GENERAL NOTES

1. DEED REFERENCE: L.370 / F.376
2. PROPERTY ZONED POR PER THE COMPREHENSIVE ZONING PLAN DATED OCTOBER 18, 1993.
3. THE BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS:

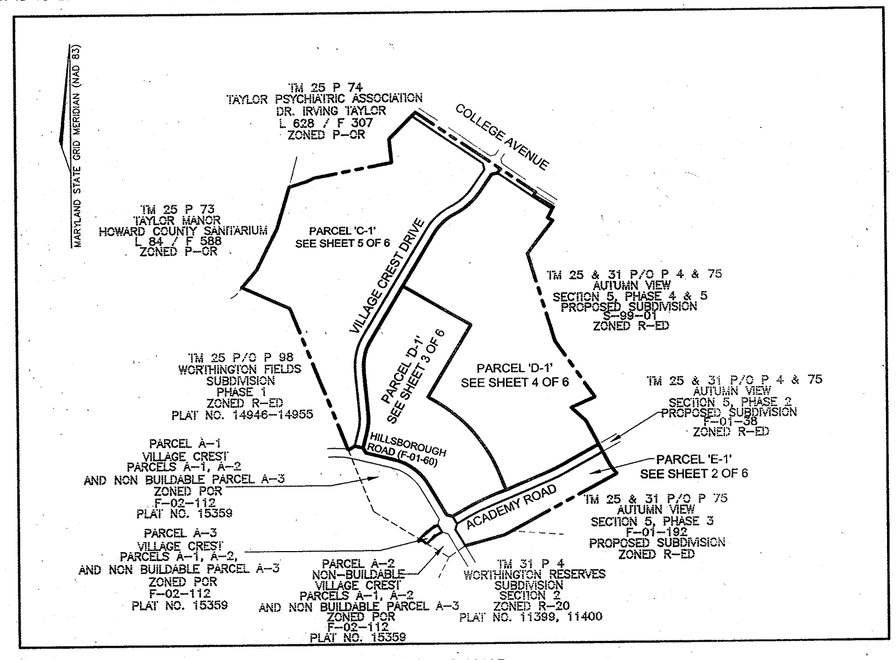
   STATION 3044005R (N) 578233.92 (E) 1373142.33
   STATION 3044004R (N) 578128.03 (E) 1373460.71
4. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT SEPTEMBER 21, 1998 BY FISHER, COLLINS & CARTER, INC.
5. ● DENOTES IRON PIPE OR IRON BAR FOUND.
6. o DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
7. ALL AREAS SHOWN ARE MORE OR LESS. (±)
8. STEEP SLOPES EXIST ON SITE.
9. NO BURIAL OR CEMETARY SITES ARE LOCATED ON THE SITE.
10. THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
11. FLOODPLAIN EASEMENT, FOREST CONSERVATION EASEMENTS, OR STREAM BUFFER AREAS EXCEPT AS NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, WETLANDS BUFFER, SHOWN ON APPROVED PLANS.
12. THERE ARE NO HISTORIC SITES ON THE PROPERTY.
13. STORMWATER MANAGEMENT IS PROVIDED ON THE SITE. STORM WATER MANAGEMENT POND #1 IS A WET EXTENDED DETENTION POND AND STORM WATER MANAGEMENT POND #2 IS A MICRO POOL POND. WQv FOR COLLEGE AVE WIDENING IS PROVIDED BY GRASS SWALE. FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE TAYLOR PROPERTIES COMMUNITY ASSOC., INC.
14. DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
    A) WIDTH – 12 FEET (14 FEET IF DRIVEWAY SERVES MORE THAN 1 DWELLING)
    B) SURFACE – SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
    C) GEOMETRY – MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS;
    D) STRUCTURES (BRIDGES/CULVERTS) – CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING)
    E) DRAINAGE ELEMENTS – CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
    F) STRUCTURE CLEARANCES – MINIMUM 12 FEET;
    G) MAINTENANCE – SUFFICIENT TO INSURE ALL WEATHER USE.
15. THIS SUBDIVISION FULFILLS ITS LANDSCAPING REQUIREMENTS IN ACCORDANCE WITH SECTION 16.124(G) OF THE COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
16. THE WETLANDS SHOWN HEREON ARE BASED ON A DELINEATION BY EXPLORATION RESEARCH, INC. DATED DECEMBER 1999.
17. 100 YEAR FLOODPLAIN SHOWN HEREON BASED ON ANALYSIS PERFORMED BY FREDERICK WARD AND ASSOCIATES DATED APRIL 2001.
18. THE FOREST CONSERVATION EASEMENTS HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. TOTAL FOREST CONSERVATION REFORESTATION OBLIGATION IS 16.45 ACRES. AREA OF RETENTION EASEMENTS ARE 3.47 ACRES AND 11.49 ACRES HAS BEEN PLANTED IN REFORESTATION EASEMENTS. A FEE-IN-LIEU PAYMENT FOR THE REMAINING 4.96 ACRES HAS BEEN PAID IN THE AMOUNT OF $108,028.80 (216,057.6 SF x .50). BOND FOR THE 14.96 ACRES HAS BEEN PAID IN THE AMOUNT OF $280,482.84 (RETENTION – 151,153.20 SF x .20 = $30,230.64 + (REFORESTATION – 500,504.40 SF x .50 = $250,252.20

FOREST CONSERVATION PROVIDED		
FOREST CONSERVATION EASEMENT	AREA OF RETENTION	AREA OF REFORESTATION
A	1.37 AC	6.49 AC
B	0.18 AC	0.64 AC
C	0.36 AC	0.43 AC
D	0.00 AC	1.01 AC
E	0.00 AC	0.35 AC
F	0.17 AC	0.30 AC
G	1.25 AC	0.92 AC
H	0.00 AC	0.99 AC
I	0.14 AC	0.36 AC
TOTAL	3.47 AC	11.49 AC

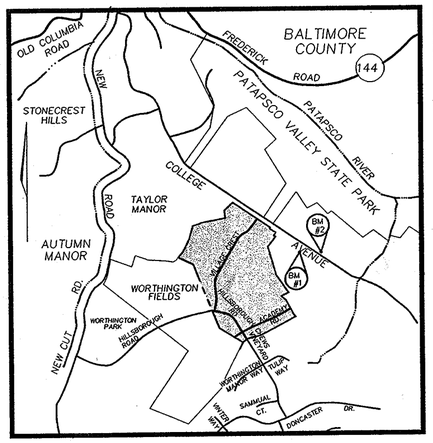
19. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. FOREST MANAGEMENT PRACTICES AS DESCRIBED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE PERMITTED.
20. PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPICITY IS AVAILABLE AT THAT TIME.
21. APFO TRAFFIC STUDY NOT REQUIRED FOR THIS PROJECT. THE PROPOSED SITE IS GREATER THAN 1 MILE TO THE CLOSEST MAJOR COLLECTOR TO MAJOR COLLECTOR INTERSECTION.
22. WATER AND SEWER SERVICE WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.22B OF THE HOWARD COUNTY CODE.
23. 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 LOCATED IN, ON, OVER AND THROUGH PARCELS C-1, D-1, AND E-1, ANY CONVEYANCES OF THE AFORESAID PARCELS C-1, D-1, AND E-1 SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCELS C-1, D-1, AND E-1. 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 THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE 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.
24. AS A RESULT OF THE PRELIMINARY PLAN FOR THIS SUBDIVISION, P-01-20, BEING SUBMITTED TO THE COUNTY FOR REVIEW PRIOR TO 11/15/01, IT IS SUBJECT TO COMPLIANCE WITH THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. IN ADDITION, BECAUSE THE PRELIMINARY PLAN FOR THIS SUBDIVISION DID OBTAIN SIGNATURE APPROVAL PRIOR TO 11/01/01, ON 09/17/01, THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE ZONING REGULATIONS ADOPTED ON 10/18/93 AND AMENDED ON 07/12/01.
25. ALL STORM DRAIN LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE TAYLOR PROPERTIES COMMUNITY ASSOCIATION, INC.
26. WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC. WATER IS EXTENDED FROM HILLSBOROUGH ROAD AND COLLEGE AVE. SEWER IS TO DRAIN TO PLANNED PUMPING STATION. WATER & SEWER CONTRACT #14-4034-D.

