

General Notes:

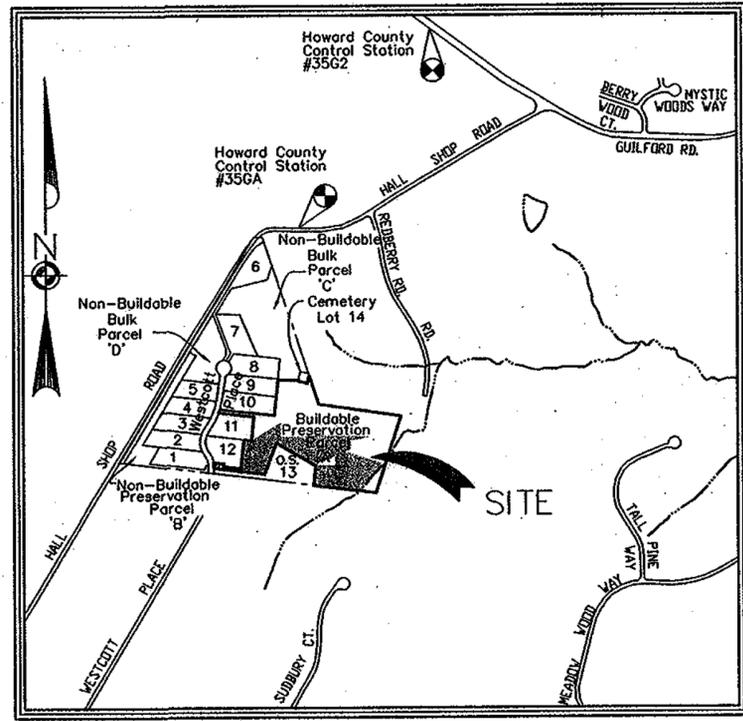
- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewerage Disposal. Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Variances For Encroachments Into 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 02/02/2004 Comprehensive Zoning Plan. Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 356A And No. 356Z.
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About April, 2000, By Fisher Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- Denotes Concrete Monument Or Stone Found.
- For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipe Stem And Road Right-Of-Way Line.
- Driveway(s) Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwelling To Insure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 - Width - 12 Feet (14 Feet Serving More Than One Residence);
 - Surface - Six (6") Inches Of Compacted Crusher Run Base With Top And Chip Coating. (1 - 1/2" Minimum);
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (1-125-Loading);
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 - Structure Clearances - Minimum 12 Feet;
 - Maintenance - Sufficient To Ensure All Weather Use.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- Prior Department Of Planning And Zoning File Nos. S-01-14, F-03-93 And P-02-01.
- The Wetlands And Forest Stand Delineation Have Been Prepared By Eco-Science Professionals, Inc. Dated September 18, 2000 And Approved Under P-02-01 On August 30, 2002.
- No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Stream(s), Or Their Buffers And Forest Conservation Easement Areas.
- Denotes Wetlands Area Outline.
- Denotes Existing Centerline Of Stream.
- Denotes Approximate Elevation Of 100 Year Floodplain.
- Articles Of Incorporation By The State Department Of Assessments And Taxation For Hall Shop Manor Homeowner's Association, Inc. Were Accepted And Approved On January 5, 2004 With Receipt No. D07723612.
- This Plat Is In Compliance With The Amended Fifth Edition of the Subdivision Regulations, per Council Bill 45-2003, and the Amended Zoning Regulations, per Council Bill 75-2003.
- A Landscape Surety In The Amount Of \$53,400.00 For Perimeter Landscape Requirements Of Section 16.124 Of The Howard County Code And Landscape Manual Is Posted With The Developer's Agreement For This Subdivision.
- A Financial Surety In The Amount Of \$15,800.00 For The Street Trees Is Posted With The Developer's Agreement For This Subdivision.
- The Traffic Study Was Prepared By The Traffic Group And Approved On August 30, 2002 Under S-01-14.
- Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcels 'B' And 'C' Are Privately Owned And Maintained. These Preservation Parcels Are Encumbered By An Easement Agreement With Hall Shop Manor Homeowner's Association, Inc. And Howard County, Maryland Which Prohibits Further Subdivision Of The Parcel, Outlines The Maintenance Responsibilities Of The Owner And Enumerates The Uses Permitted On The Property.
- The Forest Conservation Requirements for Hall Shop Manor were addressed under F-03-93.

