

COORDINATE LIST

NO.	NORTH	EAST
1	534,123.012	1,338,446.987
2	534,110.175	1,338,395.510
3	534,083.767	1,338,401.181
4	534,302.276	1,337,729.831
5	534,602.073	1,337,747.729
6	534,600.562	1,337,761.443
7	534,846.146	1,337,788.497
8	534,945.900	1,337,805.561
9	535,112.729	1,337,839.952
10	535,111.277	1,337,845.993
11	534,972.688	1,338,422.851
12	534,879.141	1,338,423.949
13	534,827.160	1,338,429.476
14	534,413.517	1,338,435.799
15	536,072.856	1,337,836.830
16	534,668.674	1,337,771.226
17	534,600.148	1,337,765.199
18	534,394.733	1,337,747.133
19	534,392.952	1,337,746.976
20	534,227.107	1,337,757.734
21	534,019.532	1,337,806.376
22	533,985.548	1,337,858.273
23	534,133.104	1,338,446.598
24	534,299.569	1,337,746.799
25	534,289.737	1,337,807.688
26	534,414.614	1,337,774.215
27	534,406.642	1,337,888.594
28	534,388.616	1,338,081.780
29	534,561.701	1,338,267.531
30	534,637.400	1,338,265.829
31	534,780.927	1,338,160.656
32	534,857.617	1,338,047.380
33	534,774.919	1,338,072.132
34	534,779.533	1,338,102.879
35	534,746.257	1,338,160.708
36	534,636.501	1,338,225.840
37	534,580.802	1,338,227.541
38	534,428.443	1,338,085.496
39	534,457.161	1,337,777.719
40	534,484.387	1,337,755.018

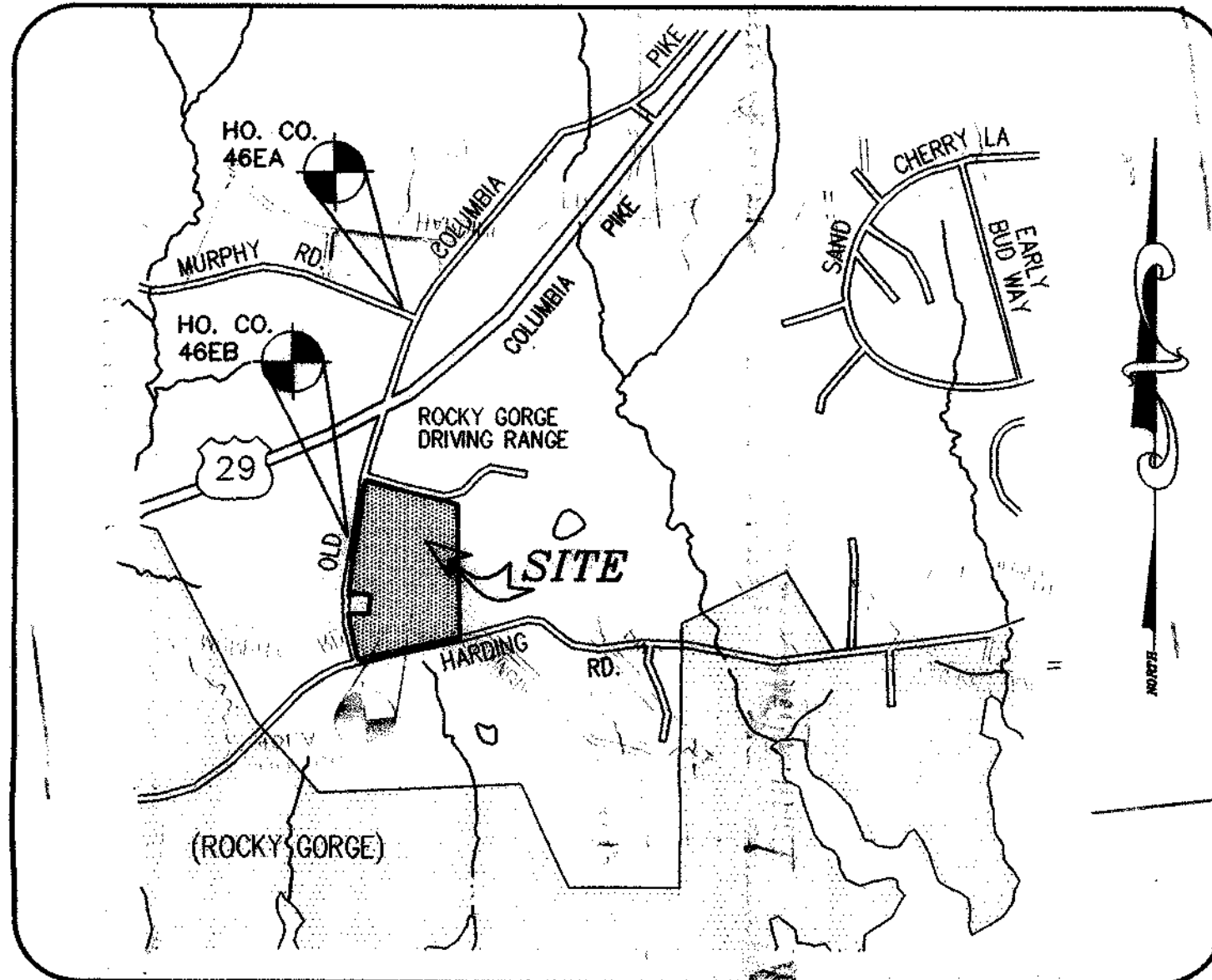
NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.28083333.

