

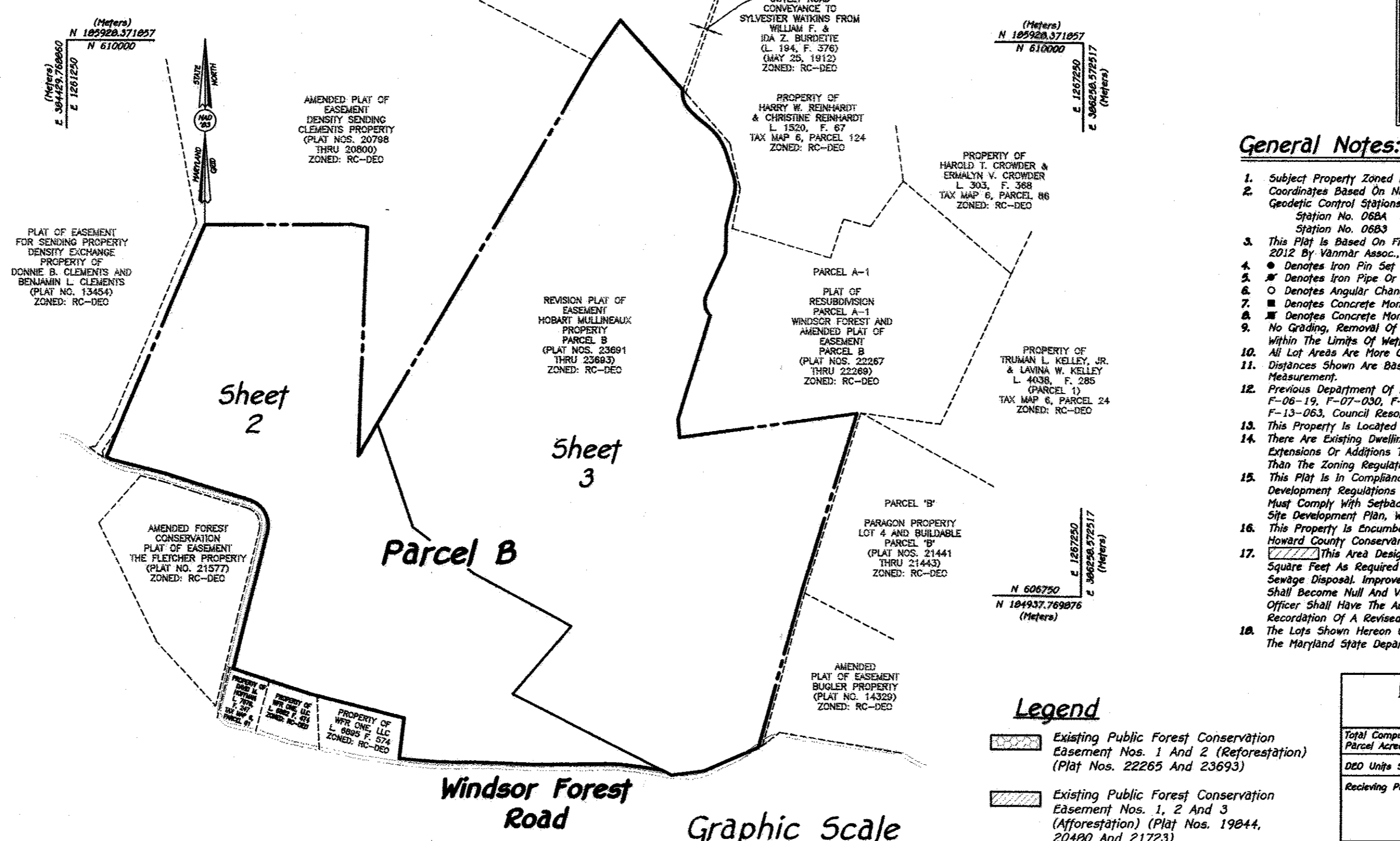
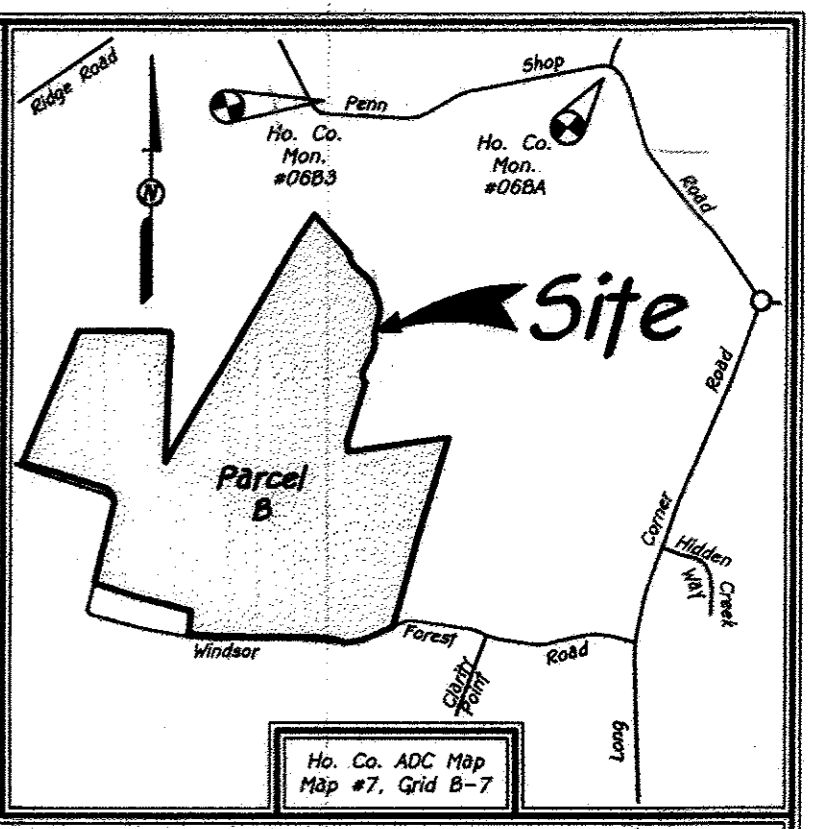
K:\Drawings\330696 Ridge Road - Pulte\REVISION PLAT-FOREST CON TO CLOVERFIELD-PARCEL A-PLAT 1.dwg, Layout1, 4/28/2018 10:11:13 AM, 1:1

