

General Notes:

- Coordinates based on NAD '83/91 Maryland Coordinate System as projected by Howard County Control Points AR 09 and 10 GB.
(Meters X 3.280833333 = Feet; Feet X 0.3048006096 = Meters)
AR 09 N 597,788.112 10 GB N 602,275.931
E 1,340,756.890 E 1,331,069.343
- Denotes iron pipe found Denotes iron pipe set
Denotes stone found Denotes conc. monu. found
- This plat is based on a field run monumented boundary survey performed on or about August 1, 1999 by R. M. Mochi Group, P. C.
- All areas provided on this plat are to be taken as "more or less".
- BRL denotes building restriction line.
- Subject property zoned: RR-DEO
- This area designates a private sewage easement of 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal. Improvements of any nature in this area are restricted until public sewage is available. These easements shall be valid upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewage easements. Recordation of modified sewage easement shall not be necessary. Percolation test holes, as shown hereon, have been field located.
- The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment.
- No clearing, grading or construction is permitted within wetlands and stream buffers or forest conservation areas.
- All existing structures on site are to be razed as specified on the construction plans prior to recording this plat.
- Driveways shall be constructed prior to residential occupancy to insure 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 - 6 inches of compacted crusher run base with tar & chip coating
C. Geometry - maximum of 15% grade, maximum 10% grade change and minimum of 45 foot turning radius
D. Structures (subst./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 driveway surface
F. Structure clearances - minimum 12 feet
G. Maintenance - sufficient to insure all weather use
- For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and the road right-of-way only and not onto the flag or pipestem lot driveway.

Minimum Lot Size Chart

Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
4	54,372 sq. ft.	5,989 sq. ft.	48,383 sq. ft.
27	47,814 sq. ft.	1,070 sq. ft.	46,744 sq. ft.
32	44,851 sq. ft.	3,032 sq. ft.	41,819 sq. ft.
33	43,880 sq. ft.	3,049 sq. ft.	40,831 sq. ft.
35	47,836 sq. ft.	809 sq. ft.	47,027 sq. ft.
42	54,098 sq. ft.	2,004 sq. ft.	52,094 sq. ft.
43	49,068 sq. ft.	1,465 sq. ft.	47,603 sq. ft.
51	48,701sq. ft.	4,152 sq. ft.	44,549 sq. ft.
52	42,444 sq. ft.	1,771 sq. ft.	40,673 sq. ft.
71	47,304 sq. ft.	2,507 sq. ft.	44,797 sq. ft.
72	47,311 sq. ft.	1,003 sq. ft.	46,308 sq. ft.

LOT TABULATION

TOTAL No. OF LOTS AND/OR PARCELS - 82
 Buildable Lots - 78
 Non-Buildable Preservation Parcels - 2
 Non-Buildable Open Space Lots - 2
 TOTAL AREA OF LOTS AND/OR PARCELS - 147.8883 Ac.
 Buildable Lots - 83.2004 Ac.
 Non-Buildable Open Space Lots - 7.8047 Ac.
 Non-Buildable Preservation Parcel - 56.8832 Ac.
 TOTAL AREA OF ROAD RIGHT-OF-WAY - 8.2048 Ac.
 Sand Hill Road - 0.3847 Ac.
 Sand Hill Manor Drive - 4.2447 Ac.
 Grant Farm Court - 2.0146 Ac.
 Mekenie Court - 0.7429 Ac.
 Margaret Court - 0.8179 Ac.
 Total Area of 100 Year Floodplain within subdivision - 5.4791 Ac.
 TOTAL GROSS AREA OF SUBDIVISION - 156.0931 Ac.

- The traffic study for this project was prepared by Lee Cunningham & Associates, Inc. dated August 1999. (Approved 11/5/99)
- Floodplain delineation is based on a study prepared by R.M. Mochi Group, P.C. dated August 1999. (Approved 11/5/99)
- Wetland delineation is based on a study prepared by Gardner Environmental Services, Inc. dated August 1999. (Approved 11/5/99)
- Forest delineation and forest conservation plan prepared by Gardner Environmental Services, Inc.
- The Homeowners Association Articles of Incorporation have been accepted by the State Department of Assessment and Taxation by letter dated 5/10/2000. 1000119457
- Non-buildable Preservation Parcels A, & B are to be owned and maintained by Oak Hill Properties, L.L.C. Non-buildable Preservation Parcels A, & B are encumbered by an easement agreement with Howard County, Maryland and the Pendleton/Harless Estates of Sand Hill Homeowners Association, Inc. This agreement prohibits further subdivision of the parcel, outlines the maintenance responsibilities of its owner and enumerates the uses permitted on the property.
- Maintenance agreements for the use-in-common driveway easements for Lots 32 & 33, 41 through 44, 51 & 52, and 71 & 72 shall be recorded in the Land Records of Howard County, Maryland with the recordation of this plat.
- 156.093 acres / 4.25 = 36 Residential Entitles/Lots permitted by right 78 Buildable Entitles are proposed, therefore 42 (78-36) development rights are required. Using the Density Exchange Option described in Section 106 of the Zoning Regulations, the development rights for 42 of the 78 residential lots/parcels included on this subdivision plat have been transferred from:
The Property of David R. Mullinix Tax Map 12 Grid 11 Parcel 28 - 40 density units
Penn Shop Road Property Tax Map 6 Grid 2 Parcel 10 - 2 density units
The creation of these lots is based on a maximum density of one residential unit for every two acres.
- The Forest Conservation Easement has been established to fulfill the requirements of Section 16.1200 of the Howard County Code, Forest Conservation Act. No clearing, grading or construction is permitted within the Forest Conservation Easement; however, forest management practices as defined in the Deed of Forest Conservation Easement are allowed.
- The 65 dBA lines are based on a noise study prepared by the Wilson T. Ballard Company dated August 1999; revised September 1999. (Approved 11/5/99). Mitigation not required.
- The 65 dBA noise contour line represents the approximate location of the 65 dBA (decibel) noise exposure level generated by Interstate-70 traffic in the year 2020, based upon assumptions about actual conditions at that time. This value represents the average sound level during the single noisiest one-hour period of vehicular traffic during a typical day. This calculation is based on the State Highway Administration estimate of year 2020 volume. The contour line drawn on this plat is advisory, as required by Howard County Design Manual III, Chapter 5, and cannot be considered to locate exactly the 65 dBA exposure
- A "Design Manual Waiver" from Section 2.3.3.A. (Design of Roads and Streets - Vertical Alignment) of the Howard County Design Manual, Volume III, was granted on September 9, 1999.
- This subdivision is subject to Section 18.122B Howard County Code. Public water service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE 12-11-00 ON WHICH DATE DEVELOPER AGREEMENT No. F-00-136 WAS FILED AND ACCEPTED.
- Developer reserves unto itself, its successors and assigns, all easements shown on this plat for water, sewer, storm drainage, other public utilities, and forest conservation (designated as "Forest Conservation Area"), located in, over and through Lots 1 through 80 & Preservations A & B, or portions thereof, and shown on this plat as the Forest Conservation Area. Any and all conveyances of 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 a deed for the easement herein reserved to Howard County, with metes and bounds description of the Forest Conservation Area. Upon completion of the public utilities and their acceptance by Howard County, and, in case of a forest conservation easement(s), upon completion of Developer's obligation under the Forest Conservation Installation and Maintenance Agreement executed by the Developer and the County, and release of the 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.
- Open Space shown hereon as Lots 79 & 80 are hereby dedicated to the Homeowners Association (HOA) for the residents of the subdivision.
- The obligations of the Forest Conservation Program have been met for this project through 18.78 acres of on-site Forest Retention and Afforestation; Planting Surety \$245,417.04 and \$1.72 acres of Forest Retention of the David R. Mullinix property; Surety \$37,984.32.
- A landscape surety has been posted for this site in the amount of \$ 131,400.00 and is part of the Developer's Agreement.
- Lot 1 model sited to meet Howard County requirements

ENGINEER / SURVEYOR

R.M. MOCHI GROUP, P.C.
 P.O. Box 10
 New Market, Maryland 21774
 (301) 865-5858
 Attn: Mr. Robert Mochi, P.E.

OWNER / DEVELOPER

OAK HILL PROPERTIES, LLC
 107 Loudoun Street, S.E.
 Leesburg, Virginia 20175-3106
 (703) 443-0400
 Attn: Mr. Kevin Rogers

Owner's Consent

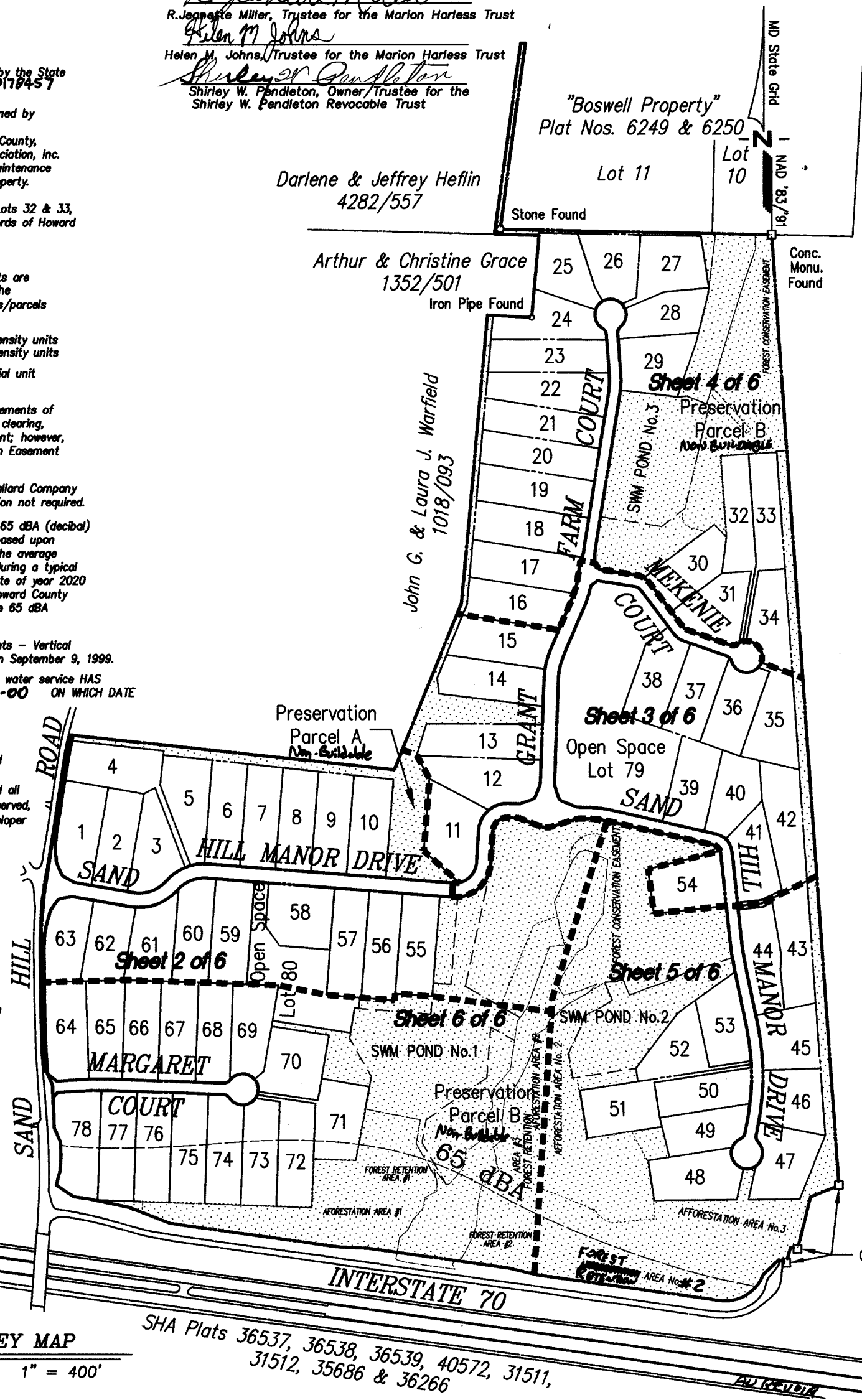
There are no recorded suits, actions at law, liens, leases, mortgages or trusts affecting the property indicated in these Plans of Subdivision (sheets 1-6) except a certain deed of trust recorded in Liber 792, Folio 708 and all parts in interest, thereto, have indicated their assent below.

