

U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
900	588,872.01	1,321,476.89
901	588,222.83	1,321,682.01
904	587,295.32	1,321,965.15
905	586,958.50	1,321,277.82
906	587,229.63	1,321,201.44
909	588,836.56	1,320,746.08
910	588,870.81	1,321,214.85

METRIC EQUIVALENT COORDINATE TABLE

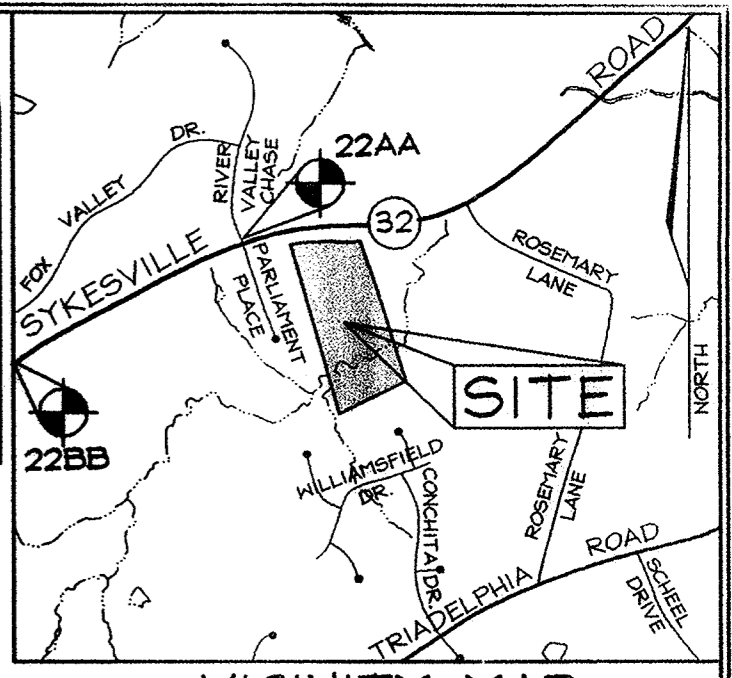
POINT	NORTHING	EASTING
900	179,488.548	402,786.961
901	179,290.677	402,849.483
904	179,007.971	402,935.783
905	178,905.307	402,730.38
906	178,987.948	402,703.004
909	179,477.744	402,564.210
910	179,488.182	402,707.092

