

U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTH	EAST
16	574275.824024	1342068.400361
372	574381.610825	1342077.249599
373	574786.430893	1341501.327268
443	574744.336278	1341829.522837
446	574577.583728	1341820.435089
447	574563.129488	1342085.650119
448	574275.933533	1342076.020793
600	574267.268298	1341473.033731

METRIC EQUIVALENT COORDINATE TABLE

POINT	NORTH	EAST
16	175039.621242	409063.266557
372	175071.865123	409085.963810
373	175195.254527	408990.422332
443	175182.424062	408990.456541
446	175131.597784	408987.686591
447	175127.192122	409066.526732
448	175039.654620	409085.589269
600	175037.013451	408881.798445

The Requirements of 3-108, The Real Property Article, Annotated Code of Maryland, 1998 Replacement Volume, (As Supplemented As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

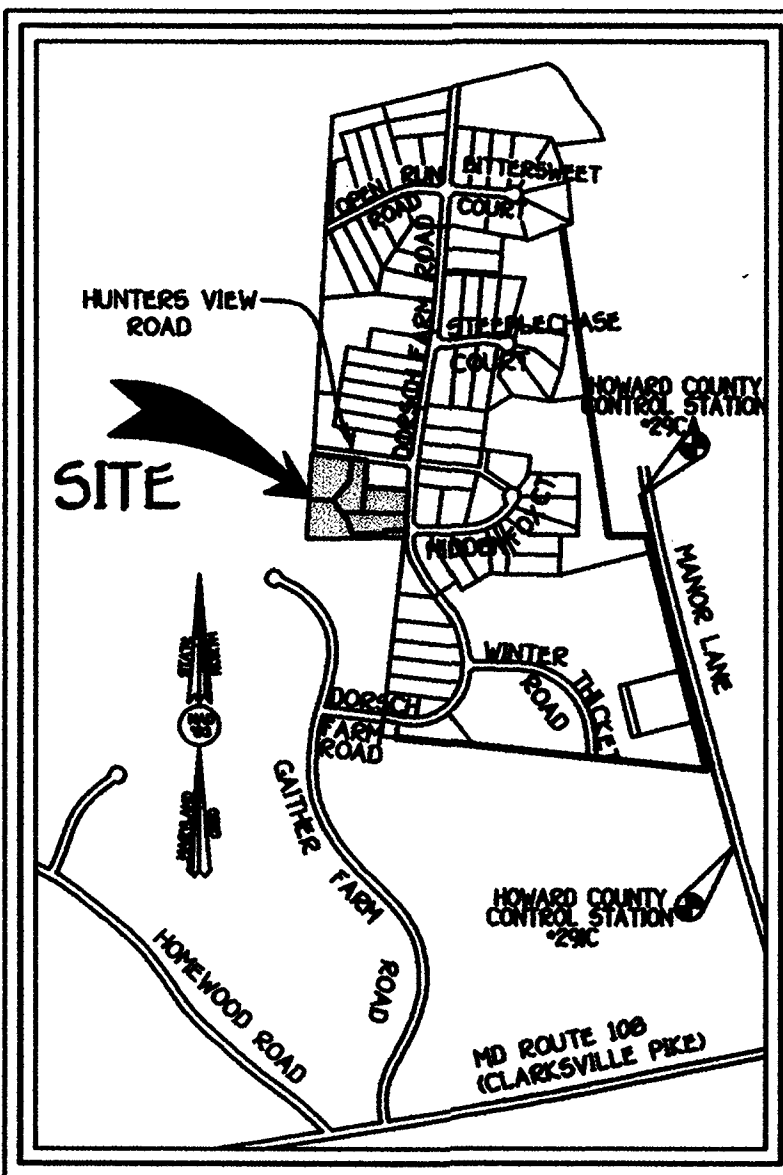
Terrell A. Fisher 10/5/01
 Terrell A. Fisher, U.S. 10692 (Surveyor) Date
Carroll Land Family Corporation 9 Oct 01
 Carroll Land Family Corporation Date
 By: Camilla Carroll, President

Reservation Of Public Utility Easements

"Developer Reserves unto itself, its Successors and Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities, Located In, On, Over, And Through Lots 75 Thru 79, 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 Their Acceptance By Howard County, And The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

