

U.S. Equivalent Coordinate Table		Metric Coordinate Table		U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)	POINT	NORTH (feet)	EAST (feet)	
6	61676.8500	129196.5700	187953.4953	395891.1017	27	61725.2680	129254.5215	188222.591461
7	61650.4718	129200.0539	187933.5196	395655.5160	28	61725.2680	129254.5215	188222.591461
8	61590.1937	129176.8916	187726.6625	395333.1723	29	61738.6210	129297.8142	188171.293154
9	61590.1937	129176.8916	187726.6625	395333.1723	30	61729.3717	129243.0013	188153.624814
10	61600.1199	129176.8916	187726.6625	395333.1723	31	61714.5730	129225.2342	188109.088244
11	61600.1199	129176.8916	187726.6625	395333.1723	32	61744.1334	129204.5692	188074.574284
12	61592.1757	129176.8916	187726.6625	395333.1723	33	61672.9657	129140.8608	187986.679932
13	61603.7704	129142.5703	187726.6625	395333.1723	34	61693.3012	129073.0000	187941.670677
14	61647.6112	129068.5319	187726.6625	395333.1723	35	61780.4385	129025.2342	187902.221672
15	61649.6825	129068.5319	187726.6625	395333.1723	36	61844.1295	128974.0824	187853.292737
16	61649.6825	129068.5319	187726.6625	395333.1723	37	61844.1295	128974.0824	187853.292737
17	61639.4173	129068.5319	187726.6625	395333.1723	38	61844.1295	128974.0824	187853.292737
18	61639.4173	129068.5319	187726.6625	395333.1723	39	61844.1295	128974.0824	187853.292737
19	61639.4173	129068.5319	187726.6625	395333.1723	40	61844.1295	128974.0824	187853.292737
20	61639.4173	129068.5319	187726.6625	395333.1723	41	61844.1295	128974.0824	187853.292737
21	61639.4173	129068.5319	187726.6625	395333.1723	42	61844.1295	128974.0824	187853.292737
22	61639.4173	129068.5319	187726.6625	395333.1723	43	61844.1295	128974.0824	187853.292737
23	61639.4173	129068.5319	187726.6625	395333.1723	44	61844.1295	128974.0824	187853.292737
24	61639.4173	129068.5319	187726.6625	395333.1723	45	61844.1295	128974.0824	187853.292737
25	61639.4173	129068.5319	187726.6625	395333.1723	46	61844.1295	128974.0824	187853.292737
26	61749.7412	129025.2342	188211.554362	395693.718697	47	61593.5305	129065.0432	187746.059801

- Legend**
- Existing Amendment Of Declaration For Ingress & Egress Easement And Maintenance Agreement (L. 3667, F. 641, 3667, F. 653, L. 3942, F. 671 And L. 5343, F. 370) Removed And Terminated By This Plat
 - Existing 30' Private R/W For Ingress & Egress For Lots 3 And 4 (Plat No. 10199) (L. 2398, F. 316)
 - Existing 24' Private Use-In-Common Easement For Ingress/Egress For The Benefit Of Lot 6 And The Benefit Of All Future Owners Of Lot 6, Harrison's Forest, Section One (L. 16789, F. 406)
 - Existing Limits Of Wetlands (Plat Nos. 10199 And 10200, 19251 Thru 19253 And 20494 And 20495)
 - Existing Public 100 Year Floodplain, Drainage & Utility Easement (Plat Nos. 19251 Thru 19253, 20494 And 20495 And 10199 And 10200)
 - Existing Private Amended Declaration For Easement Agreement (L. 10741, F. 350)
 - Part Of Existing Second Amendment To Declaration Of Common Driveway Easement For Ingress/Egress For The Use And Benefit Of Sharp Property (Buildable Preservation Parcel 'A') And Lot 7, Harrison's Forest, Section One (Part Of Former Lot 6 (L. 18061, F. 313) To Remain
 - Part Of Existing Second Amendment To Declaration Of Common Driveway Easement For Ingress/Egress For The Use And Benefit Of Sharp Property (Buildable Preservation Parcel 'A') And Lot 7, Harrison's Forest, Section One (Part Of Former Lot 6 (L. 18061, F. 313) Removed By Recordation Of This Plat
 - Existing Private Ingress, Egress And Maintenance Easement (L. 5343, F. 374) To Remain
 - Existing Area Of Steep Slopes (Plat Nos. 20494 And 20495)
 - Previously Recorded Lot Lines Removed By Recordation Of This Plat
 - Density Sending-Preservation Easement (21.313 Acres)
 - Public Forest Conservation Retention Easement (3,275 Acres)
 - 20' Private Access Easement For The Use And Benefit Of Buildable Preservation Parcel 'A'
 - Private Use-In-Common Access, Driveway Easement For The Use And Benefit Of Buildable Preservation Parcel 'A' And Lot 7

