

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
500	611664.0493	1267434.0102	186435.575107	386314.458924
501	611677.3005	1267494.3678	186439.614068	386333.055964
502	611676.5717	1267556.6549	186439.391927	386352.041107
503	611654.0768	1267592.1700	186432.535467	386362.866145
504	611613.7542	1267625.9817	186426.245118	386373.171954
505	611569.0689	1267658.6910	186420.625020	386383.141797
506	611509.4020	1267697.2798	186398.4389501	386394.903662
507	611467.1047	1267716.8166	186375.546251	386400.858497
508	610827.2172	1267911.8898	186180.508176	386460.316935
509	610351.0607	1268289.7213	186035.375387	386575.480196
510	610098.0732	1267949.3544	185958.264617	386471.736165
511	609942.3423	1268066.4796	185910.797744	386507.435990
512	609173.7825	1267081.7503	185676.540273	386207.289917
513	608816.7458	1266916.3444	185567.715245	386156.874092
514	608659.7488	1266806.4492	185519.862471	386123.376741
515	609180.7382	1266192.2210	185678.660360	385936.160819
516	610083.5687	1266086.8392	185553.843657	385904.040396
517	610378.9924	1266288.2290	186043.888959	385956.280101
518	611053.2035	1266361.2722	186249.388925	385987.887735
519	611467.1741	1267716.6849	186375.567436	386400.818398
520	611482.3128	1266556.2027	186380.181715	386047.102688
521	611510.4241	1266671.9891	186388.750039	386082.394440
522	611561.7209	1266967.9692	186404.385336	386172.609372
523	611595.0605	1267139.3159	186414.547278	386224.835925
524	611654.1240	1267390.5670	186432.549867	386301.417412
525	610815.9931	1267030.3709	186176.965142	386191.629428
526	610709.0286	1267278.4515	186144.484201	386267.244554
527	610934.1388	1267375.1490	186213.097926	386296.717999
528	611054.5190	1267375.2066	186249.789889	386291.249162
529	611395.8320	1267503.8197	186353.822299	386335.936921
530	611462.9282	1267347.6208	186374.273262	386288.327397