LEGEND

- FOREST CONSERVATION EASEMENT (REFORESTATION)
- FOREST CONSERVATION EASEMENT (RETENTION)
- WETLAND
- TREE MAINTENANCE EASEMENT
- UTILITY EASEMENT
- SIDEWALK OR SIGHT DISTANCE EASEMENT
- 100 YR FLOOD PLAIN DRAINAGE AND UTILITY EASEMENT
- LAND DEDICATED TO HOWARD COUNTY FOR THE PURPOSES OF A PUBLIC ROAD
- PRIVATE STORMWATER MANAGEMENT DRAINAGE AND UTILITY EASEMENT
- PUBLIC GRADING EASEMENT



LOCATION MAP
SCALE: 1"=600'



VICINITY MAP
SCALE: 1"=2000'

NOTE:
SEE SHEET 2 FOR COORDINATE LIST AND CURVE DATA TABLE

SUBDIVISION TABULATIONS

TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	3
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL NUMBER OF PARCELS TO BE RECORDED:	3
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	65.5467 AC
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL AREA OF PARCELS TO BE RECORDED:	65.5467 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	4.0215 AC
TOTAL AREA TO BE RECORDED :	69.5682 AC
TOTAL AREA OF FLOODPLAIN TO BE RECORDED :	0.2517 AC

FREDERICK WARD ASSOCIATES, INC.
ENGINEERS | ARCHITECTS | SURVEYORS
7125 Riverwood Drive Columbia, Maryland 21046-2354
Phone: 410-290-9550 Fax: 410-720-6226
Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

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 HAVE BEEN COMPLIED WITH.

STATE OF MARYLAND JAMES ROBERT MEEKS No. 10857 REGISTERED PROFESSIONAL LAND SURVEYOR

James R. Meeks 4/16/03
JAMES ROBERT MEEKS DATE
REG. PROFESSIONAL LAND SURVEYOR NO. 10857

4/17/03
DR. BRUCE TAYLOR, MANAGER DATE
TAYLOR FAMILY LIMITED PARTNERSHIP A

4/17/03
DR. BRUCE TAYLOR, MANAGER DATE
TAYLOR FAMILY LIMITED PARTNERSHIP B

THE PURPOSE OF THIS PLAT IS TO CREATE PARCELS C-1, D-1 & E-1 AND TO RECORD PARCEL A-3 AS A PUBLIC ROAD RIGHT OF WAY.

OWNER

TAYLOR FAMILY LIMITED PARTNERSHIPS A
TAYLOR FAMILY LIMITED PARTNERSHIPS B
DR. BRUCE TAYLOR, MANAGER
C/O LAND DESIGN & DEVELOPMENT, INC.
8000 MAIN STREET
ELLICOTT CITY, MD 21043
ATTN: MR. DONALD R. REUWER
PHONE: (410) 480-9105

DEVELOPER

VILLAGE CREST DEVELOPMENT CORPORATION
4200 COLLEGE AVE.
ELLICOTT CITY
ELLICOTT CITY, MD 21041

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.

Penny Borenstein M.D. for 7/28/03
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

7/29/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

5/5/03
DIRECTOR DATE

OWNER'S CERTIFICATE

TAYLOR FAMILY LIMITED PARTNERSHIP A , BY DR. BRUCE TAYLOR, MANAGER, TAYLOR FAMILY LIMITED PARTNERSHIP B, BY DR. BRUCE TAYLOR, MANAGER, 'OWNER OF THE PROPERTIES' HEREBY ADOPT THIS FINAL 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 DRAINS WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON AND 2.) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3.) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, 4.) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAY.

WITNESS OUR HANDS THIS 17 DAY OF April , 2003.

TAYLOR FAMILY LIMITED PARTNERSHIP A
DR. BRUCE TAYLOR, MANAGER

TAYLOR FAMILY LIMITED PARTNERSHIP B
DR. BRUCE TAYLOR, MANAGER

Megan Ruggiero
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY IRVING J. TAYLOR AND EDITH L. TAYLOR TO TAYLOR FAMILY LIMITED PARTNERSHIPS A BY DEED DATED DECEMBER 18, 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5293 FOLIO 566 AND PART OF THE LAND CONVEYED BY TAYLOR FAMILY LIMITED PARTNERSHIP A TO TAYLOR FAMILY LIMITED PARTNERSHIP B BY DEED DATED AUGUST 8, 2001 AND RECORDED AMONG THE LAND RECORD OF HOWARD COUNTY, MARYLAND IN LIBER 5611/318 THAT ALL 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, AS AMENDED.

James R. Meeks 4/16/03
JAMES ROBERT MEEKS DATE
LAND SURVEYOR NO. 10857

RECORDED AS PLAT NO. 16104 ON 8-8-03
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

VILLAGE CREST

PARCELS C-1, D-1, AND E-1

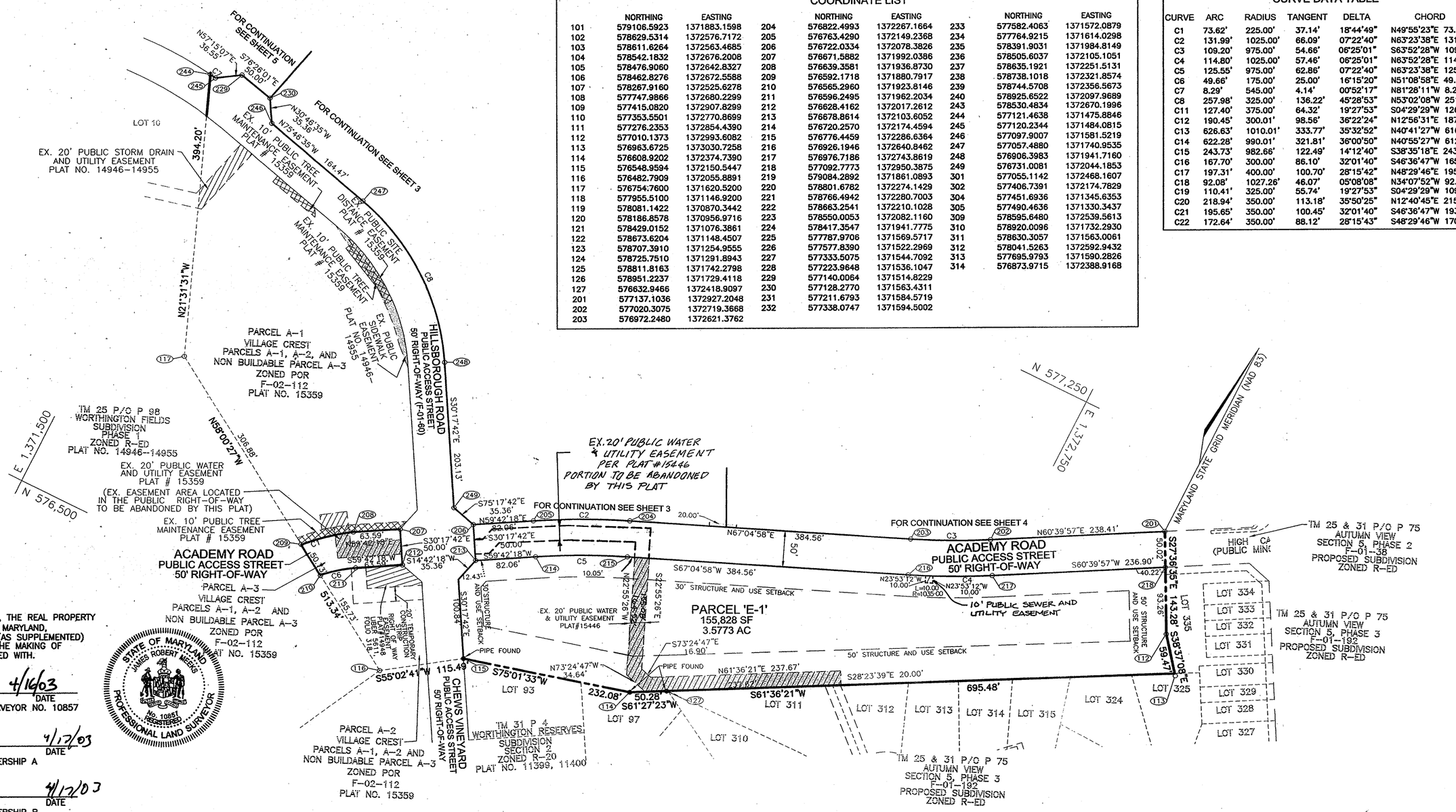
A SUBDIVISION OF PARCEL '4' & A RESUBDIVISION OF NON-BUILDABLE PARCEL 'A-3', VILLAGE CREST PARCELS A-1, A-2, AND A-3

TAX MAP NO: 25 BLOCK: 20 PARCEL NO: '4'
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

