

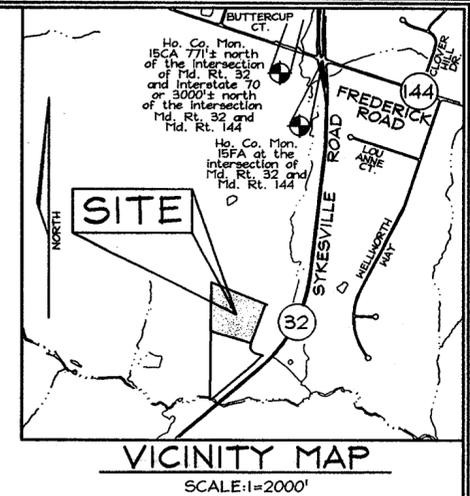
| CURVE | RADIUS | LENGTH | DELTA | CHORD BEARING | CHORD LENGTH |
|-------|---------|--------|----------|------------------|--------------|
| C1 | 960.00 | 32.60 | 1°56'45" | N 73°01'37.26" W | 32.60 |
| C2 | 970.00 | 32.84 | 1°56'23" | N 73°01'48.34" W | 32.84 |
| C3 | 1030.00 | 31.79 | 1°46'06" | N 73°06'57.00" W | 31.79 |
| C4 | 1040.00 | 9.95 | 0°32'53" | N 73°43'34.80" W | 9.95 |
| C5 | 1040.00 | 10.00 | 0°33'03" | N 72°30'56.53" W | 10.00 |

| POINT | NORTHING | EASTING |
|-------|--------------|----------------|
| 31 | 592,216.7418 | 1,323,875.2587 |
| 55 | 591,854.5232 | 1,324,767.7543 |
| 310 | 591,241.4172 | 1,324,508.7929 |
| 403 | 591,858.3633 | 1,324,741.2501 |
| 410 | 591,235.8229 | 1,324,507.3716 |
| 411 | 591,419.2450 | 1,323,867.7028 |

| 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± |

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, 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."



