

Pt.	North	East
23	592410.74	1284453.95
24	592314.70	1284657.85
25	592012.66	1284817.93
26	591669.11	1284815.67
27	591675.74	1284612.58
28	591309.43	1284720.12
29	591316.98	1284784.81
30	591313.32	1284832.64
31	591313.97	1284867.81
32	591307.99	1284945.95
33	591301.98	1284980.62
34	591298.46	1285026.50
35	591315.22	1285117.22
36	591335.26	1285159.99
37	591368.43	1285172.22
38	591380.20	1285199.81
39	592810.94	1284576.79
60	592782.29	1284556.30
61	592674.91	1284479.50
102	592700.98	1284615.53
104	592082.18	1284898.57
105	591915.56	1285010.87
106	591577.11	1285143.50
107	591572.51	1285113.85
108	591898.79	1284986.00
109	592065.42	1284873.70
111	592692.71	1284586.58
112	592094.14	1284774.75

General Notes:

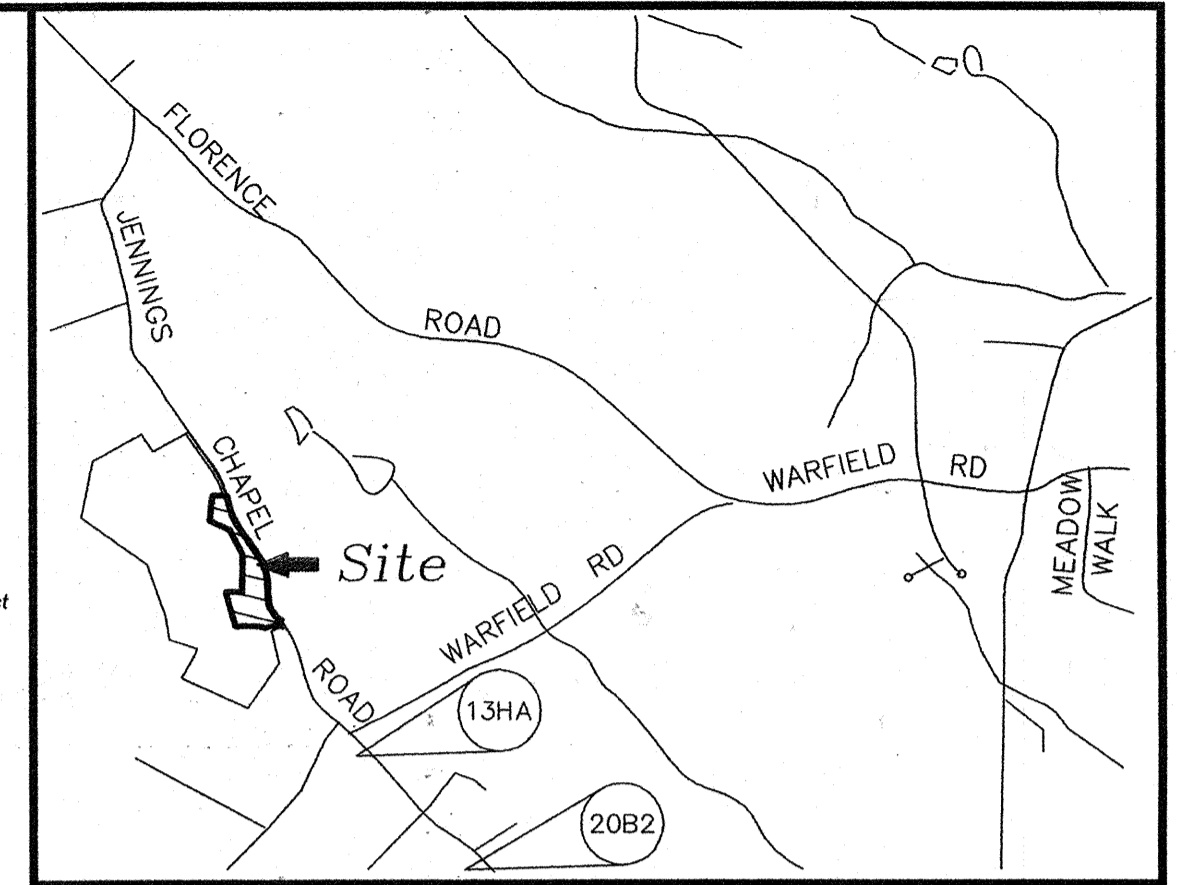
- Coordinates based on NAD '83/91 Maryland Coordinate System as projected by Howard County Geodetic Control Stations 13HA & 20B2.
(Meters X 3.280833333 = Feet; Feet X 0.3048006096 = Meters)
13HA N 589,965.189 20B2 N 588,346.299
E 1,285,964.906 E 1,287,505.584
- Denotes iron pipe found. Denotes stone found.
- This plot is based on a field run monumented boundary survey performed on or about July, 2000 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: RC-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 become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant adjustments 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.

