

GENERAL NOTES

1. DENOTES 4" X 4" X 4" CONCRETE MONUMENT TO BE SET. DENOTES 3/8" X 30" PIPE OR STEEL MARKER TO BE SET. DENOTES STONE FOUND. DENOTES IRON PIPE FOUND.
2. COORDINATES SHOWN HEREON ARE BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 14E1 AND NO. 0039.
3. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER, 1999, BY BENCHMARK ENGINEERING, INC.
4. SUBJECT PROPERTY ZONED RC-DEO PER 10/18/93 COMPREHENSIVE ZONING PLAN.
5. BRL INDICATES BUILDING RESTRICTION LINE.
6. ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
7. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLAND, WETLAND BUFFER OR STREAM BANK BUFFER OR FOREST RETENTION AREAS.
8. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - 1) WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE);
 - 2) SURFACE - 6" OF COMPACT CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
 - 3) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
 - 4) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2S LOADING);
 - 5) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - 6) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
9. THIS PLAN IS SUBJECT TO THE FOLLOWING DEPT. OF PLANNING AND ZONING FILE NUMBERS: S-00-04, P-01-04, F-00-88, PLAT NOS. 14182-14184, F-02-102
10. THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. 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 FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE 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 EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
11. THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
12. CONSULT THE ROAD CONSTRUCTION PLANS F-01-146 FOR DETAILS CONCERNING THE CONSTRUCTION OF ROADS, STREET TREES, STORMWATER MANAGEMENT PONDS, POND LANDSCAPING AND PERIMETER LANDSCAPING.
13. STORM WATER MANAGEMENT QUALITY AND QUANTITY IS PROVIDED BY EXTENDED DETENTION AS CONSTRUCTED UNDER THE ROAD PLAN F-01-146.
14. THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 13 THROUGH 16 IS RECORDED WITH THE RECORDING OF THIS FINAL PLAT.
15. THESE LOTS ARE TO ANNEX INTO THE EXISTING WELLINGTON HOMEOWNERS ASSOCIATION. THE ARTICLES OF INCORPORATION FOR THE EXISTING HOMEOWNERS ASSOCIATION WERE RECORDED ON FEBRUARY 16, 1990 IN LIBER 1102 AT FOLIO 530 AMONG THE STATE OF MARYLAND DEPARTMENT OF ASSESSMENT AND TAXATION RECORDS.
16. FOR ALL FLAG OR PIPE STEM LOTS REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE - IF-AS SHOWN IN THIS PLAT OF SUBDIVISION IS RESERVED UNTO ALL LOTS AND THE RIGHT-OF-WAY LINE AND NOT THE FLAG OR PIPE STEM LOT DRIVEWAY.
17. A TREE MAINTENANCE EASEMENT, 10' IN WIDTH, RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY AS SHOWN IN THIS PLAT OF SUBDIVISION IS RESERVED UNTO ALL LOTS ON THE SAID PUBLIC ROAD RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS, NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
18. THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT(S) ONE (1) TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
19. EXISTING WELLS AND SEWERAGE EASEMENTS WITHIN 100' OF THE PROPERTY HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.
20. THE DEVELOPER SHALL PROVIDE DRIVEWAY ACCESS TO RESIDENCES ON LOTS 73 AND 74 IF CONSTRUCTION ACTIVITIES IMPACT PRESENT USE. DRIVEWAY ACCESS IS TO BE REPAIRED OR RECONSTRUCTED UNTO HUNT VALLEY DRIVE ROADWAY SECTION UPON COMPLETION OF CONSTRUCTION.
21. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 28.0403). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER 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 VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT PLAT SHALL NOT BE REQUIRED. THE PERCOLATION CERTIFICATION PLAN FOR THIS PROJECT WAS APPROVED ON FEBRUARY 29, 2000.
22. LANDSCAPING FOR LOTS 1-24 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 LAND-CAPE MANUAL.
23. USING THE CLUSTER EXCHANGE OPTION AS DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS 10 DEVELOPMENT UNITS HAVE BEEN TRANSFERRED FROM CAVEY PROPERTY, PARCEL 'A' (F-02-102) TO THIS PROPERTY TO INCREASE THE BASE DENSITY FROM 14 UNITS TO 24 UNITS.
24. THE PURPOSE OF PRESERVATION PARCELS 'A' AND 'C' ARE TO PROVIDE FOREST CONSERVATION PROTECTION FOR THIS SUBDIVISION.
25. THE PURPOSE OF PRESERVATION PARCELS 'B' AND 'D' IS TO PROVIDE STORMWATER MANAGEMENT FACILITIES FOR THIS SUBDIVISION.
26. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.