U.S. Equivalent Coordinate Table				Metric Coordinate Table			
Pnt	North	East	Pnt	North	East		
17	551357.380002	1333308.272655	17	168054.070288	406392.568819		
54	551960.510910	1333242.875508	54	168217.901910	406373.245320		
55	551919.756003	1333489.510941	55	168225.479790	406448.419961		
66	552007.634729	1332896.062376	66	168252.265279	406267.536476		
519	552041.363433	1332190.642871	519	168282.545809	406052.524178		
520	551814.781400	1332095.458488	520	168193.483467	406023.511919		
521	551855.975113	1332096.393606	521	168145.079213	406023.796944		
522	551530.585798	1332131.131882	522	168108.860473	406034.385192		
735	552062.620968	1332582.593404	735	168269.023426	406171.988855		

Pnt-Pnt	Radius	Arc Length	Tangent	Delta	Chord Bearing And Distance
519-520	490.00	248.41	126.94	29°02'50"	N22°47'12" E 245.76'
521-522	170.00	133.52	70.42	45°00'00"	N15°29'08" W 130.11'

Purpose Statement
 THIS PLAT OF REVISION IS TO REDUCE FCE #2 FROM 5.6 ACRES OF AFFORESTATION TO 4.3 ACRES OF AFFORESTATION, TO ADD 0.5 ACRES OF AFFORESTATION TO FCE #3, AND TO CREATE NEW FCE #8, FOR 0.8 ACRES OF RETENTION. THE TOTAL RETENTION PROVIDED ON SITE IS INCREASED TO 1.1 ACRES, AND THE TOTAL AFFORESTATION PROVIDED ON SITE IS REDUCED TO 4.3 ACRES. THE SURETY POSTED BY THE PREVIOUS DEVELOPER, UNDER F-03-93, IS NOT BEING ALTERED BY THESE CHANGES, NOR IS A NEW DEVELOPER AGREEMENT REQUIRED FROM THE CURRENT OWNER. THE DEEDS OF FOREST CONSERVATION EASEMENT FOR FCE #2 AND FCE #3 WILL BE AMENDED AND A NEW DEED OF FOREST CONSERVATION EASEMENT FOR FCE #8 WILL BE EXECUTED, PRIOR TO RECORDATION OF THIS PLAT.

OWNER
 Thomas L. Patz and
 Michelle E. Patz
 6953 Westcott Place
 Clarksville, Maryland 21029



VICINITY MAP
 SCALE: 1" = 1200'

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 14, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcel 'B' and 'C' and Non-Buildable Bulk Parcel 'D'. 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."

PHOENIX ENGINEERING, INC.
 CONSULTING ENGINEERS
 1420-A JOH ANNUNO
 BALTIMORE, MARYLAND 21207
 (410) 547-0633

	Sheet 2	Sheet 3	Total
Total Number Of Buildable Lots To Be Recorded	0	0	0
Total Number Of Cemetery Lots To Be Recorded	0	0	0
Total Number Of Buildable Preservation Parcels To Be Recorded	1	0	1
Total Number Of Non-Buildable Preservation Parcels To Be Recorded	0	0	0
Total Number Of Non-Buildable Bulk Parcels To Be Recorded	0	0	0
Total Number Of Open Space Lots To Be Recorded	0	0	0
Total Number Of Lots/Parcels To Be Recorded	1	0	1
Total Area Of Buildable Lots To Be Recorded	0.000 Ac.±	0.000 Ac.±	0.000 Ac.±
Total Area Of Cemetery Lot To Be Recorded	0.000 Ac.	0.000 Ac.±	0.000 Ac.±
Total Area Of Buildable Preservation Parcel To Be Recorded	0.000 Ac.±	0.000 Ac.	0.000 Ac.±
Total Area Of Non-Buildable Preservation Parcels To Be Recorded	0.000 Ac.±	0.000 Ac.±	0.000 Ac.±
Total Area Of Non-Buildable Bulk Parcels To Be Recorded	0.000 Ac.	0.000 Ac.±	0.000 Ac.±
Total Area Of Open Space Lot To Be Recorded	0.000 Ac.±	0.000 Ac.	0.000 Ac.±
Total Area Of Lots/Parcels To Be Recorded	0.000 Ac.±	0.000 Ac.±	0.000 Ac.±
Total Area Of Roadway To Be Recorded	0.000 Ac.±	0.000 Ac.±	0.000 Ac.±
Total Area To Be Recorded	12.035 Ac.±	0.926 Ac.±	12.961 Ac.±

