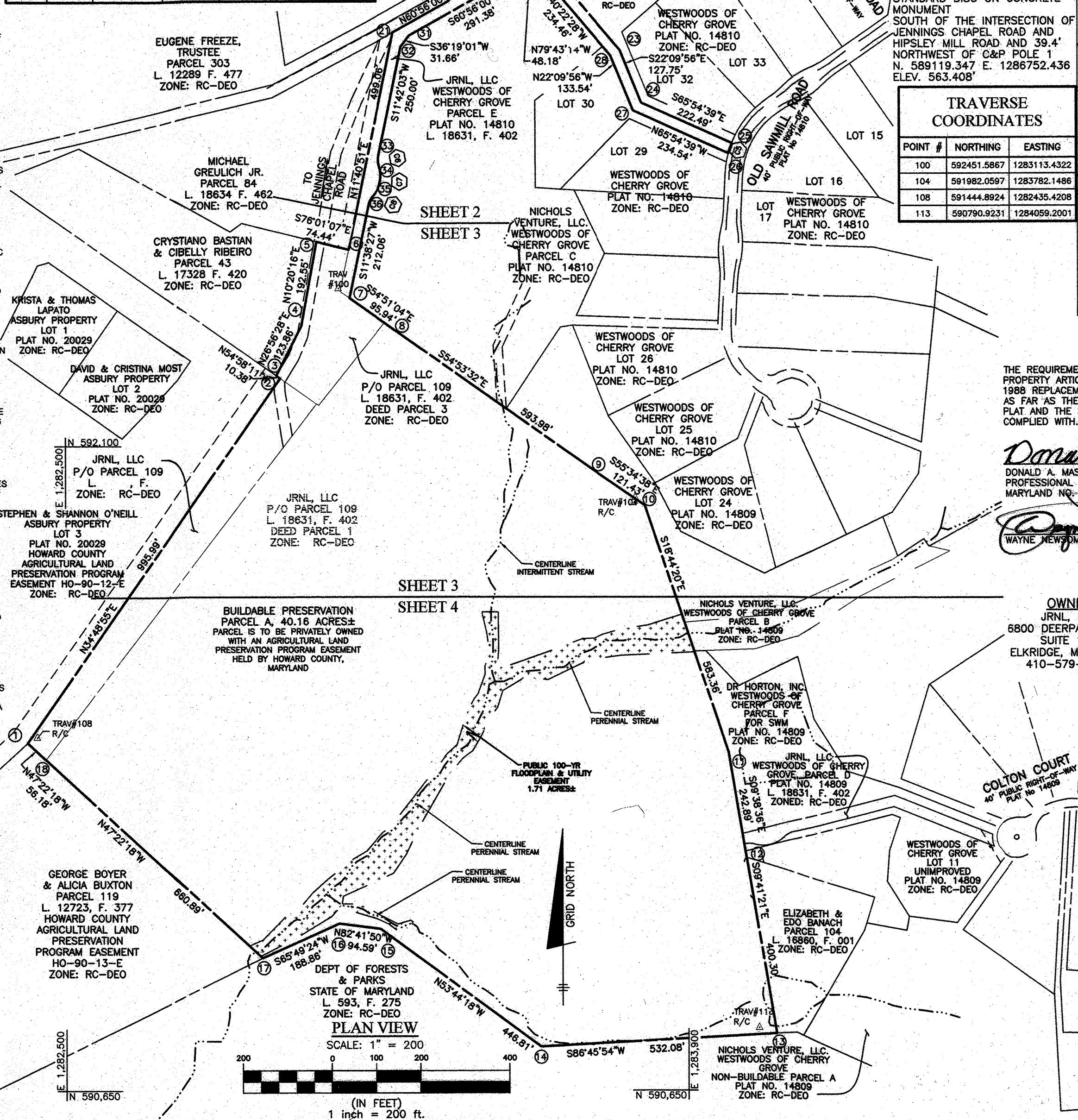


**GENERAL NOTES**

- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 13HA AND 13HC.
- SUBJECT PROPERTY ZONED RC-DEO PER 10/06/2013 COMPREHENSIVE ZONING PLAN.
- ALL AREAS AND DISTANCES ON THIS PLAN ARE "MORE OR LESS".
- THE BOUNDARY IS BASED ON A FIELD RUN, MONUMENTED SURVEY PERFORMED ON OR ABOUT MARCH, 2019, BY BENCHMARK ENGINEERING, INC.
- THERE IS AN EXISTING DWELLING ON THIS PROPERTY. THERE ARE ACCESSORY STRUCTURES ON THIS PROPERTY. THE PRINCIPAL DWELLING STRUCTURE AND ACCESSORY STRUCTURES ARE TO REMAIN.
- NO LANDSCAPING IS REQUIRED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SINCE IT IS A PLAT TO CREATE EASEMENTS ONLY AND DOES NOT CREATE ANY ADDITIONAL LOTS OR STRUCTURES.
- THE INTENTION IS TO ENCUMBER THIS PROPERTY WITH A PRESERVATION EASEMENT HELD BY HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM SIMULTANEOUS WITH THE RECORDING OF THIS PLAN. THE RESTRICTIONS AND PERMITTED USES ASSOCIATED WITH THIS EASEMENT IS SPECIFIED WITHIN THE DEED OF PRESERVATION EASEMENT AS RECORDED. THE SUBJECT PRESERVATION EASEMENTS ARE SUBJECT TO TITLE 16, SUBTITLE 5 OF THE HOWARD COUNTY CODE, AND SECTION 106.1 OF THE HOWARD COUNTY ZONING REGULATIONS.
- DENOTES A CONCRETE MONUMENT OR STONE.  
○ DENOTES A PIPE OR REBAR.
- NO STORMWATER MANAGEMENT IS REQUIRED FOR THIS PLAT AS NO NEW IMPERVIOUS IS PROPOSED.
- BRL INDICATES BUILDING RESTRICTION LINE.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS OR HISTORIC STRUCTURES ON-SITE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER, TREES, NEW PAVEMENT, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND 100 YEAR FLOOD PLAIN EXCEPT IF APPROVED BY HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
- APPLICABLE HO. CO. DEPARTMENT OF PLANNING AND ZONING FILE REFERENCES FOR THIS PROJECT: WP-20-055, WP-20-103, SDP-21-028, F-20-016, F-20-142, SP-09-09, F-00-105
- THIS PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2009 AND THE AMENDED ZONING REGULATIONS PER COUNCIL BILL NO. 35-2009. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS OR PARCELS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF A BUILDING OR GRADING PERMIT APPLICATION.
- OPEN SPACE IS NOT REQUIRED FOR THIS PROJECT PER SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SECTION 16.121(a)(2).
- WATER & SEWER FOR THIS SITE IS PRIVATE.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS: DEVELOPER RESERVES UNTO ITSELF ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR PUBLIC UTILITY, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") LOCATED IN, ON, OVER AND THROUGH ALL LOT(S)/PARCEL(S), ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCEL(S). DEVELOPER SHALL EXECUTE AND DELIVER THE DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
- THE FOREST CONSERVATION EASEMENT IS ESTABLISHED TO CREATE AN OFF-SITE FOREST CONSERVATION AREA FOR THE LYHUS PROPERTY (F-20-016). THIS AREA IS A TOTAL OF 21.83 ACRES, WITH 1.71 NON-CREDITED ACRES, FOR A TOTAL CREDITED AREA OF 20.12 ACRES APPLICABLE TO LYHUS PROPERTY. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS, HOWEVER, FOREST MANAGEMENT PRACTICES, AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT, ARE ALLOWED.
- THE PRINCIPAL INTENTION OF SAVAGE PROPERTY, BUILDABLE PRESERVATION PARCEL A, IS AGRICULTURAL PRESERVATION. THIS PARCEL IS PRIVATELY OWNED AND BUILDABLE. THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM IS THE EASEMENT HOLDER.