We hereby assent to these Plans of Subdivision.
R. Jeannette Miller
 R. Jeannette Miller, Trustee for the Marion Harless Trust
Helen M. Johns
 Helen M. Johns, Trustee for the Marion Harless Trust
Shirley W. Pendleton
 Shirley W. Pendleton, Owner/Trustee for the Shirley W. Pendleton Revocable Trust

Darlene & Jeffrey Hefflin
 4282/557

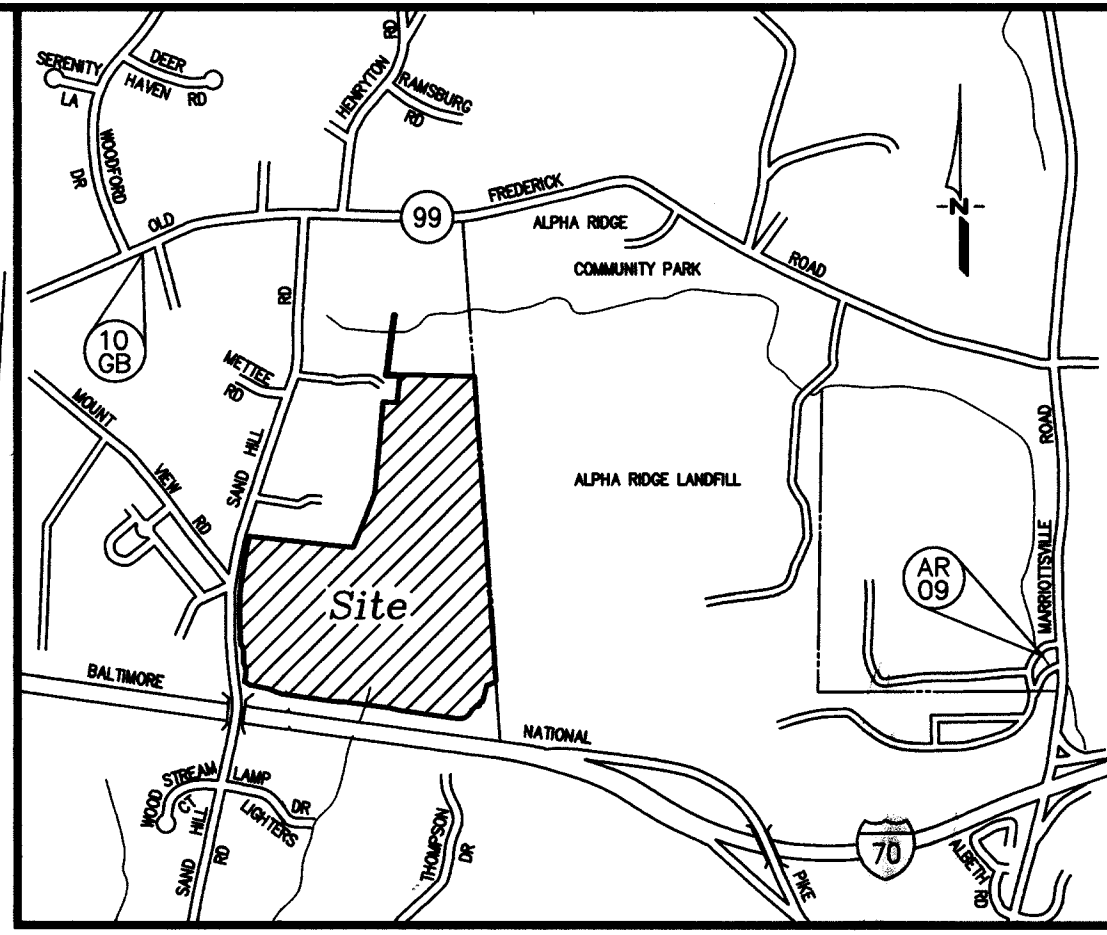
Arthur & Christine Grace
 1352/501

John G. & Laura J. Warfield
 1018/093



KEY MAP
 Scale: 1" = 400'

SHA Plats 36537, 36538, 36539, 40572, 31511, 31512, 35686 & 36266



Vicinity Map

Scale: 1" = 2000'

LEGEND

- Failed Percolation Test Location (04/99)
- Approved Percolation Test Location (04/99)
- Approved Percolation Test Location (05/99)
- PRESERVATION PARCELS
- PUBLIC DRAINAGE & UTILITY EASEMENT
- PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE, AND UTILITY EASEMENT.
- INGRESS/EGRESS EASEMENTS
- WETLANDS
- 25' WETLAND BUFFERS
- FOREST CONSERVATION EASEMENT AREA

The requirements of § 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 compiled with.

Kevin B. Rogers 8/22/2000
 OAK HILL PROPERTIES, LLC
 Kevin B. Rogers, Chief Operating Officer

RECORDED AS PLAT NUMBER 14580
 DATED 12/15/00
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

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

Dorie M. Mochi 12/12/00
 COUNTY HEALTH OFFICER DATE

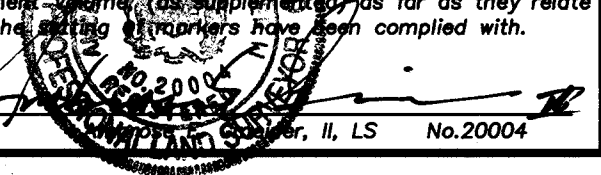
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Joseph R. Smith 12/28/00
 DIRECTOR DATE

Charles P. ... 12/15/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Surveyor's Certificate

I hereby certify that the final Plat shown hereon is correct; that it is a subdivision of all that parcel of land conveyed by Harvey R. Thompson and Doris S. Thompson to Marion Harless and Clyde Day Pendleton by Deed dated October 28, 1976 and recorded among the Land Records of Howard County, Maryland in Liber 792 at Folio 705; an undivided 1/2 interest conveyed by Clyde Day Pendleton unto Clyde Day Pendleton and Shirley Pendleton by Deed dated July 28, 1993, recorded among the aforesaid Land Records of Howard County, Maryland in Liber 2965 at Folio 251; and further conveyed to the Shirley W. Pendleton Revocable Trust by Deed dated 9-14-2000 recorded among the aforesaid Land Records of Howard County, Maryland in Liber 4225 at Folio 75 and an undivided 1/2 interest conveyed by Marion Harless unto R. Jeannette Miller and Helen M. Johns, Trustees of the Marion Harless Trust, by a Quitclaim Deed dated July 15, 1998, recorded among the aforesaid Land Records in Liber 4378 at Folio 446 and that all monuments for the streets are in place or will be in place prior to the acceptance of the streets by the Department of Planning and Zoning, in accordance with the Annotated Code of Maryland, as amended, and meets the MINIMUM STANDARDS OF PRACTICE as set forth in Article 13, Section 09.1306; and that the requirements of Section 18.78 of 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.



Owner's Dedication

We, the 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:

- 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 areas shown hereon;
- 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 floodplains, storm drainage facilities and open space where applicable; and
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- 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 19 day of September, 2000
Eric P. ...
 Witness
Eric P. ...
 Witness
E. ...
 Witness
R. Jeannette Miller
 R. Jeannette Miller, Trustee for the Marion Harless Trust
Helen M. Johns
 Helen M. Johns, Trustee for the Marion Harless Trust
Shirley W. Pendleton
 Shirley W. Pendleton, Owner/Trustee for the Shirley W. Pendleton Revocable Trust