The Requirements S 3-106, 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
 George Chagetas 8/4/04 Date
 (Registered Property Line Surveyor)
 Thomas L. Patz 8/2/04 Date

APPROVED: For Private Water And Private Sewerage Systems,
 Howard County Health Department:
 Robert J. Wala 8/19/04 Date
 Howard County Health Officer JAB

OWNER'S CERTIFICATE
 Thomas L. Patz and Michelle E. Patz, Owners Of The Property Shown And Described Hereon, Herby 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, Herby 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 Day Of March, 2004.

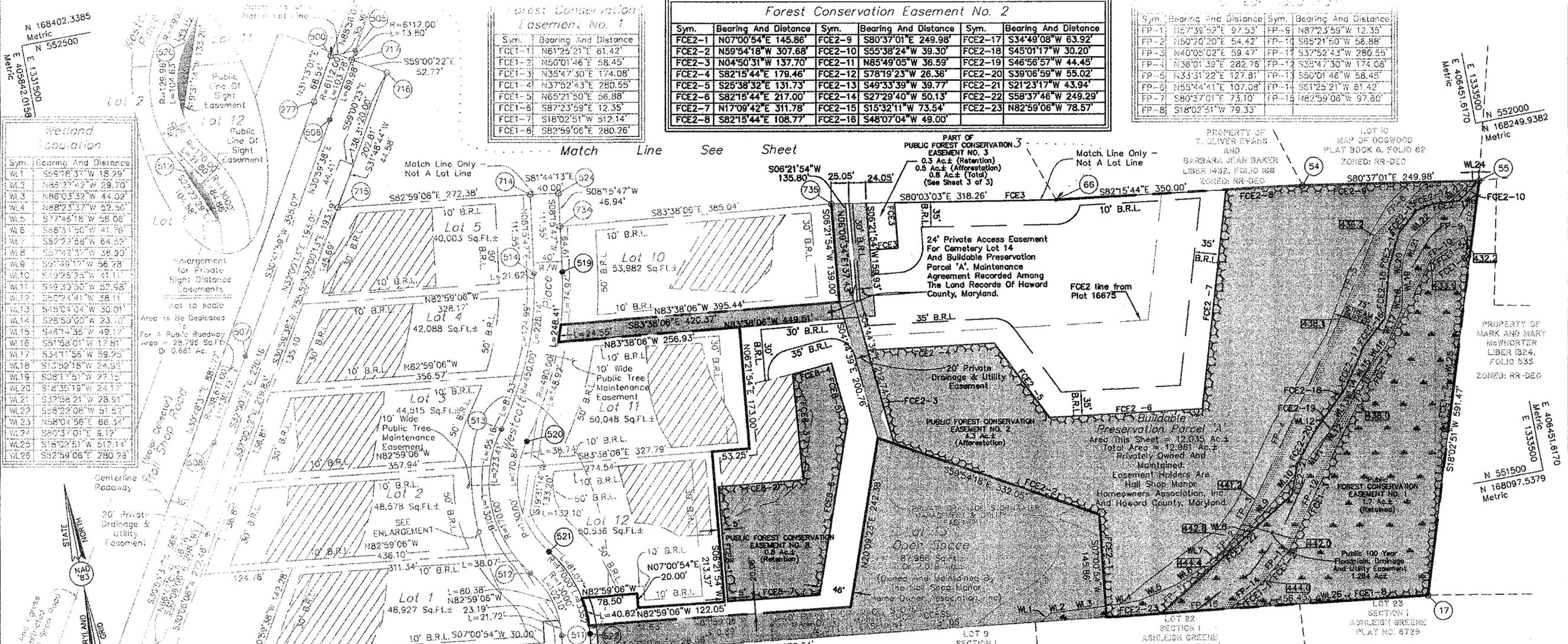
SURVEYOR'S CERTIFICATE
 I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is All The Lands Conveyed By Iglehart Farm, LLC To Thomas L. Patz and Michelle E. Patz By Deed Dated June 22, 2004 And Recorded Among The Land Records Of Howard County, Maryland, And That All Monuments Are In 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.
 George Chagetas 8/4/04 Date
 George Chagetas, Property Line Surveyor No. 29