U.S. Equivalent Coordinate Table		Metric Coordinate Table	
POINT	NORTH (feet)	EAST (feet)	EAST (meters)
155	606160.9017	1263990.7922	184798.212373
391	607997.0577	1262979.2723	185183.761565
390	606871.0258	1263660.5206	184974.696632
1110	608901.8015	1263025.8790	185993.640284
2000	606559.8504	1264244.2718	184879.812180
2001	607139.3509	1263304.8918	185096.444286
2004	607747.6532	1263091.9984	185241.885198
2005	605685.9836	1264842.4089	184613.457047
2015	605710.7869	1265030.9064	184621.017718
2090	609885.8745	1264356.6508	185893.586354
2208	609710.9735	1264889.1801	185840.276453
3019	607668.0238	1264878.5661	185217.584086
3028	606018.2111	1263257.7611	184714.720173
3029	606158.3452	1262706.8134	184757.433132
3030	606305.4970	1262250.5667	184802.285090
3031	606583.7297	1262318.2200	184887.090587
3032	606885.7098	1262380.2382	184963.894275
3033	607111.6628	1262448.1713	185048.004917
3034	607297.0213	1262542.6932	185104.502301
3035	607390.8201	1262033.6845	185133.101377
3036	607451.0325	1261847.1528	185151.445009
3037	607532.8379	1261524.4812	185176.379345
3038	607548.3899	1261493.0481	185181.119604
3042	608915.7482	1262088.1545	185997.891247
3120	607776.0780	1264869.6671	185250.519067
3133	605714.7527	1264785.2710	184622.225868
3134	605734.9385	1264657.2324	184628.378509
3136	605751.2783	1264434.0598	184633.358897
3137	605747.4870	1264062.5692	184632.203302
3139	605748.9359	1263963.8134	184632.644928
3140	605759.3178	1263684.5764	184635.809337
3142	605779.6872	1263230.3829	184642.017943
3144	608918.8988	1262929.1687	185998.851522
3150	609606.8319	1264919.8296	185828.290133
3151	609560.0486	1264764.7887	185794.274401
3152	609551.4340	1264974.2017	185791.648866
3153	609494.9195	1265043.2920	185774.423019
3154	609339.9160	1265148.7026	185727.177841
3155	609203.2419	1265192.3884	185685.519487
3156	609099.6894	1265195.0052	185653.995423
3157	608917.8941	1265146.9720	185598.545313
3158	608768.8740	1265145.2510	185553.123907
3159	608738.2384	1265138.3195	185543.786146
3160	608512.0114	1265033.6681	185474.832027
3161	608388.7998	1265054.9732	185437.277061
3162	607813.6910	1265925.8340	185261.983532
3163	606765.1105	1265602.0907	184942.375576
3164	605851.4111	1265353.0543	184663.879428

