

U.S. Equivalent Coordinate Table		Metric Coordinate Table			
POINT	NORTH	POINT	NORTH		
401	546067.060084	1334673.492713	401	166441.574488	406809.298330
402	546057.044554	1334640.779566	402	166438.521748	406799.327345
403	546023.313426	1334619.251169	403	166428.240498	406792.765475
404	545996.714459	1334630.456408	404	166417.065092	406796.180839
405	546155.994232	1334579.467333	405	166456.489646	406790.639336
406	546092.107199	1334493.323512	406	166449.233248	406770.841880
407	546279.696902	1334458.223016	407	166506.306073	406743.663996
408	546255.809059	1334426.079196	408	166499.129675	406733.826544
409	546371.136337	1334390.498617	409	166534.257116	406723.041558
410	546347.329304	1334358.354797	410	166527.000718	406713.244102
411	546634.131362	1334193.713707	411	166614.181861	406663.670998
412	546610.324329	1334163.569886	412	166607.161783	406653.873542
413	546833.515810	1333670.261126	413	166675.190663	406503.695610
414	546794.371512	1333679.090581	414	166663.259457	406506.203951
415	546822.360445	1333617.799416	415	166671.790501	406487.522368
416	546828.031792	1333596.169903	416	166673.519131	406480.663967
417	546769.315344	1333608.514025	417	166655.622321	406484.692914
418	546783.216146	1333628.028871	418	166659.859294	406490.030710
419	546804.160396	1333978.991072	419	166666.243115	406597.613804
420	547194.168473	1334142.589861	420	166705.117815	406647.478816
421	546795.101225	1333513.435050	421	166663.545577	406455.712044
422	546812.453668	1333424.789909	422	166666.770909	406428.692951
423	547108.423413	1333365.207063	423	166758.982669	406410.532062
424	546775.315820	1333515.541272	424	166657.451270	406456.354021
425	546820.100051	1333324.439025	425	166506.512428	406398.105960
426	546409.800401	1333208.505066	426	166548.041946	406362.663568
427	546764.675908	1333969.594772	427	166654.208218	406594.749806
428	546589.852364	1333980.338550	428	166600.921895	406598.024517
429	546517.541424	1333925.106989	429	166578.873155	406581.899044
430	546355.995944	1334002.588285	430	166592.843412	406604.791707
431	546366.469019	1333827.505116	431	166532.834515	406551.440794
432	546394.100262	1333941.018641	432	166541.256534	406586.039784
433	546054.162466	1333715.508266	433	166437.643286	406517.304086
434	547255.975716	1334143.402632	434	166603.956701	406647.728549
435	546035.509613	1333708.292234	435	166431.957885	406515.104632
436	546187.383943	1333367.393888	436	166472.153233	406411.194521
437	546263.168222	1333404.446848	437	166501.346694	406422.488286
438	546297.248835	1333392.848924	438	166511.734485	406418.953231
439	546610.894242	1333266.312299	439	166607.333797	406380.384791
440	546741.087119	1333331.906379	440	166647.016665	406400.377906
441	546563.165366	1332344.345141	441	166592.787882	406099.372723
442	547276.623436	1334143.674151	442	166610.250139	406647.809308
443	546868.731579	1332255.859981	443	166625.924451	406072.402392
444	546938.400915	1335170.137053	444	166707.159707	406960.675829
445	545720.985975	1334521.310191	445	166338.908887	406782.913004
446	547273.909412	1334131.113044	446	166809.422902	406843.980674
447	547202.984233	1334220.923244	447	166787.804864	406671.354878
448	547054.798835	1334703.331637	448	166742.635426	406818.393254
449	547009.435060	1334845.641043	449	166728.810958	406861.789246
450	546929.609448	1335087.311860	450	166704.480062	406935.430660
451	546881.959910	1335102.956251	451	166689.956454	406940.199880
452	546820.976465	1335088.630608	452	166671.368663	406929.736604
453	546314.146451	1334805.551616	453	166516.886564	406849.549966
454	546279.223965	1334787.136107	454	166506.242169	406843.936908
455	545731.621444	1334493.818450	455	166339.332576	406754.533505

