

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
21	41,967 SF	379 SF	41,588 SF
22	44,701 SF	982 SF	43,719 SF
23	49,929 SF	1,466 SF	48,463 SF
24	49,992 SF	2,683 SF	47,309 SF
25	49,374 SF	3,609 SF	45,765 SF
BUILDABLE PRESERVATION PARCEL 'E'	~71.31 AC	0.25 AC	70.91 AC

- 37. PER SECTION 16.115 (d) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE 100-YEAR FLOODPLAIN HAS NOT BEEN DELINEATED ON THE PLAN SINCE THE PROJECT IS LOCATED IN A RURAL CLUSTER SUBDIVISION AND THE FLOODPLAIN IS OBVIOUSLY NOT CRITICAL TO THE PROPOSED DEVELOPMENT.
- 38. PER SECTION 4.2.A OF VOLUME III OF THE HOWARD COUNTY DESIGN MANUAL, AN APFO ROAD TEST IS NOT REQUIRED FOR THIS PROJECT SINCE THE SITE IS LOCATED MORE THAN TWO MILES FROM A MINOR COLLECTOR- MINOR COLLECTOR INTERSECTION.
- 39. NOISE STUDY WAS PREPARED BY MILDENBERG, BOENDER AND ASSOC., INC. DATED FEBRUARY, 2013.
- 40. ON DECEMBER 20, 2013, MILDENBERG, BOENDER AND ASSOCIATES, INC. CERTIFIED THAT THE EXISTING WETLANDS AND THEIR BUFFERS WITHIN BUILDABLE PRESERVATION PARCEL 'E' WILL NOT BE IMPACTED BY THIS DEVELOPMENT; AND THEREFORE, IN ACCORDANCE WITH SECTION 16.118(g)(4) OF THE SUBDIVISION REGULATIONS ARE NOT REQUIRED TO BE DELINEATED ON THIS PLAN.

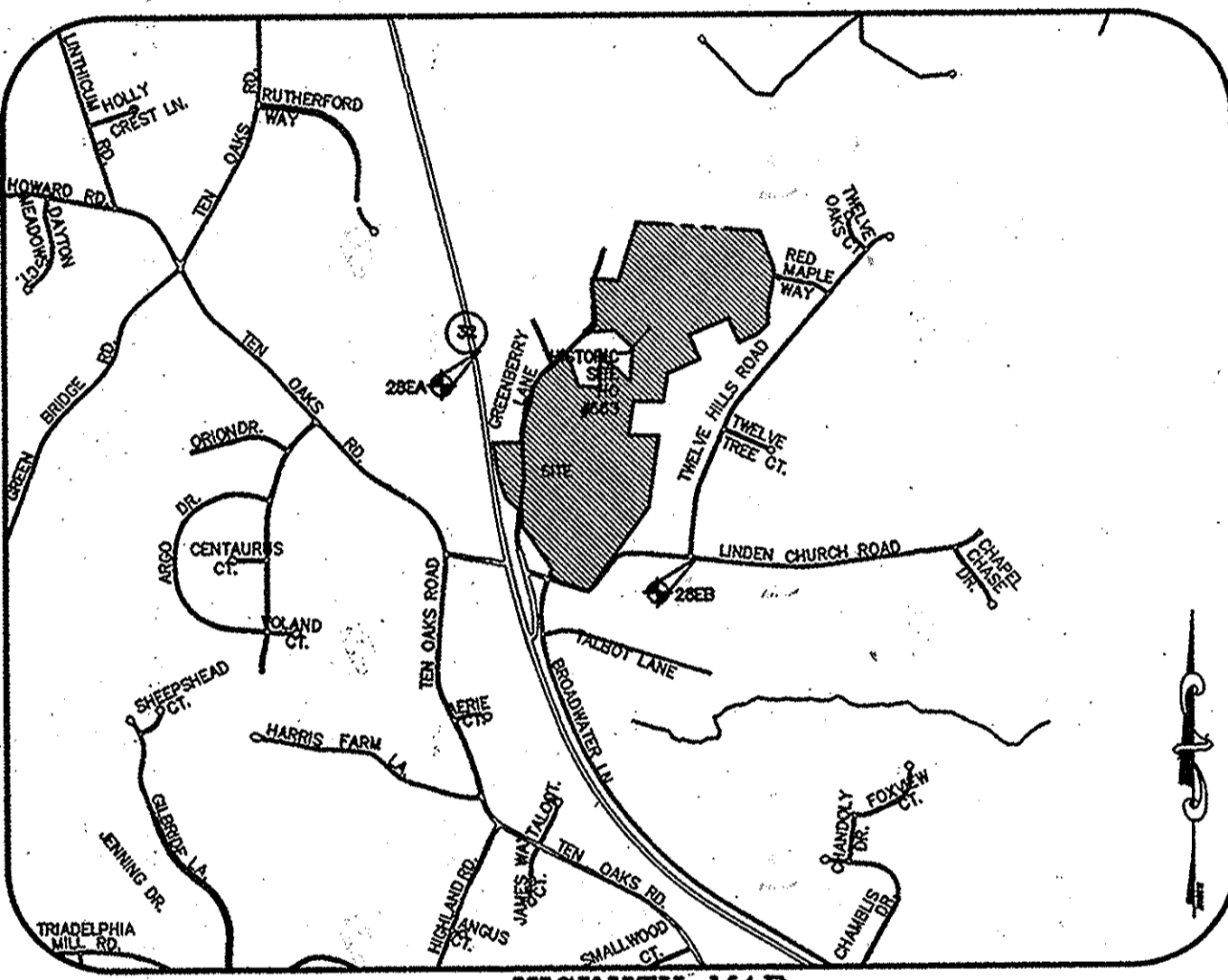
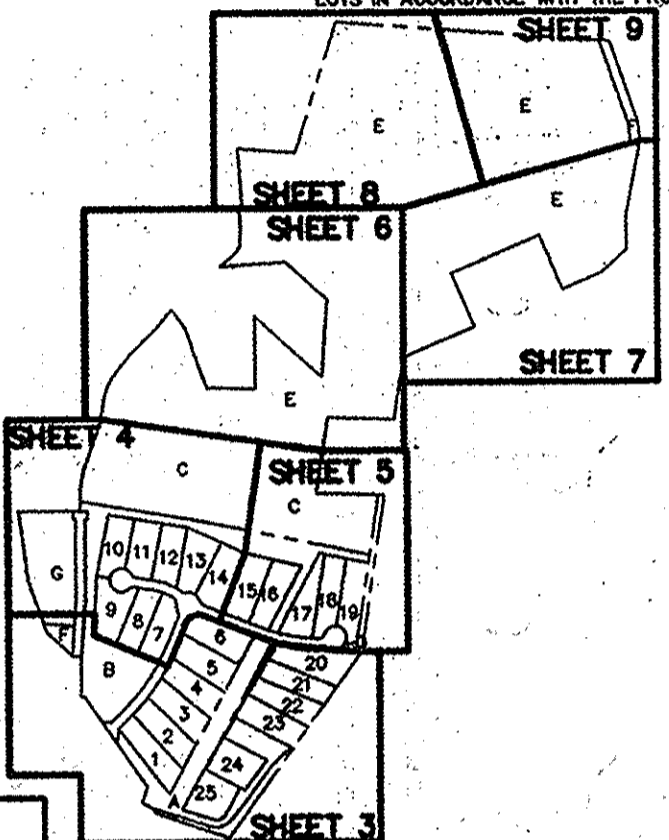
- 35. NON-BUILDABLE PRESERVATION PARCELS 'A', 'B' AND 'H' WILL BE OWNED BY THE HOMEOWNER'S ASSOCIATION WITH THE EASEMENTS HELD BY HOWARD COUNTY. PRESERVATION PARCEL 'E' WILL BE PRIVATELY OWNED WITH THE EASEMENT HELD BY BOTH THE HOMEOWNER'S ASSOCIATION AND HOWARD COUNTY. THE PRESERVATION PARCELS SHALL BE GOVERNED BY RESTRICTIVE COVENANTS NOTED IN A "DEED OF PRESERVATION EASEMENT" THAT WILL BE RECORDED WITH THE RECORD PLAT.
- 36. **SITE DATA TABULATION**  
 GROSS AREA OF PROPERTY TRACT: 133.64 AC ±  
 MINIMUM LOT SIZE PROPOSED: 40,000 SQ.FT.  
 NUMBER OF BUILDABLE LOTS PROPOSED: 25  
 NUMBER OF BUILDABLE PRESERVATION PARCELS PROPOSED: 1 (E)  
 TOTAL BUILDABLE LOTS / PARCELS PROPOSED: 26  
 NUMBER OF NON-BUILDABLE PRESERVATION PARCELS PROPOSED: 2 (A & B)  
 NUMBER OF NON-BUILDABLE BULK PARCELS PROPOSED: 2 (C & D)  
 AREA OF PROPOSED BUILDABLE LOTS: 28.49 AC ±  
 AREA OF PRESERVATION PARCELS (BUILDABLE AND NON-BUILDABLE): 80.88 AC ± (A, B, & E)  
 AREA OF BULK PARCELS (NON-BUILDABLE): 22.95 AC ± (C & D)  
 AREA TO BE DEDICATED FOR USE AS A PUBLIC ROAD: 0.72 AC ±  
 AREA OF PUBLIC ROADWAY: 2.80 AC ±  
**DENSITY TABULATION (PROVIDED FOR LOTS, R/W, AND PRESERVATION PARCELS)**  
 28.49 AC / 80.88 AC ± = 0.72 AC / 2.80 AC = 110.69 AC  
 110.69 AC / 4.25 DWELLING UNITS PER ACRE = 26 DWELLING UNITS PROVIDED  
**DENSITY TABULATION (FOR NON-BUILDABLE BULK PARCEL C)**  
 22.95 AC / 4.25 DWELLING UNITS / AC = 5.2 (5 FUTURE POTENTIAL BUILDABLE LOTS)  
 THE MAXIMUM DENSITY OF ONE DWELLING UNIT PER 4.25 GROSS ACRES REFERS TO PRINCIPAL DWELLING UNITS AND NOT TO ACCESSORY USES SUCH AS FARM TENANT HOUSES, CARETAKER DWELLINGS OR ACCESSORY APARTMENTS PER SECTION 105.F.1e OF THE ZONING REGULATIONS.  
 NON-BUILDABLE BULK PARCELS C & D MAY BE RE-SUBDIVIDED FOR A FUTURE SECTION OF CLUSTERED LOTS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 104.F.1.g OF THE ZONING REGULATIONS.

- 28. THIS AREA DESIGNATES A SEWAGE DISPOSAL AREA OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE SEWAGE DISPOSAL AREA, & RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- 29. THIS AREA DESIGNATES AN EXISTING SEWAGE DISPOSAL AREA
- 30. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- 31. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH, AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- 32. A GROUNDWATER APPROPRIATIONS PERMIT SHALL BE OBTAINED PRIOR TO PLAT RECORDATION. PERMIT #H020146003(01) WAS ISSUED ON OCTOBER 7, 2014.
- 33. THE DESIGN OF THIS CLUSTER SUBDIVISION REFLECTS THE INTENDED USE OF THE PROPOSED PRESERVATION AREAS. (PARCELS 'A' AND 'B' - ENVIRONMENTAL / FORESTATION AND PARCEL 'E' - FARMING). THE PRESERVATION PARCELS, AS DESIGNED, WILL FUNCTION FOR THEIR INTENDED USE AND THE CLUSTER LOT ARRANGEMENT WILL MINIMIZE ADVERSE IMPACTS TO ADJACENT PRESERVATION PARCELS (FOREST CONSERVATION AND FARMING). THE CONFIGURATION OF THE PRESERVATION PARCELS WILL SERVE TO PROHIBIT IMPACTS TO THE ENVIRONMENTALLY SENSITIVE AREAS OF THE SITE (FLOODPLAIN AND WETLANDS) IN THE NORTHERN PORTION OF THE SITE.
- 34. THE CLUSTER SUBDIVISION HAS BEEN DESIGNED IN ACCORDANCE WITH SECTION 105.G OF THE 10/6/13 HOWARD COUNTY ZONING REGULATIONS. THE PRESERVATION PARCELS CREATED WITH AN APPROPRIATE AREA TO ENSURE THAT THE OVERALL DENSITY OF THE PROJECT DOES NOT EXCEED ONE CLUSTER LOT PER 4.25 ACRES OF GROSS AREA.
- 35. THERE IS AN EXISTING DWELLING ON LOT 2 UNDER BUILDING PERMIT B14004173 THAT IS TO REMAIN.

