

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
101	575429.3157	1350472.2344	175689.729774	111495.220031
102	575493.3157	1350370.9463	175715.514064	111933.007635
103	575602.2479	1350409.2143	175718.236905	111604.332933
104	575641.0309	1350392.4953	175709.673605	111600.452719
105	575965.9327	1350415.7477	175554.787390	111607.545235
106	575979.8421	1350262.8401	175557.697657	111982.093451
107	575995.1845	1350211.9977	175563.980156	111545.935772
108	575992.2201	1350109.7257	175562.779814	111514.256813
109	575965.6997	1350200.4950	175554.693343	111499.261807
110	575713.2321	1350297.1083	175559.192791	111950.192046
111	575719.9061	1350227.7207	175562.423815	111920.241513
112	575620.9413	1350236.1116	175627.007762	111592.709299
113	575628.7904	1350208.2210	175634.874401	111544.298849
114	575714.4370	1350157.9611	175618.319649	111528.969594
115	575448.6279	1350188.8917	175610.453010	111937.470683
116	575727.0167	1350193.6145	175613.009918	111539.836765
117	575712.3283	1350207.1469	175602.132097	111543.961452
118	575716.8957	1350436.8697	175478.048806	111613.980293
119	575714.2608	1350422.8785	175478.057648	111605.659523
120	575693.7000	1350291.6230	175459.598679	111508.745708
121	575647.9890	1349899.3450	175457.857963	111448.924054
122	575766.3948	1349890.4786	175493.940121	111447.440785
123	575806.1564	1349886.5966	175533.499332	111446.257927
124	575948.3764	1349884.8807	175549.416215	111445.679825
125	575949.6425	1349897.4463	175548.992174	111449.992015
126	575894.5740	1349898.4670	175533.017228	111449.875646
127	575870.5841	1349923.8647	175525.705084	111457.618664
128	575880.3623	1350166.5263	175528.689500	111931.500280
129	575932.2984	1350214.4756	175544.503466	111946.199263
130	575941.1951	1350414.4301	175548.003760	111561.423897
131	575832.4029	1350188.5395	175513.457827	111532.193992
132	575820.5772	1349924.7007	175510.462954	111457.871700
133	575794.5741	1349900.1389	175502.537198	111450.368247
134	575648.1997	1349902.2862	175457.922182	111451.131173
135	575620.6160	1350434.4564	175415.376987	111613.245831
136	575417.6769	1350462.3086	175387.658697	111621.734896
137	575368.0450	1350474.0220	175372.530874	111625.305170
138	575354.6793	1350308.9208	175368.456989	111974.982206
139	575904.6121	1350304.3082	175414.156599	111973.576289
140	575928.6160	1350434.4564	175415.376987	111613.245831
141	575613.0410	1350425.8010	175447.205295	111610.546409
142	575614.0440	1350431.0840	175447.511506	111612.217828

Minimum Lot Size Tabulation			
Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
4	8,324 Sq. Ft.±	554 Sq. Ft.±	7,770 Sq. Ft.±
5	9,015 Sq. Ft.±	893 Sq. Ft.±	8,122 Sq. Ft.±
6	7,946 Sq. Ft.±	392 Sq. Ft.±	7,554 Sq. Ft.±
13	8,310 Sq. Ft.±	1,097 Sq. Ft.±	7,213 Sq. Ft.±

This Subdivision Is Subject To Section 10.122B 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 _____ 24-5008-D _____ Was Filed And Accepted.

The Requirements S-3-108, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Holding Of This Plat And The Setting Of Markers Have Been Complied With.

Mark L. Robel 2/19/21
David Woessner 2/22/21
 (Property Line Surveyor) Date
 Centennial Reserve, LLC
 By: David Woessner, Managing Member

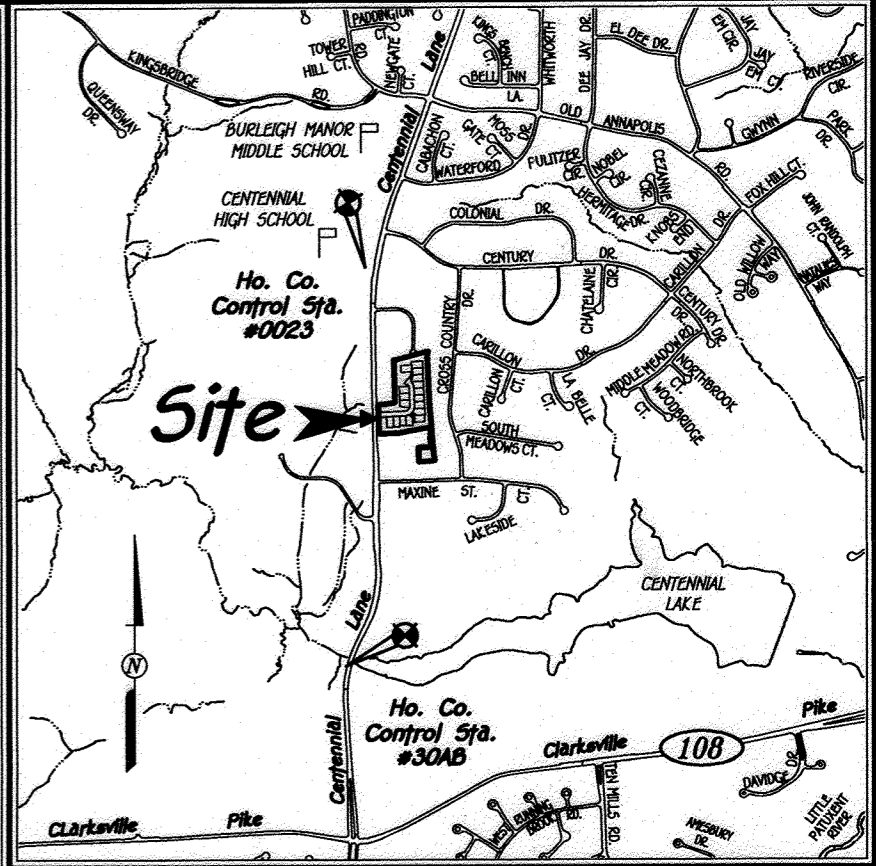
Density Exchange Tabulation		
Receiving Parcel Information	Centennial Reserve, F-20-010, Tax Map 30, Grid 1, Parcels 4, 5, 174 And 449	
Gross Area	8.13 Ac.	
Area Of Steep Slopes	0.00 Ac.	
Area Of Floodplain	0.00 Ac.	
Net Tract Area	8.13 Ac.	
Allowed Base Density	16 Units (8.13 Ac. x 2 Units/Net Acre)	
Bonus Density Units (Up To 10% Additional Units)	1 Unit	
Proposed Density Units	1 Unit	
Number Of Neighborhood Density Rights Required Per Dwelling Unit	1 Right = 1 Dwelling Unit	
Sending Parcel Information	Property Of Howard County Belmont Manor And Historic Park, Tax Map 32, Grid 19, Parcel 2, (Liber 14129, Folio 538) Plat No. F-20-010(S)	