CURVE DATA

CURVE NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
16-17	2800.00	409.84	08°23'11"	205.29	409.47	S09°13'10"W
21-25	550.00	73.34	07°38'23"	36.72	73.28	N08°34'52"W
22-23	45.00	72.00	91°40'44"	46.34	64.57	S58°14'25"E
29-30	170.00	286.67	96°37'06"	190.87	253.89	N47°01'18"E
31-32	170.00	174.45	58°47'45"	95.78	186.90	N30°41'08"W
33-34	50.00	210.00	240°38'24"	85.50	86.32	S16°39'46"E
34-35	25.00	33.55	76°53'57"	19.85	31.09	N81°28'01"E
36-37	130.00	133.40	58°47'45"	73.24	127.63	S30°41'08"E
38-39	130.00	219.22	96°37'06"	145.96	194.15	S47°01'18"W

MINIMUM LOT SIZE CHART

LOT NO.	MINIMUM LOT AREA	PIPESTEM	TOTAL LOT AREA
2	16,000 SQ. FT.	2,616 SQ. FT.	18,616 SQ. FT.
3	16,000 SQ. FT.	1,957 SQ. FT.	17,957 SQ. FT.
8	16,000 SQ. FT.	1,947 SQ. FT.	17,947 SQ. FT.
9	16,000 SQ. FT.	1,138 SQ. FT.	17,138 SQ. FT.
10	16,000 SQ. FT.	158 SQ. FT.	16,158 SQ. FT.



VICINITY MAP

SCALE 1"=1000'

