

GENERAL NOTES

- 1.) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- 2.) THE BOUNDARY SHOWN IS BASED ON A FIELD-RUN SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC., DATED JANUARY, 2012.
- 3.) THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL MONUMENTS 40FA & 40FB, WHICH ARE BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM.
- 4.) SUBJECT PROPERTY IS ZONED RR-DEO PER 10-06-2013 COMPREHENSIVE ZONING PLAN.
- 5.) DISTANCES SHOWN ON THIS PLAT ARE BASED ON MARYLAND STATE PLANE ZONE, U.S. SURVEY FOOT.
- 6.) FOREST STAND DELINEATION PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED MARCH 14, 2012, AND APPROVED UNDER SP-12-004.
- 7.) A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- 8.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- 9.) THIS PLAN IS SUBJECT TO THE AMENDED 5th EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE AMENDED HOWARD COUNTY ZONING REGULATIONS.
- 10.) STORMWATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT BASED ON GUIDELINES ESTABLISHED BY THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I & II AS AMENDED BY THE STORMWATER MANAGEMENT ACT OF 2007. ALL ON-LOT STORMWATER MANAGEMENT DEVICES AND CREDITS SHALL BE SUBJECT TO REQUIREMENTS OF A RECORDED DOC'S.
- 11.) THE FOREST CONSERVATION OBLIGATION HAS BEEN MET BY THE RECORDATION OF A FOREST CONSERVATION EASEMENT AS SHOWN ON PLATS 23063-23074. THE DEVELOPER SHALL BOND FOR THE NEW EASEMENTS IN ACCORDANCE WITH THE DEPARTMENT OF PUBLIC WORKS DEVELOPER'S AGREEMENT WITH SURETY IN THE AMOUNT OF \$280,340.00 (\$0.50 PER SQUARE FOOT OF REFORESTATION). SEE THE FOREST CONSERVATION EASEMENT CHART ON THIS SHEET FOR ADDITIONAL INFORMATION.
- 12.) ALL LANDSCAPING REQUIREMENTS WERE PREVIOUSLY ADDRESSED ON F-13-112.
- 13.) APPLICABLE HOWARD COUNTY DPZ FILE REFERENCES FOR THIS PROJECT INCLUDE: ECP-12-045, SP-12-004, WP-13-025, F-12-111, WP-13-188, F-13-112, SDP-16-015, WP-17-023.
- 14.) THE INTENDED USES OF NON-BUILDABLE PRESERVATION PARCELS "B", "C" AND "D" ARE FOR THE PROTECTION OF ENVIRONMENTAL FEATURES. PARCELS "B", "C" AND "D" ARE TO BE OWNED BY THE HOMEOWNERS ASSOCIATION WITH HOWARD COUNTY AS THE EASEMENT HOLDER. THE INTENDED USES OF NON-BUILDABLE PRESERVATION PARCEL "E" IS SOLELY FOR PUBLIC SEWERAGE. PARCEL "E" IS TO BE OWNED BY THE HOMEOWNERS ASSOCIATION WITH HOWARD COUNTY AS EASEMENT HOLDER.
- 15.) THERE IS A FLOODPLAIN LOCATED ONSITE BASED ON A FLOODPLAIN ANALYSIS PREPARED BY BENCHMARK ENGINEERING, INC., DATED MARCH, 2012, REVISED JULY, 2012 AND APPROVED ON APRIL 3, 2013.
- 16.) THIS PROPERTY IS NOT WITHIN THE METROPOLITAN DISTRICT.
- 17.) ALL AREAS ARE "MORE" OR "LESS".
- 18.) NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LINES OF STREAMS, THEIR REQUIRED BUFFERS OR 100YR FLOODPLAIN EXCEPT THAT ASSOCIATED WITH THE ROAD DRIVEWAY CROSSINGS PER WP-13-025 AND MDE/USACE PERMIT - TRACKING NUMBER 12-NI-0278/201261105.
- 19.) 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 LOCATED IN, ON, OVER AND THROUGH PRESERVATION PARCELS "C" THRU "D", 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 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 EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND 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.
- 20.) A PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON 2/29/2012.
- 21.) THIS PROPERTY IS LOCATED IN GROWTH TIER AREA III.
- 22.) BGE HAS REVIEWED AND APPROVED THIS PLAN WITH THE FOLLOWING CONDITIONS TO PROVIDE FOR ROUTINE AND EMERGENCY ACCESS AND FOR PERIODIC AERIAL AND GROUND INSPECTIONS TO ENSURE PUBLIC SAFETY:
 1. NO PLANTING SHALL TAKE PLACE IN THE BGE EASEMENT WITHOUT THEIR APPROVAL.
 2. LARGER TREES BE PLANTED 50' OR FURTHER AWAY FROM THE EDGE OF THE EASEMENT AND THAT ONLY SMALLER TREES BE PLANTED WITHIN 50' OF THE EASEMENT EDGE.
 3. BGE ENSURES THAT THE EASEMENT ARE KEPT CLEAR (GROUND-TO-SKY) THROUGH VEGETATION MANAGEMENT PRACTICES THAT INCLUDE TRIMMING, MOWING AND TREE REMOVAL.
 4. THE CONTRACTOR IS TO CONTACT MISS UTILITY @ 1-888-257-7777 OR 811 OR BY GOING TO WWW.MISSUTILITY.NET PRIOR TO ANY DIGGING.
- 23.) BUILDABLE PRESERVATION PARCEL 'A' IS NOT PART OF THE DECLARATION OF COVENANTS FOR THE HOMEOWNERS ASSOCIATION.
- 24.) ON OCTOBER 11, 2016, THE DIRECTOR OF PLANNING AND ZONING APPROVED ALTERNATIVE COMPLIANCE, WP-17-023, WHICH WAS A REQUEST TO WAIVE SECTIONS 16.144(p), 16.114(q) AND 16.156(m) RELATING TO THE MILESTONE DATES FOR THE PAYMENT OF FEES AND SUBMISSION OF MYLARS FOR PLAN APPROVAL. THE APPROVAL WAS SUBJECT TO THE FOLLOWING CONDITIONS:
 1. THE PAYMENT OF FEES AND POSTING OF FINANCIAL OBLIGATIONS FOR F-16-026 AND SDP-16-015 IS HEREBY REACTIVATED AND EXTENDED FOR 60-DAYS ON OR BEFORE DECEMBER 10, 2016.
 2. THE ORIGINAL MYLAR OF THE FINAL PLAN, F-16-026, IS EXTENDED FOR 60-DAYS FOR COUNTY SIGNATURE ON OR BEFORE DECEMBER 10, 2016.
 3. THE ORIGINAL MYLAR OF THE SITE DEVELOPMENT PLAN, SDP-16-015, IS EXTENDED FOR 60-DAYS FOR COUNTY SIGNATURES ON OR BEFORE DECEMBER 10, 2016.
 4. ON THE FINAL PLAN (F-16-026) AND SITE DEVELOPMENT PLAN (SDP-16-015) ALL SUBSEQUENT PLANS AND/OR PLATS, PROVIDE A BRIEF DESCRIPTION OF ALTERNATIVE COMPLIANCE, WP-17-023, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTIONS AND DATE.

AREA TABULATION CHART - THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
CLUSTER LOTS	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	4
OPEN SPACE	NA
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0 AC.
CLUSTER LOTS	0 AC.
BUILDABLE PRESERVATION PARCELS	0 AC.
NON-BUILDABLE PRESERVATION PARCELS	54.42± AC.
OPEN SPACE	NA
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	NA
TOTAL AREA OF SUBDIVISION TO BE RECORDED	54.42± AC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

Michael J. Davis 12/9/16
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] 12/14/16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kathleen [Signature] 1-11-17
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME 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 1-7-2017 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND ACQUIRED BY MB HIGHLAND RESERVE LLC FROM S T REGAN FARM, LLC, KR HOLDINGS, LLC AND ROR, LLC BY DEED DATED MARCH 14, 2014 AND RECORDED IN LIBER 15533 AT FOLIO 484 AND THAT IT IS ALL OF THE LAND ACQUIRED BY HOWARD COUNTY, MARYLAND, FROM MB HIGHLAND RESERVE LLC BY DEED DATED SEPTEMBER 14, 2016, RECORDED IN LIBER 15918 AT FOLIO 16 AND THAT ALL MONUMENTS ARE IN PLACE OR WHERE NECESSARY, HAVE BEEN ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED AND CODE OF MARYLAND, AS AMENDED.



Donald A. Mason 10-24-16
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

OWNER'S CERTIFICATE

"MB HIGHLAND RESERVE, LLC AND HOWARD COUNTY, MARYLAND, A BODY CORPORATE AND POLITICAL, BY JAMES IRVIN, DIRECTOR, DEPARTMENT OF PUBLIC WORKS 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 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, 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, WITHNESS OUR HANDS THIS 25th day of 14th DAYS OF October & November, 2016."

James Irvin 11/14/16
JAMES IRVIN, DIRECTOR
DEPARTMENT OF PUBLIC WORKS
DATE
Martin J. Mitchell 10/25/16
MARTIN J. MITCHELL
MEMBER, MB HIGHLAND RESERVE, LLC
DATE

BENCHMARK ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELLICOTT CITY, MARYLAND 21043
(P) 410-465-8105 (F) 410-465-8644
WWW.BEI-CIVILENGINEERING.COM

OWNER PARCEL E:
HOWARD COUNTY MARYLAND
3430 COURT HOUSE DRIVE
ELLICOTT CITY, MD 21043
410-313-6139

DEVELOPER:
ECO-TONE INC.
2120 HIGH POINT ROAD
FOREST HILL, MD 21050
410-420-2600

OWNER PARCELS B, C AND D:
MB HIGHLAND RESERVE, LLC
1686 EAST GUDE DRIVE
ROCKVILLE, MD 20850
301-762-9511

DEVELOPER:
MB HIGHLAND RESERVE, LLC
1686 EAST GUDE DRIVE
ROCKVILLE, MD 20850
301-762-9511

PURPOSE STATEMENT:
THE SOLE AND ONLY PURPOSES OF THIS PLAT IS TO CREATE A 12.87 ACRE FOREST MITIGATION (PLANTING) BANK TO BE LOCATED ON NON-BUILDABLE PRESERVATION PARCELS 'C' AND 'D', TO REVISE THE OWNERSHIP AND EASEMENT HOLDERS OF PARCELS 'B', THROUGH 'E' AS SHOWN ON PLAT NUMBERS 23063-23074 AND TO ABANDON AND RE-RECORD THE PRIVATE ACCESS EASEMENT.

RECORDED AS PLAT NO. 24029 ON 11/13/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF REVISION
FOREST MITIGATION BANK NON-BUILDABLE PRESERVATION PARCELS 'C' AND 'D'
REGAN PROPERTY
NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'E'
PLAT NOS. 23063-23074**

ECP-12-045, SP-12-004, WP-13-025, F-12-111, WP-13-188, F-13-112, GP-15-008, SDP-16-015, WP-17-023, L. 16799 F.291
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 34 SCALE: AS SHOWN
GRID: 24 DATE: OCTOBER, 2016
PARCEL: 200 ZONED: RR-DEO SHEET: 1 OF 10