The Estates at Sand Hill

Lots 1 through 80
 Non-Buildable Preservation Parcels A, and B

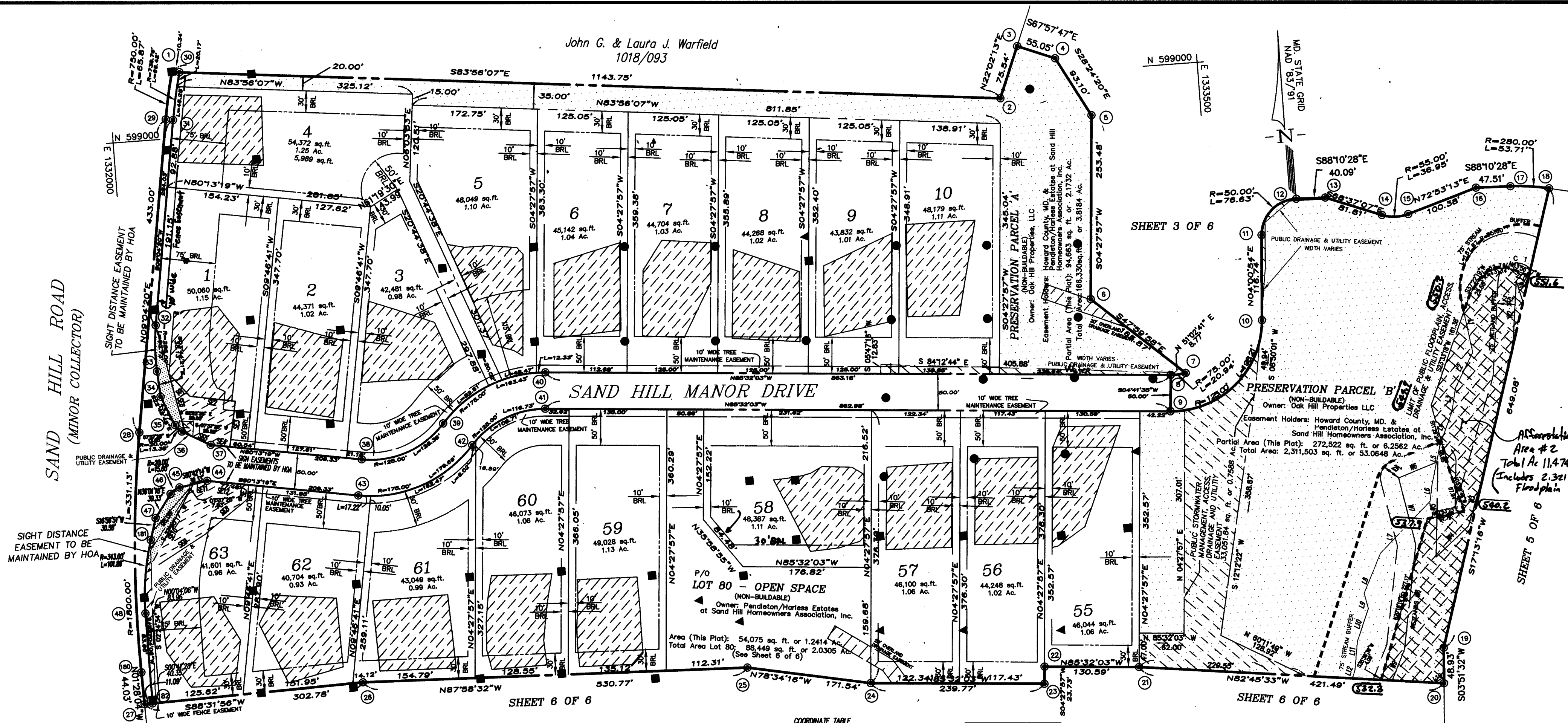
Election District No. 3 Howard County, Maryland
 Tax Map 16 Grid 2 Parcel 3
 Scale: 1" = 400' March 2000 (July 2000)

R.M. MOCHI GROUP P.C.
 Civil Engineers and Land Surveyors

PO Box 10 New Market, Maryland (301) 865-5858 Fax: (301) 865-5111
 99003.14 JLM AWG KB AEG SHEET 1 OF 6

F.00.136

John G. & Laura J. Warfield
1018/093



LOT TABULATION

TOTAL No. OF LOTS AND/OR PARCELS - 22
 Buildable Lots - 19
 Non-Buildable Open Space - 1
 Buildable Preservation Parcel - 0
 Non-Buildable Preservation Parcels - 2

TOTAL AREA OF LOTS AND/OR PARCELS - 29.6563 Ac.
 Buildable Lots - 19.9855 Ac.
 Non-Buildable Open Space - 1.2414 Ac.
 Non-Buildable Preservation Parcels This Plat:
 Non-Buildable Preservation Parcel A - 2.1732 Ac.
 Non-Buildable Preservation Parcel B - 6.2562 Ac.

TOTAL AREA OF ROAD RIGHT-OF-WAY - 2.0189 Ac.
 Sand Hill Manor Drive - 1.7085 Ac.
 Sand Hill Road - 0.3104 Ac.

Area of 100 Year Floodplain within this plat - 0.9097 Ac.
 TOTAL GROSS AREA OF SUBDIVISION THIS PLAT - 31.6752 Ac.

CURVE DATA						
FROM	TO	RAD	ARC	DELTA	TAN	CHORD BEARING-DIST.
7	8	75.00	20.94	15°59'57"	10.54	S 86°59'12" W - 20.87'
9	10	125.00	198.21	90°51'15"	126.88	N 49°26'31" E - 178.09'
11	12	50.00	76.63	87°48'38"	48.13	S 47°55'12" W - 69.35'
14	15	55.00	36.95	38°29'40"	19.20	N 87°51'57" W - 36.26'
17	18	280.00	53.71	10°59'24"	26.94	S 82°40'46" E - 53.63'
108	28	1800.00	331.13	10°32'24"	166.03	S 03°48'08" W - 330.66'
29	1	750.00	65.87	05°01'57"	32.96	S 11°35'19" W - 65.85'
30	31	739.76	46.25	03°34'57"	23.13	S 10°51'49" W - 46.25'
32	33	285.00	63.73	12°48'41"	32.00	S 02°40'00" W - 63.59'
35	36	20.00	13.38	38°20'04"	6.95	S 41°58'50" E - 13.13'
38	39	125.00	128.36	58°50'01"	70.48	N 70°22'31" E - 122.79'
39	40	175.00	163.43	53°30'26"	88.22	N 67°42'44" E - 157.55'
41	42	125.00	116.73	53°30'26"	63.02	S 67°42'44" W - 112.54'
42	43	175.00	179.69	58°49'53"	98.67	S 70°22'27" W - 171.90'
45	46	20.00	15.60	44°40'57"	8.22	S 58°21'46" W - 15.20'
181	48	343.00	101.86	17°00'57"	51.31	S 08°28'23" W - 101.49'

COORDINATE TABLE					
PT#	NORTH	EAST	PT#	NORTH	EAST
1	599091.44	1332087.94	26	598233.15	1332288.32
2	598970.80	1332225.29	27	598225.40	1331985.84
3	599040.82	1332253.63	28	598599.35	1332006.44
4	599019.97	1332304.66	29	599026.63	1332074.71
5	598938.08	1332348.95	30	599090.35	1332088.22
6	598855.37	1332329.21	31	599025.34	1332084.69
7	598774.38	1332452.47	32	598744.86	1332038.90
8	598733.28	1332431.62	33	598681.33	1332036.95
9	598623.45	1332427.53	34	598646.28	1332038.24
10	598639.24	1332682.84	35	598605.93	1332056.21
11	598755.70	1332971.01	36	598596.17	1332084.99
12	598802.17	1332622.48	37	598575.05	1332033.33
13	598900.90	1332662.55	38	598539.50	1332008.62
14	598771.07	1332738.73	39	598599.74	1332025.28
15	598769.72	1332774.96	40	598644.49	1332071.08
16	598798.28	1332707.90	41	598690.64	1332057.17
17	598797.75	1332918.38	42	598647.96	1332463.04
18	598790.91	1332971.57	43	598640.22	1332031.12
19	598770.93	1332979.41	44	598625.78	1332084.84
20	598722.11	1332776.11	45	598619.42	1332056.02
21	598715.23	1332357.99	46	598511.65	1332043.07
22	598765.40	1332277.79	47	598479.63	1332019.94
23	598761.74	1332255.94	48	598349.99	1331986.13
24	598760.41	1332286.90	49	598283.42	1331984.51
25	598741.40	1332816.76	50	598254.39	1332011.03
			51	598225.68	1331996.72

75' STREAM BUFFER TABLE	
LI	COORDINATE
L1	75.15 N087°06'W
L2	54.51 S30°06'36"W
L3	32.47 N12°52'02"E
L4	50.20 N23°32'17"E
L5	55.27 N15°43'08"E
L6	22.96 N10°24'54"E
L7	98.08 N48°08'28"E
L8	58.68 N28°34'53"E
L9	21.84 N11°19'04"W
L10	47.86 N22°40'41"E
L11	39.82 N09°14'03"E
L12	11.79 N21°38'42"E

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

Dorie M. ... 12/12/00
 COUNTY HEALTH OFFICER ALM DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

... 12/28/00
 DIRECTOR DATE

... 12/15/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Surveyor's Certificate

I hereby certify that the final Plat shown hereon is correct; that it is a subdivision of all that parcel of land conveyed by Harvey R. Thompson and Doris S. Thompson to Marion Harless and Clyde Day Pendleton by Deed dated October 28, 1976 and recorded among the Land Records of Howard County, Maryland in Liber 792 at Folio 705; an undivided 1/2 interest conveyed by Clyde Day Pendleton unto Clyde Day Pendleton and Shirley Pendleton by Deed dated July 28, 1993, recorded among the aforesaid Land Records of Howard County, Maryland in Liber 2965 at Folio 251; and further conveyed to the Shirley W. Pendleton Revocable Trust by Deed dated 7-14-2000 recorded among the aforesaid Land Records of Howard County, Maryland in Liber 5229 at Folio 0175 and an undivided 1/2 interest conveyed by Marion Harless unto R. Jeanette Miller and Helen M. Johns, Trustees of the Marion Harless Trust, by a Quitclaim Deed dated July 15, 1998, recorded among the aforesaid Land Records in Liber 4378 at Folio 446; and that all monuments for the streets shown hereon or will be in place prior to the acceptance of the streets in the aforesaid Howard County as shown, in accordance with the Annotated Code of Maryland, Article 28, Section 13, Section 09.1306; and that the requirements of Sec 3-08, of the same Code, Article, Annotated Code of Maryland, 1988 Replacement Code, as amended, as far as they relate to the making of this plat and the setting of markers have been complied with.

