

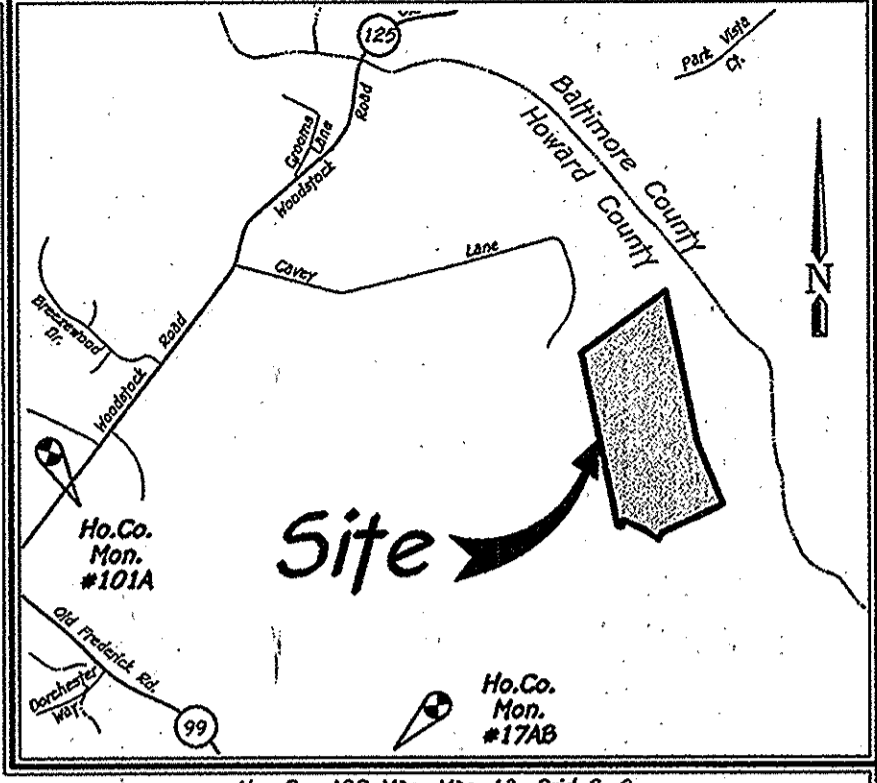
U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
4	600649.5276	1351326.6396	183078.342160	411825.183213
5	600709.2737	1351239.4930	183096.735686	411858.621192
6	600730.5656	1351205.2610	183103.042676	411848.187241
7	600808.1709	1351031.4243	183126.696749	411795.201717
100	600762.4121	1350936.2801	183112.749435	411766.201705
147	602705.1430	1350740.2173	183704.994903	411706.441643
170	602574.7214	1350563.9510	183665.142412	411692.715559
176	601647.0969	1351759.5713	183382.401897	412017.141358
275	603221.6956	1351442.1825	183862.340557	411920.401071
315	601120.9357	1351950.2909	183240.315690	412075.272820
324	600929.1430	1352028.7599	183181.857196	412093.190215
337	600827.0407	1350979.7626	183132.448268	411779.455199
340	600755.2276	1350986.2335	183110.519805	411781.530128
411	600688.6180	1351392.5341	183090.256946	411905.268205
500	601428.1285	1350799.6788	183315.627755	411724.521453
501	602071.0101	1351674.0357	183511.840458	411991.050683
600	600614.6883	1351364.5306	183067.723121	411896.735171

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

**Mark L. Robel** 10-04-15  
Date  
Mark L. Robel, P.L.S. #339  
(Property Line Surveyor)

**Nancy L. Berman** 10-9-15  
Date  
Nancy L. Berman  
(Owner)

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21042  
(410) 461-2895



**Owner**  
Robert A. Berman And  
Nancy L. Berman  
10320 Old Frederick Road  
Woodstock, Maryland 21163  
(410) 440-9179

**Developer**  
Preston-Scheffendacker Properties  
#2330 West Joppa Road  
Suite 190  
Lutherville, Maryland 21093  
(410) 296-3800