GENERAL NOTES

- TAX MAP: 46, P/O PARCEL: 230, BLOCK: 15.
- SUBJECT PROPERTY ZONED R-20 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED MAY 2000 BY MILDENBERG, BOENDER & ASSOC., INC.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 46EA & 46EB.
 - STA. No. 46EA N 536,185.423 ELEV. 415.10
 - E 1,338,091.710
 - STA. No. 46EB N 534,750.221 ELEV. 413.24
 - E 1,337,742.800
- DENOTES AN IRON PIN OR IRON PIPE FOUND.
- DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- BRL DENOTES A BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- NO STEEP SLOPES, STREAMS, OR FLOODPLAIN EXIST ON-SITE.
- NO WETLANDS EXIST ON-SITE PER FIELD INVESTIGATION BY KELLY SPALDING OF MILDENBERG, BOENDER & ASSOCIATES, INC. IN MAY 2000.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION HAS BEEN FULFILLED BY THE PLACEMENT OF 1.48 ACRES OF AFFORESTATION IN A FOREST CONSERVATION EASEMENT AND VIA PAYMENT OF A FEE-IN-LIEU OF 0.67 ACRES (29,185.2 SQ. FT.) OF AFFORESTATION IN THE AMOUNT OF \$8,755.56. SURETY FOR THE ON-SITE AFFORESTATION IN THE AMOUNT OF \$19,340.64 HAS BEEN POSTED AS PART OF DEVELOPERS AGREEMENT.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS ADJACENT TO A DESIGNATED SCENIC ROAD.
- Denotes a private drainage & utility easement.
 - Denotes a private use-in-common driveway easement.
 - Denotes a public water, sewer & utility easement.
 - Denotes a forest conservation easement (afforestation).
 - Denotes a 10' public tree maintenance easement.
 - Denotes a private SWM, access, drainage, & utility easement.
- AREA OF SUBDIVISION = 14.597 Ac. ±
 AREA OF THE SMALLEST LOT = 16,000 SQ. FT.
 OPEN SPACE REQUIRED: 20% OR 3,093 ACRES.
 OPEN SPACE PROVIDED: 3,094 ACRES.
 RECREATIONAL OPEN SPACE REQUIRED: 28 LOTS @ 200 SQ.FT./LOT = 5,600 SQ. FT.
 RECREATIONAL OPEN SPACE PROVIDED: 5,600 SQ. FT.
- DRIVEWAYS 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 RESIDENT).
 - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H20 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 ENSURE 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 ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE MET ON-SITE VIA EXTENDED DETENTION. SWM FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED. LOTS 8 THRU 20 SHALL HAVE DRY WELLS OR OTHER APPROVED WATER QUALITY TREATMENT PROVIDED ON THE INDIVIDUAL LOT AT THE SITE DEVELOPMENT PLAN STAGE.
- STORMWATER MANAGEMENT FACILITIES WILL BE REQUIRED ON OPEN SPACE LOT 31 SHOWN ON THIS PLAT IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY AND A MAINTENANCE AGREEMENT.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.

NOTE:

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE NON-BUILDABLE BULK PARCEL A INTO LOTS 2 THRU 31 AND ABANDON A PORTION OF AN EXISTING PUBLIC WATER, SEWER, & UTILITY EASEMENT IN THE PROPOSED RIGHT OF WAY FOR JAMESTOWN COURT.

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 MAY 2, 2001 ON WHICH DATE DEVELOPER AGREEMENT 24-3905-D WAS FILED AND ACCEPTED.

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.

[Signature] 6/30/01
 DATE
[Signature] 6/30/01
 DATE
 RUSSELL DICKENS, MANAGER
 TANTERRA, L.C., OWNER

TOTAL AREA TABULATION

NUMBER OF BUILDABLE LOTS	28
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	2
NUMBER OF LOTS OR PARCELS	30
AREA OF BUILDABLE LOTS	10.484 AC ±
AREA OF BULK PARCELS	0 AC
AREA OF OPEN SPACE LOTS	3.094 AC ±
AREA OF RECREATIONAL OPEN SPACE	0.133 AC ±
AREA OF 100 YEAR FLOODPLAIN	0 AC
AREA OF ROADWAY	1.039 AC ±
AREA	14.597 AC ±

