

Coordinate Tabulation

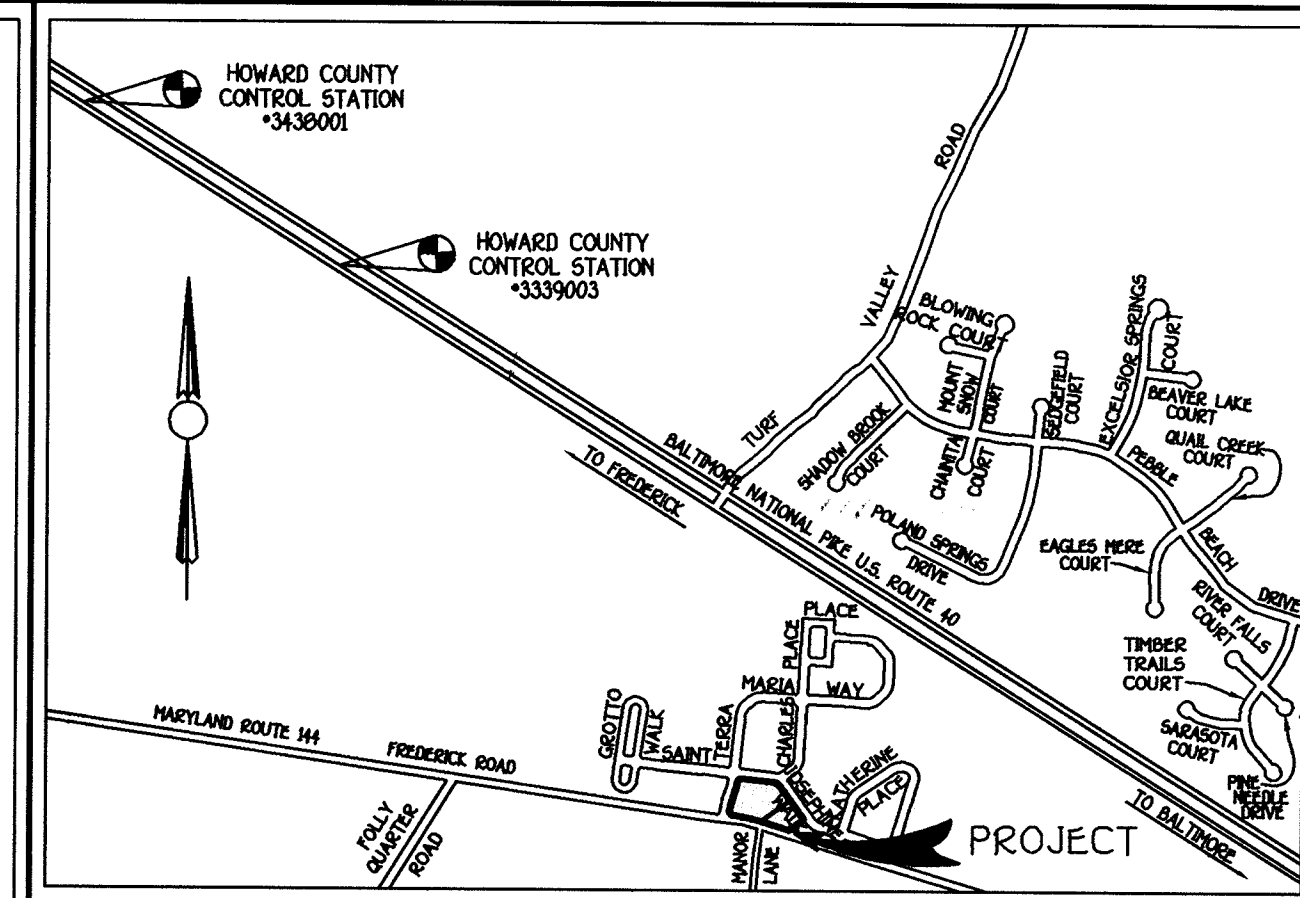
POINT	NORTH	EAST
1020	528985.961400	831376.437400
1030	528985.468200	831383.263400
1031	528977.458900	831399.137100
1311	528830.135500	831145.269800
1319	528793.714800	831532.635100
1414	528921.964200	831168.500200
1416	528995.569700	831189.353200
1418	529004.394400	831201.059100
4082	528781.927312	831311.778152
4083	528815.565808	831156.431745
4089	528737.915996	831455.834830

Curve Data Tabulation

Pnt-Pnt	Radius	Arc	Delta	Tangent	Chord Bearing & Distance
1020-1030	105.00'	6.85'	03°44'07"	3.42'	S05°52'03"E 6.84'
1311-1414	403.00'	94.94'	13°29'53"	47.69'	N14°11'48"E 94.72'
1414-1416	428.00'	76.60'	10°15'18"	38.40'	N15°49'04"E 76.50'
4082-4083	955.60'	159.13'	09°32'28"	79.75'	N77°46'55"E 158.95'

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 Lot 123 and Parcel F-1, 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."

