411 Ac.±

**Legend**

- Public Forest Conservation Easement (Retention)
- Private Use-In-Common, Access & Stormwater Management Easement For The Use And Benefit Of Lots 1 Thru 4
- Unmitigated 65dB Noise Contour Line
- 25% Or Greater Steep Slopes Area



**Owner/Developer**

Triple R Ventures, LLC  
5300 Dorsey Hall Drive  
Suite 102  
Ellicott City, Maryland 21042  
c/o Mr. Joseph Ruffer  
Ph: 443-977-1327

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CONTINENTAL SQUARE OFFICE PARK - 18272 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21042  
(410) 461-2895

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

Howard County Health Officer 6/2/2015 Date

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division 6-9-15 Date

Director 6-11-15 Date

**Owner's Certificate**

Triple R Ventures, LLC, By Joseph Ruffer, Member, 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 16<sup>th</sup> Day Of JANUARY, 2015.

Joseph Ruffer, Member  
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 Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By Brent D. Myers To Triple R Ventures, LLC By Deed Dated August 21, 2014 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 15751 At Folio 176. All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

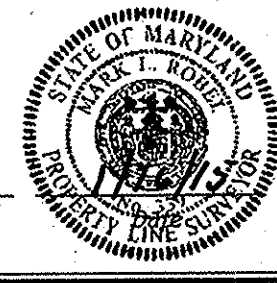
Mark L. Robel, Property Line Surveyor No. 339  
Expiration Date: October 4, 2016

RECORDED AS PLAT No. 03377 ON 6/12/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Myers Property**  
Lots 1 Thru 4

(Being A Subdivision Of Tax Map 10, Parcel 32, Recorded Among The Land Records Of Howard County, Maryland In Liber 15751 At Folio 176)

Zoned: RC-DEO  
Tax Map: 10, Parcel: 32, Grid: 22  
Third Election District - Howard County, Maryland  
Date: December 29, 2014 Scale: 1"=50' Sheet 2 Of 4

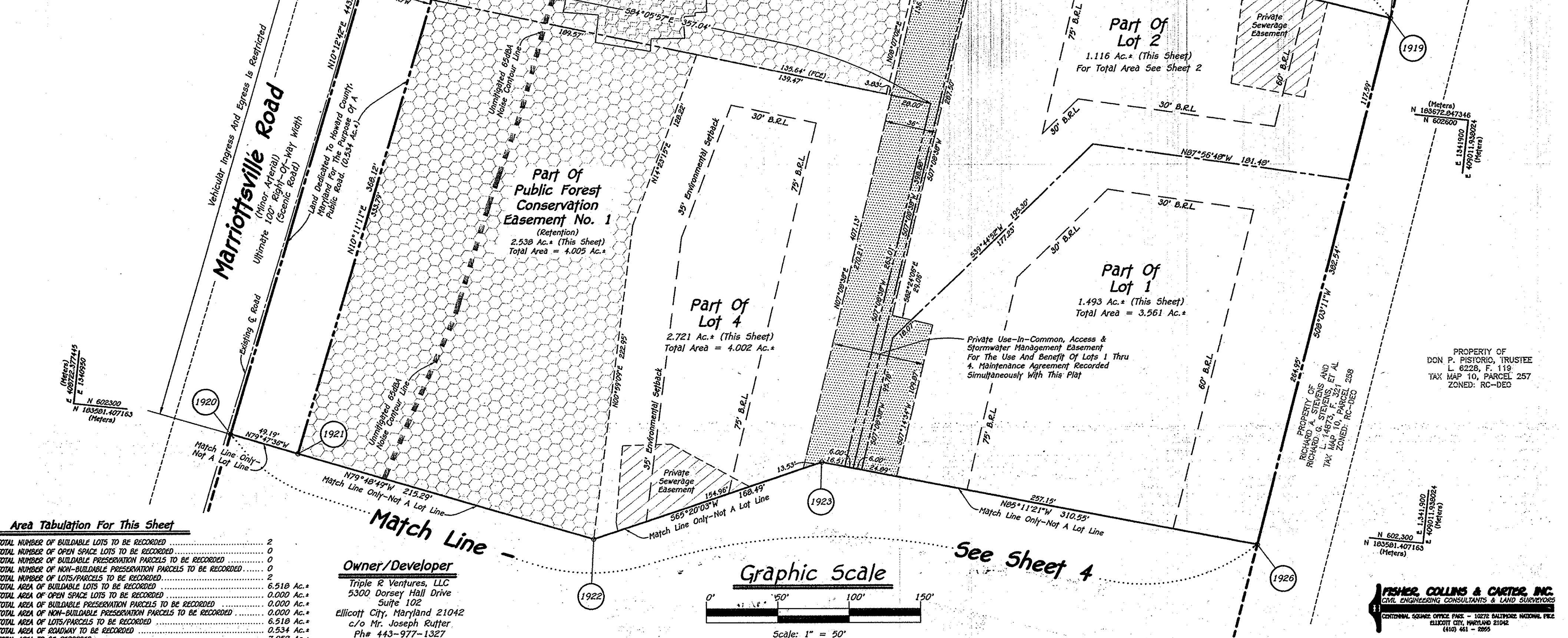


F-14-086

The Requirements 3-103, The Real Property Article, Annotated Code of Maryland, 1926 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