Total Sheet Area Tabulation

Total Number Of Buildable Lots To Be Recorded	.5
Total Number Of Open Space Lots To Be Recorded	.0
Total Number Of Buildable Parcels To Be Recorded	.0
Total Number Of Non-Buildable Parcels To Be Recorded	.0
Total Number Of Lots And Parcels To Be Recorded	.5
Total Area Of Buildable Lots To Be Recorded	5.579 Ac.
Total Area Of Open Space Lots To Be Recorded	.0000 Ac.
Total Area Of Non-Buildable Parcels To Be Recorded	.0000 Ac.
Total Area Of Buildable Parcels To Be Recorded	.0000 Ac.
Total Area Of Lots And Parcels To Be Recorded	5.579 Ac.
Total Area Of Roadway To Be Recorded	.0000 Ac.
Total Area To Be Recorded	5.579 Ac.



VICINITY MAP
SCALE: 1" = 1200'

GENERAL NOTES:

- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewerage Disposal. Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Variances For Encroachments Into The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary. The Approval Of Lot 77 Is For Sand Mound System Only As Designated By This Symbol. The Approval Of Lot 78 Is For Two Standard Septic Areas And One Sand Mound Area For A Possible Future Third Replacement System, As Part Of The Original Building Permit. The Piping System And Septic Tank Shall Be Constructed Such That The Hook Up To The Sand Mound Alternative System Is Possible. Detailed Sand Mound Plans For Lot 77 Have Been Submitted To The Howard County Health Department For Review And Approval.
- Subject Property Zoned RC-DEO Per 10/18/93 Comprehensive Zoning Plan.
- Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 29CA And No. 291C. Sta. 29CA N 175115.9070 (Meters) E 409509.9057 (Meters) Sta. 291C N 174444.5640 (Meters) E 409686.2394 (Meters)
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About August, 1996, By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- Use-In-Common Driveway(s) Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 - Width - 12 Feet (4 Feet Serving More Than One Residence);
 - Surface - Six (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 45-Foot Turning Radius;
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (425-Loadings);
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 - Structure Clearances - Minimum 12 Feet;
 - Maintenance - Sufficient To Ensure All Weather Use.
- All Lot Areas Are More Or Less (a).
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
- Plat Subject To Prior Department Of Planning And Zoning File Nos. 596-18, P97-08 And F98-24.
- The Wetlands Delineation Study Was Prepared By Eco-Science Professionals, Inc. And Approved By Howard County On August, 1996 Under 596-18.
- The Traffic Study Was Prepared By The Traffic Group And Approved By Howard County, Maryland On August 16, 1996 Under 596-18.
- The Forest Conservation Obligation Of 1.9 Acres Of Afforestation (Planting) In An Existing On-Site Forest Conservation Easement Has Been Satisfied For This Submission Under The Provisions Of Section 1, Area 1 (F98-24) And Section 1, Area 2 (F98-76) Of The Gaither Hunt Subdivision.
- Articles Of Incorporation Of Gaither Hunt Homeowner's Association, Inc. Filed With The Maryland State Department Of Assessments And Taxation On January 26, 1998 As Account No. 04894457 And Recorded Among The Land Records Of Howard County, Maryland In Liber 4373 At Folio 298.
- Density Tabulation:
 - Total Area Of Gaither Hunt, Section 1, Areas 1 And 2 = 158.892 Ac.
 - Allowed Development Rights For Subdivision = 37 D.U. (158.892 Ac. x 1 D.U./4.25 Ac.) = 37.386 D.U.
 - Permitted Development Rights Under CEO = 79 D.U. (158.892 Ac. x 1 D.U./2 Ac.) = 79.446 D.U.
 - Total Number Of Buildable Lots/Parcels In Section 1, Area 1 And Section 1, Area 2 = 76 (No. Of Lots/Parcels In Section 1, Area 1) + (No. Of Lots In Section 1, Area 2) + (No. Of Lots In This Submission) Lots (42) + (29) + (5) = 76 Buildable Lots Or Parcels.
 - Using The Cluster Exchange Option Described In Section 106 Of The Zoning Regulations, The Development Rights For 35 Of The CEO Residential Lots/Parcels Included On This Subdivision Plat Have Been Transferred From The Following Properties:
 - Nine (9) CEO Units From The Property Of E. Alexander Adams And Betty Smith Adams, Tax Map 21, Part Of Parcel 7, Grid 10, Liber 4346 At Folio 651.
 - Ten (10) CEO Units From Property Of Arthur J. Wilets, etal, Tax Map 6, Parcel 55, Grid 21, Liber 466 At Folio 93.
 - Sixteen (16) CEO Units From The Property Of Mid-Atlantic Development, Tax Map 6, Parcels 51 And 193, Grids 14 And 15, Liber 3650 At Folio 92. * This applies to the entire Gaither Hunt project.
 - Total No. Of CEO Density Rights To Be Transferred = 4 D.U. (Four (4) CEO Units From Cavey Property, Tax Map 14, Parcel 246, Grid 19, Liber 5094, Folio 250) (Total No. Of Buildable Lots/Parcels Proposed - Allowed Development Rights) - (Previously Transferred Development Rights) (76 D.U. Total) - (37 Allowed D.U.) = 39 CEO Units Required (16 D.U. Transferred Section 1, Area 1) - (19 D.U. Transferred Section 1, Area 2) = 4 D.U. Remain To Be Transferred For This Subdivision.
- Open Space Tabulation:
 - Total Submission Area (Section 1, Area 1 And Section 1, Area 2) = 158.892 Ac.
 - Open Space Required = 7.945 Ac. (158.892 Ac.) x 5%
 - Open Space Provided = 8.194 Ac. (Lot 53 And Lot 63 Of Gaither Hunt, Section 1, Area 1)
 - Percentage Of Open Space Provided = 5.2%
- Based On The Total Gross Acreage Placed On Record By Gaither Hunt, Section 1, Area 1, (F98-24) And Gaither Hunt, Section 1, Area 2 (F98-76), Non-Buildable Bulk Parcel Tags Eligible For Further Subdivision Into Cluster Lots, Subject To The Requirements Of Section 104.F.4 And 106.F.7(c).2 Of The Howard County Zoning Regulations. That is, Any Further Resubdivision Into Cluster Lots shall be Supported By Density Units Sent From A Qualified Sending Parcel. Additional Preservation Acreage, However, Within The Original Area Of Gaither Hunt, Section 1, Area 1 And Gaither Hunt, Section 1, Area 2 Is Not Required.
- Landscape For Lots 75 Thru 79 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. Financial Surety For The 12 Required Landscape Trees Will Be Paid With The Builders grading permit application. The Amount Of Surety For Each Lot Is As Follows: 7 Trees For Lot 77-42,100, 5 trees for Lot 78-41,500, Lots 75, 76 & 79-None.
- Using The Density/Cluster Exchange Option Described In Section 106 Of The Zoning Regulations, The Development Rights For 4 Of The 5 Residential Lots/Parcels Included On This Subdivision Plat Have Been Transferred From Cavey Property. The Creation Of These Lots Is Based On A Maximum Density Of One Residential Unit For Every Two Acres.

