

GENERAL NOTES:

- All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
- The contractor shall notify the Department of Public Works/Bureau of Engineering/Construction Inspection Division at (410) 313-1880 at least five (5) working days prior to the start of work.
- The contractor shall notify "Miss Utility" as 1-800-257-7777 at least 48 hours prior to any excavation work being done.
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System incorporating the following control:
 Station 30FA: N.588821.336' E.1361563.983'
 Station 37GB: N.553452.821' E.1368503.187'
 Station 30CA: N.575083.485' E.1364681.801'
 Station 30CB: N.576541.342' E.1361211.296'
 Station 30IA: N.567750.958' E.1364842.598'
- The subject property is zoned R-A-15 per the October 18, 1993 Comprehensive Zoning Plan.
- All areas on this plat are more or less.
- This plat is based on a field run monumented boundary survey performed on or about February, 2001 by Rodgers Consulting, Inc.
- Water is public. Contract #24-4064D, Little Patuxent Drainage Area.
- Sewer is public. Contract #24-4064D, Little Patuxent Drainage Area.
- The traffic study for this project was prepared by The Traffic Group, dated January 24, 2002, and was approved per Preliminary Plans P-03-03 (October 28, 2002), P-02-10 (September 27, 2002), and P-02-17 (September 24, 2002).
- Water and sewer service to these lots will be granted under the provisions of Section 18.122.B of the Howard County Code.
- Public water and sewage allocation will be granted at the time of issuance of the building permit if capacity is available at that time.
- There are no wetlands on this site. A wetlands delineation study for this project was prepared by McCarthy & Associates, Inc., dated November 2000, and approved per Sketch Plan S-01-20, dated September 19, 2001.
- No structures are to be constructed within the "Private Retaining Wall Easements" as shown hereon.

HATCH LEGEND

	PUBLIC DRAINAGE & UTILITY EASEMENT
	PRIVATE DRAINAGE & UTILITY EASEMENT
	PUBLIC SEWER, WATER AND UTILITY EASEMENT
	PRIVATE RETAINING WALL EASEMENT

