

\\05106\05106.dwg\RECORD PLATS\RESUBDIVISION PLATS\PHASE 1-PLAT 1.dwg, 3/28/2017 8:25:43 AM, Downstairs T1500 (temporary).pc3

U.S. Equivalent Coordinate Table and Metric Coordinate Table. Columns include POINT, NORTH (feet), EAST (feet), NORTH (meters), and EAST (meters). Rows contain coordinate data for various points.

The Requirements S-3-108, The Real Property Article, Annotated Code of Maryland, 1986 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With. Mark L. Robel, P.L.S. 4339, Property Line Surveyor, dated 3-22-17.

Fisher, Collins & Carter, Inc. Civil Engineering Consultants & Land Surveyors. Centennial Square Office Park - 10272 Baltimore National Pike, Ellicott City, Maryland 21042, (410) 461-2955.

Minimum Lot Size Tabulation. Table with columns: Lot No., Gross Area, Pipedown Area, Minimum Lot Size. Rows 8 through 17.

Area Tabulation This Submission. Table with columns: Description, Quantity. Rows include total number of buildable lots, non-buildable parcels, etc.

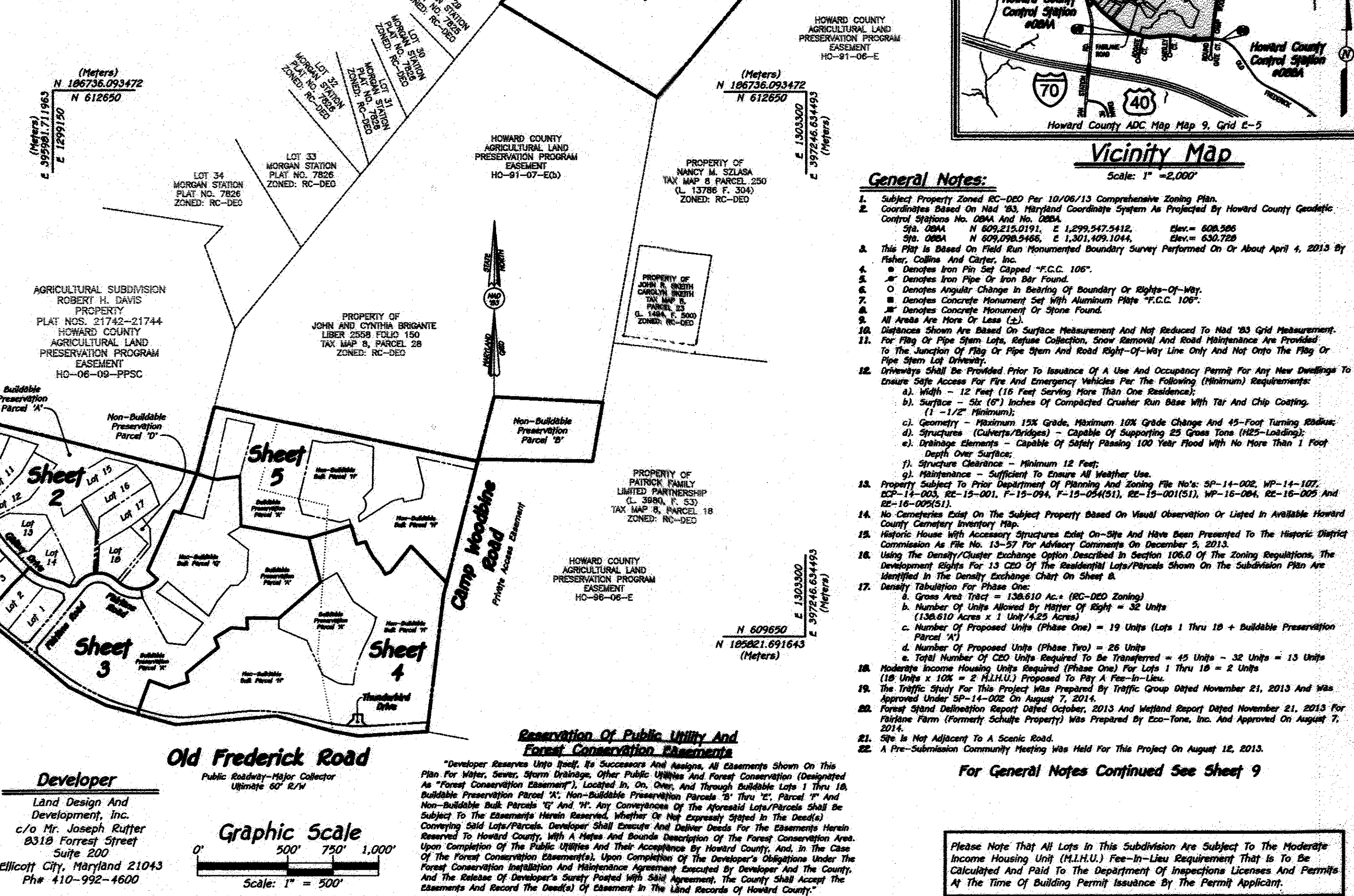
FOR LEGEND SEE SHEET 9. Table with columns: Owner, Developer. Rows include DaleyCoop, LLC and Land Design and Development, Inc.

APPROVED: For Private Water And Private Sewerage Systems Howard County Health Department. Signature of Chad Edmister, dated 4-26-17.

Owner's Certificate. I hereby certify that the final plat shown hereon is correct, that it was prepared by me or under my responsible charge...

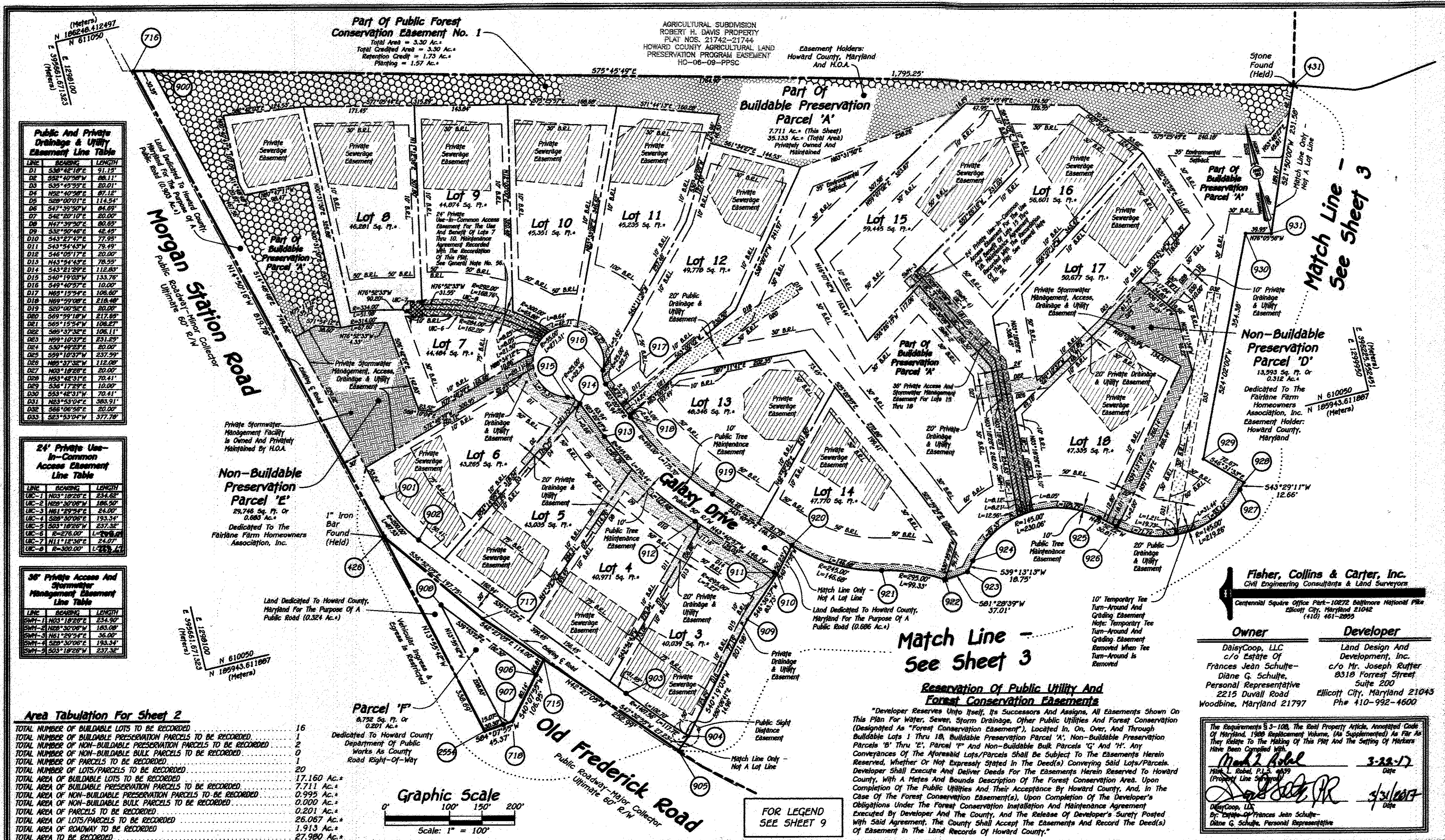
Surveyor's Certificate. I hereby certify to the best of my knowledge that the final plat shown hereon is correct, that it was prepared by me or under my responsible charge...

RECORDED AS PLAT No. 28251 ON 6/27/17. Fairlane Farm Phase One. Lots 1 Thru 18, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcels 'B' Thru 'E', Parcel 'F', Non-Buildable Bulk Parcels 'G' And 'H' And Forest Mitigation Bank.



- General Notes: 1. Subject Property Zoned RC-DEO Per 10/06/13 Comprehensive Zoning Plan. 2. Coordinates Based On NAD 83, Maryland Coordinate System As Projected By Howard County Geographic Control Stations No. 08A And No. 08B. 3. This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About April 4, 2013 By Fisher, Collins & Carter, Inc.

I:\2005\05106\dwg\RECORD PLATS\RESUBDIVISION PLATS\PHASE 1-PLAT 2.dwg, 3/27/2017 7:58:40 AM, Downstairs 11500 (temporary).pc3



Public And Private Drainage & Utility Easement Line Table

LINE	BEARING	LENGTH
D1	S88°42'10"E	21.11'
D2	S88°40'07"E	28.11'
D3	S59°49'59"E	20.01'
D4	N52°40'58"E	97.12'
D5	S80°00'01"E	114.54'
D6	S47°30'50"E	84.69'
D7	S42°20'10"E	20.00'
D8	N47°39'20"E	80.65'
D9	S32°00'00"E	42.49'
D10	S43°27'57"E	77.95'
D11	S43°54'43"E	79.49'
D12	S46°09'17"E	20.00'
D13	N43°54'43"E	78.95'
D14	S43°21'29"E	112.83'
D15	S40°19'03"W	133.76'
D16	S49°40'57"E	10.00'
D17	N63°15'54"E	106.80'
D18	N69°29'08"E	218.40'
D19	S30°00'00"E	20.00'
D20	S69°59'18"W	217.89'
D21	S65°15'54"W	106.27'
D22	S89°37'32"E	106.11'
D23	N59°10'37"E	231.29'
D24	S30°49'23"E	20.00'
D25	S59°10'37"W	237.99'
D26	N69°37'35"W	112.80'
D27	N63°18'28"E	20.00'
D28	N54°48'31"E	79.41'
D29	S34°17'29"E	10.00'
D30	S53°48'51"W	70.41'
D31	N63°53'04"E	383.91'
D32	S68°06'56"E	20.00'
D33	S23°53'04"W	377.79'

24' Private Use-In-Common Access Easement Line Table

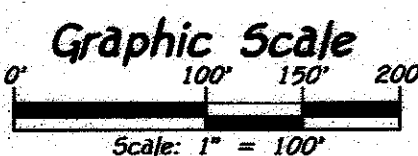
LINE	BEARING	LENGTH
UC-1	N03°10'26"E	234.62'
UC-2	N29°30'08"W	186.50'
UC-3	N61°29'54"E	24.00'
UC-4	S29°30'06"E	193.34'
UC-5	S03°18'28"W	237.32'
UC-6	R=278.00'	L=200.00'
UC-7	N11°12'30"E	24.00'
UC-8	R=300.00'	L=255.24'

30' Private Access And Stormwater Management Easement Line Table

LINE	BEARING	LENGTH
SM-1	N03°18'28"E	234.50'
SM-2	N29°30'08"W	186.50'
SM-3	N61°29'54"E	24.00'
SM-4	S29°30'06"E	193.34'
SM-5	S03°18'28"W	237.32'

Area Tabulation For Sheet 2

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	16
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	1
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	2
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	20
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	17,160 Ac.±
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	7,711 Ac.±
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.995 Ac.±
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.201 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	26,067 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	1,913 Ac.±
TOTAL AREA TO BE RECORDED	27,980 Ac.±



FOR LEGEND SEE SHEET 9

Fisher, Collins & Carter, Inc.
Civil Engineering Consultants & Land Surveyors
Centennial Square Office Park - 10272 Baltimore National Pike
Ellicott City, Maryland 21042
(410) 461-2895

Owner	Developer
DaisyCoop, LLC c/o Estate Of Frances Jean Schulte- Diane G. Schulte, Personal Representative 2215 Duvall Road Woodbine, Maryland 21797	Land Design And Development, Inc. c/o Mr. Joseph Ruffer 8310 Forrest Street Suite 200 Ellicott City, Maryland 21043 Ph# 410-992-4600

The Requirements S-3-108, The Real Property Article, Annotated Code of Maryland, 1989 Replacement Volume, (As Supplemented) As Far As They Relate To The Making of This Plat And The Setting of Markers Have Been Complied With.

