

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
600	509990.6832	1352007.0782	179829.501612	412092.591621
601	590110.7931	1352068.6641	179866.126414	412111.353054
602	590396.8647	1352100.4566	179942.324270	412121.043404
603	590362.5809	1352116.5629	179942.874551	412117.392793
604	590264.1747	1352398.7806	179918.880264	412211.972747
605	590082.5308	1352325.0537	179877.515096	412250.460869
606	590121.7019	1352329.3657	179879.444482	412191.816382
609	590130.5157	1352305.5546	179872.140929	412183.257397
610	590060.3444	1352262.4750	179850.792673	412170.426731
611	590104.3324	1352093.4903	179864.160235	412118.907085
612	589978.8201	1352025.1211	179825.904015	412099.300295
615	590148.0199	1352327.4026	179877.476230	412190.216682
616	590144.8646	1352335.9270	179876.514471	412192.814927
617	590106.1496	1352329.3362	179864.714140	412251.766188

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

Mark L. Robel 12/11/18
 Mark L. Robel, P.L.S. #339
 (Property Line Surveyor)
 Date

Timothy Feaga 12/11/18
 Timothy Feaga, Member
 Date

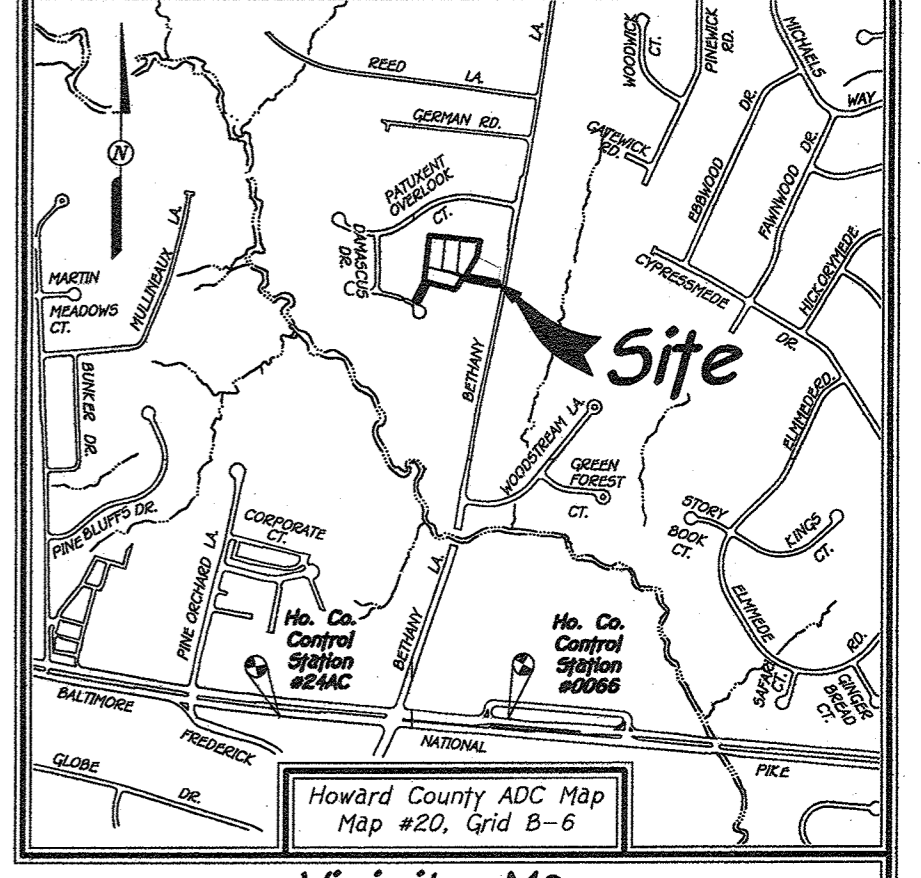
Bethany Lane, LLC
 By: Timothy Feaga, Member

Minimum Lot Size Tabulation			
Lot No.	Gross Area	Pipesream Area	Minimum Lot Size
2	23,775 Sq. Ft.*	1,241 Sq. Ft.*	22,534 Sq. Ft.*
3	21,062 Sq. Ft.*	1,505 Sq. Ft.*	20,277 Sq. Ft.*
4	22,244 Sq. Ft.*	2,168 Sq. Ft.*	20,001 Sq. Ft.*
5	24,833 Sq. Ft.*	4,796 Sq. Ft.*	20,037 Sq. Ft.*

This Subdivision Is Subject To Section 18.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 11-02-18 On Which Date Developer Agreement 24-5039-0 Was Filed And Accepted.