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

Mark L. Robel 4/21/21
 Date

Waverly Investors, LLC 4/21/21
 Date

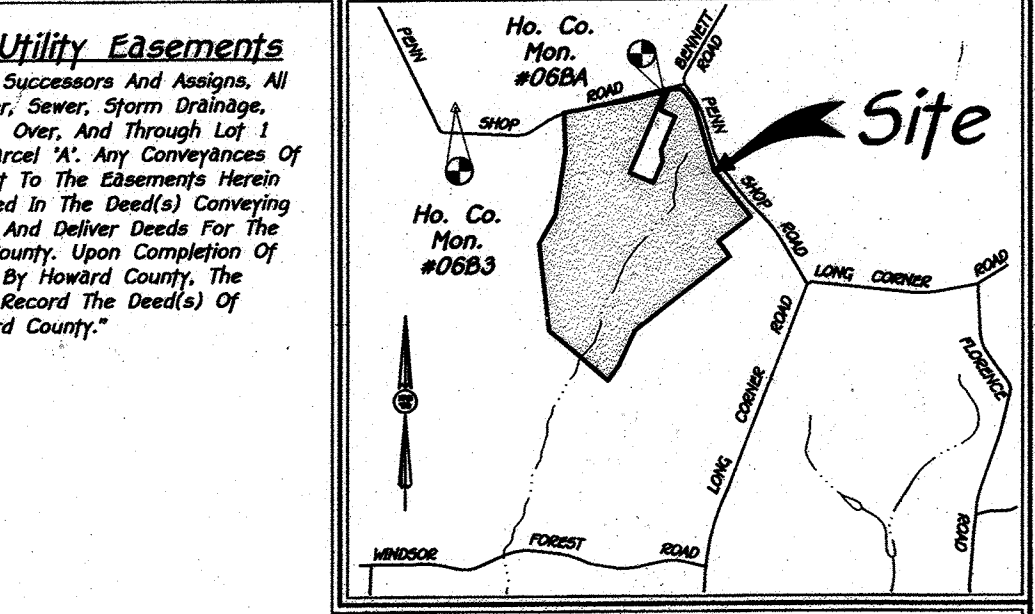
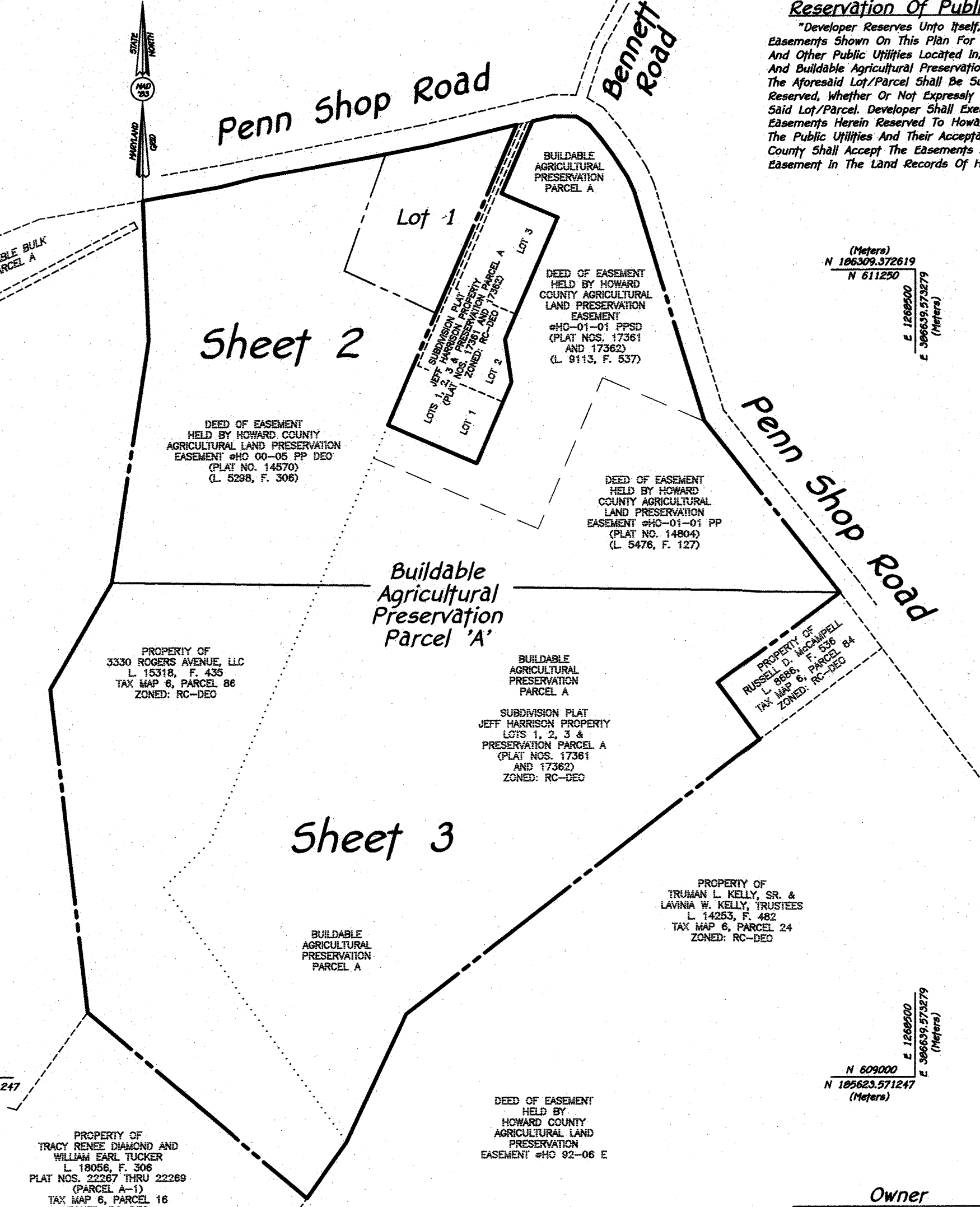
Donald R. Reuwer, III 4/21/21
 Date

- Legend**
- Existing Preservation Easement (Plat No. 14804) (L. 5476, F. 127)
 - Existing Preservation Easement (Plat Nos. 17361 And 17362) (L. 9113, F. 537)
 - Existing Preservation Easement (Plat No. 14570) (L. 5298, F. 306)
 - Existing Public Forest Conservation Easement (Plat Nos. 17361 And 17362)
 - Existing Use-In-Common Driveway Easement (Plat Nos. 17361 And 17362)
 - Existing Public Sight Distance Easement (Plat No. 17361 And 17362)
 - Previously Recorded Property Line Removed By Recordation Of This Plat

BUILDABLE BULK PARCEL A

AGRICULTURAL PRESERVATION SUBDIVISION PLAT REINHARDT PROPERTY LOT 1 AND BUILDABLE BULK PARCEL A (PLAT NO. 21111) ZONED: RC-DEO

