

**U.S. EQUIVALENT COORDINATE TABLE**

POINT	NORTHING	EASTING
970	561,120.8264	1,394,062.3184
982	562,827.3487	1,394,416.2673
983	562,836.5543	1,394,465.4126
984	562,797.2381	1,394,472.7771
985	562,807.6906	1,394,419.9496
986	562,877.2192	1,394,682.5069
1,007	561,717.9338	1,393,666.1498
1,029	562,756.3987	1,394,037.4929
1,041	562,873.1174	1,394,983.6089
1,042	562,805.7767	1,394,978.0472
1,043	562,714.0135	1,394,962.3267
1,044	562,623.5403	1,394,943.5554
1,045	562,527.7285	1,394,933.8715
1,046	562,457.8293	1,394,911.8037
1,047	562,368.5297	1,394,883.9872
1,048	562,290.2707	1,394,861.6639
1,049	562,192.5835	1,394,831.2913
1,050	562,105.6063	1,394,785.4889
1,051	562,037.5409	1,394,721.9695
1,052	562,001.5412	1,394,669.0543
1,053	561,924.8067	1,394,615.2816
1,054	561,845.3029	1,394,547.9258
1,055	561,776.2481	1,394,476.9862
1,056	561,680.3584	1,394,439.6555
1,057	561,600.6474	1,394,375.0575
1,058	561,567.6533	1,394,349.7207
1,059	561,513.8973	1,394,323.0695
1,060	561,430.9484	1,394,264.4006
1,061	561,348.8864	1,394,207.9559
1,062	561,263.3383	1,394,154.4552
1,076	561,174.4724	1,394,102.5855
2,000	562,620.3874	1,394,218.9504
2,001	562,533.0684	1,394,228.5695
2,002	562,536.9907	1,394,265.6426

**METRIC EQUIVALENT COORDINATE TABLE**

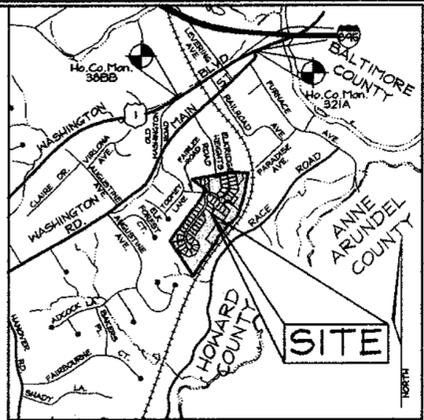
POINT	NORTHING	EASTING
970	171,029.9699	424,911.0445
982	171,550.1190	425,018.9283
983	171,552.9249	425,033.9078
984	171,540.9413	425,036.1525
985	171,544.1272	425,020.0507
986	171,565.3195	425,100.0783
1,007	171,211.9686	424,790.2920
1,029	171,528.4934	424,903.4776
1,041	171,564.0693	425,191.8544
1,042	171,543.5438	425,190.1592
1,043	171,515.5743	425,185.3675
1,044	171,487.9981	425,179.6460
1,045	171,458.7946	425,176.6944
1,046	171,437.4892	425,169.9681
1,047	171,409.3563	425,161.4896
1,048	171,386.4173	425,154.6855
1,049	171,356.6422	425,145.4279
1,050	171,330.1315	425,131.4673
1,051	171,309.3851	425,112.1065
1,052	171,298.4124	425,095.9779
1,053	171,275.0236	425,079.5880
1,054	171,250.7908	425,059.0579
1,055	171,229.7429	425,037.4355
1,056	171,200.5156	425,026.0570
1,057	171,176.2197	425,006.3675
1,058	171,166.1631	424,998.6449
1,059	171,149.7782	424,990.5216
1,060	171,124.4953	424,972.6392
1,061	171,099.4828	424,955.4349
1,062	171,073.4077	424,939.1278
1,076	171,046.3213	424,923.3179
2,000	171,487.0371	424,958.7860
2,001	171,460.4222	424,961.7179
2,002	171,461.6177	424,973.0178

**MINIMUM LOT SIZE CHART**

LOT NUMBER	GROSS AREA (sf)	PIPESTEM AREA (sf)	MINIMUM LOT SIZE
1	11,136	1,093	10,043
2	11,300	751	10,549
3	9,828	1,174	8,654
7	9,524	181	9,343
8	9,438	465	8,973
9	10,217	677	9,540
10	9,937	859	9,078
11	27,868	9,222	18,646
12	10,471	885	9,586
13	9,961	731	9,230
14	9,652	578	9,074
15	10,225	463	9,762
16	9,378	369	9,009
17	8,708	201	8,507
19	10,642	1,656	8,986
20	10,204	1,309	8,895
21	9,320	474	8,846
42	11,423	1,467	9,956
43	12,911	1,329	11,582

**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 Lots 1 thru 54, Open Space Lots 55 thru 58, 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."