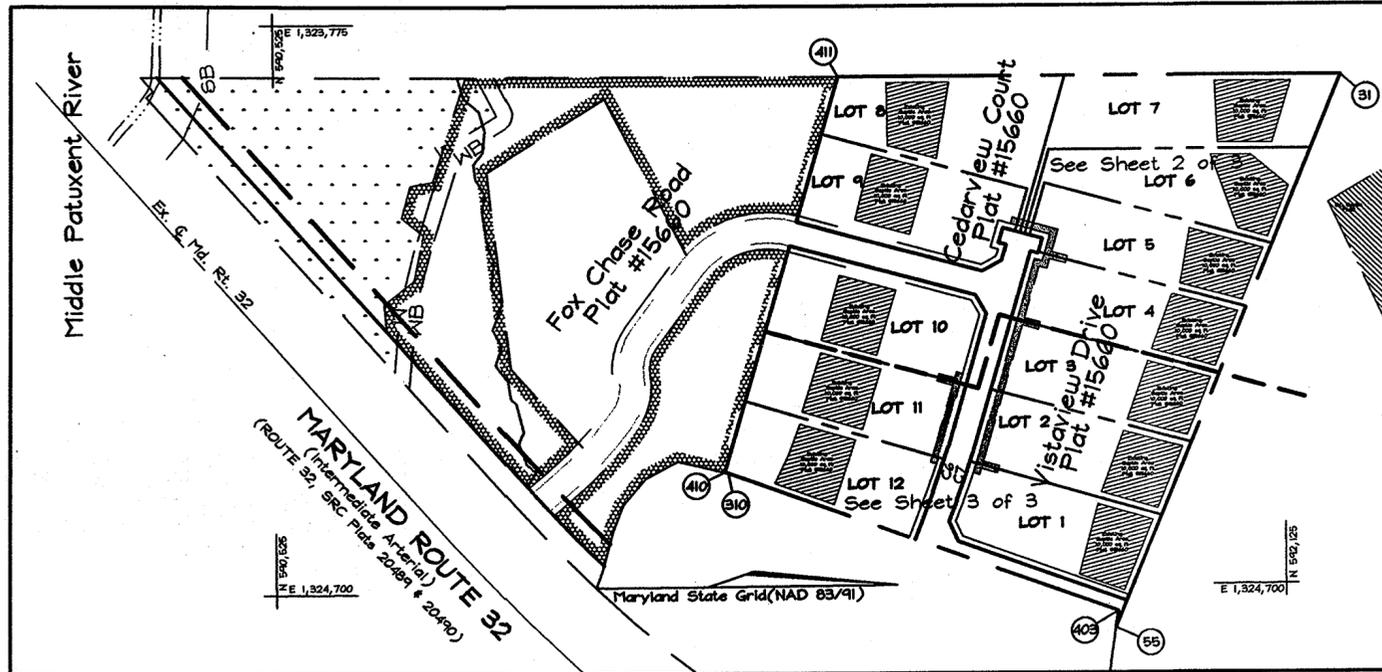
| LINE | LENGTH | BEARING |
|------|---------|-------------|
| L1 | 96.07' | S74°00'00"E |
| L2 | 118.07' | N74°00'00"W |
| L3 | 26.00' | N16°00'00"E |
| L4 | 12.00' | S74°00'00"E |
| L5 | 26.00' | S16°00'00"W |
| L6 | 10.00' | S74°00'00"E |
| L7 | 10.00' | S16°00'00"W |
| L8 | 10.00' | N17°20'57"E |
| L9 | 12.00' | S73°07'18"E |
| L10 | 26.00' | N16°52'42"E |
| L11 | 10.00' | S16°52'42"W |
| L12 | 26.00' | S16°52'42"W |
| L13 | 218.86' | S74°00'00"E |
| L14 | 26.00' | S16°00'00"W |
| L15 | 12.00' | S74°00'00"E |
| L16 | 26.00' | N16°00'00"E |
| L17 | 86.81' | S74°00'00"E |
| L18 | 12.50' | S16°00'00"W |
| L19 | 26.00' | S16°00'00"W |
| L20 | 12.00' | S74°00'00"E |
| L21 | 26.00' | N16°00'00"E |
| L22 | 16.00' | S74°00'00"E |
| L23 | 37.00' | S74°00'00"E |
| L24 | 74.50' | N16°00'00"E |
| L25 | 10.00' | N74°00'00"W |
| L26 | 64.50' | N16°00'00"E |
| L27 | 45.00' | S74°00'00"E |
| L28 | 12.50' | S16°00'00"W |
| L29 | 327.68' | S74°00'00"E |

| POINT | NORTHING | EASTING |
|-------|--------------|--------------|
| 31 | 180,508.0293 | 403,517.9859 |
| 55 | 180,397.6195 | 403,790.0191 |
| 310 | 180,210.7444 | 403,711.0875 |
| 403 | 180,398.7899 | 403,781.9406 |
| 410 | 180,209.0392 | 403,710.6543 |
| 411 | 180,264.9464 | 403,515.6828 |

| CURVE | RADIUS | LENGTH | DELTA | CHORD BEARING | CHORD LENGTH |
|-------|---------|--------|----------|------------------|--------------|
| C6 | 980.00 | 79.46 | 4°38'45" | N 71°40'37.65" W | 79.44 |
| C7 | 1020.00 | 82.71 | 4°38'45" | N 71°40'37.65" W | 82.68 |

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 encroachments into 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) Maintanances - 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.
- 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.
- W — Denotes Wetland Area outline.
- S — Denotes existing Stream.
- WB — Denotes Wetland Buffer outline.
- SB — 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 under F-02-48.
- Articles of Incorporation for the Homeowners Association were accepted by the State Department of Assessment and Taxation on March 4, 2002, Incorporation number D06687511.



General Notes continued...

21. 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 Plat #'s 15658 thru 15659

The creation of these lots is based on a maximum density of one residential unit for every 2.0acres. (See table on Record Plat No. 15660.

22. Asites/Offsite For. Gen. planting was provided for this development under F02-48.

23. See F-02-48, Plat # 15600-15604 for all other applicable plan notes.

24. Denotes Public Tree Maintenance and Utility Easement. Also denotes Private Gasline Easement. See plan for limits.

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.