**GENERAL NOTES**

- THE SUBJECT PROPERTY IS ZONED RR AND IS CONSIDERED TO BE "GRANDFATHERED TO THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE "COMP-LITE" ZONING AMENDMENTS, EFFECTIVE 7/28/06. THE GRANDFATHERING OF THIS MAJOR SUBDIVISION PLAN IS IN ACCORDANCE WITH SECTION 100.E.3.B OF THE NEW ZONING REGULATIONS, (EFFECTIVE 10/6/13) SINCE THE INITIAL PLAN SUBMISSION OF THE PRELIMINARY EQUIVALENT SKETCH PLAN (SP-13-010) WAS GRANTED A "TECHNICALLY COMPLETE" STATUS ON SEPTEMBER 19, 2013 AND PRIOR TO THE ENACTMENT DATE OF THE NEW REGULATIONS. THIS SUBDIVISION IS NOT REQUIRED TO PROVIDE 10% MODERATE INCOME HOUSING UNITS (MIHU).
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY PERFORMED BY MILDENBERG BOENDER & ASSOCIATES, INC. ON OR ABOUT NOVEMBER, 2012.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 28EA & 28EB  
 STA. No. 28EA N 572,158.9852 E 1,319,400.6916 EL. 485.012  
 STA. No. 28EB N 569,357.3657 E 1,322,113.5747 EL. 536.733
- Ø DENOTES AN IRON PIN OR IRON PIPE FOUND.  
 ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE RURAL DISTRICT.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- STORMWATER MANAGEMENT IS PROVIDED VIA ROOFTOP (N-1), NON-ROOFTOP DISCONNECTION (N-2), MICRO-BIORETENTION (M-6), AND MODIFIED DRY WELLS (M-5). DECLARATION OF COVENANTS WILL BE RECORDED FOR THE SWM PRACTICES ON LOTS 1 THROUGH 25.
- FOREST STAND AND WETLANDS DELINEATION PREPARED BY ECO-SCIENCE, INC. DATED OCTOBER 9, 2012. THE SITE CONTAINS AREAS OF WETLANDS, STREAMS, AND THE 100-YEAR FLOODPLAIN. NO STEEP SLOPES (SLOPES OF 23% OR GREATER FOR MORE THAN 10 VERTICAL FEET) EXIST ON-SITE. NO DISTURBANCE TO THE WETLANDS, WETLAND BUFFER, STREAM, STREAM BUFFER, OR 100-YEAR FLOODPLAIN IS PROPOSED.
- THIS SUBDIVISION IS IN COMPLIANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED PERIMETER LANDSCAPING AND TRASH PAD SCREENING WILL BE POSTED WITH THE DEVELOPER'S AGREEMENT FOR 42 SHADE TREES AND 52 EVERGREEN TREES IN THE AMOUNT OF \$20,400.00.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
 A) WIDTH - 12 FEET (16 FEET MIN. OR WIDER SERVING MORE THAN ONE RESIDENCE)  
 B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2")  
 C) SLOPE - MAX 15% GRADE, MAX 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.  
 D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25-50 TONS (H25 LOADING).  
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.  
 F) STRUCTURE CLEARANCES - MINIMUM 12 INCHES  
 G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION WILL BE FILLED BY ON-SITE FOREST CONSERVATION (0.90 ACRE RETENTION AND 5.79 ACRES AFFORESTATION) FINANCIAL SURETY IN THE AMOUNT OF \$126,106.20 WILL BE PROVIDED WITH THE DEVELOPER'S AGREEMENT. BULK PARCELS C & D HAVE BEEN EXCLUDED FROM THE FOREST CONSERVATION OBLIGATION CALCULATION IN ACCORDANCE WITH "OPTION A OF APPENDIX L - GUIDELINES FOR RURAL CLUSTER SUBDIVISIONS" AS OUTLINED IN THE FOREST CONSERVATION MANUAL. THE FOREST CONSERVATION OBLIGATION FOR BULK PARCELS C & D MUST BE ADDRESSED AT THE TIME OF RESUBDIVISION OF THESE PARCELS.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OF TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS, FLOODPLAINS, OR FOREST CONSERVATION EASEMENT AREAS EXCEPT AS SHOWN ON THE APPROVED ROAD CONSTRUCTION PLANS.
- WATER AND SEWER FOR THIS DEVELOPMENT WILL BE PRIVATE.
- ENVIRONMENTAL CONCEPT PLAN, ECP-13-026, FOR THIS SUBDIVISION WAS APPROVED ON MARCH 13, 2013.
- PRELIMINARY EQUIVALENT SKETCH PLAN, SP-13-010, FOR THIS SUBDIVISION WAS APPROVED ON JANUARY 2, 2014.
- A USE-IN-COMMON ACCESS MAINTENANCE AGREEMENT FOR LOTS 21-25 SHALL BE RECORDED SIMULTANEOUSLY IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND WITH THIS PLAT.
- BUILDABLE PRESERVATION PARCEL 'E' CONTAINS HISTORIC STRUCTURE #40-563 ("THE WILLIAMS HOUSE") THAT IS TO REMAIN. NO NEW EXTENSIONS TO THE EXISTING STRUCTURE OR CONSTRUCTION OF NEW STRUCTURES WILL OCCUR CLOSER TO THE ZONING REGULATIONS ALLOW. NO CEMETERIES OR GRAVE SITES EXIST ON SITE. THIS PROJECT CAME BEFORE THE HISTORIC DISTRICT COMMISSION ON FEBRUARY 7, 2013 FOR ADVISORY COMMENTS ON THE SUBDIVISION OF THE PROPERTY AS CASE HDC-13-02.
- BA-05-048C DENIED 4/20/2006 TO ALLOW AGE-RESTRICTED HOUSING.
- A PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON DECEMBER 5, 2012.
- THIS MAJOR SUBDIVISION PLAN IS LOCATED IN THE DESIGNATED TIER III GROWTH AREA OF HOWARD COUNTY PER THE PLAN HOWARD 2030 TIER MAP AND IT WOULD BE SUBJECT TO THE STATE'S BILL SB-238; HOWEVER, IT IS CONSIDERED TO BE GRANDFATHERED BECAUSE THE PROPERTY OWNER HAD APPLIED FOR A SOIL PERCOLATION TEST APPLICATION AND HAD SUBMITTED A PERCOLATION TEST PLAN TO THE HOWARD COUNTY HEALTH DEPARTMENT PRIOR TO JULY 1, 2012.
- THE 65 dba CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED EXACTLY LOCATE THE SOUND NOISE EXPOSURE. THE 65 dba NOISE LINE ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS, AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- HOA DOCUMENTS HAVE BEEN RECORDED WITH THE MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION AS RECORDING REFERENCE NUMBER D16281996 ON JANUARY 6, 2015.
- HOA COVENANTS AND RESTRICTIONS ARE RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MD, SIMULTANEOUSLY WITH THIS PLAT.

**OWNER**  
 ROBERT B. WILLIAMS  
 JOANNA K. BENEDICT  
 BARBARA B. CUSACK  
 WILLIAM I. SLADE, JR.  
 C/O MILDENBERG, BOENDER AND ASSOC.  
 7350-B GRACE DRIVE  
 COLUMBIA, MARYLAND 21044  
 (410)997-0296



**KEY MAP**  
 SCALE: 1" = 1000'

**VICINITY MAP**  
 SCALE: 1" = 2000'  
 ADC MAP 24 GRID F6

**LEGEND**

- EXISTING COLUMBIA GAS PIPELINE RIGHT-OF-WAY L 1117 / F 495; L 4915 / F 153, L 5080 / F 324 L 140 / F 353
- EXISTING PERMANENT BGE EASEMENT (L 12341 F 57)
- 31,521 SF (0.72 AC) TO BE DEDICATED TO HOWARD COUNTY FOR THE USE OF PUBLIC RIGHT-OF-WAY
- EXISTING BALTIMORE GAS & ELECTRIC PIPE LINE RIGHT-OF-WAY L 287 / F 47 L 554 / F 49
- EXISTING COLUMBIA GAS PIPE LINE RIGHT-OF-WAY L 1117 / F 495 L 1159 / F 277
- EXISTING 50' COLUMBIA GAS PIPE LINE RIGHT-OF-WAY L 1117 / F 495 L 4915 / 153 L 5070 / F 324
- EXIST. 20' INGRESS EGRESS EASEMENT L 5676 F 351 SERVING TAX MAP 28, PARCEL 414, OUTPARCEL 2 TO BE ABANDONED BY THIS PLAT
- FOREST CONSERVATION EASEMENT (RETENTION)
- FOREST CONSERVATION EASEMENT (AFFORESTATION)
- PUBLIC VARIABLE WIDTH STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT

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 COMPILED WITH.

*Gary E. Lane* 05/18/15 DATE  
 GARY E. LANE, SURVEYOR

*Robert B. Williams* 05/18/15 DATE  
 ROBERT B. WILLIAMS, OWNER

*Joanna K. Benedict* 5/21/15 DATE  
 JOANNA K. BENEDICT, OWNER

*Barbara B. Cusack* 5/21/15 DATE  
 BARBARA B. CUSACK, OWNER

*William I. Slade, Jr.* 5/18/15 DATE  
 WILLIAM I. SLADE, JR. OWNER

**AREA TABULATION (TOTAL)**

NUMBER OF BUILDABLE LOTS	25
NUMBER OF BUILDABLE PRESERVATION PARCELS	1
NUMBER OF NON-BUILDABLE PRESERVATION PARCELS	3
NUMBER OF NON-BUILDABLE BULK PARCELS	4
TOTAL NUMBER OF LOTS & PARCELS	33
AREA OF BUILDABLE LOTS	28.63AC±
AREA OF PRESERVATION PARCELS (BUILDABLE AND NON-BUILDABLE)	83.32AC±
AREA OF BULK PARCELS (NON-BUILDABLE)	19.28AC±
AREA OF ROAD DEDICATION	0.71AC±
AREA OF PUBLIC ROADWAY	3.69AC±
TOTAL AREA TO BE RECORDED	133.64AC±

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

*Brandon for Maureen Roseman* 8/11/2015 DATE  
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Phil Edelman* 8-13-15 DATE  
 CHIEF, DEVELOPMENT/ENGINEERING DIVISION

*Kurt Schaefer* 8-14-15 DATE  
 DIRECTOR

**OWNER'S STATEMENT**

WE, ROBERT B. WILLIAMS, JOANNA K. BENEDICT, BARBARA B. CUSACK, AND WILLIAM I. SLADE, JR., THE 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 EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER 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 WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 18 DAY OF MAY 2015.

*Robert B. Williams* ROBERT B. WILLIAMS, OWNER  
*Joanna K. Benedict* JOANNA K. BENEDICT, OWNER  
*Barbara B. Cusack* BARBARA B. CUSACK, OWNER  
*William I. Slade, Jr.* WILLIAM I. SLADE, JR. OWNER

*Robert B. Williams* WITNESS  
*Joanna K. Benedict* WITNESS  
*Barbara B. Cusack* WITNESS  
*William I. Slade, Jr.* WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR, AND THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF LAND CONVEYED BY JOANNA K. BENEDICT, BARBARA B. CUSACK, AND WILLIAM I. SLADE, JR. TO ROBERT B. WILLIAMS BY DEED DATED DECEMBER 29, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5891 AT FOLIO 307, AND THAT IT IS A SUBDIVISION OF LAND CONVEYED BY JOANNA K. BENEDICT, BARBARA B. CUSACK, AND WILLIAM I. SLADE, JR. TO ROBERT B. WILLIAMS BY DEED DATED AUGUST 10, 1999 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4889 AT FOLIO 635 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 AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND.

*Gary E. Lane* GARY E. LANE, PROP. L.S. 574  
 EXPIRATION: 3/21/17

STATE OF MARYLAND  
 GARY E. LANE  
 No. 574  
 PROPERTY LINE SURVEYOR

05/18/15 DATE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 48 INTO 25 BUILDABLE LOTS, THREE NON-BUILDABLE PRESERVATION PARCELS, ONE BUILDABLE PRESERVATION PARCEL, AND FOUR NON-BUILDABLE BULK PARCELS.

RECORDED AS PLAT 23453 ON 5/18/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**GREENBERRY**  
 LOTS 1 THRU 25, NON-BUILDABLE PRESERVATION PARCELS 'A', 'B' AND 'H', NON-BUILDABLE BULK PARCELS 'C', 'D', 'F' AND 'G', AND BUILDABLE PRESERVATION PARCEL 'E'

TAX MAP 28 FIFTH ELECTION DISTRICT SCALE: 1"=100'  
 PARCEL 48 HOWARD COUNTY, MARYLAND DATE: MAY 2015  
 BLOCK 9 EX. ZONING RR-DEO DPZ FILE NOS. ECP-13-026  
 SP-13-010 BA-05-046C

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 7350-B Grace Drive, Columbia, Maryland 21044  
 (410) 997-0296 Bal. (410) 997-0296 Fax.

