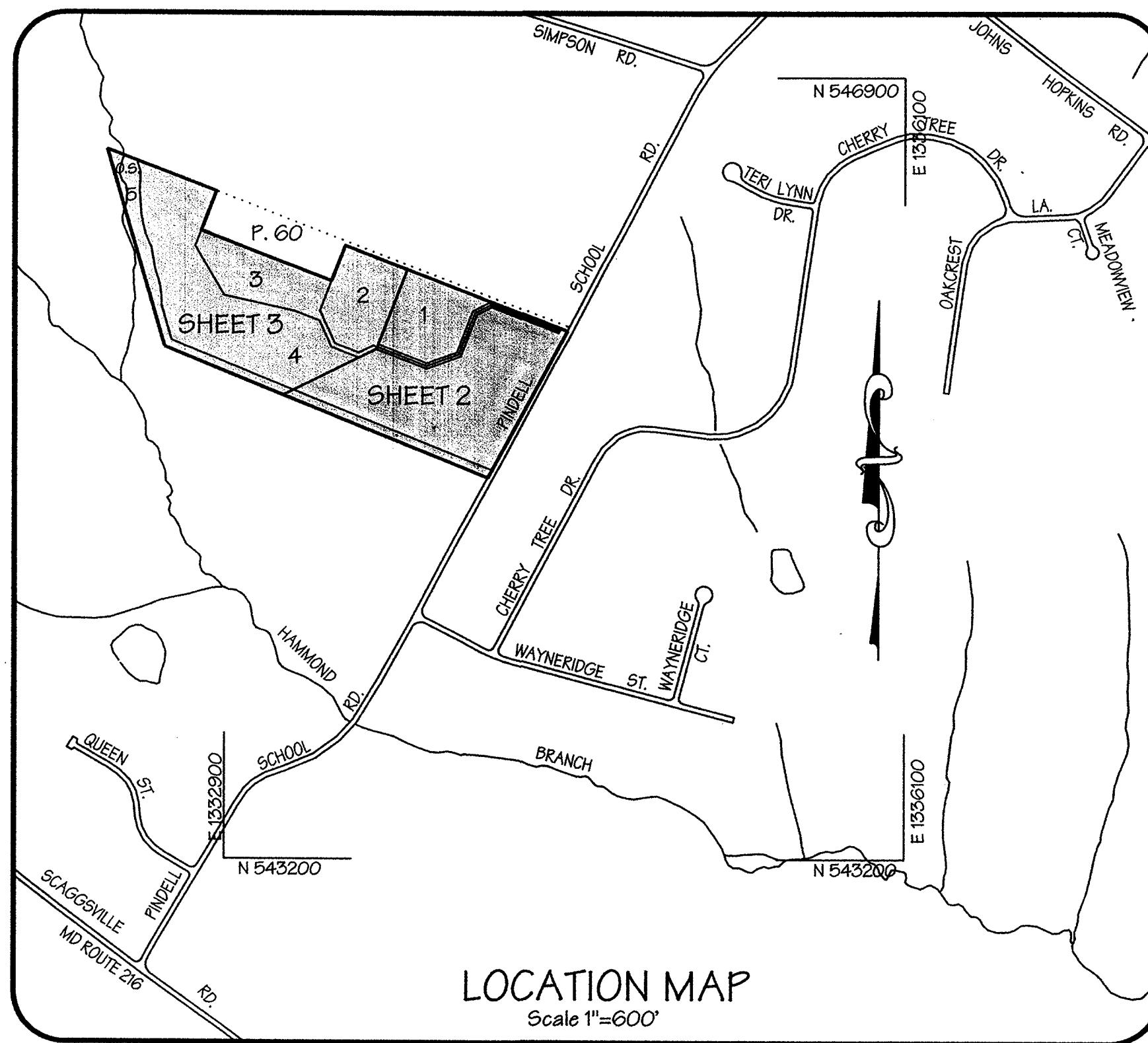


COORDINATE TABLE

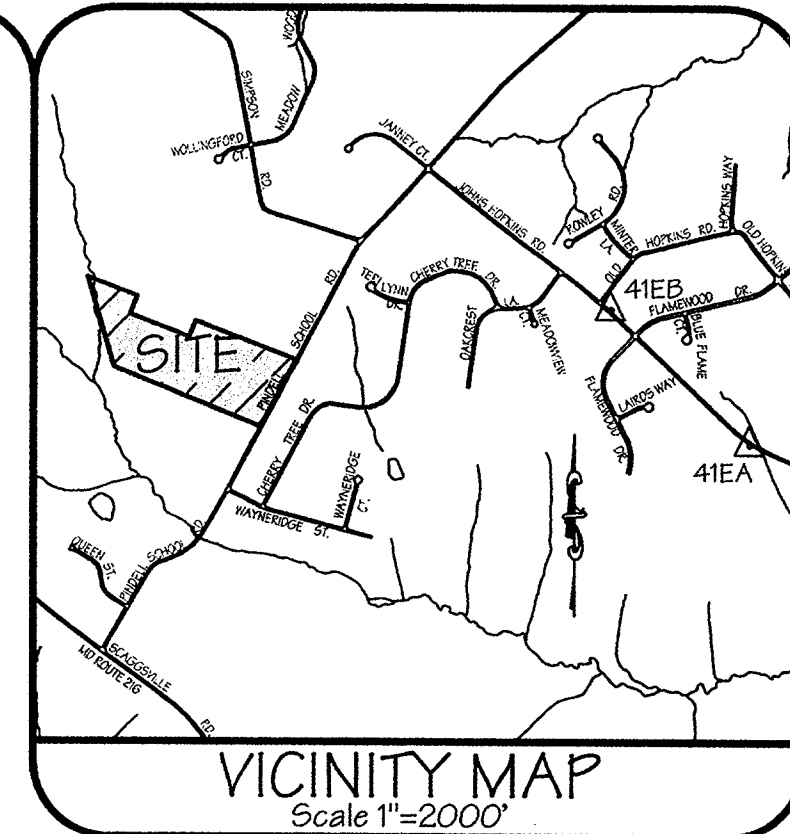
POINT NO.	NORTHING	EASTING
85	545399.5204	1333174.3183
86	545018.7998	1334112.6586
87	545008.5192	1334137.9967
88	545703.1995	1334510.9755
89	545713.5692	1334484.0465
90	545993.4299	1333757.2838
91	545638.8136	1333620.7287
92	545616.6246	1333611.5656
95	545626.1515	1332615.7536
96	546558.4176	1332345.7375
97	546360.7316	1332859.1030
98	546175.1553	1332787.6416
99	545939.0062	1333400.8908
100	546105.9185	1333465.1651



GENERAL NOTES

- This plat is based on a field run boundary survey performed in May, 2000 by LDE, Inc.
- The Coordinates shown hereon are based on NAD '83, Maryland Coordinate System, as projected by Howard County Geodetic Control Stations No. 41EA & 41EB.
- Stone or Concrete Monument Found or set.
 - Pipe or Rebar Found or Set.
- Subject property is zoned RR-DEO per 10/18/1993 Comprehensive Zoning Plan.
- BRL denotes Building Restriction Line.
- For Flag or Pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem lot and the road right-of-way line and not to the flag or pipestem driveway.
- All areas shown on this plat are +/-, more or less.
- Deed Reference: Liber 5241 - Folio 0001

