

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
19	569189.9705	1318660.4090	173489.44986	401928.496509
20	569291.6900	1318602.4796	173520.454143	401743.199265
21	569399.9272	1317937.5994	173541.252907	401586.251278
22	570654.8373	1317921.8781	173935.942287	401703.330801
23	570990.7446	1317901.4808	173918.406796	401721.253986
24	570462.8949	1318097.8142	173867.429344	401757.017607
25	570325.2315	1318221.2181	173844.683212	401794.630983
26	570323.8208	1318264.3067	173835.048250	401807.764313
27	569692.2403	1318008.8912	173642.542134	401943.261726
100	570075.5996	1317749.8427	173759.378080	401850.955346
101	570636.2011	1317916.1499	173930.261947	401701.645800
102	570477.8790	1318061.5913	173882.005271	401745.964319
103	570305.0777	1318259.0755	173829.329242	401806.169834
104	569934.2946	1318099.0372	173716.308249	401757.990239
105	569940.5659	1318095.6659	173718.231936	401753.314459
106	569698.2183	1318048.2291	173644.364212	401741.903813
107	569696.9386	1318043.0440	173643.974174	401740.323302
108	569602.8221	1317982.3070	173584.807357	401721.016625
109	569504.2955	1317977.7260	173585.244242	401720.414335
110	569309.6649	1317916.8407	173525.932899	401701.856438
111	569449.3828	1318303.0722	173568.519101	401819.580051
112	569330.4203	1318658.1565	173532.299183	401927.809955
120	569938.5137	1318196.8825	173717.607025	401775.021335
215	569348.9869	1317635.2076	173537.308660	401816.014514
226	569537.8730	1318654.4147	173595.490893	401926.669443

The Requirements S 3-108, The Real Property Article, Annotated Code Of Maryland, 1986 Replenishment Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Mark L. Robel 4/25/18
 Date
 Property Line Surveyor
 Patricia M. Collins, Co-Personal Representative
 Of The Estate Of Patricia L. Shepherd
 4/25/18
 Date
 Tracy L. Johnson, Co-Personal Representative
 Of The Estate Of Patricia L. Shepherd
 4/25/18
 Date

Minimum Lot Size Chart			
Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
1	3.100 Ac.±	0.100 Ac.±	3,000 Ac.±
2	3.103 Ac.±	0.072 Ac.±	3,031 Ac.±
3	3.117 Ac.±	0.099 Ac.±	3,022 Ac.±
4	3.872 Ac.±	0.068 Ac.±	3,804 Ac.±
5	3.025 Ac.±	0.025 Ac.±	3,000 Ac.±

General Notes Continued:

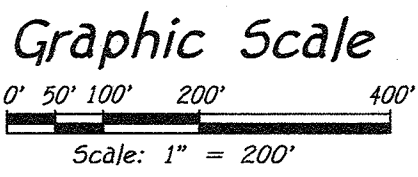
- This Area Designates A Private Sewerage Easement Of At Least 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewerage Disposal. Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Variances For Encroachments Into The Private Sewerage Easement. Recordation Of A Modified Sewerage Easement Shall Not Be Necessary.
- This Subdivision Is Within Growth Tier III Which Allows Major Subdivisions Of Greater Than 4 Lots That Utilize On-Site Septic Systems.
- The Private Use-In-Common Driveway Access Easement And Maintenance Agreement For Shared Driveways Is Recorded Simultaneously With This Plat. Lots 1 Thru 6 Shall Be The Only Lots Permitted To Use This Shared Driveway.
- This Plan Has Been Prepared In Accordance With The Provisions Of Section 16.124 Of The Howard County Code And The Landscape Manual. Financial Surety For The Required Perimeter Landscaping Will Be Posted As Part Of The Builders Grading Permit In The Amount Of \$16,350.00. (39 Shade Trees & 31 Evergreen Trees. Based On The Total Number Of Required Shade Trees @ \$300.00 Each & Evergreen Trees @ \$150.00 Each).
- A Pre-Submission Community Meeting For This Project Was Held On July 20, 2015 In Accordance With Section 16.127 Of The Howard County Subdivision And Land Development Regulations.
- This Site Is Not Adjacent To A Scenic Road.
- This Project Is In Conformance With The Latest Howard County Standards Unless Waivers Have Been Approved.
- No Grading, Removal Of Vegetative Cover And Trees, Paving And New Structures Are Permitted Within The 100 Year Floodplain, 25-Foot Wetland Buffers And 100-Foot Stream Buffer.
- APFO Traffic Report Dated June, 2015 Prepared By Mars Group.
- Free-Flow Speed Study Report Dated June, 2015 Prepared By Mars Group.
- Subdivision Is Subject To Section 104.0.F. Of The Zoning Regulations. At Least 10% Of The Dwelling Units Shall Be Moderate Income Housing Units (M.I.H.U.) Or An Alternative Compliance Will Be Provided. The Developer Shall Execute A M.I.H.U. Agreement With The Department Of Housing To Indicate How The M.I.H.U. Requirement Will Be Met. The M.I.H.U. Agreement And Covenants Will Be Recorded Simultaneously With This Plat In The Land Records Office Of Howard County, Maryland. This Development Will Meet M.I.H.U. Alternative Compliance By A Payment Of A Fee-In-Lieu To The Department Of Housing For Each Required Unit. Moderate Income Housing Unit (M.I.H.U.) Tabulation:
 a. M.I.H.U. Required = (5 Lots x 10%) = 0.5 M.I.H.U.
 b. M.I.H.U. Proposed = Developer Will Pursue Alternative Compliance By Paying A Fee-In-Lieu To The Howard County Housing Department For The Units Required By The Development.
 c. An Executed M.I.H.U. Agreement With The Howard County Housing Department Has Been Completed.

General Notes Continued On Sheet 5:

Area Tabulation For This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	6
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	6
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	19.922 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	19.922 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.193 Ac.±
TOTAL AREA TO BE RECORDED	20.115 Ac.±

Fisher, Collins & Carter, Inc.
 Civil Engineering Consultants & Land Surveyors
 Centennial Square Office Park - 10272 Baltimore National Pike
 Ellicott City, Maryland 21042
 (410) 461-2855



Owners

Patricia M. Collins And Tracy L. Johnson,
 Co-Personal Representatives Of
 The Estate Of Patricia L. Shepherd
 5020 Ten Oaks Road
 Clarksville, Maryland 21029

