

**GENERAL NOTES**

- COORDINATES BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. 37C3 AND 38A4.
- DENOTES ANGLE CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY
- DENOTES IRON PIPE OR BAR FOUND
- ⊙ DENOTES STONE OR MONUMENT FOUND
- ⊚ DENOTES REBAR WITH CAP SET
- ⊛ DENOTES BUILDING RESTRICTION LINE
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED JANUARY 2014.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION, OR BUILDING AND GRADING PERMITS.
- THE SUBJECT PROPERTY IS ZONED "R-20" IN ACCORDANCE WITH THE 10/6/2013 COMPREHENSIVE ZONING PLAN. AREAS SHOWN HEREON ARE MORE OR LESS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH --- 12' (16' SERVING MORE THAN ONE RESIDENCE).
  - SURFACE --- 6" INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
  - GEOMETRY --- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
  - STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (HDS LOADING)
  - DRAINAGE ELEMENTS --- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE
  - STRUCTURE CLEARANCES---MINIMUM 12 FEET.
  - MAINTENANCE --- SUFFICIENT TO ENSURE ALL WEATHER USE.
- LOTS 5&6 WILL UTILIZE A USE-IN-COMMON DRIVEWAY. A USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAN.
- 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 FLAG OR PIPESTEM LOT DRIVEWAY.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- WATER FOR THIS PROJECT SHALL BE PROVIDED BY AN EXTENSION OF CONTRACT NO. 14-3529-D.
- SEWER FOR THIS PROJECT SHALL BE PROVIDED BY AN EXTENSION OF CONTRACT NO. 14-3529-D.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT A TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERY OR BURIAL SITES LOCATED ON SUBJECT PROPERTY.
- PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILES: ECP-15-030 (APPROVED 06/03/2015), CONT. #14-3529-D, F-05-040, WP-04-095, AND WP-99-139, ~~WP-16-160, WP-17-019~~
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED JOHN CANOLES OF ECO-SCIENCE PROFESSIONALS, INC., DATED AUGUST, 2014, AND WAS APPROVED ON JUNE 03, 2015.
- THE DEVELOPER WILL OBTAIN ALL NECESSARY STATE PERMITS FOR THE PROPOSED ENVIRONMENTAL IMPACTS.

- ALL WORK IN THE NON-TIDAL WETLANDS, AND WETLAND BUFFERS, SHALL BE COMPLETED PER THE BEST MANAGEMENT PRACTICES FOR WORKING IN NON-TIDAL WETLANDS, WETLAND BUFFERS, WATERWAYS, AND 100-YR FLOODPLAINS.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, OR IN FOREST CONSERVATION EASEMENT AREAS UNTIL THE PROPER WAIVERS AND PERMITS HAVE BEEN OBTAINED. REFER TO WP-16-160.
- THERE IS NO 100-YR FLOODPLAIN WITHIN THE LIMITS OF THIS SITE.
- A NOISE STUDY WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED JUNE 2016. THE STUDY UTILIZES PROPOSED BERMS AND PROPOSED HOMES AS SHIELDING BARRIERS TO REDUCE THE NOISE EXPOSURE TO ACCEPTABLE LEVELS. THE 65 DBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 DBA NOISE EXPOSURE. THE 65 DBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- STORMWATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT OR SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANT AND/OR A DEVELOPER AGREEMENT FOR THE CONSTRUCTION OF THE STORM WATER MANAGEMENT PRACTICES AND A MAINTENANCE AGREEMENT.
- STORM WATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT BY ENVIRONMENTAL SITE DESIGN UTILIZING MICRO-BIORETENTION FACILITIES (M-6), BIO-SWALES (M-8), AS WELL AS GRAVEL TRENCHES ALONG THE USE-IN-COMMON DRIVEWAY. THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED. REFERENCE 2010 MDC STORMWATER DESIGN MANUAL (CHAPTER 5).
- IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE OPEN SPACE REQUIREMENTS FOR THIS R-20 PROJECT IS 6% OF GROSS AREA (4.20 AC. x 6% = 0.25 AC. REQUIRED).
  - OPEN SPACE LOT 8 IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - TOTAL OPEN SPACE PROVIDED IS 1.68 ACRES.
- THE FOREST STAND DELINEATION (FSD) FOR THIS PROJECT WAS PERFORMED BY JOHN CANOLES OF ECO-SCIENCE PROFESSIONALS, INC., DATED OCTOBER, 2014. THE FSD WAS APPROVED ON JUNE 03, 2015.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL HAVE BEEN FULFILLED BY THE PLACEMENT OF 1.45 ACRES INTO A RETENTION EASEMENT. THE REMAINING FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT SHALL BE MET BY A FEE-IN-LIEU PAYMENT OF \$2,613.75 MADE OUT TO HOWARD COUNTY FOREST CONSERVATION FUND FOR THE 0.08 ACRE REFORESTATION REQUIREMENT FOR THE PROJECT. FEE-IN-LIEU - (0.08 AC. OR 3,485 SF) X \$0.75 = \$2,613.75.
- LANDSCAPING OBLIGATIONS FOR LOTS 5-8, AND NON-BUILDABLE BULK PARCEL 'A', HAVE BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$7,950.00 FOR THE REQUIRED 10 SHADE TREES, 32 EVERGREEN, AND 5 SHRUBS SHALL BE POSTED WITH THE GRADING PERMIT.
- THE LANDSCAPE PLAN IS IN ACCORDANCE WITH B&E POLICY.
- THE OFFICIAL PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON AUGUST 24, 2015 AT 6:00 PM AT THE ELK RIDGE LIBRARY MEETING ROOM.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT. THE PROJECT IS EXEMPT FROM AN ADEQUATE ROADS FACILITIES TEST STUDY, AS IT IS A MINOR SUBDIVISION.
- SIGNED FINAL PLANS ARE ON FILE FOR THIS SUBDIVISION, F-16-085.
- ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON ~~DECEMBER 15, 2016~~, DEPARTMENT REF # ~~D17669666~~.

