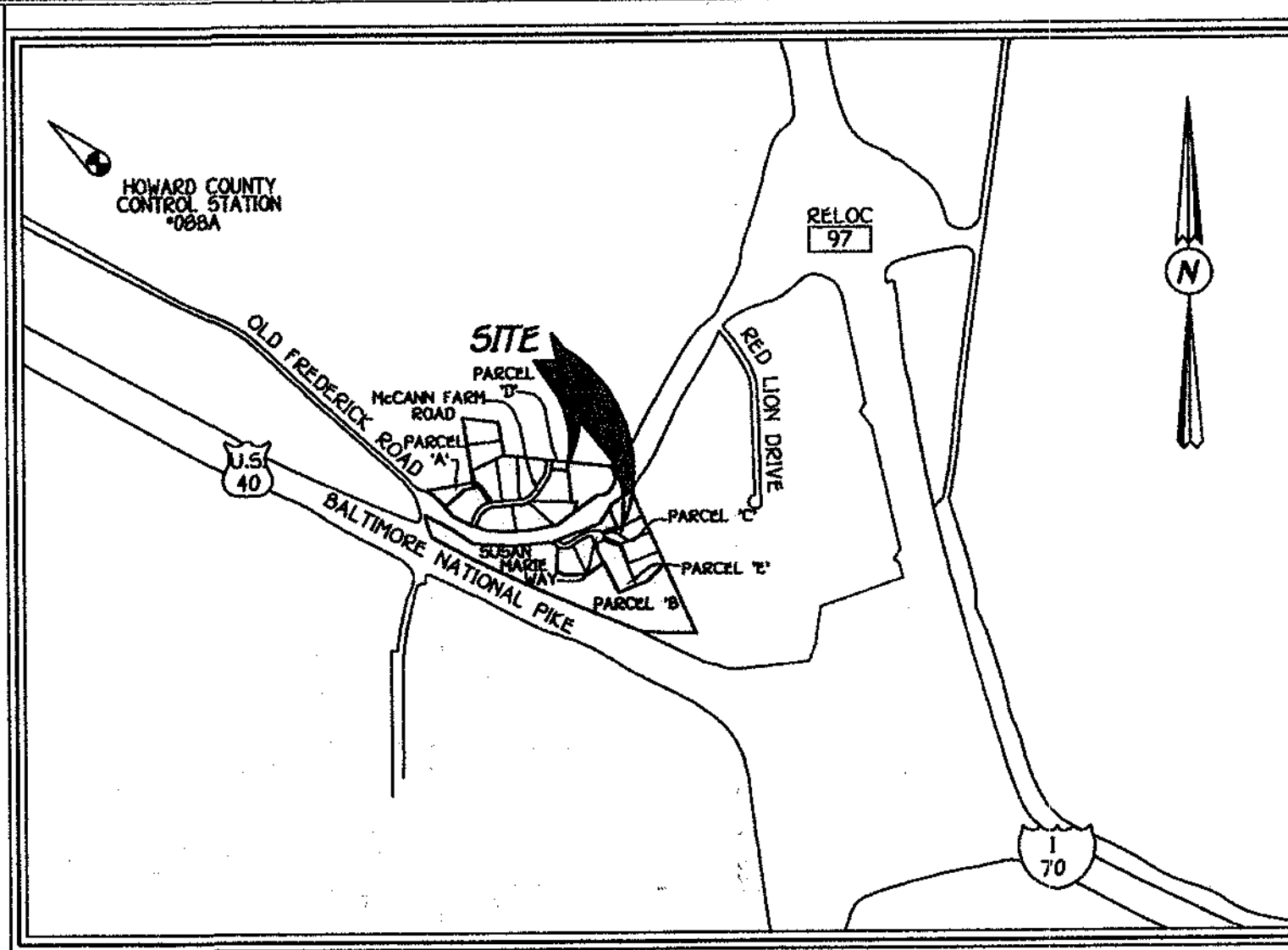


U.S. Equivalent Coordinate Table

Table with 4 columns: Easting, Northing, Easting, Northing. Contains U.S. grid coordinates for the project area.

Metric Coordinate Table

Table with 4 columns: Easting (m), Northing (m), Easting (m), Northing (m). Contains metric coordinates for the project area.



Area Tabulation table with columns: sheet 1-8 and Total. Lists number of lots, open space, and other metrics for each sheet.

Minimum Lot Size Chart table with columns: Lot No., Total Area, Pipestem, Remaining, Min. Lot Size. Shows how lot sizes decrease as pipestem increases.

Density Exchange Chart table with columns: Receiving Parcel Information, Minimum Density Units, Proposed Density Units, etc. Shows exchange rates for different parcel densities.

Owner's Certificate section containing the signatures and names of Terrell A. Fisher, L.S., and Elizabeth Marie McCann, dated 12/12/01.

Contract Purchaser and Developer section containing the names and address of McCann Property and FCC Partnership.

Reservation of Public Utility And Forest Conservation Easements section. A detailed legal notice regarding easements for water, sewer, storm drainage, and forest conservation.

General Notes:

- List of 35 general notes providing legal and technical details about the easements, lot divisions, survey methods, and project requirements. Includes references to Maryland laws and local ordinances.

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

Signature of Howard County Health Officer MK, dated 6/7/02.

APPROVED: Howard County Department of Planning And Zoning.

Signatures and dates from the Howard County Department of Planning and Zoning, including Chief Development Engineering Division MK and Director HB.

OWNER'S CERTIFICATE section with the signature of Elizabeth Marie McCann, dated 2/20/02.

WITNESS section with the signature of Margaret McCann-Olson, dated 12/12/01.

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct. Contains the text of the surveyor's certificate.

Signature and seal of Terrell A. Fisher, Professional Land Surveyor No. 10692, dated 12/12/01.

RECORDED AS PLAT No. 15470 ON 6-27-02

MCCANN PROPERTY section including the name of the property and zoning information (Zoning: RC-DEO).

Additional property details including Tax Map No. 8, Parcel No. 78, Grid No. 16, and recording information (599-03 P00-12 F01-105).