**General Notes:**

- Subject Property Zoned RC-DEO And R-ED Per 10/06/13 Comprehensive Zoning Plan.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 17AB And No. 101A.  
Station No. 17AB North 598,435.240 East 1,348,615.248 Elev. = 509.179  
Station No. 101A North 602,995.107 East 1,345,340.340 Elev. = 442.693
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About December 13, 2013 By Fisher, Collins & Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set With Cap "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Cap "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:  
a) Width - 12 Feet (16 Feet Serving More Than One Residence);  
b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 - 1/2" Minimum);  
c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;  
d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);  
e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;  
f) Structure Clearance - Minimum 12 Feet;  
g) Maintenance - Sufficient To Ensure All Weather Use.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
- ██████ 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 Sewerage Easement Shall Not Be Necessary.
- Property Subject To Department Of Planning And Zoning File Numbers: F-15-008 And BA-15-031C.
- The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
- There Are No Disturbances To Environmental Features.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per The 10/06/13 Comprehensive Zoning Plan. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit.
- No Traffic Study Is Required. No Additional Residential Lots Are Being Created.
- A Noise Study Is Not Required For This Subdivision.
- This Site Is Not Adjacent To A Scenic Road.
- Forest Stand Delineation And Wetland Letter Report Dated August 13, 2014 By Eco-Science Professional, Inc.
- There Are Existing Structures Located Within Lot 1 To Remain. No New Buildings, Extensions Or Additions To The Existing Structures Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.
- 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.
- This Subdivision Is Exempt From Forest Conservation Obligations Since The Purpose Of This Plat Is To Combine Deeded Parcels By Removing Interior Deed Lines And To Create A Public Forest Retention Easement To Satisfy Forest Obligation Requirement; Section 16.1202(b)(1)(vi) For An Agricultural Preservation Subdivision, With Oxford Square Subdivision, F-15-008.
- Plat Is Exempt From Landscape Obligations Since This Plat Does Not Create Any New Lots.
- There Are Two (2) Existing Wells On Lot 1 To Remain.

**General Notes Continued This Sheet**

**Purpose Statement**

The Purpose Of This Plat Is To Combine Deeded Parcels Creating Lot 1 And Removing The Interior Deed Lines And To Create Three (3) Public Forest Conservation Easements (Retention), Containing A Total Of 34,043 Acres To Satisfy The Off-Site Forest Obligation For Oxford Square, F-15-008.

**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 Lot 1. Any Conveyances Of The Aforesaid Lot Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot. 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."

**General Notes Continued:**

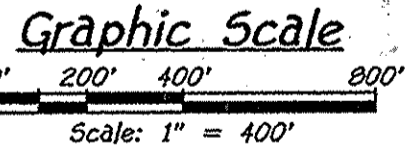
- Historic Ruins And An Historic Outbuilding Are Present On The Site.
- A Deed Of Forest Conservation Easement Has Been Recorded With This Plat For An Overlapping 34,043 Acre Area And Specifies The Uses And Restrictions For The Forest Conservation Easement Area.
- The 34,043 Acre Forest Conservation Easement Area Is A Retained Forest Providing Forest Credit At A Rate Of 2:1 For The Oxford Square Subdivision (F-15-008) Requiring Off-Site Retention To Fulfill Their Forest Conservation Program Obligations.
- Existing Wells And Private Sewerage Easements Are Not Within The Proposed Public Forest Conservation Easement Area.
- Lot 1 Is Subject To An Agricultural Preservation Easement With Howard County, Maryland To Be Recorded Simultaneously With This Plat.
- This Plat Is Subject To WP-16-003, Which On September 9, 2015 The Planning Director Approved A Waiver To Section 16.120(c)(2) Of The Howard County Subdivision And Land Development Regulations Allowing Creation Of A Single Family Detached Lot Without Having A Minimum Lot Frontage On An Approved Street Within A Public Right Of Way Which Provides Direct Access To The Property.
- Plat Subject To BA Case No. 15-031C, Berman Property Conditional Use Plan.
- Lot 1 Will Be Encumbered With A Howard County Agricultural Land Preservation Easement No. HD-15-03-E.

**Area Tabulation This Submission**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS 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	50.120 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	50.120 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	50.120 Ac.*

**Legend**

- Existing Field Delineated Columbia Transmission Communications Corporation Pipeline Easement (L. 5531, F. 45, L. 5531, F. 47 And L. 1043, F. 750)
- Existing 30' Private Easement For Underground Fiber Optic Cable (L. 5531, F. 45)
- Public Forest Conservation Easement (Retention)
- Private Sewerage Easement
- Previously Recorded Deed Lines Removed By Recordation Of This Plat
- Limits Of Wetlands
- WB - 25' Wetlands Buffer
- SBB - Top Of Stream Bank Buffers
- Zoning District Boundary



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

**William M. Rossmann** 11/6/2015  
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

**Chad Clark** 11-8-15  
Chief, Development Engineering Division Date

**Neil S. Leach** 11-17-15  
Director Date

**Owner's Certificate**

Robert A. Berman And Nancy L. Berman, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/OR Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/OR Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 9th Day Of October, 2015.