The Requirements § 3-100, 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

Nicholas Sharp 3/12/21
Date

Barry K. Downey 3-12-21
Date

Rhonda K. Downey 3/12/21
Date

BLHC, LLC
By: *Nicholas Sharp*, Member

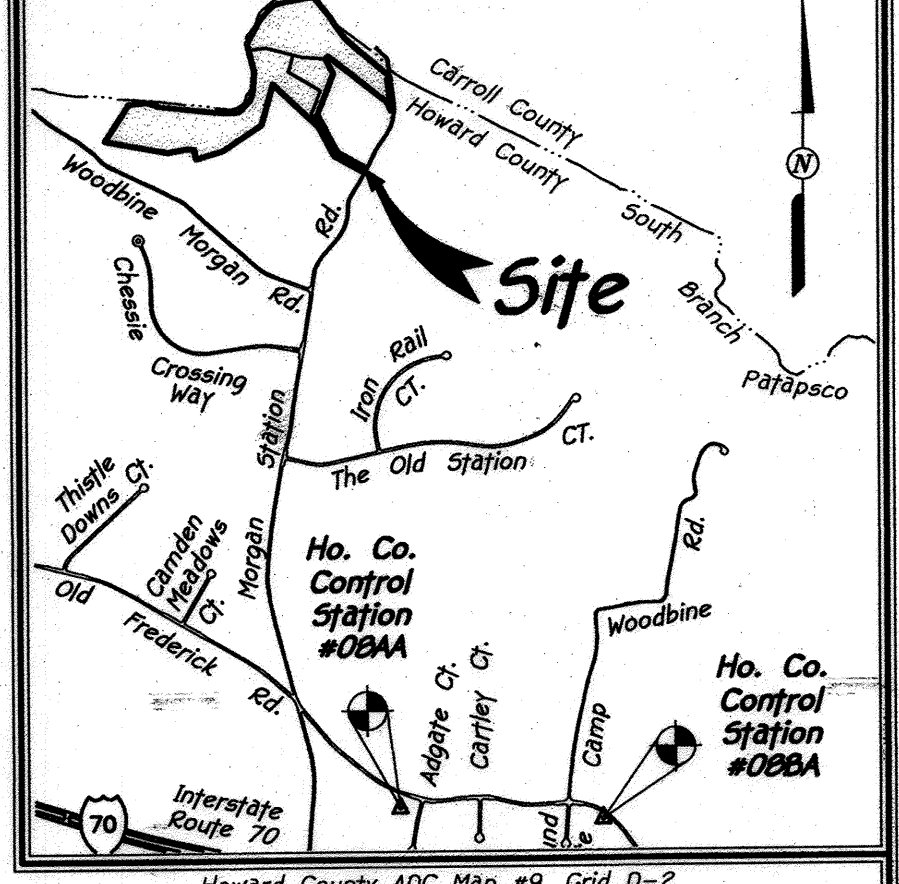
Density Exchange Tabulation

Initial Exchange	
Receiving Parcel Information	Property Of Tax Map No. 03, Grid 23, Parcel No. 140 L. 11372, F. 431 Kings Forest (F-19-014)
Total Parcel Acreage	21.313 Acres (Buildable Pres. Parcel 'A')
Preservation Parcel Acreage	21.313 Acres (Part Of Buildable Preservation Parcel 'A')
Preservation Acreage Available For Sending Density	21.313 Ac. (-) 4.250 Ac. Reserved For Existing Wood (Note 1) 17.063 Acres
CEO Units Created (1:4.25)	(17.063 Ac. x 1 CEO/4.25 Ac.) 4 CEO Units
CEO Units Sent (1:4.25)	4 CEO Units
Acreage Of Preservation Easement Remaining To Be Sent	17.063 Ac. - (4) x (4.250 Ac.) 0.063 Ac.

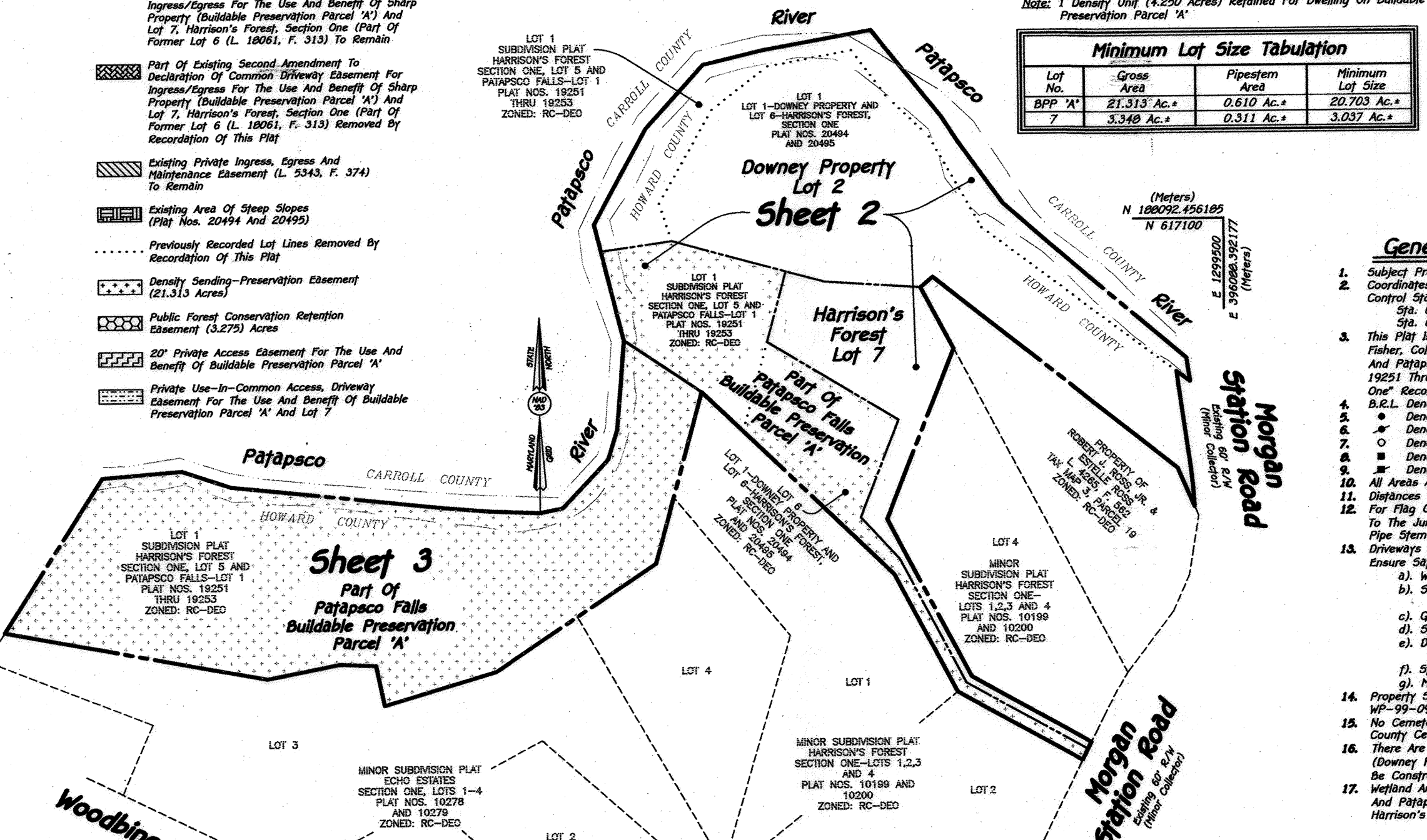
Notes: 1 Density Unit (4.250 Acres) Retained For Dwelling On Buildable Preservation Parcel 'A'

