

GENERAL NOTES

- SUBJECT PROPERTY ZONED RR-DEO PER THE 106/2013 COMPREHENSIVE ZONING REGULATIONS.
- GROSS AREA OF TRACT = 71.09 AC.
A. AREA OF FLOODPLAIN = 6.87 AC.
B. AREA OF 25% OR GREATER SLOPES = 1.12 AC.
C. NET AREA OF TRACT = 63.10 AC.
- AREA OF PROPOSED R/W DEDICATION = 0.19 AC.
- NET ACREAGE OF CONDITIONAL USE TRACT: 63.10 AC.
NUMBER OF UNITS ALLOWED: 62
NUMBER OF UNITS PROPOSED: 58
DENSITY PER NET ACREAGE (0.92 HOMES/ACRE)
- NUMBER OF LOTS/PARCELS PROPOSED: 1 (TOTAL)
A. BUILDABLE LOTS = 0
B. BUILDABLE PRESERVATION PARCEL = 0
C. NON-BUILDABLE PRESERVATION PARCELS = 0
D. BUILDABLE BULK PARCELS = 1 (70.99 AC.)
- PRIOR CASE NUMBERS ASSOCIATED WITH THIS PROJECT INCLUDE BA-20-002C, ECP-17-056, F-20-016, WP-18-070, WP-21-011, WP-22-132, SP-17-010B & WP-24-060.
- THE PROPOSED PRIVATE ROADS WILL HAVE A PAVEMENT WIDTH OF 24'. PARKING WILL BE RESTRICTED ON BOTH SIDES OF THE ROAD WITH SIGNAGE.
- THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY CONTROL POINT, INC. TITLED: LYHUS FAMILY TRUST, 1270 LIME KILN ROAD, APN #004-0024-0135-0000-0000 FULTON TOWNSHIP, 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND, PROJECT NO. CP14198, DATED: 4/24/15.
- A PORTION (1.12 AC.) OF THE PROPERTY QUALIFIES AS STEEP SLOPES (25% OR GREATER) AS DEFINED BY THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.116.B. THIS AREA IS SHOWN ON THE GRADING PLAN AND WILL REMAIN UNDISTURBED.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY SPECIFICATIONS. WATER QUALITY AND RECHARGE VOLUMES WILL BE PROVIDED BY DRYWELLS, GRASS SWALE, SUBMERGED GRAVEL WETLANDS, AND SURFACE SAND FILTER FACILITIES TO MEET MDE REQUIREMENTS. CHANNEL PROTECTION VOLUME AND PEAK MANAGEMENT IS REQUIRED DUE TO THE DOWNSTREAM CROSSING AT LIME KILN ROAD. DUE TO HEALTH DEPARTMENT WELL AND SEPTIC PROGRAM SETBACK REQUIREMENTS, ESD FACILITIES COULD NOT BE FULLY UTILIZED IN SOME AREAS OF THE SITE. ALL FACILITIES AND STORMDRAIN WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
- THE ADEQUATE ROAD FACILITIES TEST EVALUATION FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, DATED 2/11/16 AND UPDATED MARCH 17, 2022.
- THIS PROPERTY IS NOT LOCATED INSIDE OF THE METROPOLITAN DISTRICT.
- NO CEMETERIES ARE KNOWN TO EXIST WITHIN THIS SUBDIVISION.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLAN COORDINATE SYSTEM. HORIZONTAL AND VERTICAL CONTROL DATUM ARE BASED ON HOWARD COUNTY MONUMENT NOS. 3460 AND 3460 WHICH WERE USED FOR THIS PROJECT.
HOWARD COUNTY MONUMENT NO. 416C ELEV. = 468.296'
HOWARD COUNTY MONUMENT NO. 0079 ELEV. = 426.131'
- A FOREST STAND DELINEATION REPORT WAS COMPLETED BY ECO-SCIENCE PROFESSIONALS, INC. ON 09/15.
- A) A LANDSCAPING SURVEY WILL BE REQUIRED AS PART OF THE DEVELOPER'S AGREEMENT. THE LANDSCAPE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$25,200 FOR 81 SHADE TREES, 3 EVERGREEN TREES, AND 0 ORNAMENTAL TREES WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR THIS PLAN. PREVIOUSLY, THE AMOUNT OF \$12,000 FOR 40 SPECIEM TREE MITIGATION SHADE TREES (\$300 EACH), WAS POSTED AS PART OF THIS PROJECT UNDER THE DEVELOPER'S AGREEMENT FOR F-20-016.
B) FINANCIAL SURETY IN THE AMOUNT OF \$84,200.00 (\$300 EACH) FOR THE REQUIRED 214 STREET TREES IS REQUIRED. \$58,000 OF THAT TOTAL WAS PREVIOUSLY POSTED AS PART OF THIS PROJECT UNDER THE DEVELOPER'S AGREEMENT FOR F-20-016. THE REMAINING \$26,200 WILL BE POSTED WITH THE DEVELOPER'S AGREEMENT FOR SDP-23-018.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- AN OBVIOUSLY NON-CRITICAL FLOODPLAIN STUDY FOR BOTH ON-SITE AND OFF-SITE DRAINAGE AREAS FLOWING TOWARDS THE SITE WAS COMPLETED BY BOHLER ENGINEERING, DATED FEB. 2021. STUDY WAS COMPLETED TO ANALYZE THE IMPACTS OF THE PROPOSED ROAD CROSSING, LOCATED ON THE PROPOSED NICOLAR DRIVE.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE AMENDED ZONING REGULATIONS PER COUNCIL BILL NO. 32-2013. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY 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 APPLICATIONS.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
- SEE MARYLAND DEPARTMENT OF ENVIRONMENT GENERAL NOTES ON THIS PLAN FOR REQUIREMENTS RELATED TO FUTURE PLANS TO UTILIZE SHARED (MULTI-USE) SEWAGE SYSTEMS AND WATER SYSTEMS.
- THE STRUCTURE LOCATED ON THE PROPERTY, BUILT CIRCA 1940, IS NOT LISTED ON THE COUNTY'S HISTORIC SITES INVENTORY. THE HOUSE WAS REVIEWED BY THE COUNTY'S ARCHITECTURAL HISTORIAN, AND IT WAS APPROVED FOR DEMOLITION ON JUNE 16, 2021. HISTORIC PRESERVATION COMMISSION APPROVAL IS NOT REQUIRED PRIOR TO DEMOLITION. THE EXISTING STRUCTURE LOCATED ON THE SITE WILL BE REMOVED PRIOR TO PLAT RECORDATION.
- FOREST CONSERVATION REQUIREMENTS PER SECTION 16.120 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY RETENTION OF EXISTING FOREST IN THE AMOUNT OF 14.71 ACRES. THE REFORESTATION OBLIGATION OF 10.14 ACRES WILL BE PROVIDED BY 20.12 ACRES AT THE SAVAGE PROPERTY FOREST CONSERVATION BANK (F-21-42) AT 2:1 FOR AN OFFSITE REFORESTATION CREDIT OF 10.06 ACRES AND 0.08 ACRE (3,485 SF) PROVIDED BY PAYMENT OF FEE-IN-LIEU IN THE AMOUNT OF \$6,228.
- IN ACCORDANCE WITH SECTION 105.0 F OF THE ZONING REGULATIONS, AT LEAST 10% OF THE DWELLINGS IN EACH RR DEVELOPMENT SHALL BE MODERATE INCOME HOUSING UNITS. THIS REQUIREMENT WILL BE ADDRESSED AT THE TIME OF SUBMISSION OF THE FINAL PLAN.
- THE SUBJECT PROPERTY IS LOCATED IN THE GROWTH TIER III DESIGNATION AREA PER HOWARD COUNTY 2030 AND SB-236. THE SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012.

GENERAL NOTES (cont.)

- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (6' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH AND CHIP COATING (1-1/2" MIN.);
 - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 40' TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (#25 LOADING);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - 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 LOT AND ROAD RIGHT OF WAY LINE AND NOT ON THE PIPESTEM LOT DRIVEWAY.
- HOWARD COUNTY PLANNING BOARD APPROVED THE PRELIMINARY EQUIVALENT SKETCH PLAN ON 12/6/18 UNDER CASE #440.

ALTERNATIVE COMPLIANCES (PREVIOUSLY APPROVED):