- PER THE TERMS OF THE ALPP COMMITMENT LETTER BETWEEN HOWARD COUNTY AND THE PROPERTY OWNER, THE FOUR SEPARATE PARCELS SHALL BE MERGED INTO ONE PARCEL OF RECORD PRIOR TO THE ALPP EASEMENT CLOSING DATE.
- FLOODPLAIN STUDY IS REQUIRED FOR THIS PLAT OF EASEMENT. THE FLOODPLAIN REPORT IS DONE BY BENCHMARK ENGINEERING, INC., DATED 12/10/20.
- A WETLAND DELINEATION IS NOT REQUIRED FOR THIS PLAN PER SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SECTION 16.116(a)(4).
- NO TRAFFIC STUDY IS REQUIRED FOR THIS SUBDIVISION BECAUSE IT IS A RESIDENTIAL RESUBDIVISION WHICH DOES NOT INCREASE THE NUMBER OF HOUSING UNITS ALLOWED. SEE HOWARD COUNTY CODE SECTION 16.1107(b)(1)(iii).
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT. THERE IS NO 65 DBA NOISE CONTOUR LINE ON THIS PLAN.
- FOREST STAND DELINEATION WAS COMPLETED BY ECO-SCIENCE PROFESSIONALS, INC., DATED APRIL, 2019, AND REVISED ON FEBRUARY 11, 2021 FOR THIS PROJECT.
- THE PARCEL SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- WP-20-055 WAS A REQUEST TO WAIVE THE FOLLOWING: SECTION 16.147(b) - FINAL SUBDIVISION PLAN AND PLAT. THE DEVELOPER REQUESTED TO WITHDRAW THE PLAN FROM ACTIVE CONSIDERATION BY HOWARD COUNTY. THE DEPARTMENT OF PLANNING AND ZONING VOIDED THE PLAN SUBMISSION BY A LETTER DATED FEBRUARY 11, 2020.
- WP-20-103 WAS A REQUEST TO WAIVE THE FOLLOWING: SECTION 16.147(b) - FINAL SUBDIVISION PLAN AND PLAT. THE DEVELOPER REQUESTED TO WITHDRAW THE PLAN FROM ACTIVE CONSIDERATION BY ADJOINER TRANSFER PROCESS. THE DEPARTMENT OF PLANNING AND ZONING REQUESTED ADDITIONAL INFORMATION IN A LETTER DATED MAY 14, 2020. NO RESPONSE WAS MADE BY THE JUNE 30, 2021 MILESTONE DATE, THE ALTERNATIVE COMPLIANCE REQUEST HAS EXPIRED.
- THE MODERATE INCOME HOUSING UNIT REQUIREMENT (COUNCIL BILL 35-2013) DOES NOT APPLY TO THIS PLAT OF EASEMENT AS ALL UNITS ARE EXISTING.
- THIS AREA DESIGNATES A PRIVATE SEWAGE DISPOSAL AREA 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 SEWERAGE IS AVAILABLE. THESE AREAS 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 SEWAGE DISPOSAL AREA. RECORDATION OF A MODIFIED SEWAGE AREA SHALL NOT BE NECESSARY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
a) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE);  
b) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.);  
c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS;  
d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);  
e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER SURFACE;  
f) STRUCTURE CLEARANCE - MINIMUM 12 FEET;  
g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE & NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- THIS PROPERTY IS DESIGNATED A TIER IV PROPERTY PER THE SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012, MAP 6-3, AS APPROVED BY THE HOWARD COUNTY COUNCIL AS PART OF PLAN HOWARD 2030.
- EXISTING WELLS, SEPTIC SYSTEMS AND SEWAGE DISPOSAL AREAS WITHIN A 100' OF THE PROPERTY AND THOSE WELLS WITHIN 200' DOWN GRADIENT OF THE EXISTING OR PROPOSED SEPTIC SYSTEMS OR SEWAGE DISPOSAL AREAS HAVE BEEN SHOWN.
- ANY CHANGES TO A PRIVATE SEWAGE AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- THIS SUBDIVISION IS LOCATED ON A SCENIC ROAD. SINCE THERE ARE NO NEW LOTS OR STRUCTURES NO SCENIC ROAD IMPACTS ARE PROPOSED.

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD
C5	220.00'	24.13'	6°17'07"	12.08'	S18°20'28"W 24.12'
C6	45.00'	23.56'	30°00'01"	12.06'	S03°17'57"E 23.29'
C7	69.00'	72.26'	60°00'00"	39.84'	S11°42'03"W 69.00'
C8	45.00'	23.56'	30°00'00"	12.06'	S26°42'03"W 23.29'