... 12/28/00
 Date
 Ambrose ... II, LS No.20004

Owner's Dedication

the 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:

- 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 areas shown hereon;
- 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 floodplains, storm drainage facilities and open space where applicable; and
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- 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 19 day of September, 2000

...
 Witness
...
 Witness
...
 Witness

...
 R. Jeanette Miller, Trustee for the Marion Harless Trust
...
 Helen M. Johns, Trustee for the Marion Harless Trust
...
 Shirley W. Pendleton, Owner/Trustee for the Shirley W. Pendleton Revocable Trust

The Estates at Sand Hill

Lots 1 through 80
 Non-Buildable Preservation Parcels A, & B

Election District No. 3 Howard County, Maryland
 Tax Map 16 Grid 2 Parcel 3
 Scale: 1" = 100' February, 2000 (July 2000)

R.M. MOCHI GROUP P.C.
 CIVIL ENGINEERS
 LAND SURVEYORS
 PLANNING
 ENVIRONMENT

Current Zoning: RR - DEO
 Prelim. Equip.
 Sketch Plan: SP-00-02
 Final Plan: F-00-136

PO Box 10 New Market, Md (301) 865-5858
 Fax: (301) 865-5111

99003.14 JLM AWG AEG KB SHEET 2 OF 6

RECORDED AS PLAT NUMBER 14581
 DATED 12/29/00
 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND

COORDINATE TABLE

NO.	NORTH	EAST
3	599040.6237	1333253.6331
4	599019.9698	1333304.6582
5	598938.0802	1333348.9458
6	598885.3652	1333329.2085
7	598574.3779	1333452.6234
8	598573.2806	1333431.6234
9	598523.4478	1333427.5325
10	598639.2450	1333562.8356
11	598755.7009	1333571.0096
12	598802.1748	1333622.4796
13	598800.8978	1333662.5508
14	598771.0728	1333738.7281
15	598769.7225	1333774.9637
16	598799.2601	1333870.8998
17	598797.7467	1333918.3839
18	598790.9138	1333971.5723
49	599515.0097	1333445.6542
50	599458.3856	1333802.8658
51	599575.1113	1333852.4094
52	599627.7940	1333867.5189
53	599702.8336	1333879.4140
54	599695.0055	1333928.7974
55	599672.1209	1333945.4195
56	599651.3563	1334076.4121
57	599624.4286	1334121.2953
58	599468.5755	1334239.0982
59	599458.3473	1334253.1260
60	599404.9368	1334405.8271
61	599412.7660	1334435.8068
62	599344.5421	1334513.0179
63	599288.4806	1334659.3356
64	598597.5796	1334707.7145
65	598501.7598	1334518.2005
66	598492.3665	1334430.2347
67	598492.8431	1334389.9321
68	598465.7135	1334135.8715
69	598622.0703	1334116.3118
70	598685.4092	1334368.7546
71	598705.5512	1334346.8258
72	598642.7457	1333512.9583
73	598759.2019	1333521.1323
74	598852.1495	1333624.0723
75	598850.8560	1333664.6569
76	598864.2061	1333708.0170
77	598876.0292	1333720.7554
78	598918.3987	1333737.3439
79	599290.5329	1333751.2116
80	599387.7365	1333772.8793
81	599350.0312	1334408.5205
82	599367.1798	1334392.6207
83	599420.5903	1334239.9197
84	599444.4560	1334207.1882
85	599600.3092	1334089.3853
86	599611.8496	1334070.1496
87	599632.6142	1333939.1570
88	599615.9672	1333916.2382
89	599555.5760	1333898.4352
90	599368.2012	1333818.9050
91	599288.6709	1333801.1770
92	598916.5367	1333787.3092
93	598873.0501	1333800.6982
94	598860.3116	1333812.5214
95	598839.4421	1333865.8253
96	598837.7264	1333919.6580
97	598829.9174	1333980.4449
98	598744.5547	1334355.6984
99	598683.7311	1334409.7757

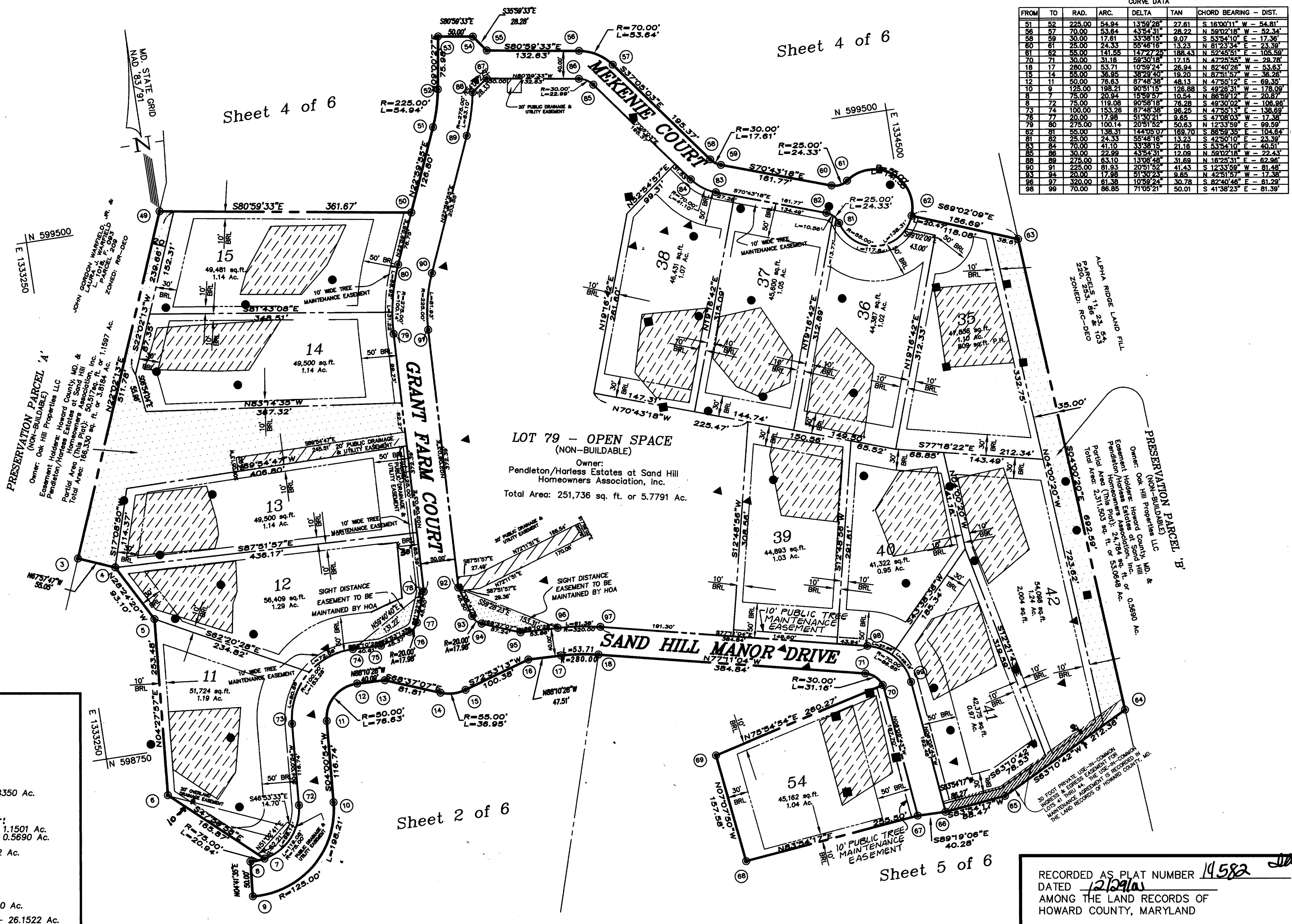
LOT TABULATION

TOTAL No. OF LOTS AND/OR PARCELS - 17
 Buildable Lots - 14
 Non-Buildable Open Space - 1
 Buildable Preservation Parcel - 0
 Non-Buildable Preservation Parcel - 2

TOTAL AREA OF LOTS AND/OR PARCELS - 22.8350 Ac.
 Buildable Lots - 15.3368 Ac.
 Non-Buildable Open Space - 5.7791 Ac.
 Non-Buildable Preservation Parcels: **This Plat:**
 Non-Buildable Preservation Parcel A - 1.1501 Ac.
 Non-Buildable Preservation Parcel B - 0.5690 Ac.

TOTAL AREA OF ROAD RIGHT-OF-WAY - 3.3172 Ac.
 Sand Hill Manor Drive - 1.5598 Ac.
 Grant Farm Court - 1.0145 Ac.
 Mekenne Court - 0.7429 Ac.

Area of 100 Year Floodplain this Plat - 00.00 Ac.
 TOTAL GROSS AREA OF SUBDIVISION THIS PLAT - 26.1522 Ac.



CURVE DATA

FROM	TO	RAD.	ARC.	DELTA	TAN	CHORD	BEARING - DIST.
51	52	225.00	54.94	13.59	28.71	S 161°01'11" W - 54.81'	
52	53	70.00	53.84	43°4'51"	28.22	N 59°02'18" W - 52.34'	
53	54	30.00	17.81	33°38'15"	9.07	S 53°54'10" E - 17.36'	
54	55	25.00	24.33	55°48'16"	13.23	N 81°23'34" E - 23.39'	
55	56	55.00	141.55	147°47'25"	188.43	N 52°45'51" E - 105.59'	
56	57	30.00	51.16	59°30'18"	17.15	N 42°23'55" W - 28.28'	
57	58	250.00	53.71	10°59'24"	26.94	N 82°40'26" W - 53.63'	
58	59	55.00	38.85	38°29'40"	18.20	N 87°51'57" W - 36.28'	
59	60	50.00	76.83	87°48'36"	48.13	N 47°55'12" E - 69.35'	
60	61	125.00	198.21	90°51'15"	126.88	S 49°26'31" W - 178.09'	
61	62	75.00	20.84	18°59'52"	10.54	N 88°59'12" E - 20.87'	
62	63	75.00	119.08	90°58'18"	76.28	S 49°30'02" W - 106.98'	
63	64	100.00	153.28	87°48'36"	96.25	N 47°55'12" E - 138.69'	
64	65	20.00	17.98	51°30'21"	8.65	S 47°08'03" W - 17.38'	
65	66	30.00	20.84	20°51'52"	10.54	N 12°33'59" E - 99.59'	
66	67	25.00	24.33	55°48'16"	13.23	S 42°50'10" E - 23.39'	
67	68	70.00	41.70	33°38'15"	21.16	S 53°54'10" E - 40.51'	
68	69	30.00	20.84	18°59'52"	10.54	N 88°59'12" E - 20.87'	
69	70	25.00	24.33	55°48'16"	13.23	S 42°50'10" E - 23.39'	
70	71	225.00	51.93	20°51'52"	10.54	S 12°33'59" W - 81.48'	
71	72	20.00	17.98	51°30'21"	8.65	N 42°51'47" W - 17.38'	
72	73	30.00	20.84	10°59'24"	26.94	S 82°40'26" E - 81.29'	
73	74	70.00	66.85	71°05'21"	50.01	S 41°18'23" E - 81.39'	

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

Dirin M. Matusz 12/17/00
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

John J. R. Smith 12/28/00
 DIRECTOR DATE

John J. R. Smith 12/15/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Surveyor's Certificate

I hereby certify that the final Plat shown hereon is correct; that it is a subdivision of all that parcel of land conveyed by Harvey R. Thompson and Doris S. Thompson to Marion Harless and Clyde Day Pendleton by Deed dated October 28, 1976 and recorded among the Land Records of Howard County, Maryland in Liber 792 at Folio 705; an undivided 1/2 interest conveyed by Clyde Day Pendleton unto Clyde Day Pendleton and Shirley Pendleton by Deed dated July 28, 1993, recorded among the aforesaid Land Records of Howard County, Maryland in Liber 2965 at Folio 251; and further conveyed to the Shirley W. Pendleton Revocable Trust by Deed dated 9-14-00 recorded among the aforesaid Land Records of Howard County, Maryland in Liber 5225 at Folio 0175; and an undivided 1/2 interest conveyed by Marion Harless unto R. Jeanette Miller and Helen M. Johns, Trustees of the Marion Harless Trust, by a Quitclaim Deed dated July 15, 1998, recorded among the aforesaid Land Records in Liber 4378 at Folio 446; and that all monuments for the streets shown 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, and meets the MINIMUM STANDARDS OF PRACTICE as described in Article 13, Section 09.1306; and that the requirements of Sec 3-102 of the 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 monuments have been complied with.