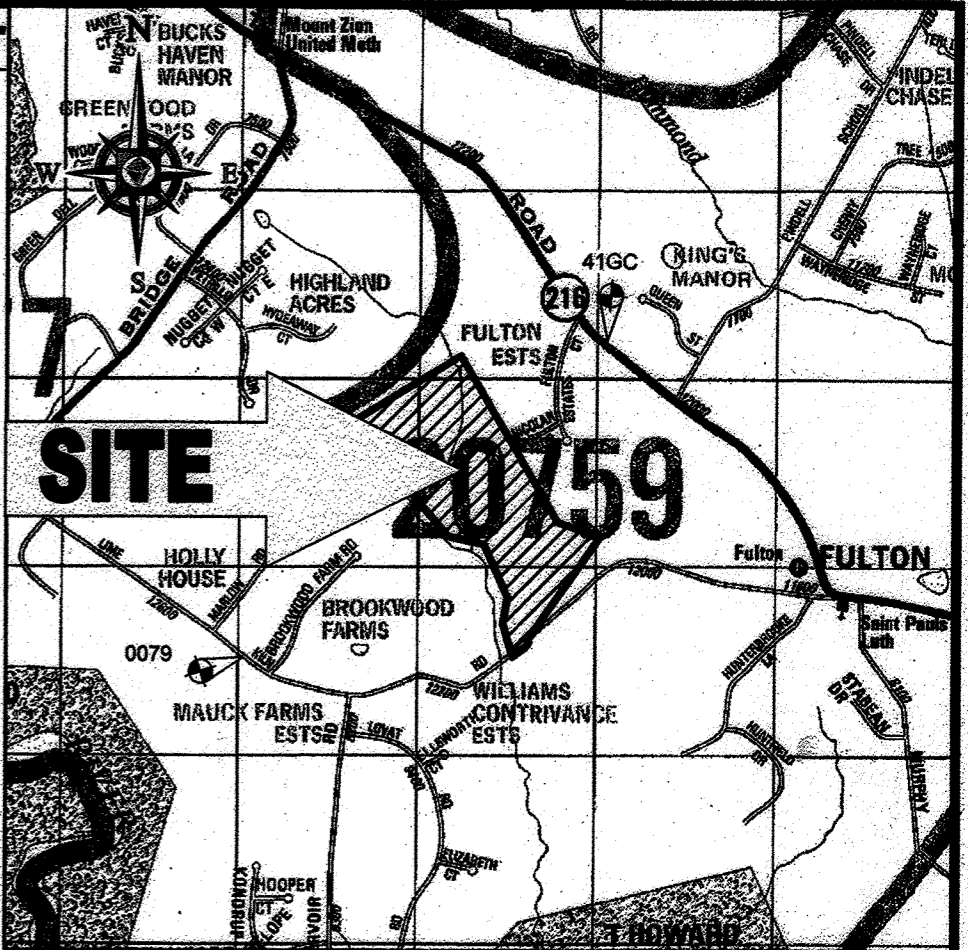
- REQUEST WP-18-070 FOR AN ALTERNATIVE COMPLIANCE OF SECTION 16.116 PROTECTION OF WETLANDS, STREAMS, AND STEEP SLOPES, SECTION 16.116(a), SECTION 16.116(b), SECTION 16.120(b)(4)(iii)(B) LOT DESIGN, AND SECTION 16.120(b)(7) ON-SITE FOREST RETENTION WAS APPROVED ON MARCH 1, 2019, SUBJECT TO THE FOLLOWING CONDITIONS:
 - COMPLIANCE WITH ALL SRC AGENCY COMMENTS ON THE SUBMITTED PRELIMINARY EQUIVALENT SKETCH PLAN (SP-17-010B).
 - PROVIDE 2 TO 1 REPLACEMENT TREES FOR THE 23 SPECIMEN TREES REMOVED, FOR A TOTAL OF 46 REPLACEMENT NATIVE TREES OF 3" MINIMUM CALIPER ON SITE IN PLACEMENT OF THE REMOVED TREES AS MITIGATION. THE MITIGATED PLANTINGS ARE TO BE PLACED ON THE PROPERTY TO ENHANCE THE LANDSCAPE SCENICITY. THESE PLANTINGS ARE TO BE PROVIDED ON THE FINAL PLAN AND WILL BE INCORPORATED INTO THE LANDSCAPE PLAN AND PERMITS FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THE ARMY CORP OF ENGINEERS FOR STREAM AND WETLAND IMPACTS.
 - INCLUDE THE ALTERNATIVE COMPLIANCE REQUEST NUMBER, DESCRIPTION, AND DECISION ON ALL ASSOCIATED PLANS AND FINAL PLATS.
 - THE PROPOSED STREAM CROSSING NEAR THE CENTER OF THE PROPERTY SHOULD BE STABILIZED AND RESTORED AFTER THE CROSSING HAS BEEN COMPLETED. THE CROSSING AREA SHOULD BE CLEANED OF DEBRIS, STABILIZED, AND ENHANCED PLANTINGS SHOULD BE PROVIDED FOR THE CROSSING AREA.
 - THE APPROVAL IS SUBJECT TO APPROVAL AND PERMITS FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THE ARMY CORP OF ENGINEERS FOR STREAM AND WETLAND IMPACTS.
- REQUEST WP-21-011 FOR AN ALTERNATIVE COMPLIANCE FROM SECTIONS 16.120(c)(2)(B) LOT LAYOUT MINIMUM FRONTAGES AND 16.124(b)(2) PERIMETER LANDSCAPE EDGES HAS BEEN APPROVED ON 5/3/21, SUBJECT TO THE FOLLOWING CONDITIONS:
 - PERIMETER LANDSCAPING WILL BE PROVIDED FOR THE PROPERTY, UNDER THE PLAT FOR THE FIRST RECORDED BUILDABLE LOT PER THE REQUIREMENTS ESTABLISHED IN THE HOWARD COUNTY LANDSCAPE MANUAL.
 - THE PROPOSED SHARED DRIVEWAY WILL NEED TO MEET THE NECESSARY SPECIFICATIONS AND REQUIREMENTS ESTABLISHED BY THE DEPARTMENT OF FIRE AND EMERGENCY SERVICES FOR EMERGENCY VEHICLE ACCESS. THE PRIVATE ROADS ARE TO BE OWNED AND MAINTAINED BY THE HOA OR GOVERNING BODY. THE ENGINEERING DESIGN MANUAL.
 - THE ALTERNATIVE COMPLIANCE FILE NUMBER, REQUESTED SECTIONS, DECISION DATE AND CONDITIONS OF APPROVAL SHALL BE INDICATED ON THE PLAT AS A GENERAL NOTE.
 - SHARED ACCESS EASEMENTS AND MAINTENANCE AGREEMENTS WILL BE REQUIRED TO BE CREATED FOR THE SHARED DRIVEWAY LOCATIONS TO ENSURE GUARANTEED ACCESS AND MAINTENANCE OF THE ASPHALT.
- REQUEST WP-22-132 FOR AN ALTERNATIVE COMPLIANCE FROM SECTION 16.120(c)(3) MINIMUM LOT FRONTAGE HAS BEEN APPROVED ON 8/18/22, SUBJECT TO THE FOLLOWING CONDITIONS:
 - ALL PRIVATE ROADS MUST PROVIDE SAFE ADEQUATE ACCESS TO THE RESIDENTIAL UNITS WITHIN THE DEVELOPMENT. THE PRIVATE ROADS ARE TO BE OWNED AND MAINTAINED BY THE HOA OR GOVERNING BODY.
 - THE PRIVATE ROAD DESIGN AND DETAILS AND INFRASTRUCTURE MUST COMPLY WITH THE DESIGN STANDARDS FOR PUBLIC ROADS AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL.
 - ALL SIDEWALKS, CURB RAMPS, AND OTHER ROADSIDE IMPROVEMENTS SHOULD BE DESIGNED TO BE CONSISTENT WITH THE HOWARD COUNTY DESIGN MANUAL AND THE US ACCESS BOARD ADRAPROVAG DESIGN SPECIFICATIONS.
 - COMPLIANCE WITH ALL COMMENTS AND MARKUPS WITH THE REDLINE TO SP-17-010B-RL.
 - INCLUDE THE ALTERNATIVE COMPLIANCE REQUEST NUMBER, DESCRIPTION, AND DECISION ON ALL ASSOCIATED PLANS AND FINAL PLATS.
- REQUEST WP-24-060 FOR AN ALTERNATIVE COMPLIANCE FOR SECTION 16.144(n)(5) AND SECTION 16.156(a)(2) WAS APPROVED ON JANUARY 17, 2024 SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE SITE DEVELOPMENT PLAN, SDP-23-018 (THE HIGHLANDS) SHALL BE RESUBMITTED WITHIN 90 DAYS OF THE PRIOR DEADLINE DATE (ON OR BEFORE MARCH 6, 2024).
 - THE FINAL PLAT, F-23-023 (THE HIGHLANDS) SHALL BE RESUBMITTED WITHIN 90 DAYS OF THE PRIOR DEADLINE DATE (ON OR BEFORE MARCH 6, 2024).
 - THE SUBMITTED SITE DEVELOPMENT PLAN AND PLAT MUST ADDRESS THE ASSOCIATED REVIEW COMMENTS AND REMAINING OUTSTANDING PROCESSES FROM THE PLAN REVIEW AGENCIES.
 - ADD THE ALTERNATIVE COMPLIANCE REQUEST NUMBER, PURPOSE, SECTION, DATE, AND CONDITIONS ON ALL SUBSEQUENT PLAN SUBMISSIONS.

DESIGN MANUAL WAIVERS (PREVIOUSLY APPROVED):

- A WAIVER TO DESIGN MANUAL VOLUME III, SECTION 2.3.3.E WHICH REQUIRES THAT A PERMANENT NON-THROUGH STREET HAVE A MAXIMUM LENGTH OF 1,200 FT WAS APPROVED ON JANUARY 17, 2018, SUBJECT TO THE FOLLOWING:
 - ENVIRONMENTAL IMPACTS WOULD BE REQUIRED TO EXTEND THIS ROAD. ENVIRONMENTAL FEATURES WILL BE RETAINED BY ALLOWING THE ROAD TO REMAIN A NON-THROUGH ROADWAY.
 - THE PROPOSED ROADWAY SHALL MEET ALL OTHER DESIGN CRITERIA.
- A WAIVER TO DESIGN MANUAL VOLUME III, SECTION 2.6.a, TO ALLOW A USE-IN-COMMON DRIVEWAY TO SERVE 9 LOTS WAS APPROVED ON AUGUST 31, 2020, SUBJECT TO THE FOLLOWING:
 - THIS APPROVAL IS TO ALLOW A MAXIMUM OF 9 DWELLING UNITS TO UTILIZE THE PROPOSED USE-IN-COMMON DRIVEWAY. IF THE CONDITIONAL USE IS APPROVED AND THE NUMBER OF DWELLING UNITS IS INCREASED, THIS WAIVER APPROVAL WILL BE VOID AND A PUBLIC ROAD WILL HAVE TO BE EXTENDED IN ACCORDANCE WITH HOWARD COUNTY REGULATION.
 - THE SHARED DRIVEWAY MUST BE DESIGNED TO MEET ALL CURRENT DESIGN MANUAL REGULATIONS REGARDING SLOPE, CURVATURE, WIDTH, ETC. IF THESE ADDITIONAL REQUIREMENTS CANNOT BE MET, ADDITIONAL WAIVERS MUST BE APPROVED, OR THIS APPROVAL WILL BE VOID AND A PUBLIC ROADWAY EXTENSION WILL BE REQUIRED.
 - FIRE AND RESCUE MAY REQUIRE ADDITIONAL IMPROVEMENTS TO THE SHARED DRIVEWAY BASED ON THE E-PLAN REVIEW. THIS APPROVAL IS SUBJECT TO PROVIDING ANY ADDITIONAL IMPROVEMENTS THEY MAY REQUEST TO ENSURE SUFFICIENT EMERGENCY ACCESS.
 - THE ENTIRE SHARED DRIVEWAY WILL HAVE TO BE CONSTRUCTED TO A P-1 PAVEMENT SECTION STANDARD AND BE 18-FEET WIDE UP TO THE POINT WHERE THE SHARED DRIVEWAY SPLITS.
 - STANDARD SHA OR EQUIVALENT GUARDRAIL MUST BE PROVIDED ALONG THE DRIVEWAY WHERE WARRANTS ARE MET.
 - LABEL THE CENTERLINE RADII ALONG THE ROAD CURVES. ENSURE THE MINIMUM 45-FEET IS PROVIDED.
 - IF THE CONDITIONAL USE IS APPROVED A CUL-DE-SAC WILL BE REQUIRED AT THE TERMINUS OF THE PUBLIC ROAD.

MARYLAND DEPARTMENT OF THE ENVIRONMENT GENERAL NOTES:

- SEQUENCE OF WELL DRILLING TO BE CONFIRMED PRIOR TO SIGNATURE OF SITE DEVELOPMENT PLAN.
- THIS AREA DESIGNATES A SEWAGE DISPOSAL AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THIS SEWAGE DISPOSAL AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE MARYLAND DEPARTMENT OF THE ENVIRONMENT OFFICE SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE SEWAGE EASEMENT. RECORDATION OF A REVISED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- ANY CHANGES TO A PRIVATE SEWAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- ALL STRUCTURES WILL BE ABANDONED PRIOR TO SIGNATURE OF THE SITE DEVELOPMENT PLAN AND BEFORE THE RELEASE OF ANY BUILDING PERMITS.
- A GROUNDWATER APPROPRIATIONS PERMIT MUST BE ISSUED BY MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR THE SHARED WELLS PRIOR TO HEALTH DEPARTMENT ISSUANCE OF ANY WELL PERMIT OR SIGNATURE OF A SITE DEVELOPMENT PLAN. DETAILS OF THE SHARED WELL SYSTEM MUST BE REVIEWED AND APPROVED BY THE HEALTH DEPARTMENT AND MARYLAND DEPARTMENT OF THE ENVIRONMENT PRIOR TO HEALTH DEPARTMENT SIGNATURE OF THE SITE DEVELOPMENT PLAN.
- THE MDE (MARYLAND DEPARTMENT OF THE ENVIRONMENT) MAY REQUIRE SAMPLING OF SPECIFIC WELLS AT YIELD TEST TO EVALUATE GROUNDWATER FOR CONTENT OF NITRATES, SODIUM, CHLORIDES, AND/OR TOTAL DISSOLVED SOLIDS (TDS).
- PRIOR TO SUBMITTAL FOR SIGNATURE OF THE SITE DEVELOPMENT PLAN, THE MARYLAND DEPARTMENT OF THE ENVIRONMENT MUST RECEIVE COPIES OF INVOICES FOR 'PUMP-OUTS' AND CONTRACTORS FOR EACH OF THE SEPTIC SYSTEMS THAT ARE ABANDONED WITHIN THE PROJECT AREA.
- PRIOR TO SUBMITTAL FOR SIGNATURE OF THE SITE DEVELOPMENT PLAN, THE MARYLAND DEPARTMENT OF THE ENVIRONMENT MUST RECEIVE A WELL ABANDONMENT REPORT FOR EACH WELL THAT IS TO BE SEALED.
- ALL WELLS INSTALLED FOR SUBDIVISION ARE TO BE PROTECTED DURING ALL PHASES OF THE SITE PREPARATION AND CONSTRUCTION. THE MARYLAND DEPARTMENT OF THE ENVIRONMENT PREFERS THAT A HIGHLY VISIBLE MATERIAL SUCH AS ORANGE FENCING BE INCLUDED AMONG MATERIALS USED TO PROTECT THE WELLS.
- CURB AND GUTTER WILL BE PROVIDED ON ALL ROADS AND SHARED DRIVEWAY WHEN WELLS CANNOT BE ACHIEVE 50 FOOT SEPARATION FROM ROADSIDE SWALES.
- ALL SEWER FORCE MAINS MUST BE LOCATED AT LEAST 50 FEET FROM WELLS AND WELL BOXES OR CONFORM TO THE REQUIREMENTS OF COMAR 26.04.04.B3 TO ALLOW THEM TO BE LOCATED BETWEEN 10 AND 50 FEET AWAY.
- THE SHARED FACILITY DESIGN AND APPROVAL IS SUBJECT TO REVIEW BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT. THE WASTEWATER CAPACITY OF THE OF THE SHARED FACILITY IS SUBJECT REVIEW AND APPROVAL AND WILL BE PUBLISHED IN THE MARYLAND GROUNDWATER DISCHARGE PERMIT ISSUED BY MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- THE SHARED WELLS AND WELL LOCATIONS LOCATED DOWN GRADE FROM THE SEWAGE DISPOSAL AREA REQUIRE A VARIANCE FROM MARYLAND DEPARTMENT OF THE ENVIRONMENT. SEWAGE DISPOSAL DESIGN IS REQUIRED PRIOR TO RECOMMENDATION AND REVIEW OF A VARIANCE. WELL AND WELL BOX LOCATIONS MAY NEED TO BE REVISED BASED ON THE VARIANCE REVIEW.
- EXISTING POND MUST BE REMOVED AND THE RESULTING SURFACE WATER FLOW MUST BE AT LEAST 100 FEET FROM ALL SEWERAGE DISPOSAL AREAS PRIOR TO MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVAL OF FINAL RECORD PLAT.
- THIS PLAN DOES NOT ADDRESS HOW CERTAIN WELL AREAS WILL BE ACCESSED FOR MAINTENANCE, SERVICING, AND REPLACEMENT WELL DRILLING. THE FINAL DESIGN OF THE SHARED FACILITY DESIGN AND APPROVAL IS SUBJECT TO REVIEW BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT. SUCH AS WELL BOX GRADING, ACCESS, AND OTHER CRITERIA NOT SHOWN ON THIS PLAN, A SHARED WELL DESIGN MUST BE SUBMITTED, REVIEWED, AND APPROVED BY THE APPROVING AUTHORITY PRIOR TO APPROVAL OF A SITE DEVELOPMENT PLAN, FINAL PLAT, WELL PERMITS, OR BUILDING PERMITS.
- MDE WILL BE THE SIGNING AUTHORITY FOR THE SHARED WELL AND SHARED SEPTIC SYSTEM(S). PLEASE REFER TO THE HEALTH DEPARTMENT MEMO DATED 12/13/2023 THAT RELINQUISHES REVIEW AUTHORITY OF SHARED FACILITIES TO THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE).