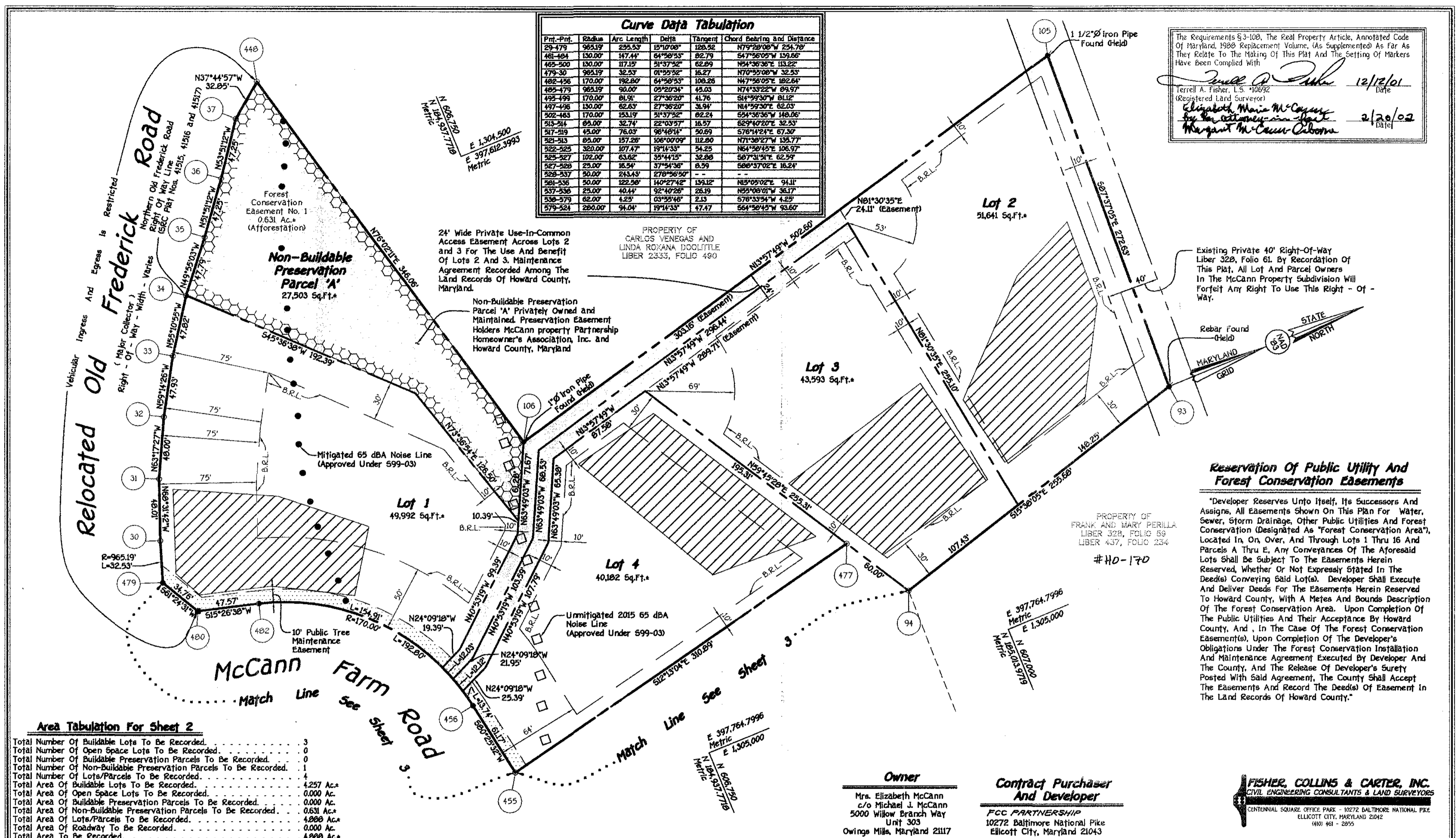
F 01-105

Curve Data Tabulation

Point	Radius	Arc Length	Delta	Tangent	Chord Bearing and Distance
29-479	983.19	255.53	15°10'08"	128.52	N79°29'08"W 254.78'
461-484	130.00	147.44	64°58'53"	82.79	S47°58'05"W 159.56'
485-500	130.00	117.19	51°37'52"	62.89	N51°38'36"E 113.22'
379-39	983.19	32.23	0°19'52"	18.27	N70°29'08"W 32.53'
482-496	170.00	192.80	64°58'53"	108.26	N47°58'05"E 182.64'
482-479	983.19	90.00	02°20'34"	45.03	N74°33'22"W 89.97'
495-499	170.00	81.91	27°38'20"	41.76	S14°59'30"W 81.12'
497-496	150.00	62.63	27°38'20"	31.91	N14°59'30"E 62.03'
502-463	170.00	153.19	51°37'52"	82.24	S54°38'36"E 148.06'
513-514	85.00	32.74	22°03'57"	16.57	S29°40'20"E 32.53'
517-519	45.00	76.03	98°48'14"	30.89	S78°14'24"E 67.30'
521-513	85.00	157.28	106°00'09"	112.60	N71°58'27"W 135.77'
522-525	320.00	107.47	19°14'33"	54.25	N64°58'45"E 106.97'
525-527	102.00	63.62	35°44'15"	32.88	S67°31'51"E 62.59'
527-528	25.00	16.54	37°54'38"	8.99	S68°57'02"E 16.24'
528-537	50.00	243.45	278°56'50"	-	-
561-536	50.00	122.58	140°27'42"	139.12	N15°09'02"E 94.11'
537-536	25.00	40.44	92°40'28"	25.19	N55°08'01"W 36.17'
536-579	62.00	4.25	03°55'48"	2.13	S78°33'54"W 4.25'
579-524	280.00	94.04	19°14'33"	47.47	S64°58'45"W 93.60'

The Requirements S-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

Terrell A. Fisher 12/12/01
 Terrell A. Fisher, L.S. 10692
 (Registered Land Surveyor)
Elizabeth Marie McCann
for her Attorney-in-Fact
Margaret M. Cassin-Adams 2/28/02
 Date



Area Tabulation For Sheet 2

Total Number Of Buildable Lots To Be Recorded	3
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Buildable Preservation Parcels To Be Recorded	0
Total Number Of Non-Buildable Preservation Parcels To Be Recorded	1
Total Number Of Lots/Parcels To Be Recorded	4
Total Area Of Buildable Lots To Be Recorded	1,257 Ac.
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.
Total Area Of Buildable Preservation Parcels To Be Recorded	0.000 Ac.
Total Area Of Non-Buildable Preservation Parcels To Be Recorded	0.631 Ac.
Total Area Of Lots/Parcels To Be Recorded	1,888 Ac.
Total Area Of Roadway To Be Recorded	0.000 Ac.
Total Area To Be Recorded	1,888 Ac.

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

Ray Brown 2/7/02
 Howard County Health Officer M.P. Date

APPROVED: Howard County Department Of Planning And Zoning

Chad Damron 6/12/02
 Chief, Development Engineering Division MK Date

Joseph R. Roth 6/24/02
 Director Date

OWNER'S CERTIFICATE

Elizabeth Marie McCann, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/OR Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/OR Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 26th Day Of February 2002

Elizabeth Marie McCann
 by her Attorney-in-Fact
Margaret M. Cassin-Adams

Terrell A. Fisher
 Witness

SURVEYOR'S CERTIFICATE

I hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of Part Of The Lands Conveyed By B. Frank Hernandez And Virginia H. Hernandez, His Wife, Of Los Angeles County, California To John H. McCann And Elizabeth Marie McCann, His Wife, Of Baltimore City By Deed Dated August 5, 1955 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 271 A1 Folio 12, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Terrell A. Fisher 12/12/01
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 15471 ON 6-27-02
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

McCann Property
 Lots 1 Thru 16 And
 Preservation Parcels 'A' Thru 'E'

Zoning: RC-DEO

Tax Map No.: B Parcel No.: 78 Grid No.: 16
 Fourth Election District Howard County, Maryland