Reservation Of Public Utility And Forest Conservation Easements

"Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"). Located In, On, Over, And Through Buildable Lots 1 Thru 17 And Open Space Lot 18. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds/Conveying Said Lots. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

Owner And Developer

Centennial Reserve, LLC
 Attn: Dave Woessner
 308 Magothy Road
 Severn Park, Maryland 21146
 Ph# 240-319-1735



Vicinity Map

Scale: 1" = 2,000'

General Notes:

- Subject Property Zoned R-20 Per 10/06/13 Comprehensive Zoning Plan And Being Developed Using R-ED Criteria As Permitted By Section 10B.0.G.3 Of The Howard County Zoning Regulations.
- Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 0023 And No. 30AB.
 Sta. 0023 N 573,373.143 E 1,349,751.273 Elev = 479.248
 Sta. 30AB N 573,239.385 E 1,349,547.846 Elev = 361.90
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About August, 2018 By Fisher, Collins And Carter, Inc.
- B.L. Denotes Building Restriction Line
- Denotes Iron Pin Set Clipped "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 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 Per 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: ECP-19-022, WP-19-047, SP-19-001, PB Case No. 444 And Contract No. 24-5008-D.
- No Cemeteries Exist On The Subject Property Based On Visual Observation Or Listed In Available Howard County Cemetery Inventory Map.
- All Structures On-Site Are To Be Removed Including Two (2) Houses And Numerous Accessory Structures Prior To Submittal Of Final Plat For Recordation.
- Traffic Study Dated September 26, 2018 Was Prepared By The Traffic Group And Approved On June 25, 2019.
- Site Is Not Adjacent To A Scenic Road.
- No 100 Year Floodplain Exist On Site.
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 10.122B 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.
- This Property Is Located Within The Metropolitan District. Public Water And Sewer Will Be Utilized For This Subdivision.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations And The 10/06/13 Comprehensive Zoning Plan. 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 Of The Centennial Reserve Homeowners Association, Inc. By The State Department Of Assessments And Taxation Was Filed On February 4, 2020, Receipt No. 2020270781.
- The Forest Conservation Easement Areas Within This Subdivision Have Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard County Code And The Forest Conservation Act. No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easement; However, Forest Management Practices As Defined In The Deed Of Forest Conservation Are Allowed. The Forest Conservation Act Requirements For Centennial Reserve Subdivision Will Be Met Through The On-Site Reforestation Of 2.2 Ac. Of On-Site Planting Combined Within FCE #1 And FCE #2. FCE #3 Requiring A Surety In The Amount Of \$47,916.00 (2.2 Acres x 43,560 Sq. Ft./Acre x \$9,507.57).

General Notes Continued:

- This Plan Has Been Prepared In Accordance With The Provisions Of Section 16.124 Of The Howard County Code And The Landscape Manual. Financial Surety For The Required Perimeter Landscaping Will Be Posted As Part Of The Developers Agreement For This Final Plat, In The Amount \$14,250.00 Based On 39 Shade Trees @ \$300.00 Each And 1 Evergreens @ \$150.00 Each.
- Forest Site Delineation And A Wetland Report Dated November 11, 2018 Were Prepared By Eco-System Professionals, Inc. And Approved On June 25, 2019.
- 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 Runs 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.
- Approval Of A Site Development Plan Is Required For The Development Of All Residential Lots Within This Subdivision Prior To Issuance Of Any Grading Or Building Permits For New Construction In Accordance With Section 16.195 Of The Subdivision And Land Development Regulations.
- Declaration Of Covenants And Restrictions For Centennial Reserve Homeowners Association, Inc. Has Been Recorded Simultaneously With This Final Plat.
- A Community Meeting Was Conducted On September 17, 2018 For The Purpose Of The Development To Provide Information To The Community Regarding The Proposed Residential Development And To Allow The Community To Ask Questions And To Make Comments. Per Section 16.122(d) Of The Subdivision Regulations.
- Subdivision Is Subject To Section 104.0.F. Of The Zoning Regulations. At Least 10% Of The Dwelling Units Shall Be Moderate Income Housing Units (M.I.H.U.) Or An Alternative Compliance Will Be Provided. The Developer Shall Execute A M.I.H.U. Agreement With The Department Of Housing To Indicate How The M.I.H.U. Requirement Will Be Met. The M.I.H.U. Agreement And Covenants Will Be Recorded Simultaneously With This Plat In The Land Records Office Of Howard County, Maryland. This Development Will Meet M.I.H.U. Alternative Compliance By A Payment Of A Fee-In-Lieu To The Department Of Housing For Each Recorded Unit.
 - M.I.H.U. Required = (17 Lots x 10%) = 2 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.
- Per Section 10B.0.G.3.b Of The Howard County Zoning Code, In Subdivisions Zoned R-20 And Using The R-ED Regulations, Structures Are Required To Be Setback 75' From Project Boundaries Adjoining Single Family Developments. The 75' Project Boundary Setback Applies To All Structures, Principal And Accessory. There Are No Exceptions To The 75' BSL For Sheds Or Other Accessory Structures In Centennial Reserve.
- The Existing Well And Septic System On The Property Must Be Properly Abandoned With Documentation Sent To The Health Department Prior To Signature Of The Final Plat.