TOTAL TABULATION THIS SUBMISSION

| | |
|---|------------|
| TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED | 24 |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED | 27.36± Ac. |
| TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED | 4 |
| TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED | 29.73± Ac. |
| TOTAL AREA OF 100-YEAR FLOODPLAIN AND 25% STEEP SLOPES TO BE RECORDED | 0.00 Ac. |
| TOTAL AREA ROAD DEDICATION TO BE RECORDED INCLUDING WIDENING STRIPS | 2.41± Ac. |
| TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED | 59.50± Ac. |

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS PART OF THE LAND CONVEYED BY DESALES MICHAEL CAVEY TO SDC GROUP, INC., BY DEED DATED MAY FIRST, 2000, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5078 AT FOLIO 0189 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 NOW AMENDED.

APPROVED: *David M. Harris* 2/15/02
 COUNTY HEALTH OFFICER DATE

APPROVED: *William D. ...* 2/15/02
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

APPROVED: *David M. Harris* 2/26/02
 DIRECTOR DATE

DAVID M. HARRIS
 REGISTER PROFESSIONAL LAND SURVEYOR
 MD. REGISTRATION NUMBER 10978
 FOR BENCHMARK ENGINEERING, INC.
 MD. REGISTRATION NUMBER 351

PLAN
 SCALE: 1" = 300'

MINIMUM LOT SIZE CHART

| LOT | GROSS AREA | PIPESTEM AREA | MINIMUM LOT SIZE |
|-----|------------|---------------|------------------|
| 3 | 50,000 SF | 650 SF | 49,441 SF |
| 13 | 48,658 SF | 406 SF | 48,252 SF |
| 14 | 46,096 SF | 996 SF | 45,100 SF |
| 15 | 49,506 SF | 1,880 SF | 47,626 SF |
| 16 | 50,000 SF | 3,919 SF | 46,081 SF |

OWNER
 SDC GROUP, INC.
 P.O. BOX 417
 ELLICOTT CITY, MARYLAND 21041
 410-465-4244

OWNER'S DEDICATION

WE, STEVEN BREEDEN (VP) AND JAMES R. SCHULTE (VP), FOR SDC GROUP, INC., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH 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 OF THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS MY HAND THIS 30th DAY OF JANUARY, 2002.

JAMES R. SCHULTE, VP SDC GROUP, INC. DATE: 1-30-02
 STEVEN BREEDEN, VP SDC GROUP, INC. DATE: 1-30-02

EIGHT P... 1/30/02
 WITNESS DATE:

EIGHT P... 1/30/02
 WITNESS DATE:

RECORDED AS PLAT 15287
 ON 2/28/02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