MINIMUM LOT SIZE CHART

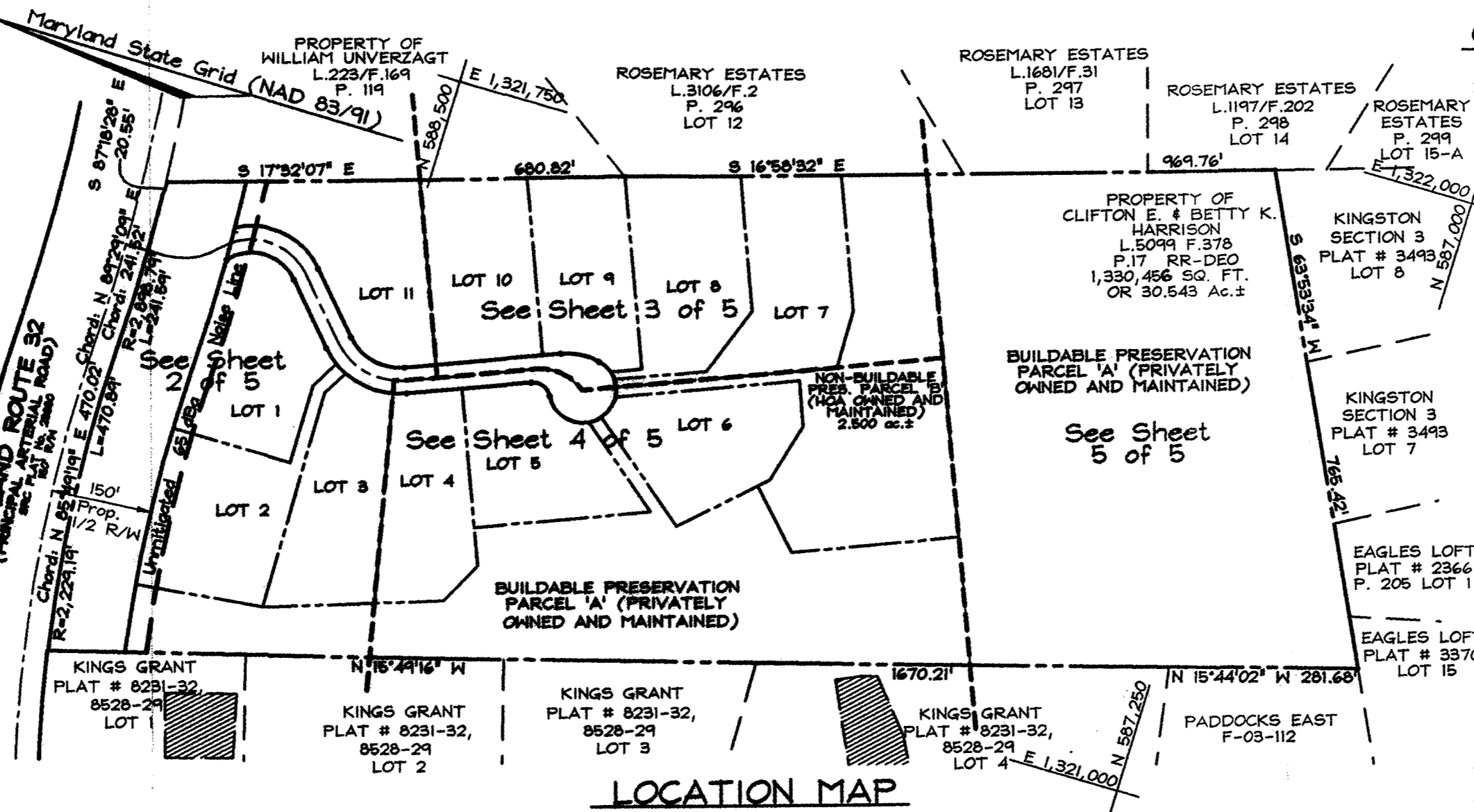
LOT NUMBER	GROSS AREA (sf)	PIPESTEM AREA (sf)	MINIMUM LOT SIZE
2	49,371.61±	3,299.20±	46,072.41±
7	48,836.55±	1,635.58±	47,200.97±
8	48,304.03±	527.97±	47,776.06±

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 1-11 and Buildable Pres. Parcel A and Non-Buildable Pres. Parcel B, any conveyances of the aforesaid lots shall be subject to easements herein reserved, whether or not expressly stated in deed(s) conveying said lot(s). Developer shall execute and deliver deeds for easements herein reserved to Howard County, with a Metes and Bounds Description of 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 obligation 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."



- General Notes continued...
- Denotes Wetland Area outline.
 - Denotes existing Stream.
 - Denotes Wetland Buffer outline.
 - Denotes Stream Buffer outline.
 - Denotes iron pipe found.
 - Denotes rebar and cap set.
 - Denotes concrete monument found.
 - Denotes concrete monument set.
 - There are no burial grounds on-site.
 - Landscaping for Lots I thru II is provided in accordance with a certified Landscape Plan included with the Road Construction Plan set in accordance with Section 16.124 of the Howard County Subdivision Regulations and the Landscape Manual.
 - Articles of Incorporation for the Homeowners Association were accepted by the State Department of Assessment and Taxation on 1-7-2003, Incorporation number D07166887.
 - Buildable Preservation Parcel 'A' is privately owned and maintained by Twin Pines LLC with the easement holders being H.O.A. and Howard County.
 - Non-Buildable Preservation Parcel 'B' is H.O.A. owned and maintained with the easement holder being Howard County.
 - The 65 dBA noise contour line drawn on this subdivision plan is advisory as required by the Howard County Design Manual, Chapter 5, revised February, 1992 and cannot be considered to exactly locate the 65 dBA noise exposure. The 65 dBA noise line was established by Howard County to alert developers, builders and future residents that areas beyond this threshold may exceed generally accepted noise levels established by the U.S. Department of Housing and Urban Development.
 - Non-Buildable Preservation Parcel 'B' is hereby dedicated to a property owner association for the residents of this subdivision and recording references of the articles of incorporation and restrictions are shown hereon.
 - Using the Density Exchange Option described in Section 106 of the Zoning Regulations, the development rights of 5 of the 12 residential lots included on this subdivision plat have been transferred from: "Plat of Easement - Clements Property" Tax Map #6, Grid #2, Parcel #106 Howard County File # F-02-48
- The creation of these lots is based on a maximum density of one residential unit for every 2.0 Net Acres (see table below).
- Ground water appropriation permit #HO2002G002(01)



