

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
Point	North (feet)	East (feet)	North (meters)	East (meters)
509	613266.6133	1323198.1773	186924.647103	403311.611067
600	613097.1589	1323033.5701	186872.390035	403261.441126
601	613276.6193	1323205.8637	186927.087426	403313.953091
602	613157.7961	1323333.4159	186890.870022	403352.031859
603	612976.6091	1323159.1554	186835.644129	403299.717170

The Requirements of §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 12/29/15
 Mark L. Robel, P.L.S. No. 339
 (Registered Property Line Surveyor)

Larry Bruce Litt 12/30/15
 Larry Bruce Litt
 (Registered Professional Engineer)

Patricia Hume Litt 12/30/15
 Patricia Hume Litt
 (Registered Professional Engineer)

General Notes:

- There Are No Steep Slopes 25% Or Greater On Lot 4.
- Lot 4 Has Been Created In Accordance With The Provision Of Section 15.509(e)(1) Of The Pre-1993 Howard County Code. Lot 4 Is Created In Accordance With The Provisions Of Section 104.E.6 Or 105.E.6 Of The Zoning Regulations.
- Approval Of A Plat Plan Is Required For The Development Of Lot 4 Prior To The Issuance Of Any Grading Or Building Permits For New House Construction.
- This Subdivision Is Exempt From The Requirements Of The Forest Conservation Program Per Section 16.1202(b)(1)(vi) Of The Howard County Subdivision And Land Development Regulations Because The Property Is In The Agricultural Preservation Program.
- 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:
 - Width - 12 Feet (16 Feet Serving More Than One Residence);
 - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 - 1/2" Minimum);
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 - Structure Clearance - Minimum 12 Feet;
 - Maintenance - Sufficient To Ensure All Weather Use.
- For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipe Stem And The Road Right-Of-Way Line Only And Not Onto The Flag Or Pipestem Lot Driveway.
- Unmitigated 65 dBA Noise Line Shown On A Plat Entitled "Happy Hills Farm, Lot 3" Recorded As Plat No. 16004. This Plat For Lot 4 Does Not Require A Noise Study Per Volume III, Roads And Bridges, Section 5.2.F.2.(3) Since The Proposed Dwelling Is Located More Than 250 Feet From A Minor Arterial Roadway.
- The 65 dBA Noise Contour Line Drawn On This Subdivision Plan Is Advisory As Required By The Howard County Design Manual, Chapter 5, Revised February, 1992 And Cannot Be Considered To Exactly Locate The 65 dBA Noise Exposure. The 65 dBA Noise Line Was Established By Howard County To Alert Developers, Builders And Future Residents That Areas Beyond This Threshold May Exceed Generally Accepted Noise Levels Established By The U.S. Department Of Housing And Urban Development.
- Open Space Dedication Is Not Required For The Subdivision Of Lot 4. Per Section 16.121(a)(2) Of The Howard County Subdivision Regulations.
- The Use-In-Common Driveway Maintenance Agreement For Lots 2 And 4 Will Be Recorded Simultaneously Among The Land Records Of Howard County, Maryland.
- Stormwater Management Requirements For Lot 4 Will Be Met Using Environmental Site Design To The Maximum Extent Possible In Accordance With Maryland Stormwater Design Manual, Volumes I & II, Effective In May 2010. The Proposed Practices Will Be Located On Lot 4, As Shown As Follows: Non-Rooftop Disconnection For Driveway; And Drywells (M-5) For The Proposed House.
- Agricultural Land Preservation Board Of Howard County On December 15, 2008 Approved The Creation Of The Child's Lot (HO-07-04E).
- This Property Is Located In Growth Tier Area IV But Is Exempt From SB-236 For An Agricultural Land Preservation Program.
- This Property Is Not Subject To Adequate Road Facilities Test Evaluation Due To Single Family Lot Transfer.