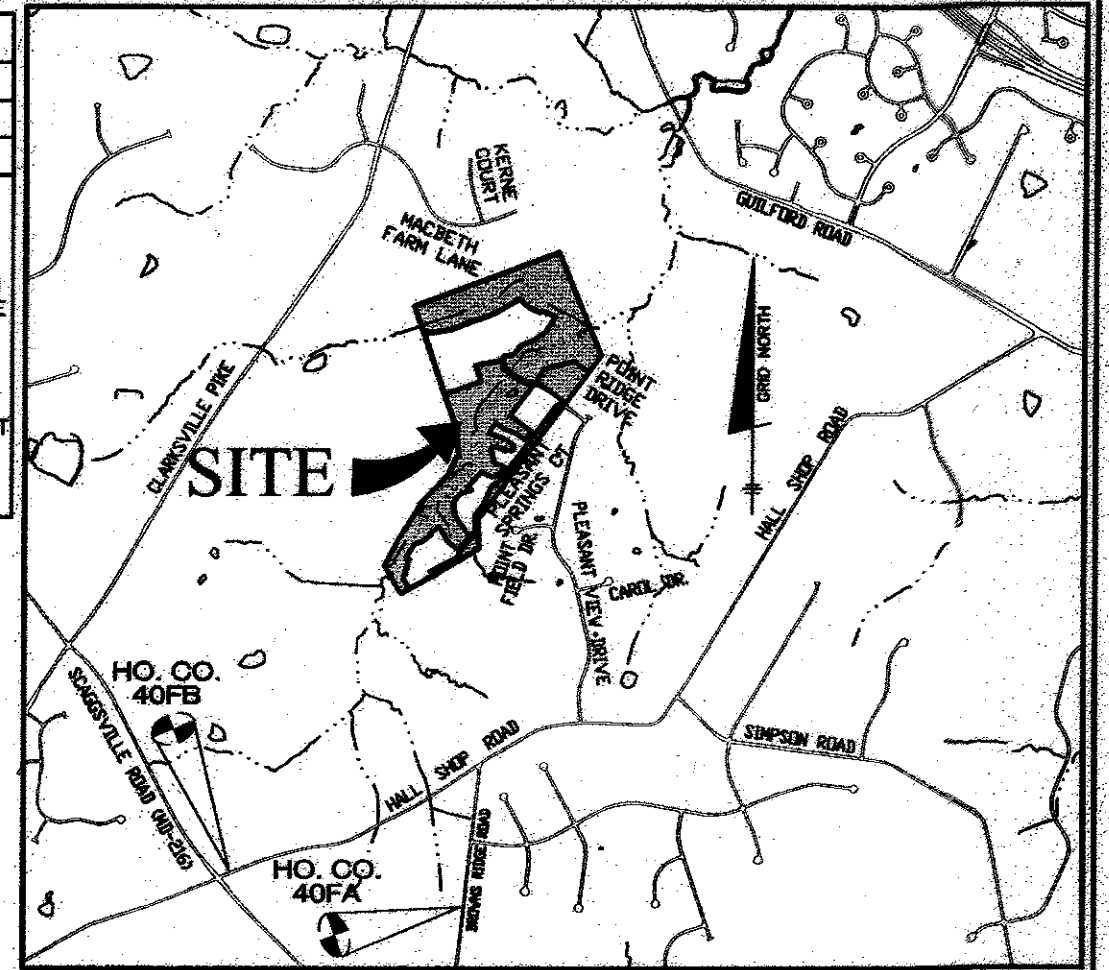
SHEET INDEX

NO.	TITLE
1	COVER SHEET
2-10	PLAT SHEETS

BENCHMARKS

HO. CO. #40FA (MAD '83) ELEV. 497.10
CONCRETE MONUMENT 0.25' BELOW SURFACE ON BROWN BRIDGE ROAD 0.3 MILE NORTH OF ROUTE 216
E 1,328,421.39' N 548,106.926'

HO. CO. #40FB (MAD '83) ELEV. 504.438'
MONUMENT BEING 10.5' OFF EDGE OF PAVEMENT 2.0' BELOW SURFACE AT THE INTERSECTION OF HALL SHOP ROAD AND ROUTE 216
E 1,326,000.61' N 548,470.381'



VICINITY MAP
SCALE: 1" = 2000'

FOREST CONSERVATION EASEMENT CHART

EASEMENT	TOTAL AREA	TYPE	CREDITED AREA
F	11.93 AC.	AFFORESTATION/REFORESTATION	11.93 AC.
G	0.94 AC.	AFFORESTATION/REFORESTATION	0.94 AC.

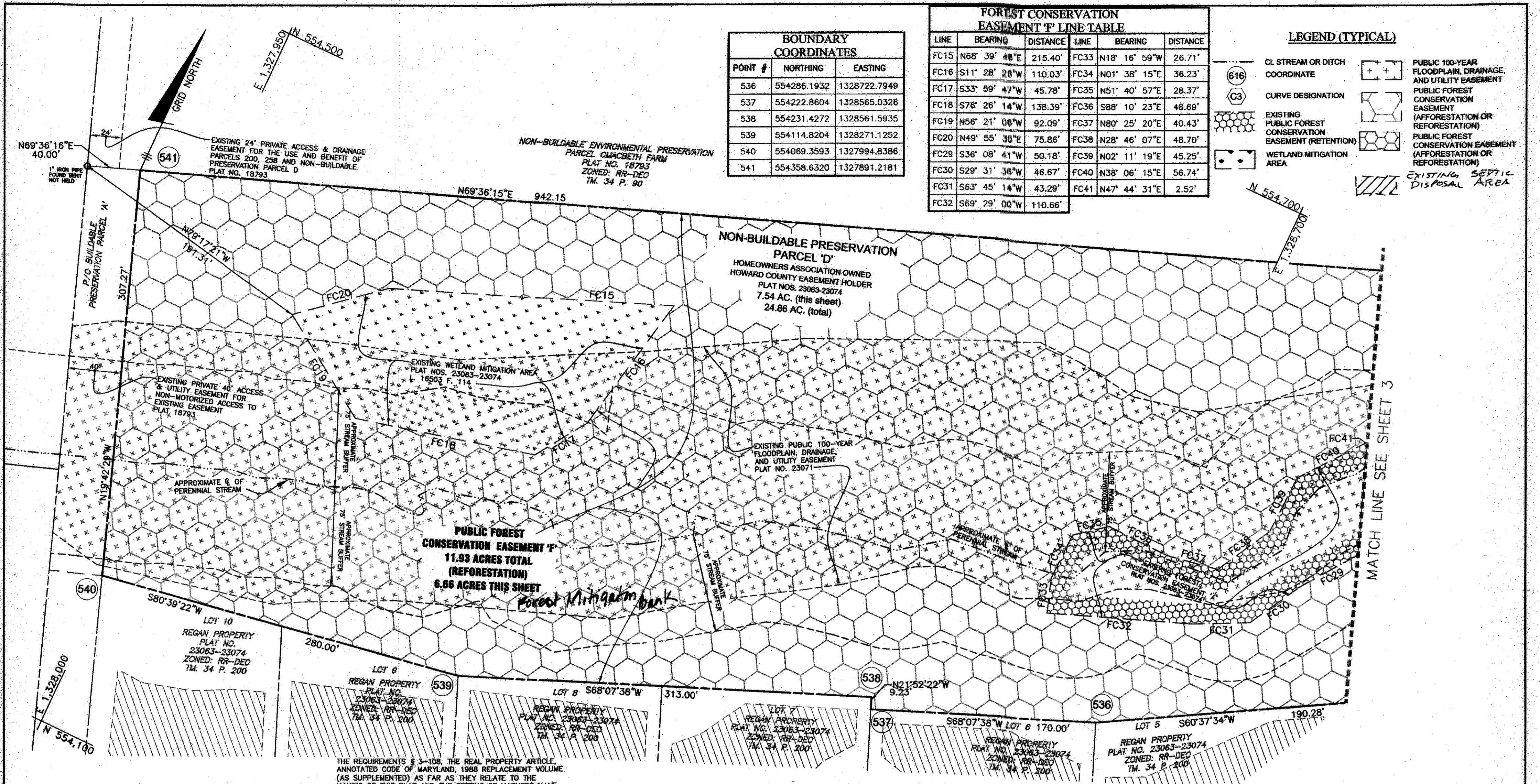
Resolution 34-2016 changed ownership of Non-Buildable Preservation Parcel E from Howard County to the Highland Reserve HOA.

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 10-24-16
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

Martin J. Mitchell 10/25/16
MARTIN J. MITCHELL, MEMBER
MB HIGHLAND RESERVE, LLC DATE

James Irvin 10/16/16
JAMES IRVIN, DIRECTOR
DEPARTMENT OF PUBLIC WORKS DATE



BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
536	554286.1932	1328722.7949
537	554222.8604	1328565.0326
538	554231.4272	1328561.5935
539	554114.8204	1328271.1252
540	554069.3593	1327994.8386
541	554358.6320	1327891.2181

FOREST CONSERVATION EASEMENT 'F' LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
FC15	N68° 39' 48"E	215.40'	FC33	N18° 16' 59"W	26.71'
FC16	S11° 28' 28"W	110.03'	FC34	N01° 38' 15"E	36.23'
FC17	S33° 59' 47"W	45.78'	FC35	N51° 40' 57"E	28.37'
FC18	S76° 26' 14"W	138.39'	FC36	S88° 10' 23"E	48.69'
FC19	N56° 21' 08"W	92.09'	FC37	N80° 25' 20"E	40.43'
FC20	N49° 55' 38"E	75.86'	FC38	N28° 46' 07"E	48.70'
FC29	S36° 08' 41"W	50.18'	FC39	N02° 11' 19"E	45.25'
FC30	S29° 31' 36"W	46.67'	FC40	N38° 06' 15"E	56.74'
FC31	S63° 45' 14"W	43.29'	FC41	N47° 44' 31"E	2.52'
FC32	S69° 29' 00"W	110.66'			

LEGEND (TYPICAL)

- CL STREAM OR DITCH COORDINATE
- CURVE DESIGNATION
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- WETLAND MITIGATION AREA
- PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE, AND UTILITY EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION OR REFORESTATION)
- PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION OR REFORESTATION)
- EXISTING SEPTIC DISPOSAL AREA

AREA TABULATION CHART - THIS PLAT

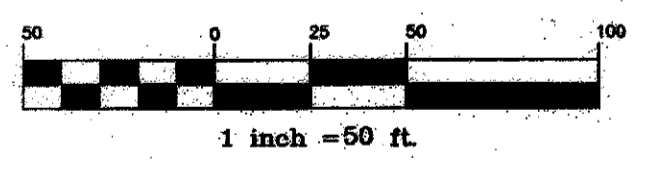
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
CLUSTER LOTS	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	P/O 1
OPEN SPACE	NA
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
CLUSTER LOTS	0 AC.
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	7.54± AC.
OPEN SPACE	NA
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.54± AC.

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 10/24/16
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

Martin J. Mitchell 10/25/16
MARTIN J. MITCHELL MEMBER DATE
MB HIGHLAND RESERVE, LLC

James Irvin 10/25/16
JAMES IRVIN, DIRECTOR DATE
DEPARTMENT OF PUBLIC WORKS



BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
8480 BALTIMORE AVENUE SUITE 315 ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6044
WWW.BE-CVLENGINEERING.COM

OWNER PARCELS E:
HOWARD COUNTY MARYLAND
3430 COURT HOUSE DRIVE
ELICOTT CITY, MD 21043
410-313-6139

DEVELOPER:
ECO-TONE INC.
2120 HIGH POINT ROAD
FOREST HILL, MD 21050
410-420-2600

OWNER PARCELS B, C AND D:
MB HIGHLAND RESERVE, LLC
1686 EAST GUDE DRIVE
ROCKVILLE, MD 20850
301-762-9511

DEVELOPER:
MB HIGHLAND RESERVE, LLC
1686 EAST GUDE DRIVE
ROCKVILLE, MD 20850
301-762-9511

PURPOSE STATEMENT:
THE SOLE AND ONLY PURPOSES OF THIS PLAT IS TO CREATE A 12.87 ACRE FOREST MITIGATION (PLANTING) BANK TO BE LOCATED ON NON-BUILDABLE PRESERVATION PARCELS 'C' AND 'D', TO REVISE THE OWNERSHIP AND EASEMENT HOLDERS OF PARCELS 'B' THROUGH 'E' AS SHOWN ON PLAT NUMBERS 23063-23074 AND TO ABANDON AND RE-RECORD THE PRIVATE ACCESS EASEMENT.

RECORDED AS PLAT NO. 24030 ON 11/3/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

Michael C. Perry 12/1/16
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

James Irvin 10/24/16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

James Irvin 1-11-17
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME 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 1-7-2017 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND ACQUIRED BY MB HIGHLAND RESERVE, LLC FROM S T REGAN FARM, LLC, KR HOLDINGS, LLC AND RGR, LLC BY DEED DATED MARCH 14, 2014 AND RECORDED IN LIBER 15533 AT FOLIO 484 AND THAT IT IS ALL OF THE LAND ACQUIRED BY HOWARD COUNTY, MARYLAND, FROM MB HIGHLAND RESERVE, LLC BY DEED DATED SEPTEMBER 17, 2014 AND RECORDED IN LIBER 15818 AT FOLIO 16 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 10/24/16
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

OWNER'S CERTIFICATE

"MB HIGHLAND RESERVE, LLC, AND HOWARD COUNTY, MARYLAND, A BODY CORPORATE AND POLITIC, BY JAMES IRVIN, DIRECTOR, DEPARTMENT OF PUBLIC WORKS 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 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, 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 THESE 25th - 14th DAYS OF October - November, 2016."