- ### GENERAL NOTES
- Subject property zoned RR-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. 15CA and no. 15FA. ♦ Denotes approximate location (see vicinity map).
Sta. 22AA N 179,071.1931 E 401,696.1007 El.: 173.6488 (meters)
N 587,502.739 E 1,317,897.957 El.: 569.713 (feet)
Sta. 22BB N 179,464.0321 E 402,425.8735 El.: 164.2801 (meters)
N 588,791.578 E 1,320,292.220 El.: 538.976 (feet)
 - This area designates a private sewerage 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 26.04.05). 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 sewerage easement. Recordation of a modified sewerage easement shall not be necessary. The septic easement for Buildable Preservation Parcel 'A' (31,351 sq ft) is only suitable for a sand mound septic system. See the approved Perc. Certification Plan for more information.
 - This plat is based on a field run Monumented Boundary Survey performed on or about September 14, 2001 By C.B. Miller and Associates, Inc. All lot areas are more or less (+/-).
 - For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and road right-of-way line and not to the pipestem lot driveway.
 - Driveway(s) shall be provided prior to issuance of a use and occupancy permit to ensure safe access for fire and emergency vehicles per the following requirements:
A) Width - 12 feet (14 feet serving more than one residence);
B) Surface - six (6") inches of compacted crusher run base with tar and chip coating (1-1/2" Minimum);
C) Geometry - Maximum 15% grade, Maximum 10% grade change and 45-foot turning radius;
D) Structures (culverts/bridges) - capable of supporting 25 gross tons (H25-loading);
E) Drainage elements - capable of safely passing 100 year flood with no more than 1 foot depth over surface;
F) Structure clearances - minimum 12 feet;
G) Maintenance - sufficient to ensure all weather use
 - Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement. Distances shown are more or less.
 - No clearing, grading or construction is permitted within wetland or stream system buffers unless approved by the Department of Planning and Zoning.
 - The Floodplain Study for this project was prepared by FSH Associates in October, 2001.
 - Open space tabulation:
A. Open space required: 30.543 Ac. x 5% = 1.527 Ac.
B. Open space provided: 2.500 Ac. (Non-Buildable Preservation Parcel 'B' will be owned and maintained by the HOA and will contain the SWM Facility. This Non-Buildable Preservation Parcel will satisfy the open space requirements).
 - The Forest Conservation Easement has 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 Easement; however, Forest Management Practices as defined in the Deed of Forest Conservation Easements are allowed.
 - Denotes Public Forest Conservation Easement. The Forest Conservation Easement has been established to fulfill the requirements of Section 16.1200 of the Howard County Code and Forest Conservation Act.
 - This plat complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation by retention of 5.079 acres of existing forest on Preservation Parcel A, retention of 0.041 acres of existing forest on Preservation Parcel B, and afforestation of 0.120 acres on Preservation Parcel B.
 - Denotes Wetland Areas. Wetland areas delineated by Exploration Research Inc. and approved under S-01-29 dated June 19, 2001.
 - This plat shall be subject to compliance with the Fourth edition of Howard County Subdivision and Land Development Regulations and the Amended Zoning Regulations per Council Bill 50-2001.
 - The lots shown hereon shall comply with the minimum lot width and area required by the Maryland State Department of the Environment.
see this sheet for continuation...

DENSITY EXCHANGE TABLE

Receiving Parcel Information	Twin Pines Tax Map 22, Grids 3 and 8 Parcel 17
Total Area of Subdivision	30.543 acres±
Allowed Density Units	30.543Ac.@1d.u./4.25acres= 7d.u.
Maximum Density Units	25.533Ac.@1d.u./2.0acres= 12d.u.
Proposed Density Units	12
Number of DEO Units required	5
Sending Parcel Information	5 DEO units from: Plat of Easement Clements Property Tax Map 6, Grid 2 Parcel 106

AREA TABULATION CHART

- Total number of Buildable Lots to be recorded: 11
Total area of Buildable Lots to be recorded: 11.384 Acres±
- Total number of Buildable Preservation Parcels to be recorded: 1
Total area of Buildable Preservation Parcels to be recorded: 13.972 Acres±
- Total number of Non-Buildable Preservation Parcels to be recorded: 1
Total area of Non-Buildable Preservation Parcels to be recorded: 2.500 Acres±
- Total area of proposed public R/W to be recorded: 2.687 Acres±
- Total area of subdivision to be recorded: 30.543 Acres±

The Requirements § 3-106, 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.