LEGEND

- ▲ Failed Percolation Test Location (4/15/98)
 - Approved Percolation Test Location (4/15/98)
 - Approved Percolation Test Location (8/5/98)
 - Approved Percolation Test Location (3/98)
 - Preliminary Percolation Test by Owner (2/98)
 - △ APPROVED PERCOLATION TEST LOCATION (5/16/05)
- ▨ PRESERVATION PARCELS
 - ▩ PUBLIC DRAINAGE & UTILITY EASEMENT
 - ▧ FLOODPLAIN
 - ▩ FOREST CONSERVATION EASEMENT AREA

- 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 (culvert/bridge) - 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
- This project is subject to compliance with provisions of MDE State Water Appropriations Permit No. H0996013(1).
- There are no floodplains on this site per a study prepared by R.M. Mochi Group, P.C. dated February 19, 1999 (Rev. May 19, 1999).
- There are no wetlands on this site per a study prepared by M.A. Dircks & Co., Inc. dated February 15, 1999.
- Forest delineation and forest conservation plan prepared by Parkton Woodland Services dated September, 2000
- The Westwoods of Cherry Grove Homeowners Association, Inc. Articles of Incorporation have been approved by the State Department of Assessment and Taxation. Date: 2-23-01, Recording Receipt No. 100030130000000. Work Order #418212
- Preservation Parcel A is to be privately owned and maintained. Preservation Parcel A is encumbered by an easement agreement with Howard County, Maryland and The Westwoods of Cherry Grove 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.
- Open Space Lot 5 to be dedicated to The Westwoods of Cherry Grove Homeowners Association, Inc., for the residents. Access to Open Space Lot 5 will be through the adjoining Lot 21 which was dedicated to The Westwoods of Cherry Grove Homeowners Association, Inc. by Plat No. 14809.
The creation of these lots is based on a maximum density of one residential unit for every two acres.
8.50434 Ac. = Total Gross Area of Subdivision

DENSITY EXCHANGE CHART	
Receiving Parcel Information	Eyler Park, Tax Map No. 13, Grid 15, Part of Parcel 347
Total Area of Subdivision	8.50434 acres
Allowed Density Units	8.50434 acres @ 1d.u./4.25 acres= 2d.u.
Maximum Density Units	8.50434 acres @ 1d.u./2.0 acres= 4d.u.
Proposed Density Units	4
Number of CEO Units Required	2
Sending Parcel Information	2 CEO units from Sending Parcel Par. 4-Waterford Farm, Tax Map No. 20 Grid 12, Parcel 131



Vicinity Map

Scale: 1" = 2000'

Open Space Tabulation

Open Space Area Required = 5% of Gross Area of Subdivision*
0.42522 Ac. = (0.05)(8.50434 Ac.)
Open Space Area Provided = Lot 5
0.43000 Ac.