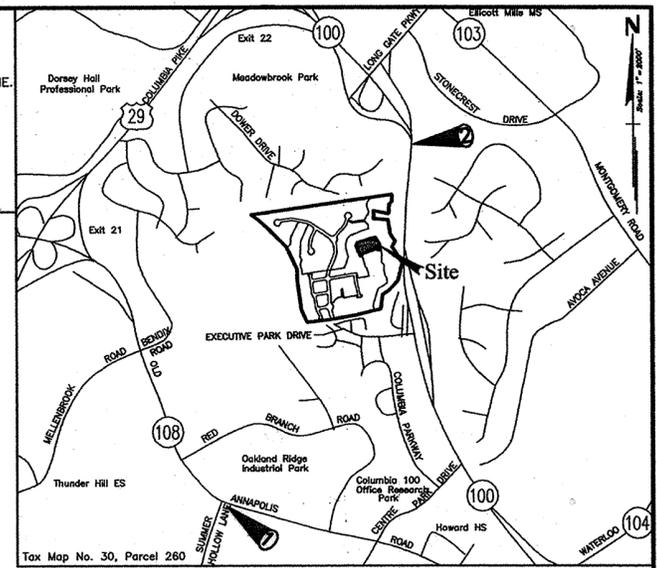
LEGEND

- REBAR & CAP SET - ○
- CONCRETE MOUNDMENT SET - ■

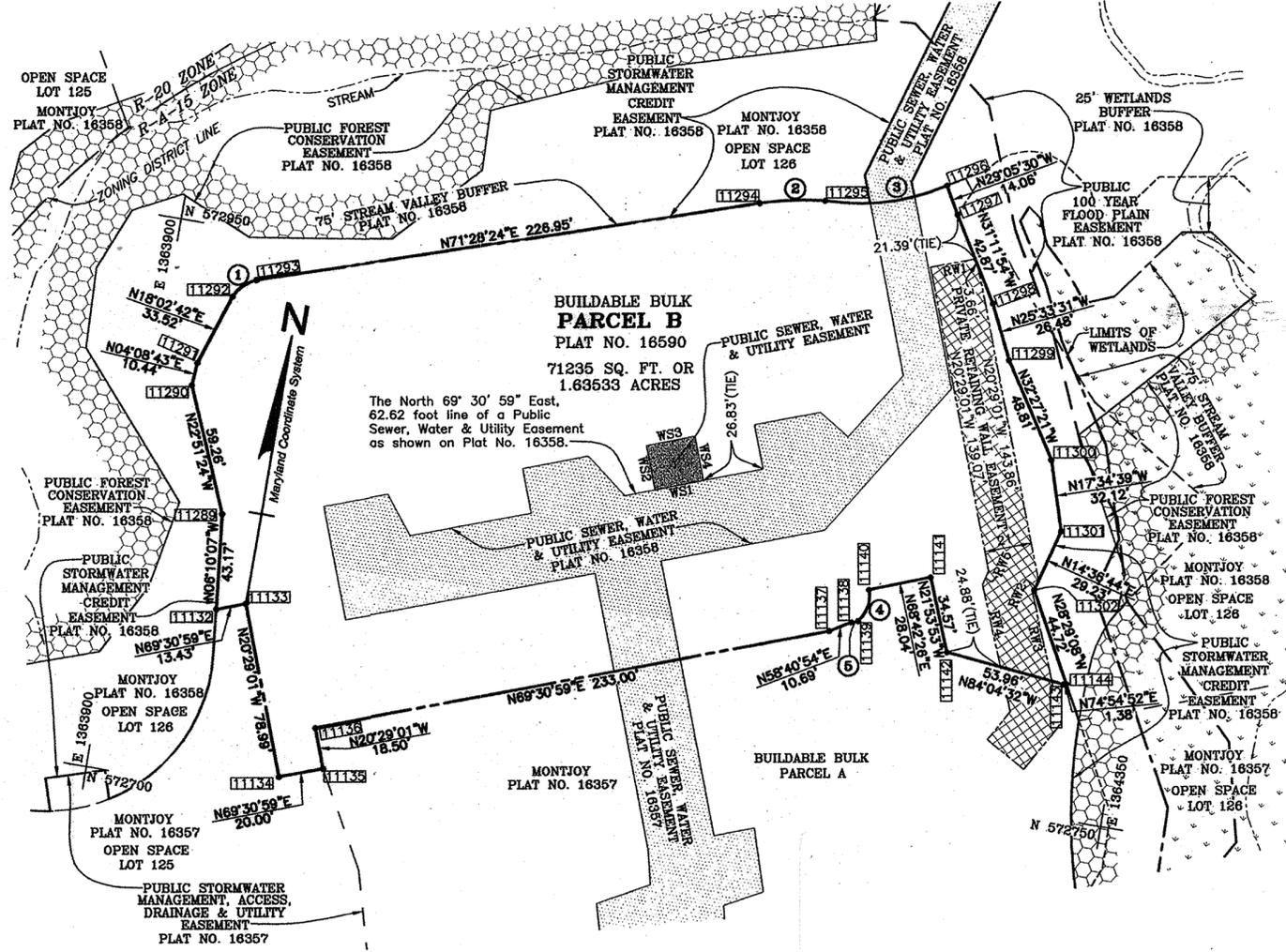
BENCH MARKS (NAD83):

BENCHMARK NO. 1---HOWARD COUNTY NO. 30FA:
 HOWARD COUNTY STANDARD STAMPED DISC LOCATED AT THE SOUTHWEST CORNER OF ROUTE 108 AND SUMMER HOLLOW LANE.
 N 568821.336, E 1361563.983 ELEV. 441.619

BENCHMARK NO. 2---HOWARD COUNTY NO. 30CA:
 HOWARD COUNTY STANDARD STAMPED DISC LOCATED ON THE EAST SIDE OF THE NORTH BOUND LANE OF ROUTE 100.
 N 575083.465, E 1364681.801 ELEV. 380.087



Vicinity Map: 1" = 2000'



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	17.77	13.30	6.98	12.99	N45°15'11"E	42°52'12"
2	129.63	29.24	14.68	29.17	N77°59'15"E	12°55'19"
3	96.27	55.60	28.60	54.83	N73°04'12"E	35°05'21"
4	15.00	15.71	8.66	15.00	N09°30'59"E	60°00'01"
5	3.00	3.14	1.73	3.00	N89°31'00"E	59°59'59"