C. Brooke Miller 4/9/03
C. Brooke Miller (MD Property Line Surveyor #135) Date

Clifton E. Harrison 4/8/03
Clifton E. Harrison, Member Date

Betty K. Harrison 4/8/03
Betty K. Harrison, Member Date

OWNER
Twin Pines, LLC
P.O. Box 287
West Friendship, Maryland 21794

DEVELOPER
Heritage Land Development
3060 Washington Road, Suite 220
Glenwood, Maryland 21735
Tel: (410)489-7900 Fax: (410)489-4754

FSH Associates
Engineers Planners Surveyors
8318 Forrest Street Ellicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: FSHAssociates@cs.com

APPROVED: For Private Water and Private Sewerage Systems
Howard County Health Department

Richard M. Miller 5-13-03
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

Clifton E. Harrison 5/10/03
Chief, Development Engineering Division Date

Richard M. Miller 5/19/03
Director Date

OWNER'S CERTIFICATE

We, Twin Pines LLC, owners 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 road 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 said Easements and Rights-of-Way.

Witness my hand this 9th day of APRIL, 2003.

Clifton E. Harrison
Clifton E. Harrison, Member

Betty K. Harrison
Betty K. Harrison, Member

Richard M. Miller
Witness

Clifton E. Harrison
Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed.
By Clifton E. Harrison and Betty K. Harrison to Twin Pines, LLC by deed dated Mar. 18, 2003 and recorded in the land records of Howard County in liber 6972 folio 37, and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.

C. Brooke Miller 4/9/03
C. Brooke Miller (MD Property Line Surveyor #135) Date

Recorded as Plat No. 15949 on May 27, 2003
Among the Land Records of Howard County, Maryland.

SUBDIVISION PLAT OF TWIN PINES

LOTS I THRU II,
BUILDABLE PRESERVATION PARCEL 'A' AND
NON-BUILDABLE PRESERVATION PARCEL 'B'

A SUBDIVISION OF PARCEL 17
TAX MAP 22 GRIDS 3 AND 8
3RD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: As Shown
Date: April 08, 2003
Sheet 1 of 5
S-01-29, P-02-07

MARYLAND ROUTE 32
(PRINCIPAL ARTERIAL ROAD)
SRC PLAT No. 23880
150' R/W

Land dedicated to the State of Maryland for the purposes of a public road
(Total area: 1.561 Acres±)

KINGS GRANT
PLAT # 8231-82
8528-29
LOT 1

BUILDABLE PRESERVATION PARCEL 'A'
Privately owned and maintained
Easement Holders:
HOA and Howard County
(Residential/Agricultural Use)
Total: 13.972 ac.±
This sheet: 0.687 ac.±

KINGS GRANT
PLAT # 8231-32,
8528-29
LOT 2

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 3

ENLARGEMENT DETAIL
SCALE: 1"=1'

PROPERTY OF
WILLIAM UNVERZAGT
L.223/F.169
P. 119

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.

C. Brooke Miller 4/9/03
C. Brooke Miller (MD Property Line Surveyor #135) Date

Clifton E. Harrison 4/8/03
Clifton E. Harrison, Member Date

Betty K. Harrison 4/8/03
Betty K. Harrison, Member Date

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	3014.79	49.61	0°56'34"	N 87°58'53.38" E	49.61
C2	110.00	149.69	77°58'12"	N 09°13'59.90" E	138.41
C3	70.00	118.27	96°48'28"	N 00°11'08.02" W	104.70
C4	80.00	97.74	70°00'00"	S 13°13'06.08" W	91.77
C5	120.00	28.25	13°29'21"	S 41°28'25.79" W	28.19
C6	120.00	20.02	9°33'37"	S 29°56'56.81" W	20.00
C7	120.00	77.60	37°03'08"	S 06°38'34.29" W	76.26
C8	120.00	146.61	70°00'00"	S 13°13'06.08" W	137.66

AREA TABULATION CHART (This Sheet)

