

**U.S. EQUIVALENT COORDINATE TABLE**

POINT	NORTHING	EASTING
31	592,216.7418	1,323,875.2587
55	591,854.5232	1,324,767.7543
96	591,030.9542	1,324,693.7973
97	590,908.9923	1,324,563.8303
122	590,336.0362	1,323,879.8436
123	590,324.7009	1,323,889.6673
255	590,316.4571	1,323,857.2545
302	591,041.7568	1,324,664.7356
310	591,241.4172	1,324,508.7929
403	591,858.3633	1,324,741.2501
406	591,161.7961	1,324,488.5652
407	591,110.9221	1,324,515.8525
408	591,074.5623	1,324,559.8665
409	591,058.9236	1,324,600.5760

**METRIC EQUIVALENT COORDINATE TABLE**

POINT	NORTHING	EASTING
31	180,508.0293	403,517.9859
55	180,397.6195	403,790.0191
96	180,146.5952	403,767.4770
97	180,109.4211	403,727.8629
122	179,934.7837	403,519.3834
123	179,931.3287	403,522.3776
255	179,928.8160	403,512.4982
302	180,149.8878	403,758.6189
310	180,210.7444	403,711.0875
403	180,398.7899	403,781.9406
406	180,186.4758	403,704.9221
407	180,170.9694	403,713.2393
408	180,159.8869	403,726.6548
409	180,155.1202	403,739.0631

**MINIMUM LOT SIZE CHART**

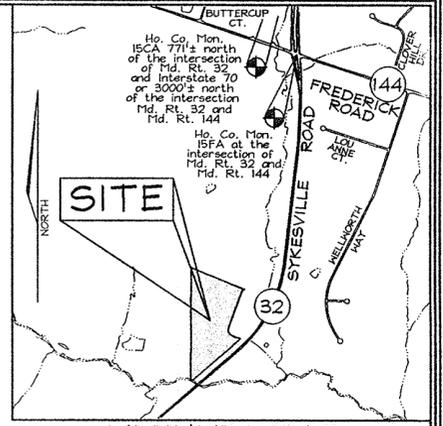
LOT NUMBER	GROSS AREA (sf)	PIPESTEM AREA (sf)	MINIMUM LOT SIZE
6	43,259.700±	694.584±	42,565.116±
7	52,807.670±	1,131.664±	51,676.006±
8	50,746.171±	568.712±	50,177.460±

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	608.32	138.57	13°03'04"	N47°28'28"W	138.27
C2	648.32	147.68	13°03'04"	N47°28'28"W	147.36
C3	70.00	54.98	45°00'00"	N76°30'00"W	53.58
C4	110.00	86.39	45°00'00"	N76°30'00"W	84.19
C5	110.00	86.39	45°00'00"	S76°30'00"E	84.19
C6	70.00	54.98	45°00'00"	S76°30'00"E	53.58
C7	170.00	207.64	70°00'00"	S19°00'00"E	195.02
C8	130.00	158.82	70°00'00"	S19°00'00"E	149.13
C9	980.00	79.46	4°38'45"	N71°40'38"W	79.44
C10	1020.00	82.71	4°38'45"	N71°40'38"W	82.68

**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 1-12 and Pres. Parc. A, B & C, any conveyances of the aforesaid lots shall be subject to easements herein reserved, whether or not expressly stated in deed(s) conveying said lot(s). Developer shall execute and deliver deeds for easements herein reserved to Howard County, with a Metes and Bounds Description of 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 obligation 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 deed(s) of easement in the land records of Howard County."



**VICINITY MAP**

SCALE: 1"=2000'

- General Notes continued...
- Denotes Wetland Area outline.
  - Denotes existing Stream.
  - Denotes Wetland Buffer outline.
  - Denotes Stream Buffer outline.
  - Denotes iron pipe found.
  - Denotes rebar and cap set.
  - Denotes concrete monument found.
  - Denotes concrete monument set.
  - There are no burial grounds on-site.
  - Landscaping is provided in accordance with Section 16.124 of the Howard County Subdivision Regulations and the Landscape Manual.
  - Articles of Incorporation for the Homeowners Association were accepted by the State Department of Assessment and Taxation on March 4, 2002, Incorporation number D06687511.
  - Environmental Non-Buildable Preservation Parcels 'A' and 'C' are owned and maintained by Howard County Department of Recreation and Parks with the easement holder being H.O.A. Parcel 'A' is 6.115 acres± and Parcel 'C' is 1.585 acres±.
  - Non-Buildable Preservation Parcel 'B' is H.O.A. owned and maintained with the easement holder being Howard County. The area of Parcel 'B' is 2.426 acres ±.
  - Using the Cluster Exchange Option described in Section 106 of the Zoning Regulations, the development rights of 7 of the 12 residential lots included on this subdivision plat have been transferred from: "Plat of Easement-Clements Property" Tax Map #6, Grid #2, Parcel #106 Howard County File # F-02-48

