

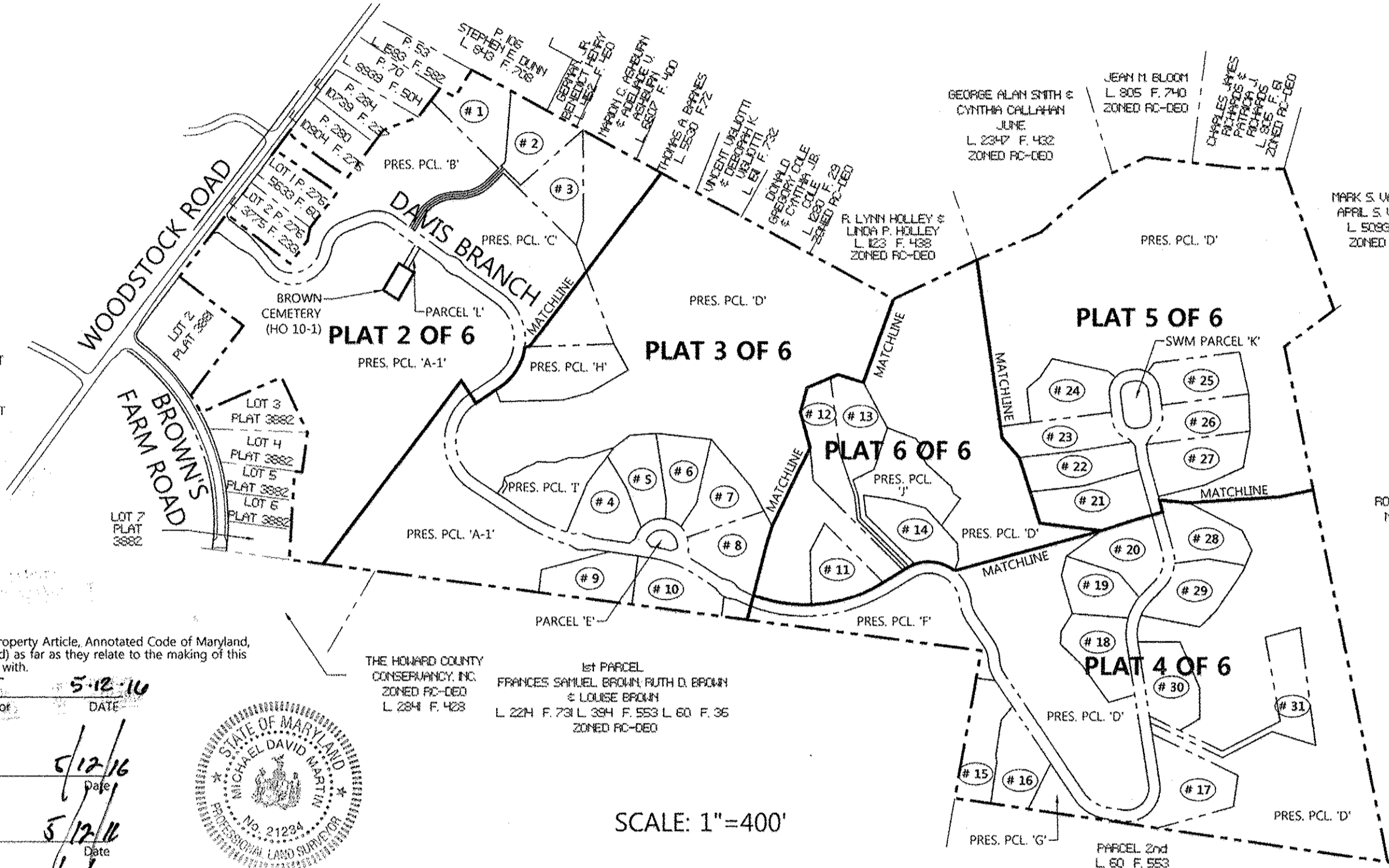
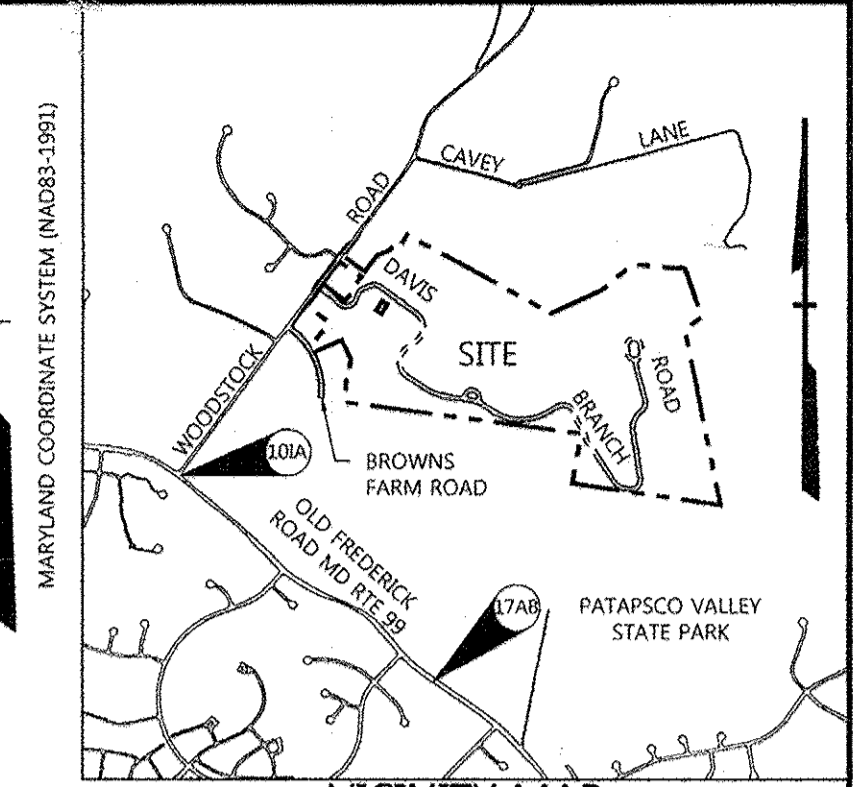
MINIMUM LOT SIZE CHART

LOT#	GROSS AREA	PIPESTEM AREA	MIN. (NET) LOT SIZE
1	55016 S.F.	3190 S.F.	51826 S.F.
2	52011 S.F.	3277 S.F.	48734 S.F.
3	52838 S.F.	3171 S.F.	49667 S.F.
12	51703 S.F.	2912 S.F.	48791 S.F.
13	53320 S.F.	2925 S.F.	50395 S.F.
31	56670 S.F.	9620 S.F.	47050 S.F.

MINIMUM LOT SIZE CHART AS SHOWN ON PLAT 19961

MYRTUE PROPERTY

LOTS 1-31, BUILDABLE PRESERVATION PARCEL A-1,
NON-BUILDABLE PRESERVATION PARCELS B-D, F-J, AND
NON-BUILDABLE PARCEL L



- ### LEGEND
- EXISTING FOREST CONSERVATION EASEMENT
 - EXISTING UTILITY EASEMENT
 - PRIVATE SEWAGE EASEMENT
 - EXISTING NON-TIDAL WETLANDS
 - EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT

The requirements Section 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 setting of markers have been complied with.

Michael D. Martin, Professional Land Surveyor
Maryland Registration No. 21234
Exp. Date: January 19, 2017

5/12/16

Michael Keilty, (Member)
Davis Branch Estates, LLC

5/12/16

Richard E. & Pauline Myrtue
(c/o Davis Branch Estates, LLC)
Michael Keilty, (Member)

5/12/16

Michael Keilty, (Member)
Davis Branch Estates Homeowner Association, Inc.



PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO ABANDON CERTAIN PUBLIC, DRAINAGE & UTILITY EASEMENTS AND PUBLIC STORMWATER MANAGEMENT EASEMENTS THROUGHOUT THE PROJECT AND TO ESTABLISH BOTH PUBLIC & PRIVATE DRAINAGE & UTILITY EASEMENTS WITH IN THE SITE IN SUPPORT OF REVISIONS TO STORMWATER MANAGEMENT AS SHOWN ON F-06-104.

501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

TABULATION OF FINAL PLAT	TOTAL	SHEET 2	SHEET 3	SHEET 4	SHEET 5	SHEET 6
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED.....	43	8	11	13	9	6
BUILDABLE.....	31	4	7 & p/o A-1	10	7	4
NON BUILDABLE PRESERVATION PARCEL.....	9	3 & p/o D	4	3	2	2
BUILDABLE PRESERVATION PARCEL.....	1	p/o A-1	0	0	0	0
NON-BUILDABLE PARCEL.....	2	3 & p/o D	0	0	0	0
B. TOTAL AREA OF LOTS AND/OR PARCELS.....	144,789 AC±	29,003 AC±	36,791 AC±	34,277 AC±	27,976 AC±	16,608 AC±
BUILDABLE.....	35,516 AC±	19,366 AC±	11,879 AC±	7,404 AC±	8,060 AC±	4,503 AC±
NON BUILDABLE PRESERVATION PARCEL.....	87,415 AC±	9,598 AC±	23,424 AC±	22,371 AC±	19,916 AC±	12,105 AC±
BUILDABLE PRESERVATION PARCEL.....	21,528 AC±	15,695 AC±	5,883 AC±	0,000 AC±	0,000 AC±	0,000 AC±
NON BUILDABLE PARCEL.....	0,169 AC±	9,637	0,130	0,000	0,000 AC±	0,000 AC±
C. TOTAL AREA OF ROADWAY AND HIGHWAY WIDENING TO BE RECORDED.....	0,000 AC±	0,000 AC±	0,000 AC±	0,000 AC±	0,000 AC±	0,000 AC±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED.....	151,497 AC±	30,819 AC±	38,422 AC±	37,038 AC±	28,770 AC±	16,608 AC±

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

Paula Roseman 7/25/2016
Howard County Health Officer

OWNER'S DEDICATION

We, Davis Branch Estates, LLC, a Maryland Limited Liability Company, Richard E. Myrtue and Pauline F. Myrtue c/o Davis Branch Estates, LLC, and Davis Branch Estates Homeowners Association, Inc. Owners of the property shown hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this Final Plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns, (1) The right to lay, construct, and maintain sewers, drains, water pipes, and other municipal utilities and services, and in under all roads and street rights-of-way and the specific easements shown hereon; (2) The right to require dedication for public use of the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and 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 spaces, where applicable; (3) The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and (4) That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

Witness our hands this 12 day of MAY 2016

Michael Keilty, (Member) 5/12/16
Davis Branch Estates, LLC

Richard E. & Pauline Myrtue, (c/o Davis Branch Estates, LLC) 5/12/16
Michael Keilty, (Member)

Michael Keilty, (Member) 5/12/16
Davis Branch Estates Homeowner Association, Inc.