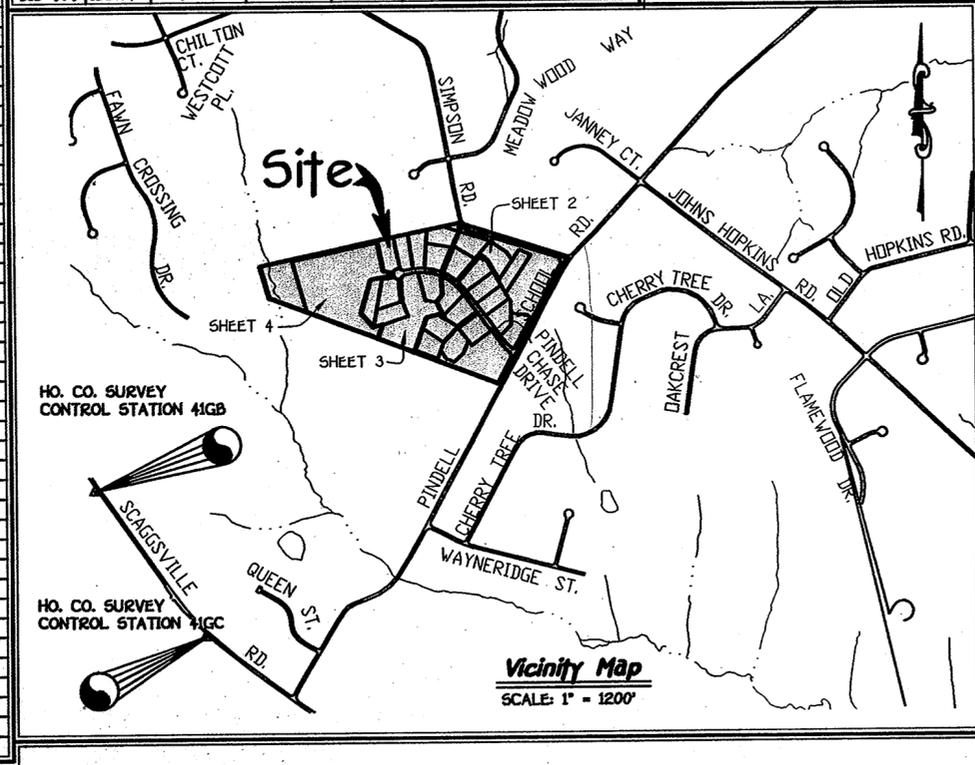
Curve Data Chart					
Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
403-406	295.00	100.06	19°22'05"	50.52'	N46°14'33"W 99.59'
405-402	255.00	85.45	19°12'02"	43.13	S46°07'32"E 85.05'
408-410	311.00	114.43	21°04'56"	57.87	N36°31'31"W 113.79'
409-407	311.00	114.43	21°04'56"	57.87	S36°31'31"E 113.79'
412-407	480.00	250.73	29°55'45"	128.30	N51°29'23"W 247.89'
411-415	520.00	278.79	30°43'05"	142.83	S51°53'03"E 275.46'
415-416	25.00	23.18	53°07'48"	12.50	N75°18'27"W 22.36'
416-488	50.00	109.67	125°40'21"	97.44	N68°25'16"E 88.97'
417-418	25.00	23.18	53°07'48"	12.50	S51°33'44"W 22.36'
455-413	520.00	314.29	34°37'48"	162.11	N84°33'28"W 309.53'
468-472	50.00	20.24	23°11'46"	10.26	S06°00'48"E 20.11'
472-417	50.00	119.90	137°23'27"	128.21	N86°18'28"W 93.17'
487-414	480.00	296.72	35°25'06"	153.27	N84°09'48"W 292.02'
908-518	158.07	21.76	7°53'11"	10.90	N34°25'19"W 21.74'
910-911	7.119.37	149.37	01°12'07"	74.69	S72°19'20"E 149.38'
913-914	1,032.84	70.00	03°52'58"	35.01	S29°22'26"W 69.98'
915-916	3,044.90	39.49	00°44'34"	19.74	S27°48'14"W 39.48'
918-909	158.07	95.34	34°33'29"	49.17	S55°38'39"E 93.90'

Minimum Lot Size Chart			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
6	58,200 Sq.Ft.	8,852 Sq.Ft.	49,348 Sq.Ft.
7	56,605 Sq.Ft.	4,085 Sq.Ft.	52,520 Sq.Ft.
9	53,196 Sq.Ft.	3,243 Sq.Ft.	49,953 Sq.Ft.
10	49,797 Sq.Ft.	3,037 Sq.Ft.	46,760 Sq.Ft.
15	50,336 Sq.Ft.	2,351 Sq.Ft.	47,985 Sq.Ft.
17	51,529 Sq.Ft.	4,873 Sq.Ft.	46,656 Sq.Ft.
21	51,631 Sq.Ft.	1,848 Sq.Ft.	49,783 Sq.Ft.
22	48,138 Sq.Ft.	3,498 Sq.Ft.	44,640 Sq.Ft.
23	51,748 Sq.Ft.	1,879 Sq.Ft.	49,869 Sq.Ft.

The Requirements 85-508, The Real Property Article, Annotated Code of Maryland, 1986 Supplement Volume, (As Supplemental As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With)