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	1.000 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	1.000 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	1.000 Ac.±

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

B. Wilson for Maureen Rossman 2/10/2016
 Howard County Health Officer 9w Date 1/20/16

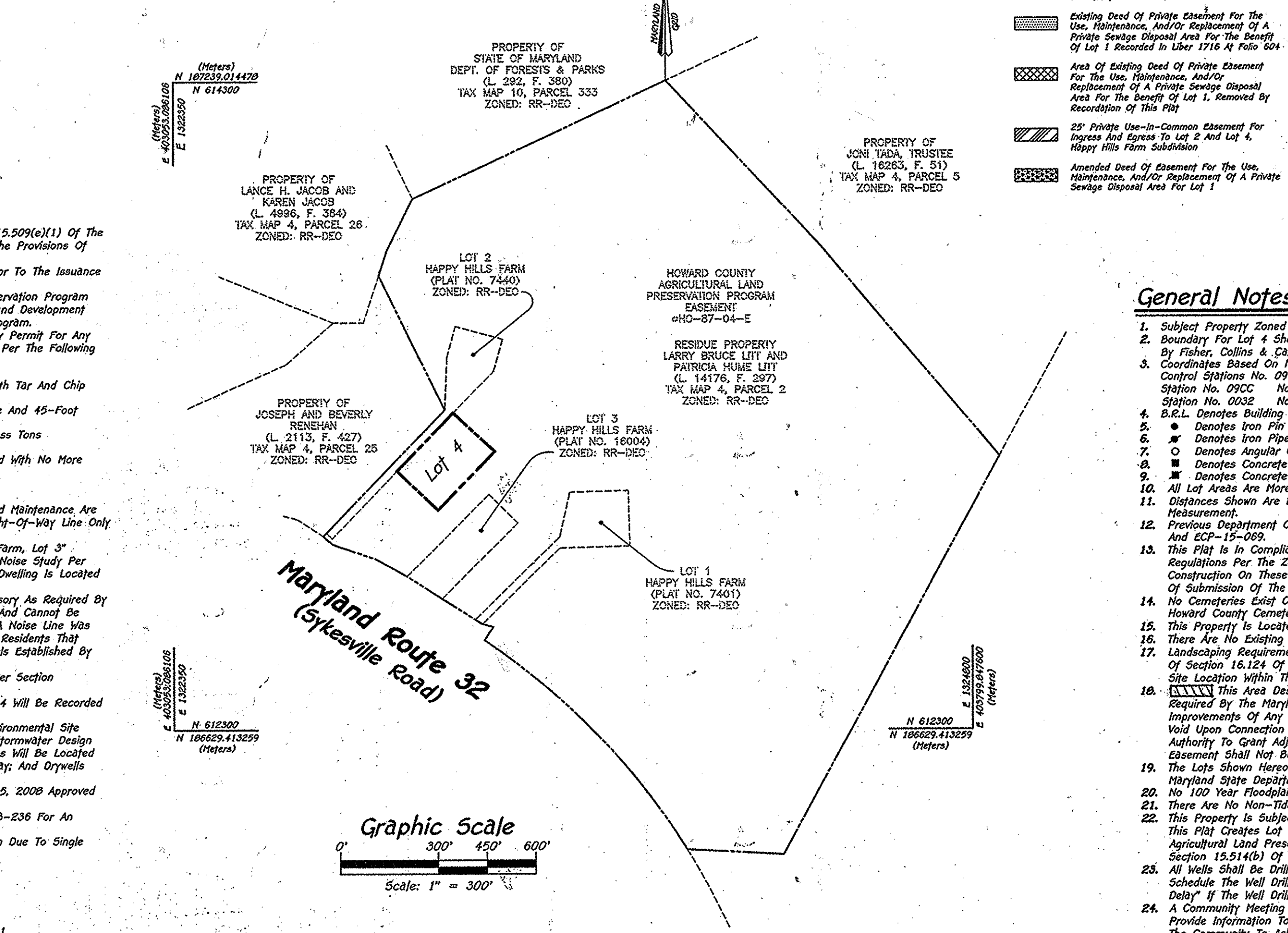
APPROVED: Howard County Department Of Planning And Zoning.

Clad Edwards 2-26-16
 Chief, Development Engineering Division 147 Date

Red Sheelwood 2-24-16
 Director 147 Date

Reservation Of Public Utility Easements

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lot 4. 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, Upon Completion Of The Public Utilities And Their Acceptance By Howard County; The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."



