

GENERAL NOTES

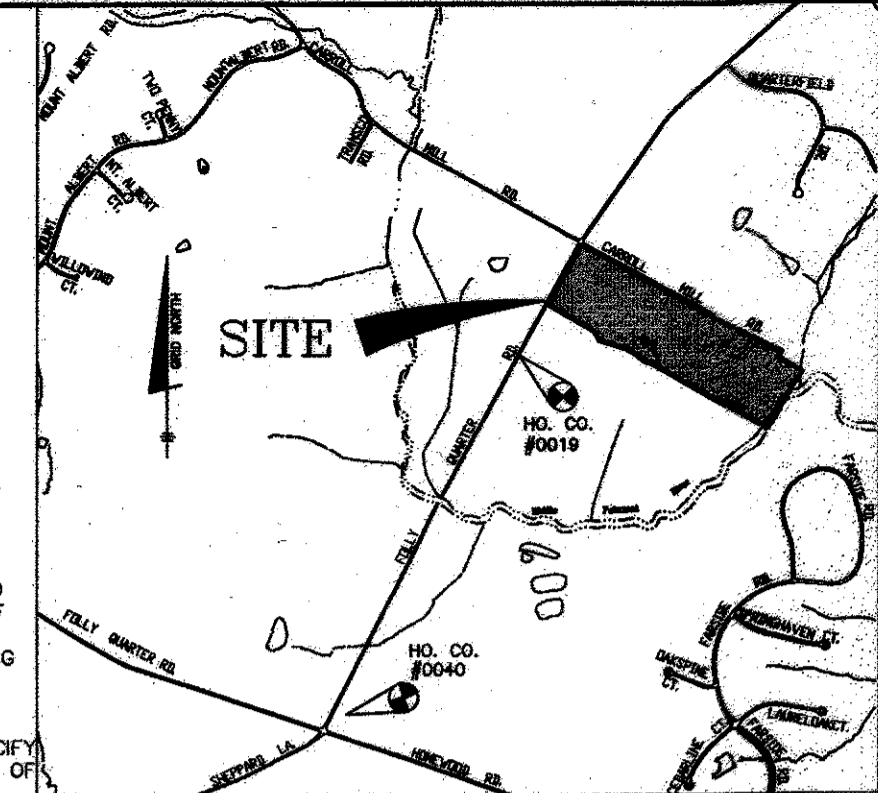
- DENOTES IRON PIPE OR REBAR FOUND.
- DENOTES STONE OR CONCRETE MONUMENT FOUND.
- △ DENOTES TRAVERSE POINT.
- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 0019 AND 0040.
- BRL INDICATES BUILDING RESTRICTION LINE.
- SUBJECT PROPERTY ZONED RC-DEO PER THE OCTOBER 6, 2013 HOWARD COUNTY COMPREHENSIVE ZONING PLAN.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 18, 2008 BY BENCHMARK ENGINEERING, INC.
- THERE ARE EXISTING STRUCTURES AND DWELLINGS TO REMAIN ON PARCEL 'A'. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS OR STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- THIS PROPERTY IS ENCUMBERED WITH A PRESERVATION EASEMENT HELD BY THE FOLLY EQUINE ESTATES HOME OWNERS ASSOCIATION AND HOWARD COUNTY. THE RESTRICTIONS AND PERMITTED USES ASSOCIATED WITH THE EASEMENT ARE SPECIFIED WITHIN THE DEED OF PRESERVATION EASEMENT RECORDED CONCURRENTLY WITH THIS PLAT OF EASEMENT RECORDED ON NOV. 18, 2016 IN LIBER 17206 FOLIO 200.
- WATER AND SEWER IS PRIVATE. THIS SITE IS NOT IN THE METROPOLITAN DISTRICT.
- THERE ARE EXISTING STREAMS, WETLANDS, THEIR BUFFERS, AND FLOODPLAIN LOCATED ON-SITE. IN ACCORDANCE WITH SECTION 16.116(b) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WETLANDS NEED NOT BE DELINEATED FOR RURAL CLUSTER SUBDIVISIONS IF A QUALIFIED PROFESSIONAL CERTIFIES THE WETLANDS AND BUFFERS WILL NOT BE IMPACTED BY THE PROPOSED DEVELOPMENT. BY LETTER DATED JUNE 23, 2015 BENCHMARK ENGINEERING, INC. HAS CERTIFIED THAT NO WETLANDS ARE PROPOSED WITHIN THE LOT OR WILL BE IMPACTED BY THE CLUSTER SUBDIVISION. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS, THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREA OR 100 YEAR FLOODPLAIN.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON THESE LOTS.
- THERE ARE NO HISTORIC SITES/FEATURES LOCATED ON THESE LOTS.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' SERVING MORE THAN ONE RESIDENCE.
 - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1-1/2" MIN.)
 - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
 - STRUCTURES/CULVERTS/BRIDGES - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- UNLESS NOTED AS PRIVATE, ALL EASEMENTS ARE PUBLIC.
- THIS SUBDIVISION PLAN IS SUBJECT TO THE AMENDED 5th EDITION OF THE SUBDIVISION AND LAND REGULATIONS PER COUNCIL MILL 45-2003 AND THE 2013 ZONING REGULATIONS PER 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 SUBDIVISION PLAN OR BUILDING/GRADING PERMIT.
- 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 AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOT/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S) 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 OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENT AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- NO TRAFFIC STUDY WAS REQUIRED FOR THIS PROJECT.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- THERE IS NO OPEN SPACE REQUIREMENT ASSOCIATED WITH THIS SUBDIVISION.

- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION WITH OBLIGATION OF 0.71 ACRES OF ONSITE AFFORESTATION WITH A SURETY IN THE AMOUNT OF \$15,464 TO BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT.
- THE MAINTENANCE AGREEMENT FOR THE USE-IN-COMMON DRIVEWAY IS TO BE RECORDED CONCURRENT WITH THE RECORDING OF THIS PLAT.
- STORMWATER MANAGEMENT FOR THESE LOTS IS PROVIDED IN ACCORDANCE WITH THE STORMWATER MANAGEMENT ACT OF 2007. ENVIRONMENTAL SITE DESIGN HAS BEEN IMPLEMENTED TO THE MAXIMUM EXTENT PRACTICAL BY THE USE OF ESD FACILITIES. ALL ESD PRACTICES SHALL BE PRIVATELY OWNED AND MAINTAINED, AND SHALL BE SUBJECT TO THE REQUIREMENTS AND RESTRICTION OF A RECORDED DECLARATION OF COVENANT. USE IN COMMON DRIVEWAY TREATMENT WILL BE SUBJECT TO A SHARED USE AND MAINTENANCE AGREEMENT.
- THE LANDSCAPING FOR THIS PROJECT IS SHOWN WITHIN THE SUPPLEMENTAL PLANS FOR F-16-012, AND HAS BEEN DESIGNED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. SURETY SHALL BE PROVIDED WITH THE GRADING PLAN IN THE AMOUNT OF \$14,520 FOR 40 SHADE TREES, 8 MITIGATION TREES AND 4 SHRUBS FOR TRASH PAD SCREENING.
- A FOREST STAND DELINEATION REPORT DATED DECEMBER 2014 AND NOVEMBER 2015; AND A WETLAND LETTER DATED JUNE 23, 2015 WERE PREPARED BY BENCHMARK ENGINEERING, INC.
- THE PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT AT 8:00 P.M. ON AUGUST 27, 2014 AT HARPER'S CHOICE COMMUNITY ASSOCIATION, KAPLER HALL.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THIS PROJECT DEDICATES LAND TO HOWARD COUNTY, MARYLAND, FOR THE PURPOSES OF A PUBLIC ROAD, IN THE AMOUNT OF 2.10 ACRES.
- THERE IS AN EXISTING RESIDENCE (CIRCA 1936), AND TWO GUEST/TENANT HOUSES ON THE PROPERTY, WHICH SHALL REMAIN WITHIN PRESERVATION PARCEL 'A'.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT, RECORDED OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- FOLLY QUARTER ROAD IS DESIGNATED A SCENIC ROAD. THE PROPOSED DEVELOPMENT WILL NOT BE VISIBLE FROM THE SCENIC ROAD DUE TO THE DISTANCE (±1700 FT., EXISTING FARM STRUCTURES AND TOPOGRAPHY).
- THE 10% MIHU REQUIREMENTS WILL BE ADDRESSED BY PAYMENT OF FEE-IN-LIEU. THE EXECUTED MIHU AGREEMENT WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
- PREVIOUS DPZ FILES: RE-16-003 ECP-15-087, WP-16-021, RE-16-005(5)
- THE SUBJECT PROPERTY IS A FOUR LOT MINOR SUBDIVISION AND IS LOCATED WITHIN THE COUNTY'S DESIGNATED GROWTH TIER AREA IV AND IN ACCORDANCE WITH PLAN HOWARD 2030 AND IS SUBJECT TO STATE LAW SB-236, "THE SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012." THEREFORE, NONE OF THE FOUR LOTS (INCLUDING THE PRESERVATION PARCEL) MAY BE RESUBDIVIDED OR FURTHER SUBDIVIDED IN ACCORDANCE WITH SB-236.
- BUILDABLE PRESERVATION PARCEL 'A' IS THE REMAINDER PARCEL FROM THIS SUBDIVISION, AND WILL BE UTILIZED AS AN ESTATE HOME AND FARM. THE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER, AND AN EASEMENT SHALL BE HELD BY THE HOWARD COUNTY AND THE FOLLY QUARTER ESTATES HOME OWNER'S ASSOCIATION.
- WP-16-021 WAS APPROVED 12-12-2016 TO WAIVE SECTION 16.1205(g) TO REMOVE SPECIMEN TREES; SECTION 16.1205(g)(1), 16.119(f) TO ALLOW RETENTION OF EXISTING DRIVEWAY ACCESS TO FOLLY QUARTER ROAD; AND SECTION 16.119(g) TO WAIVE RIGHT OF WAY DEDICATION OF CARROLL MILL ROAD, SUBJECT TO THE FOLLOWING CONDITIONS:
 - APPROVAL OF SECTION 16.1205(g)(7)&(10) IS FOR THE REMOVAL OF SPECIMEN TREES ST-1, ST-2, ST-8, AND ST-9 AS SHOWN ON THE FINAL SUBDIVISION PLAN. NO OTHER SPECIMEN TREES MAY BE REMOVED. REMOVAL OF THE FOUR SPECIMEN TREES WILL REQUIRE MITIGATION OF EIGHT (8) 3"-4" CALIPER TREES. THE MITIGATION TREES SHALL BE NATIVE PLAT SPECIES. THE REMOVED TREES SHALL BE SHOWN AS PART OF THE FINAL LANDSCAPE PLAN AND SHALL BE BONDED WITH THE LANDSCAPING OBLIGATION WITH FINAL PLANS.