Mark L. Robel 3-22-17
Date
[Signature] 3/21/2017
Date
 DaisyCoop, LLC
 By: Estate of Frances Jean Schulte-
 Diane G. Schulte, Personal Representative

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

[Signature] 4/19/2017
Howard County Health Officer H.O. *[Signature]* Date

APPROVED: Howard County Department Of Planning And Zoning

[Signature] 4-26-17
Chief, Development Engineering Division Date

[Signature] 6-27-17
Director Date

Owner's Certificate

DaisyCoop, LLC, By Estate Of Frances Jean Schulte, Diane G. Schulte, Personal Representative, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns: (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 31st Day Of **March**, 2017.

[Signature] PR 3/31/2017
DaisyCoop, LLC
By: Estate Of Frances Jean Schulte-
Diane G. Schulte, Personal Representative

[Signature]
Witness

Surveyor's Certificate

I Herely Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duty Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is All Of The Lands Conveyed By Diane G. Schulte, Personal Representative Of The Estate Of Frances Jean Schulte To DaisyCoop, LLC By Deed Dated July 1, 2016 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17074 At Folio 318; 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, 2018

RECORDED AS PLAT No. **29252** ON **6/22/17**
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Fairlane Farm
Phase One
Lots 1 Thru 18, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcels 'B' Thru 'E', Parcel 'F', Non-Buildable Bulk Parcels 'G' And 'H' And Forest Mitigation Bank

Zoned: RC-DEO
Tax Map: B, Parcel: B, Grid: 2 And
Tax Map: B, Parcel: 17, Grid: 3
Fourth Election District - Howard County, Maryland
Date: March 22, 2017 Scale: As Shown Sheet 2 Of 9



The Requirements S-3-108, The Real Property Article, Annotated Code of Maryland, and the Subdivision Regulations, as Amended, as well as the Rules of the Board of Public Works, as Amended, are hereby incorporated by reference into this Plat. As they relate to the Making of this Plat and the Setting of Markers Have Been Complied With.

Mark L. Robel 3-22-17
 Date
 (Property Line Surveyor)
 3-31-2017
 Date
 (Professional Seal)

DaisyCoop, LLC
 By: Estate Of Frances Jean Schulte-
 Diane G. Schulte, Personal Representative

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 Buildable Lots 1 Thru 18, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcels 'B' Thru 'E', Parcel 'F' and Non-Buildable Bulk Parcels 'G' and 'H'. Any Conveyances of the Aforesaid Lots/Parcels Shall be Subject to the Easements Herein Reserved, Whether Or Not Expressly Stated in the Deed(s) Conveying Said Lots/Parcels. Developer Shall Execute and Deliver Deeds For the Easements Herein Reserved to Howard County, With A Metes and Bounds Description of the Forest Conservation Area. Upon Completion of the Public Utilities and their Acceptance by Howard County, And, to 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 Postpaid With Said Agreement, the County Shall Accept the Easements and Record the Deed(s) of Easement in the Land Records of Howard County.

Public And Private Drainage & Utility Easement Line Table

LINE	BEARING	LENGTH
D1	S49°40'57"E	10.00'
D2	N40°19'03"E	131.55'
D3	S43°23'44"E	119.53'
D4	S38°50'29"W	180.87'
D5	S1°10'37"E	20.00'
D6	N38°50'29"E	137.79'
D7	N43°23'43"W	140.80'
D8	S50°26'09"E	113.77'
D9	R=1203.75'	L=135.21'
D10	N86°26'27"E	240.31'
D11	N86°23'58"E	71.92'
D12	S75°53'22"E	63.02'
D13	N85°29'17"E	81.31'
D14	N85°47'45"E	19.86'
D15	N78°17'21"E	71.07'
D16	N50°26'22"E	93.89'
D17	N42°39'20"E	98.66'
D18	N47°39'22"E	65.51'
D19	N46°50'35"E	56.48'
D20	R=55.20'	L=52.78'
D21	S46°56'30"W	47.10'
D22	S47°39'22"W	64.76'
D23	S45°39'22"W	99.19'
D24	S50°23'23"E	78.79'
D25	S58°01'07"W	150.43'
D26	S07°13'41"W	18.08'
D27	N07°13'41"E	29.14'
D28	N28°01'07"E	124.46'
D29	S78°17'21"E	61.44'
D30	S85°47'45"W	58.04'
D31	S85°29'17"W	85.08'
D32	N75°53'22"W	63.27'
D33	S86°53'22"W	63.27'
D34	S86°53'22"W	63.27'
D35	N39°12'24"W	30.00'
D36	N50°44'06"E	10.00'
D37	S59°12'24"E	30.00'

Limit of Wetlands Line Table

LINE	BEARING	LENGTH
W1	N82°29'24"W	20.10'
W2	N48°34'02"W	61.49'
W3	N90°26'18"W	53.81'
W4	N82°02'09"W	35.94'
W5	S59°42'03"W	49.65'
W6	S74°16'05"W	67.64'
W7	S58°21'27"W	49.79'
W8	S68°27'29"W	45.86'
W9	S59°09'22"W	32.51'
W10	S13°57'24"W	19.56'
W11	S81°48'25"W	5.44'
W12	N01°23'59"E	24.10'
W13	N25°12'22"E	71.29'
W14	N02°51'21"E	39.35'
W15	N46°20'40"E	28.18'
W16	N44°51'05"E	32.12'
W17	N51°00'53"E	73.39'
W18	N21°54'19"E	73.39'
W19	N02°51'21"E	39.35'
W20	N55°55'20"E	170.02'
W21	S14°57'45"E	61.30'
W22	S22°20'33"E	63.72'
W23	S01°39'07"E	55.02'
W24	S57°57'34"W	52.53'
W25	S01°12'35"E	45.77'
W26	S21°04'19"E	52.92'
W27	S43°33'33"E	19.08'
W28	S35°12'20"E	32.63'
W29	S50°39'09"W	31.69'
W30	S44°26'42"E	17.46'
W31	N42°27'11"E	24.00'
W32	N25°22'91"E	30.91'
W33	N53°53'00"W	24.87'

Area Tabulation For Sheet 3

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	1
TOTAL NUMBER OF PARCELS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.945 Ac.±
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	14.417 Ac.±
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	6.774 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	23.136 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	1.989 Ac.±
TOTAL AREA TO BE RECORDED	25.125 Ac.±

Owner	Developer
DaisyCoop, LLC c/o Estate Of Frances Jean Schulte- Diane G. Schulte, Personal Representative 2215 Duvall Road Woodbine, Maryland 21797	Land Design And Development, Inc. c/o Mr. Joseph Ruffner 8318 Forrest Street Suite 200 Ellicott City, Maryland 21043 Ph# 410-992-4600

Public Forest Conservation Easement Line Table

LINE	BEARING	LENGTH
FC1	N53°48'27"E	8.74'
FC2	N14°14'11"E	35.00'

Fisher, Collins & Carter, Inc.
 Civil Engineering Consultants & Land Surveyors
 Centennial Square Office Park-1027E Baltimore National Pike
 Ellicott City, Maryland 21042
 (410) 461-2255

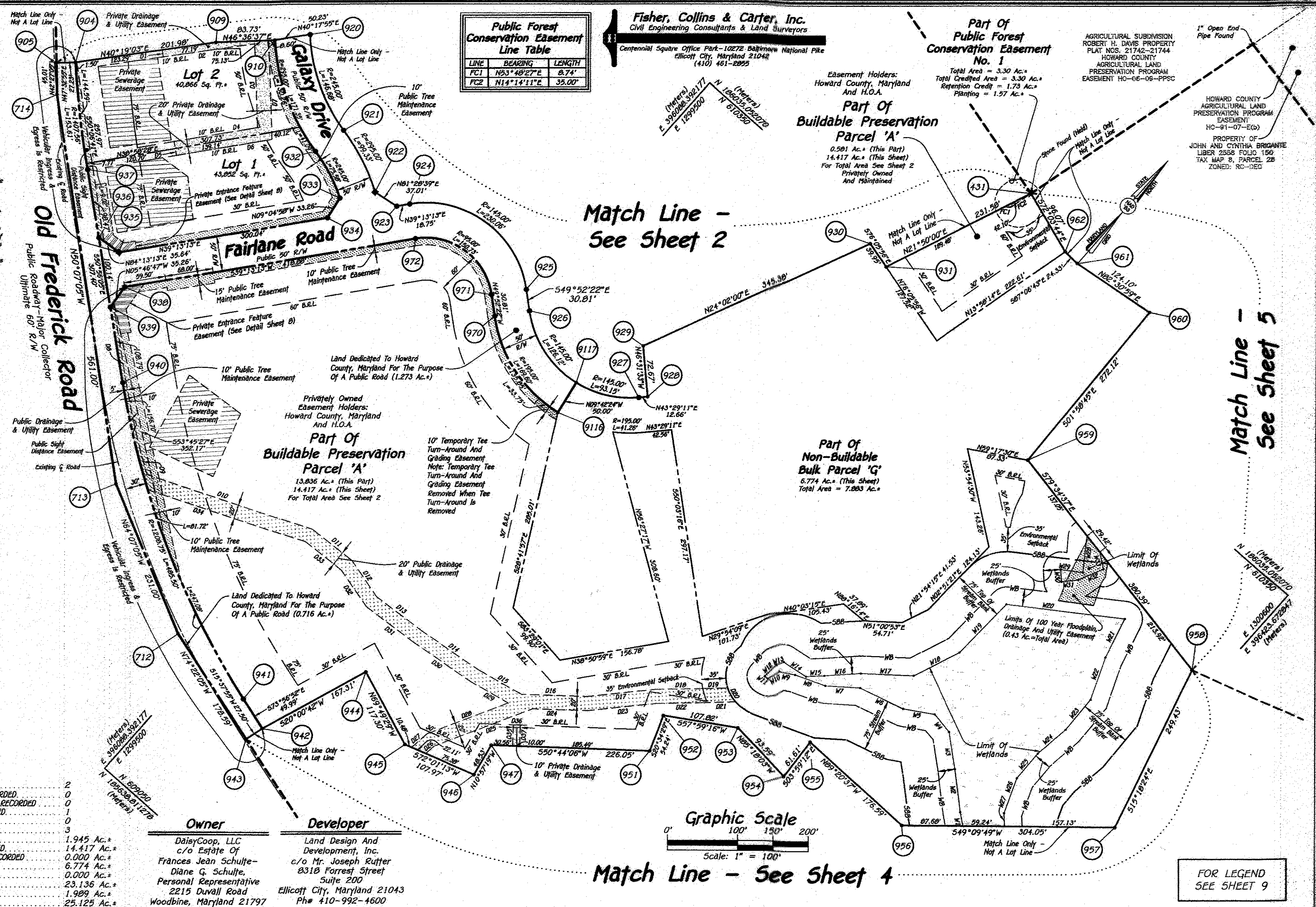
Part Of Public Forest Conservation Easement No. 1
 Total Area = 3.30 Ac.±
 Total Credited Area = 3.30 Ac.±
 Retention Credit = 1.73 Ac.±
 Planting = 1.57 Ac.±

Part Of Buildable Preservation Parcel 'A'
 0.581 Ac.± (This Part)
 14.417 Ac.± (This Sheet)
 For Total Area See Sheet 2
 Privately Owned
 And Maintained

Part Of Non-Buildable Bulk Parcel 'G'
 6.774 Ac.± (This Sheet)
 Total Area = 7.883 Ac.±

AGRICULTURAL SUBDIVISION
 ROBERT H. DAVIS PROPERTY
 PLAT NOS. 21742-21744
 HOWARD COUNTY
 AGRICULTURAL LAND
 PRESERVATION PROGRAM
 EASEMENT HO-06-06-PPSC

HOWARD COUNTY
 AGRICULTURAL LAND
 PRESERVATION PROGRAM
 EASEMENT HO-91-07-E(G)
 PROPERTY OF
 JOHN AND CYNTHIA BRIGANTIE
 LIBER 2556 FOLIO 150
 TAX MAP S, PARCEL 2B
 ZONED: RC-DEO



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

Wendy for Maureen Roman 4/17/2017
 Howard County Health Officer u.o. sa Date 11/10

APPROVED: Howard County Department Of Planning And Zoning

Chad Edmon 4/26/17
 Chief, Development Engineering Division Date

Kathleen 6-27-17
 Director Date

Owner's Certificate

DaisyCoop, LLC, By Estate Of Frances Jean Schulte, Diane G. Schulte, Personal Representative, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (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 21st Day Of **March**, 2017.

