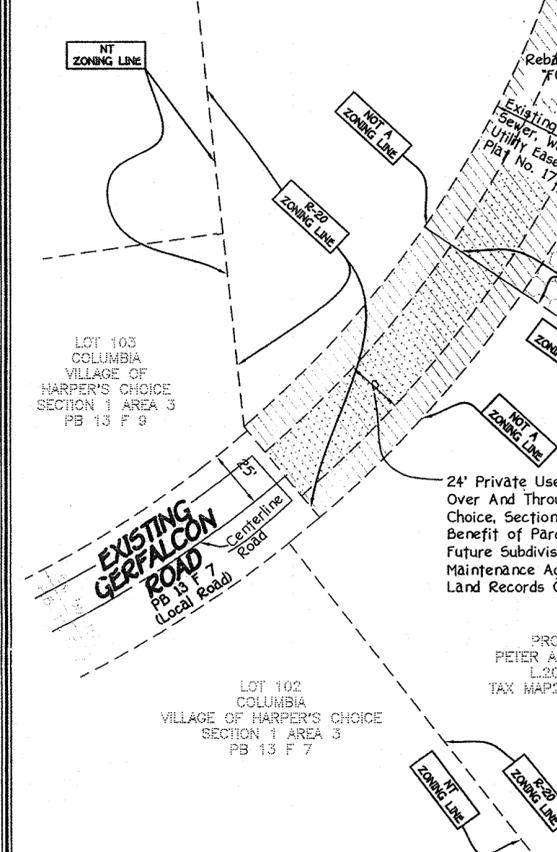


U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
49	570822.1724	1340800.6703	49	173966.946139	410895.810111
232	570700.8249	1347775.1769	232	173949.959347	410802.695666
234	570817.3261	1347707.7800	234	173985.168984	410782.152950
609	571040.5359	1348119.0810	609	174055.941072	410907.517746
618	571050.6203	1348149.0111	618	174056.577198	410916.204299
702	571042.2798	1347992.0750	702	174054.035009	410868.806239
715	571001.2787	1348097.9469	715	174041.537849	410901.076059

Reservation Of Public Utility
 *Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage And Other Public Utilities, Located In, On, Over, And Through Lots 1 Through 3. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Lots(s). Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deeds(s) Of Easement In The Land Records Of Howard County.



AREA TABULATION FOR SHEET

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	3
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.749 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.
TOTAL AREA OF LOTS TO BE RECORDED	1.749 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.
TOTAL AREA TO BE RECORDED	1.749 Ac.

APPROVED: For Public Water And Public Sewerage Systems, Howard County Health Department
 Penny E. Borenstein MD, 4/10/06
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning
 [Signature], 2/10/06
 Chief, Development Engineering Division

[Signature], 4/12/06
 Director

Curve Data Chart

Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
232-234	500.00'	135.00'	15°28'09"	67.91'	N30°02'50"W 134.59'

