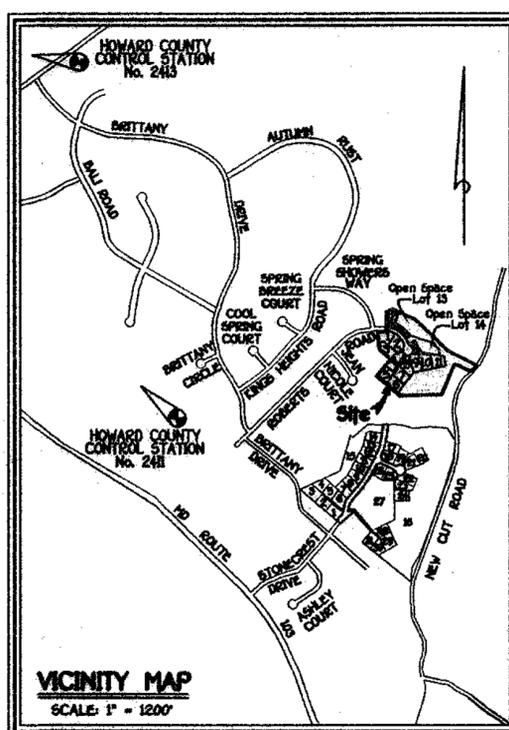


Point	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
1467	577522.32978	1369156.90801	176028.80048	417319.01221
1509	577250.96698	1369015.80674	175946.09520	417276.00454
1511	577441.06206	1369305.36964	176004.03008	417364.26819
1530	576765.80759	1369177.62812	175798.21253	417325.32770
1536	577503.16014	1369202.46950	176022.95758	417332.89935
1623	577426.44483	1368455.29778	175999.57475	417105.18141
1624	577471.01071	1368410.52375	176013.15843	417091.51429
1864	576094.87551	1368174.97448	175993.71244	417019.71888
1868	577618.18595	1368557.22170	176058.01744	417136.22783
1869	577714.90212	1368460.19066	176087.49653	417106.65283
1870	577808.04918	1368449.44822	176140.27175	417103.37847
1871	577883.39389	1368530.75506	176138.85282	417128.16079
1877	577942.83067	1368538.95678	176156.96915	417130.86068
1878	578065.13133	1368551.47848	176194.24639	417134.47729
1879	578092.67028	1368610.90790	176202.64026	417152.59138
1880	577975.04928	1368617.70845	176186.78938	417152.62418
1881	577826.36972	1368951.47835	176121.47885	417256.39725
2432	577678.33026	1368652.81831	176076.34943	417163.36567
2433	577654.29909	1368593.21714	176069.02473	417147.19939
2449	577925.11782	1368568.37532	176151.92823	417140.47132
2450	577736.31734	1368741.54057	176094.02369	417192.40822
2451	577708.10191	1368747.94897	176085.42363	417194.36149
2452	577741.09072	1368675.55909	176095.47882	417172.29706
2453	577773.98810	1368686.25842	176105.50594	417175.55822
2454	577887.29626	1368555.31730	176140.04226	417135.84736
3003	577498.05860	1369368.05285	176021.40283	417383.36915
3031	577451.80394	1369287.58296	176007.30421	417358.84193
3032	577478.92414	1369318.44889	176015.57044	417368.24987
3033	577507.08396	1369352.86390	176024.15356	417378.73956
3148	577653.09668	1369107.13633	176068.65823	417303.84180
3220	577268.81295	1368615.28454	175951.52856	417153.92538

Pt-Pt	Radius	Arc	Delta	Tangent	Chord Bearing & Distance
1870-1871	510.00	81.53	9°09'33"	81.44	N 86°43'23" W 40.85
2440-2450	258.29	288.06	59°27'43"	256.19	N 42°31'36" W 147.51
2453-2454	218.29	178.05	48°44'03"	173.86	N 49°07'45" W 94.32
2452-2453	25.00	38.20	87°33'24"	34.59	N 18°00'59" E 23.96
2451-2452	50.00	222.17	254°35'27"	79.55	S 65°30'03" E 65.65
3031-3032	585.00	41.80	4°01'30"	41.09	S 48°41'48" W 20.56
2432-2451	50.00	149.08	170°50'12"	99.66	N 72°37'20" E 623.94

LOT No.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	MINIMUM LOT SIZE
5	15,994 Sq.Ft.	1,507 Sq.Ft.	14,087 Sq.Ft.	14,087 Sq.Ft.
6	15,733 Sq.Ft.	1,731 Sq.Ft.	14,022 Sq.Ft.	14,022 Sq.Ft.
7	15,334 Sq.Ft.	950 Sq.Ft.	14,384 Sq.Ft.	14,384 Sq.Ft.
10	15,323 Sq.Ft.	1,560 Sq.Ft.	14,023 Sq.Ft.	14,023 Sq.Ft.
11	16,026 Sq.Ft.	2,719 Sq.Ft.	14,137 Sq.Ft.	14,137 Sq.Ft.