Reservation Of Public Utility Easements
 "Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lots 2 Thru 5. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

- Legend**
- Existing Public Drainage & Utility Easement (Plat Nos. 14256 Thru 14259)
 - Existing 3' Public Water, Sewer & Utility Easement (Plat Nos. 14256 Thru 14259)
 - Existing 10' Wide Public Tree Maintenance Easement (Plat Nos. 14256 Thru 14259)
 - Existing 10' x 10' Public Fire Hydrant Easement (Plat Nos. 14256 Thru 14259)
 - Existing Private Use-In-Common, Access, Stormwater Management, Drainage & Utility Easement For The Use And Benefit Of Lot 1 And Non-Buildable Bulk Parcel 'A' (Plat Nos. 2 Thru 5) (Plat Nos. 24894 And 24895 And Liber Folio)
 - Existing Public Sewer, Water & Utility Easement (Plat Nos. 24894 And 24895)
 - Existing 20' Public Sewer & Utility Easement (Plat Nos. 24894 And 24895)
 - Existing Private Access Easement Only For SWM Maintenance (Plat Nos. 24894 And 24895)



General Notes: Scale: 1" = 1,200'

- Subject Property Zoned R-20 Per 10/06/13 Comprehensive Zoning Plan.
- Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 0066 And No. 244C. SJA. 0066 N 587,380.489 E 1,352,603.505 Elev. = 386.512 SJA. 244C N 587,389.550 E 1,351,173.252 Elev. = 429.369
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About March, 2017 By Fisher, Collins & Carter, Inc.
- B.R.L. Denotes Building Restriction Line
- Denotes Iron Pin Set Capped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- All Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- For Flag Or Pipeline Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipe Stem And The Road Right-Of-Way Line Only And Not Onto The Flag Or Pipe Stem Lot Driveway.
- Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 - Width - 12 Feet (16 Feet Feeling More Than One Residence);
 - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 1/2" Minimum);
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 - Structure Clearance - Minimum 12 Feet;
 - Maintenance - Sufficient To Ensure All Weather Use.
- Property Subject To Prior Department Of Planning And Zoning File No's: F-96-112, 5-96-007, F-98-017, F-03-037, F-08-269, F-99-044, VP-03-082, WP-96-077, F-02-032, ECP-18-003, WP-17-129 And F-18-010.
- No Cemeteries Exist On The Subject Property Based On Visual Observation Or Listed In Available Howard County Cemetery Inventory Map.
- There Are No Existing Dwellings/Structures On This Site.
- There Are No Forest Stands Existing On-Site. See Environmental Findings Letter Prepared By Eco-Science Professionals, Inc. Dated September, 2017.
- Site Is Not Adjacent To A Scenic Road.
- 100 Year Floodplain, Wetlands, Streams(s) And/OR Their Buffers, And Steep Slopes Do Not Exist On-Site.
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122B Of The Howard County Code.
- Public Water And Sewer Allocation Will Be Granted At The Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
- Stormwater Management Is In Accordance With The M.D.E. Storm Water Design Manual, Volumes I & II, Revised 2009. Non-Structural Practices In Accordance With Chapter 5 Are Being Utilized.
- This Plan Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations, Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application Or Building/Grading Permit.
- Articles Of Incorporation For The Bethany Ridge Homeowners Association, Inc. Has Been Filed With The Maryland State Department Of Assessments And Taxation On August 1, 2018, As Account No. D18999940.
- This Project Is Subject To Forest Conservation Requirements. Forever A Farm (SDP-14-005) Will Be Utilized To Meet The Reforestation Obligation Of 0.32 Acres.
- The Historic Residential Dwelling (#3062 Bethany Lane) Is Proposed To Be Removed. A Meeting With The Historic District Commission On April 6, 2017 Approved The Removal Of The Dwelling (HPC-17-24). The Lots Created By This Subdivision Plat Are Subject To A Fee Or A Assessment To Cover Or Defray All Or Part Of The Developers Cost Of The Installation Of The Water And Sewer Facilities. Pursuant To The Howard County Code Section 18.112. This Fee Or Assessment, Which Goes With The Land, Is A Contractual Obligation Between The Developer And Each Owner Of This Property And Is Not In Any Way A Fee Or Assessment Of Howard County.