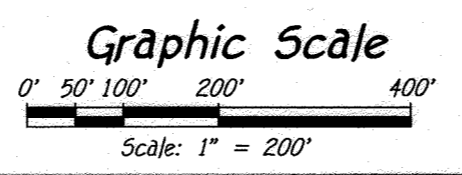
General Notes Continued On Sheet 4:

Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	17
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	18
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.955 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	4.300 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	7.255 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.877 Ac.±
TOTAL AREA TO BE RECORDED	8.132 Ac.±

- ### Legend
- Existing 5' Private Utility Easement (P.B. 9, PG. 34)
 - Private Variable Width Use-In-Common Driveway Access Easement For The Use And Benefit Of Lots 4 Thru 7
 - 20' Private Sewer And Water House Connection, Private Stormwater Management And Access Easement For The Use And Benefit Of Tax Parcel 6
 - Previously Recorded Parcel Line Removed By Recordation Of This Plat
 - Variable Width Public Sewer, Water & Utility Easement
 - Public Water & Utility Easement
 - Private Drainage, Stormwater Management & Utility Easement
 - Private Drainage & Utility Easement
 - Public Drainage & Utility Easement
 - Public Stormwater Management, SWM Access, Drainage & Utility Easement
 - Public Forest Conservation Easement (Reforestation)
 - Non-Credited Open Space Area
 - Limits Of Wetlands
 - Area Of Recreational Open Space
 - Unmitigated 65 dBA Noise Contour Line
 - Public Sight Distance Easement
 - 75' Project Boundary Setback
 - 4' Public Pathway Easement

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



M.I.H.U. Note: Please Note That Lots 1 Thru 17 In This Subdivision Are Subject To Section 13.402(c)(e) Of The Howard County Subdivision And Land Development Regulations For 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 Issuance By The Permit Applicant.

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

Paula M. Robinson 3/9/2021
 Director
 Date

APPROVED: Howard County Department Of Planning And Zoning.

Chief 3-17-21
 Chief, Development Engineering Division
 Date

David Woessner 3/24/21
 Director
 Date

Owner's Certificate

Centennial Reserve, LLC, By David Woessner, Managing Member, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/OR Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/OR Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 22nd Day Of February, 2021.

David Woessner
 Centennial Reserve, LLC
 By David Woessner, Managing Member

David M. Roelle
 Witness

Surveyor's Certificate

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland. That It Is Comprised Of (1) All The Lands Conveyed By Marla Backhaus And M. Stephanie Ring, Personal Representatives Of The Estate Of Helen W. Spedden To Centennial Reserve, LLC, By Deed Dated August 9, 2019 And Recorded Among The Land Records Of Howard County, Maryland In Liber 18032 At Page 115; (2) Part Of The Lands Conveyed By Jenny Ellen Fulrow, Known Of Record As Jenny Ellen Hamrick And William Thomas Bewley, III To Centennial Reserve, LLC By Deed Dated March 31, 2020 And Recorded Among The Aforesaid Land Records In Liber 19271 At Folio 074; (3) All The Land Conveyed By Richard Azrael And Howard N. Glasser, Acting As Directors And Trustees Of Azrael-Glasser, Inc., Formerly Known As Chateau Builders, Inc. To Centennial Reserve, LLC By Deed Dated June 17, 2020 And Recorded Among The Aforesaid Land Records In Liber 19505 At Folio 334; (4) All The Land Conveyed By Charles W. Hardy, Jr. And Shirley L. Hardy To Centennial Reserve, LLC By Deed Dated August 9, 2019 And Recorded Among The Aforesaid Land Records In Liber 18032 At Folio 172; Said Liber 18032 At Folio 172 Being Non-Buildable Bulk Parcel 'A'. As Shown On A Plat Entitled "Plat Of Revision, East Side, Section Two" Recorded Among The Aforesaid Land Records As Plat No. 25096, All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Mark L. Robel 2/19/21
 Mark L. Robel, Property Line Surveyor No. 339
 Expiration Date: October 4, 2022

Purpose Statement

The Purpose Of This Plat Is To Subdivide Tax Parcel Nos. 4, 5, 174 And 449, Creating "Centennial Reserve, Lots 1 Thru 17" And To Resubdivide Non-Buildable Bulk Parcel 'A', As Shown On A Plat Entitled "Plat Of Resubdivision, East Side, Section Two, Lot 5 And Non-Buildable Bulk Parcel 'A'" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 25096, Creating "Centennial Reserve, Open Space Lot 18".

RECORDED AS PLAT No. 25093 ON 4-19-21
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Subdivision Plat Centennial Reserve Lots 1 Thru 17 And Open Space Lot 18

(Being A Subdivision Of Tax Map 30, Tax Parcels 4, 5 And 449; And A Resubdivision Of Non-Buildable Bulk Parcel 'A', As Shown On A Plat Entitled "Plat Of Revision, East Side, Section Two, Lot 5 And Non-Buildable Bulk Parcel 'A'" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 25096)

Zoned: R-20
 Tax Map: 30, Grid: 1; Parcels: 4, 5, 174 And 449
 Second Election District - Howard County, Maryland
 Date: February 19, 2021 Scale: As Shown Sheet 1 Of 4

The Requirements § 3-109, 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. Röbel 2/19/21
 (Property Line Surveyor)
Dave Woessner 2/23/21
 Centennial Reserve, LLC
 By: David Woessner, Managing Member

This Subdivision Is Subject To Section 10.122B 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 24-5000-D Was Filed And Accepted.

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

Reservation Of Public Utility And Forest Conservation Easements

Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Buildable Lots 1 Thru 17 And Open Space Lot 18. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County.

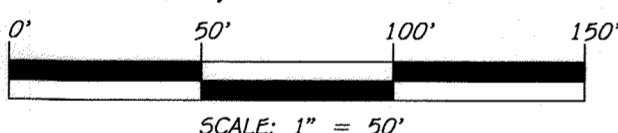
Limit Of Wetlands Line Table Chart

Line	Bearing And Distance
WL1	N 37°34'37" E, 9.79'
WL2	N 16°55'02" E, 15.20'
WL3	N 14°28'14" E, 26.68'
WL4	N 79°07'33" E, 52.17'
WL5	S 42°21'52" E, 11.84'
WL6	S 14°08'09" W, 32.34'
WL7	S 26°54'38" W, 14.61'
WL8	S 15°21'54" W, 15.77'
WL9	S 23°05'40" E, 16.53'
WL10	S 84°42'57" W, 22.15'
WL11	S 70°40'51" W, 14.61'
WL12	N 87°18'40" W, 27.31'
WL13	N 01°42'49" W, 31.18'

Open Space Dedication Note:

The Open Space Shown Herein 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.