Developer

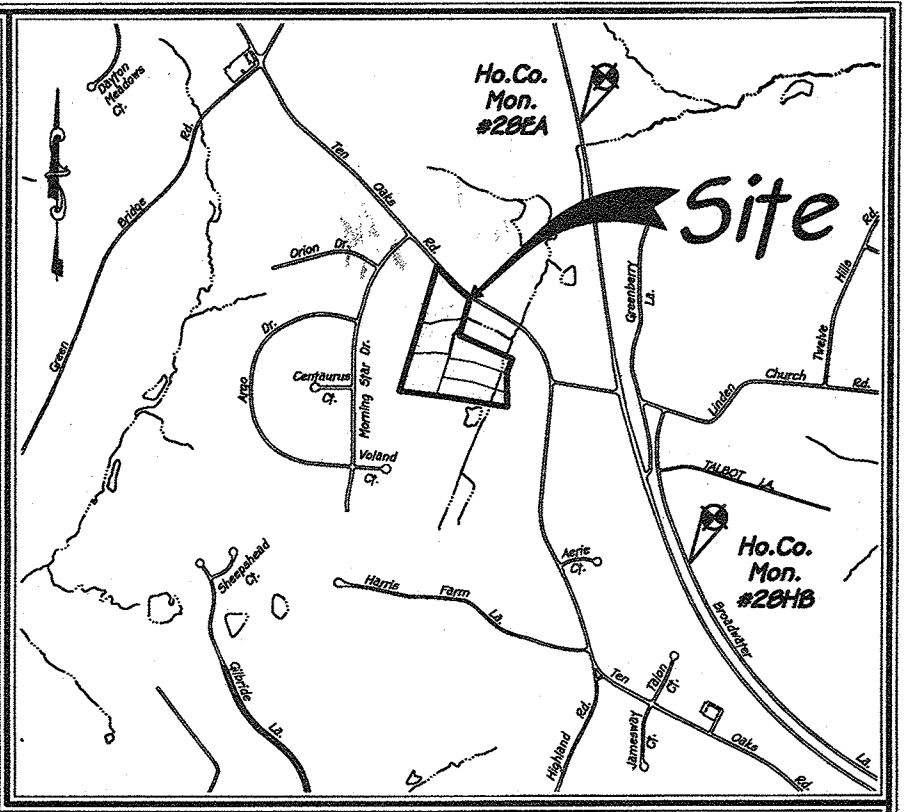
MG Land Holdings 1, LLC
 6420 Autumn Sky Way
 Columbia, Maryland 21044
 Ph# 443-324-4732

Please Note That Lots 1, 2, 3, 5 And 6 In This Subdivision Are Subject To The Moderate Income Housing Unit (M.I.H.U.) 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.

- Legend**
- 32' Wide Private Use-In-Common Access, Driveway And Stormwater Management Easement
 - Public 100 Year Floodplain, Drainage & Utility Easement
 - Public Forest Conservation Easement (Retention)
 - Public Forest Conservation Easement (Reforestation)
 - Previously Recorded Deed Line Removed By Recordation Of This Plat
 - Limits Of Wetlands

Reservation Of Public Utility And Forest Conservation Easements

"Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Buildable Lots 1 Thru 6. Any 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 Developer And The County, And The 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."



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

Vicinity Map

Scale: 1" = 2,000'

General Notes:

- Subject Property Is Zoned RR-DEO Per The 10/06/13 Comprehensive Zoning Plan.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 28EA And No. 28HB.
 Sta. 28EA N 572,158.967 E 1,319,400.744 Elevation 484.996
 Sta. 28HB N 567,548.744 E 1,320,591.726 Elevation 556.088
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About June 7, 2015 By Fisher, Collins & Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipe Stem And The Road Right-Of-Way Line Only And Not Onto The Flag Or Pipe Stem Lot Driveway.
- Driveways Shall Be Provided Prior To Residential Occupancy To Insure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 a) Width - 12 Feet (16 Feet Serving More Than One Residence);
 b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1'-1 1/2" Minimum);
 c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
 e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 f) Structure Clearances - Minimum 12 Feet;
 g) Maintenance - Sufficient To Ensure All Weather Use.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map. No Historic Structures Exist On This Site.
- Property Subject To Prior Department Of Planning And Zoning File No's: WF-16-108, B-16-013, WF-16-159 WF-18-068, BA Case No. 743-D, BA Case No. 740-D And Planning Board Case No. 426. The Decision And Order For PB 426 Was Signed On March 2, 2017.
- The 100 Year Floodplain Outline Shown On This Plat Is Based On An Available FEMA Map Dated May 6, 2013.
- Private Water And Sewage Will Be Used Within This Site.
- This Property Is Not Located Within The Metropolitan District.
- There Is An Existing Historic Dwelling And Swimming Pool Located On Lot 4 Which Are To Remain. All Accessory Structures Are To Be Removed On Site. No New Buildings, Extensions Or Additions To The Existing Dwelling Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill No. 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003. Development Or Construction On These Lots Or Parcels Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application Or Building/Grading Permit.
- No Noise Study Is Required For This Project.
- Section 16.121 Of The Subdivision Regulations Require A \$1,500.00 Payment For Fee-In-Lieu Of Providing Open Space For Non-Cluster Subdivisions In The RR Zoning District. The Developer Will Pay The Fee-In-Lieu In The Amount Of \$7,500.00 Based On 6 Cluster Lots - 1 Existing Buildable Deeded Parcel x \$1,500/Lot For 5 Non-Cluster Lots 1, 2, 3, 5 And 6.
- Wetlands Evaluation And Report Prepared By Eco-Science Professionals, Inc. Dated December 4, 2015. There Is A 100 Year Floodplain, Wetlands And A Perennial Stream Located On Lots 1, 2 And 3. A 35-Foot Environmental Buffer Has Been Provided From The 25-Foot Wetland Buffer.
- The Lots Shown Hereon Comply With The Minimum Ownership, Width And Lot Area As Required By The Maryland State Department Of The Environment.
- 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 Developers Agreement For The Construction Of The Stormwater Management Practices And A Maintenance Agreement.

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

Rebecca la Maura Rossman 10/12/2018
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division 10-18-18
 Date
Director 10-23-18
 Date

Owner's Certificate

Patricia M. Collins And Tracy L. Johnson, Co-Personal Representatives Of The Estate Of Patricia L. Shepherd, Owners Of The Property Shown And Described Hereon, Herby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Herby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 25th Day Of April, 2018.

Patricia M. Collins, Co-Personal Representative
 Of The Estate Of Patricia L. Shepherd
Tracy L. Johnson, Co-Personal Representative
 Of The Estate Of Patricia L. Shepherd

Witness
Witness

Surveyor's Certificate

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Comprised Of (1) All Of The Lands Conveyed By Frank F. Willson And Linda W. Willson, Edwin G. Willson And Betty H. Willson, Robert G. Johnson And Nellie L. Johnson And Robert Behrendt To Orville E. Shepherd (Now Deceased) And Patricia L. Shepherd (Now Deceased) By Deed Dated August 12, 1967 And Recorded Among The Land Records Of Howard County, Maryland In Liber 474 At Folio 263; And (2) All The Lands Conveyed By Wayne E. Johnson And Tracy L. Johnson To Orville E. Shepherd (Now Deceased) And Patricia L. Shepherd (Now Deceased) By Deed Dated September 25, 1993 And Recorded Among The Aforesaid Land Records In Liber 3043 At Folio 81; 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, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Mark L. Robel 4/25/18
 Mark L. Robel, Property Line Surveyor No. 339 Date
 Expiration Date: October 4, 2018



RECORDED AS PLAT No. 24785 ON 10/26/18
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Ten Oaks Farm
 Lots 1 Thru 6

