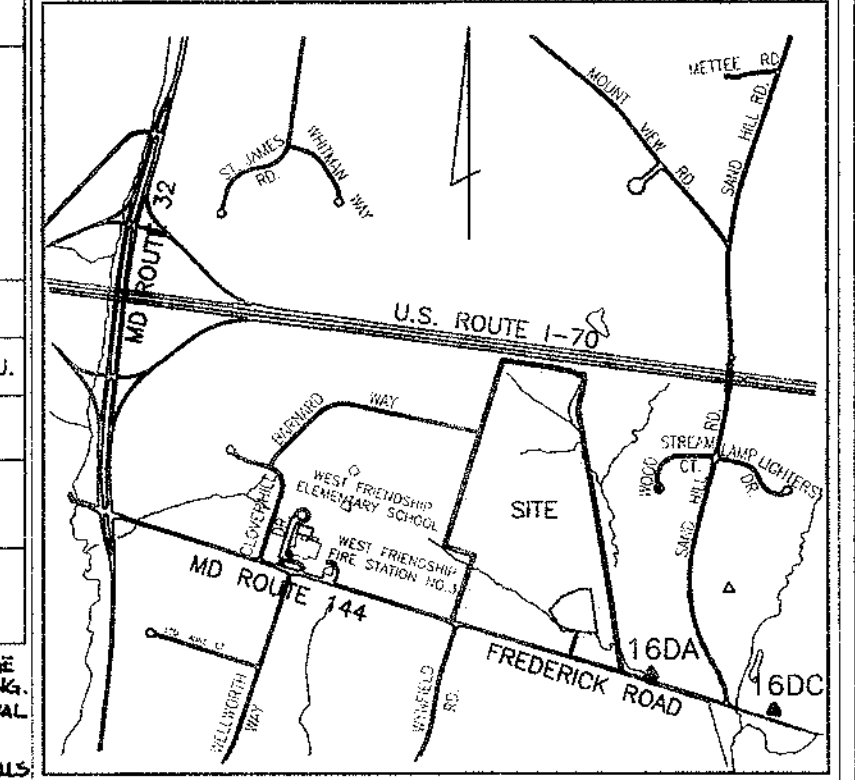


GENERAL NOTES

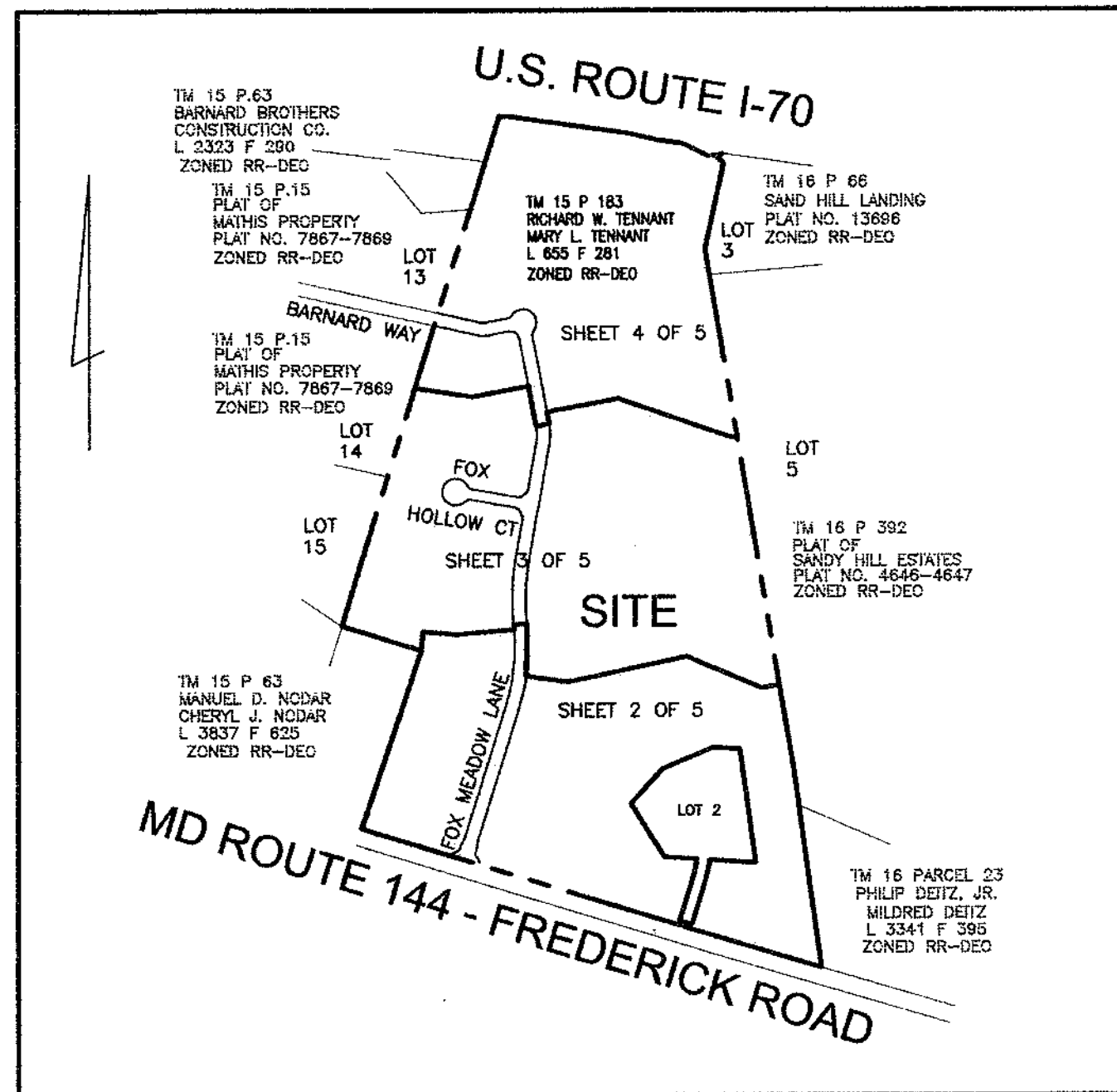
- SUBJECT PROPERTY ZONED RR-DEO AS PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- COORDINATES REFERENCED ARE BASED ON THE NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL.
- STATION 16DA N 593712.917 E 1332332.040
STATION 16DC N 593095.513 E 1333961.177
- THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY, 1999 BY VOGEL & ASSOCIATES, INC.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES CONCRETE MONUMENT FOUND.
- THERE ARE NO STEEP SLOPES ON SITE WITH A CONTIGUOUS AREA OF 20,000 SF OR GREATER.
- NO BURIAL OR CEMETERY SITES ARE LOCATED ON THE SITE.
- ALL AREAS ARE SHOWN MORE OR LESS (±).
- THE SUBDIVISION IS NOT IN THE METROPOLITAN DISTRICT.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, FLOOD PLAIN AND FOREST CONSERVATION EASEMENT AREAS, EXCEPT AS SHOWN ON THE APPROVED PLANS. THE STREAM AND WETLANDS CROSSING OF FOX MEADOW LANE WAS DETERMINED TO BE AN ESSENTIAL ROAD DISTURBANCE BY DPZ PER SECTION 16.116(C) OF THE SUBDIVISION REGULATIONS BASED ON TRAFFIC CIRCULATION AND THAT THE EXISTING ROAD CONNECTION THROUGH BARNARD WAY AND CLOVER HILL DRIVE CURRENTLY HAS INADEQUATE SIGHT DISTANCE AT ITS INTERSECTION WITH FREDERICK ROAD. (PERMIT TRACKING #01-NT-0347/200165484)
- STORMWATER MANAGEMENT IS PROVIDED BY PRIVATE EXTENDED DETENTION FACILITIES ON PRESERVATION PARCELS B AND C THAT ARE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THERE ARE NO HISTORIC SITES OR CEMETERIES ON THIS PROPERTY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENT OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (14 FEET IS SERVING MORE THAN ONE RESIDENCE)
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 45 FOOT TURNING RADIUS
D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG, PIPESTEM OR PRIVATE ACCESS PLACE EASEMENTS AND AND THE ROAD RIGHT OF WAY LINE ONLY AND NOT ONTO THE FLAG/PIPESTEM DRIVEWAY.
- THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. FOREST MANAGEMENT PRACTICES AS DESCRIBED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE PERMITTED.
- THE FLOODPLAIN SHOWN HEREON IS BASED ON THE FLOODPLAIN ANALYSIS, TENNANT PROPERTY & FOX CREEK SUBDIVISIONS PREPARED BY VOGEL & ASSOCIATES, INC. DATED JULY, 2000.
- OPEN SPACE REQUIRED = 5% = 4.13 ACRES
OPEN SPACE PROVIDED = 4.98 ACRES
- OPEN SPACE LOT 2B IS HEREBY DEDICATED TO A HOMEOWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RESTRICTIONS ARE FILED WITH THE MD STATE DEPARTMENT OF ASSESSMENTS AND TAXATION AS ACCOUNT #0000469238 FILED ON SEPT. 6, 2000. THE DEED CONVEYING OPEN SPACE LOT 2B TO THE HOA WAS RECORDED AT THE HOWARD COUNTY LAND RECORDS OFFICE WITH THE RECORDING OF THIS FINAL PLAT.
- PERIMETER LANDSCAPING IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE APPROVED ROAD CONSTRUCTION DRAWINGS FOR THIS PROJECT PER SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET (OR 10,000 SQUARE FEET PER LOT FOR SHARED DRAIN FIELDS ASSOCIATED WITH A SHARED SEWAGE DISPOSAL FACILITY) AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- WETLANDS SHOWN ON SITE ARE BASED ON A FIELD INVESTIGATION PERFORMED BY EXPLORATION RESEARCH, INC.
- APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED JANUARY 4, 2000.
- A NOISE STUDY WAS PREPARED BY VOGEL & ASSOCIATES, INC DATED JULY 2000.
- THE EXISTING DWELLING LOCATED ON PRESERVATION PARCEL 'A' IS TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING IS TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- 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/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 FILE DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METERS 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 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 EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM WIDTH AND LOT AREA REQUIRED BY THE MD. STATE DEPARTMENT OF THE ENVIRONMENT.
- AS A CONSEQUENCE OF ITS SUBMISSION PRIOR TO NOVEMBER 15, 2001, THIS SUBDIVISION PLAN IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND BECAUSE THE PRELIMINARY PLAN FOR THIS PROJECT WAS APPROVED PRIOR TO NOVEMBER 1, 2001, THIS PROJECT IS NOT SUBJECT TO COMPLIANCE WITH COUNTY COUNCIL BILL 50-2001 WHICH AMENDED PORTIONS OF THE ZONING REGULATIONS.