Graphic Scale



Area Tabulation This Sheet

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	9
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	10
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1,591 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1,920 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	3,511 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.288 Ac.*
TOTAL AREA TO BE RECORDED	3,799 Ac.*

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

Brittany for Maureen Roteman 3/9/2021
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Chad Clark 3-17-21
 Chief, Development Engineering Division Date

[Signature] 3/24/21
 Director Date

Centennial Lane
 (Existing R/W Width Varies)
 Minor Arterial - County Public Road

(Meters)
 N 175687.071374
 N 576400
 E 111435.102870
 E 1349890

(Meters)
 N 175665.151130
 N 576000
 E 411435.102870
 E 1349890

(Meters)
 N 175687.071374
 N 576400
 E 111435.102870
 E 1349890

Part Of Open Space Lot 18
 83,626 Sq. Ft. Or
 1.920 Ac.* (This Sheet)
 Total Area = 187,304 Sq.
 Ft. Or 4,300 Ac.*

Area Of Non-Credited Open Space
 793 Sq. Ft. Or
 0.018 Ac.*

Part Of Public Forest Conservation Easement No. 3
 39,449 Sq. Ft. Or
 0.906 Ac.* (This Sheet)
 (Reforestation)
 Total Area = 1,025 Ac.

Part Of Open Space Lot 18
 83,626 Sq. Ft. Or
 1.920 Ac.* (This Sheet)
 Total Area = 187,304 Sq.
 Ft. Or 4,300 Ac.*

Area Of Non-Credited Open Space
 417 Sq. Ft. Or
 0.009 Ac.*

Part Of Open Space Lot 18
 83,626 Sq. Ft. Or
 1.920 Ac.* (This Sheet)
 Total Area = 187,304 Sq.
 Ft. Or 4,300 Ac.*

Public Water & Utility Easement Line Table Chart

Line	Bearing And Distance
W1	S 02°13'11" E, 16.84'
W2	S 44°43'42" W, 38.32'
W3	S 02°30'36" E, 34.68'
W4	S 87°46'49" W, 30.00'
W5	N 02°30'36" W, 34.02'
W6	N 44°43'42" E, 52.00'
W7	N 02°13'11" W, 3.76'

Variable Width Public Sewer, Water & Utility Easement Line Table Chart

Line	Bearing And Distance
SW1	N 87°46'49" E, 43.83'
SW2	S 02°13'11" E, 105.56'
SW3	S 87°46'49" W, 13.29'
SW4	S 02°30'36" E, 131.04'
SW5	N 02°30'36" W, 202.13'

Curve Data Tabulation

Ptr-Prf	Radius	Arc Length	Delta	Tangent	Bearing & Distance
110-111	110.00'	78.13'	40°41'46"	40.80'	N 22°34'04" W 76.50'
116-117	60.00'	38.84'	37°05'31"	20.13'	S 20°45'57" E 38.17'

Property Line Line Table Chart

Line	Bearing And Distance
PL1	N 42°46'49" E, 9.68'
PL2	N 23°33'33" E, 27.94'
PL3	N 02°13'11" W, 28.48'
PL4	N 42°46'49" E, 11.04'
PL5	N 23°33'33" E, 31.12'
PL6	N 02°13'11" W, 136.34'
PL7	N 42°46'49" E, 12.39'
PL8	N 23°33'33" E, 34.31'
PL9	N 02°13'11" W, 68.17'
PL10	N 42°46'49" W, 13.75'
PL11	N 23°33'33" E, 37.50'

Private Variable Width Use-In-Common Driveway Access Easement For The Use And Benefit Of Lots 4 Thru 7 Line Table Chart

Line	Bearing And Distance
AE1	N 42°46'49" E, 9.68'
AE2	N 23°33'33" E, 21.04'
AE3	N 02°13'11" W, 110.90'
AE4	N 42°46'49" E, 24.00'
AE5	S 02°13'11" E, 128.27'

4' Public Pathway Easement Line Table Chart

Line	Bearing And Distance
PE1	S 02°13'11" E, 223.48'
PE2	R=49.00', L=38.48'
PE3	Chd=5 20°16'49" W, 37.50'
PE4	S 42°46'49" W, 15.11'
PE5	N 42°46'49" E, 14.74'
PE6	R=45.00', L=35.34'
PE7	Chd=N 20°16'49" E, 34.44'
PE8	N 02°13'11" W, 222.60'

Owner And Developer
 Centennial Reserve, LLC
 Attn: Dave Woessner
 308 Magoghy Road
 Severna Park, Maryland 21146
 Ph# 240-319-1735

Owner's Certificate

Centennial Reserve, LLC, By David Woessner, Managing Member, Owners Of The Property Shown And Described Hereon, Herby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/OR Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Herby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/OR Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 22nd Day Of February, 2021.

David Woessner
 Centennial Reserve, LLC
 By David Woessner, Managing Member

[Signature]
 Witness

Surveyor's Certificate

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is Comprised Of (1) All The Lands Conveyed By Maria Bachaus And M. Stephanie Ring, Personal Representatives Of The Estate Of Helen W. Spedden To Centennial Reserve, LLC, By Deed Dated August 9, 2019 And Recorded Among The Land Records Of Howard County, Maryland In Liber 18832 At Page 115; (2) Part Of The Lands Conveyed By Jenny Ellen Furlow, Known Of Record As Jenny Ellen Hamrick And William Thomas Bewley, III To Centennial Reserve, LLC By Deed Dated March 31, 2020 And Recorded Among The Aforesaid Land Records In Liber 19271 At Folio 074; (3) All The Land Conveyed By Richard Azael And Howard N. Glasser, Acting As Directors And Trustees Of Azael-Glasser, Inc., Formerly Known As Chateau Builders, Inc. To Centennial Reserve, LLC By Deed Dated June 17, 2020 And Recorded Among The Aforesaid Land Records In Liber 19505 At Folio 334; (4) All The Land Conveyed By Charles W. Hardy, Jr. And Shirley L. Hardy To Centennial Reserve, LLC By Deed Dated August 9, 2019 And Recorded Among The Aforesaid Land Records In Liber 18832 At Folio 172; Said Liber 18832 At Folio 172 Being Non-Buildable Bulk Parcel 'A', As Shown On A Plat Entitled "Plat Of Revision, East Side, Section Two" Recorded Among The Aforesaid Land Records As Plat No. 25096; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Mark L. Röbel 2/19/21
 Mark L. Röbel, Property Line Surveyor No. 339
 Expiration Date: October 4, 2022