Owner's Certificate

Larry Bruce Litt And Patricia Hume Litt, 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/O 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/O 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 30th Day Of December, 2015

Larry Bruce Litt
 Larry Bruce Litt

Patricia Hume Litt
 Patricia Hume Litt

Owner And Developer

Larry Bruce Litt And
 Patricia Hume Litt
 825 Route 32
 Sykesville, Maryland 21704
 (443)-677-3717

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 A Subdivision Of Part Of The Lands Conveyed By Larry Bruce Litt To Larry Bruce Litt And Patricia Hume Litt by Deed Dated July 13, 2012 And Recorded Among The Land Records Of Howard County Maryland In Liber 14176, Folio 297; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

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

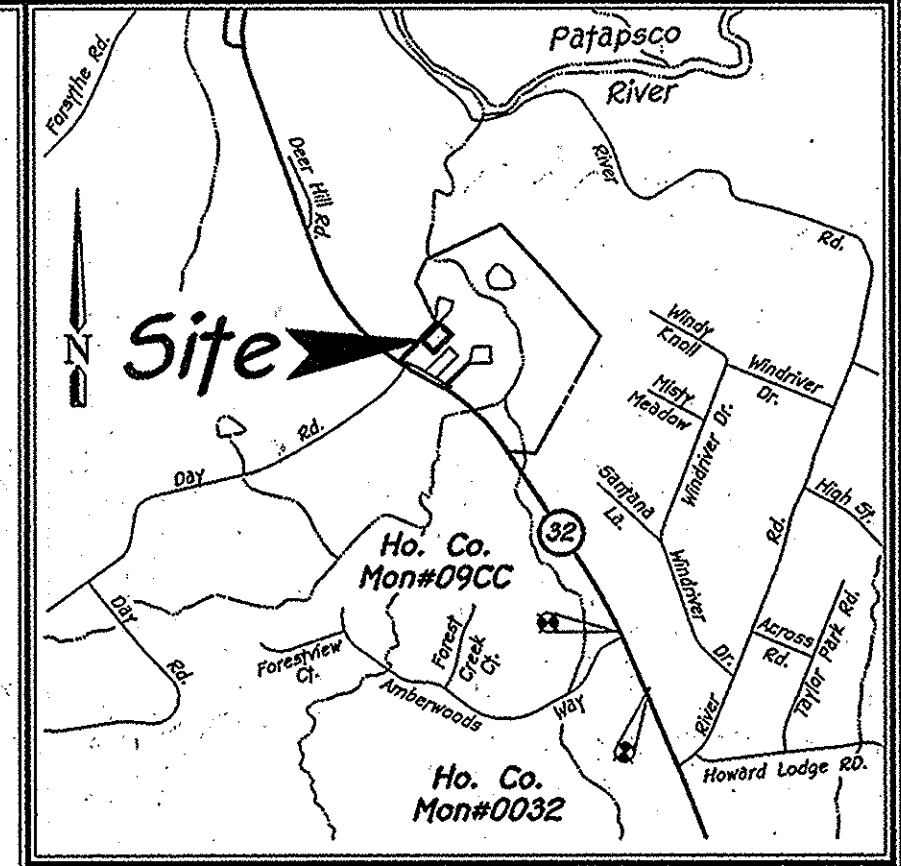
Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
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TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.000 Ac.±
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TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	1.000 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	1.000 Ac.±

Area Tabulation This Submission

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TOTAL AREA TO BE RECORDED	1.000 Ac.±

- Legend**
- Existing Private Easement For Ingress & Egress For Lot 3, Lot 2, Happy Hills Farm & Residue Parcel (Plat No. 16004)
 - Existing Stormwater Management Credit Easement (Plat No. 16004)
 - Existing 20' Private Easement For Ingress & Egress For Lot 3 (Plat No. 16004)
 - Existing 25' Private Use-In-Common Easement For Ingress And Egress To Serve The Farm Residue And Lot 2, Happy Hills Farm (Plat No. 7440)
 - Existing Unmitigated 65 dBA Noise Contour Line (Plat No. 16004)
 - Existing Deed Of Private Easement For The Use, Maintenance, And/O Replacement Of A Private Sewage Disposal Area For The Benefit Of Lot 1 Recorded In Liber 1716 At Folio 604
 - Area Of Existing Deed Of Private Easement For The Use, Maintenance, And/O Replacement Of A Private Sewage Disposal Area For The Benefit Of Lot 1, Removed By Recordation Of This Plat
 - 25' Private Use-In-Common Easement For Ingress And Egress To Lot 2 And Lot 4, Happy Hills Farm Subdivision
 - Amended Deed Of Easement For The Use, Maintenance, And/O Replacement Of A Private Sewage Disposal Area For Lot 1