Zoned: RR-DEO
 Tax Map: 28 Grid: 14 Parcel: 140
 Fifth Election District - Howard County, Maryland
 Date: April 25, 2018 Scale: As Shown Sheet 1 Of 5

The Requirements S 3-108, The Real Property Article, Annotated Code of Maryland, 1989 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Mark L. Robel 4/25/18
 Mark L. Robel, P.L.S. #339
 (Property Line Surveyor)
 Patricia M. Collins, Co-Personal Representative
 Of The Estate Of Patricia L. Shepherd 4/25/18
 Tracy L. Johnson, Co-Personal Representative
 Of The Estate Of Patricia L. Shepherd 4/25/18

Curve Data Tabulation

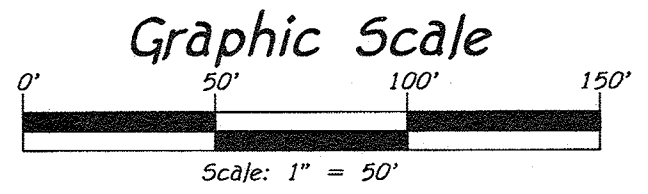
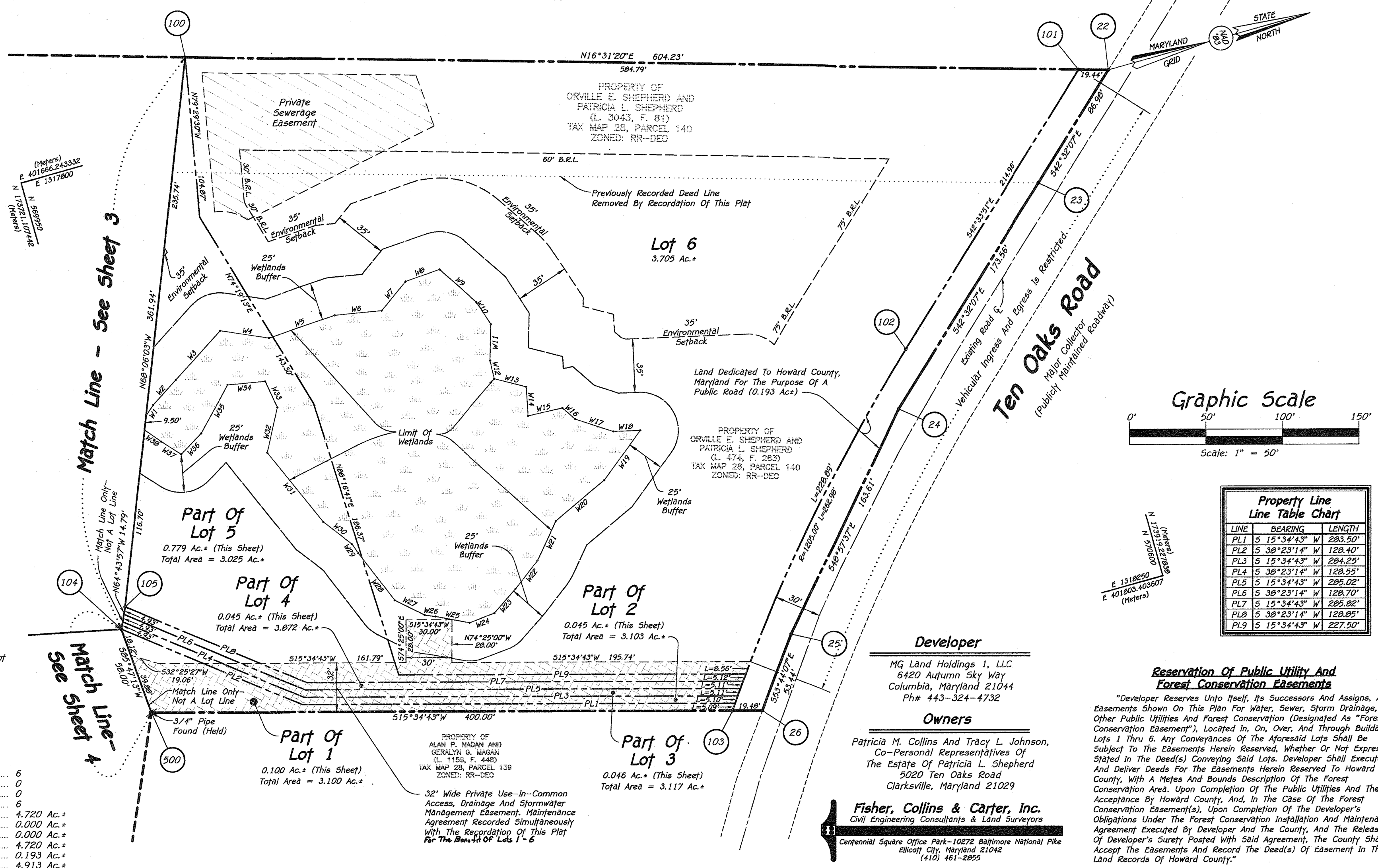
Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Bearing & Distance
102-103	1205.00'	262.98'	12°30'15"	132.01'	5 48°48'56" E 262.46'

PROPERTY OF
 CARL WELTON AND
 MADGE L. CLONINGER
 (L. 1153, F. 132)
 TAX MAP 28, PARCEL 168
 LOT 2
 ZONED: RR-DEO

PROPERTY OF
 MICHAEL L. NEWMAN
 (L. 15513, F. 077)
 TAX MAP 28, PARCEL 242
 LOT 1
 ZONED: RR-DEO

**Limit Of Wetlands
 Line Table Chart**

LINE	BEARING	LENGTH
W1	N 40°40'46" W	8.09'
W2	N 32°00'18" W	22.26'
W3	N 32°20'36" W	43.19'
W4	N 24°06'35" E	32.37'
W5	N 02°57'03" W	49.45'
W6	N 10°06'00" E	30.79'
W7	N 35°09'09" W	24.53'
W8	N 03°30'55" W	23.61'
W9	N 56°45'19" E	32.46'
W10	N 72°13'27" E	17.21'
W11	S 72°49'06" E	23.77'
W12	S 07°46'11" E	12.17'
W13	N 30°06'54" E	21.67'
W14	S 77°50'06" E	19.09'
W15	N 02°49'22" E	22.97'
W16	N 56°29'55" E	11.19'
W17	N 33°44'53" E	26.05'
W18	N 13°20'15" E	17.74'
W19	S 30°33'33" E	40.14'
W20	S 24°29'27" E	41.61'
W21	S 49°40'47" E	28.39'
W22	S 36°36'52" E	23.62'
W23	S 32°53'07" E	21.07'
W24	S 05°03'14" E	17.30'
W25	S 25°40'02" W	22.97'
W26	S 23°11'52" W	7.02'
W27	S 41°55'54" W	21.82'
W28	S 68°06'00" W	39.22'
W29	S 70°48'43" W	7.28'
W30	S 53°32'56" W	23.89'
W31	S 66°57'32" W	58.61'
W32	N 61°35'27" W	30.32'
W33	S 80°34'48" W	18.79'
W34	S 09°57'18" W	24.74'
W35	S 45°37'24" E	36.06'
W36	S 30°41'42" E	18.88'
W37	S 48°09'57" W	15.42'
W38	S 50°44'02" W	13.37'