LOCATION MAP

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DELOMRE STREET ATLAS 2004 PLUS USA
SCALE: 1"=200'

LEGEND :

- PROPOSED PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING PROPERTY LINE
- SETBACK
- EXISTING FEMA FLOODPLAIN
- EXISTING OBVIOUSLY NON-CRITICAL FLOODPLAIN
- FLOODPLAIN EASEMENT
- PROPERTY CORNER TO BE SET
- WETLAND
- W/B WETLAND BUFFER
- SB 100' STREAM BANK BUFFER
- STREAM BANK
- PERENNIAL STREAM
- PRIVATE ROAD CENTERLINE
- SEWAGE DISPOSAL AREA (PRIVATE)
- FOREST CONSERVATION AREA

NECESSARY DISTURBANCES (PREVIOUSLY APPROVED):

- A WAIVER TO SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.116(c) TO ALLOW THE LYHUS PROPERTY PROJECT TO IMPACT STREAMBANK BUFFERS AND WETLAND BUFFERS AS ESSENTIAL OR NECESSARY DISTURBANCES WAS APPROVED ON MAY 4, 2021, SUBJECT TO THE FOLLOWING:
 - THE DETAILED JUSTIFICATION PROVIDED BY BOHLER ENGINEERING IN A LETTER DATED APRIL 28, 2021.
 - THE EXISTING PROPERTY HAS A SMALL ROAD FRONTAGE ON LIME KILN ROAD WITH A VERY NARROW AND CONSTRAINED PASSAGE INTO THE SITE IN BETWEEN TWO SEPARATE STREAMS NEAR THE ROADWAY ENTRANCE. THE PROPOSED ROADWAY WILL NEED TO FIT WITHIN THIS PASSAGE IN ORDER TO DISTURB AS LITTLE OF THE SURROUNDING ENVIRONMENTAL AREAS AS POSSIBLE.
 - THE DISTURBANCES ARE THE MINIMUM NECESSARY TO PROVIDE THE PROPOSED STANDARD ROADWAY AS CLOSE TO THE COUNTIES STANDARDS AS POSSIBLE AS PART OF THE REVIEW OF FINAL PLAN F-20-016.
 - THERE ARE NO OTHER REASONABLE ALTERNATIVES FOR PROVIDING THE PROPOSED ROADWAY THAT MEET THE REQUIREMENTS FOR A STANDARD ROADWAY PROFILE.

OVERALL AREA TABULATION CHART

TOTAL NUMBER OF BUILDABLE LOTS AND/OR PARCEL TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE BULK PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	70.99 AC.±
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	0
TOTAL AREA OF ROADWAY TO BE RECORDED	0.19
TOTAL AREA TO BE RECORDED	71.09 AC.±

"DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, 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 LOTS/PARCELS. 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, 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 THE 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."

ROCK REALTY, INC. C/O H & H ROCK COMPANIES
JAMES FRASER MARK LEVY
DATE: 6/14/2024

OWNER
LYHUS DEVELOPMENT, LLC
C/O H & H ROCK COMPANIES
6800 DEERPATH ROAD #100
ELK RIDGE, MARYLAND 21075

DEVELOPER
ROCK REALTY, INC. C/O H & H ROCK COMPANIES
6800 DEERPATH ROAD #100
ELK RIDGE, MARYLAND 21075
CONTACT: JAMES FRASER
PHONE: 410-567-1046

BENCHMARK

GEODETIC SURVEY CONTROL - 416C
ELEV. 468.296'
N 543,290.616
E 1,331,697.881

GEODETIC SURVEY CONTROL - 0079
ELEV. 426.131'
N 540,070.994
E 1,327,702.794

ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE MODERATE INCOME HOUSING UNIT (MIHU) FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

PURPOSE NOTE:
PURPOSE FOR THIS PLAT IS TO CREATE ONE (1) BUILDABLE BULK PARCEL.

COVER SHEET

CONTROL POINT ASSOCIATES, INC.
NEW BRITAIN CORPORATE CENTER
1600 MANOR DRIVE, SUITE 210
CHALFONT, PA 18914
215.712.9800 - 215.712.9802 FAX
WWW.CPASURVEY.COM

MANHATTAN, NY 646.780.0411
MT. LAUREL, NJ 609.857.2099
WARREN, NJ 908.668.0099
SOUTHBOROUGH, MA 508.948.3000

RECORDED AS PLAT 2114/110 ON 1-27-24 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED FOR SHARED WATER AND SHARED SEWERAGE SYSTEMS.

Naomi Howell 6/25/24
NAOMI HOWELL, PROGRAM MANAGER
WASTEWATER POLLUTION PREVENTION AND RECLAMATION PROGRAM
MARYLAND DEPARTMENT OF THE ENVIRONMENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 6-28-24
DATE

DIRECTOR 6-28-24
DATE

OWNER'S CERTIFICATE

WE, LYHUS DEVELOPMENT, LLC, C/O H & H ROCK COMPANIES, 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:

- 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;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF ALL 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;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

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

WITNESS MY HAND THIS 14th DAY OF July 2024

LYHUS DEVELOPMENT, LLC, C/O H & H ROCK COMPANIES
NAME: TITLE: WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY MITRON, LLC TO MITRON PARCEL 1, LLC BY DEED DATED JANUARY 8, 2019 AND RECORDED IN LIBER 18517 FOLIO 181, AND BY MITRON, LLC TO MITRON PARCEL 2, LLC BY DEED DATED JANUARY 8, 2019 AND RECORDED IN LIBER 18517 FOLIO 185, AND BY MITRON PARCEL 3, LLC TO MITRON PARCEL 3, LLC BY DEED DATED JANUARY 22, 2019 AND RECORDED IN LIBER 18534 FOLIO 362. THIS PLAN SHALL BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, AND THAT ALL THE MONUMENTS SHOWN ON THIS PLAN WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE LAND RECORDS OF HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED).

JAMES SENS, PLS
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21572
EXPIRATION DATE: 9/27/2026

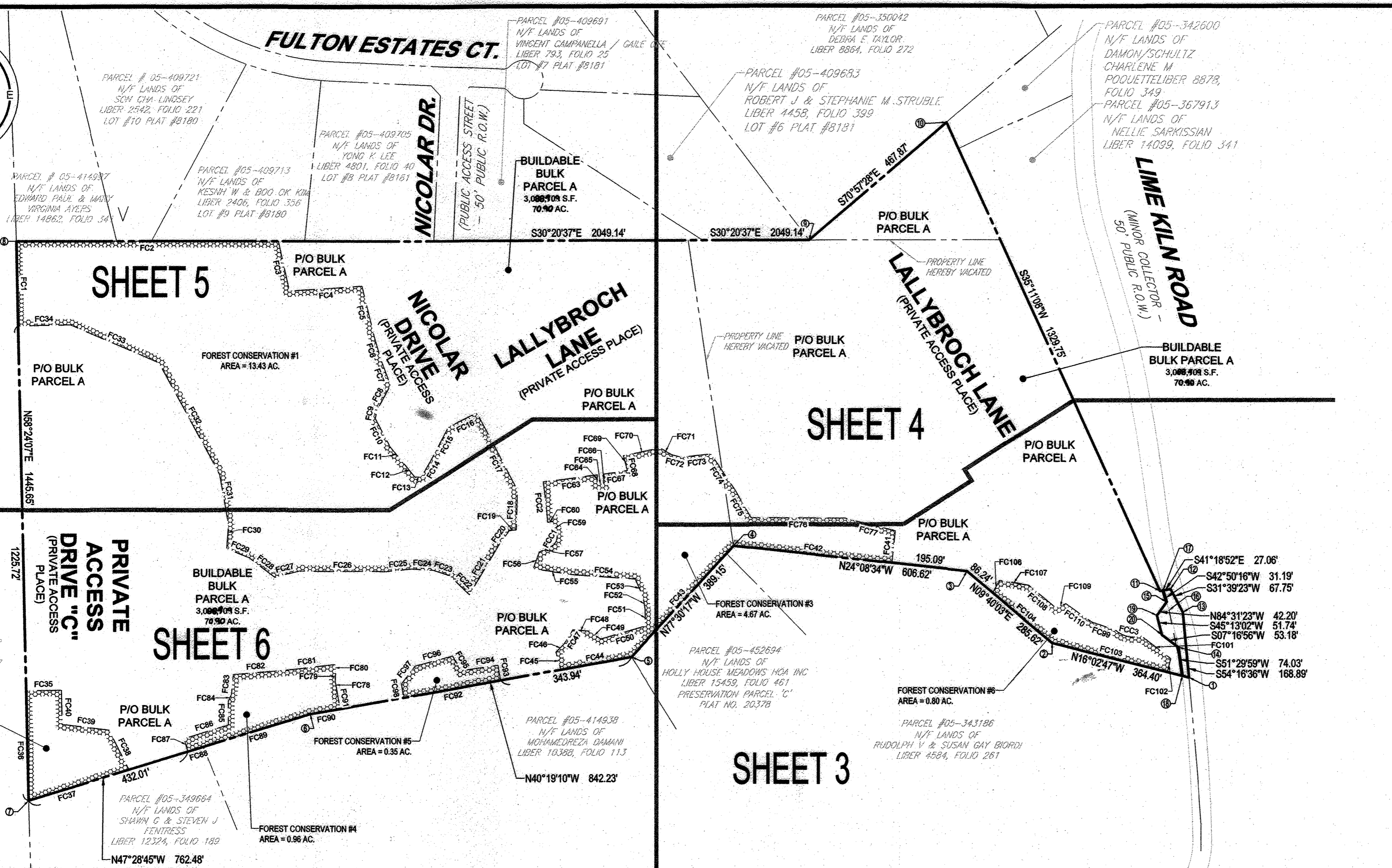
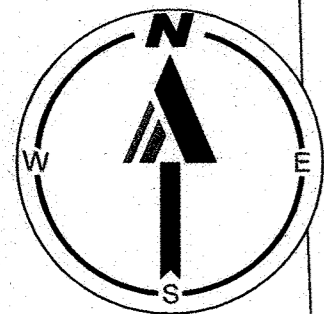
6/13/2024
DATE