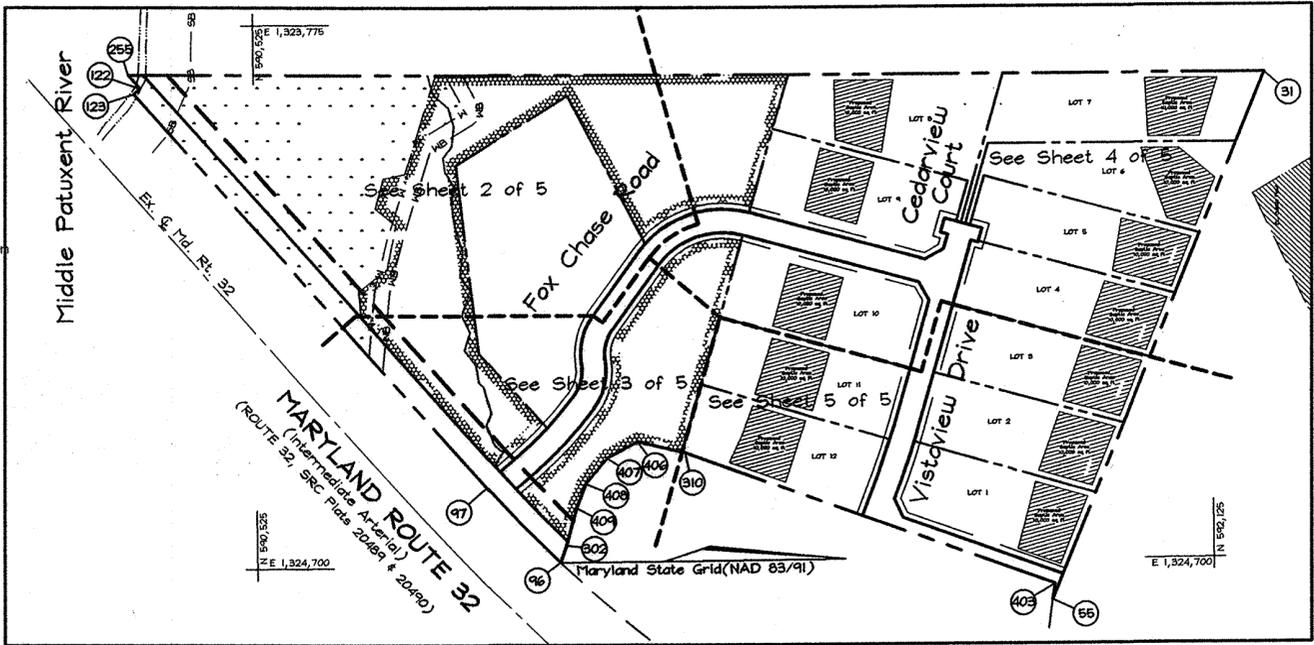
The creation of these lots is based on a maximum density of one residential unit for every 2.0 acres (see table below).

**DENSITY EXCHANGE TABLE**

Receiving Parcel Information	Fox Chase Estates Tax Map 15, Grid 23 Parcel 25
Total Area of Subdivision	24.645 acres±
Allowed Density Units	24.645 Ac. @ 1 d.u. / 4.25 acres = 5 d.u.
Maximum Density Units	24.645 Ac. @ 1 d.u. / 2.0 acres = 12 d.u.
Proposed Density Units	12
Number of CEO Units required	7
Sending Parcel Information	7 CEO units from: Plat of Easement Clements Property Tax Map 6, Grid 2 Parcel 106

**AREA TABULATION CHART**

- Total number of Buildable Lots to be recorded: 12
- Total area of Buildable Lots to be recorded: 12.122 Acres±
- Total number of Non-Buildable Preservation Parcels to be recorded: 3
- Total area of Non-Buildable Preservation Parcels to be recorded: 10.126 Acres±
- Total area of road widening to be recorded: 0.840 Acres±
- Total area of road dedication to be recorded: 1.557 Acres±
- Total area of subdivision to be recorded: 24.645 Acres±



**LOCATION MAP**

SCALE: 1"=200'

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.

*C.B. Miller*  
C.B. Miller (Maryland Property Line Surveyor #135)  
7/23/02 Date

*Robert R. Corbett*  
Robert R. Corbett, Vice President  
7/23/02 Date

General notes continued

- This plat shall be subject to compliance with the Fourth edition of Howard County Subdivision and Land Development Regulations and it is not subject to the Amended Zoning Regulations per Council Bill 50-2001.