PROPERTY OF INDRU AND NIMA JASHINANI L.7818, F.67 TAX MAP 29, PARCEL 314 ZONED: R-20

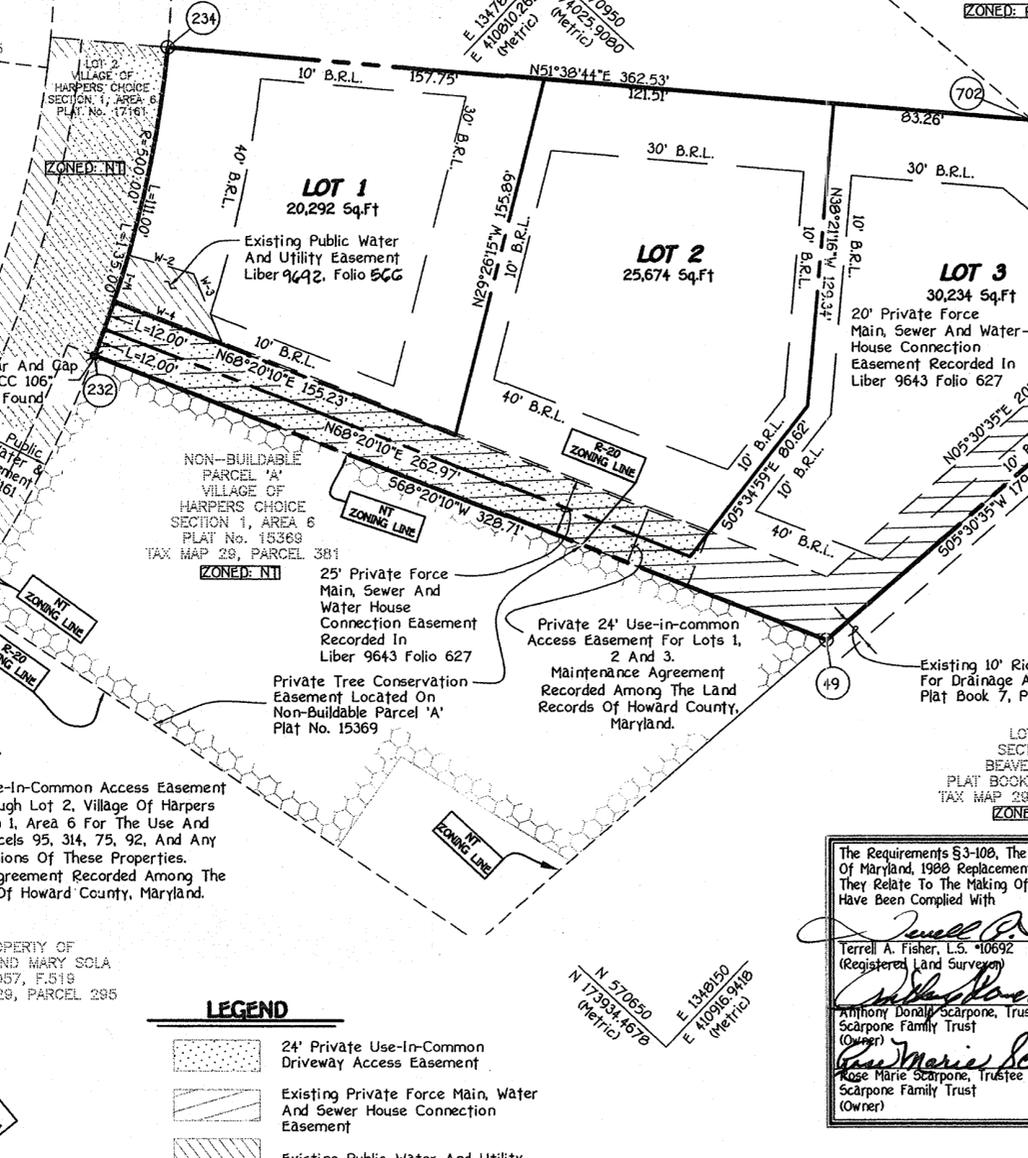
BHARATH KORTAGERE LIBER 8778, FOLIO 001 TAX MAP 29, PARCEL 88 ZONED: R-20

IVAN G. ALLEN AND JANE M. ALLEN LIBER 1087, FOLIO 101 TAX MAP 29, PARCEL 108 ZONED: R-20

PROPERTY OF REUEWER ENTERPRISES, LLC (LIBER 8894, AT FOLIO 68) TAX MAP 29, PARCEL 105 ZONED: R-20

LOT 16 SECTION 5 BEAVERBROOK PLAT BOOK 7, PAGE 93 TAX MAP 29, PARCEL 168 ZONED: NI

LOT 17 SECTION 5 BEAVERBROOK PLAT BOOK 7, PAGE 93 TAX MAP 29, PARCEL 186 ZONED: NI



LEGEND

- 24' Private Use-In-Common Driveway Access Easement
- Existing Private Force Main, Water And Sewer House Connection Easement
- Existing Public Water And Utility Easement Plat No. 17161