THE HIGHLANDS (F.K.A. LYHUS PROPERTY)

BUILDABLE BULK PARCEL A

ZONING: RR-DEO
TAX MAP 40, GRID 24, PARCEL 135
5th ELECTION DISTRICT,
HOWARD COUNTY, MARYLAND
SHEET: 1 OF 7 SCALE: N/A

DATE: MAY 10, 2024 DPZ FILE #S: ECP-17-056, WP-21-011, WP-18-070, SP-17-010B, WP-24-060



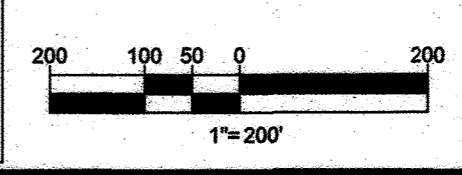
POINT TABLE		
POINT #	NORTHING	EASTING
1	539871.1815	1330876.9844
2	540221.3816	1330576.2590
3	540502.9455	1330624.2231
4	541066.5038	1330376.1081
5	541140.7008	1329986.1711
6	541782.8578	1329451.2071
7	542298.1860	1328889.2350
8	543055.6449	1330120.5594
9	541287.2205	1331155.7548
10	541134.5719	1331598.0184
11	540047.7834	1330831.7855
12	540027.4587	1330848.6502
13	539969.7892	1330814.0935
14	539834.0983	1330730.0796
15	540018.2642	1330815.5490
16	540003.1462	1330800.8394
17	540042.1320	1330836.7529
18	539888.0117	1330872.1438
19	540023.2919	1330773.5428
20	539886.8469	1330738.8204

OVERALL AREA TABULATION CHART	
TOTAL NUMBER OF BUILDABLE LOTS AND/OR PARCEL TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE BULK PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	70.90 AC.±
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	0
TOTAL AREA OF ROADWAY TO BE RECORDED	0.19
TOTAL AREA TO BE RECORDED	71.09 AC.±

OWNER
 LYHUS DEVELOPMENT, LLC
 C/O H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075

DEVELOPER
 ROCK REALTY INC. C/O H & H
 ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELK RIDGE, MARYLAND 21075
 CONTACT: JAMES FRASER
 PHONE: 410-567-1046

FOREST CONSERVATION EASEMENT AREA TABULATION							
EASEMENT	GROSS FOREST AREA (AC)	FOREST AREA NONCREDITED (FOR FOREST LESS THAN 10,000 S.F. (AC))	FOREST AREA NONCREDITED (100 YEAR FLOODPLAIN) (AC)	NET FOREST (RETAINED) (CREDITED) (AC)	PLANTED AREA (REFORESTATION) (CREDITED) (AC)	CREDITED EASEMENT AREA (AC)	TOTAL EASEMENT AREA (AC)
FCE #1	13.43	0.00	4.14	9.29	0.00	9.29	13.43
FCE #2	1.04	0.00	0.00	1.04	0.00	1.04	1.04
FCE #3	4.67	0.00	1.80	2.87	0.00	2.87	4.67
FCE #4	0.96	0.00	0.00	0.96	0.00	0.96	0.96
FCE #5	0.35	0.00	0.00	0.35	0.00	0.35	0.35
FCE #6	0.80	0.00	0.52	0.28	0.00	0.28	0.80
TOTAL	21.25	0.00	6.46	14.79	0.00	14.79	21.25



KEY SHEET & COORDINATES

CONTROL POINT ASSOCIATES, INC.
 NEW BRITAIN CORPORATE CENTER
 1600 MANOR DRIVE, SUITE 210
 CHALFONT, PA 18914
 215.712.9800 - 215.712.9802 FAX
 WWW.CPASURVEY.COM

MANHATTAN, NY 646.780.0411
 MT. LAUREL, NJ 609.857.2099
 WARREN, NJ 908.668.0099
 SOUTHBOROUGH, MA 508.848.3000

RECORDED AS PLAT 26647 ON 6-28-24 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED FOR SHARED WATER AND SHARED SEWERAGE SYSTEMS.

Naomi Howell 6/25/24
 NAOMI HOWELL, PROGRAM MANAGER DATE
 WASTEWATER POLLUTION PREVENTION AND RECLAMATION PROGRAM
 MARYLAND DEPARTMENT OF THE ENVIRONMENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Clum 6-25-24
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 HSA

[Signature] 6-28-24
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, LYHUS DEVELOPMENT, LLC, C/O H & H ROCK COMPANIES, 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:

- 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;
- 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;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

(5) THE REQUIREMENTS 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1888 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

WITNESS MY HAND THIS 14th DAY of June, 2024.

LYHUS DEVELOPMENT, LLC, C/O H & H ROCK COMPANIES
 NAME: [Signature] TITLE: [Signature]

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY MITRON, LLC TO MITRON PARCEL 1, LLC BY DEED DATED JANUARY 8, 2019 AND RECORDED IN LIBER 18517 FOLIO 181, AND BY MITRON, LLC TO MITRON PARCEL 2, LLC BY DEED DATED JANUARY 8, 2019 AND RECORDED IN LIBER 18517 FOLIO 185, AND BY MITRON PARCEL 3, LLC TO MITRON PARCEL 2, LLC BY DEED DATED JANUARY 22, 2019 AND RECORDED IN LIBER 18534 FOLIO 362; ALL RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, AND THAT ALL THE MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND.

[Signature] 6/13/2024
 JAMES D. SENS, PLANNING AND ZONING SURVEYOR NO. 21572 DATE
 MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21572
 EXPIRATION DATE: 6/27/2026

THE HIGHLANDS (F.K.A. LYHUS PROPERTY)

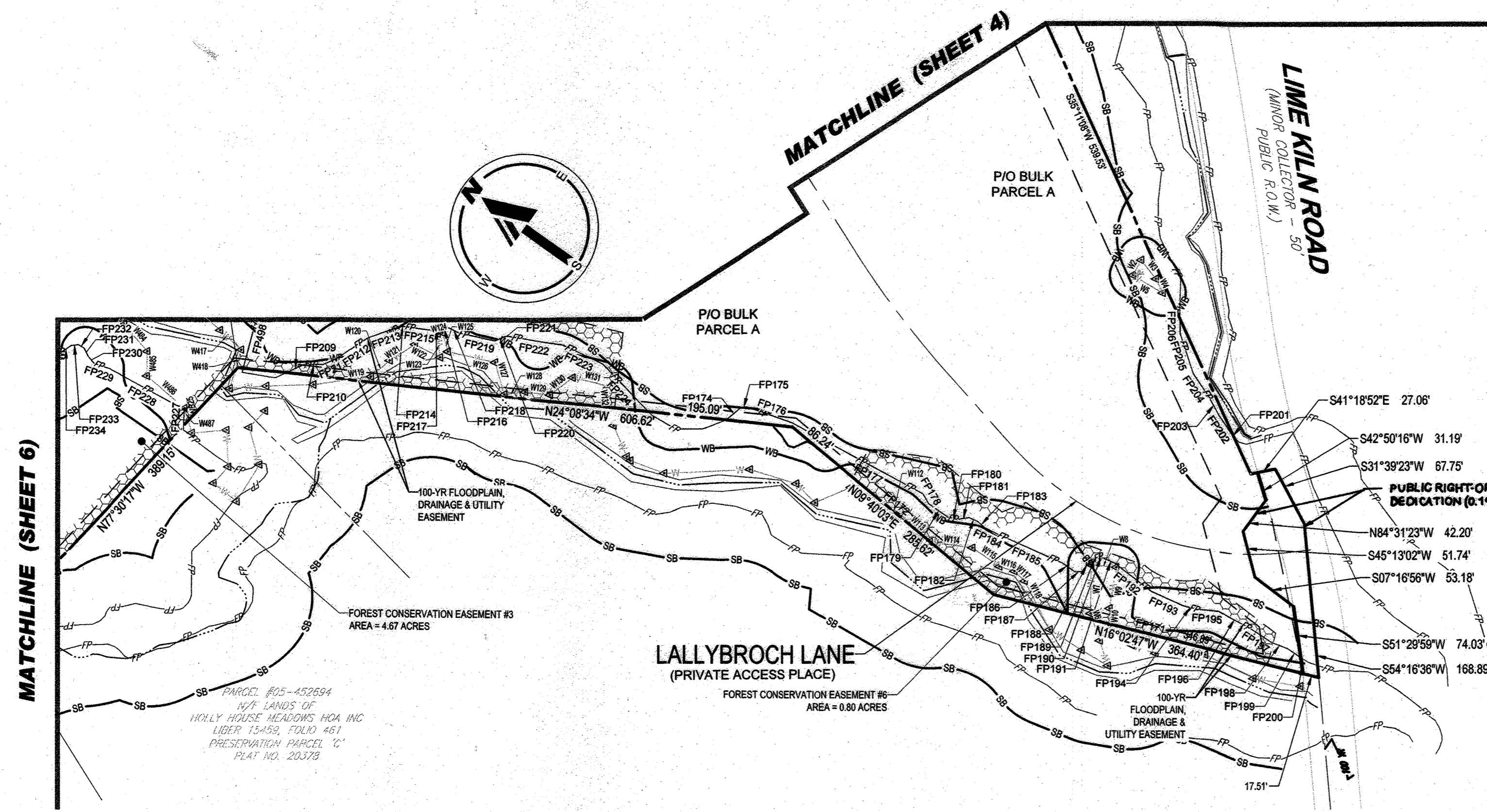
BUILDABLE BULK PARCEL A

ZONING: RR-DEO
 TAX MAP 40, GRID 24, PARCEL 135
 5th ELECTION DISTRICT,
 HOWARD COUNTY, MARYLAND
 SHEET: 2 OF 7 SCALE: 1"=200'

DATE: MAY 10, 2024 DPZ FILE #S: ECP-17-056, WP-21-011, WP-18-070, SP-17-010b, WP-24-060

FLOODPLAIN EASEMENT LINE TABLE			FLOODPLAIN EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
FP171	N16° 02' 47"W	348.89'	FP193	S05° 50' 11"E	38.46'
FP172	N09° 40' 03"E	285.62'	FP194	S15° 40' 09"E	14.65'
FP174	S70° 25' 24"E	20.71'	FP195	S26° 16' 13"E	24.13'
FP175	S34° 44' 42"E	6.71'	FP196	S02° 17' 34"E	37.32'
FP176	S11° 22' 06"E	52.58'	FP197	S03° 10' 57"W	29.38'
FP177	S01° 37' 44"E	162.44'	FP198	S08° 23' 52"E	17.66'
FP178	S29° 40' 49"W	12.22'	FP199	S03° 53' 31"W	19.05'
FP179	S04° 36' 53"W	26.56'	FP200	S53° 24' 34"W	17.09'
FP180	S19° 54' 05"E	10.67'	FP201	S16° 52' 37"W	1.56'
FP181	S38° 24' 18"E	11.78'	FP202	S25° 08' 43"W	26.67'
FP182	S08° 32' 02"E	10.24'	FP203	S31° 21' 23"W	23.17'
FP183	S11° 36' 08"W	10.85'	FP204	S25° 29' 10"W	29.45'
FP184	S04° 21' 56"E	16.13'	FP205	S41° 43' 03"W	45.35'
FP185	S06° 01' 12"E	76.06'	FP206	S58° 30' 52"W	16.39'
FP186	S04° 05' 10"W	17.41'	FP220	S54° 44' 14"E	11.68'
FP187	S32° 45' 30"E	7.10'	FP221	S36° 32' 37"E	3.95'
FP188	S62° 01' 03"E	16.37'	FP222	S20° 57' 02"E	59.54'
FP189	S51° 21' 53"E	8.19'	FP223	S04° 15' 55"E	48.56'
FP190	S20° 23' 35"E	5.31'	FP224	S15° 58' 28"W	71.66'
FP191	S07° 33' 34"E	12.31'			
FP192	S07° 16' 43"W	51.81'			

