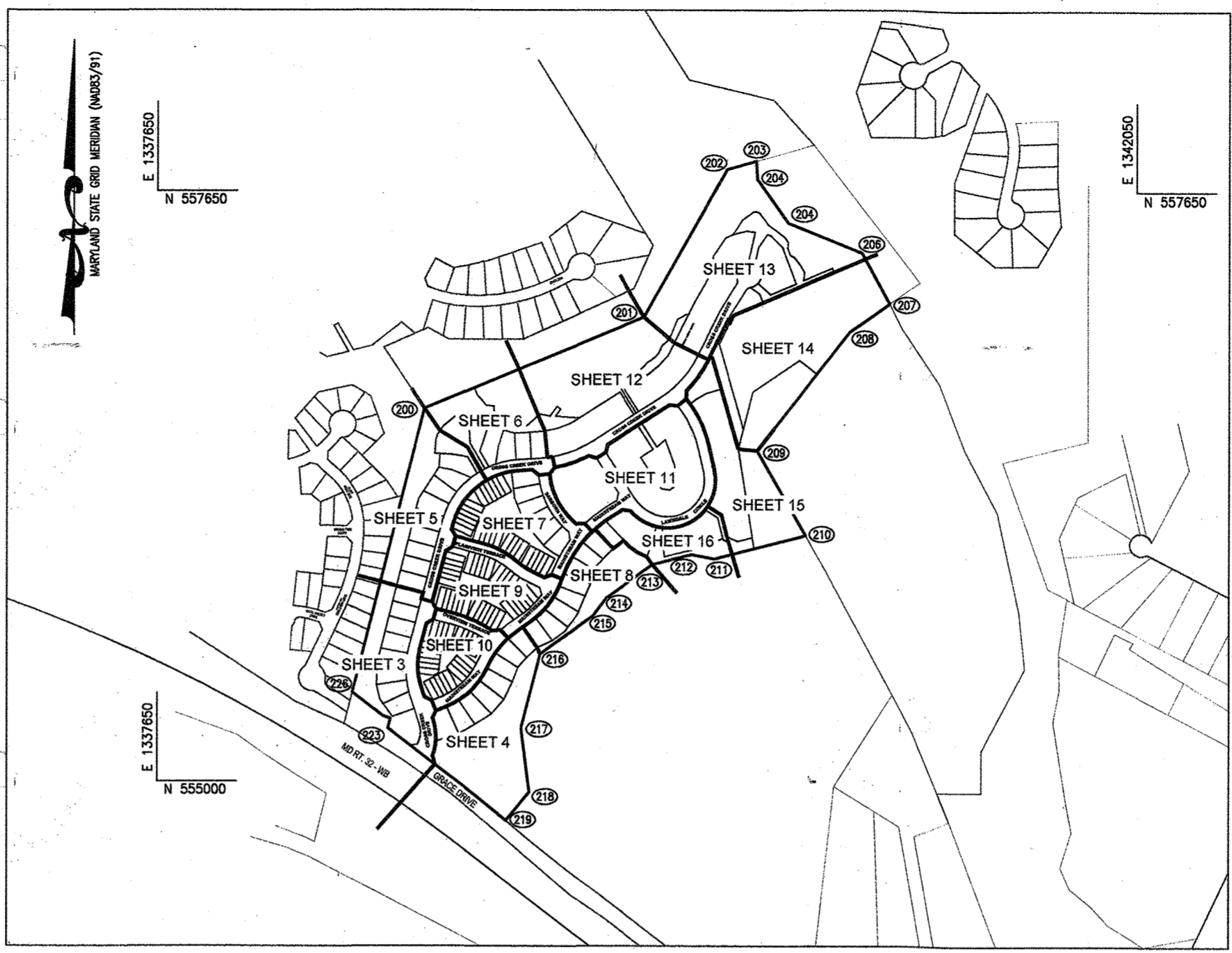


**GENERAL NOTES**

- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 35HA AND 35HB WERE USED FOR THIS PROJECT.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY  
● DENOTES IRON PIPE OR BAR FOUND  
■ DENOTES STONE OR MONUMENT FOUND  
⊗ DENOTES REBAR WITH CAP SET  
BRL DENOTES BUILDING RESTRICTION LINE.
- THE PROJECT BOUNDARY SHOWN HEREON IS BASED ON PLATS 23334-23337, RECORDED MAY 2015 BY MORRIS & RITCHIE ASSOCIATES, INC. THE BOUNDARY HAS BEEN VERIFIED BY VOGEL ENGINEERING-TIMMONS GROUP, SEPTEMBER 2017.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, ALTERNATIVE COMPLIANCE, OR BUILDING AND GRADING PERMITS.
- THE SUBJECT PROPERTY IS ZONED "CEF-R" PER ZONING BOARD DECISION AND ORDER FOR CASE ZB1104M, APPROVED ON APRIL 6, 2015 AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
- HOWARD COUNTY ZONING BOARD CASE ZB-1104-M, APPROVED ON APRIL 6, 2015, CONTAINED THE FOLLOWING CONDITIONS OF APPROVAL:  
A. THE ZONING BOARD, WHILE FULLY SUPPORTING THIS COMMUNITY BEING ANNEXED INTO THE VILLAGE OF RIVER HILL WANTS TO ENSURE THAT THE ACCESSORY USE PROVISIONS APPLICABLE TO THIS DEVELOPMENT BE THE SAME AS THOSE APPLICABLE TO RIVER HILL IF THE PROPERTY IS TO BE ANNEXED, OR SUBSTANTIALLY SIMILAR TO R-SC- TYPE DEVELOPMENTS, IF THE PROPERTY IS NOT ANNEXED. THEREFORE, THE BOARD APPROVED FOR THIS DEVELOPMENT IF IT IS ANNEXED INTO THE VILLAGE OF RIVER HILL THE ACCESSORY USE PROVISIONS APPLICABLE TO RIVER HILL, WHETHER THEY BE ANY SPECIFIC ACCESSORY USE PROVISIONS IN THE RECORDED FINAL DEVELOPMENT PLAN FOR THE SECTION OF RIVER HILL ADJOINING THE SUBJECT PROPERTY, OR THE ACCESSORY USE PROVISIONS OF SECTION 110.0 (R-SC DISTRICT), OR ANY COMBINATION THEREOF; THE BOARD ALTERNATIVELY APPROVES FOR THIS DEVELOPMENT IF IT IS NOT ANNEXED INTO THE VILLAGE OF RIVER HILL, THE PROPOSED ACCESSORY USE PROVISIONS ORIGINALLY PROPOSED IN PETITIONER'S BOOKLET (PETITIONER'S EXHIBIT 2A'S ACCESSORY USE PROVISIONS WITH THE DELETIONS FOR SECTIONS B.5., 6., AND 8. REMOVED)  
\*B. THE PETITIONER SHALL PROVIDE ON THE SUBSEQUENT SITE DEVELOPMENT PLAN FOR THE SUBJECT PROPERTY'S DEVELOPMENT PROPOSED ADDITIONAL SCREENING AS NECESSARY ON PIPE STEM LOTS 3, 12, 15, 24, 27, 35, 38, AND 45 TO ENSURE APPROPRIATE YARD SEPARATION;  
\*C. THE PETITIONER SHALL PROVIDE ON THE SUBSEQUENT SITE DEVELOPMENT PLAN FOR THE SUBJECT PROPERTY'S DEVELOPMENT A CONNECTION BETWEEN THE NEIGHBORHOOD TRAIL AND THE CUL-DE-SAC BETWEEN LOTS 25 AND 26 SIMILAR TO THAT PROVIDED BETWEEN LOTS 13 AND 14 AND LOTS 36 AND 37 AS SHOWN ON THE CONCEPT PLAN.  
\*ITEMS B & C ABOVE ARE NO LONGER APPLICABLE DUE TO THE SITE CHANGES ASSOCIATED WITH THE SECOND HEARING.  
-IN ACCORDANCE WITH SECTION 121.0; THE HOWARD COUNTY ZONING BOARD HELD A SECOND HEARING FOR A DETERMINATION OF MINOR MODIFICATION (CASE ZB-1104-M), ON NOVEMBER 10, 2016 THE HOWARD COUNTY ZONING BOARD APPROVED THE REQUEST AND DETERMINED:  
1. S-15-007 PROPOSES MINOR MODIFICATIONS TO THE APPROVED DEVELOPMENT CONCEPT PLAN IN THIS MATTER IN ACCORDANCE WITH ZONING REGULATION SEC. 121.0.L  
2. S-15-007, AS APPROVED, SHALL CONSTITUTE THE NEW DEVELOPMENT CONCEPT PLAN IN THIS CASE.  
3. THE PETITIONER IS NOT REQUIRED TO COMMENCE A NEW CEF APPLICATION FOLLOWING THE SAME PROCEDURES USED FOR A PETITION TO CREATE A NEW CEF DISTRICT; AND  
4. SECTION C.2 OF THE BULK REGULATIONS IN THIS CASE IS APPROVED TO BE AMENDED FROM SPECIFYING A 105' SETBACK FOR "BUILDING/USE" TO A 105' SETBACK FOR "PRINCIPAL STRUCTURE".
- AREAS SHOWN HEREON ARE MORE OR LESS.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES LOCATED ON THE SUBJECT PROPERTY OR THE COUNTY'S CEMETERY SITE MAP.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A. WIDTH --- 12'(16' SERVING MORE THAN ONE RESIDENCE);  
B. SURFACE --- 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN).  
C. GEOMETRY --- MAX. 15 % GRADE, MAX. 10 % GRADE CHANGE AND MIN. 45' 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 OF DEPTH OVER DRIVEWAY SURFACE.  
F. STRUCTURE CLEARANCES---MINIMUM 12 FEET.  
G. MAINTENANCE --- SUFFICIENT TO ENSURE ALL WEATHER USE.
- LOTS 17-21 WILL UTILIZE A PRIVATE USE-IN-COMMON DRIVEWAY. A USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY SHALL BE RECORDED SIMULTANEOUSLY WITH THE FINAL PLAN.
- FLAG AND PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE FOR LOTS 17-21 ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- TRASH AND RECYCLING COLLECTION WILL BE WITHIN 5' OF THE EDGE OF THE COUNTY ROADWAY.
- GRACE DRIVE IS CLASSIFIED AS A MINOR COLLECTOR.  
CROSS CREEK DRIVE PUBLIC ACCESS STREET 0+00 - 23+50  
PUBLIC ACCESS PLACE 23+50 - END
- MAINSTREAM WAY PUBLIC ACCESS STREET OVERVIEW TERRACE PUBLIC ACCESS STREET  
SANBORN WAY PUBLIC ACCESS PLACE LAWNDALE CIRCLE PUBLIC ACCESS STREET  
PLAINVIEW TERRACE PUBLIC ACCESS STREET
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.  
-WATER FOR THIS PROJECT IS TO BE PUBLIC EXTENSION OF CONTRACT NO. 34-3434-D & 44-3283-D, ZONE 550.  
-SEWER FOR THIS PROJECT IS TO BE PUBLIC EXTENSION OF CONTRACT NO. 34-3434-D.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 12/30/19, ON WHICH DATE DEVELOPER AGREEMENT #24-500A-D WAS FILED AND ACCEPTED.
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT A TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILES: ZB-1104-M, ECP-15-080, S-15-007, WP-16-038, WP-16-073, P-17-002, WP-17-108
- FLOODPLAINS ARE LOCATED ONSITE.  
-THE FLOODPLAIN SHOWN ON THE SUBJECT PROPERTY ALONG THE MIDDLE PATUXENT RIVER IS PER HOWARD COUNTY DFRM.  
-THE ONSITE FLOODPLAINS ALONG THE VILLAGE OF RIVER HILL AND W.R. GRACE PROPERTY BOUNDARIES WERE DELINEATED BASED ON A REPORT PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. DATED MAY 2017 AND APPROVED ON OCTOBER 5, 2017.
- WETLANDS AND STREAMS SHOWN FOR THE PROJECT ARE BASED ON THE DELINEATION BY GEO-TECHNOLOGY ASSOCIATES, INC. DATED MAY 31, 2013 AND FEBRUARY 2016 AND APPROVED AUGUST 23, 2016.  
-FOREST STAND DELINEATION REPORT DATED MAY 29, 2015 AND FEBRUARY 2016 WAS PREPARED BY GEO-TECHNOLOGY ASSOCIATES, INC. AND APPROVED AUGUST 23, 2016.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100-YEAR FLOODPLAIN.  
-THE DEVELOPER HAS OBTAINED ALL NECESSARY STATE PERMITS FOR THE PROPOSED ENVIRONMENTAL IMPACTS.  
MDE TRACKING NUMBER IS: 201861491 - ALL WORK IN THE WETLANDS, WETLAND BUFFERS, WATERWAYS, AND 100-YEAR FLOODPLAINS.  
THE BEST MANAGEMENT PRACTICES FOR WORKING IN NONTIDAL WETLANDS, WETLAND BUFFERS, WATERWAYS, AND 100-YEAR FLOODPLAINS.
- ON APRIL 18, 2016 THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING DETERMINED THE EXISTING ENCROACHMENT FOR THE STORM DRAIN OCCURRING ALONG GRACE DRIVE, THE DISTURBANCE REQUIRED TO CONNECT TO PUBLIC SEWER, AND THE RECONSTRUCTION OF THE OFF SITE POND TO MEET MD-378 STANDARDS ARE NECESSARY DISTURBANCE.  
SEE SHEET 2 FOR CONTINUATION...



**LOCATION / KEY MAP**  
SCALE: 1"=600'

**LEGEND**

- OUTER PROPERTY LINE
- INNER PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- SHEET MATCHLINE

**DENSITY TABULATION**

PHASE	GROSS AREA	FLOODPLAIN STEEP SLOPES	NET AREA	UNITS PERMITTED BY NET	UNITS PROPOSED	OPEN SPACE REQUIRED	TOTAL OPEN SPACE PROVIDED	NON CREDITED OPEN SPACE PROVIDED	CREDITED OPEN SPACE PROVIDED
PHASE 1	66,8076 AC±	2,1400 AC±	64,6676 AC±	184	46 SFD, 83 SFA	22,0465 AC±	30,7047 AC±	1,4282 AC±	29,2765 AC±

**AREA TABULATION CHART**

	SHEET 3	SHEET 4	SHEET 5	SHEET 6	SHEET 7	SHEET 8	SHEET 9	SHEET 10	SHEET 11	SHEET 12	SHEET 13	SHEET 14	SHEET 15	SHEET 16	TOTAL
BUILDABLE LOTS TO BE RECORDED	8	8	10	6	32	8	33	24	0	0	0	0	0	0	129
NON-BUILDABLE BULK PARCELS TO BE RECORDED	0	0	0	0	0	0	0	0	1	P/O 1	P/O 1	1	1 & P/O 1	2	8
OPEN SPACE LOTS TO BE RECORDED	P/O 1	P/O 1	P/O 1	P/O 2	1	P/O 1	1	1	2	P/O 3	P/O 3	P/O 2	1 & P/O 1	P/O 1	12
TOTAL LOTS AND PARCELS TO BE RECORDED	8 & P/O 1	8 & P/O 1	10 & P/O 1	6 & P/O 2	33	8 & P/O 1	34	25	3	1, P/O 4	1, P/O 4	1, P/O 2	2 & P/O 2	2, P/O 1	149
AREA OF BUILDABLE LOTS TO BE RECORDED	1,6396 AC	1,7548 AC	2,2261 AC	1,4942 AC	2,5117 AC	1,6106 AC	1,8025 AC	1,2976 AC	0,0000 AC	0,0000 AC	0,0000 AC	0,0000 AC	0,0000 AC	0,0000 AC	14,3371 AC
AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0,0000 AC	0,0000 AC	0,0000 AC	0,0000 AC	0,0000 AC	0,0000 AC	0,0000 AC	0,0000 AC	2,8890 AC	2,0780 AC	2,3340 AC	1,4177 AC	3,5885 AC	1,5133 AC	13,7886 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	1,4752 AC	3,6502 AC	1,5315 AC	1,8394 AC	0,9787 AC	1,2360 AC	0,8110 AC	0,4246 AC	1,9365 AC	4,1680 AC	5,5470 AC	6,0568 AC	0,5566 AC	0,4834 AC	30,6928 AC
AREA OF LOTS AND PARCELS TO BE RECORDED	3,1148 AC	5,4049 AC	3,7577 AC	3,3336 AC	3,4804 AC	2,8466 AC	2,6135 AC	1,7222 AC	4,8055 AC	6,2419 AC	7,8810 AC	7,4745 AC	4,1451 AC	1,9968 AC	58,8285 AC
AREA OF ROADWAY TO BE RECORDED	1,0707 AC	0,0000 AC	0,7716 AC	0,4149 AC	0,6885 AC	0,0957 AC	0,8710 AC	1,5325 AC	1,0497 AC	0,6422 AC	0,0000 AC	0,0000 AC	0,0000 AC	0,0000 AC	7,9791 AC
TOTAL AREA TO BE RECORDED	4,1855 AC	5,4049 AC	4,5293 AC	3,7485 AC	4,1509 AC	2,8466 AC	3,5714 AC	2,5932 AC	6,3380 AC	7,2917 AC	8,5232 AC	7,4745 AC	4,1451 AC	1,9968 AC	66,8076 AC

NON BUILDABLE BULK PARCELS A-G SHALL BE RESUBDIVIDED INTO 55 SINGLE FAMILY DETACHED LOTS KNOWN AS PHASE 2

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

*Paula Rossman* 12/26/2019  
HOWARD COUNTY HEALTH OFFICER  
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Edman* 1.2.20  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE

*Julia Schuler* 1/2/20  
DIRECTOR  
DATE

**OWNER'S CERTIFICATE**

WE, SIMPSON OAKS CRP3, LLC, AND W.R. GRACE & CO., - CONN., A CONNECTICUT CORPORATION OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS;

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

WITNESS OUR HANDS THIS 15<sup>th</sup> DAY OF November, 2019.

*Edward J. Glawe*  
WITNESS  
W.R. GRACE & CO.

*Julia Schuler*  
WITNESS

CORPORATE SEAL

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM (1) W.R. GRACE & CO., - CONN., A CONNECTICUT CORPORATION TO SIMPSON OAKS CRP3, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 10, 2015 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16609, FOLIO 157; (2) PART OF THE LANDS CONVEYED FROM C. LAWRENCE O'DONNELL AND GENEVIEVE E. O'DONNELL TO W.R. GRACE & CO., - CONN., A CONNECTICUT CORPORATION BY DEED DATED OCTOBER 4, 1955 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 273, FOLIO 186

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

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION DATE JUNE 04, 2021.