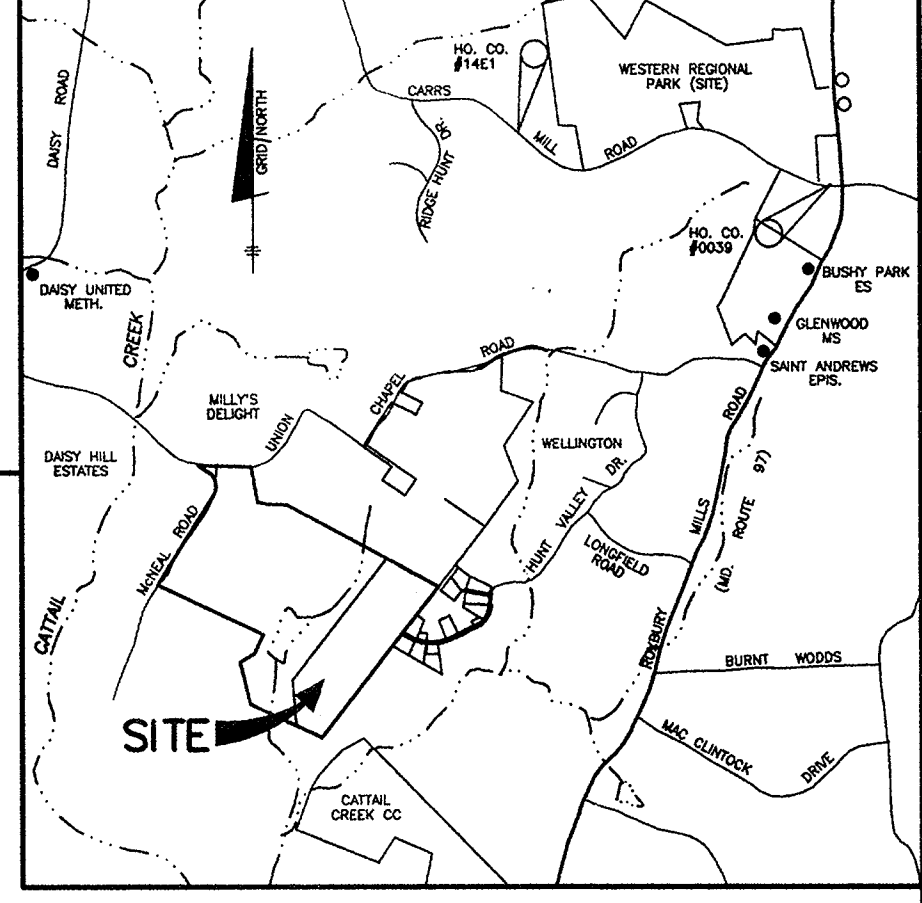
THE WOODS OF WELLINGTON
 LOTS 1 - 24 AND NON-BUILDABLE PRESERVATION PARCELS 'A' THRU 'D'

A RESUBDIVISION OF CAVEY PROPERTY BULK PARCEL 'C' PLAT No. 14184

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP No. 14, GRID 20 SCALE: 1" = 300'
 TAX MAP No. 21, GRID 2 DATE: JULY, 2001
 P/O PARCEL NO. 246 SHEET: 1 OF 3
 ZONED: RC-DEO

BENCH MARKS NAD'83

| | |
|--|-----------------|
| HO. CO. #14E1 | ELEV. 590.862' |
| STAMPED BRASS DISK SET ON TOP OF CONC. BASE; 33" WEST OF CL OF DRIVE TO 15050 CARRS MILL ROAD; 19.8' NORTH OF EDGE OF PAVING OF CARRS MILL ROAD. | |
| N 596213.6182' | E 1301991.8973' |
| HO. CO. #0039 | ELEV. 590.862' |
| STAMPED BRASS DISK SET ON TOP OF CONC. BASE @ SOUTHWEST CORNER OF CARRS MILL ROAD AND ROUTE 97; 33.4' SOUTH OF CL OF CARRS MILL ROAD AND 40.3' WEST OF CL OF ROUTE 97. | |
| N 595722.8341' | E 1306481.8720' |



RIGHT-OF-WAY COORDINATE CHART

| POINT | NORTHING | EASTING | POINT | NORTHING | EASTING |
|-------|--------------|----------------|-------|--------------|----------------|
| 63 | 588,754.0014 | 1,299,710.9595 | 79 | 589,124.3523 | 1,299,465.7072 |
| 64 | 588,721.6876 | 1,299,685.9108 | 80 | 589,084.4548 | 1,299,468.5695 |
| 65 | 588,780.0647 | 1,299,657.1312 | 81 | 588,824.5972 | 1,299,128.7302 |
| 66 | 588,744.0629 | 1,299,639.6993 | 82 | 588,817.1057 | 1,299,168.0225 |
| 67 | 588,887.7682 | 1,299,584.1181 | 83 | 588,690.3739 | 1,299,103.1390 |
| 68 | 588,884.9060 | 1,299,544.2206 | 84 | 588,682.8824 | 1,299,142.4312 |
| 69 | 589,201.5838 | 1,299,561.6048 | 85 | 588,610.3558 | 1,299,052.9496 |
| 70 | 589,198.7215 | 1,299,521.7074 | 86 | 588,578.2433 | 1,299,076.7990 |
| 71 | 589,350.1162 | 1,299,575.2336 | 87 | 588,263.6908 | 1,298,586.1746 |
| 72 | 589,355.7629 | 1,299,535.6342 | 88 | 588,231.5783 | 1,298,610.0239 |
| 73 | 589,368.5043 | 1,299,587.9568 | 89 | 588,147.4598 | 1,298,483.9681 |
| 74 | 589,376.9743 | 1,299,528.5577 | 90 | 588,127.9128 | 1,298,518.8668 |
| 75 | 589,153.6659 | 1,299,524.9397 | 91 | 588,131.5703 | 1,298,475.0683 |
| 76 | 589,063.8966 | 1,299,531.3798 | 92 | 588,112.0234 | 1,298,509.9670 |
| 77 | 589,126.9411 | 1,299,501.7927 | 93 | 588,119.0077 | 1,298,456.5702 |
| 78 | 589,087.0436 | 1,299,504.6550 | 94 | 588,089.6873 | 1,298,508.9182 |