FLOODPLAIN EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
FP227	S61° 58' 55"W	17.63'
FP228	S01° 27' 36"E	93.44'
FP229	S12° 14' 38"E	17.57'
FP230	S20° 19' 17"W	10.02'
FP231	S32° 52' 44"W	10.09'
FP232	S00° 13' 54"E	7.52'
FP233	S38° 30' 54"E	7.97'
FP234	S64° 48' 06"E	12.89'
FP498	S74° 18' 16"W	57.91'

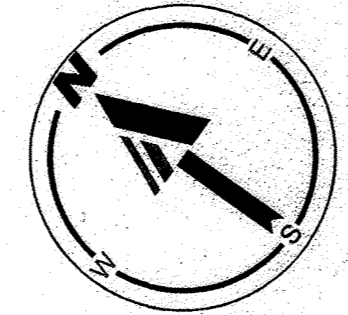


LEGEND :

- PROPOSED PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING PROPERTY LINE
- SETBACK
- EXISTING FEMA FLOODPLAIN
- EXISTING OBVIOUSLY NON-CRITICAL FLOODPLAIN
- FLOODPLAIN EASEMENT
- PROPERTY CORNER TO BE SET
- WETLAND
- WETLAND BUFFER
- 100' STREAM BANK BUFFER
- STREAM BANK
- PERENNIAL STREAM
- PRIVATE ROAD CENTERLINE
- SEWAGE DISPOSAL AREA (PRIVATE)
- FOREST CONSERVATION AREA

MATCHLINE (SHEET 6)

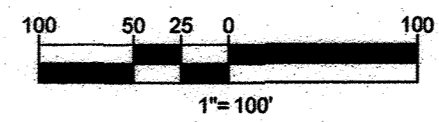
MATCHLINE (SHEET 4)



OWNER
 LYHUS DEVELOPMENT, LLC
 C/O H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELKCRIDGE, MARYLAND 21075

DEVELOPER
 ROCK REALTY INC. C/O H & H
 ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELKCRIDGE, MARYLAND 21075
 CONTACT: JAMES FRASER
 PHONE: 410-567-1046

SUBDIVISION PLAT
CONTROL POINT ASSOCIATES, INC.
 NEW BRITAIN CORPORATE CENTER
 1600 MANOR DRIVE, SUITE 210
 CHALFONT, PA 18914
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 MANHATTAN, NY 646.780.0411
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 WARREN, NJ 908.868.0099
 SOUTHBOROUGH, MA 508.948.3000



APPROVED FOR SHARED WATER AND SHARED SEWERAGE SYSTEMS.
Naomi Howell 6/25/24
 NAOMI HOWELL, PROGRAM MANAGER
 WASTEWATER POLLUTION PREVENTION AND RECLAMATION PROGRAM
 MARYLAND DEPARTMENT OF THE ENVIRONMENT

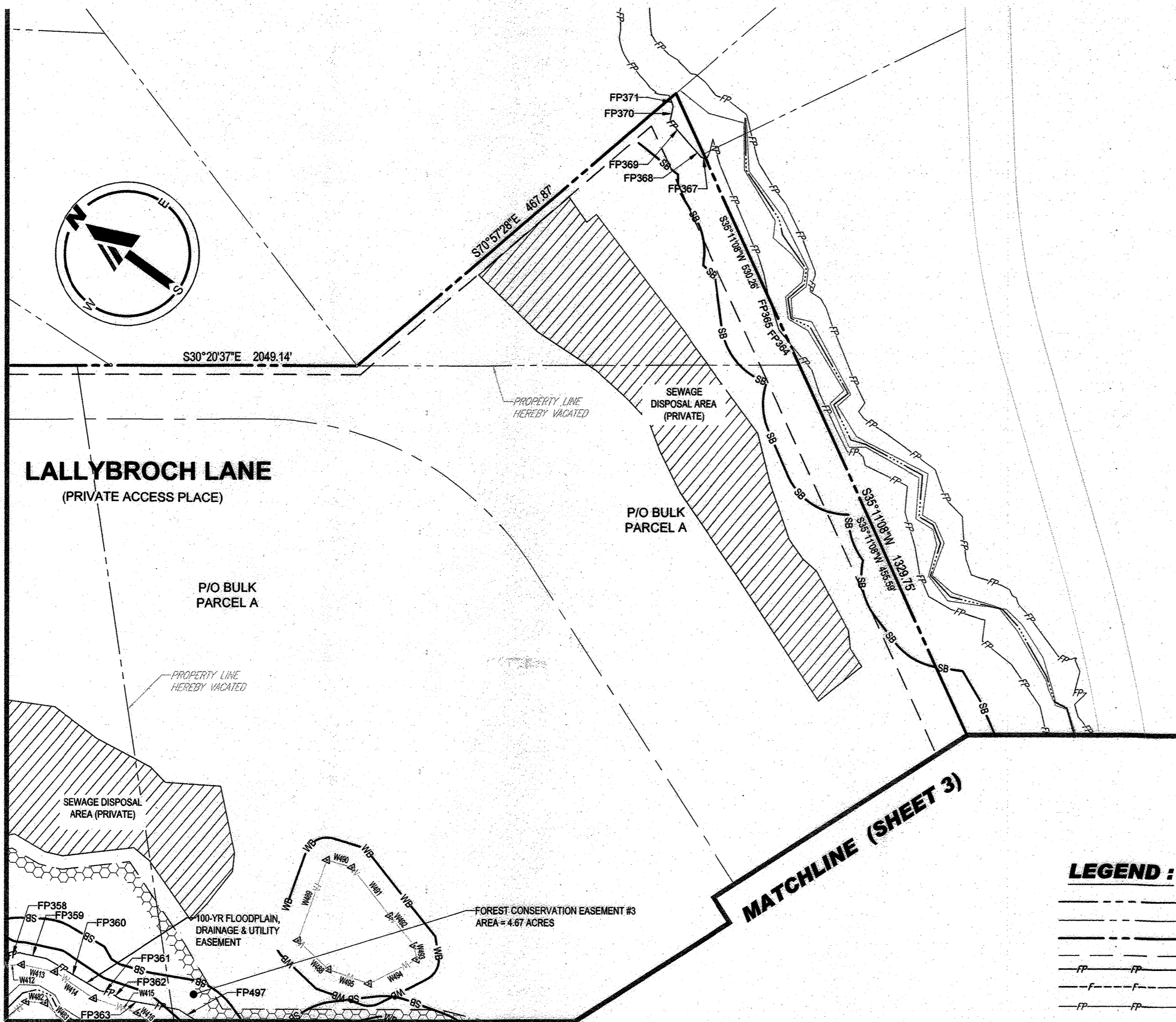
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chad P. Clark 6-28-24
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DIRECTOR

OWNER'S CERTIFICATE
 WE, LYHUS DEVELOPMENT, LLC, C/O H & H ROCK COMPANIES, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.
 (5) THE REQUIREMENTS 3-106, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MARKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.
 WITNESS MY HAND THIS 14th DAY OF June 2024
 LYHUS DEVELOPMENT, LLC, C/O H & H ROCK COMPANIES
 TITLE: _____
 WITNESS: _____

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY MITRON, LLC TO MITRON PARCEL 1, LLC BY DEED DATED JANUARY 8, 2019 AND RECORDED IN LIBER 18517 FOLIO 181, AND BY MITRON, LLC TO MITRON PARCEL 2, LLC BY DEED DATED JANUARY 8, 2019 AND RECORDED IN LIBER 18517 FOLIO 185, AND BY MITRON PARCEL 3, LLC TO MITRON PARCEL 2, LLC BY DEED DATED JANUARY 22, 2019 AND RECORDED IN LIBER 18534 FOLIO 362; ALL RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, AND THAT ALL THE MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, TITLE 17, CHAPTER 20, SECTION 20-201.
James D. Sen 6/13/2024
 JAMES D. SEN, PLS
 MARYLAND PROFESSIONAL LAND SURVEYOR NO. _____
 EXPIRATION DATE: 6/27/2026

THE HIGHLANDS (F.K.A. LYHUS PROPERTY)
 BUILDABLE BULK PARCEL A
 ZONING: RR-DEO
 TAX MAP 40, GRID 24, PARCEL 135
 5th ELECTION DISTRICT,
 HOWARD COUNTY, MARYLAND
 SHEET: 3 OF 7 SCALE: 1"=100'
 DATE: MAY 10, 2024 DPZ FILE #S: ECP-17-056, WP-21-011, WP-18-070, SP-17-010b, WP-24-060

MATCHLINE (SHEET 5)



FLOODPLAIN EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
FP364	S20° 25' 08"W	17.83'
FP365	S42° 48' 48"W	34.39'
FP367	S06° 57' 33"E	6.22'
FP368	S18° 27' 01"W	11.88'
FP369	S18° 39' 04"W	40.69'
FP370	S71° 16' 28"W	17.60'
FP371	S39° 23' 56"W	9.40'

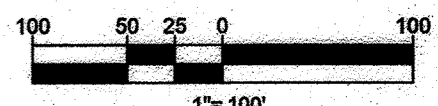
FLOODPLAIN EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
FP358	S49° 25' 26"E	11.54'
FP359	S18° 33' 11"E	31.48'
FP360	S00° 26' 24"W	70.55'
FP361	S20° 05' 38"E	11.14'
FP362	S01° 42' 30"W	14.27'
FP363	S20° 10' 23"E	66.01'
FP497	S02° 18' 06"W	27.88'

MATCHLINE (SHEET 3)

LEGEND :

- PROPOSED PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING PROPERTY LINE
- SETBACK
- EXISTING FEMA FLOODPLAIN
- EXISTING OBVIOUSLY NON-CRITICAL FLOODPLAIN
- FLOODPLAIN EASEMENT
- PROPERTY CORNER TO BE SET
- WETLAND
- WETLAND BUFFER
- 100' STREAM BANK BUFFER
- STREAM BANK
- PERENNIAL STREAM
- PRIVATE ROAD CENTERLINE
- SEWAGE DISPOSAL AREA (PRIVATE)
- FOREST CONSERVATION AREA



OWNER
 LYHUS DEVELOPMENT, LLC
 C/O H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELKCRIDGE, MARYLAND 21075

DEVELOPER
 ROCK REALTY INC. C/O H & H
 ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELKCRIDGE, MARYLAND 21075
 CONTACT: JAMES FRASER
 PHONE: 410-567-1046

SUBDIVISION PLAT

CONTROL POINT ASSOCIATES, INC.
 NEW BRITAIN CORPORATE CENTER
 1600 MANOR DRIVE, SUITE 210
 CHALFONT, PA 18914
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MANHATTAN, NY 646.780.0411
 MT. LAUREL, NJ 609.857.2099
 WARREN, NJ 908.668.0099
 SOUTHBOROUGH, MA 508.948.3000

RECORDED AS PLAT 211449 ON 6-28-24 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED FOR SHARED WATER AND SHARED SEWERAGE SYSTEMS.

Naomi Howell 6/25/24
 NAOMI HOWELL, PROGRAM MANAGER DATE
 WASTEWATER POLLUTION PREVENTION AND RECLAMATION PROGRAM
 MARYLAND DEPARTMENT OF THE ENVIRONMENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edwards 6-25-24
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 HSA

[Signature] 6-28-24
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, LYHUS DEVELOPMENT, LLC, C/O H & H ROCK COMPANIES, 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:

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 (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
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WITNESS MY HAND THIS 24th DAY OF June 2024.

LYHUS DEVELOPMENT, LLC, C/O H & H ROCK COMPANIES
 NAME: TITLE:

[Signature] WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY MITRON, LLC TO MITRON PARCEL 1, LLC BY DEED DATED JANUARY 8, 2019 AND RECORDED IN LIBER 18517 FOLIO 181, AND BY MITRON, LLC TO MITRON PARCEL 2, LLC BY DEED DATED JANUARY 8, 2019 AND RECORDED IN LIBER 18517 FOLIO 185, AND BY MITRON PARCEL 3, LLC TO MITRON PARCEL 2, LLC BY DEED DATED JANUARY 22, 2019 AND RECORDED IN LIBER 18534 FOLIO 362; ALL RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, AND THAT ALL THE MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND.