6/3/03
6-4-03
6-4-03

- General Notes:**
- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewerage Disposal. Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Adjustments To The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
 - The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
 - Subject Property Zoned RR-DEO Per 10/10/93 Comprehensive Zoning Plan.
 - Coordinates Shown Hereon Are Based On The Maryland State Plane System As Projected By Howard County Geographic Control Stations No. 41GB And No. 41GC.
 - 51A. 41GB N 544,500.380 E 1,330,741.359
 - 51B. 41GC N 543,290.643 E 1,331,697.835
 - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About December, 2000.
 - 1. Fisher, Collins And Carter, Inc.
 - 2. B.L.L. Denotes Building Restriction Line.
 - 3. Denotes Iron Pin Set Capped "F.C.C. 106".
 - 4. Denotes Iron Pipe Or Iron Band Found.
 - 5. Denotes Boundary Change Or Bearing Of Boundary Or Rights-Of-Way.
 - 6. Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
 - 7. Denotes Concrete Monument Or Stone Found.
 - 8. For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Jurisdiction Of Pipestem And The Road R/W And Not Onto The Pipe/Flagstem Driveway. Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Driveways. To Insure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 - a) Width - 12 Feet (4 Feet Serving More Than One Residence)
 - b) Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating.
 - c) 1/2" Minimum;
 - d) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 - e) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (45,000 Lbs.) Loading;
 - f) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 - g) Structure Clearances - Minimum 12 Feet;
 - h) Maintenance - Sufficient To Ensure All Weather Use.
 - No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Streams, Or Their Buffers And Forest Conservation Easement Areas.
 - All Lot Areas Are More Or Less (±).
 - Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
 - Traffic Study Was Prepared By The Street Traffic Studies, LTD On July 21, 2000, Revised On March 8, 2001, And Approved Under 5-01-15 On June 1, 2001.
 - As Per Section 102.F.4.B. Of Council Bill 50-2001, Only One Easement Holder Is Required For Preservation Parcels Designed Solely For SWM Facilities Or Community Sewerage Disposal Systems. Non-Buildable Preservation Parcels 'A' Thru 'C' To Be Owned And Maintained By H.O.A. And The Easement Holder Shall Be Howard County, Maryland. This Agreement Prohibits Further Subdivision Of The Parcels, Outlines The Maintenance Responsibilities Of Their Owners And Enumerates The Uses Permitted On The Parcels.
 - No Cemeteries Exist Within This Subdivision By Visual Observation And Based On An Examination Of The Howard County Cemetery Inventory Map.
 - Forest Stand Delineation And Wetland Delineation Was Prepared By Eco-Science Professionals, Dated December, 2000, And Approved Under Sketch Plan 5-01-15 On June 1, 2001.
 - Denotes Public Forest Conservation Easement That 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 Allowed In The Code Of Forest Conservation Easement Will Be Fulfilled By (1) 22 Acres Of Retention + 0.60 Acres Of Restoration + 1.98 Acres Of Non-Credited Floodplain Area. Total Forest Conservation Easement Area = 13.80 Acres. Total Forest Conservation Obligation = 11.82 Acres. A Forest Conservation Surety In The Amount Of \$10,800 Is Provided As Part Of The Developers Agreement.
 - The Howard County Department Of Planning Zoning And The Department Of Recreation And Parks Have Authorized The Reduction Of The Required Road Frontage For Open Space Lot 25 To Zero Feet In Accordance With DEO's Open Space Frontage Policy Dated December 08, 1999 Since Open Space Lot 25 Will Have Sufficient Road Frontage Through The Open Space Lot Recorded For Pindell Crossing (F01-63) As Recorded In Plate #1500 Thru #1502.
 - The 5% Open Space Required For This DEO/CEO Receiving Subdivision Will Be Provided By Open Space Lot 25 Conveyed To The Department Of Recreation And Parks.
 - Articles Of Incorporation Of The Pindell Chase Homeowners' Association By The State Department Of Assessments And Taxation Filed On April 4, 2003. Receipt Number D07307341 At Liber 501, Folio 612.
 - As A Consequence Of The Zoning Plan, S-01-15 Approval Prior To The Effective Date Of 11-15-01 For The Fifth Edition Of The Regulations, This Subdivision Plan Is Grandfathered To The Fourth Edition Of The Subdivision And Land Development Regulations. This Subdivision Is Subject To Council Bill 50-2001 Which Amended Portions Of The Zoning Regulations Effective 01-08-02.
 - Open Space Tabulation:
 - a) Open Space Required (5% x 91,120 Ac.) = 2.96 Ac.
 - b) Credited Open Space Provided (Lot 25) = 2,970 Ac. x (3,349 Ac. - 0.379 Ac.) = 2,970 Ac.
 - c) Permitted Development Rights Under DEO Exchange.
 - d) Parcel No. 34
 - e) Denotes Wetland Area.
 - f) Denotes Centerline Of Existing Stream.
 - g) Stream Buffers Are Measured From The Top Of Bank Of The Stream.
 - h) A Public Tree Maintenance Easement, Ten Feet In Width, Running Along The Edge Of The Public Road Right-Of-Way As Shown On This Plat Of 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.
 - i) Density Tabulation:
 - 1. Total Area Of Subdivision = 91,120 Ac.
 - 2. Allowed Development Rights For Subdivision (59,120 Ac. x 1 DU / 4.25 Ac.) = 13 Density Units.
 - 3. Permitted Development Rights Under DEO Exchange:
 - 1. Gross Area - Floodplain Ac. - Steep Slopes = Net Tract Area (59,120 Ac.) - (1.98 Ac.) - (0.00 Ac.) = 57,14 Ac.
 - 2. Net Area Of Tract (57,14 Acres) / 2 = 28 Density Units
 - 4. Total Number Of Buildable Lots And Buildable Preservation Parcels Proposed = 24 DU
 - 5. Total Number Of Density Rights To Be Transferred = 11 DU (24 DU - 13 DU) = 11 DU
 - 6. Sending Parcel Information:
 - 1. Seven (7) DEO Units Transferred To Maple Lawn Farms, Inc. Density Receiving Plat From Romiti Property (Recorded As Plat No. 15839), RE-03-03
 - 2. Tax Map No. 2
 - 3. Parcel No. 61
 - 4. Grid No. 15
 - 5. Ownership: "Amended Plat Of Easement, Romiti Property" (Lorenzo Romiti, Robert Romiti & Teresa Romiti (Liber 4504 / Folio 0032))
 - 6. Number Of Density Units Transferred (7) Seven DEO.
 - 7. Four (4) DEO Units To Be Transferred From Talley Property
 - 8. Tax Map No. 8
 - 9. Parcel No. 34
 - 10. Grid No. 13
 - 11. Ownership "Talley Family Limited Partnership, LLLP Liber 5902 / Folio 481"
 - 12. Number Of Density Units Transferred 4 DEO.
 - 13. Stormwater Management Will Be Provided In Accordance With Howard County And Maryland 378 Specification. Recharge Volume Will Be Provided Through The Use Of The Natural Area Conservation Credit, Sheet Flow To Buffer Credit, Grass Channel Credit, And A Dry Swale. Water Quality And Channel Protection Volume Will Be Provided By Three Micropond Extended Detention Ponds. Overbank Flood Protection Volume And Extreme Flood Volume Are Not Required For This Site. These Facilities Will Be Privately Owned And Maintained By Pindell Chase Homeowners Association, Inc.
 - 14. Open Space Lot 25 Shall Be Owned And Maintained By The Howard County Department Of Recreation And Parks.