Robert A. Berman  
Nancy L. Berman  
Witness  
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 (1) All Of The Lands Conveyed By Sara Nichols Armiger And George F. Armiger To Robert Berman And Nancy L. Berman By Deed Dated November 20, 1997 And Recorded Among The Land Records Of Howard County, Maryland In Liber 4125 At Folio 711; And (2) All Of The Lands Conveyed By W. Lee Thomas, Personal Representative Of The Estate Of C. J. Sears To Robert A. Berman And Nancy L. Berman By Deed Dated April 7, 2014 And Recorded Among The Aforesaid Land Records In Liber 15534 At Folio 466; And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In This Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumented In Accordance With The Howard County Subdivision Regulations.

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

RECORDED AS PLAT No. 23556 ON 12-10-15  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Berman Property**  
Lot 1

Zoned: RC-DEO & R-ED  
Tax Map No. 11, Parcel 13 Grid 19,  
Tax Map No. 11, Parcel 15, Grid 19  
Third Election District - Howard County, Maryland  
Date: October 9, 2015 Scale: As Shown Sheet 1 Of 3

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

**Mark L. Robel** 10/04/16  
 Mark L. Robel, P.L.S. #339  
 (Property Line Surveyor)  
 Date

**Nancy L. Berman** 10-22-15  
 Nancy L. Berman  
 (Owner)  
 Date

**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 Lot 1. Any Conveyances Of The Aforesaid Lot Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot. 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	N53°30'07"E	219.27'
FC2	N53°39'07"E	871.54'
FC3	S11°23'47"E	1,173.06'
FC4	S53°38'25"W	106.11'
FC5	N81°26'55"W	81.62'
FC6	N80°48'40"W	88.92'
FC7	S38°20'30"W	163.79'
FC8	S21°02'32"W	144.57'
FC9	S53°38'25"W	287.48'
FC10	N33°12'19"W	90.53'
FC11	S69°34'02"W	108.85'
FC12	N15°40'29"W	101.79'
FC13	S73°17'54"W	50.06'
FC14	N11°36'34"W	914.62'