**PUBLIC STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT LINE AND CURVE TABLE**

LINE	LENGTH (FT)	BEARING
DR1	79.89	S67°23'15"E
DR2	101.45	N35°33'26"E
DR3	73.16	N05°51'56"W
DR4	35.82	N55°03'56"W
DR5	NOT USED	
DR6	NOT USED	
DR7	20.54	S80°31'06"E
DR8	132.20	S69°12'39"E
DR9	133.13	S67°23'15"E
DR10	56.76	S03°02'56"W
DR11	349.15	N08°33'06"E
DR12	7.25	N34°56'51"W
DR13	71.77	N78°26'48"W
DR14	NOT USED	
DR15	NOT USED	
DR16	46.12	S10°04'54"W
DR17	176.17	S78°26'48"E
DR18	45.05	S11°33'12"W
DR19	74.37	N78°26'48"W
DR20	6.88	S55°03'09"W
DR21	347.31	S08°33'06"W
DR22	3.54	S87°49'54"E
DR23	108.02	N01°07'26"E
DR24	37.14	N37°34'08"E
DR25	17.62	S62°10'53"E
DR26	80.60	N31°29'10"E
DR27	32.56	N80°31'06"W
DR28	80.59	S31°29'10"W
DR30	8.49	S00°00'00"E
DR31	12.00	N90°00'00"W
DR32	125.93	S00°01'00"E

**PRIVATE USE-IN-COMMON DRIVEWAY ACCESS & UTILITY EASEMENT LINE AND CURVE TABLE**

LINE	LENGTH (FT)	BEARING
DW1	766.29	S28°30'38"W
DW2	756.63	N28°30'38"E
DW3	31.00	S61°29'22"E
DW4	15.00	N28°30'38"E
DW5	7.00	N61°29'22"W

CURVE	LENGTH (FT)	RADIUS (FT)	DELTA	CHORD LEN (FT)	CHORD DIR
DWC1	24.59	825.00	1°42'27"	24.59	S74°02'00"E

CURVE	LENGTH (FT)	RADIUS (FT)	DELTA	CHORD LEN (FT)	CHORD DIR
DRC1	174.19	955.54	10°26'40"	173.95	N33°15'27"E
DRC2	20.11	60.00	19°12'13"	20.02	N83°43'49"W

**RIGHT OF WAY CURVE TABLE**

CURVE	LENGTH(FT)	RADIUS(FT)	DELTA	CHORD LEN(FT)	CHORD DIR
C1	362.44	975.00	21°17'58"	360.36	N33°57'43"E
C2	394.02	1025.00	22°01'31"	391.60	N33°35'55"E
C3	301.53	60.00	287°56'10"	70.59	S09°28'54"W
C4	23.55	25.00	53°58'05"	22.69	S72°29'52"W
C5	98.39	225.00	25°03'20"	97.61	N67°59'26"W
C6	37.50	35.00	61°22'55"	35.73	N24°46'18"W
C7	41.37	65.00	36°27'48"	40.67	S12°18'45"E
C8	32.46	35.00	53°07'48"	31.30	N03°58'44"W
C9	32.46	35.00	53°07'48"	31.30	S49°09'04"W
C10	20.21	65.00	17°48'55"	20.13	N66°48'31"E
C11	32.46	35.00	53°07'48"	31.30	S84°27'58"W
C12	250.09	825.00	17°22'07"	249.13	S77°39'11"E
C13	272.10	60.00	259°50'09"	92.04	N36°15'19"W
C14	34.83	25.00	79°50'09"	32.08	N53°44'41"E
C15	234.93	775.00	17°22'07"	234.03	S77°39'11"E
C16	32.46	35.00	53°07'48"	31.30	S42°24'14"E
C17	95.20	65.00	83°54'46"	86.91	N57°47'43"W
C18	29.08	35.00	47°36'34"	28.25	S75°56'49"E
C19	136.20	275.00	28°22'34"	134.61	N66°19'49"W
C20	23.55	25.00	53°58'05"	22.69	S53°32'03"E
C21	112.05	104.69	61°19'32"	106.78	N72°49'46"E
C22	66.49	55.00	69°16'04"	62.52	N73°13'21"E
C23	102.43	211.71	27°43'17"	101.44	S54°58'27"W

**COORDINATE LIST**

NO.	NORTH	EAST
1	568,990.5622	1,320,801.0396
2	569,121.7280	1,320,414.4311
3	569,132.3900	1,320,417.9437
4	569,149.1868	1,320,392.9262
5	569,163.3994	1,320,371.7576
6	569,172.5961	1,320,344.9944
7	569,258.5412	1,320,374.5277
8	569,731.8503	1,320,048.9952
9	569,731.9517	1,320,034.9156
10	569,935.2667	1,320,036.3559
11	569,947.8923	1,319,983.4355
12	570,066.0266	1,319,855.4413
13	570,333.4040	1,319,758.6464
14	570,694.2355	1,319,710.2814
15	570,692.1688	1,320,033.0673
17	570,813.3038	1,320,038.0211
18	570,910.4496	1,320,054.1764
19	571,151.6198	1,320,140.4890
20	571,289.0086	1,320,162.1063
21	571,348.2773	1,320,181.7775
22	571,394.6818	1,320,206.4024
23	571,435.8115	1,320,235.6952
24	571,513.4810	1,320,299.0388
25	571,595.8031	1,320,382.4729
26	571,642.8799	1,320,429.1134
27	571,683.2427	1,320,463.4838
28	571,744.3183	1,320,515.5873
29	571,649.4935	1,320,589.7136
30	571,334.3110	1,320,696.4185
31	571,326.7275	1,320,949.3249
32	571,706.9038	1,320,946.9214
33	571,388.8685	1,321,295.4451
34	571,793.8492	1,321,326.3736
35	571,988.6320	1,321,112.9180

**COORDINATE LIST**

NO.	NORTH	EAST
36	571,978.6745	1,320,945.2033
37	571,968.1921	1,320,768.6481
38	572,011.0888	1,320,822.2131
39	572,042.8464	1,320,854.7543
40	572,059.4185	1,320,866.5308
41	572,079.8228	1,320,872.4289
42	572,151.7164	1,320,877.7827
43	572,269.4162	1,320,871.0721
44	572,267.7086	1,320,885.1648
45	572,234.8395	1,320,885.5079
46	572,556.9836	1,321,166.7694
47	573,234.8395	1,321,380.2412
48	573,127.0350	1,322,804.4530
49	572,708.2430	1,322,949.0300
50	572,635.2030	1,322,957.6480
51	572,609.3140	1,322,960.8050
52	572,220.9504	1,322,883.2889
53	572,044.9549	1,322,887.2607
54	571,927.1170	1,322,757.5920
55	571,840.2502	1,322,552.3618
56	572,120.1930	1,322,433.8373
57	571,925.2513	1,321,973.4051
58	571,645.3234	1,322,091.9234
59	571,489.5881	1,321,724.2021
60	571,160.6274	1,321,674.7356
61	571,172.5197	1,321,324.9447
62	570,776.9672	1,321,265.4623
63	570,765.0740	1,321,615.2555
64	569,955.8333	1,321,493.5681

**COORDINATE LIST**

NO.	NORTH	EAST
1000	569,601.4288	1,320,138.6972
1001	569,597.0530	1,320,188.2548
1002	569,682.9735	1,320,273.0172
1003	569,981.8565	1,320,474.3273
1004	570,138.6951	1,320,539.6530
1005	570,169.9246	1,320,537.4807
1006	570,209.6609	1,320,528.8078
1007	570,242.1018	1,320,513.8375
1008	570,278.6826	1,320,423.3404
1009	570,297.9493	1,320,307.9822
1010	570,291.1263	1,320,286.3454
1011	570,360.7501	1,320,297.9737
1012	570,347.2662	1,320,316.2189
1013	570,327.9995	1,320,431.5771
1014	570,273.8790	1,320,555.0439
1015	570,267.0184	1,320,582.4517
1016	570,220.6982	1,320,655.9934
1017	570,197.5823	1,320,677.1040
1018	570,076.1719	1,320,992.8766
1019	570,026.1288	1,321,221.4966
1020	570,022.9075	1,321,271.8192
1021	570,041.8817	1,321,297.6918
1022	569,967.6650	1,321,352.1201
1023	569,876.2309	1,321,218.3025
1024	570,029.5026	1,320,974.9329
1025	570,150.9130	1,320,659.1603
1026	570,147.8941	1,320,628.0012
1027	570,139.9671	1,320,609.4984
1028	570,119.4915	1,320,585.8182
1029	569,974.0364	1,320,525.3125
1030	569,647.8580	1,320,308.6108
1031	569,561.9384	1,320,223.8492
1032	569,487.2147	1,320,217.2514

**COORDINATE LIST**

NO.	NORTH	EAST
2000	569,048.6386	1,320,705.0421
2001	569,080.1622	1,320,807.0643
2002	569,179.8044	1,320,888.2323
2003	569,323.1847	1,320,992.2478
2004	569,395.8483	1,321,050.5128
2005	569,454.0679	1,321,133.5792

**COORDINATE LIST**

NO.	NORTH	EAST
3000	569,947.0163	1,319,987.1069
3001	570,237.2940	1,320,009.2502
3002	570,652.2052	1,320,009.2502
3003	570,652.2052	1,319,997.2502
3004	570,692.3982	1,319,997.2502
3005	570,691.8244	1,320,071.2502
3006	570,652.2052	1,320,071.2502
3007	570,652.2052	1,320,059.2502
3008	570,235.3897	1,320,059.2502

**FOREST CONSERVATION EASEMENT LINE TABLE**

LINE	LENGTH(FT)	BEARING
FC1	661.15	S78°26'48"E
FC2	70.49	S28°30'38"W
FC3	64.26	S28°30'38"W
FC4	304.90	N76°30'38"W
FC5	324.13	N65°19'44"W
FC6	393.24	N80°31'06"W
FC7	45.05	N09°28'54"E
FC8	393.42	S80°31'06"E
FC9	80.60	S31°29'10"W
FC10	17.62	N62°10'53"W
FC11	37.14	S37°34'08"W
FC12	256.92	S01°07'26"W
FC13	81.18	S02°22'05"E
FC14	65.71	S07°16'40"E
FC15	67.71	S15°06'34"W
FC16	21.07	S71°32'26"E
FC17	12.61	S71°33'06"E
FC18	12.77	N38°03'43"E
FC19	10.64	N15°56'35"E
FC20	5.53	N23°31'51"E
FC21	23.75	N23°31'51"E
FC22	153.42	N03°02'56"E
FC23	323.62	N11°16'04"E
FC24	27.37	S80°31'06"E
FC25	45.05	N09°28'54"E
FC26	69.87	N80°31'06"W
FC27	47.00	S06°54'34"W
FC28	202.68	S00°18'19"E
FC29	191.86	S34°41'19"E
FC30	19.74	N56°55'17"E
FC31	107.78	N49°29'40"E
FC32	36.44	N55°03'56"W
FC33	73.16	N05°51'56"W
FC34	101.45	N35°33'26"E
FC35	250.36	N67°23'15"W
FC36	68.82	S68°11'16"W
FC37	939.20	N28°30'38"E
FC38	40.58	S68°58'08"E
FC39	NOT USED	
FC40	945.83	S28°30'38"W
FC41	50.00	N61°29'22"W
FC42	117.52	S28°30'38"W
FC43	239.86	S61°29'22"E
FC44	40.43	S61°29'22"E
FC45	27.14	N38°43'00"E
FC46	330.30	N61°29'22"W
FC47	50.00	N61°29'22"W
FC48	945.83	S28°30'38"W

**FOREST CONSERVATION EASEMENT CURVE TABLE**

CURVE	LENGTH (FT)	RADIUS (FT)	DELTA	CHORD LEN (FT)	CHORD DIR
FCC1	106.11	1003.53	6°03'31"	106.06	N41°29'36"E
FCC2	102.43	211.71	27°43'17"	101.44	S54°58'27"W
FCC3	9.86	825.00	0°41'06"	9.86	S69°18'41"E

**OWNER**

ROBERT B. WILLIAMS  
 JOANNA K. BENEDICT  
 BARBARA B. CUSACK  
 WILLIAM I. SLADE, JR.  
 C/O MILDENBERG, BOENDER AND ASSOC.  
 7350-B GRACE DRIVE  
 COLUMBIA, MARYLAND 21044  
 (410)997-0296







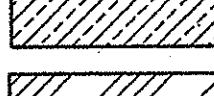


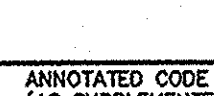
ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPILED WITH.

*Gary E. Lane* 05/18/15  
 GARY E. LANE, SURVEYOR  
 DATE

*Robert B. Williams* 05/18/15  
 ROBERT B. WILLIAMS, OWNER  
 DATE

*Joanna K. Benedict* 5/21/15  
 JOANNA K. BENEDICT, OWNER  
 DATE</

**LEGEND**

-  EXISTING COLUMBIA GAS PIPELINE RIGHT-OF-WAY L 1117 / F 495, L 4915 / F 153, L 5080 / F 324, L 140 / F 353
-  EXISTING PERMANENT BGE EASEMENT (L 12341 F 57)
-  31,521 SF (0.72 Ac) TO BE DEDICATED TO HOWARD COUNTY FOR THE USE OF PUBLIC RIGHT-OF-WAY
-  EXISTING BALTIMORE GAS & ELECTRIC PIPE LINE RIGHT-OF-WAY L 287 / F 47, L 554 / F 49
-  EXISTING COLUMBIA GAS PIPE LINE RIGHT-OF-WAY L 1117 / F 495, L 1159 / F 277
-  EXISTING 50' COLUMBIA GAS PIPE LINE RIGHT-OF-WAY L 1117 / F 495, L 4915 / 153, L 5070 / F 324
-  EXIST. 20' INGRESS EGRESS EASEMENT L 5676 F 351 SERVING TAX MAP 28, PARCEL 414, OUTPARCEL 2 TO BE ABANDONED BY THIS PLAT
-  PUBLIC VARIABLE WIDTH STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
-  FOREST CONSERVATION EASEMENT (RETENTION)
-  FOREST CONSERVATION EASEMENT (AFFORESTATION)

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.