**GENERAL NOTES**

- Subject property zoned RC-DEO per 10/18/93 Comprehensive Zoning Plan.
  - Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County. Geodetic Control Stations no. 15CA and no. 15FA. Denotes approximate location (see vicinity map).  
Sta. 15CA N 182,533.6973 E 404,139.3307 El.: 157.3223 (meters)  
N 598,862.638 E 1,325,913.787 El.: 516.148 (feet)  
Sta. 15FA N 181,632.8032 E 404,052.1342 El.: 148.4227 (meters)  
N 595,906.955 E 1,325,627.710 El.: 486.950 (feet)
  - This area designates a private sewerage easement of at least 10,000 square feet (or 10,000 square feet per lot for shared drain fields associated with a shared sewage disposal facility) as required by the Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.03). Improvements of any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances FOR ADJUSTMENTS to the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
  - This plat is based on a field run Monumented Boundary Survey performed on or about December 27, 2000 By C.B. Miller and Associates, Inc. All lot areas are more or less (+/-).
  - For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and road right-of-way line and not to the pipestem lot driveway.
  - Driveway(s) shall be provided prior to issuance of a use and occupancy permit to ensure safe access for fire and emergency vehicles per the following requirements:  
A) Width - 12 feet (14 feet serving more than one residence);  
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 (culverts/bridges) - capable of supporting 25 gross tons (H25-loading);  
E) Drainage elements - capable of safely passing 100 year flood with no more than 1 foot depth over surface;  
F) Structure clearances - minimum 12 Feet;  
G) Maintenance - sufficient to ensure all weather use
  - Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement. Distances shown are more or less.
  - No clearing, grading or construction is permitted within wetland or stream system buffers unless approved by the Department Of Planning And Zoning.
  - The Floodplain Study for this project is based on FEMA Map No. 2400440015B, dated December 04, 1986.
  - Open space tabulation:  
A. Open space required: 24.645Ac. x 5% = 1.242Ac.  
B. Open space provided: 2.426Ac. (Non-Buildable Preservation Parcel 'B' will be owned and maintained by the HOA and will contain the SWM Facility. This Non-Buildable Preservation Parcel will satisfy the open space requirements).
  - The Forest Conservation Easement has been established to fulfill the requirements of Section 16.1200 of the Howard County Code and 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 Easements are allowed.
  - Denotes Public Forest Conservation Easement. The Forest Conservation Easement has been established to fulfill the requirements of Section 16.1200 of the Howard County Code and Forest Conservation Act.
  - Forest Conservation obligations are fulfilled by Afforestation of 5.21 acres± on-site and 0.52 acres± to be planted off-site in Friendship lakes preservation parcel 'A'.
  - Denotes Wetland Areas. Wetland areas delineated by Exploration Research Inc. and approved under S-01-02 dated September 20, 2000.
- See this sheet for continuation...

APPROVED: For Private Water and Private Sewerage Systems  
Howard County Health Department

*Richard D. Burt* 8-23-02 Date  
Howard County Health Officer

APPROVED: Howard County Department of Planning and Zoning

*Chad D. Williams* 8/20/02 Date  
Chief, Development Engineering Division

*Robert R. Corbett* 10/31/02 Date  
Director

**OWNER'S CERTIFICATE**

We, Williamsburg Group L.L.C. 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 road 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 said Easements and Rights-of-Way.

Witness my hand this 23rd day of July, 2002

*Robert R. Corbett*  
Robert R. Corbett, Vice President

*Zacharia Y. Fisch*  
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 Donald L. & Karen B. Campbell to Williamsburg Group L.L.C. by deed dated Dec. 19, 2001 and recorded in the land records of Howard County in liber 5942 folio 60, and 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.