- Total number of Buildable Lots to be recorded: 4
- Total area of Buildable Lots to be recorded: 4.385 Acres±
- Total number of Buildable Preservation Parcels to be recorded: 1
- Total area of Buildable Preservation Parcels to be recorded: 0.687 Acres±
- Total area of proposed public R/W to be recorded: 2.301 Acres±
- Total area of subdivision to be recorded: 7.373 Acres±

OWNER: Twin Pines, LLC
P.O. Box 287
West Friendship, Maryland 21794

DEVELOPER: Heritage Land Development
3060 Washington Road, Suite 220
Glenwood, Maryland 21738
Tel.: (410)489-7900 Fax: (410)489-4754

FSH Associates
Engineers Planners Surveyors
8318 Forrest Street, Elliott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: FSHAssociates@cs.com

APPROVED: For Private Water and Private Sewerage Systems
Howard County Health Department

Penny Kovar 5-13-03
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

Clifton E. Harrison 5/14/03
Chief, Development Engineering Division Date

Wesley D. Wright 5/14/03
Director Date

OWNER'S CERTIFICATE

We, Twin Pines LLC, owners 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 road 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 said Easements and Rights-of-Way.

Witness my hand this 8th day of APRIL, 2003

Clifton E. Harrison
Clifton E. Harrison, Member

Betty K. Harrison
Betty K. Harrison, Member

Clifton E. Harrison
Witness

Clifton E. Harrison
Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed.
By Clifton E. Harrison and Betty K. Harrison to Twin Pines, LLC by deed dated Mar. 18, 2003 and recorded in the land records of Howard County in liber 6972 folio 37, and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.

C. Brooke Miller 4/9/03
C. Brooke Miller (MD Property Line Surveyor #135) Date



Recorded as Plat No. 15949 on May 27, 2003
Among the Land Records of Howard County, Maryland.

SUBDIVISION PLAT OF
TWIN PINES
LOTS I THRU II,
BUILDABLE PRESERVATION PARCEL 'A' AND
NON-BUILDABLE PRESERVATION PARCEL 'B'

A SUBDIVISION OF PARCEL 17
TAX MAP 22 GRIDS 3 AND 8
3RD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: 1"=50'
Date: April 08, 2003
Sheet 2 of 5
S-01-29, P-02-07

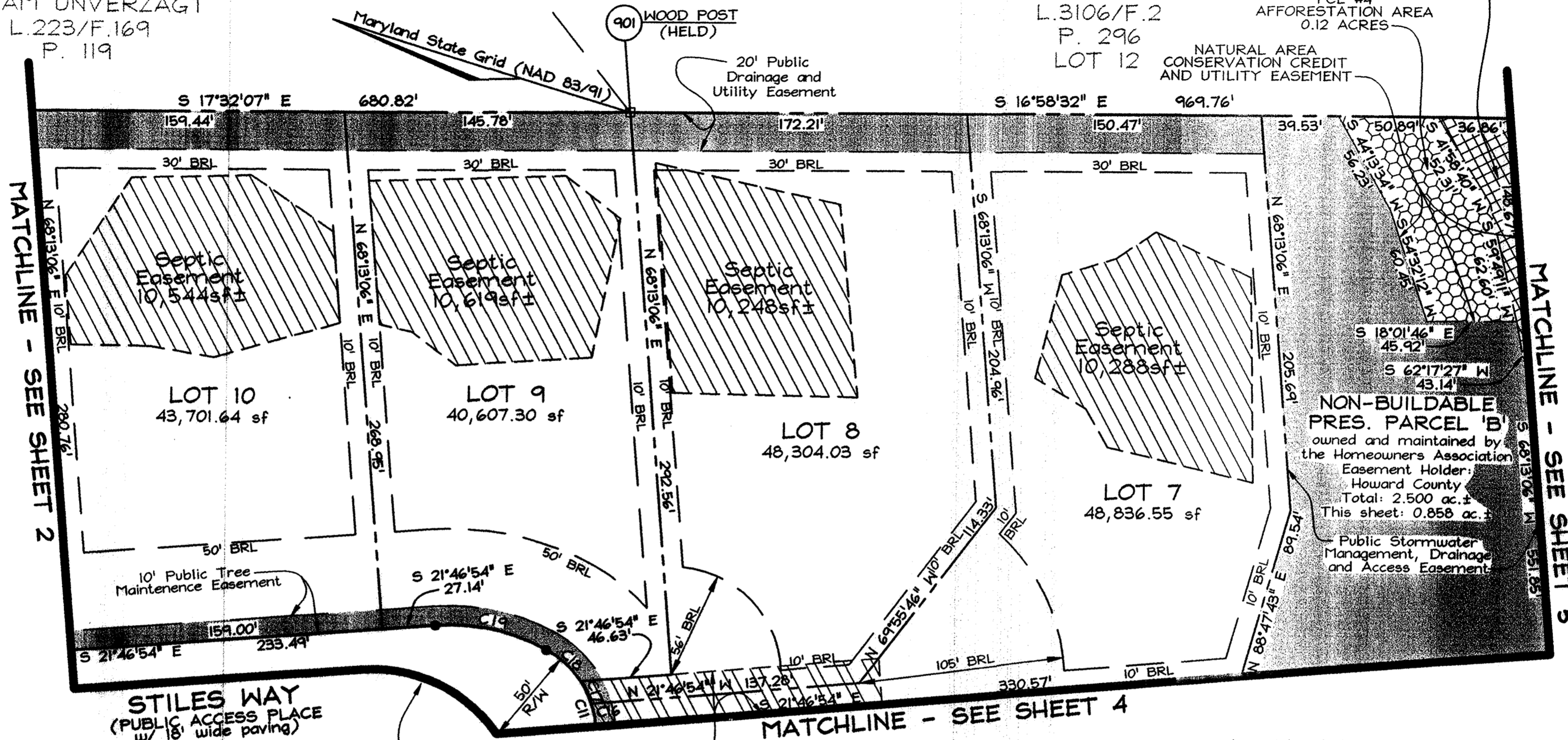
PROPERTY OF
WILLIAM UNVERZAGT
L.223/F.169
P. 119