Minimum Lot Size Tabulation

Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
BPP 'A'	21.313 Ac.*	0.610 Ac.*	20,703 Ac.*
7	3,349 Ac.*	0.311 Ac.*	3,037 Ac.*



- General Notes Continued:**
- This Plat is Exempt From Forest Conservation With Section 16.1202(b)(1)(vii) Of The Howard County Code And Forest Conservation Manual Since It Is A Resubdivision That Does Not Create Any Additional Lots.
 - This Plat is Subject To The Amended Title Ordinance 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.
 - Buildable Preservation Parcel 'A', Patapsco Falls, Lot 2, Downey Property And Lot 7, Harrison's Forest Are Exempt From The Partner Landscaping Requirements Of Section 16.124 Of The Howard County Code And The Landscaping Ordinance Because This Plat Is A Resubdivision Plat That Modifies The Outline Of Two (2) Recorded Lots And Does Not Create Any New Lots.
 - The 100 Year Floodplain Shown Hereon Is Based On FEMA Flood Insurance Rate Map For Howard County, Maryland Dated December 4, 1986, Community Panel No. 240044.0003 B.
 - No Grading, Removal Of Vegetative Cover Or Trees, Paving And New Structures Shall Be Permitted Within The Limits Of Wetlands, Streams, Their Buffers, Floodplains And Forest Conservation Easements.
 - This Area Designating 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 Area Are Restricted Until Public Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Adjustments To The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
 - This Property Is Located Outside The Metropolitan District And Is Served By Private Water And Sewer.
 - The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
 - No Noise Study Is Required Because The Project Does Not Fall Within The Guidelines Of Design Manual, Volume III, Roads, Bridges, Section 2.2.F.2.
 - No Historic Structures Exist Within The Limits Of This Plat Submission.
 - WP-99-97 Was A Waiver To Section 16.1202(a) To Allow Submission Of A Final Plat Without Previous Approval Of A Preliminary Plan. For A Resubdivision Which Adds Area To A Previously Recorded Lot; Section 16.115(d) To Allow Submission Of A Final Plat For A Rural Non-Cluster Resubdivision Without Delineation Of A Floodplain; Section 16.116(a)(4) To Allow A Final Plat Without Redesignation Of Wetlands And Buffers In A Rural Non-Cluster Resubdivision; And Section 16.147(c) To Allow Plat With A Scale Of 1"=600' And 1"=100' For Illustrative Purposes.
 - The Landscaping Ordinance, Section 16.124 Of The Howard County Code, Encumbers With A Preservation Easement Part Of Patapsco Falls, Buildable Preservation Parcel 'A' Is Encumbered With A Density Exchange Area Of 21.313 Acres. This Agreement Outlines The Maintenance Responsibilities Of The Owner, Prohibits Subdivision Of The Parcel, And Enumerates The Uses Permitted On The Property.
 - A Deed Of Forest Conservation Has Been Recorded With This Plat For An Overlapping 3.275 Acre Area And Specifies The Uses And Restrictions For The Forest Conservation Easement Area.
 - Delineation Of The Forest Conservation Retention Easement With Supporting PSD/FCP Documentation Was Performed By Eco-Science Professionals, Inc., A Maryland Registered Forester, On Or About August 31, 2018.
 - The 3.275 Acre Forest Conservation Retention Easement Area Is A Retained Forest, Providing Sale Of Forest Credits At A Rate Of 2:1 For Projects Requiring Off-Site Retention To Fulfill Their Forest Conservation Program Obligation.
 - Existing Well And Septic Easements Are Not Within The Proposed Public Forest Conservation Easement Area.
 - The Existing House Within The Environmental Buffers. No Additions To The Home Are Permitted Within The Environmental Features Or Their Buffers.
 - Preservation Parcel Use: Environmental With Residential Dwelling.
 - Buildable Preservation Parcel 'A' Is Privately Owned And Encumbered With Howard County, Maryland As The Easement Holder.
 - Amended Declaration Of Common Driveway Easement For The Benefit Of Lot 4 And Lot 7-Harrison's Forest, Section One And Buildable Preservation Parcel 'A' Recorded Simultaneously With The Final Plat.
 - Amended 30' Private Use-In-Common Access Easement For The Use And Benefit Of Lot 4 And Lot 7-Harrison's Forest, Section One, And Buildable Preservation Parcel 'A', Patapsco Falls, Recorded Simultaneously With The Final Plat.
 - Underground And/Or Overhead Power Lines Are Not Located Within The Forest Conservation Easement Area.
 - A 20' Private Access Easement For The Use And Benefit Of Buildable Preservation Parcel 'A' Is Recorded Simultaneously With This Plat.
 - A Private Use-In-Common Access, Driveway Easement For The Use And Benefit Of Buildable Preservation Parcel 'A' And Lot 7 And Maintenance Agreement Is Recorded Simultaneously With The Recordation Of This Plat.