**Property Line
 Line Table Chart**

LINE	BEARING	LENGTH
PL1	S 15°34'43" W	283.50'
PL2	S 38°23'14" W	128.40'
PL3	S 15°34'43" W	284.25'
PL4	S 38°23'14" W	128.55'
PL5	S 15°34'43" W	285.02'
PL6	S 38°23'14" W	128.70'
PL7	S 15°34'43" W	285.82'
PL8	S 38°23'14" W	128.85'
PL9	S 15°34'43" W	227.50'

- Legend**
- Limits Of Wetlands
 - 32' Wide Private Use-In-Common Access, Driveway And Stormwater Management Easement
 - Public 100 Year Floodplain, Drainage & Utility Easement
 - Public Forest Conservation Easement (Retention)
 - Public Forest Conservation Easement (Reforestation)
 - Previously Recorded Deed Line Removed By Recordation Of This Plat

Area Tabulation For Sheet 2

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	6
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	6
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	4.720 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	4.720 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.193 Ac.±
TOTAL AREA TO BE RECORDED	4.913 Ac.±

Developer
 MG Land Holdings 1, LLC
 6420 Autumn Sky Way
 Columbia, Maryland 21044
 Ph# 443-324-4732

Owners
 Patricia M. Collins And Tracy L. Johnson,
 Co-Personal Representatives Of
 The Estate Of Patricia L. Shepherd
 5020 Ten Oaks Road
 Clarksville, Maryland 21029

Fisher, Collins & Carter, Inc.
 Civil Engineering Consultants & Land Surveyors
 Centennial Square Office Park-10272 Baltimore National Pike
 Ellicott City, Maryland 21042
 (410) 461-2855

**Reservation Of Public Utility And
 Forest Conservation Easements**

"Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Buildable Lots 1 Thru 6. Any 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 Developer And The County, And The 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."

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

Brandon for Maureen Rossman 10/12/2018
 Brandon Rossman, Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Chief Clerk 10-18-18
 Chief, Development Engineering Division

Keat Sanderovich 10-23-18
 Director

Owner's Certificate

Patricia M. Collins And Tracy L. Johnson, Co-Personal Representatives Of The Estate Of Patricia L. Shepherd, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 25th Day Of April, 2018.

Patricia M. Collins
 Patricia M. Collins, Co-Personal Representative
 Of The Estate Of Patricia L. Shepherd

Tracy L. Johnson
 Tracy L. Johnson, Co-Personal Representative
 Of The Estate Of Patricia L. Shepherd

Surveyor's Certificate

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Comprised Of (1) All Of The Lands Conveyed By Frank F. Wilson And Linda W. Wilson, Edwin G. Wilson And Betty H. Wilson, Robert G. Johnson And Nellie L. Johnson And Robert Behrendt To Orville E. Shepherd (Now Deceased) And Patricia L. Shepherd (Now Deceased) By Deed Dated August 12, 1967 And Recorded Among The Land Records Of Howard County, Maryland In Liber 474 At Folio 263; And (2) All The Lands Conveyed By Wayne E. Johnson And Tracy L. Johnson To Orville E. Shepherd (Now Deceased) And Patricia L. Shepherd (Now Deceased) By Deed Dated September 25, 1993 And Recorded Among The Aforesaid Land Records In Liber 3043 At Folio 81; 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, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Mark L. Robel 4/25/18
 Mark L. Robel, Property Line Surveyor No. 339 Date
 Expiration Date: October 4, 2018

RECORDED AS PLAT No. 29786 ON 10/26/18
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Ten Oaks Farm
 Lots 1 Thru 6

Zoned: RR-DEO
 Tax Map: 28 Grid: 14 Parcel: 140
 Fifth Election District - Howard County, Maryland
 Date: April 25, 2018 Scale: 1" = 50' Sheet 2 Of 5

The Requirements S.3-100, The Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Mark L. Robel 4/25/18
Date
Mark L. Robel, P.L.S. #339
(Property Line Surveyor)

Patricia M. Collins 4/25/18
Date
Patricia M. Collins, Co-Personal Representative
Of The Estate Of Patricia L. Shepherd

Tracy L. Johnson 4/25/18
Date
Tracy L. Johnson, Co-Personal Representative
Of The Estate Of Patricia L. Shepherd

Fisher, Collins & Carter, Inc.
Civil Engineering Consultants & Land Surveyors
Centennial Square Office Park - 10272 Baltimore National Pike
Ellicott City, Maryland 21042
(410) 461-2825

(Meters)
E 401590.043180
N 1317950
E 1317950
N 173482.05895
(Meters)
E 1317900
N 173482.05895
(Meters)
E 401696.723393
N 1317900

PROPERTY OF
WAYNE E. JOHNSON
(L. 2493, F. 130)
TAX MAP 28, PARCEL 400
ZONED: RR-DEO

LOT 8
LINDEN CHAPEL HILLS
SECTION TWO
(P.B. 23, PG. 67)
ZONED: RR-DEO

LOT 7
LINDEN CHAPEL HILLS
SECTION TWO
(P.B. 23, PG. 67)
ZONED: RR-DEO

PROPERTY OF
CARL WELTON AND
MADGE L. CLONINGER
(L. 1153, F. 132)
TAX MAP 28, PARCEL 168
LOT 2
ZONED: RR-DEO

PROPERTY OF
WAYNE E. JOHNSON
(L. 2493, F. 130)
TAX MAP 28, PARCEL 400
ZONED: RR-DEO

PROPERTY OF
ORVILLE E. SHEPHERD AND
PATRICIA L. SHEPHERD
(L. 3043, F. 81)
TAX MAP 28, PARCEL 140
ZONED: RR-DEO

Part Of
Lot 5
2.246 Ac. (This Sheet)
For Total Area See
Sheet 2

PROPERTY OF
ORVILLE E. SHEPHERD AND
PATRICIA L. SHEPHERD
(L. 474, F. 263)
TAX MAP 28, PARCEL 140
ZONED: RR-DEO

Part Of
Lot 4
3.827 Ac. (This Sheet)
For Total Area See
Sheet 2

32' Wide Private Use-In-Common
Access, Drainage And Stormwater
Management Easement. Maintenance
Agreement Recorded Simultaneously
With The Recordation Of This Plat
For The Benefit Of Lots 1-6

Part Of
Lot 3
0.049 Ac. (This Sheet)
For Total Area See
Sheet 2

Part Of
Lot 2
0.027 Ac. (This Sheet)
For Total Area See
Sheet 2

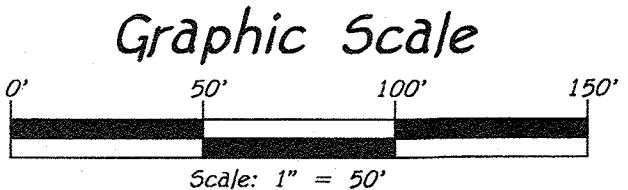
- Legend**
- Limits Of Wetlands
 - 32' Wide Private Use-In-Common Access, Driveway And Stormwater Management Easement
 - Public 100 Year Floodplain, Drainage & Utility Easement
 - Public Forest Conservation Easement (Retention)
 - Public Forest Conservation Easement (Reforestation)
 - Previously Recorded Deed Line Removed By Recordation Of This Plat