- WAIVER TO DESIGN MANUAL, VOLUME I, SECTION 5.2.4.G, TO REDUCE THE 20 FOOT NO WOODY VEGETATION SETBACK FROM TOE OF FILL OF A POND EMBANKMENT TO 15 FEET, APPROVED ON OCTOBER 25, 2000.
 - THE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS, AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
 - THIS PROJECT IS SUBJECT TO WP-01-65, APPROVED ON FEBRUARY 9, 2001, WAIVING SECTION 16.144(q)(6) TO ALLOW THE REACTIVATION OF THE FINAL RECORD PLAT, F-00-169, TO ALLOW THE SUBMISSION OF THE ORIGINAL RECORD PLAT MYLARS FOR SIGNATURE. THE CONDITION OF THE WAIVER REQUIRES THE SUBMISSION OF THE PLAT ORIGINALS WITHIN 180 DAYS OF APPROVAL OF THIS WAIVER, 8/8/01.
 - ARTICLES OF INCORPORATION FOR JAMESTOWN LANDING HOMEOWNERS ASSOCIATION INC. APPROVED ON MAY 30, 2001 BY THE STATE DEPARTMENT OF TAXATION AND ASSESSMENTS UNDER DEPARTMENT ID NO. D06318687. HOMEOWNERS ASSOCIATION COVENANTS WILL BE RECORDED CONCURRENT WITH THIS PLAT.
- OWNER/DEVELOPER**
 TANTERRA, L.C.
 6820 ELM STREET, SUITE 200
 McLEAN, VIRGINIA 22101
 (703) 734-9730

- PUBLIC WATER AND SEWAGE ALLOCATION IS TO BE GIVEN UPON APPROVAL OF THE CONSTRUCTION PLANS FOR THE SERVICE EXTENSIONS.
- LANDSCAPING FOR LOTS 2 THRU 31 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. LANDSCAPING FOR LOT 1 WILL BE ADDRESSED WITH THE SITE DEVELOPMENT PLAN FOR THAT LOT, INSTEAD OF WITH THIS PLAN AS WAS INDICATED ON F-00-169.
- OPEN SPACE LOTS 30 AND 31 WILL BE CONVEYED TO HOMEOWNERS ASSOCIATION.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION EASEMENT"), LOCATED IN, ON, OVER AND THROUGH OPEN SPACE LOTS 30 & 31, ANY CONVEYANCE OF AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION EASEMENT. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT, 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 THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THERE ARE NO EXISTING STRUCTURES ON-SITE.

OWNER'S STATEMENT

I, TANTERRA, L.C., 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS **6TH** DAY OF **JUNE**, 2001.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A OF "JAMESTOWN LANDING, LOT 1 AND NON-BUILDABLE BULK PARCEL A" RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT # 14871 AND BEING THAT LAND CONVEYED BY LARRY H. JAGER AND LINDA L. SCHLEIER TO TANTERRA, L.C. BY DEED DATED MAY 30, 2000, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 5106 AT FOLIO 0078 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.



[Signature] 6/5/01
 DATE
 J. M. MILDENBERG, L.S., NO. 1077

RECORDED AS PLAT **14853** on **6/30/01** AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

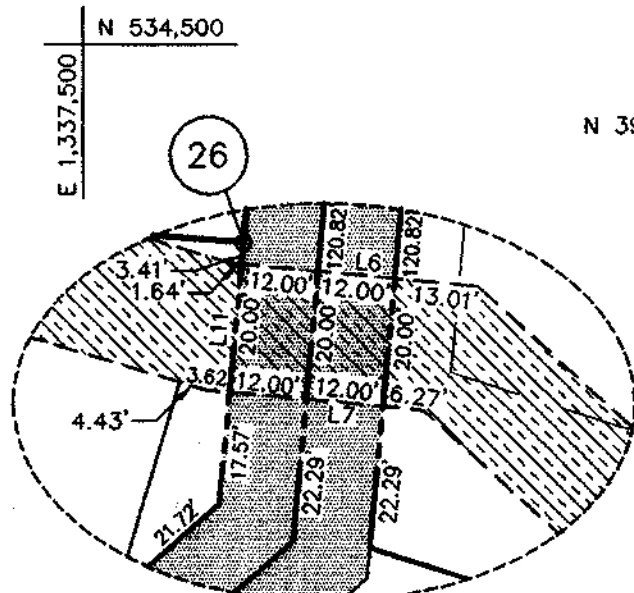
JAMESTOWN LANDING,
LOTS 2 THRU 31
 A RESUBDIVISION OF JAMESTOWN LANDING,
 NON-BUILDABLE BULK PARCEL 'A'

SHEET 1 OF 3
 TAX MAP 46 P/O PARCEL NO. 230 GRID NO. 15 BULK PARCEL A
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-20
 SCALE: AS SHOWN DATE: JUNE 2001 DPZ FILE NOS. F-00-169; SP-01-01; WP-01-65.