**AREA TABULATION CHART**

	SHEET 2	TOTAL
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	3	3
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	1	1
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	0	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1	1
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	5	5
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.1477 AC.	2.1477 AC.
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.3026 AC.	0.3026 AC.
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	0.0000 AC.	0.0000 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1.6842 AC.	1.6842 AC.
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	4.1345 AC.	4.1345 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC.	0.0000 AC.
TOTAL AREA TO BE RECORDED	4.1997 AC.	4.1997 AC.

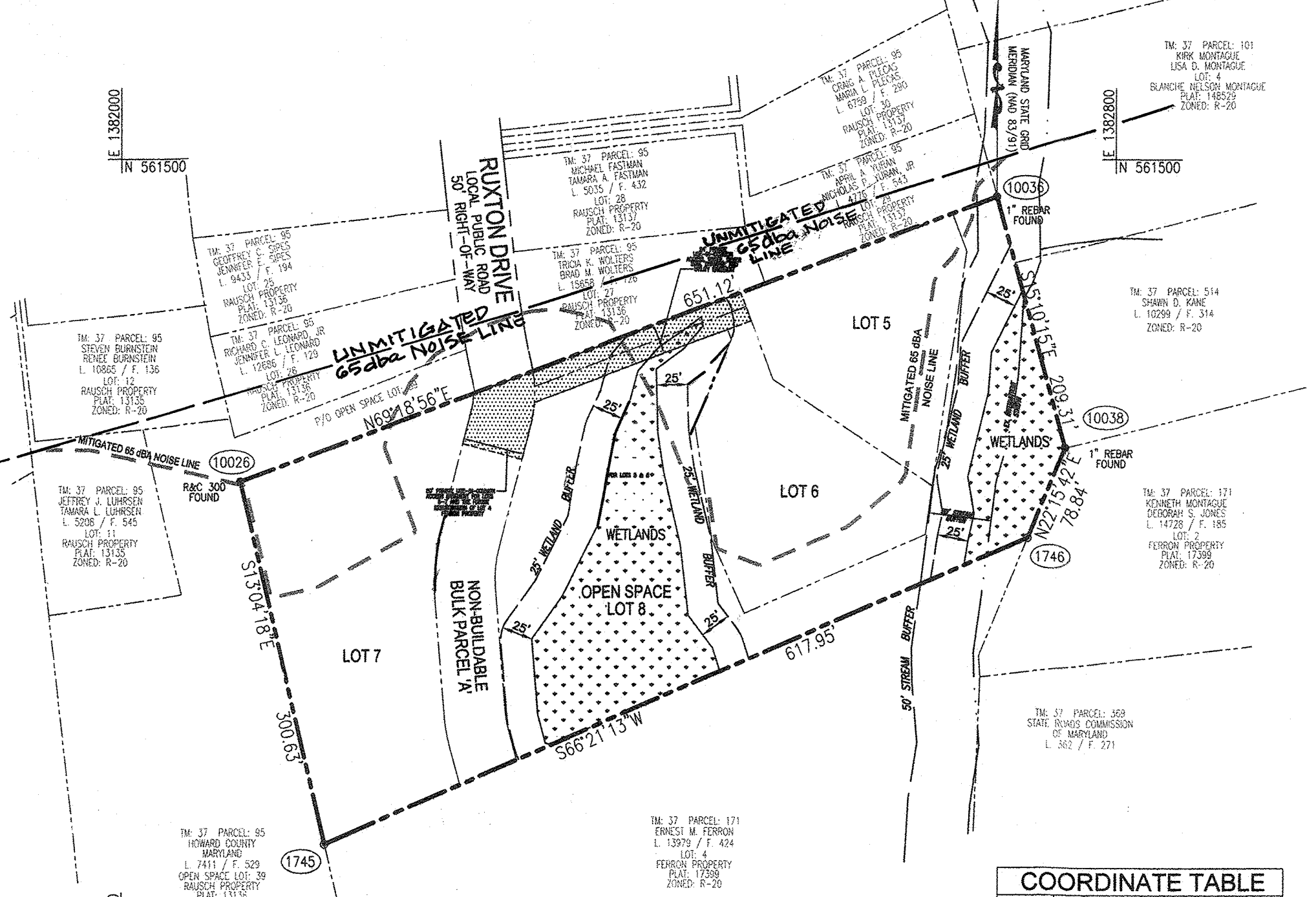
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT.