ROSEMARY ESTATES
L.3106/F.2
P. 296
LOT 12

FCE #3
FOREST RETENTION AREA
0.48 ACRES (TOTAL)
0.041 AC. (THIS SHEET)

FCE #4
AFFORESTATION AREA
0.12 ACRES

NATURAL AREA
CONSERVATION CREDIT
AND UTILITY EASEMENT



AREA TABULATION CHART (This Sheet)

- Total number of Buildable Lots to be recorded: 4
Total area of Buildable Lots to be recorded: 4.165 Acres±
- Total number of Non-Buildable Preservation Parcels to be recorded: 1
Total area of Non-Buildable Preservation Parcels to be recorded: 0.858 Acres±
- Total area of proposed public R/W to be recorded: 0.161 Acres±
- Total area of subdivision to be recorded: 5.184 Acres±

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.

C. Brooke Miller 4/9/03
C. Brooke Miller (MD Property Line Surveyor #135) Date

Clifton E. Harrison 4/8/03
Clifton E. Harrison, Member Date

Betty K. Harrison 4/8/03
Betty K. Harrison, Member Date

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C11	50.00	201.80	231°14'55"	S 52°27'18.32" E	90.16
C16	50.00	12.12	13°53'12"	N 61°16'30.31" E	12.09
C17	50.00	12.91	14°47'56"	N 46°55'56.58" E	12.88
C18	50.00	24.10	27°37'16"	N 25°43'20.81" E	23.87
C19	100.00	58.81	33°41'37"	N 04°56'05.47" W	57.96

OWNER
Twin Pines, LLC
P.O. Box 287
West Friendship, Maryland 21794

DEVELOPER
Heritage Land Development
3060 Washington Road, Suite 220
Glenwood, Maryland 21738
Tel.: (410)489-7900 Fax: (410)489-4754

FSH Associates
Engineers Planners Surveyors
8318 Forrest Street Ellicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: FSHAssociates@cs.com

APPROVED: For Private Water and Private Sewerage Systems
Howard County Health Department

Penny Kocant 5-13-05
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

Clifton E. Harrison 5/16/05
Chief, Development Engineering Division Date

Mark D. Luger 5/19/05
Director Date

OWNER'S CERTIFICATE

We, Twin Pines LLC, owners 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 road and street Rights-of-Way and the specific easement areas shown hereon; (2) The right to require dedication for Public use 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 and Open Space where applicable and for good and other 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 said Easements and Rights-of-Way.

Witness my hand this 8th day of APRIL, 2003.