Frances Jean Schulte 3/26/17
 DaisyCoop, LLC
 By: Estate Of Frances Jean Schulte-
 Diane G. Schulte, Personal Representative

[Witness Signature]
 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 All Of The Lands Conveyed By Diane G. Schulte, Personal Representative Of The Estate Of Frances Jean Schulte To DaisyCoop, LLC By Deed Dated July 1, 2016 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17074 At Folio 318; 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, 2018

RECORDED AS PLAT No. **24253** ON **6/27/17**
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

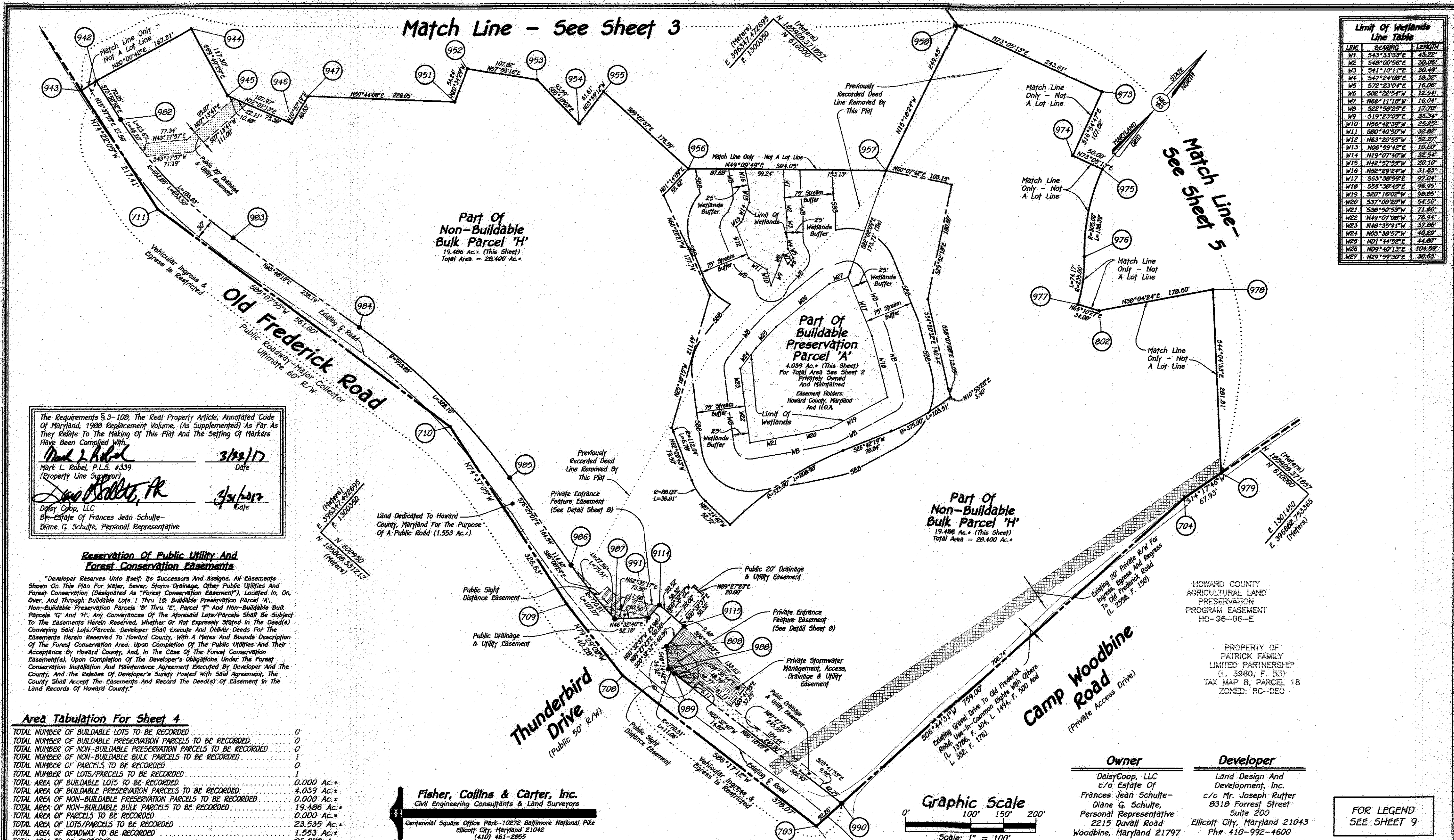
Fairlane Farm Phase One

Lots 1 Thru 18, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcels 'B' Thru 'E', Parcel 'F', Non-Buildable Bulk Parcels 'G' and 'H' And Forest Mitigation Bank

Zoned: RC-DEO
 Tax Map: S, Parcel: B, Grid: 2 And
 Tax Map: S, Parcel: 17, Grid: 3
 Fourth Election District - Howard County, Maryland
 Date: March 22, 2017 Scale: 1"=100' Sheet 3 Of 9

I:\2005\05106\dwg\RECORD PLATS\RESUBDIVISION PLATS\PHASE 1\05106 PHASE 1-PLAT 3.dwg, 3/27/2017 8:26:48 AM, Downstairs T1500 (temporary).pc3

I:\2005\05106\dwg\RECORD PLATS\RESUBDIVISION PLATS\PHASE 1\05106 PHASE 1-PLAT 4.dwg, 3/27/2017 8:28:22 AM, Downstairs T1500 (temporary).pc3



LINE	BEARING	LENGTH
W1	S43°33'33"E	43.22'
W2	S48°00'56"E	30.06'
W3	S41°10'11"E	30.49'
W4	S47°24'08"E	18.32'
W5	S72°23'04"E	16.08'
W6	S22°22'54"W	12.54'
W7	N68°11'10"E	16.04'
W8	S22°46'25"E	17.70'
W9	S19°23'05"E	33.34'
W10	N96°42'35"W	23.25'
W11	S80°40'00"W	32.00'
W12	N83°20'55"W	52.57'
W13	N06°59'42"E	10.80'
W14	N19°07'40"W	32.94'
W15	N42°57'55"W	23.12'
W16	N52°29'24"W	31.63'
W17	S63°36'55"E	97.04'
W18	S55°36'42"E	98.95'
W19	S20°16'02"W	98.85'
W20	S37°00'20"W	54.50'
W21	S38°50'53"W	71.86'
W22	N49°07'08"W	78.94'
W23	N48°35'41"W	57.86'
W24	N03°36'57"W	40.23'
W25	N01°44'52"E	44.87'
W26	N09°40'13"E	104.59'
W27	N29°59'32"E	30.63'

The Requirements S 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 3/22/17
 Mark L. Robel, P.L.S. #339 Date
 (Property Line Surveyor)

Diane G. Schulte 3/21/2017
 Daisy Coop, LLC Date
 By: Estate Of Frances Jean Schulte-
 Diane G. Schulte, Personal Representative

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 Buildable Lots 1 Thru 18, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcels 'B' Thru 'E', Parcel 'F' And Non-Buildable Bulk Parcels 'G' And 'H'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

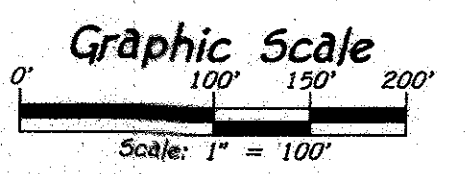
Area Tabulation For Sheet 4

TOTAL NUMBER OF BUILDABLE 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 NON-BUILDABLE BULK PARCELS TO BE RECORDED	1
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	4.039 Ac.±
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	19.486 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	23.525 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	1.553 Ac.±
TOTAL AREA TO BE RECORDED	25.078 Ac.±

Fisher, Collins & Carter, Inc.
 Civil Engineering Consultants & Land Surveyors
 Centennial Square Office Park-10272 Baltimore National Pike
 Ellicott City, Maryland 21042
 (410) 461-2855

Owner
 DaisyCoop, LLC
 c/o Estate Of
 Frances Jean Schulte-
 Diane G. Schulte,
 Personal Representative
 2215 Duvall Road
 Woodbine, Maryland 21797

Developer
 Land Design And
 Development, Inc.
 c/o Mr. Joseph Ruffer
 8318 Forrest Street
 Suite 200
 Ellicott City, Maryland 21043
 Ph# 410-992-4600



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

Maureen Roseman 4/19/2017
 Howard County Health Officer u.o. Date 170

APPROVED: Howard County Department Of Planning And Zoning

Chieh 4.26.17
 Chief, Development Engineering Division Date

Nguyen 6.27.17
 Director Date

Owner's Certificate

DaisyCoop, LLC, By Estate Of Frances Jean Schulte, Diane G. Schulte, Personal Representative, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (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 31st Day Of **March**, 2017.

Diane G. Schulte 3/21/2017
 DaisyCoop, LLC
 By: Estate Of Frances Jean Schulte-
 Diane G. Schulte, Personal Representative

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 Duty Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is All Of The Lands Conveyed By Diane G. Schulte, Personal Representative Of The Estate Of Frances Jean Schulte To DaisyCoop, LLC By Deed Dated July 1, 2016 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17074 At Folio 318; 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, 2018

RECORDED AS PLAT No. **29254** ON **6/27/17**
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Fairlane Farm
 Phase One**

Lots 1 Thru 18, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcels 'B' Thru 'E', Parcel 'F', Non-Buildable Bulk Parcels 'G' And 'H' And Forest Mitigation Bank

Zoned: RC-DEO
 Tax Map: B, Parcel: B, Grid: 2 And
 Tax Map: B, Parcel: 17, Grid: 3
 Fourth Election District - Howard County, Maryland
 Date: March 22, 2017 Scale: 1"=100' Sheet 4 Of 9



The Requirements 5-3-100, The Real Property Article, Annotated Code of Maryland, 1989 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Mark L. Robel 3-22-17
Date

Mark L. Robel, P.L.S. #339
(Property Line Surveyor)

DaisyCoop, LLC 4/19/2017
Date

By: **Estée of Frances Jean Schulte**
Diane G. Schulte, Personal Representative

Limit of Wetlands Line Table			Limit of Wetlands Line Table			Limit of Wetlands Line Table		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
W1	N80°58'15"E	30.23'	W26	N15°20'26"W	31.05'	W51	S34°13'45"W	32.63'
W2	S34°55'19"E	33.27'	W27	N31°21'16"W	43.15'	W52	S00°54'53"W	33.68'
W3	S01°40'49"E	29.60'	W28	N12°37'11"E	30.18'	W53	S26°07'01"W	30.81'
W4	S27°56'43"E	33.93'	W29	N27°08'05"W	25.92'	W54	S38°21'18"W	30.94'
W5	S23°59'14"E	38.39'	W30	S59°49'45"W	42.63'	W55	S00°26'26"E	44.61'
W6	S18°33'57"E	30.92'	W31	N23°28'12"E	30.73'	W56	S10°29'23"W	39.75'
W7	S37°17'03"E	35.14'	W32	N13°17'08"W	41.93'	W57	S20°16'31"W	26.36'
W8	S20°52'01"E	29.07'	W33	N48°55'41"E	34.05'	W58	S33°23'12"W	21.06'
W9	N55°24'29"W	32.10'	W34	N59°34'46"E	36.51'	W59	S00°53'43"E	34.94'
W10	N26°10'26"W	33.99'	W35	N47°29'34"W	27.49'	W60	S39°35'47"W	44.73'
W11	N28°48'25"W	36.89'	W36	N29°18'45"W	35.87'	W61	S10°29'18"W	11.61'
W12	N46°41'12"W	22.78'	W37	N23°22'49"E	20.46'	W62	S20°49'00"E	33.82'
W13	S04°09'41"W	23.95'	W38	N47°11'22"E	28.29'	W63	S00°44'40"W	47.00'
W14	S03°21'32"E	33.23'	W39	N03°53'30"E	47.37'	W64	S18°50'40"E	26.49'
W15	S19°35'03"E	26.30'	W40	N36°20'30"E	29.11'	W65	S13°51'32"W	19.78'
W16	S00°08'10"W	10.78'	W41	N18°42'17"E	28.42'	W66	S20°26'09"W	35.04'
W17	S24°03'57"W	23.80'	W42	N06°11'42"W	26.21'	W67	S11°56'41"E	36.97'
W18	N43°33'01"W	24.54'	W43	N32°11'39"E	20.21'	W68	N79°07'52"E	21.88'
W19	N57°14'07"E	18.95'	W44	N04°19'15"E	43.95'	W69	S40°23'29"E	13.99'
W20	N05°44'28"W	20.98'	W45	N00°42'17"W	39.80'	W70	S52°59'59"W	12.87'
W21	N29°30'28"E	32.27'	W46	N50°31'49"E	41.34'	W71	N40°22'29"W	12.31'
W22	N02°50'03"E	29.78'	W47	N07°29'22"W	26.45'	W72	S47°26'31"W	17.08'
W23	N06°17'48"W	22.27'	W48	N00°36'28"W	26.41'	W73	S10°24'58"E	9.25'
W24	N33°33'49"E	21.33'	W49	N49°24'02"E	41.07'			
W25	N06°38'24"E	19.15'	W50	S90°42'15"E	13.20'			