*Howard J. Savin* 6/27/18  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Johnson* 7.10.18  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kent Seidman* 7.31.18  
DIRECTOR DATE



**LOCATION MAP**  
SCALE 1"=100'

**COORDINATE TABLE**

NO.	NORTH	EAST
1745	560946.3447	1382163.2286
1746	561194.1981	1382729.2956
10026	561239.1848	1382095.2354
10036	561469.1743	1382704.3873
10038	561267.1602	1382759.1626

- PROTECTIVE COVENANTS, INCLUDING COVENANTS GOVERNING THE MAINTENANCE OF COMMUNITY OWNED OPEN SPACE AND THE MAINTENANCE AND USE OF USE-IN-COMMON DRIVEWAYS OR FOREST CONSERVATION AREAS WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
- MIHU'S ARE REQUIRED FOR THIS PROJECT. THE DEVELOPER WILL PAY A FEE-IN-LIEU TO ADDRESS THIS REQUIREMENT.
- THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127, RESIDENTIAL INFILL DEVELOPMENT OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.
- WAIVER WP-99-139 DATED JULY 27, 1999 TO WAIVE SECTION 16.147 WAS DENIED.
- WAIVER WP-04-95 DATED JULY 27, 2004 WAS APPROVED TO WAIVE SECTION 16.116, PROTECTION OF WETLANDS, STREAMS, STEEP SLOPES; SECTION 16.117, FOREST CONSERVATION AND PRESERVATION OF NATURAL COVER; SECTION 16.1105, PROCESSING OF PLANS, SUBJECT TO TEST FOR ADEQUATE ROAD FACILITIES AND/OR TESTS FOR ADEQUATE SCHOOL FACILITIES AND/OR TEST FOR HOUSING UNIT LOCATIONS; SECTION 16.131, SEWAGE DISPOSAL AND WATER SUPPLY; AND SECTION 16.120(c), ALL LOTS FOR SINGLE FAMILY DETACHED DWELLINGS SHALL HAVE MINIMUM LOT FRONTS ON APPROVED STREETS WITHIN A PUBLIC RIGHT-OF-WAY. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - WITHIN 1 YEAR OF THE DATE OF THIS WAIVER APPROVAL, THE APPLICANTS SHALL SUBMIT A PLAT FOR REVIEW BY THE AGENCIES OF THE SUBDIVISION REVIEW COMMITTEE. THIS PLAT SHALL CREATE LOT 1 AS A BUILDABLE ENTITY AND LOTS 2-4 AS NON-BUILDABLE ENTITIES.
  - THE FILING OF A DECLARATION OF INTENT FOR A REAL ESTATE TRANSACTION WILL FULFILL THE FOREST CONSERVATION OBLIGATION ASSOCIATED WITH THIS SUBDIVISION, BUT THAT WHEN ANY OF THE NON-BUILDABLE LOTS ARE CONVERTED TO BUILDABLE STATUS, THE FOREST CONSERVATION REQUIREMENTS FOR THE ENTIRE 12+ ACRE SITE MUST BE SATISFIED.
  - UPON SUBMISSION OF A PLAT TO CONVERT THE NON-BUILDABLE LOTS TO BUILDABLE LOTS, ALL COUNTY REGULATIONS IN EFFECT AT THAT TIME MUST BE SATISFIED. IN ADDITION, ALL ENVIRONMENTAL STUDIES, INCLUDING NOISE, MUST BE SUBMITTED WITH THE PLAT WHICH WILL CONVERT THE NON-BUILDABLE STATUS OF THESE LOTS. AT THAT TIME, THE REQUIREMENTS OF THE ADEQUATE PUBLIC FACILITIES ORDINANCE, RELATIVE TO THE ACQUISITION OF THE HOUSING UNIT ALLOCATIONS AND THE ADEQUACY OF SCHOOL CAPACITY, MUST BE ADDRESSED.
  - COMPLIANCE WITH THE ATTACHED COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION DATED JULY 2, 2004 CONCERNING THE SIDE SETBACK ON LOT 1.
- THIS PROJECT IS SUBJECT TO WP-16-160. ON AUGUST 3, 2016; THE PLANNING DIRECTOR APPROVED THE REQUEST TO WAIVE SECTION 16.1205(A)(7) TO ALLOW FOR THE REMOVAL OF ONE (1) SPECIMEN TREE WHICH HAS BEEN IDENTIFIED TO BE LOCATED WITHIN THE BOUNDARY OF THIS SITE AND SECTION 16.116(A)(1) WHICH PROHIBITS GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES WITHIN 25 FEET OF A WETLAND AND THEIR BUFFERS. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - REMOVAL OF ONE SPECIMEN TREE AND PROVIDE TWO 3" CALIPER NATIVE TREES ALONG THE NORTHERN PROPERTY LINE IN THE VICINITY OF RAUSCH PROPERTY SUBDIVISION LOT 29 (SECTION 16.1205 (a)(7)).
  - THE DEVELOPER IS REQUIRED TO OBTAIN ALL REQUIRED AUTHORIZATIONS AND PERMITS FROM THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
  - NO DISTURBANCE IS PERMITTED BEYOND THE LIMIT OF DISTURBANCE AS SHOWN ON THE ALTERNATIVE COMPLIANCE EXHIBIT UNLESS IT CAN BE DEMONSTRATED BY THE APPLICANT TO BE JUSTIFIED. BEST MANAGEMENT PRACTICES FOR GRADING AND DRIVEWAY CONSTRUCTION SHALL BE USED BY THE CONTRACTOR TO LIMIT THE DISTURBANCE (SECTION 16.116(a)(1)).
- THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION. RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.
- DECLARATION OF COVENANTS FOR LOTS 5-7 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT FOR THE PRIVATE STORMWATER DEVICES LOCATED ON THESE LOTS.
- DECLARATION OF COVENANTS FOR NOISE WALL MAINTENANCE SHALL BE RECORDED.
- NON-BUILDABLE BULK PARCEL A SHALL BE TRANSFERRED TO LOT 4 FERRON PROPERTY - PLAT 17399 UPON THE FUTURE RESUBDIVISION OF LOT 4 SO AS TO PROVIDE THE REQUIRED ROAD CONNECTION FROM RUXTON DRIVE TO LOT 4.
- THIS PROJECT IS SUBJECT TO WP-17-019. ON OCTOBER 11, 2016; THE PLANNING DIRECTOR APPROVED THE REQUEST TO WAIVE SECTION 16.121(A)(1) TO ALLOW LOT 7 TO BE CREATED WITHOUT A USE IN COMMON DRIVEWAY.
- A 24" WIDE PRIVATE USE-IN-COMMON ACCESS, WATER & SEWER, STORM WATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT HAS BEEN ADDED TO BENEFIT LOT 5 AND 6.
- IN ACCORDANCE WITH WP-18-087, A 50' PRIVATE USE-IN-COMMON ACCESS EASEMENT HAS BEEN ADDED TO BENEFIT LOTS 5 - 7 AND FUTURE RESUBDIVISION OF LOT 4. NON-BUILDABLE BULK PARCEL A AND THE 50' USE-IN-COMMON ACCESS EASEMENT MAY BE CONVERTED TO A PUBLIC ROAD UPON THE RESUBDIVISION OF LOT 4, OR IF A PUBLIC ROAD IS NOT BUILT FOR A RESUBDIVISION OF LOT 4, THE MINIMUM PIPESTEM FRONTAGE STRIPS ARE TO BE CREATED FOR FERRON PROPERTY LOTS 5, 6, AND 7 ONTO RUXTON DRIVE.