RECORDED AS PLAT No. 25194 ON 4-19-21
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Subdivision Plat Centennial Reserve Lots 1 Thru 17 And Open Space Lot 18

(Being A Subdivision Of Tax Map 30, Tax Parcels 4, 5 And 449; And A Resubdivision Of Non-Buildable Bulk Parcel 'A', As Shown On A Plat Entitled "Plat Of Resubdivision, East Side, Section Two, Lot 5 And Non-Buildable Bulk Parcel 'A'" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 25096)

Zoned: R-20
 Tax Map: 30, Grid: 1; Parcels: 4, 5, 174 And 449
 Second Election District - Howard County, Maryland
 Date: February 19, 2021 Scale: 1" = 50' Sheet 2 Of 4

The Requirements § 3-100, 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, P.L.S. #339
 (Property Line Surveyor)
 David Woessner
 Centennial Reserve, LLC
 By: David Woessner, Managing Member

2/19/21
 Date
 2/23/21
 Date

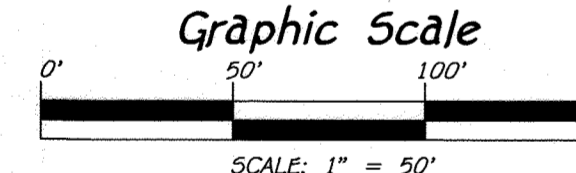
Reservation Of Public Utility And Forest Conservation Easements

*Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Buildable Lots 1 Thru 17 And Open Space Lot 18. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County.

Open Space Dedication Note:

The Open Space 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.

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 _____ Was Filed And Accepted.



Area Tabulation This Sheet

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	8
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	8
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1,364 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1,777 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	3,141 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.589 Ac.*
TOTAL AREA TO BE RECORDED	3,730 Ac.*

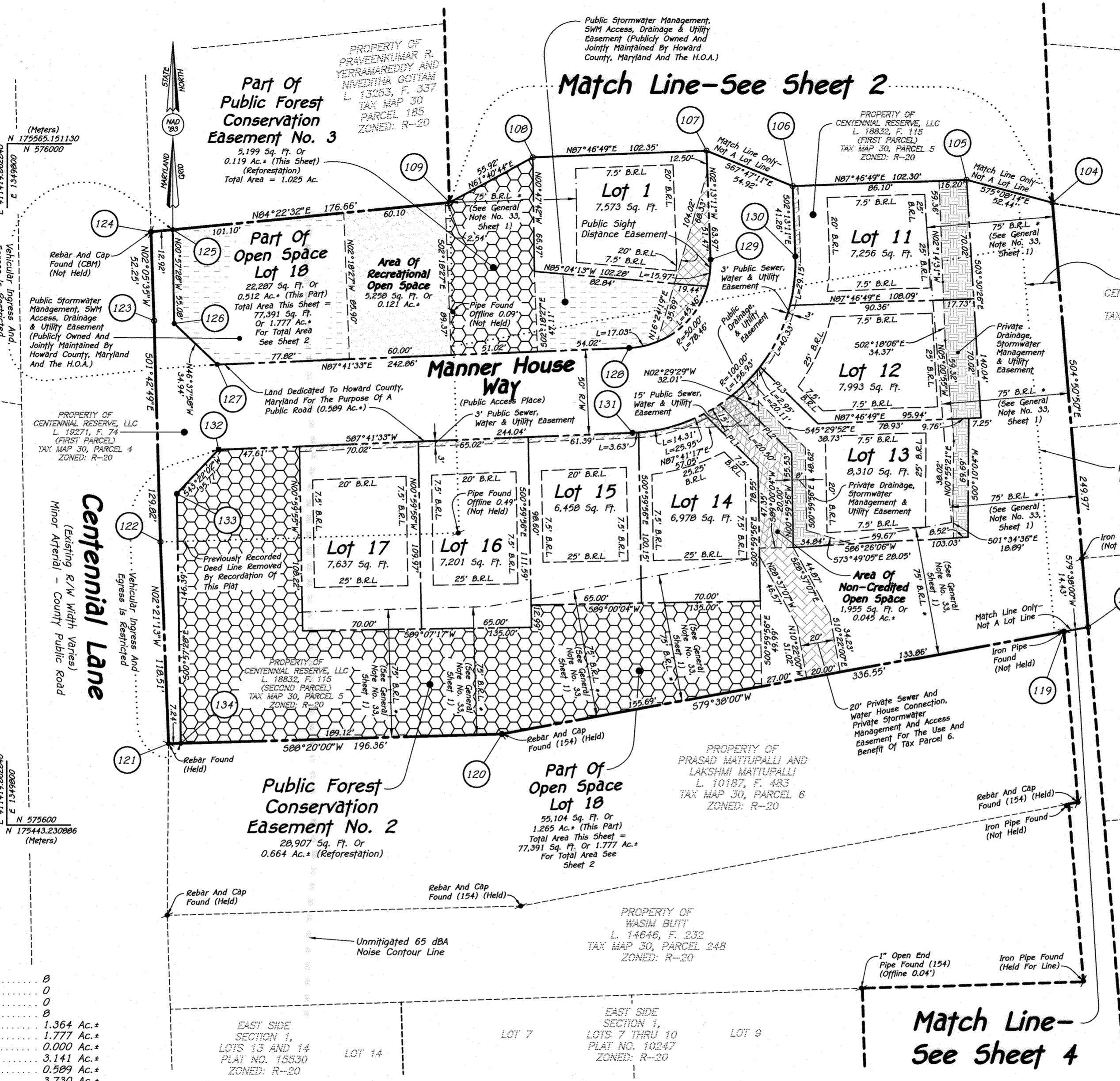
APPROVED: For Public Water And Public Sewerage Systems
 Howard County Health Department