PRESERVATION PARCEL EASEMENT

LEGEND

- BOUNDARY COORDINATE
- EXISTING PRESERVATION EASEMENT PLAT 23906
- LIMIT OF SUBMISSION
- PUBLIC FOREST CONSERVATION EASEMENT #1 0.71 ACRES (AFFORESTATION)
- PUBLIC 100 YEAR FLOODPLAIN & UTILITY EASEMENT



BENCH MARKS (NAD'83)

HO. CO. No.0019	ELEV. 358.131
STAMPED BRASS DISK SET ON TOP OF CONCRETE (3' DEEP) COLUMN.	
N 580,468.098	E 1,333,675.52
HO. CO. No.0040	ELEV. 364.599
STAMPED BRASS DISK SET ON TOP OF CONCRETE (3' DEEP) COLUMN.	
N 577,720.584	E 1,332,002.58

DENSITY CHART

TOTAL GROSS ACRES OF SUBDIVISION	54.29 AC.
ACREAGE USED FOR DENSITY EXCHANGE	37.00 AC. (RE-16-005)*
CEO UNITS CREATED/SENT	8 UNITS/8 UNITS 34' AC. SENT
DEO UNITS CREATED/SENT	1 UNIT/0 UNIT 3 AC. REMAIN
NUMBER OF RESIDENTIAL UNITS ALLOWED	4 UNITS**
NUMBER OF RESIDENTIAL UNITS PROPOSED	4 UNITS

* 8 CEO UNITS WERE TRANSFERRED TO THE SCHULTE PROPERTY (RE-16-005) PRIOR TO THE ESTABLISHMENT OF THIS CLUSTER SUBDIVISION.
**THIS IS A TIER IV PROPERTY. IN ACCORDANCE WITH PLAN HOWARD 2030 AND SB-236 TIER IV PROPERTIES ARE ONLY AUTHORIZED FOR MINOR SUBDIVISIONS OF FOUR OR FEWER BUILDABLE LOTS; HOWEVER, SENDING THE REMAINING DENSITY IS PERMITTED.