James Irvin 10/24/16
JAMES IRVIN, DIRECTOR DATE
DEPARTMENT OF PUBLIC WORKS

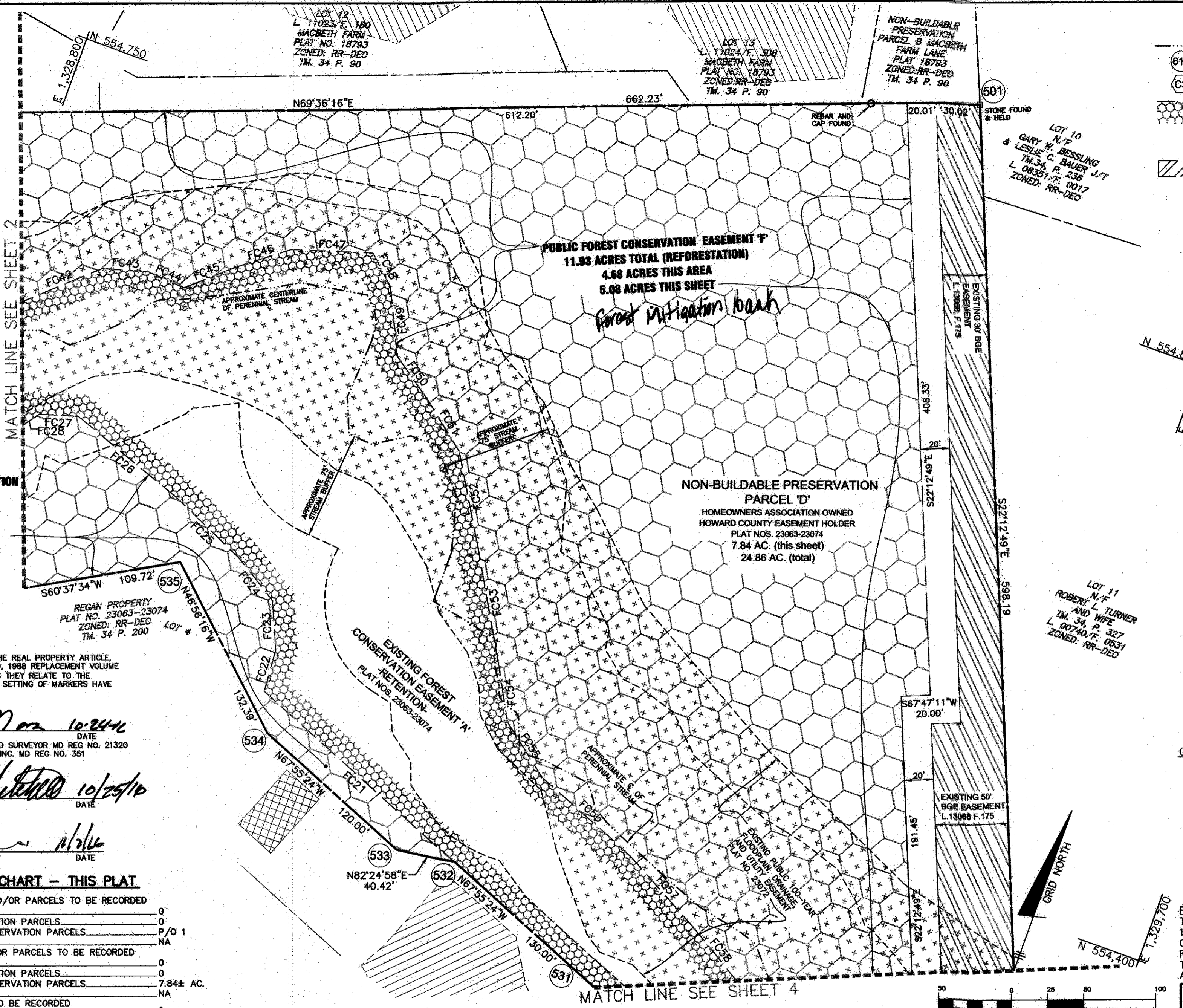
Martin J. Mitchell 10/25/16
MARTIN J. MITCHELL MEMBER DATE
MB HIGHLAND RESERVE, LLC

James Irvin 11/14/16
JAMES IRVIN, DIRECTOR DATE
DEPARTMENT OF PUBLIC WORKS

Rachel Mahly Jr 10/25/16
RACHEL MAHLY, JR. MEMBER DATE
MB HIGHLAND RESERVE, LLC

PLAT OF REVISION
FOREST MITIGATION BANK NON-BUILDABLE PRESERVATION PARCELS 'C' AND 'D'
REGAN PROPERTY
NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'E'
PLAT NOS. 23063-23074

ECP-12-045, SP-12-004, WP-13-025, F-12-111, WP-13-188, F-13-112, GP-15-008, SDP-16-015, WP-17-023, L-16799 & 291
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 34 SCALE: AS SHOWN
GRID: 24 DATE: OCTOBER, 2016
PARCEL: 200 SHEET: 2 OF 10
ZONED: RR-DEO



LEGEND (TYPICAL)

- CL STREAM OR DITCH
- COORDINATE
- CURVE DESIGNATION
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- EXISTING BOE EASEMENT
- PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE, AND UTILITY EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION OR REFORESTATION)
- PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION OR REFORESTATION)
- EXISTING SEPTIC DISPOSAL AREA

FOREST CONSERVATION EASEMENT 'F' LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
FC21	N67° 55' 24"W	176.22'	FC47	N72° 32' 43"E	56.33'
FC22	N04° 11' 50"W	29.42'	FC48	S47° 15' 32"E	26.18'
FC23	N23° 47' 43"W	34.22'	FC49	S25° 36' 18"E	47.56'
FC24	N58° 10' 18"W	37.57'	FC50	S54° 56' 54"E	36.22'
FC25	N65° 52' 57"W	59.35'	FC51	S50° 33' 59"E	42.27'
FC26	N70° 18' 45"W	88.57'	FC52	S30° 55' 40"E	65.26'
FC27	S73° 18' 34"W	27.02'	FC53	S30° 01' 14"E	83.92'
FC28	S36° 08' 41"W	13.89'	FC54	S28° 43' 20"E	40.80'
FC42	N47° 44' 31"E	60.29'	FC55	S51° 43' 47"E	45.19'
FC43	N74° 28' 49"E	32.04'	FC56	S68° 19' 41"E	82.21'
FC44	S86° 16' 02"E	26.99'	FC57	S61° 29' 42"E	66.80'
FC45	N48° 22' 56"E	37.40'	FC58	S58° 48' 11"E	46.60'
FC46	N52° 21' 01"E	41.24'			

BOUNDARY COORDINATES

POINT #	NORTHING	EASTING
501	554917.7563	1329395.0152
531	554254.3217	1329352.6868
532	554303.1819	1329232.2182
533	554297.8477	1329192.1546
534	554342.9495	1329080.9529
535	554433.3450	1328984.2263

OWNER PARCEL E:
HOWARD COUNTY MARYLAND
3430 COURT HOUSE DRIVE
ELLICOTT CITY, MD 21043
410-313-6139

DEVELOPER:
ECO-TONE INC.
2120 HIGH POINT ROAD
FOREST HILL, MD 21050
410-420-2600

OWNER PARCELS B, C AND D:
MB HIGHLAND RESERVE, LLC
1686 EAST GUDE DRIVE
ROCKVILLE, MD 20850
301-762-9511

DEVELOPER:
MB HIGHLAND RESERVE, LLC
1686 EAST GUDE DRIVE
ROCKVILLE, MD 20850
301-762-9511

BENCHMARK ENGINEERS & SURVEYORS-PLANNERS ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE A SUITE 315 A ELLICOTT CITY, MARYLAND 21043
(P) 410-485-6105 (F) 410-485-6644
WWW.BEI-CMENGINEERING.COM

PURPOSE STATEMENT:
THE SOLE AND ONLY PURPOSES OF THIS PLAT IS TO CREATE A 12.87 ACRE FOREST MITIGATION (PLANTING) BANK TO BE LOCATED ON NON-BUILDABLE PRESERVATION PARCELS 'C' AND 'D', TO REVISE THE OWNERSHIP AND EASEMENT HOLDERS OF PARCELS 'B' THROUGH 'E' AS SHOWN ON PLAT NUMBERS 23063-23074 AND TO ABANDON AND RE-RECORD THE PRIVATE ACCESS EASEMENT.

RECORDED AS PLAT NO. 24031 ON 11/3/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PUBLIC FOREST CONSERVATION EASEMENT 'F'
11.93 ACRES TOTAL (REFORESTATION)
0.40 ACRES THIS AREA
5.08 ACRES THIS SHEET

PUBLIC FOREST CONSERVATION EASEMENT 'F'
11.93 ACRES TOTAL (REFORESTATION)
4.68 ACRES THIS AREA
5.08 ACRES THIS SHEET

NON-BUILDABLE PRESERVATION PARCEL 'D'
HOMEOWNERS ASSOCIATION OWNED
HOWARD COUNTY EASEMENT HOLDER
PLAT NOS. 23063-23074
7.84 AC. (this sheet)
24.86 AC. (total)

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 10/24/16
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

Martin J Mitchell 10/25/16
MARTIN J. MITCHELL MEMBER DATE
MB HIGHLAND RESERVE, LLC

James Irvin 10/24/16
JAMES IRVIN, DIRECTOR DATE
DEPARTMENT OF PUBLIC WORKS

AREA TABULATION CHART - THIS PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
CLUSTER LOTS	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	P/O 1
OPEN SPACE	NA
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
CLUSTER LOTS	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	7.84± AC.
OPEN SPACE	NA
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.84± AC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

Richard J Davis 12/9/16
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Kevin Schuch 12/14/16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kevin Schuch 1/11/17
DIRECTOR DATE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME 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 1-7-2017 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND ACQUIRED BY MB HIGHLAND RESERVE LLC FROM S T REGAN FARM, LLC, KR HOLDINGS, LLC AND RGR, LLC BY DEED DATED MARCH 14, 2014 AND RECORDED IN LIBER 15533 AT FOLIO 484 AND THAT IT IS ALL OF THE LAND ACQUIRED BY HOWARD COUNTY, MARYLAND, FROM MB HIGHLAND RESERVE, LLC BY DEED DATED SEPTEMBER 2, 2014 AND RECORDED IN LIBER 15918 AT FOLIO 16 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald M Mason 10-24-16
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

OWNER'S CERTIFICATE
"MB HIGHLAND RESERVE, LLC, AND HOWARD COUNTY, MARYLAND, A BODY CORPORATE AND POLITIC, BY JAMES IRVIN, DIRECTOR, DEPARTMENT OF PUBLIC WORKS 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 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, 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 THESE 25th & 14th DAYS OF October & November 2016."

James Irvin 10/24/16
JAMES IRVIN, DIRECTOR DATE
DEPARTMENT OF PUBLIC WORKS

Martin J Mitchell 10/25/16
MARTIN J. MITCHELL MEMBER DATE
MB HIGHLAND RESERVE, LLC

Tracy Grasser 11/14/16
TRACY GRASSER WITNESS DATE

Ralph Mahly Jr 11/25/16
RALPH MAHLY JR WITNESS DATE

PLAT OF REVISION
FOREST MITIGATION BANK NON-BUILDABLE PRESERVATION PARCELS 'C' AND 'D'
REGAN PROPERTY
NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'E'
PLAT NOS. 23063-23074

ECP-12-045, SP-12-004, WP-13-025, F-12-111, WP-13-188, F-13-112, GP-15-008, SDP-16-015, WP-17-023, L 16799 F.291
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 34 SCALE: AS SHOWN
GRID: 24 DATE: OCTOBER, 2016
PARCEL: 200 SHEET: 3 OF 10
ZONED: RR-DEO

BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
502	553844.5182	1329833.2938
520	553669.7477	1329703.0152
521	553784.3022	1329549.3389
522	553707.2613	1329242.5772
529	554001.2086	1329124.2344
530	554097.7417	1329259.7813
531	554254.3217	1329352.6868

OWNER PARCEL E:
 HOWARD COUNTY MARYLAND
 3430 COURT HOUSE DRIVE
 ELLICOTT CITY, MD 21043
 410-313-6139

OWNER PARCELS B, C AND D:
 MB HIGHLAND RESERVE, LLC
 1686 EAST GUDE DRIVE
 ROCKVILLE, MD 20850
 301-762-9511

DEVELOPER:
 ECO-TONE INC.
 2120 HIGH POINT ROAD
 FOREST HILL, MD 21050
 410-420-2600

DEVELOPER:
 MB HIGHLAND RESERVE, LLC
 1686 EAST GUDE DRIVE
 ROCKVILLE, MD 20850
 301-762-9511

BENCHMARK
ENGINEERING, INC.
 8490 BALTIMORE NATIONAL PIKE SUITE 315 A ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6106 (F) 410-465-6644
 WWW.BEI-CVLENGINEERING.COM

FOREST CONSERVATION EASEMENT 'F' LINE TABLE		
LINE	BEARING	DISTANCE
FC59	S58° 48' 11"E	56.29'
FC60	S66° 29' 05"E	77.00'
FC61	S76° 50' 36"E	45.45'

LEGEND (TYPICAL)