- This plat complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation by 18.4 acres of Retention. 14.8 acres of Retention shall be placed in easement on Lot 4 and 5. 3.6 acres of Retention is credited on Lot 1, 2 and 3.
- Driveway(s) shall be provided prior to residential occupancy 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 - 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 minimum of 45 foot turning radius.
 - Structures (culverts/bridges) Capable of supporting 25 gross tons (H25 loading).
 - Drainage Elements - Capable of safely passing 100 year flood with no more than 1 foot depth over driveway surface.
 - Structure Clearances - minimum 12 feet.
 - Maintenance sufficient to insure all weather use.
- A maintenance agreement for the use-in-common private driveways has been recorded among the land records of Howard County, Maryland.
- The existing dwelling/structures located on Lot 4 will be removed. The existing private well on Lot 4 will remain. The existing Private Sewage Disposal System on Lot 4 shall be removed in accordance with approved Health Department procedures prior to issuance of building permit for Lot 4.
- The 100 Year Floodplain shown hereon is taken from the Hammond Branch Floodplain Study. As defined by the Howard County Design Manual Vol. 1 - Storm Drainage Section 6.5.1.6.1. The 100 Year Floodplain which affects this subdivision is "Obviously Not Critical." Approved on January 31, 2001.
- This subdivision is exempt from the requirement to provide stormwater management in accordance with Section 5.1.2.B.4 of the Design Manual Vol 1 average Lot Size Density exceeds the two acre minimum and no public roads are proposed.
- Vehicular ingress and egress is restricted to Pindell School Road, in accordance with Design Manual Waivers approved on 2/8/01 and 8/7/01. All vehicular ingress and egress is restricted for Lots 1-4 and Parcel 60 to the approved access point shown on this Final Plat. Parcel 60's vehicular access to Pindell School Road via the private Use-In-Common driveway is mandatory. No other means of vehicular access is permitted. The Director of Planning and Zoning has determined that due to limited intersection sight distance and the desirability to have only one driveway connection onto Pindell School Road, a major collector road, the maximum number four (4) users normally permitted to use a Use-In-Common driveway can be exceeded by one (1) for a total of five (5) users. The Director's determination is in compliance with the Development Engineering Division's Policy interpretation.
- Landscape for Lot(s) 1-4 is provided in accordance with a certified Landscape Plan on file with this plat in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Landscape Surety in the amount of \$2,400.00 shall be posted prior to issuance of the Grading Permit.



This area designates a private sewage easement of at least 10,000 square feet as required by 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 become null and void upon connection to a public system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.

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 5, 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. Upon completion of the public utilities and their acceptance by Howard County, and in case of the forest conservation easement(s), upon completion of the developer's obligations under the forest conservation installation and maintenance agreement executed by the developer and the County, and the 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.

The requirements 5-108, 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.

D. Wayne Weller 9/12/01
D. Wayne Weller MD No. 10685 Date

John F. Liparini 9/11/01
John F. Liparini, General Manager Date

Hugh F. Cole 9/10/01
Hugh F. Cole, General Manager Date

MINIMUM LOT SIZE TABULATION

Lot No.	Gross Area	Pipestem	Minimum Lot Size
1	3.1206 Ac.	0.1206 Ac.	3.0000 Ac.
2	3.2572 Ac.	0.2572 Ac.	3.0000 Ac.
3	3.4539 Ac.	0.4539 Ac.	3.0000 Ac.

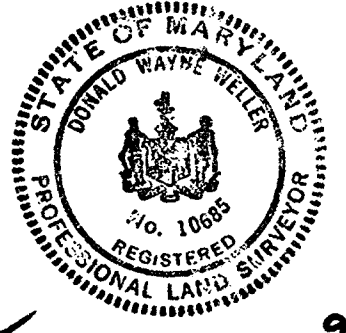
OWNER / DEVELOPER
Pindell Woods, LLC
8835 P Columbia 100 Parkway
Columbia, MD 21045
410 730-0810

AREA TABULATIONS

- Total number of lots and/or parcels to be recorded: 5
 - Buildable: 4
 - Non-Buildable: 0
 - Open Space: 1
 - Preservation Parcels: 0
- Total area of lots to be recorded: 31.8166 Ac.±
 - Buildable: 28.8786 Ac.±
 - Non-Buildable: 0
 - Open Space: 2.9380 Ac.±
 - Preservation Parcels: 0
- Total area of road right-of-way to be recorded: 0.5050 Ac.±
- Total area of subdivision to be recorded: 32.3216 Ac.±

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 Pindell Woods, LLC, A Maryland Limited Liability Company to Pindell Woods, LLC, A Maryland Limited Liability Company by deed dated December 27, 2000 and recorded in the Land Records of Howard County in Liber 5324, Folio 548 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.