- GENERAL NOTES:**
- Subject Property Zoned R-20 Per 10/18/93 Comprehensive Zoning Plan.
  - Coordinates Based On Nad 83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 241 And No. 245.
  - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About January 1998, By FISHER, COLLINS AND CARTER, INC.
  - A.R.L. Denotes Building Restriction Line.
  - Denotes Iron Pin Set Capped "F.C.C. 106".
  - Denotes Iron Pipe Or Iron Bar Found.
  - Denotes Angular Change In Bearing Of Boundary Or Right-Of-Way.
  - Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
  - Denotes Concrete Monument Or Stone Found.
  - For Flag Or Pipestem Lots Refuse Collection, Snow Removal And Road Maintenance To Be Provided At The Junction Of The Pipe/Flag Stem And The Road R/W And Not Onto The Flag/Pipe Stem Driveway.
  - Use-In-Common Driveway(s) Shall Be Provided Prior To Use And Occupancy Permit For Any New Driveway To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
    - Width - 12 Feet Or Feet Surviving More Than One Residence;
    - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (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 (425-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.
  - All Lot Area Are More Or Less As Shown.
  - Distances Shown Are Based On Surface Measurement And Not Reduced To Nad 83 Grid Measurement.
  - No Clearing, Grading Or Construction Is Permitted Within The Required Wetlands, Streams, Or Their Buffers And Forest Conservation Areas.
  - Denotes Public Forest Conservation Easement. The Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 16.1202 Of The Howard County Code Forest Conservation Act. No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easement. However, Forest Management Practices As Defined In The Deed Of Forest Conservation Easement Are Allowed.
  - Denotes Wetlands Area. The Wetland And Forest Stand Delineation Prepared By Exploration Research, Inc. And Approved On November 15, 1999.
  - Denotes Existing Course(s) Of Stream.
  - Denotes Approximate Elevation Of 100 Year Flood Level.
  - Denotes Outline Of 100 Year Floodplain. (Area = 3,288 Ac.)
  - Denotes A Public Tree Maintenance Easement, Ten (10) Feet In Width, Running Along The Edge Of The Public Road Right-Of-Way As Shown On This Plat. Subdivision Is Reserved Upon All Lots Fronting On The Said Public Road Right-Of-Way. This Easement Allows Howard County The Right To Access The Property, When Necessary, For The Specific Purpose Of Installation, Repair And Maintenance Of County-Owned Trees Located Within The Boundaries Of Private Lots. No Building Or Structure Of Any Kind Shall Be Located On Or Over The Said Easement Area.
  - Traffic Study Was Prepared By Lee Cunningham & Associates, And Approved On November 15, 1999.
  - Articles Of Incorporation Of Stone Manor Homeowners Association, Inc., Filed With Maryland State Department Of Assessments And Taxation On MAY 13, 2002 With Account No. D-02808087.
  - Previous Department Of Planning And Zoning File Nos. S-99-21 And P-01-14.
  - Open Space Tabulation:
    - Open Space Required = 2,999 AC. (9,797 x 308)
    - Total Open Space Provided = 5,156 AC. (Lot 13) 4,188 AC. + (Lot 14) 9,988 AC. = 5,186 AC.
    - Total Credited Open Space Provided = 5,063 AC. (Lot 13) 4,075 AC. + (Lot 14) 9,988 AC. = 5,063 AC.
  - Open Space Lot 13 Owned And Maintained By Howard County Department Of Recreation And Parks.
  - Open Space Lot 14 Shown Hereon Is Hereby Dedicated To A Property Owners Association For The Residents Of This Subdivision And Recording References Of The Articles Of Incorporation And Restrictions Are Shown Hereon.
  - A Financial Surety In The Amount Of \$6,000.00 For The Required Street Trees Is Posted With The Developer's Agreement For This Subdivision.
  - Landscape Is Provided In Accordance With A Certified Landscape Plan (Sheet 4 Of The Construction Plans) On File With This Plat In Accordance With Section 16.124 Of The Howard County Code And Landscape Manual. A Landscape Surety In The Amount Of \$1,250.00 Is Posted With The Developer's Agreement For This Subdivision.
  - The Forest Conservation Requirements Per Section 16.1202 Of The Howard County Code And Forest Conservation Manual For This Project Has Been Fulfilled By On-Site Retention Of Existing Forest In The Amount Of 3.54 Acres.
  - Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Sections 16.122.B Of Howard County Code.

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.