- ### GENERAL NOTES:
- SCALE: 1" = 2000' ADC MAP 19, BLOCK J9
- Coordinates are based on Maryland Coordinated System - NAD83 (1991) as projected by Howard County Geodetic Control Stations No. 17AB and 101A.
 - This Plat is based upon a field run monumented boundary survey performed on or about September, 2004 by Daft-McCune-Walker, Inc.
 - All areas shown on this plat are more or less.
 - The subject property is zoned RC-DEO per the 2004 Comprehensive Zoning Plan, and per the Comp Lite Zoning regulations effective on 07-28-2006, and subject to the 5th edition of the Howard County Subdivision Regulations.
 - 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 to the pipestem lot driveway.
 - Developer reserves unto itself, its successors and assigns, all easements shown on this plan for storm drainage, other public utilities and forest conservation (designated as "Forest Conservation Easements"), located in, on, over and through lots/parcels, 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. 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.
 - Landscaping is provided in accordance with a certified Landscape Plan on file with this plat in accordance with Section 16.124 of the Howard County Code and the Landscape Manual.
 - There is 100 year floodplain on site. A floodplain study was prepared by Daft-McCune-Walker Inc.
 - Stormwater management for this project will be addressed with environmental site design practices designed in accordance with the 2000 Maryland Stormwater Design Manual, Volumes I and II, as amended by the Stormwater Management Act of 2007. Selected practices include Grass Swales (M-8), Micro-Bioretenion (M-6), Non-Sheetflow Disconnections (N-2) and Submerged Gravel Wetlands (M-2). SWM Maintenance: SGW-B, SGW-C, MB-D, SGW-E and MB-F are privately owned and maintained by the HOA. On Lot facilities are privately owned and maintained by the lot owner.
 - Driveways shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements: Width - 12 feet (16 feet serving more than one residence) Surface - 6 inches of compacted crusher run base with tar and chip coating (1 1/2" min.) Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 45 foot turning radius Structures (culverts/bridges) - Capable of supporting 25 gross tons (H25 loading) Drainage Elements - Capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface Structure clearances - Minimum 12 feet Maintenance - sufficient to insure all weather use.
 - A shared driveway maintenance agreement for Lots 1-3, and Lots 12-14 is recorded in the Land Records of Howard County, Maryland in liber 11245 at folio 241.
 - WP-04-100 (approved 6/25/04) was approved allowing the following disturbances into the environmental buffer.
a) Section 16.115(c)(2) to allow clearing, filing or impervious paving within a floodplain for the purpose of a road crossing and for the purpose of a SWM outfall.
b) Section 16.116(a)(1) to allow grading, removal of vegetative cover, and paving within 25 feet of a wetland for the purpose of a road crossing and for the purpose of SWM outfall.
c) Section 16.116(a)(ii) to allow grading, removal of vegetative cover and paving within 75 feet of a perennial stream for the purpose of a road crossing; d) Section 16.116(b) to allow grading, removal of vegetative cover, and paving on steep slopes (25% and greater, over 10 vertical feet) for the purpose of a road crossing and for a SWM storm drain.
 - The property is listed in the Howard County Historic sites inventory as HO-190, Good Fellowship. The house is being retained on preservation parcel "A-1". No new buildings, extensions or additions to the existing dwellings are to be constructed at a distance less than the Zoning regulations require.
 - Each Preservation shown hereon is encumbered with an easement agreement recorded in the Land Records of Howard County, Maryland, as the deed of Preservation easement. This document outlines the uses and restriction for each Preservation Parcel and prohibits subsequent resubdivision of the Preservation Parcel.
 - In accordance with Section 16.120(b)(9) of the subdivision regulations, from the Colonial Pipeline easement, there shall be a 30' minimum distance between the easement and any proposed dwelling units on the lots.
 - The Articles of Incorporation for the establishment of the DAVIS BRANCH ESTATES HOA was accepted by the State Department of Assessment and Taxation on 04/20/2007 as receipt no. D11874377.
 - The existing density easement as established on Plat No. 19524 was revised on Plat Nos. 19961-19968 due to the Re-alignment of Davis Branch Road. The eligibility of Preservation Parcel "A-1" to be utilized as a Density Sending Easement is not affected by the revision to the easement.
 - For proposed subdivisions and retests after November 1985, certification of compliance with MDE ownership requirements and the statement that "The lot(s) shown hereon complies/comply with the minimum ownership width and lot area as required by the Maryland Department of the Environment."
 - This plat is subject to prior Department of Planning & Zoning file # SP-04-07, WP-04-100, AND F-06-104.
 - Cemetery Site 10-1 is on site and is listed in the Howard County Cemeteries and Gravesites Inventory. Access to the cemetery is provided by non-buildable bulk Parcel "L" to Davis Branch Road (public). The Cemetery will be located on Cemetery lot 1, and owned by the heirs and assigns of the Brown Family. The Planning Board approved the Cemetery Protection Proposal on October 27, 2004.
 - This subdivision is exempt from the requirement of Section 16.1200 of the Howard County Code for forest conservation because forest conservation was previously addressed under F-06-104 and is a plat of revision.
 - Denotes iron pipe or rebar and cap found/set
Denotes concrete monument found/set
Denotes angular change in bearing
 - No grading, removal of vegetative cover trees, paving and new structures shall be permitted within the limits of wetlands, stream(s), or their required buffers, floodplain and forest conservation easement areas.
 - This subdivision is exempt from the requirements of section 16.124 of the Howard County Code and the Landscape Manual because it is a plat of revision. The perimeter Landscaping Requirements for this subdivision were previously addressed under F-06-104.
 - This area designates a private sewage easement of at least 10,000 square feet as required by the Maryland Department of Environment for individual sewage disposal. Improvements of any nature in this area are restricted, this easement shall become null and void upon the connection to a public sewage easement. Recordation of a revised sewage easement shall not be necessary.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Schuch 6-20-16
Chief, Development Engineering Division

Keith Sheard 7-25-16
Director

SURVEYOR'S CERTIFICATE

I hereby certify, to the best of my knowledge, information and belief, that the final plat shown hereon is correct that it is a Plat of Revision of the land conveyed by Davis Branch Estates LLC, a Maryland limited liability company by deed dated April 1, 2009 and recorded in the land records of Howard County, Maryland, in liber 14004 at folio 395 and the land conveyed by Richard E. Myrtue and Pauline F. Myrtue by deed dated January 12, 2005 and recorded in the land records of Howard County, Maryland, in liber 8917 at folio 269 and the land conveyed by Davis Branch Estates LLC, a Maryland limited liability company by deed dated January 31, 2008 and recorded in the land records of Howard County, Maryland in liber 11245 at folio 197 and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County, as shown, in accordance with the Annotated Code of Maryland, as now amended.

I hereby certify that these documents were prepared or approved by me, and I am a duly licensed surveyor under the laws of the State of Maryland, License No. 21234, Expiration Date: January 19, 2017.

Michael D. Martin 5-12-16
Michael D. Martin, Professional Land Surveyor

RECORDED AS PLAT No. 23863 ON 7/29/16 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION

MYRTUE PROPERTY

LOTS 1-31, BUILDABLE PRESERVATION PARCEL A-1, NON-BUILDABLE PRESERVATION PARCELS B-D, F-I, AND NON-BUILDABLE PARCEL L
A REVISION OF MYRTUE PROPERTY
LOTS 1-31, BUILDABLE PRESERVATION PARCEL A-1, NON-BUILDABLE PRESERVATION PARCELS B-D, F-K, NON-BUILDABLE PARCEL E & L AND RESUBDIVISION OF LOT 1 VALLEY ANN ESTATES, SECTION 2
PLAT NOS. 19961-19968
TAX MAP NO.10 GRID 19, 24, PARCEL 225
ZONED RC-DEO
3RD ELECTION DISTRICT, HOWARD COUNTY MARYLAND
DECEMBER 14, 2015