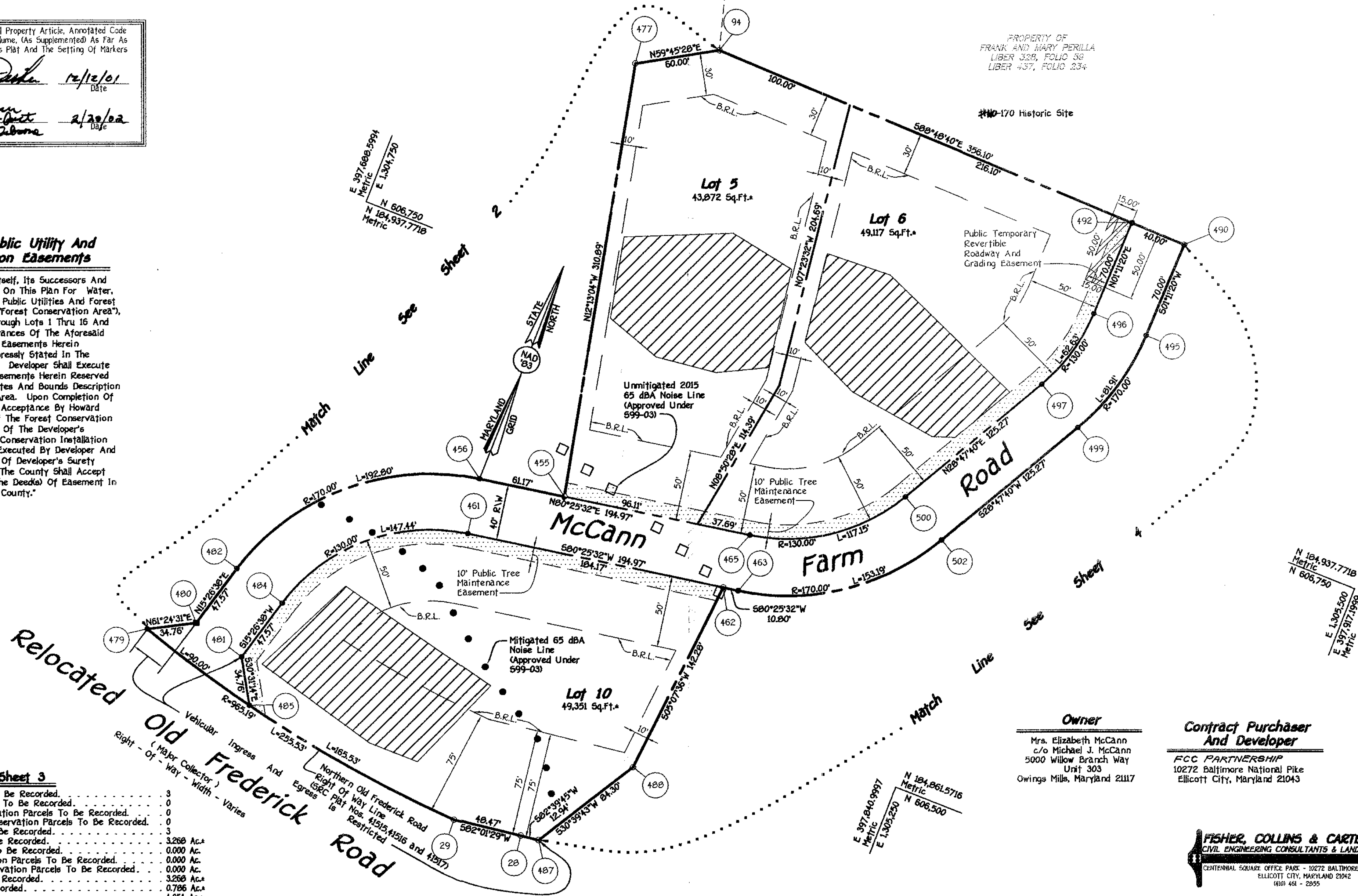
Scale: 1" = 50'
 Date: December 10, 2001
 Sheet 2 of 8
 599-03 P00-12 F01-105

The Requirements §3-108, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

Terrell A. Fisher 12/12/01
 Terrell A. Fisher, L.S. #10692
 (Registered Land Surveyor)
 Date
Elizabeth Marie McCann
 by her Attorney-in-Fact
 Margaret McCann-Cabone 2/29/02
 Date

Reservation Of Public Utility And Forest Conservation Easements

"Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Area"), Located In, On, Over, And Through Lots 1 Thru 16 And Parcels A Thru E, Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot(s). Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."



PROPERTY OF
 FRANK AND MARY PERILLA
 LIBER 328, FOLIO 38
 LIBER 437, FOLIO 234

#170 Historic Site

Owner
 Mrs. Elizabeth McCann
 c/o Michael J. McCann
 5000 Willow Branch Way
 Unit 303
 Owings Mills, Maryland 21117

**Contract Purchaser
 And Developer**
 FCC PARTNERSHIP
 10272 Baltimore National Pike
 Ellicott City, Maryland 21043

Area Tabulation For Sheet 3

Total Number Of Buildable Lots To Be Recorded.	3
Total Number Of Open Space Lots To Be Recorded.	0
Total Number Of Buildable Preservation Parcels To Be Recorded.	0
Total Number Of Non-Buildable Preservation Parcels To Be Recorded.	0
Total Number Of Lots/Parcels To Be Recorded.	3
Total Area Of Buildable Lots To Be Recorded.	3,266 Ac.±
Total Area Of Open Space Lots To Be Recorded.	0.000 Ac.
Total Area Of Buildable Preservation Parcels To Be Recorded.	0.000 Ac.
Total Area Of Non-Buildable Preservation Parcels To Be Recorded.	0.000 Ac.
Total Area Of Lots/Parcels To Be Recorded.	3,266 Ac.±
Total Area Of Roadway To Be Recorded.	0.796 Ac.±
Total Area To Be Recorded.	4,054 Ac.±

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

Ray B... 6/26/02
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Michael M... 6/12/02
 Chief, Development Engineering Division Date

James B... 6/24/02
 Director Date

OWNER'S CERTIFICATE
 Elizabeth Marie McCann, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns: (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/OR Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/OR Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 20th Day Of January 2002.

Elizabeth Marie McCann
 by her Attorney-in-Fact
 Margaret McCann-Cabone

Terrell A. Fisher
 Witness

SURVEYOR'S CERTIFICATE
 I Herby Certify That The Final Plat Shown Hereon is Correct; That It Is A Subdivision Of Part Of The Lands Conveyed By B. Frank Hernandez And Virginia H. Hernandez, His Wife, Of Los Angeles County, California To John H. McCann And Elizabeth Marie McCann, His Wife, Of Baltimore City By Deed Dated August 5, 1955 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 271 At Folio 12, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Terrell A. Fisher 12/12/01
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 15472 ON 6-27-02
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

McCann Property
 Lots 1 Thru 16 And
 Preservation Parcels 'A' Thru 'E'

Zoning: RC-DEO

Tax Map No.: 8 Parcel No.: 78 Grid No.: 16
 Fourth Election District Howard County, Maryland