BOUNDARY COORDINATE CHART

| No. | NORTH | EAST |
|-----|--------------|----------------|
| 108 | 587,115.7227 | 1,298,442.7063 |
| 230 | 589,032.6915 | 1,299,926.9919 |
| 233 | 587,981.3231 | 1,299,112.6545 |
| 235 | 588,541.1144 | 1,299,545.9357 |
| 370 | 589,470.2081 | 1,300,266.1105 |
| 391 | 589,911.4804 | 1,299,454.9455 |
| 392 | 588,019.5640 | 1,297,985.1822 |
| 393 | 587,305.3146 | 1,298,040.1979 |

DENSITY EXCHANGE CHART

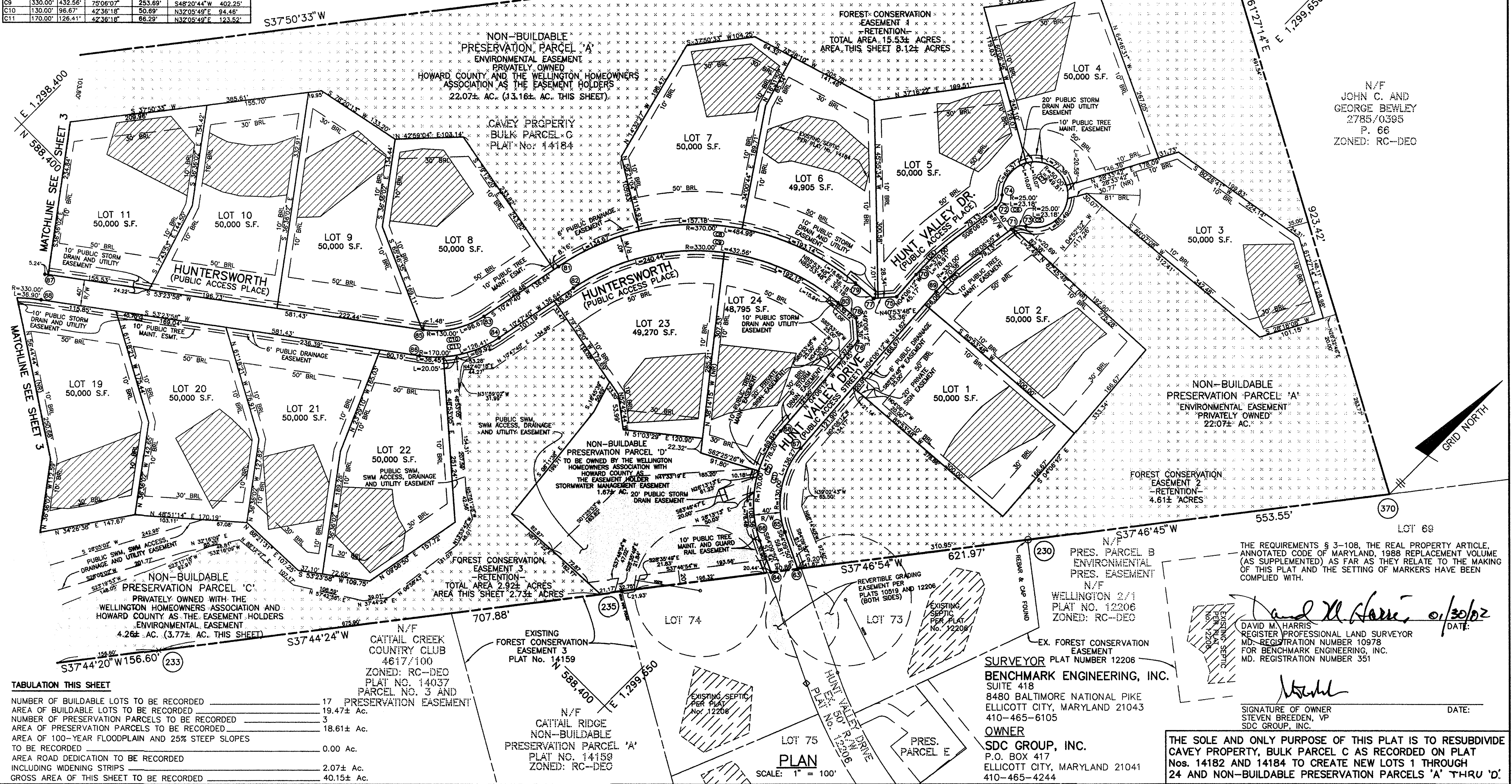
| PARCEL INFORMATION | WELLINGTON, SECTION 3 |
|---------------------------------|----------------------------|
| TOTAL AREA OF SUBDIVISION | 59.50 AC. |
| BASE DENSITY UNITS | 59.50 / 4.25 = 14 |
| MAXIMUM CEO DENSITY PERMITTED | 59.5 / 2 = 29 |
| NUMBER OF CLUSTER LOTS PROPOSED | 24 |
| NUMBER OF CEO UNITS RECEIVED | 24 - 14 = 10 |
| SENDING PARCEL INFORMATION | CAVEY PROPERTY, PARCEL 'A' |