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0296 Fax

LINE TABLE

LINE	BEARING & DISTANCE	LINE	BEARING & DISTANCE
L1	S56°36'13"E 17.35'	L9	N85°42'15"W 64.51'
L2	S62°10'11"E 20.85'	L10	N16°37'49"E 35.00'
L3	S62°10'11"E 19.89'	L11	N05°19'50"E 40.98'
L4	S62°10'11"E 19.36'	L12	S48°19'24"W 88.99'
L5	S73°22'11"E 15.83'	L13	S77°35'56"W 35.00'
L6	S84°40'10"E 38.64'	L14	S39°44'10"E 11.98'
L7	N84°40'10"W 33.89'	L15	N04°29'28"W 46.41'
L8	N73°22'11"W 62.46'		



DETAIL A
SCALE: 1" = 30'

OWNER/DEVELOPER
TANTERRA, L.C.
6820 ELM STREET, SUITE 200
MCLEAN, VIRGINIA 22101
(703) 734-9730

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 MAY 2, 2001 ON WHICH DATE DEVELOPER AGREEMENT 24-3905-D WAS FILED AND ACCEPTED.

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.

[Signature] 6/5/01 DATE
JOHN W. MILDENBERG, SURVEYOR
[Signature] 6/5/01 DATE
RUSSELL B. BUCKENS, MANAGER
TANTERRA, L.C. OWNER

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	15
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	16
AREA OF BUILDABLE LOTS	5.689 AC ±
AREA OF BULK PARCELS	0 AC
AREA OF OPEN SPACE LOTS	1.612 AC ±
AREA OF RECREATIONAL OPEN SPACE	0 AC
AREA OF 100 YEAR FLOODPLAIN	0 AC
AREA OF ROADWAY	0.553 AC ±
AREA	7.854 AC ±