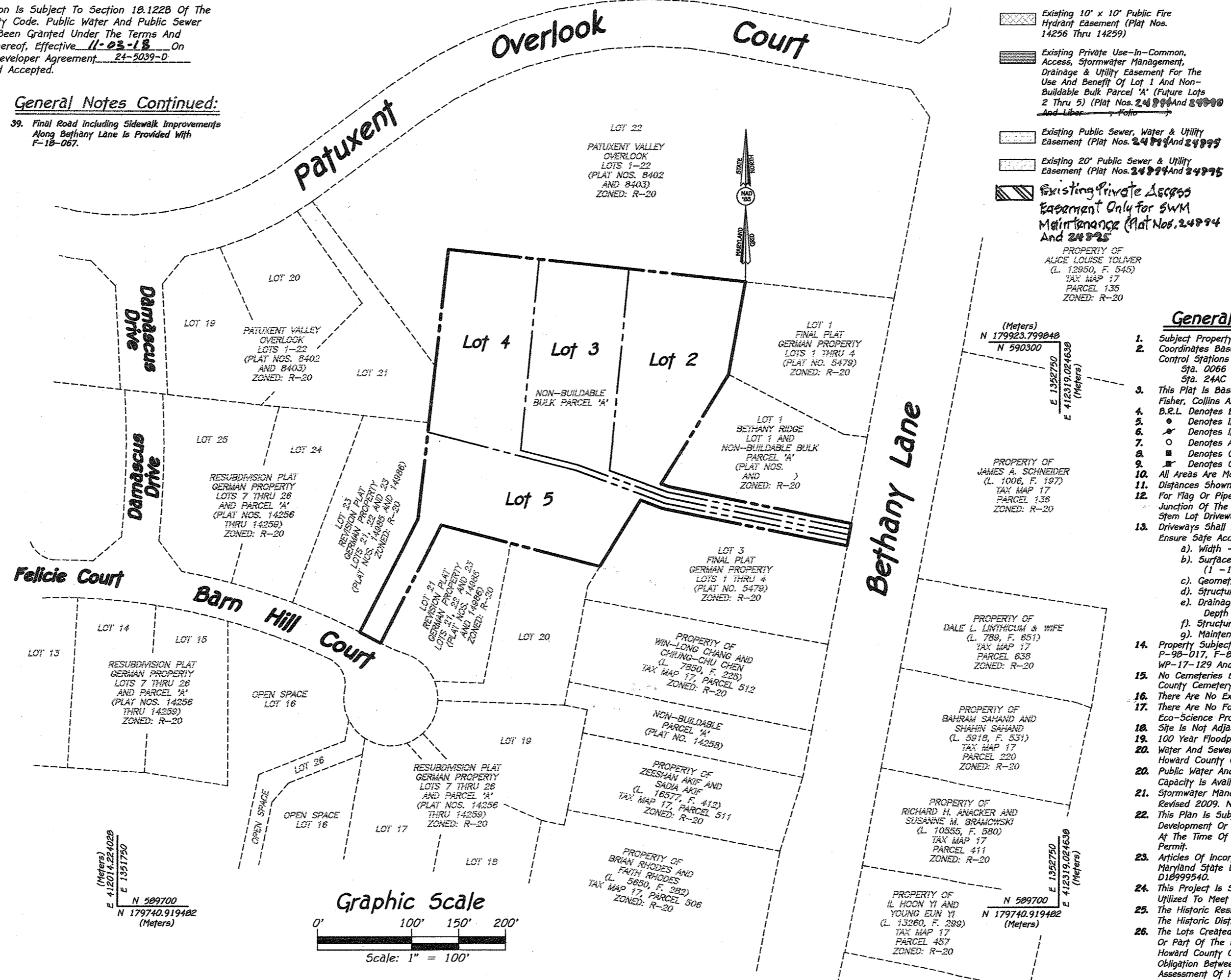
General Notes Continued:

- This Plan Has Been Prepared In Accordance With The Provisions Of Section 16.124 Of The Howard County Code And The Landmarks Manual, Financial Survey For The Required Perimeter Landscaping Will Be Provided Under The Site Development Plan In The Amount \$6,000.00 Based On 16 Shade Trees @ \$300.00 Each And Evergreens @ \$150.00 Each.
- Site Development Plan Approval By The Department Of Planning And Zoning Is Required Prior To Building Permits Being Issued For The Construction Of Residential Dwellings On These Lots.
- This Development Is Designed To Be In Accordance With Section 16.127 - Residential Infill Development Of The Subdivision And Land Development Regulations. The Developer Of This Project Shall Create Compatibility With The Existing Neighborhood Through The Use Of Enhanced Perimeter Landscaping, Berms, Fences, Similar Housing Unit Types And The Directional Orientation Of The Proposed House.
- There Are No Wetlands On This Site. As Stated In A Letter Of Findings Dated September, 2017 Prepared By Eco-Science Professionals, Inc.
- A Community Meeting Was Conducted March 13, 2017 For The Purpose Of The Developer To Provide Information To The Community Regarding The Proposed Residential Development And To Allow The Community To Ask Questions And To Make Comments, For Section 16.128(C) Of The Subdivision Regulations.
- This Property Is Located Within The Metropolitan District And Will Be Served By Public Water And Sewer.
- Subdivision Is Subject To Section 10A.O.F. Of The Zoning Regulations. At Least 10% Of The Dwelling Units Shall Be Moderate Income Housing Units (M.I.H.U.) Or An Alternative Compliance. The Developer Shall Execute A M.I.H.U. Agreement With The Department Of Housing To Indicate How The M.I.H.U. Requirement Will Be Met. The M.I.H.U. Agreement And Covenants Will Be Recorded Simultaneously With This Plat In The Land Records Office Of Howard County, Maryland. This Development Will Meet M.I.H.U. Alternative Compliance By A Payment Of A Fee-In-Lieu To The Department Of Housing For Each Required Unit. Moderate Income Housing Unit (M.I.H.U.) Tabulation:
 - M.I.H.U. Required = (x Lots x 10%) = 0.0 M.I.H.U.
 - M.I.H.U. Proposed = Developer Will Pursue Alternative Compliance By Paying A Fee-In-Lieu To The Howard County Housing Department For The Units Required By The Development.
 - An Executed M.I.H.U. Agreement With The Howard County Housing Department Has Been Completed And Recorded Simultaneously With This Plat.
- No Noise Study Is Required Because The Project Does Not Fall Within The Guidelines Of Design Manual, Volume III, Roads, Bridges, Section 5.2.F.2.
- An M.I.H.U. Agreement And Declaration Of Covenants Are Recorded Simultaneously With This Plat.
- This Plat Is Subject To WP-17-129 Which On July 19, 2017 The Planning Director Approved A Request For An Alternative Compliance Of Section 16.119(F)(1) Requiring A Residential Subdivision Which Fronts A Major Collector To Access The Subdivision By A Lower Classification Public Road; Section 16.1205(A)(7) And (10) Which Prohibits Removal Of 5 Specimen Trees The Planning Director Denied The Request For An Alternative Compliance Of Section 16.132(a) Requiring The Construction Of Sidewalks And Section 16.132(a)(5)(C)(1) Requiring Road Improvements On Up To One-Half Of The Minimum Usable Pavement Width For The Subdivision Road. Approval Is Subject To The Following Conditions:
 - Compliance With All Subdivision Review Committee Comments.
 - The Subdivision Plan Must Comply With Section 16.127 (Residential Infill Development) Of The Subdivision And Land Development Regulations.
 - The Alternative Compliance Application Number (WP-17-129) And Its Conditions Of Approval Must Be Added To All Subdivision Plans And Final Plat.
 - The Developer Shall Plant Ten (10) ± Minimum Caliper Native Shade Trees In Addition To The Required Perimeter Landscaping To Mitigate The Removal Of The Specimen Trees. These Trees Will Be Bonded With The Developers Agreement Under The Final Subdivision Plan.
 - The Alternative Compliance Application Approval Applies Only To The 5 Specimen Trees To Be Removed As Shown On The Alternative Compliance Application Plan Exhibit. The Removal Of Any Other Specimen Trees On The Property Is Not Permitted Unless It Can Be Sufficiently Demonstrated By The Applicant To Be Justified.
- The Existing Private Use-In-Common Access, Stormwater Management, Drainage & Utility Easement For The Use And Benefit Of Lot 1 And Non-Buildable Bulk Parcel 'A' (Future Lots 2 Thru 5) And Maintenance Agreement (F-18-010) Is Recorded, In Accordance With Folio 373.
- Open Space For Bethany Ridge, Lots 1 And Non-Buildable Bulk Parcel 'A' (F-18-010) And Bethany Ridge, Lots 2 Thru 5 (F-18-067) Has Been Provided With German Property (F-99-044). See Tabulation Below:
 - Open Space Tabulation:

Open Space Required: 3.478 Acres
Submission Area - Area Of Lot 5 (Plat No. 12074) (14,103 Ac. ± - 2,509 Ac. ±) = 11,594 Ac. ±
11,594 Ac. ± x 30% = 3,478 Ac. ±
Open Space Provided: 4.162 Ac. ± (Lot 16 And Lot 26)

General Notes Continued:

- Final Road Including Sidewalk Improvements Along Bethany Lane Is Provided With F-18-067.



Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.128 Ac. ±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac. ±
TOTAL AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	0.000 Ac. ±
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0.000 Ac. ±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	2.128 Ac. ±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac. ±
TOTAL AREA TO BE RECORDED	2.128 Ac. ±

Fisher, Collins & Carter, Inc.
 Civil Engineering Consultants & Land Surveyors
 Centennial Square Office Park - 10272 Baltimore National Pike
 Ellicott City, Maryland 21042
 (410) 461-2955

Owner And Developer
 Bethany Lane, LLC
 15950 North Avenue
 Woodbine, Maryland 21797
 Ph# 410-489-7900

Please Note That Lots 2 Thru 5 In This Subdivision Are Subject To The Moderate Income Housing Unit (M.I.H.U.) Fee-In-Lieu Requirement That Is To Be Calculated And Paid To The Department Of Inspections, Licenses And Permits At The Time Of Building Permit Issuance By The Permit Applicant.

Purpose Statement
 The Purpose Of This Plat Is To Resubdivide Non-Buildable Bulk Parcel 'A', As Shown On Plats Entitled "Bethany Ridge, Lot 1 And Non-Buildable Bulk Parcel 'A'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. _____ And _____; Creating Lots 2 Thru 5.

APPROVED: For Public Water And Public Sewerage Systems
 Howard County Health Department

Richard J. Davis 12/28/18
 Howard County Health Officer H.O. _____ Date

APPROVED: Howard County Department Of Planning And Zoning.

JP 1-4-19
 Chief, Development Engineering Division JP Date

Kurt Sheindorff 1/16/19
 Director Date

Owner's Certificate

Bethany Lane, LLC, By Timothy Feaga, Member, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision; And In Consideration Of The Approval Of This Plat By The Department Of Planning And Zoning Establish The Minimum Building Restriction Lines. All Easements Of (Or) Rights-Of-Way Affecting The Property Are Included In This Plan Of Subdivision. Witness My/Our Hand/s This 11th Day Of December, 2018.