OWNER
 CARROLL LAND FAMILY CORPORATION
 c/o J THOMAS SCRIVENER
 CENTRE PARK DRIVE, SUITE 209
 COLUMBIA, MARYLAND 21045

DEVELOPER
 RUSSELL DEVELOPMENT, L.L.C.
 c/o J THOMAS SCRIVENER
 CENTRE PARK DRIVE, SUITE 209
 COLUMBIA, MARYLAND 21045

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 481-2895

Purpose Note:
 The Purpose Of This Plat Is To Subdivide Non-Buildable Bulk Parcel 'F', Gaither Hunt, Section 1, Area 1 (Plat No. 13210) Into 5 Buildable Cluster Lots In Accordance With The CEO Regulations.

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

Diana L. Mattingly 10-29-01
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

John D. ... 11/1/01
 Chief, Development Engineering Division MAJ Date

... 11/1/01
 Director Date

OWNER'S CERTIFICATE
 Carroll Land Family Corporation, By Camilla Carroll, President, Owner Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivisions And In Consideration Of The Approval Of This Plat By The Department Of Planning And Zoning Establish The Minimum Building Restriction Lines. All Easements Of Rights-Of-Way Affecting The Property Are Included In The Plan Of Subdivision. Witness My Hand This 9th Day Of October, 2001.