*Edward J. Glawe* 10/23/2019  
EDWARD J. GLAWE  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

**VOGEL ENGINEERING**

**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25254 ON 11/2/2020  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION  
CEDAR CREEK - PHASE 1**

LOTS 1-129, OPEN SPACE LOTS 130-141,  
NON-BUILDABLE BULK PARCELS A-G, AND PARCEL C-1  
A RESUBDIVISION OF GRACE TECH PARK - PARCELS 'B-1' & 'C'  
PLAT #23334-23337

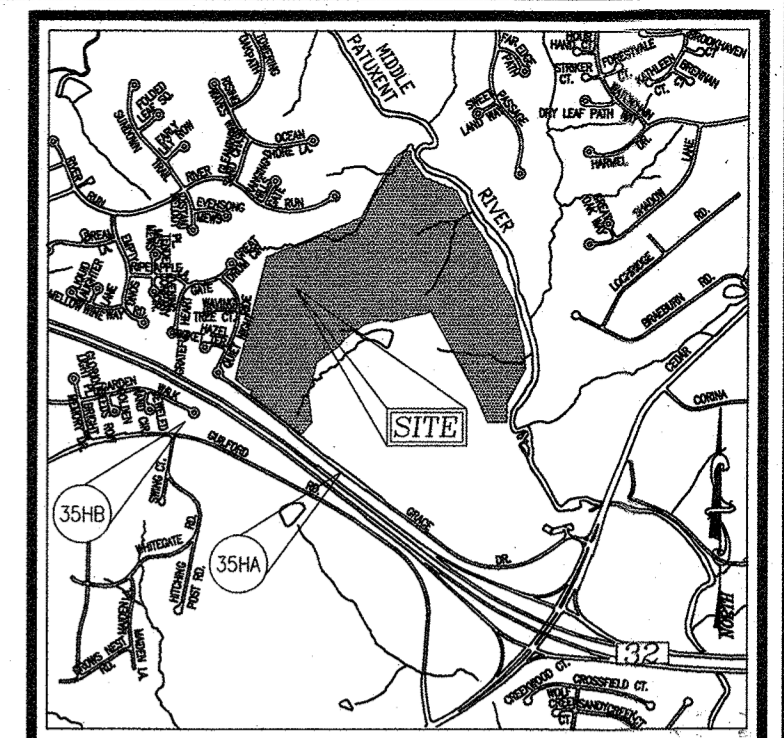
DP2 REF'S: WP-09-227, F-10-023, F-15-095, WP-15-094, ZB-1104-M, ECP-15-080, S-15-007, WP-16-038, WP-16-073, WP-17-108

TAX MAP 35 - GRID 21 - PARCEL 145 - ZONED: CEF-R  
5TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN  
GRAPHIC SCALE  
OCTOBER 2019

50' 0 50' 100' 150'

SHEET 1 OF 16



**VICINITY MAP**

SCALE: 1"=2000'  
ADC MAP COORDINATE: 32  
GRID B-3, C-3, B-4 & C-4

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

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOTS 1-129, OPEN SPACE LOTS 130-141, NON-BUILDABLE BULK PARCELS A-G AND PARCEL C-1, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED. WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS, DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

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

*Edward J. Glawe* 10/23/2019  
EDWARD J. GLAWE  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

*W.R. Grace* 12/19/19  
W.R. GRACE

*John L. Simpson* 11-1-2019  
SIMPSON OAKS CRP3, LLC

**MIHU AGREEMENT**

IN ACCORDANCE WITH SECTION 121.0 OF THE 10/06/13 COMPREHENSIVE ZONING REGULATIONS, AND THE BULK REGULATIONS APPROVED UNDER HOWARD COUNTY ZONING BOARD CASE ZB-1104-M BULK REGULATIONS, THIS SUBDIVISION IS SUBJECT TO MODERATE INCOME HOUSING UNITS. SEE NOTE 42, SHEET 2 AT LEAST 10% OF THE DWELLINGS SHALL BE MODERATE INCOME HOUSING UNITS (MIHU). 184 X 10% = 19 UNITS.  
-19 SFA UNITS SHALL BE PROVIDED FOR THIS PROJECT.  
- F-18-041 - PHASE 1 REQUIRES: 13 UNITS (129 LOT X 10% = 13)  
- F-18-109 - PHASE 2 REQUIRES: 6 UNITS (55 LOTS X 10% = 6)

**PURPOSE:**

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE GRACE TECH PARK PARCELS B-1 & C, PLAT #23334-23337, AND CREATE LOTS 1-129, OPEN SPACE LOTS 130 - 141, NON-BUILDABLE BULK PARCELS A - G, CREATE VARIOUS EASEMENTS AND RECONFIGURE PARCEL C AS PARCEL C-1.

**GENERAL NOTES (CONTINUED)**

22. IN ACCORDANCE WITH SECTION 16.116(c) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING DETERMINED ON JUNE 22, 2017 THAT THE DISTURBANCE OF STEEP SLOPES FOR INSTALLATION OF A SANITARY SEWER IS NECESSARY FOR REASONABLE DEVELOPMENT OF THE PROPERTY.
23. A TRAFFIC STUDY WAS PREPARED BY TRAFFIC GROUP, ENTITLED "TRAFFIC IMPACT ANALYSIS" WAS APPROVED JANUARY 19, 2016.
24. A NOISE STUDY WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED JANUARY 2017 AND APPROVED ON OCTOBER 5, 2017. THE 65 DBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 DBA NOISE EXPOSURE. THE 65 DBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
25. THE PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON MARCH 19, 2014 AT THE ROBINSON NATURE CENTER.
26. THIS PROJECT, CEDAR CREEK DAP# 14-06, HAS BEEN REVIEWED BY THE HOWARD COUNTY DESIGN ADVISORY PANEL (DAP) ON MARCH 26, 2014.
27. THE ENVIRONMENTAL CONCEPT PLAN (ECP15-080) WAS APPROVED PER LETTER DATED AUGUST 23, 2016 AND THE SECOND HEARING FOR CASE ZB-1104-M ON NOVEMBER 10, 2016.
28. IN ACCORDANCE WITH SECTION 121.0(C) OF THE HOWARD COUNTY ZONING REGULATIONS AND THE BULK REGULATIONS APPROVED UNDER HOWARD COUNTY ZONING BOARD CASE ZB-1104-M BULK REGULATIONS, THE OPEN SPACE REQUIREMENTS FOR THIS CEF-R PROJECT IS 33% OF GROSS AREA.
- REFER TO GENERAL NOTE #40.**  
OPEN SPACE LOTS 130-141 (SHOWN HEREON) IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON. SEE NOTE 29.
- OPEN SPACE LOTS 130-141 SHALL BE OWNED AND MAINTAINED BY THE H.O.A.  
-PARCEL C-1 SHALL BE OWNED AND MAINTAINED BY W.R. GRACE
29. ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 3/17/19 DEPARTMENT REF # D19537133
30. THE PROTECTIVE COVENANTS, INCLUDING COVENANTS GOVERNING THE MAINTENANCE OF COMMUNITY OPENED OPEN SPACE, PRESERVATION PARCELS, AND THE MAINTENANCE AND USE OF USE-IN-COMMON DRIVEWAYS, RESERVATIONS OR FOREST CONSERVATION AREAS (AS APPLICABLE) SHALL BE RECORDED CONCURRENTLY WITH THE RECORDING OF THIS PLAT.
31. IN ACCORDANCE WITH SECTION 121.0 OF THE HOWARD COUNTY ZONING REGULATIONS AND THE BULK REGULATIONS APPROVED UNDER HOWARD COUNTY ZONING BOARD CASE ZB-1104-M BULK REGULATIONS, THE RECREATION OPEN SPACE FOR THIS CEF-R PROJECT IS 1,000 SF / UNIT. THE OVERALL REQUIREMENT SHALL BE MET PER REGULATION IN COMBINATION WITH THE JUNE 2012 POLICY REGARDING THE ALLOWANCE OF A MAXIMUM 50% CREDIT FOR RECREATIONAL OPEN SPACE IN LIEU OF LAND AREA.
32. STORM WATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANT AND/OR A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORM WATER MANAGEMENT PRACTICES AND A MAINTENANCE AGREEMENT.
- STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF NON STRUCTURAL AND MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA.
- PRIVATE OFF-LOT (OPEN SPACE) MICRO-SCALE PRACTICES, MICRO-BIORETENTION (M-6) AND BIO SWALE (M-8) WHICH RECEIVE NO PUBLIC ROAD RUNOFF) WILL BE PRIVATELY OWNED AND MAINTAINED BY THE H.O.A.  
-OFF-LOT (OPEN SPACE) MICRO-SCALE MICRO-BIORETENTION (M-6) FACILITIES MANAGING ROAD RUNOFF, SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE H.O.A.  
-PRIVATE ON-LOT PRACTICES WILL BE PRIVATELY OWNED AND MAINTAINED BY INDIVIDUAL PROPERTY OWNERS. ON-LOT (RESIDENTIAL) MICRO-SCALE PRACTICES INCLUDE THE USE OF RAIN BARRELS (M-1) AND DRYWELLS (M-5) AS WELL AS THE USE OF THE NON-STRUCTURAL PRACTICE; DISCONNECTION OF ROOFTOP RUNOFF (N-1).
- PER HOWARD COUNTY REQUIREMENT AND IN ACCORDANCE VOLUME 1, CHAPTER 5, SECTION 5.2.1.A; 10 & 100 YEAR QUANTITY MANAGEMENT HAS BEEN PROVIDED.
- IN ORDER TO MEET THE PROJECTS QUANTITY MANAGEMENT REQUIREMENTS, THE DEVELOPER PROPOSES THE FOLLOWING:
- IN COOPERATION WITH W.R. GRACE, THE RECONSTRUCTION OF THE W.R. GRACE "FARM POND" FACILITY, AS PREVIOUSLY COMMENTED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING, THIS FACILITY WILL BE RECONSTRUCTED TO CURRENT MD-376 AND HOWARD COUNTY -VOLUME 1, CHAPTER 5 SPECIFICATIONS. CURRENTLY, THIS FACILITY IS A WET POOL POND FACILITY. THIS FACILITY SHALL BE RECONSTRUCTED AS A P-3 WET EXTENDED DETENTION POND. THIS FACILITY WILL BE OWNED AND MAINTAINED BY W.R. GRACE CO.
  - A LARGE QUANTITY FACILITY (SWMF#2) WHICH SHALL PROVIDE 10 & 100 YEAR QUANTITY MANAGEMENT. THIS FACILITY WILL BE OWNED AND MAINTAINED BY W.R. GRACE CO.
  - A SMALL QUANTITY FACILITY (SWMF#3) WHICH SHALL PROVIDE 10 & 100 YEAR QUANTITY MANAGEMENT AND IS DESIGNED AS A F-1 SAND FILTER FACILITY. THIS FACILITY WILL BE OWNED AND MAINTAINED BY THE H.O.A.
33. DECLARATION OF COVENANTS FOR LOTS 1-129, OPEN SPACE LOTS 130-138 AND OPEN SPACE LOT 141 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT FOR THE STORMWATER DEVICES LOCATED ON THESE LOTS.
34. THE GROUNDWATER USE RESTRICTION AREA SHOWN HEREON IS DESCRIBED IN A TITLE NOTICE DATED APRIL 7, 2008 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 11163 FOLIO 568. THE TITLE NOTICE DECLARES THAT THE AREA IS SUBJECT TO THE RESOURCE CONSERVATION AND RECOVERY CORRECTIVE ACTION PERMIT AND THE PROHIBITION AGAINST THE DEVELOPMENT OF ONSITE WELLS FOR DRINKING WATER OR OTHER DOMESTIC USES.
35. - FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL A PORTION OF 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 EASEMENT ARE ALLOWED.
- TOTAL FOREST CONSERVATION OBLIGATION OF THIS PROJECT TO BE FULFILLED BY:
- ONSITE RETENTION OF 15.31 AC. (13.65 AC. CREDITED) (NO SURETY REQUIRED)
  - ONSITE REFORESTATION OF 2.61 AC. FINANCIAL SURETY SHALL BE POSTED WITH THIS FINAL PLAN DEVELOPER AGREEMENT. (\$54,668.-)
  - THE PURCHASE OF THE EQUIVALENT OF 8.18 AC. SEE ROAD PLAN GENERAL NOTE #25.
36. LANDSCAPING FOR THIS PROJECT, WHICH INCLUDES INTERNAL LANDSCAPING AS REQUIRED FOR SFA LOTS 47-129, IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE ROAD CONSTRUCTION PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- A FINANCIAL SURETY IN THE AMOUNT OF \$97,500 SHALL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT:  
-PERIMETER PLANTINGS IN THE AMOUNT OF \$20,550 FOR THE REQUIRED 58 SHADE TREES (\$17,400) AND 21 EVERGREENS (\$3,150)
- RESIDENTIAL INTERNAL LANDSCAPING IN THE AMOUNT \$24,900 FOR THE REQUIRED 83 SHADE TREES  
-PARKING LOT INTERNAL LANDSCAPING IN THE AMOUNT \$2,100 FOR THE REQUIRED 7 SHADE TREES
37. PUBLIC STREET TREES ARE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.244(9)(1) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE LANDSCAPE MANUAL AND THE ZONING BOARD DESIGN AND ORDER, ZB-1104-M
38. - IN ACCORDANCE WITH DESIGN MANUAL-VOLUME 3, CHAPTER 2 - SECTION 2.9.B, PARKING IS REQUIRED AT TWO (2) SPACES PER UNIT OFF STREET PARKING TO INCLUDE GARAGE SPACE, DRIVEWAY, PARKING PAD AND COURTS. GARAGES COUNT AS A FULL SPACE.
39. THIS PROJECT IS SUBJECT TO WP-16-073. ON JANUARY 4, 2016; THE PLANNING DIRECTOR APPROVED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE TO SECTION 16.144(D)(2) FOR A REVISED SUBMISSION OF A SKETCH PLAN WITHIN 45 DAYS AND SECTION 16.104(B)(1) FOR A REVISED SUBMISSION OF AN ALTERNATIVE COMPLIANCE PETITION WITHIN 45 DAYS.
- APPROVAL IS SUBJECT TO THE FOLLOWING CONDITION:
- WITHIN 90 DAYS FROM THE DATE OF THE APPROVAL LETTER (APRIL 3, 2016) THE DEVELOPER SHALL RESUBMIT TO THE DEPARTMENT OF PLANNING AND ZONING THE REVISED SKETCH PLAN, S-15-007, AND REVISED ALTERNATIVE COMPLIANCE PETITION WP-16-038. IF THE SKETCH PLAN AND ALTERNATIVE COMPLIANCE PETITION ARE NOT RESUBMITTED WITHIN 90 DAYS, THE SKETCH PLAN WILL BE VOIDED AND THE ALTERNATIVE COMPLIANCE PETITION WILL BE DENIED. AFTER 90 DAYS ANY PLANS RESUBMITTED MUST BE PROCESSED AS A NEW SKETCH PLAN AND A NEW ALTERNATIVE COMPLIANCE PETITION REQUEST.
40. THIS PROJECT IS SUBJECT TO A DESIGN MANUAL WAIVER. ON OCTOBER 22, 2015, THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION DEFERRED THE REQUEST TO WAIVE THE REQUIREMENTS OF SECTION 2.5.B OF DESIGN MANUAL VOLUME III; WHICH REQUIRES A MINIMUM OF 250 FEET SPACING BETWEEN INTERSECTING ROAD CENTERLINES.
- A REQUEST FOR RECONSIDERATION WAS SUBMITTED AND ON APRIL 25, 2016, THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION APPROVED THE REQUEST TO WAIVE SECTION 2.5.B.1 TO REDUCE THE INTERSECTION SPACING FROM 250 FEET TO 240.79 FEET AND SECTION 2.3.A.3.E WHICH REQUIRES A SECOND MEANS OF ACCESS WHEN VOLUME EXCEEDS 1,000 ADT, PROVIDING AN ALTERNATE DESIGN AND SECTION 2.3.A.1 FOR REDUCTIONS IN CENTERLINE RADIUS. APPROVAL IS SUBJECT TO THE CONDITION TO PROVIDE THE PAVEMENT WIDTH OF 22 FEET ON NORTH AND SOUTHBOUND ROAD A (CROSS CREEK DRIVE) BETWEEN ROAD B (MAINSTREAM WAY) & GRACE DRIVE AND PARKING ALONG REDUCED HORIZONTAL CURVES BE RESTRICTED.
41. A PRELIMINARY PLAN (P-17-002) WAS APPROVED ON OCTOBER 6, 2017.

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

*Edward J. Glawe* 12/26/2019  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Edinger* 1-8-20  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*David Moore (ACTING)* 1/2/20  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, SIMPSON OAKS CRP3, LLC. AND W.R. GRACE & CO. - CONN., A CONNECTICUT CORPORATION OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

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

WITNESS OUR HANDS THIS 15 DAY OF November 2019.

*W.R. Grace & Co.*  
WITNESS

*W.R. Grace & Co.*  
WITNESS

CORPORATE SEAL

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM (1) W.R. GRACE & CO. - CONN., A CONNECTICUT CORPORATION TO SIMPSON OAKS CRP3, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 10, 2015 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16609, FOLIO 157; (2) PART OF THE LANDS CONVEYED FROM C. LAWRENCE O'DONNELL AND GENEVIEVE E. O'DONNELL TO W.R. GRACE & CO. - CONN., A CONNECTICUT CORPORATION BY DEED DATED OCTOBER 4, 1955 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 273, FOLIO 186.

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

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION DATE JUNE 04, 2021.

*Edward J. Glawe* 10/23/2019  
EDWARD J. GLAWÉ  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

**VOGEL ENGINEERING**

**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT # 25255 ON 1/2/2020  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION**  
**CEDAR CREEK - PHASE 1**

LOTS 1-129, OPEN SPACE LOTS 130-141, NON-BUILDABLE BULK PARCELS A-G, AND PARCEL C-1 A RESUBDIVISION OF GRACE TECH PARK - PARCELS 'B'-1' & 'C' PLAT #23334-23337

DPZ REF'S: WP-09-227, F-10-023, F-15-095, WP-15-094, ZB-1104-M, ECP-15-080, S-15-007, WP-16-038, WP-16-073, WP-17-108

TAX MAP 35 - GRID 21 - PARCEL 145 - ZONED: CEF-R  
5TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: NO SCALE GRAPHIC SCALE OCTOBER 2019

50' 0 50' 100' 150'

SHEET 2 OF 16

**CEF-R REGULATIONS:**

- A. PERMITTED USES:  
-SINGLE FAMILY ATTACHED DWELLING UNITS  
-SINGLE FAMILY DETACHED DWELLING UNITS
- B. ACCESSORY USES:  
THE FOLLOWING ARE PERMITTED ACCESSORY USES IN THIS CEF-R DISTRICT. MORE THAN ONE ACCESSORY USE SHALL BE PERMITTED ON A LOT, PROVIDED THAT THE COMBINATION OF ACCESSORY USES REMAINS SECONDARY, INCIDENTAL, AND SUBORDINATE TO THE PRINCIPAL USE.
- ANY USE NORMALLY AND CUSTOMARILY INCIDENTAL TO SINGLE FAMILY DETACHED AND SINGLE FAMILY ATTACHED DWELLINGS. ACCESSORY STRUCTURES ARE SUBJECT TO THE REQUIREMENT OF HOWARD COUNTY ZONING REGULATIONS SECTION 128.0.A.
  - THE HOUSING BY A RESIDENT FAMILY OF:  
a. NOT MORE THAN FOUR NON-TRANSIENT ROOMERS OR BOARDERS; OR  
b. NOT MORE THAN EIGHT MENTALLY AND/OR PHYSICALLY DISABLED PERSON OR PERSON 62 YEARS OF AGE OR OLDER, PROVIDED THE USE IS REGISTERED, LICENSED OR CERTIFIED BY THE STATE OF MARYLAND, OR  
c. A COMBINATION OF A AND B ABOVE, PROVIDED THAT THE TOTAL NUMBER OF PERSONS HOUSED IN ADDITION TO THE RESIDENT FAMILY DOES NOT EXCEED EIGHT
  - HOME OCCUPATIONS, SUBJECT TO THE REQUIREMENTS OF HOWARD COUNTY ZONING REGULATIONS SECTION 128.0.C.
  - HOME CARE, PROVIDED THAT IF HOME CARE IS COMBINED WITH HOUSING OF MENTALLY OR PHYSICALLY DISABLED PERSONS OR PERSONS 62 YEARS OF AGE OR OLDER, AS ALLOWED BY PARAGRAPH 2.B ABOVE, THE TOTAL NUMBER OF PERSONS RECEIVING HOME CARE AT ANY ONE TIME PLUS THE NUMBER OF PERSONS BEING HOUSED SHALL NOT EXCEED EIGHT.
  - SMALL WIND ENERGY SYSTEM, BUILDING MOUNTED, ON SINGLE FAMILY DETACHED DWELLINGS, SUBJECT TO THE REQUIREMENTS OF HOWARD COUNTY ZONING REGULATIONS SECTION 128.0.L.
  - ACCESSORY SOLAR COLLECTORS
- C. GENERAL BULK REGULATIONS (PARCEL 145, B-1 & C ONLY):
- | REQUIRED   | PROVIDED  |
|--|---|
| 2.75 DWELLING UNITS/<br>GROSS ACRE   | 2.75 DWELLING UNITS/<br>GROSS ACRE  |
| 1. MAXIMUM DENSITY:  |   |
| 2. PRINCIPAL STRUCTURE (SEE ITEM I):   |   |
| a. FROM EXTERNAL PROPERTY LINES (ADJACENT TO SFD UNITS):   | 105'  |
| b. FROM EXTERNAL PROPERTY LINES (ADJACENT TO ALL OTHER):   | 30'   |
| c. FROM EXTERNAL RIGHTS-OF-WAYS:   | 50'   |
| 3. MINIMUM DISTANCE BETWEEN SINGLE FAMILY ATTACHED BUILDINGS AND SINGLE FAMILY DETACHED BUILDINGS:                                 |   |
| a. FACE TO FACE:   | 30'   |
| b. FACE TO SIDE/REAR TO SIDE:  | 30'   |
| c. SIDE TO SIDE:   | 15'   |
| d. REAR TO REAR:   | 60'   |
| e. REAR TO FACE:   | 100'  |
| 4. SINGLE FAMILY DETACHED BULK REGULATIONS (PARCEL 145, B-1 & C ONLY):   |   |
| 1. MINIMUM LOT SIZE:   | 7,200 SF  |
| 2. MINIMUM WIDTH AT BUILDING RESTRICTION LINES:  | 60'   |
| 3. BUILDING SETBACKS (SEE ITEM I)  |   |
| a. FRONT:  | 20'   |
| b. SIDE (CORNER LOTS):   |   |
| i. FROM RIGHT-OF-WAY:  | 15'   |
| ii. TOTAL OF BOTH SIDE YARDS:  | 25'   |
| c. SIDE (INTERIOR LOTS):   |   |
| i. FROM LOT LINES:   | 7.5'  |
| ii. TOTAL OF BOTH SIDE YARDS:  | 15'   |
| d. REAR - PRINCIPAL STRUCTURE:   | 30'   |
| e. REAR - ACCESSORY STRUCTURE:   | 10'   |
| f. USE* SETBACK:   | 0'  |
| *USES INCLUDE DRIVEWAYS, PATIOS, AND LANDSCAPE STRUCTURES (PERGOLAS AND ARBORS INCLUDED)   |   |
| 5. MAXIMUM HEIGHT:   |   |
| a. (HOWEVER, THE MAXIMUM HEIGHT FOR PRINCIPAL STRUCTURES WITH GABLE, HIP, OR GAMBREL ROOFS SHALL BE 40')                           | 34'   |
| b. ACCESSORY STRUCTURES:   | 15'   |
| E. SINGLE FAMILY ATTACHED BULK REGULATIONS (PARCEL 145, B-1 & C ONLY):   |   |
| 1. MINIMUM LOT SIZE:   | 1,840 SF  |
| 2. MAXIMUM UNITS PER STRUCTURE:  | 7 UNITS   |
| 3. BUILDING SETBACKS (SEE ITEM I):   |   |
| a. FRONT:  | 20'   |
| b. SIDE (ADJACENT TO RIGHT-OF-WAY):  | 20'   |
| c. SIDE (EXTERNAL LOT LINE):   | 5'  |
| d. SIDE (INTERNAL LOT LINE):   | 0'  |
| e. REAR - PRINCIPAL STRUCTURE:   | 20'   |
| f. REAR - ACCESSORY STRUCTURE:   | 10'   |
| 4. MAXIMUM HEIGHT:   |   |
| a. PRINCIPAL STRUCTURE:  | 40'   |
| b. ACCESSORY STRUCTURES:   | 15'   |
| 5. MAXIMUM LOT COVERAGE:   | 60%   |
| 6. MAXIMUM BUILDING LENGTH:  | 180'  |
| 7. SIDE SETBACKS FOR DECKS & PORCHES:  |   |
| a. INTERNAL LOT LINE:  | 1'  |
| b. EXTERNAL LOT LINE:  | 5'  |
| F. OPEN SPACE:   |   |
| PARCEL 145, B-1 & C: 30.69 AC.   | 30.69 AC. F-18-041  |
| *ADDITIONAL ZB 1104-M, SEE BELOW   |   |
| G. ONSITE ANTI-EROSION/RECREATIONAL AREA:  |   |
| (184 UNITS x 1,000 SF = 184,000 SF OR 4.22 ACRES)  | 1,000 SF/UNIT (4.22 AC.) SEE NOTE 31<br>(2.9 OPEN RECREATIONAL AREA PLUS ANTI-EROSION PARCELS 145, B-1 & C AND PARCEL 412-PARCEL A) |
| H. MIHU (MODERATE INCOME HOUSING UNITS)  |   |
| 1. NUMBER OF UNITS TO BE MIHU:   | 10% (19 UNITS) 10% (19 SFA UNITS)   |
| I. CERTAIN EXCEPTIONS TO SETBACKS ARE APPLICABLE PURSUANT TO HOWARD COUNTY ZONING REGULATIONS, SECTION 128.0.A.1.                  |   |
| * PARCEL 412 - PARCEL A (WR GRACE TO HOWARD COUNTY) 31.39 AC. SEE GENERAL NOTES 28 AND 49.<br>PARCEL 145, C-1 (WR GRACE) 3.001 AC. |   |