- 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 US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- THE PURPOSE OF NON-BUILDABLE PRESERVATION PARCELS 'B' AND 'C' IS TO PROVIDE SWM FACILITIES. PRESERVATION PARCEL 'A' IS TO BE A BUILDABLE PARCEL WITH FOREST CONSERVATION EASEMENTS, FLOOD PLAIN, STREAM AND WETLANDS PROTECTION. PRESERVATION PARCELS 'B' AND 'C' WILL BE DEDICATED TO THE FOX CREEK HOA WITH ONE EASEMENT HOLDER, HOWARD COUNTY PRESERVATION PARCELS 'A' AND 'D' WILL BE PRIVATELY OWNED WITH TWO EASEMENT HOLDERS, HOWARD COUNTY AND THE HOA WHICH PROHIBITS THE FURTHER SUBDIVISION OF THE PARCELS AND OUTLINES, THE MAINTENANCE RESPONSIBILITIES OF THE OWNER AND THE USES PERMITTED ON THE PARCELS.
- THE FOREST CONSERVATION OBLIGATION FOR THIS SUBDIVISION WILL BE FULFILLED BY THE RETENTION OF ALL THE EXISTING FOREST LOCATED ON PRESERVATION PARCEL 'A' AND OPEN SPACE LOT 2B IN THE AMOUNT OF 12.90 ACRES. FINANCIAL SURETY WILL BE POSTED WITH THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$111,380.80.
- A HOA MAINTENANCE EASEMENT AGREEMENT FOR THE NOISE BERMS LOCATED ON PRESERVATION PARCELS 'A' & 'B', LOTS 1-4, LOT 16 & LOT 21 WILL BE RECORDED IN THE HOWARD COUNTY LAND RECORDS OFFICE WITH THE RECORDING OF THIS FINAL PLAT.
- DENSITY: (82.5751/2 41 LOTS)
NUMBER OF ENTITIES PERMITTED BY RIGHT: 82.5751/4.25 = 19 LOTS
NUMBER OF BUILDABLE ENTITIES PROPOSED: 27 CLUSTER LOTS PLUS 1 BUILDABLE PRESERVATION PARCEL (TOTAL 28)
NUMBER OF DEO'S REQUIRED: 9
- UNDER THE DENSITY EXCHANGE OPTION (DEO) OF SECTION 108 OF THE HOWARD COUNTY ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR 9 DEO UNITS ARE TRANSFERRED TO THIS PROPERTY WITH THE RECORDING OF THIS PLAT P-01-163 FOR FOX CREEK. THE DEO UNITS WERE TRANSFERRED FROM THE ROMITI PROPERTY SENDING PARCEL LOCATED ON THE TAX MAP 2, GRIDS 15-17, PARCEL 61, RE-02-02, PRE-10-03, TRANSFERRED 16 DENSITY UNITS BACK TO THE ROMITI PROPERTY AS A SENDING PLAT FOR FOX CREEK.

DENSITY EXCHANGE	
RECEIVING PARCEL INFORMATION	OWNER RICHARD W. TENNANT MARY L. TENNANT 12256 FREDERICK ROAD ELLCOTT CITY, MARYLAND 21043 LIBER 655 FOLIO 281 TAX MAP 15 GRID 12 PARCEL 183 FOX CREEK P-01-01
TOTAL AREA OF SUBMISSION	82.5751 AC.
DENSITY UNITS ALLOWED BY RIGHT	82.5751 X 1 D.U./4.25 AC. = 19.43 = 19 D.U.
MAXIMUM DEO UNITS ALLOWED	82.5751 X 1 D.U./2 AC. = 41.29 = 41 D.U.
DEO DENSITY UNITS TO BE RECEIVED FROM SENDING PARCEL	9
SENDING PARCEL INFORMATION	ROMITI PROPERTY TAX MAP 2 GRID 15,16,17 PARCEL 61 LIBER 4504 FOLIO 32



VICINITY MAP
SCALE: 1"=2000'



LOCATION MAP

SCALE 1"= 600'

MINIMUM LOT AREA TABULATION			
LOT	TOTAL AREA	PIPE STEM AREA	MINIMUM LOT AREA
2	53,454 SQ. FT.	4,042 SQ. FT.	49,412 SQ. FT.
4	58,891 SQ. FT.	5,223 SQ. FT.	53,668 SQ. FT.
6	49,917 SQ. FT.	2,441 SQ. FT.	47,476 SQ. FT.
7	49,999 SQ. FT.	4,424 SQ. FT.	45,575 SQ. FT.
13	54,194 SQ. FT.	4,932 SQ. FT.	49,262 SQ. FT.
16	47,299 SQ. FT.	6,051 SQ. FT.	41,248 SQ. FT.
23	54,645 SQ. FT.	1,143 SQ. FT.	53,502 SQ. FT.
24	54,751 SQ. FT.	3,536 SQ. FT.	51,215 SQ. FT.
25	58,819 SQ. FT.	2,318 SQ. FT.	56,501 SQ. FT.
26	58,225 SQ. FT.	1,141 SQ. FT.	57,084 SQ. FT.

TOTAL AREA TABULATIONS (ALL SHEETS)	
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	32
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	27
TOTAL NUMBER OF PARCELS TO BE RECORDED	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	30,1004 ACRES
TOTAL AREA OF PARCELS TO BE RECORDED	43,9572 ACRES
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	4.9865 ACRES
TOTAL AREA OF BUILDABLE LOTS AND PARCELS TO BE RECORDED	74.0576 ACRES
TOTAL AREA OF ROAD INCLUDING WIDENING STRIPS TO BE RECORDED	3,5310 ACRES
TOTAL AREA OF SUBDIVISION TO BE RECORDED	82.5751 ACRES
TOTAL AREA OF FLOODPLAIN TO BE RECORDED	5.42 ACRES

LEGEND

- PRIVATE SEWAGE SYSTEM AREA
- 100 YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT
- CREDITED FOREST RETENTION CONSERVATION EASEMENT
- NON-CREDITED
- STREAM
- USE-IN-COMMON ACCESS EASEMENT
- WETLAND AREA
- PROPOSED NOISE BERM EASEMENT