Public Forest Conservation Easement Line Table			Public Forest Conservation Easement Line Table			Public Forest Conservation Easement Line Table		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
FC1	N14°41'40"E	380.49'	FC21	N60°00'48"W	28.94'	FC41	N01°38'45"W	186.87'
FC2	S77°59'26"E	352.06'	FC22	N16°53'59"E	68.95'	FC42	N48°33'55"E	34.99'
FC3	S11°30'19"W	10.00'	FC23	N04°21'36"E	199.77'	FC43	S84°44'47"E	40.10'
FC4	S78°29'41"E	795.00'	FC24	N61°08'08"W	28.36'	FC44	N24°37'03"E	11.60'
FC5	S03°04'40"W	34.11'	FC25	N10°05'49"E	29.66'	FC45	N14°30'28"E	64.12'
FC6	S13°51'15"E	123.09'	FC26	N75°39'17"W	123.09'	FC46	N17°23'48"E	46.38'
FC7	S24°13'08"W	68.19'	FC27	S26°57'32"W	145.18'	FC47	N02°02'12"E	36.19'
FC8	S03°45'11"E	19.88'	FC28	N79°39'12"W	71.95'	FC48	N20°12'02"E	95.70'
FC9	S34°35'59"E	19.78'	FC29	S13°15'22"E	332.63'	FC49	N11°36'02"E	61.02'
FC10	S45°44'09"E	14.98'	FC30	S15°18'24"E	78.02'	FC50	N77°22'27"W	261.81'
FC11	S00°23'26"E	19.63'	FC31	S77°49'51"E	148.60'	FC51	S31°56'42"W	81.63'
FC12	S44°53'20"E	24.11'	FC32	S08°04'08"W	74.11'	FC52	S14°43'22"W	299.28'
FC13	S01°23'04"W	26.78'	FC33	S73°05'13"W	36.90'	FC53	N76°01'48"W	40.83'
FC14	S51°34'47"W	33.61'	FC34	N20°48'59"W	15.13'	FC54	S87°07'49"E	600.13'
FC15	S77°37'38"W	98.91'	FC35	S69°11'05"W	10.00'	FC55	S00°52'41"W	328.00'
FC16	S72°51'13"W	42.87'	FC36	S20°48'57"E	14.45'	FC56	N89°08'48"W	208.62'
FC17	N44°29'22"W	26.23'	FC37	S73°02'13"W	99.95'	FC57	N24°33'52"E	44.39'
FC18	N43°02'43"W	35.02'	FC38	N38°20'11"W	99.42'	FC58	N14°20'41"E	43.96'
FC19	N67°14'19"W	21.55'	FC39	N06°31'38"W	296.17'	FC59	N03°12'05"E	149.78'
FC20	N49°11'10"W	29.01'	FC40	N68°48'41"W	30.13'	FC60	N14°08'40"E	113.20'

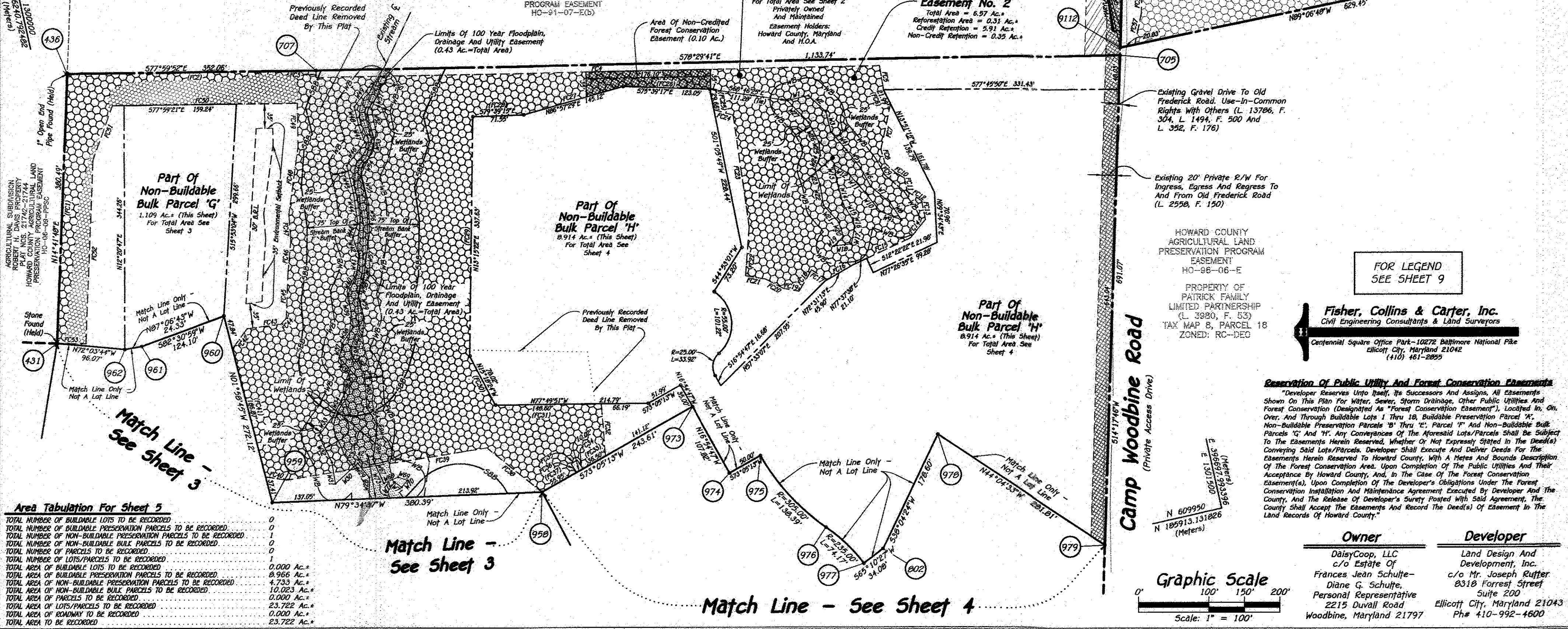
PROPERTY OF JOHN AND CYNTHIA BRIGANTE LIBER 2558 FOLIO 150 TAX MAP 8, PARCEL 28 ZONED: RC-DEC

HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM EASEMENT HO-91-07-(E)(3)

Part Of Buildable Preservation Parcel 'A'
8,966 Ac. (This Sheet)
For Total Area See Sheet 2
Privately Owned And Maintained
Easement Holders:
Howard County, Maryland
And H.O.A.

Public Forest Conservation Easement No. 2
Total Area = 6.97 Ac.
Reforestation Area = 0.31 Ac.
Credit Retention = 5.91 Ac.
Non-Credit Retention = 0.35 Ac.

Public Forest Conservation Easement No. 3
Total Area = 4.63 Ac.
Total Retention Area = 4.63 Ac.



FOR LEGEND SEE SHEET 9

Fisher, Collins & Carter, Inc.
Civil Engineering Consultants & Land Surveyors
Centennial Square Office Park-10272 Baltimore National Pike
Ellicott City, Maryland 21042
(410) 461-2855

Reservation Of Public Utility And Forest Conservation Easements
"Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"). Located In, On, Over, And Through Buildable Lots 1 Thru 18, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcels 'B' Thru 'E', Parcel 'F' And Non-Buildable Bulk Parcels 'G' And 'H'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Meter And Bourne 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
DaisyCoop, LLC c/o Estate Of Frances Jean Schulte- Diane G. Schulte, Personal Representative 2215 Duvall Road Woodbine, Maryland 21797	Land Design And Development, Inc. c/o Mr. Joseph Ruffer 8318 Forrest Street Suite 200 Ellicott City, Maryland 21043 Ph# 410-992-4600

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

Howard County Health Officer s.d. 2 Date 1788

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division 4/26/17 Date
Director 6-27-17 Date

Owner's Certificate
DaisyCoop, LLC, By Estate Of Frances Jean Schulte, Diane G. Schulte, Personal Representative, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (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 31st Day Of **March**, 2017.

DaisyCoop, LLC
By: **Estée of Frances Jean Schulte**
Diane G. Schulte, Personal Representative

Surveyor's Certificate
I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is All Of The Lands Conveyed By Diane G. Schulte, Personal Representative Of The Estate Of Frances Jean Schulte To DaisyCoop, LLC By Deed Dated July 1, 2016 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17074 At Folio 318; 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, 2018

RECORDED AS PLAT No. **24255** ON **6/27/17**
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Fairlane Farm Phase One
Lots 1 Thru 18, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcels 'B' Thru 'E', Parcel 'F', Non-Buildable Bulk Parcels 'G' And 'H' And Forest Mitigation Bank
Zoned: RC-DEO
Tax Map: 8, Parcel: 8, Grid: 2 And
Tax Map: 8, Parcel: 17, Grid: 3
Fourth Election District - Howard County, Maryland
Date: March 22, 2017 Scale: 1"=100' Sheet 5 Of 9



The Requirements S-3-106, The Real Property Article, Annotated Code Of Maryland, 1989 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Mark L. Robel 3-22-17
 Mark L. Robel, P.L.S. 339
 Property Line Surveyor
 3/21/17
 Date

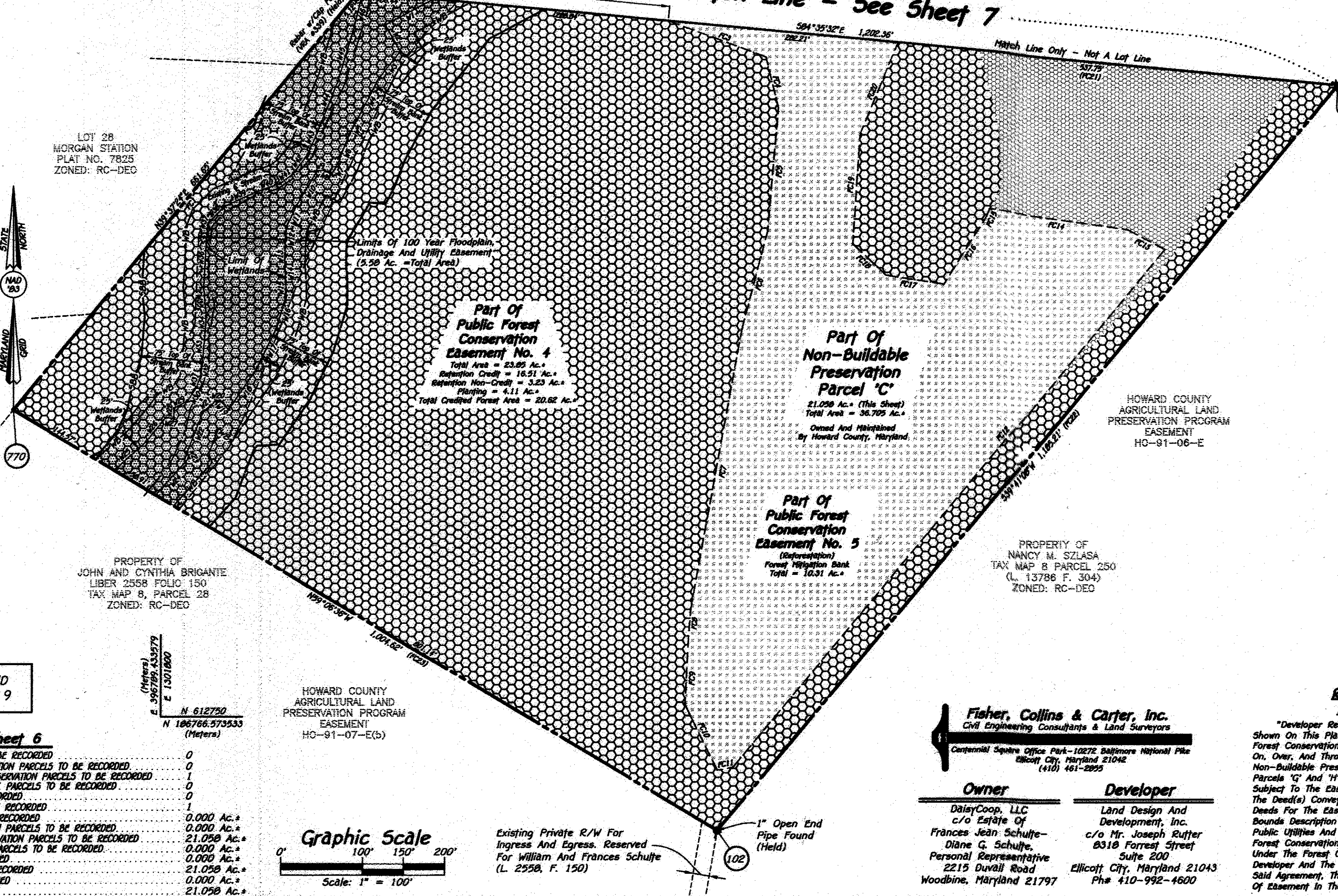
(Meters)
 N 187071.374143
 N 613750
 E 396789.433979
 E 1301800