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461 - 2855

Area Tabulation For All Sheets				
	Sheet 2	Sheet 3	Sheet 4	Total
Total Number Of Buildable Lot To Be Recorded	25	9	0	24
Total Number Of Open Space Lots To Be Recorded	0	0	1	1
Total Number Of Non-Buildable Preservation Parcels To Be Recorded	1	1	1	3
Total Number Of Lot/Parcels To Be Recorded	16	10	2	28
Total Area Of Buildable Lots To Be Recorded	17,152 Ac.±	10,147 Ac.±	0.000 Ac.±	27,299 Ac.±
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.±	0.000 Ac.±	3.349 Ac.±	3.349 Ac.±
Total Area Of Non-Buildable Preservation Parcels To Be Recorded	9.238 Ac.±	4.708 Ac.±	11.152 Ac.±	25,098 Ac.±
Total Area Of Lot/Parcels To Be Recorded	26,390 Ac.±	14,855 Ac.±	14,501 Ac.±	55,746 Ac.±
Total Area Of Roadway To Be Recorded	2,849 Ac.±	0.525 Ac.±	0.000 Ac.±	3,374 Ac.±
Total Area To Be Recorded	29,239 Ac.±	15,380 Ac.±	14,501 Ac.±	59,120 Ac.±

34. The Natural Area Conservation Credit And The Sheet Flow To Buffer Credit Are Being Applied To The 13.80 Acres Within The Forest Conservation And Stormwater Management Easement. The Natural Area Conservation Credit Reduces The Water Quality Volume Requirement By 0.2597 Acre-Feet. The Sheet Flow To Buffer Credit Reduces The Water Quality Volume Requirement By 0.0293 Acre-Feet.

35. 1500' Denotes Elevation Of 100 Year Floodplain Based On A Floodplain Study, Prepared By Fisher, Collins And Carter Inc. And Approved On July 23, 2002.

36. Denotes Natural Area Conservation Credit And Sheet Flow To Buffer Credit For On-Site Stormwater Management Design.

37. This Subdivision Is In Compliance With The Landscaping Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual With A Certified Plan On File With The Approved Road Construction Drawings. A Landscape Surety In The Amount Of \$6,400.00 Is Provided As Part Of The Developer's Agreement.

38. The Use-In-Common Driveway Maintenance Agreements For Lots 6 And 7, 9 And 10, 15 And 16 And 21 Thru 23 Have Been Recorded In The Howard County Land Records Office With The Recording Of This Final Plat.

39. This Subdivision Is Using The Density Exchange Option (DEO) Provision As Described In Section 106 Of The Howard County Zoning Regulations To Receive 7 DEO Units Transferred From The Romiti Property For RE-03-03 And 4 DEO Units Transferred From The Talley Property. (See General Note 31).

40. The Purpose Of Non-Buildable Preservation Parcels 'A' And 'C' Is To Establish Storm Water Management Facilities And Non-Buildable Preservation Parcel 'B' Is To Provide Environmental Protection Of Existing Forest Resources AND TO ESTABLISH A CREDIT AREA FOR ON-SITE SWM OFFICIA.