CURVE DATA CHART					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	82.58'	462.98'	41.40'	10°13'11"	N11°58'30"E 82.47'
C2	70.80'	412.98'	35.49'	09°49'23"	S12°10'25"W 70.72'
C3	303.28'	750.00'	153.74'	23°10'08"	N05°35'01"E 301.22'
C4	260.30'	925.00'	131.01'	16°07'24"	N02°03'39"E 259.44'
C8	23.18'	25.00'	12.50'	53°07'48"	S73°33'27"W 22.36'
C9	249.81'	50.00'	286.1537"	N10°07'20"E	60.00'
C10	23.18'	25.00'	12.50'	53°07'48"	S53°18'46"E 22.36'
C14	63.28'	175.00'	31.99'	20°43'03"	N00°14'11"W 62.93'
C15	21.03'	25.00'	11.18'	48°11'23"	N34°41'25"W 20.41'
C16	5.57'	50.00'	2.79'	08°22'46"	N55°35'41"W 5.56'
C17	21.03'	25.00'	11.18'	48°11'23"	N78°30'02"W 20.41'
C18	50.93'	125.00'	25.82'	23°20'46"	N88°55'20"W 50.58'
C19	30.56'	75.00'	15.49'	23°20'46"	S88°55'20"E 30.35'
C20	21.03'	25.00'	11.18'	48°11'23"	N55°18'35"E 20.41'
C21	162.65'	50.00'	186.22'46"	S55°35'43"E	99.85'
C22	21.03'	25.00'	11.18'	48°11'23"	S13°29'58"W 20.41'
C23	81.36'	225.00'	41.13'	20°43'03"	S00°14'11"E 80.92'
C35	246.23'	875.00'	123.93'	16°07'23"	S02°03'39"W 245.42'
C36	323.50'	800.00'	163.99'	23°10'08"	S05°35'01"W 321.30'

NOTE: FOR COORDINATE LIST SEE SHEET 4



OWNER
RICHARD W. TENNANT
MARY L. TENNANT (DECEASED)
12256 FREDERICK ROAD
ELLCOTT CITY, MARYLAND
21042

DEVELOPER
IKO-TENNANT DEVELOPMENT
3403 OLANWOOD COURT, SUITE 101
OLNEY, MARYLAND
20832

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 HAVE BEEN COMPLIED WITH.

Joseph Jay Woolldridge 07/30/02
DATE
PROFESSIONAL LAND SURVEYOR NO. 11027
Richard W. Tennant 8/13/02
DATE

FREDERICK WARD ASSOCIATES, INC.

7125 Riverwood Drive
Columbia, Maryland 21046-2354
Phone: 410-290-9550
Fax: 410-720-6226
Columbia, Maryland
Bel Air, Maryland
Warrenton, Virginia

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

Penny Broun 10-22-02
HOWARD COUNTY HEALTH OFFICER *BB* DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 10/29/02
CHIEF, DEVELOPMENT ENGINEERING DIVISION *ca* DATE
[Signature] 10/29/02
DIRECTOR *KB* DATE

OWNER'S CERTIFICATE

WE, RICHARD W. TENNANT AND MARY L. TENNANT (DECEASED) OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE 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 STREET AND/OR ROADS AND FLOOD PLAINS, 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, 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 13 DAY OF AUGUST, 2002.
[Signature]
RICHARD W. TENNANT
[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY M. WOODROW HUDSON TO RICHARD W. TENNANT AND MARY L. TENNANT BY DEED DATED SEPTEMBER 28, 1973 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 655 FOLIO 281.
I FURTHER CERTIFY 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 THIS IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Joseph Jay Woolldridge 07/30/02
DATE
JOSEPH JAY WOOLDRIDGE
PROFESSIONAL LAND SURVEYOR NO. 11027

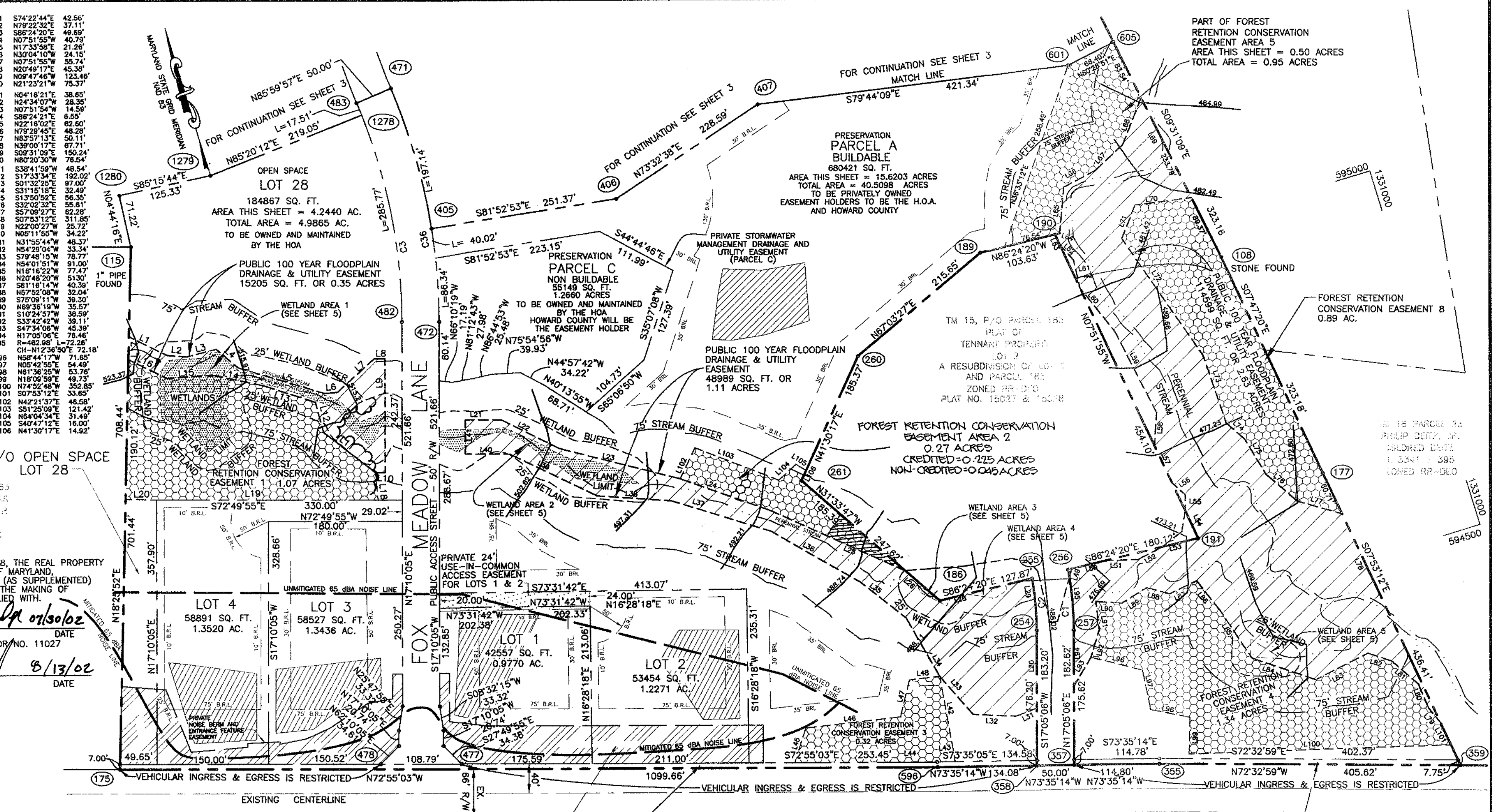
RECORDED AS PLAT NO. 15645 ON 11-01-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

FOX CREEK SUBDIVISION

LOTS 1 THRU 28 AND PRESERVATION PARCELS A THRU D
TAX MAP 15, GRIDS 12 & 18, PARCEL 183
TAX MAP 16, GRIDS 7 & 13, PARCEL 183
THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
DPZ FILE NUMBERS - S-00-03, F-01-52, P-01-01, RE-01-02, WP-01-02, F-02-44, RE-02-02 ZONED RR-DEO
SCALE 1"= 100' JULY 18, 2002
SHEET 1 OF 5