TRAVERSE POINT CHART (NAD '83)

No.	NORTH	EAST
5	580,762.9978	1,334,020.3862
6	581,630.0287	1,334,244.4368
9	580,440.8775	1,336,401.4144
14	579,611.6789	1,336,100.9231

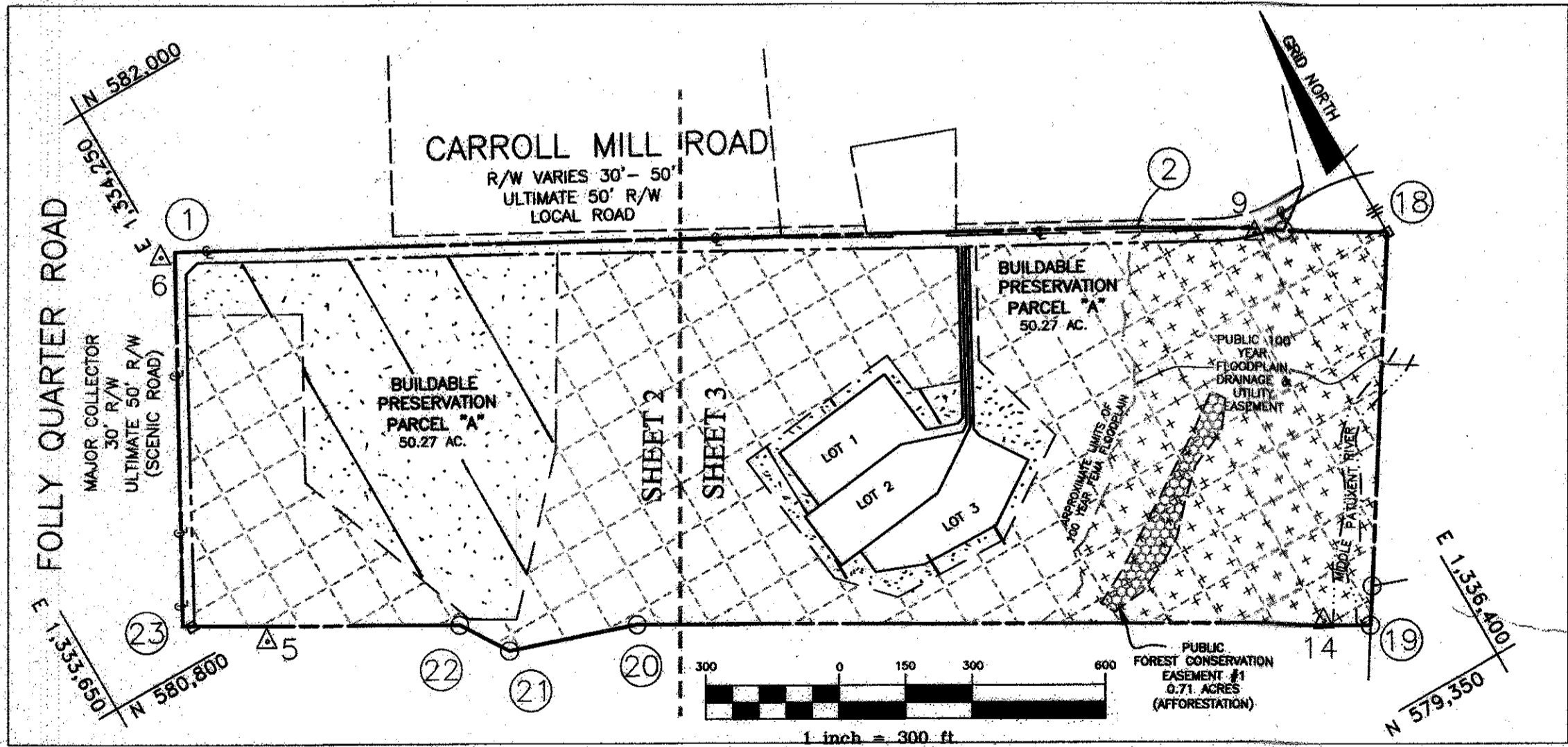
COORDINATE CHART (NAD '83)