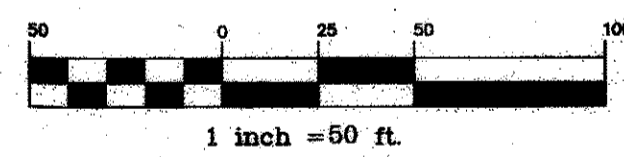
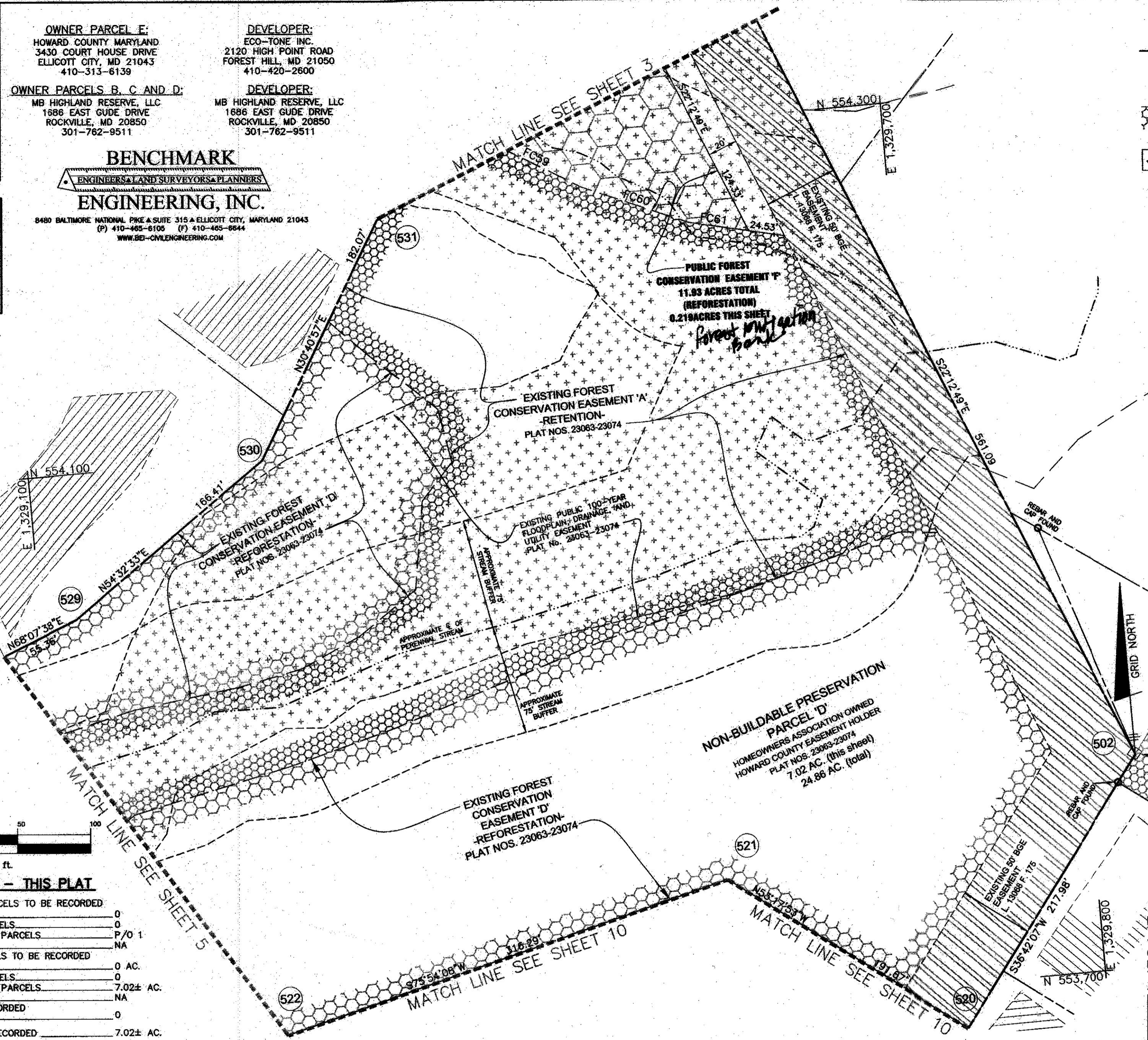
	CL STREAM OR DITCH COORDINATE		PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT
	CURVE DESIGNATION		PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION OR REFORESTATION)
	EXISTING PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)		PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION OR REFORESTATION)
	WETLAND MITIGATION AREA		EXISTING BGE EASEMENT
	EXISTING BGE EASEMENT		EXISTING SEPTIC DISPOSAL AREA

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 10/24/16
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

Martin J. Mitchell 10/25/16
 MARTIN J. MITCHELL, MEMBER DATE
 MB HIGHLAND RESERVE, LLC

James Irvin 11/16/16
 JAMES IRVIN, DIRECTOR DATE
 DEPARTMENT OF PUBLIC WORKS



AREA TABULATION CHART - THIS PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
CLUSTER LOTS	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	P/O 1
OPEN SPACE	NA
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
CLUSTER LOTS	0 AC.
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	7.02± AC.
OPEN SPACE	NA
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.02± AC.

PURPOSE STATEMENT:
 THE SOLE AND ONLY PURPOSES OF THIS PLAT IS TO CREATE A 12.87 ACRE FOREST MITIGATION (PLANTING) BANK TO BE LOCATED ON NON-BUILDABLE PRESERVATION PARCELS 'C' AND 'D', TO REVISE THE OWNERSHIP AND EASEMENT HOLDERS OF PARCELS 'B' THROUGH 'E' AS SHOWN ON PLAT NUMBERS 23063-23074 AND TO ABANDON AND RE-RECORD THE PRIVATE ACCESS EASEMENT.

RECORDED AS PLAT NO. 24032 ON 11/13/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

Michael J. Davis 12/9/16
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] 12/14/16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 1-11-17
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME 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 1-7-2017 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND ACQUIRED BY MB HIGHLAND RESERVE LLC FROM S T REGAN FARM, LLC, KR HOLDINGS, LLC AND RGR, LLC BY DEED DATED MARCH 14, 2014 AND RECORDED IN LIBER 15533 AT FOLIO 484 AND THAT IT IS ALL OF THE LAND ACQUIRED BY HOWARD COUNTY, MARYLAND, FROM MB HIGHLAND RESERVE LLC BY DEED DATED SEPTEMBER 10, 2014 AND RECORDED IN LIBER 15918 AT FOLIO 16 AND THAT ALL MONUMENTS ARE IN PLACE OF THE SAME PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE REQUIREMENTS OF MARYLAND, AS AMENDED.

Donald A. Mason 10/24/16
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE

"MB HIGHLAND RESERVE, LLC, AND HOWARD COUNTY, MARYLAND, A BODY CORPORATE AND POLITIC, BY JAMES IRVIN, DIRECTOR, DEPARTMENT OF PUBLIC WORKS 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 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, 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 THESE 25th & 14th DAYS OF October & November, 2016.

James Irvin 11/14/16
 JAMES IRVIN, DIRECTOR DATE
 DEPARTMENT OF PUBLIC WORKS

Martin J. Mitchell 10/25/16
 MARTIN J. MITCHELL, MEMBER DATE
 MB HIGHLAND RESERVE, LLC

[Signature] 11/14/16
 WITNESS DATE

[Signature] 10/25/16
 WITNESS DATE

PLAT OF REVISION
 FOREST MITIGATION BANK NON-BUILDABLE PRESERVATION PARCELS 'C' AND 'D'
REGAN PROPERTY
 NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'E'
 PLAT NOS. 23063-23074

ECP-12-045, SP-12-004, WP-13-025, F-12-111, WP-13-188, F-13-112, GP-15-008, SDP-16-015, WP-17-023, L/6749F.291
 5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 34 SCALE: AS SHOWN
 GRID: 24 DATE: OCTOBER, 2016
 PARCEL: 200 SHEET: 4 OF 10
 ZONED: RR-DEO

BOUNDARY CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C9	175.00'	137.18'	044°54'49"	72.33'	S32° 23' 43"E	133.70'
C10	325.00'	152.34'	026°51'24"	77.80'	S68° 16' 49"E	150.95'
C13	375.00'	75.62'	011°33'15"	37.94'	N75° 55' 53"W	75.49'
C14	375.00'	167.30'	025°33'42"	85.07'	S67° 37' 58"E	165.92'
C16	225.00'	158.52'	040°21'56"	82.71'	S34° 40' 09"E	155.26'

FOREST CONSERVATION EASEMENT 'G' CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
FC 7	235.00'	36.23'	008°50'02"	18.15'	S18° 43' 52"E	36.20'
FC 8	245.00'	35.36'	008°16'06"	17.71'	S27° 16' 56"E	35.32'

FOREST CONSERVATION EASEMENT 'G' LINE TABLE		
LINE	BEARING	DISTANCE
FC5	S66° 51' 07"W	10.00'
FC6	S01° 33' 14"W	29.50'
FC7	S70° 43' 47"E	26.60'
FC8	S42° 47' 52"E	8.79'
FC9	S44° 53' 44"W	8.31'
FC10	N48° 07' 57"E	14.18'
FC11	N60° 38' 26"E	34.43'
FC12	S62° 23' 22"E	48.38'
FC13	S75° 07' 23"E	9.97'
FC14	S58° 57' 27"E	23.29'

OWNER PARCEL E:
HOWARD COUNTY MARYLAND
3430 COURT HOUSE DRIVE
ELLCOTT CITY, MD 21043
410-420-2600

DEVELOPER:
ECO-TONE INC.
2120 HIGH POINT ROAD
FOREST HILL, MD 21050
410-420-2600

OWNER PARCELS B, C AND D:
MB HIGHLAND RESERVE, LLC
1686 EAST GUDE DRIVE
ROCKVILLE, MD 20850
301-762-9511

DEVELOPER:
MB HIGHLAND RESERVE, LLC
1686 EAST GUDE DRIVE
ROCKVILLE, MD 20850
301-762-9511

BENCHMARK ENGINEERING, INC.
ENGINEERS, LAND SURVEYORS & PLANNERS
8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELLCOTT CITY, MARYLAND 21043
(P) 410-485-8105 (F) 410-485-8844
WWW.BEI-CIVILENGINEERING.COM

AREA TABULATION CHART - THIS PLAT	
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
CLUSTER LOTS	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	P/O 2
OPEN SPACE	NA
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0
CLUSTER LOTS	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	3.66± AC.
PO PARCEL C	2.46± AC.
PO PARCEL D	2.46± AC.
OPEN SPACE	NA
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	6.12± AC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

Michael J. Davis 12/9/16
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] 12/14/16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 1-11-17
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME 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 1-7-2017, AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND ACQUIRED BY MB HIGHLAND RESERVE, LLC FROM S T REGAN FARM, LLC, KR HOLDINGS, LLC AND RGR, LLC BY DEED DATED MARCH 14, 2014 AND RECORDED IN LIBER 15533 AT FOLIO 484 AND THAT IT IS ALL OF THE LAND ACQUIRED BY HOWARD COUNTY, MARYLAND, FROM MB HIGHLAND RESERVE, LLC BY DEED DATED SEPTEMBER 17, 2014 AND RECORDED IN LIBER 15918 AT FOLIO 16 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE UPON ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

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

OWNER'S CERTIFICATE

"MB HIGHLAND RESERVE, LLC, AND HOWARD COUNTY, MARYLAND, A BODY CORPORATE AND POLITIC, BY JAMES IRVIN, DIRECTOR, DEPARTMENT OF PUBLIC WORKS 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 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, 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 25th day of October 2016.