Mullineaux Property-Density Sending Chart (Plat No. 12241)		
1st Exchange	2nd Exchange	
Sending Parcel Information	Windsor Forest Fox Chasing Tax Map 6, Part Of Parcel 15	Windsor Forest Fox Chasing Tax Map 6, Part Of Parcel 15
Total Parcel Computed Acreage	97.270 Acres	97.270 Acres
Preservation Parcel Acreage	43.435 Acres	43.435 Acres
CEO Units Sent (1:4.25)	0	1
DEO Units Created (1:3)	43.435/3 = 14 DEO	0
DEO Units Sent (1:3)	13	0
DEO/CEO Units Sent (1:3)	1 DEO Or 1 CEO	0
Receiving Parcel Benson Branch	F-95-198 Windy Knolls Tax Map 34, P. 84 & 134	F-95-29 Quarterfield Tax Map 22, Parcel 16

Mullineaux Property-Density Sending Chart (Plat No. 12132)		
1st Exchange	2nd Exchange	
Sending Parcel Information	Windsor Forest Fox Chasing Tax Map 6, Part Of Parcel 15	Windsor Forest Fox Chasing Tax Map 6, Part Of Parcel 15
Total Parcel Computed Acreage	97.270 Acres	97.270 Acres
Preservation Parcel Acreage	52.25 Acres	52.25 Acres
CEO Units Sent (1:4.25)	0	0
DEO Units Created (1:3)	17	17
DEO Units Sent (1:3)	9 (27 Acres)	0
DEO/CEO Units Sent (1:3)	8 DEO (25.25 Ac. Of Easement Remain)	0
Receiving Parcel Benson Branch	F-95-72 Tax Map 22, Parcel 16	

**Reservation Of Public Utility And Forest Conservation Easements**  
 "Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Area No. 3"), Located In, On, Over, And Through Parcel B. Any Conveyances Of The Aforesaid Parcel Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Parcel. Developer Shall Excavate And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."



- General Notes:**
- Subject Property Zoned RC-DEO Per The 10/06/13 Zoning Regulations.
  - Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 068A And 068B.
  - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About May, 2012 By Vanmar Assoc., Inc.
  - Denotes Iron Pin Set With Cap "F.C.C. 108".
  - Denotes Iron Pipe Or Iron Bar Found.
  - Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
  - Denotes Concrete Monument Set With Cap "F.C.C. 108".
  - Denotes Concrete Monument Or Stone Found.
  - No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Or Their Buffers And Forest Conservation Easement Areas.
  - All Lot Areas Are More Or Less (+).
  - Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
  - Previous Department Of Planning And Zoning File Numbers: F-02-13, F-95-29, F-96-07Z, F-06-19, F-07-030, F-07-030(FC), F-08-203(FC), F-11-026, F-11-026(FC), F-13-059, F-13-063, Council Resolution 17-2008 And F-16-074.
  - This Property Is Located Outside The Metropolitan District.
  - There Are Existing Dwellings/Structures Located On Parcel B To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.
  - This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations And The Zoning 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.
  - This Property Is Encumbered By A Preservation Easement Deed With Howard County And The Howard County Conservancy, Inc. Dated June 30, 1995 And Recorded In Liber 3546 At Folio 637.
  - This Area Designates An Existing Private Sewerage Easement Of At Least 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewage Disposal. Improvements Of Any Nature In This Easement Are Restricted. This Easement Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Adjustments To The Private Sewerage Easement. Recordation Of A Revised Sewerage Easement Shall Not Be Necessary.
  - The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.

Forest Conservation Easement Tabulation			
	Initial (F.C.C. No. 1) (Plat No. 22265)	2nd (F.C.C. No. 2) (Plat No. 23693)	3rd (F.C.C. No. 3) (Plat No. 24674)
Total Area Of Property	194.711 Acres	243.79 Acres	243.79 Acres
Area Of Forest Easement Created By This Plat	3.131 Acres	1.000 Acres	1.527 Acres
Total Area Of Forest Easement Created Including This Plat	3.131 Acres	4.131 Acres	5.658 Acres
Subdivision Requiring Off-Site Revegetation	SOP-12-038 The Gathering At Elliott Mills T.M. 17, Grid 23, Parcel 68	F-11-063 Cherrytree View T.M. 15, Grid 11, Parcel 55	F-06-110 Cloverfield T.M. 15, Grid 8, Parcel 4

Area Tabulation This Sheet	
Total Number Of Buildable Lots To Be Recorded	0
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Parcels To Be Recorded	1
Total Number Of Lots/Parcels To Be Recorded	1
Total Area Of Buildable Lots To Be Recorded	0.000 Ac.*
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.*
Total Area Of Parcels To Be Recorded	243.790 Ac.*
Total Area Of Lots/Parcels To Be Recorded	243.790 Ac.*
Total Area Of Roadway To Be Recorded	0.000 Ac.*
Total Area To Be Recorded	243.790 Ac.*

The Requirements 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.