By: *Maureen Roszman* 3/9/2021
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Chief Edmund 3-17-21
 Chief, Development Engineering Division Date

Director 3/24/21
 Director Date



Owner And Developer
 Centennial Reserve, LLC
 Attn: Dave Woessner
 308 Magoffin Road
 Severna Park, Maryland 21146
 Ph# 240-319-1735

Property Line Line Table Chart

Line	Bearing And Distance
PL1	5 45°29'52" E, 44.73'
PL2	5 45°29'52" E, 48.60'
PL3	5 45°29'52" E, 47.68'

LOT 48
 MAP OF SECTION FIVE "CENTENNIAL"
 P.B. 8, PG. 34
 ZONED: R-20

LOT 47
 (Meters)
 N 175565.151130
 N 576000
 E 1350950
 E 411648.463297
 (Meters)

LOT 57
 THE WILLOWS SECTION TWO
 LOTS 57-97
 PLAT NOS. 7237
 THRU 7240
 ZONED: R-20

LOT 58
 Previously Recorded Deed Line Removed By Recordation Of This Plat

LOT 59
 THE WILLOWS SECTION TWO
 LOTS 57-97
 PLAT NOS. 7237
 THRU 7240
 ZONED: R-20

LOT 60
 (Meters)
 N 175565.151130
 N 576000
 E 1350950
 E 411648.463297
 (Meters)

LOT 62

Match Line-See Sheet 2

Match Line-See Sheet 4

Cross Country Drive
 (Plat Book 9, page 34)

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

Curve Data Tabulation

Point-Point	Radius	Arc Length	Delta	Tangent	Bearing & Distance
128-129	50.00'	78.46'	89°54'44"	49.92'	N 42°44'11" E 70.66'
130-131	100.00'	156.93'	89°54'44"	99.85'	S 42°44'11" W 141.31'

Owner's Certificate

Centennial Reserve, LLC, By David Woessner, Managing Member, Owners Of The Property Shown And Described Hereon, Herby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Herby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 20th day Of February, 2021.

David Woessner
 Centennial Reserve, LLC
 By: David Woessner, Managing Member

De M. Perdue
 Witness

Surveyor's Certificate

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland, That It Is Comprised Of (1) All The Lands Conveyed By Maria Bachhaus And M. Stephanie King, Personal Representatives Of The Estate Of Helen W. Spedden To Centennial Reserve, LLC, By Deed Dated August 9, 2019 And Recorded Among The Land Records Of Howard County, Maryland In Liber 18032 At Page 115; (2) Part Of The Lands Conveyed By Jenny Ellen Furlow, Known Of Record As Jenny Ellen Hamrick And William Thomas Bewley, III To Centennial Reserve, LLC By Deed Dated March 31, 2020 And Recorded Among The Aforesaid Land Records In Liber 19271 At Folio 074; (3) All The Land Conveyed By Richard Azrael And Howard N. Glasser, Acting As Directors And Trustees Of Azrael-Glasser, Inc., Formerly Known As Chateau Builders, Inc. To Centennial Reserve, LLC By Deed Dated June 17, 2020 And Recorded Among The Aforesaid Land Records In Liber 19505 At Folio 334; (4) All The Land Conveyed By Charles W. Hardy, Jr. And Shirley L. Hardy To Centennial Reserve, LLC By Deed Dated August 9, 2019 And Recorded Among The Aforesaid Land Records In Liber 18032 At Folio 172; Said Liber 18032 At Folio 172 Being Non-Buildable Bulk Parcel 'A', As Shown On A Plat Entitled "Plat Of Revision, East Side, Section Two" Recorded Among The Aforesaid Land Records As Plat No. 25096; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Mark L. Robel 2/19/21
 Mark L. Robel, Property Line Surveyor No. 339
 Expiration Date: October 4, 2022

RECORDED AS PLAT No. 25695 ON 4-19-21
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Subdivision Plat
 Centennial Reserve
 Lots 1 Thru 17 And
 Open Space Lot 18**

(Being A Subdivision Of Tax Map 30, Tax Parcels 4, 5 And 449; And A Resubdivision Of Non-Buildable Bulk Parcel 'A', As Shown On A Plat Entitled "Plat Of Resubdivision, East Side, Section Two, Lot 5 And Non-Buildable Bulk Parcel 'A'" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 25096)

Zoned: R-20
 Tax Map: 30, Grid: 1; Parcels: 4, 5, 174 And 449
 Second Election District - Howard County, Maryland
 Date: February 19, 2021 Scale: 1" = 50' Sheet 3 Of 4

General Notes Continued:

- 60. The 20' Private Sewer And Water House Connection, Private Stormwater Management And Access Easement For The Use And Benefit Of Tax Parcel 6 And Maintenance Agreement Is Recorded Simultaneously With This Plat.
- 61. In Accordance With Section 120 Of The Howard County Zoning Regulations, Bay Window, Chimneys Or Exterior Stairways Not More Than 16 Feet In Width May Project Not More Than 4 Feet Into Any Setbacks. In Accordance With Section 128.0.A.6. Of The Howard County Zoning Regulations, Porches Or Decks, Open Or Enclosed, And The Stairways Or Ramps Attached Thereto May Project Not More Than 10 Feet Into A Front Or Rear Setback. A Setback From A Project Boundary, A Setback From A Different Zoning District Or A Required Distance Between Buildings, The 15 Foot Minimum Distance Between Structures Does Not Apply To Those Referenced Features Nor Between Open Decks And A Walling Structure Or Another Deck. As An Advisory, The 15 Foot Distance Does Apply To The Second Story Overhang.
- 62. This R-20 Zoned Subdivision Is Being Developed As R-ED And Is Subject To Council Bill No. 2, "Section 128.0.A.1.J Of The Zoning Regulations (CB-2-2012) Which Allows Sunrooms And Room Extensions Not More Than 10 Feet Into The Rear Setback Along Not More Than 60% Of The Rear Face Of The Dwelling On A Lot Which Adjoins Open Space Along A Majority Of The Rear Lot Lines For R-ED Lots Recorded After The Effective Date Of 5/13/12." See General Note No. 33.
- 63. The Existing Uninhabitable Structures (New House, Prior House And Barn At #4509 Centennial Lane And House At #4489 Centennial Lane) Located Within The Open Space And Forest Conservation Easements Shall Be Removed Within 30 Days Of Recordation Of The Signed Plat.
- 64. Plat Is Subject To A Document Entitled "Permission For And Maintenance Of Structures In Right-Of-Way" Recorded Simultaneously With This Plat That Allows Pathway And Steps To Be Located In The Public Road (Centennial Woods Lane) Right-Of-Way, Maintenance Provided By The Centennial Reserve Homeowners Association, Inc.
- 65. A 4' Public Pathway Easement Has Been Provided For The Use Of The Public. Maintenance Is Provided By The Centennial Reserve Homeowners Association, Inc. Maintenance Agreement Is Recorded Simultaneously With This Plat.