James Irvin 11/14/16
JAMES IRVIN, DIRECTOR
DEPARTMENT OF PUBLIC WORKS DATE

Martin J. Mitchell 10/25/16
MARTIN J. MITCHELL
MEMBER, MB HIGHLAND RESERVE, LLC DATE

[Signature] 11/14/16
WITNESS DATE

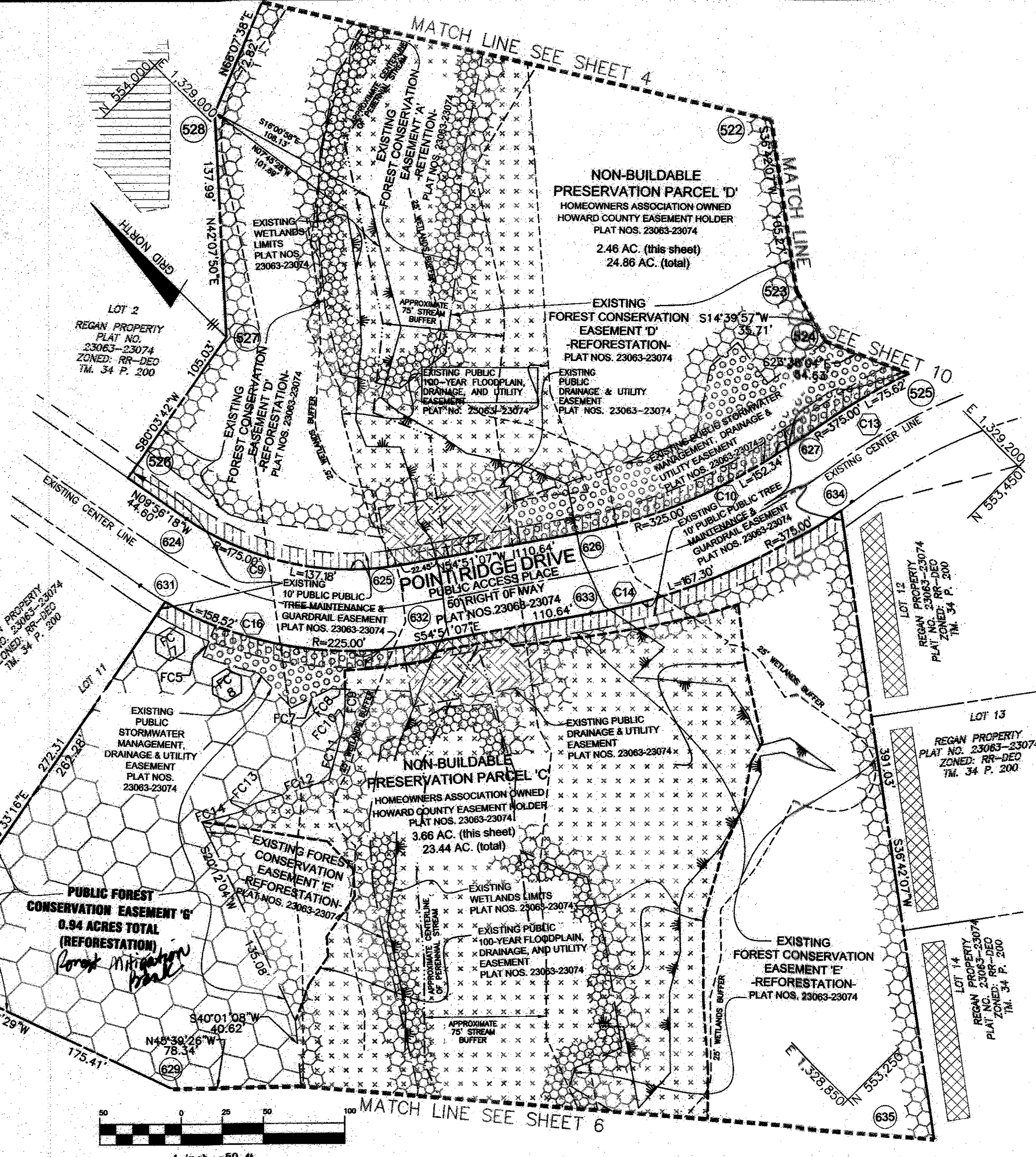
[Signature] 11/14/16
WITNESS DATE

PURPOSE STATEMENT:
THE SOLE AND ONLY PURPOSES OF THIS PLAT IS TO CREATE A 12.87 ACRE FOREST MITIGATION (PLANTING) BANK TO BE LOCATED ON NON-BUILDABLE PRESERVATION PARCELS 'C' AND 'D', TO REVISE THE OWNERSHIP AND EASEMENT HOLDERS OF PARCELS 'B' THROUGH 'E' AS SHOWN ON PLAT NUMBERS 23063-23074 AND TO ABANDON AND RE-RECORD THE PRIVATE ACCESS EASEMENT.

RECORDED AS PLAT NO. 24033 ON 11/13/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
FOREST MITIGATION BANK NON-BUILDABLE PRESERVATION PARCELS 'C' AND 'D'
REGAN PROPERTY
NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'E'
PLAT NOS. 23063-23074

ECP-12-045, SP-12-004, WP-13-025, F-12-111, WP-13-188, F-13-112, GP-15-008, SDP-16-015, WP-17-023, L16749 P. 291
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 34 SCALE: AS SHOWN
GRID: 24 DATE: OCTOBER, 2016
PARCEL: 200 SHEET: 5 OF 10
ZONED: RR-DEO



LEGEND (TYPICAL)

- CL STREAM OR DITCH COORDINATE
- CURVE DESIGNATION
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- PUBLIC FOREST CONSERVATION EASEMENT
- 10' PUBLIC TREE MAINTENANCE & GUARDRAIL EASEMENT
- PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE, AND UTILITY EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION OR REFORESTATION)
- PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PUBLIC DRAINAGE & UTILITY EASEMENT
- EXISTING SEPTIC DISPOSAL AREA

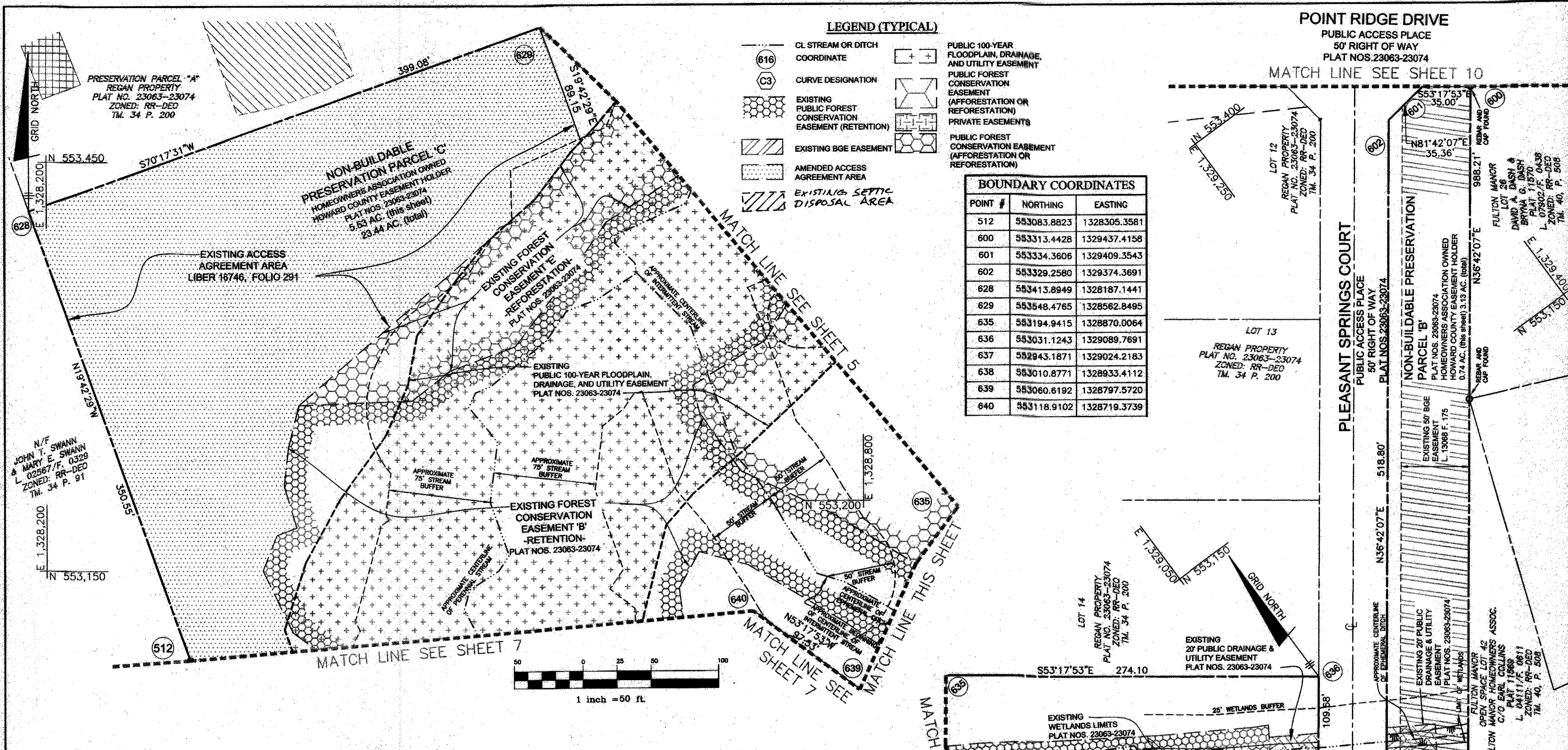
THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald M. Mason 10/24/16
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

Martin J. Mitchell 10/25/16
MARTIN J. MITCHELL DATE
MEMBER, MB HIGHLAND RESERVE, LLC

James Irvin 11/14/16
JAMES IRVIN, DIRECTOR DATE
DEPARTMENT OF PUBLIC WORKS

BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
522	553707.2613	1329242.5772
523	553622.8582	1329179.6608
524	553588.3076	1329170.6188
525	553538.2635	1329192.5183
526	553832.9941	1328809.2638
527	553851.1215	1328912.7189
528	553953.4574	1329005.2859
624	553789.0593	1328816.9620
625	553676.1707	1328888.5900
626	553612.4756	1328979.0577
627	553556.6146	1329119.2893
629	553548.4765	1328562.8495
630	553713.6095	1328503.6971
631	553762.9788	1328771.4893
632	553635.2874	1328859.8054
633	553571.5922	1328950.2732
634	553508.4541	1329103.7072



LEGEND (TYPICAL)

- (616) CL STREAM OR DITCH
- (C3) CURVE DESIGNATION
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- EXISTING BGE EASEMENT
- AMENDED ACCESS AGREEMENT AREA
- EXISTING SETTIC DISPOSAL AREA
- PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE, AND UTILITY EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION OR REFORESTATION)
- PRIVATE EASEMENTS
- PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION OR REFORESTATION)

POINT #	NORTHING	EASTING
512	553083.8823	1328305.3581
600	553313.4428	1329437.4158
601	553334.3606	1329409.3543
602	553329.2560	1329374.3691
628	553413.8949	1328187.1441
629	553548.4765	1328562.8495
635	553194.9415	1328870.0064
636	553031.1243	1329089.7691
637	552943.1871	1329024.2183
638	553010.8771	1328933.4112
639	553060.6192	1328797.5720
640	553118.9102	1328719.3739

POINT RIDGE DRIVE
PUBLIC ACCESS PLACE
50' RIGHT OF WAY
PLAT NOS. 23063-23074
MATCH LINE SEE SHEET 10

AREA TABULATION CHART - THIS PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
CLUSTER LOTS	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	P/O 2
OPEN SPACE	NA
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0
CLUSTER LOTS	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	6.27± AC.
OPEN SPACE	NA
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	6.27± AC.

OWNER PARCEL E:
HOWARD COUNTY MARYLAND
3430 COURT HOUSE DRIVE
ELLCOTT CITY, MD 21043
410-313-6139

OWNER PARCELS B, C AND D:
MB HIGHLAND RESERVE, LLC
1686 EAST GUDE DRIVE
ROCKVILLE, MD 20850
301-762-9511

DEVELOPER:
ECO-TONE INC.
2120 HIGH POINT ROAD
FOREST HILL, MD 21050
410-420-2600

DEVELOPER:
MB HIGHLAND RESERVE, LLC
1686 EAST GUDE DRIVE
ROCKVILLE, MD 20850
301-762-9511

BENCHMARK ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE SUITE 315 ELLCOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-8644
WWW.BEI-CIVILENGINEERING.COM

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 10/24/16
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

Martin J. Mitchell 10/25/16
MARTIN J. MITCHELL MEMBER DATE
MB HIGHLAND RESERVE, LLC

James Irvin 10/24/16
JAMES IRVIN, DIRECTOR DATE
DEPARTMENT OF PUBLIC WORKS

OWNER'S CERTIFICATE

"MB HIGHLAND RESERVE, LLC, AND HOWARD COUNTY, MARYLAND, A BODY CORPORATE AND POLITIC, BY JAMES IRVIN, DIRECTOR, DEPARTMENT OF PUBLIC WORKS 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 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, 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 THESE 25th & 14th DAYS OF October & November, 2016."

James Irvin 11/14/16
JAMES IRVIN, DIRECTOR DATE
DEPARTMENT OF PUBLIC WORKS

Tracy Grosser 11/14/16
TRACY GROSSER WITNESS DATE

Ralph Mahy, Jr 10/25/16
RALPH MAHY, JR WITNESS DATE

PURPOSE STATEMENT:
THE SOLE AND ONLY PURPOSES OF THIS PLAT IS TO CREATE A 12.87 ACRE FOREST MITIGATION (PLANTING) BANK TO BE LOCATED ON NON-BUILDABLE PRESERVATION PARCELS 'C' AND 'D', TO REVISE THE OWNERSHIP AND EASEMENT HOLDERS OF PARCELS 'B' THROUGH 'E' AS SHOWN ON PLAT NUMBERS 23063-23074 AND TO ABANDON AND RE-RECORD THE PRIVATE ACCESS EASEMENT.