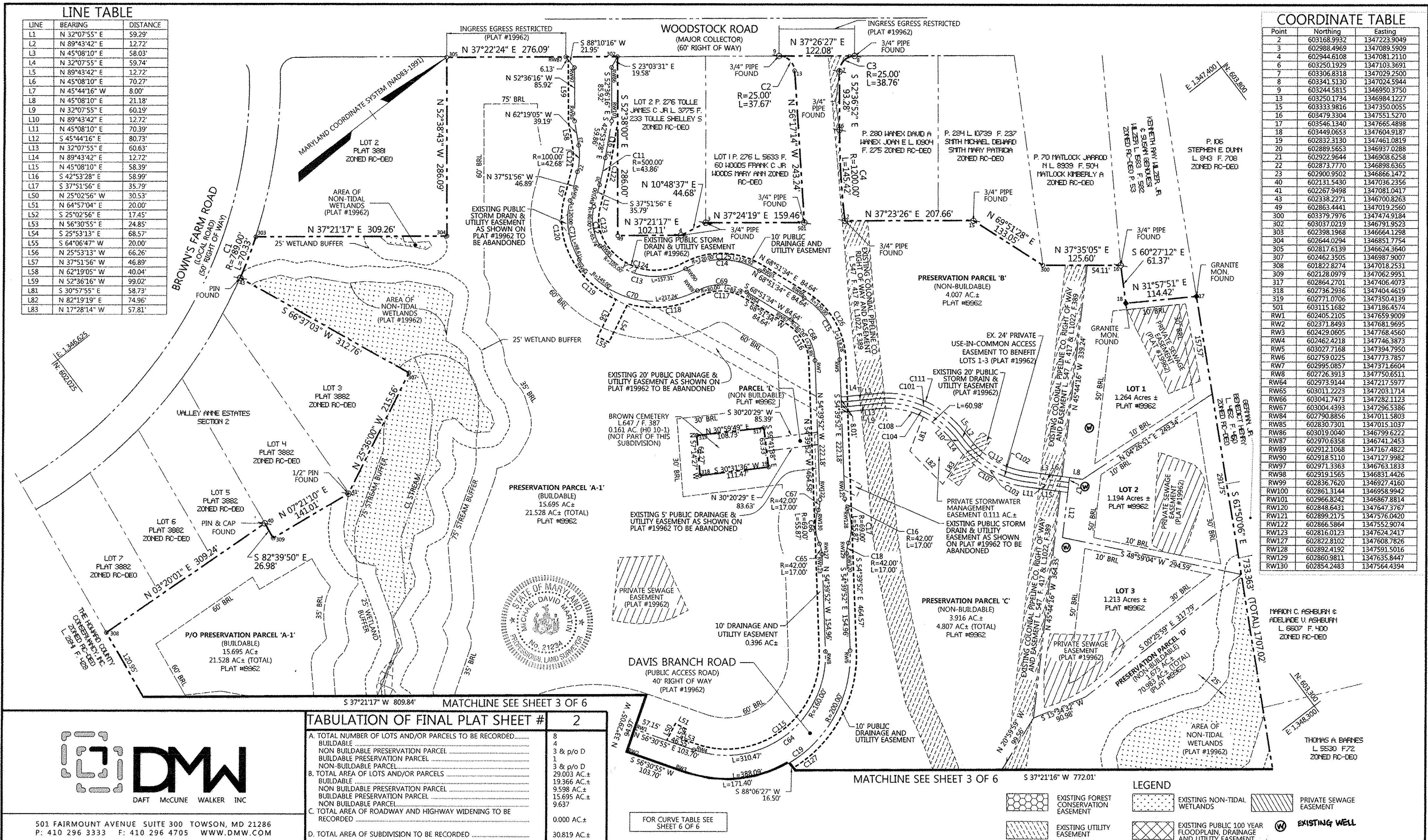
SCALE: AS SHOWN
SHEET 1 OF 6

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 32°07'55" E	59.29'
L2	N 89°43'42" E	12.72'
L3	N 45°08'10" E	58.03'
L4	N 32°07'55" E	59.74'
L5	N 89°43'42" E	12.72'
L6	N 45°08'10" E	70.27'
L7	N 45°44'16" W	8.00'
L8	N 45°08'10" E	21.18'
L9	N 32°07'55" E	60.19'
L10	N 89°43'42" E	12.72'
L11	N 45°08'10" E	70.39'
L12	S 45°44'16" E	80.73'
L13	N 32°07'55" E	60.63'
L14	N 89°43'42" E	12.72'
L15	N 45°08'10" E	58.39'
L16	S 42°53'28" E	58.99'
L17	S 37°51'56" E	35.79'
L18	N 25°02'56" W	30.53'
L19	N 64°57'04" E	20.00'
L20	S 25°02'56" E	17.45'
L21	N 56°30'55" E	24.85'
L22	S 25°53'13" E	68.57'
L23	S 64°06'47" W	20.00'
L24	N 25°53'13" W	66.26'
L25	N 37°51'56" W	46.89'
L26	N 62°19'05" W	40.04'
L27	S 30°57'55" E	58.73'
L28	N 82°19'19" E	74.96'
L29	N 17°28'14" W	57.81'

COORDINATE TABLE

Point	Northing	Easting
1	603168.9932	1347223.9049
2	602988.4968	1347089.5909
3	602944.6108	1347081.2110
4	603250.1929	1347103.3691
5	603306.8518	1347029.2500
6	603341.5130	1347024.5944
7	603244.5815	1346950.3750
8	603250.1734	1346984.1227
9	603333.9816	1347350.0055
10	603479.3304	1347551.5270
11	603546.1340	1347665.4898
12	603449.0653	1347604.9187
13	602832.3130	1347461.0819
14	602889.5653	1346937.0288
15	602822.8644	1346908.6258
16	602873.7770	1346898.6365
17	602800.9502	1346866.1472
18	602131.5430	1347036.2366
19	602267.9498	1347081.0417
20	602338.2271	1346700.8253
21	602383.4441	1347019.2560
22	603037.0219	1347474.9184
23	602398.1968	1346664.1298
24	602644.0294	1346851.7754
25	602817.6139	1346624.3640
26	602462.3505	1346987.9007
27	601822.8274	1347018.2531
28	60128.0979	1347062.9951
29	602864.2701	1347406.4073
30	602736.2936	1347404.4619
31	602771.0706	1347350.4139
32	603115.1682	1347186.4574
33	602405.2105	1347659.9009
34	602371.8493	1347681.9695
35	602429.0605	1347768.4560
36	602462.4218	1347746.3873
37	603027.7168	1347394.7950
38	602759.0225	1347773.7857
39	602995.0857	1347713.6604
40	602726.3913	1347750.6511
41	602973.9144	1347217.5977
42	603011.2223	1347203.1714
43	603041.7473	1347282.1123
44	603004.4393	1347296.5386
45	602790.8856	1347011.5803
46	602830.7901	1347015.1037
47	603019.0040	1346799.6222
48	602970.6358	1346741.2453
49	602912.1068	1347167.4822
50	602918.5110	1347127.9982
51	602971.3363	1346763.1833
52	602919.1565	1346831.4426
53	602836.7620	1346927.4160
54	602861.3144	1346958.9942
55	602966.8242	1346867.8814
56	602848.6431	1347647.3767
57	602899.2175	1347576.0420
58	602866.5864	1347552.9074
59	602816.0123	1347624.2417
60	602822.8102	1347608.7826
61	602892.4192	1347591.5016
62	602860.9811	1347635.8447
63	602854.2483	1347564.4394



TABULATION OF FINAL PLAT SHEET # 2

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	8
BUILDABLE	4
NON-BUILDABLE PRESERVATION PARCEL	3 & p/o D
BUILDABLE PRESERVATION PARCEL	1
NON-BUILDABLE PARCEL	1
B. TOTAL AREA OF LOTS AND/OR PARCELS	3 & p/o D
BUILDABLE	29.003 AC±
NON-BUILDABLE PRESERVATION PARCEL	19.366 AC±
BUILDABLE PRESERVATION PARCEL	9.998 AC±
NON-BUILDABLE PARCEL	15.695 AC±
C. TOTAL AREA OF ROADWAY AND HIGHWAY WIDENING TO BE RECORDED	0.000 AC±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	30.819 AC±

OWNER'S DEDICATION

We, Davis Branch Estates, LLC, a Maryland Limited Liability Company, Richard E. Myrtue and Pauline F. Myrtue c/o Davis Branch Estates, LLC, and Davis Branch Estates Homeowners Association, Inc. Owners of the property shown hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this Final Plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns, (1) The right to lay, construct, and maintain sewers, drains, water pipes, and other municipal utilities and services, in and under all roads and street rights-of-way and the specific easements shown hereon; (2) The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and 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 spaces, where applicable; (3) The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and (4) That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

Witness our hands this 12 day of MAY, 2016

Michael Keelty (Member) Davis Branch Estates, LLC Date 5/12/16
 Richard E & Pauline Myrtue (c/o Davis Branch Estates, LLC) Date 5/12/16
 Michael Keelty (Member) Date 5/12/16
 Michael Keelty (Member) Davis Branch Estates Homeowner Association, Inc. Date 5/12/16

SURVEYOR'S CERTIFICATE

I hereby certify, to the best of my knowledge, information and belief, that the final plat shown hereon is correct; that it is a Plat of Revision of the land conveyed by Davis Branch Estates LLC, a Maryland limited liability company by deed dated April 1, 2009 and recorded in the land records of Howard County, Maryland, in liber 14004 at folio 395 and the land conveyed by Richard E. Myrtue and Pauline F. Myrtue by deed dated January 12, 2005 and recorded in the land records of Howard County, Maryland, in liber 8917 at folio 269 and the land conveyed by Davis Branch Estates LLC, a Maryland limited liability company by deed dated January 31, 2008 and recorded in the land records of Howard County, Maryland in liber 11245 at folio 197 and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County, as shown, in accordance with the Annotated Code of Maryland, as now amended.

I hereby certify that these documents were prepared or approved by me, and I am a duly licensed surveyor under the laws of the State of Maryland, License No. 21234, Expiration Date: January 19, 2017.

Michael D. Martin, Professional Land Surveyor Date 5-12-16

RECORDED AS PLAT No. 23864 ON 7/29/16 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION
MYRTUE PROPERTY
 LOTS 1-31 BUILDABLE PRESERVATION PARCEL A-1, NON-BUILDABLE PRESERVATION PARCELS B-D, F-J, AND NON-BUILDABLE PARCEL L A REVISION OF MYRTUE PROPERTY
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 PLAT NOS. 19961-19968
 TAX MAP NO. 10 GRID 19, 24, PARCEL 225
 ZONED RC-DEO
 3RD ELECTION DISTRICT, HOWARD COUNTY MARYLAND
 DECEMBER 14, 2015
 GRAPHIC SCALE

SCALE 1"=100
 SHEET 2 OF 6

501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
 P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