- General Notes:**
- Subject Property Zoned RC-DEO Per 10/06/13 Comprehensive Zoning Plan.
 - Coordinates Based On NAD 83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 08AA And No. 08BA.
 - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About October, 2003 By Fisher, Collins And Carter, Inc. And Plats Entitled "Subdivision Plat, Harrison's Forest, Section One, Lot 5 And Patapsco Falls, Lot 1" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 19251 Thru 19253, And Plats Entitled "Lot 1-Downey Property And Lot 6-Harrison's Forest, Section One" Recorded Among The Aforesaid Land Records As Plat Nos. 20494 And 20495.
 - B.E.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.
 - 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 Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipe Stem And 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 For The Following (Minimum) Requirements:
 - Width - 12 Feet (16 Feet Serving 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-06-129, F-91-124, WP-99-097, F-08-169 F-19-017 And SDP-19-020.
 - No Cemeteries Exist On The Subject Property Based On Visual Observation Or Listed In Available Howard County Cemetery Inventory Map.
 - There Are Existing Dwellings/Structures On Buildable Preservation Parcel 'A' (Patapsco Falls) And Lot 2 (Downey Property) To Remain. No New Buildings, Extensions Or Additions To The Existing Dwellings Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.
 - Wetland And Floodplain Delineation Provided By Recorded Plats For Harrison's Forest, Section One, Lot 5 And Patapsco Falls, Lot 1, Plat Nos. 19251 Thru 19253 And Lot 1, Downey Property And Lot 6, Harrison's Forest, Section One, Plat Nos. 20494 And 20495.

Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
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	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	17.030 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	21.313 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	38.343 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	38.343 Ac.*

Reservation Of Public Forest Conservation Easements

*Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Forest Conservation (Designated As "Public Forest Conservation Retention Easement") Located In, On, Over, And Through Part Of Buildable Preservation Parcel 'A' (Patapsco Falls). 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. 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 Cessation Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed Of Easement In The Land Records Of Howard County.

Area Tabulation This Submission

Graphic Scale
Scale: 1" = 300'

Owners (Buildable Preservation Parcel 'A'-Patapsco Falls)
Nicholas Sharp, BLHC, LLC
400 Morgan Station Road, Woodbine, Maryland 21797

Developer
Nicholas Sharp
400 Morgan Station Road, Woodbine, Maryland 21797

Owner (Lot 2-Downey Property)
Barry K. Downey And Rhonda K. Downey
410 Morgan Station Road, Woodbine, Maryland 21797

Owner (Lot 7-Harrison's Forest)
BLHC, LLC
400 Morgan Station Road, Woodbine, Maryland 21797

Purpose Statement

The Purpose Of This Plat Is To: (1) Resubdivide Lot 1, Patapsco Falls, As Shown On Plats Entitled "Subdivision Plat, Harrison's Forest, Section One, Lot 5 And Patapsco Falls, Lot 1" Recorded The Land Records Of Howard County, Maryland As Plat Nos. 19251 Thru 19253, Creating Buildable Preservation Parcel 'A', Patapsco Falls; (2) To Resubdivide Lot 1, Downey Property And Lot 6, Harrison's Forest, Section One, As Shown On Plats Entitled "Lot 1-Downey Property And Lot 6-Harrison's Forest, Section One" Recorded Among The Aforesaid Land Records As Plat Nos. 20494 And 20495, Creating Lot 2, Downey Property And Lot 7, Harrison's Forest, Section One; (3) To Establish A 21.313 Ac. Preservation Easement That Will Provide For Transfer Of Three (3) CEO Density Units To Kings Forest Subdivision, (F-19-014); (4) To Establish Forest Conservation Retention Easements On A Portion Of The Preservation Easement On This Same Parcel, Encumbering 3.275 Acres; (5) To Abandon The Existing Amendment Of Declaration For Ingress And Egress Easements And Maintenance Agreements Recorded Among The Aforesaid Land Records In Liber 3667 At Folio 441, Liber 3667 At Folio 653, Liber 3942 At Folio 671 And Liber 5343 At Folio 320; (6) To Abandon Part Of Existing Second Amendment To Declaration Of Common Driveway Easement For Ingress/Egress For The Use And Benefit Of Sharp Property (Buildable Preservation Parcel 'A') And Lot 7, Harrison's Forest, Section One (Part Of Former Lot 6 (L. 18061, F. 313)); (7) To Create A 20' Private Access Easement For The Use And Benefit Of Buildable Preservation Parcel 'A'; And (8) To Create A Private Use-In-Common Access, Driveway Easement For The Use And Benefit Of Buildable Preservation Parcel 'A' And Lot 7 And Maintenance Agreement.