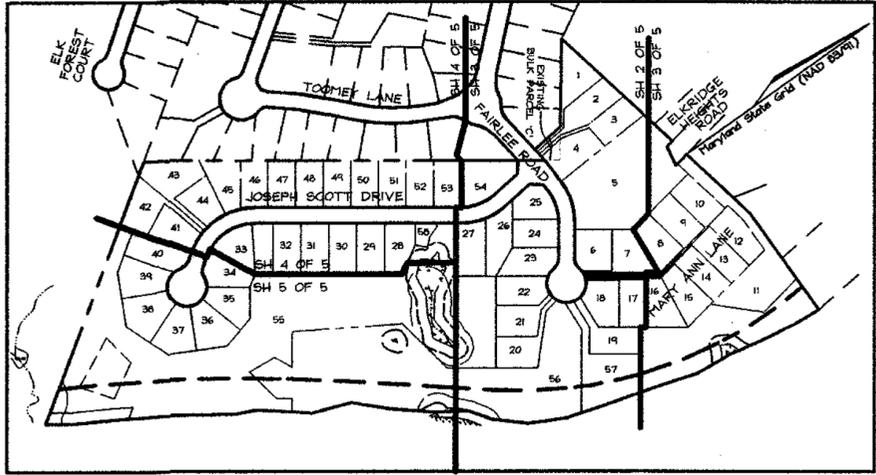
**Continuation of General Notes**  
 41. Mary Ann Lane, a private access place, has a 4'x10' concrete pad (4 inches in depth) within the public right-of-way, see road construction plans F-04-111 for location. This pad will be maintained by the owners of Lots 7 thru 10 and 12 thru 17 pursuant to the Declaration of Right of Access and Maintenance Obligations recorded among the Land Records of Howard County, Maryland.  
 42. This Property is subject to county council resolution #139-2004 where pursuant to section 4-201 of the Howard County Code declaring that a portion of a sewer easement conveyed to Howard County, Maryland is no longer needed by the county for public purposes. Authorizing the county executive to terminate the easement interest vesting title to the fee simple owner, Richmond American Home of MD, Inc. See sheet 3 of 5 for portions of easement to be abandoned.  
 Adopted 1/10/05.



**VICINITY MAP**  
SCALE: 1"=2000'

**GENERAL NOTES**

- This plan is subject to the Fourth Edition of the Subdivision and Land Development Regulations and the Zoning Regulations as amended by Council Bill No. 75-2003. Development or construction on these lots must comply with setback and buffer regulations in effect at the time of submission of the site development plan, waiver petition, or building and grading permits.
- Subject property zoned R-12 per 2/02/04 Comprehensive Zoning Plan.
- This site is located within the metropolitan district.
- Coordinates based on NAD '83/91, Maryland Coordinate System as projected by Howard County Geodetic Control Stations no. 321A and no. 388B. ♦ Denotes approximate location (see vicinity map).  
 Sta. 321A N 172,232.2977 E 425,261.5439 El.: 8.4417 (meters)  
 N 565,065.463 E 1,395,212.248 El.: 27.696 (feet)  
 Sta. 388B N 171,909.8745 E 424,785.3620 El.: 19.6328 (meters)  
 N 564,007.646 E 1,393,649.975 El.: 64.412 (feet)
- Denotes iron pipe found.
- Denotes rebar and cap set.
- Denotes concrete monument found.
- Denotes concrete monument set.
- 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. No clearing, grading or construction is permitted within the Forest Conservation Easement; however, Forest Manager Practices as defined in the Deed of Forest Conservation Easements are allowed.
- This project complies with the requirements of section 16.1200 of the Howard County Code for Forest Conservation by retaining 1.65 acres of forest and planting 0.60 acres of reforestation within Forest Conservation Easement 1, retaining 2.60 acres of forest and planting 0.46 acres of reforestation within Forest Conservation Easement 2, planting 0.43 acres of reforestation within Forest Conservation Easement 3, and retaining 2.01 acres of forest and planting 0.22 acres of reforestation within Forest Conservation Easement 4. Total retention = 6.26 ac. Total reforestation provided = 1.71 ac. \$91,999.00 surety to be posted with the Developer's Agreement. Requested Fee-in-lieu for 1.61 ac remaining obligation is \$35,065.80.
- Denotes Wetland Areas. Wetland areas delineated by Exploration Research inc.
- Denotes Wetland Area outline.
- Denotes existing centerline of Stream Channel.
- Denotes Wetland Buffer outline.
- Denotes Stream Buffer outline.
- BRL Denotes Building Restriction Line.
- Public water and sewer, contract # 14-4216-D will be used within this site.
- Howard County Soils Map 26.
- Existing house on Lot 5 to remain. No new buildings, additions or extensions to the existing dwelling are to be constructed at a distance less than the zoning regulations require.
- No clearing, grading or construction is permitted within wetland or stream system buffers or 25% or greater steep slopes for contiguous areas over 20,000 square feet unless approved by the Department of Planning and Zoning. The steep slope disturbance for the construction of an access driveway for maintenance of the SWM facility located within Open Space Lot 56 is determined to be necessary by DPZ in accordance with Section 16.116(c) of the Subdivision Regulations.
- Topography is based on a field run topography survey prepared by Fisher, Collins & Carter, inc. in Feb. of 2001 and aerial topography prepared by Harford Aerial Surveys, inc. in Feb. of 1999.
- Field run boundary survey prepared by Fisher, Collins & Carter, inc. on April 2, 2001.
- 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.
- There are no floodplains, historic structures or cemeteries on-site.
- A.P.F.O. traffic study prepared by Street Traffic Studies L.T.D. and approved under S-01-24.
- Wetlands delineation and report and forest stand delineation and report prepared by Exploration Research inc. and approved under S-01-24.



**LOCATION MAP**  
SCALE: 1"=300'

**Continuation of General Notes**

- Stormwater management & water quality is provided as necessary in accordance with the 2000 stormwater management manual. Pond to be a micro pool extended detention pond hazard class 'a'. Facility to be owned and maintained by the Homeowners Association. Stormwater Management recharge requirement will be provided by drywells located on lots 6 - 9, 18, 19, 28 - 32, 43 - 54. Soil borings for each drywell location shall be shown in accordance with H.B.A.M. Bulletin titled 'Disconnection of rooftop runoff credits using dry wells', sheet flow to buffer credit provided for Lots 11 & 19.
- 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 insure all weather use
- The lots shown hereon comply with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.
- This project is subject to review and approval by the Maryland Aviation Administration (MAA) regarding confirmation that construction of proposed structures on this site will not penetrate any navigational airspace and that the proposed SWM landscaping will meet their approval requirements.
- CPV management for part of Lots 35-37, 39 and all of Lots 38, and 40-49 Wesley Woods (3 ac.±) is provided in the stormwater management facility on site.
- The retaining wall designed to construct the access to the stormwater management facility is privately owned and maintained by the homeowners association.
- Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement.
- Areas shown are more or less.