OWNER AND DEVELOPER

TOLL MD II LIMITED PARTNERSHIP
C/O TOLL BROTHERS, INC.
ATTN: MR. SCOTT HARE
7164 COLUMBIA GATEWAY DR., SUITE 230
COLUMBIA, MARYLAND 21046

OWNER'S CERTIFICATE

Toll MD II Limited Partnership By Douglas C. Shipe, Vice President And Patrick M. Kirby, Assistant Secretary, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns: (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 24th Day Of June, 2003.

Douglas C. Shipe
Toll MD II Limited Partnership
Douglas C. Shipe, Vice President

Patrick M. Kirby
Toll MD II Limited Partnership
Patrick M. Kirby, Assistant Secretary

SURVEYOR'S CERTIFICATE

I Herby Certify That The

PARCEL #60
NVR INC
L 6311, F. 82
ZONED RR-DEO

The Requirements 83-406, The Real Property Article Annotated Code of Maryland, 2000 Supplement Volume, (As Supplemented As Far As They Relate To The Making Of This Plat And The Setting Of Monuments Have Been Complied With

Terrell A. Fisher 6/3/03
Professional Land Surveyor
No. 10692

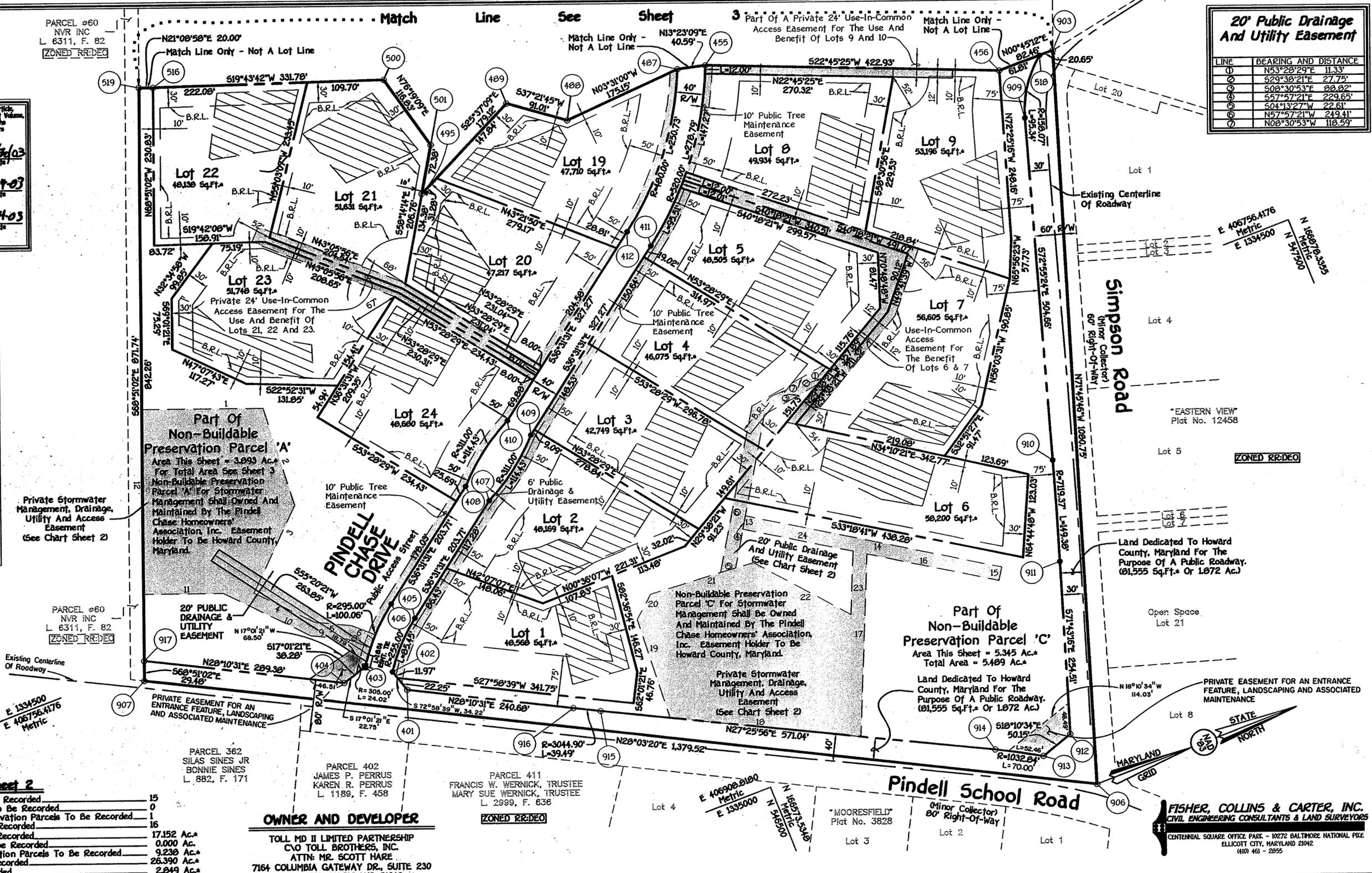
Patrick M. Kirby 6-4-03
Vice President
Douglas C. Shipe, Vice President
Patrick M. Kirby, Assistant Secretary