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

Nicholas Sharp 3/12/21
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning

Chief, Development Engineering Division 6.7.21
Date

Director 6/12/21
Date

Owner's Certificate

Nicholas Sharp, Barry K. Downey, Rhonda K. Downey And BLHC, LLC, By Nicholas Sharp, Member, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Subdivision Plat, Density Sending Plat And Plat Of Public Forest Conservation Retention Easement By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines; Establish The 21.313 Acre Preservation Easement To Be Considered A Sending Parcel For Development Rights And Also Establish The Overlapping 3.275 Acres Of Public Forest Conservation Retention Easements. Witness My/Our Hand(s) This 12th Day Of March, 2021.

Nicholas Sharp
Nicholas Sharp

Barry K. Downey
Barry K. Downey

Rhonda K. Downey
Rhonda K. Downey

Nicholas Sharp
BLHC, LLC
By: Nicholas Sharp, Member

Surveyor's Certificate

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Creates Patapsco Falls, Buildable Preservation Parcel 'A'; Creates Downey Property, Lot 2; Creates Harrison's Forest, Section One, Lot 7; Defines A Preservation Parcel Of 21.313 Acres; Defines Public Forest Conservation Retention Easements Of 3.275 Acres On Part Of Patapsco Falls, Buildable Preservation Parcel 'A' And The Final Plat Is Composed Of (1) All Of The Lands Conveyed By Jack Ryan Living Trust To Nicholas Sharp By Deed Dated September 4, 2003 And Recorded Among The Land Records Of Howard County, Maryland In Liber 7653 At Folio 422; (2) All The Lands Conveyed By Michael Breslin And Amy Breslin To Barry K. Downey And Rhonda K. Downey By Deed Dated May 11, 2009 And Recorded Among The Aforesaid Land Records In Liber 11754 At Folio 322; (3) Part Of The Lands Conveyed By Larry P. Raskin And Wendy L. Raskin To Barry K. Downey And Rhonda K. Downey By Deed Dated December 15, 2000 And Recorded Among The Aforesaid Land Records In Liber 5042 At Folio 304; And (4) All Of The Lands Conveyed By Amy Breslin And Michael Breslin To BLHC, LLC By Deed Dated March 30, 2016 And Recorded Among The Aforesaid Land Records In Liber 16789 By Folio 491; And Being Lots 1 And 6, As Shown On Plats Entitled "Lot 1-Downey Property And Lot 6-Harrison's Forest, Section One" Recorded Among The Aforesaid Land Records As Plat Nos. 20494 And 20495; And Lot 1, As Shown On Plats Entitled "Subdivision Plat, Harrison's Forest, Section One, Lot 5 And Patapsco Falls, Lot 1" Recorded Among The Aforesaid Land Records As Plat Nos. 19251 Thru 19253; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 3/12/21
Terrell A. Fisher, Professional Land Surveyor No. 10692
Expiration Date: February 13, 2021

RECORDED AS PLAT No. 25774 ON 6/22/2021
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Resubdivision Plat, Density Exchange Sending Plat And Public Forest Conservation Retention Easement Patapsco Falls, Buildable Preservation Parcel 'A' And Downey Property, Lot 2

Harrison's Forest, Section One, Lot 7
(Being A Resubdivision Of Lot 1, As Shown On Plats Entitled "Subdivision Plat, Harrison's Forest, Section One, Lot 5 And Patapsco Falls, Lot 1" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 19251 Thru 19253);
(Being A Resubdivision Of Lot 1, As Shown On Plats Entitled "Lot 1-Downey Property And Lot 6-Harrison's Forest, Section One" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 20494 And 20495) And
(Being A Resubdivision Of Lot 6, As Shown On Plats Entitled "Lot 1-Downey Property And Lot 6-Harrison's Forest, Section One" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 20494 And 20495)

Zoned: RC-DEO
Tax Map: 3, Grid: 14, Parcel: 6, 10 And 47
Fourth Election District - Howard County, Maryland
Date: March 1, 2021
Scale: As Shown
Sheet 1 Of 3

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.

Terrell A. Fisher 3/12/21
Date

Nicholas Sharp 3-12-21
Date

Nicholas Sharp 3/12/21
Date

Nicholas Sharp 3/12/21
Date

Rhonda K. Downey 3/12/21
Date

Curve Data Tabulation					
PI-PT	Radius	Arc Length	Delta	Tangent	Bearing & Distance
1184-1185	1100.00'	108.92'	05°40'25"	54.51'	S 05°31'00" E 108.68'

Developer

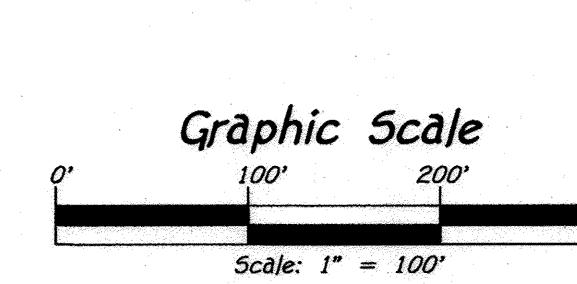
Nicholas Sharp
400 Morgan Station Road
Woodbine, Maryland 21797