RECORDED AS PLAT No. 16871 ON August 26, 2004
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: Howard County Department Of Planning And Zoning
 Chief, Development Engineering Division MAJ 8/2/04 Date
 Cindy Hannah (Cochis) 8/2/04 Date
 Director

Thomas L. Patz
 Witness

"Plat of Revision"
 Buildable Preservation
 Parcel 'A'
 HALL SHOP MANOR
 Zoned: RR-DEO
 Tax Map: 41 Grid: 1 Parcel: 138
 Fifth Election District
 Howard County, Maryland
 Scale: 1" = 100'
 Date: July 30, 2004
 Sheet 1 of 3



Wetland Tabulation

Sym.	Bearing And Distance
WL1	S89°18'37" W 18.29'
WL2	N48°27'42" W 29.70'
WL3	N88°03'32" W 44.02'
WL4	N28°23'37" W 52.56'
WL5	S77°48'18" W 58.06'
WL6	S66°31'50" W 41.76'
WL7	S62°22'58" W 64.82'
WL8	S57°47'11" W 58.93'
WL9	S39°49'17" W 56.28'
WL10	S19°25'25" W 41.11'
WL11	S49°30'50" W 57.58'
WL12	S50°24'41" W 38.11'
WL13	S49°04'04" W 30.01'
WL14	S28°50'00" W 23.10'
WL15	S18°14'35" W 49.17'
WL16	S51°58'01" W 17.81'
WL17	S34°11'56" W 59.25'
WL18	S12°38'18" W 24.92'
WL19	S08°17'51" W 77.15'
WL20	S18°35'19" W 24.17'
WL21	S32°58'21" W 28.81'
WL22	S58°22'08" W 51.52'
WL23	N48°04'56" E 66.34'
WL24	S89°37'01" E 5.12'
WL25	S18°02'51" W 512.14'
WL26	S82°59'06" E 280.26'

Forest Conservation Easement No. 1

Sym.	Bearing And Distance
FCE1-1	N61°25'21" E 61.42'
FCE1-2	N50°01'46" E 58.45'
FCE1-3	N35°47'30" E 174.08'
FCE1-4	N37°52'43" E 280.55'
FCE1-5	N65°21'50" E 56.88'
FCE1-6	S87°23'59" E 12.35'
FCE1-7	S18°02'51" W 512.14'
FCE1-8	S82°59'06" E 280.26'

Forest Conservation Easement No. 2

Sym.	Bearing And Distance	Sym.	Bearing And Distance	Sym.	Bearing And Distance
FCE2-1	N07°00'54" E 145.86'	FCE2-9	S80°37'01" E 249.98'	FCE2-17	S34°49'08" W 63.92'
FCE2-2	N59°54'18" W 307.68'	FCE2-10	S55°38'24" W 39.30'	FCE2-18	S45°01'17" W 30.20'
FCE2-3	N04°50'31" W 137.70'	FCE2-11	N85°49'05" W 36.59'	FCE2-19	S46°56'57" W 44.48'
FCE2-4	S82°15'44" E 179.46'	FCE2-12	S78°19'23" W 26.36'	FCE2-20	S39°06'59" W 55.02'
FCE2-5	S25°38'32" E 131.73'	FCE2-13	S49°33'39" W 39.77'	FCE2-21	S21°23'17" W 43.94'
FCE2-6	S82°15'44" E 217.00'	FCE2-14	S27°29'40" W 50.13'	FCE2-22	S58°37'46" W 249.29'
FCE2-7	N17°09'42" E 311.78'	FCE2-15	S15°32'11" W 73.54'	FCE2-23	N82°59'06" W 78.57'
FCE2-8	S82°15'44" E 108.77'	FCE2-16	S48°07'04" W 49.00'		

Forest Conservation Easement No. 3

Sym.	Bearing And Distance	Sym.	Bearing And Distance
FP-1	N87°38'32" E 97.53'	FP-9	N87°23'59" W 12.35'
FP-2	N50°20'20" E 54.42'	FP-10	S65°21'50" W 56.88'
FP-3	N40°05'02" E 59.47'	FP-11	S37°52'43" W 280.55'
FP-4	N36°01'39" E 282.78'	FP-12	S39°47'30" W 174.08'
FP-5	N33°31'22" E 127.81'	FP-13	S50°01'46" W 58.45'
FP-6	N85°44'41" E 107.08'	FP-14	S61°25'21" W 61.42'
FP-7	S80°37'01" E 73.10'	FP-15	N82°59'06" W 97.60'
FP-8	S18°02'51" W 79.33'		