DEED OF EASEMENT HELD BY HOWARD COUNTY AGRICULTURAL LAND PRESERVATION EASEMENT #HO 90-22 E (L. 12448, F. 243)



- General Notes:**
- Subject Property Zoned RC-DEO Per The 10/06/13 Comprehensive Zoning Plan.
 - Coordinates Based On Nad 83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 068A And 068B.
 - Station No. 068A North 611,660.1087 East 1,267,349.3523 Station No. 068B North 611,265.3798 East 1,264,511.0788
 - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About October 16, 2020, By Fisher, Collins And Carter, Inc.
 - B.R.L. Denotes Building Restriction Line.
 - Denotes Iron Pin Set With Cap "F.C.C. 106".
 - Denotes Iron Pipe Or Iron Bar Found.
 - Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
 - Denotes Concrete Monument Set With Cap "F.C.C. 106".
 - Denotes Concrete Monument Or Stone Found.
 - Driveways Shall Be Provided Prior To Residential Occupancy 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 Clearances - Minimum 12 Feet;
 - Maintenance - Sufficient To Ensure All Weather Use.
 - No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Stream(s), Or Their Buffers And Forest Conservation Easement Areas.
 - All Lot Areas Are More Or Less (+/-).
 - Distances Shown Are Based On Surface Measurement And Not Reduced To Nad 83 Grid Measurement.
 - Previous Department Of Planning And Zoning File Numbers: WF-00-23, F-00-105, F-00-120, HO-01-01-PP, F-10-062, F-00-041, F-02-002(S2), F-00-067 And ZRA190.
 - There Is An Existing Dwelling Located On Lot 1 And Buildable Agricultural Preservation Parcel A To Remain. No New Buildings, Extensions Or Additions To The Existing Dwellings Are To Be Constructed At A Distance Less Than The Zoning Regulations Allow.
 - This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003. 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.
 - The Lots Shown Hereon Comply With The Minimum Ownership, Width And Lot Area As Required By The Maryland State Department Of The Environment.
 - This Area Designates A Private Sewage Easement Of At Least 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewage Disposal (Comar 26.04.03). Improvements Of Any Nature In This Area Are Restricted Until Public Sewage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewage System. The County Health Officer Shall Have The Authority To Grant Variances For Encroachments Into The Private Sewage Easement. Recordation Of A Modified Sewage Easement Shall Not Be Necessary.
 - Buildable Agricultural Preservation Parcel A Is Encumbered By An Easement With The Howard County Agricultural Land Preservation Program Recorded In Liber 9113 At Folio 537, Liber 5298 At Folio 306 And Liber 5476 At Folio 127. This Agreement Prohibits Further Subdivision On The Parcel, Outlines The Maintenance Responsibilities Of Its Owners And Enumerates The Uses Permitted On The Property.
 - This Plat Is Exempt From Providing Landscape Obligation Because It Is A Resubdivision Plat That Creates No New Lots, Parcel Divisions And Plat Corrections.
 - This Plat Is Exempt From Providing Forest Conservation Because This Buildable Agricultural Preservation Parcel A Is Encumbered With A Howard County Agricultural Easement And Is A Resubdivision Plat That Creates No New Lots.
 - This Plat Is Subject To ZRA190 Approved By CB58-2020 On November 2, 2020.

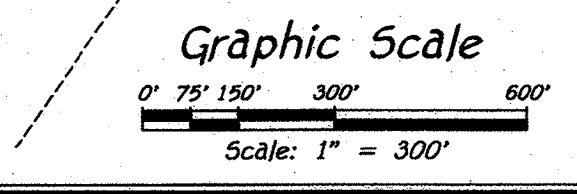
Density Exchange Tabulation

Number Exchange Receiving Parcel Information	Exchange No. 1 Peacefield At Cuffill Creek T.M. 21, P. 63, B-9 (F-00-41)	Exchange No. 2 The Vineyards At Cuffill Creek T.M. 21, P. 225, B-8 (F-00-67)	Exchange No. 3 Meadow Springs, T.M. 16, P. 283, Grid 14 (F-02-02)
Total Parcel Computed Area	37.4441 Ac.	37.4441 Ac.	37.4441 Ac.
Available Preservation Easement For Exchange	37.4441 Ac.	12.1941 Ac.	3.6941 Ac.
DEO Units Sent (1:3)	DEO 7 (7 X 3) = 21 Ac.	DEO 2 (2 X 4.25) = 8.5 Ac.	DEO 1 (1 X 3.00) = 3.00 Ac.
Units Retained (1:4.25)	1 (4.25 X 1) = 4.25 Ac.	1 (4.25 X 1) = 4.25 Ac.	1 (4.25 X 1) = 4.25 Ac. (Previously Retained)
Area Of Preservation Easement Available For Exchange	37.4441 - 21 - 4.25 = 12.1941 Ac.	12.1941 - 8.5 = 3.6941 Ac.	3.6941 - 3.00 = 0.6941 Ac.

Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF BUILDABLE AGRICULTURAL PRESERVATION PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3.097 Ac.*
TOTAL AREA OF BUILDABLE AGRICULTURAL PRESERVATION PARCELS TO BE RECORDED	85.990 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	89.990 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.
TOTAL AREA TO BE RECORDED	89.987 Ac.*

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



Owner

Waverly Investors, LLC
 8318 Forrest Street
 Ellicott City, Maryland 21043
 (443)-367-0422

Developer

Land Design & Development, Inc.
 8318 Forrest Street
 Ellicott City, Maryland 21043
 (443)-367-0422

Owner

Donald R. Reuwer, III
 18321 Penn Shop Road
 Mount Airy, Maryland 21771
 (443)-367-0422

Purpose Statement

The Purpose Of This Plat Is To Subdivide Tax Parcel 86 And Buildable Agricultural Preservation Parcel A, As Shown On Plats Entitled "Subdivision Plat, Jeff Harrison Property, Lots 1, 2, 3 & Preservation Parcel A" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 17361 And 17362; Creating "Crowder Property, Lot 1 And Vixen Valley Farm, Buildable Agricultural Preservation Parcel A".

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

Mark L. Robel 6/4/21
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Donald R. Reuwer, III 6.10.21
 Chief, Development Engineering Division Date

Joseph M. ... 6/10/21
 Director Date

Owner's Certificate

Waverly Investors, LLC, By Donald R. Reuwer, Jr., Member, And Donald R. Reuwer, III, 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 21st Day Of April, 2021.

Donald R. Reuwer, III
 Waverly Investors, LLC
 By: Donald R. Reuwer, Jr., Member
 Donald R. Reuwer, III

Mark L. Robel
 Witness

Donald R. Reuwer, III
 Witness

Surveyor's Certificate

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A duly Licensed Property Line Surveyor Under The Laws Of Maryland; That It Is (1) All Of The Lands Conveyed By Vixen Valley, LLC To Donald R. Reuwer, III By Deed In Dissolution Of Corporation Dated November 30, 2012 And Recorded Among The Land Records Of Howard County, Maryland In Liber 14507 At Folio 001; And Being Buildable Agricultural Preservation Parcel A, As Shown On Plats Entitled "Subdivision Plat, Jeff Harrison Property, Lots 1, 2, 3 & Preservation Parcel A" Recorded Among The Aforesaid Land Records As Plat Nos. 17361 And 17362; And (2) Part Of The Lands Conveyed By Edward A. Geil, Personal Representative Of The Estate Of Ermalyn V. Crowder To 3330 Rogers Avenue, LLC By Deed Dated November 1, 2013 And Recorded Among The Land Records Of Howard County, Maryland In Liber 15318 At Folio 435; Said 3330 Rogers Avenue, LLC By Articles Of Amendment For A Limited Liability On December 10, 2013 Changed The Name Of The Company To Waverly Investors, LLC; And Also Shown On A Plat Entitled "Plat Of Easement-Crowder Property" Recorded Among The Aforesaid Land Records As Plat No. 14570; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

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

RECORDED AS PLAT No. 25784 ON 6-28-21
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Crowder Property
 Lot 1 And
Vixen Valley Farm
 Buildable Agricultural Preservation Parcel 'A'

Being A Subdivision Of Tax Parcel 86, Recorded Among The Land Records Of Howard County, Maryland In Liber 15318 At Folio 435; And Buildable Agricultural Preservation Parcel A, As Shown On Plats Entitled "Subdivision Plat, Jeff Harrison Property, Lots 1, 2, 3 & Preservation Parcel A" Recorded Among The Aforesaid Land Records Of Howard County, Maryland As Plat Nos. 17361 And 17362