*Gary E. Lane* 05/18/15  
GARY E. LANE, SURVEYOR DATE

*Robert B. Williams* 05/12/15  
ROBERT B. WILLIAMS, OWNER DATE

*Joanna K. Benedict* 5/21/15  
JOANNA K. BENEDICT, OWNER DATE

*Barbara B. Cusack* 5/21/15  
BARBARA B. CUSACK, OWNER DATE

*William I. Slade, Jr.* 5/21/15  
WILLIAM I. SLADE, JR. OWNER DATE

**AREA TABULATION (THIS SHEET)**

NUMBER OF BUILDABLE LOTS	12
NUMBER OF BUILDABLE PRESERVATION PARCELS	0
NUMBER OF NON-BUILDABLE PRESERVATION PARCELS	3
NUMBER OF NON-BUILDABLE BULK PARCELS	1
TOTAL NUMBER OF LOTS & PARCELS	16
AREA OF BUILDABLE LOTS	13.36AC±
AREA OF PRESERVATION PARCELS (BUILDABLE AND NON-BUILDABLE)	7.85AC±
AREA OF BULK PARCELS (NON-BUILDABLE)	0.21AC±
AREA OF ROAD DEDICATION	0.71AC±
AREA OF PUBLIC ROADWAY	0.81AC±
TOTAL AREA TO BE RECORDED	22.94AC±

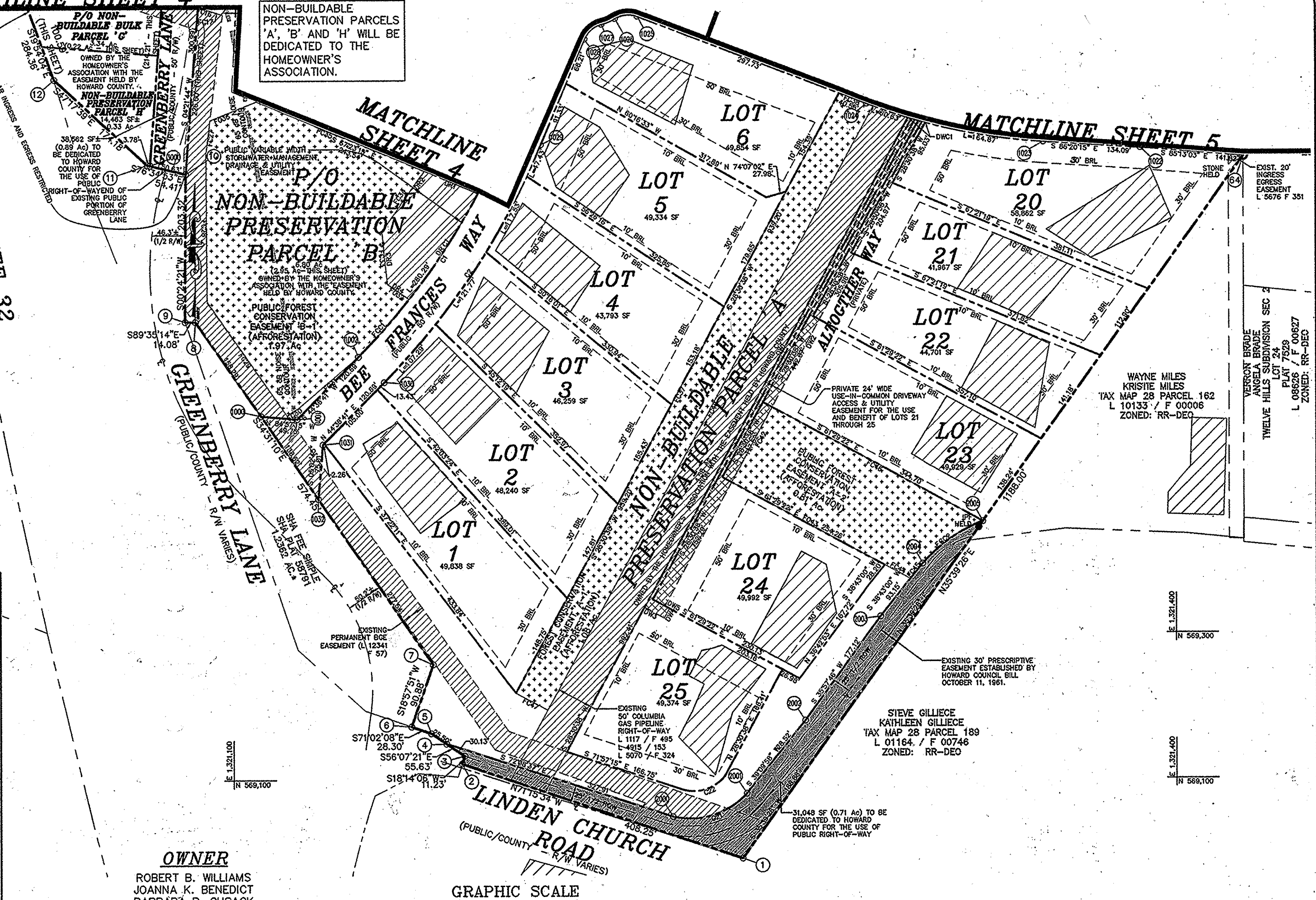
APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

*Richard M. Ross* 8/11/2015  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad E. Clark* 8-13-15  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kent Stuebel* 8-14-15  
DIRECTOR DATE



**OWNER'S STATEMENT**

WE, ROBERT B. WILLIAMS, JOANNA K. BENEDICT, BARBARA B. CUSACK, AND WILLIAM I. SLADE, JR., THE 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 UPON 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 EASEMENTS 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 WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 18<sup>th</sup> DAY OF May 2015.

*Robert B. Williams*  
ROBERT B. WILLIAMS, OWNER  
*Joanna K. Benedict*  
JOANNA K. BENEDICT, OWNER  
*Barbara B. Cusack*  
BARBARA B. CUSACK, OWNER  
*William I. Slade, Jr.*  
WILLIAM I. SLADE, JR. OWNER

*Robert M. ...*  
WITNESS  
*...*  
WITNESS  
*...*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR, AND THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY JOANNA K. BENEDICT, BARBARA B. CUSACK, AND WILLIAM I. SLADE, JR. TO ROBERT B. WILLIAMS BY DEED DATED DECEMBER 29, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5891 AT FOLIO 307, AND THAT IT IS A SUBDIVISION OF LAND CONVEYED BY JOANNA K. BENEDICT, BARBARA B. CUSACK, AND WILLIAM I. SLADE, JR. TO ROBERT B. WILLIAMS BY DEED DATED AUGUST 10, 1999 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4889 AT FOLIO 635 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 AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND.

*Gary E. Lane*  
GARY E. LANE, PROP. L.S. 574  
EXPIRATION: 3/21/17

*Gary E. Lane* 8/18/15  
DATE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 48 INTO 25 BUILDABLE LOTS, THREE NON-BUILDABLE PRESERVATION PARCELS, ONE BUILDABLE PRESERVATION PARCEL, AND FOUR NON-BUILDABLE BULK PARCELS.

RECORDED AS PLAT 73455 ON 8/20/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.


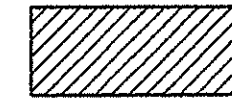
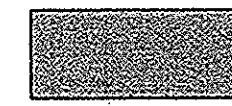
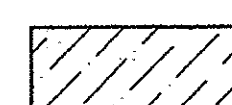
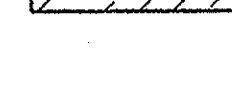


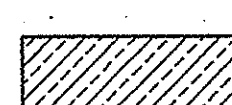


**GREENBERRY**  
LOTS 1 THRU 25, NON-BUILDABLE PRESERVATION PARCELS 'A', 'B' AND 'H', NON-BUILDABLE BULK PARCELS 'C', 'D', 'F' AND 'G', AND BUILDABLE PRESERVATION PARCEL 'E'

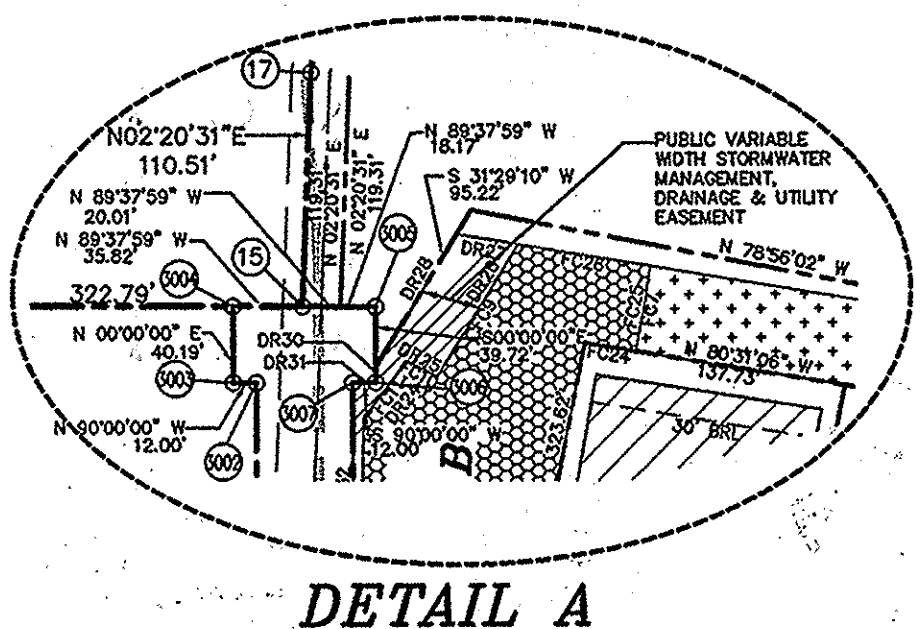
TAX MAP 28 PARCEL 48 BLOCK 9  
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING RR-DEO  
SCALE: 1"=100' DATE: MAY 2015  
DPZ FILE NOS. ECP-13-026 SP-13-010 BA-05-046C  
SHEET 3 OF 9

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
7350-B Grace Drive, Columbia, Maryland 21044  
(410) 997-0296 Ball. (410) 997-0298 Fax.

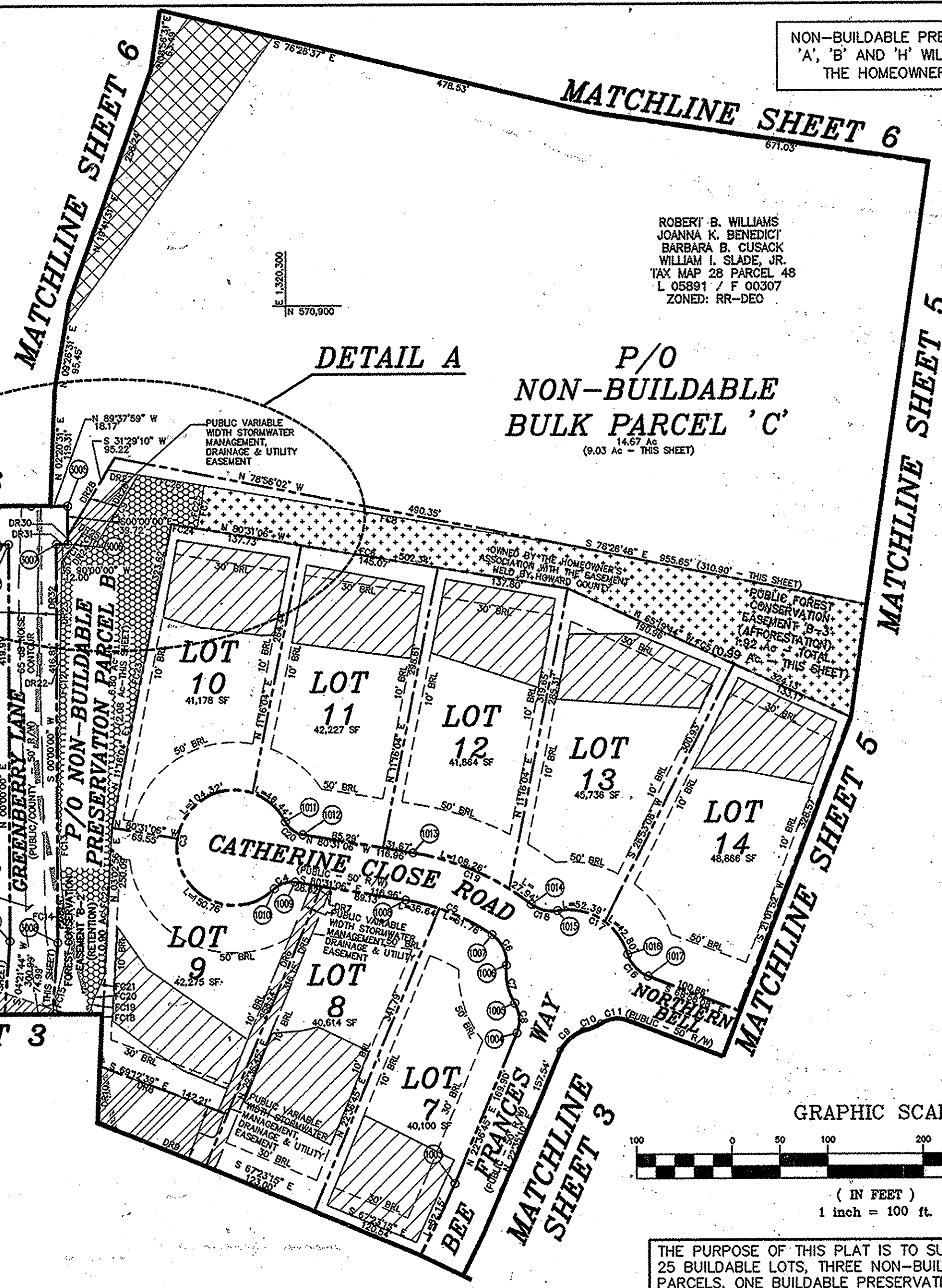
NON-BUILDABLE PRESERVATION PARCELS 'A', 'B' AND 'H' WILL BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION.