Private Stormwater Management, Drainage, Utility And Access Easement

LINE	BEARING & DISTANCE
1	N21°08'58"E 174.51'
2	S66°01'58"E 149.73'
3	S43°56'52"E 141.94'
4	N48°06'49"E 97.28'
5	N26°50'42"E 52.51'
6	N42°50'51"E 36.96'
7	R-295.00' L-20.01'
8	S42°50'51"W 34.56'
9	S26°50'42"W 53.45'
10	S48°06'49"W 140.06'
11	S21°08'58"W 115.13'
12	N68°51'02"W 271.93'
13	S57°57'21"E 20.00'
14	S33°18'41"E 376.65'
15	N56°41'19"W 20.00'
16	N33°18'41"E 194.10'
17	N66°31'09"W 268.68'
18	N27°25'56"E 276.05'
19	S66°25'28"E 152.19'
20	S41°06'01"E 42.19'
21	S04°13'27"W 154.82'
22	S50°19'36"W 160.21'
23	S66°31'09"E 93.22'
24	N33°18'41"E 161.81'

20' Public Drainage And Utility Easement

LINE	BEARING AND DISTANCE
1	N53°28'29"E 11.33'
2	S29°38'21"E 27.75'
3	S08°30'53"E 28.82'
4	S57°57'21"E 229.65'
5	S04°13'27"W 22.61'
6	N57°57'21"W 249.41'
7	N08°30'53"W 118.59'



Area Tabulation For Sheet 2

Total Number Of Buildable Lots To Be Recorded	15
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Non-Buildable Preservation Parcels To Be Recorded	1
Total Number Of Lot/Parcels To Be Recorded	16
Total Area Of Buildable Lots To Be Recorded	17,152 Ac.*
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.
Total Area Of Non-Buildable Preservation Parcels To Be Recorded	9.238 Ac.*
Total Area Of Lots/Parcels To Be Recorded	26,390 Ac.*
Total Area Of Roadway To Be Recorded	2,849 Ac.*
Total Area To Be Recorded	29,239 Ac.*

OWNER AND DEVELOPER

TOLL MD II LIMITED PARTNERSHIP
C/O TOLL BROTHERS, INC.
ATTN: MR. SCOTT HARE
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Douglas C. Shipe
Toll MD II Limited Partnership
Douglas C. Shipe, Vice President

Patrick M. Kirby
Toll MD II Limited Partnership
Patrick M. Kirby, Assistant Secretary

SURVEYOR'S CERTIFICATE

I Herby Certify That The Final Plat Shown Hereon is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Maple Lawn Farms, Inc To Toll MD II Limited Partnership, By Deed Dated May 9, 2003 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 7300 At Folio 332, 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
Terrell A. Fisher, Professional Land Surveyor No. 10692

6/3/03
Date

RECORDED AS PLAT No. 16073 ON 7-24-03
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

Pindell Chase
Lots 1 Thru 24 And Open Space Lot 25
&
Non-Buildable Preservation Parcels A Thru C
Zoned RR-DEO

Tax Map: 41 Parcel: 59 Grid: 7, 8, 13 & 14
Fifth Election District
Howard County, Maryland

Scale: 1" = 100'
Date: June 3, 2003
Sheet 2 of 4
P-02-06 F-03-28 RE-03-03

K:\Drawings\3130496 Maple Lawn Farms\final\RECORD PLATS\3130496 Map Lawn Farms Record Plat Sh 2.dwg, 6/2/2003 11:31:00 AM

F-03-28

The Requirements SS-400, The Real Property Article, Annotated Code Of Maryland, 2000 Replacement Volume, Are Satisfied As Far As They Relate To The Making Of This Plat And The Getting Of Parties Have Been Completed With:

Terrell A. Fisher 6/3/03
Patrick M. Kirby 6-9-03
Patrick M. Kirby 6-4-03
Patrick M. Kirby 6-4-03

Terrell A. Fisher, Professional Land Surveyor
Patrick M. Kirby, Assistant Secretary (Survey)

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 Thru 25 And Non-Buildable Preservation Parcels 'A' Thru 'C'. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(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 Deed(s) Of Easement In The Land Records Of Howard County."

Non-Buildable Preservation Parcel 'C' For Stormwater Management Shall Be Owned And Maintained By The Pindell Chase Homeowners' Association, Inc. Easement Holder To Be Howard County, Maryland.

Land Dedicated To Howard County, Maryland For The Purpose Of A Public Roadway. (135 SqFt Or 0.003 Ac.)