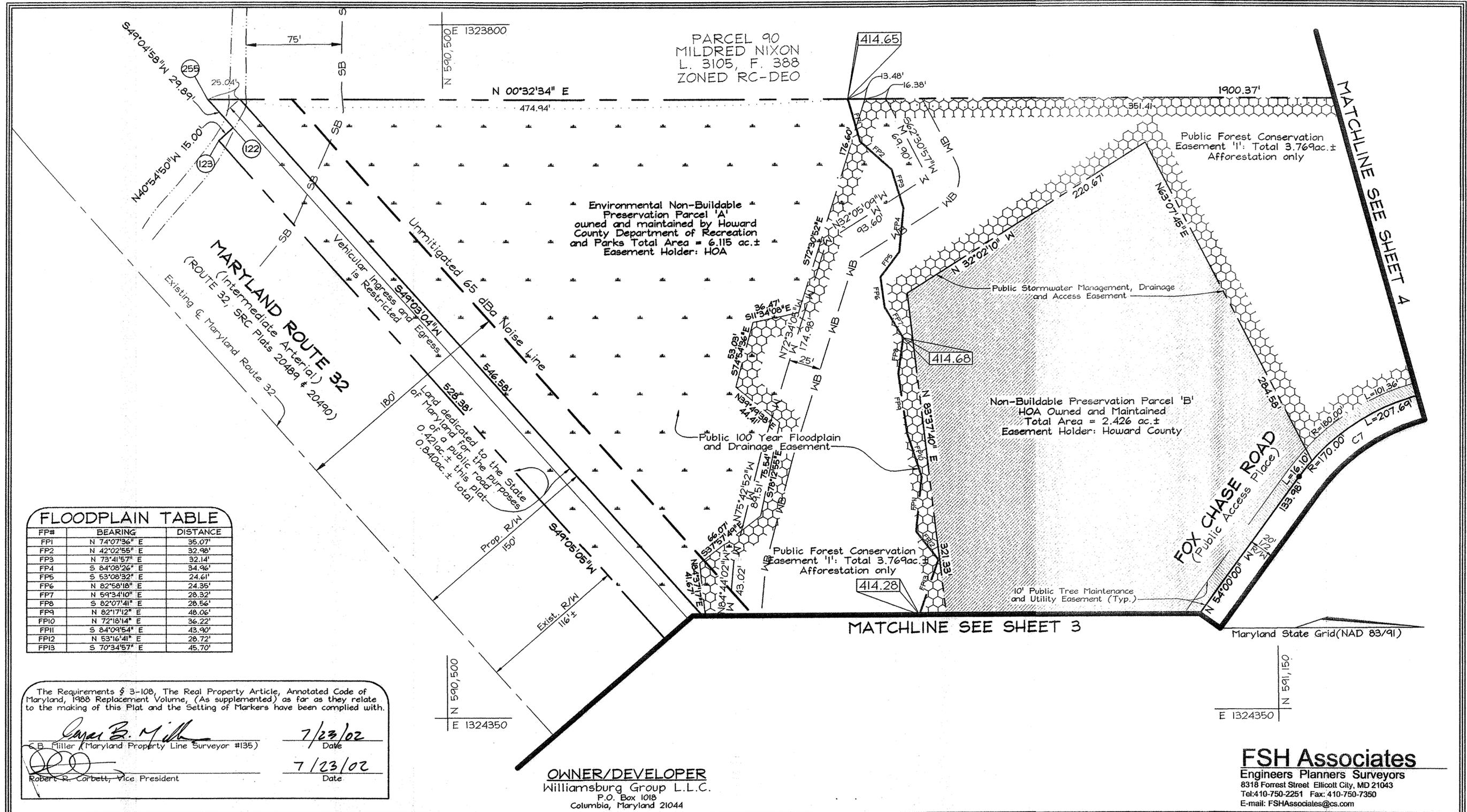
*C.B. Miller* 7/23/02 Date  
C.B. Miller (Maryland Property Line Surveyor #135)

Recorded as Plat No. 15660 on 11-7-02  
Among the Land Records of Howard County, Maryland.

**SUBDIVISION PLAT OF**  
**FOX CHASE ESTATES**

LOTS 1 THRU 12 AND NON-BUILDABLE PRESERVATION PARCELS 'A' 'B' AND 'C'

A SUBDIVISION OF PARCEL 25  
TAX MAP 15 GRID 23  
3RD ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
Scale: 1"=50'  
Date: July 23, 2002  
Sheet 1 of 5  
P-01-19; S-01-02



**FLOODPLAIN TABLE**

FP#	BEARING	DISTANCE
FP1	N 74°07'36" E	35.07'
FP2	N 42°02'55" E	32.98'
FP3	N 73°41'57" E	32.14'
FP4	S 84°08'26" E	34.96'
FP5	S 53°08'32" E	24.61'
FP6	N 82°58'18" E	24.35'
FP7	N 59°34'10" E	28.32'
FP8	S 82°07'41" E	28.56'
FP9	N 82°17'12" E	48.06'
FP10	N 72°18'14" E	36.22'
FP11	S 84°04'54" E	43.90'
FP12	N 53°16'41" E	28.72'
FP13	S 70°34'57" E	45.70'

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.