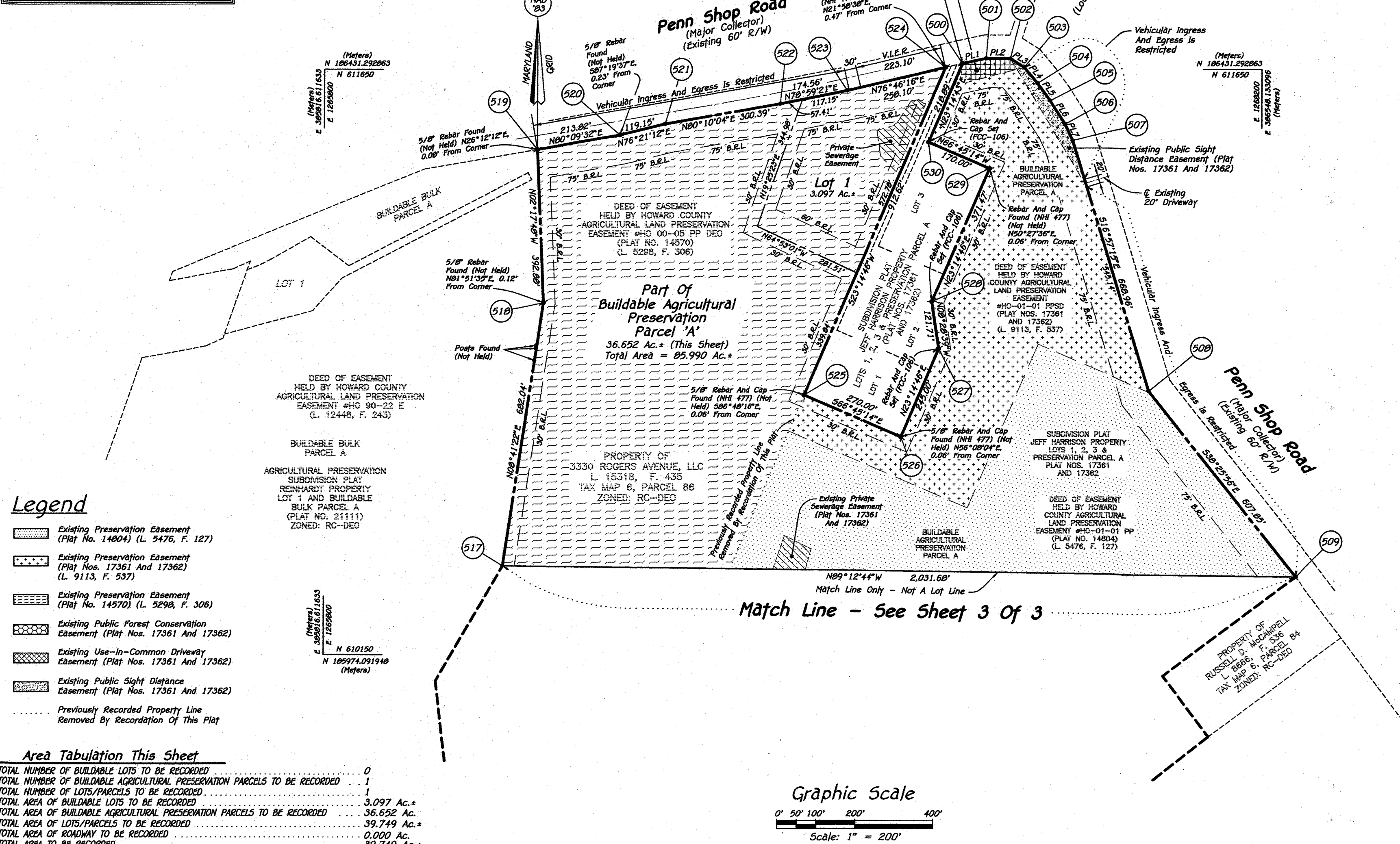
Zoned: RC-DEO
 Tax Map: 6, Grid: 4, Parcel: 19 And
 Tax Map: 6, Grid: 3, Parcel: 86
 Fourth Election District, Howard County, Maryland
 Date: April 20, 2021 Scale: As Shown Sheet 1 Of 3

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

Mark L. Robel 4/21/21
 Date
 Mark L. Robel 4/21/21
 Date
 Waverly Investors, LLC
 By: Donald R. Reuwer, Jr., Member
 4/21/21
 Date
 Donald R. Reuwer, Jr.