LINE TABLE

L1	S46°37'24"E	37.43'	L51	S74°22'44"E	42.56'
L2	S68°01'52"E	25.89'	L52	N79°22'32"E	37.11'
L3	S87°24'04"E	41.18'	L53	S86°24'20"E	49.69'
L4	S32°30'30"E	38.87'	L54	N07°51'55"W	40.73'
L5	S89°33'30"E	121.47'	L55	N17°33'58"E	21.28'
L6	S78°12'55"E	16.83'	L56	N30°04'10"W	24.15'
L7	N64°31'40"E	67.37'	L57	N07°51'55"W	58.74'
L8	S72°49'58"E	14.58'	L58	N02°48'17"E	45.38'
L9	S17°10'05"W	154.77'	L59	N09°47'46"W	123.46'
L10	N72°49'54"W	12.82'	L60	N21°23'21"W	75.37'
L11	N34°40'50"W	88.88'	L61	N04°18'21"E	36.65'
L12	N02°05'00"E	42.50'	L62	N24°34'07"W	28.35'
L13	N85°04'55"W	72.31'	L63	N07°51'54"W	14.58'
L14	N80°58'08"W	70.74'	L64	S86°24'21"E	6.55'
L15	N72°21'17"W	61.03'	L65	N22°18'02"E	62.60'
L16	N46°32'32"W	58.28'	L66	N79°29'45"E	48.28'
L17	N18°25'52"E	30.99'	L67	N83°57'31"E	50.11'
L18	S12°38'10"W	37.51'	L68	N39°00'17"E	67.71'
L19	N72°49'58"W	297.40'	L69	S09°31'09"E	150.24'
L20	N71°34'08"W	41.74'	L70	N80°30'30"W	70.54'
L21	S72°49'56"E	48.41'	L71	S38°41'59"W	48.54'
L22	S46°14'42"E	87.12'	L72	S17°33'34"E	192.02'
L23	S58°27'50"E	167.68'	L73	S01°32'25"E	97.00'
L24	S81°13'58"E	129.68'	L74	S31°15'18"E	32.40'
L25	S48°30'57"E	198.02'	L75	S13°50'52"E	56.35'
L26	S31°33'50"E	62.15'	L76	S32°02'32"E	55.61'
L27	S86°24'20"E	127.87'	L77	S87°09'27"E	82.28'
L28	R=412.68' L=70.80'		L78	S07°31'12"E	311.85'
L29	C1=572.10' L=25' W=70.72'		L79	N22°00'27"W	25.72'
L30	S17°35'06"W	42.50'	L80	N05°11'55"W	34.22'
L31	S88°10'48"W	29.89'	L81	N31°55'44"W	48.37'
L32	N70°23'56"W	58.08'	L82	N84°29'04"W	111.99'
L33	N23°54'15"W	68.43'	L83	S79°48'15"W	78.77'
L34	N12°23'02"W	91.55'	L84	N84°01'51"W	91.00'
L35	N34°23'33"W	78.29'	L85	N16°18'22"W	77.17'
L36	N42°53'03"W	138.40'	L86	N02°48'17"E	51.30'
L37	N55°35'37"W	140.61'	L87	S81°16'14"W	40.39'
L38	N85°10'7"W	100.17'	L88	N57°52'08"W	32.04'
L39	N47°01'32"W	130.55'	L89	S76°09'11"W	39.30'
L40	N72°49'58"W	129.40'	L90	N69°36'19"W	35.57'
L41	N17°10'05"E	48.83'	L91	S10°24'57"W	38.59'
L42	S05°51'38"W	117.17'	L92	S33°42'42"W	39.11'
L43	N73°50'05"W	24.54'	L93	N17°05'06"E	78.48'
L44	N72°49'58"W	191.73'	L94	R=482.88' L=72.28'	
L45	N34°51'38"E	48.83'	L95	C1=1126.96' L=72.18'	
L46	S79°22'04"E	128.51'	L96	N58°44'17"W	71.65'
L47	N55°35'38"E	61.43'	L97	N05°42'55"E	54.49'
L48	S79°10'24"E	41.28'	L98	N81°36'25"W	53.78'
L49	N32°12'36"E	11.73'	L99	N18°09'59"E	48.73'
L50	S86°08'42"E	47.92'	L100	N74°52'48"W	352.85'
			L101	S07°53'12"E	33.65'
			L102	N42°21'37"E	46.58'
			L103	S81°29'08"E	21.42'
			L104	N64°04'34"E	31.49'
			L105	S40°47'12"E	16.90'
			L106	N41°50'17"E	14.92'



P/O OPEN SPACE LOT 28

TM 15, P/O PARCEL 183 PLAT OF TENNANT PROPERTY LOT 2 A RESUBDIVISION OF LOT 1 AND PARCEL 183 ZONED RR-DEO PLAT NO. 15027 & 15028

TM 18 PARCEL 25 PHILIP DEBY, JR. CHILDRED DEBY L. 5941 & 598 ZONED RR-DEO

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 HAVE BEEN COMPLIED WITH.

Joseph Jay Woodridge 07/30/02 DATE

JOSEPH JAY WOODRIDGE PROFESSIONAL LAND SURVEYOR NO. 11027

Richard W. Tennant 8/13/02 DATE

RICHARD W. TENNANT

TOTAL AREA TABULATIONS (THIS SHEET ONLY)

TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	5+P/O PARCEL A & P/O LOT 28
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF PARCELS TO BE RECORDED	1+P/O PARCEL A
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	4.8997 ACRES
TOTAL AREA OF PARCELS TO BE RECORDED	16.8863 ACRES
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	P/O LOT 28
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	4.2440 ACRES
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	21.7860 ACRES
TOTAL AREA OF BUILDABLE LOTS AND PARCELS TO BE RECORDED	1.3576 ACRES
TOTAL AREA OF ROAD INCLUDING WIDENING STRIPS TO BE RECORDED	27.3876 ACRES
TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.09 ACRES

FREDERICK WARD ASSOCIATES, INC.

7125 Riverwood Drive
Columbia, Maryland 21046-2354

ENGINEERS
ARCHITECTS
SURVEYORS

Phone: 410-290-9550
Fax: 410-720-6226

Columbia, Maryland
Bel Air, Maryland
Warrenton, Virginia

FREDERICK ROAD
MARYLAND ROUTE 144
STATE ROAD
MINOR ARTERIAL
SCENIC ROAD

OWNER
RICHARD W. TENNANT
MARY L. TENNANT
12256 FREDERICK ROAD
ELLICOTT CITY, MARYLAND
21042

DEVELOPER
IKO-TENNANT DEVELOPMENT
3403 OLANWOOD COURT, SUITE 101
OLNEY, MARYLAND
20832



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

Howard County Health Officer 10-22-02 DATE

OWNER'S CERTIFICATE

WE, RICHARD W. TENNANT AND MARY L. TENNANT (DECEASED) OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN 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 SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE 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 STREET AND/OR ROADS AND FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 13 DAY OF AUGUST, 2002.

Richard W. Tennant
Witness

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY M. WOODROW HUDSON TO RICHARD W. TENNANT AND MARY L. TENNANT BY DEED DATED SEPTEMBER 28, 1973 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 655 FOLIO 281.

I FURTHER CERTIFY 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 THIS IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Joseph Jay Woodridge 07/30/02 DATE

JOSEPH JAY WOODRIDGE PROFESSIONAL LAND SURVEYOR NO. 11027

RECORDED AS PLAT NO. 15646 ON 11-01-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

FOX CREEK SUBDIVISION
LOTS 1 THRU 28 AND
PRESERVATION PARCELS A THRU D

TAX MAP 15, GRIDS 12 & 18, PARCEL 183
TAX MAP 16, GRIDS 7 & 13, PARCEL 183

THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
DPZ FILE NUMBERS - S-00-03, F-01-52,
P-01-01, RE-01-02, WP-01-02, F-02-44,
RE-02-02 ZONED RR-DEO
SCALE 1"= 100' JULY 18, 2002