*C. B. Miller*  
C.B. Miller (Maryland Property Line Surveyor #135) 7/23/02  
*Robert R. Corbett*  
Robert R. Corbett, Vice President 7/23/02

**OWNER/DEVELOPER**  
Williamsburg Group L.L.C.  
P.O. Box 1018  
Columbia, Maryland 21044

**FSH Associates**  
Engineers Planners Surveyors  
8318 Forrest Street Ellicott City, MD 21043  
Tel: 410-750-2251 Fax: 410-750-7350  
E-mail: FSHAssociates@cs.com

APPROVED: For Private Water and Private Sewerage Systems  
Howard County Health Department

*Reginald J. Paul*  
Howard County Health Officer MR 8-23-02  
Date

APPROVED: Howard County Department of Planning and Zoning

*John J. Dammann*  
Chief, Development Engineering Division 8/20/02  
Date

*Joseph S. Smith*  
Director S.B. 10/31/02  
Date

**OWNER'S CERTIFICATE**

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Witness my hand this 23<sup>rd</sup> day of July, 2002  
*Robert R. Corbett*  
Robert R. Corbett, Vice President  
*Richard G. Fisch*  
Witness

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*C. B. Miller*  
C.B. Miller (Maryland Property Line Surveyor #135) 7/23/02  
Date

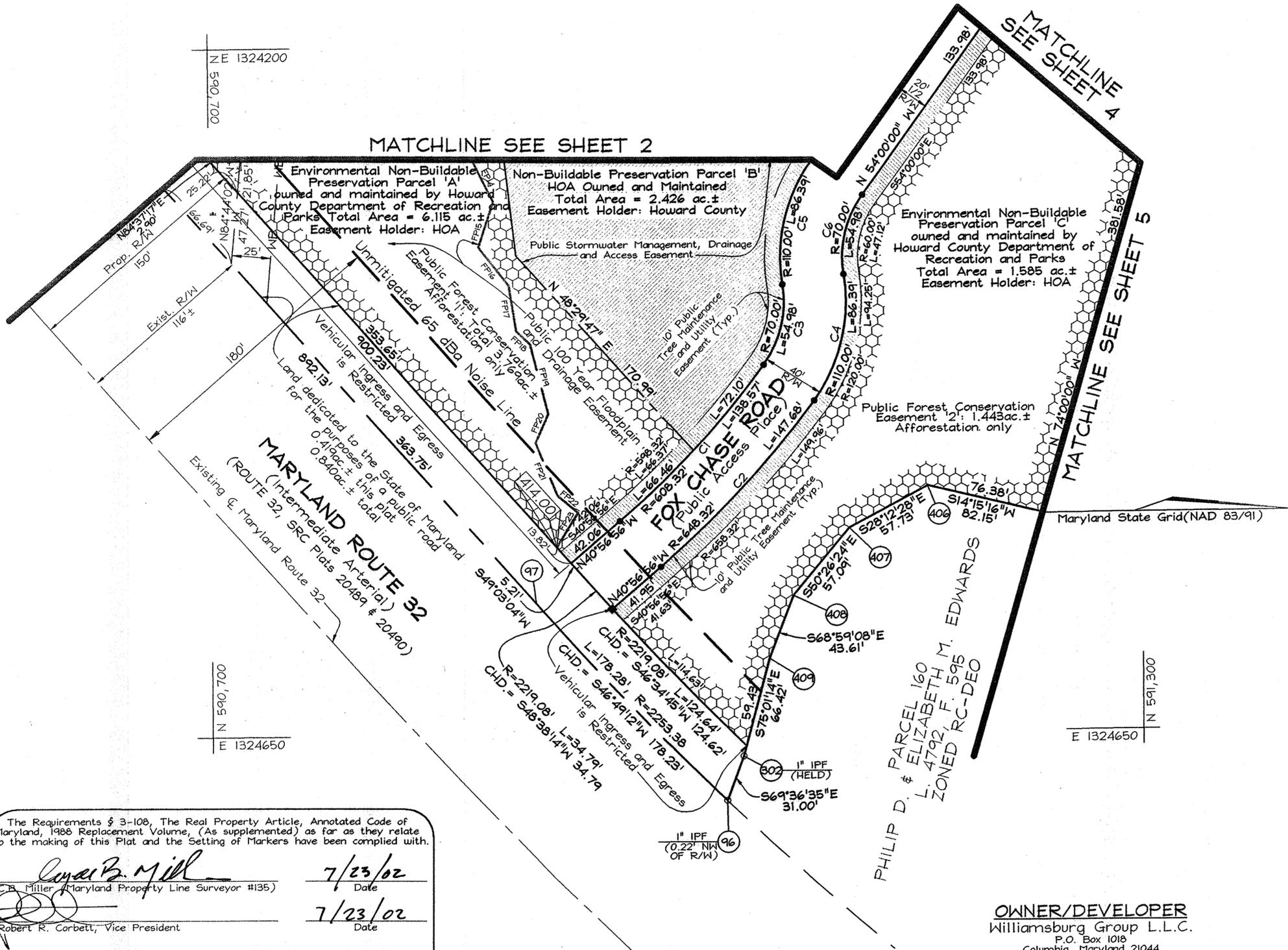
Recorded as Plat No. 15661 on 11-7-02  
Among the Land Records of Howard County, Maryland.