Timothy Feaga
 Bethany Lane, LLC
 By: Timothy Feaga, Member

Paul D. DeWitt
 Witness

Surveyor's Certificate

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is Part Of The Lands Conveyed By Patrick D. Mallory, Personal Representative Of The Estate Of Charles P. German, Deceased, To Bethany Lane, LLC By Deed Dated March 29, 2017 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17523 At Folio 373; And Being Non-Buildable Bulk Parcel 'A', As Shown On Plats Entitled "Bethany Ridge, Lot 1 And Non-Buildable Bulk Parcel 'A'" Recorded Among The Aforesaid Land Records As Plat Nos. _____ And _____; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Mark L. Robel 12/11/18
 Mark L. Robel, Property Line Surveyor No. 339 Date
 Expiration Date: October 4, 2020

RECORDED AS PLAT NO. 24896 ON 1/18/19
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Bethany Ridge
 Lots 2 Thru 5

(Being A Resubdivision Of Non-Buildable Bulk Parcel 'A', As Shown On Plats Entitled "Bethany Ridge, Lot 1 And Non-Buildable Bulk Parcel 'A'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. _____ And _____)

Zoned: R-20
 Tax Map: 17, Grid: 20, Parcel: 132
 Second Election District - Howard County, Maryland
 Date: August 24, 2018 Scale: As Shown Sheet 1 Of 2



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

Mark L. Robel 12/11/18
 Date
 Mark L. Robel, P.L.S. #339
 (Property Line Surveyor)
T. Feaga 12/11/18
 Date
 Bethany Lane, LLC
 By: Timothy Feaga, Member

This Subdivision Is Subject To Section 18.122B Of The Howard County Code, Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective _____ On Which Date Developer Agreement _____ 24-2039-D _____ Was Filed And Accepted.

Proj-Prj	Radius	Arc Length	Delta	Tangent	Bearing & Distance
612-600	695.00'	25.01'	02°03'41"	12.90'	N 61°48'02" W 25.00'

LINE	BEARING	LENGTH
PL1	N78°40'50"W	198.99'
PL2	N69°41'15"W	101.32'
PL3	N75°41'35"W	162.13'
PL4	S75°41'35"E	61.49'
PL5	S69°41'15"E	101.17'
PL6	S78°40'50"E	198.41'
PL7	N78°40'50"W	197.83'
PL8	N69°41'15"W	65.82'

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TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.128 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0.000 Ac.±
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APPROVED: For Public Water And Public Sewerage Systems
 Howard County Health Department

Richard J. Davis 12/28/18
 Howard County Health Officer H.O. 2a Date

APPROVED: Howard County Department Of Planning And Zoning.

Chad Eckman 1.4.19
 Chief, Development Engineering Division JP Date

Kendal Shedd 1/16/19
 Director Date

Owner's Certificate

Bethany Lane, LLC, By Timothy Feaga, Member, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision; And In Consideration Of The Approval Of This Plat By The Department Of Planning And Zoning Establish The Minimum Building Restriction Lines. All Easements Of (Or) Rights-Of-Way Affecting The Property Are Included In This Plan Of Subdivision. Witness My/Our Hand/s This 11th Day Of December, 2018.

Tim Feaga
 Bethany Lane, LLC
 By: Timothy Feaga, Member

Paul R. Disher
 Witness

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I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is Part Of The Lands Conveyed By Patrick D. Malloy, Personal Representative Of The Estate Of Charles P. Germain, Deceased, To Bethany Lane, LLC By Deed Dated March 29, 2017 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17523 At Folio 373; And Being Non-Buildable Bulk Parcel 'A', As Shown On Plats Entitled "Bethany Ridge, Lot 1 And Non-Buildable Bulk Parcel 'A'" Recorded Among The Aforesaid Land Records As Plat Nos. _____ And _____; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