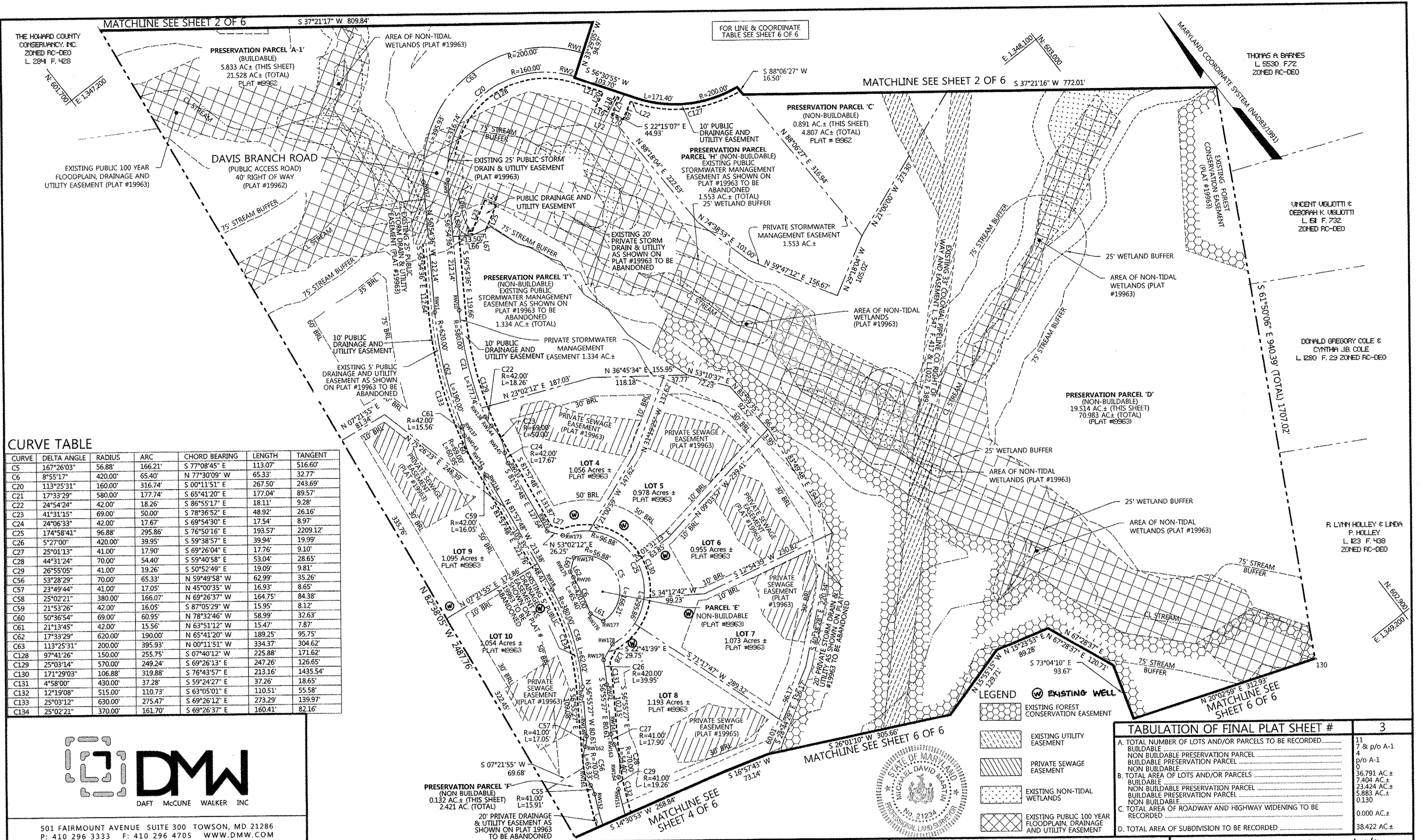
APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

Richard E. Myrtue 7/25/2016
 Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edwards 6-20-16
 Chief, Development Engineering Division Date

Keef Stalder 7-25-16
 Director Date



CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	LENGTH	TANGENT
C5	167°26'03"	56.88'	166.21'	S 77°08'45" E	113.07'	516.60'
C6	8°55'17"	420.00'	65.40'	N 77°30'09" W	65.33'	32.77'
C20	113°25'31"	160.00'	316.74'	S 00°11'51" E	267.50'	243.69'
C21	17°33'29"	580.00'	177.74'	S 65°41'20" E	177.04'	89.57'
C22	24°54'24"	42.00'	18.26'	S 86°55'17" E	18.11'	9.28'
C23	41°31'15"	69.00'	50.00'	S 78°36'52" E	48.92'	26.16'
C24	24°06'53"	42.00'	17.67'	S 69°54'30" E	17.54'	8.97'
C25	174°58'41"	96.88'	295.86'	S 76°50'16" E	193.57'	2209.12'
C26	5°27'00"	420.00'	39.95'	S 59°38'57" E	39.94'	19.99'
C27	25°01'13"	41.00'	17.90'	S 69°26'04" E	17.76'	9.10'
C28	44°31'24"	70.00'	54.40'	S 59°40'58" E	53.04'	28.65'
C29	26°55'05"	41.00'	19.26'	S 50°52'49" E	19.09'	9.81'
C56	53°28'29"	70.00'	65.33'	N 59°49'58" W	62.99'	35.26'
C57	23°49'44"	41.00'	17.05'	N 45°00'35" W	16.93'	8.65'
C58	25°02'21"	380.00'	166.07'	N 69°26'37" W	164.75'	84.38'
C59	21°53'26"	42.00'	16.05'	S 87°05'29" W	15.95'	8.12'
C60	50°36'54"	69.00'	60.95'	N 78°32'46" W	58.99'	32.63'
C61	21°13'45"	42.00'	15.56'	N 63°51'12" W	15.47'	7.87'
C62	17°33'29"	620.00'	190.00'	N 65°41'20" W	189.25'	95.75'
C63	113°25'31"	200.00'	395.93'	N 00°11'51" W	334.37'	304.62'
C128	97°41'26"	150.00'	255.75'	S 07°40'12" W	225.88'	171.62'
C129	25°03'14"	570.00'	249.24'	S 69°26'13" E	247.26'	126.65'
C130	171°29'03"	106.88'	319.88'	S 76°43'57" E	213.16'	1435.54'
C131	4°58'00"	430.00'	37.28'	S 59°24'27" E	37.26'	18.65'
C132	12°19'08"	515.00'	110.73'	S 63°05'01" E	110.51'	55.58'
C133	25°03'12"	630.00'	275.47'	S 69°26'12" E	273.29'	139.97'
C134	25°02'21"	370.00'	161.70'	S 69°26'37" E	160.41'	82.16'

501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

Richard E. Myrtle 7/25/2016
Howard County Health Officer

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Chilton 6.20.16
Chief, Development Engineering Division

Kent Sladewich 7.25.16
Director

OWNER'S DEDICATION

We, Davis Branch Estates, LLC, a Maryland limited liability company, Richard E. Myrtle and Pauline F. Myrtle c/o Davis Branch Estates, LLC, and Davis Branch Estates Homeowners Association, Inc. Owners of the property shown herein, hereby adopt this plan of subdivision, and in consideration of the approval of this Final Plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns, (1) The right to lay, construct, and maintain sewers, drains, water pipes, and other municipal utilities and services, in and under all roads and street rights-of-way and the specific easements shown herein; (2) The right to require dedication for public use of the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and 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 spaces, where applicable; (3) The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and (4) That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

Witness our hands this 12 day of MAY 2016

Michael Keely 5/12/16
Michael Keely, (Member)
Davis Branch Estates, LLC

Richard E. Myrtle 5/12/16
Richard E. Myrtle
c/o Davis Branch Estates, LLC

Pauline F. Myrtle 5/12/16
Pauline F. Myrtle
c/o Davis Branch Estates, LLC

Michael Keely 5/12/16
Michael Keely, (Member)
Davis Branch Estates Homeowner Association, Inc.

LEGEND

- EXISTING WELL
- EXISTING FOREST CONSERVATION EASEMENT
- EXISTING UTILITY EASEMENT
- PRIVATE SEWER EASEMENT
- EXISTING NON-TIDAL WETLANDS
- EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT

SURVEYOR'S CERTIFICATE

I hereby certify, to the best of my knowledge, information and belief, that the final plat shown herein is correct; that it is a Plat of Revision of the land conveyed by Davis Branch Estates LLC, a Maryland limited liability company by deed dated April 1, 2009 and recorded in the land records of Howard County, Maryland, in liber 14004 at folio 395 and the land conveyed by Richard E. Myrtle and Pauline F. Myrtle by deed dated January 12, 2005 and recorded in the land records of Howard County, Maryland, in liber 8917 at folio 269 and the land conveyed by Davis Branch Estates LLC, a Maryland limited liability company by deed dated January 31, 2008 and recorded in the land records of Howard County, Maryland in liber 11245 at folio 197 and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County, as shown, in accordance with the Annotated Code of Maryland, as now amended.

I hereby certify that these documents were prepared or approved by me, and I am a duly licensed surveyor under the laws of the State of Maryland, License No. 21234, Expiration Date: January 19, 2017.

Michael D. Martin 5.12.16
Michael D. Martin, Professional Land Surveyor

TABULATION OF FINAL PLAT SHEET # 3

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED.....	11
BUILDABLE.....	7 & p/o A-1
NON BUILDABLE PRESERVATION PARCEL.....	4
BUILDABLE PRESERVATION PARCEL.....	p/o A-1
NON BUILDABLE.....	0
C. TOTAL AREA OF LOTS AND/OR PARCELS.....	36,791 AC.±
BUILDABLE.....	7,404 AC.±
NON BUILDABLE PRESERVATION PARCEL.....	23,424 AC.±
BUILDABLE PRESERVATION PARCEL.....	5,883 AC.±
NON BUILDABLE.....	0.130
D. TOTAL AREA OF ROADWAY AND HIGHWAY WIDENING TO BE RECORDED.....	0.000 AC.±
E. TOTAL AREA OF SUBDIVISION TO BE RECORDED.....	38,422 AC.±

RECORDED AS PLAT No. 23865 ON 7/29/16 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION

MYRTUE PROPERTY

LOTS 1-31, BUILDABLE PRESERVATION PARCEL A-1, NON-BUILDABLE PRESERVATION PARCELS B-D, F-J, AND NON-BUILDABLE PARCEL L
A REVISION OF MYRTUE PROPERTY

LOTS 1-31, BUILDABLE PRESERVATION PARCEL A-1, NON-BUILDABLE PRESERVATION PARCELS B-D, F-K, NON-BUILDABLE PARCEL E & L AND RESUBDIVISION OF LOT 1 VALLEY ANN ESTATES, SECTION 2
PLAT NOS. 19961-19968
TAX MAP NO. 10 GRID 19, 24, PARCEL 225
ZONED RC-DEO
3RD ELECTION DISTRICT, HOWARD COUNTY MARYLAND
DECEMBER 14, 2015
GRAPHIC SCALE