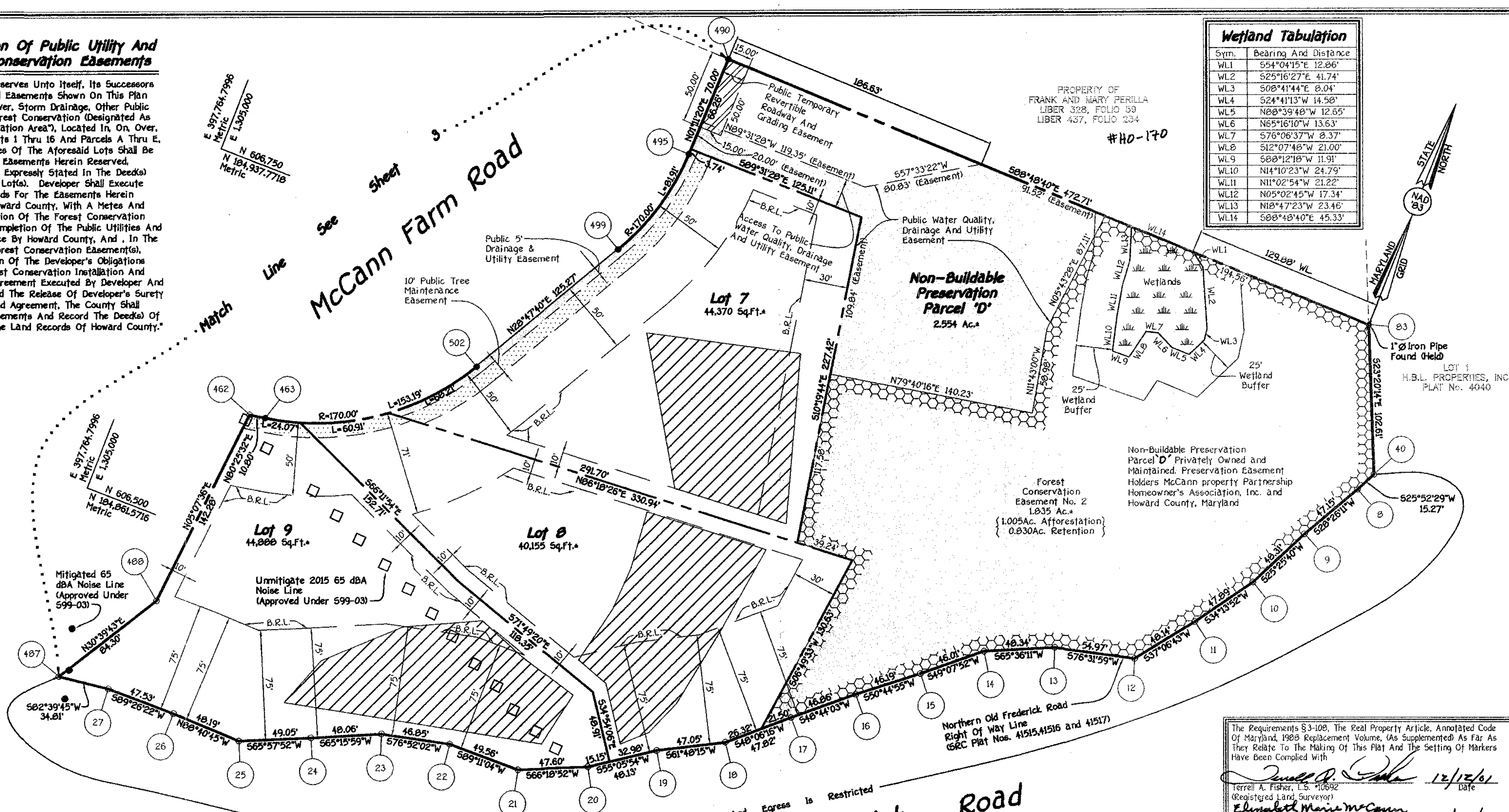
Scale: 1" = 50'
 Date: December 10, 2001
 Sheet 3 of 8
 599-03 P00-12 F01-105

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 481-2255

Reservation Of Public Utility And Forest Conservation Easements

"Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Area"), Located In, On, Over, And Through Lots 1 Thru 16 And Parcels A Thru E, Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Lots). Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deeds) Of Easement In The Land Records Of Howard County."

Wetland Tabulation	
Sym.	Bearing And Distance
WL1	S54°04'15"E 12.86'
WL2	S25°16'27"E 41.74'
WL3	S08°41'44"E 8.04'
WL4	S24°41'13"W 14.50'
WL5	N08°39'48"W 12.65'
WL6	N65°16'10"W 13.63'
WL7	S76°06'37"W 8.37'
WL8	S12°07'48"W 21.00'
WL9	S08°12'10"W 11.91'
WL10	N14°10'23"W 24.79'
WL11	N11°02'54"W 21.22'
WL12	N05°02'45"W 17.34'
WL13	N18°47'23"W 23.46'
WL14	S08°48'40"E 45.33'



Area Tabulation For Sheet 4

Total Number Of Buildable Lots To Be Recorded.	3
Total Number Of Open Space Lots To Be Recorded.	0
Total Number Of Buildable Preservation Parcels To Be Recorded.	0
Total Number Of Non-Buildable Preservation Parcels To Be Recorded.	1
Total Number Of Lots/Parcels To Be Recorded.	4
Total Area Of Buildable Lots To Be Recorded.	2.971 Ac.
Total Area Of Open Space Lots To Be Recorded.	0.000 Ac.
Total Area Of Buildable Preservation Parcels To Be Recorded.	0.000 Ac.
Total Area Of Non-Buildable Preservation Parcels To Be Recorded.	2.554 Ac.
Total Area Of Lots/Parcels To Be Recorded.	5.525 Ac.
Total Area Of Roadway To Be Recorded.	0.000 Ac.
Total Area To Be Recorded.	5.525 Ac.

Relocated Old Frederick Road
 Vehicular Ingress And Egress Is Restricted
 Right-Of-Way - Width - Varies
 (Major Collector)
Owner
 Mrs. Elizabeth McCann
 c/o Michael J. McCann
 5000 Willow Branch Way
 Unit 303
 Owings Mills, Maryland 21117
Contract Purchaser And Developer
FCC PARTNERSHIP
 10272 Baltimore National Pike
 Ellicott City, Maryland 21043

The Requirements §3-108, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.
 Terrell A. Fisher, L.S. 10692
 (Registered Land Surveyor)
 Elizabeth Marie McCann
 by her Attorney-in-Fact
 Margaret McCann Osborne
 12/12/01
 2/20/02
 Date

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461 - 2825

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

Howard County Health Officer: *[Signature]* 6/7/02
 Date

APPROVED: Howard County Department Of Planning And Zoning

Chief, Development Engineering Division: *[Signature]* 6/12/02
 Date

Director: *[Signature]* 6/24/02
 Date

OWNER'S CERTIFICATE

Elizabeth Marie McCann, Owner Of The Property Shown And Described Hereon, Herby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns: (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Herby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 20th Day Of February 2002.