COORDINATE TABLE		
POINT	NORTHING	EASTING
188	555776.0191	1338624.5385
222	555074.7036	1338900.4207
223	555237.3251	1338687.9543
224	555280.3913	1338698.9472
225	555293.2482	1338665.8928
226	555396.6700	1338528.1598
227	555112.8486	1338890.4550
228	555284.0999	1338889.9957
229	555315.8844	1338905.3912
230	555362.2580	1338886.5574
231	555377.7028	1338854.6912
232	555406.5303	1338844.6337
233	555627.7844	1338841.2778
234	555706.9611	1338862.3190
235	555724.6663	1338892.8919
236	555772.9731	1338905.7938
237	555803.5713	1338887.9932
238	555816.4130	1338839.6704
239	555843.9759	1338846.9953
240	555895.1049	1338654.6006
348	555159.9155	1338789.0905
349	555165.3882	1338822.9240
350	555266.6751	1338830.7214
351	555386.7655	1338787.9826
352	555808.2557	1338784.3528
360	555278.0869	1338892.0935

PRIVATE DRAINAGE & UTILITY EASEMENT		
LINE	LENGTH	BEARING
D13	69.06	S174°14'44"W
D14	130.62	S19°31'20"W
D15	97.42	S75°07'03"E
D16	20.00	S14°52'57"W
D17	98.70	N75°07'03"W
D18	98.52	S21°46'08"W
D19	24.45	S14°20'37"W
D20	27.73	S06°10'43"W
D21	39.79	S01°47'43"W
D22	71.20	S04°57'25"E
D23	31.67	S13°46'14"E
D24	23.33	S35°44'14"E
D25	4.67	N56°13'47"E
D26	20.00	S37°46'13"E
D27	3.27	S56°13'47"W
D28	54.05	S35°44'14"E
D29	11.17	S70°46'01"W
D30	51.25	N35°44'14"W
D31	3.23	S56°13'47"W
D32	66.78	S34°26'33"E
D33	129.87	S37°49'48"E
D34	18.58	S82°34'52"W
D35	15.64	N52°34'11"W
D36	105.93	N37°49'48"W
D37	4.33	N54°26'33"W
D38	13.68	N14°19'09"E
D39	18.25	N68°44'39"W
D40	59.18	N34°26'33"W
D41	22.78	N56°13'47"E
D42	24.93	N35°44'14"W
D43	34.38	N13°46'14"W
D44	72.56	N04°57'25"W
D45	40.76	N01°47'43"E
D46	28.83	N06°10'43"E
D47	25.81	N14°20'37"E
D48	97.96	N21°46'08"E
D49	2.42	N75°07'03"W
D50	78.34	S48°41'47"W
D51	20.00	N47°18'13"W
D52	80.59	N48°41'47"E
D53	60.29	N14°22'35"E
D60	15.11	N75°58'15"W
D61	20.00	N14°01'45"E
D62	15.20	S75°58'15"E
D63	207.61	N14°11'01"E
D82	2.06	N86°33'09"E
D83	33.95	N70°46'01"E
D84	32.96	S19°13'59"E
D85	23.78	S52°10'12"W

PUBLIC FOREST CONSERVATION EASEMENT #3 & #4		
LINE	LENGTH	BEARING
F98	75.15	S75°39'23"E
F99	22.38	S10°09'18"E
F100	36.90	S37°26'47"W
F101	106.70	N52°34'11"W
F102	30.13	S74°05'59"E
F103	40.05	S52°08'48"E
F104	48.19	S00°24'51"W
F105	42.11	N25°25'32"E
F106	134.77	N04°30'45"W
F107	19.05	S85°29'15"W
F108	48.82	S26°03'43"W
F109	29.29	S39°56'16"W
F110	18.54	S14°19'39"W
F111	21.55	S21°43'08"E
F112	33.10	S36°50'48"W
F113	57.32	S14°19'39"W
F114	27.03	S52°34'11"E
F122	36.40	N75°39'23"W
F123	63.24	N14°19'39"E
F124	28.52	N35°40'26"W
F125	36.17	N11°06'07"W
F126	16.12	S50°37'02"W
F127	12.00	S48°41'47"W
F128	19.77	N44°25'40"E
F129	29.20	S08°42'28"W
F130	16.56	S03°36'45"W
F131	106.83	S02°38'43"E
F132	126.46	N14°01'45"E
F133	530.39	S14°10'04"W

PUBLIC DRAINAGE & UTILITY EASEMENT		
LINE	LENGTH	BEARING
DU41	34.88	N82°34'52"E
DU42	L=13.12 R=116.91 CHD=S24°44'15"W 13.11	
DU43	34.27	S80°48'43"W
DU44	17.24	N52°34'11"W

15' PUBLIC WATER & UTILITY EASEMENT		
LINE	LENGTH	BEARING
WT1	11.02	N79°41'00"W
WT2	15.00	N10°19'00"E
WT3	11.13	S79°41'00"E
WT4	L=15.00 R=377.41 CHD=S10°44'59"W 15.00	

**LEGEND**

- PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION)
- FOREST CONSERVATION EASEMENT (RETENTION)
- PUBLIC 10' TREE MAINTENANCE EASEMENT
- PRIVATE DRAINAGE & UTILITY EASEMENT
- PUBLIC 15' WATER & UTILITY EASEMENT
- PUBLIC DRAINAGE & UTILITY EASEMENT

**AREA TABULATION (THIS SHEET)**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	8, P/O-1
- BUILDABLE	8
- NON-BUILDABLE	0
- OPEN SPACE	P/O-1
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	3,114.8 AC.
- BUILDABLE	1,639.6 AC.
- NON-BUILDABLE	0 AC.
- OPEN SPACE	1,475.2 AC.
- PRESERVATION PARCELS	0 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	1,070.7 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	4,185.5 AC.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	TAN
C1	168.58	243.90	39°36'09"	165.25	87.82
C60	224.83	377.41	34°07'56"	221.52	115.86
C61	93.14	116.91	46°08'18"	91.62	49.79
C24	192.09	322.39	34°08'18"	189.26	98.99

**OWNER'S CERTIFICATE**

WE, SIMPSON OAKS CRP3, LLC. AND W.R. GRACE & CO. - CONN., A CONNECTICUT CORPORATION OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

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

WITNESS OUR HANDS THIS 15th DAY OF November, 2019.

*Edward J. Glawe*  
EDWARD J. GLAWÉ  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

*W.R. Grace & Co.*  
W.R. GRACE & CO.  
CORPORATE SEAL

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM (1) W.R. GRACE & CO. - CONN., A CONNECTICUT CORPORATION TO SIMPSON OAKS CRP3, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 10, 2015 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16609, FOLIO 157; (2) PART OF THE LANDS CONVEYED FROM C. LAWRENCE O'DONNELL AND GENEVIEVE E. O'DONNELL TO W.R. GRACE & CO. - CONN., A CONNECTICUT CORPORATION BY DEED DATED OCTOBER 4, 1955 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 273, FOLIO 186

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

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION DATE JUNE 04, 2021.

*Edward J. Glawe*  
EDWARD J. GLAWÉ  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

**VOGEL ENGINEERING**

**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT NO. 25256 ON 11/2/2020 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

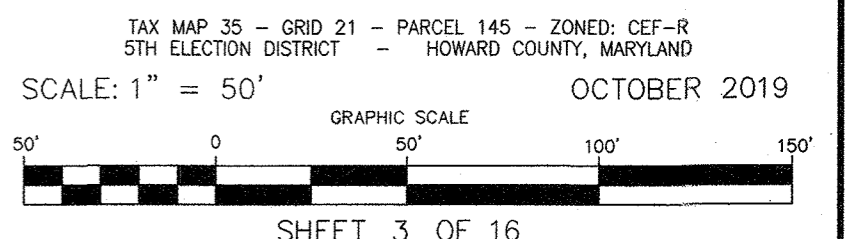
**PLAT OF RESUBDIVISION  
CEDAR CREEK - PHASE 1**

LOTS 1-129, OPEN SPACE LOTS 130-141, NON-BUILDABLE BULK PARCELS A-G, AND PARCEL C-1 A RESUBDIVISION OF GRACE TECH PARK - PARCELS 'B-1' & 'C' PLAT #23334-23337

DPZ REF'S: WP-09-227, F-10-023, F-15-095, WP-15-094, ZB-1104-M, ECP-15-080, S-15-007, WP-16-038, WP-16-073, WP-17-108

TAX MAP 35 - GRID 21 - PARCEL 145 - ZONED: CEF-R 5TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' GRAPHIC SCALE OCTOBER 2019



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

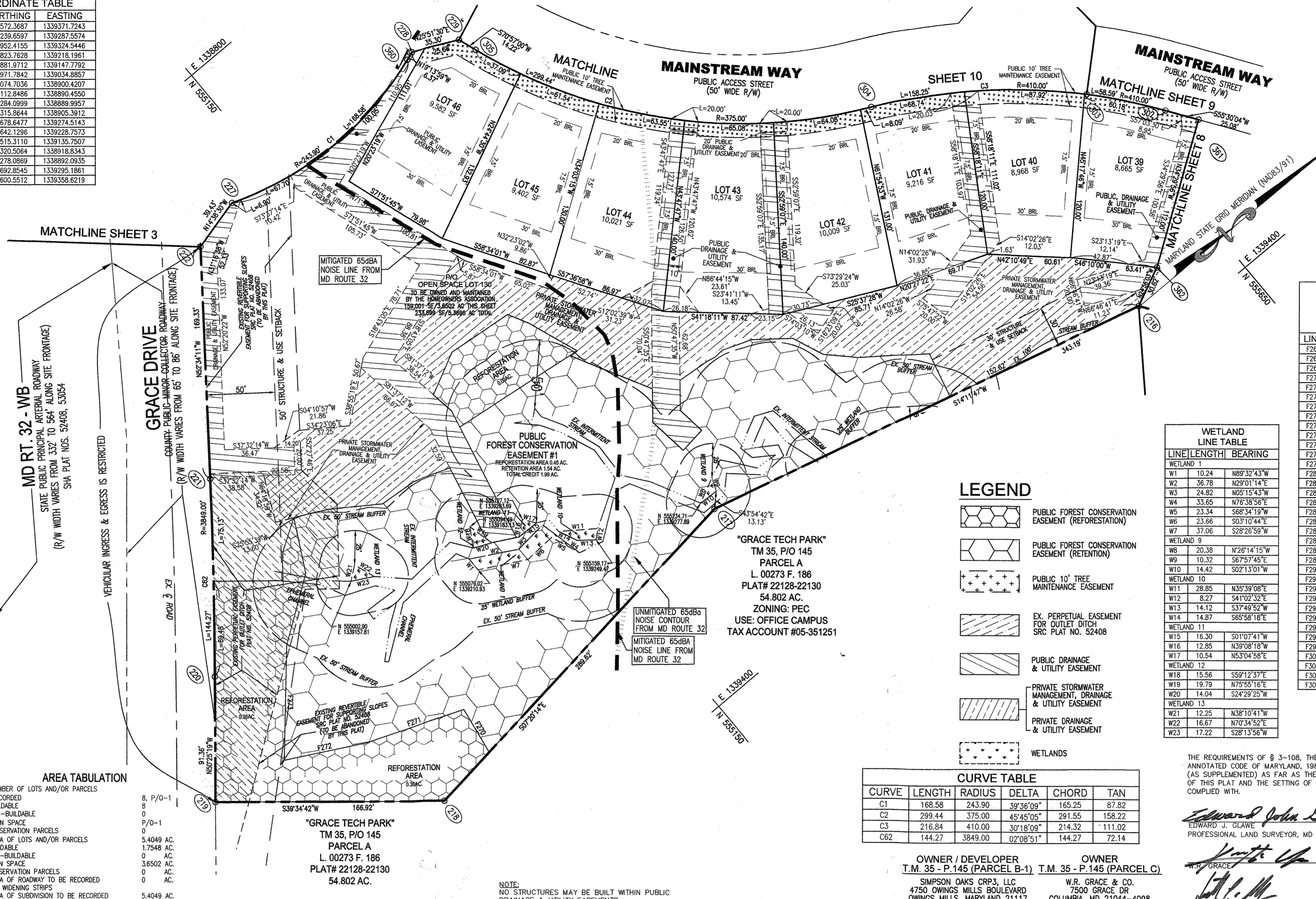
*B. Williams for Maurine Roseman*  
HOWARD COUNTY HEALTH OFFICER  
DATE: 12/20/2019

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Clendenen*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 1-2-20

*Quinn J. Morris (ACTING)*  
DIRECTOR  
DATE: 1/2/20

POINT	NORTHING	EASTING
216	555572.3687	1339371.7243
217	555239.6597	1339287.5574
218	554952.4155	1339324.5446
219	554823.7628	1339218.1961
220	554881.9712	1339147.7792
221	554971.7842	1339034.8857
222	555074.7036	1338900.4207
227	555112.8486	1338900.4550
228	555284.0999	1338889.9999
229	555315.8644	1338905.3912
302	555678.6477	1339274.5143
303	555642.1296	1339228.7573
304	555515.3110	1339135.7507
305	555320.5064	1338918.8343
360	555278.0869	1338892.0935
361	555692.8545	1339295.1861
362	555600.5512	1339358.6219



MATCHLINE SHEET 3

SHEET 10

MATCHLINE SHEET 9

MD RT. 32 - WB  
STATE PUBLIC PRINCIPAL ARTERIAL ROADWAY  
(R/W WIDTH VARIES FROM 332' TO 564' ALONG SITE FRONTAGE)  
SHA PLAT NOS. 52408, 53054

GRACE DRIVE  
COUNTY PUBLIC-MAJOR COLLECTOR ROADWAY  
(R/W WIDTH VARIES FROM 65' TO 86' ALONG SITE FRONTAGE)

**AREA TABULATION**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	8, P/O-1
- BUILDABLE	0
- NON-BUILDABLE	0
- OPEN SPACE	0
- PRESERVATION PARCELS	P/O-1
B. TOTAL AREA OF LOTS AND/OR PARCELS	5,404.9 AC.
- BUILDABLE	1,754.8 AC.
- NON-BUILDABLE	0 AC.
- OPEN SPACE	3,650.2 AC.
- PRESERVATION PARCELS	0 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	5,404.9 AC.

"GRACE TECH PARK"  
TM 35, P/O 145  
PARCEL A  
L. 00273 F. 186  
PLAT# 22128-22130  
54.802 AC.

"GRACE TECH PARK"  
TM 35, P/O 145  
PARCEL A  
L. 00273 F. 186  
PLAT# 22128-22130  
54.802 AC.  
ZONING: PEC  
USE: OFFICE CAMPUS  
TAX ACCOUNT #05-351251

**LEGEND**

- PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION)
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- PUBLIC 10' TREE MAINTENANCE EASEMENT
- EX. PERPETUAL EASEMENT FOR OUTLET DITCH SRC PLAT NO. 52408
- PUBLIC DRAINAGE & UTILITY EASEMENT
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PRIVATE DRAINAGE & UTILITY EASEMENT
- WETLANDS

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	TAN
C1	168.58	243.90	39°36'09"	165.25	87.82
C2	299.44	375.00	45°45'05"	291.55	158.22
C3	216.84	410.00	30°18'09"	214.32	111.02
C62	144.27	3849.00	02°08'51"	144.27	72.14

OWNER / DEVELOPER  
T.M. 35 - P. 145 (PARCEL B-1)  
SIMPSON OAKS CRP3, LLC  
4750 OWINGS MILLS BOULEVARD  
OWINGS MILLS, MARYLAND 21117  
410-356-9900

OWNER  
T.M. 35 - P. 145 (PARCEL C)  
W.R. GRACE & CO.  
7500 GRACE DR  
COLUMBIA, MD 21044-4098  
(410) 531-4000

**PUBLIC FOREST CONSERVATION EASEMENT #1 LINE TABLE**

LINE	LENGTH	BEARING
F267	34.85	N75°47'15"W
F268	18.26	S27°56'46"W
F269	5.26	S75°55'16"W
F270	36.64	S80°53'36"E
F271	73.87	N21°07'47"E
F272	62.05	N27°44'19"E
F273	83.99	S48°58'01"E
F274	54.05	S35°19'19"E
F275	41.53	S62°14'41"E
F276	25.68	S25°55'39"W
F277	40.01	S34°04'17"W
F278	27.65	S04°15'38"W
F279	28.14	N19°26'41"E
F280	57.92	S77°11'26"E
F281	65.21	N61°48'32"E
F282	24.50	S50°47'35"E
F283	29.91	N82°30'31"E
F284	20.00	N07°29'29"W
F285	21.27	S82°30'31"W
F286	21.98	N50°51'20"W
F287	24.17	S04°54'46"W
F288	6.70	S11°11'20"W
F289	6.94	S04°23'37"E
F290	23.04	S20°00'48"W
F291	30.11	S38°02'29"W
F292	24.87	S67°38'12"W
F293	25.89	S45°10'51"W
F294	51.74	S48°58'01"E
F296	6.31	S06°55'11"W
F297	40.03	N69°39'30"E
F298	17.21	N62°39'56"E
F299	48.95	N05°51'59"E
F300	33.86	S26°41'38"E
F301	17.52	N81°24'18"E
F302	13.36	S77°11'26"E
F303	95.53	N06°55'11"E

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

*Edward John Glawe* 10/23/2019  
EDWARD J. GLAWE DATE  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

*W.R. Grace* 12/19/19  
W.R. GRACE DATE

*John C. M...* 11-1-2019  
DATE

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief Clerk* 1.2.20  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Jim A. Morris (Acting)* 1/2/20  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, SIMPSON OAKS CRP3, LLC. AND W.R. GRACE & CO. - CONN., A CONNECTICUT CORPORATION OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

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

WITNESS OUR HANDS THIS 15th DAY OF November, 2019.