**SUBDIVISION PLAT OF  
FOX CHASE ESTATES**

LOTS 1 THRU 12 AND NON-BUILDABLE  
PRESERVATION PARCELS 'A' 'B' AND 'C'

A SUBDIVISION OF PARCEL 25  
TAX MAP 15 GRID 23  
3RD ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
Scale: 1"=50'  
Date: July 23, 2002  
Sheet 2 of 5  
P-01-19; S-01-02

FLOODPLAIN TABLE		
FP#	BEARING	DISTANCE
FP14	N 63°34'30" E	31.17'
FP15	S 72°00'49" W	31.61'
FP16	N 52°47'07" E	31.74'
FP17	N 81°06'04" E	30.18'
FP18	N 44°11'59" E	12.31'
FP19	N 75°53'44" E	46.43'
FP20	S 66°49'46" E	21.05'
FP21	N 68°23'24" E	37.58'
FP22	N 40°36'47" E	17.21'
FP23	S 58°44'05" E	26.75'



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.

*Robert R. Corbett*  
 C.B. Miller (Maryland Property Line Surveyor #135)  
 Robert R. Corbett, Vice President

7/23/02 Date  
 7/23/02 Date

**OWNER/DEVELOPER**  
 Williamsburg Group L.L.C.  
 P.O. Box 1018  
 Columbia, Maryland 21044

**FSH Associates**  
 Engineers Planners Surveyors  
 8318 Forrest Street Ellicott City, MD 21043  
 Tel: 410-750-2251 Fax: 410-750-7350  
 E-mail: FSHAssociates@cs.com

APPROVED: For Private Water and Private Sewerage Systems  
 Howard County Health Department

*Richard D. Park*  
 Howard County Health Officer  
 8-23-02 Date

APPROVED: Howard County Department of Planning and Zoning

*Chad Danner*  
 Chief, Development Engineering Division  
 8/28/02 Date

*Joseph R. Kutter*  
 Director  
 10/31/02 Date

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*Richard J. Fisch*  
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*C.B. Miller*  
 C.B. Miller (Maryland Property Line Surveyor #135)  
 7/23/02 Date

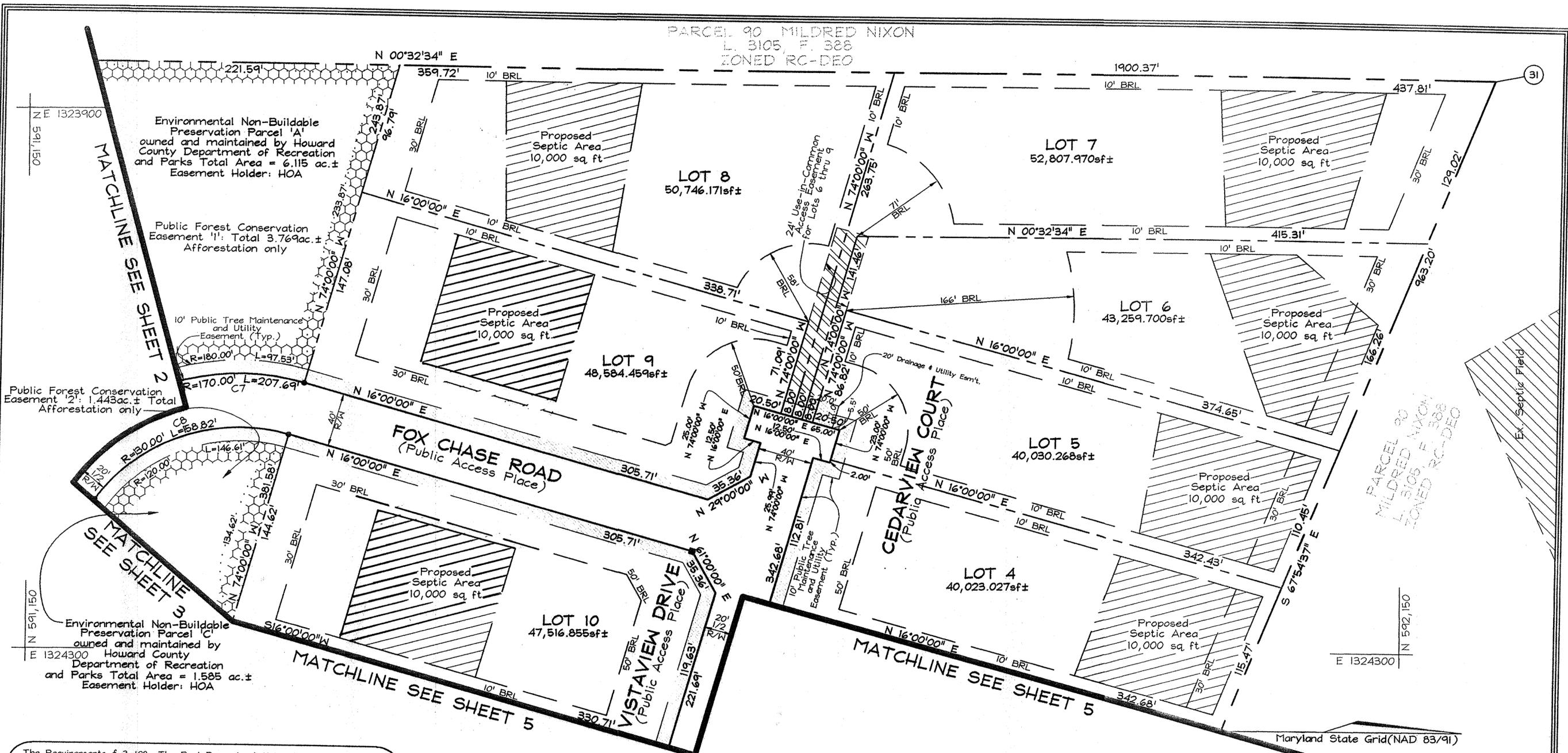
Recorded as Plat No. 15662 on 11-7-02  
 Among the Land Records of Howard County, Maryland.