Camilla Carroll
 Carroll Land Family Corporation
 By: Camilla Carroll, President

...
 Witness

SURVEYORS CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of Part Of That Land Conveyed By Philip Carroll To Carroll Land Family Corporation By Deed Dated January 14, 1998 And Recorded Among The Aforesaid Land Records In Liber 4208 At Folio 436, 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 10/5/01
 TERRELL A. FISHER, Professional Land Surveyor No. 10692 DATE

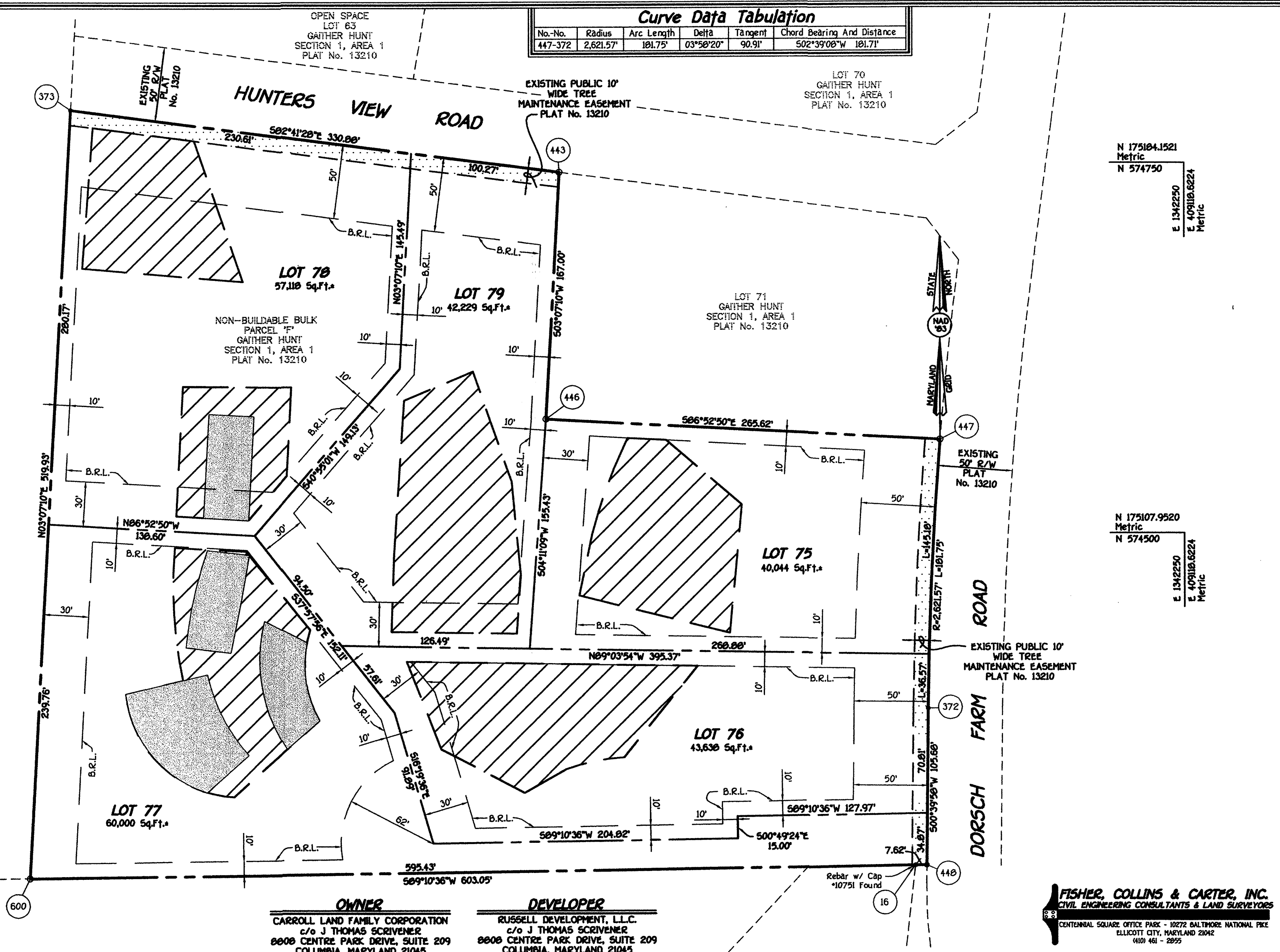
RECORDED AS PLAT No. 15250 ON 11-2-01 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Gaither Hunt
 Section 1, Area 1
 Lots 75 - 79
 (A Resubdivision of Non-Buildable Bulk Parcel 'F', Gaither Hunt, Section 1, Area 1, Plat No. 13210)
 Zoning: RC-DEO
 Tax Map No. 29 Grid #5, Part Of Parcel 21
 Third Election District
 Howard County, Maryland
 Scale As Shown
 DATE: OCTOBER 3, 2001
 Sheet 1 Of 2
 F-01-144