**Continuation of General Notes**

- Open Space requirements:  
 a. Open Space required (30%-8,400sf minimum lot size): 25.58ac.± x 0.30 = 7.67ac.±  
 b. Open Space provided: 10.705 ac.±(0.2 ac.± non-credited)
- Recreational open space requirements:  
 a. Open Space required (200sf per buildable lot): 54 x 200 = 10,800 sf  
 b. Open Space provided: 10,800 sf±
- Landscaping for this subdivision is provided in accordance with a Landscape Plan included with the road construction drawings in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Surety in the amount of \$28,950.00 provided with the DPW, Developer's Agreement.
- The Private Access Place maintenance agreement for Lots 7 thru 10, 12 thru 17, and the use-in-common driveway maintenance agreements for Lots 1 thru 3, Lot 11 and Parcels 456 and 457, Lots 20 thru 21, and 42 thru 43 were recorded at the Howard County Land Records concurrent with the recording of this subdivision plat by DPZ.
- Public water and sewer allocation for this development is subject to section 18.122B of the Howard County Code. Allocation will be made at the time of final plat approval if capacity is available at that time.
- Articles of Incorporation for the Homeowners Association were accepted by the State Department of Assessment and Taxation on October 25, 2004, incorporation number D1027611.

General Notes Continued See This Sheet

**General Notes Continued See This Sheet**

**AREA TABULATION CHART**

- Total number of Buildable Lots to be recorded: 54  
 Total area of Buildable Lots to be recorded: 13.413 Acres±
- Total number of Open Space Lots to be recorded: 4  
 Total area of Open Space Lots to be recorded: 10.705 Acres±
- Total area of Public Road Right of Way to be recorded: 1.537 Acres±
- Total area of Subdivision to be recorded: 25.655 Ac.±

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 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. Brooke Miller (MD Property Line Surveyor #135) 1-27-05  
 Date  
 1/27/05  
 Date  
 Richmond American Homes of Maryland, Inc.  
 Mark T. Boastfield, V.P., Land

**OWNER/DEVELOPER**  
 Richmond American Homes of Maryland, Inc.  
 6200 Old Dobbin Lane  
 Columbia, Md 21045  
 410.872.0267  
**FSH Associates**  
 Engineers Planners Surveyors  
 8318 Forrest Street Ellicott City, MD 21043  
 Tel: 410-750-2251 Fax: 410-750-7350  
 E-mail: info@fsha.biz

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

Robert J. Walen 2/16/05  
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

Chief, Development Engineering Division 2/2/05  
 Date  
 Director 2/24/05  
 Date

**OWNER'S CERTIFICATE**

We, Richmond American Homes of Maryland, Inc., 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 27th day of JANUARY, 2005

Richmond American Homes of Maryland, Inc.  
 Mark T. Boastfield, V.P., Land

**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 Michael G. Kuhn to Richmond American Homes of Maryland Inc. by deed dated 7/30/04 and recorded in the land records of Howard County in liber 8568 folio 661, and by C&C Development to Richmond American Homes of Maryland Inc. by deed dated 10/06/04 and recorded in the land records of Howard County in liber 8708 folio 665, 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. Brooke Miller 1-27-05  
 Date

THE PURPOSE OF RESUBDIVIDING BULK PARCEL 'C' IS TO PROVIDE ROAD FRONTAGE TO LOTS 1-4

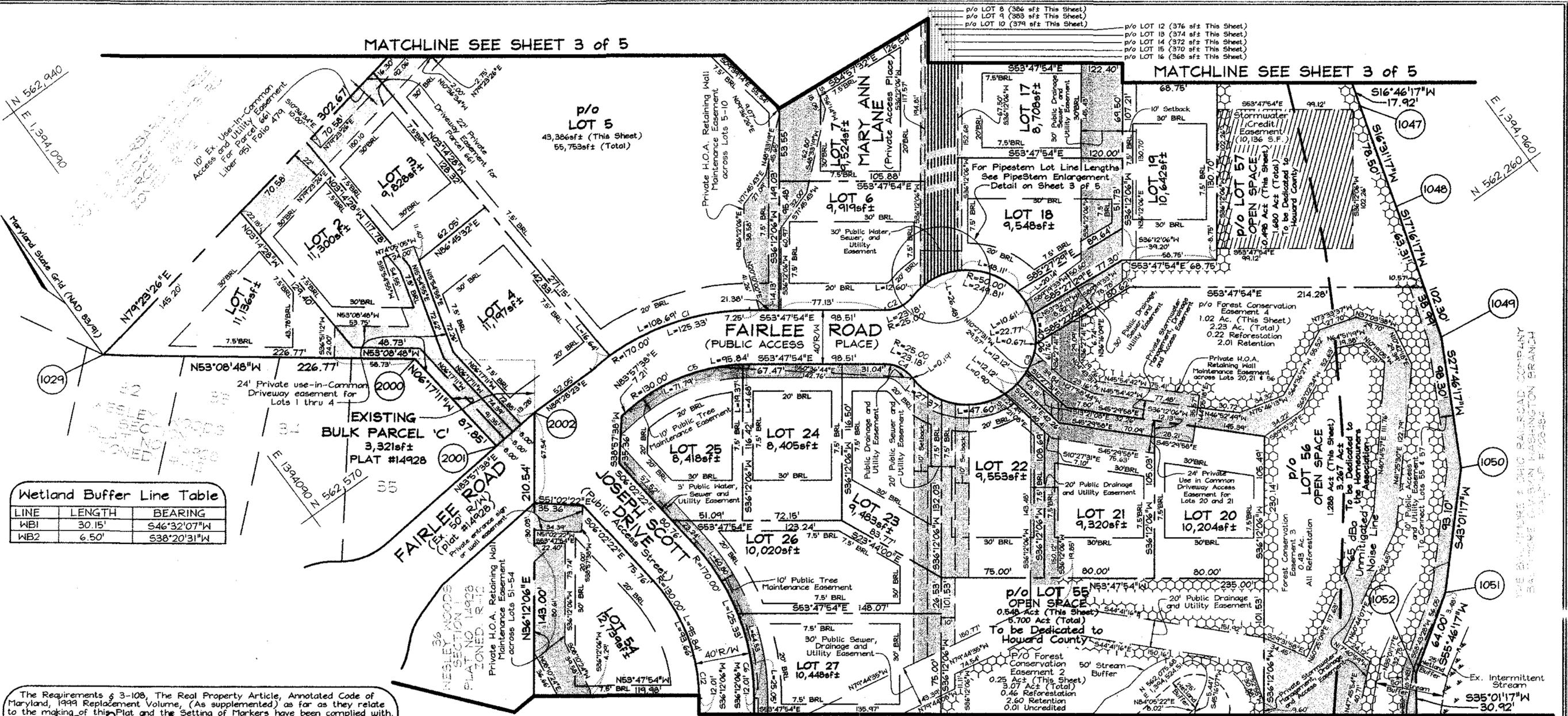
Recorded as Plat No. 17280 on MAR. 3, 2005  
 Among the Land Records of Howard County, Maryland.