*John C. M...*  
SIMPSON OAKS CRP3, LLC.  
WITNESS

*W.R. Grace & Co.*  
WITNESS

*Olivia Schup*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM (1) W.R. GRACE & CO. - CONN., A CONNECTICUT CORPORATION TO SIMPSON OAKS CRP3, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 10, 2015 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16609, FOLIO 187; (2) PART OF THE LANDS CONVEYED FROM C. LAWRENCE O'DONNELL AND GENEVIEVE E. O'DONNELL TO W.R. GRACE & CO. - CONN., A CONNECTICUT CORPORATION BY DEED DATED OCTOBER 4, 1955 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 273, FOLIO 186

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

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION DATE JUNE 04, 2021.

*Edward John Glawe* 10/23/2019  
EDWARD J. GLAWE DATE  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

**VOGEL ENGINEERING**

**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT NO. 25257 ON 1/2/2020 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION  
**CEDAR CREEK - PHASE 1**

LOTS 1-129, OPEN SPACE LOTS 130-141, NON-BUILDABLE BULK PARCELS A-G, AND PARCEL C-1 A RESUBDIVISION OF GRACE TECH PARK - PARCELS 'B-1' & 'C' PLAT #23334-23337

DPZ REF'S: WP-09-227, F-10-023, F-15-095, WP-15-094, ZB-1104-M, ECP-15-080, S-15-007, WP-16-038, WP-16-073, WP-17-108

TAX MAP 35 - GRID 21 - PARCEL 145 - ZONED: CEF-R 5TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' GRAPHIC SCALE OCTOBER 2019

50' 0 50' 100' 150'

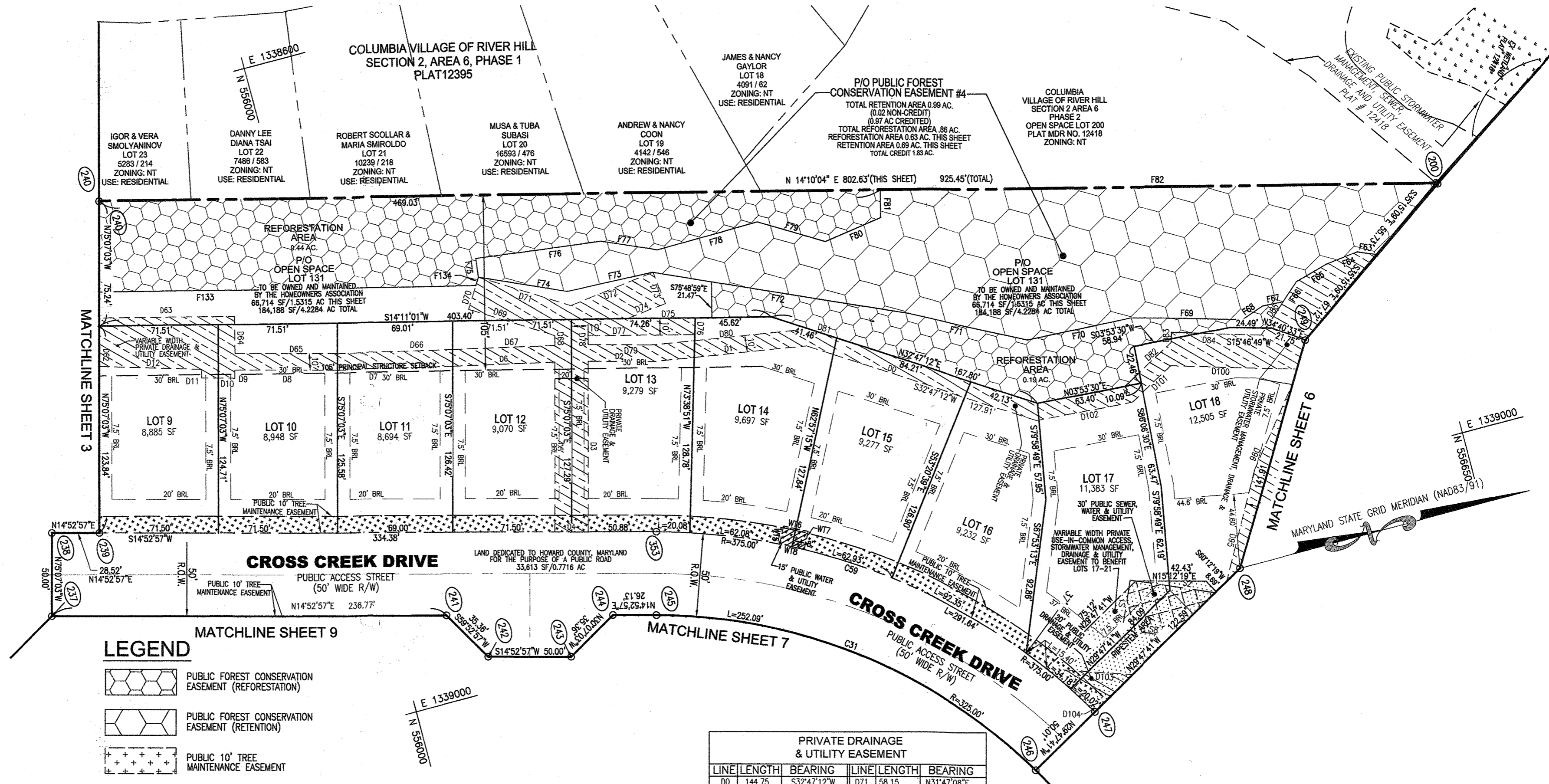
SHEET 4 OF 16

COORDINATE TABLE		
POINT	NORTHING	EASTING
200	556673.3213	1338851.0543
237	555803.5713	1338887.9932
238	555816.4130	1338839.6704
239	555843.9759	1338846.9953
240	555895.1049	1338654.6006
241	556032.4036	1338948.8054
242	556050.1441	1338979.3877
243	556098.4668	1338974.2295
244	556129.0491	1338974.4890
245	556154.2985	1338981.1990
246	556350.3479	1339129.4867
247	556393.7429	1339104.6395
248	556500.1275	1339043.7256
249	556573.0006	1338921.9604
253	556167.1403	1338932.8763
254	556363.4071	1339060.7296

30' PUBLIC SEWER, WATER & UTILITY EASEMENT		
LINE	LENGTH	BEARING
S1	30.00	N66°26'13"W
S2	51.59	N23°33'47"E
S8	37.50	S23°33'47"W

PUBLIC 15' WATER & UTILITY EASEMENT		
LINE	LENGTH	BEARING
WT5	11.02	N62°57'15"W
WT6	15.00	S27°02'45"W
WT7	11.13	S62°17'15"E
WT8	L=15.00 R=375.00	
CHD=S27°26'09"W 15.00		

PUBLIC FOREST CONSERVATION EASEMENT #4		
LINE	LENGTH	BEARING
F84	19.71	S06°37'40"E
F85	21.12	S15°37'26"E
F86	14.34	S41°19'31"E
F67	12.63	S03°53'22"W
F68	14.55	S19°28'40"E
F69	67.26	S15°46'49"W
F70	63.46	S02°51'09"W
F71	73.14	S27°15'34"W
F72	155.09	S23°57'33"W
F73	52.60	S02°36'29"W
F74	54.26	S23°50'19"W
F75	11.35	N82°53'57"W
F76	75.85	N07°06'03"E
F77	34.27	N23°39'56"E
F78	62.53	N00°39'44"W
F79	42.49	N30°58'39"E
F80	36.20	N08°28'24"W
F81	16.66	N75°48'59"W
F82	333.60	N14°10'04"E
F133	225.96	S14°01'45"E
F134	5.00	S58°12'52"E



**LEGEND**

- PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION)
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- PUBLIC 10' TREE MAINTENANCE EASEMENT
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PRIVATE DRAINAGE & UTILITY EASEMENT
- EXISTING WETLAND
- PUBLIC 30' SEWER, WATER & UTILITY EASEMENT
- VARIABLE WIDTH PRIVATE USE-IN-COMMON ACCESS, STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT TO BENEFIT LOTS 17-21
- PUBLIC DRAINAGE & UTILITY EASEMENT
- PUBLIC 15' WATER & UTILITY EASEMENT

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	TAN
C31	252.09	325.00	44°26'29"	S37°06'11"W 245.81	132.77
C59	291.64	375.00	44°33'32"	S37°09'43"W 284.34	153.64

**MINIMUM LOT SIZE CHART**

LOT #	GROSS AREA	PIPESTEM AREA	NET AREA
18	12,505 SF	1,672	10,833 SF

**PRIVATE DRAINAGE & UTILITY EASEMENT**

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
D0	144.75	S32°47'12"W	D71	58.15	N31°47'08"E
D1	94.20	S09°05'22"W	D72	53.14	N06°48'02"W
D2	37.47	S15°15'41"W	D73	20.00	N83°11'58"E
D3	102.10	S75°07'03"E	D74	24.63	S06°48'02"E
D4	20.00	S14°52'57"W	D75	40.82	N14°11'01"E
D5	101.78	N75°07'03"W	D76	10.00	S73°38'51"E
D6	61.38	S12°39'36"W	D77	64.01	S14°11'01"W
D7	69.13	N13°19'22"E	D78	5.31	S75°07'03"E
D8	61.56	S15°02'22"E	D79	37.00	N15°15'41"E
D9	4.97	S75°07'03"E	D80	95.75	N09°05'22"E
D10	20.00	S14°52'57"W	D81	17.93	N32°50'13"E
D11	5.30	S75°07'03"W	D82	38.51	N28°18'14"W
D12	61.46	S16°33'13"W	D83	5.91	N73°32'03"W
D62	29.04	N75°07'03"W	D84	53.78	N16°27'57"E
D63	11.73	N14°11'01"E	D85	38.92	N41°19'31"W
D64	22.15	S75°48'59"E	D100	78.40	S16°27'57"W
D65	61.29	N15°02'22"E	D101	31.48	S28°18'14"E
D66	68.92	N13°19'22"E	D102	58.77	S03°53'30"W
D67	61.71	N12°39'36"E	D103	51.71	S18°38'15"W
D68	5.97	N75°07'03"W	D104	7.81	N18°38'15"E
D69	54.23	S31°47'08"E			
D70	20.00	S58°12'52"E			

**NOTE:**  
 (1) NO STRUCTURES MAY BE BUILT WITHIN PUBLIC DRAINAGE & UTILITY EASEMENTS.  
 (2) NO STRUCTURES MAY BE BUILT WITHIN PUBLIC SEWER, WATER & UTILITY EASEMENT.  
 (3) PER HOWARD COUNTY DESIGN MANUAL VOLUME 2, CHAPTER 5, SECTION 5.4.5 THE MINIMUM HORIZONTAL CLEARANCE BETWEEN ANY PERMANENT STRUCTURE AND THE EDGE OF THE UTILITY EASEMENT SHALL BE TEN(10) FEET.

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

*Edward John Glawe* 10/23/2019  
 EDWARD J. GLAWÉ  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

*W.R. Grace* 12/19/19  
 W.R. GRACE & CO.  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

*J.C.M.* 11-1-2019  
 JAMES C. MANN  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

**AREA TABULATION**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	10, P/O-1
- BUILDABLE	10
- NON-BUILDABLE	0
- OPEN SPACE	P/O-1
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	3,7577 AC.
- BUILDABLE	2,2261 AC.
- NON-BUILDABLE	0 AC.
- OPEN SPACE	1,5315 AC.
- PRESERVATION PARCELS	0 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.7716 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.5293 AC.

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

*Maureen Roseman* 12/26/2019  
 MAUREEN ROSEMAN  
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Chubb* 1-2-20  
 CHAD CHUBB  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Dir. J. Mann* (ACTING) for A.G. 1/2/20  
 DIRECTOR

**OWNER'S CERTIFICATE**

WE, SIMPSON OAKS CRP3, LLC. AND W.R. GRACE & CO. - CONN., A CONNECTICUT CORPORATION OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

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

WITNESS OUR HANDS THIS 15th DAY OF November, 2019.

*Edward J. Glawe*  
 EDWARD J. GLAWÉ  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

*W.R. Grace*  
 W.R. GRACE & CO.  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

*Dina Schue*  
 DINA SCHUE  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM (1) W.R. GRACE & CO. - CONN., A CONNECTICUT CORPORATION TO SIMPSON OAKS CRP3, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 10, 2015 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16609, FOLIO 157; (2) PART OF THE LANDS CONVEYED FROM C. LAWRENCE O'DONNELL AND GENEVIEVE E. O'DONNELL TO W.R. GRACE & CO. - CONN., A CONNECTICUT CORPORATION BY DEED DATED OCTOBER 4, 1955 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 273, FOLIO 186

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

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION DATE JUNE 04, 2021.

*Edward John Glawe* 10/23/2019  
 EDWARD J. GLAWÉ  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

**VOGEL ENGINEERING**

**TIMMONS GROUP**  
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
 P: 410.461.7666 F: 410.461.8951 www.timmons.com

RECORDED AS PLAT No. 25258 ON 11/2/2020  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION**

**CEDAR CREEK - PHASE 1**

LOTS 1-129, OPEN SPACE LOTS 130-141, NON-BUILDABLE BULK PARCELS A-G, AND PARCEL C-1 A RESUBDIVISION OF GRACE TECH PARK - PARCELS 'B-1' & 'C' PLAT #23334-23337

DPZ REF'S: WP-09-227, F-10-023, F-15-095, WP-15-094, ZB-1104-M, ECP-15-080, S-15-007, WP-16-038, WP-16-073, WP-17-108

TAX MAP 35 - GRID 21 - PARCEL 145 - ZONED: CEF-R  
 5TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'

OCTOBER 2019

SHEET 5 OF 16

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	TAN
C58	177.46	375.00	27°06'48"	S72°59'53"W 175.81	90.42
C64	154.46	325.00	27°13'51"	S72°56'21"W 153.01	78.72

30' PUBLIC WATER, SEWER & UTILITY EASEMENT		
LINE	LENGTH	BEARING
S3	55.73	N73°52'40"E
S4	92.83	S34°28'12"E
S5	L=30.57 R=375.00	
	CHD=N66°33'14"E 30.56	
S6	65.33	N34°28'12"W
S7	19.99	S73°52'40"W

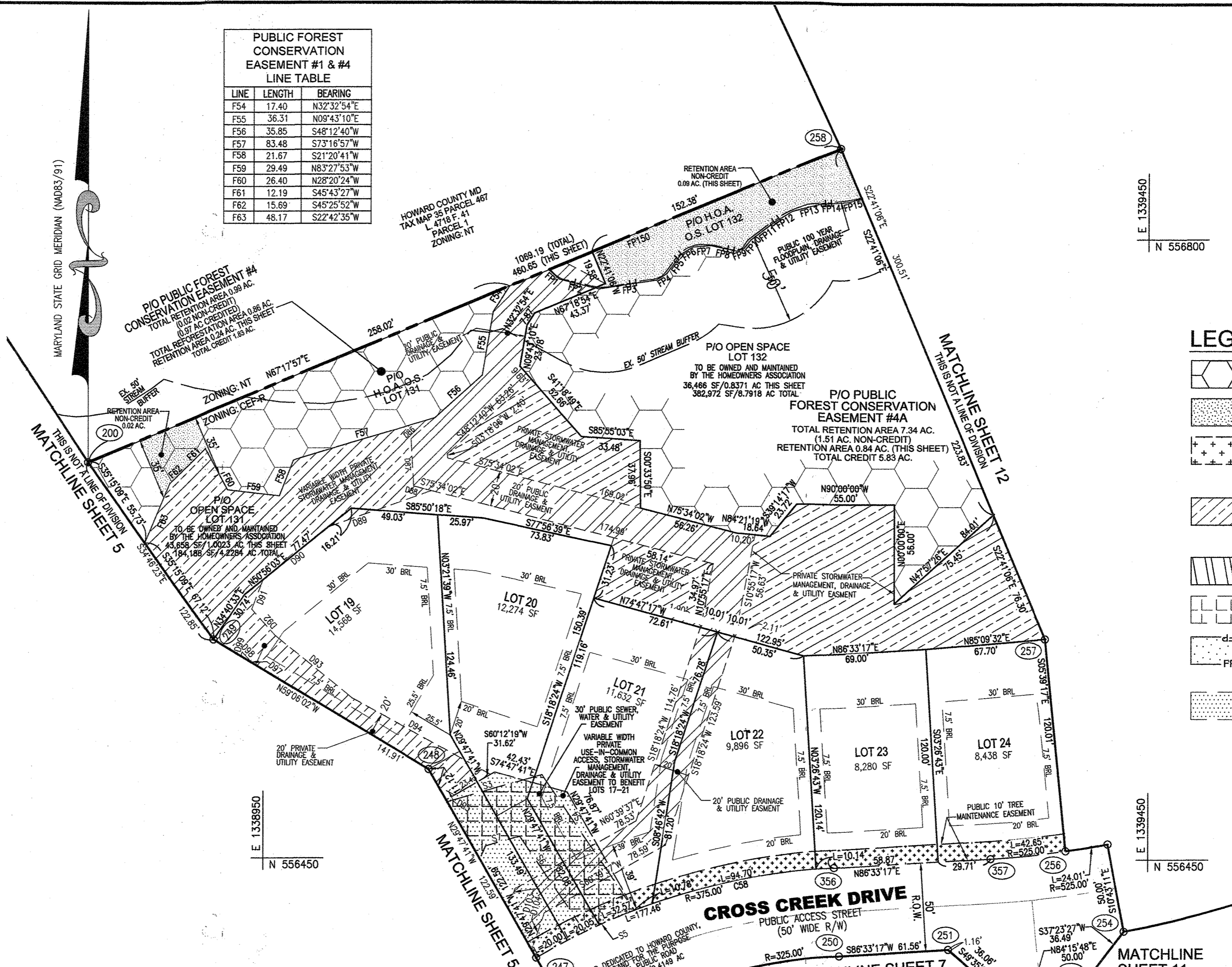
PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT		
LINE	LENGTH	BEARING
D86	18.05	S48°41'11"W
D87	26.65	S03°18'06"E
D88	10.35	S75°34'02"E
D89	61.46	S70°33'38"W
D90	47.94	S50°56'03"W
D91	17.65	S20°50'52"W
D92	20.05	S41°55'48"E
D93	55.57	S51°03'24"E
D94	89.66	S61°10'54"E
D95	10.38	N61°10'54"W
D97	2.17	N51°03'24"W
D98	7.44	N41°55'48"W
D99	2.58	S16°27'57"W

PUBLIC 20' DRAINAGE & UTILITY EASEMENT		
LINE	LENGTH	BEARING
D86	18.05	S48°41'11"W
D87	26.65	S03°18'06"E
D103	12.03	S18°38'15"W
D104	22.09	S18°38'15"W

PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
FP1	8.13	S49°06'04"E
FP2	22.68	S76°16'15"E
FP3	33.05	N81°18'55"E
FP4	6.94	N58°33'56"E
FP5	13.34	N36°12'44"E
FP6	8.07	N57°09'10"E
FP7	10.16	N85°34'57"E
FP8	14.91	S78°04'09"E
FP9	4.37	N70°21'19"E
FP10	6.40	N38°48'42"E
FP11	15.44	N53°09'24"E
FP12	12.82	N57°57'45"E
FP13	16.53	N75°03'03"E
FP14	15.52	N85°17'57"E
FP15	17.05	N74°29'44"E
FP150	308.46	S67°18'54"W

PUBLIC FOREST CONSERVATION EASEMENT #1 & #4 LINE TABLE		
LINE	LENGTH	BEARING
F54	17.40	N32°32'54"E
F55	36.31	N09°43'10"E
F56	35.85	S48°12'40"W
F57	83.48	S73°16'57"W
F58	21.67	S21°20'41"W
F59	29.49	N83°27'53"W
F60	26.40	N28°20'24"W
F61	12.19	S45°43'27"W
F62	15.69	S45°25'52"W
F63	48.17	S22°42'35"W

COORDINATE TABLE		
POINT	NORTHING	EASTING
200	556673.3213	1339851.0543
247	556393.7429	1339104.6395
248	556500.1275	1339043.7256
249	556573.0006	1338921.9604
250	556395.2396	1339275.7663
251	556398.9390	1339337.2166
252	556375.5666	1339364.6703
253	556380.5644	1339414.4199
256	556454.7601	1339403.5943
258	556851.0955	1339276.0206
356	556445.1492	1339272.7616
357	556450.4720	1339361.1752



LEGEND	
	PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
	RETENTION AREA NON-CREDIT
	PUBLIC 10' TREE MAINTENANCE EASEMENT
	PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
	PRIVATE DRAINAGE & UTILITY EASEMENT
	20' PUBLIC DRAINAGE & UTILITY EASEMENT
	30' PUBLIC SEWER, WATER & UTILITY EASEMENT
	PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
	VARIABLE WIDTH PRIVATE USE-IN-COMMON ACCESS, STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT TO BENEFIT LOTS 17-21

**AREA TABULATION**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	6, P/O-2
- BUILDABLE	6
- NON-BUILDABLE	0
- OPEN SPACE	0
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	3,3336 AC.
- BUILDABLE	1,4942 AC.
- NON-BUILDABLE	0 AC.
- OPEN SPACE	1,8394 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.4149 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.7485 AC.