E. Pamber Miller
 E. Pamber Miller (Maryland Property Line Surveyor #135)
 Robert R. Corbett, Vice President

3/12/03 Date
 3/14/03 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

| |
|--|
| 1. Total number of Buildable Lots to be recorded: 12 |
| Total area of Buildable Lots to be recorded: 12.122Acres |

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

Penny Boverstein MD 4/8/03 Date
 Howard County Health Officer

APPROVED: Howard County Department of Planning and Zoning

Mark Z. Cagle 4/11/03 Date
 Chief, Development Engineering Division

Mark Z. Cagle 4/12/03 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 14th day of MARCH, 2003.

Robert R. Corbett
 Robert R. Corbett, Vice President

Jackie J. Fish
 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.

E. Pamber Miller 3/12/03 Date
 C.B. Miller (Maryland Property Line Surveyor #135)

The purpose of this plat is to add a 10' Private Gas Line Easement to Lots 1 thru 12 and to revise the Existing Septic Easement on Lot 1.

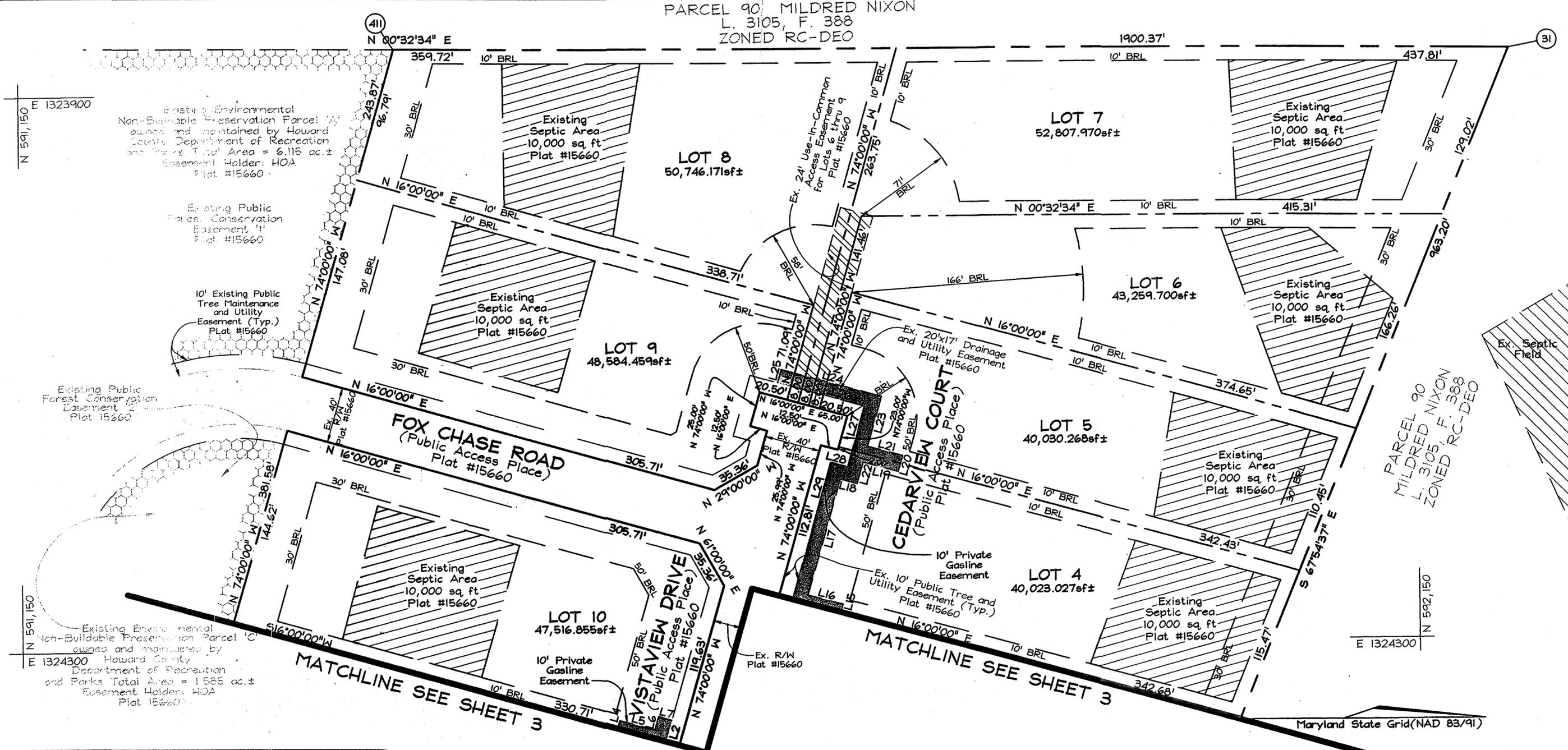
Recorded as Plat No. 15905 on 4-25-03
 Among the Land Records of Howard County, Maryland.