Ambrose E. Gwinn 12/28/00
 Date
 Ambrose E. Gwinn, II, LS No.20004

Owner's Dedication

the 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:

- 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 areas shown hereon;
- 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 floodplains, storm drainage facilities and open space where applicable; and
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- 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 19 day of September, 2000

R. Jeanette Miller
 Witness
Helen M. Johns
 Witness
Shirley W. Pendleton
 Witness

R. Jeanette Miller
 R. Jeanette Miller, Trustee for the Marion Harless Trust
Helen M. Johns
 Helen M. Johns, Trustee for the Marion Harless Trust
Shirley W. Pendleton
 Shirley W. Pendleton, Owner/Trustee for the Shirley W. Pendleton Revocable Trust

The Estates at Sand Hill

Lots 1 through 80
 Non-Buildable Preservation Parcels A, & B

Election District No. 3 Howard County, Maryland
 Tax Map 16 Grid 2 Parcel 3
 Scale: 1" = 100' February, 2000 (July 2000)

R.M. MOCHI GROUP P.C.
 CIVIL ENGINEERS AND SURVEYORS PLANNERS AND ARCHITECTS

PO Box 10 New Market Md. (301) 865-5858 Fax: (301) 865-1111

Current Zoning: RR DEO
 Prelim. Equiv.
 Sketch Plan: SP-00-02
 Final Plan: F - 00 - 136

99003.14 JLM AWG KB AEG SHEET 3 OF 6

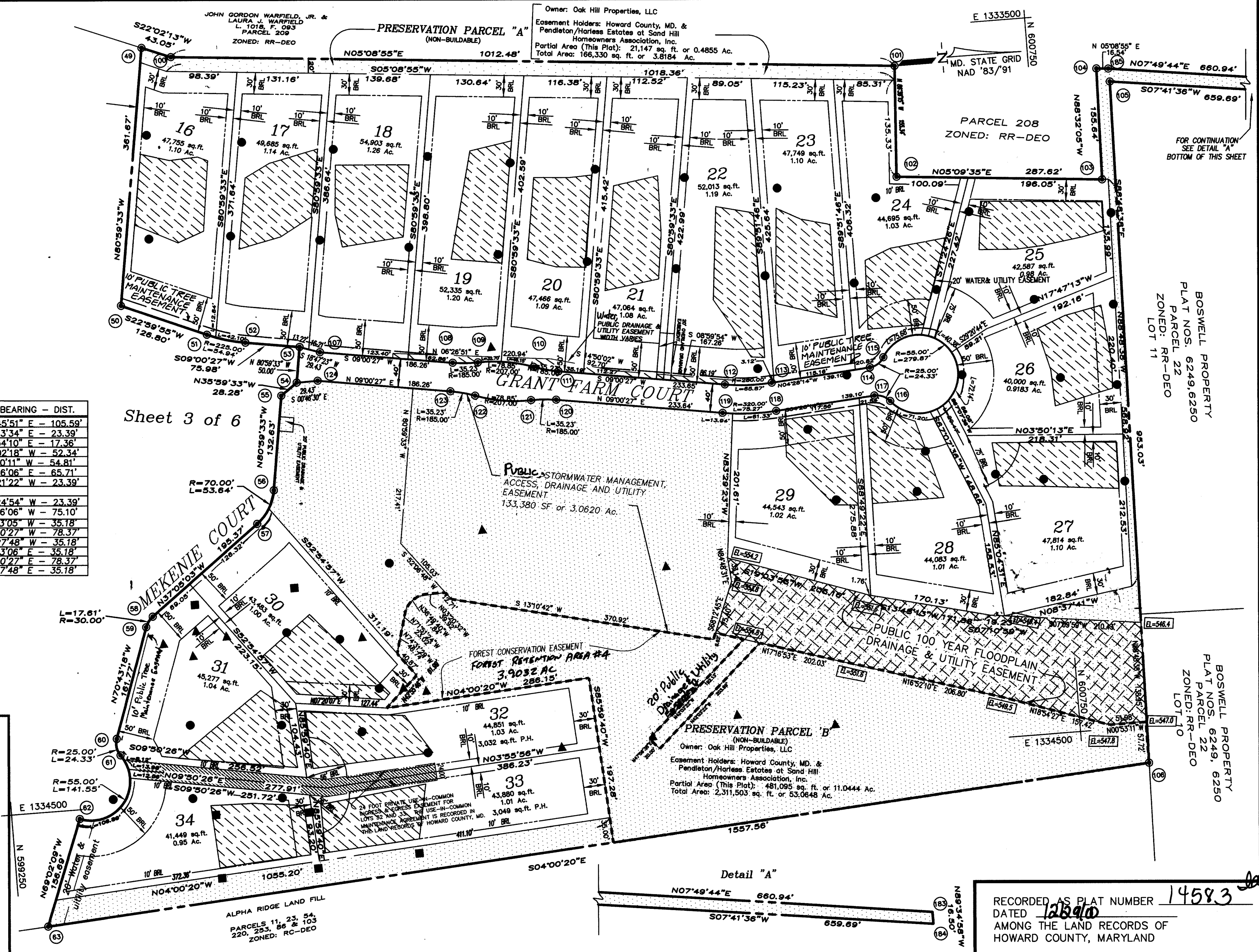
RECORDED AS PLAT NUMBER 14582
 DATED 12/29/00
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

COORDINATE TABLE

NO.	NORTH	EAST
49	599515.0097	1333445.6542
50	599458.3856	1333802.8658
51	599575.1113	1333852.4094
52	599627.7940	1333887.5189
53	599702.8336	1333879.4140
54	599895.0065	1333928.7974
55	599872.1209	1333945.4195
56	599651.3563	1334076.4121
57	599624.4286	1334121.2953
58	599468.5755	1334239.0982
59	599468.3473	1334233.1250
60	599404.9368	1334405.8271
61	599412.7660	1334435.8068
62	599344.5421	1334513.0179
63	599298.4806	1334559.3358
100	599554.9145	1333461.8068
101	600563.3117	1333562.8854
102	600554.2006	1333707.7356
103	600640.8551	1333733.8021
104	600844.6351	1333578.0132
105	600862.0206	1333597.7124
106	600842.2366	1333450.5371
107	599730.6932	1333898.8926
108	599914.6581	1333918.0542
109	599948.7701	1333920.2334
110	600271.7371	1333832.5031
111	600061.2377	1333941.2869
112	600292.0054	1333977.8701
113	600357.6677	1333980.4712
114	600496.5407	1333969.0292
115	600516.0952	1333957.1139
116	600520.9181	1334018.8006
117	600499.4584	1334009.5075
118	600360.7856	1334020.3495
119	600285.7429	1334017.3788
120	600054.9752	1333980.7963
121	600019.8632	1333978.6170
122	599942.4602	1333966.3473
123	599906.3959	1333957.5608
124	599724.4307	1333928.3993
183	601515.8927	1333869.5287
184	601515.7725	1333896.0263
185	600861.1084	1333879.4974

CURVE DATA

FROM	TO	RAD.	ARC.	DELTA	TAN	CHORD BEARING - DIST.
62	61	55.00	141.55	147°27'25"	188.43	N 52°45'51" E - 105.59'
61	60	25.00	24.33	55°46'16"	13.23	N 81°23'34" E - 23.39'
59	58	30.00	17.61	33°38'15"	9.07	S 53°54'10" E - 17.36'
57	56	70.00	53.64	43°54'31"	28.22	N 59°02'18" W - 52.34'
52	51	225.00	54.64	13°59'28"	27.61	S 16°00'11" W - 54.81'
112	113	280.00	65.87	13°28'41"	33.09	N 02°16'06" E - 65.71'
114	115	25.00	24.33	55°46'16"	13.23	N 32°21'22" W - 23.39'
115	116	55.00	279.85	291°32'32"	37.81	S 02°16'06" W - 75.10'
116	117	25.00	24.33	55°46'16"	13.23	S 23°24'54" W - 23.39'
118	119	320.00	75.27	13°28'41"	37.81	S 02°16'06" W - 75.10'
108	109	185.00	35.23	10°54'43"	17.67	S 03°33'05" W - 35.18'
109	110	207.00	78.85	21°49'25"	39.91	S 09°00'27" W - 78.37'
110	111	185.00	35.23	10°54'43"	17.67	S 14°27'48" W - 35.18'
120	121	185.00	35.23	10°54'43"	17.67	N 03°33'06" E - 35.18'
121	122	207.00	78.85	21°49'25"	39.91	N 09°00'27" E - 78.37'
122	123	185.00	35.23	10°54'43"	17.67	N 14°27'48" E - 35.18'



Sheet 3 of 6

LOT TABULATION

TOTAL No. OF LOTS AND/OR PARCELS - 21
 Buildable Lots - 19
 Open Space - 0
 Buildable Preservation Parcel - 0
 Non-Buildable Preservation Parcel - 2

TOTAL AREA OF LOTS AND/OR PARCELS - 31.7708 Ac.
 Buildable Lots - 20,2409 Ac.
 Open Space - 0 Ac.
 Non-Buildable Preservation Parcels; **This Plat:**
 Non-Buildable Preservation Parcel A - 0.4855 Ac.
 Non-Buildable Preservation Parcel B - 11.0444 Ac.

TOTAL AREA OF ROAD RIGHT-OF-WAY - 1.0001 Ac.
 Grant Farm Court - 1.0001 Ac.

Area of 100 Year Floodplain This Plat - 1.5482 Ac.
 TOTAL GROSS AREA OF SUBDIVISION THIS PLAT - 32.7709 Ac.