100 0 100 200

SCALE 1"=100
SHEET 3 OF 6

LINE TABLE

LINE	BEARING	DISTANCE
L29	S 34°31'15" E	93.04'
L30	N 79°35'12" E	37.18'
L31	S 10°24'48" E	20.00'
L32	S 79°35'12" W	28.23'
L33	S 31°25'21" E	23.03'
L34	S 55°52'00" W	60.89'
L35	S 55°52'00" W	10.00'
L36	S 80°53'10" W	10.00'
L37	S 78°53'33" W	42.37'
L38	N 11°06'27" W	20.00'
L39	N 78°53'33" E	43.06'
L47	S 80°53'10" W	10.00'
L48	S 55°52'00" W	10.00'
L49	S 06°39'08" E	11.92'
L63	N 19°58'44" E	5.09'
L64	S 58°40'16" E	20.40'
L65	S 19°58'44" W	33.98'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	LENGTH	TANGENT
C30	56°42'22"	525.00'	519.60'	N 87°18'27" E	498.65'	283.31'
C31	114°23'36"	150.00'	299.48'	S 63°50'56" E	252.16'	232.72'
C32	27°52'06"	91.50'	44.51'	S 20°35'11" E	44.07'	22.70'
C33	30°00'00"	120.00'	62.83'	S 19°31'15" E	62.12'	32.15'
C34	29°36'35"	80.00'	41.34'	S 19°19'43" E	40.88'	21.14'
C35	47°41'10"	130.00'	108.20'	S 57°58'35" E	105.10'	57.45'
C36	107°17'47"	80.00'	149.81'	N 44°31'57" E	128.86'	108.70'
C37	52°50'42"	200.00'	184.46'	N 17°18'24" E	178.00'	99.38'
C38	59°37'25"	100.00'	104.06'	N 13°55'03" E	99.43'	57.30'
C45	59°37'25"	140.00'	145.69'	S 13°55'03" W	139.20'	80.22'
C46	52°50'42"	160.00'	147.57'	S 17°18'24" W	142.40'	79.50'
C47	107°17'47"	120.00'	224.72'	S 44°31'57" W	193.29'	140.65'
C49	47°41'10"	170.00'	141.49'	N 57°58'35" W	137.44'	75.13'
C50	29°36'38"	120.00'	62.02'	N 19°19'41" W	61.33'	31.72'
C51	30°00'00"	80.00'	41.89'	N 19°31'15" W	41.41'	21.44'
C52	27°52'06"	131.50'	63.96'	N 20°35'11" W	63.33'	32.63'
C53	114°23'36"	110.00'	219.62'	N 63°50'56" W	184.92'	170.66'
C54	56°42'22"	565.00'	559.19'	S 87°18'27" W	536.64'	304.90'
C135	29°23'26"	575.00'	294.95'	S 71°36'46" E	291.73'	150.80'
C136	29°36'38"	130.00'	67.18'	N 19°19'41" W	66.44'	34.36'
C137	30°00'00"	70.00'	36.65'	N 19°31'15" W	36.23'	18.76'
C138	27°52'06"	141.50'	68.82'	N 20°35'11" W	68.15'	35.11'
C139	114°23'36"	100.00'	199.65'	N 63°50'56" W	168.11'	155.15'
C140	29°15'08"	575.00'	293.57'	S 73°34'50" W	290.39'	150.06'
C141	28°39'46"	515.00'	257.63'	N 73°17'09" E	254.96'	131.57'
C142	114°23'36"	160.00'	319.45'	S 63°50'56" E	268.97'	248.24'
C143	27°52'06"	81.50'	39.64'	S 20°35'11" E	39.25'	20.22'
C144	29°27'22"	130.00'	66.83'	S 19°14'56" E	66.10'	34.17'
C145	52°50'42"	210.00'	193.69'	N 17°18'24" E	186.89'	104.35'
C146	59°37'25"	90.00'	93.66'	N 13°55'03" E	89.49'	51.57'
C156	8°49'46"	70.00'	10.79'	S 29°43'08" E	10.78'	5.40'

TABULATION OF FINAL PLAT SHEET # 4

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	13
NON BUILDABLE PRESERVATION PARCEL	10
BUILDABLE PRESERVATION PARCEL	3
NON-BUILDABLE PARCEL	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	34,277 AC.±
BUILDABLE	11,879 AC.±
NON BUILDABLE PRESERVATION PARCEL	22,371 AC.±
BUILDABLE PRESERVATION PARCEL	0.000 AC.±
NON BUILDABLE PARCEL	0.000
C. TOTAL AREA OF ROADWAY AND HIGHWAY WIDENING TO BE RECORDED	0.000 AC.±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	37,038 AC.±

DMW
DAFT McCUNE WALKER INC

501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

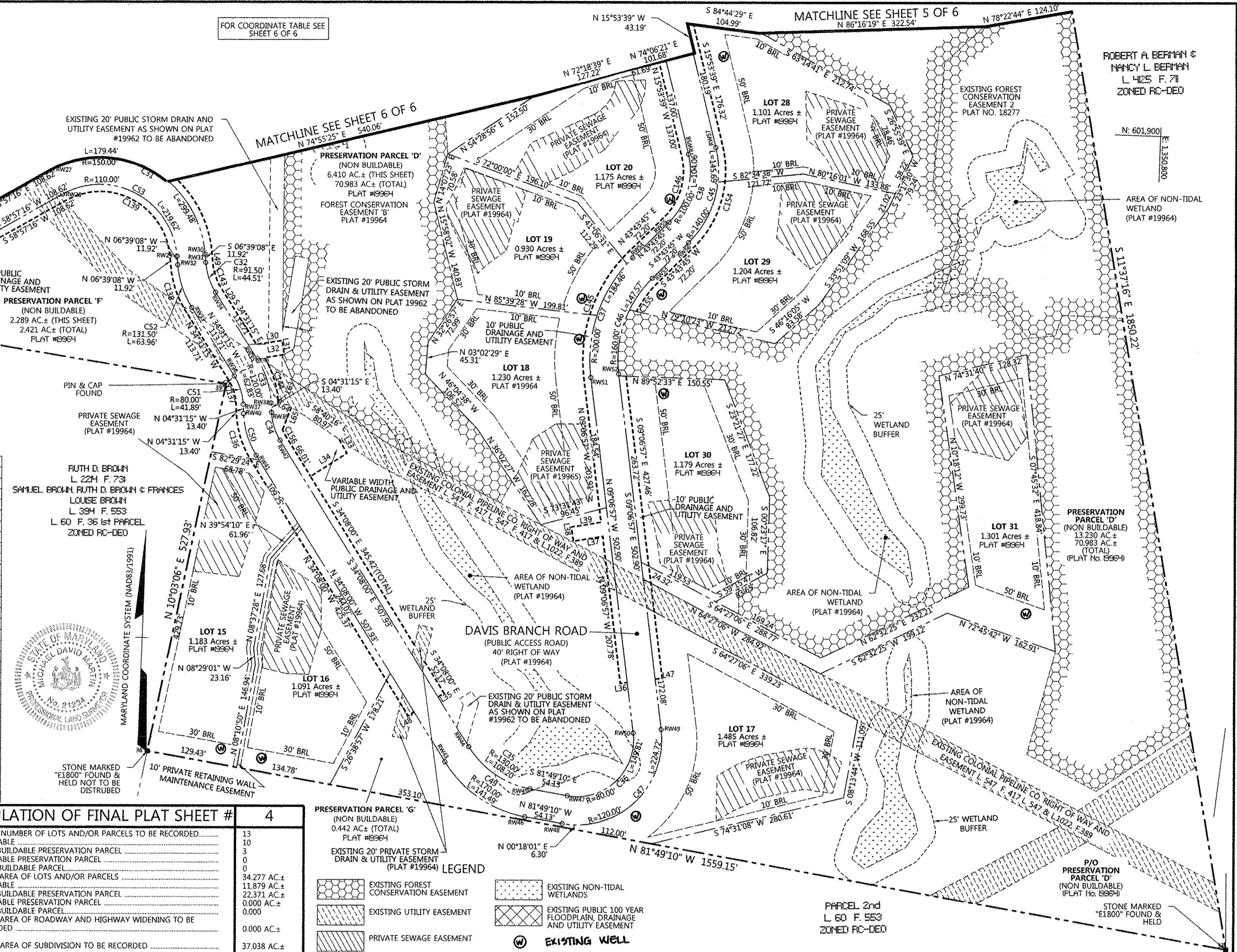
APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

Richard E. Myrtle 7/25/2016
Howard County Health Officer

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael Keelty 6-20-16
Chief, Development Engineering Division

Richard E. Myrtle 7-25-16
Director



OWNER'S DEDICATION

We, Davis Branch Estates, LLC, a Maryland Limited Liability Company, Richard E. Myrtle and Pauline F. Myrtle c/o Davis Branch Estates, LLC, and Davis Branch Estates Homeowners Association, Inc. Owners of the property shown hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this Final Plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns, (1) The right to lay, construct, and maintain sewers, drains, water pipes, and other municipal utilities and services, in and under all roads and street rights-of-way and the specific easements shown hereon; (2) The right to require dedication for public use of the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and 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 spaces, where applicable; (3) The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and (4) That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

Witness our hands this 12 day of MAY 2016

Michael Keelty 5/12/16
Davis Branch Estates, LLC

Richard E. Myrtle 5/12/16
c/o Davis Branch Estates, LLC

Michael Keelty 5/12/16
Davis Branch Estates Homeowner Association, Inc.

SURVEYOR'S CERTIFICATE

I hereby certify, to the best of my knowledge, information and belief, that the final plat shown hereon is correct; that it is a Plat of Revision of the land conveyed by Davis Branch Estates LLC, a Maryland limited liability company by deed dated April 1, 2009 and recorded in the land records of Howard County, Maryland, in liber 14004 at folio 395 and the land conveyed by Richard E. Myrtle and Pauline F. Myrtle by deed dated January 12, 2005 and recorded in the land records of Howard County, Maryland, in liber 8917 at folio 269 and the land conveyed by Davis Branch Estates LLC, a Maryland limited liability company by deed dated January 31, 2008 and recorded in the land records of Howard County, Maryland in liber 11245 at folio 197 and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County, as shown, in accordance with the Annotated Code of Maryland, as now amended.

I hereby certify that these documents were prepared or approved by me, and I am a duly licensed surveyor under the laws of the State of Maryland, License No. 21234, Expiration Date: January 19, 2017.