**LEGEND**

-  EXISTING COLUMBIA GAS PIPELINE RIGHT-OF-WAY  
L 1117 / F 495, L 4915 / F 153, L 5080 / F 324  
L 140 / F 353
-  EXISTING PERMANENT BGE EASEMENT (L 12341 F 57)
-  31,521 SF (0.72 Ac) TO BE DEDICATED TO HOWARD COUNTY FOR THE USE OF PUBLIC RIGHT-OF-WAY
-  EXISTING BALTIMORE GAS & ELECTRIC PIPE LINE RIGHT-OF-WAY  
L 287 / F 47  
L 554 / F 49
-  EXISTING COLUMBIA GAS PIPE LINE RIGHT-OF-WAY  
L 1117 / F 495  
L 1159 / F 277
-  EXISTING 50" COLUMBIA GAS PIPE LINE RIGHT-OF-WAY  
L 1117 / F 495  
L 4915 / 153  
L 5070 / F 324
-  EXIST. 20' INGRESS EGRESS EASEMENT  
L 5676 F 351 SERVING TAX MAP 28, PARCEL 414, OUTPARCEL 2 TO BE ABANDONED BY THIS PLAT
-  PUBLIC VARIABLE WIDTH STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
-  FOREST CONSERVATION EASEMENT (RETENTION)
-  FOREST CONSERVATION EASEMENT (AFFORESTATION)



DETAIL A



ROBERT B. WILLIAMS  
JOANNA K. BENEDICT  
BARBARA B. CUSACK  
WILLIAM I. SLADE, JR.  
TAX MAP 28 PARCEL 48  
L 05891 / F 00307  
ZONED: RR-DEO

P/O  
NON-BUILDABLE  
BULK PARCEL 'C'  
14.67 Ac  
(9.03 Ac - THIS SHEET)

P/O NON-BUILDABLE  
BULK  
PARCEL 'G'  
3.34 Ac  
(3.12 Ac - THIS SHEET)

P/O NON-BUILDABLE  
PRESERVATION PARCEL 'B'

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.

*Gary E. Lane* 05/15/15  
GARY E. LANE, SURVEYOR DATE

*Robert B. Williams* 05/18/15  
ROBERT B. WILLIAMS, OWNER DATE

*Joanna K. Benedict*  
JOANNA K. BENEDICT, OWNER DATE

*Barbara B. Cusack* 5/21/15  
BARBARA B. CUSACK, OWNER DATE

*William I. Slade, Jr.* 5/21/15  
WILLIAM I. SLADE, JR., OWNER DATE

**AREA TABULATION (THIS SHEET)**

NUMBER OF BUILDABLE LOTS	8
NUMBER OF BUILDABLE PRESERVATION PARCELS	0
NUMBER OF NON-BUILDABLE PRESERVATION PARCELS	1
NUMBER OF NON-BUILDABLE BULK PARCELS	2
TOTAL NUMBER OF LOTS & PARCELS	11
AREA OF BUILDABLE LOTS	7.87AC±
AREA OF PRESERVATION PARCELS (BUILDABLE AND NON-BUILDABLE)	2.08AC±
AREA OF BULK PARCELS (NON-BUILDABLE)	12.15AC±
AREA OF ROAD DEDICATION	0
AREA OF PUBLIC ROADWAY	1.95AC±
TOTAL AREA TO BE RECORDED	24.05AC±

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

*Madison for Maureen Rossman* 8/11/2015  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Phil Blum* 8-13-15  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kent Shelton* 8-14-15  
DIRECTOR DATE

**OWNER**  
ROBERT B. WILLIAMS  
JOANNA K. BENEDICT  
BARBARA B. CUSACK  
WILLIAM I. SLADE, JR.  
C/O MILDENBERG, BOENDER AND ASSOC.  
7350-B GRACE DRIVE  
COLUMBIA, MARYLAND 21044  
(410)997-0296

**OWNER'S STATEMENT**

WE, ROBERT B. WILLIAMS, JOANNA K. BENEDICT, BARBARA B. CUSACK, AND WILLIAM I. SLADE, JR., THE 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 RESTRICTIONS 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 EASEMENTS 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 WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 13<sup>th</sup> DAY OF May 2015.

*Robert B. Williams*  
ROBERT B. WILLIAMS, OWNER

*Joanna K. Benedict*  
JOANNA K. BENEDICT, OWNER

*Barbara B. Cusack*  
BARBARA B. CUSACK, OWNER

*William I. Slade, Jr.*  
WILLIAM I. SLADE, JR.

*Robert B. Williams*  
WITNESS

*Joanna K. Benedict*  
WITNESS

*Barbara B. Cusack*  
WITNESS

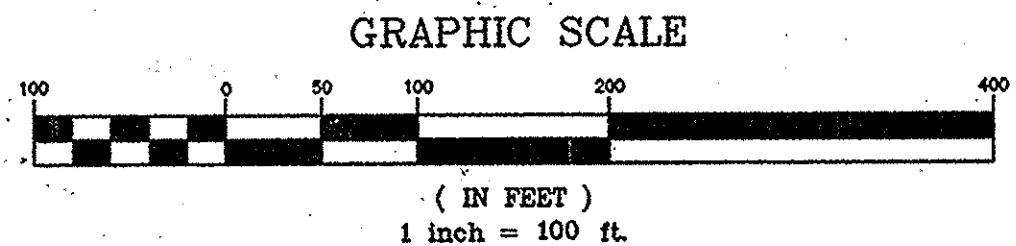
*William I. Slade, Jr.*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR, AND THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY JOANNA K. BENEDICT, BARBARA B. CUSACK, AND WILLIAM I. SLADE, JR. TO ROBERT B. WILLIAMS BY DEED DATED DECEMBER 29, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5891 AT FOLIO 307, AND THAT IT IS A SUBDIVISION OF LAND CONVEYED BY JOANNA K. BENEDICT, BARBARA B. CUSACK, AND WILLIAM I. SLADE, JR. TO ROBERT B. WILLIAMS BY DEED DATED AUGUST 10, 1999 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4889 AT FOLIO 635 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 AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND.

*Gary E. Lane*  
GARY E. LANE, PROP. L.S. 574  
EXPIRATION: 3/21/17

STATE OF MARYLAND  
GARY E. LANE  
PROPERTY LINE SURVEYOR  
No. 574



THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 48 INTO 25 BUILDABLE LOTS, THREE NON-BUILDABLE PRESERVATION PARCELS, ONE BUILDABLE PRESERVATION PARCEL, AND FOUR NON-BUILDABLE BULK PARCELS.

RECORDED AS PLAT 23456 ON 8/20/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**GREENBERRY**  
LOTS 1 THRU 25, NON-BUILDABLE PRESERVATION PARCELS 'A', 'B' AND 'H', NON-BUILDABLE BULK PARCELS 'C', 'D', 'F' AND 'G', AND BUILDABLE PRESERVATION PARCEL 'E'


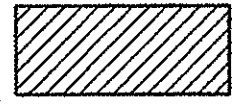

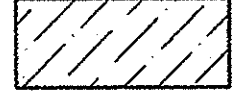






TAX MAP 28 PARCEL 48 BLOCK 9 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING RR-DEO SCALE: 1"=100' DAE: MAY 2015 DPZ FILE NOS. ECP-13-026 SP-13-010 BA-05-046C SHEET 4 OF 9

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
7350-B Grace Drive, Columbia, Maryland 21044  
(410) 997-0296 Balt. (410) 997-0298 Fax

P:\2004\12-028 MARRIOTT'S PRESERVE (MELCHIOR)\DWG\028-RP1-SUPP-FEB-MAY 2013.DWG

NON-BUILDABLE PRESERVATION PARCELS 'A', 'B' AND 'H' WILL BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION.

**LEGEND**

-  EXISTING COLUMBIA GAS PIPELINE RIGHT-OF-WAY  
L 1117 / F 495, L 4915 / F 153, L 5080 / F 324  
L 140 / F 353
-  EXISTING PERMANENT BGE EASEMENT (L 12341 F 57)
-  31,521 SF (0.72 Ac) TO BE DEDICATED TO HOWARD COUNTY FOR THE USE OF PUBLIC RIGHT-OF-WAY
-  EXISTING BALTIMORE GAS & ELECTRIC PIPE LINE RIGHT-OF-WAY  
L 287 / F 47  
L 554 / F 49
-  EXISTING COLUMBIA GAS PIPE LINE RIGHT-OF-WAY  
L 1117 / F 495  
L 1159 / F 277
-  EXISTING 50' COLUMBIA GAS PIPE LINE RIGHT-OF-WAY  
L 1117 / F 495  
L 4915 / F 153  
L 5070 / F 324
-  EXIST. 20' INGRESS EGRESS EASEMENT  
L 5676 F 351 SERVING TAX MAP 28, PARCEL 414, OUTPARCEL 2 TO BE ABANDONED BY THIS PLAT
-  PUBLIC VARIABLE WIDTH STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
-  FOREST CONSERVATION EASEMENT (RETENTION)
-  FOREST CONSERVATION EASEMENT (AFFORESTATION)

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.

*Gary E. Lane* 05/10/15  
GARY E. LANE, SURVEYOR DATE

*Robert B. Williams* 05/10/15  
ROBERT B. WILLIAMS, OWNER DATE

*Joanna K. Benedict* 5/21/15  
JOANNA K. BENEDICT, OWNER DATE

*Barbara B. Cusack* 5/21/15  
BARBARA B. CUSACK, OWNER DATE

*William I. Slade, Jr.* 5/21/15  
WILLIAM I. SLADE, JR. OWNER DATE

**AREA TABULATION (THIS SHEET)**

NUMBER OF BUILDABLE LOTS	5
NUMBER OF BUILDABLE PRESERVATION PARCELS	0
NUMBER OF NON-BUILDABLE PRESERVATION PARCELS	1
NUMBER OF NON-BUILDABLE BULK PARCELS	2
TOTAL NUMBER OF LOTS & PARCELS	8
AREA OF BUILDABLE LOTS	5.40AC±
AREA OF PRESERVATION PARCELS (BUILDABLE AND NON-BUILDABLE)	1.78AC±
AREA OF BULK PARCELS (NON-BUILDABLE)	6.27AC±
AREA OF ROAD DEDICATION	0
AREA OF PUBLIC ROADWAY	0.92AC±
TOTAL AREA TO BE RECORDED	14.37AC±

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

*William I. Slade, Jr.* 8/11/2015  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Blank* 8-13-15  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Walter S. ...* 8-14-15  
DIRECTOR DATE

**OWNER**  
ROBERT B. WILLIAMS  
JOANNA K. BENEDICT  
BARBARA B. CUSACK  
WILLIAM I. SLADE, JR.  
C/O MILDENBERG, BOENDER AND ASSOC.  
7350-B GRACE DRIVE  
COLUMBIA, MARYLAND 21044  
(410)997-0296

**OWNER'S STATEMENT**

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WITNESS MY HAND THIS 8<sup>th</sup> DAY OF May 2015.

*Robert B. Williams* ROBERT B. WILLIAMS, OWNER  
*Joanna K. Benedict* JOANNA K. BENEDICT, OWNER  
*Barbara B. Cusack* BARBARA B. CUSACK, OWNER  
*William I. Slade, Jr.* WILLIAM I. SLADE, JR.

*Robert ...* WITNESS  
*Joanna ...* WITNESS  
*Barbara ...* WITNESS  
*William ...* WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR, AND THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY JOANNA K. BENEDICT, BARBARA B. CUSACK, AND WILLIAM I. SLADE, JR. TO ROBERT B. WILLIAMS BY DEED DATED DECEMBER 29, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5891 AT FOLIO 307, AND THAT IT IS A SUBDIVISION OF LAND CONVEYED BY JOANNA K. BENEDICT, BARBARA B. CUSACK, AND WILLIAM I. SLADE, JR. TO ROBERT B. WILLIAMS BY DEED DATED AUGUST 10, 1999 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4889 AT FOLIO 635 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 AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND.