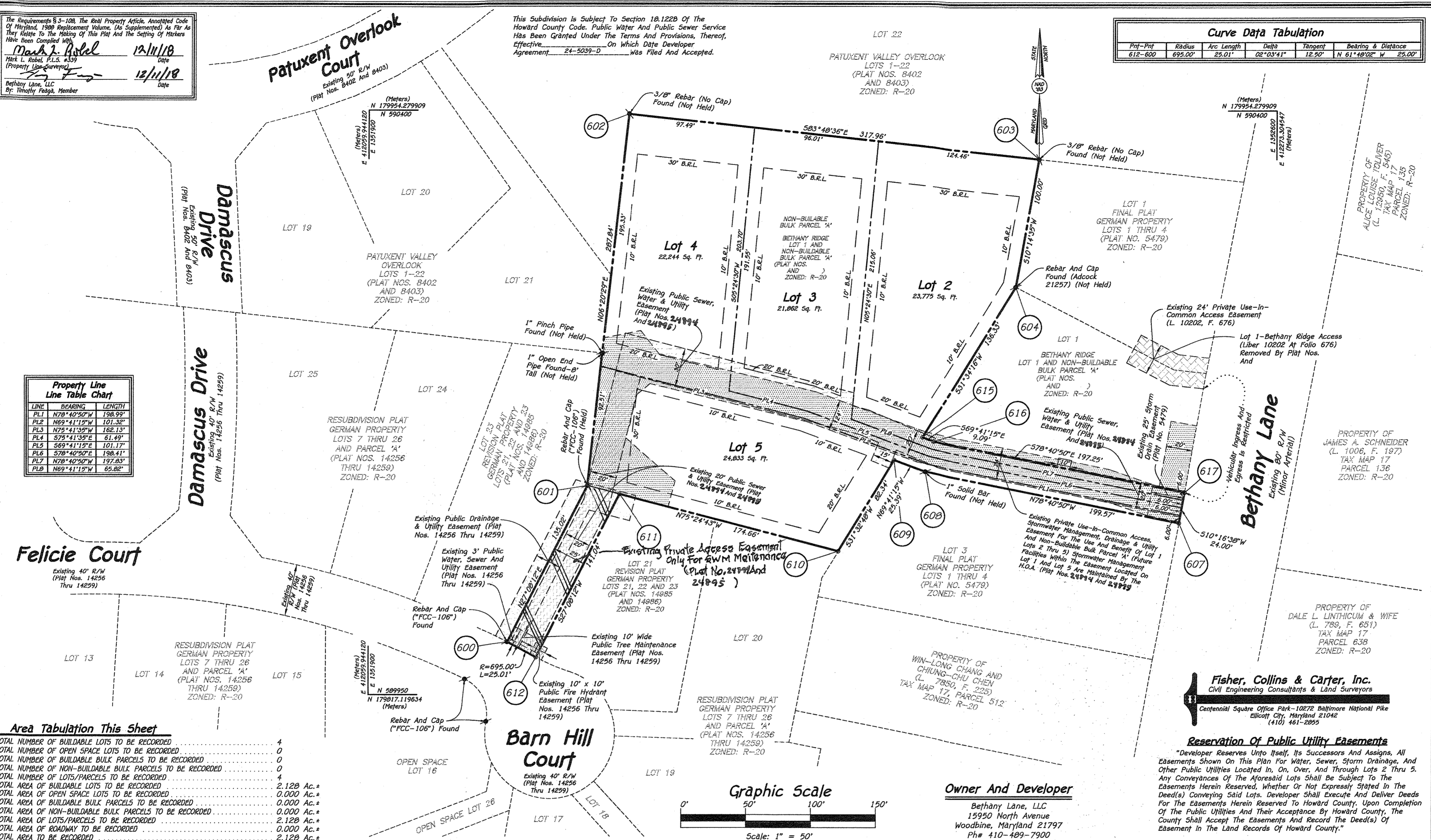
Mark L. Robel 12/11/18
 Mark L. Robel, Property Line Surveyor No. 339 Date
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Bethany Ridge
 Lots 2 Thru 5

(Being A Resubdivision Of Non-Buildable Bulk Parcel 'A', As Shown On Plats Entitled "Bethany Ridge, Lot 1 And Non-Buildable Bulk Parcel 'A'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. _____ And _____)

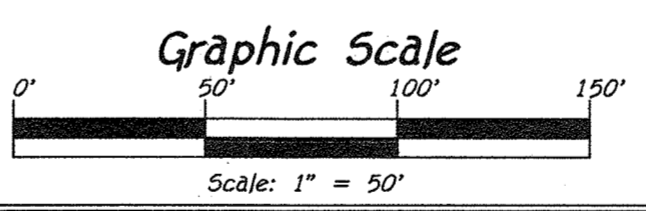
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Reservation Of Public Utility Easements

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lots 2 Thru 5. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, Upon Completion Of The Public Utilities And Their Acceptance By Howard County. The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."



Owner And Developer

Bethany Lane, LLC
 15950 North Avenue
 Woodbine, Maryland 21797
 Ph # 410-489-7900