**SUBDIVISION PLAT OF  
 FOX CHASE ESTATES**

LOTS 1 THRU 12 AND NON-BUILDABLE  
 PRESERVATION PARCELS 'A' 'B' AND 'C'

A SUBDIVISION OF PARCEL 25  
 TAX MAP 15 GRID 23  
 3RD ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 Scale: 1"=50'  
 Date: July 23, 2002  
 Sheet 3 of 5  
 P-01-19; S-01-02

PARCEL 90 MILDRED NIXON  
L. 3105, F. 388  
ZONED RC-DEO



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*Robert R. Corbett*  
C.B. Miller (Maryland Property Line Surveyor #135)  
Robert R. Corbett, Vice President

7/23/02  
Date

7/23/02  
Date

**OWNER/DEVELOPER**  
Williamsburg Group L.L.C.  
P.O. Box 1018  
Columbia, Maryland 21044

**FSH Associates**  
Engineers Planners Surveyors  
8318 Forrest Street Ellicott City, MD 21043  
Tel: 410-750-2251 Fax: 410-750-7350  
E-mail: FSHAssociates@cs.com

APPROVED: For Private Water and Private Sewerage Systems  
Howard County Health Department

*Robert R. Corbett*  
Howard County Health Officer  
8-23-02  
Date

APPROVED: Howard County Department of Planning and Zoning

*Robert R. Corbett*  
Chief, Development Engineering Division  
8/28/02  
Date

*Robert R. Corbett*  
Director  
10/31/02  
Date

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Witness my hand this 23<sup>rd</sup> day of July, 2002.

*Robert R. Corbett*  
Robert R. Corbett, Vice President

*Zacharia Y. Frisch*  
Witness

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*C.B. Miller*  
C.B. Miller (Maryland Property Line Surveyor #135)