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

[Signature] 12/12/00
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] JA 12/29/00
 DIRECTOR DATE

[Signature] 12/15/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Surveyor's Certificate

I hereby certify that the final Plat shown hereon is correct; that it is a subdivision of all that parcel of land conveyed by Harvey R. Thompson and Doris S. Thompson to Marion Harless and Clyde Day Pendleton by Deed dated October 28, 1976 and recorded among the Land Records of Howard County, Maryland in Liber 792 at Folio 705; an undivided 1/2 interest conveyed by Clyde Day Pendleton unto Clyde Day Pendleton and Shirley Pendleton by Deed dated July 28, 1993, recorded among the aforesaid Land Records of Howard County, Maryland in Liber 2965 at Folio 251; and further conveyed to the Shirley W. Pendleton Revocable Trust by Deed dated 9-14-2000 recorded among the aforesaid Land Records of Howard County, Maryland in Liber 5225 at Folio 0175; and an undivided 1/2 interest conveyed by Marion Harless unto R. Jeanette Miller and Helen M. Johns, Trustees of the Marion Harless Trust, by a Quitclaim Deed dated July 15, 1998, recorded among the aforesaid Land Records in Liber 4378 at Folio 446; and that all monuments for the streets shown hereon or will be in place prior to the acceptance of the streets in accordance with the standards of the Howard County as shown, in accordance with the Annotated Code of Maryland, Article 13, Section 9.1306; and that the requirements of Section 13-1306 of the Annotated Code of Maryland, 1988 Replacement (as amended or supplemented) as far as they relate to the making of this plat are being complied with.

[Signature] 22 August
 Date Ambrose, Surveyor, II, LS No.20004

Owner's Dedication

the 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:

- 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 areas shown hereon;
- 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 floodplains, storm drainage facilities and open space where applicable; and
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- 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 19 day of September, 2000

[Signature]
 Witness
[Signature]
 Witness
[Signature]
 Witness

[Signature]
 R. Jeanette Miller, Trustee for the Marion Harless Trust
[Signature]
 Helen M. Johns, Trustee for the Marion Harless Trust
[Signature]
 Shirley W. Pendleton, Owner/Trustee for the Shirley W. Pendleton Revocable Trust

The Estates at Sand Hill

Lots 1 through 80
 Non-Buildable Preservation Parcels A, & B

Election District No. 3 Howard County, Maryland
 Tax Map 16 Grid 2 Parcel 3
 Scale: 1" = 100' February, 2000 (July 2000)

R.M. MOCHI GROUP P.C.
 CIVIL ENGINEERS
 LAND SURVEYORS
 PLANNING
 ENVIRONMENTAL

PO Box 10 New Market, Md. (301) 865-5858
 Fax: (301) 865-5111

99003.14 JLM AWG KMB AEG

SHEET 4 OF 6

RECORDED AS PLAT NUMBER 1458.3
 DATED 12/9/00
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

F-00-136

WETLANDS LINE TABLE

WT	48.57	S132°4'34"E
W2	118.12	S08°49'10"E
W3	102.84	S27°26'35"E
W4	55.58	S67°11'44"E
W5	114.01	S72°52'33"E
W6	158.07	N66°56'06"E
W7	33.12	S21°07'19"E
W8	71.54	S18°07'30"W
W9	100.13	S65°02'06"W
W10	88.40	S76°54'36"W
W11	49.56	N38°40'15"W
W12	63.57	S67°33'28"W
W13	102.61	S67°14'22"W
W14	172.96	S65°17'17"W
W15	138.02	N20°28'15"E
W16	44.80	N07°16'01"E
W17	81.04	S75°05'19"E
W18	75.67	N64°23'01"E
W19	72.54	S06°34'47"E
W20	84.90	S49°54'33"E
W21	100.77	N66°43'51"W
W22	91.88	N59°30'41"W
W23	61.87	S30°50'59"W
W24	25.84	N60°52'57"W

COORDINATE TABLE

NO.	NORTH	EAST
18	598790.9138	1333971.5723
19	598170.9327	1333779.4063
64	598597.5796	1334707.7145
65	598501.7588	1334518.2005
66	598492.3685	1334430.2347
67	598492.8431	1334389.4321
68	598465.7135	1334135.8715
69	598622.0703	1334116.3118
70	598685.4082	1334368.7546
71	598705.5512	1334346.8258
125	597200.2406	1333723.8556
126	597202.6179	1333714.0923
127	597512.3801	1334785.7034
128	597472.9148	1334694.2181
129	597290.3031	1334638.4987
130	597298.5056	1334613.8067
131	597243.2878	1334600.8406
132	597282.4287	1334572.1883
133	597202.6539	1334517.8789
134	597110.2871	1334368.1207
135	596577.3287	1334442.4946
136	596274.7085	1334458.4744
137	596071.8940	1334500.1289
138	597731.3254	1334502.0236
139	597686.3123	1334493.2995
140	597683.9389	1334500.1045
141	597675.7121	1334439.3596
142	597693.9233	1334454.0302
143	597738.9583	1334462.7544
144	598083.9486	1334460.9488
145	598266.2884	1334419.3684
146	598373.4577	1334402.6806

STREAM BUFFER TABLE

SB1	57.42	N13°45'01"W
SB2	17.70	N09°52'22"E
SB3	23.31	N06°38'14"W
SB4	38.84	N08°22'18"E
SB5	25.63	N24°33'11"E
SB6	27.24	N04°14'22"E
SB7	34.02	N41°44'59"E
SB8	61.67	N22°11'20"E
SB9	49.87	N10°24'54"E
SB10	38.07	N15°43'09"E
SB11	31.11	N27°39'46"E
SB12	43.03	N55°58'23"E
SB13	41.65	N65°55'02"E
SB14	145.19	N69°23'51"E
SB15	75.55	N64°56'29"E
SB16	50.31	N72°00'43"E
SB17	41.04	N72°00'43"E
SB18	75.23	N64°56'29"E
SB19	164.55	S66°56'55"W
SB20	28.70	N65°55'02"E
SB21	41.49	N65°58'23"E
SB22	188.64	S65°56'53"W
SB23	17.79	N21°38'42"E
SB24	15.94	N12°41'21"W
SB25	31.66	N12°06'11"E
SB26	14.53	S88°12'46"E
SB27	26.95	S47°50'09"E
SB28	24.86	S05°15'27"E
SB29	15.58	S46°36'42"E
SB30	28.89	S80°39'13"E
SB31	43.85	S84°11'42"E
SB32	36.35	S88°31'56"E
SB33	37.37	S39°46'32"E
SB34	63.75	S73°21'26"E
SB35	37.61	S32°07'29"E
SB36	11.57	S75°32'58"E
SB37	32.18	S75°32'58"E
SB38	56.79	S80°23'38"E
SB39	18.32	S32°07'29"E
SB40	52.51	S73°21'26"E
SB41	14.66	S39°49'32"E
SB42	54.50	S84°11'42"E
SB43	43.95	S80°39'13"E

FLOODPLAIN TABLE

FP-1	17.31	N63°56'27"W
FP-2	25.60	N66°53'47"W
FP-3	193.61	N04°57'29"E
FP-4	93.50	N33°58'08"E
FP-5	34.19	N08°52'22"E
FP-6	40.24	N56°54'27"E
FP-7	133.87	N32°21'08"E
FP-8	44.01	N33°57'59"W
FP-9	61.75	S74°38'37"W
FP-10	63.26	S88°12'05"W
FP-11	43.56	N45°21'23"E
FP-12	86.18	N60°28'19"E
FP-13	65.37	N49°00'03"E
FP-14	9.25	N56°19'44"E

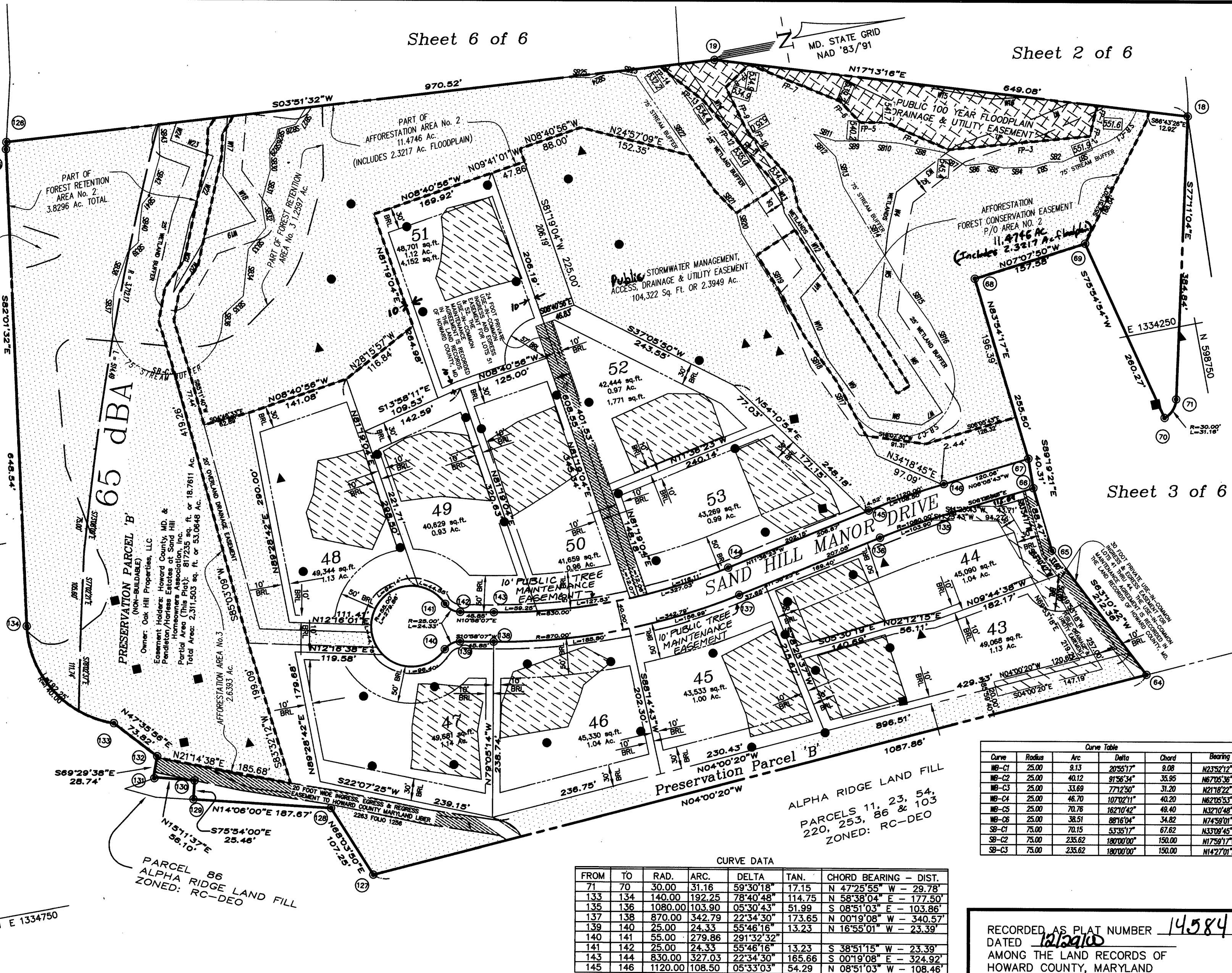
LOT TABULATION

TOTAL No. OF LOTS AND/OR PARCELS - 12
 Buildable Lots - 11
 Open Space - 0
 Buildable Preservation Parcel - 0
 Non-Buildable Preservation Parcel - 1

TOTAL AREA OF LOTS AND/OR PARCELS - 30.2161 Ac.
 Buildable Lots - 11.4550 Ac.
 Open Space - 0 Ac.
 Buildable Preservation Parcel - 0 Ac.
 Non-Buildable Preservation Parcel B - 18.7611 Ac.