DPZ REF.: S-98-18, S-00-05, P-00-07, P-01-20
F-02-112
ZONED: POR
DATE: DECEMBER, 2002

GRAPHIC SCALE
100
SCALE: 1"=100'
SHEET 1 OF 6

F-02-47



COORDINATE LIST

	NORTHING	EASTING		NORTHING	EASTING		NORTHING	EASTING
101	579106.5923	1371883.1598	204	576822.4993	1372267.1664	233	577582.4063	1371572.0879
102	578629.5314	1372576.7172	205	576763.4290	1372149.2368	234	577764.9215	1371614.0298
103	578611.6264	1372563.4685	206	576722.0334	1372078.3826	235	578391.9031	1371984.8149
104	578542.1832	1372676.2008	207	576671.5882	1371992.0386	236	578505.6037	1372105.1051
105	578476.9060	1372642.8327	208	576639.3581	1371936.8730	237	578635.1921	1372251.5131
106	578462.8276	1372672.5588	209	576592.1718	1371880.7917	238	578738.1018	1372321.8574
107	578267.9160	1372525.6278	210	576565.2960	1371923.8146	239	578744.5708	1372356.5673
108	577747.9866	1372680.2299	211	576596.2495	1371962.2034	240	578925.6522	1372097.9689
109	577415.0820	1372907.8299	212	576628.4162	1372017.2612	243	578530.4834	1372670.1996
110	577353.5501	1372770.8699	213	576678.8614	1372103.6052	244	577121.4638	1371475.8846
111	577276.2353	1372854.4390	214	576720.2570	1372174.4594	245	577120.2344	1371484.0815
112	577010.1373	1372993.6082	215	576776.4459	1372286.6364	246	577097.9007	1371581.5219
113	576963.6725	1373030.7258	216	576926.1946	1372640.8462	247	577057.4880	1371740.9535
114	576608.9202	1372374.7390	217	576976.7186	1372743.8619	248	576906.3983	1371941.7160
115	576548.9594	1372150.5447	218	577092.7773	1372950.3875	249	576731.0081	1372044.1853
116	576482.7909	1372055.8891	219	579084.2892	1371861.0893	301	577055.1142	1372468.1607
117	576754.7600	1371620.5200	220	578801.6782	1372274.1429	302	577406.7391	1372174.7829
118	577955.5100	1371146.9200	221	578766.4942	1372280.7003	304	577451.6936	1371345.6353
119	578081.1422	1370870.3442	222	578663.2541	1372210.1028	305	577490.4636	1371330.3437
120	578186.8578	1370956.9716	223	578550.0053	1372082.1160	309	578595.6480	1372539.5613
121	578429.0152	1371076.3861	224	578417.3547	1371941.7775	310	578920.0096	1371732.2930
122	578673.6204	1371148.4507	225	577787.9706	1371569.5717	311	578630.3057	1371563.0061
123	578707.3910	1371254.9555	226	577577.8390	1371522.2969	312	578041.5263	1372592.9432
124	578725.7510	1371291.8943	227	577333.5075	1371544.7092	313	577695.9793	1371590.2826
125	578811.8163	1371742.2798	228	577223.9648	1371536.1047	314	576873.9715	1372388.9168
126	578951.2237	1371729.4118	229	577140.0064	1371514.8229			
127	576632.9466	1372418.9097	230	577128.2770	1371563.4311			
201	577137.1036	1372927.2048	231	577211.6793	1371584.5719			
202	577020.3075	1372719.3668	232	577338.0747	1371594.5002			
203	576972.2480	1372621.3762						

CURVE DATA TABLE

CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	73.62'	225.00'	37.14'	18°44'49"	N49°55'23"E 73.29'
C2	131.99'	1025.00'	66.09'	07°22'40"	N63°23'38"E 131.90'
C3	109.20'	975.00'	54.66'	06°25'01"	S63°52'28"W 109.14'
C4	114.80'	1025.00'	57.46'	06°25'01"	N63°52'28"E 114.74'
C5	125.55'	975.00'	62.86'	07°22'40"	N63°23'38"E 125.46'
C6	49.66'	175.00'	25.00'	16°15'20"	N51°08'58"E 49.50'
C7	8.29'	545.00'	4.14'	00°52'17"	N81°28'11"W 8.29'
C8	257.98'	325.00'	136.22'	45°28'53"	N53°02'08"W 251.26'
C11	127.40'	375.00'	64.32'	19°27'53"	S04°29'29"W 126.78'
C12	190.45'	300.01'	98.56'	36°22'24"	N12°56'31"E 187.27'
C13	626.63'	1010.01'	333.77'	35°32'52"	N40°41'27"W 616.63"
C14	622.28'	990.01'	321.81'	36°00'50"	N40°55'27"W 612.09'
C15	243.73'	982.66'	122.49'	14°12'40"	S38°35'18"E 243.10'
C16	167.70'	300.00'	86.10'	32°01'40"	S46°36'47"W 165.52'
C17	197.31'	400.00'	100.70'	28°15'42"	N48°29'46"E 195.31
C18	92.08'	1027.26'	46.07'	05°08'08"	N34°07'52"W 92.04'
C19	110.41'	325.00'	55.74'	19°27'53"	S04°29'29"W 109.88'
C20	218.94'	350.00'	113.18'	35°50'25"	N12°40'45"E 215.39'
C21	195.65'	350.00'	100.45'	32°01'40"	S46°36'47"W 193.11'
C22	172.64'	350.00'	88.12'	28°15'43"	S48°29'46"W 170.90'

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 HAVE BEEN COMPLIED WITH.

JAMES ROBERT MEEKS — DATE 4/16/03
REG. PROFESSIONAL LAND SURVEYOR NO. 10857

DR. BRUCE TAYLOR, MANAGER — DATE 4/17/03
TAYLOR FAMILY LIMITED PARTNERSHIP A

DR. BRUCE TAYLOR, MANAGER — DATE 4/17/03
TAYLOR FAMILY LIMITED PARTNERSHIP B

STATE OF MARYLAND — JAMES ROBERT MEEKS — No. 10857 REGISTERED PROFESSIONAL LAND SURVEYOR

SUBDIVISION TABULATIONS

TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	1
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL NUMBER OF PARCELS TO BE RECORDED:	1
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	3.5773 AC
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL AREA OF PARCELS TO BE RECORDED:	3.5773 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	1.2288 AC
TOTAL AREA TO BE RECORDED :	4.8061 AC

FREDERICK WARD ASSOCIATES, INC.
ENGINEERS
ARCHITECTS
SURVEYORS
7125 Riverwood Drive Columbia, Maryland 21046-2354
Phone: 410-290-9550 Fax: 410-720-6226
Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

SEE SHEET 1 FOR PURPOSE STATEMENT.

DEVELOPER
VILLAGE CREST DEVELOPMENT CORPORATION
4200 COLLEGE AVE.
ELLICOTT CITY
ELLICOTT CITY, MD 21041

OWNER
TAYLOR FAMILY LIMITED PARTNERSHIPS A
TAYLOR FAMILY LIMITED PARTNERSHIPS B
DR. BRUCE TAYLOR, MANAGER
C/O LAND DESIGN & DEVELOPMENT, INC.
8000 MAIN STREET
ELLICOTT CITY, MD 21043
ATTN: MR. DONALD R. REUWER
PHONE: (410) 480-9105

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.

HOWARD COUNTY HEALTH OFFICER — DATE 7/28/03

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 7/23/03

DIRECTOR — DATE 7/25/03

OWNER'S CERTIFICATE

TAYLOR FAMILY LIMITED PARTNERSHIP A , BY DR. BRUCE TAYLOR, MANAGER, TAYLOR FAMILY LIMITED PARTNERSHIP B, BY DR. BRUCE TAYLOR, MANAGER, 'OWNER OF THE PROPERTIES' HEREBY ADOPT THIS FINAL 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 DRAINS WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON AND 2.) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3.) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, 4.) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAY.

WITNESS OUR HANDS THIS 17 DAY OF April , 2003.

TAYLOR FAMILY LIMITED PARTNERSHIPS A
DR. BRUCE TAYLOR, MANAGER

TAYLOR FAMILY LIMITED PARTNERSHIPS B
DR. BRUCE TAYLOR, MANAGER

Megan Ruggieri — WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY IRVING J. TAYLOR AND EDITH L. TAYLOR TO TAYLOR FAMILY LIMITED PARTNERSHIPS A BY DEED DATED DECEMBER 18, 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5293 FOLIO 566 AND PART OF THE LAND CONVEYED BY TAYLOR FAMILY LIMITED PARTNERSHIP A TO TAYLOR FAMILY LIMITED PARTNERSHIP B BY DEED DATED AUGUST 8, 2001 AND RECORDED AMONG THE LAND RECORD OF HOWARD COUNTY, MARYLAND IN LIBER 5611/318 THAT ALL 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, AS AMENDED.