**Limits Of Wetlands Line Table**

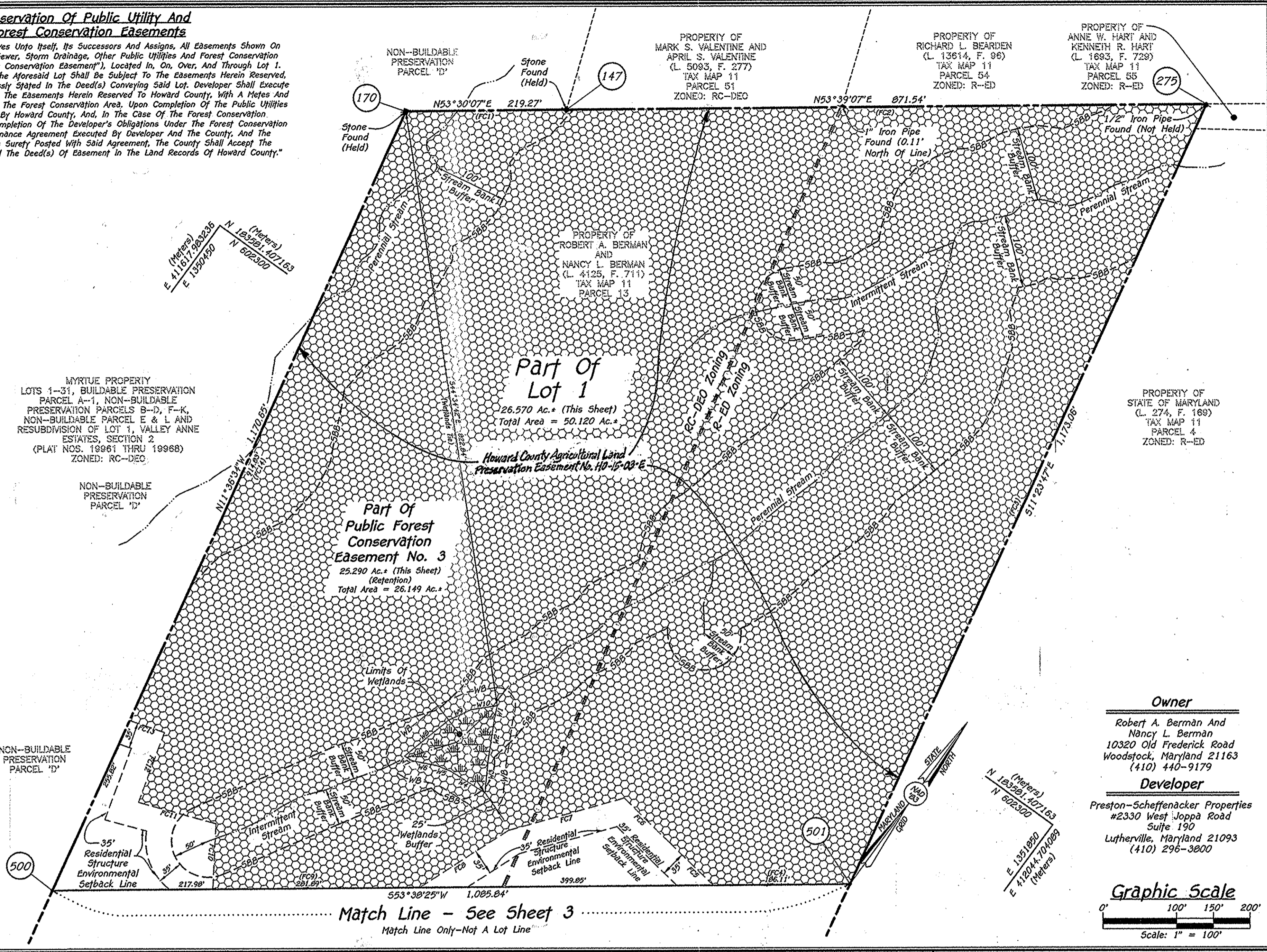
LINE	BEARING	LENGTH
W1	S23°44'47"E	17.94'
W2	S27°13'42"E	58.66'
W3	S30°23'47"E	43.92'
W4	S86°32'08"W	55.15'
W5	S75°56'43"W	21.07'
W6	S65°02'05"W	33.63'
W7	S85°14'48"W	12.36'
W8	N14°57'49"E	77.96'
W9	N23°44'35"E	34.26'
W10	N44°47'02"E	35.31'

- Legend**
- Existing Field Delineated Columbia Transmission Communications Corporation Pipeline Easement (L. 5531, F. 45, L. 5531, F. 47 And L. 1043, F. 758)
  - Existing 30' Private Easement For Underground Fiber Optic Cable (L. 5531, F. 45)
  - Public Forest Conservation Easement (Retention)
  - Private Sewerage Easement
  - Previously Recorded Deed Lines Removed By Recordation Of This Plat
  - Limits Of Wetlands
  - WB - 25' Wetlands Buffer
  - SBB - Top Of Stream Bank Buffers
  - Zoning District Boundary

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461 - 2955

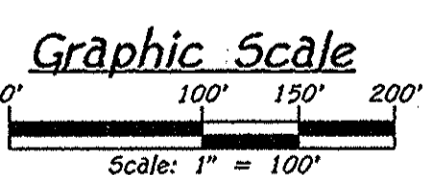
**Area Tabulation For Sheet 2**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS 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	26.570 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	26.570 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	26.570 Ac.*



**Owner**  
 Robert A. Berman And Nancy L. Berman  
 10320 Old Frederick Road  
 Woodstock, Maryland 21163  
 (410) 440-9179

**Developer**  
 Preston-Scheffnacker Properties  
 #2330 West Joppa Road  
 Suite 190  
 Lutherville, Maryland 21093  
 (410) 296-3800



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

*Barbara M. Roseman* 11/6/2015  
 Howard County Health Officer  
 Date

APPROVED: Howard County Department Of Planning And Zoning.

*Phil Clark* 11-12-15  
 Chief, Development Engineering Division  
 Date

*Kurt Schaefer* 11-17-15  
 Director  
 Date

**Owner's Certificate**

Robert A. Berman And Nancy L. Berman, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Herby 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 **22nd** Day Of **October**, 2015.