*Gary E. Lane* GARY E. LANE, PROP. L.S. 574 DATE: 5/15/15  
EXPIRATION: 3/21/17

STATE OF MARYLAND  
GARY E. LANE  
PROPERTY LINE SURVEYOR  
No. 574

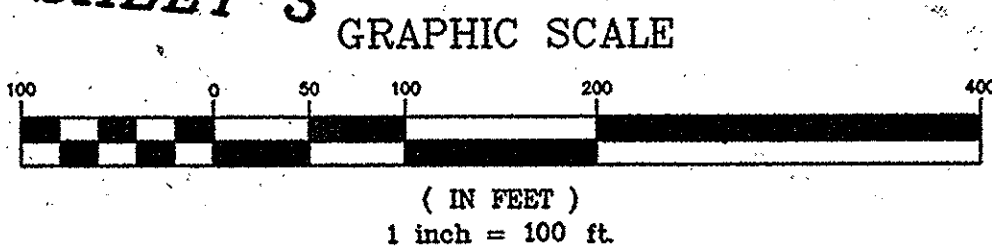
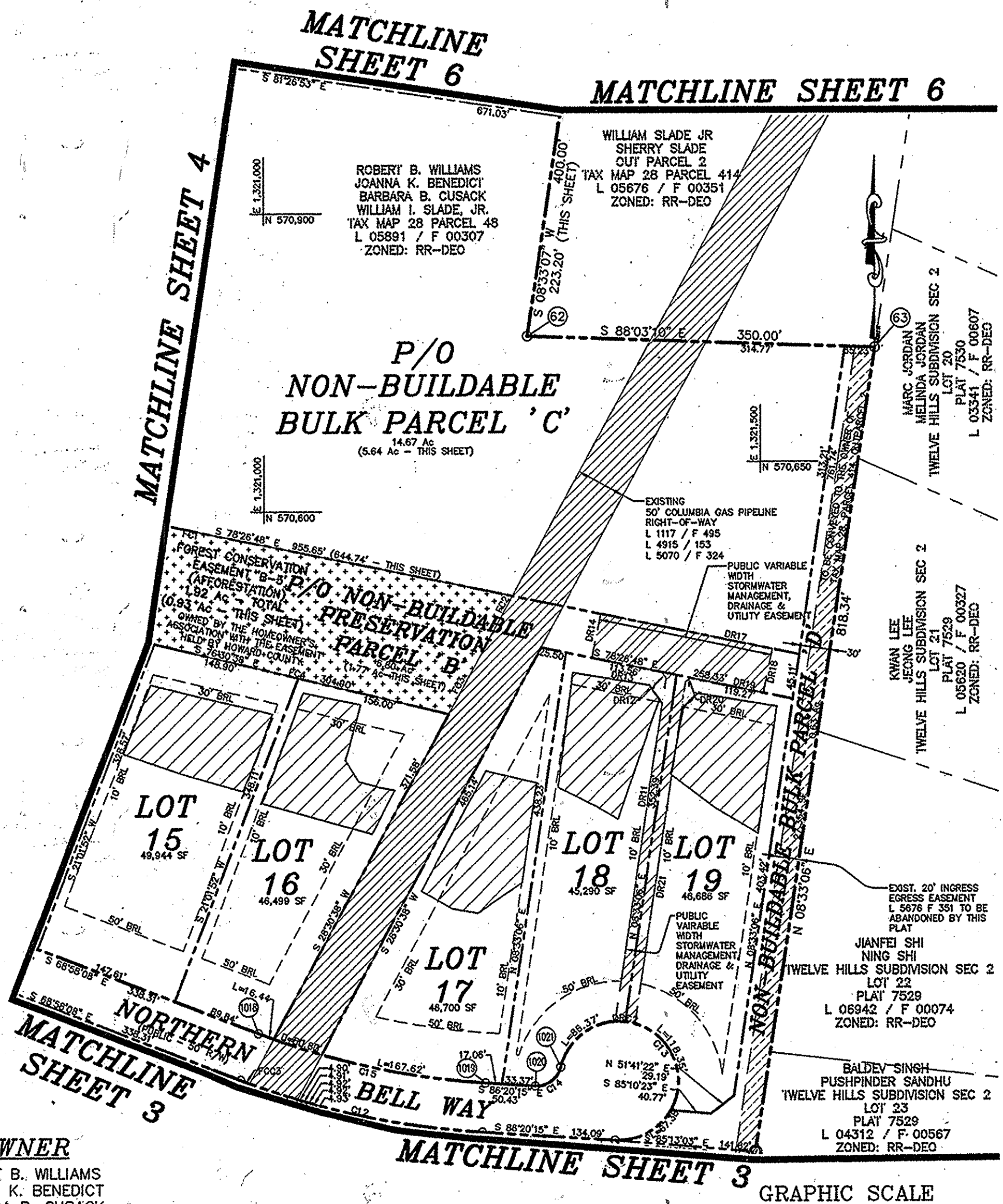
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 48 INTO 25 BUILDABLE LOTS, THREE NON-BUILDABLE PRESERVATION PARCELS, ONE BUILDABLE PRESERVATION PARCEL, AND FOUR NON-BUILDABLE BULK PARCELS.

RECORDED AS PLAT 8347 ON 8/21/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**GREENBERRY**  
LOTS 1 THRU 25, NON-BUILDABLE PRESERVATION PARCELS 'A', 'B' AND 'H', NON-BUILDABLE BULK PARCELS 'C', 'D', 'F' AND 'G', AND BUILDABLE PRESERVATION PARCEL 'E'

TAX MAP 28 FIFTH ELECTION DISTRICT SCALE: 1"=100'  
PARCEL 48 HOWARD COUNTY, MARYLAND DATE: MAY 2015  
BLOCK '9' EX. ZONING RR-DEO DPZ FILE NOS. ECP-13-026  
SP-13-010 BA-05-046C

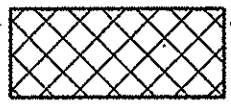
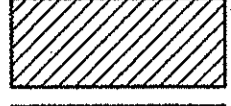
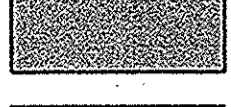
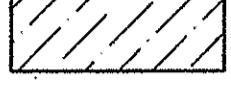


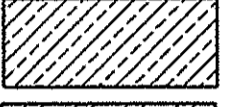
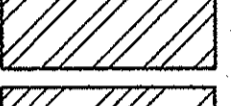
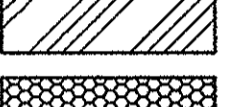


**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
7350-B Grace Drive, Columbia, Maryland 21044  
(410) 997-0298 Ball. (410) 997-0298 Fax.  
SHEET 5 OF 9



P:\2004\12-028 MARRIOTT'S PRESERVE (MELCHIOR) DWG\028-RP1-SUPP-FEB-MAY 2013.DWG



**LEGEND**

-  EXISTING COLUMBIA GAS PIPELINE RIGHT-OF-WAY  
L 1117 / F 495, L 4915 / F 153, L 5080 / F 324  
L 140 / F 353
-  EXISTING PERMANENT BGE EASEMENT (L 12341 F 57)
-  31,521 SF (0.72 Ac) TO BE DEDICATED TO HOWARD COUNTY FOR THE USE OF PUBLIC RIGHT-OF-WAY
-  EXISTING BALTIMORE GAS & ELECTRIC PIPE LINE RIGHT-OF-WAY  
L 287 / F 47  
L 554 / F 49
-  EXISTING COLUMBIA GAS PIPE LINE RIGHT-OF-WAY  
L 1117 / F 495  
L 1159 / F 277
-  EXISTING 50' COLUMBIA GAS PIPE LINE RIGHT-OF-WAY  
L 1117 / F 495  
L 4915 / F 153  
L 5070 / F 324
-  EXIST. 20' INGRESS EGRESS EASEMENT  
L 5676 F 351 SERVING TAX MAP 28, PARCEL 414, OUTPARCEL 2 TO BE ABANDONED BY THIS PLAT
-  EXISTING PRIVATE 30' INGRESS / EGRESS ACCESS EASEMENT L 2356 F 38
-  PUBLIC VARIABLE WIDTH STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
-  FOREST CONSERVATION EASEMENT (RETENTION)
-  FOREST CONSERVATION EASEMENT (AFFORESTATION)

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.

*Gary E. Lane* 05/10/15  
GARY E. LANE, SURVEYOR DATE

*Robert B. Williams* 05/10/15  
ROBERT B. WILLIAMS, OWNER DATE

*Joanna K. Benedict* 5/21/15  
JOANNA K. BENEDICT, OWNER DATE

*Barbara B. Cusack* 5/21/15  
BARBARA B. CUSACK, OWNER DATE

*William I. Slade, Jr.* 5/19/15  
WILLIAM I. SLADE, JR. OWNER DATE

**AREA TABULATION (THIS SHEET)**

NUMBER OF BUILDABLE LOTS	0
NUMBER OF BUILDABLE PRESERVATION PARCELS	1
NUMBER OF NON-BUILDABLE PRESERVATION PARCELS	0
NUMBER OF NON-BUILDABLE BULK PARCELS	0
TOTAL NUMBER OF LOTS & PARCELS	1
AREA OF BUILDABLE LOTS	0
AREA OF PRESERVATION PARCELS (BUILDABLE AND NON-BUILDABLE)	14.75AC±
AREA OF BULK PARCELS (NON-BUILDABLE)	0
AREA OF ROAD DEDICATION	0
AREA OF PUBLIC ROADWAY	0
TOTAL AREA TO BE RECORDED	14.75AC±

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

*William I. Slade, Jr.* 8/11/2015  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Robert B. Williams* 8-13-15  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*William I. Slade, Jr.* 8-14-15  
DIRECTOR DATE

**OWNER**  
ROBERT B. WILLIAMS  
JOANNA K. BENEDICT  
BARBARA B. CUSACK  
WILLIAM I. SLADE, JR.  
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7350-B GRACE DRIVE  
COLUMBIA, MARYLAND 21044  
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WITNESS MY HAND THIS 13<sup>th</sup> DAY OF May 2015.

*Robert B. Williams*  
ROBERT B. WILLIAMS, OWNER  
*Joanna K. Benedict*  
JOANNA K. BENEDICT, OWNER  
*Barbara B. Cusack*  
BARBARA B. CUSACK, OWNER  
*William I. Slade, Jr.*  
WILLIAM I. SLADE, JR.

*Robert B. Williams*  
WITNESS  
*Joanna K. Benedict*  
WITNESS  
*Barbara B. Cusack*  
WITNESS  
*William I. Slade, Jr.*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR, AND THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY JOANNA K. BENEDICT, BARBARA B. CUSACK, AND WILLIAM I. SLADE, JR. TO ROBERT B. WILLIAMS BY DEED DATED DECEMBER 29, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5891 AT FOLIO 307, AND THAT IT IS A SUBDIVISION OF LAND CONVEYED BY JOANNA K. BENEDICT, BARBARA B. CUSACK, AND WILLIAM I. SLADE, JR. TO ROBERT B. WILLIAMS BY DEED DATED AUGUST 10, 1999 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4889 AT FOLIO 635 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION EXCEPT AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND.

*Gary E. Lane*  
GARY E. LANE, PROP. L.S. 574  
EXPIRATION: 3/21/17

*Gary E. Lane*  
DATE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 48 INTO 25 BUILDABLE LOTS, THREE NON-BUILDABLE PRESERVATION PARCELS, ONE BUILDABLE PRESERVATION PARCEL, AND FOUR NON-BUILDABLE BULK PARCELS.