SUBDIVISION PLAT OF
FOX CHASE ESTATES
 LOTS 1 THRU 12
 (A Revision to Fox Chase Estates Plats 15660-15664)

A SUBDIVISION OF PARCEL 25
 TAX MAP 15 GRID 23
 3RD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 Scale: 1"=50'
 Date: March 10, 2003
 Sheet 1 of 3
 P-01-19; S-01-02, F-02-48

F03-148

PARCEL 90 MILDRED NIXON
L. 3105, F. 388
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 3/12/03
C.B. Miller (Maryland Property Line Surveyor #135) Date

Robert R. Corbett 3/14/03
Robert R. Corbett, Vice President 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

The purpose of this plat is to add a 10' Private Gas Line Easement to Lots 1 thru 12 and to revise the Existing Septic Easement on Lot 1.

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

Penny Borenstein 4/8/03
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

Mark DeWeger 4/11/03
Chief, Development Engineering Division Date

Mark DeWeger 4/2/03
Director Date

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Witness my hand this 14th day of MARCH, 2003.

Robert R. Corbett
Robert R. Corbett, Vice President

Laekins Y. Fisch
Witness

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C.B. Miller 3/12/03
C.B. Miller (Maryland Property Line Surveyor #135) Date



Recorded as Plat No. 15906 on 4-25-03
Among the Land Records of Howard County, Maryland.