Michael D. Martin 5-12-16
Michael D. Martin, Professional Land Surveyor

RECORDED AS PLAT No. 23866 ON 7/29/16 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION

MYRTUE PROPERTY

LOTS 1-31, BUILDABLE PRESERVATION PARCEL A-1, NON-BUILDABLE PRESERVATION PARCELS B-D, F-J, AND NON-BUILDABLE PARCEL L A REVISION OF MYRTUE PROPERTY

LOTS 1-31, BUILDABLE PRESERVATION PARCEL A-1, NON-BUILDABLE PRESERVATION PARCELS B-D, F-J, NON-BUILDABLE PARCEL E & L AND RESUBDIVISION OF LOT 1 VALLEY ANN ESTATES, SECTION 2 PLAT NOS. 19961-19968 TAX MAP NO. 10 GRID 19, 24, PARCEL 225 ZONED RC-DEO 3RD ELECTION DISTRICT, HOWARD COUNTY MARYLAND DECEMBER 14, 2015 GRAPHIC SCALE

100 0 100 200

SCALE 1"=100
SHEET 4 OF 6

CURVE TABLE

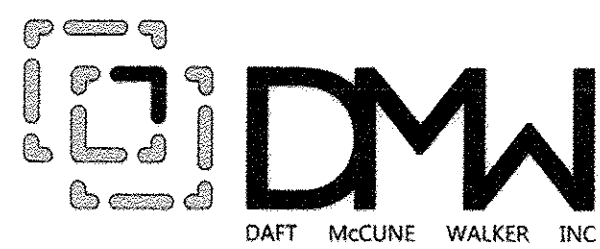
CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	LENGTH	TANGENT
C39	8°33'55"	220.00'	32.89'	N 11°36'42" W	32.86'	16.47'
C40	69°05'09"	80.00'	96.46'	N 41°52'19" W	90.72'	55.07'
C41	90°00'00"	80.00'	125.66'	N 37°40'15" E	113.14'	80.00'
C42	90°00'00"	80.00'	125.66'	S 52°19'45" E	113.14'	80.00'
C43	69°05'09"	80.00'	96.46'	S 27°12'50" W	90.72'	55.07'
C44	8°33'55"	180.00'	26.91'	S 11°36'42" E	26.88'	13.48'
C147	8°33'55"	230.00'	34.38'	N 11°36'42" W	34.35'	17.22'
C148	67°06'35"	90.00'	105.42'	N 40°53'02" W	99.49'	59.69'
C149	90°00'00"	90.00'	141.37'	N 37°40'15" E	127.28'	90.00'
C150	13°11'17"	90.00'	20.72'	N 89°15'54" E	20.67'	10.40'
C151	26°28'27"	90.00'	41.59'	S 20°33'58" E	41.22'	21.17'
C152	67°06'35"	90.00'	105.42'	S 26°13'33" W	99.49'	59.69'
C153	8°33'55"	170.00'	25.41'	S 11°36'42" E	25.39'	12.73'

COORDINATE TABLE

Point	Northing	Easting
25	602976.3276	1349695.3020
26	603186.5516	1349949.0751
27	603241.9897	1350068.7010
28	603205.1675	1350396.3498
29	603201.9468	1350561.2076
31	602705.2388	1350740.5346
32	602574.5058	1350563.9211
312	602879.0010	1349467.7411
313	603106.4428	1349844.1622
RW59	602150.9472	1350044.7929
RW60	602161.9017	1350083.2636
RW61	602188.2347	1350077.8526
RW62	602183.1320	1350038.1794
RW68	602321.3927	1349990.1494
RW69	602316.2899	1349950.4762
RW70	602400.5955	1349939.6329
RW71	602405.6982	1349979.3061
RW72	602450.4741	1350013.8766
RW73	602490.1473	1350008.7739
RW74	602492.6987	1350028.6105
RW75	602453.0255	1350033.7132
RW76	602339.2522	1350129.0056
RW77	602334.1495	1350089.3324
RW78	602418.4550	1350078.4891
RW79	602423.5577	1350118.1623
RW81	602289.3735	1350054.7619
RW82	602286.8222	1350034.9253
RW167	602230.3473	1350072.4362
RW168	602225.2446	1350032.7630
RW169	602258.5711	1350087.5166
RW171	602248.7336	1350011.0313

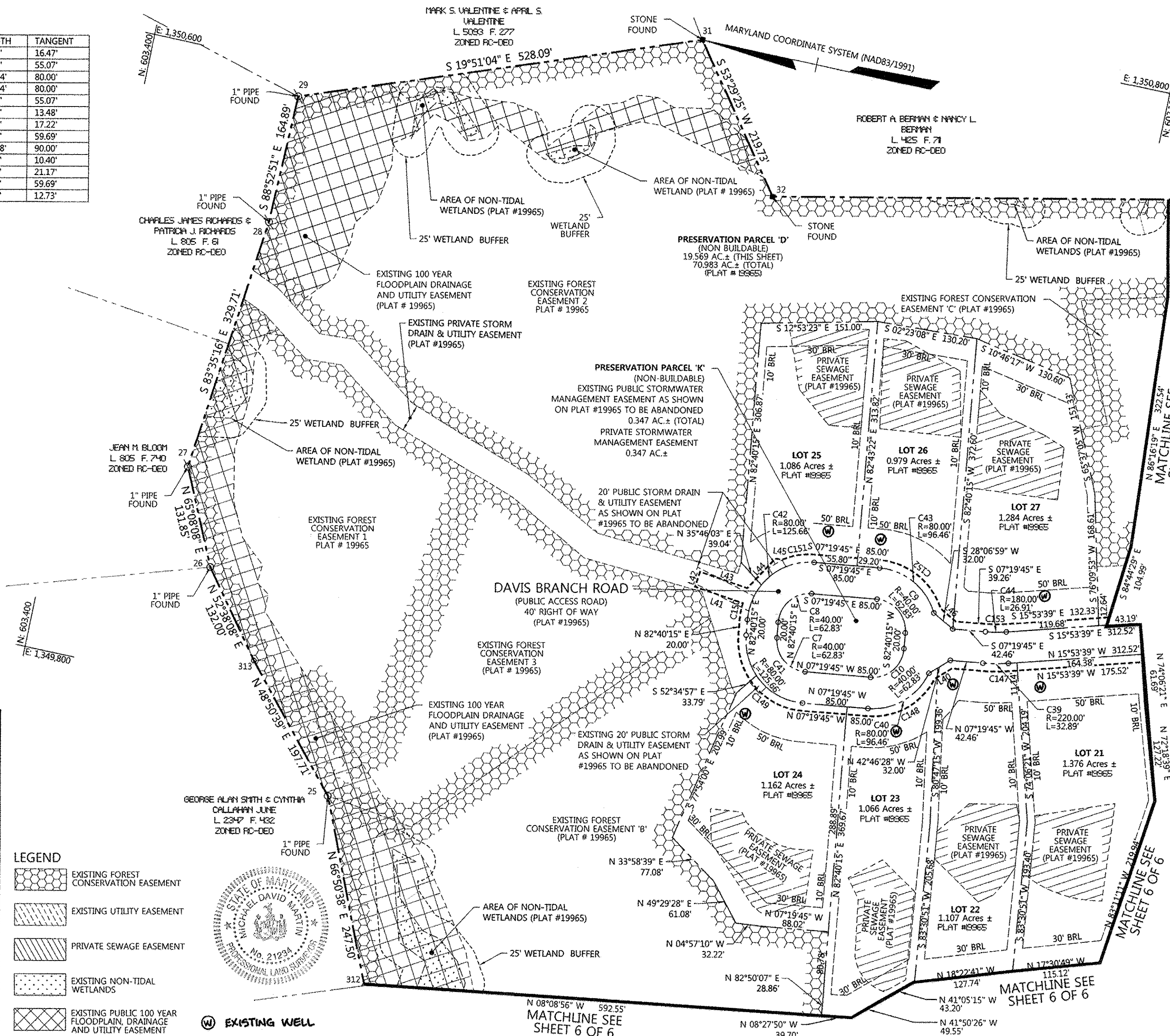
TABULATION OF FINAL PLAT SHEET # 5

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED.....	9
BUILDABLE.....	7
NON-BUILDABLE PRESERVATION PARCEL.....	2
BUILDABLE PRESERVATION PARCEL.....	0
NON-BUILDABLE PARCEL.....	0
B. TOTAL AREA OF LOTS AND/OR PARCELS.....	27.976 AC.±
BUILDABLE.....	8.060 AC.±
NON-BUILDABLE PRESERVATION PARCEL.....	19.916 AC.±
BUILDABLE PRESERVATION PARCEL.....	0.000 AC.±
NON-BUILDABLE PARCEL.....	0.000 AC.±
C. TOTAL AREA OF ROADWAY AND HIGHWAY WIDENING TO BE RECORDED.....	0.000 AC.±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED.....	28.770 AC.±



501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

- LEGEND**
- EXISTING FOREST CONSERVATION EASEMENT
 - EXISTING UTILITY EASEMENT
 - PRIVATE SEWAGE EASEMENT
 - EXISTING NON-TIDAL WETLANDS
 - EXISTING PUBLIC 100 YEAR FLOODPLAIN DRAINAGE AND UTILITY EASEMENT
 - EXISTING WELL



LINE TABLE

LINE	BEARING	DISTANCE
L40	N 42°46'28" W	25.88'
L41	N 06°41'12" E	65.30'
L42	S 83°18'48" E	20.00'
L43	S 06°41'12" W	64.33'
L44	S 57°52'44" E	52.21'
L45	S 07°43'22" E	10.42'
L46	S 28°06'59" W	25.88'

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

Walter J. Roseman 7/25/2016
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
John Anderson 6-20-16
Chief, Development Engineering Division Date

Kent S. Sledz 7-25-16
Director Date

OWNER'S DEDICATION

We, Davis Branch Estates, LLC, a Maryland Limited Liability Company, Richard E. Myrtue and Pauline F. Myrtue c/o Davis Branch Estates, LLC, and Davis Branch Estates Homeowners Association, Inc. Owners of the property shown herein, hereby adopt this plan of subdivision, and in consideration of the approval of this Final Plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns, (1) The right to lay, construct, and maintain sewers, drains, water pipes, and other municipal utilities and services, and under all roads and street rights-of-way and the specific easements shown herein; (2) The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and 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 spaces, where applicable; (3) The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and (4) That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

Witness our hands this 12 day of MAY 2016

Michael Keilty 5/12/16
Davis Branch Estates, LLC Date

Richard E. Myrtue 5/12/16
c/o Davis Branch Estates, LLC Date

Pauline F. Myrtue 5/12/16
c/o Davis Branch Estates, LLC Date

Michael Keilty 5/12/16
Davis Branch Estates Homeowner Association, Inc. Date

SURVEYOR'S CERTIFICATE

I hereby certify, to the best of my knowledge, information and belief, that the final plat shown herein is correct; that it is a Plat of Revision of the land conveyed by Davis Branch Estates LLC, a Maryland limited liability company by deed dated April 1, 2009 and recorded in the land records of Howard County, Maryland, in liber 14004 at folio 395 and the land conveyed by Richard E. Myrtue and Pauline F. Myrtue by deed dated January 12, 2005 and recorded in the land records of Howard County, Maryland, in liber 8917 at folio 269 and the land conveyed by Davis Branch Estates LLC, a Maryland limited liability company by deed dated January 31, 2008 and recorded in the land records of Howard County, Maryland in liber 11245 at folio 197 and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County, as shown, in accordance with the Annotated Code of Maryland, as now amended.