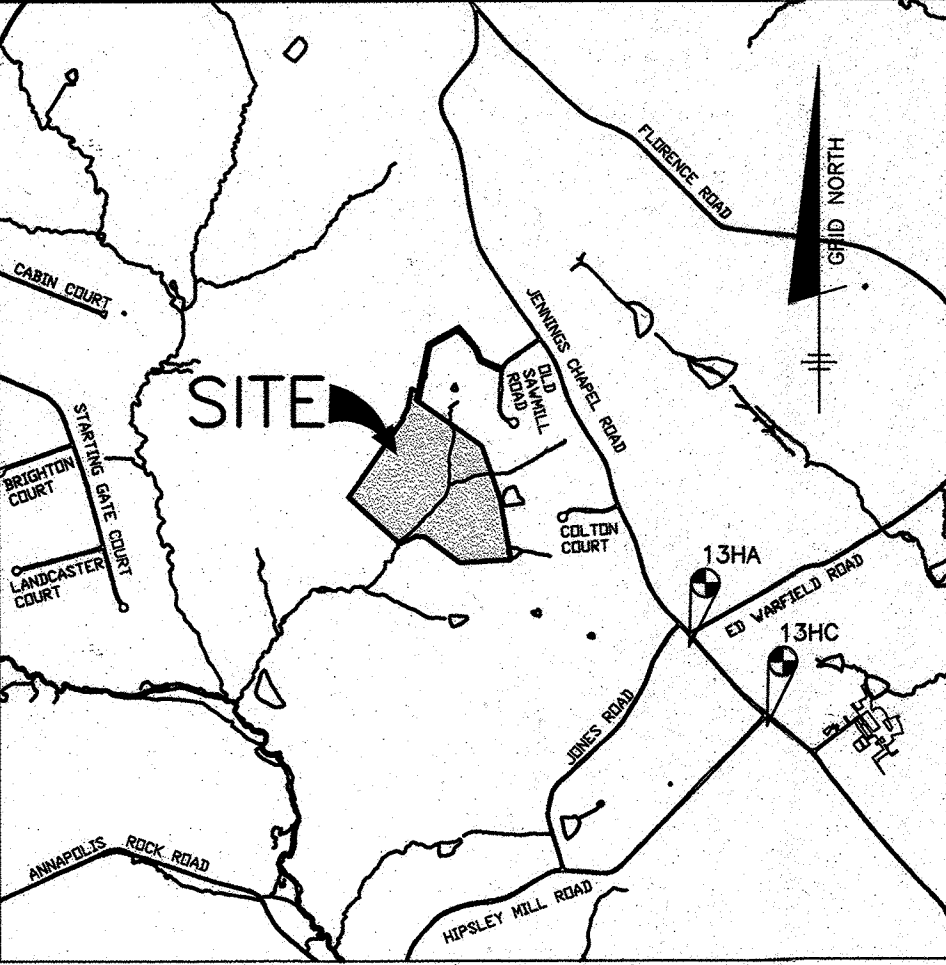
**BENCH MARKS**

HO. CO. #13HA (NAD '83) STANDARD DISC ON CONCRETE MONUMENT  
2.7' WEST OF EDGE OF PAVING OF JENNINGS CHAPEL ROAD  
N. 589965.185 E. 1285964.957  
ELEV. 565.596'

HO. CO. #13HC (NAD '83) STANDARD DISC ON CONCRETE MONUMENT  
SOUTH OF THE INTERSECTION OF JENNINGS CHAPEL ROAD AND HIPSLEY MILL ROAD AND 39.4' NORTHWEST OF C&P POLE 1  
N. 589119.347 E. 1286752.436  
ELEV. 563.408'

**TRAVERSE COORDINATES**

POINT #	NORTHING	EASTING
100	592451.5867	1283113.4322
104	591982.0597	1283782.1486
108	591444.8924	1282435.4208
113	590790.9231	1284059.2001



**VICINITY MAP**  
SCALE: 1" = 2000'

**LEGEND**

- PROPERTY BOUNDARY
  - COORDINATE POINT
  - STREAM
  - POND
  - SEWAGE DISPOSAL AREA
  - PUBLIC FOREST CONSERVATION EASEMENT
  - EXISTING ADJOINER FOREST CONSERVATION EASEMENT
  - PUBLIC 100-YR FLOODPLAIN & UTILITY EASEMENT
- THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.
- Donald Mason* 12-16-21  
DONALD A. MASON  
PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320
- Wayne Newsome* 12/16/21  
WAYNE NEWSOME, MEMBER JRNL, LLC

**BOUNDARY COORDINATES**

POINT #	NORTHING	EASTING
21	593027.0149	1283237.4180
22	593207.0711	1283561.3576
23	592986.7997	1283748.6533
24	592868.4883	1283796.8523
25	592777.6771	1283999.9853
26	592754.7812	1283992.3749
27	592850.5109	1283778.2609
28	592974.1830	1283727.8780
29	593152.8007	1283576.0003
30	593161.3992	1283528.5883
31	593019.8366	1283273.9038
32	592994.3289	1283255.1560
33	592749.5240	1283204.4549
34	592728.2887	1283205.7955
35	592658.7027	1283191.8024
36	592637.8928	1283181.3357

**BOUNDARY COORDINATES**

POINT #	NORTHING	EASTING
1	591432.7793	1282413.3291
2	592250.4804	1282981.9722
3	592256.4377	1282973.4739
4	592366.8519	1283029.5899
5	592556.2761	1283064.1428
6	592538.2902	1283136.3796
7	592430.1966	1283138.5475
8	592374.9638	1283216.9936
9	592033.3555	1283702.9125
10	591964.7116	1283803.0786
11	591412.2698	1283990.4864
12	591172.8078	1284031.1741
13	590778.2217	1284098.5450
14	590748.1955	1283567.3177
15	591012.4724	1283207.0444
16	591024.4962	1283113.2217
17	590947.1477	1282940.9254
18	591394.7320	1282454.6642

**MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTIONS TRACKING**

Item	Value
Total Number of Lots/Units Proposed	0
Number of MIHU Required	0
Number of MIHU Provided Onsite (except from APFO allocations)	0
Number of APFO Allocations Required (remaining lots/units)	0
MIHU Fee-in-Lieu (indicate lot/unit numbers)	NA

**AREA TABULATION CHART THIS SUBMISSION**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	0
NON-BUILDABLE	0
BUILDABLE PRESERVATION PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOT	0.00 AC.
NON-BUILDABLE	0.00 AC.
BUILDABLE PRESERVATION PARCELS	40.16 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	40.16 AC.±

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT 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, LICENSE NO. 21320, EXPIRATION 1-7-2023 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND CONVEYED BY JENCHAP 2, LLC, TO JRNL, LLC, BY DEED DATED SEPTEMBER 24, 2021 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 21195 AT FOLIO 330 AND PART OF THE LAND CONVEYED BY MATTHEW O. SAVAGE, PERSONAL REPRESENTATIVE OF THE ESTATE OF ARTHUR P. SAVAGE TO JRNL, LLC, BY DEED DATED MARCH 29TH, 2019 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 18631 AT FOLIO 402 AND THAT ALL MONUMENTS ARE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT IN ACCORDANCE WITH THE ANNOTATED AND CODE OF MARYLAND, AS AMENDED.