Howard County ADC Map-Map #11, Grid B-4

Vicinity Map
 Scale: 1" = 2,000'

- General Notes:**
- Subject Property Zoned RR-DEO Per 10/06/13 Comprehensive Zoning Plan.
 - Boundary For Lot 4 Shown Hereon Is Based On A Field Run Monumented Boundary Survey Performed By Fisher, Collins & Carter, Dated July, 2015.
 - Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 09CC And No. 0032.
 Station No. 09CC North 610,023.373 East 1,325,018.169 Elev.=511.320
 Station No. 0032 North 609,424.178 East 1,325,347.940 Elev.=540.970
 - 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.
 - All Lot Areas Are More Or Less (±).
 - Distances Shown Are Based On NAD '83 Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
 - Previous Department Of Planning And Zoning File Nos.: F-07-157, F-08-14, F-03-02, F-10-043 And EC-15-069.
 - This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per The Zoning Regulations As 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 Site Development Plan, Waiver Petition Application, Or Building/Grading Permit.
 - 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 Property Is Located Outside The Metropolitan District.
 - There Are No Existing Structures Located On Lot 4.
 - Landscaping Requirements For This Lot Are In Accordance With The Alternative Compliance Provisions Of Section 16.124 Of The Howard County Code And The Landscape Manual As A Result Of The Lots Site Location Within The Farms Interior.
 - 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 Sewage Disposal, Improvements Of Any Nature In This Easement Are Restricted. This Easement Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Adjustments To The Private Sewerage Easement. Recordation Of A Revised Sewerage 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 100 Year Floodplain Exists On Lot 4.
 - There Are No Non-Tidal Wetlands Or Wetlands Buffers Within Lot 4.
 - This Property Is Subject To A Howard County Agricultural Land Preservation Easement (#HO-07-04-E). This Plat Creates Lot 4 And Will Establish A One (1) Acre Site In Accordance With The Terms Of The Agricultural Land Preservation Agreement Recorded In Liber 1508 At Folio 699. This Plat Is Subject To Section 15.514(b) Of The Agricultural Preservation Program.
 - All Wells Shall Be Drilled Prior To Final Plat Recordation. It Is The Developers Responsibility To Schedule The Well Drilling Prior To The Final Plat Submission. It Will Not Be Considered "Government Delay" If The Well Drilling Holds-Up The Health Department Signature Of The Record Plat.
 - A Community Meeting Was Conducted On February 9, 2015 For The Purpose Of The Developer To Provide Information To The Community Regarding The Proposed Residential Development And To Allow The Community To Ask Questions And To Make Comments, Per Section 16.120(d) Of The Subdivision Regulations.

Purpose Statement

The Purpose Of This Plat Is To Create One (1) Agricultural Lot (Lot 4) Containing 1.000 Acre In Size To Be In Accordance With Howard County Agricultural Land Preservation Program (Easement #HO-07-04-E) And To Remove Part Of Existing Private Sewerage Disposal Area For Lot 1 Recorded In Liber 1716 At Folio 604.

RECORDED AS PLAT No. 23681 ON 3/4/16
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Agricultural Land Preservation Subdivision

Happy Hills Farm Lot 4

Zoned: RR-DEO

Tax Map No: 4 Parcel No: 2 Grid No: 22
 Third Election District - Howard County, Maryland
 Date: December 29, 2015 Scale: As Shown Sheet 1 Of 3

The Requirements of §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 12/29/15
 Mark L. Robel, P.L.S. No. 339
 (Registered Property Line Surveyor)
 Larry Bruce Litt 12/30/15
 Larry Bruce Litt
 Patricia Hume Litt 12/30/15
 Patricia Hume Litt

Reservation Of Public Utility Easements

"Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lot 4. 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. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

Legend

- Existing Private Easement For Ingress & Egress For Lot 3, Lot 2, Happy Hills Farm & Residue Parcel (Plat No. 16004)
- Existing Stormwater Management Credit Easement (Plat No. 16004)
- Existing 25' Private Easement For Ingress & Egress For Lot 3 (Plat No. 16004)
- Existing 25' Private Use-In-Common Easement For Ingress And Egress To Serve The Farm Residue And Lot 2, Happy Hills Farm (Plat No. 7440)
- Existing Unmitigated 65 dBA Noise Contour Line (Plat No. 16004)
- Existing Deed Of Private Easement For The Use, Maintenance, And/Or Replacement Of A Private Sewage Disposal Area For The Benefit Of Lot 1 Recorded In Liber 1716 At Folio 604
- Area Of Existing Deed Of Private Easement For The Use, Maintenance, And/Or Replacement Of A Private Sewage Disposal Area For The Benefit Of Lot 1, Removed By Recordation Of This Plat
- 25' Private Use-In-Common Easement For Ingress And Egress To Lot 2 And Lot 4, Happy Hills Farm Subdivision
- Amended Deed Of Easement For The Use, Maintenance, And/Or Replacement Of A Private Sewage Disposal Area For Lot 1