JAMES ROBERT MEEKS — DATE 4/16/03
LAND SURVEYOR NO. 10857

RECORDED AS PLAT NO. 16105 ON 8-8-03
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

VILLAGE CREST

PARCELS C-1, D-1, AND E-1

A SUBDIVISION OF PARCEL '4' & A RESUBDIVISION OF NON-BUILDABLE PARCEL 'A-3', VILLAGE CREST PARCELS A-1, A-2, AND A-3

TAX MAP NO: 25 BLOCK: 20 PARCEL NO: '4'
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

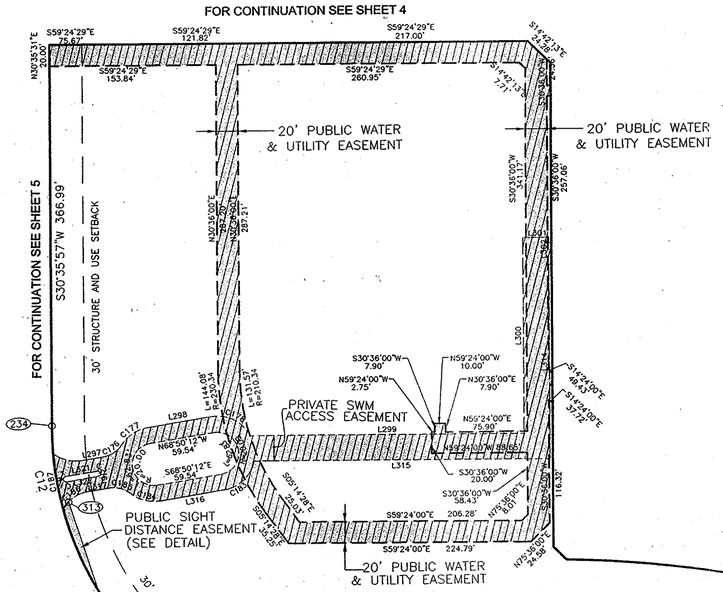
DPZ REF.: S-98-18, S-00-05, P-00-07, P-01-20
F-02-112
ZONED: POR
DATE:DECEMBER, 2002

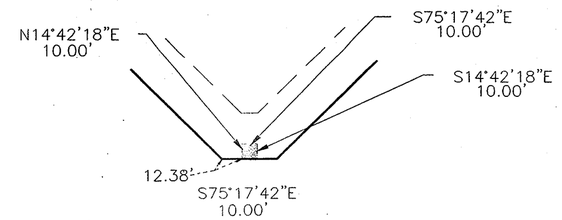
GRAPHIC SCALE 0 100 150 200 300
SCALE: 1"=100'

SHEET 2 OF 6

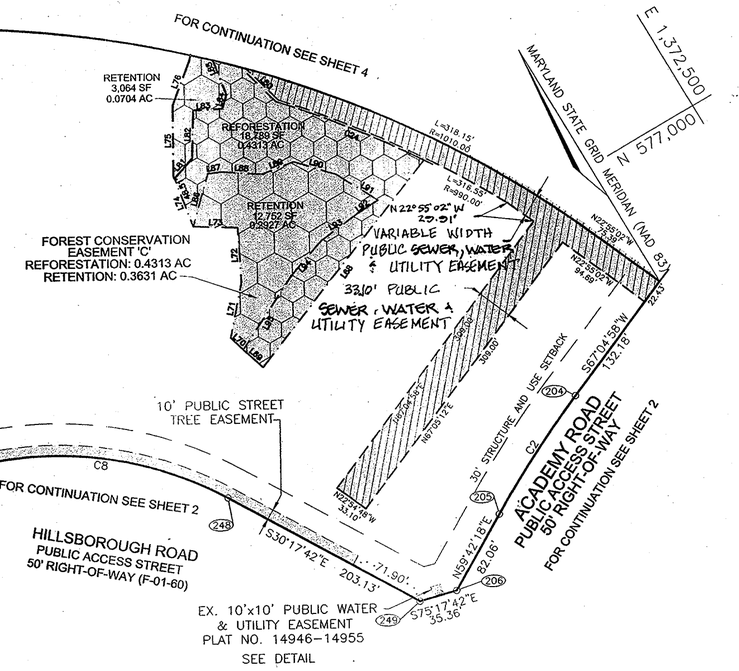
F-02-47

NOTE:
SEE SHEET 2 FOR COORDINATE LIST AND CURVE DATA TABLE
SEE SHEET 6 FOR FOREST CONSERVATION EASEMENT LINE TABLE

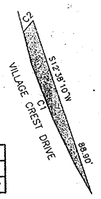




DETAIL
NOT TO SCALE



CURVE	ARC	RADIUS	TAN	DELTA	CHORD
C1	85.21'	300.00	42.89'	16°16'24"	N8°01'30"E 84.92'
C2	8.06'	35.00	4.05'	13°11'41"	N70°43'35"E 8.04'



PUBLIC SIGHT DISTANCE EASEMENT
SCALE: 1"=50'

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 HAVE BEEN COMPLIED WITH.

James R. Meeks 4/16/03
JAMES ROBERT MEEKS DATE
REG. PROFESSIONAL LAND SURVEYOR NO. 10857

4/17/03
DR. BRUCE TAYLOR, MANAGER DATE
TAYLOR FAMILY LIMITED PARTNERSHIP A

4/17/03
DR. BRUCE TAYLOR, MANAGER DATE
TAYLOR FAMILY LIMITED PARTNERSHIP B

STATE OF MARYLAND
JAMES ROBERT MEEKS
No. 10857
REGISTERED
PROFESSIONAL LAND SURVEYOR

SUBDIVISION TABULATIONS

TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	34.9% OF PARCEL 'D-1'
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL NUMBER OF PARCELS TO BE RECORDED:	34.9% OF PARCEL 'D-1'
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	13.4333 AC
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL AREA OF PARCELS TO BE RECORDED:	13.4333 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0
TOTAL AREA TO BE RECORDED :	13.4333 AC

SEE SHEET 1 FOR PURPOSE STATEMENT.

OWNER
TAYLOR FAMILY LIMITED PARTNERSHIPS A
TAYLOR FAMILY LIMITED PARTNERSHIPS B
DR. BRUCE TAYLOR, MANAGER
C/O LAND DESIGN & DEVELOPMENT, INC.
8000 MAIN STREET
ELLICOTT CITY, MD 21043
ATTN: MR. DONALD R. REUWER
PHONE: (410) 480-9105

DEVELOPER
VILLAGE CREST DEVELOPMENT CORPORATION
4200 COLLEGE AVE.
ELLICOTT CITY
ELLICOTT CITY, MD 21041

FREDERICK WARD ASSOCIATES, INC.
ENGINEERS | 7125 Riverwood Drive Columbia, Maryland 21046-2354
ARCHITECTS | Phone: 410-290-9550 Fax: 410-720-6226
SURVEYORS | Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.

Penny Borenstein M.D. MPH 7/28/03
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

7/28/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

7/28/03
DIRECTOR DATE

OWNER'S CERTIFICATE

TAYLOR FAMILY LIMITED PARTNERSHIP A , BY DR. BRUCE TAYLOR, MANAGER, TAYLOR FAMILY LIMITED PARTNERSHIP B, BY DR. BRUCE TAYLOR, MANAGER, 'OWNER OF THE PROPERTIES' HEREBY ADOPT THIS FINAL 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 DRAINS WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON AND 2.) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3.) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, 4.) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAY.

WITNESS OUR HANDS THIS 17 DAY OF April , 2003.

TAYLOR FAMILY LIMITED PARTNERSHIP A
DR. BRUCE TAYLOR, MANAGER

TAYLOR FAMILY LIMITED PARTNERSHIP B
DR. BRUCE TAYLOR, MANAGER

Megan Ruggieri
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY IRVING J. TAYLOR AND EDITH L. TAYLOR TO TAYLOR FAMILY LIMITED PARTNERSHIPS A BY DEED DATED DECEMBER 18, 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5293 FOLIO 566 AND PART OF THE LAND CONVEYED BY TAYLOR FAMILY LIMITED PARTNERSHIP A TO TAYLOR FAMILY LIMITED PARTNERSHIP B BY DEED DATED AUGUST 8, 2001 AND RECORDED AMONG THE LAND RECORD OF HOWARD COUNTY, MARYLAND IN LIBER 5611/318 THAT ALL 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, AS AMENDED.