BOUNDARY COORDINATES			
No.	NORTH	EAST	
1	581625.1049	1334277.4749	
2	580584.9690	1336178.8138	
18	580297.9470	1336660.8298	
19	579550.4415	1336186.1799	
20	580376.1543	1334756.4486	
21	580469.9659	1334477.8173	
22	580576.2029	1334410.0701	
23	580887.1117	1333871.7279	

OWNER: JONAS W. CASH
JOAN C. CASH
3925 FOLLY QUARTER RD
ELLCOTT CITY, MARYLAND 21042
410-531-2680

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELLCOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 301-371-3505 (C) 410-465-6844
WWW.BEI-CIVILENGINEERING.COM

PLEASE NOTE THAT ALL LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.



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.

Donald Mason 10-3-16
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

Joan W. Cash 10/9/16
JOAN W. CASH DATE
Joan C. Cash 10/9/16
JOAN C. CASH DATE

AREA TABULATION CHART - THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	3
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	3.53± AC.
NON-BUILDABLE	0
OPEN SPACE	0 AC.
PRESERVATION PARCELS	50.27± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.49± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	54.29± AC.

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

B. Rifan for Maurea Rossman 11/3/2016
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 11/21/16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kathleen [Signature] 11-30-16
DIRECTOR DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1/7/2017; AND THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY CLAUDIA W. JACKSON TO JONAS W. CASH AND JOAN C. CASH BY DEED DATED JUNE 2, 1992 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2565 FOLIO 98. ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 10-3-16
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

OWNER'S DEDICATION

"WE, JONAS W. CASH AND JOAN C. CASH, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 23RD DAY OF Oct. 2016."

Joan W. Cash 10-7-16
SIGNATURE OF OWNER DATE
JONAS W. CASH

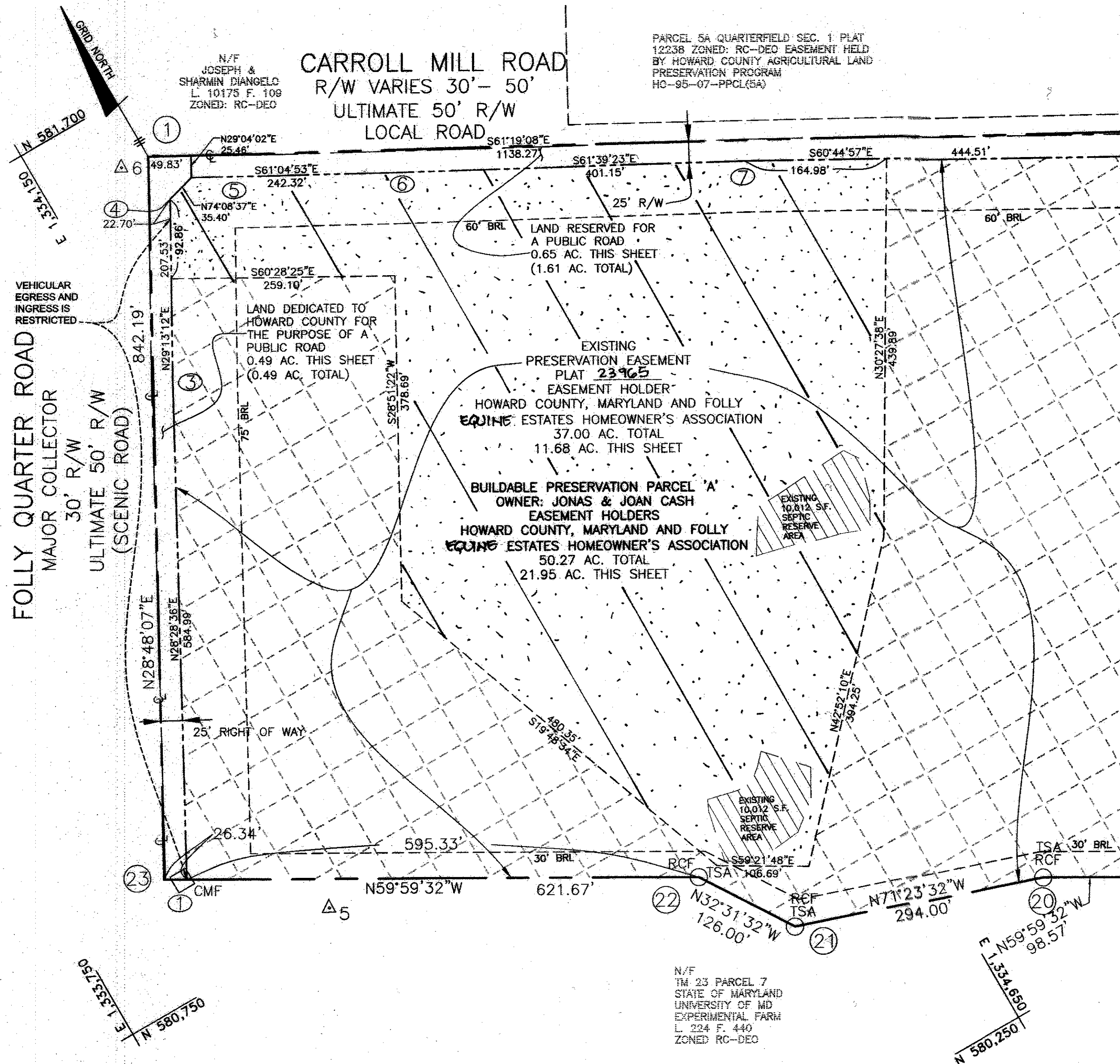
Joan C. Cash 10-7-16
SIGNATURE OF OWNER DATE
JOAN C. CASH