OWNER/DEVELOPER
 MR. AND MRS. ANTHONY SCARPONE, TRUSTEES
 SCARPONE FAMILY TRUST
 10493 ROUTE 108
 COLUMBIA, MARYLAND 21044-1440

OWNER'S CERTIFICATE

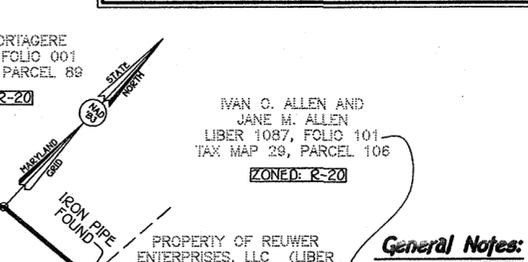
Scarpone Family Trust By Anthony D. Scarpone And Rose Marie Scarpone, Trustees, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable 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 2nd Day Of February 2006

[Signature] Anthony Donald Scarpone Trustee Scarpone Family Trust
 [Signature] Rose Marie Scarpone Trustee Scarpone Family Trust

[Signature] Susan L. Goldshell Witness
 [Signature] Susan L. Goldshell Witness

Minimum Lot Size Chart

LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
Lot 2	25,674 Sq.Ft.	1,837 Sq.Ft.	23,837 Sq.Ft.
Lot 3	30,234 Sq.Ft.	3,153 Sq.Ft.	27,081 Sq.Ft.



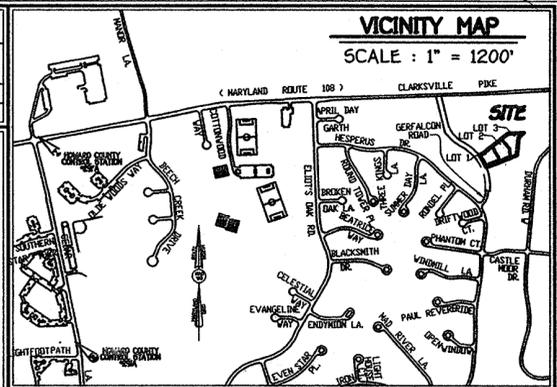
General Notes:

- Subject Property Zoned R-20 Per 2/02/04 Comprehensive Zoning Plan. Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 4221 And No. 4222. Station No. 4221 North 571,017.360 East 1,343,241.067 Station No. 4222 North 568,986.051 East 1,343,640.131
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About April 5, 1998, By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- ⊙ Denotes Iron Pin Set With Cap "C.C.C. 106".
- ⊙ Denotes Iron Pipe Or Iron Bar Found.
- ⊙ Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- ⊙ Denotes Concrete Monument Set With Cap "C.C.C. 106".
- ⊙ Denotes Concrete Monument Or Stone Found.
- For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Terminus Of Existing Gerfalcon Road Only And Not To The Flag Or Pipe Stem Lot Driveway.
- Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements: a) Width - 12 Feet (4 Feet Serving More Than One Residence) b) Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 - 1/2" Minimum)
- Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius; c) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading); d) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surfaces.
- Maintenance Sufficient To Ensure All Weather Use.
- No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Streams, Or Their Buffers And Forest Conservation Easement Areas.
- All Lot Areas Are More Or Less (a).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- Quantity And Quality Stormwater Management Requirements Are Met By Applying The Non-Rooftop Disconnection And Rooftop Disconnection Credits In Accordance With Chapter 5 Of The 2000 Maryland Stormwater Design Manual. No Comertices Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
- Forest Stand Delineation And Wetland Delineation Was Prepared By Eco-Science Professionals, Inc. Dated April 10, 2005. In Accordance With The Report, No Wetlands Exist On Site.
- Landscape For Lots 1 Thru 3 Is Provided In Accordance With A Certified Landscape Plan On File With This Plat In Accordance With Section 16124 Of The Howard County Code And The Landscape Manual. Lot 2 Is Exempt From Providing Perimeter Landscaping Because There Is An Existing Dwelling To Remain. Landscape Surety For The Required 10 Shade Trees In The Amount Of \$3,000.00 Will Be Further Evaluated At The Site Development Plan Stage.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations. No 100 Year Flood Plain Exists On Site.
- Previous Department Of Planning And Zoning File Number: WP-05-43.
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 16122B Of The Howard County Code. Water And Sewer Service Is Provided By Contract No. 24-4123-D.
- Public Water And Sewage Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
- This Plat Complies With The Requirements Of Section 161200 Of The Howard County Code For Forest Conservation By Payment Of A Fee-In-Lieu In The Amount Of \$6,534.00 For The Afforestation Requirement Of 0.3 Acres.
- A Fee In Lieu Of Providing Open Space Has Been Paid In The Amount Of \$3,000.00.
- There Is An Existing Dwelling/Structure(s) Located On Lot 2 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Are To Be Constructed At A Distance Less Than The Zoning Regulations Require. Plat Subject To WP-05-043 Which The Planning Director Approved On September 2, 2005 A Request To Waive Section 16120(a)(2)(ii) Which Requires A Minimum Of 20 Feet Of Frontage Onto A Public Road For Single Pipestem And Non-Pipestem Lots Which Cannot Be Further Subdivided Under Current Zoning To Allow The Subdivision Of Parcel 95, Tax Map 29 Into 3 Single Family Lots Which Will Gain Access Onto Gerfalcon Road Over And Through Private Right Of Way To Be Recorded On Lot 2, Village Of Harpers Choice, Section 1, Area 6 And
- 1) Access Will Be Terminated To MD Route 108 For The Scarpone Property;
- 2) There Will Be A Barricade Between The Scarpone Property And The Private Shared Drive To Maryland Route 108;
- 3) The Three (3) Remaining properties Using The Private Shared Driveway And Accessing MD Route 108 Would Have To Decide To Use The New Easement Before The Barricade Could Be Moved And The Decision Would Begin With The Next Adjoining Driveway (Tax Map 29, Parcel 314) And Would Proceed To The Next Driveway (Tax Map 29, Parcel 75) And Then To The Next Driveway (Tax Map 29, Parcel 92). If And When The Last Event Occurred, Direct Access To MD Route 108 From The Private Drive Could Be Completely Terminated.
- 4) Recordation Of A 24' Use-In-Common Access Easement Over And Through Lot 2, Village Of Harpers Choice Section 1, Area 6 For Use And Benefit Of Parcels 95, 314, 75, 92 And Any Future Subdivision Of These Properties, If The Potential Number Of Lots Exceeds Six(6), A Design Manual Waiver Will Be Required (Unless The Regulation Changes).
- A Maintenance Agreement For The 24' Private Use-In-Common Driveway Serving Lots 2 And 3 Has Been Recorded Among The Land Records Of Howard County, Maryland Simultaneously With The Recordation Of This Plat.
- This Plat Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 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 Application, Or Building/Grading Permit.
- A Site Development Plan For Lots 1 And 3 Will Be Required Per Section 16155(a)(2)(ii) Of The Subdivision Regulations.
- The Developer Is Responsible For Removing The Pavement Of The Old Driveway Along The Frontage Of Lot 1, Scarpone Property Prior To Issuance Of A Building Permit For Either Lot 1 Or 3.

SURVEYOR'S CERTIFICATE

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Anthony Donald Scarpone And Rose Marie Scarpone To Anthony D. Scarpone And Rose Marie Scarpone, Trustees Of The Scarpone Family Trust By Deed Dated June 4, 2001 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 5559, At Folio 34, 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.

[Signature] Terrell A. Fisher, Professional Land Surveyor No. 10692
 12/27/05 Date



SCARPONE PROPERTY

LOTS 1, 2, AND 3

Zoned: R-20
 Tax Map: 29 Parcel: 95 Grid: 12
 Fifth Election District
 Howard County, Maryland

Scale: 1"=50'
 Date: December 22, 2005
 Sheet 1 of 1

RECORDED AS PLAT No. 18197 ON 4/13/06
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

F 06 - 062