LOT 27
 MORGAN STATION
 PLAT NO. 7825
 ZONED: RC-DEO

(Meters)
 N 187071.374143
 N 613750
 E 1303300
 E 397246.634493
 (Meters)

PROPERTY OF
 ROLITE, INC.
 (L. 2415, F. 189)
 TAX MAP 77
 PARCEL 68
 ZONED: RC-DEO

Match Line - See Sheet 7



Public Forest Conservation Easement Line Table

LINE	BEARING	LENGTH
FC1	N39°37'2"E	661.65'
FC2	S04°35'3"E	300.40'
FC3	S09°33'5"E	127.88'
FC4	S13°43'2"E	63.74'
FC5	S04°28'3"E	151.94'
FC6	S14°50'2"W	119.85'
FC7	S10°19'5"W	351.82'
FC8	S03°44'2"W	36.20'
FC9	S03°02'3"W	77.13'
FC10	S26°13'2"E	90.16'
FC11	N79°29'4"E	19.53'
FC12	N39°41'0"E	1004.61'
FC13	N62°15'0"E	51.50'
FC14	N81°51'0"W	170.17'
FC15	S22°43'1"W	12.01'
FC16	S32°08'0"W	95.83'
FC17	N81°10'1"W	71.47'
FC18	N46°42'0"E	56.00'
FC19	N03°49'0"E	134.93'
FC20	N22°30'1"E	120.45'
FC21	S04°35'3"E	357.75'
FC22	S39°41'0"W	1185.21'
FC23	N59°06'5"W	1004.62'

Limit Of Wetlands Line Table

LINE	BEARING	LENGTH
W1	S61°56'9"W	66.32'
W2	S69°48'3"E	37.68'
W3	S30°38'1"W	40.44'
W4	S88°13'5"W	28.21'
W5	S88°02'0"W	20.78'
W6	S81°04'5"W	37.68'
W7	S88°30'5"W	15.25'
W8	N59°42'5"E	10.69'
W9	S82°14'2"W	8.21'
W10	S30°59'9"W	49.13'
W11	S25°32'5"W	28.44'
W12	S04°12'3"W	28.11'
W13	S00°52'5"W	23.30'
W14	S04°42'0"E	18.44'
W15	S00°00'0"W	16.85'
W16	S18°16'8"W	42.49'
W17	S28°01'1"W	52.41'
W18	S34°21'1"W	61.71'
W19	N85°48'1"E	15.54'
W20	N90°00'0"W	4.79'
W21	S47°15'10"W	22.14'
W22	S40°17'0"W	51.28'
W23	S17°47'5"E	7.10'
W24	S42°05'10"W	60.95'
W25	N48°11'3"E	32.73'
W26	S30°31'0"E	37.50'
W27	S88°40'0"W	33.17'
W28	N88°17'3"E	12.82'
W29	N81°17'5"E	19.14'
W30	N53°32'1"E	19.15'
W31	N20°27'5"E	14.47'
W32	N06°10'0"E	17.38'
W33	N04°26'3"E	38.40'
W34	N04°16'1"E	18.29'
W35	N04°48'3"W	33.17'
W36	N03°12'3"E	71.89'
W37	N19°42'0"E	9.52'
W38	N45°02'4"E	29.59'
W39	N85°42'3"E	42.40'
W40	N89°57'3"E	31.07'
W41	N53°18'4"E	19.32'
W42	N36°28'0"E	30.81'
W43	N22°38'4"E	37.07'
W44	N21°31'9"E	28.57'
W45	N16°32'5"E	63.29'
W46	N14°00'0"E	48.10'

LOT 28
 MORGAN STATION
 PLAT NO. 7825
 ZONED: RC-DEO



LOT 29
 MORGAN STATION
 PLAT NO. 7825
 ZONED: RC-DEO

PROPERTY OF
 JOHN AND CYNTHIA BRIGANTE
 LIBER 2558 FOLIO 150
 TAX MAP 8, PARCEL 28
 ZONED: RC-DEO

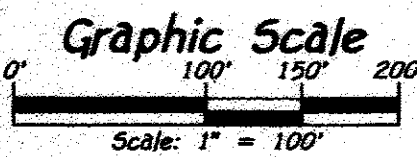
HOWARD COUNTY
 AGRICULTURAL LAND
 PRESERVATION PROGRAM
 EASEMENT
 HC-91-07-E(5)

PROPERTY OF
 NANCY M. SZLASA
 TAX MAP 8 PARCEL 250
 (L. 13786 F. 304)
 ZONED: RC-DEO

FOR LEGEND
 SEE SHEET 9

Area Tabulation For Sheet 6

TOTAL NUMBER OF BUILDABLE 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	1
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	21.050 Ac.±
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	21.050 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	21.050 Ac.±



Existing Private R/W For
 Ingress And Egress. Reserved
 For William And Frances Schulte
 (L. 2558, F. 150)

Fisher, Collins & Carter, Inc.
 Civil Engineering Consultants & Land Surveyors
 Centennial Square Office Park-10272 Baltimore National Pike
 Ellicott City, Maryland 21042
 (410) 461-2925

Owner	Developer
DaisyCoop, LLC c/o Estate Of Frances Jean Schulte- Diane G. Schulte, Personal Representative 2215 DuVail Road Woodbine, Maryland 21797	Land Design And Development, Inc. c/o Mr. Joseph Ruffler 8318 Forrest Street Suite 200 Ellicott City, Maryland 21043 Phs 410-992-4600

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 Buildable Lots 1 Thru 18, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcels 'B' Thru 'E', Parcel 'F' And Non-Buildable Bulk Parcels 'G' And 'H'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

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

Madison M. Reason 4/11/2017
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Chief Clerk 4-26-17
 Chief, Development Engineering Division Date

Director 6-27-17
 Director Date

Owner's Certificate

DaisyCoop, LLC, By Estate Of Frances Jean Schulte, Diane G. Schulte, Personal Representative, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (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 31st Day Of March, 2017.

Diane G. Schulte, PR 3/31/2017
 DaisyCoop, LLC
 By: Estate Of Frances Jean Schulte-
 Diane G. Schulte, Personal Representative

Witness

Surveyor's Certificate

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duty Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is All Of The Lands Conveyed By Diane G. Schulte, Personal Representative Of The Estate Of Frances Jean Schulte To DaisyCoop, LLC By Deed Dated July 1, 2016 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17074 At Folio 318; 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, 2018

RECORDED AS PLAT No. 27252 ON 6/27/17
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Fairlane Farm
 Phase One**

Lots 1 Thru 18, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcels 'B' Thru 'E', Parcel 'F', Non-Buildable Bulk Parcels 'G' And 'H' And Forest Mitigation Bank

Zoned: RC-DEO
 Tax Map: 8, Parcel: 8, Grid: 2 And
 Tax Map: 8, Parcel: 17, Grid: 3
 Fourth Election District - Howard County, Maryland
 Date: March (xx), 2017 Scale: 1"=100' Sheet 6 Of 9

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1989 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

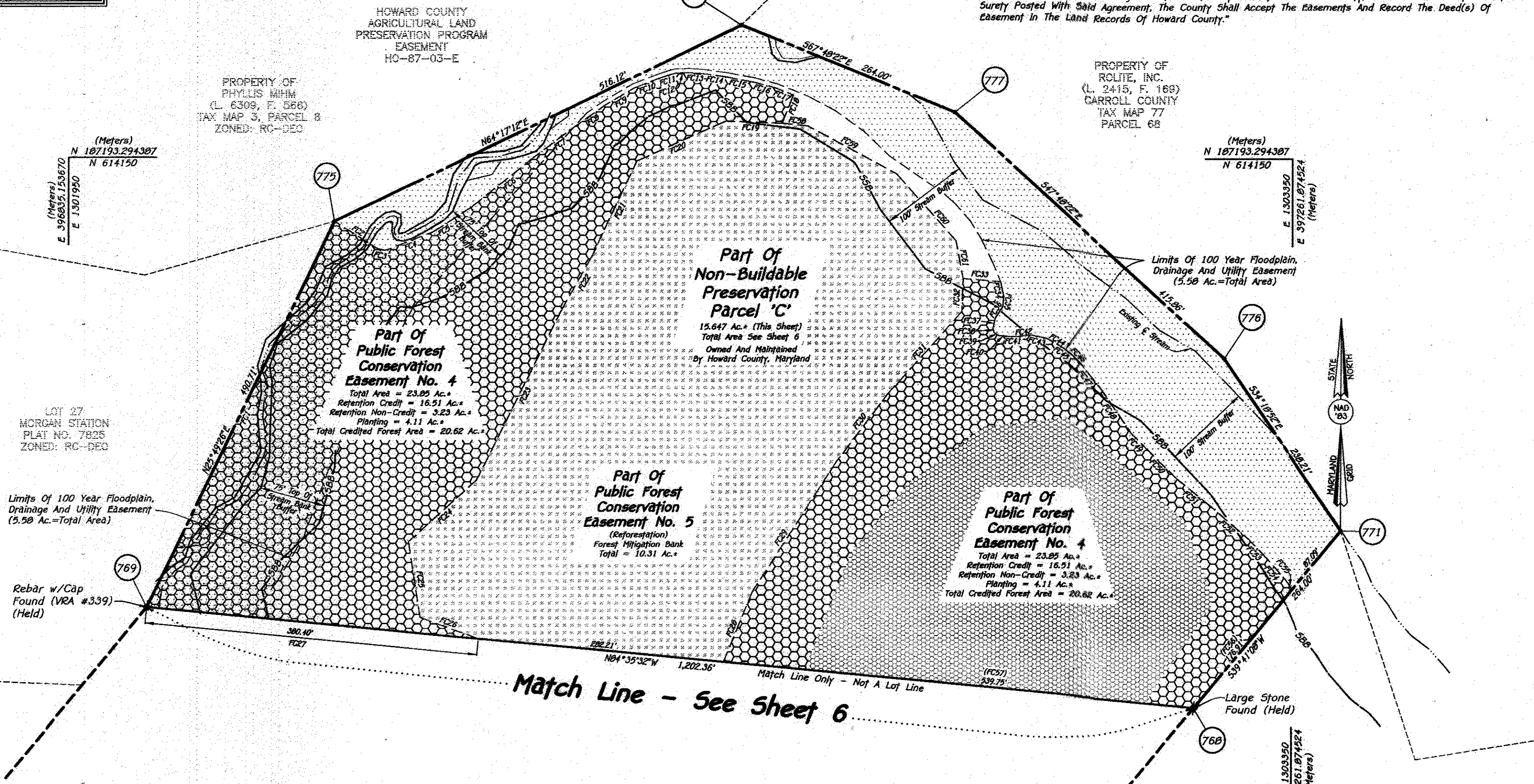
Mark L. Robel 3-22-17
 Date
 (Professional Seal)
 3/22/17
 Date
 DaisyCoop, LLC
 By: Estate of Frances Jean Schulte-
 Diane G. Schulte, Personal Representative

Fisher, Collins & Carter, Inc.
 Civil Engineering Consultants & Land Surveyors
 Centennial Square Office Park-10272 Baltimore National Pike
 Ellicott City, Maryland 21042
 (410) 461-2855

Reservation Of Public Utility And Forest Conservation Easements
 "Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Buildable Lots 1 Thru 18, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcels 'B' Thru 'E', Parcel 'F' And Non-Buildable Bulk Parcels 'G' And 'H'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