Area Tabulation For Sheet 2

Total Number Of Buildable Lots To Be Recorded	0
Total Number Of Cemetery Lots To Be Recorded	0
Total Number Of Buildable Preservation Parcels To Be Recorded	1
Total Number Of Non-Buildable Preservation Parcels To Be Recorded	0
Total Number Of Non-Buildable Bulk Parcels To Be Recorded	0
Total Number Of Open Space Lots To Be Recorded	1
Total Number Of Lots/Parcels To Be Recorded	1
Total Area Of Buildable Lots To Be Recorded	0.000 Ac.±
Total Area Of Cemetery Lot To Be Recorded	0.000 Ac.
Total Area Of Buildable Preservation Parcel To Be Recorded	12.035 Ac.±
Total Area Of Non-Buildable Preservation Parcels To Be Recorded	0.000 Ac.±
Total Area Of Non-Buildable Bulk Parcels To Be Recorded	0.000 Ac.
Total Area Of Open Space Lot To Be Recorded	0.000 Ac.±
Total Area Of Lots/Parcels To Be Recorded	12.035 Ac.±
Total Area Of Roadway To Be Recorded	0.000 Ac.±
Total Area To Be Recorded	12.035 Ac.±

Forest Conservation Easement No. 8

Sym.	Bearing And Distance
FCE8-1	N06°21'54" E 162.91'
FCE8-2	S83°38'06" E 120.49'
FCE8-3	N05°19'12" E 150.77'
FCE8-4	N85°09'29" E 56.84'
FCE8-5	S04°50'31" E 84.63'
FCE8-6	S20°09'23" W 250.38'
FCE8-7	N82°59'06" W 130.27'

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 14, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcel 'B' and 'C' and Non-Buildable Bulk Parcel 'D'. 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.

OWNER

Thomas L. Patz and Michelle E. Patz
6953 Westcott Place
Clarksville, Maryland 21029

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

George Chagetas 8/4/04
George Chagetas, L.S. #29
(Registered Property Line Surveyor)

Thomas L. Patz 8/2/04
Thomas L. Patz
Date

Purpose Statement

THIS PLAT OF REVISION IS TO REDUCE FCE #2 FROM 5.6 ACRES OF RETENTION TO 4.3 ACRES OF RETENTION, TO ADD 0.5 ACRES OF AFFORESTATION TO FCE #3, AND TO CREATE NEW FCE #8, FOR 0.8 ACRES OF RETENTION. THE TOTAL RETENTION PROVIDED ON SITE IS INCREASED TO 1.1 ACRES, AND THE TOTAL AFFORESTATION PROVIDED ON SITE IS REDUCED TO 4.3 ACRES. THE SURETY POSTED BY THE PREVIOUS DEVELOPER, UNDER F-03-93, IS NOT BEING ALTERED BY THESE CHANGES, NOR IS A NEW DEVELOPER AGREEMENT REQUIRED FROM THE CURRENT OWNER. THE DEEDS OF FOREST CONSERVATION EASEMENT FOR FCE #2 AND FCE #3 WILL BE AMENDED AND A NEW DEED OF FOREST CONSERVATION EASEMENT FOR FCE #8 WILL BE EXECUTED, PRIOR TO RECORDATION OF THIS PLAT.

PHOENIX ENGINEERING, INC.
CONSULTING ENGINEERS
1400-A JONES AVENUE
BALTIMORE, MARYLAND 21207
(410) 241-8833

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

Robert J. Welton 8/19/04
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning

MAJ 8/12/04
Chief, Development Engineering Division Date

Candy Hammett (acting) 8/20/04
Director Date

OWNER'S CERTIFICATE

Thomas L. Patz and Michelle E. Patz, 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 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 Day Of March, 2004.

Thomas L. Patz
Thomas L. Patz

George Chagetas
Witness

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon is Correct; That It Is All The Lands Conveyed By Iglehart Farm, LLC To Thomas L. Patz and Michelle E. Patz By Deed Dated June 22, 2004 And Recorded Among The Land Records Of Howard County, Maryland, 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.