Developer
MG Land Holdings 1, LLC
6420 Autumn Sky Way
Columbia, Maryland 21044
Ph# 443-324-4732

Owners
Patricia M. Collins And Tracy L. Johnson,
Co-Personal Representatives Of
The Estate Of Patricia L. Shepherd
5020 Ten Oaks Road
Clarksville, Maryland 21029

Area Tabulation For Sheet 3

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	6.149 Ac.+
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.+
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.+
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	6.149 Ac.+
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.+
TOTAL AREA TO BE RECORDED	6.149 Ac.+



Limit Of Wetlands Line Table Chart

LINE	BEARING	LENGTH
W1	N 66°54'42" W	27.08'
W2	N 46°32'49" E	20.73'
W3	N 05°02'47" E	56.67'
W4	N 51°18'26" E	30.32'
W5	S 56°06'12" E	36.13'
W6	S 32°43'32" E	45.96'
W7	S 70°46'54" E	37.25'
W8	N 20°12'38" E	17.08'
W9	S 23°34'07" E	8.67'
W10	S 17°01'44" E	53.26'
W11	S 50°44'02" W	4.38'
W12	N 40°40'46" W	8.33'

Reservation Of Public Utility And Forest Conservation Easements
"Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Buildable Lots 1 Thru 6. Any 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 Developer And The County, And The 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."

Property Line Line Table Chart

LINE	BEARING	LENGTH
PL1	S 12°08'52" W	204.21'
PL2	S 12°08'52" W	245.80'
PL3	S 12°08'52" W	244.90'
PL4	S 17°22'28" W	203.18'

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

Bridgette for Maureen Rossman 10/2/2018
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Chad Edwards 10-18-18
Chief, Development Engineering Division Date

Kent Stedwards 10-23-18
Director Date

Owner's Certificate
Patricia M. Collins And Tracy L. Johnson, Co-Personal Representatives Of The Estate Of Patricia L. Shepherd, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant unto Howard County, Maryland, Its Successors And Assigns: (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This Day Of April 25th, 2018.

Patricia M. Collins
Patricia M. Collins, Co-Personal Representative
Of The Estate Of Patricia L. Shepherd

Tracy L. Johnson
Tracy L. Johnson, Co-Personal Representative
Of The Estate Of Patricia L. Shepherd

B. James Crawford
Witness

B. James Crawford
Witness

Surveyor's Certificate
I hereby certify to the best of my knowledge that the final plat shown hereon is correct, that it was prepared by me or under my responsible charge and that I am a duly licensed property line surveyor under the laws of the State of Maryland; that it is a subdivision comprised of (1) All Of The Lands Conveyed By Frank F. Willson And Linda W. Willson, Edwin G. Willson And Betty H. Willson, Robert G. Johnson And Nellie L. Johnson And Robert Behrendt To Orville E. Shepherd (Now Deceased) And Patricia L. Shepherd (Now Deceased) By Deed Dated August 12, 1967 And Recorded Among The Land Records Of Howard County, Maryland In Liber 474 At Folio 263; And (2) All The Lands Conveyed By Wayne E. Johnson And Tracy L. Johnson To Orville E. Shepherd (Now Deceased) And Patricia L. Shepherd (Now Deceased) By Deed Dated September 25, 1993 And Recorded Among The Aforesaid Land Records In Liber 3043 At Folio 81; 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, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Mark L. Robel 4/25/18
Mark L. Robel, Property Line Surveyor No. 339 Date
Expiration Date: October 4, 2018

RECORDED AS PLAT No. 24787 ON 10/26/18
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Ten Oaks Farm
Lots 1 Thru 6

Zoned: RR-DEO
Tax Map: 28 Grid: 14 Parcel: 140
Fifth Election District - Howard County, Maryland
Date: April 25, 2018 Scale: 1" = 50' Sheet 3 Of 5

I:\2015\15007\Engineering\Drawings\RECORD PLATS\15007 PLAT 3.dwg, PLAT 3, 4/25/2018 10:28:29 AM, I:1

The Requirements 5-3-100, The Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Mark L. Robel 4/25/18
Date

Patricia M. Collins 4/25/18
Date

Tracy L. Johnson 4/25/18
Date

Reservation Of Public Utility And Forest Conservation Easements

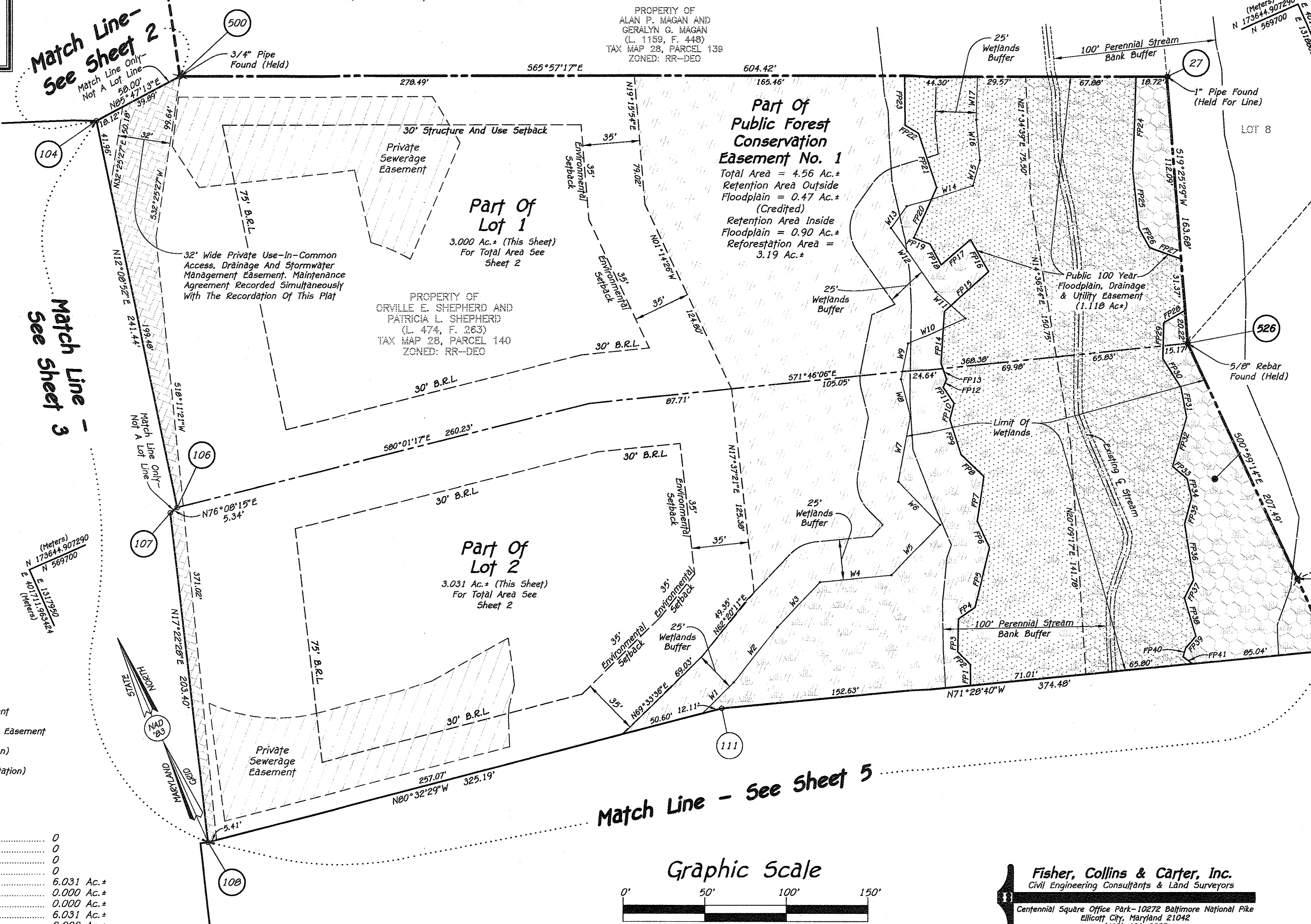
"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Buildable Lots 1 Thru 6. Any Conveyances Of 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 Developer And The County, And The 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."