*Donald Mason*  
DONALD A. MASON  
PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 1320

DATE: 12/16/21

**OWNER'S CERTIFICATE**

JRNL, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 OF THE BEDS OF THE STREETS AND/OR ROADS, 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 OUR HANDS THIS 16th DAY OF DECEMBER, 2021.

*Wayne Newsome* 12/16/21  
WAYNE NEWSOME, MEMBER JRNL, LLC  
DATE: 12/16/21

*John King* 12/16/21  
DATE: 12/16/21

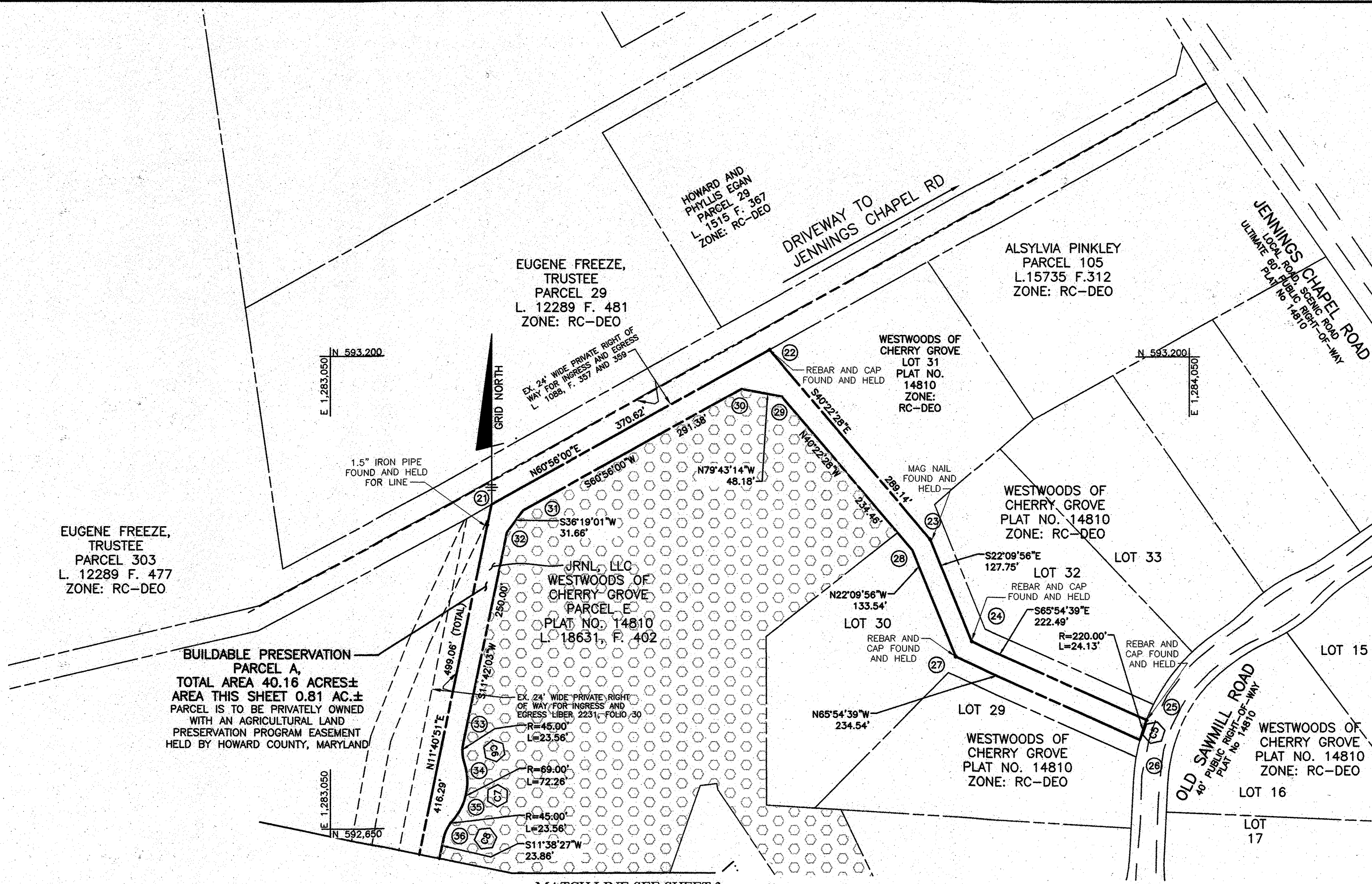
THE SOLE AND ONLY PURPOSES OF THIS PLAT ARE TO CREATE A FOREST CONSERVATION EASEMENT TO PARTIALLY ADDRESS THE FOREST CONSERVATION OBLIGATION FOR LYHUS PROPERTY (F-20-016), TO CREATE A FLOODPLAIN EASEMENT, TO COMBINE PARCELS TO CREATE A PRESERVATION PARCEL AND TO SHOW BUILDING RESTRICTION LINES.

RECORDED AS PLAT NO. 26014  
ON 2-28-22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**SUBDIVISION PLAT**  
**SAVAGE PROPERTY**

A CONSOLIDATION OF PARCELS 1 AND 3 OF THE PROPERTY TRANSFERRED BY DEED RECORDED AT LIBER 18631 FOLIO 402; THE PROPERTY TRANSFERRED BY DEED RECORDED AT LIBER 21195, FOLIO 330; AND PARCEL 'E' OF THE WESTWOODS OF CHERRY GROVE PLAT REFERENCE Nos. 14808-14810

4TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 13, GRID 21, PARCEL 109 SCALE: AS SHOWN  
TAX MAP 13, GRID 15, P/O PARCEL 341 DATE: DECEMBER, 2021  
ZONED: RC-DEO SHEET: 1 OF 4



EUGENE FREEZE, TRUSTEE  
PARCEL 303  
L. 12289 F. 477  
ZONE: RC-DEO

EUGENE FREEZE, TRUSTEE  
PARCEL 29  
L. 12289 F. 481  
ZONE: RC-DEO

ALSYLVA PINKLEY  
PARCEL 105  
L.15735 F.312  
ZONE: RC-DEO

WESTWOODS OF CHERRY GROVE  
LOT 31  
PLAT NO. 14810  
ZONE: RC-DEO

WESTWOODS OF CHERRY GROVE  
PLAT NO. 14810  
ZONE: RC-DEO

JRNL, LLC  
WESTWOODS OF CHERRY GROVE  
PARCEL E  
PLAT NO. 14810  
L. 18631, F. 402

LOT 30  
REBAR AND CAP FOUND AND HELD

LOT 32  
REBAR AND CAP FOUND AND HELD

LOT 29  
WESTWOODS OF CHERRY GROVE  
PLAT NO. 14810  
ZONE: RC-DEO

WESTWOODS OF CHERRY GROVE  
PLAT NO. 14810  
ZONE: RC-DEO

BUILDABLE PRESERVATION PARCEL A,  
TOTAL AREA 40.16 ACRES±  
AREA THIS SHEET 0.81 AC.±  
PARCEL IS TO BE PRIVATELY OWNED  
WITH AN AGRICULTURAL LAND  
PRESERVATION PROGRAM EASEMENT  
HELD BY HOWARD COUNTY, MARYLAND