R.M. MOCHI GROUP P.C.
P.O. Box 10
New Market, Maryland 21774

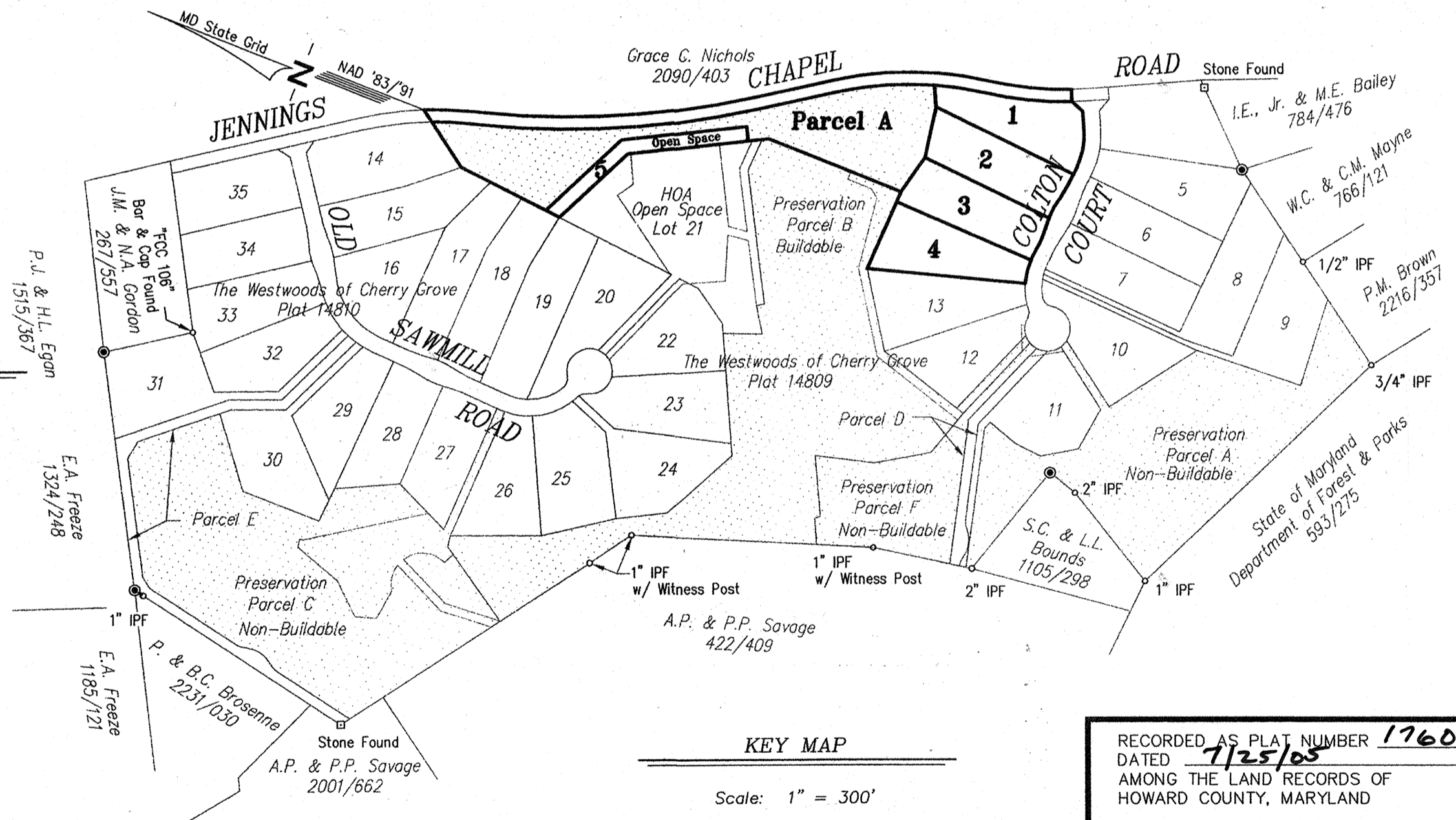
Marshall W. Nichols
Marshall W. Nichols, Managing Member
Nichols Venture, L.L.C. 6/28/05 Date

OWNER / DEVELOPER Nichols Venture, L.L.C.
ENGINEER / SURVEYOR R.M. MOCHI GROUP, P.C.
P.O. Box 10
New Market, Maryland 21774
Attn: Mr. Robert Mochi, P.E.