Limit Of Wetlands Line Table Chart

LINE	BEARING	LENGTH
W1	N 69°03'02" E	26.85'
W2	N 62°20'11" E	42.94'
W3	N 67°15'13" E	37.89'
W4	S 71°28'55" E	43.98'
W5	N 66°56'14" E	43.40'
W6	N 20°59'03" W	36.23'
W7	N 34°35'22" E	40.75'
W8	N 09°36'46" E	23.25'
W9	N 34°56'46" E	22.39'
W10	N 89°41'12" E	38.37'
W11	N 24°05'39" W	24.41'
W12	N 11°23'20" W	47.09'
W13	N 59°34'01" E	16.38'
W14	S 84°01'24" E	42.44'
W15	N 39°46'56" E	16.04'
W16	N 18°18'36" E	25.01'
W17	N 25°53'30" E	26.37'

Public 100 Year Floodplain, Drainage & Utility Easement Line Table Chart

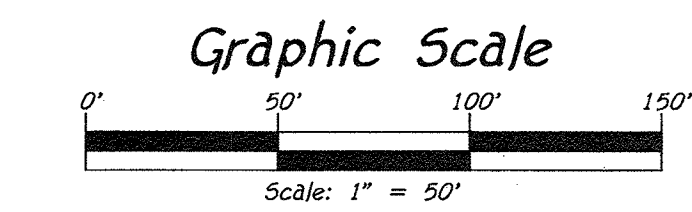
LINE	BEARING	LENGTH
FP1	N 23°41'12" E	12.67'
FP2	N 20°20'36" W	10.96'
FP3	N 24°54'45" E	20.17'
FP4	N 78°43'05" E	12.34'
FP5	N 37°36'48" E	37.75'
FP6	N 01°11'38" W	17.94'
FP7	N 32°22'40" E	27.58'
FP8	N 21°48'43" W	19.31'
FP9	N 05°05'31" E	22.54'
FP10	N 37°53'24" E	10.22'
FP11	N 10°10'50" W	11.84'
FP12	N 47°18'25" E	5.29'
FP13	N 05°02'39" E	10.20'
FP14	N 27°32'41" E	31.68'
FP15	N 71°55'38" E	36.42'
FP16	N 05°34'43" W	22.53'
FP17	S 73°15'02" W	23.60'
FP18	N 04°03'35" W	14.59'
FP19	N 49°04'45" W	10.38'
FP20	N 47°52'40" E	34.51'
FP21	N 05°29'10" E	34.41'
FP22	N 36°10'24" W	9.64'
FP23	N 23°47'01" E	30.24'
FP24	S 25°59'19" W	57.23'
FP25	S 17°59'26" W	35.88'
FP26	S 05°04'56" E	13.52'
FP27	S 45°56'22" E	20.57'
FP28	S 83°54'24" W	15.22'
FP29	S 25°17'22" W	21.88'
FP30	S 08°15'03" E	20.88'
FP31	S 13°08'27" W	18.45'
FP32	S 39°57'41" W	31.26'
FP33	S 25°55'09" E	11.65'
FP34	S 10°53'49" W	12.12'
FP35	S 38°48'52" W	16.19'
FP36	S 15°05'10" W	34.94'
FP37	S 50°32'33" W	12.39'
FP38	S 07°01'12" W	24.55'
FP39	S 64°52'17" W	9.78'
FP40	S 39°35'28" W	5.45'
FP41	S 29°18'39" E	7.09'



- Legend**
- Limits Of Wetlands
 - 32' Wide Private Use-In-Common Access, Driveway And Stormwater Management Easement
 - Public 100 Year Floodplain, Drainage & Utility Easement
 - Public Forest Conservation Easement (Retention)
 - Public Forest Conservation Easement (Reforestation)
 - Previously Recorded Deed Line Removed By Recordation Of This Plat

Area Tabulation For Sheet 4

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	6.031 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	6.031 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	6.031 Ac.*



Developer

MG Land Holdings 1, LLC
6420 Autumn Sky Way
Columbia, Maryland 21044
Ph# 443-324-4732

Owners

Patricia M. Collins And Tracy L. Johnson,
Co-Personal Representatives Of
The Estate Of Patricia L. Shepherd
5020 Ten Oaks Road
Clarksville, Maryland 21029

Fisher, Collins & Carter, Inc.
Civil Engineering Consultants & Land Surveyors
Centennial Square Office Park-10272 Baltimore National Pike
Ellicott City, Maryland 21042
(410) 461-2855

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

Howison for Maureen Roggenman 10/12/2018
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division 10-18-18
Date

Director 10-23-18
Date

Owner's Certificate

Patricia M. Collins And Tracy L. Johnson, Co-Personal Representatives Of The Estate Of Patricia L. Shepherd, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/OR Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/OR Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 25th Day Of April, 2018.