RECORDED AS PLAT 24088
ON 2/17/17 AMONG THE LAND
RECORDS OF HOWARD COUNTY, MARYLAND.

SUBDIVISION PLAT FOLLY EQUINE ESTATES LOTS 1-3 AND BUILDABLE PRESERVATION PARCEL 'A'

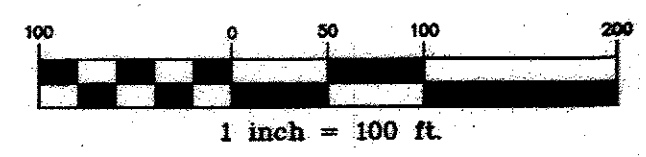
3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP NO. 23, GRID -14 SCALE: AS SHOWN
PARCEL NO. 30 DATE: OCTOBER, 2016
ZONED: RC-DEO SHEET: 1 OF 3

RIGHT OF WAY COORDINATE CHART (NAD '83)		
BOUNDARY COORDINATES		
No.	NORTH	EAST
1	580,873.9372	1,333,894.5398
3	581,388.1461	1,334,173.4619
4	581,551.8954	1,334,246.6053
5	581,578.9372	1,334,308.8238
6	581,461.7578	1,334,520.9299
7	581,271.3089	1,334,873.9860



LEGEND

- BOUNDARY COORDINATE (2)
- RIGHT OF WAY COORDINATE (3)
- LIMIT OF SUBMISSION
- EXISTING PRESERVATION EASEMENT PLAT 23965
- PRESERVATION PARCEL EASEMENT



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.

Donald A. Mason 10-3-16
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

Jonas W. Cash 10/1/16
 JONAS W. CASH DATE
Joan C. Cash 10/1/16
 JOAN C. CASH DATE

OWNER:
 JONAS W. CASH
 JOAN C. CASH
 3925 FOLLY QUARTER RD
 ELLICOTT CITY, MARYLAND 21042
 410-531-2680

BENCHMARK
 ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE SUITE 315 & ELLICOTT CITY, MARYLAND 21042
 (P) 410-465-6105 (F) 301-371-3505 (F) 410-465-9844
 WWW.BEI-CVLENGINEERING.COM

AREA TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	PO 1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0 AC.
NON-BUILDABLE	0
OPEN SPACE	0 AC.
PRESERVATION PARCELS	21.95
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.49
TOTAL AREA OF SUBDIVISION TO BE RECORDED	22.44± AC.