Public Forest Conservation Easement Line Table

LINE	BEARING	LENGTH
FC1	N25°49'26"E	490.71'
FC2	S57°19'55"E	58.53'
FC3	S77°42'38"E	8.73'
FC4	N68°37'06"E	58.38'
FC5	N57°14'28"E	52.95'
FC6	N51°17'38"E	90.59'
FC7	N53°17'42"E	58.54'
FC8	N54°47'38"E	40.81'
FC9	N59°18'44"E	39.37'
FC10	N69°00'55"E	34.18'
FC11	N73°10'59"E	16.53'
FC12	N86°58'59"E	16.00'
FC13	S86°40'47"E	14.13'
FC14	S82°07'37"E	26.81'
FC15	S79°19'15"E	34.81'
FC16	S74°47'52"E	26.49'
FC17	S68°14'32"E	20.16'
FC18	S21°45'22"W	35.00'
FC19	N67°44'32"E	64.88'
FC20	S68°57'26"W	111.81'
FC21	S25°08'53"W	119.93'
FC22	S29°19'15"W	72.00'
FC23	S26°25'25"W	215.97'
FC24	S47°40'26"W	103.68'
FC25	S08°56'59"E	87.75'
FC26	S69°33'58"E	70.23'
FC27	N84°35'32"W	380.40'
FC28	N22°30'31"E	87.54'
FC29	N36°44'27"E	176.35'
FC30	N57°11'20"E	56.00'
FC31	N51°51'30"E	127.96'
FC32	N01°49'33"E	37.61'
FC33	S85°25'37"E	43.01'
FC34	S12°15'53"E	17.09'
FC35	S05°45'20"W	11.78'
FC36	S32°09'32"W	16.39'
FC37	S12°37'40"W	11.32'
FC38	S14°58'18"E	4.75'
FC39	S56°08'08"E	6.51'
FC40	S83°06'56"E	9.51'
FC41	N89°33'16"E	13.06'
FC42	N83°23'42"E	14.82'
FC43	S77°54'37"E	18.63'
FC44	S59°52'55"E	19.43'
FC45	S54°45'43"E	10.18'
FC46	S48°34'09"E	16.08'
FC47	S39°18'01"E	40.08'
FC48	S34°19'57"E	60.40'
FC49	S44°58'19"E	24.17'
FC50	S45°33'24"E	47.60'
FC51	S50°56'40"E	50.75'
FC52	S49°27'41"E	26.49'
FC53	S43°30'15"E	29.44'
FC54	S41°10'19"E	38.36'
FC55	S33°49'19"E	9.62'
FC56	S39°41'08"W	176.91'
FC57	S84°35'32"W	539.75'
FC58	S84°12'44"E	44.08'
FC59	S61°50'33"E	114.93'
FC60	S41°38'51"E	102.58'
FC61	S10°53'24"E	44.06'



LOT 27
 MORGAN STATION
 PLAT NO. 7825
 ZONED: RC-DEC

Limits Of 100 Year Floodplain,
 Drainage And Utility Easement
 (5.58 Ac.=Total Area)

Rebar w/Cap
 Found (VRA #339)
 (Held)

LOT 28
 MORGAN STATION
 PLAT NO. 7825
 ZONED: RC-DEC

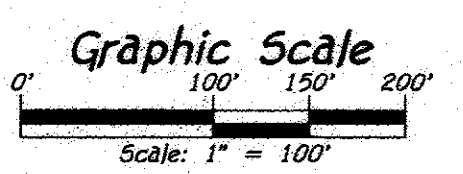
HOWARD COUNTY
 AGRICULTURAL LAND
 PRESERVATION PROGRAM
 EASEMENT
 HC-91-06-E

PROPERTY OF
 NANCY M. SZLASA
 TAX MAP B PARCEL 250
 (L. 13786 F. 304)
 ZONED: RC-DEC

Area Tabulation For Sheet 7

TOTAL NUMBER OF BUILDABLE 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 NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE 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	15.647 Ac.±
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	15.647 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	15.647 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	15.647 Ac.±

Owner	Developer
DaisyCoop, LLC c/o Estate Of Frances Jean Schulte- Diane G. Schulte, Personal Representative 2215 Duvall Road Woodbine, Maryland 21797	Land Design And Development, Inc. c/o Mr. Joseph Ruffler 8318 Forrest Street Suite 200 Ellicott City, Maryland 21043 Ph# 410-992-4600



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

Walter M. Rosen 4/11/2017
 Howard County Health Officer W.D. 2 Date

APPROVED: Howard County Department Of Planning And Zoning

Chif Clark 4-26-17
 Chief, Development Engineering Division Date
Vent Sheehy 6-27-17
 Director Date

Owner's Certificate

DaisyCoop, LLC, By Estate Of Frances Jean Schulte, Diane G. Schulte, Personal Representative, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (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 31st Day Of **March**, 2017.

Frances Jean Schulte 3/31/2017
 DaisyCoop, LLC
 By: Estate Of Frances Jean Schulte-
 Diane G. Schulte, Personal Representative
 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 All Of The Lands Conveyed By Diane G. Schulte, Personal Representative Of The Estate Of Frances Jean Schulte To DaisyCoop, LLC By Deed Dated July 1, 2016 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17074 At Folio 318; 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, 2018

RECORDED AS PLAT No. **24257** ON **6/27/17**
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Fairlane Farm
 Phase One**

Lots 1 Thru 18, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcels 'B' Thru 'E', Parcel 'F', Non-Buildable Bulk Parcels 'G' And 'H' And Forest Mitigation Bank

Zoned: RC-DEC
 Tax Map: B, Parcel: B, Grid: 2 And
 Tax Map: B, Parcel: 17, Grid: 3
 Fourth Election District - Howard County, Maryland
 Date: March 22, 2017 Scale: 1"=100' Sheet 7 Of 9

The Requirements 53-106, 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 3-22-17
 Mark L. Robel, P.L.S. #339
 (Property Line Surveyor)
 Date

Diane G. Schulte 3/21/2017
 DaisyCoop, LLC
 By: Estate Of Frances Jean Schulte-
 Diane G. Schulte, Personal Representative
 Date

Fisher, Collins & Carter, Inc.
 Civil Engineering Consultants & Land Surveyors
 Centennial Square Office Park-10272 Baltimore National Pike
 Ellicott City, Maryland 21042
 (410) 461-2895

Owner
 DaisyCoop, LLC
 c/o Estate Of
 Frances Jean Schulte-
 Diane G. Schulte,
 Personal Representative
 2215 Duvall Road
 Woodbine, Maryland 21797

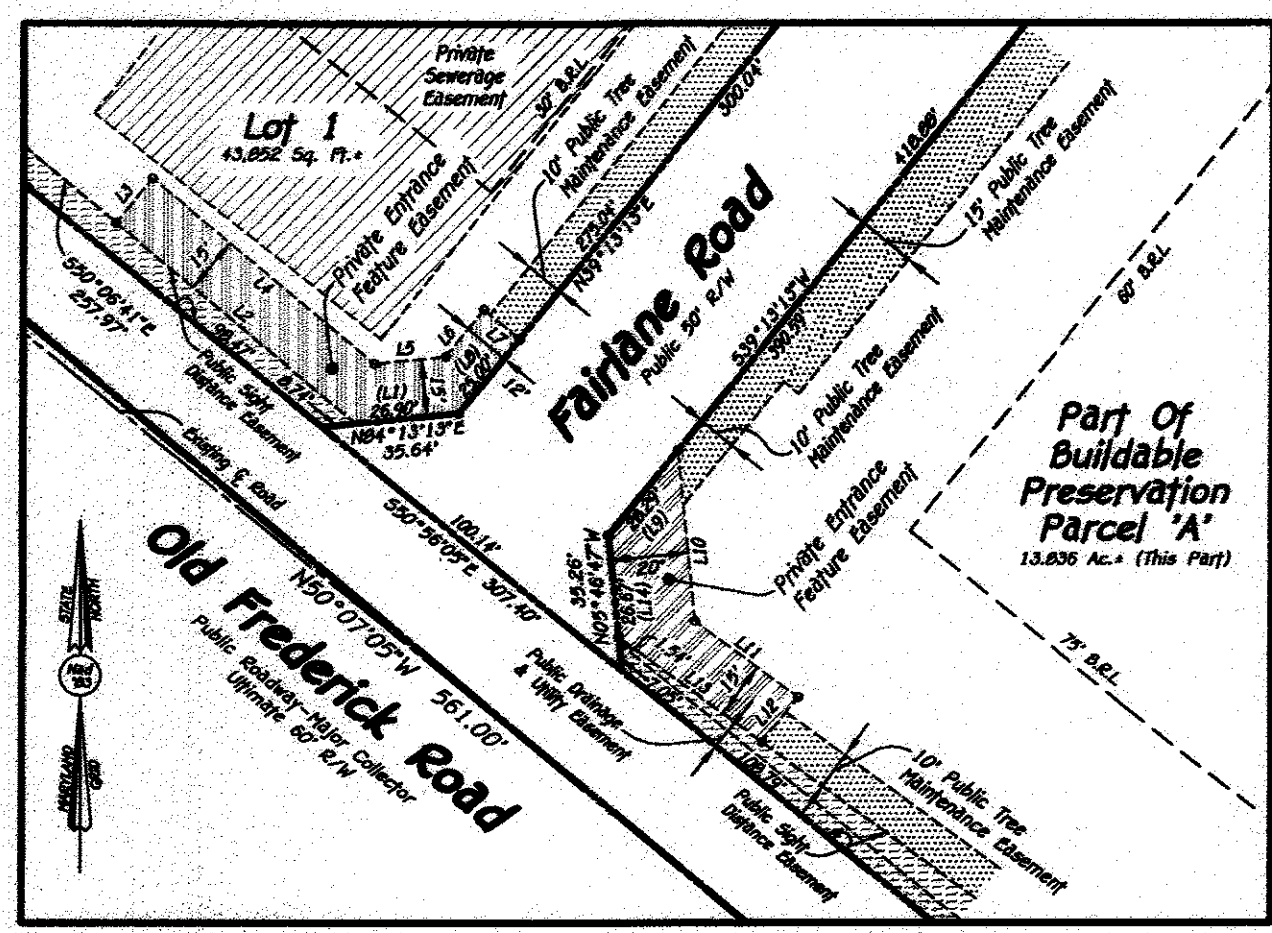
Developer
 Land Design And
 Development, Inc.
 c/o Mr. Joseph Ruffler
 8318 Forrest Street
 Suite 200
 Ellicott City, Maryland 21043
 Ph# 410-992-4600

Private Entrance Feature Easement Line Table

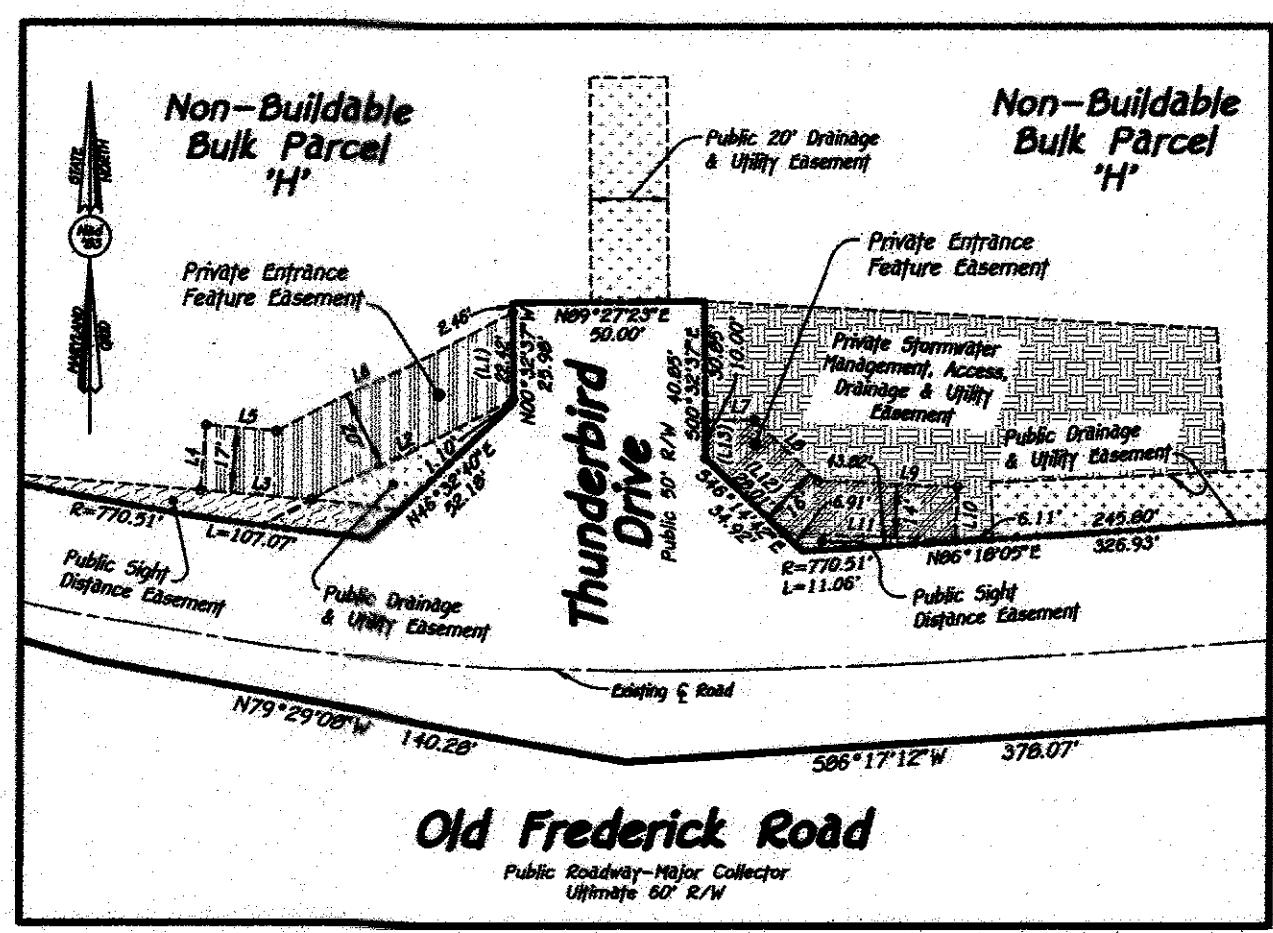
LINE	BEARING	LENGTH
L1	S04°13'13"W	26.90'
L2	N50°06'41"W	81.21'
L3	N39°03'55"E	15.00'
L4	S50°06'41"E	75.11'
L5	N04°13'13"E	18.61'
L6	N39°13'13"E	15.79'
L7	S50°46'47"E	12.00'
L8	S39°13'13"W	25.00'
L9	N39°13'13"E	28.29'
L10	S05°46'47"E	44.49'
L11	S53°45'27"E	33.45'
L12	S39°03'55"W	15.02'
L13	N53°45'27"W	46.12'
L14	N05°46'47"W	26.67'