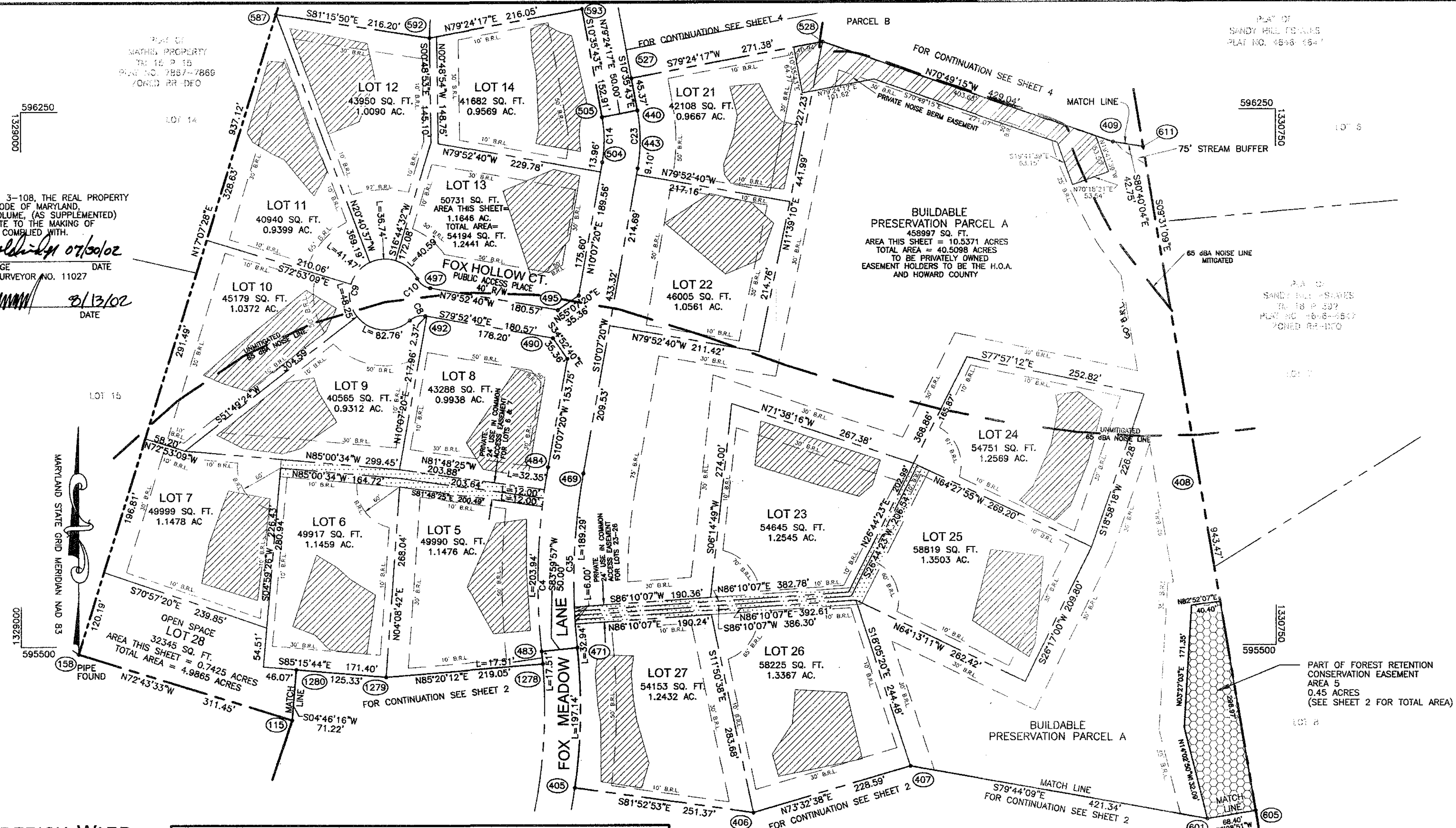
SHEET 2 OF 5

PLAT OF
MATHIS PROPERTY
TR. 12 P. 18
PLAT NO. 7857-7869
ZONED RR-DEO

PLAT OF
SANDY HILL TRACTS
PLAT NO. 4568-4571

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 HAVE BEEN COMPLIED WITH.

Joseph Jay Wooldridge 07/30/02
JOSEPH JAY WOOLDRIDGE DATE
PROFESSIONAL LAND SURVEYOR NO. 11027
Richard W. Tennant 8/13/02
RICHARD W. TENNANT DATE



FREDERICK WARD ASSOCIATES, INC.
7125 Riverwood Drive
Columbia, Maryland 21046-2354
Phone: 410-290-9550
Fax: 410-720-6226
Columbia, Maryland
Bel Air, Maryland
Warrenton, Virginia

TOTAL AREA TABULATIONS (THIS SHEET ONLY)	
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	16+P/O LOT 28, P/O LOT 13 & P/O PARCEL A
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	16+P/O LOT 13
TOTAL NUMBER OF PARCELS TO BE RECORDED	P/O PARCEL A
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	18.9383 ACRES
TOTAL AREA OF PARCELS TO BE RECORDED	10.5371 ACRES
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	P/O LOT 28
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.7425 ACRES
TOTAL AREA OF BUILDABLE LOTS AND PARCELS TO BE RECORDED	29.4754 ACRES
TOTAL AREA OF ROAD INCLUDING WIDENING STRIPS TO BE RECORDED	1.2662 ACRES
TOTAL AREA OF SUBDIVISION TO BE RECORDED	31.4841 ACRES

OWNER
RICHARD W. TENNANT
MARY L. TENNANT
12256 FREDERICK ROAD
ELLCOTT CITY, MARYLAND
21042

DEVELOPER
IKO-TENNANT DEVELOPMENT
3403 OLANWOOD COURT, SUITE 101
OLNEY, MARYLAND
20832



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

Denny Brantley 10-22-02
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

James S. Rutter 10/29/02
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, RICHARD W. TENNANT AND MARY L. TENNANT (DECEASED) OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL 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 SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE 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 STREET AND/OR ROADS AND FLOOD PLAINS, 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, 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 13 DAY OF AUGUST, 2002.

Richard W. Tennant
RICHARD W. TENNANT

Joseph Jay Wooldridge
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY M. WOODROW HUDSON TO RICHARD W. TENNANT AND MARY L. TENNANT BY DEED DATED SEPTEMBER 28, 1973 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 655 FOLIO 281.

I FURTHER CERTIFY 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 THIS IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Joseph Jay Wooldridge 07/30/02
JOSEPH JAY WOOLDRIDGE DATE
PROFESSIONAL LAND SURVEYOR NO. 11027

RECORDED AS PLAT NO. 15647 ON 11-01-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

FOX CREEK SUBDIVISION
LOTS 1 THRU 28 AND PRESERVATION PARCELS A THRU D
TAX MAP 15, GRIDS 12 & 18, PARCEL 183
TAX MAP 16, GRIDS 7 & 13, PARCEL 183
THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
DPZ FILE NUMBERS - S-00-03, F-01-52, P-01-01, RE-01-02, WP-01-02, F-02-44, RE-02-02 ZONED RR-DEO
SCALE 1"= 100' JULY 18, 2002
SHEET 3 OF 5

COORDINATE LIST					
POINT	NORTH	EAST	POINT	NORTH	EAST
108	594848.5355	1330774.6194	429	596669.5255	1329443.5640
115	595397.2723	1329377.4761	430	596635.1336	1329595.5464
129	597235.7844	1330514.8016	432	596634.5628	1329625.8899
130	597264.8029	1330454.8449	433	596648.9136	1329702.5074
131	597273.9894	1330514.2665	435	596680.5311	1329719.3813
151	597413.4628	1329718.3326	437	596604.1152	1329801.7702
158	595489.7570	1329080.0711	439	596584.2668	1329797.0052
162	596913.2029	1330445.1729	440	596251.1099	1329859.3258
163	597415.4089	1329673.3747	443	596170.1951	1329859.6599
164	597349.3836	1330163.7439	469	595743.6243	1329783.5048
165	597325.2210	1330261.3010	471	595498.3675	1329774.6800
166	597310.9768	1330360.2813	472	595178.5917	1329743.4181
175	594729.7177	1329153.4941	477	594586.9965	1329594.4196
177	594628.3369	1330818.4171	478	594628.9531	1329490.4294
186	594618.5232	1330274.3763	482	595193.3501	1329695.6458
260	594966.3386	1330267.6009	483	595493.1403	1329724.9540
261	594827.5162	1330144.7604	484	595752.4124	1329734.2831
189	595050.4003	1330466.1915	490	595932.7741	1329741.0875
190	595043.9034	1330569.6189	492	595939.8975	1329558.9390
191	594594.0738	1330631.7596	495	595972.1515	1329748.1176
254	594539.3800	1330387.0865	497	596003.8858	1329570.3627
255	594808.5085	1330401.9867	504	596178.9826	1329810.4381
256	594808.5085	1330401.9867	505	596241.9163	1329810.1753
257	594524.6905	1330434.8801	506	596575.0732	1329747.8577
355	594317.6972	1330491.3480	511	596599.7661	1329711.8009
357	594350.1337	133038.2295	512	596585.4153	1329635.0835
358	594364.2626	1330333.2637			
359	594196.0621	1330878.2983			
405	595301.7559	1329771.0463			
406	595266.2566	1330019.9015			
407	595331.0109	1330239.1243			
408	595732.9148	1330602.1335			
409	596204.6584	1330522.9631			