*Robert A. Berman*  
 Robert A. Berman

*Nancy L. Berman*  
 Nancy L. Berman

*M. Jeremy Rutter*  
 Witness

*M. Jeremy Rutter*  
 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 (1) All Of The Lands Conveyed By Sara Nichols Armiger And George F. Armiger To Robert Berman And Nancy L. Berman By Deed Dated November 20, 1997 And Recorded Among The Land Records Of Howard County, Maryland In Liber 4125 At Folio 711; And (2) All Of The Lands Conveyed By W. Lee Thomas, Personal Representative Of The Estate Of C. J. Sears To Robert A. Berman And Nancy L. Berman By Deed Dated April 7, 2014 And Recorded Among The Aforesaid Land Records In Liber 15534 At Folio 466; And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In This Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumented In Accordance With The Howard County Subdivision Regulations.

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

RECORDED AS PLAT No. 23557 ON 12-10-15  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Berman Property**  
 Lot 1

Zoned: RC-DEO & R-ED  
 Tax Map No. 11, Parcel 13, Grid 19,  
 Tax Map No. 11, Parcel 15, Grid 19  
 Third Election District - Howard County, Maryland  
 Date: October 9, 2015 Scale: 1"=100' Sheet 2 Of 3

F-16-003

The Requirements 3-100, The Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Holding Of This Plat And The Setting Of Markers Have Been Complied With.

*Mark L. Robel*  
 Mark L. Robel, P.L.S. #339  
 (Professional Land Surveyor)  
 Date: 10/10/15

*Robert A. Berman*  
 Robert A. Berman  
 (Owner)  
 Date: 10-22-15

*Nancy L. Berman*  
 Nancy L. Berman  
 (Owner)  
 Date: 10-22-15

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

\*Developer Reserves unto itself, its Successors and Assigns, All Easements Shown on This Plat For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"). Located In, On, Over, And Through Lot 1. Any Conveyances Of The Aforesaid Lot Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot. 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		Public Forest Conservation Easement Line Table			
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
FC1	N29°21'04"W	43.65'	FC30	S59°29'50"E	52.53'
FC2	N07°06'39"E	42.58'	FC31	S59°53'49"W	40.69'
FC3	N56°52'18"E	25.40'	FC32	N88°41'41"W	54.00'
FC4	N56°52'18"E	25.40'	FC33	N28°31'21"E	43.87'
FC5	N07°22'24"E	52.09'	FC34	N80°01'01"W	48.94'
FC6	N27°39'25"E	48.77'	FC35	S48°20'58"W	159.64'
FC7	N46°43'37"E	87.99'	FC36	S16°36'36"E	108.55'
FC8	N38°44'17"E	64.69'	FC37	S54°42'44"E	39.29'
FC9	N75°50'37"E	89.17'	FC38	S29°47'44"W	35.00'
FC10	S41°15'38"E	38.33'	FC39	N66°42'27"W	115.74'
FC11	N81°34'24"E	41.69'	FC40	N47°37'53"W	70.68'
FC12	N17°19'01"E	31.79'	FC41	N26°49'23"E	65.77'
FC13	N26°19'02"E	31.31'	FC42	N08°17'53"W	27.70'
FC14	S61°48'21"E	34.07'	FC43	N52°50'06"E	124.99'
FC15	N70°19'02"E	61.45'	FC44	N50°22'12"E	47.29'
FC16	N40°47'09"E	96.70'	FC45	N50°18'15"E	266.92'
FC17	N02°19'03"E	62.91'	FC46	N51°17'37"E	158.98'
FC18	N67°44'14"E	35.00'	FC47	S22°19'03"E	470.41'
FC19	S22°19'04"E	174.90'	FC48	N69°08'21"E	36.60'
FC20	S64°48'59"W	703.64'	FC49	N28°19'17"E	96.82'
FC21	S30°44'31"W	30.50'	FC50	N49°02'37"E	62.59'
FC22	N73°49'51"W	42.53'	FC51	N21°02'38"E	45.40'
FC23	S33°29'10"W	91.49'	FC52	N53°30'29"E	113.26'
FC24	S64°56'09"W	135.00'	FC53	S11°25'47"E	250.91'
FC25	N87°32'05"W	42.63'	FC54	S53°21'14"W	110.01'
FC26	N01°59'16"W	63.89'	FC55	N36°07'42"W	168.65'
FC27	N52°50'09"E	31.28'	FC56	S63°59'00"W	112.27'
FC28	S72°10'39"W	93.40'	FC57	N36°50'46"W	79.08'
FC29	S47°23'28"W	58.18'			