F-01-144

Minimum Lot Size Chart			
Lot No.	Gross Area	Pipestem Area	Remaining Area
77	60,000 Sq.Ft.	8,513 Sq.Ft.	51,487 Sq.Ft.

Curve Data Tabulation					
No.-No.	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
447-372	2,621.57'	101.75'	03°50'20"	90.91'	502°39'00"W 101.71'



The Requirements § 3-106, The Real Property Article, Annotated Code Of Maryland, 1990 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Terrill A. Fisher 10/5/01
 Terrill A. Fisher, 10692 (Surveyor) Date
 9 Oct 01 Date
 Carroll Land Family Corporation
 By, Camilla Carroll, President

PROPERTY OF
 MARY CARLIER CARROLL
 ZIEGLER, ET AL.
 LIBER 2730, FOLIO 310
 PARCEL 20

Reservation Of Public Utility Easements

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities, Located In, On, Over, And Through Lots 75 Thru 79, 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. Upon Completion Of The Public Utilities Their Acceptance By Howard County, And, The County Shall Accept The Easements And Record The Deeds Of Easement In The Land Records Of Howard County."

Total Sheet Area Tabulation

Total Number Of Buildable Lots To Be Recorded	.5
Total Number Of Open Space Lots To Be Recorded	.0
Total Number Of Buildable Parcels To Be Recorded	.0
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Total Number Of Lots And Parcels To Be Recorded	.5
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Total Area Of Buildable Parcels To Be Recorded	0.000 AC.±
Total Area Of Lots And Parcels To Be Recorded	5,579 AC.±
Total Area Of Roadway To Be Recorded	0.000 AC.±
Total Area To Be Recorded	5,579 AC.±

OWNER
 CARROLL LAND FAMILY CORPORATION
 c/o J THOMAS SCRIVENER
 8808 CENTRE PARK DRIVE, SUITE 209
 COLUMBIA, MARYLAND 21045

DEVELOPER
 RUSSELL DEVELOPMENT, L.L.C.
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 (410) 461 - 2955

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

Diane L. Matyja 10-29-01
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

[Signature] 11/1/01
 Chief, Development Engineering Division Date

[Signature] 11/1/01
 Director Date

OWNER'S CERTIFICATE

Carroll Land Family Corporation, By Camilla Carroll, President, Owner Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivisions And In Consideration Of The Approval Of This Plat By The Department Of Planning And Zoning Establish The Minimum Building Restriction Lines. All Easements Of Rights-Of-way Affecting The Property Are Included In The Plan Of Subdivision, Witness My Hand This 9th Day Of October, 2001.

[Signature]
 Carroll Land Family Corporation
 By, Camilla Carroll, President

[Signature]
 Witness

SURVEYORS CERTIFICATE

I Herby Certify That The Final Plat Shown Hereon Is Correct: That It Is A Subdivision Of Part Of That Land Conveyed By Philip Carroll To Carroll Land Family Corporation By Deed Dated January 14, 1990 And Recorded Among The Aforesaid Land Records In Liber 4208 At Folio 436, 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] 10/5/01
 TERRELL A. FISHER, Professional Land Surveyor No. 10692 DATE

RECORDED AS PLAT No. 15051 ON 11-2-01
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Gaither Hunt
 Section 1, Area 1
 Lots 75 - 79
 (A Resubdivision Of Non-Buildable Bulk Parcel 'F', Gaither Hunt, Section 1, Area 1, Plat No. 13210)

Zoning: RC-DEO
 Tax Map No. 29 Grid #5, Part Of Parcel 21
 Third Election District
 Howard County, Maryland

Scale: 1" = 50'
 DATE: OCTOBER 3, 2001
 Sheet 2 Of 2
 F-01-144

F-01-144