D. Wayne Weller 9/12/01
D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date

OWNER'S CERTIFICATE

We, Pindell Woods, LLC, A Maryland Limited Liability Company, by John F. Liparini, General Manager and Hugh F. Cole, General Manager, 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 streets and/or roads and floodplains, storm drainage facilities and open space where applicable;
- 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-ways.

Witness by our hands this 11th day of Sept., 2001.

John F. Liparini
John F. Liparini, General Manager

Hugh F. Cole
Hugh F. Cole, General Manager

Bence D. Burton
Witness

RECORDED AS PLAT NUMBER 15100
ON 11-27-01 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

PINDELL CROSSING

LOTS 1-5
5th Election District - Howard County, MD
Tax Map 41 - Grid 13 & 14 - Parcel 201
Scale: 1" = 100' Date: September 2001
Sheet 1 of 3

LDE, INC.
8250 Rumsey Road, Suite 106
Columbia, Maryland 21045
Phone (410) 715-1070

File and Projects: R2\Set\m\l\dwg\Set\m\l\dwg\PLAT COVER

The requirements of 3-10B, 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.

D. Wayne Weller 9/12/01
D. Wayne Weller MD No. 10685 Date

John F. Liparini 9/14/01
John F. Liparini, General Manager Date

Hugh F. Cole 9/14/01
Hugh F. Cole, General Manager Date

LINE	BEARING	LENGTH
W1	N11°31'26"E	24.04'
W2	N89°27'38"E	13.86'
W3	S89°26'05"E	27.01'
W4	N30°04'34"E	27.02'
W5	N84°04'31"E	32.86'
W6	S12°12'08"E	13.27'
W7	S40°10'24"E	33.39'
W8	S42°07'44"W	47.27'
W9	S58°42'14"W	18.14'
W10	N22°42'04"E	36.86'
W11	N21°19'06"E	69.61'
W12	N21°43'30"E	53.07'
W13	N23°28'59"E	68.57'
W14	N21°21'23"E	62.46'
W15	N63°31'02"W	65.01'
W16	N07°52'26"W	36.15'
W17	N01°24'08"W	46.31'
W18	N30°17'11"W	23.07'
W19	N18°26'07"E	40.10'
W20	N00°56'01"W	18.62'
W21	N23°12'22"E	50.69'
W22	N04°42'36"E	30.83'
W23	N54°17'15"E	55.49'
W24	N30°25'46"E	26.81'
W25	S19°23'30"E	18.88'
W26	S23°50'14"E	56.30'
W27	S36°59'19"E	31.23'
W28	S01°46'17"E	16.75'
W29	S10°19'33"W	33.01'
W30	S12°24'36"W	33.18'
W31	S03°09'03"W	27.32'
W32	S23°12'36"W	47.48'
W33	S62°56'33"E	39.13'
W34	S13°30'06"E	28.05'
W35	S03°53'19"E	33.41'
W36	S10°24'31"W	32.73'
W37	N63°05'24"E	53.83'
W38	S36°40'05"W	15.93'
W39	S20°56'41"W	29.38'
W40	S24°32'47"W	57.87'
W41	S21°22'47"W	64.81'
W42	S19°04'19"E	62.33'
W43	S21°03'00"E	23.87'
W44	S39°19'32"W	54.08'

LINE	BEARING	LENGTH
FC14	N63°35'40"E	53.42'
FC15	S67°54'57"E	159.39'
FC16	N22°05'03"E	179.82'
FC17	N63°35'40"E	101.34'
FC18	S68°56'22"E	2.71'
FC19	N63°35'40"E	93.28'
FC20	S68°56'22"E	160.00'
FC21	S22°05'03"W	328.47'
FC22	S67°54'57"E	256.65'
FC23	N21°03'38"E	600.59'
FC24	S68°56'22"E	213.66'
FC25	S16°05'54"W	125.40'
FC26	S10°43'35"E	85.83'
FC27	S60°25'50"E	30.00'
FC28	S15°25'50"E	35.33'
FC29	S28°07'36"W	417.84'
FC30	N67°54'57"W	1012.64'

AREA TABULATIONS (This Sheet)