LINE TABLE											
L1	N51°38'59"W	52.86'	L55	N17°07'28"E	243.29'	W1	S52°04'17"E	137.88'			
L2	N16°20'09"W	55.24'	L56	N87°39'09"E	28.46'	W2	S70°22'12"E	101.11'			
L3	N48°05'37"W	44.09'	L57	N78°28'11"E	14.98'	W3	S5°45'16"E	136.13'			
L4	N01°32'30"W	52.80'	L58	N74°39'04"E	13.92'	W4	S09°03'16"E	23.84'			
L5	N15°25'16"W	47.89'	L59	S55°10'49"W	25.38'	W5	S21°03'00"E	16.00'			
L6	N07°10'32"E	37.10'	L60	S47°10'10"W	33.00'	W6	S40°10'28"E	24.05'			
L7	N23°06'51"W	24.09'	L61	N64°35'17"W	143.55'	W7	S37°22'03"W	27.46'			
L8	N57°41'58"W	51.06'	L62	N58°03'08"W	236.64'	W8	S47°18'33"W	20.33'			
L9	N24°03'25"E	57.97'	L63	S37°15'27"W	40.37'	W9	S82°18'32"W	21.46'			
L10	N15°24'59"W	27.99'	L64	N62°11'45"W	150.85'	W10	N61°25'11"W	53.50'			
L11	S55°02'47"E	43.01'	L65	N62°57'27"W	42.80'	W11	N72°04'25"W	114.42'			
L12	N63°54'05"E	23.11'	L66	N46°52'01"W	65.81'	W12	N62°42'14"W	218.14'			
L13	N03°17'19"W	47.78'	L67	N04°50'03"W	68.63'	W13	N10°03'45"W	107.45'			
L14	N71°02'10"W	67.39'	L68	N71°30'39"W	93.60'	W14	N71°20'04"E	87.13'			
L15	N84°52'03"W	66.11'									
L16	N32°06'15"W	33.52'									
L17	N37°17'49"E	51.07'									
L18	N47°24'20"W	115.17'									
L19	N34°43'01"E	13.55'									
L20	S77°28'52"E	43.48'									
L21	N25°43'41"W	25.68'									
L22	N07°46'30"W	31.70'									
L23	N48°37'11"W	53.14'									
L24	N41°58'19"E	64.76'									
L25	N31°46'41"E	181.62'									
L26	N45°45'28"E	47.28'									
L27	N30°13'54"E	39.17'									
L28	N03°21'49"W	36.40'									
L29	N33°54'01"E	36.13'									
L30	N06°31'30"E	15.09'									
L31	N44°46'18"W	38.21'									
L32	S12°10'49"W	91.93'									
L33	S29°41'53"W	131.47'									
L34	S22°39'18"W	151.10'									
L35	S03°35'47"E	100.49'									
L36	S29°07'57"E	102.75'									
L37	S45°03'21"E	88.50'									
L38	S09°31'09"E	383.32'									

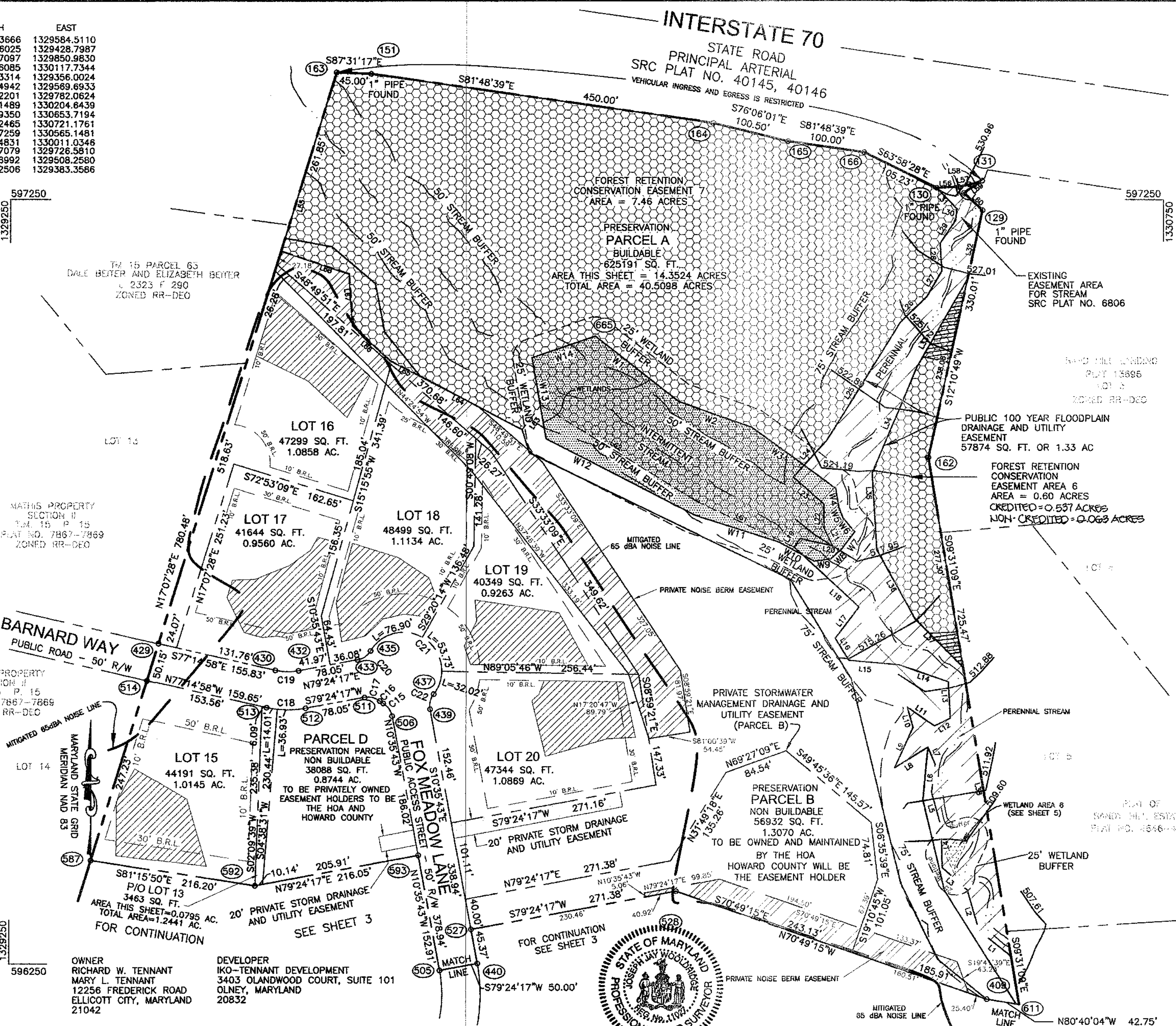
THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT HAVE BEEN COMPLIED WITH.

Joseph Jay Woolldridge 07/30/02
 JOSEPH JAY WOOLDRIDGE
 PROFESSIONAL LAND SURVEYOR NO. 11027
 DATE

Richard W. Tennant 8/13/02
 RICHARD W. TENNANT
 DATE

TOTAL AREA TABULATIONS (THIS SHEET ONLY)	
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	8+P/O LOT 13 & P/O PARCEL A
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	6+P/O LOT 13
TOTAL NUMBER OF PARCELS TO BE RECORDED	6+P/O PARCEL A
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	16.2624 ACRES
TOTAL AREA OF PARCELS TO BE RECORDED	16.5338 ACRES
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS AND PARCELS TO BE RECORDED	22.7962 ACRES
TOTAL AREA OF ROAD INCLUDING WIDENING STRIPS TO BE RECORDED	0.9072 ACRES
TOTAL AREA OF SUBDIVISION TO BE RECORDED	23.7034 ACRES
TOTAL AREA OF FLOODPLAIN TO BE RECORDED	1.33 ACRES

FREDERICK WARD ASSOCIATES, INC.
 7125 Riverwood Drive
 Columbia, Maryland 21046-2354
 Phone: 410-290-9550
 Fax: 410-720-6226
 Columbia, Maryland
 Bel Air, Maryland
 Warrenton, Virginia



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

Dwight Burch 10/22/02
 HOWARD COUNTY HEALTH OFFICER
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Joseph Jay Woolldridge 10/29/02
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

Richard W. Tennant 10/29/02
 DIRECTOR
 DATE

OWNER'S CERTIFICATE

WE, RICHARD W. TENNANT AND MARY L. TENNANT (DECEASED) OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL 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 INTO 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 SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE 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 STREET AND/OR ROADS AND FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERCTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 13 DAY OF AUGUST, 2002.

Richard W. Tennant
 RICHARD W. TENNANT

J. Ch. Ogle
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY M. WOODROW HUDSON TO RICHARD W. TENNANT AND MARY L. TENNANT BY DEED DATED SEPTEMBER 28, 1973 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 655 FOLIO 281.