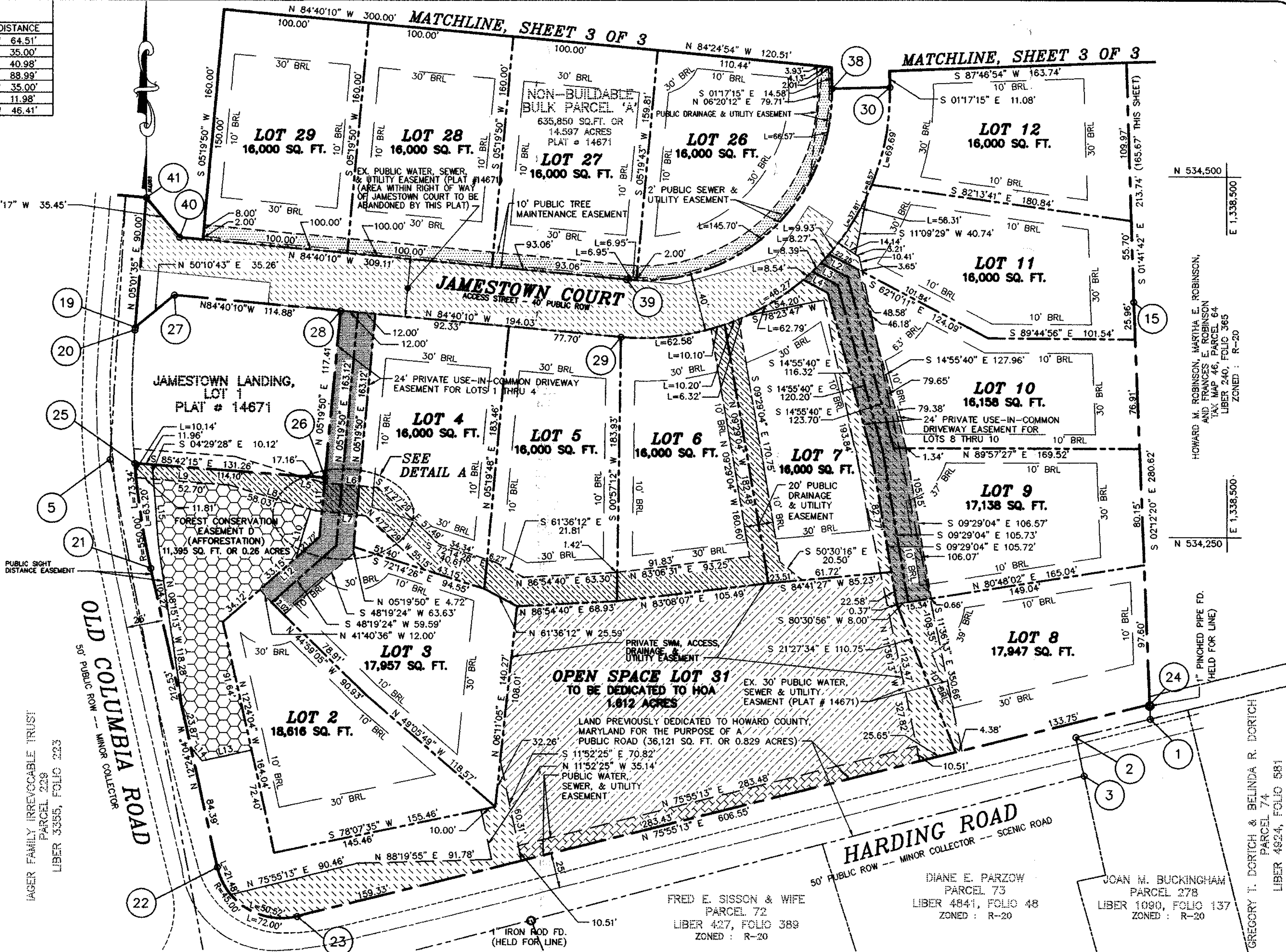
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 6/26/01 DATE
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 6/29/01 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 6/29/01 DATE
DIRECTOR



OWNER'S STATEMENT

I, TANTERRA, L.C., 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS **6TH** DAY OF **JUNE, 2001.**

[Signature]
RUSSELL B. BUCKENS, MANAGER, TANTERRA, L.C.

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A OF "JAMESTOWN LANDING, LOT 1 AND NON-BUILDABLE BULK PARCEL A" RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT # 14671 AND BEING THAT LAND CONVEYED BY LARRY H. IAGER AND LINDA L. SOELLER TO TANTERRA, L.C. BY DEED DATED MAY 30, 2000, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 5106 AT FOLIO 0078 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

[Signature] 6/5/01 DATE
JOHN W. MILDENBERG, S.S. NO. 10118

RECORDED AS PLAT **14854** ON **6/29/01** AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

JAMESTOWN LANDING, LOTS 2 THRU 31
A RESUBDIVISION OF JAMESTOWN LANDING, NON-BUILDABLE BULK PARCEL A

SHEET 2 OF 3
TAX MAP 46 P/O PARCEL NO. 230 GRID NO. 15 BULK PARCEL A
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-20
SCALE: 1" = 50' DATE: JUNE 2001 DPZ FILE NOS. F-00-169; SP-01-01; WP-01-85

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Ball. (301) 621-5521 Wash. (410) 997-0298 Fax

F-01-88

1" PINCHED PIPE FD. (HELD FOR LINE)

HOWARD M. ROBINSON, MARTHA E. ROBINSON,
AND FRANCES E. ROBINSON,
TAX MAP 46, PARCEL 64
LIBER 240, FOLIO 365
ZONED : R-20

LAND PREVIOUSLY DEDICATED TO THE STATE
OF MARYLAND FOR THE PURPOSE OF A
STATE ROAD (1,719 SQ. FT. OR 0.039 ACRES)