Private Entrance Feature Easement Line Table

LINE	BEARING	LENGTH
L1	S00°32'37"E	22.42'
L2	S62°35'17"W	58.71'
L3	N03°08'29"W	51.73'
L4	N04°51'31"E	17.00'
L5	S03°08'29"E	18.38'
L6	N62°35'17"E	68.68'
L7	N09°27'23"E	12.66'
L8	S46°14'42"E	22.91'
L9	S07°36'44"E	36.66'
L10	S02°23'16"W	14.00'
L11	N07°36'44"W	44.97'
L12	N46°14'42"W	28.01'
L13	N00°32'37"W	10.00'



**Private Entrance Feature Detail
 (Fairlane Road) (Sheet 3)**
 Scale: 1" = 50'



**Private Entrance Feature Detail
 (Thunderbird Drive) (Sheet 4)**
 Scale: 1" = 50'

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

Paula M. Estman 4/13/2017
 Paula M. Estman, H.O. 2
 Howard County Health Officer
 Date

APPROVED: Howard County Department Of Planning And Zoning.

Chad Clark 4-26-17
 Chad Clark
 Chief, Development Engineering Division
 Date

Kurt Schuler 4-27-17
 Kurt Schuler
 Director
 Date

Owner's Certificate

DaisyCoop, LLC, By Estate Of Frances Jean Schulte, Diane G. Schulte, Personal Representative, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (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 21st Day Of **March**, 2017.

Diane G. Schulte 3/21/2017
 DaisyCoop, LLC
 By: Estate Of Frances Jean Schulte-
 Diane G. Schulte, Personal Representative

[Signature]
 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 All Of The Lands Conveyed By Diane G. Schulte, Personal Representative Of The Estate Of Frances Jean Schulte To DaisyCoop, LLC By Deed Dated July 1, 2016 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17074 At Folio 318; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

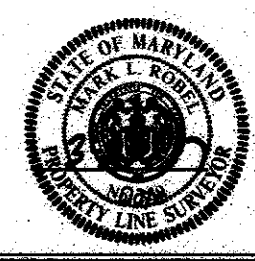
Mark L. Robel
 Mark L. Robel, Property Line Surveyor No. 339
 Expiration Date: October 4, 2018

RECORDED AS PLAT No. **29258** ON **6/27/17**
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Fairlane Farm
 Phase One**

Lots 1 Thru 10, Buildable Preservation Parcel 'A'; Non-Buildable Preservation Parcels 'B' Thru 'E', Parcel 'F', Non-Buildable Bulk Parcels 'G' And 'H' And Forest Mitigation Bank

Zoned: RC-DEO
 Tax Map: B, Parcel: B, Grid: 2 And
 Tax Map: B, Parcel: 17, Grid: 3
 Fourth Election District - Howard County, Maryland
 Date: March 22, 2017 Scale: As Shown Sheet B Of 9



I:\2005\05106\W\RECORD PLATS\RESUBDIVISION PLATS\PHASE 1-PLAT 8.dwg, 3/27/2017 3:40:25 PM, Downstairs T1500 (temporary).pc3

Curve Data Tabulation

Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Bearing & Distance
901-902	200.00'	87.53'	25°04'35"	44.48'	S 27°21'05" E 86.84'
903-904	1407.56'	117.72'	04°47'31"	58.90'	S 42°17'09" E 117.69'
910-911	295.00'	5.27'	01°01'23"	2.63'	N 44°11'30" W 5.27'
912-913	945.00'	193.44'	20°20'12"	97.75'	N 33°30'51" W 192.43'
914-915	25.00'	22.39'	51°19'04"	12.01'	N 49°00'17" W 21.65'
915-916	55.00'	271.31'	282°38'08"		
916-917	25.00'	22.39'	51°19'04"	12.01'	S 02°18'47" W 21.65'
918-919	495.00'	175.70'	20°20'12"	88.78'	S 33°30'51" E 174.78'
920-921	245.00'	146.88'	34°18'11"	75.61'	S 60°50'02" E 144.50'
921-922	295.00'	99.33'	19°17'31"	50.14'	S 68°20'22" E 98.86'
924-925	145.00'	230.06'	90°54'25"	147.31'	N 84°40'25" E 206.68'
926-927	145.00'	219.26'	86°38'27"	136.74'	N 86°48'24" E 198.96'
928-9117	145.00'	126.12'	49°50'02"	67.36'	S 74°47'23" E 122.18'
904-937	1407.56'	153.61'	06°15'11"	76.88'	S 47°48'29" E 193.54'
910-932	295.00'	171.35'	33°16'48"	88.17'	S 61°20'44" E 168.95'
932-933	245.00'	75.58'	17°40'31"	38.09'	S 69°08'52" E 75.28'
940-941	1208.75'	485.50'	23°00'47"	246.07'	S 62°26'28" E 482.24'
9116-970	195.00'	169.60'	49°50'02"	90.59'	N 74°47'23" W 164.31'
971-972	95.00'	150.73'	90°54'25"	96.52'	S 84°40'25" W 135.41'
982-983	652.85'	253.50'	22°14'52"	128.37'	S 85°04'18" E 291.91'
984-985	953.85'	328.16'	19°42'44"	165.72'	S 86°20'22" E 326.55'
986-987	770.51'	107.07'	07°57'43"	53.62'	S 80°27'52" E 106.98'
988-989	770.51'	11.06'	00°49'21"	5.53'	N 86°42'46" E 11.06'
975-976	305.00'	138.39'	25°59'47"	70.40'	S 29°54'41" E 137.20'
976-977	235.00'	74.17'	18°05'02"	37.40'	S 33°52'03" E 73.86'

Owner	Developer
DaisyCoop, LLC c/o Estate Of Frances Jean Schulte- Diane G. Schulte, Personal Representative 2215 Duvall Road Woodbine, Maryland 21797	Land Design And Development, Inc. c/o Mr. Joseph Ruffler 8318 Forrest Street Suite 200 Ellicott City, Maryland 21043 Ph: 410-992-4600

Legend

- Existing 50' Right-Of-Way For Ingress And Egress (L. 980, F. 152)
- Existing 20' Right-Of-Way For Ingress, Egress And Regress To And From Old Frederick Road (L. 2114, F. 506)
- Public Sight Distance Easement
- Public Forest Conservation Easement (Retention)
- Public Forest Conservation Easement (Reforestation)
- Public Forest Conservation Easement (Reforestation) Fairlane Farm Tree Bank
- 10' And 15' Public Tree Maintenance Easement
- Public Stormwater Management, Access, Drainage & Utility Easement
- Public Drainage & Utility Easement
- Private Drainage & Utility Easement
- Private Use-In-Common Access Easement
- Private Stormwater Management, Access, Drainage & Utility Easement
- Limits Of 100 Year Floodplain, Drainage And Utility Easement
- 10' Temporary Tee Turn-Around And Grading Easement
- 36' Private Access And Stormwater Management Easement For Lots 15 Thru 18
- Private Entrance Feature Easement
- Centerline Stream
- Top Of Stream Bank Buffer
- Wetlands Area
- Wetlands Buffer

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

Signature 4/19/2017
Howard County Health Officer u.o. Date

APPROVED: Howard County Department Of Planning And Zoning.

Signature 4-26-17
Chief, Development Engineering Division Date

Signature 6-27-17
Director Date

Owner's Certificate

DaisyCoop, LLC, By Estate Of Frances Jean Schulte, Diane G. Schulte, Personal Representative, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use Of The 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 31st Day Of March, 2017.

Signature 3/31/2017
DaisyCoop, LLC
By: Estate Of Frances Jean Schulte-
Diane G. Schulte, Personal Representative

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 All Of The Lands Conveyed By Diane G. Schulte, Personal Representative Of The Estate Of Frances Jean Schulte To DaisyCoop, LLC By Deed Dated July 1, 2016 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17074 At Folio 318; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Signature
Mark L. Robel, Property Line Surveyor No. 339
Expiration Date: October 4, 2018

RECORDED AS PLAT No. 25259 ON 6/27/17
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Fairlane Farm
Phase One**

Lots 1 Thru 18, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcels 'B' Thru 'E', Parcel 'F', Non-Buildable Bulk Parcels 'G' And 'H' And Forest Mitigation Bank

Zoned: RC-DEO
Tax Map: B, Parcel: B, Grid: 2 And
Tax Map: B, Parcel: 17, Grid: 3
Fourth Election District - Howard County, Maryland
Date: March 22, 2017 Scale: No Scale Sheet 9 Of 9

Density Exchange (Phases One And Two)

	Initial Exchange (Plat No. 23168)	Second Exchange (Plat No. 23966)	Third Exchange
Receiving Parcel Information	Schulte Property (F-15-054) Tax Map No. B, Grid 2, Parcel No. B & Tax Map B, Grid 3, Parcel 17 L. 532, F. 176 And L. 385, F. 193	Fairlane Farm (F-15-054) Tax Map No. B, Grid 2, Parcel No. B & Tax Map B, Grid 3, Parcel 17 L. 532, F. 176 And L. 385, F. 193	Fairlane Farm (F-15-054) Tax Map No. B, Grid 2, Parcel No. B & Tax Map B, Grid 3, Parcel 17 L. 532, F. 176 And L. 385, F. 193
Total Area Of Property	138.610 Acres	138.610 Acres	138.610 Acres
Allowed Density Units	138.610 Ac. / 4.25 Ac. = 32 Units	138.610 Ac. / 4.25 Ac. = 32 Units	138.610 Ac. / 4.25 Ac. = 32 Units
Net Acreage Of Subdivision	133.140 Ac. (Minus 100 Yr. Flood Plain = 2.36 Ac.) (Minus Steep Slopes = 3.110 Ac.) = 133.140 Ac.	133.140 Ac. (Minus 100 Yr. Flood Plain = 2.36 Ac.) (Minus Steep Slopes = 3.110 Ac.) = 133.140 Ac.	133.140 Ac. (Minus 100 Yr. Flood Plain = 2.36 Ac.) (Minus Steep Slopes = 3.110 Ac.) = 133.140 Ac.
Maximum Density Units	133.140 / 2 Acres = 66 Units	133.140 / 2 Acres = 66 Units	133.140 / 2 Acres = 66 Units
Proposed Density Units	45 Units	45 Units	45 Units
Number Of CEO Units Required	45 Units - 32 Units = 13 Units	9 Units	1 Unit
Sending Parcel Information	4 CEO Units From Property Of Philip Carroll And Camilla Carroll - Tax Map 23, Grid 10, Parcel 71 RE-19-001(81) (Plat No. 23167)	8 CEO Units From Property Of Jones Cash And Joan Cash - Tax Map 23, Grid 14, Parcel 30 RE-16-005 (50) (Plat No. 23965)	1 CEO Unit From Property Of Carol Kaye, Parcel "A"-Cavey Property-Plat No. 15286, Tax Map 14, Grid 19, Parcel 246 (F-15-094)

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

Signature 3-22-17
Date

Signature 3/31/2017
Date

DaisyCoop, LLC
By: Estate Of Frances Jean Schulte-
Diane G. Schulte, Personal Representative

Fisher, Collins & Carter, Inc.
Civil Engineering Consultants & Land Surveyors

Centennial Square Office Park-10272 Baltimore National Pike
Ellicott City, Maryland 21042
(410) 461-2825

Density Tabulation (Phases One And Two)

- Tract Area = 138.610 Ac.±
- Floodplain Area = 6.01 Ac.±
- Steep Slopes = 3.110 Ac.±
- Net Tract Area = 129.49 Ac.±
- Density Allowed By Matter Of Right: 138.610 Ac. x 1 Dwelling Unit/4.25 Acres = 32 Single Family Detached Units
- Density Allowed With Density Exchange Option = 64 Single Family Units (1 Dwelling Unit / 2 Net Acres x 129.49 Net Acres)
- Total Number Of Proposed Dwelling Units = 45 Units (44 Cluster Lots + 1 Buildable Preservation Parcel)
- Development Rights Will Be Transferred To This Subdivision Pursuant To The Density Transfer Provision Of Section 106.0 Of The Zoning Regulations For This Property Underlying RC Zoning District (45 Proposed Dwelling Units - 32 Base Density / Right = 13 Development Rights Required To Be Transferred.)