RODGERS CONSULTING
Enhancing the value of land assets
Rodgers Consulting, Inc.
19847 Century Blvd., Suite 200
Germantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.253.6609
www.rodgers.com

LOT TABULATION

TOTAL No. OF LOTS AND/OR PARCELS	- 6
Buildable Lots	- 4
Open Space	- 1
Buildable Preservation Parcel	- 0
Non-Buildable Preservation Parcels	- 1
TOTAL AREA OF LOTS AND/OR PARCELS	- 7.42734 Ac.
Buildable Lots	- 3.80302 Ac.
Open Space	- 0.43000 Ac.
Buildable Preservation Parcel	- 0 Ac.
Non-Buildable Preservation Parcel	- 3.19432 Ac.
TOTAL AREA OF ROAD RIGHT-OF-WAY	- 1.07700 Ac.
Jennings Chapel Road	- 1.07700 Ac.
Total Area of 100 Year Floodplain within subdivision	- 0 Ac.
TOTAL GROSS AREA OF SUBDIVISION	- 8.50434 Ac.



RECORDED AS PLAT NUMBER **17603**
DATED **7/25/05**
AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND

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

Robert J. Water
COUNTY HEALTH OFFICER KN 7/1/05 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

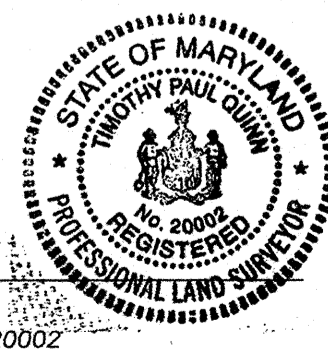
Mark A. Wright
DIRECTOR JA 7/15/05 DATE

Timothy P. Quinn
CHIEF, DEVELOPMENT ENGINEERING DIVISION 7/6/05 DATE

Surveyor's Certificate

I hereby certify that the Final Plat shown hereon is correct: that it is a subdivision of "Final Parcel 4" as described in a Declaration of Adjoiner Transfers and Confirmatory Deed dated December 22, 2000 and recorded among the Land Records of Howard County, Maryland in Liber 5294 at Folio 347; "Final Parcel 4" being part of the land acquired by Nichols Venture, L.L.C., from Marshall W. Nichols, individually and Marshall W. Nichols, Trustee of The Nichols Family Cherry Grove Trust, by a deed dated December 12, 2000, and recorded among the Land Records of Howard County, Maryland in Liber 5290 at Folio 147; that monuments or lot corners are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County; and that the requirements of Sec. 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.

6-16-05 Date
Timothy P. Quinn
Timothy P. Quinn
Professional Land Surveyor
Maryland Registration No. 20002



Owner's Dedication

We, Nichols Venture, L.L.C., 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 right-of-ways and the specific easement shown hereon;
(2) The right to require dedication for public use the beds of the streets and/or roads, and flood plains 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 flood plains, storm drainage facilities and open space where applicable; and
(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 27th day of JUNE, 2005

Marshall W. Nichols
Marshall W. Nichols, Managing Member
Nichols Venture, L.L.C.
[Signature]
Witness