TOTAL AREA OF ROAD RIGHT-OF-WAY - 0.9764 Ac.
 Sand Hill Manor Drive - 0.9764 Ac.

Total Area of 100 Year Floodplain, this plat = 0.1902 Ac.
 TOTAL GROSS AREA OF SUBDIVISION - 31.1926 Ac.



Curve Table

Curve	Radius	Arc	Delta	Chord	Bearing
MB-C1	25.00	9.13	20°56'17"	9.08	N23°52'12"W
MB-C2	25.00	40.12	91°56'34"	35.95	N67°05'36"W
MB-C3	25.00	33.69	77°12'50"	31.20	N21°18'22"W
MB-C4	25.00	46.70	107°02'11"	40.20	N62°05'53"W
MB-C5	25.00	70.76	162°10'42"	49.40	N32°10'48"E
MB-C6	25.00	38.51	88°16'04"	34.82	N74°59'01"E
SB-C1	75.00	70.15	53°35'17"	67.62	N33°09'45"W
SB-C2	75.00	235.62	180°00'00"	150.00	N17°59'17"W
SB-C3	75.00	235.62	180°00'00"	150.00	N14°27'01"E

CURVE DATA

FROM	TO	RAD.	ARC.	DELTA	TAN.	CHORD BEARING - DIST.
71	70	30.00	31.16	59°30'18"	17.15	N 47°25'55" W - 29.78'
133	134	140.00	192.25	78°40'48"	114.75	N 58°38'04" E - 177.50'
135	136	1080.00	103.90	05°30'43"	51.99	S 08°51'03" E - 103.86'
137	138	870.00	342.79	22°34'30"	173.65	N 00°19'08" W - 340.57'
139	140	25.00	24.33	55°48'16"	13.23	N 16°55'01" W - 23.39'
140	141	55.00	279.86	291°32'32"		
141	142	25.00	24.33	55°48'16"	13.23	S 38°51'15" W - 23.39'
143	144	830.00	327.03	22°34'30"	165.66	S 00°19'08" E - 324.92'
145	146	1120.00	108.50	05°33'03"	54.29	N 08°51'03" W - 108.46'

RECORDED AS PLAT NUMBER 14584
 DATED 12/29/00
 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND

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

Diane Matusz 12/12/00
 COUNTY HEALTH OFFICER P.M. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

James S. Smith 12/29/00
 DIRECTOR DATE

Mike Dammann 12/15/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Surveyor's Certificate

I hereby certify that the final Plat shown hereon is correct; that it is a subdivision of all that parcel of land conveyed by Harvey R. Thompson and Doris S. Thompson to Marion Harless and Clyde Day Pendleton by Deed dated October 28, 1976 and recorded among the Land Records of Howard County, Maryland in Liber 792 at Folio 705; an undivided 1/2 interest conveyed by Clyde Day Pendleton unto Clyde Day Pendleton and Shirley Pendleton by Deed dated July 28, 1993, recorded among the aforesaid Land Records of Howard County, Maryland in Liber 2965 at Folio 251; and further conveyed to the Shirley W. Pendleton Revocable Trust by Deed dated 9-14-2000 recorded among the aforesaid Land Records of Howard County, Maryland in Liber 5225 at Folio 075; and an undivided 1/2 interest conveyed by Marion Harless unto R. Jeanette Miller and Helen M. Johns, Trustees of the Marion Harless Trust, by a Quitclaim Deed dated July 15, 1998, recorded among the aforesaid Land Records in Liber 4378 at Folio 448; and that all monuments for the streets are in place or will be in place prior to the acceptance of the streets in this subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland as amended, and meets the MINIMUM STANDARDS OF PRACTICE as described in Subtitle 13, Section 09.1306; and that the requirements of Subtitle 13, Section 09.1306, as supplemented by the Code of Maryland, 1988 Replanned and Annotated Property Article, Annotated Code of Maryland, 1988 Replanned and Annotated Property Article, as supplemented as far as they relate to the making of this plat and the setting of markers have been complied with.

Eric J. Samuel 22 Aug 00
 Surveyor, II, LS No. 20004

Owner's Dedication

the 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:

- 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
- 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 floodplains, storm, drainage facilities and open space where applicable; and
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- 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 19 day of September, 2000

Eric J. Samuel Witness
Eric P. Samuel Witness
E. Joseph Hyges Witness

R. Jeanette Miller R. Jeanette Miller, Trustee for the Marion Harless Trust
Helen M. Johns Helen M. Johns, Trustee for the Marion Harless Trust
Shirley W. Pendleton Shirley W. Pendleton, Owner/Trustee for the Shirley W. Pendleton Revocable Trust

The Estates at Sand Hill

Lots 1 through 80
 Non-Buildable Preservation Parcels A, & B

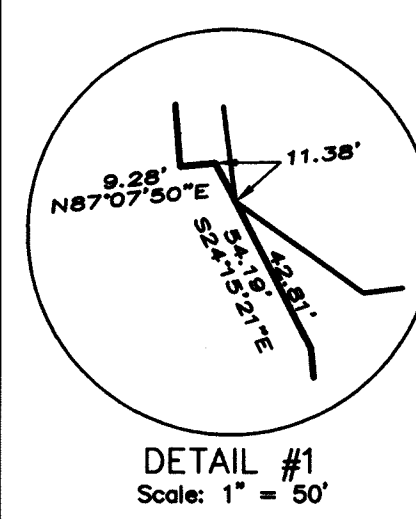
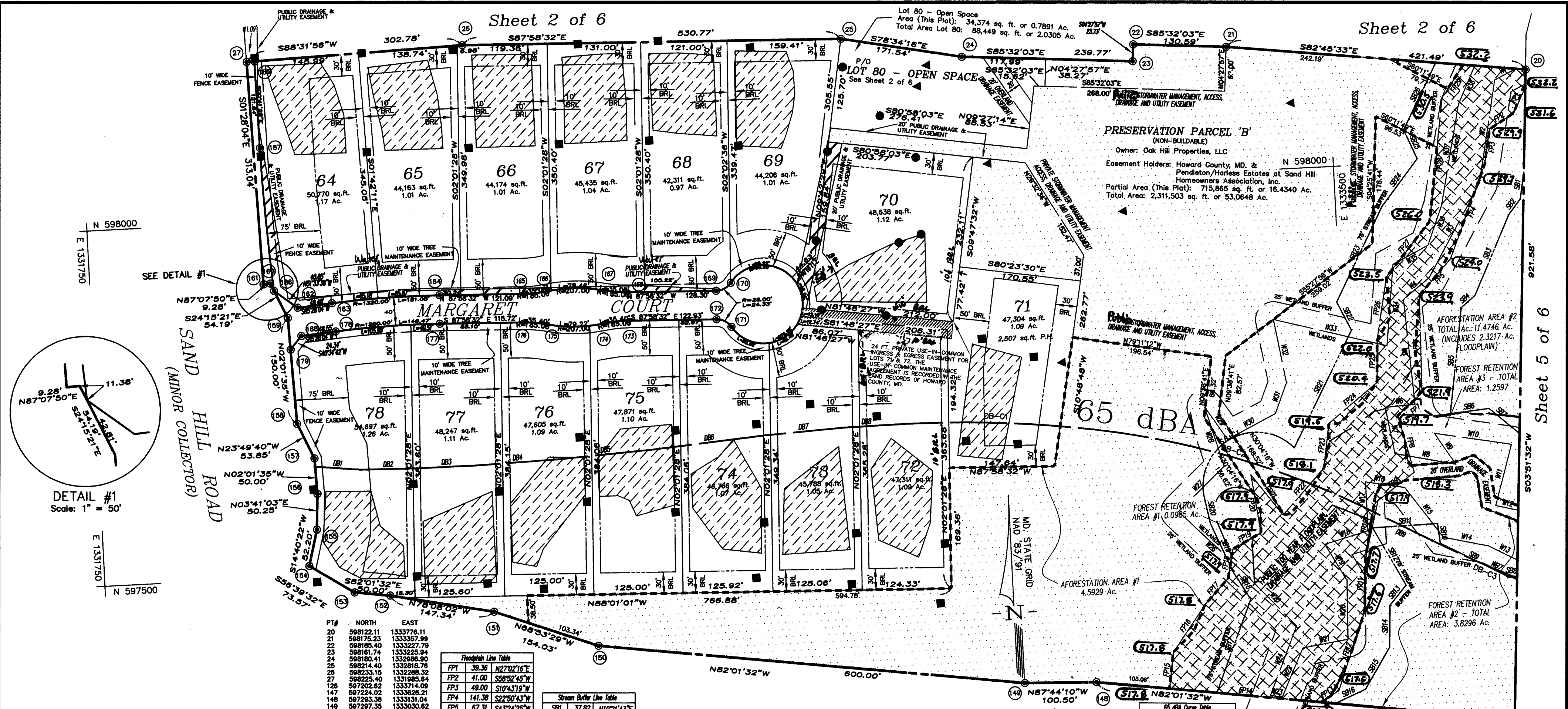
Election District No. 3 Howard County, Maryland
 Tax Map 16 Grid 2 Parcel 3
 Scale: 1" = 100' February, 2000 (July 2000)

R.M. MOCHI GROUP P.C.
 CIVIL ENGINEERS
 LAND SURVEYORS
 PLANNERS
 ENVIRONMENTAL

Current Zoning: RR DEO
 Prelim. Equip.
 Sketch Plan: SP-00-02
 Final Plan: F-00-136

PD Box 10 New Market Md. (301) 865-5858
 Fax: (301) 865-5111

99003.14 JLM AWG AEG SHEET 5 OF 6



LOT TABULATION

TOTAL No. OF LOTS AND/OR PARCELS - 17
 Buildable Lots - 15
 Non-Buildable Open Space - 1
 Buildable Preservation Parcel - 0
 Non-Buildable Preservation Parcel - 1

TOTAL AREA OF LOTS AND/OR PARCELS - 33.4101 Ac.
 Buildable Lots - 16.1870 Ac.
 Non-Buildable Preservation Parcel B - 16.4340 Ac.
 Non-Buildable Open Space - 0.7891 Ac.