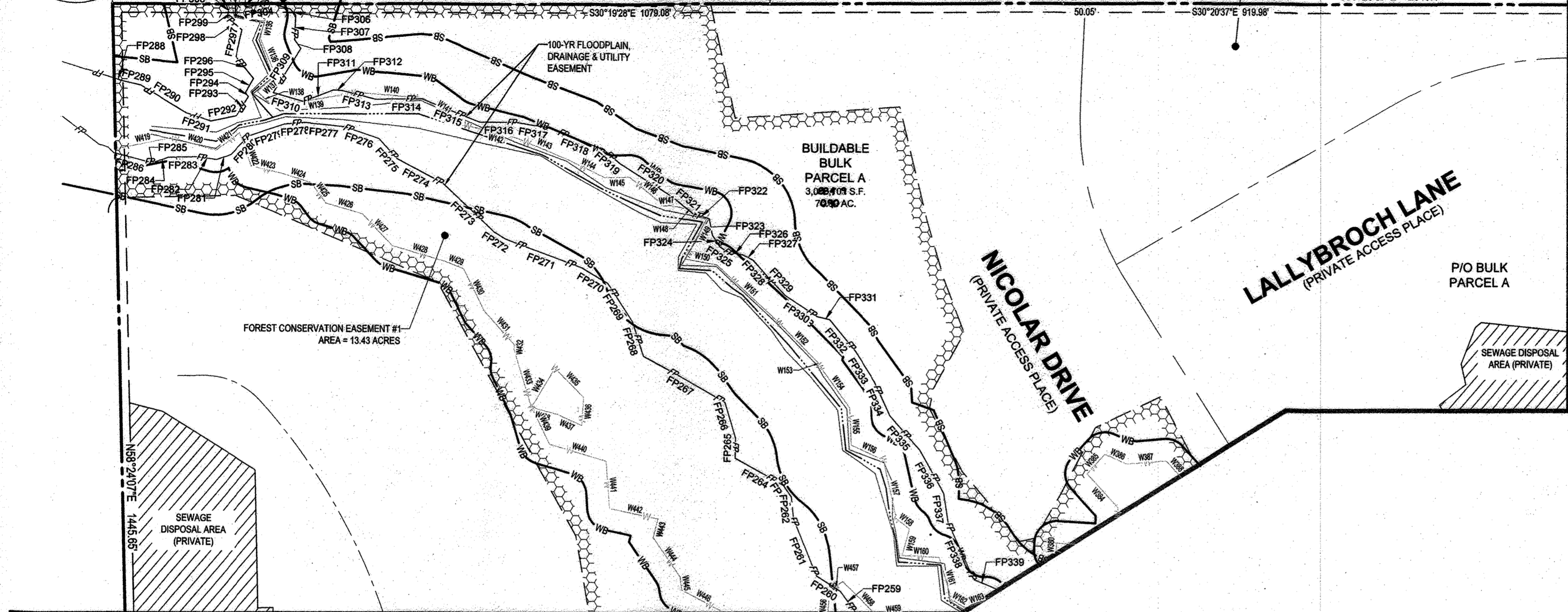
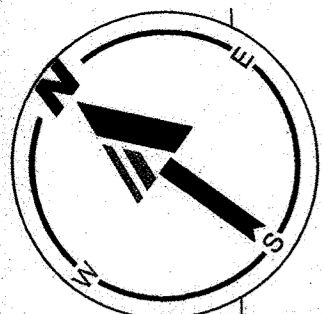
[Signature] 6/13/2024
 JAMES D. SEY, PLS DATE
 MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21574
 EXPIRATION DATE: 6/27/2028

THE HIGHLANDS (F.K.A. LYHUS PROPERTY)

BUILDABLE BULK PARCEL A

ZONING: RR-DEO
 TAX MAP 40, GRID 24, PARCEL 135
 5th ELECTION DISTRICT,
 HOWARD COUNTY, MARYLAND
 SHEET: 4 OF 7 SCALE: 1"=100'

DATE: MAY 10, 2024 DPZ FILE #S: ECP-17-056, WP-21-011, WP-18-070, SP-17-010b, WP-24-060



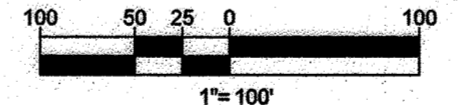
MATCHLINE (SHEET 4)

MATCHLINE (SHEET 6)

FLOODPLAIN EASEMENT LINE TABLE			FLOODPLAIN EASEMENT LINE TABLE			FLOODPLAIN EASEMENT LINE TABLE			FLOODPLAIN EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
FP259	S23° 49' 58"W	62.68'	FP278	S48° 51' 34"E	42.70'	FP300	S41° 06' 24"W	4.51'	FP321	S09° 28' 14"W	29.66'
FP280	S02° 35' 58"W	31.99'	FP280	S75° 35' 29"E	29.20'	FP301	S36° 27' 50"W	5.73'	FP322	S13° 41' 23"E	18.87'
FP281	S37° 29' 33"W	69.82'	FP281	S48° 31' 01"E	17.63'	FP303	S49° 34' 57"W	3.51'	FP323	S48° 38' 53"W	18.97'
FP282	S53° 22' 48"W	25.44'	FP282	S22° 38' 14"E	21.71'	FP304	S38° 41' 54"E	28.92'	FP324	S27° 25' 25"W	15.40'
FP283	S25° 31' 02"W	15.92'	FP283	S31° 13' 23"E	32.63'	FP305	S14° 18' 20"E	24.06'	FP325	S02° 51' 54"W	11.57'
FP284	S00° 33' 32"E	62.89'	FP284	S50° 16' 58"E	15.17'	FP306	S18° 27' 00"W	9.39'	FP326	S20° 54' 53"E	17.00'
FP285	S60° 33' 27"W	23.32'	FP285	S30° 59' 10"E	9.17'	FP307	S62° 11' 45"W	27.74'	FP327	S02° 00' 20"E	13.37'
FP286	S42° 52' 42"W	42.17'	FP286	S15° 44' 50"E	37.94'	FP308	S24° 03' 08"W	12.12'	FP328	S18° 08' 28"W	22.33'
FP287	S00° 26' 26"E	106.57'	FP288	N12° 23' 35"W	9.71'	FP309	N68° 20' 00"W	59.06'	FP329	S16° 44' 28"W	31.82'
FP288	S42° 09' 39"W	40.95'	FP289	N17° 29' 35"W	21.38'	FP310	S13° 59' 31"E	35.49'	FP330	S03° 27' 59"W	43.57'
FP289	S28° 56' 26"W	52.21'	FP290	N00° 47' 57"E	60.14'	FP311	S51° 37' 37"E	36.67'	FP331	S17° 07' 50"E	14.49'
FP270	S00° 04' 52"W	34.30'	FP291	N11° 53' 06"W	29.59'	FP312	S28° 01' 49"E	9.66'	FP332	S20° 20' 23"W	46.84'
FP271	S09° 38' 45"E	92.96'	FP292	N41° 34' 03"W	30.40'	FP313	S15° 42' 28"E	39.73'	FP333	S27° 38' 12"W	41.94'
FP272	S02° 18' 54"W	14.66'	FP293	N88° 06' 50"W	25.09'	FP314	S30° 20' 23"E	52.90'	FP334	S34° 48' 53"W	42.09'
FP273	S13° 00' 21"W	79.38'	FP294	S26° 03' 00"W	5.71'	FP315	S09° 00' 59"E	70.05'	FP335	S18° 54' 17"W	51.40'
FP274	S02° 10' 22"E	59.54'	FP295	S89° 15' 39"W	18.41'	FP316	S30° 02' 58"E	43.06'	FP336	S30° 40' 13"W	56.92'
FP275	S17° 53' 00"W	30.42'	FP296	S20° 45' 48"W	31.99'	FP317	S19° 54' 07"E	38.77'	FP337	S50° 49' 27"W	33.96'
FP276	S11° 21' 37"E	41.71'	FP297	S72° 34' 39"W	30.80'	FP318	S08° 20' 34"E	64.69'	FP338	S35° 22' 09"W	70.36'
FP277	S24° 29' 02"E	44.95'	FP298	S10° 18' 59"W	23.34'	FP319	S09° 50' 04"W	24.30'	FP339	S07° 13' 07"E	34.82'
FP278	S35° 06' 25"E	23.30'	FP299	S85° 20' 41"W	5.71'	FP320	S02° 33' 56"W	70.86'	FP340	S20° 57' 01"W	18.34'

LEGEND :

- PROPOSED PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING PROPERTY LINE
- SETBACK
- EXISTING FEMA FLOODPLAIN
- EXISTING OBVIOUSLY NON-CRITICAL FLOODPLAIN
- FLOODPLAIN
- EASEMENT
- PROPERTY CORNER TO BE SET
- WETLAND
- WETLAND BUFFER
- 100' STREAM BANK BUFFER
- STREAM BANK
- PERENNIAL STREAM
- PRIVATE ROAD CENTERLINE
- SEWAGE DISPOSAL AREA (PRIVATE)
- FOREST CONSERVATION AREA



OWNER
 LYHUS DEVELOPMENT, LLC
 C/O H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELKRIDGE, MARYLAND 21075

DEVELOPER
 ROCK REALTY INC. C/O H & H
 ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELKRIDGE, MARYLAND 21075
 CONTACT: JAMES FRASER
 PHONE: 410-567-1046

SUBDIVISION PLAT

CONTROL POINT ASSOCIATES, INC.

NEW BRITAIN CORPORATE CENTER
 1600 MANOR DRIVE, SUITE 210
 CHALFONT, PA 18914
 215.712.9800 - 215.712.9802 FAX
 WWW.CPASURVEY.COM

MANHATTAN, NY 646.780.0411
 MT. LAUREL, NJ 608.857.2099
 WARREN, NJ 908.668.0099
 SOUTHBOROUGH, MA 508.948.3000

RECORDED AS PLAT 2145D ON 6-28-24 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED FOR SHARED WATER AND SHARED SEWERAGE SYSTEMS.

Naomi Howell 6/25/24
 NAOMI HOWELL, PROGRAM MANAGER
 WASTEWATER POLLUTION PREVENTION AND RECLAMATION PROGRAM
 MARYLAND DEPARTMENT OF THE ENVIRONMENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edwards 6-25-24
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

[Signature] 6-28-24
 DIRECTOR
 DATE

OWNER'S CERTIFICATE

WE, LYHUS DEVELOPMENT, LLC, C/O H & H ROCK COMPANIES, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

(5) THE REQUIREMENTS 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1888 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

WITNESS MY HAND THIS 24th DAY OF June 2024.

LYHUS DEVELOPMENT, LLC, C/O H & H ROCK COMPANIES
 NAME: *[Signature]*
 TITLE: *[Signature]*

[Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY MITRON, LLC TO MITRON PARCEL 1, LLC BY DEED DATED JANUARY 8, 2019 AND RECORDED IN LIBER 18517 FOLIO 181, AND BY MITRON, LLC TO MITRON PARCEL 2, LLC BY DEED DATED JANUARY 8, 2019 AND RECORDED IN LIBER 18517 FOLIO 185, AND BY MITRON PARCEL 3, LLC TO MITRON PARCEL 2, LLC BY DEED DATED JANUARY 22, 2019 AND RECORDED IN LIBER 18534 FOLIO 362; ALL RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, AND THAT ALL THE MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND.