LOT 1
SUBDIVISION PLAT
HARRISON'S FOREST
SECTION ONE, LOT 5 AND
PATAPASCO FALLS-LOT 1
PLAT NOS. 19251
THRU 19253
ZONED: RC-DEO

Existing Amendment Of
Declaration For Ingress And
Egress Easement And
Maintenance Agreement
(L. 5343, F. 370), (L. 3942,
F. 671) And (L. 3667,
F. 653) Removed And
Terminated By Recordation
Of This Plat

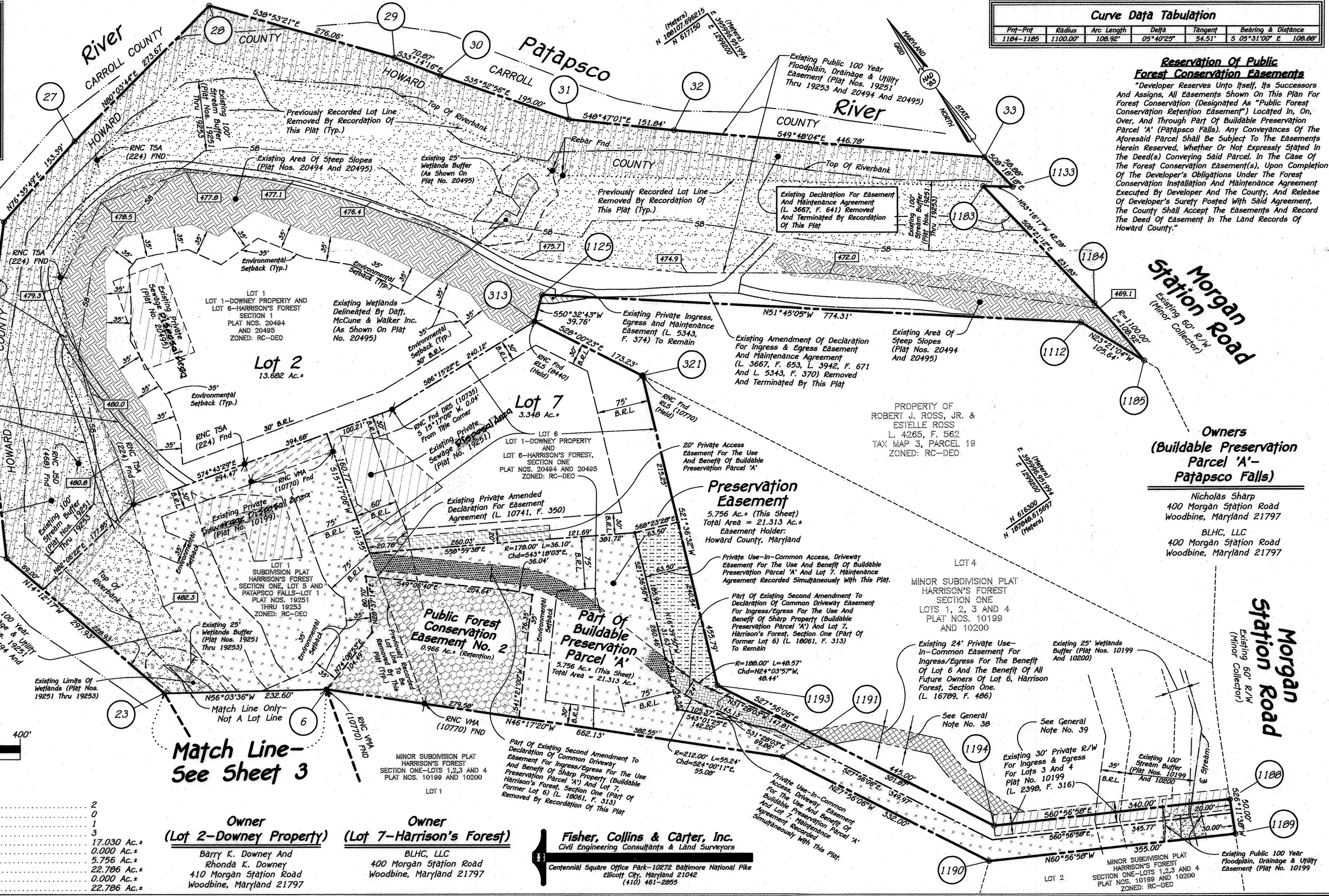
Existing Declaration For
Easement And
Maintenance Agreement
(L. 3667, F. 641)
Removed And Terminated
By Recordation Of This Plat

Existing Public 100 Year
Floodplain, Drainage & Utility
Easement (Plat Nos. 19251
Thru 19253 And 20494 And
20495)



Area Tabulation This Sheet

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
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	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	17.030 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	5.756 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	22.786 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	22.786 Ac.*



Match Line- See Sheet 3

Owner (Lot 2-Downey Property)
Barry K. Downey And
Rhonda K. Downey
410 Morgan Station Road
Woodbine, Maryland 21797

Owner (Lot 7-Harrison's Forest)
BLHC, LLC
400 Morgan Station Road
Woodbine, Maryland 21797

Owner's Certificate

Nicholas Sharp, Barry K. Downey, Rhonda K. Downey And BLHC, LLC, By Nicholas Sharp, Member, Owners Of The Property Shown And Described Hereon, Herby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Subdivision Plat, Density Sending Plat And Plat Of Public Forest Conservation Retention Easement By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines; Establish The 21.313 Acre Preservation Easement To Be Considered A Sending Parcel For Development Rights And Also Establish The Overlapping 3.275 Acres Of Public Forest Conservation Retention Easements. Witness My/Our Hand(s) This 12th Day Of March 2021.