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

*Donald A. Mason* 12/16/21  
DONALD A. MASON  
PROFESSIONAL LAND SURVEYOR  
MARYLAND-NO. 21320

*Wayne Newsome* 12/16/21  
WAYNE NEWSOME, MEMBER JRNL, LLC

OWNER  
JRNL, LLC  
6800 DEERPATH ROAD  
SUITE 100  
ELKRIDGE, MD 21075  
410-579-2442

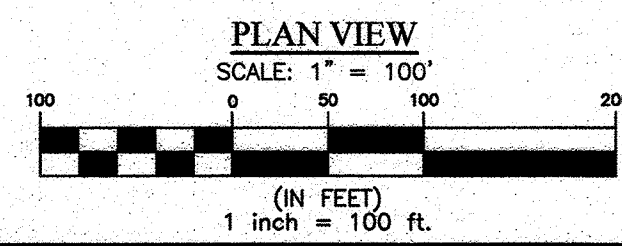
ENGINEER  
BENCHMARK ENGINEERING, INC.  
8480 BALTIMORE NATIONAL PIKE  
SUITE 315  
ELLCOTT CITY, MD 21043  
410-465-6105

**AREA TABULATION CHART THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	0
NON-BUILDABLE	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOT	0.00 AC.
NON-BUILDABLE	0.00 AC.
OPEN SPACE	0.00 AC.
BUILDABLE PRESERVATION PARCELS	0.81 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	0.81 AC.±

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD
C5	220.00'	24.13'	6°17'07"	12.06'	S18°20'28"W 24.12'
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- LEGEND**
- PROPERTY BOUNDARY
  - COORDINATE POINT
  - STREAM
  - POND
  - SEWAGE DISPOSAL AREA
  - PUBLIC FOREST CONSERVATION EASEMENT
  - EXISTING ADJOINING FOREST CONSERVATION EASEMENT
  - PUBLIC 100-YEAR FLOODPLAIN & UTILITY EASEMENT

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEM.  
HOWARD COUNTY HEALTH DEPARTMENT

*[Signature]* 12/16/21  
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*[Signature]* 12/16/21  
CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 12/16/21  
DIRECTOR

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THIS DOCUMENT 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, LICENSE NO. 21320, EXPIRATION 1-7-2023 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND CONVEYED BY JENCHAP 2, LLC, TO JRNL, LLC, BY DEED DATED SEPTEMBER 24, 2021 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 21195 AT FOLIO 330 AND PART OF THE LAND CONVEYED BY MATTHEW O. SAVAGE, PERSONAL REPRESENTATIVE OF THE ESTATE OF ARTHUR P. SAVAGE TO JRNL, LLC, BY DEED DATED MARCH 29TH, 2019 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 18631 AT FOLIO 402 AND THAT ALL MONUMENTS ARE IN PLACE AND WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald A. Mason* 12/16/21  
DONALD A. MASON  
PROFESSIONAL LAND SURVEYOR MARYLAND-NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MARYLAND-NO. 21320