Reservation Of Public Utility Easements
 "Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lot 1 And Buildable Agricultural Preservation Parcel 'A'. Any Conveyances Of The Aforesaid Lot/Parcel Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot/Parcel. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

LINE	BEARING	LENGTH
PL1	N 77°37'03" E	61.80'
PL2	S 09°19'47" E	62.29'
PL3	S 57°39'01" E	42.04'
PL4	S 39°50'51" E	52.62'
PL5	S 36°12'14" E	55.30'
PL6	S 32°53'32" E	71.06'
PL7	S 24°47'31" E	46.59'

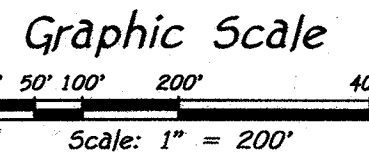


Legend

- Existing Preservation Easement (Plat No. 14804) (L. 5476, F. 127)
- Existing Preservation Easement (Plat Nos. 17361 And 17362) (L. 9113, F. 537)
- Existing Preservation Easement (Plat No. 14570) (L. 5298, F. 306)
- Existing Public Forest Conservation Easement (Plat Nos. 17361 And 17362)
- Existing Use-In-Common Driveway Easement (Plat Nos. 17361 And 17362)
- Existing Public Sight Distance Easement (Plat Nos. 17361 And 17362)
- Previously Recorded Property Line Removed By Recordation Of This Plat

Area Tabulation This Sheet

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE AGRICULTURAL PRESERVATION PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3.097 Ac.±
TOTAL AREA OF BUILDABLE AGRICULTURAL PRESERVATION PARCELS TO BE RECORDED	36.652 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	39.749 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.
TOTAL AREA TO BE RECORDED	39.749 Ac.±



Owner
 Waverly Investors, LLC
 8318 Forrest Street
 Ellicott City, Maryland 21043
 (443)-367-0422

Owner
 Donald R. Reuwer, III
 18321 Penn Shop Road
 Mount Airy, Maryland 21771
 (443)-367-0422

Developer
 Land Design & Development, Inc.
 8318 Forrest Street
 Ellicott City, Maryland 21043
 (443)-367-0422

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

APPROVED: For Private Water And Private Sewerage Systems.
 Howard County Health Department.
 [Signature] 6/4/21
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.
 [Signature] 6.10.21
 Chief, Development Engineering Division

[Signature] 6/11/21
 Director

Owner's Certificate
 Waverly Investors, LLC, By Donald R. Reuwer, Jr., Member, And Donald R. Reuwer, III, 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 21st Day Of APRIL, 2021.

[Signature] Waverly Investors, LLC
 By: Donald R. Reuwer, Jr., Member

[Signature] Witness

[Signature] Witness

Surveyor's Certificate
 I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is (1) All Of The Lands Conveyed By Vixen Valley, LLC To Donald R. Reuwer, III By Deed In Dissolution Of Corporation Dated November 30, 2012 And Recorded Among The Land Records Of Howard County, Maryland In Liber 14507 At Folio 001; And Being Buildable Agricultural Preservation Parcel 'A', As Shown On Plats Entitled "Subdivision Plat, Jeff Harrison Property, Lots 1, 2, 3 & Preservation Parcel 'A'" Recorded Among The Aforesaid Land Records As Plat Nos. 17361 And 17362; And (2) Part Of The Lands Conveyed By Edward A. Geil, Personal Representative Of The Estate Of Eralyn V. Crowder To 3330 Rogers Avenue, LLC By Deed Dated November 1, 2013 And Recorded Among The Land Records Of Howard County, Maryland In Liber 15318 At Folio 435; Said 3330 Rogers Avenue, LLC By Articles Of Amendment For A Limited Liability On December 10, 2013 Changed The Name Of The Company To Waverly Investors, LLC; And Also Shown On A Plat Entitled "Plat Of Easement-Crowder Property" Recorded Among The Aforesaid Land Records As Plat No. 14570; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

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

RECORDED AS PLAT No. 25185 ON 6-28-21
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Crowder Property
 Lot 1 And
Vixen Valley Farm
 Buildable Agricultural Preservation Parcel 'A'

Being A Subdivision Of Tax Parcel 06, Recorded Among The Land Records Of Howard County, Maryland In Liber 15318 At Folio 435; And Buildable Agricultural Preservation Parcel 'A', As Shown On Plats Entitled "Subdivision Plat, Jeff Harrison Property, Lots 1, 2, 3 & Preservation Parcel 'A'" Recorded Among The Aforesaid Land Records Of Howard County, Maryland As Plat Nos. 17361 And 17362

Zoned: RC-DEO
 Tax Map: 6, Grid: 4, Parcel: 19 And
 Tax Map: 6, Grid: 3, Parcel: 06
 Fourth Election District, Howard County, Maryland
 Date: April 20, 2021 Scale: 1"=200' Sheet 2 Of 3

The Requirements S-3-108, The Real Property Article, Annotated Code of Maryland, 1988 Supplement 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 4/21/21
 Date
 Mark L. Robel, P.L.S. #339
 (Property) Line Surveyor
 Waverly Investors, LLC
 By: Donald R. Reuver, Jr., Member
 4/21/21
 Date
 Donald R. Reuver, Jr.