Patricia M. Collins, Co-Personal Representative Of The Estate Of Patricia L. Shepherd
Tracy L. Johnson, Co-Personal Representative Of The Estate Of Patricia L. Shepherd

B. James Greffelt
B. James Greffelt

Surveyor's Certificate

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Comprised Of (1) All Of The Lands Conveyed By Frank F. Willson And Linda W. Willson, Edwin G. Willson And Betty H. Willson, Robert G. Johnson And Nellie L. Johnson And Robert Behrendt To Orville E. Shepherd (Now Deceased) And Patricia L. Shepherd (Now Deceased) By Deed Dated August 12, 1967 And Recorded Among The Land Records Of Howard County, Maryland In Liber 474 At Folio 263; And (2) All The Lands Conveyed By Wayne E. Johnson And Tracy L. Johnson To Orville E. Shepherd (Now Deceased) And Patricia L. Shepherd (Now Deceased) By Deed Dated September 25, 1993 And Recorded Among The Aforesaid Land Records In Liber 3043 At Folio 81; 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, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Mark L. Robel 4/25/18
Mark L. Robel, Property Line Surveyor No. 339 Date
Expiration Date: October 4, 2018

RECORDED AS PLAT No. 24788 ON 10/26/18
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Ten Oaks Farm
Lots 1 Thru 6

Zoned: RR-DEO
Tax Map: 28 Grid: 14 Parcel: 140
Fifth Election District - Howard County, Maryland
Date: April 25, 2018 Scale: 1" = 50' Sheet 4 Of 5

I:\2015\15007\Engineering\Drawings\RECORD PLATS\15007 PLAT 4.dwg, PLAT 4, 4/25/2018 10:31:50 AM, I:

The Requirements § 3-100, The Real Property Article, Annotated Code of Maryland, 1980 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

Mark L. Robel 4/25/18
Date
Mark L. Robel, P.L.S. #339
(Property Line Surveyor)

Patricia M. Collins 4/25/18
Date
Patricia M. Collins, Co-Personal Representative
Of The Estate Of Patricia L. Shepherd

Nancy Johnson 4/25/18
Date
Tracy L. Johnson, Co-Personal Representative
Of The Estate Of Patricia L. Shepherd

Limit Of Wetlands Line Table Chart

LINE	BEARING	LENGTH
W1	N 61°42'02" E	50.35'
W2	N 30°28'50" E	30.60'
W3	N 41°29'44" W	40.58'
W4	N 31°43'57" W	21.34'
W5	N 16°12'38" E	42.72'
W6	N 34°19'08" E	23.81'
W7	N 69°41'08" E	64.12'

Reservation Of Public Utility And Forest Conservation Easements

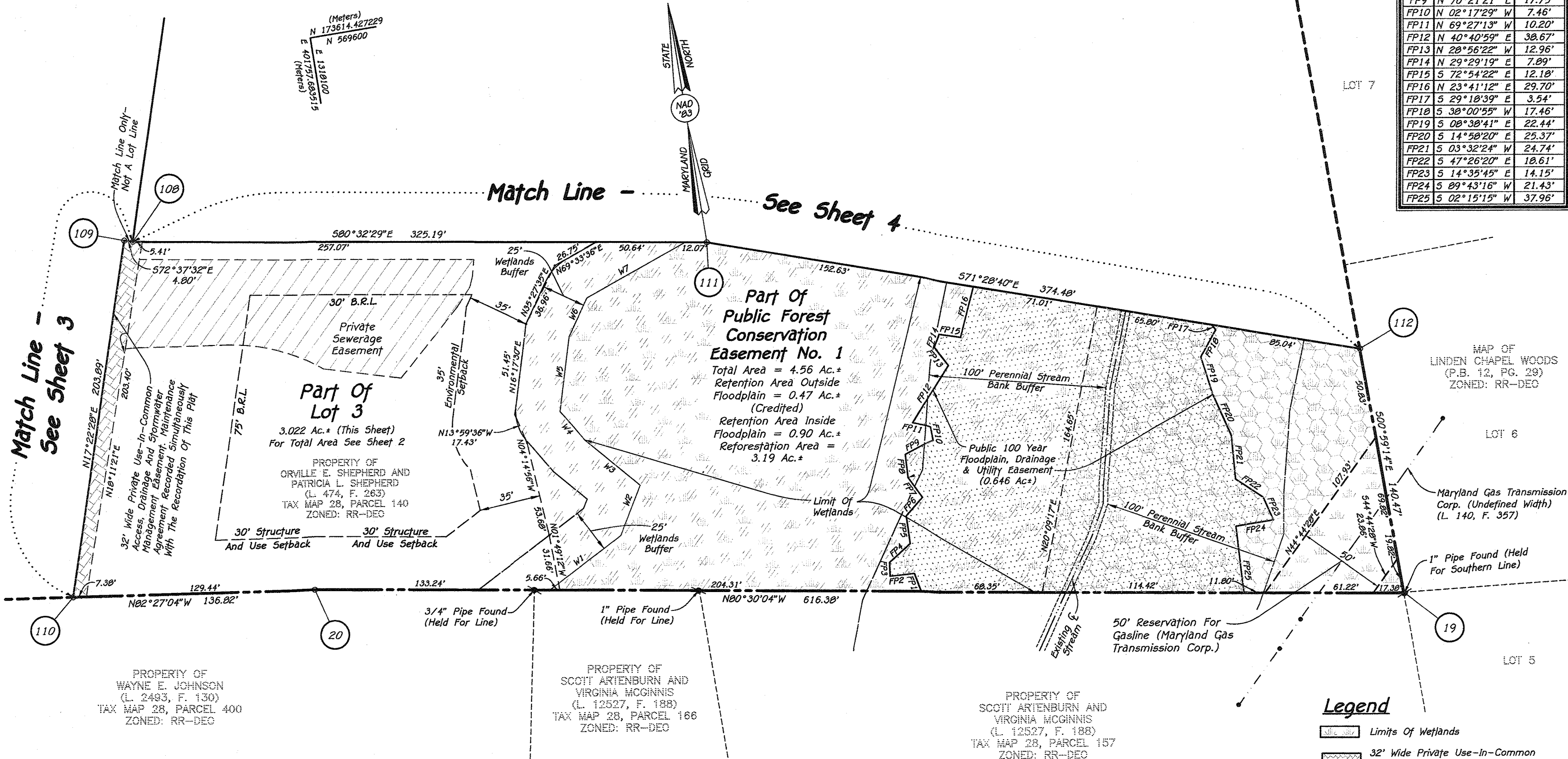
"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Buildable Lots 1 Thru 6. Any Conveyances Of 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 Developer And The County, And The 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."

Public 100 Year Floodplain, Drainage & Utility Easement Line Table Chart

LINE	BEARING	LENGTH
FP1	N 11°18'56" W	10.78'
FP2	N 87°30'43" W	13.74'
FP3	N 06°35'09" E	7.81'
FP4	N 56°37'32" E	15.73'
FP5	N 01°04'53" E	15.81'
FP6	N 50°12'35" E	13.98'
FP7	N 27°08'03" W	13.74'
FP8	N 02°36'16" E	13.14'
FP9	N 70°21'21" E	17.75'
FP10	N 02°17'29" W	7.46'
FP11	N 69°27'13" W	10.20'
FP12	N 40°40'59" E	38.67'
FP13	N 28°56'22" W	12.96'
FP14	N 29°29'19" E	7.89'
FP15	N 72°54'22" E	12.18'
FP16	N 23°41'12" E	29.70'
FP17	N 29°18'39" E	3.54'
FP18	N 38°00'55" W	17.46'
FP19	N 08°38'41" E	22.44'
FP20	N 14°58'20" E	25.37'
FP21	N 03°32'24" W	24.74'
FP22	N 47°26'20" E	18.61'
FP23	N 14°35'45" E	14.15'
FP24	N 89°43'16" W	21.43'
FP25	N 02°15'15" W	37.96'