**OWNER'S CERTIFICATE**

I, DONALD T. FERRON, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 21st DAY OF May, 2018.

*Donald T. Ferron*  
DONALD T. FERRON

*Edward Glawe*  
EDWARD GLAWÉ

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL THAT LAND CONVEYED FROM DONALD FERRON AND JOHN B. FERRON, PERSONAL REPRESENTATIVES FOR THE ESTATE OF ROBERT FERRON, TO DONALD T. FERRON BY DEED DATED FEBRUARY 17, 2012, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 13979, FOLIO 420.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR THE THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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. 21391, EXPIRATION DATE 04 JUNE 2019.

*Edward Glawe* MAY 08, 2018  
EDWARD GLAWÉ  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

**MIHU AGREEMENT**

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 No. 24727 ON 8/31/18  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RE-SUBDIVISION

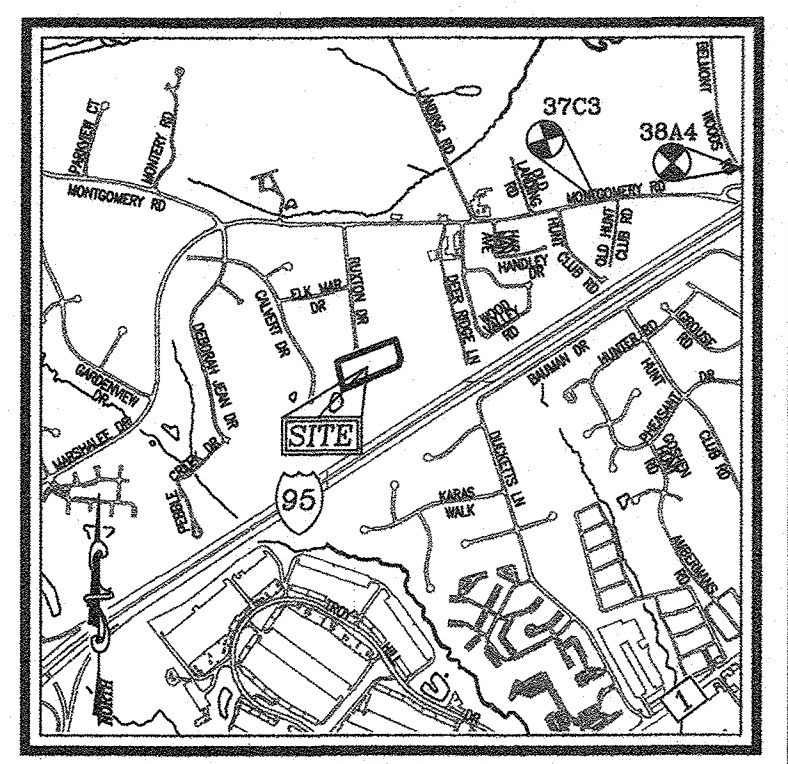
**FERRON PROPERTY**  
LOTS 5-7, OPEN SPACE LOT 8, AND  
NON-BUILDABLE BULK PARCEL A  
A RE-SUBDIVISION OF LOT 3, "FERRON PROPERTY", PLAT 17399