PUBLIC SEWER, WATER & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
WS1	N69°30'59"E	22.15
WS2	N20°29'01"W	20.17
WS3	N69°30'59"E	22.15
WS4	N20°29'01"W	20.17

PRIVATE RETAINING WALL EASEMENT LINE TABLE

LINE	BEARING	LENGTH
RW1	N69°30'59"E	20.32
RW2	N14°36'44"E	6.23
RW3	N21°53'53"W	40.47
RW4	N21°53'53"W	37.99
RW5	N14°36'44"E	6.58

TOTAL AREA TABULATION

Total Number of Lots and/or Parcels to be recorded:	
Buildable Lots.....	0
Buildable Parcels.....	1
Non-Buildable Parcels.....	0
Open Space Lots.....	0
Total Area of Lots and/or Parcels:	
Buildable Lots.....	N/A
Buildable Parcels.....	71235 Square Feet or 1.63533 Acres
Non-Buildable Parcels.....	N/A
Open Space Lots.....	N/A
Total Area of Roadway to be recorded:	
Area.....	N/A
Total Area of Subdivision to be recorded:	
Area.....	71235 Square Feet or 1.63533 Acres

The requirements of Section 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.

Timothy P. Quinn
 Timothy P. Quinn, Professional Land Surveyor No. 20002 Date 5-26-04

Russell J. Dickens
 Russell J. Dickens, Member Date 5/26/04

PURPOSE OF PLAT

The purpose of this plat is to add Private Retaining Wall Easements and revise the existing Public Sewer, Water & Utility Easement on Parcel B as shown on a plat entitled "REVISION PLAT, PHASES I, II AND III, MONTJOY, PARCEL B", recorded among the Land Records of Howard County, Maryland as Plat Number 16590. **F-04-135**

APPROVED: *FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.*
 HOWARD COUNTY HEALTH DEPARTMENT
Henry E. Rosenstem, MD 6/18/04
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED:
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
David P. Loyell 6/22/04
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I hereby certify that the revision plat shown hereon is correct; that it is a revision of the land conveyed by A. MacDonogh Plant, Richard B. Buck and Frank S. Dudley, Jr., Personal Representatives of the Estate of M. L. Dawson Lee, Jr., Estate No. 14922, party of the first part to Winchester Homes, Inc., a Delaware corporation, party of the second part, as to a 54.17% undivided interest, and Winchester Homes, Inc., Nominee For Stringtown Investments, LLC, a Delaware limited liability company, party of the third part, as to a 45.83% undivided interest by a deed dated July 21, 2003, and recorded among the Land Records of Howard County, Maryland, in Liber 7704 at Folio 677; said 45.83% undivided interest subsequently was conveyed to Stringtown Investments, LLC, a Delaware Limited Liability Company, from Winchester Homes, Inc., a Delaware Corporation, by a deed of partition dated December 11, 2003, and recorded among the aforementioned Land Records in Liber 7818 at Folio 816; said property also being all of Buildable Bulk Parcel B as shown on a revision plat entitled "REVISION PLAT, PHASES I, II AND III, MONTJOY, PARCEL B", recorded among the aforementioned Land Records as Plat Number 16590; and that all monuments or lot corners 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.

Timothy P. Quinn 5-26-04
 Timothy Paul Quinn
 Professional Land Surveyor
 Maryland Registration No. 20002

OWNER'S DEDICATION

Stringtown Investments, LLC, 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 roads and street right-of-ways and the specific easement 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 street and/or roads and flood plains, storm drainage facilities and open space where applicable; and (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 his hands this 24 day of MAY, 2004

Russell J. Dickens
 Stringtown Investments, LLC
 Russell J. Dickens, Member

David M. [Signature]
 Witness:

RECORDED AS PLAT NO. 16724 ON June 25, 2004
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

REVISION PLAT
PHASES I, II & III
MONTJOY
PARCEL B
 ELECTION DISTRICT NO. 2
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50' MAY, 2004

RODGERS CONSULTING
 Rodgers Consulting, Inc.
 5260 Gauthier Road
 Catonsville, MD 20877
 301.948.4700
 301.948.6256 (fax)
 301.253.6609
 www.rodgers.com

TAX MAP: 30
 PARCEL: 280
 SHEET NO. 1 OF 1