**SUBDIVISION PLAT OF HUNTERS RIDGE**  
 LOTS 1 THRU 54, OPEN SPACE LOTS 55 THRU 58 AND A RESUBDIVISION OF BULK PARCEL 'C' WESLEY WOODS, SECTION 1, PLAT NO. 14928

TAX MAP 38 GRIDS 4 & 10, PARCEL 163  
 1ST ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 Scale: As Shown  
 Date: Jan. 26, 2005  
 Sheet: 1 of 5  
 P-03-12; S-99-16; S-01-24; WP-99-87; F-02-21;

MATCHLINE SEE SHEET 3 of 5

MATCHLINE SEE SHEET 3 of 5



**Wetland Buffer Line Table**

LINE	LENGTH	BEARING
WB1	30.15'	S46°32'07"W
WB2	6.50'	S38°20'31"W

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 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. Brooke Miller*  
 C. Brooke Miller (MD Property Line Surveyor #135)  
 Richmond American Homes of Maryland, Inc.  
 Mark T. Boastfield, V.P., Land

Date: 1/27/05  
 Date: 1/27/05

**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 54, Open Space Lots 55 thru 58, 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."

**AREA TABULATION CHART (THIS SHEET)**

- Total number of Buildable Lots to be recorded this sheet: 18  
 Total area of Buildable Lots to be recorded this sheet: 4.140 Acres±
- Total number of Buildable Partial Lots to be recorded this sheet: 9  
 Total area of Buildable Partial Lots to be recorded this sheet: 1.064 Acres±
- Total number of Open Space Lots to be recorded this sheet: P/O 3  
 Total area of Open Space Lots to be recorded this sheet: 2.334 Acres±
- Total area of Public Road Right of Way to be recorded this sheet: 0.682 Acres±
- Total area of Subdivision to be recorded this sheet: 8.220 Ac.±

**OWNER/DEVELOPER**  
 Richmond American Homes of Maryland, Inc.  
 6200 Old Dobbin Lane  
 Columbia, Md 21045  
 410.872.0267

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

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

**OWNER'S CERTIFICATE**

We, Richmond American Homes of Maryland, Inc., 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 27th day of January, 2005.

*Mark T. Boastfield*  
 Richmond American Homes of Maryland, Inc.  
 Mark T. Boastfield, V.P., Land

*Zacharia Y. Gisch*  
 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 Michael G. Kuhn to Richmond American Homes of Maryland Inc. by deed dated 7/30/04 and recorded in the land records of Howard County in liber 8568 folio 661, and by C&C Development to Richmond American Homes of Maryland Inc. by deed dated 10/06/04 and recorded in the land records of Howard County in liber 8708 folio 665, 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. Brooke Miller*  
 C. Brooke Miller (MD Property Line Surveyor #135)  
 Date: 1/27/05

Recorded as Plat No. 17281 on Mar. 3, 2005  
 Among the Land Records of Howard County, Maryland.

**SUBDIVISION PLAT OF HUNTERS RIDGE**

LOTS 1 THRU 54, OPEN SPACE LOTS 55 THRU 58 AND A RESUBDIVISION OF BULK PARCEL 'C' WESLEY WOODS, SECTION 1, PLAT NO. 14928

TAX MAP 38 GRIDS 4 & 10, PARCEL 163  
 1ST ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 Scale: As Shown  
 Date: Jan. 26, 2005  
 Sheet: 2 of 5  
 P-03-12; S-99-16; S-01-24; WP-99-87; F-02-21;

*Robert J. Walen*  
 Howard County Health Officer  
 Date: 2/16/05

APPROVED: Howard County Department of Planning and Zoning

*Mark T. Boastfield*  
 Chief, Development Engineering Div.  
 Date: 2/2/05

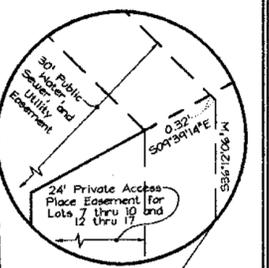
*Mark T. Boastfield*  
 Director  
 Date: 2/4/05



CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD
C1	170.00'	125.33'	42°14'27"	65.67	N74°55'08"W 122.51'
C2	25.00'	23.18'	53°07'48"	12.50	S80°21'49"E 22.36'
C3	50.00'	249.81'	286°15'37"	37.50	N36°12'06"E 60.00'
C4	25.00'	23.18'	53°07'48"	12.50	N27°14'00"W 22.36'
C5	130.00'	95.84'	42°14'27"	50.22	N74°55'08"W 93.69'
C6	170.00'	125.33'	42°14'27"	65.67	N15°04'52"E 122.51'
C7	130.00'	158.82'	70°00'00"	91.03	S01°12'06"W 149.13'
C8	25.00'	23.18'	53°07'48"	12.50	S60°21'49"E 22.36'
C9	50.00'	249.81'	286°15'37"	37.50	N56°12'06"E 60.00'
C10	25.00'	23.18'	53°07'48"	12.50	N07°14'00"W 22.36'
C11	170.00'	207.69'	70°00'00"	119.04	S01°12'06"W 195.02'
C12	130.00'	95.84'	42°14'27"	50.22	N15°04'52"E 93.69'