Density Tabulation (Phase One)

- Preservation Easement Area Required = 61.645 Ac.± (18 Lots + 1 Buildable Pres. Parcel x 4.25 Ac./Lot) - 19.105 Ac.±
- Preservation Easement Area Provided = 77.566 Ac.± (Pres. Parcels A + B + C + D + E) (35.133 Ac. + 4.733 Ac. + 36.705 Ac. + 0.312 Ac. + 0.683 Ac.±)

General Notes Continued:

- This Plat Is Subject To A Waiver Petition (WP-16-084) Which On January 4, 2016, The Division Of Land Development Approved A Request To Waive Section 16.1202(a)(1) Of The Howard County Code Which Requires Approval Of A Forest Conservation Plan For The Entire Project As Part Of The Subdivision Plan. The Applicant Is Requesting The Forest Conservation Requirement Be Reviewed In Phases Rather Than Entirely Under Phase One. Approval Is Subject To The Following Condition:
 - Phase One Of The Development Shall Address The Forest Conservation Requirement For The Entire Development. Except The Stream Channelization Area Indicated As Public Forest Conservation Easement No. 6 On The Waiver Petition Exhibit. Public Forest Conservation Easement No. 6 Shall Be Addressed With Phase Two Of The Development.
- Lot 7 And Lot 18 May Be Provided Direct Driveway Access To The Public Road And May Not Utilize The Private Shared Driveway Easement For The Access And May Not Participate In The Driveway Maintenance Agreement.

General Notes Continued:

- Articles Of Incorporation For The Fairlane Farm Homeowners Association, Inc. Has Been Filed With The Maryland State Department Of Assessments And Taxation On November 20, 2016 With Esq. No. 01782119.
- This Property Is Not Located Within The Metropolitan District, Private Well And Septic Will Be Utilized For This Project.
- There Are Existing Structures Located Within Buildable Preservation Parcel 'A' To Remain. All Other Structures Are To Be Removed Prior To Recordation Of The Final Plat. No New Buildings, Extensions Or Additions To The Existing Structures Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.
- Buildable Preservation Parcel 'A' To Be Privately Owned And Encumbered By An Easement With The Fairlane Farm Homeowners Association, Inc. And Howard County, Maryland.
- Non-Buildable Preservation Parcels 'D' And 'E' Will Be Owned By The Fairlane Farm Homeowners Association, Inc. Non-Buildable Preservation Parcel 'C' And Parcel 'F' Will Be Owned By Howard County, Maryland. Non-Buildable Preservation Parcel 'B' Will Be Privately Owned And Encumbered By An Easement With The Fairlane Farm Homeowners Association, Inc. THIS IS A BUILDABLE PRESERVATION EASEMENT AND WILL BE HELD BY HOWARD COUNTY, MARYLAND AND THE H.O.A. THE EXISTING WELL AND SEPTIC SYSTEMS WHICH ARE NOT UTILIZED IN THE LOT DESIGN WILL BE ABANDONED PRIOR TO RECORDATION OF THE FINAL PLAT.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS 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 PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
- No Grading, Removal Of Vegetative Cover Or Trees, Paving And New Structures Shall Be Permitted Within The Limits Of Wetlands, Stream(s), Or Their Buffers, Floodplain And Forest Conservation Areas.
- The 100 Year Floodplain Delineated On This Plan Has Been Determined To Be "Obviously Not Critical" Based On A Report Prepared By Fisher, Collins & Carter, Inc. On May, 2014.
- The Forest Conservation Easements Have Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard County Code And Forest Act. No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easements; However, Forest Management Practices As Defined In The Deed Of Forest Conservation Easement Are Allowed. The Forest Conservation Requirements Per Section 16.1200 Of The Howard County Code And Forest Conservation Manual For This Subdivision Will Be Fulfilled In Two Phases Per WP-16-084. Phase One Will Provide 28.78 Ac. Of On-Site Credited Retention And 5.99 Ac. Of On-Site Reforestation. Surety Will Be Posted In TWO (2) Bonds: One In The Amount \$130,462.00 For The 5.99 Ac. Of On-Site Reforestation And One In The Amount Of \$224,552.00 For The 10.31 Ac. On-Site Tree Planting Bank On Non-Buildable Preservation Parcel 'C'. Both Bonds Will Be Included As Part Of The Developers Agreement For F-15-054. Total Surety Amount = \$355,014.00. Surety For Forest Retention Is Not Required.
- Perimeter Landscaping For This Subdivision Shall Be In Accordance With Section 16.124 Of The Subdivision And Land Development Regulations And Landscape Manual. Financial Surety In The Amount Of \$37,470.00 For 105 Shade Trees, 37 Evergreen Trees, And 14 Shrubs Has Been Provided As Part Of The Developers Agreement.
- Stormwater Management Is In Accordance With The M.H.O. Stormwater Management Manual, Volumes 1 & II, Revised 2009. We Are Providing Stormwater Management By The Use Of 4 Areas Of (N-1) Rooftop Disconnection Credit, 17 Areas Of (N-2) Non-Rooftop Disconnection Credit, 2 Areas Of (M-6) Drywells, 3 (M-6) Micro-Biosorption Facilities, And 6 (M-8) Grass Swales To Meet And Exceed The Required ESD Volume.
- Stormwater Management Devices Located On Individual Lots Will Be Owned And Maintained By That Particular Lot Owner And Subject To The Requirements Of A Recorded Declaration Of Covenant. SMM Devices Located Within The Public Right-Of-Way Will Be Publicly Owned And Maintained, And SMM Devices Located On Non-Buildable Preservation Parcels 'D' And 'E' Will Be Owned And Maintained By The H.O.A. SMM Facilities Serving Public Roads, But Located On Private Lots Will Be Privately Owned And Jointly Maintained.
- A Noise Study Is Not Required For This Project.
- This Subdivision Is Within The Growth Tier IV Area, But Not Affected By 58-236 (Sustainable Growth And Agricultural Preservation Act), Because The Developer Received Approval Of A Perc Test From The Health Department Before July 1, 2012; Has Submitted A Preliminary Plan Within 18 Months Of The Soil Percolation Test Approval Of July 1, 2012 And Will Obtain Preliminary Plan Approval By October 1, 2016. No Further Subdivision Is Permitted For Lots 1 Thru 44 Under 58-236.
- Groundwater Appropriations Permit Must Be Obtained From The Maryland Department Of The Environment Prior To Howard County Health Department Signature Of The Final Plat.
- All Wells Must Be Drilled Prior To Howard County Health Department Signature Of The Final Plat.
- Buildable Preservation Parcel 'A' Has Been Designed To Be Used For Horseback Riding That Allows Horse Trails To Weave Throughout The Subdivision. Non-Buildable Preservation Parcels 'D' And 'E' Contain Stormwater Management Use And Non-Buildable Preservation Parcels 'B' And 'C' Contain Environmental Forest Resources.
- Plan Subject To WP-14-107 Which The Division Of Land Development Waived On June 19, 2014 Approved A Request To 16.1202(A)(1) And 16.119(F)(1) Of The Subdivision And Land Development Regulations, Which States That Residential Subdivisions That Front On A Major Collector Road Should Provide Vehicular Access To The Subdivision By A Lower Classification Public Road, Section 16.1205(A)(7)&(10) Of The Subdivision And Land Development Regulations, Which Requires The Retention Of State Champion Trees, Trees 75% Of The Diameter Of State Champion Trees, And Trees 30" In Diameter Or Larger, Section 16.1202(C)(2) Of The Subdivision And Land Development Regulations, Which Requires 20 Feet Of Public Edge Frontage For Non-Buildable Preservation Parcels, And Section 16.132(A)(3)(II) Of The Subdivision And Land Development Regulations, Which Requires Construction Of Road Improvements On Major Collector Or Minor Arterial Roads. Approval Is Subject To The Following Conditions:
 - The Use-In-Common Driveway Proposed Along Old Frederick Road Is Permitted With Provision Of Adequate Sight Distance And The Number Of Users Do Not Exceed 6. * The Lot Design Has Changed After Approval Of WP-14-107. A Waiver To Section 16.119(f)(1) And 16.120(a)(1) Is No Longer Applicable.
 - The Frontage Along Old Frederick Road And Morgan Station Road Must Be Widened To The Minimum (12 Feet) Half Section For A Public Roadway And Construction Of Adequate Side Swales.
 - Removal Of Seven Specimen Trees #1915, #1916, #1928, #1933, #1934, #1936, #1938 And #1939 Will Require Mitigation Of Seven 3"-4" Caliper Tree And Shall Be Of Similar Species As The Removed Trees.
- The Private Use-In-Common Access Easement And Maintenance Agreement For The Use Of Lots 7 Thru 10 And Lots 15 Thru 18 Is Recorded Simultaneously With This Plat.
- Declaration Of Covenants And Restrictions Are Recorded Simultaneously With This Plat.
- Parcel 'F' Is Being Dedicated To Howard County As County Road Right-Of-Way.
- This Subdivision Plan Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill No. 45-2003, Effective 10/2/03 And The Zoning Regulations Amended By Council Bill 32-2013. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Building/Grading Permit.
- The Concrete Pads For A Refuse And Recycling Collection Pad, Located Within The Use-In-Common Driveway Easements For Lots 7-10 And Lots 15-18 Will Be Maintained By The Owners Of Those Lots Pursuant To The Declaration Of Right Of Access And Maintenance Obligation Recorded Among The Land Records Of Howard County Along With The Recording Of The Plat.
- The Planning Director Approved That Non-Buildable Preservation Parcel 'B' Will Be Owned By The Owner Of Buildable Preservation Parcel 'A'. See General Note No. 94.
- In Accordance With Section 128.0A.12 Of The Zoning Regulations The Existing Horse Paddock And Barn On Buildable Preservation Parcel 'A' Are Considered Farm Structures For The Boarding And General Care Of Livestock And Can Be Excluded From The Size Restrictions For Detached Accessory Structures On Residentially Zoned Lots.
- In Accordance With Section 104.0.F Of The Zoning Regulations At Least 10% Of The Dwellings In Each RC Development Shall Be Moderate Income Housing Units. This Project Has Elected To Satisfy The M.I.H.U. Requirements By A Fee-In-Lieu Payment. The Executed M.I.H.U. Agreement Will Be Recorded Simultaneously With This Plat.
- A Permit To The Maryland Department Of Environment And The Army Corps Of Engineers To Breach The Farm Ponds Has Been Submitted Permit No. H02015G00H(01). Pre-Application Meeting File No. AL147876.
- Non-Buildable Bulk Parcels 'G' And 'H' Reserve The Right To Be Resubdivided In Accordance With Section 104.0 Of The Howard County Subdivision Regulations. Cluster Lot Design.
- Non-Buildable Preservation Parcel 'C' Contains A Forest Tree Bank (Reforestation) Identified As Forest Conservation Easement No. 5. The Tree Bank Will Be Included As A Separate Sheet In The Road Construction Drawing Set For F-15-054.
- By Letter Dated November 17, 2015 The Owner Requested Private Ownership Of Non-Buildable Preservation Parcel 'B' To Be Owned By The Private Entity Of Buildable Preservation Parcel 'A' With Howard County, Maryland And The H.O.A. As Easement Holders. On December 10, 2015 The Planning Director Approved The Request To Allow Non-Buildable Preservation Parcel 'B' To Be Privately Owned By The Owner Of Buildable Preservation Parcel 'A'.

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