PROPERTY OF JOSEPH AND BEVERLY RENEHAN (L 2113, F. 427) TAX MAP 4, PARCEL 25 ZONED: RR-DEG

Lot 4
1.000 Ac.±

HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM EASEMENT #HC-87-04-E

RESIDUE PROPERTY LARRY BRUCE LITT AND PATRICIA HUME LITT (L-14176, F. 297) TAX MAP 4, PARCEL 2 ZONED: RR-DEG

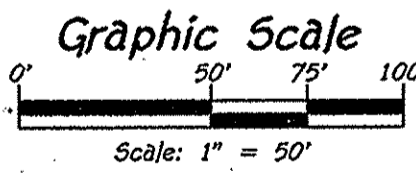
Owner And Developer
 Larry Bruce Litt And Patricia Hume Litt
 825 Route 32
 Sykesville, Maryland 21784
 (443)-677-3717

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

Area Tabulation 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
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TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	1.000 Ac.±

Maryland Route 32
 (Sykesville Road)
 (An Intermediate Arterial Highway)
 S.H.A. R/W
 Vehicular Ingress And Egress Is Denied
 S.H.A. R/W
 S.H.A. R/W



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

APPROVED: Howard County Department Of Planning And Zoning

Chief, Development Engineering Division NY 2-26-16
 Director 2-28-16

Owner's Certificate

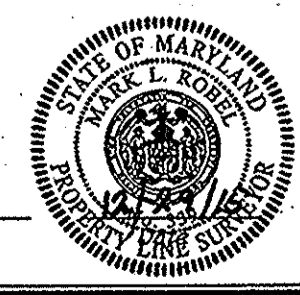
Larry Bruce Litt And Patricia Hume Litt, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, 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 30th Day Of December, 2015

Larry Bruce Litt Patricia Hume Litt
 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 Duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of Part Of The Lands Conveyed By Larry Bruce Litt To Larry Bruce Litt And Patricia Hume Litt By Deed Dated July 13, 2012 And Recorded Among The Land Records Of Howard County Maryland In Liber 14176, Folio 297; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