**OWNER'S CERTIFICATE**  
JRNL, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 16th DAY OF DECEMBER, 2021.

*Wayne Newsome* 12/16/21  
WAYNE NEWSOME, MEMBER JRNL, LLC

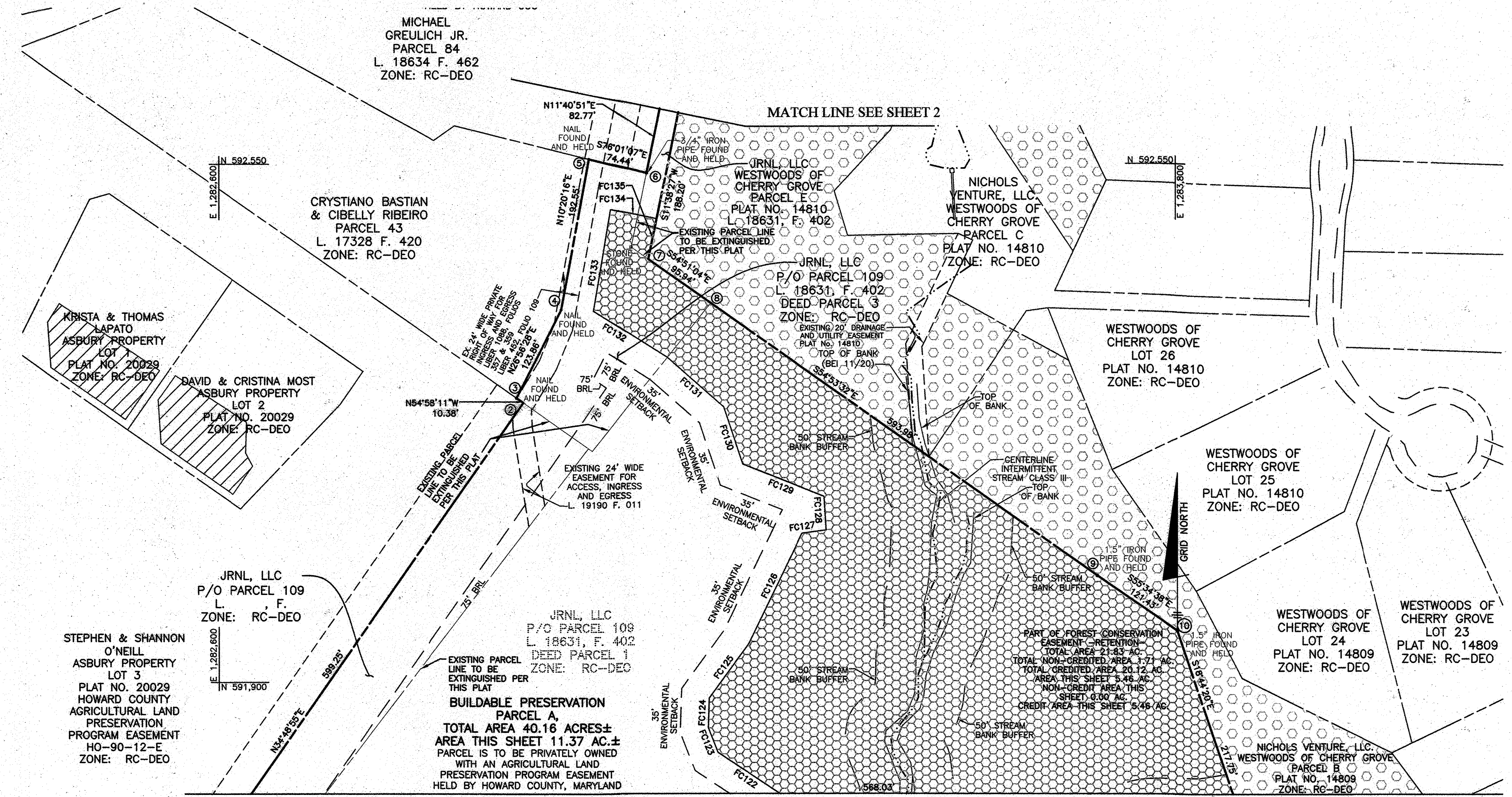
*[Signature]* 12/16/21  
WITNESS

THE SOLE AND ONLY PURPOSES OF THIS PLAT ARE TO CREATE A FOREST CONSERVATION EASEMENT TO PARTIALLY ADDRESS THE FOREST CONSERVATION OBLIGATION FOR LYHUS PROPERTY (F-20-016), TO CREATE A FLOODPLAIN EASEMENT, TO COMBINE DEED PARCELS TO CREATE A PRESERVATION PARCEL AND TO SHOW BUILDING RESTRICTION LINES.

RECORDED AS PLAT NO. 26015  
ON 2-28-22 AMONG THE LAND  
RECORDS OF HOWARD COUNTY, MARYLAND.

**SUBDIVISION PLAT**  
**SAVAGE PROPERTY**  
A CONSOLIDATION OF PARCELS 1 AND 3 OF THE PROPERTY TRANSFERRED BY DEED RECORDED AT LIBER 18631 FOLIO 402; THE PROPERTY TRANSFERRED BY DEED RECORDED AT LIBER 21195, FOLIO 330; AND PARCEL 'E' OF THE WESTWOODS OF CHERRY GROVE PLAT REFERENCE Nos. 14808-14810  
4TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 13, GRID 21, PARCEL 109 SCALE: AS SHOWN  
TAX MAP 13, GRID 15, P/O PARCEL 341 DATE: DECEMBER, 2021  
ZONED: RC-DEO SHEET: 2 OF 4

FOREST CONSERVATION LINE TABLE		
LINE	BEARING	DISTANCE
FC122	N56°16'01"W	94.92'
FC123	N21°28'14"W	33.58'
FC124	N01°57'45"E	37.07'
FC125	N36°07'44"E	83.98'
FC126	N25°45'01"E	154.06'
FC127	N82°24'19"E	31.00'
FC128	N03°42'08"W	42.11'
FC129	N68°21'45"W	110.01'
FC130	N18°30'35"W	75.86'
FC131	N48°41'31"W	94.13'
FC132	N57°38'40"W	109.51'
FC133	N09°29'48"E	129.15'
FC134	S78°19'09"E	58.97'
FC135	S11°38'27"W	51.79'



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

*Donald A. Mason* 12/16/21  
 DONALD A. MASON  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320  
 DATE

*Wayne Newsome* 12/16/21  
 WAYNE NEWSOME, MEMBER JRNL, LLC  
 DATE

**OWNER**  
 JRNL, LLC  
 6800 DEERPATH ROAD  
 SUITE 100  
 ELK RIDGE, MD 21075  
 410-579-2442

**ENGINEER**  
 BENCHMARK ENGINEERING, INC.  
 8480 BALTIMORE NATIONAL PIKE  
 SUITE 315  
 ELLICOTT CITY, MD 21043  
 410-465-6105

**AREA TABULATION CHART THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	0
NON-BUILDABLE	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOT	0.00 AC.
NON-BUILDABLE	0.00 AC.
OPEN SPACE	0.00 AC.
BUILDABLE PRESERVATION PARCELS	11.37 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	11.37 AC.±

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEM.  
 HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
 [Signature] 2-4-22  
 CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 12/16/21  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT 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, LICENSE NO. 21320, EXPIRATION 1-7-2023 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND CONVEYED BY JENCHAP 2, LLC, TO JRNL, LLC, BY DEED DATED SEPTEMBER 24, 2021 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 21195 AT FOLIO 330 AND PART OF THE LAND CONVEYED BY MATTHEW O. SAVAGE, PERSONAL REPRESENTATIVE OF THE ESTATE OF ARTHUR P. SAVAGE TO JRNL, LLC, BY DEED DATED MARCH 29TH, 2019 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 18631 AT FOLIO 402 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT IN ACCORDANCE WITH THE ANNOTATED CODES OF MARYLAND, AS AMENDED.

*Donald A. Mason* 12/16/21  
 DONALD A. MASON  
 PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 21320  
 DATE

**OWNER'S CERTIFICATE**

JRNL, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 16th DAY OF DECEMBER, 2021.

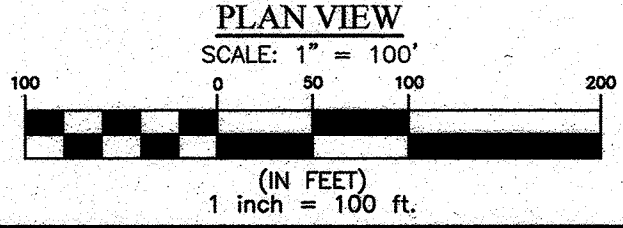
*Wayne Newsome* 12/16/21  
 WAYNE NEWSOME, MEMBER JRNL, LLC  
 DATE

[Signature] 12/16/21  
 WITNESS DATE

THE SOLE AND ONLY PURPOSES OF THIS PLAT ARE TO CREATE A FOREST CONSERVATION EASEMENT TO PARTIALLY ADDRESS THE FOREST CONSERVATION OBLIGATION FOR LYHUS PROPERTY (F-20-016), TO CREATE A FLOODPLAIN EASEMENT TO COMBINE DEED PARCELS TO CREATE A PRESERVATION PARCEL AND TO SHOW BUILDING RESTRICTION LINES.