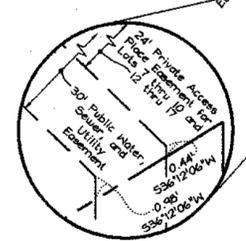
**EASEMENT ENLARGEMENT**

SCALE: 1"=5'



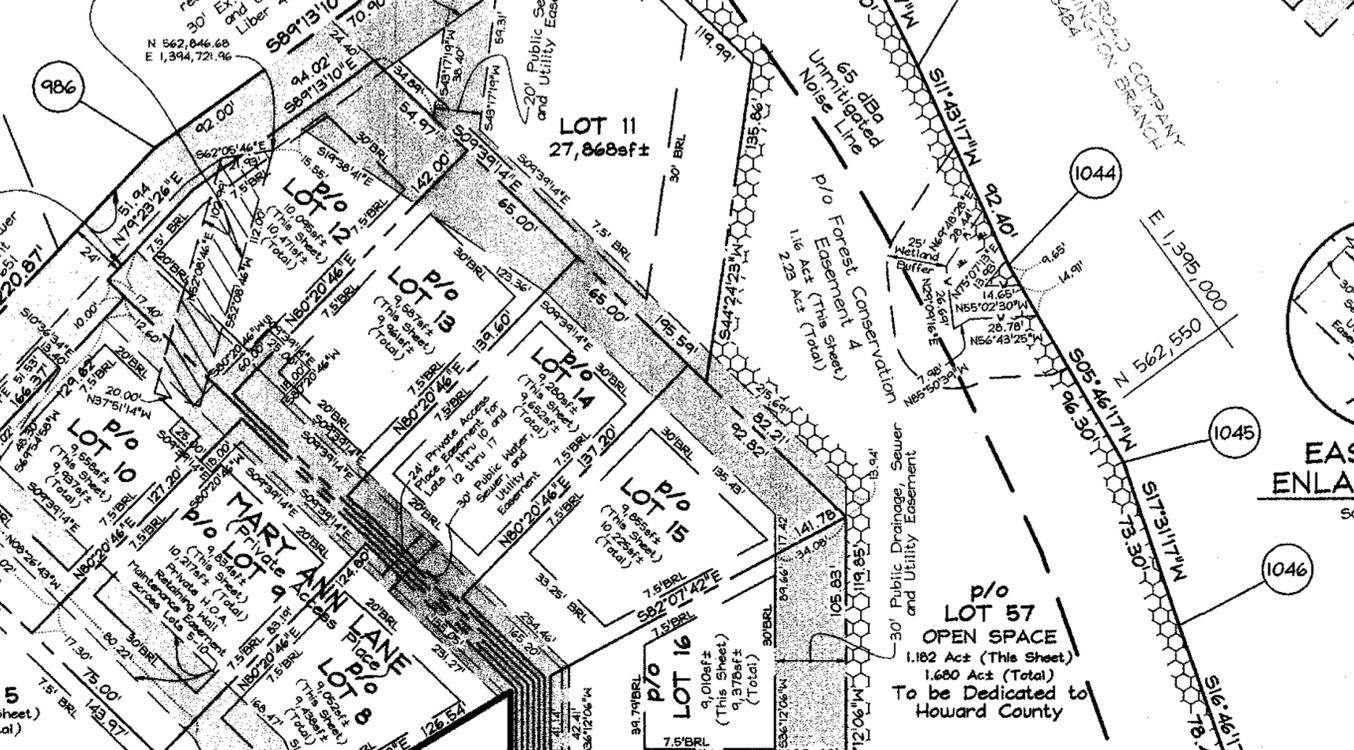
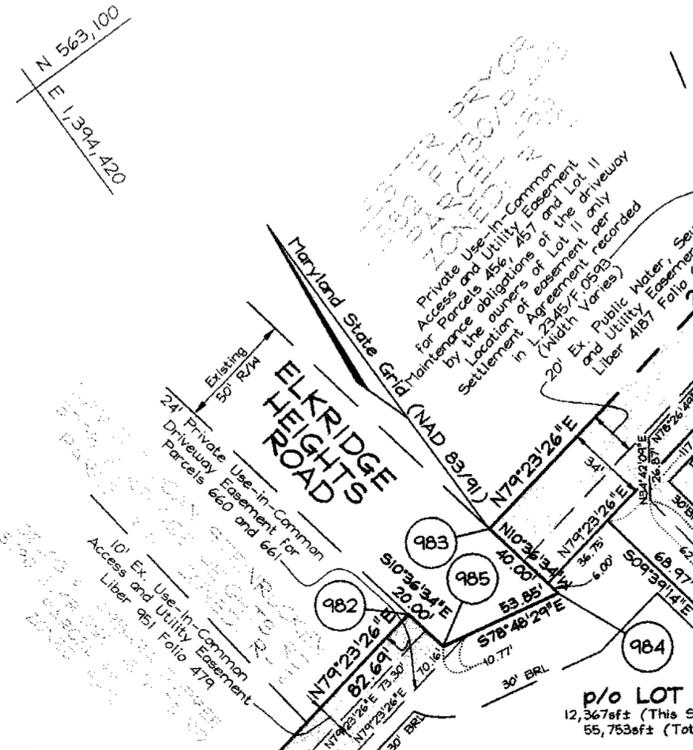
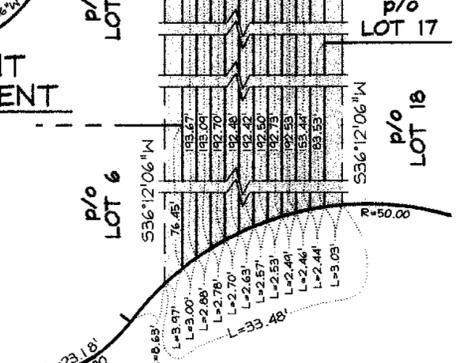
**EASEMENT ENLARGEMENT**