*Terrell A. Fisher* 4/20/18  
 Terrell A. Fisher, L.S. #10692  
 (Registered Land Surveyor)

*Robert A. Scranton* 4/20/18  
 Robert A. Scranton, Owner

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

**Owner**  
 Robert Arthur Scranton  
 18950 Windsor Forest Road  
 Mount Airy, Maryland 21771-3922  
 (410) 549-1669

**Developer**  
 Cloverfield/Pfefferkorn, LLC  
 18950 Windsor Forest Road  
 Mount Airy, Maryland 21771-3922  
 (410) 549-1669

Windsor Forest-Density Sending Chart (Plat No. 18473)		
Total Computed Parcel Acreage	194.7112 Acres	
DEO Units Sent	63	
Receiving Parcel	16 DEO Units Ashleigh Knolls, Phase 3, F-95-63 Tax Map 40, Parcel 174 Tax Map 41, Parcel 137	45 DEO Units Ashleigh Knolls, Phase 3, F-95-60 Tax Map 40, Parcel 174 Tax Map 41, Parcel 137
Size Of Preservation Parcel	194.7112 Acres	

**Purpose Statement**  
 The Purpose Of This Plat Is To Create Public Forest Conservation Easement No. 3 (1.527 Ac.\*) (Reforestation) On Parcel B, As Shown On A Plats Entitled "Revision Plat Of Easement, Hobart Mullineaux Property, Parcel B" Previously Recorded As Plat Nos. 23691 Thru 23693 To Fulfill The Forest Conservation Off-Site Obligation For Cloverfield, F-06-110, Tax Map 15, Grid 8, Parcel No. 4, And To Add A 35' Environmental Setback To Said Public Forest Conservation Easement No. 3

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

*Balwan for Mania Rogman* 5/29/2018  
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning

*Chad Chandon* 6-12-18  
 Chief, Development Engineering Division

*Veronica Lewis* 6-25-18  
 Director

**Owner's Certificate**  
 Robert A. Scranton, 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 Hand This 20th Day Of April, 2018.

*Terrell A. Fisher*  
 Terrell A. Fisher, Professional Land Surveyor No. 10692  
 Expiration Date: December 13, 2019

**Surveyor's Certificate**  
 I Herby Certify That To The Best Of My Knowledge The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Comprised Of (1) Part Of The Lands Conveyed By The Howard Hunt Properties, Incorporated To Robert A. Scranton By Deed Dated November 30, 2007 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 10999 At Folio 475; (2) All Of The Lands Conveyed By Robert Arthur Scranton And Kristina Heston Scranton To Robert Arthur Scranton By Deed Dated May 20, 1997 And Recorded Among The Residential Land Title Holding Corporation To Robert Arthur Scranton By Deed Dated May 20, 1997 And Recorded Among The Aforesaid Land Records In Liber 4051 At Folio 301; (3) Part Of The Lands Conveyed By Residential Land Title Holding Corporation To Robert Arthur Scranton By Deed Dated May 20, 1997 And Recorded Among The Aforesaid Land Records In Liber 4051 At Folio 311; And (4) All The Lands Conveyed By Rose Mullineaux And Thomas Stanley Mullineaux To Robert Arthur Scranton By Deed Dated September 10, 1998 And Recorded Among The Aforesaid Land Records In Liber 4571 At Folio 456; And Being Parcel B, As Shown On Plats Entitled "Revision Plat Of Easement, Hobart Mullineaux Property, Parcel B" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23691 Thru 23693; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

RECORDED AS PLAT No. 24674 ON 6/29/18  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Revision Plat Of Easement  
 Hobart Mullineaux Property  
 Parcel B**

(Being A Revision To Parcel B, As Shown On A Plats Entitled "Revision Plat Of Easement, Hobart Mullineaux Property, Parcel B" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23691 Thru 23693)

Zoned: RC-DEO  
 Tax Map: 6 Parcel: 15 Grid: 8  
 Fourth Election District - Howard County, Maryland  
 Scale: As Shown Date: April 18, 2018 Sheet 1 Of 3

The Requirements 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.