*Mark L. Robel* 1/16/15  
 Mark L. Robel, P.L.S. #339  
 (Property Line Surveyor)  
 Triple R Ventures, LLC, Owners  
 By: Joseph Ruffer, Member

- Legend**
- Public Forest Conservation Easement (Retention)
  - Private Use-In-Common, Access & Stormwater Management Easement For The Use And Benefit Of Lots 1 Thru 4
  - Unmitigated 65dBA Noise Contour Line
  - 25% Or Greater Steep Slopes Area



**Curve Data Tabulation**

Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Bearing & Distance
1915-1911	3044.00'	108.59'	02°02'38"	54.30'	S 09°09'52" W 108.59'

**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 4. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. 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."

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

*W. Wilson* for *Maura Rossman* 6/2/2015  
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*David Edwards*  
 Chief, Development Engineering Division Date

*Keith Shanderson* for *Joseph Ruffer* 6-11-15  
 Director Date

**Owner's Certificate**

Triple R Ventures, LLC, By Joseph Ruffer, Member, 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 16th Day Of JANUARY, 2015.

*Joseph Ruffer*  
 By: Joseph Ruffer, Member

*David Edwards*  
 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 Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By Brent D. Myers To Triple R Ventures, LLC By Deed Dated August 21, 2014 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 15751 At Folio 176. All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

*Mark L. Robel*  
 Mark L. Robel, Property Line Surveyor No. 339  
 Expiration Date: October 4, 2016

RECORDED AS PLAT No. 23278 ON 6/12/15  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Myers Property**  
 Lots 1 Thru 4

(Being A Subdivision Of Tax Map 10, Parcel 32, Recorded Among The Land Records Of Howard County, Maryland In Liber 15751 At Folio 176)

Zoned: RC-DEO  
 Tax Map: 10, Parcel: 32, Grid: 22  
 Third Election District - Howard County, Maryland  
 Date: December 29, 2014 Scale: 1"=50' Sheet 3 Of 4

F-14-086



The Requirements 3-10B, 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.

*Mark L. Robel* 1/16/15  
 Mark L. Robel, P.L.S. #339  
 (Property Line Surveyor)  
 Date

*Joseph Rutter* 1/16/15  
 Triple R Ventures, LLC, Owners  
 By: Joseph Rutter, Member  
 Date

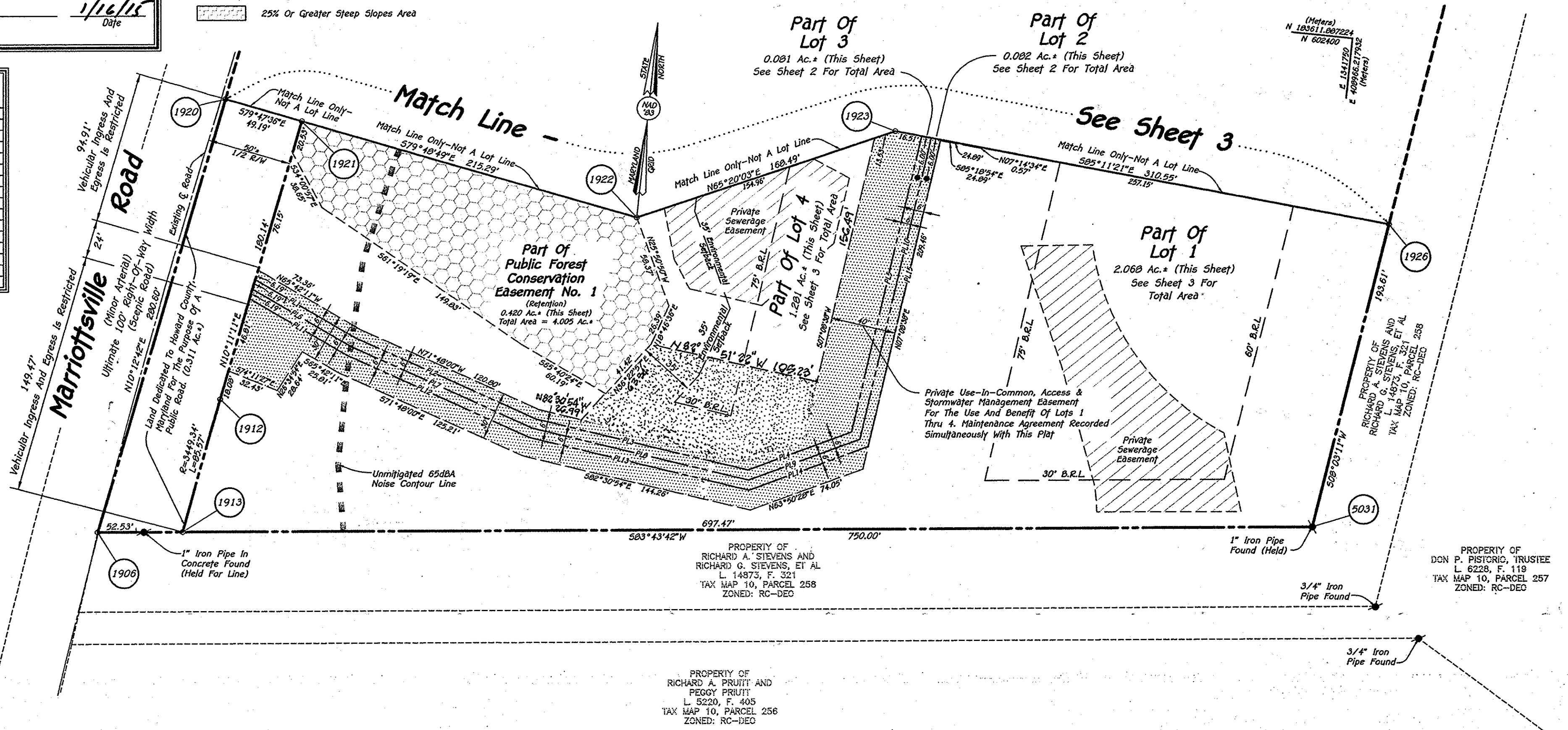
- Legend**
- Public Forest Conservation Easement (Retention)
  - Private Use-In-Common, Access & Stormwater Management Easement For The Use And Benefit Of Lots 1 Thru 4
  - Unmitigated 65dBA Noise Contour Line
  - 25% Or Greater Steep Slopes Area