RECORDED AS PLAT NO. 24034 ON 11/3/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

Howard County Health Officer 12/9/16
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chief Development Engineering Division 12/14/16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Director 1-11-17
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME 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 1-7-2017 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND ACQUIRED BY MB HIGHLAND RESERVE LLC FROM S T REGAN FARM, LLC, KR HOLDINGS, LLC AND RGR, LLC BY DEED DATED MARCH 14, 2014 AND RECORDED IN LIBER 15533 AT FOLIO 484 AND THAT IT IS ALL OF THE LAND ACQUIRED BY HOWARD COUNTY, MARYLAND, FROM MB HIGHLAND RESERVE LLC BY DEED DATED SEPTEMBER 20, 2014 AND RECORDED IN LIBER 15918 AT FOLIO 16 AND THAT ALL MONUMENTS ARE IN PLACE OR TO BE PLACED PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

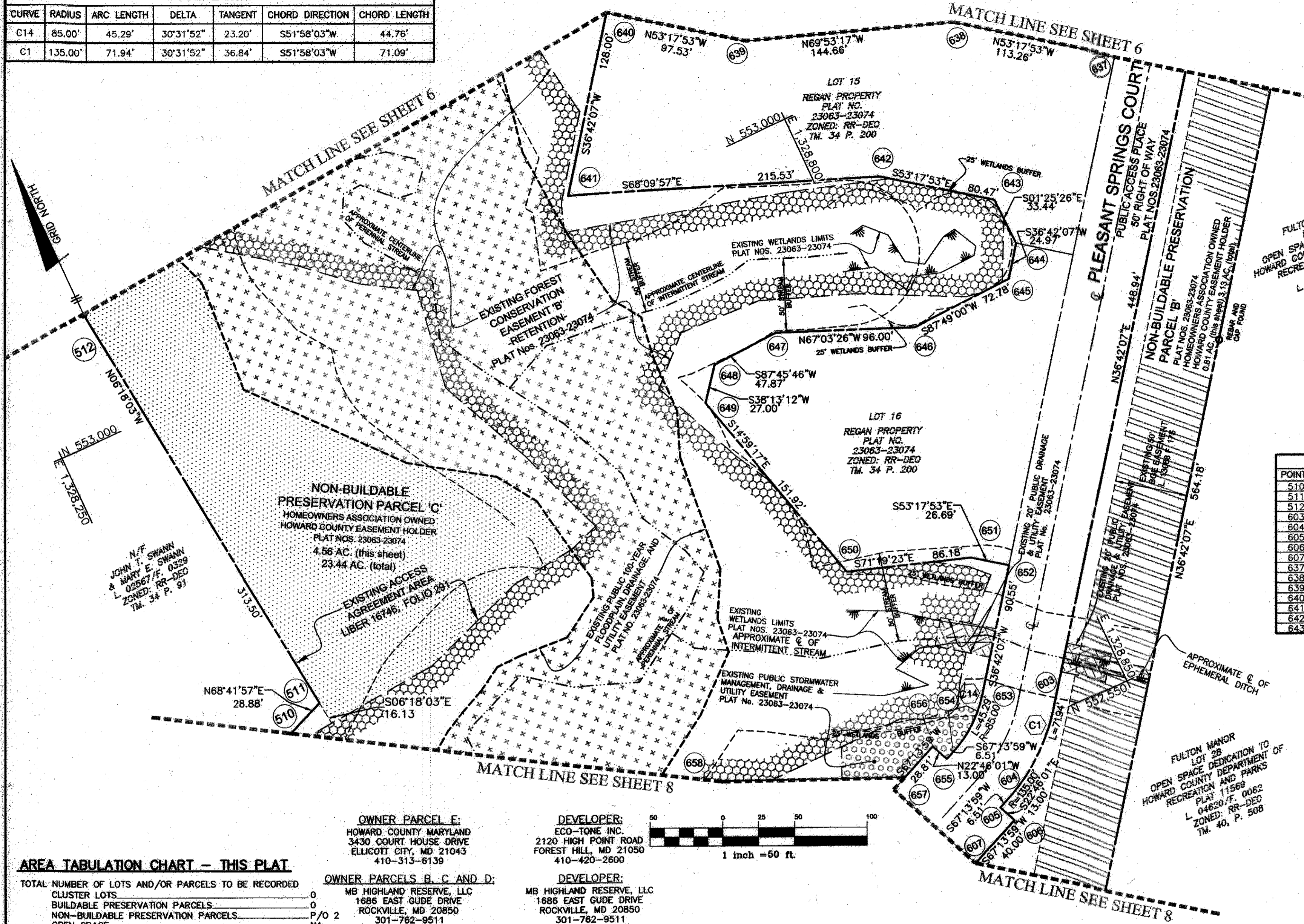
Donald A. Mason 10-24-16
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

PLAT OF REVISION
FOREST MITIGATION BANK NON-BUILDABLE PRESERVATION PARCELS 'C' AND 'D'
REGAN PROPERTY
NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'E'
PLAT NOS. 23063-23074

ECP-12-045, SP-12-004, WP-13-025, F-12-111, WP-13-188, F-13-112, GP-15-008, SGP-16-015, WP-17-023, L-1678 F.F. 291
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 34 SCALE: AS SHOWN
GRID: 24 DATE: OCTOBER, 2016
PARCEL: 200 SHEET: 6 OF 10
ZONED: RR-DEO

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C14	85.00'	45.29'	30°31'52"	23.20'	S51°58'03"W	44.76'
C1	135.00'	71.94'	30°31'52"	36.84'	S51°58'03"W	71.09'

LEGEND (TYPICAL)	
CL STREAM OR DITCH COORDINATE	PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE, AND UTILITY EASEMENT
CURVE DESIGNATION	PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION OR REFORESTATION)
EXISTING PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)	PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION OR REFORESTATION)
PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION OR REFORESTATION)	PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
	EXISTING BOE EASEMENT
	AMENDED ACCESS AGREEMENT AREA



BOUNDARY COORDINATES					
POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING
510	552761.7848	1328312.8566	644	552854.5997	1328908.2924
511	552772.2759	1328339.7637	645	552834.5818	1328893.3705
512	553083.8823	1328305.3581	646	552831.8088	1328820.6383
603	552553.3680	1328795.9996	647	552869.2307	1328732.2324
604	552509.5693	1328740.0056	648	552867.3620	1328684.3992
605	552507.0501	1328734.0029	649	552846.1497	1328667.6947
606	552495.0630	1328739.0337	650	552899.3952	1328706.9848
607	552479.5835	1328702.1503	651	552671.7971	1328788.6278
637	552943.1871	1329024.2183	652	552855.8460	1328810.0264
638	553010.8771	1328933.4112	653	552553.1544	1328720.6563
639	553060.6192	1328797.5720	654	552555.6736	1328714.6536
640	553118.9102	1328719.3739	655	552553.1544	1328714.6536
641	553016.2854	1328642.8746	656	552565.1415	1328709.6228
642	552936.1241	1328842.9467	657	552553.9943	1328683.0621
643	552888.0331	1328907.4613	658	552605.3537	1328567.9720

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 10/24/16
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

Martin J. Mitchell 10/25/16
 MARTIN J. MITCHELL MEMBER DATE
 MB HIGHLAND RESERVE, LLC

James Irvin 10/14/16
 JAMES IRVIN, DIRECTOR DATE
 DEPARTMENT OF PUBLIC WORKS

AREA TABULATION CHART - THIS PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
CLUSTER LOTS	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	P/O 2
OPEN SPACE	NA
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0 AC.
CLUSTER LOTS	0 AC.
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	5.37± AC.
OPEN SPACE	NA
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.37± AC.

OWNER PARCEL E:
 HOWARD COUNTY MARYLAND
 3430 COURT HOUSE DRIVE
 ELLICOTT CITY, MD 21043
 410-313-6139

OWNER PARCELS B, C AND D:
 MB HIGHLAND RESERVE, LLC
 1686 EAST GUDE DRIVE
 ROCKVILLE, MD 20850
 301-762-9511

DEVELOPER:
 ECO-TONE INC.
 2120 HIGH POINT ROAD
 FOREST HILL, MD 21050
 410-420-2600

DEVELOPER:
 MB HIGHLAND RESERVE, LLC
 1686 EAST GUDE DRIVE
 ROCKVILLE, MD 20850
 301-762-9511

BENCHMARK ENGINEERS, LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE SUITE 315 ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-8105 (F) 410-465-8644
 WWW.BEI-CVLENGINEERING.COM

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

Howard County Health Officer 12/9/16
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chief Development Engineering Division 12/14/16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Director 1-11-17
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME 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 1-7-2017 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND ACQUIRED BY MB HIGHLAND RESERVE, LLC FROM S T REGAN FARM, LLC, KR HOLDINGS, LLC AND RGR, LLC BY DEED DATED MARCH 14, 2014 AND RECORDED IN LIBER 15533 AT FOLIO 484 AND THAT IT IS ALL OF THE LAND ACQUIRED BY HOWARD COUNTY, MARYLAND, FROM MB HIGHLAND RESERVE, LLC BY DEED DATED SEPTEMBER 22, 2014 AND RECORDED IN LIBER 15918 AT FOLIO 16 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 10/24/16
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

OWNER'S CERTIFICATE

"MB HIGHLAND RESERVE, LLC, AND HOWARD COUNTY, MARYLAND, A BODY CORPORATE AND POLITIC, BY JAMES IRVIN, DIRECTOR, DEPARTMENT OF PUBLIC WORKS 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 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, 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 THESE 25th & 14th DAYS OF October - November, 2016.

James Irvin 10/14/16
 JAMES IRVIN, DIRECTOR DATE
 DEPARTMENT OF PUBLIC WORKS

Martin J. Mitchell 10/25/16
 MARTIN J. MITCHELL MEMBER DATE
 MEMBER, MB HIGHLAND RESERVE, LLC

Tracy Houser 11/14/16
 TRACY HOUSER WITNESS DATE

Robert Mahly 10/25/16
 ROBERT MAHLY WITNESS DATE

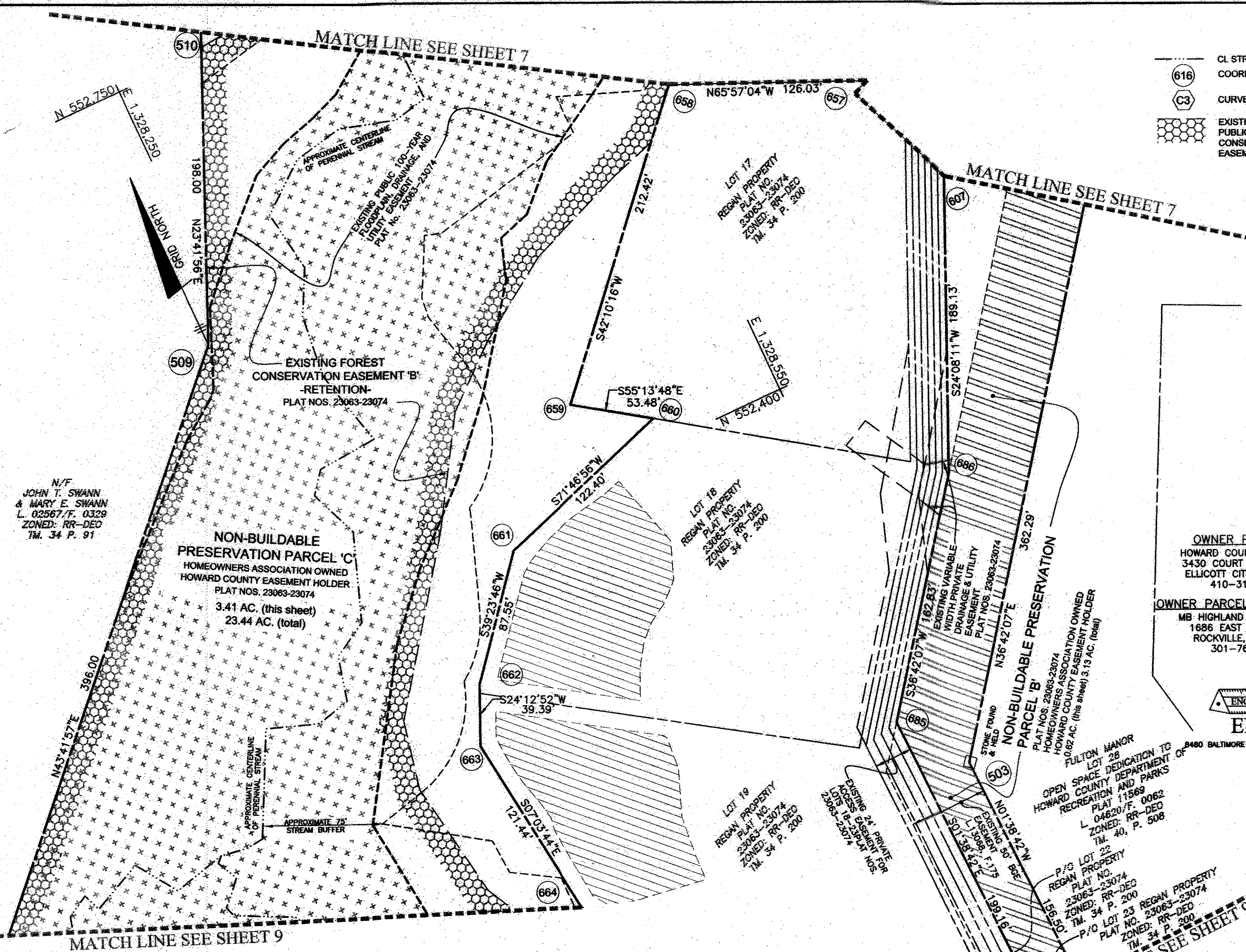
PURPOSE STATEMENT:
 THE SOLE AND ONLY PURPOSES OF THIS PLAT IS TO CREATE A 12.87 ACRE FOREST MITIGATION (PLANTING) BANK TO BE LOCATED ON NON-BUILDABLE PRESERVATION PARCELS 'C' AND 'D', TO REVISE THE OWNERSHIP AND EASEMENT HOLDERS OF PARCELS 'B' THROUGH 'E' AS SHOWN ON PLAT NUMBERS 23063-23074 AND TO ABANDON AND RE-RECORD THE PRIVATE ACCESS EASEMENT.