Eyler Park at the Westwoods

Lots 1 through 4
Non-Buildable Preservation Parcel A
and Open Space Lot 5

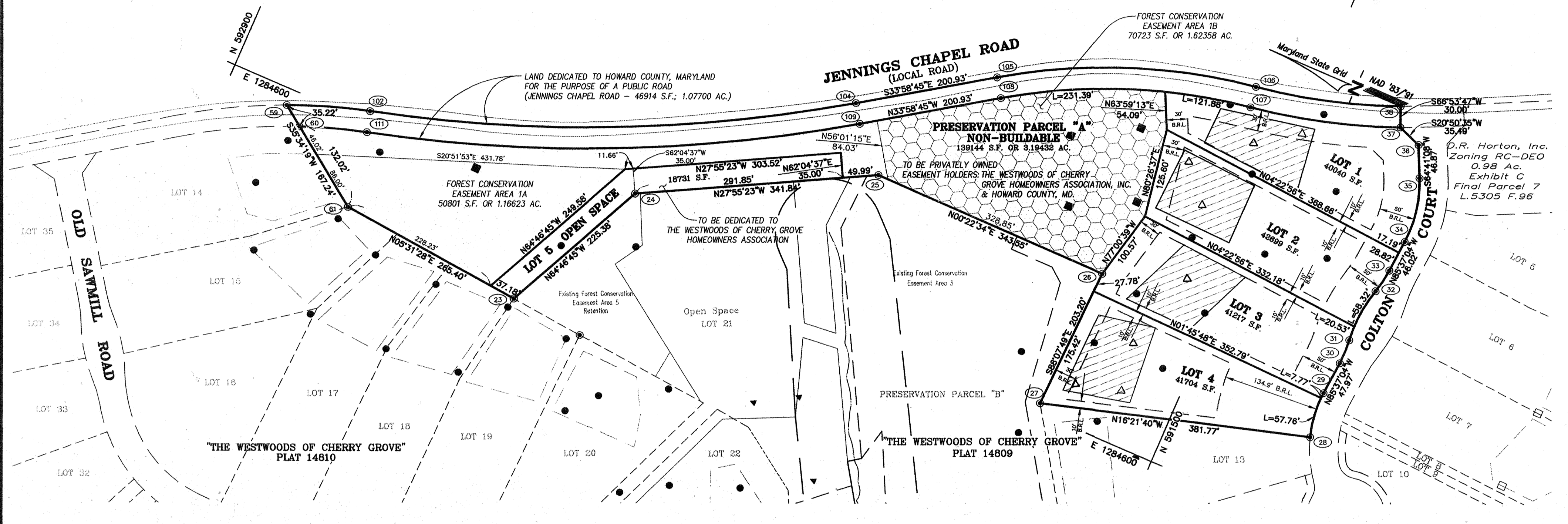
Election District No. 4 Howard County, Maryland
Tax Map 13 Grid 15 Part of Parcel 347
Scale: 1" = 300' August, 2000

Current Zoning: RC - DEO

CURVE TABLE

FROM	TO	RADIUS	LENGTH	TANGENT	CHORD BEARING & DISTANCE	DELTA
35	34	180.00	93.30	47.72	S79°32'02"W 92.25	29°41'48"
33	32	185.00	35.23	17.67	N80°09'43"W 35.18	10°54'43"
32	31	207.00	78.85	39.91	N85°37'04"W 78.37	21°49'25"
31	30	185.00	35.23	17.67	S88°55'35"W 35.18	10°54'43"
29	28	170.00	65.53	33.18	S83°20'20"W 65.13	22°05'12"
59	102	810.68	117.07	58.64	S19°20'41"E 116.97	08°16'26"
102	104	2085.15	683.14	344.86	S24°35'37"E 680.09	18°46'17"
105	106	834.40	366.45	186.23	S21°23'52"E 363.51	25°09'47"
106	36	823.45	205.33	103.20	S15°57'35"E 204.80	14°17'14"
37	107	853.45	212.82	106.96	N15°57'35"W 212.26	14°17'14"
107	108	804.40	353.27	179.53	N21°23'52"W 350.44	25°09'47"
109	111	2115.15	692.97	349.62	N24°35'37"W 689.88	18°46'17"
111	60	780.68	94.62	47.37	N18°40'48"W 94.56	06°56'40"

Grace C. Nichols
2090/403



D.R. Horton, Inc.
Zoning RC-DEO
0.98 Ac.
Exhibit C
Final Parcel 7
L.5305 F.96

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 301.253.6609
 www.rodgers.com

RECORDED AS PLAT NUMBER **17604**
 DATED **7/25/05**
 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND

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

Robert J. Wain
 COUNTY HEALTH OFFICER
 DATE **7/1/05**

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING &
 ZONING

Janet K. Cagle
 DIRECTOR
 DATE **7/15/05**

Michael J. Williams
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE **7/6/05**

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Date **6-16-05**
Timothy P. Quinn
 Timothy P. Quinn
 Professional Land Surveyor
 Maryland Registration No. 20002



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Witness our hands this **27th** day of **JUNE**, 2005
Marshall W. Nichols
 Marshall W. Nichols, Managing Member
 Nichols Venture, L.L.C.
[Signature]
 Witness

Eyler Park at the Westwoods

Lots 1 through 4
 Non-Buildable Preservation Parcel A
 and Open Space Lot 5
 Election District No. 4 Howard County, Maryland
 Tax Map 13 Grid 15 Part of Parcel 347
 Scale: 1" = 100' August, 2000
 Current Zoning: RC - DEO