**NOTE:**  
 (1) NO STRUCTURES MAY BE BUILT WITHIN PUBLIC DRAINAGE & UTILITY EASEMENTS.  
 (2) NO STRUCTURES MAY BE BUILT WITHIN PUBLIC SEWER, WATER & UTILITY EASEMENT.  
 (3) PER HOWARD COUNTY DESIGN MANUAL VOLUME 2, CHAPTER 5, SECTION 5.4.5 THE MINIMUM HORIZONTAL CLEARANCE BETWEEN ANY PERMANENT STRUCTURE AND THE EDGE OF THE UTILITY EASEMENT SHALL BE TEN(10) FEET.

MINIMUM LOT SIZE CHART			
LOT #	GROSS AREA	PIPESTEM AREA	NET AREA
19	14,568 SF	2,452.68	12,115.32 SF
20	12,274 SF	1,626.48	10,647.52 SF

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

*Maureen Roseman* 12/24/2019  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
 AND ZONING

*Chief Clerk* 1.2.20  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Director* 1/2/20  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, SIMPSON OAKS CRP3, LLC. AND W.R. GRACE & CO. - CONN., A CONNECTICUT CORPORATION OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 15th DAY OF November, 2019.

*Edward J. Glawe*  
 SIMPSON OAKS CRP3, LLC.  
 WITNESS  
*W.R. Grace & Co.*  
 WITNESS  
*Edward J. Glawe*  
 WITNESS

CORPORATE SEAL

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM (1) W.R. GRACE & CO. - CONN., A CONNECTICUT CORPORATION TO SIMPSON OAKS CRP3, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 10, 2015 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16609, FOLIO 157; (2) PART OF THE LANDS CONVEYED FROM C. LAWRENCE O'DONNELL AND GENEVIEVE E. O'DONNELL TO W.R. GRACE & CO. - CONN., A CONNECTICUT CORPORATION BY DEED DATED OCTOBER 4, 1955 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 273, FOLIO 186.

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

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION DATE JUNE 04, 2021.

*Edward J. Glawe* 10/23/2019  
 EDWARD J. GLAWE DATE  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

**VOGEL ENGINEERING**

**TIMMONS GROUP**

3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT NO. 25259 ON 1/2/2020  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

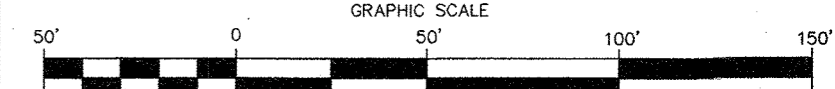
**PLAT OF RESUBDIVISION  
 CEDAR CREEK - PHASE 1**

LOTS 1-129, OPEN SPACE LOTS 130-141,  
 NON-BUILDABLE BULK PARCELS A-G, AND PARCEL C-1  
 A RESUBDIVISION OF 'GRACE TECH PARK' - PARCELS 'B-1' & 'C'  
 PLAT #23334-23337

DPZ REF'S: WP-09-227, F-10-023, F-15-095, WP-15-094, ZB-1104-M,  
 ECP-15-080, S-15-007, WP-16-038, WP-16-073, WP-17-108

TAX MAP 35 - GRID 21 - PARCEL 145 - ZONED: CEF-R  
 5TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' OCTOBER 2019



SHEET 6 OF 16

POINT	NORTHING	EASTING
243	556098.4668	1338992.2295
244	556129.0491	1338974.4890
245	556154.2985	1338981.1990
246	556350.3479	1339129.4867
250	556395.2396	1339275.7663
251	556396.9390	1339337.2166
252	556375.5666	1339364.6703
253	556380.5644	1339414.4199
254	556409.5578	1339436.5796
296	556131.9252	1339618.0582
297	556120.7017	1339605.8652
298	555928.4132	1339477.4134
299	555909.1612	1339470.0152
316	556064.4161	1339120.3600
317	555986.1540	1339268.7483
318	555939.5205	1339339.9968
319	555914.5941	1339391.8411
320	555915.2760	1339393.5593
321	555927.0965	1339423.3427
322	556082.1148	1339505.2567
323	556118.4432	1339501.8318
324	556372.6269	1339364.9656
325	556377.6246	1339414.7152
326	556166.6388	1339522.8074
327	556155.9007	1339534.9518
328	556156.9502	1339571.4262
347	556129.1813	1339489.6874
358	555946.3485	1339430.7409

CURVE	LENGTH	RADIUS	DELTA	CHORD	TAN
C31	252.09	325.00	44°26'29"	S37°06'11"W	132.77
C32	279.99	375.00	42°46'47"	S27°07'37"E	146.88
C33	155.34	575.00	15°28'46"	S28°45'37"W	78.15
C34	85.40	325.00	15°03'19"	S56°47'40"E	42.95
C35	169.19	375.00	25°51'03"	N62°11'32"W	86.06
C37	242.66	325.00	42°46'50"	S27°07'37"E	127.30
C45	233.16	525.00	25°26'44"	S33°44'37"W	118.53
C64	154.46	325.00	27°13'51"	N72°56'21"E	78.72

NOTE:  
NO STRUCTURES MAY BE BUILT WITHIN PUBLIC DRAINAGE & UTILITY EASEMENTS.

**LEGEND**

- PUBLIC 10' TREE MAINTENANCE EASEMENT
- PUBLIC DRAINAGE & UTILITY EASEMENT
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT

**AREA TABULATION**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	33
- BUILDABLE	32
- NON-BUILDABLE	0
- OPEN SPACE	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	3.4904 AC
- BUILDABLE	2.5117 AC
- NON-BUILDABLE	0.0000 AC
- OPEN SPACE	0.9787 AC
- PRESERVATION PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.6685 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.1589 AC

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

*Paula J. ...* 12/26/2019  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad ...* 1.2.20  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Paul ...* 12/20  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, SIMPSON OAKS CRP3, LLC. AND W.R. GRACE & CO. - CONN., A CONNECTICUT CORPORATION OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

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

WITNESS OUR HANDS THIS 1st DAY OF November, 2019.

*Edward J. Glawe*  
EDWARD J. GLAWÉ  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391  
*Wanda Schwin*  
WANDA SCHWIN  
WITNESS  
CORPORATE SEAL

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM (1) W.R. GRACE & CO. - CONN., A CONNECTICUT CORPORATION TO SIMPSON OAKS CRP3, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 10, 2015 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16609, FOLIO 157; (2) PART OF THE LANDS CONVEYED FROM C. LAWRENCE O'DONNELL AND GENEVIEVE E. O'DONNELL TO W.R. GRACE & CO. - CONN., A CONNECTICUT CORPORATION BY DEED DATED OCTOBER 4, 1955 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 273, FOLIO 186. I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION DATE JUNE 04, 2021.

*Edward J. Glawe* 10/23/2019  
EDWARD J. GLAWÉ  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

**VOGEL ENGINEERING**

**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8961 www.timmons.com



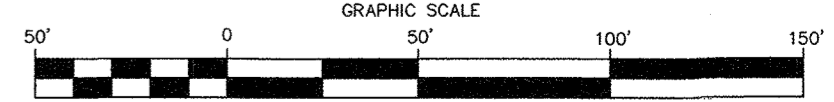
RECORDED AS PLAT No. 252160 ON 11/2/2020 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION  
CEDAR CREEK - PHASE 1**

LOTS 1-129, OPEN SPACE LOTS 130-141, NON-BUILDABLE BULK PARCELS A-G, AND PARCEL C-1 A RESUBDIVISION OF GRACE TECH PARK - PARCELS 'B-1' & 'C' PLAT #23334-23337

DPZ REF'S: WP-09-227, F-10-023, F-15-095, WP-15-094, ZB-1104-M, ECP-15-080, S-15-007, WP-16-038, WP-16-073, WP-17-108

TAX MAP 35 - GRID 21 - PARCEL 145 - ZONED: CEF-W 5TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND  
SCALE: 1" = 50' OCTOBER 2019



SHEET 7 OF 16

CURVE	LENGTH	RADIUS	DELTA	CHORD	TAN
C44	225.67	375.00	34°28'49"	N38°15'39"E	116.37
C45	333.59	525.00	36°24'21"	S39°13'25"W	172.64

LINE	LENGTH	BEARING
DU29	121.07	N43°33'14"W
DU30	L=20.01	R=525.00
CHD=N48°16'18"E 20.01		

POINT	NORTHING	EASTING
213	555973.2639	1339877.0739
214	555824.8096	1339670.9292
215	555743.3150	1339609.1015
216	555572.3687	1339371.7243
296	556131.9252	1339618.0582
297	556120.7017	1339605.8652
298	555928.4132	1339477.4134
299	555909.1612	1339470.0152
300	555887.1243	1339461.5469
301	555712.5880	1339323.8996
336	556044.5552	1339701.0446
337	556081.6282	1339748.5832
338	556057.8670	1339771.1522
339	556027.2692	1339812.7826
340	556007.1327	1339854.0372
361	555692.8545	1339295.1861
362	555600.5512	1339358.6219

LINE	LENGTH	BEARING
DU27	31.88	N45°30'10"W
DU28	38.32	N44°29'50"E
DU31	118.62	S43°33'14"E
DU32	20.96	N86°50'28"E
DU33	29.83	N21°27'41"E
DU37	39.76	S21°27'41"W
DU38	66.47	S63°57'26"E
DU39	40.35	S73°38'41"E
DU52	36.54	N73°38'41"W
DU63	25.70	N83°57'26"W
DU64	7.27	S28°02'34"W
DU65	24.28	S50°03'31"W
DU66	49.77	N89°28'05"W
DU67	12.50	S66°10'48"W
DU68	9.13	N34°49'35"E
DU61	3.35	S34°49'35"W
DU62	26.51	S07°54'53"W

LINE	LENGTH	BEARING
F251	51.69	S69°45'07"W
F252	20.67	N75°55'50"W
F253	52.25	N47°25'35"W
F254	194.88	N54°14'26"E
F256	35.00	S52°47'51"E
F257	29.29	S44°33'13"E
F258	32.61	S22°36'55"W
F259	22.46	S08°35'18"E
F260	13.31	N37°11'12"E
F261	13.84	S08°30'11"W
F262	13.23	S22°18'25"W
F263	19.44	S37°46'16"W
F264	20.82	S58°04'37"W
F265	21.31	S83°47'08"W
F266	41.62	N86°19'49"W

LINE	LENGTH	BEARING
FP151	26.72	N62°00'08"W
FP152	36.21	N79°06'51"W
FP153	18.46	N62°05'40"W
FP154	4.59	N31°04'18"E
FP155	13.97	N89°53'51"E
FP156	15.37	N79°18'43"E
FP157	20.64	S89°00'02"E
FP158	13.00	N64°09'00"E
FP159	17.98	N42°23'51"E
FP160	8.95	N86°16'50"E
FP161	22.34	S62°09'31"E
FP162	21.95	S69°07'49"E
FP163	61.14	S54°15'24"W

LINE	LENGTH	BEARING
RW1	23.38	N07°21'43"W
RW2	17.59	N06°45'07"E
RW3	20.70	N19°44'57"E
RW4	17.86	N32°39'49"E
RW5	20.93	N47°14'07"E
RW6	7.61	N68°02'49"E

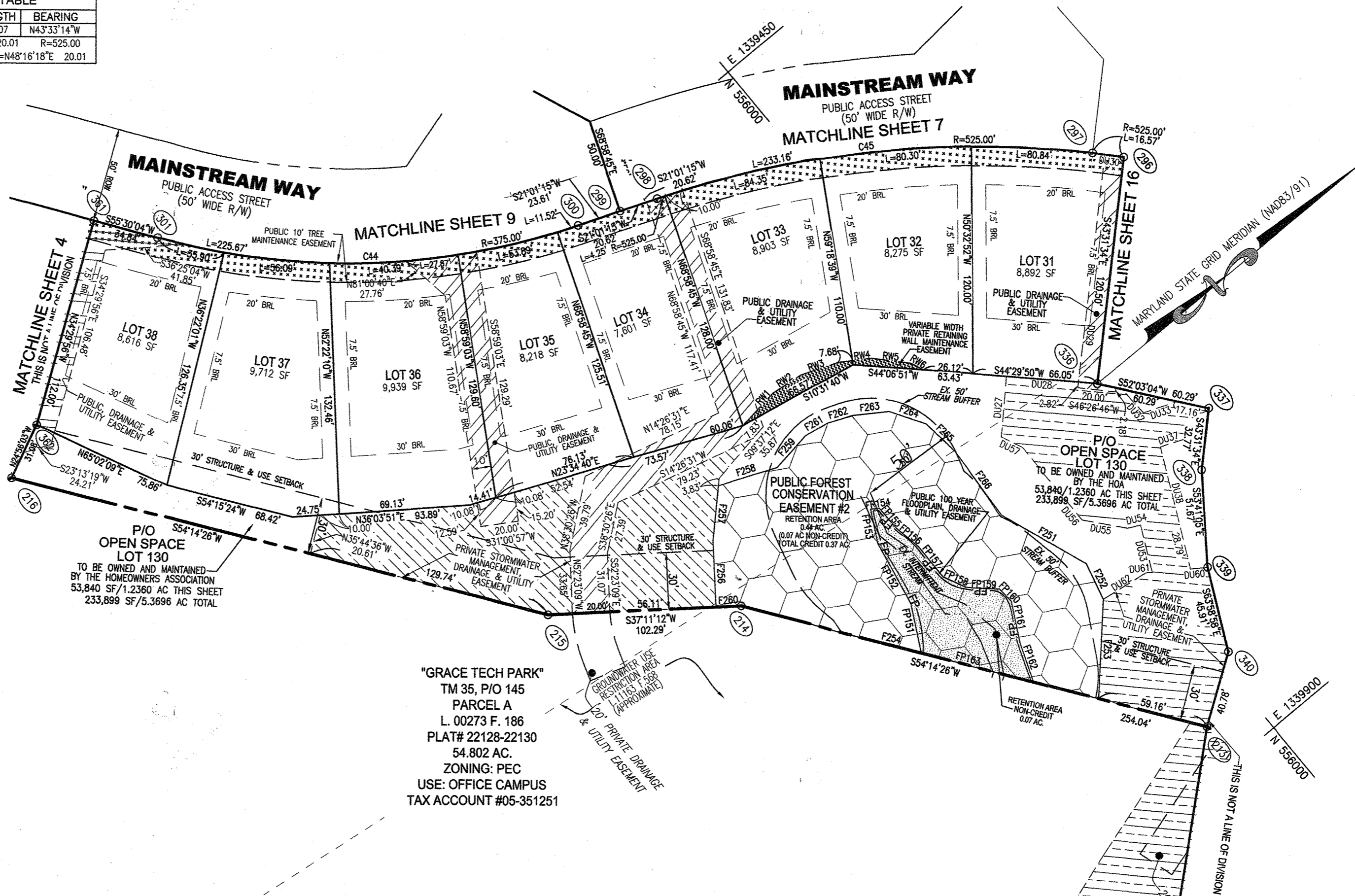
**AREA TABULATION**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	8, P/O-1
- BUILDABLE	8
- NON-BUILDABLE	0
- OPEN SPACE	0
- PRESERVATION PARCELS	P/O-1
B. TOTAL AREA OF LOTS AND/OR PARCELS	2,8466 AC.
- BUILDABLE	1,6106 AC.
- NON-BUILDABLE	0 AC.
- OPEN SPACE	1,2360 AC.
- PRESERVATION PARCELS	0 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	2,8466 AC.

**LEGEND**

- PUBLIC 10' TREE MAINTENANCE EASEMENT
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- PUBLIC DRAINAGE & UTILITY EASEMENT
- PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- VARIABLE WIDTH PRIVATE RETAINING WALL MAINTENANCE EASEMENT

NOTE:  
NO STRUCTURES MAY BE BUILT WITHIN PUBLIC DRAINAGE & UTILITY EASEMENTS.



"GRACE TECH PARK"  
TM 35, P/O 145  
PARCEL A  
L. 00273 F. 186  
PLAT# 22128-22130  
54,802 AC.  
ZONING: PEC  
USE: OFFICE CAMPUS  
TAX ACCOUNT #05-351251

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

*Edward John Glawe* 10/23/2019  
EDWARD J. GLAWE  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

*W.R. Grace* 12/19/19  
W.R. GRACE  
DATE

*John C. M...* 11-1-2019  
SIMPSON OAKS CRP3, LLC  
DATE

OWNER / DEVELOPER  
T.M. 35 - P.145 (PARCEL B-1) T.M. 35 - P.145 (PARCEL C)  
SIMPSON OAKS CRP3, LLC  
4750 OWINGS MILLS BOULEVARD  
OWINGS MILLS, MARYLAND 21117  
410-356-9900

OWNER  
W.R. GRACE & CO.  
7500 GRACE DR  
COLUMBIA, MD 21044-4098  
(410) 531-4000

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

*Howard County Health Officer* 12/26/2019  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
AND ZONING

*Chief Engineer* 1-2-20  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Director* 1/2/20  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, SIMPSON OAKS CRP3, LLC, AND W.R. GRACE & CO., - CONN., A CONNECTICUT CORPORATION OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

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

WITNESS OUR HANDS THIS 15th DAY of November, 2019.

*John C. M...*  
SIMPSON OAKS CRP3, LLC  
WITNESS

*W.R. Grace & Co.*  
WITNESS

*Edward J. Glawe*  
EDWARD J. GLAWE  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

CORPORATE SEAL

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM (1) W.R. GRACE & CO., - CONN., A CONNECTICUT CORPORATION TO SIMPSON OAKS CRP3, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 10, 2015 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16609, FOLIO 157; (2) PART OF THE LANDS CONVEYED FROM C. LAWRENCE O'DONNELL AND GENEVIEVE E. O'DONNELL TO W.R. GRACE & CO., - CONN., A CONNECTICUT CORPORATION BY DEED DATED OCTOBER 4, 1955 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 273, FOLIO 186.

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

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 21391, EXPIRATION DATE JUNE 04, 2021.