*Terrell A. Fisher* 4/20/18  
 Terrell A. Fisher, L.S. #10692 Date  
 (Registered Land Surveyor)  
 Robert A. Scranton, Owner 4/20/18 Date

PLAT OF EASEMENT FOR SENDING PROPERTY DENSITY EXCHANGE PROPERTY OF DONNIE B. CLEMENTS AND BENJAMIN L. CLEMENTS (PLAT NO. 13454) ZONED: RC-DEO

(Meters)  
 N 105471.170942  
 N 608500  
 E 304429.769860  
 E 1261250

Ref. Tie  
 N02°03'33"W  
 101.09' Stone Fnd  
 (Plat Nos. 22267  
 Thru 22268)

(Meters)  
 N 104785.369571  
 N 606250  
 E 304429.769860  
 E 1261250

(Meters)  
 N 105471.170942  
 N 608500  
 E 1264250  
 E 309344.170680

Prnt-Prnt	Radius	Arc Length	Delta	Tangent	Bearing & Distance
3134-3136	1345.00'	224.03'	09°32'36"	112.27'	N 05°40'45" W 223.77'
3137-3139	1975.00'	98.78'	02°51'56"	49.40'	N 09°09'34" W 98.77'
3140-3142	3275.00'	455.02'	07°57'38"	227.08'	N 07°25'58" W 454.65'
3033-3034	155.00'	235.19'	86°56'17"	146.93'	N29°30'31" W 213.27'

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

"Developer Reserves unto itself, its Successors and Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Area No. 3"), Located In, On, Over, And Through Parcel B, Any Conveyances Of The Aforesaid Parcel Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Parcel. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

**Legend**

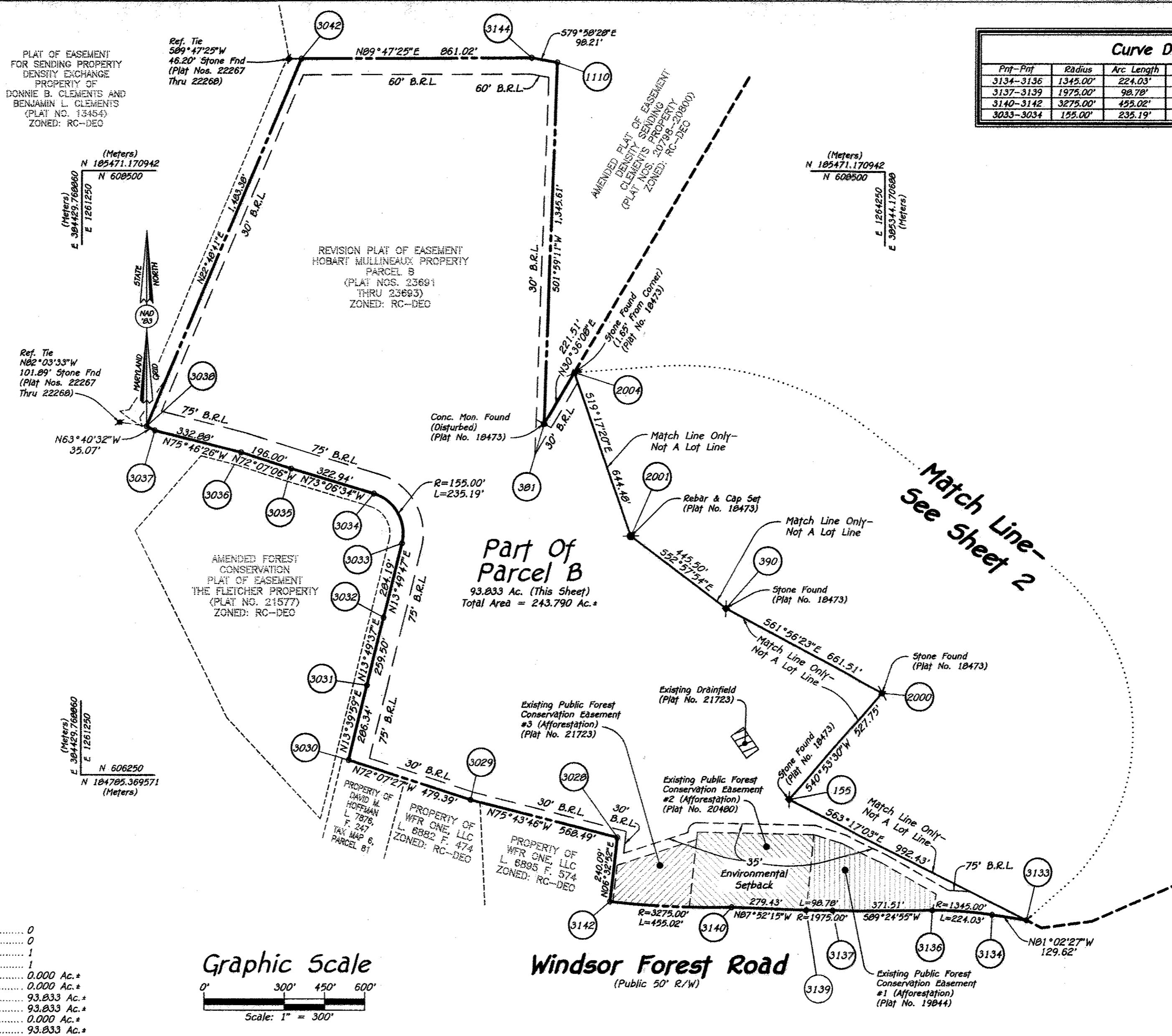
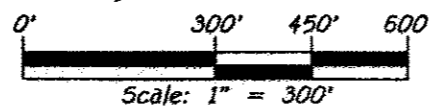
- Existing Public Forest Conservation Easement Nos. 1 And 2 (Reforestation) (Plat Nos. 22265 And 23693)
- Existing Public Forest Conservation Easement Nos. 1, 2 And 3 (Afforestation) (Plat Nos. 19044, 20480 And 21723)
- Public Forest Conservation Easement No. 3 (Reforestation) (1.527 Ac.±)