RECORDED AS PLAT NO. 24035 ON 11/2/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
 FOREST MITIGATION BANK NON-BUILDABLE PRESERVATION PARCELS 'C' AND 'D'
REGAN PROPERTY
 NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'E'
 PLAT NOS. 23063-23074

ECP-12-045, SP-12-004, WP-13-025, F-12-111, WP-13-188, F-13-112, GP-15-008, SDP-16-015, WP-17-025, L16741 F291
 5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 34 SCALE: AS SHOWN
 GRID: 24 DATE: OCTOBER, 2016
 PARCEL: 200 SHEET: 7 OF 10
 ZONED: RR-DEO

BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
503	552134.6445	1328558.7074
508	552294.1837	1327959.6887
509	552580.4821	1328233.2743
510	552761.7848	1328312.8566
658	552605.3537	1328567.9720
659	552447.9192	1328425.3642
660	552417.4181	1328469.2986
661	552379.1527	1328353.0351
662	552311.4969	1328297.4697
663	552275.5705	1328281.3129
664	552155.0539	1328296.2434
607	552479.5835	1328702.1503
657	552553.9943	1328683.0621
684	551977.3511	1328533.2125
685	552176.4333	1328527.4948
686	552306.9843	1328624.8111



LEGEND (TYPICAL)	
	CL STREAM OR DITCH COORDINATE
	CURVE DESIGNATION
	EXISTING PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
	PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE, AND UTILITY EASEMENT
	EXISTING BGE EASEMENT
	EXISTING SEPTIC DISPOSAL AREA

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 10/24/16
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

Martin J. Mitchell 10/25/16
 MARTIN J. MITCHELL DATE
 MEMBER, MB/HIGHLAND RESERVE, LLC

James Irvin 11/16/16
 JAMES IRVIN, DIRECTOR DATE
 DEPARTMENT OF PUBLIC WORKS

OWNER PARCEL E:
 HOWARD COUNTY MARYLAND
 3430 COURT HOUSE DRIVE
 ELLICOTT CITY, MD 21043
 410-313-6139

DEVELOPER:
 ECO-TONE INC.
 2120 HIGH POINT ROAD
 FOREST HILL, MD 21050
 410-420-2600

OWNER PARCELS B, C AND D:
 MB HIGHLAND RESERVE, LLC
 1686 EAST GUDE DRIVE
 ROCKVILLE, MD 20850
 301-762-9511

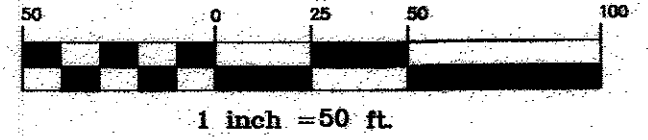
DEVELOPER:
 MB HIGHLAND RESERVE, LLC
 1686 EAST GUDE DRIVE
 ROCKVILLE, MD 20850
 301-762-9511

BENCHMARK
 ENGINEERS & LAND SURVEYORS & PLANNERS

ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-8105 (F) 410-465-6844
 WWW.BEI-CIVILENGINEERING.COM

AREA TABULATION CHART - THIS PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
CLUSTER LOTS	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	P/O 2
OPEN SPACE	NA
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	4.03± AC.
CLUSTER LOTS	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	4.03± AC.
OPEN SPACE	NA
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.03± AC.



APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

Martin J. Mitchell 12/9/16
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Donald M. Mason 12/14/16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Robert Mahly Jr. 1-11-17
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME 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 1-7-2017 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND ACQUIRED BY MB HIGHLAND RESERVE LLC FROM S T REGAN FARM, LLC, KR HOLDINGS, LLC AND RGR, LLC BY DEED DATED MARCH 14, 2014 AND RECORDED IN LIBER 15533 AT FOLIO 484 AND THAT IT IS ALL OF THE LAND ACQUIRED BY HOWARD COUNTY, MARYLAND, FROM MB HIGHLAND RESERVE LLC BY DEED DATED SEPTEMBER 14, 2014 AND RECORDED IN LIBER 15918 AT FOLIO 16 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE PLACED PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald M. Mason 10/24/16
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

OWNER'S CERTIFICATE

"MB HIGHLAND RESERVE, LLC, AND HOWARD COUNTY, MARYLAND, A BODY CORPORATE AND POLITIC, BY JAMES IRVIN, DIRECTOR, DEPARTMENT OF PUBLIC WORKS 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 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, 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 THESE 25th - 14th DAYS OF October - November, 2016.

James Irvin 11/16/16
 JAMES IRVIN, DIRECTOR DATE
 DEPARTMENT OF PUBLIC WORKS

Martin J. Mitchell 10/25/16
 MARTIN J. MITCHELL DATE
 MEMBER, MB/HIGHLAND RESERVE, LLC

Robert Mahly Jr. 10/27/16
 WITNESS DATE

PURPOSE STATEMENT:
 THE SOLE AND ONLY PURPOSES OF THIS PLAT IS TO CREATE A 12.87 ACRE FOREST MITIGATION (PLANTING) BANK TO BE LOCATED ON NON-BUILDABLE PRESERVATION PARCELS 'C' AND 'D', TO REVISE THE OWNERSHIP AND EASEMENT HOLDERS OF PARCELS 'B' THROUGH 'E' AS SHOWN ON PLAT NUMBERS 23063-23074 AND TO ABANDON AND RE-RECORD THE PRIVATE ACCESS EASEMENT.

RECORDED AS PLAT NO. 24036 ON 11/3/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
 FOREST MITIGATION BANK NON-BUILDABLE PRESERVATION PARCELS 'C' AND 'D'
REGAN PROPERTY
 NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'E'
 PLAT NOS. 23063-23074

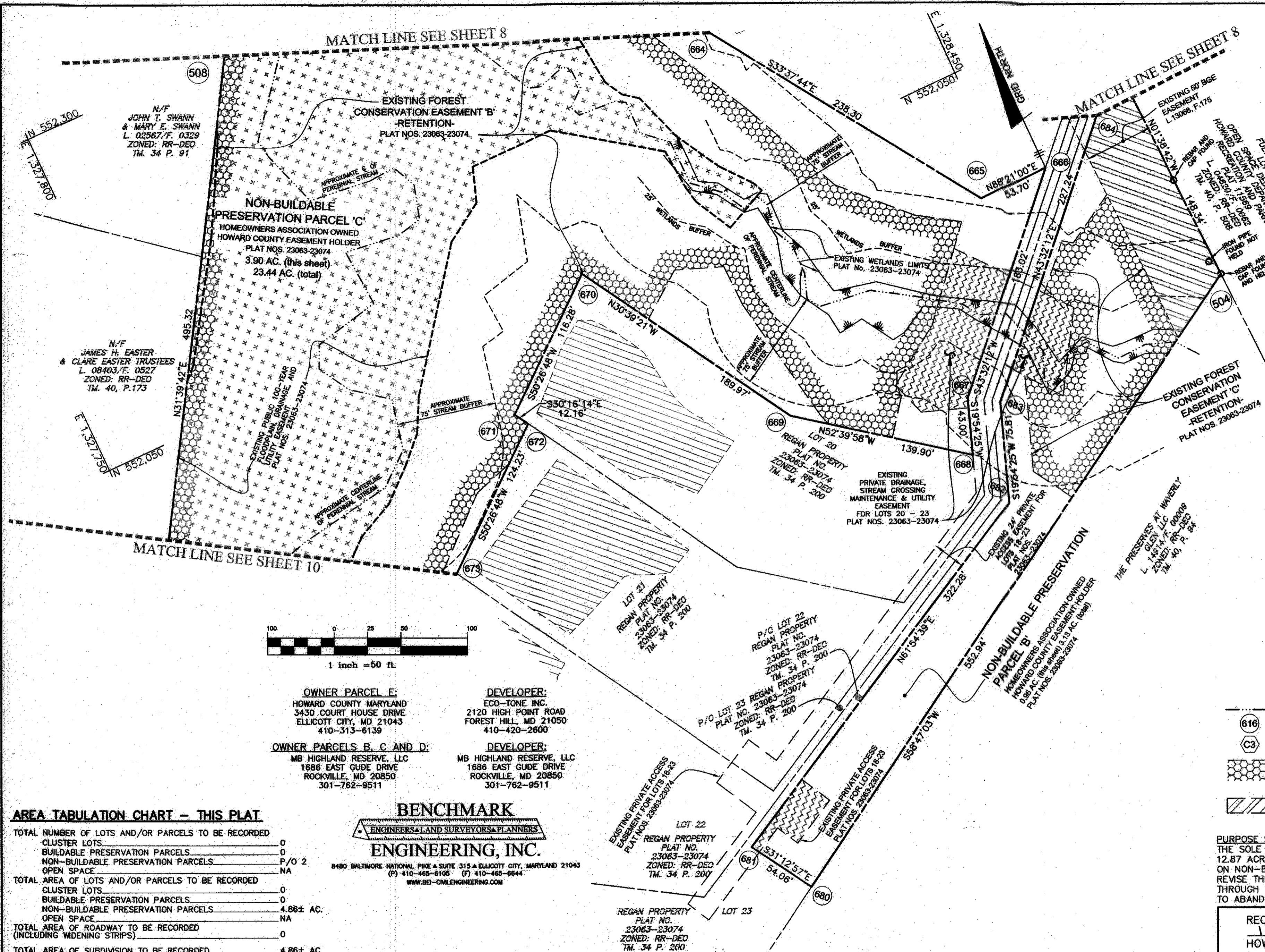
ECP-12-045, SP-12-004, WP-13-025, F-12-111, WP-13-188, F-13-112, GP-15-008, SDP-16-015, WP-17-023, L16749 F. 291
 5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 34 SCALE: AS SHOWN
 GRID: 24 DATE: OCTOBER, 2016
 PARCEL: 200 SHEET: 8 OF 10
 ZONED: RR-DEC

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.

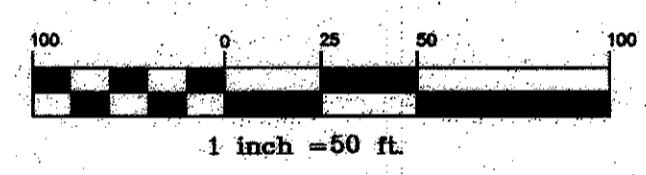
Donald A. Mason
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

Martin J. Mitchell
 MARTIN J. MITCHELL, MEMBER
 MB HIGHLAND RESERVE/LLC

James Irvin
 JAMES IRVIN, DIRECTOR
 DEPARTMENT OF PUBLIC WORKS



BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
504	551829.9320	1328567.4588
508	552294.1837	1327959.6887
664	552155.0539	1328296.2434
665	551956.6376	1328428.2148
666	551958.1839	1328481.8936
667	551825.5099	1328355.8288
668	551785.0783	1328341.1871
669	551869.9238	1328229.9477
670	552033.3465	1328133.0851
671	551959.3000	1328043.4295
672	551948.7986	1328049.5587
673	551869.6914	1327953.7758
680	551543.3628	1328094.5698
681	551589.5945	1328066.5535
682	551741.3369	1328350.8721
683	551812.6176	1328376.6853
684	551977.3511	1328533.2125



OWNER PARCEL E:
 HOWARD COUNTY MARYLAND
 3430 COURT HOUSE DRIVE
 ELLICOTT CITY, MD 21043
 410-313-6139

OWNER PARCELS B, C AND D:
 MB HIGHLAND RESERVE, LLC
 1686 EAST GUDE DRIVE
 ROCKVILLE, MD 20850
 301-762-9511

DEVELOPER:
 ECO-TONE INC.
 2120 HIGH POINT ROAD
 FOREST HILL, MD 21050
 410-420-2600

DEVELOPER:
 MB HIGHLAND RESERVE, LLC
 1686 EAST GUDE DRIVE
 ROCKVILLE, MD 20850
 301-762-9511

AREA TABULATION CHART - THIS PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
CLUSTER LOTS	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	P/O 2
OPEN SPACE	NA
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0
CLUSTER LOTS	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	4.86± AC.
OPEN SPACE	NA
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.86± AC.