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO RESUBDIVIDE CAVEY PROPERTY, BULK PARCEL 'C' AS RECORDED ON PLAT Nos. 14182 AND 14184 TO CREATE NEW LOTS 1 THROUGH 24 AND NON-BUILDABLE PRESERVATION PARCELS 'A' THRU 'D'.

| CURVE | RADIUS | LENGTH | DELTA | TANGENT | CHORD |
|-------|---------|---------|-----------|---------|---------------------|
| C1 | 130.00' | 136.27' | 60°03'38" | 75.15' | S34°08'01"E 130.12' |
| C2 | 170.00' | 178.20' | 60°03'38" | 98.27' | S34°08'01"E 170.16' |
| C3 | 330.00' | 70.38' | 12°13'08" | 36.32' | S02°00'22"W 70.24' |
| C4 | 370.00' | 78.91' | 12°13'08" | 39.60' | S02°00'22"W 78.76' |
| C5 | 25.00' | 23.18' | 53°07'48" | 12.50' | S34°40'50"W 22.36' |
| C6 | 25.00' | 23.18' | 53°07'48" | 12.50' | N18°28'59"W 22.36' |
| C7 | 50.00' | 249.81' | 28°15'37" | 37.50' | N81°53'05"W 69.00' |
| C8 | 370.00' | 484.99' | 75°06'07" | 284.43' | S48°20'44"W 451.01' |
| C9 | 330.00' | 432.56' | 75°06'07" | 253.69' | S48°20'44"W 402.25' |
| C10 | 130.00' | 96.67' | 42°36'18" | 50.69' | N32°05'49"E 94.46' |
| C11 | 170.00' | 126.41' | 42°36'18" | 66.29' | N32°05'49"E 123.62' |

N/F
 CAVEY PROPERTY
 BULK PARCEL B
 PLAT No. 14184
 HOWARD COUNTY AGRICULTURAL
 LAND PRESERVATION EASEMENT
 #HCOO-02PP(B)
 ZONED: RC-DEO

N/F
 J. THOMAS AND
 MARY S. SCRIVENER
 5084/251
 ZONED: RC-DEO



TABULATION THIS SHEET

| | |
|---|------------|
| NUMBER OF BUILDABLE LOTS TO BE RECORDED | 17 |
| AREA OF BUILDABLE LOTS TO BE RECORDED | 19.47± Ac. |
| NUMBER OF PRESERVATION PARCELS TO BE RECORDED | 3 |
| AREA OF PRESERVATION PARCELS TO BE RECORDED | 18.61± Ac. |
| AREA OF 100-YEAR FLOODPLAIN AND 25% STEEP SLOPES TO BE RECORDED | 0.00 Ac. |
| AREA ROAD DEDICATION TO BE RECORDED INCLUDING WIDENING STRIPS | 2.07± Ac. |
| GROSS AREA OF THIS SHEET TO BE RECORDED | 40.15± Ac. |

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS PART OF THE LAND CONVEYED BY DESALES MICHAEL CAVEY TO SDC GROUP, INC., BY DEED DATED MAY FIRST, 2000, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5078 AT FOLIO 0189 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 NOW AMENDED.