**Fisher, Collins & Carter, Inc.**  
 Civil Engineering Consultants & Land Surveyors  
 Centennial Square Office Park-10272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2895

**Area Tabulation Sheet 2**

Total Number Of Buildable Lots To Be Recorded	0
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Parcels To Be Recorded	1
Total Number Of Lots/Parcels To Be Recorded	1
Total Area Of Buildable Lots To Be Recorded	0.000 Ac.±
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.±
Total Area Of Parcels To Be Recorded	93.833 Ac.±
Total Area Of Lots/Parcels To Be Recorded	93.833 Ac.±
Total Area Of Roadway To Be Recorded	0.000 Ac.±
Total Area To Be Recorded	93.833 Ac.±

**Graphic Scale**



**Owner**  
 Robert Arthur Scranton  
 18950 Windsor Forest Road  
 Mount Airy, Maryland 21771-3922  
 (410) 549-1669

**Developer**  
 Cloverfield/Pfefferkorn, LLC  
 18950 Windsor Forest Road  
 Mount Airy, Maryland 21771-3922  
 (410) 549-1669

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

*BD Wilson for Maura Roszman* 5/29/2018  
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Ch. P. Anderson* 6-12-18  
 Chief, Development Engineering Division Date

*Kent Stankovich* 6-25-18  
 Director Date

**Owner's Certificate**

Robert A. Scranton, 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 Hand This 20<sup>th</sup> Day Of April, 2018.

*Robert A. Scranton*  
 Robert A. Scranton  
 Witness

**Surveyor's Certificate**

I Herby Certify That To The Best Of My Knowledge The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Comprised Of (1) Part Of The Lands Conveyed By The Howard Hunt Properties, Incorporated To Robert A. Scranton By Deed Dated November 30, 2007 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 10999 At Folio 475; (2) All Of The Lands Conveyed By Robert Arthur Scranton And Kristina Heston Scranton To Robert Arthur Scranton By Deed Dated May 20, 1997 And Recorded Among The Aforesaid Land Records In Liber 4051 At Folio 301; (3) Part Of The Lands Conveyed By Residential Land Title Holding Corporation To Robert Arthur Scranton By Deed Dated May 20, 1997 And Recorded Among The Aforesaid Land Records In Liber 4051 At Folio 311; And (4) All The Lands Conveyed By Rose Mullineaux And Thomas Stanley Mullineaux To Robert Arthur Scranton By Deed Dated September 10, 1998 And Recorded Among The Aforesaid Land Records In Liber 4571 At Folio 456; And Being Parcel B, As Shown On Plats Entitled "Revision Plat Of Easement, Hobart Mullineaux Property, Parcel B" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23691 Thru 23693; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

*Terrell A. Fisher* 5/15/18  
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date  
 Expiration Date: December 13, 2019

RECORDED AS PLAT No. 24675 ON 6/29/18  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Revision Plat Of Easement  
 Hobart Mullineaux Property  
 Parcel B**

(Being A Revision To Parcel B, As Shown On A Plats Entitled "Revision Plat Of Easement, Hobart Mullineaux Property, Parcel B" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23691 Thru 23693)

Zoned: RC-DEO  
 Tax Map: 6 Parcel: 15 Grid: B  
 Fourth Election District - Howard County, Maryland  
 Scale: 1"=300' Date: April 18, 2018 Sheet 2 Of 3

K:\Drawings\330696 Ridge Road - Public\REVISION PLAT-FOREST CON TO CLOVERFIELD-PARCEL A-PLAT 2.dwg, PLAT 2, 4/18/2018 10:13:12 AM, 1:1

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

*Terrill A. Fisher* 4/20/18  
 Date  
 (Registered Land Surveyor)  
 Robert A. Scranton, Owner 4/20/18  
 Date

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

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Area No. 3"), Located In, On, Over, And Through Parcel B, Any Conveyances Of The Aforesaid Parcel Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Parcel. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

**Legend**

- Existing Public Forest Conservation Easement Nos. 1 And 2 (Reforestation) (Plat Nos. 22265 And 23693)
- Existing Public Forest Conservation Easement Nos. 1, 2 And 3 (Afforestation) (Plat Nos. 19044, 20480 And 21723)
- Public Forest Conservation Easement No. 3 (Reforestation) (1.527 Ac.)