Elizabeth Marie McCann
 by her Attorney-in-Fact
 Margaret McCann Osborne
 Witness: *[Signature]*

SURVEYOR'S CERTIFICATE

I Herby Certify That The Final Plat Shown Hereon Is Correct: That It Is A Subdivision Of Part Of The Lands Conveyed By B. Frank Hernandez And Virginia H. Hernandez, His Wife, Of Los Angeles County, California To John H. McCann And Elizabeth Marie McCann, His Wife, Of Baltimore City By Deed Dated August 5, 1955 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 271 At Folio 12, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Terrell A. Fisher, Professional Land Surveyor No. 10692
 Date: 12/12/01

RECORDED AS PLAT No. 15473 ON 6-27-02
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

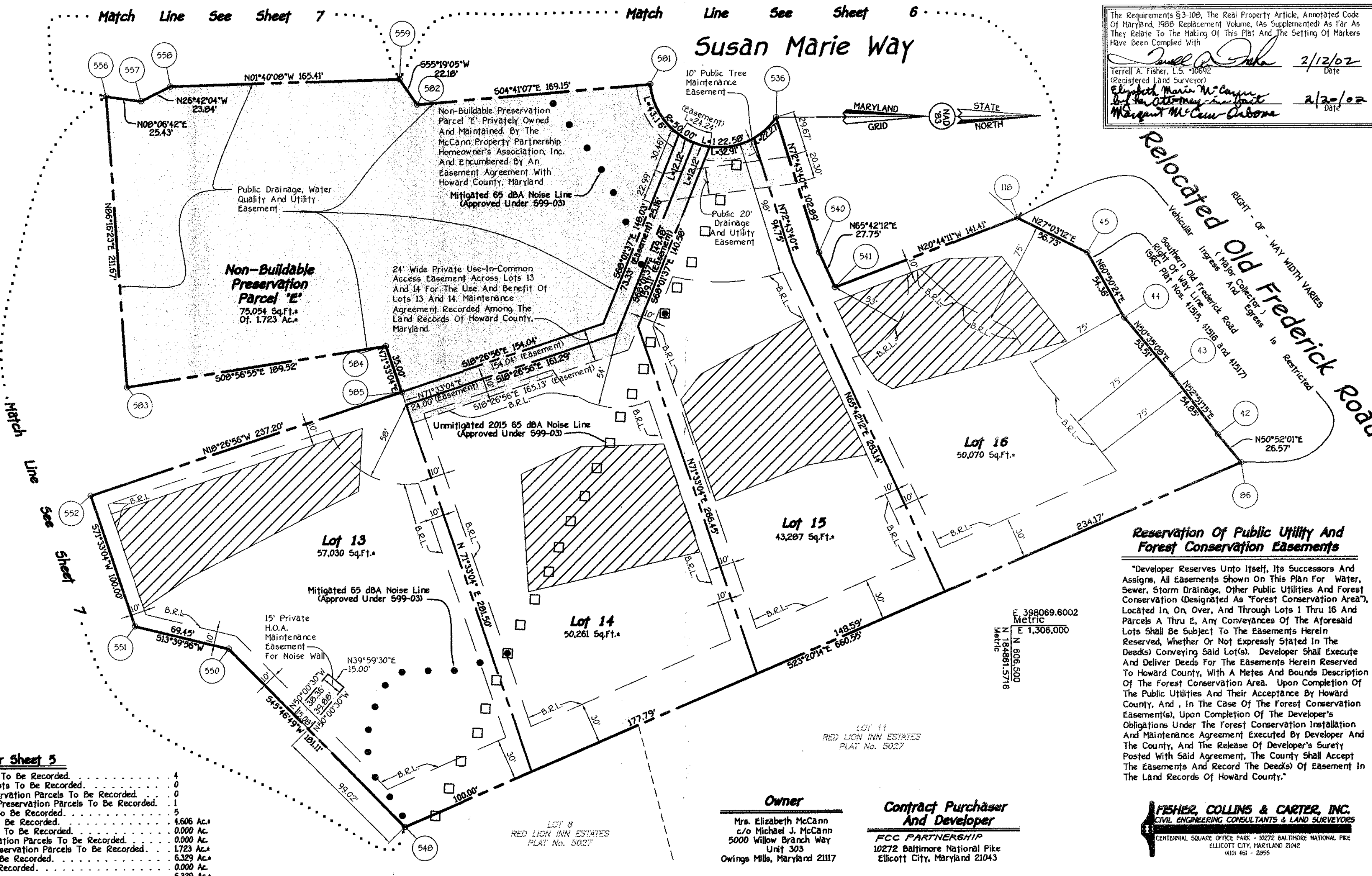
McCann Property
 Lots 1 Thru 16 And
 Preservation Parcels 'A' Thru 'E'
 Zoning: RC-DEO
 Tax Map No.: 8 Parcel No.: 78 Grid No.: 16
 Fourth Election District Howard County, Maryland
 Scale: 1" = 50'
 Date: December 10, 2001
 Sheet 4 of 8
 599-03 P00-12 F01-105

F 01-105

The Requirements §3-103, 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

Terrell A. Fisher 2/12/02
 Terrell A. Fisher, L.S. 10692
 (Registered Land Surveyor) Date

Elizabeth Marie McCann 2/20/02
 by her Attorney-in-Fact
Margaret McCann Osborne Date



E 398069.6002
 Metric
 E 1,306,000
 N 184632.9711
 N 605.750

E 398069.6002
 Metric
 E 1,306,000
 N 184632.9711
 N 605.750

E 398069.6002
 Metric
 E 1,306,000
 N 184632.9711
 N 605.750

Area Tabulation For Sheet 5

Total Number Of Buildable Lots To Be Recorded.	4
Total Number Of Open Space Lots To Be Recorded.	0
Total Number Of Buildable Preservation Parcels To Be Recorded.	0
Total Number Of Non-Buildable Preservation Parcels To Be Recorded.	1
Total Number Of Lots/Parcels To Be Recorded.	5
Total Area Of Buildable Lots To Be Recorded.	1,606 Ac.
Total Area Of Open Space Lots To Be Recorded.	0.000 Ac.
Total Area Of Buildable Preservation Parcels To Be Recorded.	0.000 Ac.
Total Area Of Non-Buildable Preservation Parcels To Be Recorded.	1.723 Ac.
Total Area Of Lots/Parcels To Be Recorded.	6,329 Ac.
Total Area Of Roadway To Be Recorded.	0.000 Ac.
Total Area To Be Recorded.	6,329 Ac.

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

[Signature] 6/7/02
 Howard County Health Officer MR Date

APPROVED: Howard County Department Of Planning And Zoning

[Signature] 6/12/02
 Chief, Development Engineering Division MK Date

[Signature] 6/24/02
 Director WB Date

OWNER'S CERTIFICATE

Elizabeth Marie McCann, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns: (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 20th Day Of February, 2002

Elizabeth Marie McCann
 by her Attorney-in-Fact
Margaret McCann Osborne

[Signature]
 Witness

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of Part Of The Lands Conveyed By B. Frank Hernandez And Virginia H. Hernandez, His Wife, Of Los Angeles County, California To John H. McCann And Elizabeth Marie McCann, His Wife, Of Baltimore City By Deed Dated August 5, 1955 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 271 At Folio 12, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Terrell A. Fisher
 Terrell A. Fisher, L.S. 10692
 Registered Land Surveyor No. 10692 Date 2/12/02

RECORDED AS PLAT No. 15474 ON 6-27-02
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

McCann Property
 Lots 1 Thru 16 And
 Preservation Parcels 'A' Thru 'E'