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



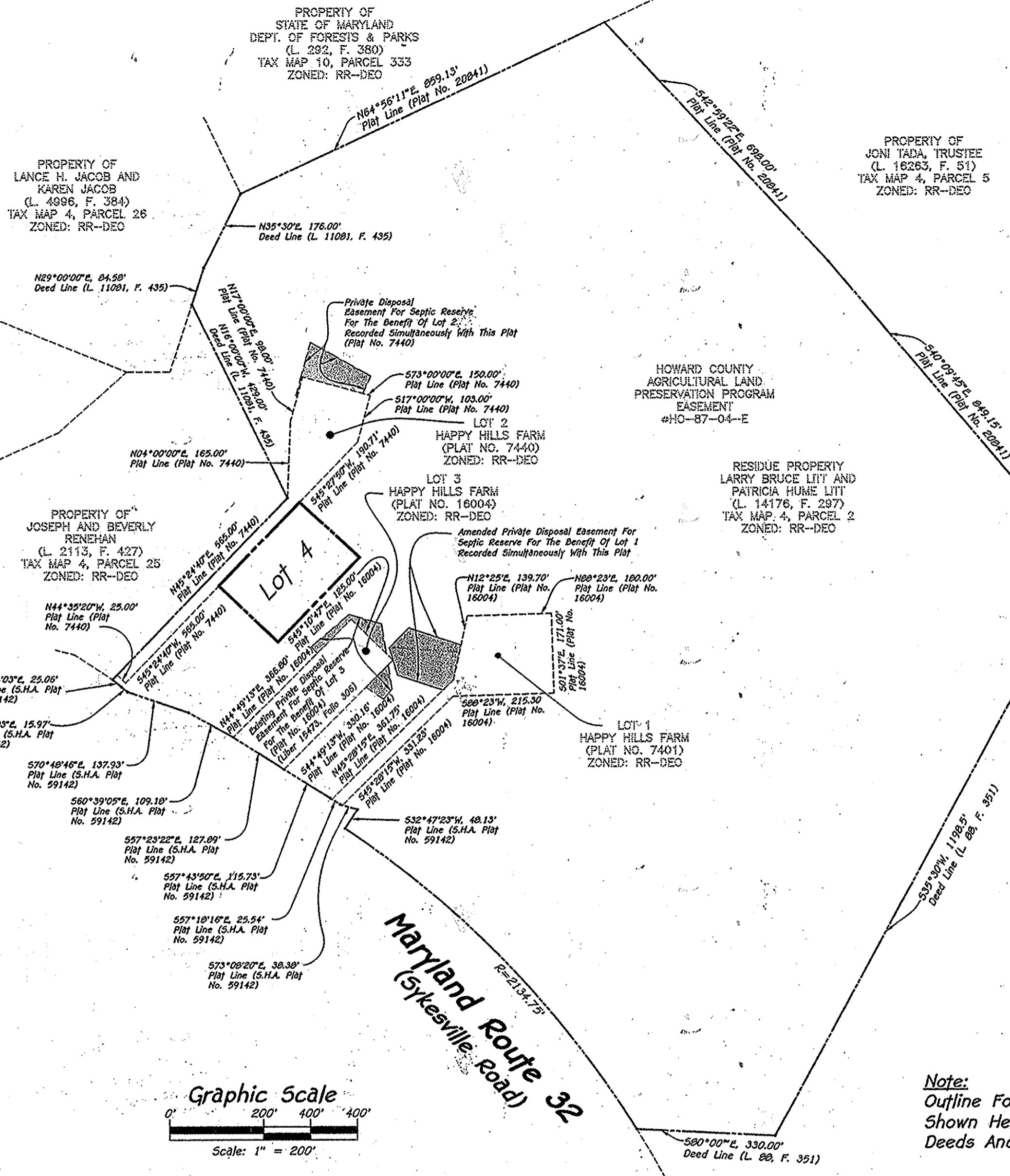
RECORDED AS PLAT No. 23682 ON 3/4/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Agricultural Land Preservation Subdivision
Happy Hills Farm
 Lot 4

Zoned: RR-DEG
 Tax Map No: 4 Parcel No: 2 Grid No: 22
 Third Election District - Howard County, Maryland
 Date: December 29, 2015 Scale: 1"=50' Sheet 2 of 3

The Requirements of §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 12/29/15
 Mark L. Robel, P.L.S. No. 339
 (Registered Property Line Surveyor)
Larry Bruce Litt 12/30/15
 Larry Bruce Litt, P.L.S. No. 11200
 (Registered Property Line Surveyor)
Patricia Hume Litt 12/30/15
 Patricia Hume Litt, P.L.S. No. 11200
 (Registered Property Line Surveyor)



Reservation Of Public Utility Easements
 "Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lot 4. 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. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELKSCOTT CITY, MARYLAND 21042
 (410) 461-2995

Note:
 Outline For Happy Hills Farm Residue Shown Hereon Is Based On Available Deeds And Plats Of Record.

Owner And Developer
 Larry Bruce Litt And Patricia Hume Litt
 825 Route 32
 Sykesville, Maryland 21784
 (443)-677-3717

APPROVED: For Private Water And Private Sewerage Systems.
 Howard County Health Department
Maureen Roszman 2/10/2016
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.
Chris Chubb 2-26-16
 Chief, Development Engineering Division Date
Kurt Schindler 2-29-16
 Director Date

Owner's Certificate
 Larry Bruce Litt And Patricia Hume Litt, 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 30th Day Of December, 2015.
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 Witness
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Mark L. Robel
 Mark L. Robel, Property Line Surveyor No. 339
 Expiration Date: October 4, 2016

RECORDED AS PLAT No. 23683 ON 3/4/16
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Agricultural Land Preservation Subdivision
Happy Hills Farm
 Lot 4
 Zoned: RR-DEO
 Tax Map No: 4 Parcel No: 2 Grid No: 22
 Third Election District - Howard County, Maryland
 Date: December 29, 2015 Scale: 1"=200' Sheet 3 of 3