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461 - 2255

Private Stormwater Management, Drainage, Utility And Access Easement

LINE	BEARING AND DISTANCE
1	S68°51'02"E 150.55'
2	S24°41'25"E 122.17'
3	S08°46'40"W 50.05'
4	S42°15'00"W 141.44'
5	S71°12'22"W 51.79'
6	S02°16'04"W 44.86'
7	S19°43'26"E 115.16'
8	S03°44'07"E 238.69'
9	R=50.00' L=3.11'
10	R=25.00' L=23.18'
11	N03°44'07"W 251.30'
12	N19°43'26"W 116.24'
13	N02°16'04"E 53.55'
14	S70°58'56"W 99.62'
15	N25°45'48"W 43.04'
16	N19°43'42"E 275.55'

Area Tabulation For Sheet 3

Total Number Of Buildable Lot To Be Recorded	9
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Non-Buildable Preservation Parcels To Be Recorded	1
Total Number Of Lot/Parcels To Be Recorded	10
Total Area Of Buildable Lots To Be Recorded	10.147 Ac.
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.
Total Area Of Non-Buildable Preservation Parcels To Be Recorded	4.708 Ac.
Total Area Of Lots/Parcels To Be Recorded	14.855 Ac.
Total Area Of Roadway To Be Recorded	0.525 Ac.
Total Area To Be Recorded	15.380 Ac.

OWNER'S CERTIFICATE

Toll MD II Limited Partnership By Douglas C. Shipe, Vice President And Patrick M. Kirby, Assistant Secretary, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns: (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 4th Day Of June 2003.

Douglas C. Shipe
 Toll MD II Limited Partnership
 Douglas C. Shipe, Vice President

Patrick M. Kirby
 Toll MD II Limited Partnership
 Patrick M. Kirby, Assistant Secretary

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 Maple Lawn Farms, Inc To Toll MD II Limited Partnership, By Deed Dated May 9, 2003 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 7800 At Folio 332, 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
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Date 6/3/03

RECORDED AS PLAT No. 11074 ON 7-24-03
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Pindell Chase
 Lots 1 Thru 24 And Open Space Lot 25
 &
 Non-Buildable Preservation Parcels A Thru C

Zoned: RR-DEO
 Tax Map: 41 Parcel 59 Grid 7, 8, 13 & 14
 Fifth Election District
 Howard County, Maryland

Scale: 1" = 100'
 Date: June 3, 2003
 Sheet 3 of 4
 P-02-06 F-03-28 RE-03-03

K:\Drawings\3130496 Maple Lawn Farms\RECORD PLATS\3130496 Plat 3.dwg, 6/2/2003, 11:35:57 AM

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 Thru 25 And Non-Buildable Preservation Parcels 'A' Thru 'C', Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Lots. 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 Of Easement In The Land Records Of Howard County."

The Requirements §3-106, The Real Property Article, Annotated Code Of Maryland, 1986 Replacement Volume, (As Supplemented As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Terrell A. Fisher 6/3/03
 Terrell A. Fisher, L.S. 10692
 (Registered Land Surveyor)
Douglas C. Shipe 6/4/03
 Douglas C. Shipe, Vice President
 (Owner)
Patrick M. Kirby 6/4/03
 Patrick M. Kirby, Assistant Secretary
 (Owner)

N 166725.9351
 Metric
 N 547000
 E 405994.1161
 Metric
 E 1332000

Wetland Tabulation

Sym.	Bearing And Distance	Sym.	Bearing And Distance
WL1	S15°35'13"E 27.91'	WL32	N25°52'40"E 24.04'
WL2	S27°23'09"E 19.81'	WL33	N05°45'36"E 25.93'
WL3	N80°30'19"E 29.79'	WL34	N01°24'16"E 26.66'
WL4	S71°58'34"E 36.86'	WL35	N68°04'46"E 30.90'
WL5	S25°58'57"E 14.02'	WL36	N63°17'48"E 40.42'
WL6	S39°28'33"W 46.90'	WL37	S00°15'50"E 15.07'
WL7	S22°20'59"W 32.30'	WL38	S20°10'47"W 48.98'
WL8	S75°02'24"E 23.13'	WL39	S72°29'39"W 26.81'
WL9	S09°27'40"E 34.87'	WL40	S68°27'35"W 35.06'
WL10	S23°37'26"E 38.62'	WL41	S52°51'09"W 42.44'
WL11	S54°51'07"W 25.74'	WL42	S58°31'08"W 34.60'
WL12	S24°54'18"E 31.51'	WL43	S54°37'06"W 26.14'
WL13	S49°01'39"E 39.52'	WL44	N66°50'15"W 27.80'
WL14	N59°13'55"E 55.40'	WL45	S51°52'11"W 31.68'
WL15	N51°22'11"E 31.43'	WL46	S54°40'57"W 22.91'
WL16	N26°17'44"E 38.71'	WL47	S62°57'37"W 15.98'
WL17	N37°22'55"E 32.78'	WL48	S06°44'21"W 36.63'
WL18	N57°02'46"E 23.15'	WL49	N79°53'30"W 29.94'
WL19	S50°29'20"E 48.26'	WL50	N07°29'56"W 14.16'
WL20	N62°05'44"E 46.70'	WL51	S48°17'41"W 39.01'
WL21	N70°42'06"E 33.29'	WL52	S38°17'27"W 25.71'
WL22	S58°18'17"E 37.49'	WL53	S22°17'06"E 27.05'
WL23	S63°50'31"E 36.60'	WL54	S59°27'38"E 34.96'
WL24	N57°16'16"E 20.69'	WL55	S76°10'08"E 59.51'
WL25	N63°15'06"E 52.59'	WL56	S79°11'04"E 40.06'
WL26	N65°50'29"E 36.78'	WL57	S05°38'15"W 26.89'
WL27	N09°56'14"E 31.72'	WL58	S32°01'03"W 36.08'
WL28	S01°55'59"E 32.92'	WL59	S25°21'28"W 34.48'
WL29	S49°13'19"E 21.42'	WL60	S09°55'26"E 21.28'
WL30	S57°31'43"E 21.45'	WL61	S19°08'06"E 24.39'
WL31	N47°40'56"E 38.27'	WL62	S13°13'39"E 48.74'