*Terrell A. Fisher, L.S. 10692* 4/28/02  
 (Registered Land Surveyor)

*Bruce Taylor* 5/1/02  
 Bruce Taylor, Managing Member

**TOTAL SHEET AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	12
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	2
TOTAL NUMBER OF LOTS TO BE RECORDED	14
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	4,188 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	5,156 AC.
TOTAL AREA OF LOTS TO BE RECORDED	9,324 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.473 AC.
TOTAL AREA TO BE RECORDED	9,797 AC.

**TOTAL AREA TABULATION OF ALL SHEETS**

	SHEET 2	SHEET 3	TOTAL
TOTAL No. OF BUILDABLE LOTS TO BE RECORDED	4	8	12
TOTAL No. OF OPEN SPACE LOTS TO BE RECORDED	1	1	2
TOTAL No. OF LOTS AND PARCELS TO BE RECORDED	5	9	14
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1,369 AC.	2,799 AC.	4,168 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1,928 AC.	3,228 AC.	5,156 AC.
TOTAL AREA OF LOTS TO BE RECORDED	3,297 AC.	6,027 AC.	9,324 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.436 AC.	0.037 AC.	0.473 AC.
TOTAL AREA TO BE RECORDED	3,733 AC.	6,064 AC.	9,797 AC.

This subdivision is subject to Section 16.122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE 7-2-02 ON WHICH DATE DEVELOPER AGREEMENT H-3815-D WAS FILED AND ACCEPTED.

**OWNER AND DEVELOPER**  
 STONECREST MANOR, LLC  
 c/o Mr. DONALD REUVER, JR.  
 8000 MAIN STREET  
 ELLICOTT CITY, MARYLAND 21043

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 481-2855

APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.

*Denny Bonavita, M.P.E.* 7-10-02  
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning

*[Signature]* 7/9/02  
 Chief, Development Engineering Division Date

*[Signature]* 7/11/02  
 Director Date

**OWNER'S CERTIFICATE**

Stonecrest Manor, LLC By: Bruce Taylor, Managing Member, Owner Of The Property Shown And Described Hereon, Hereby Adopts 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 15<sup>th</sup> Day Of May, 2002.

*Bruce Taylor*  
 Stonecrest Manor, LLC  
 By: Bruce Taylor, Managing Member

*[Signature]*  
 Witness

**SURVEYOR'S CERTIFICATE**

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Bruce Taylor, A Married Man, And Irving Taylor And Edith Taylor, Husband And Wife, To Stonecrest Manor, LLC, A Maryland Limited Liability Company By Deed Dated November 7, 2001 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 5799 At Folio 380, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

*Terrell A. Fisher* 4/30/02  
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 15513 ON 7-26-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**STONE MANOR**  
 SECTION 2  
 LOTS 1 THRU 14  
 ZONED: R-20