I FURTHER CERTIFY 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 THIS IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

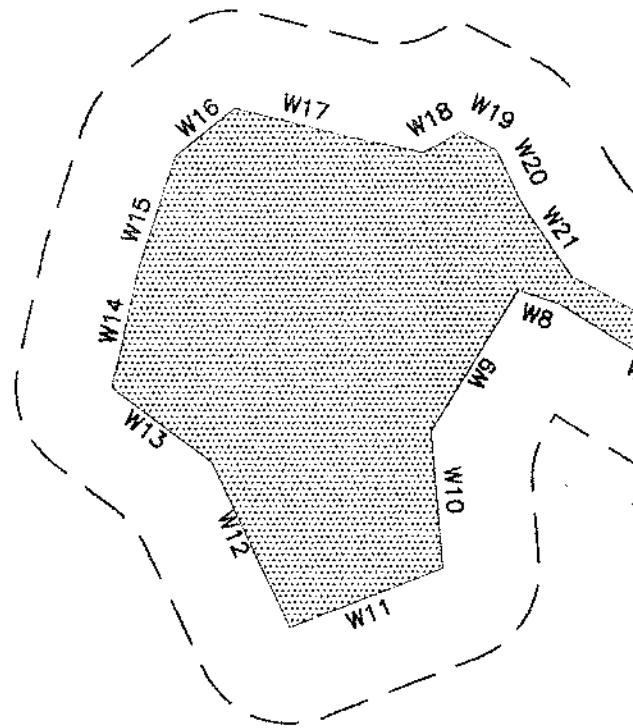
Joseph Jay Woolldridge 07/30/02
 JOSEPH JAY WOOLDRIDGE
 PROFESSIONAL LAND SURVEYOR NO. 11027
 DATE

RECORDED AS PLAT NO. 15648 ON 11-01-02
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

FOX CREEK SUBDIVISION
 LOTS 1 THRU 28 AND
 PRESERVATION PARCELS A THRU D

TAX MAP 15, GRIDS 12 & 18, PARCEL 183
 TAX MAP 16, GRIDS 7 & 13, PARCEL 183
 THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 DPZ FILE NUMBERS - S-00-03, F-01-52,
 P-01-01, RE-01-02, WP01-02, F-02-44,
 KE-02-02 ZONED RR-DEO
 SCALE 1" = 100' JULY 18, 2002

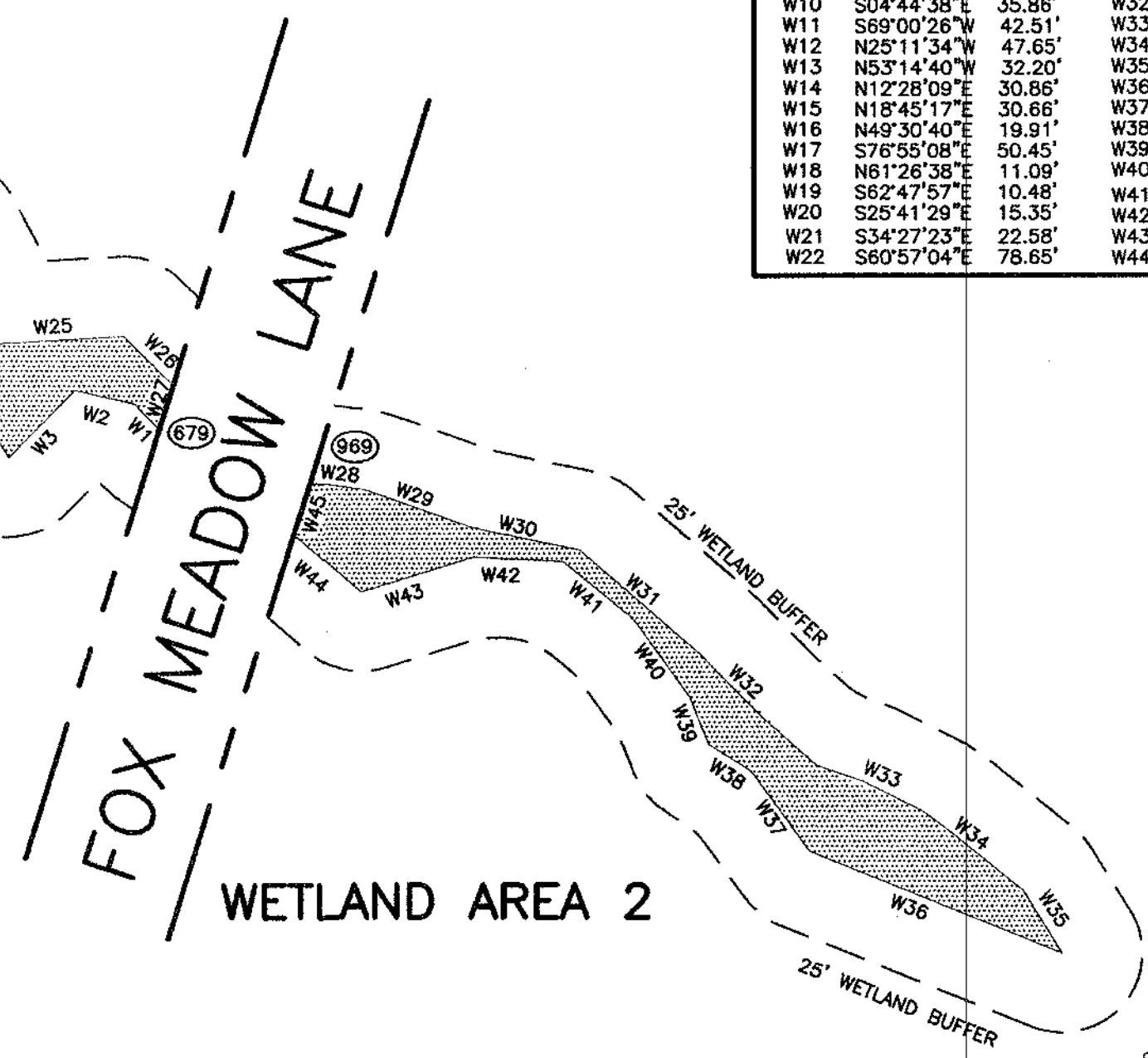
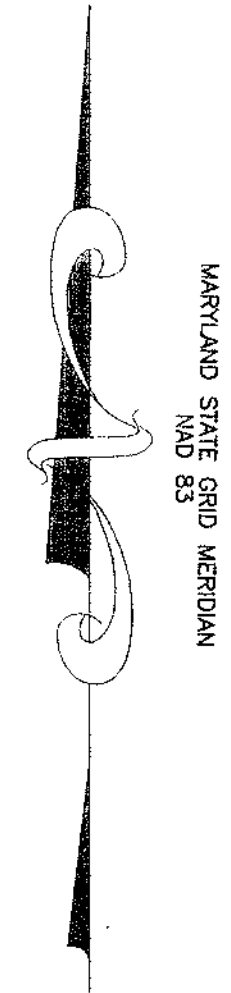
SHEET 4 OF 5



WETLAND AREA 1

POINT	NORTH	EAST
186	594616.5232	1330274.3763
255	594608.5065	1330401.9987
679	595053.4518	1329652.4254
969	595036.4593	13298995075
997	594404.6176	1330690.7696
1273	596417.6902	1330498.7045

LINE TABLE					
W1	N44°07'56"W	11.13'	W23	S50°12'46"E	62.36'
W2	N76°55'13"W	19.04'	W24	S25°46'46"E	37.78'
W3	S44°07'39"W	29.53'	W25	N86°35'59"E	40.29'
W4	N31°40'15"W	43.93'	W26	S45°18'32"E	21.63'
W5	N06°41'09"W	19.27'	W27	S17°10'05"W	14.66'
W6	N50°24'10"W	82.22'	W28	S82°37'46"E	17.27'
W7	N58°32'38"W	60.33'	W29	S70°19'08"E	35.79'
W8	N71°34'34"W	11.78'	W30	S78°10'46"E	34.05'
W9	S31°53'07"W	42.84'	W31	S48°51'36"E	49.04'
W10	S04°44'38"E	35.86'	W32	S46°02'36"E	51.65'
W11	S69°00'26"W	42.51'	W33	S66°27'08"E	36.63'
W12	N25°11'34"W	47.65'	W34	S51°44'09"E	39.34'
W13	N53°14'40"W	32.20'	W35	S31°56'29"E	23.38'
W14	N12°28'09"E	30.86'	W36	N67°56'30"W	85.12'
W15	N18°45'17"E	30.66'	W37	N36°12'01"W	31.19'
W16	N49°30'40"E	19.91'	W38	N57°34'46"W	15.82'
W17	S76°55'08"E	50.45'	W39	N21°22'24"W	16.14'
W18	N61°26'38"E	11.09'	W40	N35°40'14"W	29.93'
W19	S62°47'57"E	10.48'	W41	N50°20'19"W	28.61'
W20	S25°41'29"E	15.35'	W42	N87°03'26"W	27.87'
W21	S34°27'23"E	22.58'	W43	S72°38'53"W	36.89'
W22	S60°57'04"E	78.65'	W44	N48°54'09"W	27.93'
W45	N17°10'05"E	16.94'	W46	S86°24'20"E	14.76'
W46	S86°24'20"E	14.76'	W47	S44°06'21"W	11.50'
W47	S44°06'21"W	11.50'	W48	N45°52'33"W	39.06'
W48	N45°52'33"W	39.06'	W49	N06°51'19"W	12.65'
W49	N06°51'19"W	12.65'	W50	S37°43'50"E	10.05'
W50	S37°43'50"E	10.05'	W51	S42°55'03"E	12.03'
W51	S42°55'03"E	12.03'	W52	S31°33'47"	16.21'
W52	S31°33'47"	16.21'	W53	S86°24'20"E	22.70'
W53	S86°24'20"E	22.70'	W54	S86°24'20"E	53.62'
W54	S86°24'20"E	53.62'	W55	S00°34'42"W	7.45'
W55	S00°34'42"W	7.45'	W56	S73°20'19"W	20.14'
W56	S73°20'19"W	20.14'	W57	N64°05'35"W	37.96'
W57	N64°05'35"W	37.96'	W58	S86°24'20"E	36.80'
W58	S86°24'20"E	36.80'	W59	S39°47'16"E	49.08'
W59	S39°47'16"E	49.08'	W60	N70°28'32"W	42.43'
W60	N70°28'32"W	42.43'	W61	N20°01'01"E	25.05'
W61	N20°01'01"E	25.05'	W62	S24°48'44"W	41.51'
W62	S24°48'44"W	41.51'	W63	S02°52'13"E	13.82'
W63	S02°52'13"E	13.82'	W64	N25°38'35"W	31.79'
W64	N25°38'35"W	31.79'	W65	N37°43'07"E	21.55'
W65	N37°43'07"E	21.55'	W66	N71°33'01"E	18.22'
W66	N71°33'01"E	18.22'			