DAVID M. HARRIS
 REGISTER PROFESSIONAL LAND SURVEYOR
 MD. REGISTRATION NUMBER 10978
 FOR BENCHMARK ENGINEERING, INC.
 MD. REGISTRATION NUMBER 351

OWNER'S DEDICATION
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BENCHMARK ENGINEERING, INC.
 SUITE 418
 8480 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21043
 410-465-6105

OWNER
SDC GROUP, INC.
 P.O. BOX 417
 ELLICOTT CITY, MARYLAND 21041
 410-465-4244

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO RESUBDIVIDE CAVEY PROPERTY, BULK PARCEL C AS RECORDED ON PLAT Nos. 14182 AND 14184 TO CREATE NEW LOTS 1 THROUGH 24 AND NON-BUILDABLE PRESERVATION PARCELS 'A' THRU 'D'.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS.

[Signature] 2/14/02
 COUNTY HEALTH OFFICER DATE

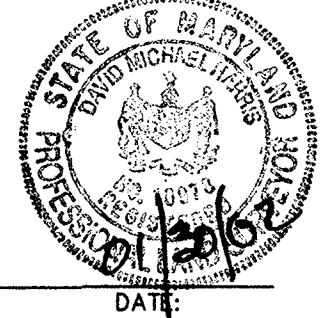
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] 2/15/02
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 2/16/02
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS PART OF THE LAND CONVEYED BY DESALES MICHAEL CAVEY TO SDC GROUP, INC., BY DEED DATED MAY FIRST, 2000, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5078 AT FOLIO 0189 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 NOW AMENDED.

DAVID M. HARRIS
 REGISTER PROFESSIONAL LAND SURVEYOR
 MD. REGISTRATION NUMBER 10978
 FOR BENCHMARK ENGINEERING, INC.
 MD. REGISTRATION NUMBER 351



OWNER'S DEDICATION
 WE, STEVEN BREEDEN (VP) AND JAMES R. SCHULTE (VP), FOR SDC GROUP, INC., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH 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, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS MY HAND THIS 30th DAY OF JANUARY, 2002.

JAMES R. SCHULTE, VP SDC GROUP, INC. 1-30-02 DATE: *[Signature]* 1/30/02 WITNESS DATE:
 STEVEN BREEDEN, VP SDC GROUP, INC. 1-30-02 DATE: *[Signature]* 1/30/02 WITNESS DATE:

RECORDED AS PLAT 15288 ON 2/28/02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE WOODS OF WELLINGTON
 LOTS 1 - 24 AND NON-BUILDABLE PRESERVATION PARCELS 'A' THRU 'D'
 A RESUBDIVISION OF CAVEY PROPERTY BULK PARCEL 'C' PLAT No. 14184

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP No. 14, GRID 20 SCALE: 1" = 100'
 TAX MAP No. 21, GRID 2 DATE: JULY, 2001
 P/O PARCEL No. 246 SHEET: 2 OF 3
 ZONED: RC-DEO

| CURVE TABLE | | | | | |
|-------------|---------|---------|------------|---------|----------------------|
| CURVE | RADIUS | LENGTH | DELTA | TANGENT | CHORD |
| C12 | 370.00' | 155.93' | 24°08'46" | 79.14' | S41°19'35" W 154.78' |
| C13 | 330.00' | 139.07' | 24°08'46" | 70.58' | S41°19'35" W 138.04' |
| C14 | 25.00' | 23.18' | 53°07'48" | 12.50' | N55°49'07" E 22.36' |
| C15 | 25.00' | 23.18' | 53°07'48" | 12.50' | S02°41'18" W 22.36' |
| C16 | 50.00' | 249.81' | 286°15'37" | 37.50' | S60°44'48" E 60.00' |

N/F
CAVEY PROPERTY
BULK PARCEL B
PLAT No. 14184
HOWARD COUNTY AGRICULTURAL
LAND PRESERVATION EASEMENT
#HC00-02PP(B)
ZONED: RC-DEC

N/F
J. THOMAS AND
MARY S. SCRIVENER
5094/251
ZONED: RC-DEC



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.