Limits Of Wetlands Line Table		Limits Of Wetlands Line Table			
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
WL1	N72°29'30"W	26.00'	WL12	N84°31'13"E	13.81'
WL2	N59°08'55"W	22.21'	WL13	S41°19'24"W	18.33'
WL3	S45°06'13"W	12.51'	WL14	S24°11'35"W	21.23'
WL4	N19°32'29"E	37.42'	WL15	S04°28'46"E	22.18'
WL5	N58°48'02"W	39.50'	WL16	S33°02'51"E	23.59'
WL6	N00°49'37"W	76.15'	WL17	S08°34'54"W	32.77'
WL7	N15°01'54"E	34.62'	WL18	S38°11'11"W	10.09'
WL8	N63°14'08"E	34.55'	WL19	S14°59'43"W	37.90'
WL9	N72°15'37"E	23.22'	WL20	S05°34'39"E	44.70'
WL10	N10°00'28"E	38.10'	WL21	S21°00'00"W	27.20'
WL11	N50°13'18"E	19.09'			

**Area Tabulation For Sheet 3**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	23,550 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	23,550 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	23,550 Ac.*

MYRTLE PROPERTY LOTS 1-31, BUILDABLE PRESERVATION PARCEL A-1, NON-BUILDABLE PRESERVATION PARCELS B-D, F-K, NON-BUILDABLE PARCEL E & L AND RESUBDIVISION OF LOT 1, VALLEY ANNE ESTATES, SECTION 2 (PLAT NOS. 19861 THRU 19868) ZONED: RC-DEO

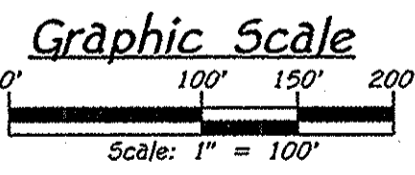
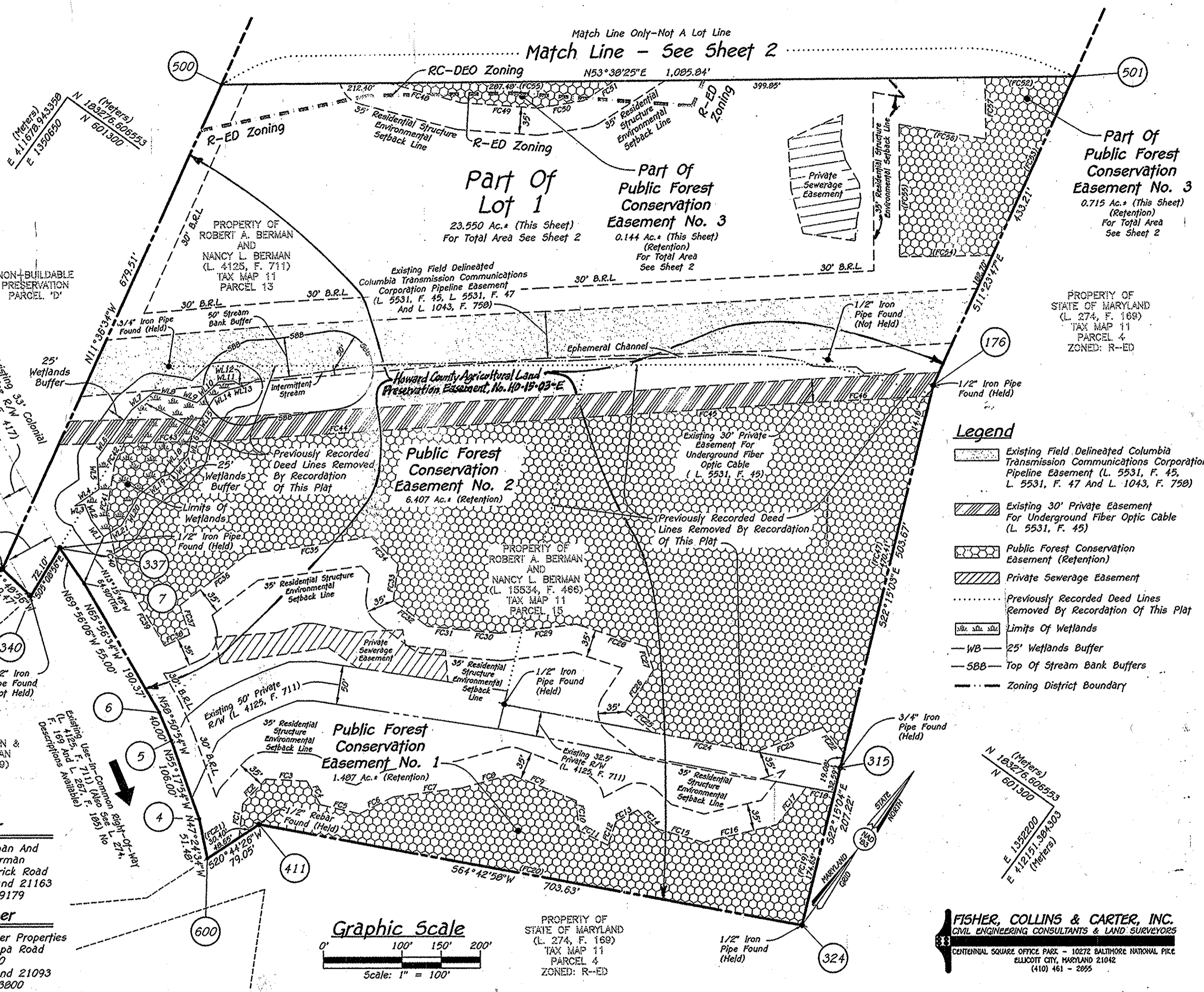
PROPERTY OF ROBERT A. BERMAN AND NANCY L. BERMAN (L. 4125, F. 711) TAX MAP 11 PARCEL 13