IAGER FAMILY IRREVOCABLE TRUST
PARCEL 223
LIBER 3355, FOLIO 223
ZONED : R-20

STATE ROADS COMMISSION
RIGHT OF WAY
SHA PLAT No. 28334

OWNER/DEVELOPER
TANTERRA, L.C.
6820 ELM STREET, SUITE 200
MCLEAN, VIRGINIA 22101
(703) 734-9730

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 MAY 2, 2001
ON WHICH DATE DEVELOPER AGREEMENT 24-3905-D
WAS FILED AND ACCEPTED.

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.

[Signature]
DATE: 6/24/01
RUSSELL WICKENS, MANAGER
TANTERRA, L.C. OWNER

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	13
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	14
AREA OF BUILDABLE LOTS	4.775 AC ±
AREA OF BULK PARCELS	0 AC
AREA OF OPEN SPACE LOTS	1.482 AC ±
AREA OF RECREATIONAL OPEN SPACE	0.133 AC ±
AREA OF 100 YEAR FLOODPLAIN	0 AC
AREA OF ROADWAY	0.486 AC ±
AREA	8.743 AC ±

APPROVED: FOR PUBLIC WATER AND PUBLIC
SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 6-26-01
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF
PLANNING AND ZONING

[Signature] 6/26/01
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 6/29/01
DIRECTOR DATE

OWNER'S STATEMENT

I, TANTERRA, L.C., 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 ERCTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

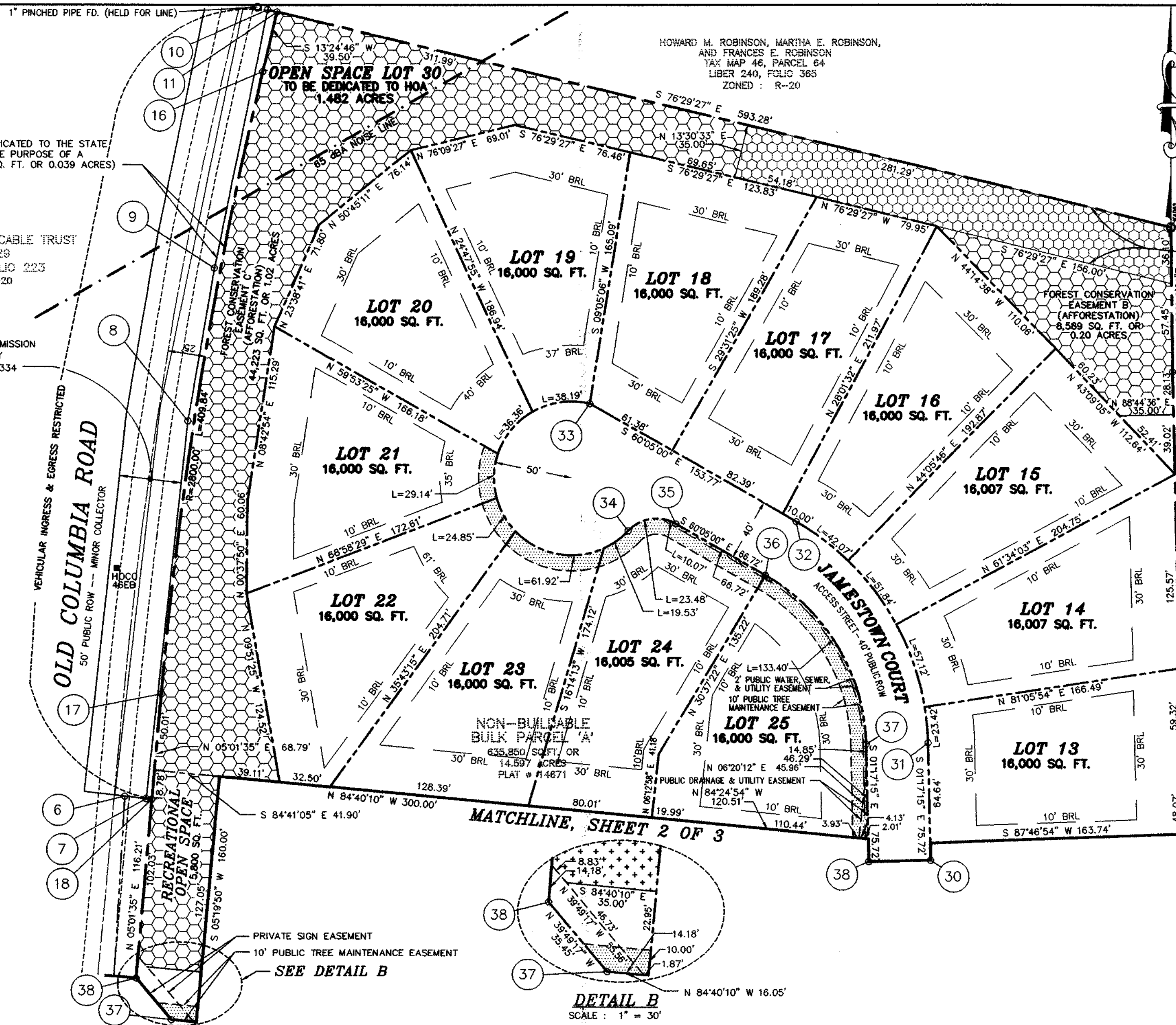
WITNESS MY HAND THIS **6TH** DAY OF **JUNE, 2001.**