TOTAL AREA OF ROAD RIGHT-OF-WAY - 0.8923 Ac.
 Margaret Court - 0.8179 Ac.
 Sand Hill Road - 0.0744 Ac.

Area of 100 Year Floodplain This Plat - 2.3310 Ac.
 TOTAL GROSS AREA OF SUBDIVISION THIS PLAT - 34.3024 Ac.

Floodplain Line Table

PT#	NORTH	EAST
20	598122.11	1333776.11
21	598175.23	1333357.99
22	598185.40	1333227.79
23	598181.74	1333225.94
24	598180.41	1332986.90
25	598214.40	1332818.76
26	598233.15	1332828.21
27	598225.40	1331985.84
126	597202.82	1333714.09
147	597224.02	1333828.21
148	597283.38	1333131.04
149	597297.35	1333030.82
150	597380.59	1332436.42
151	597436.07	1332982.73
152	597486.36	1332148.54
153	597473.30	1332099.02
154	597513.74	1332052.24
155	597584.24	1332050.78
156	597614.38	1332054.01
157	597684.35	1332052.24
158	597713.48	1332052.24
159	597863.52	1332025.18
160	597812.82	1332025.18
161	597912.48	1332033.45
162	597877.15	1332039.59
163	597880.98	1332067.84
164	597884.28	1332067.84
165	597882.22	1332389.89
166	597878.49	1332468.02
167	597874.95	1332502.74
168	597874.95	1332502.74
169	597870.58	1332628.30
170	597880.79	1332647.34
171	597813.78	1332025.18
172	597830.61	1332624.89
173	597834.95	1332602.03
174	597832.82	1332466.74
175	597835.60	1332389.89
176	597840.22	1332351.01
177	597844.31	1332337.36
178	597841.10	1332091.00
179	597813.78	1332025.18
185	598225.68	1331986.72
186	597902.55	1332007.60
187	598103.85	1331986.19
188	597837.27	1332042.60

Stream Buffer Line Table

PT#	NORTH	EAST
FP1	38.36	N27°02'16"E
FP2	41.00	S85°52'45"W
FP3	49.00	S10°43'19"W
FP4	141.38	S22°50'43"W
FP5	67.31	S43°24'25"W
FP6	137.83	S01°19'36"W
FP7	46.50	N50°02'00"E
FP8	82.53	S13°29'28"E
FP9	65.05	S54°43'49"W
FP10	81.82	S15°05'02"W
FP11	74.82	S03°51'48"W
FP12	118.22	S07°48'28"W
FP13	28.84	S09°45'54"W
FP14	212.89	N82°01'32"E
FP15	51.71	N08°52'09"E
FP16	80.89	N36°23'23"E
FP17	48.89	S44°14'27"W
FP18	41.59	S12°04'50"W
FP19	45.45	S62°55'16"W
FP20	82.66	N07°06'33"E
FP21	72.49	N35°51'25"W
FP22	87.32	N43°49'12"E
FP23	62.65	N09°17'32"E
FP24	88.93	N52°13'29"E
FP25	58.42	S03°00'54"W
FP26	88.79	N11°14'22"E
FP27	98.18	S40°46'58"W
FP28	173.69	S06°36'52"W
FP29	54.97	S35°36'36"W

Metlands Line Table

WT	LINE LENGTH	BEARING
W1	33.69	S65°17'17"W
W2	146.09	S11°20'15"W
W3	150.20	S31°00'07"W
W4	47.28	S02°24'07"W
W5	148.47	S03°22'30"E
W6	41.87	S06°39'15"W
W7	63.78	S08°51'13"E
W8	86.90	S77°10'10"E
W9	52.67	N32°10'22"W
W10	108.38	S79°08'21"E
W11	88.60	S17°18'04"W
W12	32.24	S25°05'19"E
W13	45.31	N60°52'57"W
W14	64.29	N76°20'34"W
W15	88.66	N74°59'31"W
W16	55.47	N79°12'06"W
W17	68.47	S00°02'46"W
W18	63.21	S75°29'22"W
W19	58.61	S28°27'13"E
W20	82.71	S01°50'40"W
W21	64.58	S81°57'33"W
W22	75.47	S29°27'52"E
W23	16.68	N72°22'03"W
W24	104.84	N43°23'30"E
W25	98.15	N41°46'51"W
W26	132.58	N43°57'45"W
W27	90.37	N48°02'38"E
W28	86.78	N52°56'56"W
W29	55.24	S32°30'45"E
W30	76.07	N64°37'21"E
W31	48.57	N22°41'51"E
W32	91.03	N08°48'02"W
W33	163.68	S74°02'18"E
W34	114.44	N07°04'42"E
W35	55.96	N64°04'02"E
W36	58.07	N12°52'13"E
W37	143.93	N12°23'08"E
W38	58.40	N25°56'13"E

65 dBA Curve Table

Curve	Radius	Arc	Delta
CR-01	1627.68	282.70	095°01'
CR-02	1174.21	206.84	162°33'
CR-03	1728.14	130.70	042°00'

Stream & Metlands Buffer Curve Table

Curve	Radius	Arc	Delta
SP-01	75.00	190.07	145°15'

Stream Buffer Line Table

PT#	NORTH	EAST
S81	37.82	N10°21'43"E
S82	27.98	N38°18'34"E
S83	122.45	N25°37'34"E
S84	26.52	N51°15'16"E
S85	148.71	N08°40'13"E
S86	54.57	N85°08'49"E
S87	55.45	S47°50'09"E
S88	14.17	S89°39'13"E
S89	28.04	S08°15'27"E
S90	28.04	S08°15'27"E
S91	91.37	N89°08'32"E
S92	83.22	N27°43'33"E
S93	36.27	N41°39'14"E
S94	58.93	N03°22'08"E
S95	68.63	N32°38'16"E
S96	46.34	N67°38'53"E
S97	140.37	N22°35'40"E
S98	46.33	N28°45'45"W
S99	73.93	N22°21'58"W
S100	40.91	N09°56'19"W
S101	184.09	N28°44'05"E
S102	44.65	N24°57'34"W
S103	147.70	N28°19'04"E
S104	83.68	N38°18'34"E
S105	44.67	N22°15'48"W
S106	104.38	N28°23'19"E

1-70 (PRINCIPAL ARTERIAL)

CURVE DATA

FROM	TO	RAD.	ARC.	DELTA	TAN.	CHORD BEARING - DIST.
163	165	1320.00	151.05	06°33'24"	75.61	S 88°44'46" W - 150.97'
169	170	25.00	24.33	55°46'16"	13.23	S 64°08'20" W - 23.39'
170	171	55.00	279.86	291°32'32"		
171	172	25.00	24.33	55°46'16"	13.23	N 60°05'24" W - 23.39'
177	178	1280.00	146.47	06°33'24"	73.32	S 88°44'46" W - 146.39'
187	188	3096.02	201.55	03°43'48"	100.81	S 02°40'31" E - 201.52'
165	166	185.00	35.06	10°51'33"	17.58	N 86°35'41" E - 35.01'
166	167	207.00	78.46	21°43'06"	39.71	S 87°58'32" E - 78.00'
167	168	185.00	35.06	10°51'33"	17.58	S 82°32'46" E - 35.01'
173	174	185.00	35.40	10°51'51"	17.76	S 86°32'32" W - 35.35'
174	175	207.00	79.22	21°55'42"	40.10	N 87°58'32" W - 78.74'
175	176	185.00	35.40	10°51'51"	17.76	N 82°29'37" W - 35.35'

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

Dina H. Hatcher 12/12/00
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

David Smith 12/29/00
DIRECTOR DATE

Michael J. Williams 12/15/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Surveyor's Certificate

I hereby certify that the final Plat shown hereon is correct; that it is a subdivision of all that parcel of land conveyed by Harvey R. Thompson and Doris S. Thompson to Marion Harless and Clyde Day Pendleton by Deed dated October 28, 1976 and recorded among the Land Records of Howard County, Maryland in Liber 792 at Folio 705; an undivided 1/2 interest conveyed by Clyde Day Pendleton unto Clyde Day Pendleton and Shirley Pendleton by Deed dated July 28, 1993, recorded among the aforesaid Land Records of Howard County, Maryland in Liber 2965 at Folio 251; and further conveyed to the Shirley W. Pendleton Revocable Trust by Deed dated 9-14-2000 recorded among the aforesaid Land Records of Howard County, Maryland in Liber 5225 at Folio 0175; and an undivided 1/2 interest conveyed by Marion Harless unto R. Jeanette Miller and Helen M. Johns, Trustees of the Marion Harless Trust, by a Quitclaim Deed dated July 15, 1998, recorded among the aforesaid Land Records in Liber 4378 at Folio 446; and that all monuments for the streets are in place or will be in place prior to the acceptance of the streets in this subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland as amended, and meets the MINIMUM STANDARDS OF PRACTICE as prescribed in Subtitle 13, Section 09.1306; and that the requirements of Section 9-206 of the Real Property Article, Annotated Code of Maryland, 1988 Replacement Edition, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

Michael J. Williams 12/15/00
Surveyor, II, LS No. 20004

Owner's Dedication

We, the 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:

- 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 areas shown hereon;
- The right to require dedication for public use of the beds of the streets and/or roads, and floodplains and open space where applicable and to Howard County to acquire the fee simple title to the beds of the street and/or roads and floodplains, storm drainage facilities and open space where applicable; and
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- 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 19th day of September, 2000

Deanne Miller
R. Jeanette Miller, Trustee for the Marion Harless Trust
Helen M. Johns
Helen M. Johns, Trustee for the Marion Harless Trust
Shirley W. Pendleton
Shirley W. Pendleton, Owner/Trustee for the Shirley W. Pendleton Revocable Trust

The Estates at Sand Hill

Lots 1 through 80
Non-Buildable Preservation Parcels A, & B

Election District No. 3
Tax Map 16
Scale: 1" = 100'

Howard County, Maryland
Grid 2
Parcel 3
February, 2000 (July 2000)

Current Zoning: RR - DEO
Prelim. Equip.
Sketch Plan: SP-00-02
Final Plan: F-00-136

R.M. MOCHI GROUP P.C.
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS
ENVIRONMENTALISTS

PO Box 10
New Market, Md.
(301) 865-5858
Fax: (301) 865-5111

99003.14 JLM AWG KB AEG SHEET 6 OF 6