David M. Harris 01/30/02
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REGISTRATION NUMBER 10978
FOR BENCHMARK ENGINEERING, INC.
MD. REGISTRATION NUMBER 351

Steven Breeden
SIGNATURE OF OWNER
STEVEN BREEDEN, VP
SDC GROUP, INC. DATE:

SURVEYOR
BENCHMARK ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE, SUITE 418
ELLCOTT CITY, MARYLAND 21043
410-465-6105

OWNER
SDC GROUP, INC.
P.O. BOX 417
ELLCOTT CITY, MARYLAND 21041
410-465-4244

TABULATION THIS SHEET

| | |
|---|------------|
| NUMBER OF BUILDABLE LOTS TO BE RECORDED | 7 |
| AREA OF BUILDABLE LOTS TO BE RECORDED | 7.89± Ac. |
| NUMBER OF PRESERVATION PARCELS TO BE RECORDED | 1 |
| AREA OF PRESERVATION PARCELS TO BE RECORDED | 11.12± Ac. |
| AREA OF 100-YEAR FLOODPLAIN AND 25% STEEP SLOPES TO BE RECORDED | 0.00 Ac. |
| AREA ROAD DEDICATION TO BE RECORDED INCLUDING WIDENING STRIPS | 0.34± Ac. |
| GROSS AREA OF THIS SHEET TO BE RECORDED | 19.35± Ac. |

PLAN
SCALE: 1" = 100'

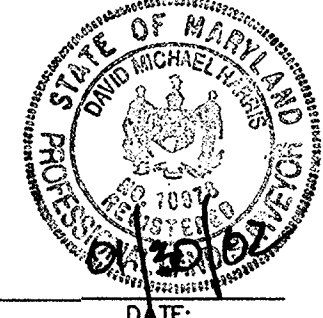
THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO RESUBDIVIDE CAVEY PROPERTY, BULK PARCEL C AS RECORDED ON PLAT Nos. 14182 AND 14184 TO CREATE NEW LOTS 1 THROUGH 24 AND NON-BUILDABLE PRESERVATION PARCELS 'A' THRU 'D'.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS.
Ray B... 2/16/02
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
David M. Harris 2/15/02
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

David M. Harris 2/26/02
DIRECTOR DATE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS PART OF THE LAND CONVEYED BY DESALES MICHAEL CAVEY TO SDC GROUP, INC., BY DEED DATED MAY FIRST, 2000, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5078 AT FOLIO 0189 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 NOW AMENDED.



David M. Harris
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REGISTRATION NUMBER 10978
FOR BENCHMARK ENGINEERING, INC.
MD. REGISTRATION NUMBER 351

OWNER'S DEDICATION
WE, STEVEN BREEDEN (VP) AND JAMES R. SCHULTE (VP), FOR SDC GROUP, INC., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH 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 OF THE BEDS OF THE STREETS AND/OR ROADS, 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 30th DAY OF JANUARY, 2002.

James R. Schulte 1-30-02
JAMES R. SCHULTE, VP
SDC GROUP, INC. DATE: WITNESS: *Ed T. Pitt* 1/30/02
Steven Breeden 1-30-02
STEVEN BREEDEN, VP
SDC GROUP, INC. DATE: WITNESS: *Ed T. Pitt* 1/30/02

RECORDED AS PLAT 15289
ON 2/26/02 AMONG THE LAND
RECORDS OF HOWARD COUNTY, MARYLAND.

THE WOODS OF WELLINGTON
LOTS 1 - 24 AND NON-BUILDABLE
PRESERVATION PARCELS 'A' THRU 'D'
A RESUBDIVISION OF CAVEY PROPERTY
BULK PARCEL 'C'
PLAT No. 14184
4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP No. 14, GRID 20 SCALE: 1" = 100'
TAX MAP No. 21, GRID 2 DATE: JULY, 2001
P/O PARCEL NO. 246 SHEET: 3 OF 3
ZONED: RC-DEC