BENCHMARK ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE A SUITE 315 A ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6844
 WWW.BE1-CIVILENGINEERING.COM

LEGEND (TYPICAL)

(16)	CL STREAM OR DITCH COORDINATE	(+)	PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE, AND UTILITY EASEMENT
(C3)	CURVE DESIGNATION	(---)	PRIVATE EASEMENTS
(Hatched)	EXISTING PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)	(Hatched)	PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION OR REFORESTATION)
(Diagonal Lines)	EXISTING BGE EASEMENT	(Hatched)	EXISTING SEPTIC DISPOSAL AREA

PURPOSE STATEMENT:
 THE SOLE AND ONLY PURPOSES OF THIS PLAT IS TO CREATE A 12.87 ACRE FOREST MITIGATION (PLANTING) BANK TO BE LOCATED ON NON-BUILDABLE PRESERVATION PARCELS 'C' AND 'D', TO REVISE THE OWNERSHIP AND EASEMENT HOLDERS OF PARCELS 'B' THROUGH 'E' AS SHOWN ON PLAT NUMBERS 23063-23074 AND TO ABANDON AND RE-RECORD THE PRIVATE ACCESS EASEMENT.

RECORDED AS PLAT NO. 24037 ON 11/3/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.
Michael J. Davis 12/9/16
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Kathleen 1-11-17
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME 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 1-7-2017 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND ACQUIRED BY MB HIGHLAND RESERVE, LLC FROM S T REGAN FARM, LLC, KR HOLDINGS, LLC AND RGR, LLC BY DEED DATED MARCH 14, 2014 AND RECORDED IN LIBER 15533 AT FOLIO 484 AND THAT IT IS ALL OF THE LAND ACQUIRED BY HOWARD COUNTY, MARYLAND, FROM MB HIGHLAND RESERVE, LLC BY DEED DATED SEPTEMBER 2014 AND RECORDED IN LIBER 15918 AT FOLIO 16 AND THAT ALL MONUMENTS ARE IN PLACE OR TO BE PLACED PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 10-29-16
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE
 "MB HIGHLAND RESERVE, LLC, AND HOWARD COUNTY, MARYLAND, A BODY CORPORATE AND POLITIC, BY JAMES IRVIN, DIRECTOR, DEPARTMENT OF PUBLIC WORKS 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 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, 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 THESE 29th DAYS OF October 2016.

James Irvin 10/29/16
 JAMES IRVIN, DIRECTOR
 DEPARTMENT OF PUBLIC WORKS
 DATE

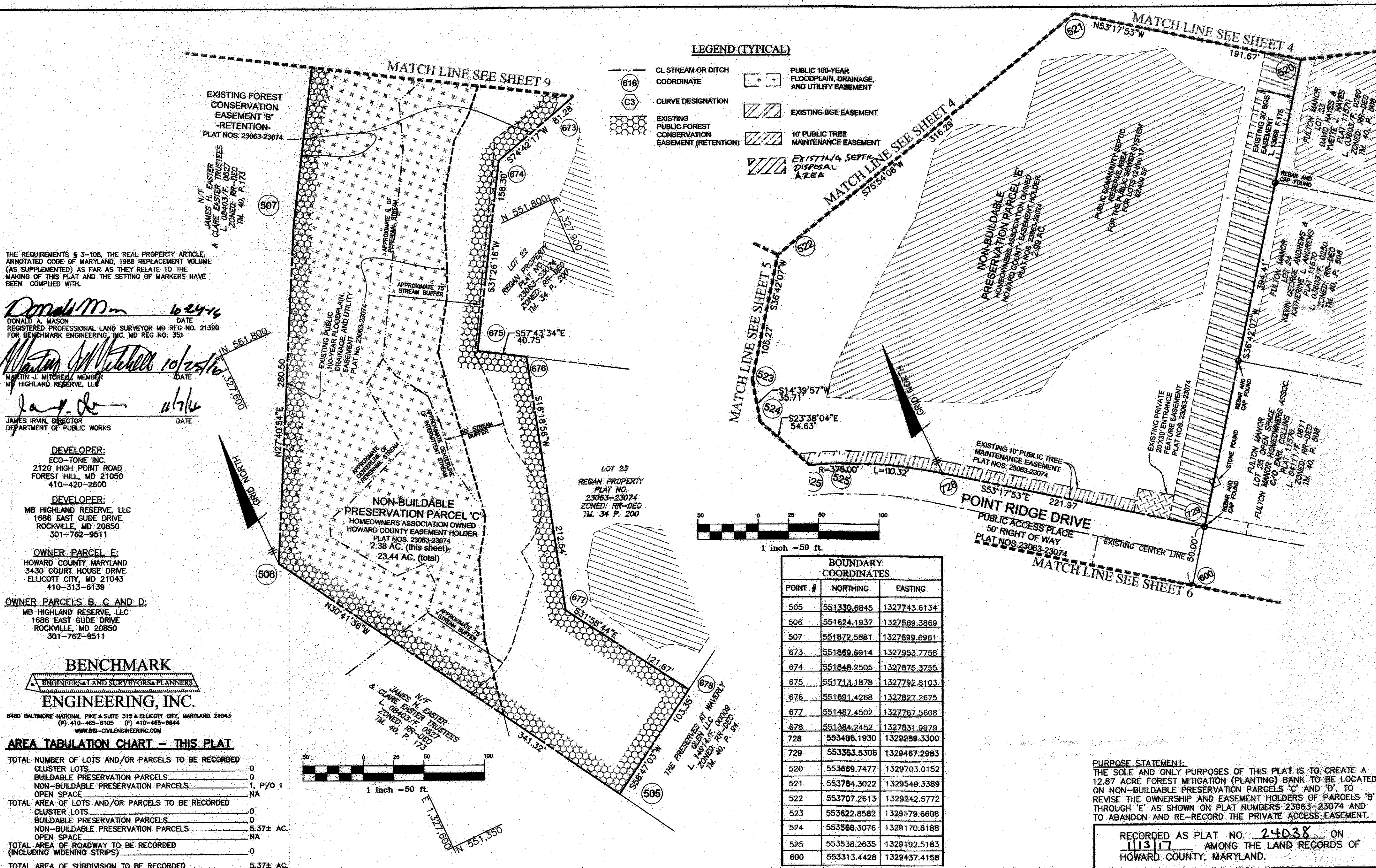
Martin J. Mitchell 10/25/16
 MARTIN J. MITCHELL, MEMBER
 MB HIGHLAND RESERVE, LLC
 DATE

Sharon Shuman 10/25/16
 SHARON SHUMAN, MEMBER
 MB HIGHLAND RESERVE, LLC
 DATE

Ralph Mahly 10/25/16
 RALPH MAHLY, MEMBER
 MB HIGHLAND RESERVE, LLC
 DATE

PLAT OF REVISION
 FOREST MITIGATION BANK NON-BUILDABLE PRESERVATION PARCELS 'C' AND 'D'
REGAN PROPERTY
 NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'E'
 PLAT NOS. 23063-23074

ECP-12-045, SP-12-004, WP-13-025, F-12-111, WP-13-188, F-13-112, GP-15-008, SDP-16-015, WP-17-023, L16749 F291
 5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 34 SCALE: AS SHOWN
 GRID: 24 DATE: OCTOBER, 2016
 PARCEL: 200 SHEET: 9 OF 10
 ZONED: RR-DEO



LEGEND (TYPICAL)

- (616) CL STREAM OR DITCH COORDINATE
- (616) CURVE DESIGNATION
- EXISTING FOREST CONSERVATION EASEMENT (RETENTION)
- EXISTING BGE EASEMENT
- 10' PUBLIC TREE MAINTENANCE EASEMENT
- EXISTING SEWER DISPOSAL AREA
- PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE, AND UTILITY EASEMENT

THE REQUIREMENTS § 3-106, 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.

Donald A. Mason 10/24/16
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

Martin J. Mitchell 10/25/16
 MARTIN J. MITCHELL MEMBER DATE
 MB HIGHLAND RESERVE, LLC

James Irvin 11/16/16
 JAMES IRVIN, DIRECTOR DATE
 DEPARTMENT OF PUBLIC WORKS

DEVELOPER:
 ECO-TONE INC.
 2120 HIGH POINT ROAD
 FOREST HILL, MD 21050
 410-420-2600

DEVELOPER:
 MB HIGHLAND RESERVE, LLC
 1686 EAST GUDE DRIVE
 ROCKVILLE, MD 20850
 301-762-9511

OWNER PARCEL E:
 HOWARD COUNTY MARYLAND
 3430 COURT HOUSE DRIVE
 ELLICOTT CITY, MD 21043
 410-313-6139

OWNER PARCELS B, C AND D:
 MB HIGHLAND RESERVE, LLC
 1686 EAST GUDE DRIVE
 ROCKVILLE, MD 20850
 301-762-9511

BENCHMARK
 ENGINEERS, LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
 6490 BALTIMORE NATIONAL PIKE SUITE 315 & ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 WWW.BE2-CIVILENGINEERING.COM

AREA TABULATION CHART - THIS PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
CLUSTER LOTS	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	1, P/O 1
OPEN SPACE	NA
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
CLUSTER LOTS	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	5.37± AC.
OPEN SPACE	NA
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.37± AC.

BOUNDARY COORDINATES

POINT #	NORTHING	EASTING
505	551330.6845	1327743.6134
506	551824.1937	1327569.3869
507	551872.5881	1327699.6961
673	551869.6914	1327953.7758
674	551848.2505	1327875.3755
675	551713.1878	1327792.8103
676	551691.4268	1327827.2675
677	551487.4502	1327767.5608
678	551384.2452	1327831.9979
728	553486.1930	1329289.3300
729	553353.5308	1329467.2983
520	553669.7477	1329703.0152
521	553784.3022	1329549.3389
522	553707.2613	1329242.5772
523	553622.8582	1329179.6608
524	553588.3076	1329170.6188
525	553538.2635	1329192.5183
600	553313.4428	1329437.4158

PURPOSE STATEMENT:
 THE SOLE AND ONLY PURPOSES OF THIS PLAT IS TO CREATE A 12.87 ACRE FOREST MITIGATION (PLANTING) BANK TO BE LOCATED ON NON-BUILDABLE PRESERVATION PARCELS 'C' AND 'D', TO REVISE THE OWNERSHIP AND EASEMENT HOLDERS OF PARCELS 'B' THROUGH 'E' AS SHOWN ON PLAT NUMBERS 23063-23074 AND TO ABANDON AND RE-RECORD THE PRIVATE ACCESS EASEMENT.

RECORDED AS PLAT NO. 24038 ON 11/3/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.
Michael J. Quinn 12/9/16
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Keith Sheidow 1-11-17
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME 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 1-7-2017 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND ACQUIRED BY MB HIGHLAND RESERVE, LLC FROM S T REGAN FARM, LLC, KR HOLDINGS, LLC AND RGR, LLC BY DEED DATED MARCH 14, 2014 AND RECORDED IN LIBER 15533 AT FOLIO 484 AND THAT IT IS ALL OF THE LAND REFERRED TO BY HOWARD COUNTY, MARYLAND, FROM MB HIGHLAND RESERVE, LLC BY DEED DATED SEPTEMBER 23, 2014 AND RECORDED IN LIBER 15918 AT FOLIO 16 AND THAT ALL MONUMENTS ARE IN PLACE OR WERE IN PLACE AT THE TIME OF ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 10-24-16
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

OWNER'S CERTIFICATE
 "MB HIGHLAND RESERVE, LLC, AND HOWARD COUNTY, MARYLAND, A BODY CORPORATE AND POLITIC, BY JAMES IRVIN, DIRECTOR, DEPARTMENT OF PUBLIC WORKS 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 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, 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 THESE 25th 11th DAYS OF October - November, 2016."

James Irvin 11/14/16
 JAMES IRVIN, DIRECTOR DATE
 DEPARTMENT OF PUBLIC WORKS
Martin J. Mitchell 10/25/16
 MARTIN J. MITCHELL MEMBER, MB HIGHLAND RESERVE, LLC DATE
Gracey Thomas 11/14/16
 GRACEY THOMAS WITNESS DATE
Ralph Nally 10/25/16
 RALPH NALLY WITNESS DATE

PLAT OF REVISION
 FOREST MITIGATION BANK NON-BUILDABLE PRESERVATION PARCELS 'C' AND 'D'
REGAN PROPERTY
 NON-BUILDABLE PRESERVATION PARCELS 'B' THRU 'E'
 PLAT NOS. 23063-23074

ECP-12-045, SP-12-004, WP-13-025, F-12-111, WP-13-188, F-13-112, GP-15-008, SDP-16-015, WP-17-023, L 16749 P.274
 5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 34 SCALE: AS SHOWN
 GRID: 24 DATE: OCTOBER, 2016
 PARCEL: 200 SHEET: 10 OF 10
 ZONED: RR-DEO