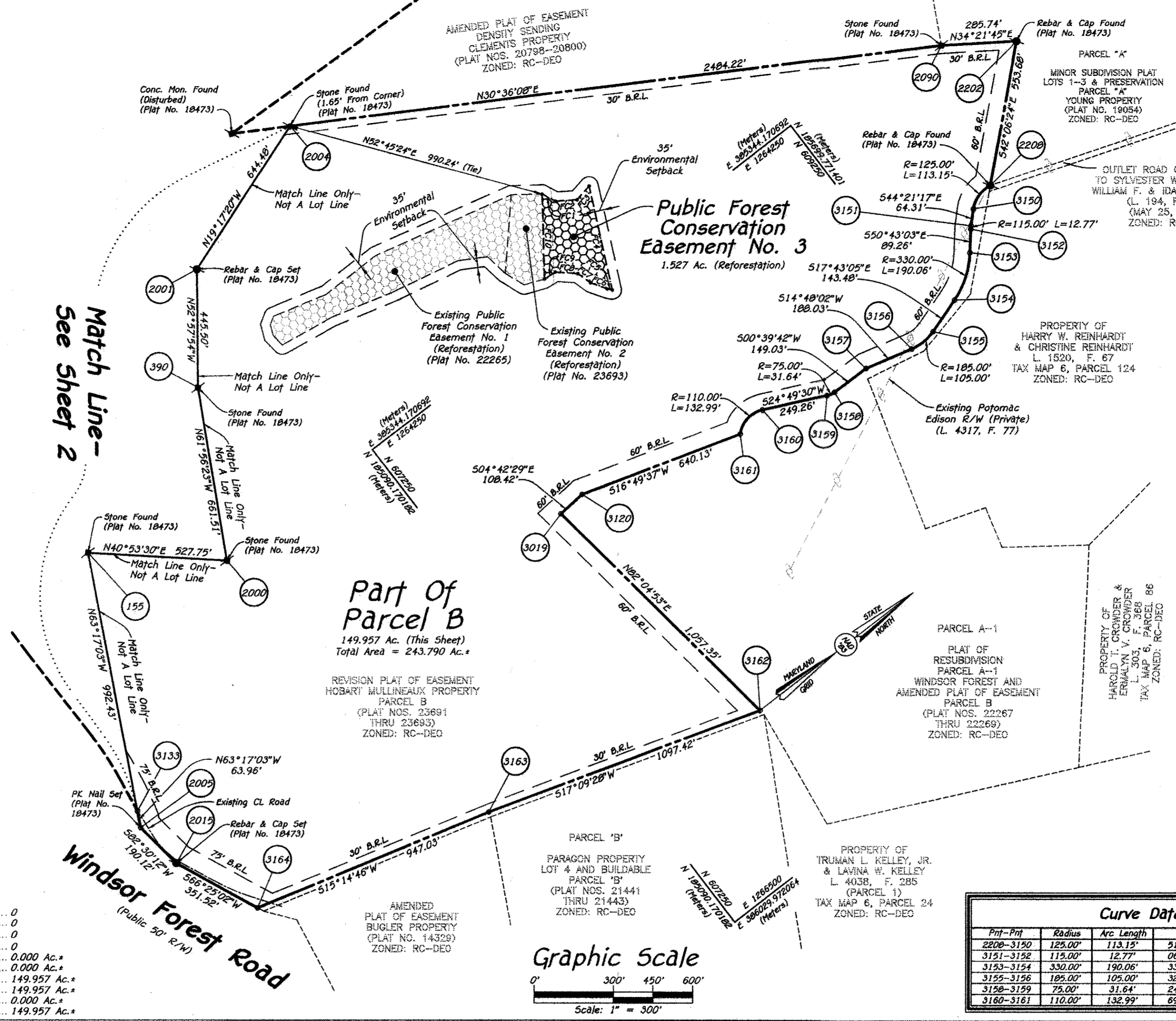
**Owner**  
 Robert Arthur Scranton  
 18950 Windsor Forest Road  
 Mount Airy, Maryland 21771-3922  
 (410) 549-1669