SCALE: 1"=5'



**PIPESTEM ENLARGEMENT**

SCALE: 1"=20'



**PLAN**  
SCALE: 1"=50'

**AREA TABULATION CHART (This Sheet)**

- Total number of Buildable Lots to be recorded this sheet: 1  
Total area of Buildable Lots to be recorded this sheet: 0.639 Acres±
- Total number of Buildable Partial Lots to be recorded this sheet: 9  
Total area of Buildable Partial Lots to be recorded this sheet: 2.042 Acres±
- Total number of Open Space Lots to be recorded this sheet: P/O 1  
Total area of Open Space Lots to be recorded this sheet: 1.182 Acres±
- Total area of subdivision to be recorded this sheet: 3.863 Acres±

**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 Lots 1 Thru 54, Open Space Lots 55 thru 58, 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."

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 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. Brooke Miller*  
C. Brooke Miller (MD Property Line Surveyor #135)  
1/27/05  
Date

*M.T.B.*  
Mark T. Boastfield, V.P., Land  
1/27/05  
Date

**OWNER/DEVELOPER**  
Richmond American Homes of Maryland, Inc.  
6200 Old Dobbin Lane  
Columbia, Md 21045  
410.872.0267

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

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

*Robert J. Weber*  
Howard County Health Officer  
2/16/05  
Date

APPROVED: Howard County Department of Planning and Zoning

*Mark T. Boastfield*  
Director  
2/24/05  
Date

**OWNER'S CERTIFICATE**

We, Richmond American Homes of Maryland, Inc., 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 27th day of January, 2005.

*M.T.B.*  
Mark T. Boastfield, V.P., Land

*Facharin G. 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 Michael G. Kuhn to Richmond American Homes of Maryland Inc. by deed dated 7/30/04 and recorded in the land records of Howard County in liber 8568 folio 661, and by C&C Development to Richmond American Homes of Maryland Inc. by deed dated 10/06/04 and recorded in the land records of Howard County in liber 8708 folio 665, 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.

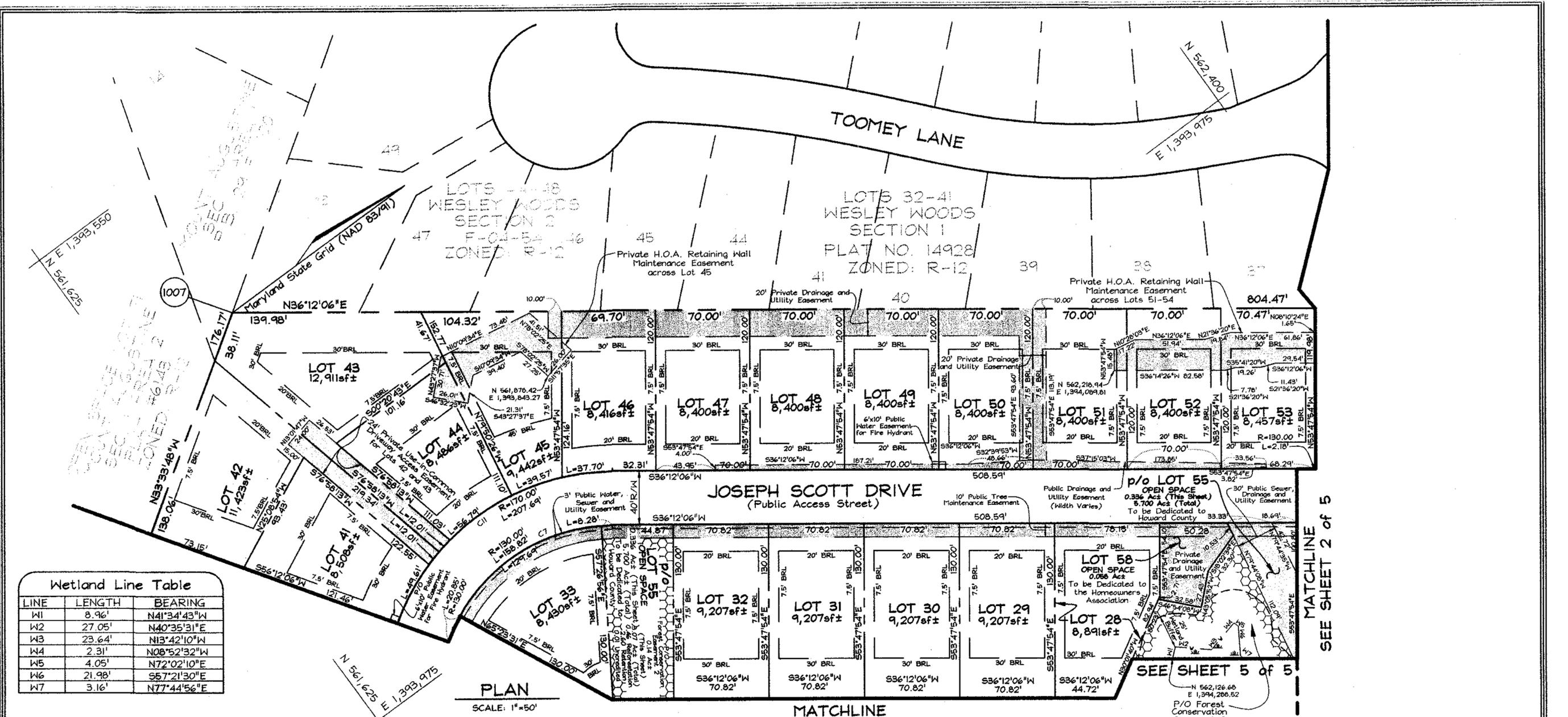
*C. Brooke Miller*  
C. Brooke Miller (MD Property Line Surveyor #135)  
2-27-05  
Date

Recorded as Plat No. 17282 on Mar. 3, 2005  
Among the Land Records of Howard County, Maryland.