RECORDED AS PLAT NO. 21e016  
 ON 2-28-22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**SUBDIVISION PLAT**  
**SAVAGE PROPERTY**  
 A CONSOLIDATION OF PARCELS 1 AND 3 OF THE PROPERTY TRANSFERRED BY DEED RECORDED AT LIBER 18631 FOLIO 402; THE PROPERTY TRANSFERRED BY DEED RECORDED AT LIBER 21195, FOLIO 330; AND PARCEL 'E' OF THE WESTWOODS OF CHERRY GROVE PLAT REFERENCE Nos. 14808-14810  
 4TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 13, GRID 21, PARCEL 109 SCALE: AS SHOWN  
 TAX MAP 13, GRID 15, P/O PARCEL 341 DATE: DECEMBER, 2021  
 ZONED: RC-DEO SHEET: 3 OF 4



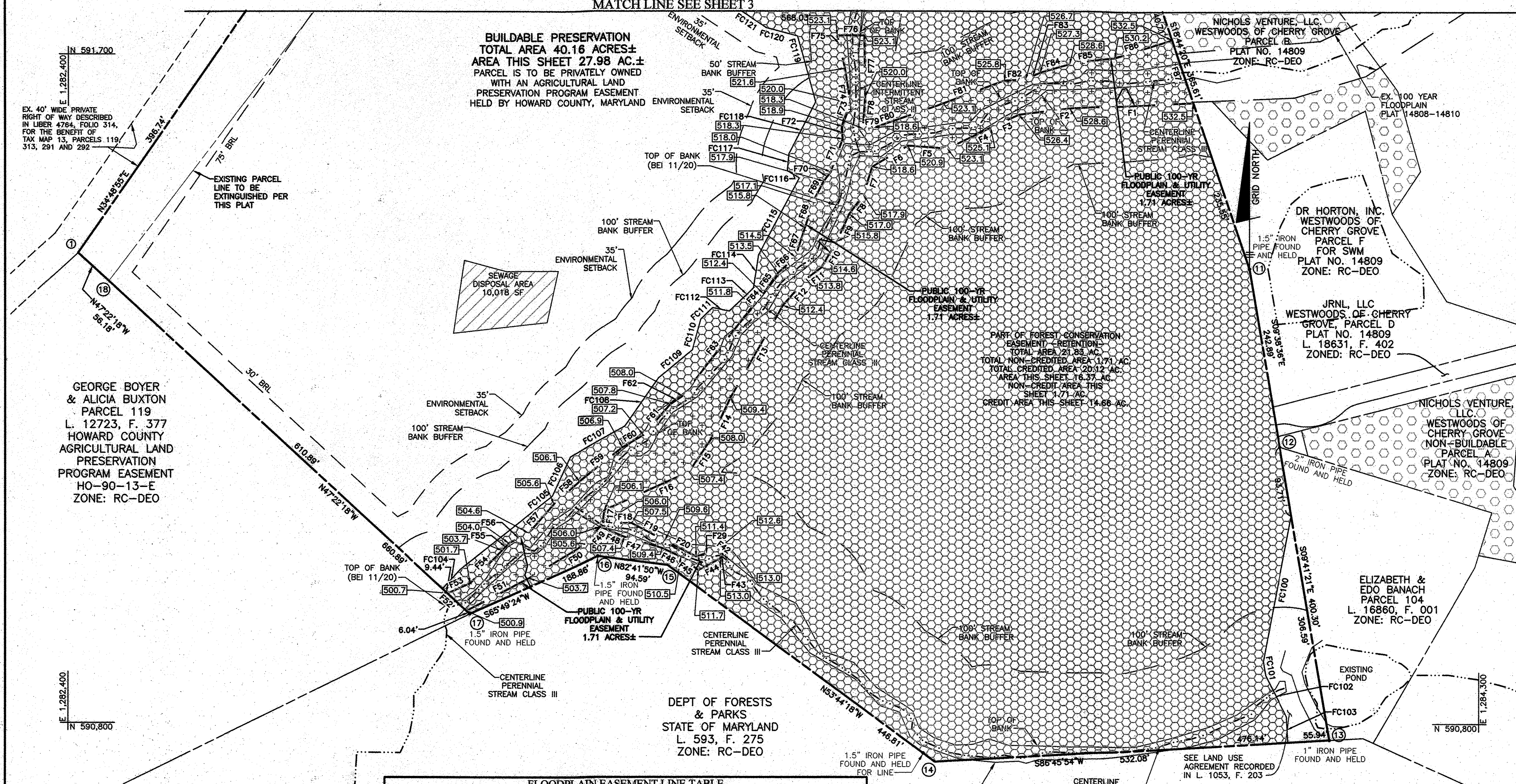
- LEGEND**
- PROPERTY BOUNDARY
  - COORDINATE POINT
  - STREAM
  - POND
  - SEWAGE DISPOSAL AREA
  - PUBLIC FOREST CONSERVATION EASEMENT
  - EXISTING ADJOINING FOREST CONSERVATION EASEMENT
  - PUBLIC 100-YEAR FLOODPLAIN & UTILITY EASEMENT

MATCH LINE SEE SHEET 3

**BUILDABLE PRESERVATION**  
TOTAL AREA 40.16 ACRES±  
AREA THIS SHEET 27.98 AC.±  
PARCEL IS TO BE PRIVATELY OWNED  
WITH AN AGRICULTURAL LAND  
PRESERVATION PROGRAM EASEMENT  
HELD BY HOWARD COUNTY, MARYLAND

**FOREST CONSERVATION LINE TABLE**

LINE	BEARING	DISTANCE
FC100	S10°51'35"W	199.49'
FC101	S09°35'53"E	19.40'
FC102	S26°55'30"E	62.11'
FC103	S03°14'06"E	35.00'
FC104	N42°37'42"E	35.00'
FC105	N51°24'05"E	158.58'
FC106	N24°43'25"E	57.91'
FC107	N60°49'21"E	83.69'
FC108	N34°59'52"E	79.10'
FC109	N50°26'32"E	59.18'
FC110	N15°12'29"E	42.90'
FC111	N46°17'26"E	22.45'
FC112	S78°10'38"E	22.78'
FC113	N46°15'31"E	45.33'
FC114	N08°42'15"E	45.03'
FC115	N27°52'13"E	117.14'
FC116	N58°49'17"W	18.75'
FC117	N05°35'21"E	23.17'
FC118	N27°23'59"E	78.15'
FC119	N15°22'25"W	91.76'
FC120	N74°53'02"W	43.76'
FC121	N56°16'01"W	41.82'



GEORGE BOYER & ALICIA BUXTON  
PARCEL 119  
L. 12723, F. 377  
HOWARD COUNTY  
AGRICULTURAL LAND  
PRESERVATION  
PROGRAM EASEMENT  
HO-90-13-E  
ZONE: RC-DEO