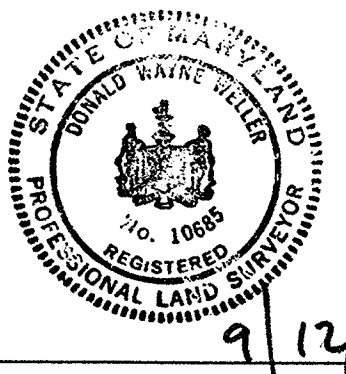
- Total number of lots and/or parcels to be recorded: 5
 - Buildable: 4
 - Non-Buildable: 0
 - Open Space: 1
 - Preservation Parcels: 0
- Total area of lots to be recorded: 14.4025 Ac.±
 - Buildable: 13.4869 Ac.±
 - Non-Buildable: 0
 - Open Space: 0.9156 Ac.±
 - Preservation Parcels: 0
- Total area of road right-of-way to be recorded: 0.5050 Ac.±
- Total area of subdivision to be recorded: 14.9075 Ac.±

APPROVED: For Private Water and Private Sewerage Systems
Howard County Health Department.
Dean R. Matysek 11-15-01
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.
Anthony R. Smith 11/16/01
Director Date
[Signature] 11/16/01
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 part of the lands conveyed by Pindell Woods, LLC, A Maryland Limited Liability Company to Pindell Woods, LLC, A Maryland Limited Liability Company by deed dated December 27, 2000 and recorded in the Land Records of Howard County in Liber 5324, Folio 548 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.



D. Wayne Weller 9/12/01
D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date

OWNER'S CERTIFICATE

We, Pindell Woods, LLC, A Maryland Limited Liability Company, by John F. Liparini, General Manager and Hugh F. Cole, General Manager, 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 streets and/or roads and floodplains, storm drainage facilities and open space where applicable;
- 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-ways.

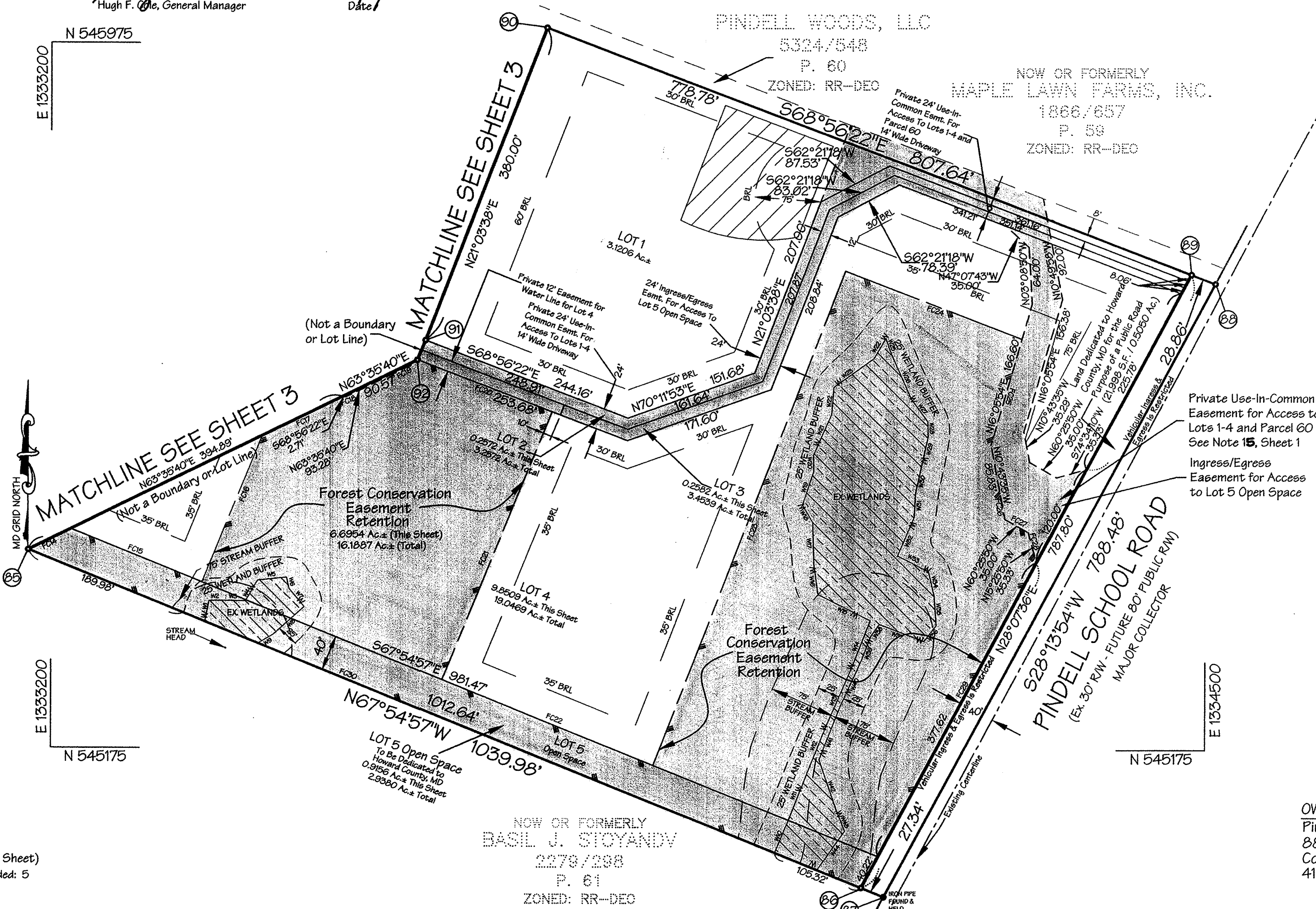
Witness by our hands this 11th day of Sept, 2001.
John F. Liparini
John F. Liparini, General Manager
Hugh F. Cole
Hugh F. Cole, General Manager
BRUCE D. BURTON
Witness