*Edward John Glawe* 10/23/2019  
EDWARD J. GLAWE  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

**VOGEL ENGINEERING**

**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 252161 ON 11/2/2020  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

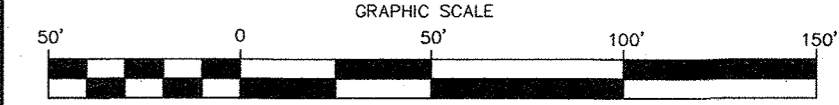
**PLAT OF RESUBDIVISION  
CEDAR CREEK - PHASE 1**

LOTS 1-129, OPEN SPACE LOTS 130-141,  
NON-BUILDABLE BULK PARCELS A-G, AND PARCEL C-1  
A RESUBDIVISION OF GRACE TECH PARK - PARCELS 'B-1' & 'C'  
PLAT #23334-23337

DPZ REF'S: WP-09-227, F-10-023, F-15-095, WP-15-094, ZB-1104-M,  
ECP-15-080, S-15-007, WP-16-038, WP-16-073, WP-17-108

TAX MAP 35 - GRID 21 - PARCEL 145 - ZONED: CEF-R  
5TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' GRAPHIC SCALE OCTOBER 2019



SHEET 8 OF 16



CURVE	LENGTH	RADIUS	DELTA	CHORD	TAN
C26	98.54	375.00	15°03'19"	S56°47'40"E	49.55
C27	146.63	325.00	25°51'03"	N62°11'32"W	74.59
C28	181.05	550.00	18°51'40"	N65°41'14"W	91.35
C29	65.74	460.00	8°11'17"	S51°24'25"W	32.93
C30	119.14	325.00	21°00'11"	N44°59'58"E	60.24
C34	85.40	325.00	15°03'19"	S56°47'40"E	42.95
C35	169.19	375.00	25°51'03"	N62°11'32"W	86.06
C44	225.67	375.00	34°28'49"	N38°15'39"W	116.37

POINT	NORTHING	EASTING
236	555772.9731	1338905.7938
237	555803.5713	1338887.9932
241	556032.4036	1338948.8054
242	556050.1441	1338979.3877
243	556098.4668	1338992.2295
299	555909.1612	1339470.0152
300	555887.1243	1339461.5469
301	555712.5880	1339323.8996
302	555678.6477	1339274.5143
303	555642.1296	1339228.7573
304	555515.3110	1339135.7507
305	555320.5064	1338918.8343
306	556016.0933	1339107.5183
307	555948.2662	1339236.1214
308	555894.4582	1339318.3312
309	555869.5319	1339370.1755
310	555837.5661	1339379.3501
311	555753.9534	1339295.8106
312	555719.8545	1339246.1947
313	555678.8830	1339194.8577
314	555675.7958	1339156.4810
315	555750.1828	1338991.5523

LINE	LENGTH	BEARING
WT17	10.90	N52°22'29"W
WT18	15.00	N37°37'31"E
WT19	10.92	S52°22'29"E
WT20	L=15.00 R=325.00	
	CHD=N37°41'29"E 15.00	

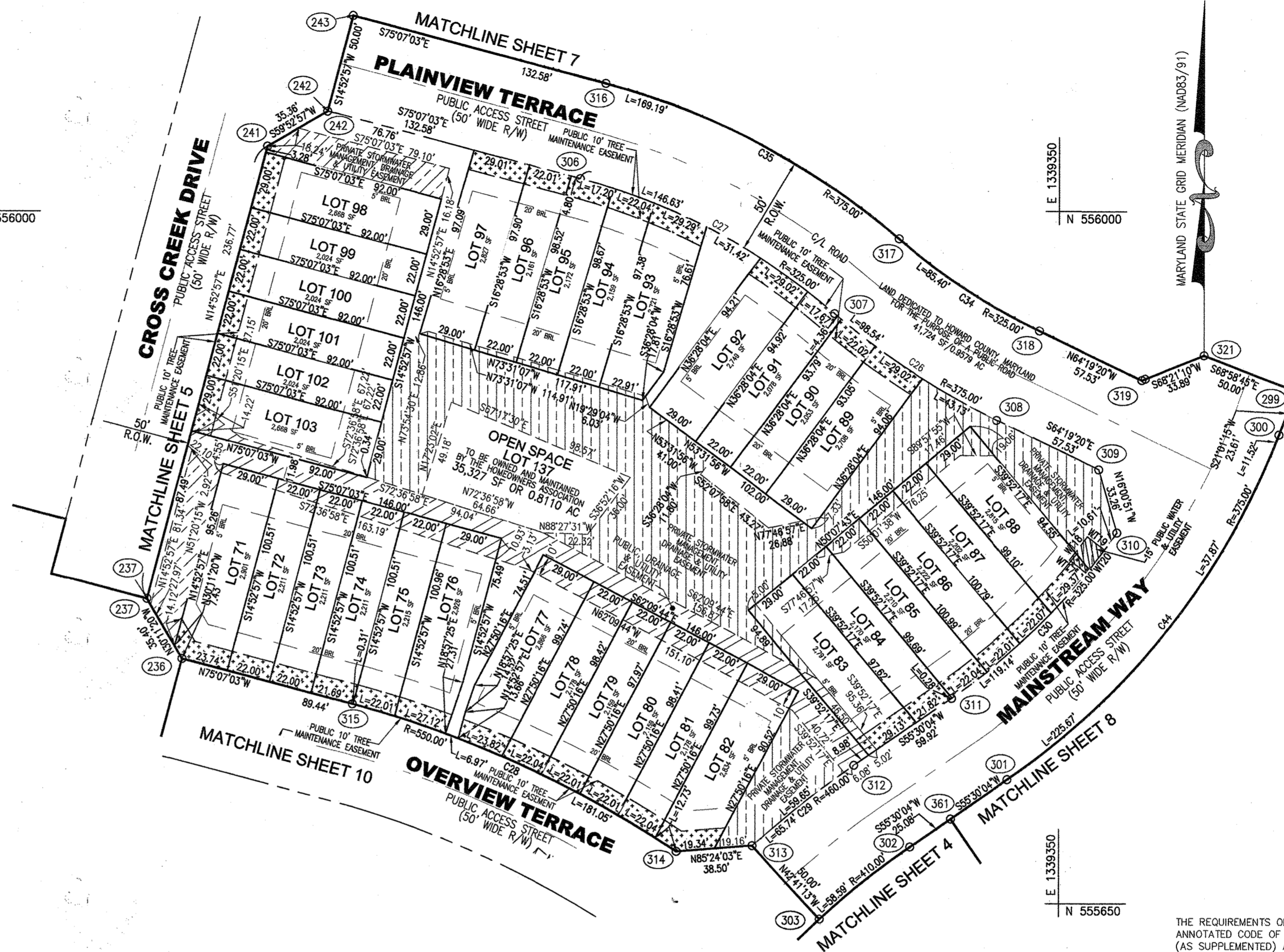
**LEGEND**

- PUBLIC 10' TREE MAINTENANCE EASEMENT
- PUBLIC DRAINAGE & UTILITY EASEMENT
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PUBLIC 15' WATER & UTILITY EASEMENT

**AREA TABULATION**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	34	
- BUILDABLE	33	
- NON-BUILDABLE	0	
- OPEN SPACE	1	
B. TOTAL AREA OF LOTS AND/OR PARCELS	2.6135 AC.	
- BUILDABLE	1.8025 AC.	
- NON-BUILDABLE	0.0000 AC.	
- OPEN SPACE	0.8110 AC.	
- PRESERVATION PARCELS	0.0000 AC.	
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.9579 AC.	
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.5714 AC.	

NOTE: NO STRUCTURES MAY BE BUILT WITHIN PUBLIC DRAINAGE & UTILITY EASEMENTS.



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

*Madison for Maureen Roseman* 12/26/2019  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Edwards* 1-2-20  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*David M. ...* 1/2/20  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, SIMPSON OAKS CRP3, LLC. AND W.R. GRACE & CO. - CONN., A CONNECTICUT CORPORATION OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS;

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

WITNESS OUR HANDS THIS 15th DAY OF November, 2019.

*John L. ...*  
SIMPSON OAKS CRP3, LLC.  
*W.R. Grace & Co.*  
WITNESS  
*Junda Schaefer*  
WITNESS

CORPORATE SEAL

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM (1) W.R. GRACE & CO. - CONN., A CONNECTICUT CORPORATION TO SIMPSON OAKS CRP3, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 10, 2015 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16609, FOLIO 157; (2) PART OF THE LANDS CONVEYED FROM C. LAWRENCE O'DONNELL AND GENEVIEVE E. O'DONNELL TO W.R. GRACE & CO. - CONN., A CONNECTICUT CORPORATION BY DEED DATED OCTOBER 4, 1955 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 273, FOLIO 186

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

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION DATE JUNE 04, 2021.

*Edward John Glawe* 10/23/2019  
EDWARD J. GLAWE DATE  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391



**VOGEL ENGINEERING**

**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25242 ON 1/2/2020 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION CEDAR CREEK - PHASE 1**

LOTS 1-129, OPEN SPACE LOTS 130-141, NON-BUILDABLE BULK PARCELS A-G, AND PARCEL C-1 A RESUBDIVISION OF GRACE TECH PARK - PARCELS 'B-1' & 'C' PLAT #23334-23337

DPZ REF'S: WP-09-227, F-10-023, F-15-095, WP-15-094, ZB-1104-M, ECP-15-080, S-15-007, WP-16-038, WP-16-073, WP-17-108

TAX MAP 35 - GRID 21 - PARCEL 145 - ZONED: CEF-R 5TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' GRAPHIC SCALE OCTOBER 2019

SHEET 9 OF 16

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TAN
C2	299.44	375.00	45°45'05"	158.22
C3	158.25	410.00	22°06'52"	80.12
C22	77.33	460.00	9°37'54"	38.76
C23	259.52	325.00	45°45'05"	137.12
C24	192.09	322.39	34°08'18"	98.99
C25	158.19	500.00	18°07'37"	79.76
C28	181.05	550.00	18°51'40"	91.35

COORDINATE TABLE		
POINT	NORTHING	EASTING
229	555315.8644	1338905.3912
230	555362.2580	1338886.5574
231	555377.7028	1338854.6912
232	555406.5303	1338844.6337
233	555627.7844	1338841.2778
234	555706.9611	1338862.3190
235	555724.6663	1338892.8919
236	555772.9731	1338905.7936
303	555642.1296	1339228.7573
304	55515.3110	1339135.7507
305	555320.5064	1338918.8343
313	555678.8830	1339194.8577
314	555675.7958	1339156.4810
315	555750.1828	1338991.5523
341	555701.6801	1338979.3875
342	555637.7434	1339123.3576
343	555603.4785	1339129.1441
344	555536.5988	1339090.5088
345	555367.7681	1338902.5146

PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT TABLE		
LINE	LENGTH	BEARING
DU64	44.68	S52°43'32"E
DU65	69.25	N52°43'32"W
DU66	22.12	N71°03'10"W
DU67	36.21	S07°52'03"W
DU68	21.60	N89°25'01"E
DU69	26.34	S58°17'01"E
DU70	28.84	N89°25'01"E
DU71	45.11	N61°45'32"E

**LEGEND**

- PUBLIC 10' TREE MAINTENANCE EASEMENT
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PUBLIC DRAINAGE & UTILITY EASEMENT

**AREA TABULATION**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	25
- BUILDABLE	24
- NON-BUILDABLE	0
- OPEN SPACE	1
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	1.7222 AC.
- BUILDABLE	1.2976 AC.
- NON-BUILDABLE	0.0000 AC.
- OPEN SPACE	0.4246 AC.
- PRESERVATION PARCELS	0.0000 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.8710 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.5932 AC.

NOTE:  
NO STRUCTURES MAY BE BUILT WITHIN PUBLIC DRAINAGE & UTILITY EASEMENTS.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	TAN
C37	242.66	325.00	42°46'49"	S27°07'37"E	127.30
C38	109.99	575.00	10°57'37"	S51°56'47"W	55.16
C39	161.17	575.00	16°03'36"	N71°15'01"E	81.12
C40	211.46	450.00	26°55'27"	N26°06'12"W	107.72
C41	332.20	165.00	115°21'15"	N45°02'09"E	260.77
C42	140.04	175.00	45°50'53"	S54°21'47"E	74.01
C43	19.80	525.00	2°09'38"	N56°20'46"E	9.90
C46	140.45	225.00	35°45'57"	S59°24'15"E	72.60
C47	432.86	215.00	115°21'15"	N45°02'09"E	339.80
C48	235.50	500.00	26°59'12"	N26°08'05"W	119.98
C62	83.85	527.44	09°06'33"	S52°51'03"W	42.02

COORDINATE TABLE		
POINT	NORTHING	EASTING
253	556380.5644	1339414.4199
254	556409.5578	1339436.5796
255	556458.6852	1339427.2793
256	556454.7601	1339403.5943
257	556574.1834	1339391.7695
258	556851.4444	1339275.8747
259	556461.1950	1339588.6996
260	556451.8741	1339624.2275
261	556477.9885	1339666.8767
262	556512.5155	1339674.4847
263	556680.4393	1339937.3282
264	556691.4103	1339953.8073
265	556687.0207	1339990.1212
266	556719.2899	1340028.3177
290	556509.8126	1340131.0969
291	556400.0380	1340155.7176
292	556143.2566	1339898.6151
293	556213.5885	1339779.6705
294	556219.7385	1339743.0959
295	556182.5109	1339684.8253
296	556131.9252	1339618.0582
297	556120.7017	1339605.8652
325	556377.6246	1339414.7152
326	556166.6388	1339522.8074
327	556155.9007	1339534.9518
328	556156.9502	1339571.4262
329	556224.6460	1339657.9063
330	556261.7895	1339716.0139
331	556296.2965	1339723.6219
332	556271.4626	1339798.8206
333	556192.0308	1339909.6184
334	556389.0956	1340106.9297
335	556498.8702	1340082.3090

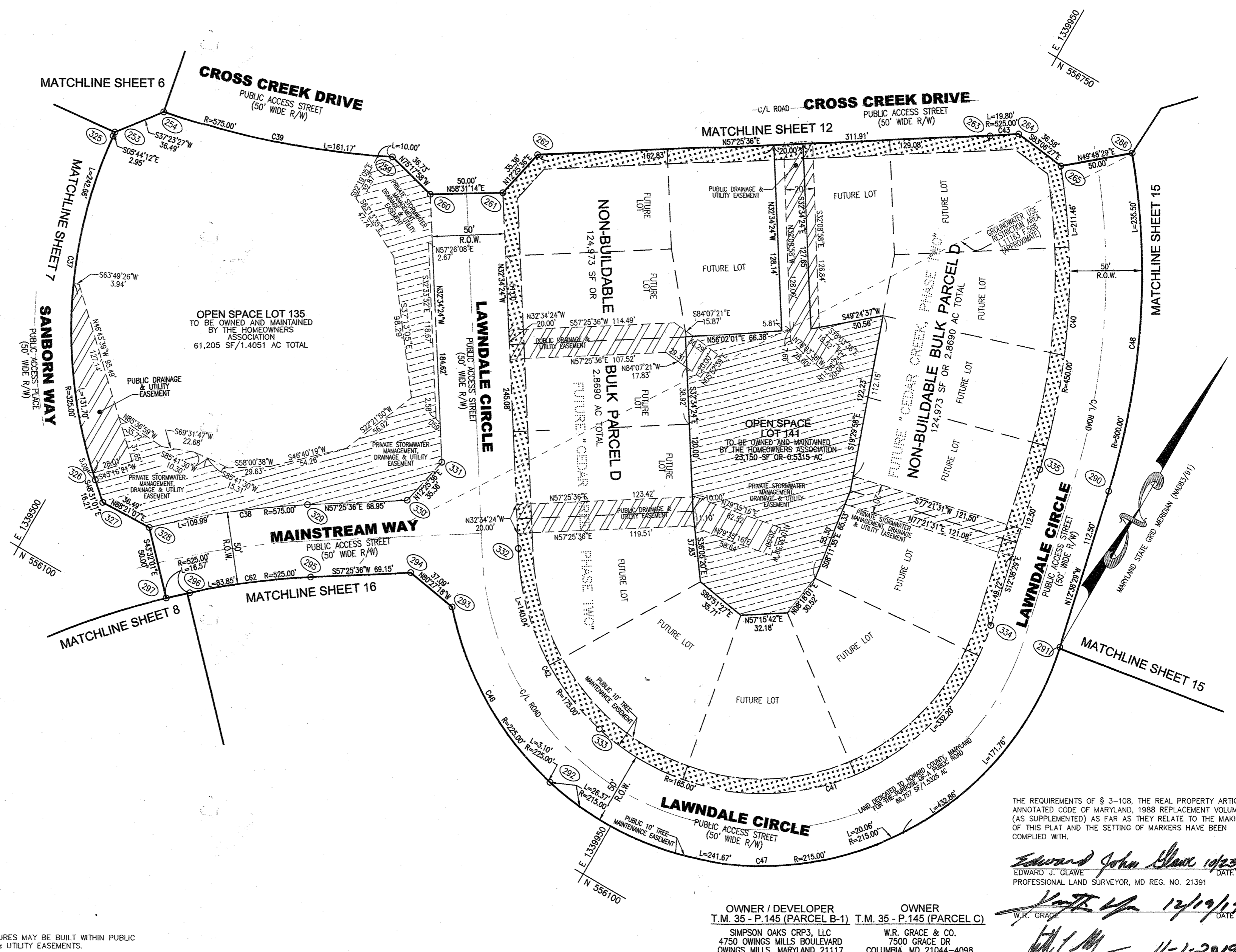
**LEGEND**

- PUBLIC 10' TREE MAINTENANCE EASEMENT
- PUBLIC DRAINAGE & UTILITY EASEMENT
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT

**AREA TABULATION**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	3
- BUILDABLE	0
- NON-BUILDABLE	1
- OPEN SPACE	2
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	4.8055 AC
- BUILDABLE	0 AC
- NON-BUILDABLE	2.8690 AC
- OPEN SPACE	1.9365 AC
- PRESERVATION PARCELS	0 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	1.5325 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	6.3380 AC

NOTE:  
NO STRUCTURES MAY BE BUILT WITHIN PUBLIC DRAINAGE & UTILITY EASEMENTS.



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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief, Development Engineering Division*  
DATE: 1-2-20

*Director*  
DATE: 1/2/20

**OWNER'S CERTIFICATE**

WE, SIMPSON OAKS CRP3, LLC. AND W.R. GRACE & CO., - CONN., A CONNECTICUT CORPORATION OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

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

WITNESS OUR HANDS THIS 1st DAY OF November, 2019.

*W.R. Grace & Co.*  
WITNESS

*Simpson Oaks CRP3, LLC*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM (1) W.R. GRACE & CO., - CONN., A CONNECTICUT CORPORATION TO SIMPSON OAKS CRP3, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 10, 2015 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16609, FOLIO 157; (2) PART OF THE LANDS CONVEYED FROM C. LAWRENCE O'DONNELL AND GENEVIEVE E. O'DONNELL TO W.R. GRACE & CO., - CONN., A CONNECTICUT CORPORATION BY DEED DATED OCTOBER 4, 1955 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 273, FOLIO 186.

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

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION DATE JUNE 04, 2021.