**SUBDIVISION PLAT OF HUNTERS RIDGE**

LOTS 1 THRU 54, OPEN SPACE LOTS 55 THRU 58 AND A RESUBDIVISION OF BULK PARCEL 'C' WESLEY WOODS, SECTION I, PLAT NO. 14928

TAX MAP 38 GRIDS 4 & 10, PARCEL 163  
1ST ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
Scale: As Shown  
Date: Jan. 26, 2005  
Sheet: 3 of 5  
P-03-12; S-99-16; S-01-24; WP-99-87; F-02-21;



**Wetland Line Table**

LINE	LENGTH	BEARING
W1	8.96'	N41°34'43"W
W2	27.05'	N40°35'31"E
W3	23.64'	N13°42'10"W
W4	2.31'	N08°52'32"W
W5	4.05'	N72°02'10"E
W6	21.98'	S57°21'30"E
W7	3.16'	N77°44'56"E

**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 Lots 1 Thru 54, Open Space Lots 55 thru 58, 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.\*

- AREA TABULATION CHART (THIS SHEET)**
- Total number of Buildable Lots to be recorded this sheet: 19  
Total area of Buildable Lots to be recorded this sheet: 3.951 Acres±
  - Total number of Open Space Lots to be recorded this sheet: 1 and P/O 1  
Total area of Open Space Lots to be recorded this sheet: 0.394 Acres±
  - Total area of Public Road Right of Way to be recorded this sheet: 0.635 Acres±
  - Total area of Subdivision to be recorded this sheet: 4.980 Ac.±

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 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. Brooke Miller*  
C. Brooke Miller (MD Property Line Surveyor #135)  
Richmond American Homes of Maryland, Inc.  
Mark T. Boastfield, V.P., Land

1/27/05  
Date

1/27/05  
Date

**OWNER/DEVELOPER**  
Richmond American Homes of Maryland, Inc.  
6200 Old Dobbin Lane  
Columbia, Md 21045  
410.872.0267

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

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

*Robert J. Weber*  
Howard County Health Officer  
2/16/05  
Date

APPROVED: Howard County Department of Planning and Zoning

*Mark A. Leysch*  
Chief Development Engineering Division  
2/2/05  
Date

*Mark A. Leysch*  
Director  
2/18/05  
Date

**OWNER'S CERTIFICATE**

We, Richmond American Homes of Maryland, Inc., 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 27th day of January, 2005

*M.T. Boastfield*  
Richmond American Homes of Maryland, Inc.  
Mark T. Boastfield, V.P., Land

*Zacharia J. 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 Michael G. Kuhn to Richmond American Homes of Maryland Inc. by deed dated 7/30/04 and recorded in the land records of Howard County in liber 8568 folio 661, and by C&C Development to Richmond American Homes of Maryland Inc. by deed dated 10/06/04 and recorded in the land records of Howard County in liber 8708 folio 665, 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. Brooke Miller*  
C. Brooke Miller (MD Property Line Surveyor #135)  
Date 1/27/05

Recorded as Plat No. 17223 on Mar. 3, 2005  
Among the Land Records of Howard County, Maryland.

**SUBDIVISION PLAT OF HUNTERS RIDGE**

LOTS 1 THRU 54, OPEN SPACE LOTS 55 THRU 58  
AND A RESUBDIVISION OF BULK PARCEL 'C'  
WESLEY WOODS, SECTION 1, PLAT NO. 14928

TAX MAP 38 GRIDS 4 & 10, PARCEL 163  
1ST ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
Scale: As Shown  
Date: Jan. 26, 2005  
Sheet: 4 of 5  
P-03-12; S-99-16; S-01-24; WP-99-87; F-02-21;