[Signature]
 JAMES D. SEARS, PLS
 MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21678
 EXPIRATION DATE: 6/27/2026

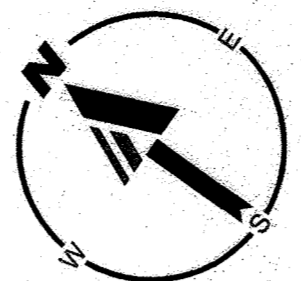
6/19/2024
 DATE

THE HIGHLANDS (F.K.A. LYHUS PROPERTY)

BUILDABLE BULK PARCEL A

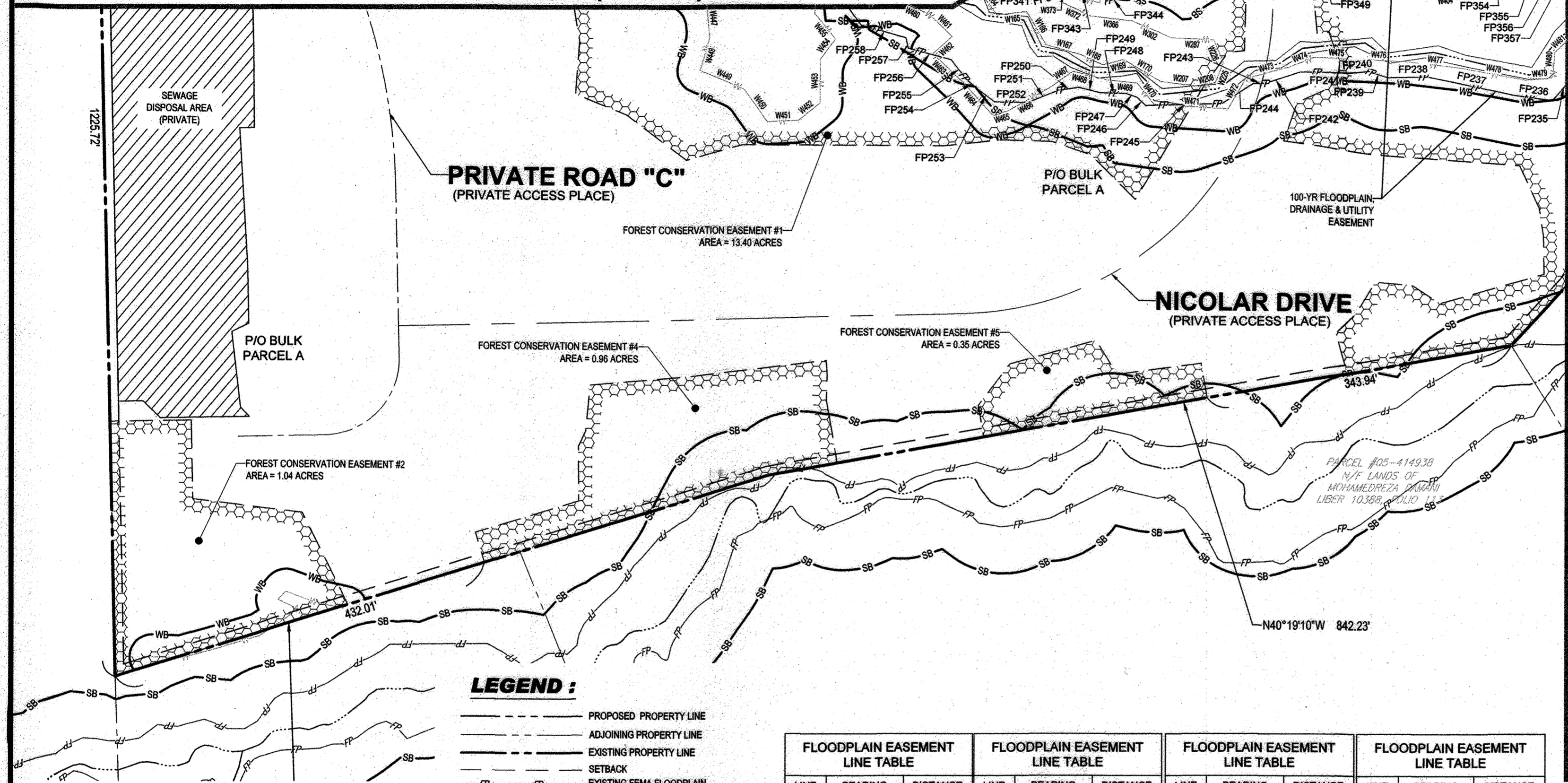
ZONING: RR-DEO
 TAX MAP 40, GRID 24, PARCEL 135
 5th ELECTION DISTRICT,
 HOWARD COUNTY, MARYLAND
 SHEET: 5 OF 7 SCALE: 1"=50'

DATE: MAY 10, 2024 DPZ FILE #S: ECP-17-056, WP-21-011, WP-18-070, SP-17-010b, WP-24-060



MATCHLINE (SHEET 5)

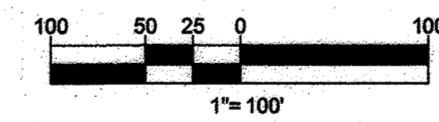
MATCHLINE (SHEET 3)



LEGEND :

- PROPOSED PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING PROPERTY LINE
- SETBACK
- EXISTING FEMA FLOODPLAIN
- EXISTING OBVIOUSLY NON-CRITICAL FLOODPLAIN
- FLOODPLAIN
- EASEMENT
- PROPERTY CORNER TO BE SET
- WETLAND
- WETLAND BUFFER
- 100' STREAM BANK BUFFER
- STREAM BANK
- PERENNIAL STREAM
- PRIVATE ROAD CENTERLINE
- SEWAGE DISPOSAL AREA (PRIVATE)
- FOREST CONSERVATION AREA

FLOODPLAIN EASEMENT LINE TABLE			FLOODPLAIN EASEMENT LINE TABLE			FLOODPLAIN EASEMENT LINE TABLE			FLOODPLAIN EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
FP235	S78° 27' 19"E	39.39'	FP247	S10° 52' 24"E	13.79'	FP250	S23° 49' 58"W	62.88'	FP351	S25° 28' 36"E	70.06'
FP236	S22° 02' 08"E	44.45'	FP248	S28° 58' 40"E	28.08'	FP340	S20° 57' 01"W	18.34'	FP352	S31° 20' 34"E	32.04'
FP237	S18° 18' 06"E	97.78'	FP249	S16° 35' 27"E	25.26'	FP341	S29° 29' 15"E	34.28'	FP353	S46° 27' 44"E	25.98'
FP238	S31° 28' 10"E	44.30'	FP250	S39° 09' 03"E	23.33'	FP342	S44° 38' 06"E	27.50'	FP354	S25° 49' 14"E	62.14'
FP239	S12° 19' 32"E	22.53'	FP251	S51° 57' 47"E	36.38'	FP343	S14° 53' 29"E	58.16'	FP355	S35° 40' 59"E	29.95'
FP240	S35° 49' 41"E	22.91'	FP252	S29° 16' 24"E	36.78'	FP344	S42° 48' 57"E	20.06'	FP356	S00° 11' 39"E	17.40'
FP241	S29° 30' 04"E	52.96'	FP253	S06° 37' 10"W	25.20'	FP345	S67° 29' 13"E	43.59'	FP357	S27° 18' 09"E	15.04'
FP242	S48° 54' 02"E	40.65'	FP254	S11° 24' 12"W	15.34'	FP346	S32° 24' 12"E	59.91'			
FP243	S30° 52' 44"E	13.88'	FP255	S21° 18' 59"W	28.10'	FP347	S43° 29' 14"E	61.47'			
FP244	S63° 08' 15"E	41.16'	FP256	S15° 21' 59"E	49.47'	FP348	S30° 32' 06"E	50.96'			
FP245	S31° 54' 12"E	85.54'	FP257	S46° 52' 34"W	11.69'	FP349	S35° 16' 06"E	26.07'			
FP246	S14° 11' 47"W	12.84'	FP258	S14° 40' 41"E	52.22'	FP350	S13° 20' 50"E	23.01'			



OWNER
 LYHUS DEVELOPMENT, LLC
 C/O H & H ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELKCRIDGE, MARYLAND 21075

DEVELOPER
 ROCK REALTY INC. C/O H & H
 ROCK COMPANIES
 6800 DEERPATH ROAD #100
 ELKCRIDGE, MARYLAND 21075
 CONTACT: JAMES FRASER
 PHONE: 410-567-1046

SUBDIVISION PLAT

CONTROL POINT ASSOCIATES, INC.
 NEW BRITAIN CORPORATE CENTER
 1600 MANOR DRIVE, SUITE 210
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MANHATTAN, NY 646.780.0411
 MT. LAUREL, NJ 609.857.2099
 WARREN, NJ 908.668.0099
 SOUTHBOROUGH, MA 508.948.3000

RECORDED AS PLAT 211/51 ON 6-27-24 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED FOR SHARED WATER AND SHARED SEWERAGE SYSTEMS.

Naomi Howell 6/25/24
 NAOMI HOWELL, PROGRAM MANAGER DATE
 WASTEWATER POLLUTION PREVENTION AND RECLAMATION PROGRAM
 MARYLAND DEPARTMENT OF THE ENVIRONMENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad P. ... 6-25-24
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 HSA

... 6-28-24
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, LYHUS DEVELOPMENT, LLC, C/O H & H ROCK COMPANIES, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

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

WITNESS MY HAND THIS 14th DAY OF June 2024.

LYHUS DEVELOPMENT, LLC, C/O H & H ROCK COMPANIES
 NAME: _____ TITLE: _____

WITNESS: *James Fraser*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY MITRON, LLC TO MITRON PARCEL 1, LLC BY DEED DATED JANUARY 8, 2019 AND RECORDED IN LIBER 18517 FOLIO 181, AND BY MITRON, LLC TO MITRON PARCEL 2, LLC BY DEED DATED JANUARY 8, 2019 AND RECORDED IN LIBER 18517 FOLIO 185, AND BY MITRON PARCEL 3, LLC TO MITRON PARCEL 2, LLC BY DEED DATED JANUARY 22, 2019 AND RECORDED IN LIBER 18534 FOLIO 362; ALL RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, AND THAT ALL THE MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, TITLE 17, CHAPTER 200, SECTION 200.10.

James D. Sens
 JAMES D. SENS, J.
 MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21572
 EXPIRATION DATE: 6/27/2026

6/13/2024
 DATE

THE HIGHLANDS (F.K.A. LYHUS PROPERTY)

BUILDABLE BULK PARCEL A

ZONING: RR-DEO
 TAX MAP 40, GRID 24, PARCEL 135
 5th ELECTION DISTRICT,
 HOWARD COUNTY, MARYLAND
 SHEET: 6 OF 7 SCALE: 1"=100'

DATE: MAY 10, 2024 DPZ FILE #S: ECP-17-056, WP-21-011, WP-18-070, SP-17-010b, WP-24-060

LINE	BEARING	DISTANCE
FC1	N58° 24' 07"E	219.93'
FC2	S30° 20' 37"E	678.45'
FC3	S47° 19' 27"W	132.45'
FC4	S34° 10' 16"E	187.68'
FC5	S46° 09' 08"W	133.38'
FC6	S43° 21' 01"W	66.99'
FC7	S39° 16' 32"W	66.82'
FC8	S68° 17' 36"W	72.94'
FC9	S70° 39' 55"W	22.77'
FC10	S32° 02' 54"W	81.18'
FC11	S19° 45' 42"W	52.25'
FC12	S20° 36' 23"W	50.61'
FC13	S42° 13' 48"E	17.55'
FC14	N89° 23' 25"E	60.09'
FC15	N87° 10' 30"E	63.02'
FC16	S56° 04' 02"E	81.95'
FC17	S32° 02' 50"W	224.54'
FC18	S61° 03' 39"W	102.18'
FC19	N36° 20' 49"W	18.52'
FC20	N84° 39' 40"W	45.36'
FC21	N89° 15' 16"W	148.04'

LINE	BEARING	DISTANCE
FC22	N14° 39' 57"E	69.99'
FC23	N11° 37' 43"W	46.19'
FC24	N28° 24' 11"W	55.86'
FC25	N35° 59' 01"W	65.38'
FC26	N29° 58' 05"W	225.29'
FC27	N45° 36' 07"W	64.71'
FC28	N06° 52' 53"E	83.39'
FC29	N08° 12' 12"W	61.83'
FC30	N54° 01' 13"E	59.61'
FC31	N49° 50' 22"E	133.14'
FC32	N31° 09' 36"E	328.54'
FC33	N07° 09' 08"W	250.29'
FC34	N31° 39' 53"W	135.26'