*Edward John Glawe* 10/23/2019  
EDWARD J. GLAWE  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

**VOGEL ENGINEERING**

**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT NO. 25264 ON 1/2/2020 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION CEDAR CREEK - PHASE 1**

LOTS 1-129, OPEN SPACE LOTS 130-141, NON-BUILDABLE BULK PARCELS A-G, AND PARCEL C-1 A RESUBDIVISION OF GRACE TECH PARK - PARCELS 'B-1' & 'C' PLAT #23334-23337

DPZ REF'S: WP-09-227, F-10-023, F-15-095, WP-15-094, ZB-1104-M, ECP-15-080, S-15-007, WP-16-038, WP-16-073, WP-17-108

TAX MAP 35 - GRID 21 - PARCEL 145 - ZONED: CEF-R, 5TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' GRAPHIC SCALE OCTOBER 2019

SHEET 11 OF 16

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

*Edward John Glawe* 10/23/2019  
EDWARD J. GLAWE  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

*North Up* 12/19/19  
W.R. GRACE  
DATE

*J.H.M.* 11-1-2019  
SIMPSON OAKS CRP3, LLC  
DATE

**PUBLIC 100 YEAR FLOOD-PLAIN, DRAINAGE & UTILITY EASEMENT TABLE**

LINE	LENGTH	BEARING
FP15	17.05	N74°29'44"E
FP16	13.82	N68°37'26"E
FP17	19.08	N58°13'49"E
FP18	9.44	N72°30'47"E
FP19	6.70	N83°42'33"E
FP20	42.00	N71°13'56"E
FP21	15.73	N46°18'17"E
FP22	18.33	N70°14'43"E
FP23	15.47	N58°15'15"E
FP24	12.48	N86°02'41"E
FP25	25.31	S73°17'39"E
FP26	14.57	N88°27'41"E
FP27	10.85	S67°31'06"E
FP28	10.74	S45°00'56"E
FP29	12.18	S14°58'34"E
FP30	19.57	S25°20'51"E
FP31	12.49	S00°01'29"E
FP32	26.23	S25°39'32"W
FP33	22.83	S04°55'33"E
FP34	5.82	S61°02'03"E
FP35	5.98	N47°08'16"E
FP36	16.07	N19°03'44"E
FP37	11.04	N76°27'51"E
FP38	25.10	N51°58'57"E
FP39	22.77	N66°42'33"E
FP40	20.90	N46°03'49"E
FP41	12.58	N62°10'15"E
FP42	12.08	N76°30'42"E
FP43	11.52	S88°03'12"E
FP44	9.86	S75°45'01"E
FP45	10.34	N77°45'36"E
FP46	13.62	N52°46'21"E
FP47	33.96	N36°41'45"E
FP48	11.39	N60°20'47"E
FP49	23.35	N50°12'43"E
FP50	15.64	N64°53'04"E
FP51	16.17	N77°28'40"E
FP52	29.95	N84°43'18"E
FP53	16.83	N59°01'50"E
FP54	33.63	N49°13'45"E
FP55	23.94	N44°34'32"E
FP56	18.32	N62°44'48"E
FP57	22.75	N20°21'36"E
FP58	19.50	N43°27'11"E
FP59	18.66	N20°01'35"E
FP60	22.55	N44°57'41"E
FP61	14.86	N65°36'27"E
FP62	7.46	N46°07'41"E
FP116	1.85	N67°17'57"E
FP117	7.06	S08°27'03"W
FP118	7.39	S14°16'49"W
FP119	10.72	S17°34'47"W
FP120	15.04	S86°31'48"W
FP121	7.97	S28°18'36"W
FP122	9.33	S13°37'23"W
FP123	14.99	S02°31'45"W
FP124	8.72	S36°58'02"W
FP125	14.99	S64°39'45"W
FP126	13.12	S16°08'57"W
FP127	13.41	S47°56'05"W
FP128	18.65	S73°44'21"W
FP129	12.37	S68°32'07"W
FP130	13.00	S33°24'35"W
FP131	27.43	S63°22'19"W
FP132	45.83	S40°23'13"W
FP133	15.60	S66°51'11"W
FP134	14.09	S49°52'31"W
FP135	18.24	S70°05'33"W
FP136	19.56	S63°07'55"W

**PUBLIC 100 YEAR FLOOD-PLAIN, DRAINAGE & UTILITY EASEMENT TABLE**

LINE	LENGTH	BEARING
FP137	16.41	S41°02'35"W
FP138	6.58	S78°00'32"W
FP139	17.14	N80°09'02"W
FP140	12.30	S76°35'51"W
FP141	13.64	S41°00'47"W
FP142	32.04	S72°51'13"W
FP143	11.98	N73°29'27"W
FP144	30.67	N36°49'32"W
FP145	24.69	N58°24'15"W
FP146	25.06	N78°51'16"W
FP147	21.27	N84°01'00"W
FP148	25.05	S79°57'49"W
FP149	26.35	S84°17'20"W
FP150	282.98	S67°17'57"W

**COORDINATE TABLE**

POINT	NORTHING	EASTING
201	557085.9430	1339837.4193
254	556409.5578	1339436.5796
255	556458.6852	1339427.2793
256	556454.7601	1339403.5943
257	556574.1834	1339391.7695
258	556851.0955	1339276.0206
259	556461.1950	1339588.6996
260	556451.8741	1339624.2275
261	556477.9885	1339666.8767
262	556512.5155	1339674.4847
263	556680.4393	1339937.3282
264	556691.4103	1339953.8073
265	556687.0207	1339990.1212
266	556719.2899	1340028.3177
267	556755.8599	1340030.0950
268	556890.9657	1340125.6892
270	556894.9250	1340127.6385
271	556970.0139	1339975.1208
281	556913.0506	1340080.8311
282	556722.5744	1339910.4092
283	556532.1045	1339612.2753

**AREA TABULATION**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1, P/O 4
- BUILDABLE	0
- NON-BUILDABLE	1, P/O-1
- OPEN SPACE	P/O-3
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	6.2419 AC.
- BUILDABLE	0.00 AC.
- NON-BUILDABLE	2.0760 AC.
- OPEN SPACE	4.1660 AC.
- PRESERVATION PARCELS	0 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	1.0497 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.2917 AC.

**OWNER'S CERTIFICATE**

WE, SIMPSON OAKS CRP3, LLC. AND W.R. GRACE & CO., - CONN., A CONNECTICUT CORPORATION OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS;

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

WITNESS OUR HANDS THIS 15th DAY of November, 2019.

*[Signatures]*  
 SIMPSON OAKS CRP3, LLC.  
 W.R. GRACE & CO.  
 WITNESS

CORPORATE SEAL

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM (1) W.R. GRACE & CO., - CONN., A CONNECTICUT CORPORATION TO SIMPSON OAKS CRP3, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 10, 2015 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18609, FOLIO 157; (2) PART OF THE LANDS CONVEYED FROM C. LAWRENCE O'DONNELL AND GENIEVIE E. O'DONNELL TO W.R. GRACE & CO., - CONN., A CONNECTICUT CORPORATION BY DEED DATED OCTOBER 4, 1955 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 273, FOLIO 186

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

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION DATE JUNE 04, 2021.

*[Signature]*  
 EDWARD J. GLAWE  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391



**VOGEL ENGINEERING**

**TIMMONS GROUP**  
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21103  
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT NO. 25245 ON 11/2/2020 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

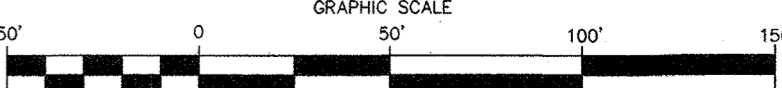
**PLAT OF RESUBDIVISION CEDAR CREEK - PHASE 1**

LOTS 1-129, OPEN SPACE LOTS 130-141, NON-BUILDABLE BULK PARCELS A-G, AND PARCEL C-1 A RESUBDIVISION OF GRACE TECH PARK - PARCELS 'B-1' & 'C' PLAT #23334-23337

DPZ REF'S: WP-09-227, F-10-023, F-15-095, WP-15-094, ZB-1104-M, ECP-15-080, S-15-007, WP-16-038, WP-16-073, WP-17-108

TAX MAP 35 - GRID 21 - PARCEL 145 - ZONED: CEF-R 5TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' OCTOBER 2019



SHEET 12 OF 16

HOWARD COUNTY MD  
 DEPT OF PARKS & RECREATION  
 TAX MAP 35 PARCEL 467  
 L. 4718 F. 41  
 PARCEL 1  
 ZONING: NT  
 USE: OPEN SPACE

**LEGEND**

- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- PUBLIC 10' TREE MAINTENANCE EASEMENT
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- PRIVATE RETAINING WALL MAINTENANCE EASEMENT
- PUBLIC 15' WATER & UTILITY EASEMENT

NOTE: NO STRUCTURES MAY BE BUILT WITHIN PUBLIC DRAINAGE & UTILITY EASEMENTS.

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

*[Signature]*  
 EDWARD J. GLAWE 10/23/2019  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

*[Signature]*  
 W.R. GRACE & CO. 11/1/2019  
 SIMPSON OAKS CRP3, LLC

**PUBLIC 15' WATER & UTILITY EASEMENT**

LINE	LENGTH	BEARING
WT9	11.00	N32°34'24"W
WT10	15.00	N57°25'36"E
WT11	11.00	S32°34'24"E
WT12	15.00	S57°25'36"W
WT13	11.08	N53°28'19"W
WT14	15.00	N36°31'41"E
WT15	10.82	S53°28'19"E
WT16	18.25	R=475.00
CHD	S35°37'23"W	15.00

OWNER / DEVELOPER  
 T.M. 35 - P.145 (PARCEL B-1) T.M. 35 - P.145 (PARCEL C)  
 SIMPSON OAKS CRP3, LLC  
 4750 OWINGS MILLS BOULEVARD  
 OWINGS MILLS, MARYLAND 21117  
 410-356-9900

OWNER  
 W.R. GRACE & CO.  
 7500 GRACE DR  
 COLUMBIA, MD 21044-4098  
 (410) 531-4000

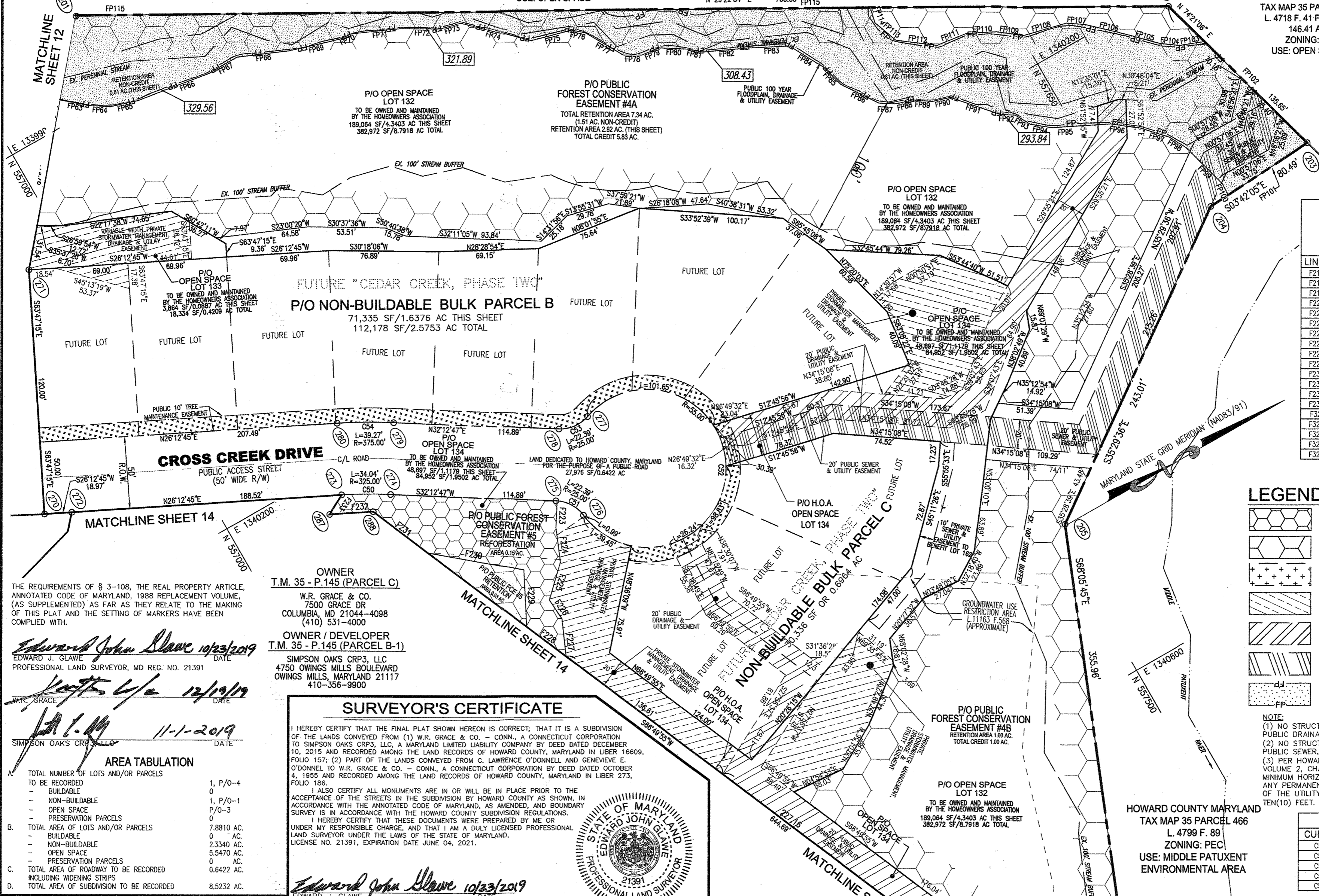
**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	TAN
C39	161.17	575.00	16°03'36"	N71°15'01"E	81.12
C43	19.80	525.00	2°09'38"	N56°20'46"E	9.90
C49	166.20	525.00	18°08'17"	N35°16'53"E	83.80
C55	258.78	475.00	31°12'51"	N41°49'10"E	132.69
C56	200.24	525.00	21°51'13"	N68°21'12"E	101.35

HOWARD COUNTY MD  
DEPT OF PARKS & RECREATION  
TAX MAP 35 PARCEL 467  
L. 4718 F. 41 PARCEL 1  
146.41 AC. ZONING: NT  
USE: OPEN SPACE

HOWARD COUNTY MD  
DEPT OF PARKS & RECREATION  
TAX MAP 35 PARCEL 467  
L. 4718 F. 41 PARCEL 1  
146.41 AC.  
ZONING: NT  
USE: OPEN SPACE

COORDINATE TABLE		
POINT	NORTHING	EASTING
201	557085.9430	1339837.4193
202	557748.7966	1340210.4251
203	557785.3860	1340341.0472
204	557705.0639	1340346.2435
205	557507.2135	1340487.3347
206	557374.4230	1340817.5937
270	556894.9250	1340127.6385
271	556970.0139	1339975.1208
272	556911.9464	1340136.0187
273	557081.0828	1340219.2895
274	557110.7774	1340235.8938
275	557207.9836	1340297.1386
276	557219.4977	1340315.4736
277	557256.1461	1340257.3061
278	557234.6370	1340254.8349
279	557137.4308	1340193.5902
280	557103.1678	1340174.4313
287	557065.9600	1340226.3342
288	557094.2654	1340240.2698
289	557347.5511	1340832.1394



**PUBLIC FOREST CONSERVATION EASEMENT LINE TABLE**

LINE	LENGTH	BEARING
F217	19.97	N40°59'39"E
F218	15.04	N31°13'32"E
F219	19.40	N17°24'22"E
F220	53.42	N09°03'23"E
F221	22.53	N00°01'11"E
F222	36.68	N22°46'45"E
F223	36.32	N17°06'05"E
F224	8.55	N04°34'37"E
F225	34.52	N2°35'18"E
F226	27.49	N30°23'01"E
F227	14.86	N14°17'00"E
F228	50.31	N44°17'31"E
F229	28.76	N15°29'02"E
F230	10.02	N41°34'06"E
F231	30.33	N60°19'05"E
F232	13.04	N29°24'40"E
F233	12.98	N07°32'56"E
F234	19.80	N32°18'05"E
F235	11.05	N40°51'05"E
F236	33.81	N25°05'05"E
F237	26.44	N26°38'02"E
F238	28.75	N61°42'03"E
F239	16.08	N7°45'07"E
F240	29.85	N55°57'13"E
F241	12.23	N31°34'21"E
F242	11.38	N16°32'33"E
F243	13.34	N34°15'48"E
F244	13.23	N17°37'40"E
F245	36.07	N48°31'53"E
F246	10.85	N30°50'27"E
F247	12.33	N60°36'46"E
F248	15.42	N38°42'54"E
F249	40.61	N26°18'16"E
F250	20.28	N37°17'15"E
F251	21.35	N47°16'48"E
F252	14.64	N61°43'53"E
F253	35.61	N7°45'34"E
F254	9.57	S86°14'17"E
F255	66.48	N03°41'08"W
F256	101.34	S74°22'03"W
F257	17.05	S21°00'03"W
F258	14.44	S35°29'33"W
F259	23.14	S45°18'12"W
F260	30.79	S42°57'51"W
F261	12.92	S34°18'59"W
F262	30.66	S13°45'16"W
F263	19.08	S35°24'22"W
F264	20.94	S26°20'20"W
F265	21.86	S07°43'45"W
F266	28.98	S37°00'18"W
F267	18.77	S69°45'20"W
F268	10.40	N7°35'57"W
F269	552.80	S29°23'01"W
F270	11.42	S59°38'10"W
F271	27.60	S26°57'03"E
F272	36.35	S16°21'53"E
F273	59.78	S68°05'45"E

**LEGEND**

- PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION)
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- PUBLIC 10' TREE MAINTENANCE EASEMENT
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PUBLIC DRAINAGE & UTILITY EASEMENT
- PUBLIC 20' SEWER & UTILITY EASEMENT
- PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT

**NOTE:**  
(1) NO STRUCTURES MAY BE BUILT WITHIN PUBLIC DRAINAGE & UTILITY EASEMENTS.  
(2) NO STRUCTURES MAY BE BUILT WITHIN PUBLIC SEWER, WATER & UTILITY EASEMENT.  
(3) PER HOWARD COUNTY DESIGN MANUAL VOLUME 2, CHAPTER 5, SECTION 5.4.5 THE MINIMUM HORIZONTAL CLEARANCE BETWEEN ANY PERMANENT STRUCTURE AND THE EDGE OF THE UTILITY EASEMENT SHALL BE TEN(10) FEET.

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	TAN
C50	34.04	325.00	6'00"02"	S29°12'46"W	17.03
C51	22.39	25.00	51°19'04"	S75°52'19"W	12.01
C52	271.31	55.00	282°38'08"	N57°47'13"W	44.04
C53	22.39	25.00	51°19'04"	N08°33'14"E	12.01
C54	39.27	375.00	6'00"02"	S29°12'46"W	19.65

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

*Edward John Glawe* 10/23/2019  
EDWARD J. GLAWE DATE  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

*W.R. Grace* 12/19/19  
W.R. GRACE DATE

*J.A. L.* 11-1-2019  
DATE

**OWNER**  
T.M. 35 - P.145 (PARCEL C)  
W.R. GRACE & CO.  
7500 GRACE DR  
COLUMBIA, MD 21044-4098  
(410) 531-4000

**OWNER / DEVELOPER**  
T.M. 35 - P.145 (PARCEL B-1)  
SIMPSON OAKS CRP3, LLC  
4750 OWINGS MILLS BOULEVARD  
OWINGS MILLS, MARYLAND 21117  
410-356-9900

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM (1) W.R. GRACE & CO., - CONN., A CONNECTICUT CORPORATION TO SIMPSON OAKS CRP3, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 10, 2015 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16609, FOLIO 157; (2) PART OF THE LANDS CONVEYED FROM C. LAWRENCE O'DONNELL AND GENIEVIE E. O'DONNELL TO W.R. GRACE & CO., - CONN., A CONNECTICUT CORPORATION BY DEED DATED OCTOBER 4, 1955 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 273, FOLIO 186.

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

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION DATE JUNE 04, 2021.

*Edward John Glawe* 10/23/2019  
EDWARD J. GLAWE DATE  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

**OWNER'S CERTIFICATE**

WE, SIMPSON OAKS CRP3, LLC. AND W.R. GRACE & CO., - CONN., A CONNECTICUT CORPORATION OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

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

WITNESS OUR HANDS THIS 1st DAY OF November, 2019.