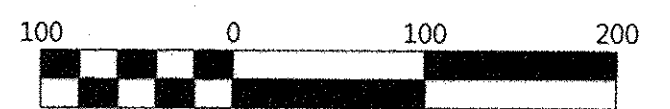
I hereby certify that these documents were prepared or approved by me, and I am a duly licensed surveyor under the laws of the State of Maryland, License No. 21234, Expiration Date: January 19, 2017.

Michael D. Martin 5-12-16
Michael D. Martin, Professional Land Surveyor Date

RECORDED AS PLAT No. 28807 ON 7/29/16 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION MYRTUE PROPERTY

LOTS 1-31, BUILDABLE PRESERVATION PARCEL A-1, NON-BUILDABLE PRESERVATION PARCELS B-D, F-J, AND NON-BUILDABLE PARCEL L A REVISION OF MYRTUE PROPERTY
LOTS 1-31, BUILDABLE PRESERVATION PARCEL A-1, NON-BUILDABLE PRESERVATION PARCELS B-D, F-K, NON-BUILDABLE PARCEL E & L AND RESUBDIVISION OF LOT 1 VALLEY ANN ESTATES, SECTION 2 PLAT NOS. 19961-19968
TAX MAP NO. 10 GRID 19, 24, PARCEL 225 ZONED RC-DEO
3RD ELECTION DISTRICT, HOWARD COUNTY MARYLAND
DECEMBER 14, 2015
GRAPHIC SCALE



SCALE 1"=100
SHEET 5 OF 6

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	LENGTH	TANGENT
C30	56°42'22"	525.00'	519.60'	N 87°18'27" E	498.65'	283.31'
C31	114°23'36"	150.00'	299.48'	S 63°50'56" E	252.16'	232.72'
C141	28°39'46"	515.00'	257.63'	N 73°17'09" E	254.96'	131.57'
C142	114°23'36"	160.00'	319.45'	S 63°50'56" E	268.97'	248.24'

LINE TABLE

LINE	BEARING	DISTANCE
L73	S 28°51'43" E	13.13'
L74	S 76°07'09" E	30.21'
L75	S 29°31'54" W	28.02'
L76	S 20°01'06" W	11.19'
L77	S 23°26'40" E	14.94'
L78	S 30°31'04" E	27.46'
L79	S 16°16'11" E	23.16'
L80	S 53°06'19" E	33.35'

COORDINATE TABLE

Point	Northing	Easting
130	602740.4016	1349170.3860
312	602879.0010	1349467.7411
RW26	601739.5983	1349129.1393
RW27	601795.6143	1349222.1977

LEGEND

- EXISTING FOREST CONSERVATION EASEMENT
- EXISTING UTILITY EASEMENT
- PRIVATE SEWAGE EASEMENT
- EXISTING NON-TIDAL WETLANDS
- EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT
- EXISTING WELL

PLAT 2 OF 6 CURVE TABLE

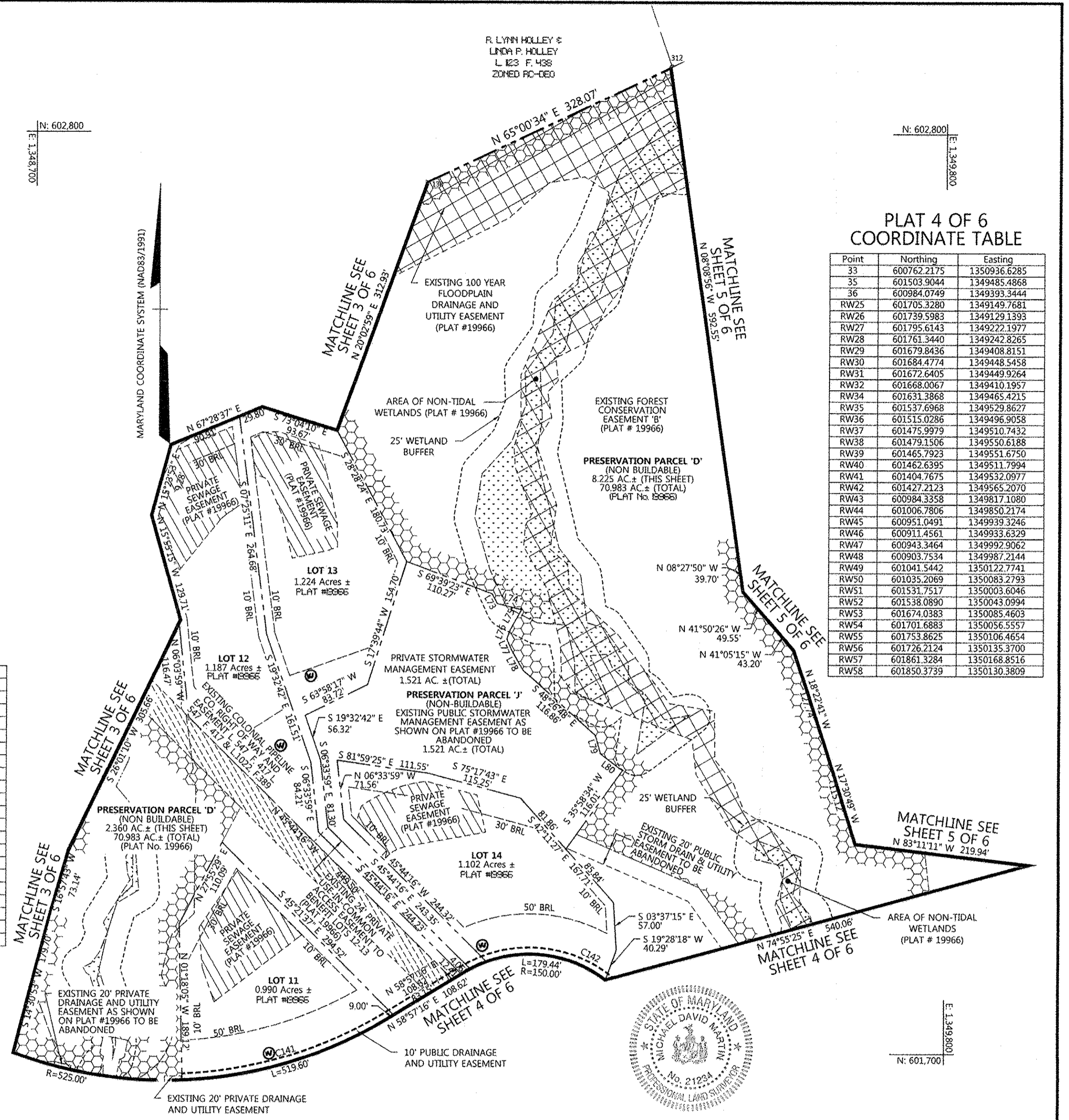
CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	LENGTH	TANGENT
C1	5°06'26"	789.00'	70.33'	N 31°27'47" W	70.31'	35.19'
C2	86°20'19"	25.00'	37.67'	S 80°35'30" W	34.21'	23.45'
C3	88°49'46"	25.00'	38.76'	S 07°38'44" E	34.99'	24.49'
C11	5°01'32"	500.00'	43.86'	S 40°22'42" E	43.84'	21.94'
C12	47°04'52"	80.00'	65.74'	S 61°24'22" E	63.90'	34.85'
C13	85°50'26"	105.00'	157.31'	N 52°08'00" E	143.01'	97.64'
C14	59°38'47"	120.00'	124.92'	N 39°02'10" E	119.36'	68.79'
C15	56°28'34"	120.00'	118.28'	S 82°54'09" E	113.55'	64.45'
C16	23°11'48"	42.00'	17.00'	S 66°15'46" E	16.89'	8.62'
C17	46°23'37"	69.00'	55.87'	S 54°39'52" E	54.36'	29.57'
C18	23°11'48"	42.00'	17.00'	S 43°03'57" E	16.89'	8.62'
C19	111°10'46"	200.00'	388.09'	S 00°55'31" W	330.01'	291.98'
C64	111°10'46"	160.00'	310.47'	N 00°55'31" E	264.00'	233.58'
C65	23°11'48"	42.00'	17.00'	N 66°15'47" W	16.89'	8.62'
C66	46°23'37"	69.00'	55.87'	N 54°39'52" W	54.36'	29.57'
C67	23°11'48"	42.00'	17.00'	N 43°03'57" W	16.89'	8.62'
C68	56°28'34"	80.00'	78.86'	N 82°54'09" W	75.70'	42.96'
C69	59°38'47"	80.00'	83.28'	S 39°02'10" W	79.57'	45.86'
C70	85°50'26"	145.00'	217.24'	S 52°08'00" W	197.48'	134.84'
C71	47°04'52"	120.00'	98.61'	N 61°24'22" W	95.86'	52.28'
C72	24°27'10"	100.00'	42.68'	N 50°05'30" W	42.35'	21.67'
C101	57°35'47"	150.00'	150.79'	N 60°55'49" E	144.52'	82.46'
C102	44°35'32"	150.00'	116.74'	N 67°25'56" E	113.82'	61.51'
C103	44°35'32"	158.00'	122.97'	S 67°25'56" W	119.89'	64.79'
C104	57°35'47"	142.00'	142.74'	S 60°55'49" W	136.81'	78.06'
C105	19°39'07"	160.00'	54.88'	N 33°54'12" E	54.61'	27.71'
C106	39°31'21"	140.00'	96.57'	N 23°58'05" E	94.67'	50.30'
C107	44°35'32"	166.00'	129.19'	S 67°25'56" W	125.96'	68.07'
C108	57°35'47"	134.00'	134.70'	S 60°55'49" W	129.10'	73.66'
C109	3°12'43"	150.00'	8.41'	S 60°33'37" W	8.41'	4.21'
C110	25°15'02"	200.00'	88.14'	S 03°30'34" W	87.43'	44.80'
C111	57°35'47"	158.00'	158.83'	N 60°55'49" E	152.23'	86.85'
C115	111°10'46"	150.00'	291.07'	N 00°55'31" E	247.50'	218.99'
C116	56°28'34"	70.00'	69.00'	N 82°54'09" W	66.24'	37.59'
C117	59°38'47"	70.00'	72.87'	S 39°02'10" W	69.63'	40.13'
C118	44°35'24"	155.00'	120.63'	S 31°30'29" W	117.61'	63.55'
C119	33°48'11"	155.00'	91.45'	S 78°09'07" W	90.13'	47.10'
C120	47°04'52"	130.00'	106.82'	N 61°24'22" W	103.84'	56.63'
C121	24°27'10"	90.00'	38.41'	N 50°05'31" W	38.12'	19.50'
C122	5°01'32"	510.00'	44.73'	S 40°22'42" E	44.72'	22.38'
C123	47°04'52"	70.00'	57.52'	S 61°24'22" E	55.92'	30.50'
C124	85°50'26"	95.00'	142.33'	N 52°08'00" E	129.39'	88.34'
C125	59°38'47"	130.00'	135.33'	N 39°02'10" E	129.30'	74.52'
C126	56°28'34"	130.00'	128.14'	S 82°54'09" E	123.02'	69.82'
C127	111°10'48"	210.00'	407.50'	S 00°55'30" W	346.51'	306.58'