The Requirements S-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

Mark L. Robel 2/19/21
Date
Mark L. Robel, P.L.S. #339
(Property Line Surveyor)
David C. Woessner 3/9/21
Date
Centennial Reserve, LLC
By: David Woessner, Managing Member

Owner And Developer
Centennial Reserve, LLC
Attn: Dave Woessner
308 Magofny Road
Severna Park, Maryland 21146
Ph# 240-319-1735

Reservation Of Public Utility And Forest Conservation Easements
"Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Buildable Lots 1 Thru 17 And Open Space Lot 18. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Bonded With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

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	0.603 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	0.603 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	0.603 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	0.603 Ac.*

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 # 24-5088-D Was Filed And Accepted.



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

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

Maureen Resman 3/9/2021
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning

Clayton Edwards 3-17-21
Chief, Development Engineering Division Date

David C. Woessner 3/24/21
Director Date

Owner's Certificate
Centennial Reserve, LLC, By David Woessner, Managing Member, Owners Of The Property Shown And Described Hereon, Herby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/OR Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Herby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/OR Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 22nd Day Of February, 2021.

David C. Woessner
Centennial Reserve, LLC
By David Woessner, Managing Member

Devin Reardon
Witness

Surveyor's Certificate
I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is Comprised Of (1) All The Lands Conveyed By Marla Backhaus And M. Stephanie Ring, Personal Representatives Of The Estate Of Helen W. Spedden To Centennial Reserve, LLC, By Deed Dated August 9, 2019 And Recorded Among The Land Records Of Howard County, Maryland In Liber 18032 At Page 115; (2) Part Of The Lands Conveyed By Jenny Ellen Furlow, Known Of Record As Jenny Ellen Hamrick And William Thomas Bewley, III To Centennial Reserve, LLC By Deed Dated March 31, 2020 And Recorded Among The Aforesaid Land Records In Liber 19271 At Folio 074; (3) All The Land Conveyed By Richard Azrael And Howard N. Glasser, Acting As Directors And Trustees Of Azrael-Glasser, Inc., Formerly Known As Chateau Builders, Inc. To Centennial Reserve, LLC By Deed Dated June 17, 2020 And Recorded Among The Aforesaid Land Records In Liber 19505 At Folio 334; (4) All The Land Conveyed By Charles W. Hardy, Jr. And Shirley L. Hardy To Centennial Reserve, LLC By Deed Dated August 9, 2019 And Recorded Among The Aforesaid Land Records In Liber 18032 At Folio 172; Said Liber 18032 At Folio 172 Being Non-Buildable Bulk Parcel 'A', As Shown On A Plat Entitled "Plat Of Revision, East Side, Section Two" Recorded Among The Aforesaid Land Records As Plat No. 25096. All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Mark L. Robel 2/19/21
Mark L. Robel, Property Line Surveyor No. 339
Expiration Date: October 4, 2022

General Notes Continued:

- 35. Forest Conservation Requirements Of Section 16.1200 Of The Howard County Code And Forest Conservation Act Will Be Fulfilled By On-Site Reforestation. Please Note That Per Approval Of Section 16.1205(a)(7) 17 Specimen Trees Exist On-Site. One Specimen Tree (51'15") Will Be Removed And Mitigated By Planting Two Native Trees Of 2.5" Caliper Within The Forest Conservation Easement.
- 36. An M.U. Agreement And Declaration Of Covenants Are Recorded Simultaneously With This Plat.
- 37. A Noise Study Was Performed By The Mars Group On September 13, 2018 And Was Expanded To Include The Northern Segment Along Centennial Lane On April 6, 2019.
- 38. There Are No Streams Or Their Buffers, 100 Year Floodplain, And Or Steep Slopes With A Contiguous Area Greater Than 20,000 Square Feet Located On This Property. Wetlands And Their Buffers Exist On-Site. See General Note No. 57.
- 39. Stormwater 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 Stormwater Management Declaration Of Covenants For The Construction Of The Stormwater Management Practices And A Maintenance Agreement.
- 40. The 65 dBA Noise Contour Line Drawn On This Plat 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.
- 41. The SWM Facilities Located On H.O.A. Open Space Will Be Owned And Maintained By The Homeowners Association. Any SWM Facility Located On A Lot Will Be Owned And Maintained By The Owner Of That Particular Lot. Any SWM Facility Within An Easement Will Be Publicly Owned And Jointly Maintained.
- 42. This Project Is In Conformance With The Latest Howard County Standards Unless Waivers Have Been Approved.
- 43. Open Space Lot 18 Will Be Owned And Maintained By The Centennial Reserve Homeowners Association, Inc.
- 44. This Plat Is Subject To MP-19-047 (Revised) Which On June 12, 2019 The Planning Director Approved A Request For An Alternative Compliance From The Howard County Subdivision And Land Development Regulations, For Alternative Compliance Of Section 16.1205(a)(7) - On-Site Forest Retention Of Specimen Trees And Section 16.119(f)(1) - Access Restrictions. Approval Is Subject To The Following Conditions:
1. Per Direct Access From Centennial Lane To The Open Space Lot 18, Permitted If The Proposed Access Meets All Current Design Standards Regarding Layout, Slopes, And Sight Distances. Any Deficiency Must Be Remediated Or The Direct Access To Centennial Lane Will Not Be Permitted.
2. Removal Of Specimen Tree #15 Shall Be Mitigated 2:1 By Planting 2 Native Trees Of 2.5" Caliper, Preferably Within The Forest Conservation Easement. Please Add The Trees For Mitigation To The Landscape Plans With A Note Identifying Which Trees Satisfy This Condition Of Approval.
3. For Relief Of Section 16.119(f)(1) (Access Restrictions) - As An Alternative Compliance, The Developer Shall Provide The Paved Walking Path As Proposed In The Exhibits And Plans That Connects Centennial Reserve With Centennial Woods Lane.
4. Update Any Notes On The Plan That Were Required Under The Previous Approval Dated January 24, 2019 And Pertain To The Adjoiner Deed For Parcel 6 To Indicate That Since Parcel 6 Is No Longer Part Of The Subdivision, The Approval For Relief Of Section 16.147 Is Void.
5. Approval Is Subject To Compliance With All SEC Comments Regarding Approval Of SP-19-001 Centennial Reserve.
- 45. Existing Structure At Centennial Lane Was Built Approximately In 1961. Based On An Email From Beth Burgess, Resource Conservation Chief, The Historic Preservation Commission Does Not Need To Review This Demolition.
- 46. Open Space Tabulation:
a. Open Space Required:
1. Total Open Space Required = 4.066 Acres (8,132 Acres x 50%)
b. Credited Open Space Provided = 4.145 Acres (Open Space Lot 18)
(Total Open Space Area - Non-Credited Open Space Area) (4,300 Acres - 0.155 Acres)
47. Recreational Open Space Tabulation:
a. Total Project Recreational Open Space Required = 5,100 Sq. Ft. Single Family Detached (17 Units x 300 Sq. Ft./Unit)
b. Total Recreational Open Space Provided = 7,808 Sq. Ft.
1. Maximum Amenity Credited Area = 2,550 Sq. Ft.
a. Asphalt Pathway (325 Sq. Ft. x 1) = 325 Sq. Ft.
b. Gazebo (16' Diameter) = 2,000 Sq. Ft.
2. Area Provided In Open Space Lot 18 = 5,258 Sq. Ft.
3. Total Recreational Open Space Provided = 7,808 Sq. Ft. (5,258 Sq. Ft. + 2,550 Sq. Ft.)
48. Public Street Trees Are Provided For This Project In Accordance With Section 16.124(e)(1) Of The Subdivision Regulations And The Landscape Manual.
49. This R-20 Zoned Subdivision Is Being Developed Pursuant To Section 107.E Of The R-ED Zoning District Regulations And Criteria Per Section 108.F.3 Of The Zoning Regulations.
50. Centennial Reserve Development Is Subject To A 75' Project B.R.L. Measured From The Project Boundary And A 25' Rear B.R.L. Measured From The Lot Lines. Accessory Structures Are Not Permitted Within The 75' Project B.R.L.
51. No Decks, Patios, Sheds Or Other Impervious Structures Or Surfaces Shall Extend Into The Drainage Easement At The Rear Of Lots 5 Thru 13.
52. No Clearing, Grading Or Construction Is Permitted Within The Wetland And Wetland Buffer.
53. Using The Density/Cluster Exchange Option Described In Section 108.D(G)(2)&3 And Section 128.0(K) Of The Zoning Regulations, The Development Rights For 1 DEO Of The Residential Lots/Parcels Shown On The Subdivision Plan For Centennial Reserve (SP-19-001) Will Be Transferred From The Property Of Belmont Manor And Historic Park, Tax Map 32, Grid 19, Parcel 2, Identified As F-20-010-5.
54. On May 16, 2019 The Planning Board Of Howard County, Maryland Approved PB Case No. 44 For SP-19-001, Centennial Reserve.
55. DEO Receiving Unit Tabulation:
a. Gross Tract Area = 8.13 Ac.
b. Number Of Units Allowed By Matter Of Right = 16.
c. Total Number Of DEO Units Required To Be Transferred = 1
d. Total Number Of Proposed Units = 17
56. Existing Small Bridge And Shed Foundation Rubble Is To Be Removed Form Afforestation Area Prior To County Inspection Of Planting Area.
57. Wetlands Shown In Open Space Lot 18 Are Not Disturbed. An MDE Permit Is Not Required.
58. A Design Manual Waiver To Design Manual, Volume III, Section 2.3(e), Which Requires The Use Of A Howard County Standard Tee Turnaround And Appendix A, Public Roadway Design Criteria, To Allow A Roadway Radius Less Than 210 Feet Has Been Approved By The Development Engineering Division On December 2, 2019. Subject To The Following Comments:
1. The Pavement Width Must Be Widened Along The Insufficient Curve.
2. No Parking Signs Must Be Placed Along The Insufficient Curve.
59. Private Variable Width Use-In-Common Driveway Access Easement For The Use And Benefit Of Lots 4 Thru 7 Is Recorded Simultaneously With This Plat. Maintenance Is Provided By The Owners Of Lots 4 Thru 7. Maintenance Agreement Recorded Simultaneously With This Plat.

RECORDED AS PLAT No. 251916 ON 4-19-21
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Subdivision Plat
Centennial Reserve
Lots 1 Thru 17 And
Open Space Lot 18**

(Being A Subdivision Of Tax Map 30, Tax Parcels 4, 5 And 449; And A Resubdivision Of Non-Buildable Bulk Parcel 'A', As Shown On A Plat Entitled "Plat Of Resubdivision, East Side, Section Two, Lot 5 And Non-Buildable Bulk Parcel 'A'" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 25096)

Zoned: R-20
Tax Map: 30, Grid: 1; Parcels: 4, 5, 174 And 449
Second Election District - Howard County, Maryland
Date: February 19, 2021 Scale: 1" = 50' Sheet 4 Of 4

K:\Drawings 3\30501 Centennial Lane - Spedden 30501-3001 PLAT-CENTENNIAL RESERVE-SHT 4.dwg, PLAT 4, 2/19/2021 5:23:06 PM, 11