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

Maureen Roseman 11/3/2016
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 11/2/16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 11-30-16
 DIRECTOR DATE

SURVEYOR'S CERTIFICATION

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Donald A. Mason 10-3-16
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S DEDICATION

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Jonas W. Cash 10-7-16
 SIGNATURE OF OWNER DATE
 JONAS W. CASH
Joan C. Cash 10-7-16
 SIGNATURE OF OWNER DATE
 JOAN C. CASH

PLEASE NOTE THAT ALL LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

RECORDED AS PLAT 24089
 ON 2/17/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SUBDIVISION PLAT
FOLLY EQUINE
 ESTATES
 LOTS 1-3 AND
 BUILDABLE
 PRESERVATION PARCEL 'A'

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP No. 23, GRID -14 SCALE: AS SHOWN
 PARCEL NO. 30 DATE: OCTOBER, 2016
 ZONED: RC-DEO SHEET: 2 OF 3

LEGEND

- BOUNDARY COORDINATE (2)
- RIGHT OF WAY COORDINATE (3)
- LIMIT OF SUBMISSION
- EXISTING PRESERVATION EASEMENT PLAT 23965
- PUBLIC FOREST CONSERVATION EASEMENT #1 0.71 ACRES (AFFORESTATION)
- PUBLIC 100 YEAR FLOODPLAIN & UTILITY EASEMENT
- SEPTIC RESERVE AREAS
- PRIVATE DRAINAGE, USE-IN-COMMON & UTILITY EASEMENT
- PRIVATE DRAINAGE & UTILITY EASEMENT FOR THE BENEFIT OF LOTS 1-3.

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.

Donald M. Mason 10-3-16
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

Jonas W. Cash 10/7/16
 JONAS W. CASH DATE

Joan C. Cash 10/7/16
 JOAN C. CASH DATE

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	302.00'	120.83'	61.23'	120.02'	S72°51'14"E	22°55'23"

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
1	49,903 S.F.	4,951 S.F.	44,952 S.F.
2	49,967 S.F.	3,414 S.F.	46,553 S.F.
3	54,082 S.F.	3,275 S.F.	50,807 S.F.

AREA TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	3
BUILDABLE	3
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	PO 1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	3.53± AC.
BUILDABLE	3.53± AC.
NON-BUILDABLE	0
OPEN SPACE	0 AC.
PRESERVATION PARCELS	28.32± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	31.85± AC.

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

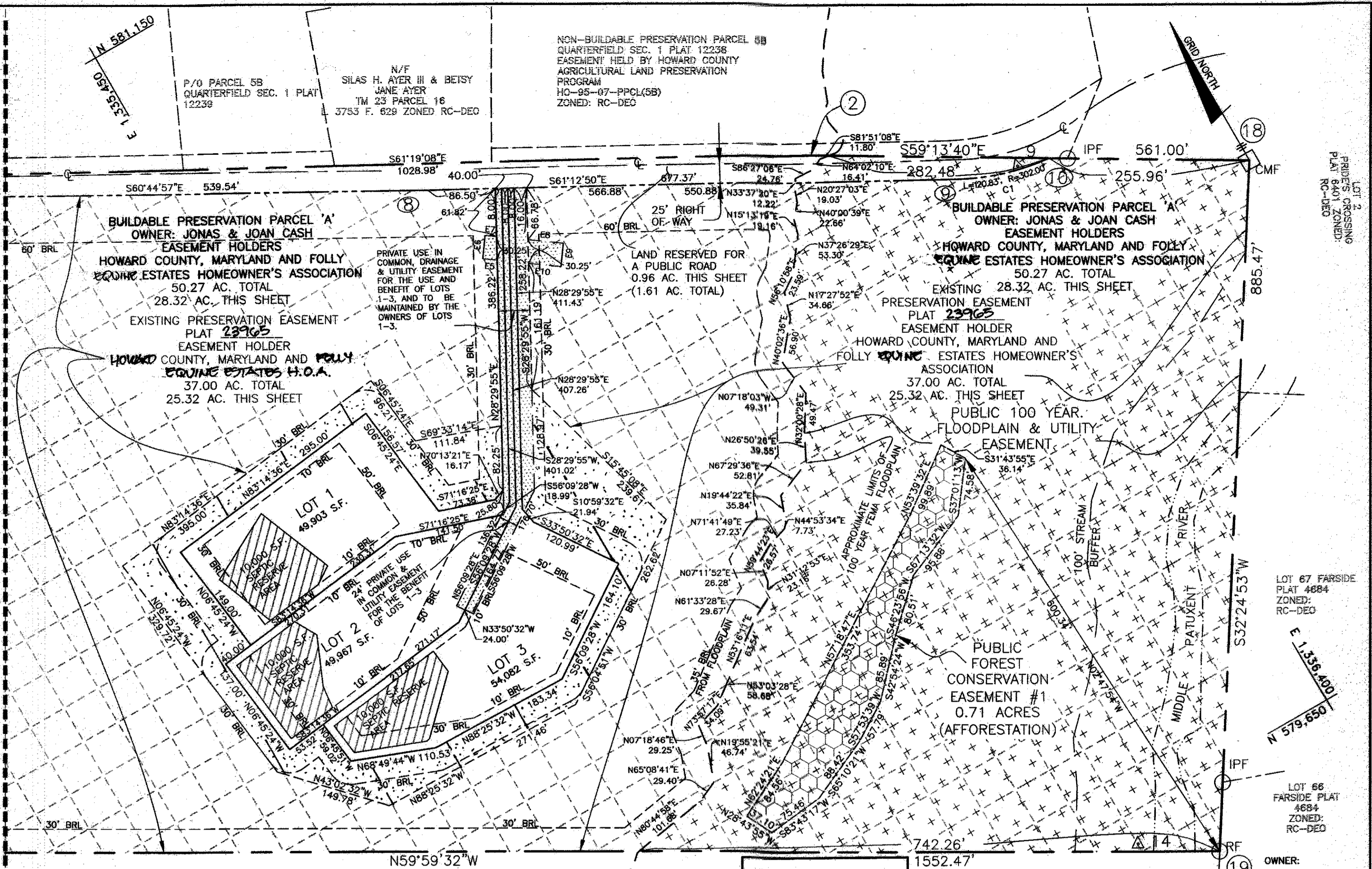
Adrian for Maura Roszman 11/3/2016
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