George Chagetas 8/4/04
George Chagetas, Property Line Surveyor No. 29
Date

RECORDED AS PLAT No. 16872 ON August 26, 2004 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

"Plat of Revision"
Buildable Preservation Parcel 'A'
HALL SHOP MANOR

Zoned: RR-DEO
Tax Map: 41 Grid: 1 Parcel: 138
Fifth Election District
Howard County, Maryland

0' 100' 150' 200'
Scale: 1" = 100'
Date: July 14, 2004
Sheet 2 of 3

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 14, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcel 'B' And 'C' And Non-Buildable Bulk Parcel 'D', 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."

E 1331500
N 553000
E 405842.0198
N 168554.7388
Metric

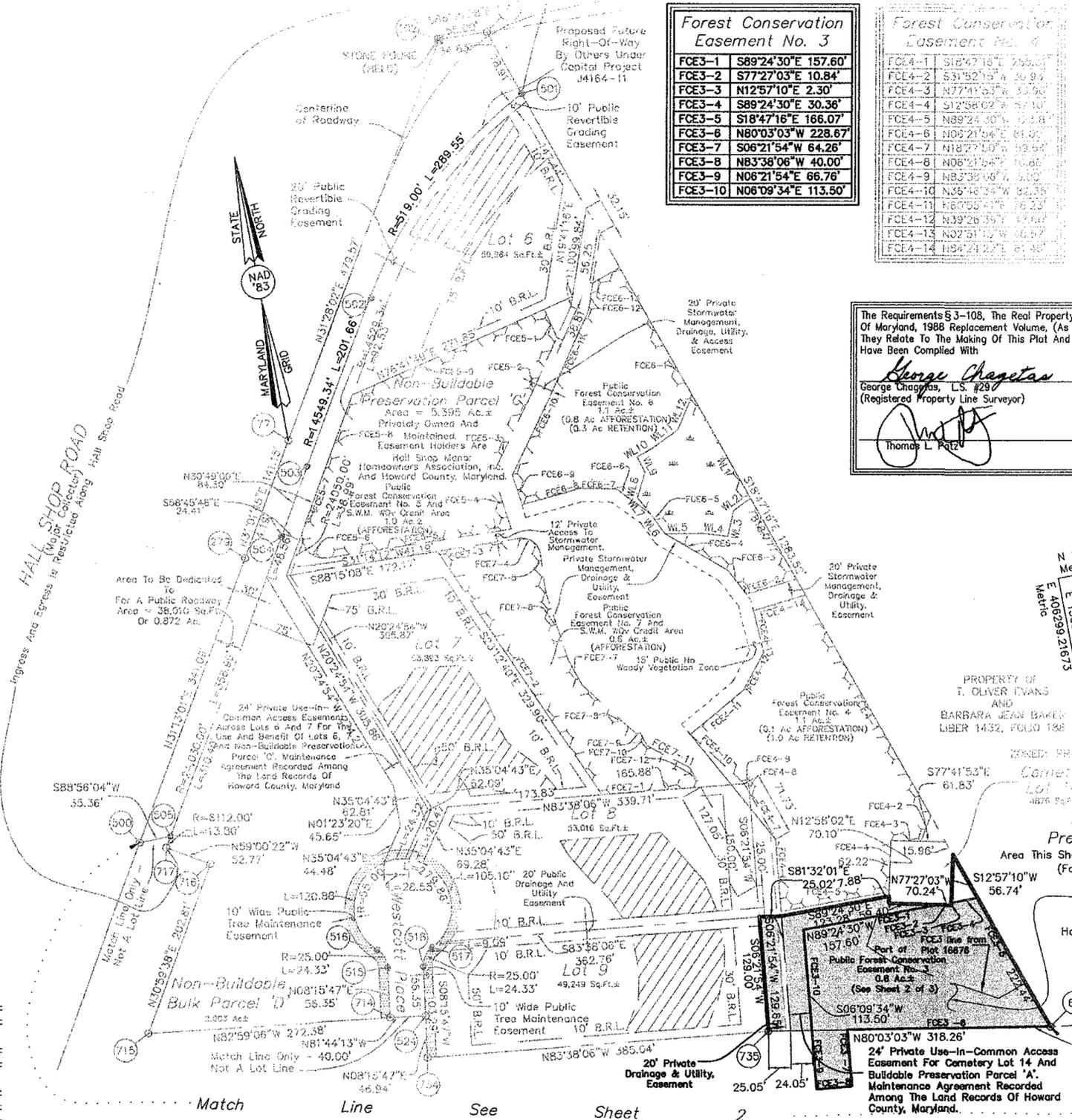
Purpose Statement

THIS PLAT OF REVISION IS TO REDUCE FCE #2 FROM 5.6 ACRES OF RETENTION TO 4.3 ACRES OF RETENTION, TO ADD 0.5 ACRES OF AFFORESTATION TO FCE #3, AND TO CREATE NEW FCE #8, FOR 0.8 ACRES OF RETENTION. THE TOTAL RETENTION PROVIDED ON SITE IS INCREASED TO 1.1 ACRES, AND THE TOTAL AFFORESTATION PROVIDED ON SITE IS REDUCED TO 4.3 ACRES. THE SURETY POSTED BY THE PREVIOUS DEVELOPER, UNDER F-03-93, IS NOT BEING ALTERED BY THESE CHANGES, NOR IS A NEW DEVELOPER AGREEMENT REQUIRED FROM THE CURRENT OWNER. THE DEEDS OF FOREST CONSERVATION EASEMENT FOR FCE #2 AND FCE #3 WILL BE AMENDED AND A NEW DEED OF FOREST CONSERVATION EASEMENT FOR FCE #8 WILL BE EXECUTED, PRIOR TO RECORDATION OF THIS PLAT.

E 1331500
N 552500
E 405842.0198
N 168402.3385
Metric

Area Tabulation For Sheet 3

Total Number Of Buildable Lots To Be Recorded.	0
Total Number Of Cemetery Lots To Be Recorded.	0