**Wetland Line Table**

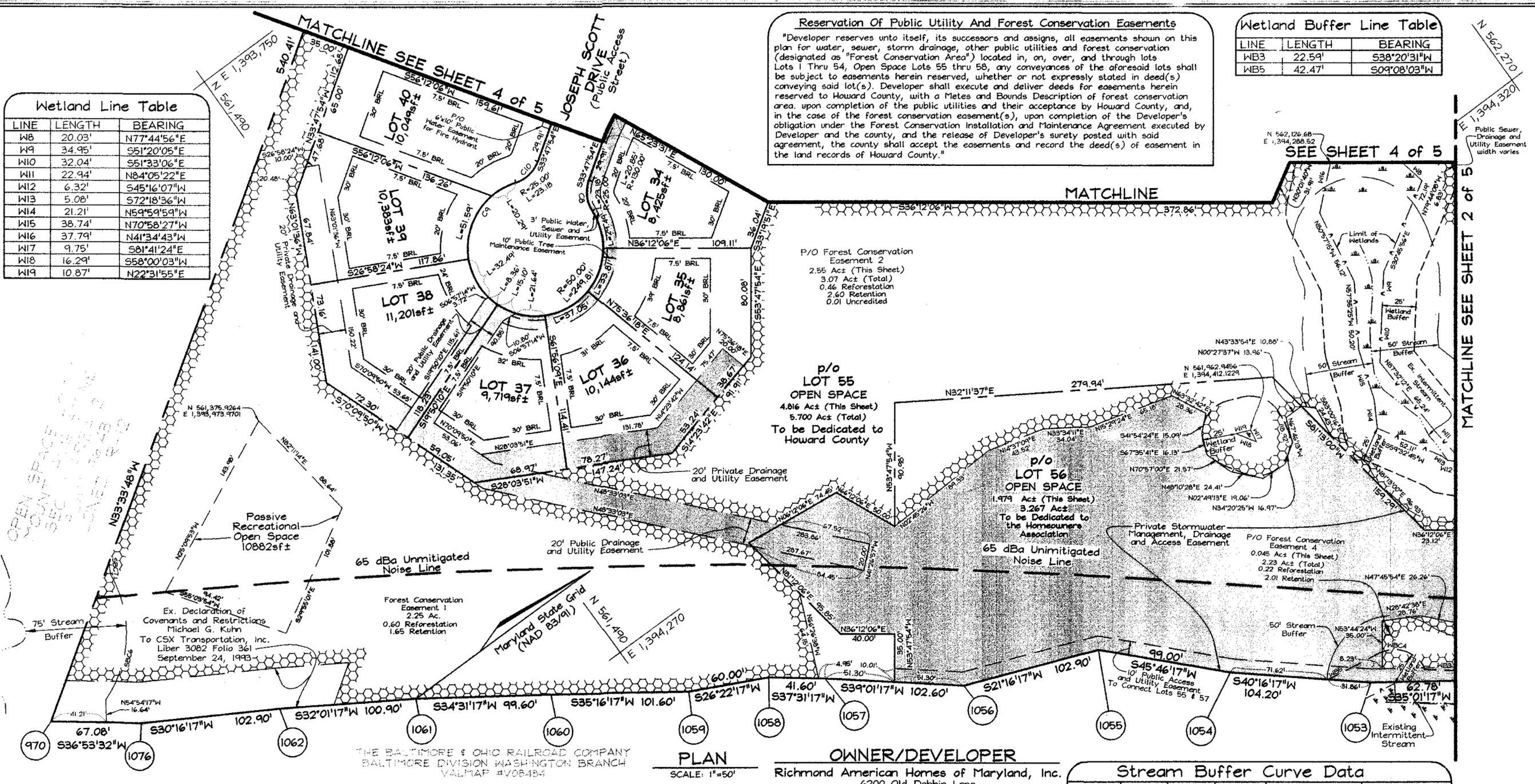
LINE	LENGTH	BEARING
WB8	20.03'	N77°44'56"E
WB9	34.95'	S51°20'05"E
WB10	32.04'	S51°33'06"E
WB11	22.94'	N84°05'22"E
WB12	6.32'	S45°16'07"W
WB13	5.08'	S72°18'36"W
WB14	21.21'	N59°59'59"W
WB15	38.74'	N70°58'27"W
WB16	37.79'	N41°34'43"W
WB17	9.75'	S81°41'24"E
WB18	16.29'	S58°00'03"W
WB19	10.87'	N22°31'55"E

**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 Lots 1 Thru 54, Open Space Lots 55 thru 58, 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."

**Wetland Buffer Line Table**

LINE	LENGTH	BEARING
WB3	22.59'	S38°20'31"W
WB5	42.47'	S09°08'03"W



**AREA TABULATION CHART (THIS SHEET)**

- Total number of Buildable Lots to be recorded this sheet: 7  
Total area of Buildable Lots to be recorded this sheet: 1.577 Acres±
- Total number of Open Space Lots to be recorded this sheet: P/O 2  
Total area of Open Space Lots to be recorded this sheet: 6.795 Acres±
- Total area of Public Road Right of Way to be recorded this sheet: 0.220 Acres±
- Total area of Subdivision to be recorded this sheet: 8.592 Ac.±

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 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. Brooke Miller*  
C. Brooke Miller (MD Property Line Surveyor #135)  
1/27/05  
Date  
1/27/05  
Date

Richmond American Homes of Maryland, Inc.  
Mark T. Boastfield, V.P., Land

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

**Stream Buffer Curve Data**

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
SBC3	50.00	17.16'	19°39'46"	N55°55'26.83"E	17.07'
SBC4	50.00	106.83'	122°25'01"	S10°50'04.52"W	87.64'
SBC6	85.75	97.20'	64°56'48"	N51°40'41.35"W	92.08'
SBC7	104.43	8.78'	4°49'07"	N61°48'37.72"W	8.78'

**Wetland Buffer Curve Data**

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
CI	170.00'	125.33'	42°14'27"	N74°55'08"W	122.51'

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

*Robert J. Walsh*  
Howard County Health Officer  
2/16/05  
Date

APPROVED: Howard County Department of Planning and Zoning

*Mark T. Boastfield*  
Chief, Development Engineering Division  
2/2/05  
Date

*Mark T. Boastfield*  
Director  
2/24/05  
Date

**OWNER'S CERTIFICATE**

We, Richmond American Homes of Maryland, Inc., 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 27th day of January, 2005.

*Mark T. Boastfield*  
Richmond American Homes of Maryland, Inc.  
Mark T. Boastfield, V.P., Land

*Zacharia Y. Fricks*  
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 Michael G. Kuhn to Richmond American Homes of Maryland Inc. by deed dated 7/30/04 and recorded in the land records of Howard County in liber 8568 folio 661, and by C&C Development to Richmond American Homes of Maryland Inc. by deed dated 10/06/04 and recorded in the land records of Howard County in liber 8708 folio 665, 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. Brooke Miller*  
C. Brooke Miller (MD Property Line Surveyor #135)  
1-27-05  
Date

Recorded as Plat No. 12284 on Mar. 3, 2005  
Among the Land Records of Howard County, Maryland.

**SUBDIVISION PLAT OF HUNTERS RIDGE**

LOTS 1 THRU 54, OPEN SPACE LOTS 55 THRU 58 AND A RESUBDIVISION OF BULK PARCEL 'C' WESLEY WOODS, SECTION 1, PLAT NO. 14928

TAX MAP 38 GRIDS 4 & 10, PARCEL 163  
1ST ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
Scale: As Shown  
Date: Jan. 26, 2005  
Sheet: 5 of 5  
P-03-12; S-99-16; S-01-24; WP-99-87; F-02-21;