James R. Meeks 4/16/03
JAMES ROBERT MEEKS DATE
LAND SURVEYOR NO. 10857

RECORDED AS PLAT NO. 16106 ON 8-8-03
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

VILLAGE CREST
PARCELS C-1, D-1, AND E-1

A SUBDIVISION OF PARCEL '4' & A RESUBDIVISION OF NON-BUILDABLE PARCEL 'A-3', VILLAGE CREST PARCELS A-1, A-2, AND A-3
TAX MAP NO: 25 BLOCK: 20 PARCEL NO: '4'
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DPZ REF.: S-98-18, S-00-05, P-00-07, P-01-20 F-02-112
ZONED: POR
DATE:DECEMBER, 2002

GRAPHIC SCALE
0 100 150 200 300
SCALE: 1"=100'

SHEET 3 OF 6

F-02-47

NOTE:
SEE SHEET 2 FOR COORDINATE LIST AND CURVE DATA TABLE
SEE SHEET 6 FOR FOREST CONSERVATION EASEMENT LINE TABLE
SEE SHEET 6 FOR WETLAND DIMENSIONS

LINE TABLE		
F1	N16°33'36"W	83.30
F2	S19°11'56"W	60.54
F3	S13°22'38"W	32.95
F4	S23°43'10"W	54.90
F5	S36°56'32"W	124.14
F6	N88°24'02"E	16.30
F7	S67°08'15"E	35.32
F8	S79°15'45"E	14.28
F9	N26°02'30"E	193.03
F10	N14°37'39"E	1.40

PUBLIC 100 YR FLOODPLAIN DRAINAGE AND UTILITY EASEMENT
SCALE: 1"=100'

PUBLIC TREE MAINTENANCE EASEMENT
SCALE: 1"=50'

SIDEWALK EASEMENT DETAIL
SCALE: 1"=50'

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 HAVE BEEN COMPLIED WITH.

JAMES ROBERT MEEKS 4/16/03
JAMES ROBERT MEEKS DATE
REG. PROFESSIONAL LAND SURVEYOR NO. 10857

DR. BRUCE TAYLOR, MANAGER 4/17/03 DATE
TAYLOR FAMILY LIMITED PARTNERSHIP A

DR. BRUCE TAYLOR, MANAGER 4/17/03 DATE
TAYLOR FAMILY LIMITED PARTNERSHIP B

STATE OF MARYLAND — JAMES ROBERT MEEKS — No. 10857 REGISTERED PROFESSIONAL LAND SURVEYOR

FREDERICK WARD ASSOCIATES, INC.
ENGINEERS | ARCHITECTS | SURVEYORS
7125 Riverwood Drive Columbia, Maryland 21046-2354
Phone: 410-290-9550 Fax: 410-720-6226
Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

SUBDIVISION TABULATIONS

TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	65.1% OF PARCEL 'D-1'
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL NUMBER OF PARCELS TO BE RECORDED:	65.1% OF PARCEL 'D-1'
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	25.0592 AC
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL AREA OF PARCELS TO BE RECORDED:	25.0592 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.1971 AC
TOTAL AREA TO BE RECORDED :	25.2563 AC
TOTAL AREA OF FLOODPLAIN TO BE RECORDED :	0.2517 AC

OWNER

TAYLOR FAMILY LIMITED PARTNERSHIPS A
TAYLOR FAMILY LIMITED PARTNERSHIPS B
DR. BRUCE TAYLOR, MANAGER
C/O LAND DESIGN & DEVELOPMENT, INC.
8000 MAIN STREET
ELLICOTT CITY, MD 21043
ATTN: MR. DONALD R. REUWER
PHONE: (410) 480-9105

DEVELOPER

VILLAGE CREST DEVELOPMENT CORPORATION
4200 COLLEGE AVE.
ELLICOTT CITY
ELLICOTT CITY, MD 21041

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.

Penny Bornstein M.D. for 7/28/03
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION 7/29/03 DATE

DIRECTOR 8/5/03 DATE

OWNER'S CERTIFICATE

TAYLOR FAMILY LIMITED PARTNERSHIP A , BY DR. BRUCE TAYLOR, MANAGER,
TAYLOR FAMILY LIMITED PARTNERSHIP B, BY DR. BRUCE TAYLOR, MANAGER, 'OWNER OF THE PROPERTIES' HEREBY ADOPT THIS FINAL 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 DRAINS WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON AND 2.) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3.) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, 4.) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAY.

WITNESS OUR HANDS THIS 17 DAY OF Apr.' , 2003.

TAYLOR FAMILY LIMITED PARTNERSHIP A
DR. BRUCE TAYLOR, MANAGER

TAYLOR FAMILY LIMITED PARTNERSHIP B
DR. BRUCE TAYLOR, MANAGER

Megan Ruggieri
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY IRVING J. TAYLOR AND EDITH L. TAYLOR TO TAYLOR FAMILY LIMITED PARTNERSHIPS A BY DEED DATED DECEMBER 18, 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5293 FOLIO 566 AND PART OF THE LAND CONVEYED BY TAYLOR FAMILY LIMITED PARTNERSHIP A TO TAYLOR FAMILY LIMITED PARTNERSHIP B BY DEED DATED AUGUST 8, 2001 AND RECORDED AMONG THE LAND RECORD OF HOWARD COUNTY, MARYLAND IN LIBER 5611/318 THAT ALL 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, AS AMENDED.

JAMES ROBERT MEEKS 4/16/03
JAMES ROBERT MEEKS DATE
LAND SURVEYOR NO. 10857

RECORDED AS PLAT NO. 16107 ON 8-8-03
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

VILLAGE CREST

PARCELS C-1, D-1, AND E-1

A SUBDIVISION OF PARCEL '4' & A RESUBDIVISION OF NON-BUILDABLE PARCEL 'A-3', VILLAGE CREST PARCELS A-1, A-2, AND A-3

TAX MAP NO: 25 BLOCK: 20 PARCEL NO: '4'
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DPZ REF.: S-98-18, S-00-05, P-00-07, P-01-20 F-02-112
ZONED: POR
DATE:DECEMBER, 2002

GRAPHIC SCALE 0 100 150 200 300
SCALE: 1"=100'
SHEET 4 OF 6

F-02-47

NOTE:
SEE SHEET 2 FOR COORDINATE LIST AND CURVE DATA TABLE
SEE SHEET 6 FOR FOREST CONSERVATION EASEMENT LINE TABLE
SEE SHEET 6 FOR WETLAND DIMENSIONS

TM 25 P 73
TAYLOR MANOR
HOWARD COUNTY SANITARIUM
L 84 / F 586
ZONED P-OR

N39°19'57"E 136.68'
N26°14'57"E 270.00'
N16°24'57"E 255.00'
N7°22'26"E 111.73'
N63°34'15"E 41.25'
MARYLAND STATE GRID MERIDIAN (NAD 83)

RETENTION 6,819 SF 0.1565 AC
REFORESTATION 2,964 SF 0.0681 AC
RETENTION 6,653 SF 0.1527 AC
REFORESTATION 15,668 SF 0.3596 AC
RETENTION 3,980 SF 0.0914 AC
REFORESTATION 9,519 SF 0.2048 AC

FOREST CONSERVATION EASEMENT 'I'
REFORESTATION: 0.3596 AC
RETENTION: 0.1365 AC

FOREST CONSERVATION EASEMENT 5 (RETENTION)
WORTHINGTON FIELDS
PHASE 1

FOREST CONSERVATION EASEMENT 'F'
REFORESTATION: 0.2657 AC
RETENTION: 0.1565 AC

N66°34'14"W 303.77'

E 1,371,000
N 577,750

OPEN SPACE
LOT 44
HO. CO. REC. & PARKS

N33°48'36"E 10.00'
N55°34'47"W 100.87'
N55°34'47"W 101.03'
COLLEGE AVENUE
S34°42'3626"W 10.00'

DETAIL
PUBLIC GRADING EASEMENT
NOT TO SCALE

N79°10'54"E 458.54'

TM 25 P 74
TAYLOR PSYCHIATRIC ASSOCIATION
DR. IRVING TAYLOR
L 828 / F 307
ZONED P-OR

N 579,250
E 1,371,750

WETLAND 5
RETENTION 53,574 SF 1.2322 AC
REFORESTATION 9,427 SF 0.2164 AC
FOREST CONSERVATION EASEMENT 'G'
REFORESTATION: 0.9154 AC
RETENTION: 1.2322 AC

WETLAND 4
INTERMITTENT STREAM
N05°16'25"W 140.00'
N44°41'53"E 16.58'
N56°11'24"W 285.09'
S55°28'47"E 593.03'
REFORESTATION 30,459 SF 0.6990 AC

PARCEL 'C-1'
1,022,652.07 SF
23.48 AC.