ZONED R-20

TAX MAP 37, GRID 12, PARCEL 171  
1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 100' GRAPHIC SCALE MAY 08, 2018

SHEET 1 OF 3



**VICINITY MAP**  
SCALE: 1"=2000'  
ADC MAP COORDINATE: 35 B2

**RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS**

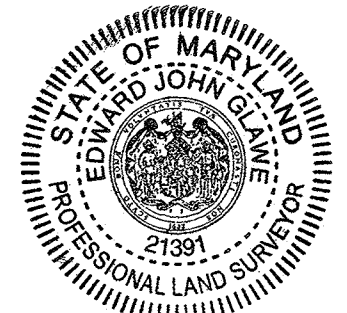
DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOTS 5 THROUGH 8 AND NON-BUILDABLE BULK PARCELS A & B, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE 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.

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

*Edward Glawe* MAY 08, 2018  
EDWARD GLAWÉ  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

*Donald T. Ferron* 5-21-18  
DONALD T. FERRON DATE

**OWNER/DEVELOPER**  
DONALD T. FERRON  
5864 DEER RIDGE LANE  
ELK RIDGE, MARYLAND 21075  
410-796-4536



K:\PROJECTS\13-28\SURVEY.dwg\RECORD PLATS\RPLAT\_1.dwg

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-1	50.00'	12.24'	14°01'26"	6.15'	S07°19'02"W 12.21'
C-2	150.00'	49.48'	18°53'58"	24.97'	S04°52'46"W 49.25'
C-3	150.00'	26.73'	10°12'42"	13.40'	S09°40'34"W 26.70'
C-4	100.00'	17.82'	10°12'42"	8.93'	N09°40'34"W 17.80'
C-5	100.00'	32.99'	18°53'58"	16.64'	N04°52'46"E 32.84'
C-6	100.00'	43.10'	24°41'46"	21.89'	N01°58'52"E 42.77'

LINE TABLE		
LINE	COURSE	
L1	S14°19'45"W	29.03'
L2	N14°46'55"W	24.34'
L3	N14°19'45"E	29.03'
L4	S20°42'11"E	8.52'

10' PRIVATE DRAINAGE & UTILITY EASEMENT LINE TABLE		20' PRIVATE DRAINAGE & UTILITY EASEMENT LINE TABLE	
LINE	COURSE	LINE	COURSE
D1	S77°05'32"E 77.71'	D5	S70°10'18"E 20.03'
D2	S35°14'27"W 10.81'	D6	S22°56'02"W 86.64'
D3	N77°05'32"W 71.41'	D7	N69°18'56"E 27.63'
D4	R=150.00' L=10.24'	D8	S22°56'02"W 104.61'