PLAT 3 OF 6 COORDINATE TABLE

Point	Northing	Easting
130	602740.4016	1349170.3860
RW1	602405.2105	1347659.9009
RW2	602371.8493	1347681.9695
RW9	602104.3539	1347682.8912
RW10	601988.5339	1347860.6266
RW11	601955.0213	1347838.7884
RW12	602070.8414	1347661.0530
RW18	601829.5512	1348310.1828
RW20	601869.1583	1348315.7751
RW21	601771.7041	1348464.4398
RW22	601805.2220	1348486.2697
RW133	601898.9913	1348104.4867
RW134	601859.3841	1348098.8945
RW137	601877.1077	1348011.2599
RW138	601915.6469	1348021.9709
RW142	601858.5748	1348082.9662
RW143	601870.2892	1348025.1495
RW144	601914.6741	1348040.0589
RW145	601905.0175	1348088.0118
RW147	601761.2277	1348553.8193
RW149	601727.7098	1348531.9891
RW151	601716.1740	1348631.0403
RW152	601680.1190	1348613.7188
RW161	601684.0892	1348598.4171
RW162	601715.7414	1348543.9617
RW163	601754.9883	1348570.4493
RW164	601728.2159	1348616.2332
RW172	601881.1461	1348230.8733
RW173	601896.9282	1348251.8450
RW174	601889.4029	1348291.3861
RW175	601870.6045	1348305.5328
RW176	601855.0207	1348379.5589
RW177	601864.2479	1348401.6234
RW178	601852.8512	1348440.3280
RW179	601825.4012	1348451.8073

PLAT 3 OF 6 LINE TABLE

LINE	BEARING	DISTANCE
L18	S 25°02'56" E	27.96'
L19	S 64°57'04" W	20.00'
L20	N 25°02'56" W	25.00'
L21	N 56°30'55" E	49.73'
L22	S 56°30'55" W	6.64'
L23	N 29°23'53" W	53.89'
L24	N 60°36'07" E	20.00'
L25	S 29°23'53" E	66.07'
L26	N 33°17'39" E	7.44'
L27	S 53°02'12" E	18.82'
L28	S 22°41'39" E	23.25'
L60	N 36°57'48" W	23.53'
L61	S 67°18'21" W	23.92'
L62	N 81°57'48" W	10.34'
L66	S 33°17'39" W	34.55'
L67	N 56°54'36" W	7.20'
L68	N 35°58'41" E	15.02'
L69	S 28°47'06" E	32.18'
L70	S 61°12'54" W	20.00'
L71	N 28°47'06" W	30.54'
L72	S 56°30'55" W	7.04'



PLAT 4 OF 6 COORDINATE TABLE

Point	Northing	Easting
33	600762.2175	1350936.6285
35	601503.9044	1349485.4868
36	600984.0749	1349393.3444
RW25	601705.3280	1349149.7681
RW26	601739.5983	1349129.1393
RW27	601795.6143	1349222.1977
RW28	601761.3440	1349242.8265
RW29	601679.8436	1349408.8151
RW30	601684.4774	1349448.5458
RW31	601672.6405	1349449.9264
RW32	601668.0067	1349410.1957
RW34	601631.3868	1349465.4215
RW35	601537.6968	1349529.8627
RW36	601515.0286	1349496.9058
RW37	601475.9979	1349510.7432
RW38	601479.1506	1349550.6188
RW39	601465.7923	1349551.6750
RW40	601462.6395	1349511.7994
RW41	601404.7675	1349532.0977
RW42	601427.2123	1349565.2070
RW43	600984.3358	1349817.1080
RW44	601006.7806	1349850.2174
RW45	600951.0491	1349939.3246
RW46	600911.4561	1349933.6329
RW47	600943.3464	1349929.9062
RW48	600903.7534	1349987.2144
RW49	601041.5442	1350122.7741
RW50	601035.2069	1350083.2793
RW51	601531.7517	1350003.6046
RW52	601538.0890	1350043.0994
RW53	601674.0383	1350085.4603
RW54	601701.6883	1350056.5557
RW55	601673.8625	1350106.4654
RW56	601726.2124	1350135.3700
RW57	601861.3284	1350168.8516
RW58	601850.3739	1350130.3809

TABULATION OF FINAL PLAT SHEET # 6

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED.....	6
BUILDABLE.....	4
NON BUILDABLE PRESERVATION PARCEL.....	2
BUILDABLE PRESERVATION PARCEL.....	0
NON-BUILDABLE PARCEL.....	0
B. TOTAL AREA OF LOTS AND/OR PARCELS.....	16.608 AC.±
BUILDABLE.....	4.503 AC.±
NON BUILDABLE PRESERVATION PARCEL.....	12.105 AC.±
BUILDABLE PRESERVATION PARCEL.....	0.000 AC.±
NON BUILDABLE PARCEL.....	0.000 AC.±
C. TOTAL AREA OF ROADWAY AND HIGHWAY WIDENING TO BE RECORDED.....	0.000 AC.±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED.....	16.608 AC.±

OWNER'S DEDICATION

We, Davis Branch Estates, LLC, a Maryland Limited Liability Company, Richard E. Myrtue and Pauline F. Myrtue c/o Davis Branch Estates, LLC, and Davis Branch Estates Homeowners Association, Inc. Owners of the property shown hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this Final Plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns, (1) The right to lay, construct, and maintain sewers, drains, water pipes, and other municipal utilities and services, in and under all roads and street rights-of-way and the specific easements shown hereon; (2) The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and 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 spaces, where applicable; (3) The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and (4) That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

Witness our hands this 12 day of MAY, 2016

Michael Keilty, (Member)
Davis Branch Estates, LLC
Date: 5/12/16

Richard E. & Pauline Myrtue
(c/o Davis Branch Estates, LLC)
Michael Keilty, (Member)
Date: 5/12/16

Michael Keilty, (Member)
Davis Branch Estates Homeowner Association, Inc.
Date: 5/12/16

SURVEYOR'S CERTIFICATE

I hereby certify, to the best of my knowledge, information and belief, that the final plat shown hereon is correct; that it is a Plat of Revision of the land conveyed by Davis Branch Estates LLC, a Maryland limited liability company by deed dated April 1, 2009 and recorded in the land records of Howard County, Maryland, in liber 14004 at folio 395 and the land conveyed by Richard E. Myrtue and Pauline F. Myrtue by deed dated January 12, 2005 and recorded in the land records of Howard County, Maryland, in liber 8917 at folio 269 and the land conveyed by Davis Branch Estates LLC, a Maryland limited liability company by deed dated January 31, 2008 and recorded in the land records of Howard County, Maryland in liber 11245 at folio 197 and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County, as shown, in accordance with the Annotated Code of Maryland, as now amended.

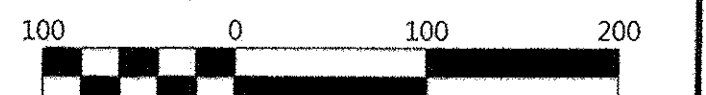
I hereby certify that these documents were prepared or approved by me, and I am a duly licensed surveyor under the laws of the State of Maryland, License No. 21234, Expiration Date: January 19, 2017.

Michael D. Martin, Professional Land Surveyor
Date: 5-12-16

RECORDED AS PLAT No. 23868 ON 7/29/16 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION MYRTUE PROPERTY

LOTS 1-31, BUILDABLE PRESERVATION PARCEL A-1, NON-BUILDABLE PRESERVATION PARCELS B-D, F-J, AND NON-BUILDABLE PARCEL L
A REVISION OF MYRTUE PROPERTY
LOTS 1-31, BUILDABLE PRESERVATION PARCEL A-1, NON-BUILDABLE PRESERVATION PARCELS B-D, F-K, NON-BUILDABLE PARCELS E & L AND RESUBDIVISION OF LOT 1 VALLEY ANN ESTATES, SECTION 2
PLAT NOS. 19961-19968
TAX MAP NO. 10 GRID 19, 24, PARCEL 225
ZONED PC-DEO
3RD ELECTION DISTRICT, HOWARD COUNTY MARYLAND
DECEMBER 14, 2015
GRAPHIC SCALE



SCALE 1"=100
SHEET 6 OF 6



501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

Approved for: <