LINE	BEARING	DISTANCE
FC35	N31° 23' 09"W	90.83'
FC36	S58° 24' 07"W	284.71'
FC37	S47° 28' 45"E	272.42'
FC38	N33° 09' 43"E	114.63'
FC39	N23° 12' 37"W	123.64'
FC40	N59° 24' 52"E	88.11'

LINE	BEARING	DISTANCE
FC41	S65° 51' 28"W	82.31'
FC42	N24° 08' 34"W	411.53'
FC43	N77° 30' 17"W	389.19'
FC44	N40° 19' 10"W	185.47'
FC45	N43° 56' 14"E	46.94'
FC46	S75° 51' 43"E	30.52'
FC47	S88° 40' 02"E	42.05'
FC48	S25° 10' 56"E	41.49'
FC49	S02° 57' 19"W	37.02'
FC50	S46° 11' 24"E	120.43'
FC51	N58° 55' 03"E	42.26'
FC52	N50° 54' 41"E	31.21'
FC53	N39° 00' 11"E	52.55'
FC54	N26° 04' 08"W	164.21'
FC55	N21° 57' 30"W	100.01'
FC56	N79° 00' 51"E	45.90'
FC57	S54° 28' 16"E	30.04'
FC58	N40° 38' 11"E	35.24'
FC59	N40° 50' 54"W	13.13'
FC60	S37° 44' 51"E	140.67'

LINE	BEARING	DISTANCE
FC61	S62° 19' 57"W	22.61'
FC62	S27° 40' 03"E	17.00'
FC63	N62° 19' 57"E	25.64'
FC64	S37° 44' 51"E	60.58'
FC65	N47° 36' 03"E	9.16'
FC66	N44° 39' 15"E	30.34'
FC67	S42° 08' 02"E	97.70'
FC68	S00° 04' 24"W	35.23'
FC69	S17° 03' 16"E	25.55'
FC70	S36° 47' 44"E	76.88'
FC71	S25° 55' 25"W	111.41'
FC72	S29° 37' 20"W	84.07'
FC73	S30° 17' 27"E	242.77'
FC74	S18° 51' 13"E	133.88'

LINE	BEARING	DISTANCE
FC75	N49° 40' 50"E	16.77'
FC76	N61° 37' 04"E	28.19'
FC77	N59° 50' 06"E	18.33'
FC78	N37° 02' 10"W	145.94'
FC79	N35° 10' 30"W	118.60'
FC80	S65° 18' 17"W	51.18'
FC81	S84° 19' 52"W	19.04'
FC82	S59° 28' 11"W	61.40'
FC83	N47° 28' 45"W	120.37'
FC84	S42° 37' 07"W	35.00'
FC85	S47° 28' 45"E	41.25'
FC86	S47° 28' 45"E	289.22'
FC87	S40° 19' 10"E	78.46'
FC88	N49° 40' 50"E	54.44'

LINE	BEARING	DISTANCE
FC89	S40° 19' 10"E	253.12'
FC90	N49° 40' 50"E	38.25'
FC91	N38° 06' 20"W	95.05'
FC92	N28° 52' 17"E	44.80'
FC93	N45° 39' 40"W	100.08'
FC94	N63° 02' 46"W	58.07'
FC95	S49° 42' 50"W	35.90'

LINE	BEARING	DISTANCE
FC96	S10° 49' 39"E	66.22'
FC97	S07° 19' 27"W	96.89'
FC98	S73° 39' 36"W	35.53'
FC99	N16° 02' 47"W	306.65'
FC100	N09° 40' 03"E	199.38'
FC101	N88° 13' 32"E	35.92'
FC102	S21° 55' 19"E	76.49'
FC103	S09° 40' 09"W	90.25'
FC104	S52° 01' 20"E	27.87'
FC105	S04° 32' 19"W	81.62'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
FC3	67.17'	69.53'	S18°07'51"E	66.47'	059°18'48"	38.24'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
FC1	33.44'	40.98'	N89°33'17"E	38.12'	069°30'09"	23.20'
FC2	3716.02'	104.87'	N53°26'47"E	104.87'	001°37'01"	52.44'

Line	Length	Direction/Delta
W2	18.98'	S88° 21' 01.83"W
W3	26.00'	N21° 20' 08.00"E
W4	16.81'	N34° 15' 10.57"E
W5	37.57'	S00° 04' 15.82"E
W6	7.27'	N41° 01' 39.88"E
W7	52.92'	N50° 14' 01.46"E
W8	27.30'	S25° 18' 53.63"E
W9	45.56'	S68° 41' 35.48"W
W10	16.79'	S63° 50' 46.86"W
W11	11.84'	S02° 08' 20.01"E
W12	46.16'	S13° 04' 57.22"W
W13	46.73'	S22° 23' 13.26"E
W14	35.95'	S04° 34' 17.51"W
W15	17.05'	S12° 49' 20.38"E
W16	15.49'	S13° 37' 35.18"W
W17	30.26'	S32° 33' 07.48"W
W18	24.28'	S38° 37' 29.26"E
W19	26.92'	S71° 03' 58.56"E
W20	32.70'	S63° 15' 27.81"E
W21	30.78'	S02° 34' 01.85"E

Line	Length	Direction/Delta
W123	25.69'	N54° 14' 43.14"E
W124	5.12'	S43° 03' 21.81"E
W125	21.27'	S43° 33' 20.64"W
W126	52.77'	S17° 24' 48.28"E
W127	36.32'	S43° 41' 54.21"W
W128	22.84'	S37° 53' 18.10"E
W129	26.95'	S23° 11' 31.52"E
W130	30.75'	S66° 56' 25.82"E
W131	41.18'	S16° 38' 53.18"E
W132	23.38'	S53° 54' 17.32"W
W133	10.93'	S72° 16' 37.50"W
W134	30.02'	S24° 57' 24.63"E
W135	26.84'	S71° 54' 28.72"W
W136	44.48'	S37° 18' 58.41"W
W137	27.61'	N73° 03' 18.01"W
W138	24.02'	S14° 18' 47.76"W
W139	98.29'	S40° 05' 54.24"E
W140	75.28'	S24° 37' 52.27"E
W141	48.04'	S05° 00' 29.94"W
W142	68.05'	S16° 37' 16.14"E

Line	Length	Direction/Delta
W143	63.45'	S07° 23' 10.42"E
W144	45.88'	S04° 15' 27.80"E
W145	28.51'	S32° 06' 04.58"E
W146	51.62'	S10° 02' 30.12"W
W147	5.93'	S35° 55' 28.47"E
W148	45.99'	S19° 18' 05.80"E
W149	58.87'	S87° 07' 04.11"W
W150	36.41'	S19° 43' 55.87"E
W151	93.38'	S12° 41' 55.67"W
W152	67.24'	S15° 16' 39.74"W
W153	1.36'	S76° 53' 24.43"W
W154	61.72'	S23° 51' 55.82"W
W155	42.40'	S57° 16' 29.72"W
W156	40.68'	S06° 07' 31.93"E
W157	68.92'	S47° 05' 41.48"W
W158	18.64'	S08° 14' 28.68"W
W159	31.06'	S74° 38' 01.79"W
W160	42.05'	S27° 00' 42.91"E
W161	50.44'	S42° 51' 21.72"W
W162	17.15'	S00° 33' 39.36"W

Line	Length	Direction/Delta
W163	26.77'	S48° 19' 02.94"E
W164	36.28'	S23° 21' 14.38"W
W165	33.11'	S37° 09' 40.56"E
W166	43.14'	S29° 38' 05.96"W
W167	39.54'	S14° 51' 14.62"E
W168	27.73'	S05° 17' 52.97"E
W169	24.14'	S45° 04' 15.00"E
W170	48.11'	S00° 19' 39.99"W
W207	43.59'	S23° 02' 45.61"E
W208	18.68'	S43° 40' 49.56"E
W226	24.31'	N80° 38' 35.67"E
W226	26.78'	N36° 16' 49.95"E
W287	47.30'	N26° 57' 45.44"W
W302	47.44'	N07° 05' 27.97"W
W366	47.11'	N23° 54' 34.02"W
W372	37.41'	N04° 54' 21.73"W
W373	9.62'	N85° 03' 08.07"E
W374	41.45'	S15° 54' 03.40"E
W375	25.18'	N60° 41' 03.89"E
W376	54.42'	S00° 47' 52.12"W

Line	Length	Direction/Delta
W377	34.93'	N46° 02' 21.55"E
W378	41.71'	N04° 14' 20.23"W
W379	63.48'	N08° 59' 41.68"W
W380	8.91'	N62° 19' 33.59"E
W381	55.81'	S26° 22' 35.68"E
W382	13.44'	S11° 20' 36.11"E
W383	48.11'	N61° 08' 13.08"E
W384	52.39'	N17° 51' 11.37"E
W385	29.78'	S78° 15' 49.99"E
W386	26.79'	S06° 00' 58.82"E
W387	45.21'	S35° 00' 37.80"E
W388	40.12'	S17° 43' 37.96"W
W389	38.12'	S38° 10' 21.59"W
W390	37.58'	S66° 15' 18.04"W
W391	34.31'	S43° 45' 36.62"W
W392	32.33'	S43° 36' 10.17"W
W393	38.89'	S27° 23' 32.44"E
W394	35.67'	S41° 18' 02.61"E
W395	34.02'	N74° 05' 54.56"E
W396	22.53'	S60° 38' 31.05"E

Line	Length	Direction/Delta
W397	43.01'	S46° 34' 50.64"E
W398	51.35'	S34° 07' 06.35"W
W399	33.98'	N72° 11' 07.56"E
W400	19.87'	S48° 01' 28.71"E
W401	25.84'	S28° 52' 28.80"W
W402	23.14'	S40° 07' 28.35"W
W403	26.61'	S13° 21' 04.49"E
W404	36.23'	S34° 51' 16.14"E
W405	33.91'	N28° 30' 25.41"E
W406	31.07'	S42° 43' 17.19"E
W407	29.61'	S31° 06' 01.87"E
W408	31.08'	S07° 00' 03.38"W
W409	40.30'	N76° 02' 15.18"E
W410	12.09'	S44° 54' 27.14"E
W411	49.78'	S39° 36' 43.87"W
W412	35.19'	S33° 20' 29.97"E
W413	37.60'	S18° 12' 43.58"E
W414	53.48'	S03° 46' 30.48"W
W415	51.57'	S12° 00' 28.01"E
W416	39.67'	S10° 57' 26.78"W

Line	Length	Direction/Delta
W417	30.99'	S12° 33' 00.65"W
W418	23.96'	S75° 50' 44.31"W
W419	65.34'	S42° 01' 42.99"E
W420	51.56'	S14° 17' 36.72"E
W421	34.06'	S65° 09' 10.53"E
W422	39.84'	S40° 31' 55.70"W
W423	36.34'	S17° 01' 53.20"E
W424	34.27'	S12° 28' 07.54"E
W425	28.39'	S23° 14' 13.07"W
W426	43.07'	S13° 54' 08.46"E
W427	49.69'	S16° 31' 26.41"W
W428	62.56'	S13° 46' 08.41"E
W429	22.46'	S09° 32' 23.91"E
W430	52.78'	S33° 44' 55.71"W
W431	51.74'	S17° 56' 43.67"W
W432	5.61'	S61° 41' 14.20"W
W433	68.81'	S42° 58' 00.46"W
W434	51.94'	S89° 39' 02.00"E
W435	46.24'	S15° 02' 28.08"W
W436	32.51'	S63° 10' 59.53"W

Line	Length	Direction/Delta
W437	30.89'	N05° 47' 14.89"W
W438	29.80'	N14° 41' 37.76"W
W439	47.08'	S33° 56' 57.81"W
W440	67.08'	S13° 52' 23.72"E
W441	54.03'	S55° 32' 39.72"W
W442	56.16'	S17° 47' 22.61"E
W443	21.88'	S74° 09' 44.77"W
W444	54.56'	S25° 34' 04.73"W
W445	15.08'	S51° 54' 46.21"W
W446	49.68'	S02° 10' 06.52"E