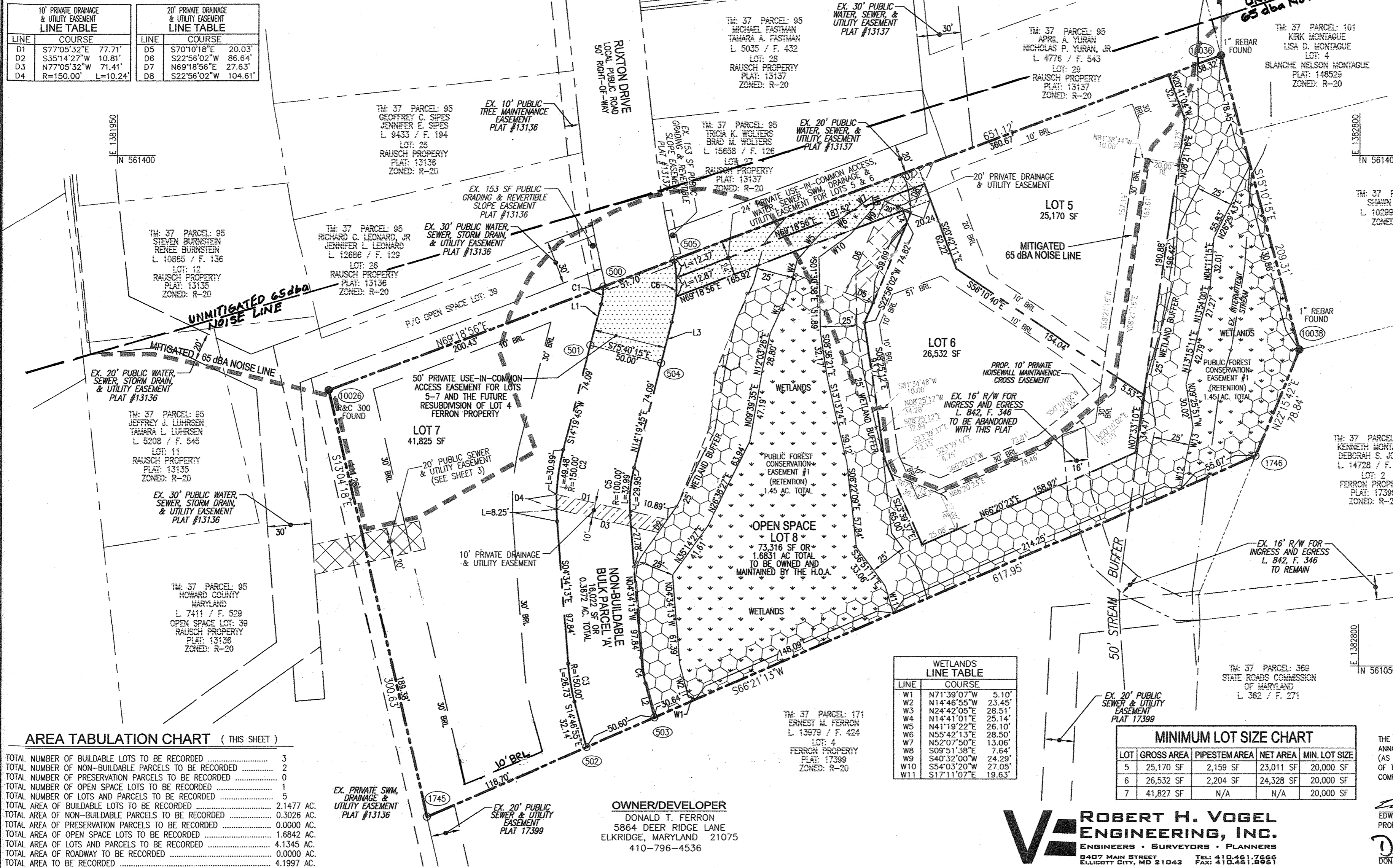
**LEGEND**

- 20' PUBLIC SEWER & UTILITY EASEMENT
- 50' PRIVATE USE-IN-COMMON ACCESS EASEMENT
- 24' PRIVATE USE-IN-COMMON ACCESS, WATER, SEWER, SWM DRAINAGE & UTILITY EASEMENT
- 10' PRIVATE DRAINAGE & UTILITY EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- 20' PUBLIC DRAINAGE & UTILITY EASEMENT
- EX. 16' R/W FOR INGRESS AND EGRESS L 842 F 346 TO BE ABANDONED
- EX. PRIVATE SWM DRAINAGE & UTILITY EASEMENT PLAT #13136

WETLANDS LINE TABLE		
LINE	COURSE	
W12	N09°04'37"E	19.74'
W13	N12°06'18"E	22.98'

**NOTE**  
SEE SHEET 3 FOR THE METES AND BOUNDS DETAILING OF THE:  
1. PUBLIC FOREST CONSERVATION EASEMENT  
2. PRIVATE USE-IN-COMMON ACCESS EASEMENTS  
3. PUBLIC SEWER & UTILITY EASEMENT  
4. PUBLIC DRAINAGE & UTILITY EASEMENT

COORDINATE TABLE		
NO.	NORTH	EAST
1745	560946.3447	1382163.2286
1746	561194.1981	1382729.2956
10026	561239.1848	1382095.2354
10038	561469.1743	1382704.3873
10038	561267.1602	1382759.1626
500	561309.9793	1382282.7421
501	561269.7417	1382274.0020
502	560993.9534	1382271.9611
503	561014.2503	1382318.3167
504	561257.3671	1382322.4465
505	561328.2410	1382331.1103



**AREA TABULATION CHART (THIS SHEET)**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	3
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	2
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	5
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2,1477 AC.
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.3026 AC.
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	0.0000 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1.6842 AC.
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	4.1345 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC.
TOTAL AREA TO BE RECORDED	4.1997 AC.

WETLANDS LINE TABLE		
LINE	COURSE	
W1	N71°39'07"W	5.10'
W2	N14°46'55"W	23.45'
W3	N24°42'05"E	28.51'
W4	N14°41'01"E	25.14'
W5	N41°19'22"E	26.10'
W6	N55°42'13"E	28.50'
W7	N52°07'50"E	13.06'
W8	S09°51'38"E	7.64'
W9	S40°32'00"W	24.29'
W10	S54°03'20"W	27.05'
W11	S17°11'07"E	19.63'

MINIMUM LOT SIZE CHART				
LOT	GROSS AREA	PIPESTEM AREA	NET AREA	MIN. LOT SIZE
5	25,170 SF	2,159 SF	23,011 SF	20,000 SF
6	26,532 SF	2,204 SF	24,328 SF	20,000 SF
7	41,827 SF	N/A	N/A	20,000 SF

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

*Edward Glawe* MAY 08, 2018  
EDWARD GLAWE  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391  
*Donald T. Ferron* 5-21-18  
DONALD T. FERRON  
DATE

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET  
ELLICOTT CITY, MD 21043  
TEL: 410.481.6987  
FAX: 410.481.6987

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT.