WETLAND AREA 2

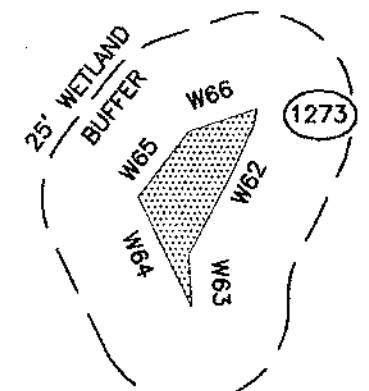
WETLAND AREA 3

WETLAND AREA 4

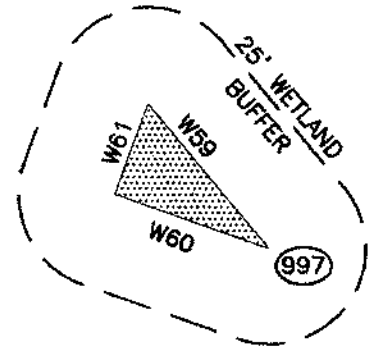
THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT HAVE BEEN COMPLIED WITH.

Joseph Jay Wooldrige 07/30/02
 JOSEPH JAY WOOLDRIDGE DATE
 PROFESSIONAL LAND SURVEYOR NO. 11027

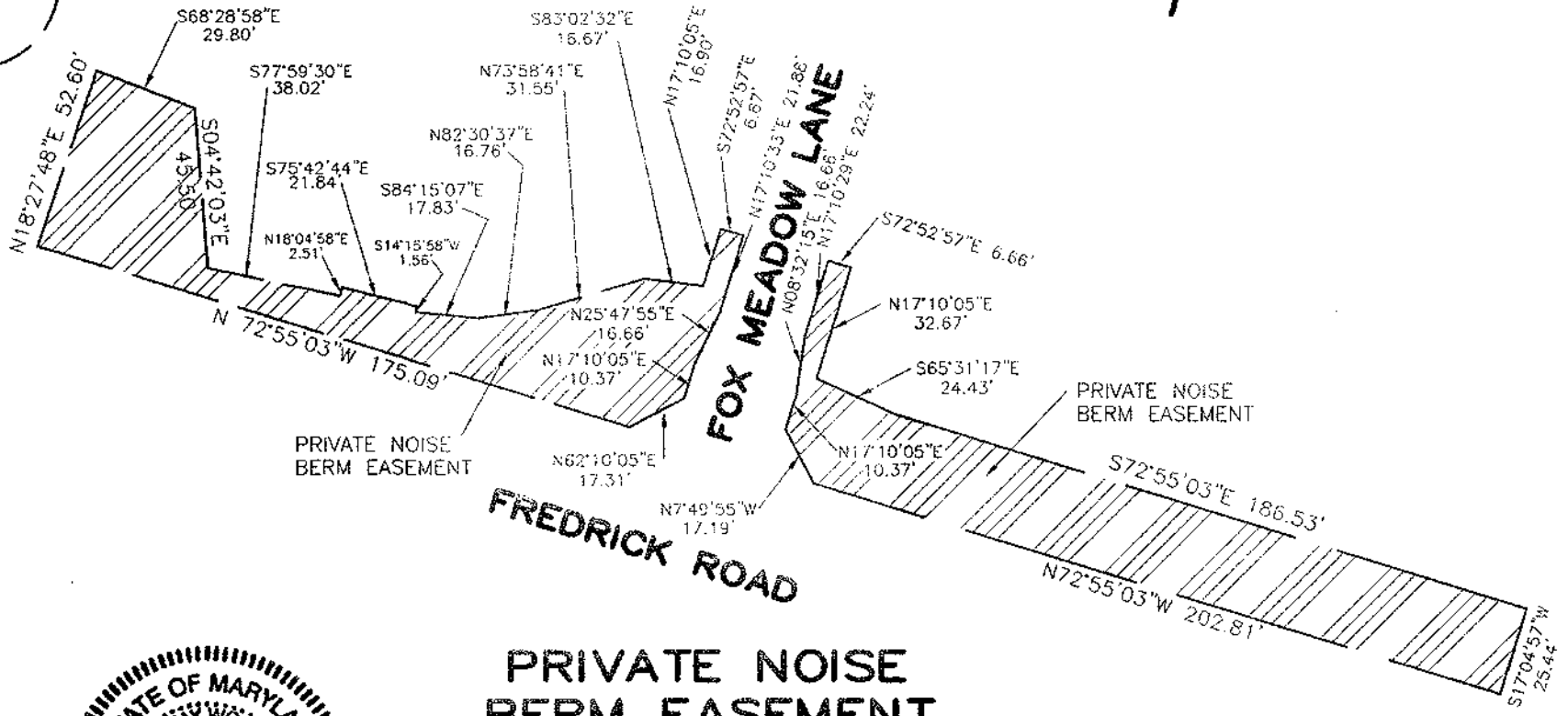
Richard W. Tennant 8/13/02
 RICHARD W. TENNANT DATE



WETLAND AREA 6



WETLAND AREA 5



PRIVATE NOISE BERM EASEMENT

FREDERICK WARD ASSOCIATES, INC.
 7125 Riverwood Drive
 Columbia, Maryland 21046-2354
 Phone: 410-290-9550
 Fax: 410-720-6226
 Columbia, Maryland
 Bel Air, Maryland
 Warrenton, Virginia



OWNER
 RICHARD W. TENNANT
 MARY L. TENNANT
 12256 FREDERICK ROAD
 ELLICOTT CITY, MARYLAND 21042

DEVELOPER
 IKO-TENNANT DEVELOPMENT
 3403 OLANWOOD COURT, SUITE 101
 OLNEY, MARYLAND 20832

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

Howard County Health Officer signature and date 10-22-02

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division signature and date 10/29/02

Director signature and date 10/29/02

OWNER'S CERTIFICATE

WE, RICHARD W. TENNANT AND MARY L. TENNANT (DECEASED) OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL 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 SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE 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 STREET AND/OR ROADS AND FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 13 DAY OF AUGUST, 2002.

Richard W. Tennant signature
 Witness signature

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY M. WOODROW HUDSON TO RICHARD W. TENNANT AND MARY L. TENNANT BY DEED DATED SEPTEMBER 28, 1973 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 655 FOLIO 281.

I FURTHER CERTIFY 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 THIS IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Joseph Jay Wooldrige signature and date 07/30/02
 JOSEPH JAY WOOLDRIDGE DATE
 PROFESSIONAL LAND SURVEYOR NO. 11027

RECORDED AS PLAT NO. 15649 ON 11-01-02
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

FOX CREEK SUBDIVISION
 LOTS 1 THRU 28 AND
 PRESERVATION PARCELS A THRU D

TAX MAP 15, GRIDS 12 & 18, PARCEL 183
 TAX MAP 16, GRIDS 7 & 13, PARCEL 183

THIRD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 DPZ FILE NUMBERS - S-00-03, F-01-52,
 P-01-01, RE-01-01, WP-01-01, F-02-44,
 RE-02-02 ZONED RR-DEO
 SCALE 1"= 50' JULY 18, 2002

SHEET 5 OF 5