[Signature]
RUSSELL WICKENS, MANAGER, TANTERRA, L.C. WITNESS

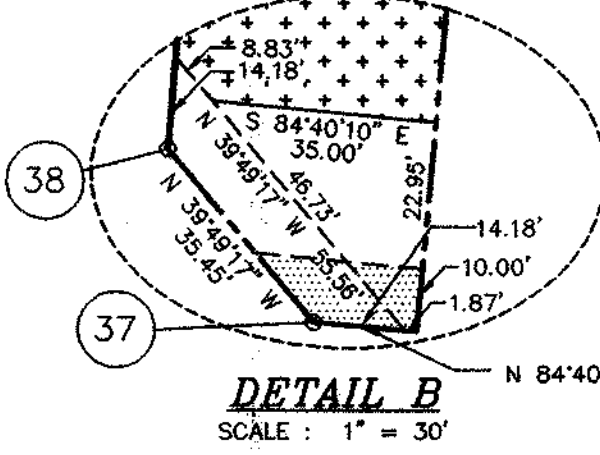
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A OF "JAMESTOWN LANDING, LOT 1 AND NON-BUILDABLE BULK PARCEL A" RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT # 14671 AND BEING THAT LAND CONVEYED BY LARRY H. IAGER AND LINDA L. SCHELLER TO TANTERRA, L.C. BY DEED DATED MAY 30, 2000, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 5108 AT FOLIO 0078 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH HOWARD COUNTY SUBDIVISION REGULATIONS.

[Signature]
JOHN B. MILDENBERG, L.S. No. 10718 DATE: 6/26/01



MATCHLINE, SHEET 2 OF 3



SCALE: 1" = 30'

RECORDED AS PLAT 14855 6/29/01 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**JAMESTOWN LANDING,
LOTS 2 THRU 31**
A RESUBDIVISION OF JAMESTOWN LANDING,
NON-BUILDABLE BULK PARCEL 'A'

TAX MAP 46 SIXTH ELECTION DISTRICT SCALE: 1" = 50'
P/O PARCEL NO. 230 HOWARD COUNTY, MARYLAND DATE: JUNE 2001
GRID NO. 15 EX. ZONING R-20 DPZ FILE NOS. F-00-169;
BULK PARCEL A SP-01-01; WP-01-65

**MILDENBERG,
BOENDER & ASSOC., INC.**
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(410) 997-0296 Cell. (301) 621-5521 Wash. (410) 997-0298 Fax.

F-01-88