*Michael J. Quinn* 6/27/18  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING

*Chad E. Smith* 7-10-18  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kat Spindler* 7-31-18  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

I, DONALD T. FERRON, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 21<sup>st</sup> DAY OF May, 2018.

*Donald T. Ferron*  
DONALD T. FERRON

*Shelli*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL THAT LAND CONVEYED FROM DONALD FERRON AND JOHN B. FERRON, PERSONAL REPRESENTATIVES FOR THE ESTATE OF ROBERT FERRON, TO DONALD T. FERRON BY DEED DATED FEBRUARY 17, 2012, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 13979, FOLIO 420.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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. 21391, EXPIRATION DATE 04 JUNE 2019.

*Edward Glawe* MAY 08, 2018  
EDWARD GLAWE  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

RECORDED AS PLAT No. 24728 ON 8/31/18  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RE-SUBDIVISION

**FERRON PROPERTY**  
LOTS 5-7, OPEN SPACE LOT 8, AND  
NON-BUILDABLE BULK PARCEL A  
A RE-SUBDIVISION OF LOT 3, "FERRON PROPERTY", PLAT 17399

ZONED R-20  
TAX MAP 37, GRID 12, PARCEL 171  
1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: 1" = 50' MAY 08, 2018

GRAPHIC SCALE  
50' 0 50' 100' 150'

SHEET 2 OF 3

K:\PROJECTS\13--28 SURVEY.dwg\RECORD PLATS\RPLAT\_2.dwg

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-1	50.00'	12.24'	14°01'26"	6.15'	S07°19'02"W 12.21'
C-2	150.00'	49.48'	18°53'58"	24.97'	S04°52'46"W 49.25'
C-3	150.00'	26.73'	10°12'42"	13.40'	S09°40'34"E 26.70'
C-4	100.00'	17.82'	10°12'42"	8.93'	N09°40'34"W 17.80'
C-5	100.00'	32.99'	18°53'58"	16.64'	N04°52'46"E 32.84'
C-6	100.00'	43.10'	24°41'46"	21.89'	N01°58'52"E 42.77'

LINE TABLE		
LINE	COURSE	LENGTH
L1	S14°19'45"W	29.03'
L2	N14°46'55"W	24.34'
L3	N14°19'45"E	29.03'
L4	S20°42'11"E	8.52'

PUBLIC SEWER & UTILITY EASEMENT LINE TABLE		
LINE	COURSE	LENGTH
S1	S13°04'38"E	20.00'
S2	N04°34'59"W	20.22'