Total Number Of Buildable Preservation Parcels To Be Recorded.	0
Total Number Of Non-Buildable Preservation Parcels To Be Recorded	0
Total Number Of Non-Buildable Bulk Parcels To Be Recorded	0
Total Number Of Open Space Lots To Be Recorded.	0
Total Number Of Lots/Parcels To Be Recorded.	0
Total Area Of Buildable Lots To Be Recorded.	0.000 Ac.±
Total Area Of Cemetery Lot To Be Recorded.	0.000 Ac.±
Total Area Of Buildable Preservation Parcel To Be Recorded.	0.926 Ac.
Total Area Of Non-Buildable Preservation Parcels To Be Recorded	0.000 Ac.±
Total Area Of Non-Buildable Bulk Parcels To Be Recorded	0.000 Ac.±
Total Area Of Open Space Lot To Be Recorded.	0.000 Ac.
Total Area Of Lots/Parcels To Be Recorded.	0.926 Ac.±
Total Area Of Roadway To Be Recorded.	0.000 Ac.±
Total Area To Be Recorded.	0.926 Ac.±



Forest Conservation Easement No. 3

FCE3-1	S89°24'30"E 157.60'
FCE3-2	S77°27'03"E 10.84'
FCE3-3	N12°57'10"E 2.30'
FCE3-4	S89°24'30"E 30.36'
FCE3-5	S18°47'16"E 166.07'
FCE3-6	N80°03'03"W 228.67'
FCE3-7	S06°21'54"W 64.26'
FCE3-8	N83°38'06"W 40.00'
FCE3-9	N08°21'54"E 66.76'
FCE3-10	N08°09'34"E 113.50'

Forest Conservation Easement No. 4

FCE4-1	S12°47'16"E 255.33'
FCE4-2	S31°52'15"W 50.94'
FCE4-3	N77°41'57"E 33.90'
FCE4-4	S12°58'02"E 57.10'
FCE4-5	N89°24'30"E 30.36'
FCE4-6	N08°21'54"E 61.00'
FCE4-7	N18°27'10"W 39.94'
FCE4-8	N08°21'54"E 66.66'
FCE4-9	N83°38'06"W 40.00'
FCE4-10	N36°48'34"W 52.35'
FCE4-11	N66°55'17"E 72.27'
FCE4-12	N39°28'39"E 42.44'
FCE4-13	N02°51'12"W 36.67'
FCE4-14	N84°24'27"E 61.48'

Natural Area Conservation Credit For Stormwater Management And Forest Conservation Easement No. 5