*W.R. Grace & Co.*  
W.R. GRACE & CO.  
WITNESS

*Simpson Oaks Crp3, LLC*  
SIMPSON OAKS CRP3, LLC  
WITNESS

*W.R. Grace & Co.*  
W.R. GRACE & CO.  
WITNESS

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

*Maura Roseman* 12/26/2019  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief Engineer* 1.2.20  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Director* 1/2/20  
DIRECTOR DATE

**VOGEL ENGINEERING**

**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25266 ON 1/2/2020  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION  
**CEDAR CREEK - PHASE 1**

LOTS 1-129, OPEN SPACE LOTS 130-141,  
NON-BUILDABLE BULK PARCELS A-G, AND PARCEL C-1  
A RESUBDIVISION OF GRACE TECH PARK - PARCELS 'B-1' & 'C'  
PLAT #23334-23337

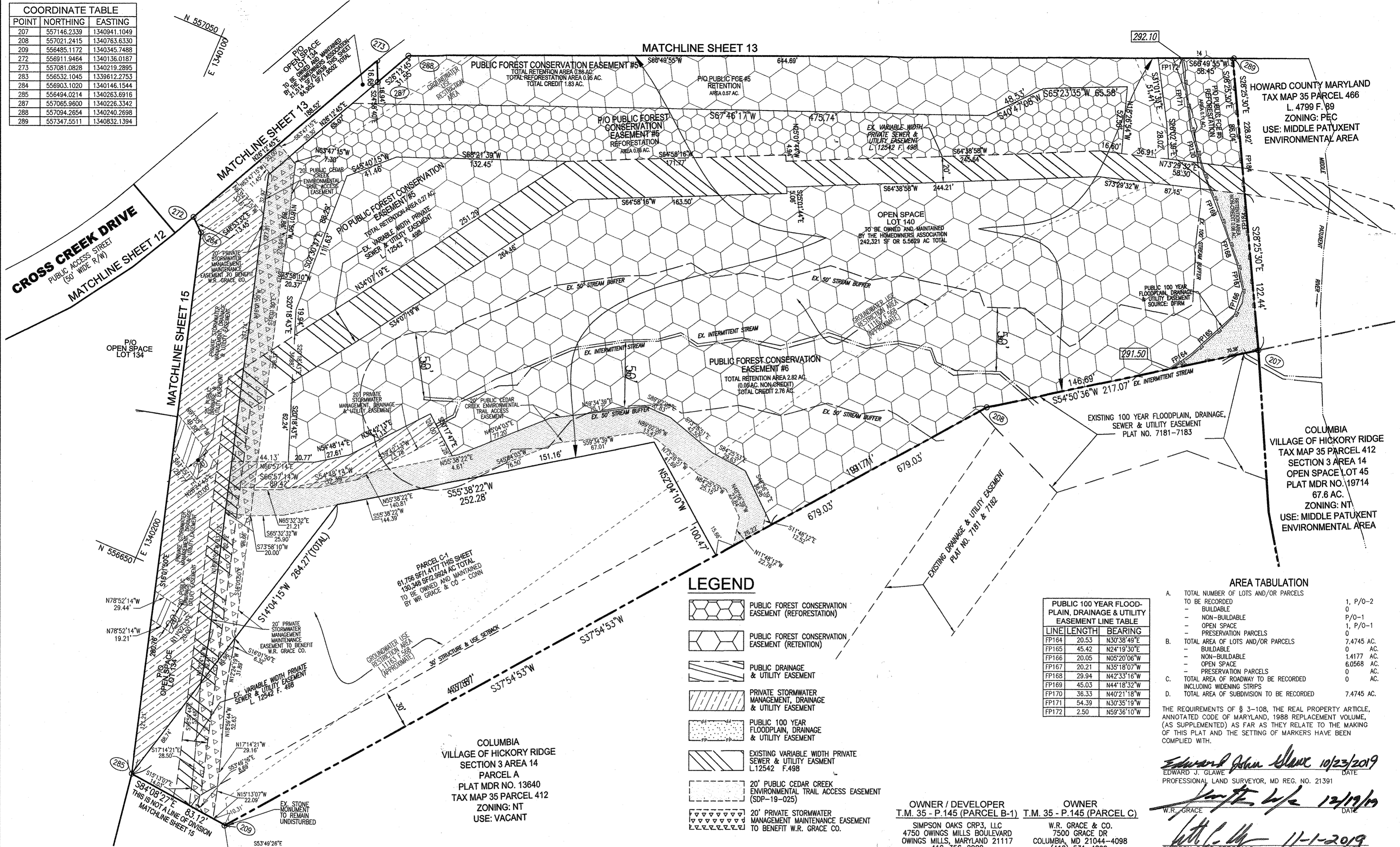
DPZ REF'S: WP-09-227, F-10-023, F-15-085, WP-15-094, ZB-1104-M,  
ECP-15-080, S-15-007, WP-16-038, WP-16-073, WP-17-108

TAX MAP 35 - GRID 21 - PARCEL 145 - ZONED: CEF-R  
5TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' JULY 2019

SHEET 13 OF 16

POINT	NORTHING	EASTING
207	557146.2339	1340941.1049
208	557021.2415	1340263.6330
209	556485.1172	1340345.7488
272	556911.9464	1340136.0187
273	557081.0828	1340219.2895
283	556532.1045	1339612.2753
284	556903.1020	1340146.1544
285	556494.0214	1340263.6916
287	557065.9600	1340226.3342
288	557094.2654	1340240.2698
289	557347.5511	1340832.1394



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

*Editha for Maureen Rossman* 12/26/2019  
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
AND ZONING

*Chad Edmund* 1-2-20  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*W. Grace* 12/10/19  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, SIMPSON OAKS CRP3, LLC. AND W.R. GRACE & CO. - CONN., A CONNECTICUT CORPORATION OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 15th DAY OF November, 2019.

*W. Grace*  
WITNESS

*W. Grace*  
WITNESS

*W. Grace*  
WITNESS

CORPORATE SEAL

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM (1) W.R. GRACE & CO. - CONN., A CONNECTICUT CORPORATION TO SIMPSON OAKS CRP3, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 10, 2015 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16609, FOLIO 157; (2) PART OF THE LANDS CONVEYED FROM C. LAWRENCE O'DONNELL AND GENIEVIE E. O'DONNELL TO W.R. GRACE & CO. - CONN., A CONNECTICUT CORPORATION BY DEED DATED OCTOBER 4, 1955 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 273, FOLIO 186

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

HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION DATE JUNE 04, 2021.

*Edward John Glawe* 10/23/2019  
EDWARD J. GLAWE DATE  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

**VOGEL ENGINEERING**

**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8961 www.timmons.com

**PUBLIC 100 YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT LINE TABLE**

LINE #	LENGTH	BEARING
FP164	20.53	N30°38'49"E
FP165	45.42	N24°19'30"E
FP166	20.05	N05°20'06"W
FP167	20.21	N35°18'07"W
FP168	29.94	N42°33'16"W
FP169	45.03	N44°18'32"W
FP170	36.33	N40°21'18"W
FP171	54.39	N30°35'19"W
FP172	2.50	N59°36'10"W

**AREA TABULATION**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED		
- BUILDABLE	1	P/0-2
- NON-BUILDABLE	0	P/0-1
- OPEN SPACE	1	P/0-1
- PRESERVATION PARCELS	0	
B. TOTAL AREA OF LOTS AND/OR PARCELS	7,474.5	AC.
- BUILDABLE	0	AC.
- NON-BUILDABLE	1,417.7	AC.
- OPEN SPACE	6,056.8	AC.
- PRESERVATION PARCELS	0	AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0	AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	7,474.5	AC.

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

*Edward John Glawe* 10/23/2019  
EDWARD J. GLAWE DATE  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

*W. Grace* 12/19/19  
W.R. GRACE DATE

*W. Grace* 11-1-2019  
SIMPSON OAKS CRP3, LLC DATE

RECORDED AS PLAT No. 25267 ON 1/2/2020  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

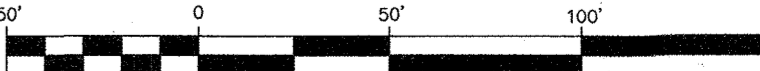
**PLAT OF RESUBDIVISION  
CEDAR CREEK - PHASE 1**

LOTS 1-129, OPEN SPACE LOTS 130-141,  
NON-BUILDABLE BULK PARCELS A-G, AND PARCEL C-1  
A RESUBDIVISION OF GRACE TECH PARK - PARCELS 'B-1' & 'C'  
PLAT #23334-23337

DPZ REF'S: WP-09-227, F-10-023, F-15-095, WP-15-094, ZB-1104-M,  
ECP-15-080, S-15-007, WP-16-038, WP-16-073, WP-17-108

TAX MAP 35 - GRID 21 - PARCEL 145 - ZONED: CEF-R  
5TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

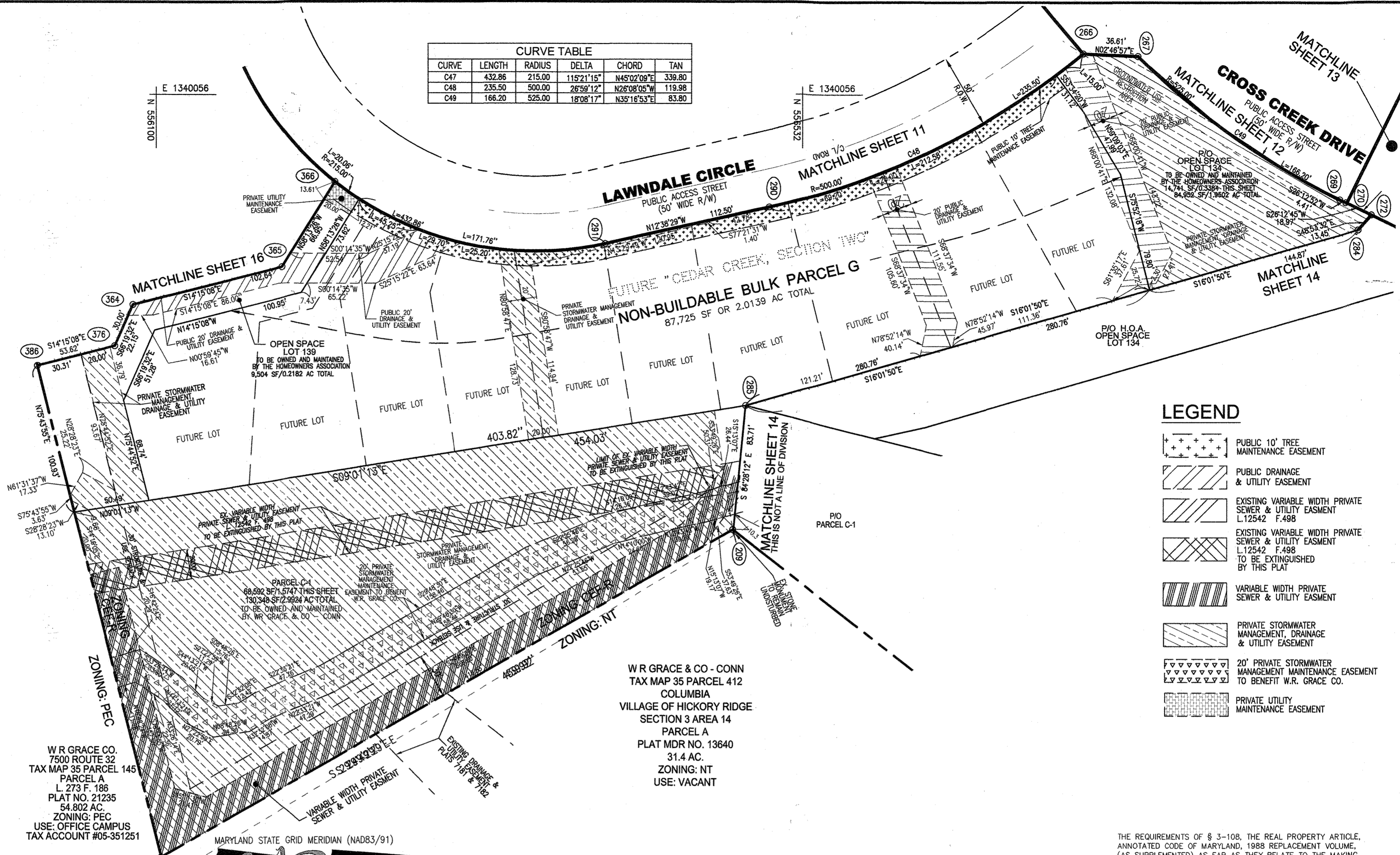
SCALE: 1" = 50' OCTOBER 2019



SHEET 14 OF 16

POINT	NORTHING	EASTING
209	556485.5360	1340346.3785
210	556103.8802	1340564.1698
266	556719.2899	1340028.3177
267	556755.8599	1340030.0950
269	556890.9657	1340125.6892
270	556894.9250	1340127.6385
272	556911.9464	1340136.0187
284	556903.1020	1340146.1544
285	556494.0214	1340263.6916
286	556045.6077	1340334.8766
290	556509.8126	1340131.0969
291	556400.0380	1340155.7176
364	556084.4697	1340196.4308
365	556183.9577	1340171.1601
366	556219.2139	1340114.2448
376	556072.4235	1340223.9061
386	556020.4528	1340237.1070

CURVE	LENGTH	RADIUS	DELTA	CHORD	TAN
C47	432.86	215.00	115°21'15"	N45°02'09"E	339.80
C48	235.50	500.00	26°59'12"	N26°08'05"W	119.98
C49	166.20	525.00	18°08'17"	N35°16'53"E	83.80



LEGEND	
	PUBLIC 10' TREE MAINTENANCE EASEMENT
	PUBLIC DRAINAGE & UTILITY EASEMENT
	EXISTING VARIABLE WIDTH PRIVATE SEWER & UTILITY EASEMENT L.12542 F.498
	EXISTING VARIABLE WIDTH PRIVATE SEWER & UTILITY EASEMENT L.12542 F.498 TO BE EXTINGUISHED BY THIS PLAT
	VARIABLE WIDTH PRIVATE SEWER & UTILITY EASEMENT
	PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
	20' PRIVATE STORMWATER MANAGEMENT MAINTENANCE EASEMENT TO BENEFIT W.R. GRACE CO.
	PRIVATE UTILITY MAINTENANCE EASEMENT

W R GRACE CO.  
7500 ROUTE 32  
TAX MAP 35 PARCEL 145  
PARCEL A  
L. 273 F. 186  
PLAT NO. 21235  
54.802 AC.  
ZONING: PEC  
USE: OFFICE CAMPUS  
TAX ACCOUNT #05-351251

W R GRACE & CO - CONN  
TAX MAP 35 PARCEL 412  
COLUMBIA  
VILLAGE OF HICKORY RIDGE  
SECTION 3 AREA 14  
PARCEL A  
PLAT MDR NO. 13640  
31.4 AC.  
ZONING: NT  
USE: VACANT

AREA TABULATION	
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	2, P/O-2
- BUILDABLE	0
- NON-BUILDABLE	1, P/O-1
- OPEN SPACE	P/O-2
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	4.1451 AC
- BUILDABLE	0 AC.
- NON-BUILDABLE	3.5766 AC.
- OPEN SPACE	0.5685 AC.
- PRESERVATION PARCELS	0 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.1451 AC.

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

*Edward John Glawe* 10/23/2019  
EDWARD J. GLAWE DATE  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

*W.R. Grace* 12/19/19  
W.R. GRACE DATE

*J.H. Bluff* 11-1-2019  
SIMPSON OAKS CRP3, LLC DATE

OWNER / DEVELOPER  
T.M. 35 - P.145 (PARCEL B-1)  
SIMPSON OAKS CRP3, LLC  
4750 OWINGS MILLS BOULEVARD  
OWINGS MILLS, MARYLAND 21117  
410-356-9900

OWNER  
T.M. 35 - P.145 (PARCEL C)  
W.R. GRACE & CO.  
7500 GRACE DR  
COLUMBIA, MD 21044-4098  
(410) 531-4000

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

*Radwan for Maureen Rossman* 12/26/2019  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
AND ZONING

*Chad Chamber* 1.2.20  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*David Miller* 1/2/20  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, SIMPSON OAKS CRP3, LLC. AND W.R. GRACE & CO. - CONN., A CONNECTICUT CORPORATION OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

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

WITNESS OUR HANDS THIS 15<sup>th</sup> DAY OF November, 2019.

*Edward J. Glawe*  
EDWARD J. GLAWE  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

*W.R. Grace & Co.*  
W.R. GRACE & CO.  
WITNESS

*Radwan for Maureen Rossman*  
HOWARD COUNTY HEALTH OFFICER

*Chad Chamber*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*David Miller*  
DIRECTOR

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM (1) W.R. GRACE & CO. - CONN., A CONNECTICUT CORPORATION TO SIMPSON OAKS CRP3, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 10, 2015 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16609, FOLIO 157; (2) PART OF THE LANDS CONVEYED FROM C. LAWRENCE O'DONNELL AND GENEVIEVE E. O'DONNELL TO W.R. GRACE & CO. - CONN., A CONNECTICUT CORPORATION BY DEED DATED OCTOBER 4, 1955 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 273, FOLIO 186

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

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION DATE JUNE 04, 2021.

*Edward John Glawe* 10/23/2019  
EDWARD J. GLAWE DATE  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

**VOGEL ENGINEERING**  
**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT NO. 25248 ON 11/2/2020  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION  
CEDAR CREEK - PHASE 1**

LOTS 1-129, OPEN SPACE LOTS 130-141,  
NON-BUILDABLE BULK PARCELS A-G, AND PARCEL C-1  
A RESUBDIVISION OF GRACE TECH PARK - PARCELS 'B-1' & 'C'  
PLAT #23334-23337

DPZ REF'S: WP-09-227, F-10-023, F-15-095, WP-15-094, ZB-1104-M,  
ECP-15-080, S-15-007, WP-16-038, WP-16-073, WP-17-108

TAX MAP 35 - GRID 21 - PARCEL 145 - ZONED: CEF-R  
5TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' GRAPHIC SCALE OCTOBER 2019

50' 0 50' 100' 150'

SHEET 15 OF 16

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	TAN
C41	332.20	165.00	115°21'15"	N45°02'09"E	260.77
C42	140.04	175.00	45°50'53"	S54°21'47"E	74.01
C45	333.59	525.00	36°24'21"	S39°13'25"W	172.64
C46	140.45	225.00	35°45'57"	S59°24'15"E	72.60
C47	432.86	215.00	115°21'15"	N45°02'09"E	339.80
C62	83.85	215.00	115°21'15"	N45°02'09"E	339.80

COORDINATE TABLE		
POINT	NORTHING	EASTING
211	555999.0734	1340154.3930
212	556017.3629	1340051.9485
213	555972.7168	1339876.5900
292	556143.2566	1339898.6151
293	556213.5885	1339779.6705
294	556219.7385	1339743.0959
295	556182.5109	1339684.8253
296	556131.9252	1339618.0582
336	556044.5552	1339701.0446
337	556081.6282	1339748.5832
338	556057.8670	1339771.1522
339	556027.2682	1339812.7826
340	556007.1327	1339854.0372
364	556084.4697	1340196.4308
365	556183.9577	1340171.1801
366	556219.2139	1340114.2448
376	556072.4235	1340223.9061
386	556020.7541	1340237.0305

PRIVATE DRAINAGE & UTILITY EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
DU30	L=20.01	R=525.00
CHD=N48°16'08"E 20.01		
DU31	123.25	S43°33'14"E
DU32	29.96	N86°50'28"E
DU33	29.83	N21°27'41"E
DU34	115.63	N43°31'34"W
DU35	L=20.23	R=525.00
CHD=N55°11'07"E 20.23		
DU36	125.30	S43°31'34"E
DU37	39.76	S21°27'41"W
DU39	40.35	S73°38'41"E
DU40	19.48	N03°06'01"E
DU41	13.48	N31°34'21"W
DU42	90.12	N12°36'26"E
DU43	34.79	N01°52'45"E

PUBLIC DRAINAGE & UTILITY EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
DU42	90.12	N12°36'26"E
DU43	34.79	N01°52'45"E
DU44	L=24.53	R=215.00
CHD=S81°02'49"E 24.51		

**LEGEND**

- PUBLIC 10' TREE MAINTENANCE EASEMENT
- PUBLIC DRAINAGE & UTILITY EASEMENT
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT

**AREA TABULATION**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	2, P/0-1
- BUILDABLE	0
- NON-BUILDABLE	2
- OPEN SPACE	P/0-1
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	1.9968 AC
- BUILDABLE	0.0000 AC
- NON-BUILDABLE	1.5133 AC
- OPEN SPACE	0.4834 AC
- PRESERVATION PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.9968 AC

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

*Maureen Rozeman* 12/24/2019  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Clark* 1-2-20  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*John A. G.* 1/2/20  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, SIMPSON OAKS CRP3, LLC. AND W.R. GRACE & CO. - CONN., A CONNECTICUT CORPORATION OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS;

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

WITNESS OUR HANDS THIS 15th DAY OF November, 2019.

*John A. G.*  
SIMPSON OAKS CRP3, LLC  
WITNESS  
*John A. G.*  
WITNESS  
*John A. G.*  
W.R. GRACE & CO.  
*John A. G.*  
WITNESS

CORPORATE SEAL

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM (1) W.R. GRACE & CO. - CONN., A CONNECTICUT CORPORATION TO SIMPSON OAKS CRP3, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 10, 2015 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16609, FOLIO 157; (2) PART OF THE LANDS CONVEYED FROM C. LAWRENCE O'DONNELL AND GENEVIEVE E. O'DONNELL TO W.R. GRACE & CO. - CONN., A CONNECTICUT CORPORATION BY DEED DATED OCTOBER 4, 1955 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 273, FOLIO 186. I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION DATE JUNE 04, 2021.

*Edward John Glawe* 10/23/2019  
EDWARD J. GLAWE DATE  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

**VOGEL ENGINEERING**

**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25249 ON 1/2/2020 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

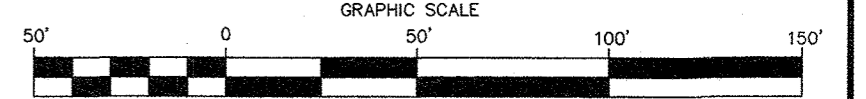
**PLAT OF RESUBDIVISION  
CEDAR CREEK - PHASE 1**

LOTS 1-129, OPEN SPACE LOTS 130-141, NON-BUILDABLE BULK PARCELS A-G, AND PARCEL C-1 A RESUBDIVISION OF GRACE TECH PARK - PARCELS 'B-1' & 'C' PLAT #23334-23337

DPZ REF'S: WP-09-227, F-10-023, F-15-095, WP-15-094, ZB-1104-M, ECP-15-080, S-15-007, WP-16-038, WP-16-073, WP-17-108

TAX MAP 35 - GRID 21 - PARCEL 145 - ZONED: CEF-R 5TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' OCTOBER 2019



SHEET 16 OF 16