Nicholas Sharp
Nicholas Sharp
Barry K. Downey
Barry K. Downey
Rhonda K. Downey
Rhonda K. Downey
BLHC, LLC
By: Nicholas Sharp, Member

Surveyor's Certificate

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That I Create Patapasco Falls, Buildable Preservation Parcel 'A'; Creates Downey Property, Lot 2; Creates Harrison's Forest, Section One, Lot 7; Defines A Preservation Parcel Of 21.313 Acres; Defines Public Forest Conservation Retention Easements Of 3.275 Acres On Part Of Patapasco Falls, Buildable Preservation Parcel 'A' And The Final Plat Is Comprised Of (1) All Of The Lands Conveyed By Jack Ryan Living Trust To Nicholas Sharp By Deed Dated September 4, 2003 And Recorded Among The Land Records Of Howard County, Maryland In Liber 7653 At Folio 423; (2) All The Lands Conveyed By Michael Breslin And Amy Breslin To Barry K. Downey And Rhonda K. Downey By Deed Dated May 11, 2009 And Recorded Among The Aforesaid Land Records In Liber 11754 At Folio 322; (3) Part Of The Lands Conveyed By Larry P. Raskin And Wendy L. Raskin To Barry K. Downey And Rhonda K. Downey By Deed Dated December 15, 2000 And Recorded Among The Aforesaid Land Records In Liber 5343 At Folio 384; And (4) All Of The Lands Conveyed By Amy Breslin And Michael Breslin To BLHC, LLC By Deed Dated March 30, 2016 And Recorded Among The Aforesaid Land Records In Liber 16789 At Folio 491; And Being Lots 1 And 6, As Shown On Plats Entitled "Lot 1-Downey Property And Lot 6-Harrison's Forest, Section One" Recorded Among The Aforesaid Land Records As Plat Nos. 20494 And 20495; And Lot 1, As Shown On Plats Entitled "Subdivision Plat, Harrison's Forest, Section One, Lot 5 And Patapasco Falls, Lot 1" Recorded Among The Aforesaid Land Records As Plat Nos. 19251 Thru 19253; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 3/12/21
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date
Expiration Date: December 13, 2021

RECORDED AS PLAT NO. 25775 ON 03/22/21
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Resubdivision Plat, Density Exchange Sending Plat And Public Forest Conservation Retention Easement Patapasco Falls, Buildable Preservation Parcel 'A' And Downey Property, Lot 2 And Harrison's Forest, Section One, Lot 7
(Being A Resubdivision Of Lot 1, As Shown On Plats Entitled "Subdivision Plat, Harrison's Forest, Section One, Lot 5 And Patapasco Falls, Lot 1" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 19251 Thru 19253);
(Being A Resubdivision Of Lot 1, As Shown On Plats Entitled "Lot 1-Downey Property And Lot 6-Harrison's Forest, Section One" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 20494 And 20495) And
(Being A Resubdivision Of Lot 6, As Shown On Plats Entitled "Lot 1-Downey Property And Lot 6-Harrison's Forest, Section One" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 20494 And 20495)

Zoned: RC-DEO
Tax Map 3, Grid: 14, Parcels: 6, 10 And 47
Fourth Election District - Howard County, Maryland
Date: March 1, 2021 Scale: 1"=100' Sheet 2 of 3

The Requirements § 3-100, The Real Property Article, Annotated Code of Maryland, 1989 Replacement Volume, (As Supplemented) as far as they relate to the filing of the Plat and the setting of Markers Have Been Complied With

Terrill A. Fisher, L.S. #10692 (Registered Professional Land Surveyor) Date 3/12/21

Nicholas Sharp 3-12-21

Nicholas Sharp 3-12-21

BLHC, LLC 3/12/21

By: Nicholas Sharp, Member

Barry K. Downey 3/12/21

Rhonda K. Downey 3/12/21

Owners
(Buildable Preservation Parcel 'A' - Patapsco Falls)

Nicholas Sharp
400 Morgan Station Road
Woodbine, Maryland 21797

BLHC, LLC
400 Morgan Station Road
Woodbine, Maryland 21797

Owner
(Lot 2-Downey Property)

Barry K. Downey And
Rhonda K. Downey
410 Morgan Station Road
Woodbine, Maryland 21797

Developer

Nicholas Sharp
400 Morgan Station Road
Woodbine, Maryland 21797

Owner
(Lot 7-Harrison's Forest)

BLHC, LLC
400 Morgan Station Road
Woodbine, Maryland 21797

Reservation Of Public Forest Conservation Easements

"Developer Reserves unto itself, its Successors and Assigns, All Easements Shown on This Plan For Forest Conservation (Designated As "Public Forest Conservation Retention Easement") Located In, On, Over, And Through Part Of Buildable Preservation Parcel 'A' (Patapsco Falls). 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. 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 Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed Of Easement In The Land Records Of Howard County."