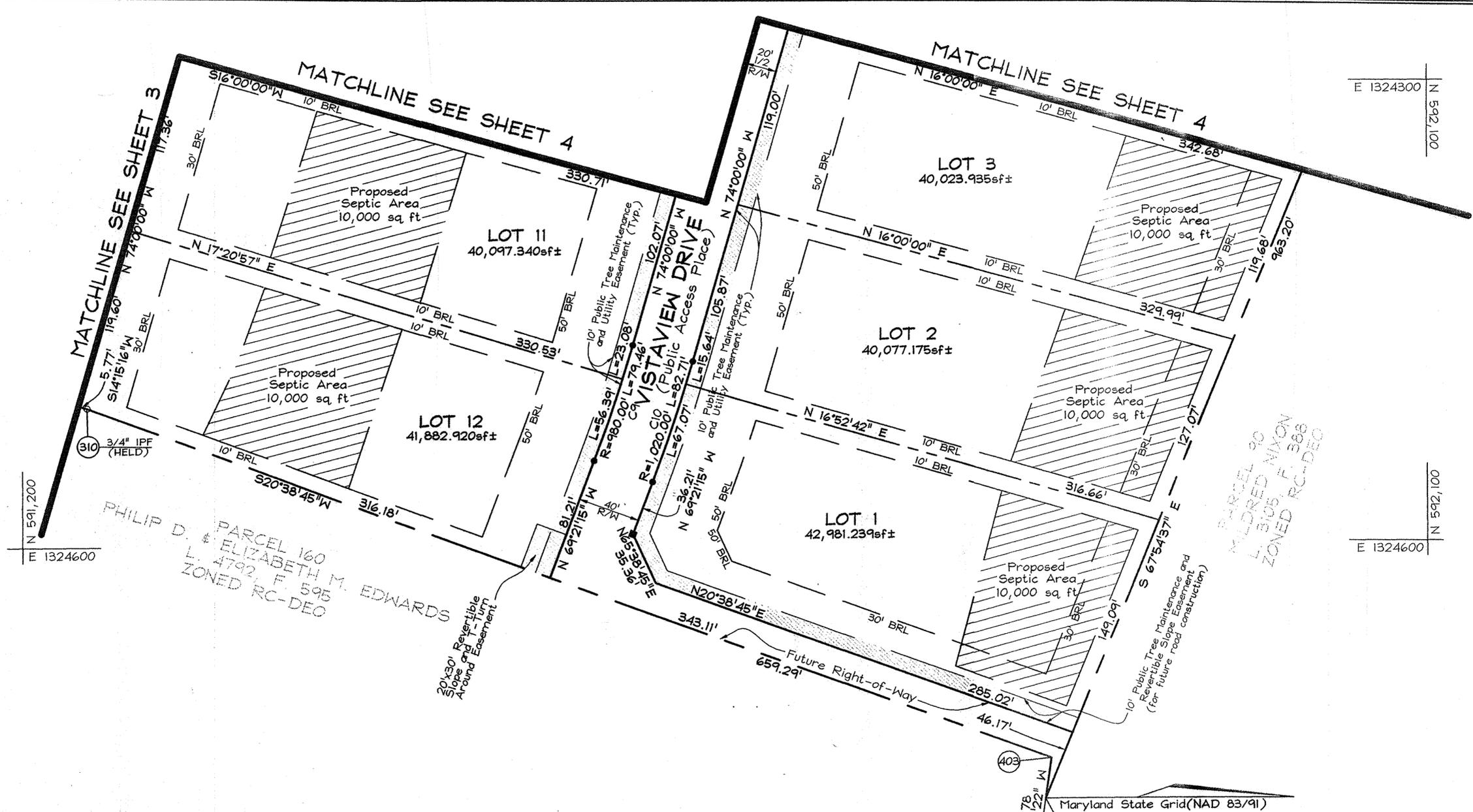
7/23/02  
Date

Recorded as Plat No. 15663 on 11-7-02  
Among the Land Records of Howard County, Maryland.

**SUBDIVISION PLAT OF  
FOX CHASE ESTATES**

LOTS 1 THRU 12 AND NON-BUILDABLE  
PRESERVATION PARCELS 'A' 'B' AND 'C'

A SUBDIVISION OF PARCEL 25  
TAX MAP 15 GRID 23  
3RD ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
Scale: 1"=50'  
Date: July 23, 2002  
Sheet 4 of 5  
P-01-19; S-01-02



PHILIP D. & ELIZABETH M. EDWARDS  
 PARCEL 160  
 L. 4792, F. 595  
 ZONED RC-DEO

PARCEL 90  
 MILDRED NIXON  
 L. 3105, F. 368  
 ZONED RC-DEO

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.

*C.B. Miller*  
 C.B. Miller (Maryland Property Line Surveyor #135)  
 Date: 7/23/02

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 Date: 7/23/02

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APPROVED: For Private Water and Private Sewerage Systems  
 Howard County Health Department

*Robert R. Corbett*  
 Howard County Health Officer  
 Date: 8-23-02

APPROVED: Howard County Department of Planning and Zoning

*Chad Dammann*  
 Chief, Development Engineering Division  
 Date: 8/20/02

*Joseph R. Burt*  
 Director  
 Date: 10/31/02

**OWNER'S CERTIFICATE**

We, Williamsburg Group L.L.C., 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 road 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 said Easements and Rights-of-Way.

Witness my hand this 23<sup>rd</sup> day of July, 2002

*Robert R. Corbett*  
 Robert R. Corbett, Vice President

*Catharina Y. Fisch*  
 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 Donald L. & Karen B. Campbell to Williamsburg Group L.L.C. by deed dated Dec. 19, 2001 and recorded in the land records of Howard County in Liber 5942 folio 60, and 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.



*C.B. Miller*  
 C.B. Miller (Maryland Property Line Surveyor #135)  
 Date: 7/23/02

Recorded as Plat No. 15064 on 11-7-02  
 Among the Land Records of Howard County, Maryland.

**SUBDIVISION PLAT OF  
 FOX CHASE ESTATES**

LOTS 1 THRU 12 AND NON-BUILDABLE  
 PRESERVATION PARCELS 'A' 'B' AND 'C'

A SUBDIVISION OF PARCEL 25  
 TAX MAP 15 GRID 23  
 3RD ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 Scale: 1"=50'  
 Date: July 23, 2002  
 Sheet 5 of 5  
 P-01-19; S-01-02

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