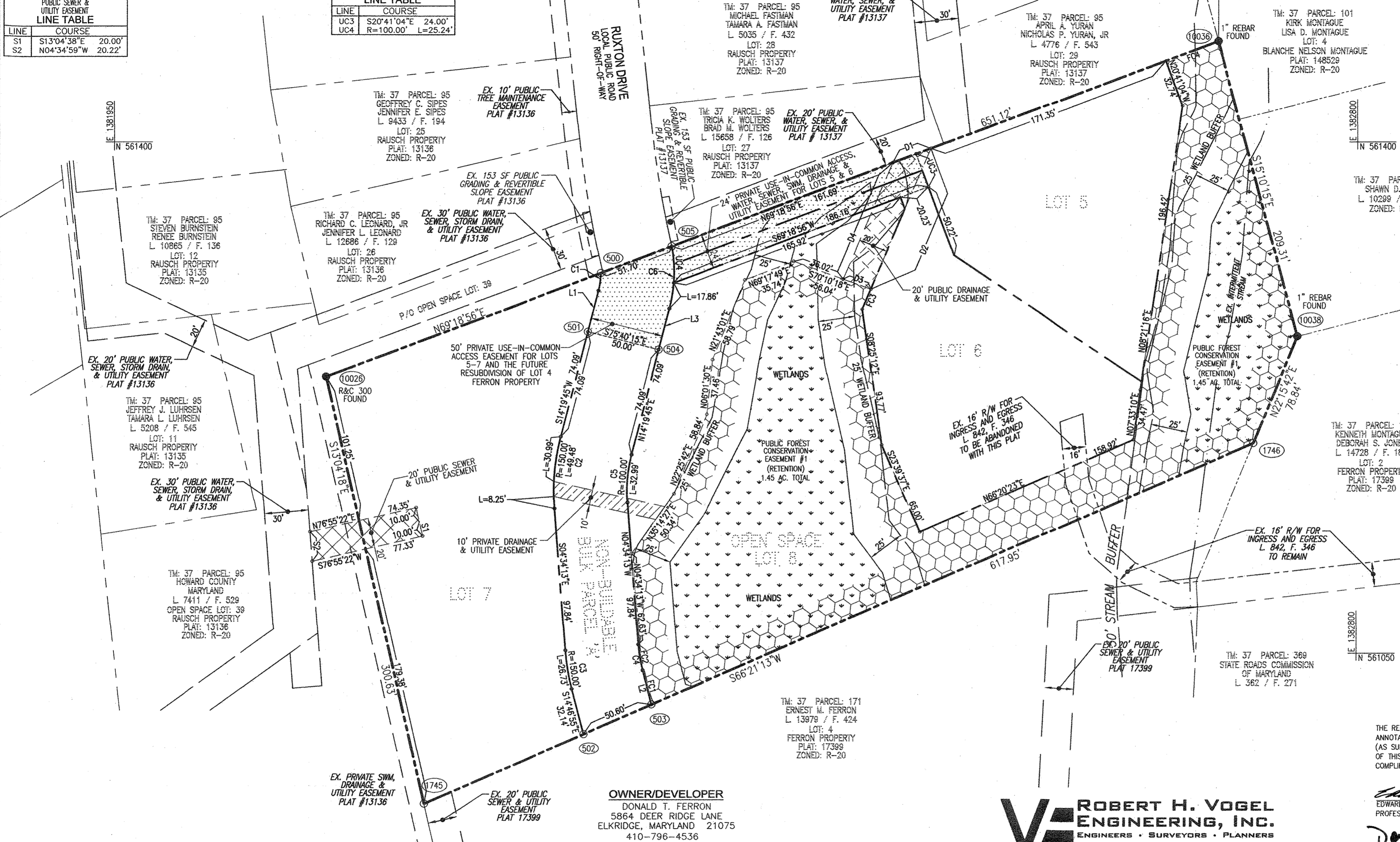
**LEGEND**

- 20' PUBLIC SEWER & UTILITY EASEMENT
- 50' PRIVATE USE-IN-COMMON ACCESS EASEMENT
- 24' PRIVATE USE-IN-COMMON ACCESS, WATER, SEWER, SWM, DRAINAGE & UTILITY EASEMENT
- 10' PRIVATE DRAINAGE & UTILITY EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- 20' PUBLIC DRAINAGE & UTILITY EASEMENT
- EX. 16' R/W FOR INGRESS AND EGRESS L. 842, F. 346 TO BE ABANDONED
- EX. PRIVATE SWM, DRAINAGE & UTILITY EASEMENT PLAT #13136

PUBLIC FOREST CONSERVATION EASEMENT #1 (RETENTION) LINE TABLE		
LINE	COURSE	LENGTH
FC1	N14°46'55"W	24.34'
FC2	R=100.00'	L=17.82'
FC3	S22°56'02"W	14.92'
FC4	N69°18'56"E	38.32'

PUBLIC DRAINAGE & UTILITY EASEMENT LINE TABLE		
LINE	COURSE	LENGTH
D1	N69°18'56"E	27.63'
D2	S22°56'02"W	104.61'
D3	N70°10'18"W	20.03'
D4	N22°56'02"E	86.64'

COORDINATE TABLE		
NO.	NORTH	EAST
1745	560946.3447	1382163.2286
1746	561194.1981	1382729.2956
10026	561239.1848	1382095.2354
10036	561469.1743	1382704.3873
10038	561267.1602	1382759.1626
500	561309.9793	1382282.7421
501	561269.7417	1382274.0020
502	560993.9534	1382271.9611
503	561014.2503	1382318.3167
504	561257.3671	1382322.4465
505	561328.2410	1382331.1103



**OWNER/DEVELOPER**  
 DONALD T. FERRON  
 5864 DEER RIDGE LANE  
 ELK RIDGE, MARYLAND 21075  
 410-796-4536

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET, ELLICOTT CITY, MD 21043  
 TEL: 410.461.7666 FAX: 410.461.6961

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

*Edward Glawe* MAY 08, 2018  
 EDWARD GLAWÉ DATE  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

*Donald T. Ferron* 5-21-18  
 DONALD T. FERRON DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT.

*Michael J. Davis* 6/23/17  
 MICHAEL J. DAVIS DATE  
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING

*Cheryl...* 7.10.18  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kent...* 7-31-18  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

I, DONALD T. FERRON, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 21<sup>st</sup> DAY OF May, 2018.

*Donald T. Ferron*  
 DONALD T. FERRON

*[Signature]*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL THAT LAND CONVEYED FROM DONALD FERRON AND JOHN B. FERRON, PERSONAL REPRESENTATIVES FOR THE ESTATE OF ROBERT FERRON, TO DONALD T. FERRON BY DEED DATED FEBRUARY 17, 2012, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 13979, FOLIO 420.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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. 21391, EXPIRATION DATE 04 JUNE 2019.

*Edward Glawe* MAY 08, 2018  
 EDWARD GLAWÉ DATE  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391



RECORDED AS PLAT No. 24729 ON 8/3/18  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RE-SUBDIVISION**

**FERRON PROPERTY**  
 LOTS 5-7, OPEN SPACE LOT 8, AND  
 NON-BUILDABLE BULK PARCEL A  
 A RE-SUBDIVISION OF LOT 3, "FERRON PROPERTY", PLAT 17399

ZONED R-20  
 TAX MAP 37, GRID 12, PARCEL 171  
 1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE; 1" = 50' MAY 08, 2018