50' STRUCTURE AND USE SETBACK

TM 25 P/O P 98
WORTHINGTON FIELDS
SUBDIVISION
PHASE 1
ZONED R-ED
PLAT NO. 14946-14955

FOREST CONSERVATION EASEMENT 'E'
REFORESTATION: 15,077 SF 0.3461 AC
FOREST CONSERVATION EASEMENT 'D'
REFORESTATION: 44,069 SF 1.0117 AC

OPEN SPACE
LOT 45
HOA

LOT 9

N21°31'31"W 124.50'
N57°15'07"E 36.26'
N14°13'25"E 86.61'
S76°26'01"E 50.00'
N14°13'25"E 86.04'
S14°13'25"W 97.33'
N75°46'35"W 14.46'
N14°13'25"E 86.61'
S05°14'28"E 245.36'
S05°14'27"E 245.36'
S10°33'44"W 36.72'
S05°14'28"E 174.86'
N05°14'28"W 174.86'
10' TREE MAINTENANCE EASEMENT
SCALE:1"=50'
TO PUBLIC MAINTENANCE - SEE DETAIL

FOR CONTINUATION SEE SHEET 2

33' AMERICAN TELEPHONE AND TELEGRAPH EASEMENT L 232 F 97

VILLAGE CREST DRIVE
MINOR COLLECTOR
50' RIGHT-OF-WAY

N30°35'57"E 731.21'
S30°35'57"W 728.41'

FOR CONTINUATION SEE SHEET 3
FOR CONTINUATION SEE SHEET 4

N 577,750
E 1,371,750

FOREST CONSERVATION EASEMENT 'H'
REFORESTATION 45,508 SF 0.9988 AC

N34°21'54"E 125.62'
N34°21'54"E 124.87'

COLLEGE AVENUE
MINOR COLLECTOR (SCENIC ROAD)
60' RIGHT-OF-WAY

L=17.07'
S29°34'20"W 39.93'
S10°33'44"W 36.72'
S10°28'34"W 35.31'
N55°28'47"W 100.00'
S55°28'47"E 285.09'

PUBLIC GRADING EASEMENT SEE DETAIL

G ROAD

LAND DEDICATED TO HOWARD COUNTY FOR THE PURPOSES OF A PUBLIC ROAD
0.5952 AC
(0.3981 AC THIS SHEET)

SUBDIVISION TABULATIONS

TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	1
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL NUMBER OF PARCELS TO BE RECORDED:	1
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	23.4769 AC
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL AREA OF PARCELS TO BE RECORDED:	23.4769 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	2.5956 AC
TOTAL AREA TO BE RECORDED :	26.0725 AC

FREDERICK WARD ASSOCIATES, INC.
ENGINEERS
ARCHITECTS
SURVEYORS
7125 Riverwood Drive Columbia, Maryland 21046-2354
Phone: 410-290-9550 Fax: 410-720-6226
Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

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 HAVE BEEN COMPLIED WITH.

JAMES ROBERT MEEKS 4/16/03 DATE
REG. PROFESSIONAL LAND SURVEYOR NO. 10857

STATE OF MARYLAND JAMES ROBERT MEEKS No. 10857 REGISTERED PROFESSIONAL LAND SURVEYOR

DR. BRUCE TAYLOR, MANAGER 4/17/03 DATE
TAYLOR FAMILY LIMITED PARTNERSHIP A

DR. BRUCE TAYLOR, MANAGER 4/17/03 DATE
TAYLOR FAMILY LIMITED PARTNERSHIP B

SEE SHEET 1 FOR PURPOSE STATEMENT.

DEVELOPER
VILLAGE CREST DEVELOPMENT CORPORATION
4200 COLLEGE AVE.
ELLICOTT CITY
ELLICOTT CITY, MD 21041

OWNER
TAYLOR FAMILY LIMITED PARTNERSHIPS A
TAYLOR FAMILY LIMITED PARTNERSHIPS B
DR. BRUCE TAYLOR, MANAGER
C/O LAND DESIGN & DEVELOPMENT, INC.
8000 MAIN STREET
ELLICOTT CITY, MD 21043
ATTN: MR. DONALD R. REUWER
PHONE: (410) 480-9105

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.

Penny Borenstein M.D. 7/28/03
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

7/25/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

8/5/03
DIRECTOR DATE

OWNER'S CERTIFICATE

TAYLOR FAMILY LIMITED PARTNERSHIP A , BY DR. BRUCE TAYLOR, MANAGER, TAYLOR FAMILY LIMITED PARTNERSHIP B, BY DR. BRUCE TAYLOR, MANAGER, 'OWNER OF THE PROPERTIES' HEREBY ADOPT THIS FINAL 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 DRAINS WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON AND 2.) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3.) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, 4.) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAY.

WITNESS OUR HANDS THIS 17 DAY OF April , 2003.

TAYLOR FAMILY LIMITED PARTNERSHIP A
DR. BRUCE TAYLOR, MANAGER

TAYLOR FAMILY LIMITED PARTNERSHIP B
DR. BRUCE TAYLOR, MANAGER

Megan Ruggieri
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY IRVING J. TAYLOR AND EDITH L. TAYLOR TO TAYLOR FAMILY LIMITED PARTNERSHIPS A BY DEED DATED DECEMBER 18, 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5293 FOLIO 566 AND PART OF THE LAND CONVEYED BY TAYLOR FAMILY LIMITED PARTNERSHIP A TO TAYLOR FAMILY LIMITED PARTNERSHIP B BY DEED DATED AUGUST 8, 2001 AND RECORDED AMONG THE LAND RECORD OF HOWARD COUNTY, MARYLAND IN LIBER 5611/318 THAT ALL 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, AS AMENDED.

JAMES ROBERT MEEKS 4/16/03 DATE
LAND SURVEYOR NO. 10857

RECORDED AS PLAT NO. 16108 ON 8-8-03
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

VILLAGE CREST

PARCELS C-1, D-1, AND E-1

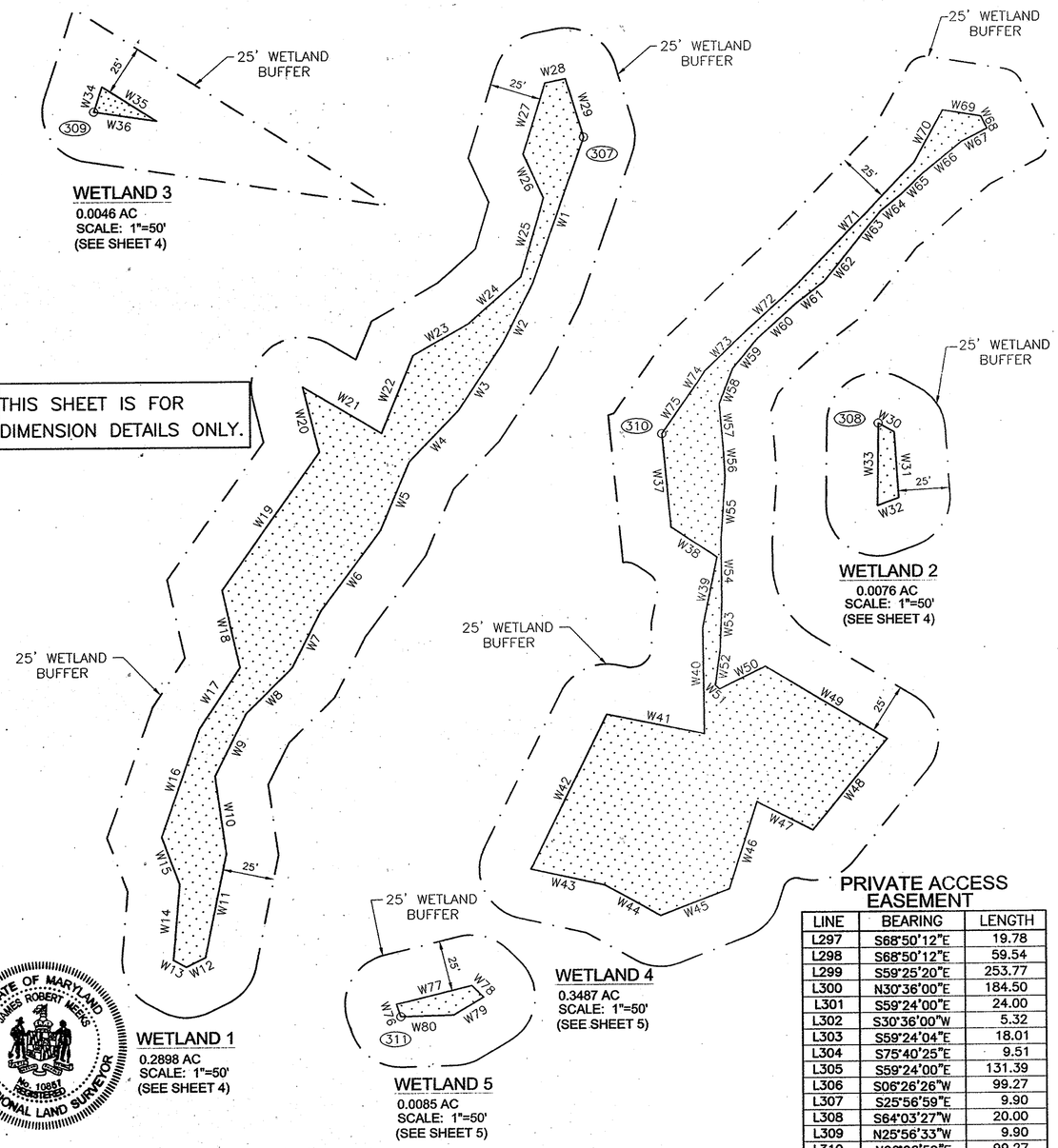
A SUBDIVISION OF PARCEL '4' & A RESUBDIVISION OF NON-BUILDABLE PARCEL 'A-3', VILLAGE CREST PARCELS A-1, A-2, AND A-3
TAX MAP NO: 25 BLOCK: 20 PARCEL NO: '4'
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DPZ REF.: S-98-18, S-00-05, P-00-07, P-01-20 F-02-112
ZONED: POR
DATE:DECEMBER, 2002