Zoning: RC-DEO

Tax Map No.: B Parcel No.: 7B Grid No.: 16
 Fourth Election District Howard County, Maryland

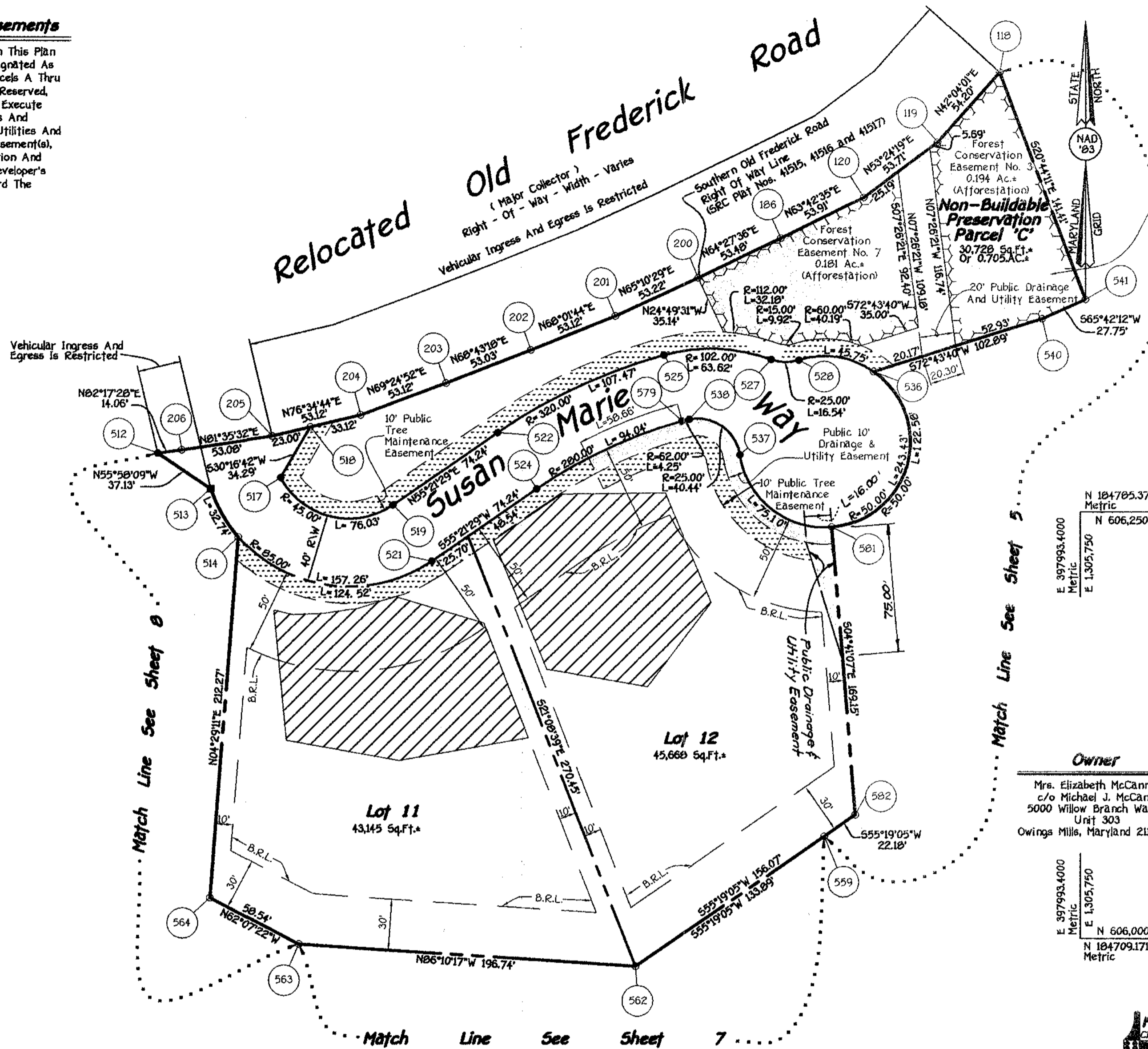
Scale: 1" = 50'
 Date: December 10, 2001
 Sheet 5 of 8
 599-03 P00-12 F01-105

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2955

F 01-105

Reservation Of Public Utility And Forest Conservation Easements

"Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Area"), Located In, On, Over, And Through Lots 1 Thru 16 And Parcels A Thru E, Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Lot(s). Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deeds Of Easement In The Land Records Of Howard County."



Non-Buildable Preservation Parcel 'C' Privately Owned and Maintained. Preservation Easement Holders McCann Property Partnership Homeowner's Association, Inc. and Howard County, Maryland

E 397764.7996
Metric
E 1305.000
N 606.250
N 104705.3714
Metric

N 104705.3714
Metric
N 606.250
E 397993.4000
Metric
E 1305.750

E 397993.4000
Metric
E 1305.750
N 606.000
N 104709.1713
Metric

The Requirements §3-100, The Real Property Article, Annotated Code Of Maryland, 1906 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

Terrell A. Fisher 12/12/01
Terrell A. Fisher, L.S. 10692
(Registered Land Surveyor)
Elizabeth Marie McCann 2/20/02
By Her Attorney-in-Fact
Margaret McCann-Cabrera

Owner
Mrs. Elizabeth McCann
c/o Michael J. McCann
5000 Willow Branch Way
Unit 303
Owings Mills, Maryland 21117

**Contract Purchaser
And Developer**
FCC PARTNERSHIP
10272 Baltimore National Pike
Ellicott City, Maryland 21043

Area Tabulation For Sheet 6

Total Number Of Buildable Lots To Be Recorded	2
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Buildable Preservation Parcels To Be Recorded	0
Total Number Of Non-Buildable Preservation Parcels To Be Recorded	1
Total Number Of Lots/Parcels To Be Recorded	3
Total Area Of Buildable Lots To Be Recorded	2,039 Ac.
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.
Total Area Of Buildable Preservation Parcels To Be Recorded	0.000 Ac.
Total Area Of Non-Buildable Preservation Parcels To Be Recorded	0.705 Ac.
Total Area Of Lots/Parcels To Be Recorded	2.744 Ac.
Total Area Of Roadway To Be Recorded	0.535 Ac.
Total Area To Be Recorded	3.279 Ac.

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

[Signature] 6/7/02
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

[Signature] 6/12/02
Chief, Development Engineering Division Date

[Signature] 6/24/02
Director Date

OWNER'S CERTIFICATE

Elizabeth Marie McCann, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns: (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 20th Day Of February, 2002.