**Curve Data Tabulation**

Point-Point	Radius	Arc Length	Delta	Tangent	Bearing & Distance
1912-1913	3449.34'	85.57'	01°25'17"	42.79'	S 09°20'32" W 85.56'

**Lot Line Line Table Chart**

Line	Bearing	Length
PL1	S65°42'11"E	72.17'
PL2	S71°48'00"E	121.68'
PL3	S82°30'54"E	134.75'
PL4	N63°50'28"E	68.20'
PL5	N07°08'38"E	188.76'
PL6	S65°42'11"E	70.80'
PL7	S71°48'00"E	122.73'
PL8	S82°30'54"E	137.13'
PL9	N63°50'28"E	73.25'
PL10	N07°08'38"E	192.24'
PL11	S65°42'11"E	69.79'
PL12	S71°48'00"E	123.44'
PL13	S82°30'54"E	139.51'
PL14	N63°50'28"E	78.31'
PL15	N07°08'38"E	195.72'

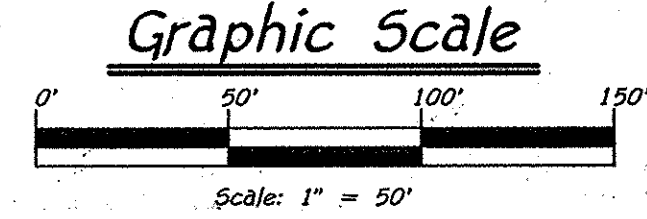


**Area Tabulation For This Sheet**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3.512 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	3.512 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.311 Ac.*
TOTAL AREA TO BE RECORDED	3.823 Ac.*

**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 4. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. 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."



**Owner/Developer**

Triple R Ventures, LLC  
 5300 Dorsey Hall Drive  
 Suite 102  
 Ellicott City, Maryland 21042  
 c/o Mr. Joseph Rutter  
 Ph# 443-977-1327

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461-2299

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

*Eric Maria Rossman* 1/16/15  
 Howard County Health Officer  
 Date

**APPROVED:** Howard County Department Of Planning And Zoning.

*Chad Edwards* 6-9-15  
 Chief, Development Engineering Division  
 Date

*Kurt Schelch* 6-11-15  
 Director  
 Date

**Owner's Certificate**

Triple R Ventures, LLC, By Joseph Rutter, Member, 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 16th Day Of JANUARY, 2015.

*Joseph Rutter*  
 Triple R Ventures, LLC  
 By: Joseph Rutter, Member

*Mark L. Robel*  
 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 Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By Brent D. Myers To Triple R Ventures, LLC By Deed Dated August 21, 2014 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 15751 At Folio 176. All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

*Mark L. Robel*  
 Mark L. Robel, Property Line Surveyor No. 339  
 Expiration Date: October 4, 2016

RECORDED AS PLAT No. 23379 ON 6/12/15  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Myers Property**  
 Lots 1 Thru 4

(Being A Subdivision Of Tax Map 10, Parcel 32, Recorded Among The Land Records Of Howard County, Maryland In Liber 15751 At Folio 176.)

Zoned: RC-DEO  
 Tax Map: 10, Parcel: 32, Grid: 22  
 Third Election District - Howard County, Maryland  
 Date: December 29, 2014 Scale: 1"=50' Sheet 4 of 4



F-14-086