GRAPHIC SCALE 0 100 150 200 300
SCALE: 1"=100'
SHEET 5 OF 6

F-02-47

PUBLIC WETLAND LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
W1	S19°23'46"W	75.53	W41	N78°18'23"W	48.43
W2	S26°20'33"W	33.55	W42	S26°01'14"W	85.09
W3	S33°12'48"W	39.15	W43	S77°12'40"E	37.06
W4	S43°18'29"W	35.33	W44	S60°15'55"E	30.97
W5	S22°32'57"W	36.99	W45	N68°47'49"E	35.94
W6	S36°28'36"W	49.06	W46	N17°37'44"E	45.29
W7	S26°47'10"W	31.43	W47	S62°25'22"E	30.65
W8	S44°53'32"W	31.66	W48	N38°42'51"E	57.80
W9	S26°02'23"W	34.68	W49	N58°20'54"W	69.21
W10	S07°54'34"E	38.71	W50	S63°50'02"W	24.96
W11	S11°35'41"W	52.37	W51	N45°56'44"W	2.78
W12	S63°49'26"W	10.35	W52	N07°52'53"E	17.46
W13	N61°19'04"W	7.07	W53	N02°31'46"E	24.23
W14	N05°01'39"E	37.49	W54	N00°30'51"W	29.80
W15	N20°23'44"W	25.01	W55	N03°49'58"E	32.00
W16	N19°07'16"E	56.76	W56	N03°12'58"W	14.51
W17	N33°10'27"E	36.35	W57	N04°58'05"W	21.75
W18	N12°24'54"W	39.01	W58	N20°54'40"E	18.49
W19	N34°50'45"E	83.19	W59	N39°07'55"E	19.43
W20	N13°37'37"W	33.32	W60	N47°31'11"E	25.58
W21	S58°37'47"E	44.53	W61	N51°54'02"E	16.79
W22	N21°54'45"E	41.53	W62	N38°54'17"E	25.02
W23	N59°49'32"E	31.33	W63	N38°24'06"E	19.23
W24	N48°03'31"E	34.49	W64	N52°02'30"E	12.76
W25	N16°10'02"E	40.02	W65	N45°56'48"E	14.00
W26	N24°32'00"W	23.50	W66	N50°30'06"E	25.67
W27	N17°07'59"E	36.90	W67	N62°27'37"E	13.82
W28	N78°45'13"E	10.16	W68	N25°06'24"W	6.73
W29	S16°33'36"E	30.21	W69	N80°15'40"W	18.89
W30	S60°12'02"E	8.88	W70	S28°34'08"W	29.42
W31	S03°34'33"E	32.87	W71	S43°57'51"W	82.95
W32	S69°43'33"W	11.00	W72	S47°20'16"W	31.79
W33	N00°46'49"E	41.03	W73	S45°38'45"W	29.93
W34	N18°08'41"E	13.07	W74	S32°10'46"W	7.52
W35	S57°10'03"E	31.49	W75	S34°29'08"W	29.76
W36	N81°20'00"W	30.88	W76	N19°08'10"W	6.44
W37	S05°16'25"E	46.72	W77	N76°15'50"E	37.76
W38	S56°11'41"E	26.80	W78	S45°12'38"E	8.01
W39	S11°42'42"W	35.50	W79	S59°05'06"W	16.98
W40	S00°31'13"E	52.50	W80	S88°28'33"W	25.69



PUBLIC FOREST CONSERVATION EASEMENT

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N55°28'47"W	115.97	L51	S19°05'06"W	45.39	L101	N60°59'02"W	79.28	L151	S70°57'13"E	79.68
L2	S30°35'57"W	401.93	L52	N50°13'15"W	19.86	L102	N74°36'10"W	40.75	L152	N57°04'48"E	20.55
L3	S59°24'03"E	41.35	L53	N09°22'03"W	30.33	L103	N74°49'28"W	29.32	L153	N82°23'51"E	87.85
L4	N58°37'38"E	25.67	L54	N59°45'22"W	20.25	L104	N85°36'53"E	11.88	L154	S78°03'02"E	35.22
L5	N39°23'55"E	75.50	L55	S50°13'15"E	13.06	L105	S03°20'19"W	101.70	L155	S78°45'08"E	49.41
L6	N18°31'56"E	14.65	L56	S53°48'46"E	208.95	L106	S14°24'00"E	21.92	L156	S72°25'26"E	52.29
L7	N23°23'20"W	16.73	L57	S24°25'46"W	29.00	L107	N08°14'42"E	53.59	L157	N31°35'02"E	26.12
L8	N52°00'14"W	46.10	L58	S28°05'27"W	71.72	L108	N07°22'32"W	97.81	L158	N02°51'17"W	33.31
L9	N15°31'30"W	44.60	L59	N84°39'02"E	30.21	L109	N05°27'28"W	24.92	L159	S42°48'02"E	206.80
L10	N03°23'15"E	75.87	L60	S59°40'47"E	152.41	L110	N67°05'48"E	115.44	L160	N65°48'25"E	158.31
L11	N55°57'07"E	100.93	L61	S29°38'02"W	125.64	L111	S89°21'38"W	23.56	L161	S63°43'58"W	119.93
L12	S72°41'33"E	49.67	L62	S68°38'53"W	25.18	L112	N45°13'04"E	41.57	L162	N74°49'28"W	46.56
L13	N57°02'24"W	215.93	L63	N29°50'16"E	207.69	L113	S09°44'38"W	98.36	L163	N39°05'30"W	75.89
L14	S70°35'49"W	25.42	L64	N89°48'28"E	36.44	L114	N67°31'42"E	201.21			
L15	S55°13'46"W	79.46	L65	S05°14'48"E	341.50	L115	N59°25'49"E	211.43			
L16	S89°17'48"W	121.75	L66	S05°18'22"W	54.56	L116	S47°14'01"E	138.06			
L17	N01°02'25"W	35.25	L67	S82°06'24"W	78.02	L117	S59°25'49"W	33.26			
L18	S74°21'25"W	42.80	L68	S68°29'45"W	244.44	L118	S81°57'44"W	246.21			
L19	S57°25'32"W	66.42	L69	N16°31'31"W	24.88	L119	N19°32'56"E	50.25			
L20	S25°19'51"W	68.64	L70	N16°00'50"W	16.03	L120	N06°43'05"W	24.64			
L21	S05°56'51"W	198.17	L71	N41°51'37"E	52.72	L121	N07°32'45"W	48.63			
L22	S36°51'29"E	28.06	L72	N27°02'19"E	51.26	L122	N43°40'03"W	40.08			
L23	S11°41'29"E	36.93	L73	N57°35'53"W	41.30	L123	N05°58'55"W	53.96			
L24	S63°46'42"W	49.88	L74	N09°55'14"E	51.43	L124	S05°58'55"E	53.96			
L25	N18°39'47"E	47.14	L75	N30°24'14"E	65.97	L125	S76°26'33"E	44.00			
L26	N44°15'37"W	24.96	L76	N51°00'14"E	45.24	L126	S27°01'28"E	102.43			
L27	S44°24'49"W	96.17	L77	N42°09'47"E	14.53	L127	S19°45'49"W	29.86			
L28	S84°25'48"W	142.66	L78	S89°10'03"E	17.14	L128	S88°15'06"W	39.56			
L29	N14°00'37"W	36.33	L79	N35°04'36"W	58.15	L129	N84°13'06"E	77.05			
L30	N51°12'13"W	43.23	L80	N14°26'54"W	88.10	L130	N52°10'08"E	70.74			
L31	N84°38'26"W	86.23	L81	N71°46'37"E	24.94	L131	N18°41'47"W	190.48			
L32	N05°06'36"E	38.63	L82	N32°18'50"E	45.16	L132	S86°00'47"W	20.81			
L33	S59°24'00"E	31.19	L83	S62°26'49"E	26.93	L133	S07°07'46"W	76.24			
L34	N31°02'19"E	107.30	L84	N47°18'58"E	14.07	L134	S21°13'18"W	56.94			
L35	N39°37'07"E	27.25	L85	N09°44'11"E	56.60	L135	S72°22'42"W	46.07			
L36	N33°30'52"E	62.93	L86	N45°54'58"E	51.45	L136	S38°07'55"W	64.15			
L37	N20°01'23"W	40.12	L87	S66°30'20"E	12.28	L137	S59°31'21"E	72.96			
L38	N16°50'15"E	92.16	L88	S55°35'08"E	38.30	L138	N85°04'50"W	58.97			
L39	N66°49'57"E	35.72	L89	S80°47'20"E	31.52	L139	S37°00'37"W	44.83			
L40	N76°19'22"E	50.81	L90	S42°11'19"E	41.43	L140	S09°08'57"E	154.77			
L41	N19°19'33"E	29.71	L91	S27°09'16"E	45.46	L141	S17°35'57"E	72.83			
L42	N47°25'55"E	10.26	L92	S87°16'41"W	23.39	L142	S25°38'46"W	56.21			
L43	N40°46'28"W	26.83	L93	S83°28'35"W	43.03	L143	S76°53'48"W	145.35			
L44	N48°02'05"W	53.97	L94	S71°00'30"W	41.12	L144	S42°54'31"W	67.64			
L45	N61°04'22"E	34.04	L95	S63°52'44"W	82.09	L145	S12°20'49"E	54.29			
L46	N49°40'08"E	28.07	L97	N59°28'33"W	33.75	L146	S06°00'14"W	82.65			
L47	N02°28'41"W	29.77	L98	N35°37'09"W	16.41	L147	S07°43'01"W	99.20			
L48	N69°31'48"W	29.78	L99	N18°40'50"W	50.10	L148	S35°15'37"W	47.69			
L49	S56°55'17"E	28.73	L100	N39°09'11"W	33.12	L149	S08°21'49"W	191.55			
L50	S01°03'54"E	6.21				L150	N88°08'17"E	43.62			