Area Tabulation For Sheet 4

Total Number Of Buildable Lot To Be Recorded	0
Total Number Of Open Space Lots To Be Recorded	1
Total Number Of Non-Buildable Preservation Parcels To Be Recorded	1
Total Number Of Lot/Parcels To Be Recorded	2
Total Area Of Buildable Lots To Be Recorded	0.000 Ac.
Total Area Of Open Space Lots To Be Recorded	3.349 Ac.
Total Area Of Non-Buildable Preservation Parcels To Be Recorded	11.152 Ac.
Total Area Of Lot/Parcels To Be Recorded	14.501 Ac.
Total Area Of Roadway To Be Recorded	0.000 Ac.
Total Area To Be Recorded	14.501 Ac.

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

Douglas C. Shipe 7/1/03
 Howard County Health Officer
 Date

APPROVED: Howard County Department Of Planning And Zoning.

Mark D. Caylor 7/14/03
 Chief, Development Engineering Division
 Date

Patrick M. Kirby 7/10/03
 Director
 Date

PRESERVATION PARCEL 'C'
 ASHLEIGH KNOLLS
 Plat No. 11544

OPEN SPACE LOT 25
 Part Of Open Space Lot 25
 (Non-Credited Area = 0.379 Ac)

OPEN SPACE LOT 25
 To Be Dedicated To
 Howard County
 Department Of Recreation
 And Parks
 145,874 sq. ft.
 Or 3.349 Ac.

Non-Buildable Preservation Parcel 'B'
 Area = 11.152 Ac.

Non-Buildable Preservation Parcel 'B' Shall Be Owned And Maintained By The Pindell Chase Homeowners Association, Inc. Easement Holders To Be Howard County, Maryland.

Forest Conservation Easement No. 1
 13.80 AC.
 Credited Retention Area: 11.22 Ac.
 Reforestation Area: 0.60 Ac.
 Non-Credited Retention (Floodplain) Area: 1.98 Ac.

OWNER AND DEVELOPER

TOLL MD II LIMITED PARTNERSHIP
 C/O TOLL BROTHERS, INC.
 ATTN: MR. SCOTT HARE
 7164 COLUMBIA GATEWAY DR., SUITE 230
 COLUMBIA, MARYLAND 21046

OWNER'S CERTIFICATE

Toll MD II Limited Partnership By Douglas C. Shipe, Vice President And Patrick M. Kirby, Assistant Secretary, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns: (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/OR Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/OR Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 4th Day Of June, 2003.

Douglas C. Shipe
 Toll MD II Limited Partnership
 Douglas C. Shipe, Vice President

Patrick M. Kirby
 Toll MD II Limited Partnership
 Patrick M. Kirby, Assistant Secretary

Patrick M. Kirby
 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 Maple Lawn Farms, Inc To Toll MD II Limited Partnership. By Deed Dated May 9, 2003 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 7200 At Folio 332. 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
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Date 6/3/03

RECORDED AS PLAT No. 11075 ON 7-24-03
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Pindell Chase
 Lots 1 Thru 24 And Open Space Lot 25
 &
 Non-Buildable Preservation Parcels A Thru C
 Zoned RR-DEO
 Tax Map: 41 Parcel: 59 Grid: 7, 8, 13 & 14
 Fifth Election District
 Howard County, Maryland

Scale: 1" = 100'
 Date: June 3, 2003
 Sheet 4 of 4
 P-02-06 F-03-28 RE-03-03

Public 100 Year Floodplain Drainage And Utility Easement Tabulation

Sym.	Bearing And Distance
FP1	S17°27'45"E 11.08'
FP2	S23°13'05"E 49.60'
FP3	S22°07'41"E 37.49'
FP4	S25°23'12"E 26.71'
FP5	S25°17'34"E 31.10'
FP6	S07°30'00"E 13.25'
FP7	S34°24'04"E 17.27'
FP8	S15°59'19"E 24.87'
FP9	S52°22'49"E 27.01'
FP10	S57°38'27"E 29.66'
FP11	S38°41'11"E 19.56'
FP12	S52°16'20"E 11.85'
FP13	S33°42'44"W 14.85'
FP14	S43°35'45"W 38.84'
FP15	S03°01'03"W 26.11'
FP16	S30°48'59"E 79.10'
FP17	S08°08'32"E 64.05'

N 166725.9351
 Metric
 N 547000
 E 1334000
 Metric
 E 406604.073
 Metric

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2955