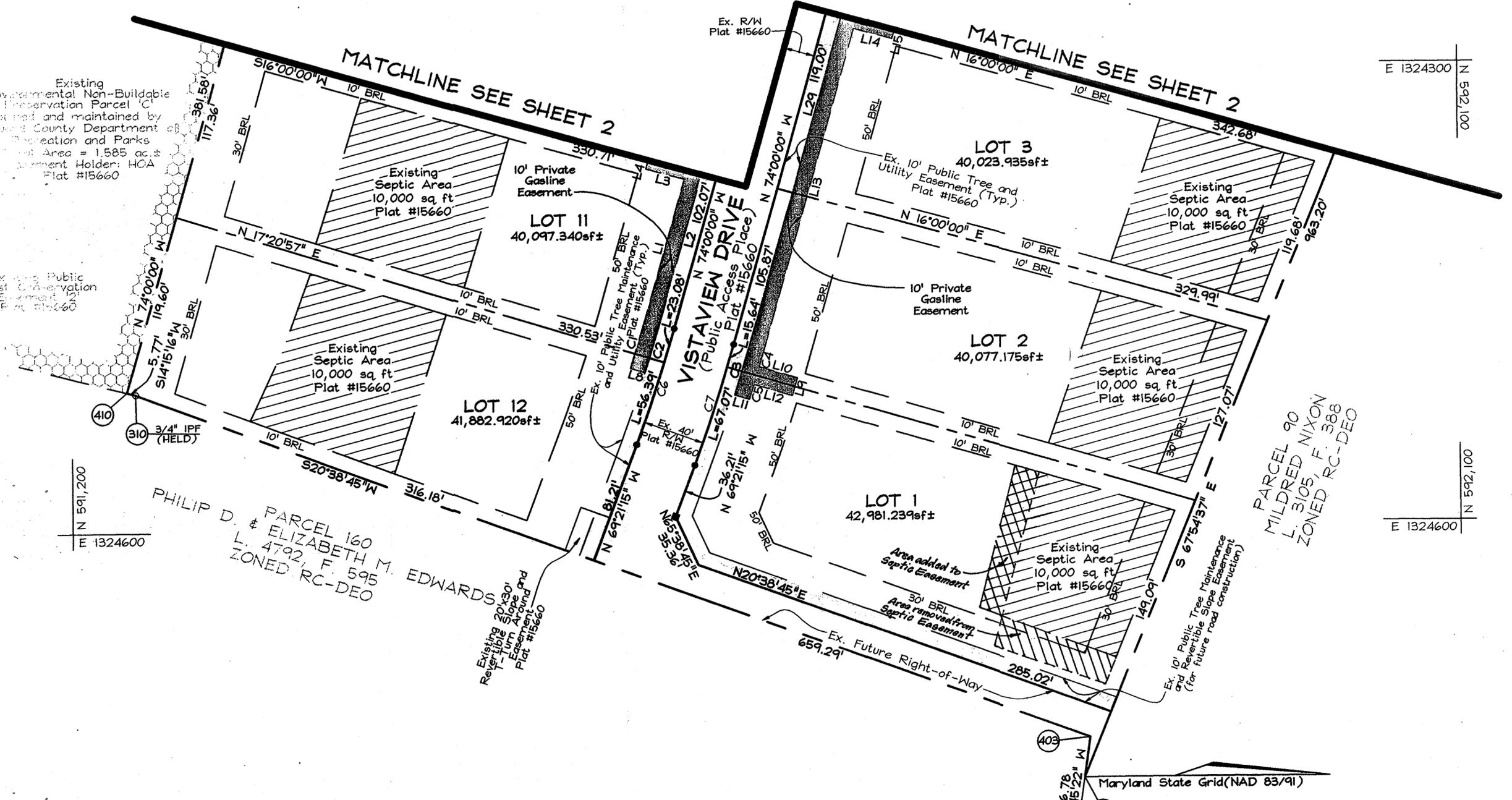
**SUBDIVISION PLAT OF
FOX CHASE ESTATES
LOTS 1 THRU 12
(A Revision to Fox Chase
Estates Plats 15660-15664)**

A SUBDIVISION OF PARCEL 25
TAX MAP 15 GRID 23
3RD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: 1"=50'
Date: March 10, 2003
Sheet 2 of 3
P-01-19; S-01-02, F-02-48

F03-148

Existing Environmental Non-Buildable Preservation Parcel 'C' owned and maintained by Howard County Department of Recreation and Parks. Total Area = 1.585 ac.±. Instrument Holder: HOA. Plat #15660

Existing Public Forest Conservation Easement. Plat #15660



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.

[Signature] 3/12/03
 Date

[Signature] 3/14/03
 Date

Robert R. Corbett, Vice President

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

The purpose of this plat is to add a 10' Private Gas Line Easement to Lots 1 thru 12 and to revise the existing Septic Easement on Lot 1.

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

[Signature] 4/8/03
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

[Signature] 4/10/03
 Chief, Development Engineering Division Date

[Signature] 4/21/03
 Director Date

OWNER'S CERTIFICATE

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Witness my hand this 14th day of MARCH, 2003.

[Signature]
 Robert R. Corbett, Vice President

[Signature]
 Witness

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[Signature] 3/12/03
 C.B. Miller (Maryland Property Line Surveyor #135) Date

Recorded as Plat No. 15907 on 4-25-03
 Among the Land Records of Howard County, Maryland.

SUBDIVISION PLAT OF
FOX CHASE ESTATES
 LOTS 1 THRU 12
 (A Revision to Fox Chase Estates Plats 15660-15664)

A SUBDIVISION OF PARCEL 25
 TAX MAP 15 GRID 23
 3RD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 Scale: 1"=50'
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 Sheet 3 of 3
 P-01-19; S-01-02, F-02-48

FO3-148