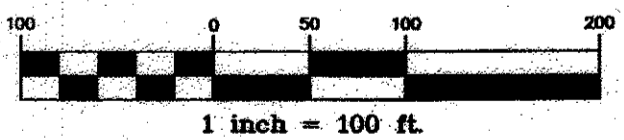
[Signature] 11/2/16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 11-30-16
 DIRECTOR DATE

MATCH LINE SEE SHEET 2



N/F
 TM 23 PARCEL 7
 STATE OF MARYLAND
 UNIVERSITY OF MD EXPERIMENTAL FARM
 L. 224 F. 440
 ZONED RC-DEC



RIGHT OF WAY COORDINATE SHEET (NAD '83)

BOUNDARY COORDINATES	
No.	EAST
8	1,335,732.5575
9	1,336,326.2214
10	1,336,440.9083

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E5	S54° 08' 52"E	18.76'
E6	N35° 51' 08"E	30.00'
E7	S54° 08' 52"E	14.89'
E8	S54° 08' 52"E	45.37'
E9	N35° 51' 08"E	30.00'
E10	S54° 08' 52"E	41.50'

JONAS W. CASH
 JOAN C. CASH
 3925 FOLLY QUARTER RD
 ELLICOTT CITY, MARYLAND 21042
 410-531-2680

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS

8480 BALTIMORE NATIONAL PIKE SUITE 315 & ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 301-371-3505 (F) 410-465-6644
 WWW.BEI-CIVILENGINEERING.COM

PLEASE NOTE THAT ALL LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1/7/2017; AND THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY CLAUDIA W. JACKSON TO JONAS W. CASH AND JOAN C. CASH BY DEED DATED JUNE 2, 1992 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2565 FOLIO 98. ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald M. Mason 10-3-16
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

OWNER'S DEDICATION

"WE, JONAS W. CASH AND JOAN C. CASH, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, 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 OUR HANDS THIS 7th DAY OF OCT 2016."

Jonas W. Cash 10-7-16
 SIGNATURE OF OWNER DATE
 JONAS W. CASH

Joan C. Cash 10-7-16
 SIGNATURE OF OWNER DATE
 JOAN C. CASH

RECORDED AS PLAT 24090
 ON 2/17/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SUBDIVISION PLAT FOLLY EQUINE ESTATES LOTS 1-3 AND BUILDABLE PRESERVATION PARCEL 'A'

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP No. 23, GRID -14 SCALE: AS SHOWN
 PARCEL NO. 30 DATE: OCTOBER, 2016
 ZONED: RC-DEC SHEET: 3 OF 3