DR HORTON, INC.  
WESTWOODS OF CHERRY GROVE  
PARCEL F  
FOR SWM  
PLAT NO. 14809  
ZONE: RC-DEO

JRNL, LLC  
WESTWOODS OF CHERRY GROVE  
PARCEL D  
PLAT NO. 14809  
L. 18631, F. 402  
ZONED: RC-DEO

NICHOLS VENTURE, LLC  
WESTWOODS OF CHERRY GROVE  
PARCEL A  
PLAT NO. 14809  
ZONE: RC-DEO

ELIZABETH & EDO BANACH  
PARCEL 104  
L. 16860, F. 001  
ZONE: RC-DEO

DEPT OF FORESTS & PARKS  
STATE OF MARYLAND  
L. 593, F. 275  
ZONE: RC-DEO

**OWNER**  
JRNL, LLC  
6800 DEERPATH ROAD  
SUITE 100  
ELKRIDGE, MD 21075  
410-579-2442

**ENGINEER**  
BENCHMARK ENGINEERING, INC.  
8480 BALTIMORE NATIONAL PIKE  
SUITE 315  
ELLCOTT CITY, MD 21043  
410-465-6105

**FLOODPLAIN EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
F1	S87°11'13"W	166.40'	F43	S36°07'15"W	6.11'	F85	N34°37'10"E	34.42'
F2	S82°47'57"W	68.77'	F44	S61°45'45"W	33.86'	F86	N48°00'48"E	31.69'
F3	S65°23'06"W	42.16'	F45	N52°24'53"W	29.61'	F87	N17°32'19"E	41.55'
F4	S64°10'11"W	64.52'	F46	N85°04'38"W	28.31'	F88	N18°29'17"E	41.11'
F5	N85°39'16"W	53.48'	F47	N73°25'35"W	52.68'	F89	N27°55'46"E	26.98'
F6	S59°25'20"W	56.00'	F48	N67°36'59"W	35.27'	F90	N37°16'28"E	15.41'
F7	S17°30'10"W	39.77'	F49	S41°17'18"W	30.90'	F91	N19°46'55"E	47.14'
F8	S36°19'25"W	31.84'	F50	S58°48'41"W	87.39'	F92	N02°29'33"W	16.70'
F9	S24°25'03"W	40.84'	F51	S62°23'30"W	95.21'	F93	N20°21'23"E	33.07'
F10	S30°13'16"W	40.38'	F52	N47°22'18"W	34.52'	F94	N09°06'16"W	47.86'
F11	S53°07'56"W	26.09'	F53	N65°37'39"E	33.29'	F95	N13°06'13"W	45.29'
F12	S41°07'02"W	47.22'	F54	N44°10'54"E	61.66'	F96	N89°45'46"E	36.39'
F13	S29°46'49"W	142.74'	F55	N42°37'31"E	13.30'	F97	S00°42'07"E	82.16'
F14	S25°19'29"W	63.49'	F56	N63°17'19"E	30.20'	F98	S04°12'33"W	43.32'
F15	S34°02'07"W	51.42'	F57	N40°52'24"E	51.49'	F99	N84°54'36"E	14.96'
F16	S65°41'00"W	125.07'	F58	N48°37'03"E	45.72'	F100	N70°42'26"E	99.59'
F17	S07°01'33"W	17.59'	F59	N51°40'48"E	73.31'	F101	N69°23'15"E	87.69'
F18	N89°41'27"E	38.89'	F60	N59°53'31"E	32.92'	F102	N86°48'45"E	28.41'
F19	S63°01'06"E	50.88'	F61	N41°02'12"E	55.16'	F103	N74°08'41"E	41.44'
F20	S63°01'06"E	47.10'	F62	N56°37'53"E	19.65'	F104	N81°18'50"E	61.05'
F21	S63°01'06"E	29.75'	F63	N37°55'53"E	152.80'	F105	N72°28'05"E	80.92'
F22	S52°29'52"E	9.89'	F64	N41°53'47"E	22.75'	F106	S18°44'20"E	89.34'

**AREA TABULATION CHART THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	0
NON-BUILDABLE	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOT	0.00 AC.
NON-BUILDABLE	0.00 AC.
OPEN SPACE	0.00 AC.
BUILDABLE PRESERVATION PARCELS	27.98 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	27.98 AC.±

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEM.  
HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

APPROVED: CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION  
DATE: 2-4-22

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THIS DOCUMENT 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, LICENSE NO. 21320, EXPIRATION 1-7-2023 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND CONVEYED BY JENCHAP 2, LLC, TO JRNL, LLC, BY DEED DATED SEPTEMBER 24, 2021 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 21195 AT FOLIO 330 AND PART OF THE LAND CONVEYED BY MATTHEW O. SAVAGE, PERSONAL REPRESENTATIVE OF THE ESTATE OF ARTHUR P. SAVAGE TO JRNL, LLC, BY DEED DATED MARCH 29TH, 2019 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 18631 AT FOLIO 402 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

DATE: 12/16/21

**OWNER'S CERTIFICATE**  
JRNL, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNDER 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, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 16th DAY OF DECEMBER, 2021.

DATE: 12/16/21

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

DATE: 12/16/21

THE SOLE AND ONLY PURPOSES OF THIS PLAT ARE TO CREATE A FOREST CONSERVATION EASEMENT TO PARTIALLY ADDRESS THE FOREST CONSERVATION OBLIGATION FOR LYHUS PROPERTY (F-20-016), TO CREATE A FLOODPLAIN EASEMENT, TO COMBINE DEED PARCELS TO CREATE A PRESERVATION PARCEL AND TO SHOW BUILDING RESTRICTION LINES.

RECORDED AS PLAT NO. 26017  
ON 2-28-22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**SUBDIVISION PLAT**  
**SAVAGE PROPERTY**  
A CONSOLIDATION OF PARCELS 1 AND 3 OF THE PROPERTY TRANSFERRED BY DEED RECORDED AT LIBER 18631 FOLIO 402, THE PROPERTY TRANSFERRED BY DEED RECORDED AT LIBER 21195, FOLIO 330, AND PARCEL 'F' OF THE WESTWOODS OF CHERRY GROVE PLAT REFERENCE Nos. 14808-14810  
4TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 13, GRID 21, PARCEL 109 SCALE: AS SHOWN  
TAX MAP 13, GRID 15, P/O PARCEL 341 DATE: DECEMBER, 2021  
ZONED: RC-DEO SHEET: 4 OF 4