Reservation Of Public Utility Easements

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lot 1 And Buildable Agricultural Preservation Parcel 'A'. Any Conveyances Of The Aforesaid Lot/Parcel Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot/Parcel. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

Legend

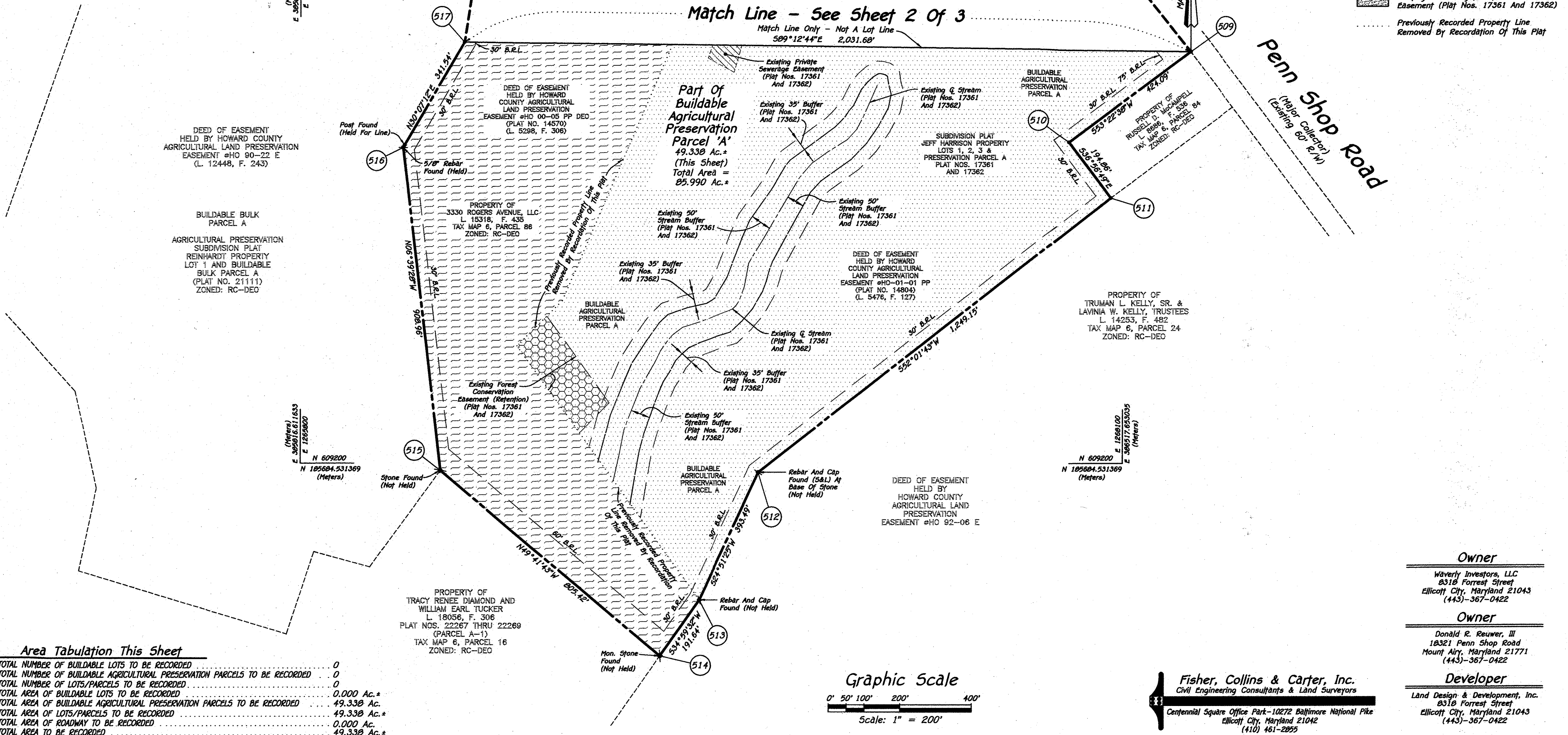
- Existing Preservation Easement (Plat No. 14804) (L. 5476, F. 127)
- Existing Preservation Easement (Plat Nos. 17361 And 17362) (L. 9113, F. 537)
- Existing Preservation Easement (Plat No. 14570) (L. 5298, F. 306)
- Existing Public Forest Conservation Easement (Plat Nos. 17361 And 17362)
- Existing Use-In-Common Driveway Easement (Plat Nos. 17361 And 17362)
- Existing Public Sight Distance Easement (Plat Nos. 17361 And 17362)
- Previously Recorded Property Line Removed By Recordation Of This Plat