PROPERTY OF STATE OF MARYLAND (L. 4739, F. 417) TAX MAP 10 PARCEL 43 ZONED: RC-DEO

PROPERTY OF ROBERT A. BERMAN & NANCY L. BERMAN (L. 4153, F. 419) TAX MAP 17 PARCEL 483 ZONED: R-ED

**Owner**  
 Robert A. Berman And Nancy L. Berman  
 10320 Old Frederick Road  
 Woodstock, Maryland 21163  
 (410)-440-9179

**Developer**  
 Preston-Scheffnacker Properties  
 #2330 West Joppa Road  
 Suite 190  
 Lutherville, Maryland 21093  
 (410) 296-3800



- Legend**
- Existing Field Delineated Columbia Transmission Communications Corporation Pipeline Easement (L. 5531, F. 45, L. 5531, F. 47 And L. 1043, F. 750)
  - Existing 30' Private Easement For Underground Fiber Optic Cable (L. 5531, F. 45)
  - Public Forest Conservation Easement (Retention)
  - Private Sewerage Easement
  - Previously Recorded Deed Lines Removed By Recordation Of This Plat
  - Limits Of Wetlands
  - WB - 25' Wetlands Buffer
  - SBB - Top Of Stream Bank Buffers
  - Zoning District Boundary

**Owner's Certificate**

Robert A. Berman And Nancy L. Berman, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 27<sup>th</sup> Day Of October, 2015.

*Robert A. Berman*  
 Robert A. Berman

*Nancy L. Berman*  
 Nancy L. Berman

**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 (1) All Of The Lands Conveyed By Sara Nichols Armiger And George F. Armiger To Robert Berman And Nancy L. Berman By Deed Dated November 20, 1997 And Recorded Among The Land Records Of Howard County, Maryland In Liber 4125 At Folio 711; And (2) All Of The Lands Conveyed By W. Lee Thomas, Personal Representative Of The Estate Of C. J. Sears To Robert A. Berman And Nancy L. Berman By Deed Dated April 7, 2014 And Recorded Among The Aforesaid Land Records In Liber 15534 At Folio 466; And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In This Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumented In Accordance With The Howard County Subdivision Regulations.

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

RECORDED AS PLAT No. 23558 ON 12-10-15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Berman Property Lot 1**

Zoned: RC-DEO & R-ED  
 Tax Map No. 11, Parcel 13 Grid 19,  
 Tax Map No. 11, Parcel 15, Grid 19  
 Third Election District - Howard County, Maryland

Date: October 9, 2015 Scale: 1"=100' Sheet 3 Of 3

F-16-003