TAX MAP No. 25, PARCEL No. 70, GRID No. 19

SECOND ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN

DATE: April 29, 2002  
 SHEET 1 OF 3  
 F-02-06 P-01-14

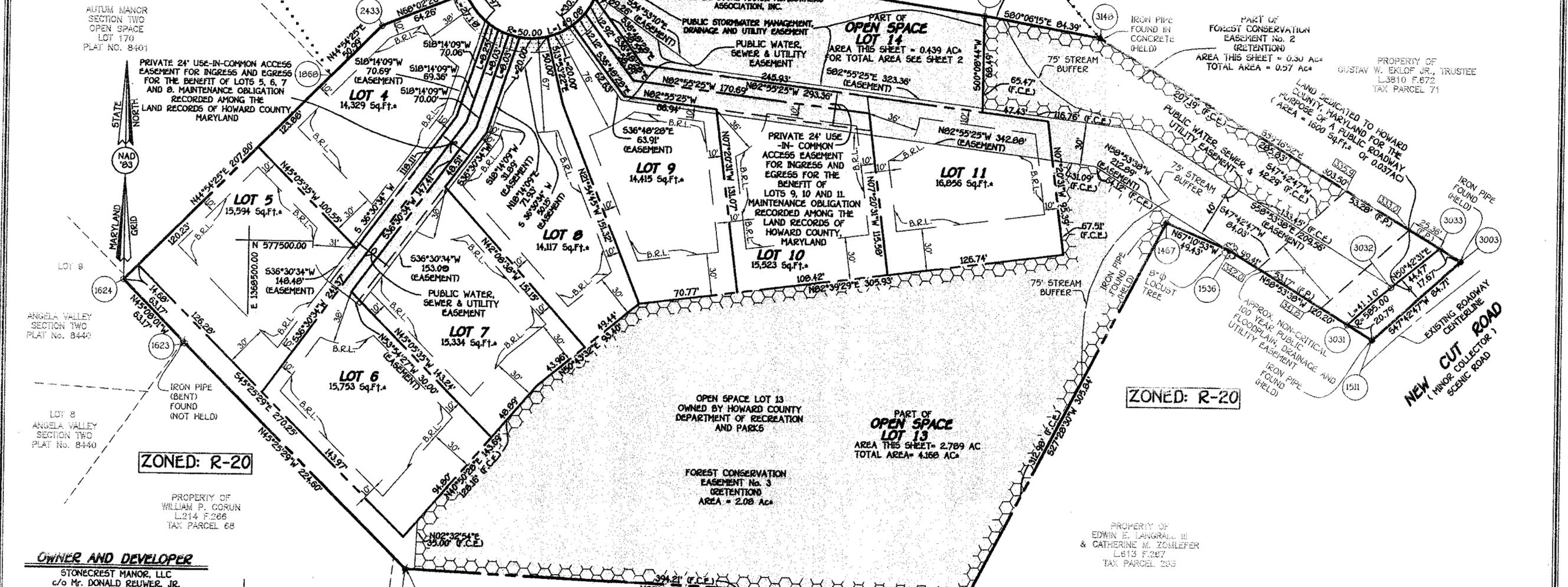
F-02-06



ZONED: R-20

ZONED: R-ED

This subdivision is subject to Section 18122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE 7-26-02 ON WHICH DATE DEVELOPER AGREEMENT 11-3942-D was FILED AND ACCEPTED.



ZONED: R-20

ZONED: R-20

ZONED: R-20

**OWNER AND DEVELOPER**  
STONECREST MANOR, LLC  
c/o Mr. DONALD REUWER, JR.  
8000 MAIN STREET  
ELLCOTT CITY, MARYLAND 21043

PROPERTY OF  
WILLIAM P. GORUN  
L214 F.266  
TAX PARCEL 68

OPEN SPACE LOT 13  
OWNED BY HOWARD COUNTY  
DEPARTMENT OF RECREATION  
AND PARKS

PART OF  
OPEN SPACE  
LOT 13  
AREA THIS SHEET = 2.789 AC  
TOTAL AREA = 4.168 AC

FOREST CONSERVATION  
EASEMENT No. 3  
(RETENTION)  
AREA = 2.08 AC

PROPERTY OF  
EDWIN E. LANGRISH, III  
& CATHERINE M. ZOWLEFER  
L613 F.287  
TAX PARCEL 285

**RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS**

Developer Reserves unto itself, its Successors and Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Area"), Located In, On, Over, And Through Lots 1 Through 14, Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds(s) Conveying Said Lot(s). Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deeds(s) Of Easement In The Land Records Of Howard County.

**AREA TABULATION FOR SHEET 3**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	8
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF LOTS TO BE RECORDED	9
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2,799 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	3,228 AC.
TOTAL AREA OF LOTS TO BE RECORDED	6,027 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.037 AC.
TOTAL AREA TO BE RECORDED	6.064 AC.

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

*Terrell A. Fisher* 4/30/02  
Terrell A. Fisher, L.S. 10692  
(Registered Land Surveyor)  
Date

*Bruce Taylor* 5/1/02  
Stonecrest Manor, LLC  
By: Bruce Taylor, Managing Member  
Date

**FISHER, COLLINS & CARKER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PKE  
ELLCOTT CITY, MARYLAND 21042  
(410) 461 - 2295

APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.

*Henry Bonister* 7-13-02  
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning

*[Signature]* 7/19/02  
Chief, Development Engineering Division Date

*[Signature]* 7/16/02  
Director Date

**OWNER'S CERTIFICATE**

Stonecrest Manor, LLC By: Bruce Taylor, Managing Member, Owner Of The Property Shown And Described Hereon, Hereby Adopts 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 15<sup>th</sup> Day Of May, 2002.

*[Signature]*  
Stonecrest Manor, LLC  
By: Bruce Taylor, Managing Member

*[Signature]* Witness

**SURVEYOR'S CERTIFICATE**

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Bruce Taylor, A Married Man, And Irving Taylor And Edith Taylor, Husband And Wife, To Stonecrest Manor, LLC, A Maryland Limited Liability Company By Deed Dated November 7, 2001 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 5799 At Folio 380, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

*[Signature]* 4/30/02  
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date



RECORDED AS PLAT No. 15515 ON 7-26-02  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**STONE MANOR**  
SECTION 2  
LOTS 1 THRU 14

ZONED: R-20

TAX MAP No. 25, PARCEL No. 70, GRID No. 19

SECOND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

Scale: 1" = 50'  
DATE: April 29, 2002  
SHEET 3 OF 3  
F-02-06

5-99-21 P-01-14