RECORDED AS PLAT NUMBER 15101
ON 11-27-01 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

PINDELL CROSSING
LOTS 1-5
5th Election District - Howard County, MD
Tax Map 41 - Grid 13 & 14 - Parcel 201
Scale: 1" = 100' Date: September 2001
Sheet 2 of 3

LDE, INC.
9250 Rumsey Road, Suite 106
Columbia, Maryland 21045
Phone (410) 715-1070

This area designates a private sewage easement of at least 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 become null and void upon connection to a public system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.



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 5, any conveyances 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. Upon completion of the public utilities and their acceptance by Howard County, and in case of the forest conservation easement(s), upon completion of the developer's obligations under the forest conservation installation and maintenance agreement executed by the developer and the County, and the 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.

Private Use-In-Common Easement for Access to Lots 1-4 and Parcel 60 See Note 15, Sheet 1
Ingress/Egress Easement for Access to Lot 5 Open Space

OWNER / DEVELOPER
Pindell Woods, LLC
8835 P Columbia 100 Parkway
Columbia, MD 21045
410 730-0810

NOW OR FORMERLY
BASIL J. STOYANDY
2278/298
P. 61
ZONED: RR-DEO

F:\Land Projects R2\Setemolm\dwg\Setemolm.dwg RECORD PLAT

LINE	BEARING	LENGTH
F46	N07°08'26"E	2.47
F47	N14°03'57"E	18.67
F48	N14°03'57"E	31.12
F49	N03°22'26"W	25.70
F50	N00°00'00"E	6.04
F51	N03°11'12"E	27.21
F52	N00°00'00"E	25.66
F53	N05°43'23"W	30.34
F54	N08°32'57"W	30.52
F55	N14°03'57"W	37.34
F56	N19°07'57"W	41.54
F57	N09°28'50"W	64.27
F58	N11°20'03"W	38.48
F59	N18°28'22"W	14.32
F60	N24°43'23"W	21.62
F61	N22°52'43"W	31.12
F62	N14°03'57"W	43.57
F63	N10°48'27"W	64.53
F64	N02°43'56"W	31.73
F65	N05°05'27"W	68.19
F66	N02°55'02"E	89.16
F67	N16°17'39"W	61.37