(Meters)
 N 186111.252223
 N 610600
 E 1265800
 E 306916.61653

(Meters)
 N 609200
 N 185684.531369
 E 1265800
 E 306917.653055

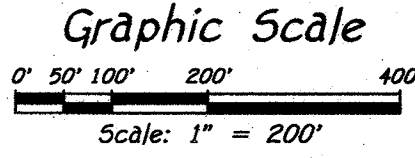
(Meters)
 N 185684.531369
 N 609200
 E 1265800
 E 306917.653055

Match Line - See Sheet 2 Of 3
 Match Line Only - Not A Lot Line
 S09°12'44"E 2,031.66'



Area Tabulation This Sheet

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE AGRICULTURAL PRESERVATION 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 BUILDABLE AGRICULTURAL PRESERVATION PARCELS TO BE RECORDED	49.338 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	49.338 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	49.338 Ac.*



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

Owner
 Waverly Investors, LLC
 8318 Forrest Street
 Ellicott City, Maryland 21043
 (443)-367-0422

Owner
 Donald R. Reuver, III
 10321 Penn Shop Road
 Mount Airy, Maryland 21771
 (443)-367-0422

Developer
 Land Design & Development, Inc.
 8318 Forrest Street
 Ellicott City, Maryland 21043
 (443)-367-0422

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

Howard County Health Officer 6/14/21
 Date

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division 6/10/21
 Date

Director 6/16/21
 Date

Owner's Certificate

Waverly Investors, LLC, By Donald R. Reuver, Jr., Member, And Donald R. Reuver, III, 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 21st Day Of APRIL, 2021.

Donald R. Reuver, Jr.
 Waverly Investors, LLC
 By: Donald R. Reuver, Jr., Member
 Donald R. Reuver, III

Witness
 Witness

Surveyor's Certificate

I Herely 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 (1) All Of The Lands Conveyed By Vixen Valley, LLC To Donald R. Reuver, III By Deed In Dissolution Of Corporation Dated November 30, 2012 And Recorded Among The Land Records Of Howard County, Maryland In Liber 14507 At Folio 001; And Being Buildable Agricultural Preservation Parcel A, As Shown On Plats Entitled "Subdivision Plat, Jeff Harrison Property, Lots 1, 2, 3 & Preservation Parcel A" Recorded Among The Aforesaid Land Records As Plat Nos. 17361 And 17362; And (2) Part Of The Lands Conveyed By Edward A. Geil, Personal Representative Of The Estate Of Ermalyn V. Crowder To 3330 Rogers Avenue, LLC By Deed Dated November 1, 2013 And Recorded Among The Land Records Of Howard County, Maryland In Liber 15318 At Folio 435; Said 3330 Rogers Avenue, LLC By Articles Of Amendment For A Limited Liability On December 10, 2013 Changed The Name Of The Company To Waverly Investors, LLC; And Also Shown On A Plat Entitled "Plat Of Easement-Crowder Property" Recorded Among The Aforesaid Land Records As Plat No. 14570; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

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

RECORDED AS PLAT No. 25784 ON 6-28-21
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Crowder Property
 Lot 1 And
Vixen Valley Farm
 Buildable Agricultural Preservation Parcel 'A'
 Being A Subdivision Of Tax Parcel 06, Recorded Among The Land Records Of Howard County, Maryland In Liber 15318 At Folio 435; And Buildable Agricultural Preservation Parcel A, As Shown On Plats Entitled "Subdivision Plat, Jeff Harrison Property, Lots 1, 2, 3 & Preservation Parcel A" Recorded Among The Aforesaid Land Records Of Howard County, Maryland As Plat Nos. 17361 And 17362

Zoned: RC-DEO
 Tax Map: 6, Grid: 4, Parcel: 19 And
 Tax Map: 6, Grid: 3, Parcel: 86
 Fourth Election District, Howard County, Maryland
 Date: April 20, 2021 Scale: 1"=200' Sheet 3 Of 3