Elizabeth Marie McCann
By Her Attorney-in-Fact
Margaret McCann-Cabrera

[Signature]
Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the Final Plat Shown Hereon is Correct. That It Is A Subdivision Of Part Of The Lands Conveyed By B. Frank Hernandez And Virginia H. Hernandez, His Wife, Of Los Angeles County, California To John H. McCann And Elizabeth Marie McCann, His Wife, Of Baltimore City By Deed Dated August 5, 1955 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 271 At Folio 12, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Terrell A. Fisher 12/12/01
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 15475 ON 6-27-02
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

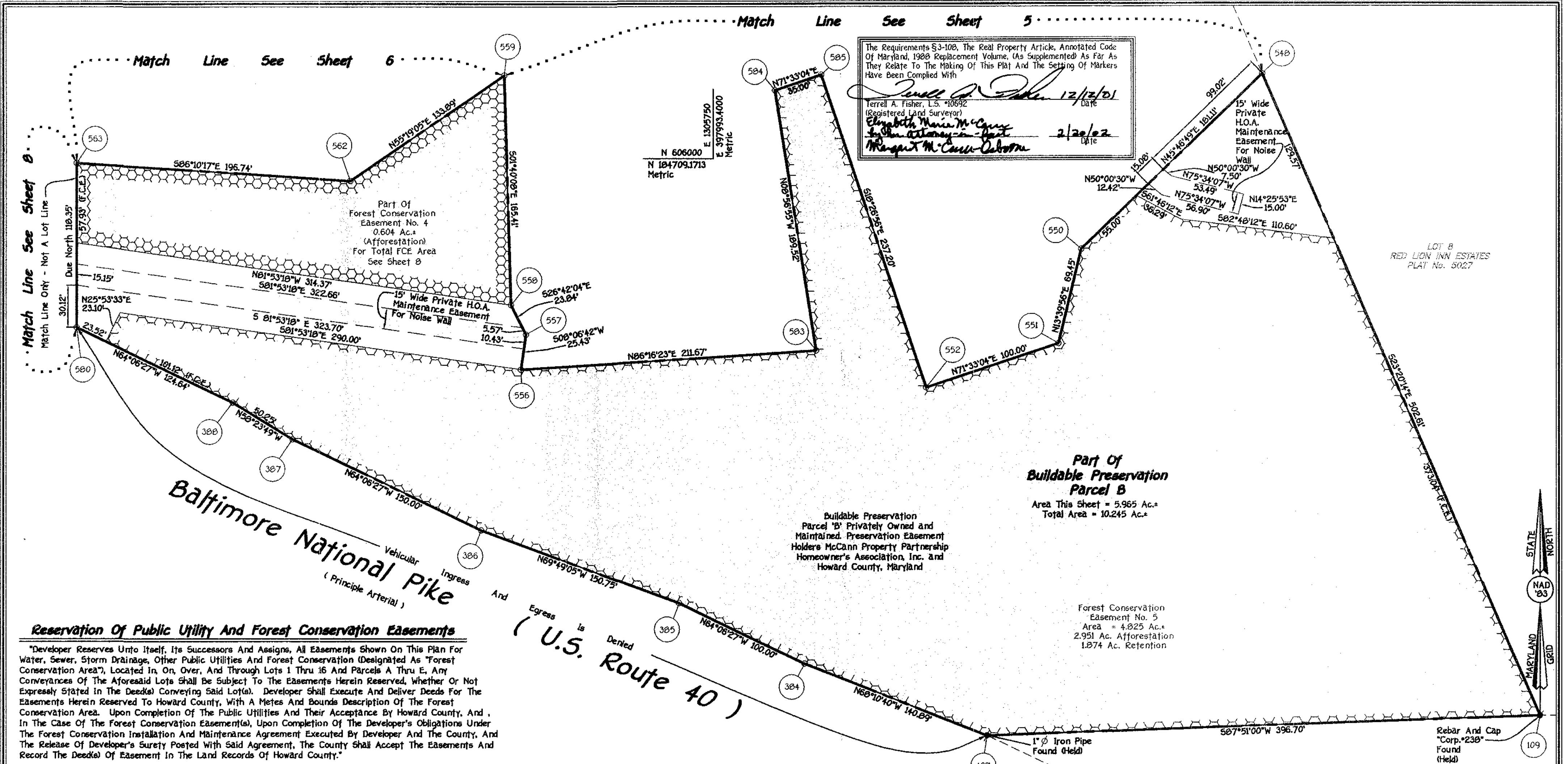
McCann Property
Lots 1 Thru 16 And
Preservation Parcels 'A' Thru 'E'

Zoning: RC-DEO

Tax Map No: B Parcel No: 70 Grid No: 16
Fourth Election District Howard County, Maryland

Scale: 1" = 50'
Date: December 10, 2001
Sheet 6 of 8
599-03 P00-12 F01-105

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461 - 2055



The Requirements S3-108, 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

Terrell A. Fisher 12/12/01
 Terrell A. Fisher, L.S. #10692 (Registered Land Surveyor) Date

Elizabeth Marie McCann 2/28/02
 Elizabeth Marie McCann Date

Margaret McCann-Caborn

Part Of Buildable Preservation Parcel B
 Area This Sheet = 5.965 Ac.
 Total Area = 10.245 Ac.

Buildable Preservation Parcel 'B' Privately Owned and Maintained. Preservation Easement Holders McCann Property Partnership Homeowner's Association, Inc. and Howard County, Maryland

Forest Conservation Easement No. 5
 Area = 4.825 Ac.
 2.951 Ac. Afforestation
 1.874 Ac. Retention

Baltimore National Pike
 (Principle Arterial)

U.S. Route 40
 (Dedicated)

Reservation Of Public Utility And Forest Conservation Easements

"Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Area"), Located In, On, Over, And Through Lots 1 Thru 16 And Parcels A Thru E. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds(s) Conveying Said Lot(s). Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

Area Tabulation For Sheet 7

Total Number Of Buildable Lots To Be Recorded	0
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Buildable Preservation Parcels To Be Recorded	1
Total Number Of Non-Buildable Preservation Parcels To Be Recorded	0
Total Number Of Lots/Parcels To Be Recorded	1
Total Area Of Buildable Lots To Be Recorded	0.000 Ac.
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.
Total Area Of Buildable Preservation Parcels To Be Recorded	5.965 Ac.
Total Area Of Non-Buildable Preservation Parcels To Be Recorded	0.000 Ac.
Total Area Of Lots/Parcels To Be Recorded	5.965 Ac.
Total Area Of Roadway To Be Recorded	0.000 Ac.
Total Area To Be Recorded	5.965 Ac.

Owner
 Mrs. Elizabeth McCann
 c/o Michael J. McCann
 5000 Willow Branch Way
 Unit 303
 Owings Mills, Maryland 21117

Contract Purchaser And Developer
FCC PARTNERSHIP
 10272 Baltimore National Pike
 Ellicott City, Maryland 21043

N 605500
 E 397993.4000
 Metric

N 605500
 E 398089.6002
 Metric

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

[Signature] 6/7/02
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

[Signature] 6/2/02
 Chief, Development Engineering Division Date

[Signature] 6/24/02
 Director Date

OWNER'S CERTIFICATE

Elizabeth Marie McCann, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns: (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/OR Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/OR Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 20th Day Of February, 2002.

Elizabeth Marie McCann
 by her attorney-in-fact
Margaret McCann-Caborn

[Signature]
 Witness

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of Part Of The Lands Conveyed By B. Frank Hernandez And Virginia H. Hernandez, His Wife, Of Los Angeles County, California To John H. McCann And Elizabeth Marie McCann, His Wife, Of Baltimore City By Deed Dated August 5, 1955 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 271 At Folio 12, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.