**Developer**  
 Cloverfield/Pfefferkorn, LLC  
 18950 Windsor Forest Road  
 Mount Airy, Maryland 21771-3922  
 (410) 549-1669

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

**Area Tabulation Sheet 3**

Total Number Of Buildable Lots To Be Recorded	0
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Parcels To Be Recorded	0
Total Number Of Lots/Parcels To Be Recorded	0
Total Area Of Buildable Lots To Be Recorded	0.000 Ac.*
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.*
Total Area Of Parcels To Be Recorded	149.957 Ac.*
Total Area Of Lots/Parcels To Be Recorded	149.957 Ac.*
Total Area Of Roadway To Be Recorded	0.000 Ac.*
Total Area To Be Recorded	149.957 Ac.*



**Public Forest Conservation Easement No. 3 Line Table**

LINE	BEARING	LENGTH
FC1	N66°09'46"E	57.91'
FC2	N33°48'04"E	81.08'
FC3	N10°55'24"W	69.92'
FC4	S64°57'37"E	401.76'
FC5	S48°28'32"W	18.89'
FC6	S57°10'23"W	66.84'
FC7	S73°37'17"W	60.44'
FC8	S41°23'18"W	85.22'
FC9	S04°48'35"W	49.10'
FC10	N53°57'18"W	321.65'

**Curve Data Tabulation**

Prt-Prt	Radius	Arc Length	Delta	Tangent	Bearing & Distance
2200-3150	125.00'	113.15'	51°51'58"	60.79'	N 16°16'41" W 109.33'
3151-3152	115.00'	12.77'	06°21'38"	6.39'	S 47°32'10" E 12.76'
3153-3154	330.00'	190.06'	33°00'00"	97.75'	S 34°13'04" E 187.45'
3155-3156	185.00'	105.00'	32°31'02"	53.95'	N01°27'31" W 103.59'
3158-3159	75.00'	31.64'	24°10'28"	16.08'	S12°44'56" W 31.41'
3160-3161	110.00'	132.99'	69°16'21"	75.99'	S09°48'37" E 125.04'

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

*Howard County Health Officer* 5/29/2018  
 Date

APPROVED: Howard County Department Of Planning And Zoning.

*Chief, Development Engineering Division* 6-12-18  
 Date

*Director* 6-25-18  
 Date

**Owner's Certificate**

Robert A. Scranton, 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 Hand This 20th Day Of April, 2018.

*Robert A. Scranton*  
 Robert A. Scranton

*Witness*  
 Witness

**Surveyor's Certificate**

I Herby Certify That To The Best Of My Knowledge The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Comprised Of (1) Part Of The Lands Conveyed By The Howard Hunt Properties, Incorporated To Robert A. Scranton By Deed Dated November 30, 2007 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 10999 At Folio 478; (2) All Of The Lands Conveyed By Robert Arthur Scranton And Kristina Heaton Scranton To Robert Arthur Scranton By Deed Dated May 20, 1997 And Recorded Among The Aforesaid Land Records In Liber 4051 At Folio 301; (3) Part Of The Lands Conveyed By Residential Land Title Holding Corporation To Robert Arthur Scranton, By Deed Dated May 20, 1997 And Recorded Among The Aforesaid Land Records In Liber 4051 At Folio 311; And (4) All The Lands Conveyed By Rose Mullineaux And Thomas Stanley Mullineaux To Robert Arthur Scranton By Deed Dated September 10, 1998 And Recorded Among The Aforesaid Land Records In Liber 4571 At Folio 456; And Being Parcel B, As Shown On Plats Entitled "Revision Plat Of Easement, Hobart Mullineaux Property, Parcel B" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23691 Thru 23693; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

*Terrill A. Fisher* 5/15/18  
 Date  
 Terrill A. Fisher, Professional Land Surveyor No. 10692  
 Expiration Date: December 13, 2019

RECORDED AS PLAT No. ~~23691~~ 24676 ON 6/29/18  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Revision Plat Of Easement  
 Hobart Mullineaux Property  
 Parcel B**

(Being A Revision To Parcel B, As Shown On A Plats Entitled "Revision Plat Of Easement, Hobart Mullineaux Property, Parcel B" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23691 Thru 23693)

Zoned: RC-DEO  
 Tax Map: 6 Parcel: 15 Grid: 8  
 Fourth Election District - Howard County, Maryland  
 Scale: 1"=300' Date: April 18, 2018 Sheet 3 Of 3

K:\Drawings\3306916 Ridge Road - Public\REVISION PLAT-FOREST CON TO CLOVERFIELD-PARCEL A-PLAT 3.dwg, PLAT 3, 4/18/2018 10:14:49 AM, 1:1