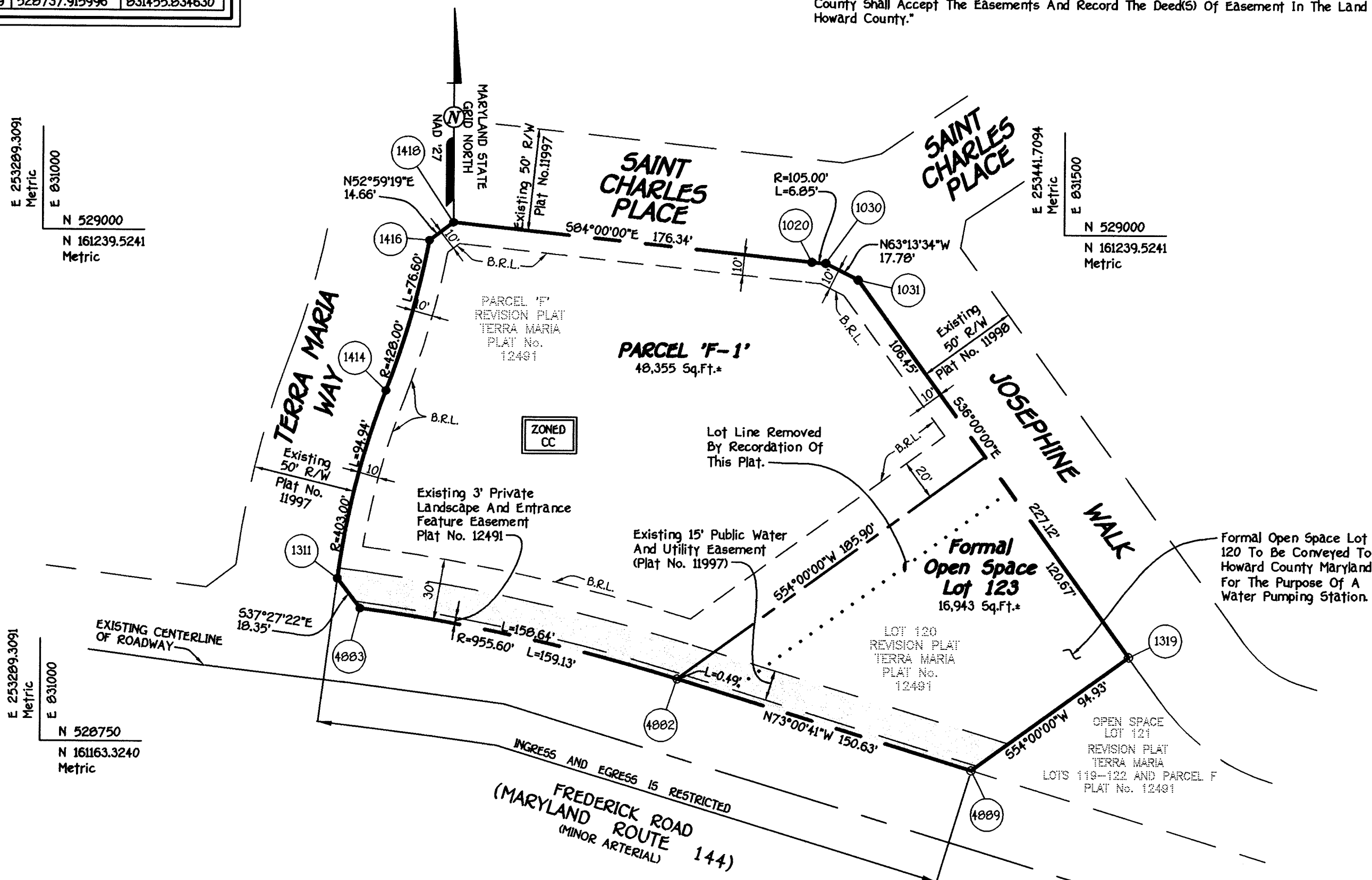


Vicinity Map

Scale: 1" = 1200'

General Notes:

- Subject Property Zoned R-ED Per 10/18/93 Comprehensive Zoning Plan and CC Per Zoning Board Case No. 961M Approved On 8/15/95.
- Coordinates Based on Nad '27, Maryland Coordinate System as Projected by Howard County Geodetic Control Stations No. 3438001 and No. 3339003.
Sta. 3438001 N 532502.146 E 827774.234
Sta. 3339003 N 531659.159 E 829105.468
- This Plat is Based on Plat Meridian of "Revision Plat - Terra Maria Lots 119-122 and Parcel F" and a Field Run Boundary Survey Performed on or about January, 1992, 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 of Boundary or Rights-of-Way.
- Denotes Concrete Monument Set with Cap "F.C.C. 106".
- Denotes Concrete Monument or Stone Found.
- Use-In-Common Driveway(s) shall be Provided Prior to Residential Occupancy to Ensure Safe Access for Fire and Emergency Vehicles Per the Following (Minimum) 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 Ensure All Weather Use.
- All Lot Areas are More or Less (±).
- Plat Subject to Previous Planning Board Case No. 291 and Previous Department of Planning and Zoning File Nos. F93-65, F93-115, F95-99, WP92-114, 594-02, P94-24, F97-82 and ZB Case No. 961M.
- Open Space Lot 123 To be Conveyed to Howard County, Maryland.



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.

David DeMauro 9/23/99 DATE
Terra Maria, L.L.C.
SYNERGY DEVELOPMENT VENTURE II, INC.
MANAGING MEMBER
BY: DAVID DEMAURO
TERRELL A. FISHER, L.S. *10692 9/23/99 DATE

This subdivision is subject to Section 18.122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE DECEMBER 19, 1995, ON WHICH DATE DEVELOPER AGREEMENT 24-3407-D WAS FILED AND ACCEPTED.

OWNER & DEVELOPER

Terra Maria, L.L.C.
Suite 100
231 East Baltimore Street
Baltimore, Maryland 21202

The Purpose of This Plat is to Relocate the Common Boundary Line Between Parcel F and Open Space Lot 120 to Create Parcel F-1 and Open Space Lot 123

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PkE
ELICOTT CITY, MARYLAND 21042
(410) 461-2895

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED (ALL ZONING)	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED (R-ED ZONING)	1
TOTAL NUMBER OF PARCELS TO BE RECORDED (CC ZONING)	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED (ALL ZONING)	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED (ALL ZONING)	0.000 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED (R-ED ZONING)	0.389 AC.*
TOTAL AREA OF PARCELS TO BE RECORDED (CC ZONING)	1.110 AC.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED (ALL ZONING)	1.499 AC.*
TOTAL AREA OF ROADWAY TO BE RECORDED (ALL ZONING)	0.000 AC.
TOTAL AREA TO BE RECORDED (ALL ZONING)	1.499 AC.*

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

Dina M. White 10/6/99 DATE
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

David DeMauro 9/29/99 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION
MK

Joseph J. Smith 10/18/99 DATE
DIRECTOR

OWNER'S CERTIFICATE

Terra Maria, L.L.C., By Synergy Development Venture II, Inc. Managing Member By, David DeMauro, 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 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 Our Hands This 23rd Day of September, 1999.

David DeMauro
Terra Maria, L.L.C.
SYNERGY DEVELOPMENT VENTURE II, INC.
MANAGING MEMBER
BY: DAVID DEMAURO

Terrell A. Fisher
Witness

SURVEYOR'S CERTIFICATE

I hereby Certify that the Final Plat shown hereon is Correct; that it is a Subdivision of Part of the Lands Conveyed by Robert J. Lancelotta and Donna L. Lancelotta to Terra Maria L.L.C. by Deed Dated May 14, 1993 and Recorded in the Land Records of Howard County, Maryland in Liber No. 2859 at Folio 652, 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.

Terrell A. Fisher
STATE OF MARYLAND
TERRELL A. FISHER, L.S. *10692
Terrell A. Fisher, Professional Land Surveyor No. 10692 9/23/99 Date

RECORDED AS PLAT No. 13997 ON 10/21/99 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

TERRA MARIA
LOT 123 AND PARCEL F-1
(A RESUBDIVISION OF LOT 120 AND PARCEL F PLAT Nos. 12491)

ZONING: R-ED & CC
TAX MAP No.: 16 PART OF PARCEL No.: 416 GRID No. 23
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: SEPTEMBER 22, 1999

0 100 200 300
SCALE IN FEET
SHEET 1 OF 1
F-00-