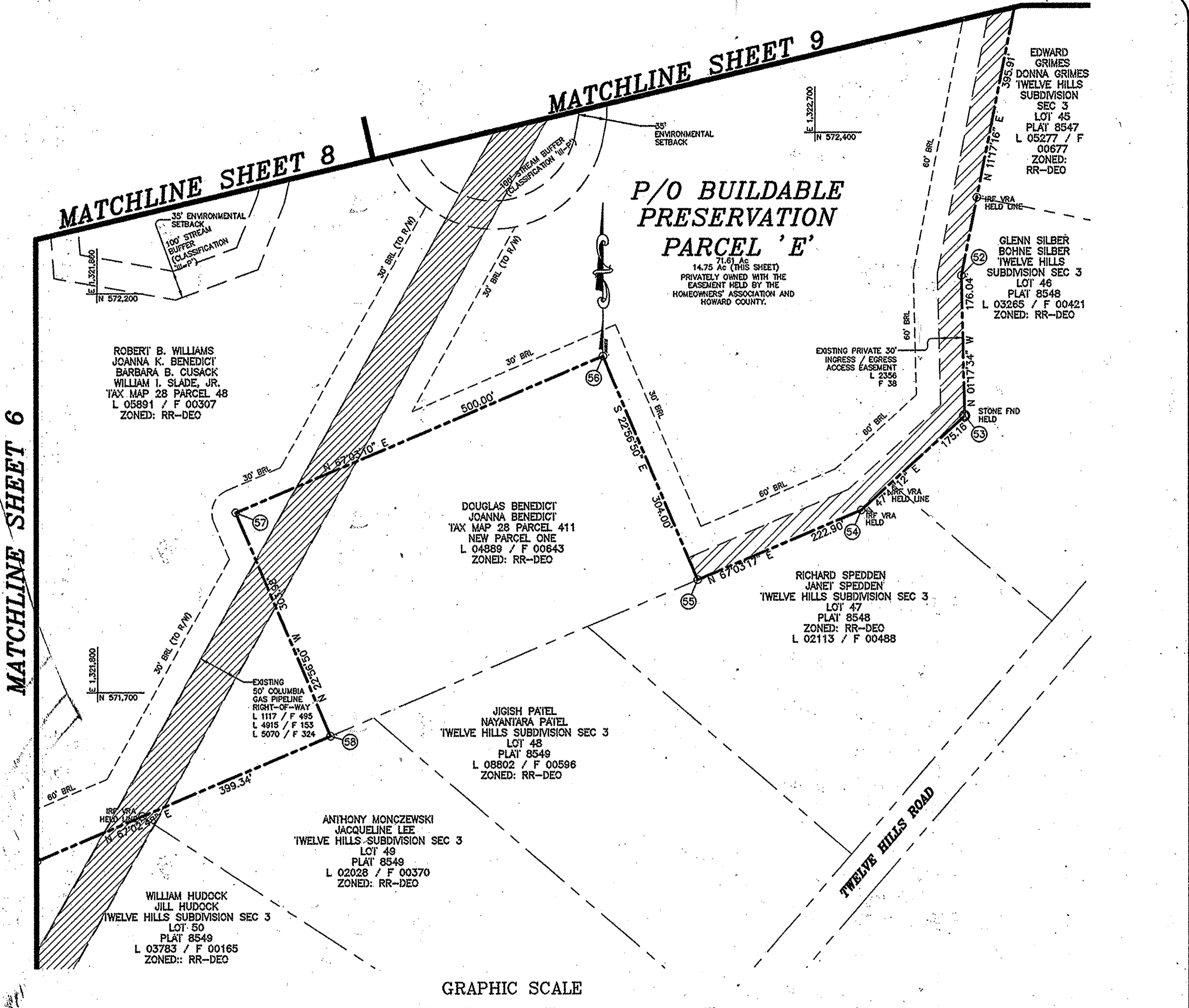
RECORDED AS PLAT 23168 ON 8/20/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**GREENBERRY**  
LOTS 1 THRU 25, NON-BUILDABLE PRESERVATION PARCELS 'A', 'B' AND 'H', NON-BUILDABLE BULK PARCELS 'C', 'D', 'F' AND 'G', AND BUILDABLE PRESERVATION PARCEL 'E'

TAX MAP 28 FIFTH ELECTION DISTRICT SCALE: 1"=100'  
PARCEL 48 HOWARD COUNTY, MARYLAND DATE: MAY 2015  
BLOCK 9 EX. ZONING RR-DEO DPZ FILE NOS. ECP-13-026  
SP-13-010 BA-05-046C


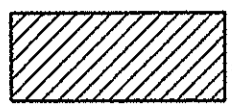
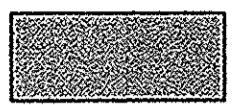
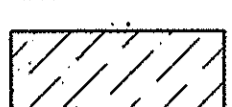
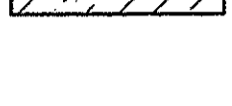


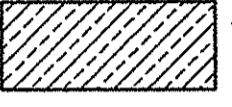
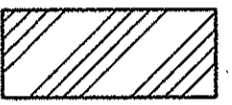

SHEET 7 OF 9

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
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(410) 997-0296 Balt. (410) 997-0298 Fax



P:\2004\12-028 MARRIOTT'S PRESERVE (MELCHIOR)\DWG\028-RP1-SUPP-FEB-MAY 2013.DWG

**LEGEND**

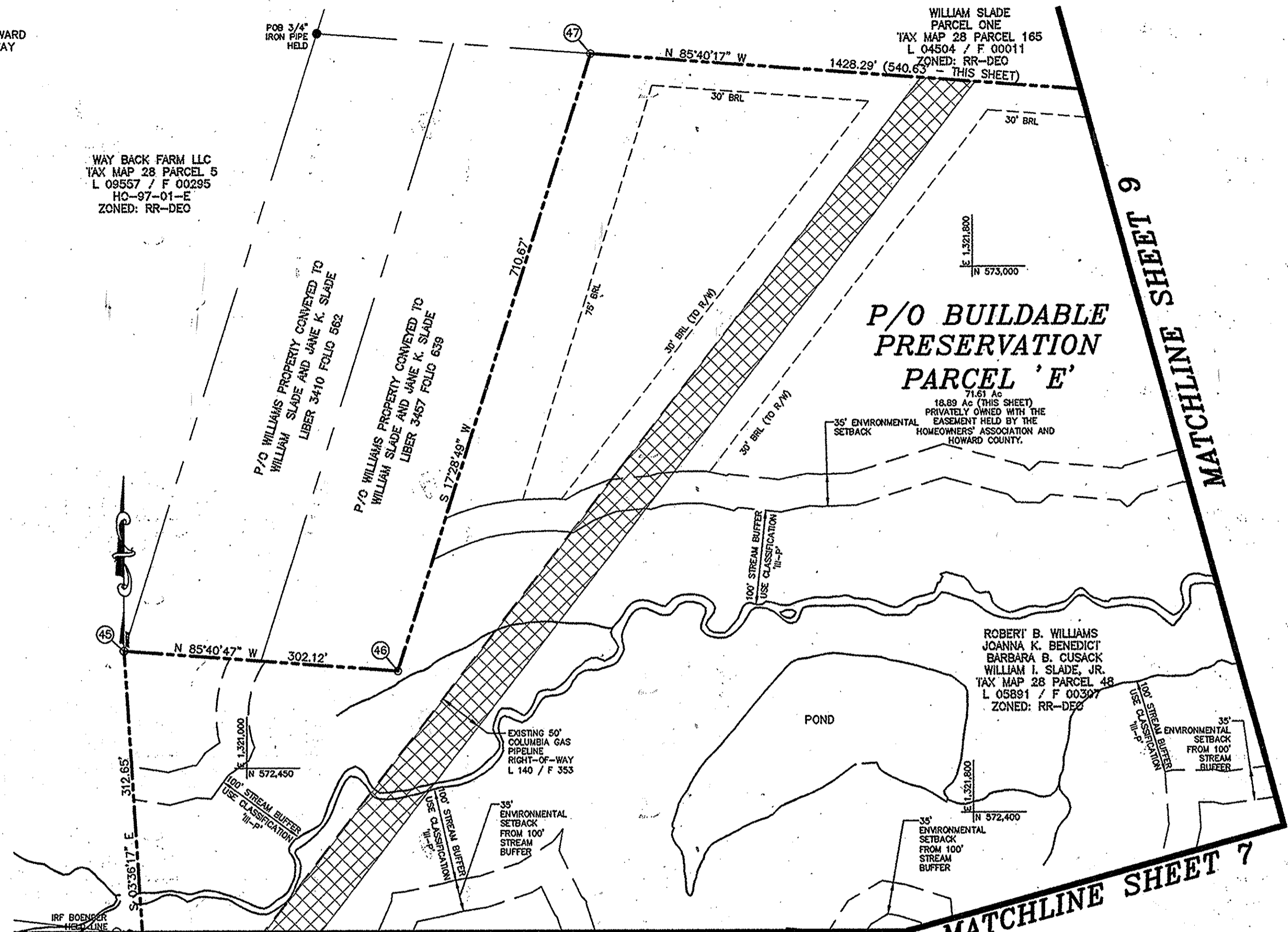
-  EXISTING COLUMBIA GAS PIPELINE RIGHT-OF-WAY  
L 1117 / F 495, L 4915 / F 153, L 5080 / F 324  
L 140 / F 353
-  EXISTING PERMANENT BGE EASEMENT (L 12341 F 57)
-  31,521 SF (0.72 Ac) TO BE DEDICATED TO HOWARD COUNTY FOR THE USE OF PUBLIC RIGHT-OF-WAY
-  EXISTING BALTIMORE GAS & ELECTRIC PIPE LINE RIGHT-OF-WAY  
L 287 / F 47  
L 554 / F 49
-  EXISTING COLUMBIA GAS PIPE LINE RIGHT-OF-WAY  
L 1117 / F 495  
L 1159 / F 277
-  EXISTING 50' COLUMBIA GAS PIPE LINE RIGHT-OF-WAY  
L 1117 / F 495  
L 4915 / 153  
L 5070 / F 324
-  EXIST. 20' INGRESS EGRESS EASEMENT  
L 5676 F 351 SERVING TAX MAP 28, PARCEL 414, OUTPARCEL 2 TO BE ABANDONED BY THIS PLAT
-  PUBLIC VARIABLE WIDTH STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
-  FOREST CONSERVATION EASEMENT (RETENTION)
-  FOREST CONSERVATION EASEMENT (AFFORESTATION)

WAY BACK FARM LLC  
TAX MAP 28 PARCEL 5  
L 09557 / F 00295  
HO-97-01-E  
ZONED: RR-DEO

WILLIAM SLADE  
PARCEL ONE  
TAX MAP 28 PARCEL 165  
L 04504 / F 00011  
ZONED: RR-DEO  
1428.29' (540.63' - THIS SHEET)

**P/O BUILDABLE PRESERVATION PARCEL 'E'**  
71.61 Ac  
18.89 Ac (THIS SHEET)  
PRIVATELY OWNED WITH THE EASEMENT HELD BY THE HOMEOWNERS' ASSOCIATION AND HOWARD COUNTY.

ROBERT B. WILLIAMS  
JOANNA K. BENEDICT  
BARBARA B. CUSACK  
WILLIAM I. SLADE, JR.  
TAX MAP 28 PARCEL 48  
L 05891 / F 00307  
ZONED: RR-DEO



ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MARKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Gary E. Lane* 05/10/15  
GARY E. LANE, SURVEYOR DATE

*Robert B. Williams* 05/10/15  
ROBERT B. WILLIAMS, OWNER DATE

*Joanna K. Benedict* 5/21/15  
JOANNA K. BENEDICT, OWNER DATE

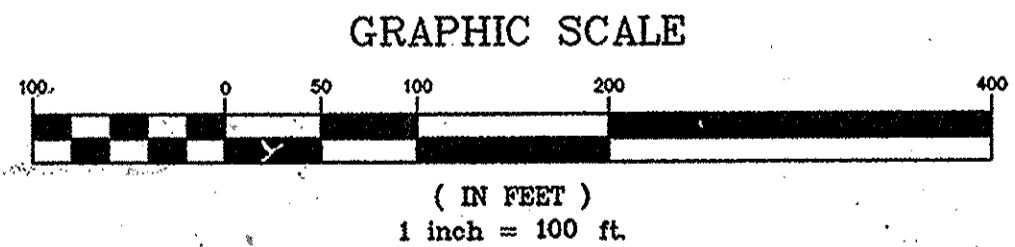
*Barbara B. Cusack* 5/12/15  
BARBARA B. CUSACK, OWNER DATE

*William I. Slade, Jr.* 5/12/15  
WILLIAM I. SLADE, JR. OWNER DATE

**AREA TABULATION (THIS SHEET)**

NUMBER OF BUILDABLE LOTS	0
NUMBER OF BUILDABLE PRESERVATION PARCELS	1
NUMBER OF NON-BUILDABLE PRESERVATION PARCELS	0
NUMBER OF NON-BUILDABLE BULK PARCELS	0
TOTAL NUMBER OF LOTS & PARCELS	1
AREA OF BUILDABLE LOTS	0
AREA OF PRESERVATION PARCELS (BUILDABLE AND NON-BUILDABLE)	18.89Ac±
AREA OF BULK PARCELS (NON-BUILDABLE)	0
AREA OF ROAD DEDICATION	0
AREA OF PUBLIC ROADWAY	0
TOTAL AREA TO BE RECORDED	18.89Ac±

**OWNER**  
ROBERT B. WILLIAMS  
JOANNA K. BENEDICT  
BARBARA B. CUSACK  
WILLIAM I. SLADE, JR.  
C/O MILDENBERG, BOENDER AND ASSOC.  
7350-B GRACE DRIVE  
COLUMBIA, MARYLAND 21044  
(410)997-0296



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

*Kevin M. Rose* 8/11/2015  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*John Edinger* 8-13-15  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Keith L. Wood* 8-14-15  
DIRECTOR DATE

**OWNER'S STATEMENT**

WE, ROBERT B. WILLIAMS, JOANNA K. BENEDICT, BARBARA B. CUSACK, AND WILLIAM I. SLADE, JR., THE 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 EASEMENTS 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 WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 13<sup>th</sup> DAY OF May 2014.

*Robert B. Williams*  
ROBERT B. WILLIAMS, OWNER

*Joanna K. Benedict*  
JOANNA K. BENEDICT, OWNER

*Barbara B. Cusack*  
BARBARA B. CUSACK, OWNER

*William I. Slade, Jr.*  
WILLIAM I. SLADE, JR.