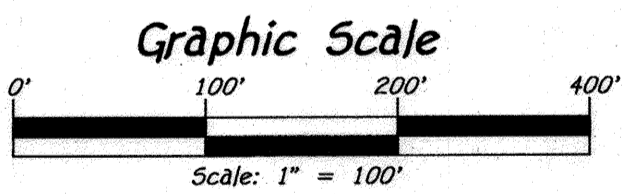
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N 616600
E 991145.102897
E 12796400

GENERAL NOTES (CONTINUED)

43. Approval of The Resolution Certification Plan Does Not Guarantee That The Sewage Disposal Area Established Will Be Sufficient For A Proposed House, A System Design Plan Showing 3 Systems Fitting In The Area Based On The Proposed Number Of Bedrooms Must Be Approved By The Health Department Before Health Approval of A Building Permit, If 3 Systems Do Not Fit The Area May Need To Be Revised or The Proposed Number of Bedrooms Reduced.

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	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	15.557 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	15.557 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	15.557 Ac.*



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

Michael J. Downey 5/8/21
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

[Signature] 6.7.21
Chief, Development Engineering Division Date

[Signature] 6/16/21
Director Date

Owner's Certificate

Nicholas Sharp, Barry K. Downey, Rhonda K. Downey And BLHC, LLC, By Nicholas Sharp, Member, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Subdivision Plat, Density Sending Plat And Plat Of Public Forest Conservation Retention Easement By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines; Establish The 21.313 Acre Preservation Easement To Be Considered A Sending Parcel For Development Rights And Also Establish The Overlapping 3.275 Acres Of Public Forest Conservation Retention Easements. Witness My/Our Hand(s) This 12th day of March 2021.

Nicholas Sharp
Nicholas Sharp
By: Nicholas Sharp, Member

Barry K. Downey
Barry K. Downey
Witness

Rhonda K. Downey
Rhonda K. Downey
Witness

Nicholas Sharp
Nicholas Sharp
Witness

BLHC, LLC
By: Nicholas Sharp, Member

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 professional land surveyor under the laws of the State of Maryland; that it creates Patapsco Falls, Buildable Preservation Parcel 'A'; Creates Downey Property, Lot 2; Creates Harrison's Forest, Section One, Lot 7; Defines a Preservation Parcel Of 21.313 Acres; Defines Public Forest Conservation Retention Easements of 3.275 Acres on Part of Patapsco Falls, Buildable Preservation Parcel 'A' And The Final Plat is Comprised of (1) All Of The Lands Conveyed By Jack Ryan Living Trust To Nicholas Sharp By Deed Dated September 4, 2003 And Recorded Among The Land Records Of Howard County, Maryland In Liber 7853 At Folio 423; (2) All The Lands Conveyed By Michael Breslin And Amy Breslin To Barry K. Downey And Rhonda K. Downey By Deed Dated May 11, 2009 And Recorded Among The Aforesaid Land Records In Liber 11794 At Folio 322; (3) Part Of The Lands Conveyed By Larry P. Raskin And Wendy L. Raskin To Barry K. Downey And Rhonda K. Downey By Deed Dated December 15, 2000 And Recorded Among The Aforesaid Land Records In Liber 5343 At Folio 384; And (4) All Of The Lands Conveyed By Amy Breslin And Michael Breslin To BLHC, LLC By Deed Dated March 30, 2016 And Recorded Among The Aforesaid Land Records In Liber 16789 At Folio 491; And Being Lots 1 And 6, As Shown On Plats Entitled "Lot 1-Downey Property And Lot 6-Harrison's Forest, Section One" Recorded Among The Aforesaid Land Records As Plat Nos. 20494 And 20495; And Lot 1, As Shown On Plats Entitled "Subdivision Plat, Harrison's Forest, Section One, Lot 5 And Patapsco Falls, Lot 1" Recorded Among The Aforesaid Land Records As Plat Nos. 19251 Thru 19253; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Terrill A. Fisher 3/12/21
Terrill A. Fisher, Professional Land Surveyor No. 10692 Date
Expiration Date: December 13, 2021

RECORDED AS PLAT No. 25776 ON 6/16/2021
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Resubdivision Plat, Density Exchange Sending Plat And Public Forest Conservation Retention Easement Patapsco Falls, Buildable Preservation Parcel 'A' And Downey Property, Lot 2 And Harrison's Forest, Section One, Lot 7
(Being A Resubdivision Of Lot 1, As Shown On Plats Entitled "Subdivision Plat, Harrison's Forest, Section One, Lot 5 And Patapsco Falls, Lot 1" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 19251 Thru 19253);
(Being A Resubdivision Of Lot 1, As Shown On Plats Entitled "Lot 1-Downey Property And Lot 6-Harrison's Forest, Section One" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 20494 And 20495) And
(Being A Resubdivision Of Lot 6, As Shown On Plats Entitled "Lot 1-Downey Property And Lot 6-Harrison's Forest, Section One" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 20494 And 20495)

Zoned: RC-DEO
Tax Map: 3, Grid: 14, Parcels: 6, 10 And 47
Fourth Election District - Howard County, Maryland
Date: March 1, 2021 Scale: 1"=100' Sheet 3 of 3

K:\SDSKPROJ\61838 Downey Property\RECORD PLATS\Nick Stamp Property\PLAT 3-SHARP-REVISED.dwg, PLAT 3, 3/8/2021 11:13:21 AM, 1:1