General Notes Continued From Sheet 1:

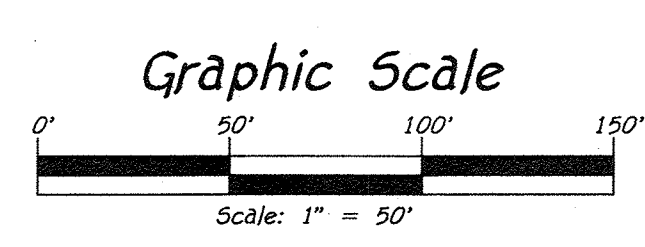
37. The Forest Conservation Easement Areas Within This Subdivision Have Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard County Code And The Forest Conservation Act. No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easement; However, Forest Management Practices As Defined In The Deed Of Forest Conservation Are Allowed. The Forest Conservation Act Requirements For Ten Oaks Farm Subdivision Will Be Met Through The On-Site Retention Of 1.37 (0.47 Credited) Acres Of Forest, And On-Site Planting Totalling 3.19 Acres In FCE No. 1 (Including 3.08 Acres Of Forest Plantings And 0.11 Acre Credit For Landscaping Trees). No Surety Is Required For On-Site Retention, (F-16-123) Ten Oaks Farm. A Surety In The Amount Of \$67,082.40 (Based On 3.08 Acres x 43,560 Sq. Ft./Acre x \$0.50/Sq. Ft.) Is Provided. Credit Is Being Taken For 12 Proposed Landscape Trees @ 400 Sq. Ft./Tree Equals 4,800 Sq. Ft. Of Landscape Credit (0.11 Acre)
38. This Plat Is Subject To WP-16-108 Which On April 12, 2016 The Planning Director Approved A Request To Waive Section 16.1200(b)(4)(iii)(b) Lot Design Which States That For A Lot Or Buildable Preservation Parcel Of 10 Acres Or Greater In Size That Floodplains, Wetlands, Streams, Their Buffers, And Forest Conservation Easements For Afforestation, Reforestation, Or Retention May Be Located On The Lot Or Parcel If The Building Envelope Is No Closer Than 35 Feet From These Environmental Features, Provided That A Deck May Project 10 Feet Beyond The Building Envelope. Approval Is Subject To The Following Conditions:
1. A 35 Foot Environmental BRL Shall Be Provided From The Environmental Buffer And Forest Conservation Easements (From Whichever Extends Further Into The Lots)
 2. Subject To The Approval Of ECP-16-013 And Submission Of A Preliminary Equivalent Sketch Plan For Processing.
 3. Waiver Approval Is Conditioned On The Approval Of The Required Percolation Testing, And Any Well And Septic Requirements Of The Health Department.
 4. No Grading, Removal Of Vegetative Cover And Trees, Paving And New Structures Are Permitted Within The Floodplain, Wetlands, Stream And Buffers For All Lots Except The Essential Driveway Crossing Disturbance.
 5. At The Subdivision Plan And Building Permit Stages The Applicant Should Make All Reasonable Efforts To Keep The Distance Between The Proposed House Sites And The Forest Conservation Easement Areas At A Maximum To Avoid Possible Future Encroachments By The Homeowners.
39. This Plat Is Subject To WP-16-159 Which On September 1, 2016 The Planning Director Approved A Reconsideration Request For An Alternative Compliance Of Section 16.145(a) Sketch Plan & Preliminary Equivalent Sketch Plan. Approval Is Subject To The Following Conditions:
1. That Road Improvements Or Frontage Improvements Along Ten Oaks Road Are Not Required For This Subdivision.
 2. The Development As Proposed Shall Not Impact Environmental Resources Or Buffers, Except For The Essential Driveway Crossing.
 3. Planning Board Approval Of F-16-123 Is Required In Accordance With The Requirements Of Maryland Senate Bill 236 For Major Subdivisions In The Tier III Growth Area.
 4. Add The Alternative Compliance Request Number, Purpose, Section, Date, And Conditions On All Subsequent Plan Submissions.



Area Tabulation For Sheet 5

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3.022 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	3.022 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	3.022 Ac.*

Owners	Developer
Patricia M. Collins And Tracy L. Johnson, Co-Personal Representatives Of The Estate Of Patricia L. Shepherd 5020 Ten Oaks Road Clarksville, Maryland 21029	MQ Land Holdings 1, LLC 6420 Autumn Sky Way Columbia, Maryland 21044 Ph# 443-324-4732



Fisher, Collins & Carter, Inc.
Civil Engineering Consultants & Land Surveyors
Centennial Square Office Park-10272 Baltimore National Pike
Ellicott City, Maryland 21042
(410) 461-2835

- Legend**
- Limit Of Wetlands
 - 32' Wide Private Use-In-Common Access, Driveway And Stormwater Management Easement
 - Public 100 Year Floodplain, Drainage & Utility Easement
 - Public Forest Conservation Easement (Retention)
 - Public Forest Conservation Easement (Reforestation)
 - Previously Recorded Deed Line Removed By Recordation Of This Plat

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

Bridgette Moore 10/12/2018
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Chad Chumley 10-18-18
Chief, Development Engineering Division

Kent DeLewicki 10-23-18
Director

Owner's Certificate

Patricia M. Collins And Tracy L. Johnson, Co-Personal Representatives Of The Estate Of Patricia L. Shepherd, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 25th Day Of April 2018.

Patricia M. Collins
Patricia M. Collins, Co-Personal Representative
Of The Estate Of Patricia L. Shepherd

Tracy L. Johnson
Tracy L. Johnson, Co-Personal Representative
Of The Estate Of Patricia L. Shepherd

B. Jane Greenfield
Witness

B. Jane Greenfield
Witness

Surveyor's Certificate

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Comprised Of (1) All Of The Lands Conveyed By Frank F. Willson And Linda W. Willson, Edwin G. Willson And Betty H. Willson, Robert G. Johnson And Nellie L. Johnson And Robert Behrendt To Orville E. Shepherd (Now Deceased) And Patricia L. Shepherd (Now Deceased) By Deed Dated August 12, 1967 And Recorded Among The Land Records Of Howard County, Maryland In Liber 474 At Folio 263; And (2) All The Lands Conveyed By Wayne E. Johnson And Tracy L. Johnson To Orville E. Shepherd (Now Deceased) And Patricia L. Shepherd (Now Deceased) By Deed Dated September 25, 1993 And Recorded Among The Aforesaid Land Records In Liber 3043 At Folio 81; 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, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Mark L. Robel 4/25/18
Mark L. Robel, Property Line Surveyor No. 339 Date
Expiration Date: October 4, 2018

RECORDED AS PLAT No. 24789 ON 10/26/18
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Ten Oaks Farm
Lots 1 Thru 6

Zoned: RR-DEO
Tax Map: 28 Grid: 14 Parcel: 140
Fifth Election District - Howard County, Maryland
Date: April 25, 2018 Scale: 1" = 50' Sheet 5 Of 5