Terrell A. Fisher 12/12/01
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 15476 ON 6-27-02
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

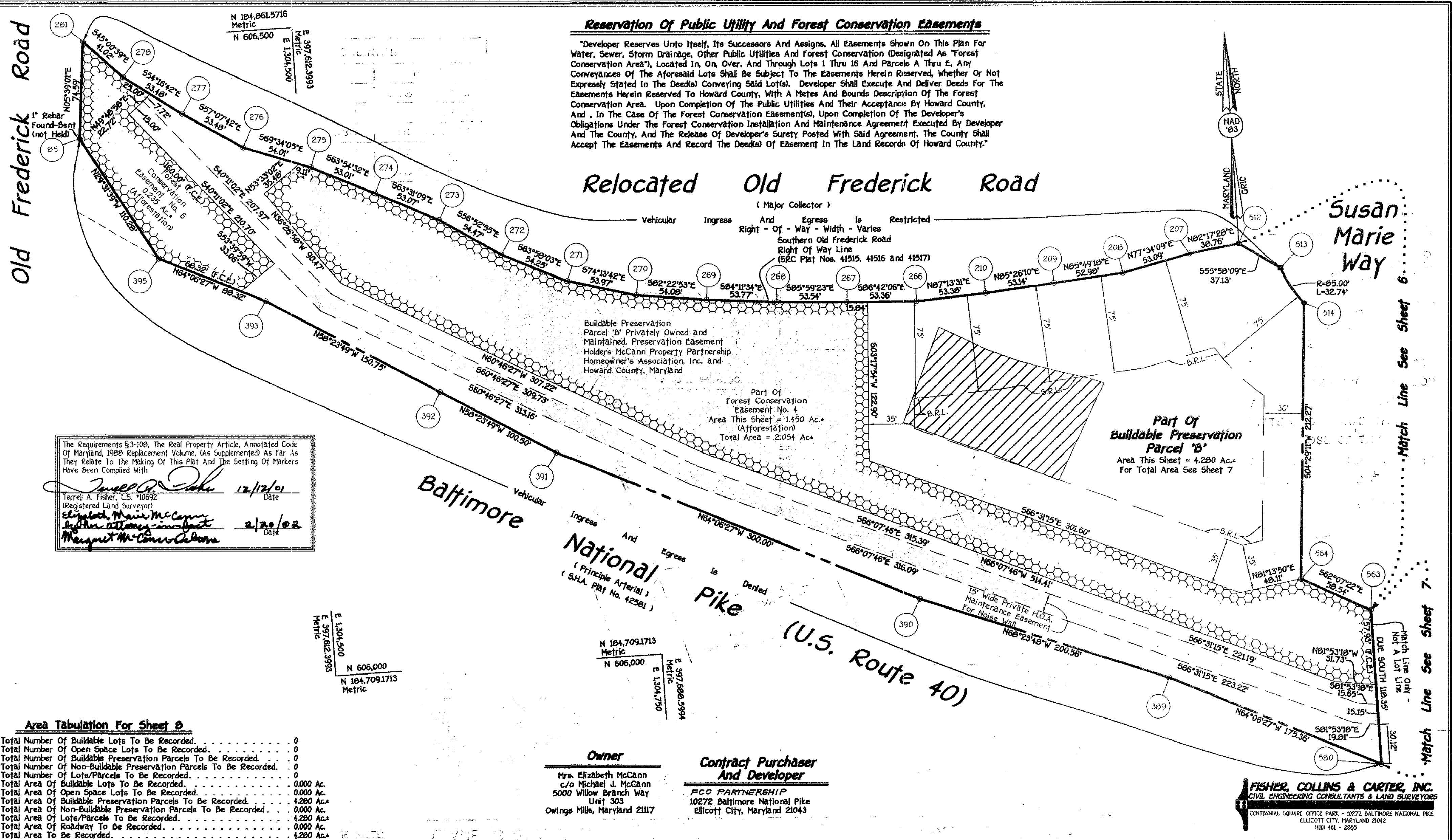
McCann Property
 Lots 1 Thru 16 And
 Preservation Parcels 'A' Thru 'E'

Zoning: RC-DEO
 Tax Map No.: 8 Parcel No.: 78 Grid No.: 16
 Fourth Election District Howard County, Maryland

Scale: 1" = 50'
 Date: December 10, 2001
 Sheet 7 of 8
 599-03 P00-12 F01-105

Reservation Of Public Utility And Forest Conservation Easements

"Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Area"), Located In, On, Over, And Through Lots 1 Thru 16 And Parcels A Thru E, Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Lots). Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easements, Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deeds Of Easement In The Land Records Of Howard County."



The Requirements §3-109, The Real Property Article, Annotated Code Of Maryland, 1989 Replacement Volume, (As Supplemented As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

Terrell A. Fisher, L.S. #10692 12/12/01
 (Registered Land Surveyor) Date

Elizabeth Marie McCann
By Her Attorney in Fact 2/20/02
Margaret McCann-Caborn Date

Area Tabulation For Sheet 8

Total Number Of Buildable Lots To Be Recorded	0
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Buildable Preservation Parcels To Be Recorded	0
Total Number Of Non-Buildable Preservation Parcels To Be Recorded	0
Total Number Of Lots/Parcels To Be Recorded	0
Total Area Of Buildable Lots To Be Recorded	0.000 Ac.
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.
Total Area Of Buildable Preservation Parcels To Be Recorded	4.280 Ac.
Total Area Of Non-Buildable Preservation Parcels To Be Recorded	0.000 Ac.
Total Area Of Lots/Parcels To Be Recorded	4.280 Ac.
Total Area Of Roadway To Be Recorded	0.000 Ac.
Total Area To Be Recorded	4.280 Ac.

Owner
 Mrs. Elizabeth McCann
 c/o Michael J. McCann
 5000 Willow Branch Way
 Unit 303
 Owings Mills, Maryland 21117

Contract Purchaser And Developer
 FCO PARTNERSHIP
 10272 Baltimore National Pike
 Ellicott City, Maryland 21043

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461 - 2995

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

By [Signature] 6/14/02
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

[Signature] 6/14/02
 Chief, Development Engineering Division Date

[Signature] 6/24/02
 Director Date

OWNER'S CERTIFICATE

Elizabeth Marie McCann, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns: (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/OR Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/OR Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 20th Day Of FEBRUARY, 2002.

Elizabeth Marie McCann
By Her Attorney in Fact
Margaret McCann-Caborn

[Signature]
 Witness

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of Part Of The Lands Conveyed By B. Frank Hernandez And Virginia H. Hernandez, His Wife, Of Los Angeles County, California To John H. McCann And Elizabeth Marie McCann, His Wife, Of Baltimore City By Deed Dated August 5, 1955 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 271 At Folio 12, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

[Signature] 12/12/01
 Terrell A. Fisher, Professional Surveyor No. 10692 Date

RECORDED AS PLAT No. 15477 ON 6-27-02
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

McCann Property
 Lots 1 Thru 16 And
 Preservation Parcels 'A' Thru 'E'

Zoning: RC-DEO

Tax Map No.: 8 Parcel No.: 78 Grid No.: 16
 Fourth Election District Howard County, Maryland

Scale: 1" = 50'
 Date: December 10, 2001
 Sheet 8 of 8
 599-03 P00-12 F01-105