FCE5-1	S13°18'11"E 35.00'
FCE5-2	S35°04'42"W 70.19'
FCE5-3	S36°29'30"W 99.00'
FCE5-4	S07°21'46"E 85.00'
FCE5-5	N48°15'08"W 209.05'
FCE5-6	S 75.50' L 31.95'
FCE5-7	N30°48'00"E 67.04'
FCE5-8	S 74.528.31' L 92.9'
FCE5-9	N 78°17'43"E 33.85'

Forest Conservation Easement No. 6

FCE6-1	S18°47'16"E 402.71'
FCE6-2	S84°24'22"W 58.08'
FCE6-3	N27°15'03"W 33.71'
FCE6-4	N49°01'10"W 81.52'
FCE6-5	N25°18'15"W 27.78'
FCE6-6	N43°24'33"W 48.03'
FCE6-7	N78°29'14"W 40.80'
FCE6-8	S95°10'07"W 67.96'
FCE6-9	N07°21'46"W 35.00'
FCE6-10	N36°29'30"W 91.20'
FCE6-11	N25°04'42"E 70.19'
FCE6-12	N18°41'01"E 32.12'
FCE6-13	N11°17'12.44"E 35.00'

Natural Area Conservation Credit For Stormwater Management And Forest Conservation Easement No. 7

FCE7-1	N83°38'06"W 111.85'
FCE7-2	N23°12'40"W 329.90'
FCE7-3	S88°15'08"E 93.93'
FCE7-4	R=20.00' L=31.85'
FCE7-5	S02°59'30"W 43.50'
FCE7-6	S07°30'18"E 78.01'
FCE7-7	S17°45'11"E 34.77'
FCE7-8	S36°58'03"E 81.19'
FCE7-9	N89°27'08"E 5.00'
FCE7-10	S16°46'04"E 17.00'
FCE7-11	S32°11'18"E 54.00'
FCE7-12	S18°47'16"E 24.95'

Wetland Tabulation

Symbol	Bearing And Distance
WL1	S18°47'16"E 132.88'
WL2	S65°01'32"W 23.41'
WL3	S23°32'43"W 28.83'
WL4	N72°27'07"W 28.55'
WL5	N60°02'04"W 42.37'
WL6	N25°18'15"W 27.78'
WL7	N27°48'38"W 23.06'
WL8	N26°37'27"E 29.96'
WL9	N18°45'53"W 19.00'
WL10	N71°03'00"E 18.61'
WL11	N65°05'59"E 36.21'
WL12	N33°32'36"E 42.50'

The Requirements 5J-108, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented) As For As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

George Chagetas 8/4/04 Date
George Chagetas, L.S. #29 (Registered Property Line Surveyor)

Thomas L. Patz 8/2/04 Date

N 168402.3385
Metric
E 405842.0198
E 1331500
N 552500

Part Of Buildable Preservation Parcel 'A'
Area This Sheet = 40,354 Sq.Ft.± Or 0.926 Ac.± (For Total See Sheet 2 Of 2)
Privately Owned And Maintained.
Easement Holders Are Hall Shop Manor Homeowners Association, Inc. And Howard County, Maryland.

OWNER
Thomas L. Patz and Michelle E. Patz
6953 Westcott Place
Clarksville, Maryland 21029

PHOENIX ENGINEERING, INC.
CONSULTING ENGINEERS
1480-A 101ST AVENUE
BALTIMORE, MARYLAND 21227
(410) 247-8833

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

Robert J. Welch 8/19/04 Date
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

MAJ 8/20/04 Date
Chief, Development Engineering Division

Cindy Kennedy 8/20/04 Date
Director

OWNER'S CERTIFICATE
Thomas L. Patz and Michelle E. Patz, 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 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 Day Of March, 2004.

Thomas L. Patz
Witness

SURVEYOR'S CERTIFICATE
I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is All The Lands Conveyed By Iglehart Farm, LLC To Thomas L. Patz and Michelle E. Patz By Deed Dated June 22, 2004 And Recorded Among The Land Records Of Howard County, Maryland, 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.

George Chagetas 8/4/04 Date
George Chagetas, Property Line Surveyor No. 29

RECORDED AS PLAT No. 16873 ON August 26, 2004 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

"Plat of Revision" Buildable Preservation Parcel 'A' HALL SHOP MANOR

Zoned: RR-DEO
Tax Map: 41 Grid: 1 Parcel: 138
Fifth Election District
Howard County, Maryland

Scale: 1" = 100'

Date: July 14, 2004
Sheet 3 of 3

F-05-016