*Rachel S. Benedict*  
WITNESS

*EM*  
WITNESS

*CE*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR, AND THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY JOANNA K. BENEDICT, BARBARA B. CUSACK, AND WILLIAM I. SLADE, JR. TO ROBERT B. WILLIAMS BY DEED DATED DECEMBER 29, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5891 AT FOLIO 307, AND THAT IT IS A SUBDIVISION OF LAND CONVEYED BY JOANNA K. BENEDICT, BARBARA B. CUSACK, AND WILLIAM I. SLADE, JR. TO ROBERT B. WILLIAMS BY DEED DATED AUGUST 10, 1999 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4589 AT FOLIO 635 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 AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND.

*Gary E. Lane*  
GARY E. LANE, PROP. L.S. 574  
EXPIRATION: 3/21/17

*GARY E. LANE*  
PROPERTY LINE SURVEYOR  
No. 574

DATE: 5/10/15

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 48 INTO 25 BUILDABLE LOTS, THREE NON-BUILDABLE PRESERVATION PARCELS, ONE BUILDABLE PRESERVATION PARCEL, AND FOUR NON-BUILDABLE BULK PARCELS.

RECORDED AS PLAT 23160 ON 9/20/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**GREENBERRY**  
LOTS 1 THRU 25, NON-BUILDABLE PRESERVATION PARCELS 'A', 'B' AND 'H', NON-BUILDABLE BULK PARCELS 'C', 'D', 'F' AND 'G', AND BUILDABLE PRESERVATION PARCEL 'E'

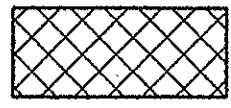
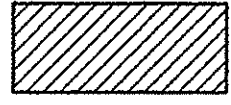
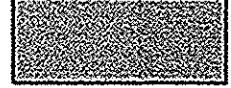
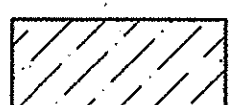




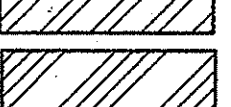
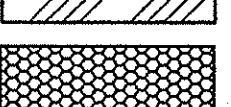

TAX MAP 28 PARCEL 48 BLOCK 9 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING RR-DEO SCALE: 1"=100' DATE: MAY 2015 DPZ FILE NOS. ECP-13-026 SP-13-010 BA-05-046C SHEET 8 OF 9

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
7350-B Grace Drive, Columbia, Maryland 21044  
(410) 997-0296 Ball (410) 997-0298 Fax

P: 2004\12-028 MARRIOTT'S PRESERVE (MELCHIOR)\DWG\028-RP1-SUPP-FEB-MAY 2013.DWG



**LEGEND**

-  EXISTING COLUMBIA GAS PIPELINE RIGHT-OF-WAY  
L 1117 / F 495, L 4915 / F 153, L 5080 / F 324  
L 140 / F 353
-  EXISTING PERMANENT BGE EASEMENT (L 12341 F 57)
-  31,521 SF (0.72 Ac) TO BE DEDICATED TO HOWARD COUNTY FOR THE USE OF PUBLIC RIGHT-OF-WAY
-  EXISTING BALTIMORE GAS & ELECTRIC PIPE LINE RIGHT-OF-WAY  
L 287 / F 47  
L 554 / F 49
-  EXISTING COLUMBIA GAS PIPE LINE RIGHT-OF-WAY  
L 1117 / F 495  
L 1159 / F 277
-  EXISTING 50' COLUMBIA GAS PIPE LINE RIGHT-OF-WAY  
L 1117 / F 495  
L 4915 / 153  
L 5070 / F 324
-  EXIST. 20' INGRESS EGRESS EASEMENT L 5676 F 351 SERVING TAX MAP 28, PARCEL 414, OUTPARCEL 2 TO BE ABANDONED BY THIS PLAT
-  EXISTING PRIVATE 30' INGRESS / EGRESS ACCESS EASEMENT L 2356 F 38
-  PUBLIC VARIABLE WIDTH STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
-  FOREST CONSERVATION EASEMENT (RETENTION)
-  FOREST CONSERVATION EASEMENT (AFFORESTATION)

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.

*Gary E. Lane* 05/10/15  
GARY E. LANE, SURVEYOR DATE

*Robert B. Williams* 05/12/15  
ROBERT B. WILLIAMS, OWNER DATE

*Joanna K. Benedict* 5/21/15  
JOANNA K. BENEDICT, OWNER DATE

*Barbara B. Cusack* 5/21/15  
BARBARA B. CUSACK, OWNER DATE

*William I. Slade, Jr.* 5/12/15  
WILLIAM I. SLADE, JR. OWNER DATE

**AREA TABULATION (THIS SHEET)**

NUMBER OF BUILDABLE LOTS	0
NUMBER OF BUILDABLE PRESERVATION PARCELS	1
NUMBER OF NON-BUILDABLE PRESERVATION PARCELS	0
NUMBER OF NON-BUILDABLE BULK PARCELS	1
TOTAL NUMBER OF LOTS & PARCELS	2
AREA OF BUILDABLE LOTS	0
AREA OF PRESERVATION PARCELS (BUILDABLE AND NON-BUILDABLE)	13.25AC±
AREA OF BULK PARCELS (NON-BUILDABLE)	0.65AC±
AREA OF ROAD DEDICATION	0
AREA OF PUBLIC ROADWAY	0
TOTAL AREA TO BE RECORDED	13.90AC±

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

*Paula M. Rosman* 8/12/2015  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad E. Edinger* 8.13.15  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Keith L. Drake, Jr.* 8.14.15  
DIRECTOR DATE

**OWNER**  
ROBERT B. WILLIAMS  
JOANNA K. BENEDICT  
BARBARA B. CUSACK  
WILLIAM I. SLADE, JR.  
C/O MILDENBERG, BOENDER AND ASSOC.  
7350-B GRACE DRIVE  
COLUMBIA, MARYLAND 21044  
(410)997-0296

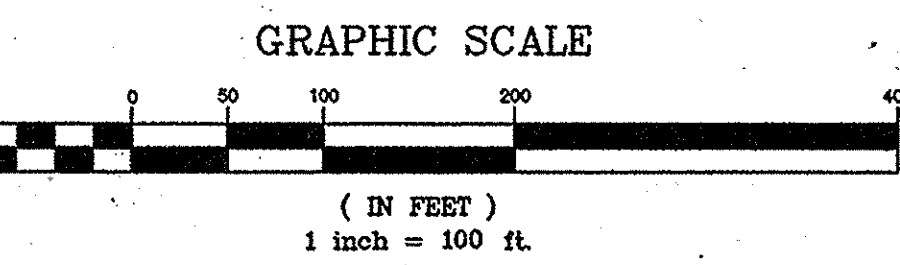
**OWNER'S STATEMENT**  
WE, ROBERT B. WILLIAMS, JOANNA K. BENEDICT, BARBARA B. CUSACK, AND WILLIAM I. SLADE, JR., THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, 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 EASEMENTS 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.  
WITNESS MY HAND THIS 13<sup>TH</sup> DAY OF MAY 2015.

*Robert B. Williams*  
ROBERT B. WILLIAMS, OWNER

*Joanna K. Benedict*  
JOANNA K. BENEDICT, OWNER

*Barbara B. Cusack*  
BARBARA B. CUSACK, OWNER

*William I. Slade, Jr.*  
WILLIAM I. SLADE, JR. OWNER



**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR, AND THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY JOANNA K. BENEDICT, BARBARA B. CUSACK, AND WILLIAM I. SLADE, JR. TO ROBERT B. WILLIAMS, BY DEED DATED DECEMBER 29, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5891 AT FOLIO 307, AND THAT IT IS A SUBDIVISION OF LAND CONVEYED BY JOANNA K. BENEDICT, BARBARA B. CUSACK, AND WILLIAM I. SLADE, JR. TO ROBERT B. WILLIAMS BY DEED DATED AUGUST 10, 1999 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4889 AT FOLIO 635 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, TITLE 88, SUBTITLE 10, SECTION 10-101.

*Gary E. Lane*  
GARY E. LANE/PROP. L.S. 574  
EXPIRATION: 3/21/17

DATE 8/14/15

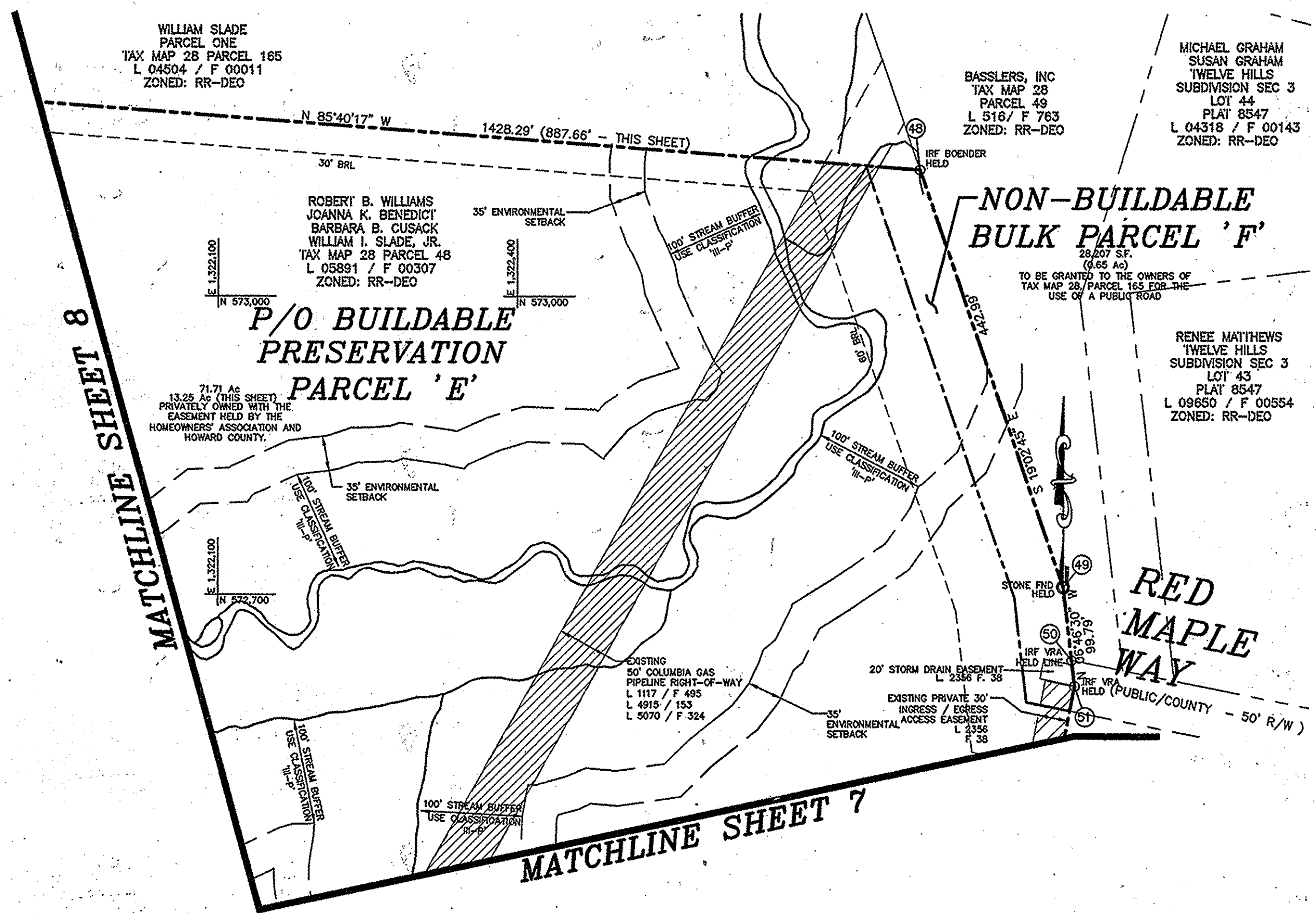
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 48 INTO 25 BUILDABLE LOTS, THREE NON-BUILDABLE PRESERVATION PARCELS, ONE BUILDABLE PRESERVATION PARCEL, AND FOUR NON-BUILDABLE BULK PARCELS.

RECORDED AS PLAT 23461 ON 8/20/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**GREENBERRY**  
LOTS 1 THRU 25, NON-BUILDABLE PRESERVATION PARCELS 'A', 'B' AND 'H', NON-BUILDABLE BULK PARCELS 'C', 'D', 'F' AND 'G', AND BUILDABLE PRESERVATION PARCEL 'E'

TAX MAP 28 PARCEL 48 BLOCK 9  
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING RR-DEO  
SCALE: 1"=100' DATE: MAY 2015 DPZ FILE NOS. ECP-13-026 SP-13-010 BA-05-046C SHEET 9 OF 9

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
7350-B Grace Drive, Columbia, Maryland 21044  
(410) 997-0296 Ball (410) 997-0298 Fax



P:\2004\12-028 MARRIOTT'S PRESERVE (MELCHIOR) DWG\028-RP1-SUPP-FEB-MAY 2013.DWG