CURVE TAB

CURVE	RADIUS	ARC	TANGENT	DELTA	CHORD	BEARING
C23	350.00	88.34	44.41	14°27'42"	88.11	S55°23'46"W
C24	988.00	147.91	74.09	8°34'38"	147.77	S37°02'28"W

PRIVATE ACCESS EASEMENT

LINE	BEARING	LENGTH
L297	S68°50'12"E	19.78
L298	S68°50'12"E	59.54
L299	S59°25'20"E	253.77
L300	N30°36'00"E	184.50
L301	S59°24'00"E	24.00
L302	S30°36'00"W	5.32
L303	S59°24'04"E	18.01
L304	S75°40'25"E	9.51
L305	S59°24'00"E	131.39
L306	S06°26'26"W	99.27
L307	S25°56'59"E	9.90
L308	S64°03'27"W	20.00
L309	N25°56'33"W	9.90
L310	N06°06'59"E	99.27
L311	N59°24'00"W	128.53
L312	N75°40'25"W	9.51
L313	N59°24'04"W	20.87
L314	S30°36'00"W	183.17
L315	N59°25'20"W	274.33
L316	N69°00'20"W	64.49
L317	N68°50'12"W	19.53
L321	N68°50'12"E	30.00
L322	S68°50'12"E	30.00

PRIVATE STORMWATER ACCESS EASEMENT

CURVE	RADIUS	ARC	TANGENT	DELTA	CHORD	BEARING
C176	25.00	21.03	11.18	48°11'23"	20.41	N87°04'07"E
C177	35.41	29.48	15.65	47°41'29"	28.63	N86°49'10"E
C178	35.14	43.59	25.10	71°05'23"	40.85	S33°17'31"E
C179	50.00	57.17	32.17	65°30'59"	54.10	S26°38'31"E
C180	11.00	6.15	3.16	32°03'32"	6.07	S09°54'47"E
C181	31.00	17.35	8.91	32°03'32"	17.12	N09°54'47"W
C182	30.00	34.30	19.30	65°30'59"	32.47	N26°38'31"W
C183	35.81	37.12	20.42	59°23'36"	35.48	S72°38'42"W
C184	35.28	29.48	15.66	47°52'48"	28.63	N44°29'34"W
C185	25.00	21.03	11.18	48°11'23"	20.41	N44°44'31"W
C186	35.00	28.73	15.23	47°02'03"	27.93	S87°38'47"W
C187	300.00	51.11	26.12	9°57'11"	52.05	N21°07'58"E
C175	35.00	28.40	15.03	46°29'28"	27.63	S45°35'28"E
C191	2.50	7.85	——	180°00'00"	5.00	N21°09'48"E
C216	2.50	7.85	——	180°00'00"	5.00	S21°09'48"W

SUBDIVISION TABULATIONS

TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED: 0
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: 0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 0
TOTAL NUMBER OF PARCELS TO BE RECORDED: 0
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED: 0
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: 0
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 0
TOTAL AREA OF PARCELS TO BE RECORDED: 0
TOTAL AREA OF ROADWAY TO BE RECORDED: 0
TOTAL AREA TO BE RECORDED : 0

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 HAVE BEEN COMPLIED WITH.

James R. Meeks 4/16/03
JAMES ROBERT MEEKS DATE
REG. PROFESSIONAL LAND SURVEYOR NO. 10857

DR. BRUCE TAYLOR, MANAGER 4/12/03 DATE
TAYLOR FAMILY LIMITED PARTNERSHIP A

DR. BRUCE TAYLOR, MANAGER 4/12/03 DATE
TAYLOR FAMILY LIMITED PARTNERSHIP B

STATE OF MARYLAND · JAMES ROBERT MEEKS · NO. 10857 · REGISTERED · PROFESSIONAL LAND SURVEYOR

FREDERICK WARD ASSOCIATES, INC.
ENGINEERS
ARCHITECTS
SURVEYORS
7125 Riverwood Drive Columbia, Maryland 21046-2354
Phone: 410-290-9550 Fax: 410-720-6226
Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

SEE SHEET 1 FOR PURPOSE STATEMENT.

DEVELOPER
VILLAGE CREST DEVELOPMENT CORPORATION
4200 COLLEGE AVE.
ELLICOTT CITY
ELLICOTT CITY, MD 21041

OWNER
TAYLOR FAMILY LIMITED PARTNERSHIPS A
TAYLOR FAMILY LIMITED PARTNERSHIPS B
DR. BRUCE TAYLOR, MANAGER
C/O LAND DESIGN & DEVELOPMENT, INC.
8000 MAIN STREET
ELLICOTT CITY, MD 21043
ATTN: MR. DONALD R. REUWER
PHONE: (410) 480-9105

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.

Penny Borenstein M.D. MPH 7/28/03
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

7/23/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

8/5/03
DIRECTOR DATE

OWNER'S CERTIFICATE

TAYLOR FAMILY LIMITED PARTNERSHIP A , BY DR. BRUCE TAYLOR, MANAGER, TAYLOR FAMILY LIMITED PARTNERSHIP B, BY DR. BRUCE TAYLOR, MANAGER, 'OWNER OF THE PROPERTIES' HEREBY ADOPT THIS FINAL 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 DRAINS WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON AND 2.) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3.) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, 4.) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAY.

WITNESS OUR HANDS THIS 17 DAY OF April , 2003.

TAYLOR FAMILY LIMITED PARTNERSHIPS A
DR. BRUCE TAYLOR, MANAGER

TAYLOR FAMILY LIMITED PARTNERSHIPS B
DR. BRUCE TAYLOR, MANAGER

Megan Ruggiero
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY IRVING J. TAYLOR AND EDITH L. TAYLOR TO TAYLOR FAMILY LIMITED PARTNERSHIPS A BY DEED DATED DECEMBER 18, 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5293 FOLIO 566 AND PART OF THE LAND CONVEYED BY TAYLOR FAMILY LIMITED PARTNERSHIP A TO TAYLOR FAMILY LIMITED PARTNERSHIP B BY DEED DATED AUGUST 8, 2001 AND RECORDED AMONG THE LAND RECORD OF HOWARD COUNTY, MARYLAND IN LIBER 5611/318 THAT ALL 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, AS AMENDED.

James R. Meeks 4/16/03
JAMES ROBERT MEEKS DATE
LAND SURVEYOR NO. 10857

RECORDED AS PLAT NO. 16109 ON 8-8-03
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

VILLAGE CREST

PARCELS C-1, D-1, AND E-1

A SUBDIVISION OF PARCEL '4' & A RESUBDIVISION OF NON-BUILDABLE PARCEL 'A-3', VILLAGE CREST PARCELS A-1, A-2, AND A-3
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SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
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SHEET 6 OF 6

F-02-47