LINE	BEARING	LENGTH
FC1	S68°56'22"E	550.11'
FC2	S21°03'38"W	277.50'
FC3	S30°23'13"E	270.70'
FC4	S77°29'07"E	289.59'
FC5	S04°01'18"W	355.48'
FC6	S67°54'57"E	73.46'
FC7	S63°35'40"W	53.42'
FC8	N67°54'57"W	602.79'
FC9	N16°09'10"W	970.58'
FC10	S63°25'40"W	101.34'
FC11	N22°05'03"E	37.68'
FC12	N21°03'38"E	37.00'
FC13	S68°56'22"E	67.84'

AREA TABULATIONS (This Sheet)

- Total number of lots and/or parcels to be recorded: 4
 - Buildable: 3
 - Non-Buildable: 0
 - Open Space: 1
 - Preservation Parcels: 0
- Total area of lots to be recorded: 17.4141 Ac.±
 - Buildable: 15.3917 Ac.±
 - Non-Buildable: 0
 - Open Space: 2.0224 Ac.±
 - Preservation Parcels: 0
- Total area of road right-of-way to be recorded: 0
- Total area of subdivision to be recorded: 17.4141 Ac.±

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

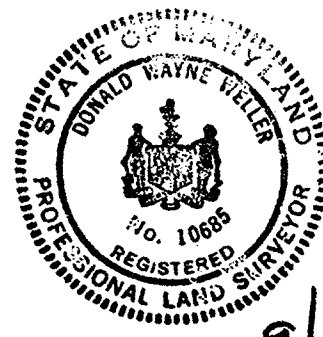
Rina J. Motyl M.P.E. 11-15-01
Howard County Health Officer Date *RL*

APPROVED: Howard County Department of Planning and Zoning.

Paul Smith 11/16/01
Director Date
William J. ... 10/3/01
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 part of the lands conveyed by Pindell Woods, LLC, A Maryland Limited Liability Company to Pindell Woods, LLC, A Maryland Limited Liability Company by deed dated December 27, 2000 and recorded in the Land Records of Howard County in Liber 5324, Folio 548 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.



D. Wayne Weller 9/12/01
D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date

OWNER'S CERTIFICATE

We, Pindell Woods, LLC, A Maryland Limited Liability Company, by John F. Liparini, General Manager and Hugh F. Cole, General Manager, 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 streets and/or roads and floodplains, storm drainage facilities and open space where applicable;
- 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-ways.

Witness by our hands this 11th day of *SEP*, 2001.

John F. Liparini John F. Liparini, General Manager
Hugh F. Cole, Jr. Hugh F. Cole, General Manager
Bruce D. Burton Witness

RECORDED AS PLAT NUMBER 15102
ON 11-27-01 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

PINDELL CROSSING

LOTS 1-5
5th Election District - Howard County, MD
Tax Map 41 - Grid 13 & 14 - Parcel 201
Scale: 1" = 100' Date: September 2001
Sheet 3 of 3

LDE, INC.

9250 Rumsay Road, Suite 106
Columbia, Maryland 21045
Phone (410) 715-1070

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 complied with.

D. Wayne Weller 9/12/01
D. Wayne Weller MD No. 10685 Date

John F. Liparini 9/16/01
John F. Liparini, General Manager Date

Hugh F. Cole, Jr. 9/16/01
Hugh F. Cole, General Manager Date

NOW OR FORMERLY
MAPLE LAWN FARMS, INC.
1866/657
P. 59
ZONED: RR-DEO

PINDELL WOODS, LLC
5324/548
P. 60
ZONED: RR-DEO

NOW OR FORMERLY
FLORENTINE J. BOARMAN
150/306
P. 62
ZONED: RR-DEO

NOW OR FORMERLY
BASIL J. STOYANDY
2279/288
P. 61
ZONED: RR-DEO

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 5, 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. Upon completion of the public utilities and their acceptance by Howard County, and in case of the forest conservation easement(s), upon completion of the developer's obligations under the forest conservation installation and maintenance agreement executed by the developer and the County, and the 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.

This area designates a private sewage easement of at least 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 become null and void upon connection to a public system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.

OWNER / DEVELOPER
Pindell Woods, LLC
8835 P Columbia 100 Parkway
Columbia, MD 21045
410 730-0810