Clifton E. Harrison
Clifton E. Harrison, Member

Betty K. Harrison
Betty K. Harrison, Member

Clifton E. Harrison Witness
Betty K. Harrison Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed. By Clifton E. Harrison and Betty K. Harrison to Twin Pines, LLC by deed dated Mar. 18, 2003 and recorded in the land records of Howard County in liber 6972 folio 37, and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.

C. Brooke Miller
C. Brooke Miller (MD Property Line Surveyor #135) Date

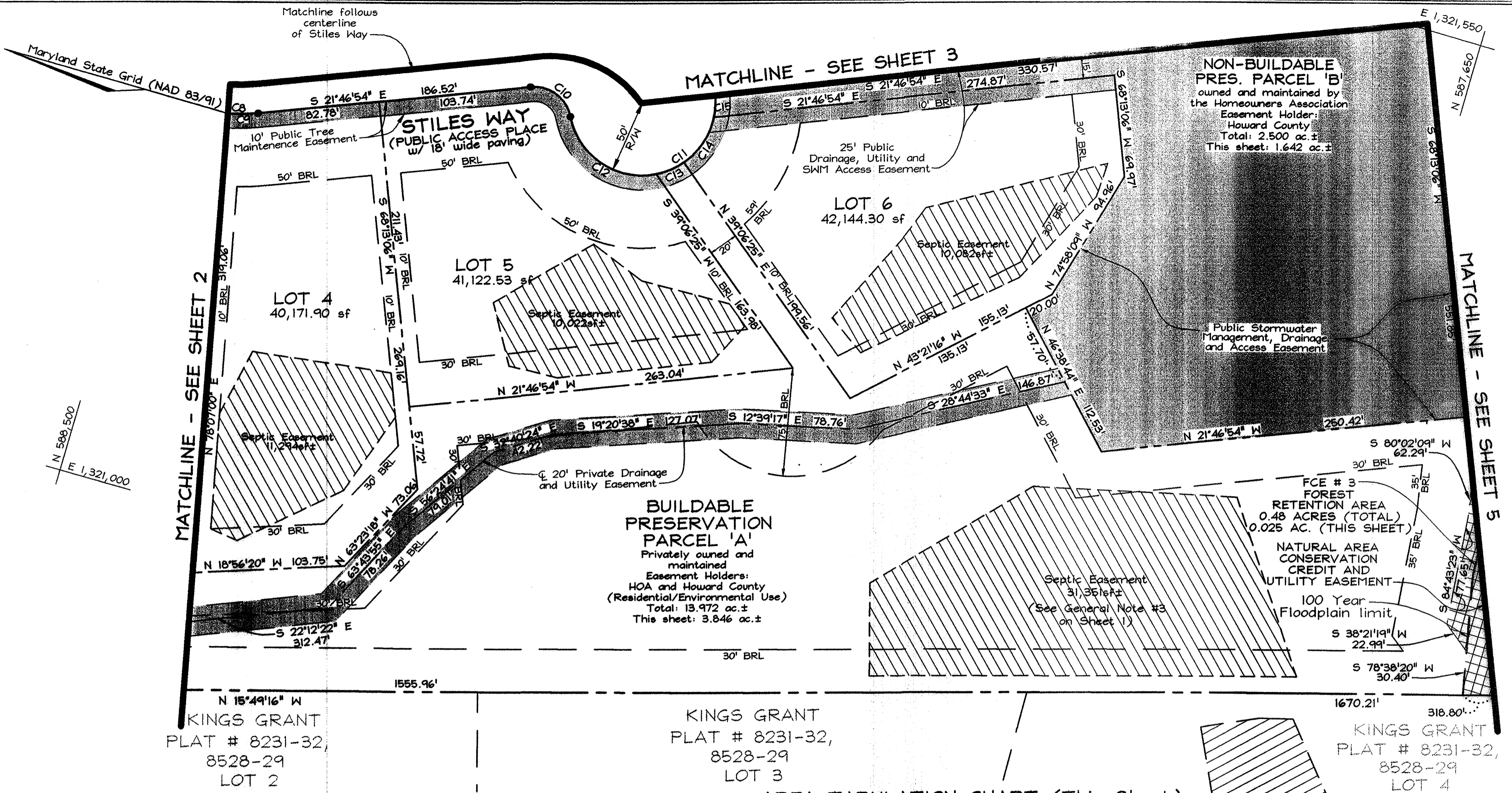
4/9/03



Recorded as Plat No. 15950 on May 27, 2003
Among the Land Records of Howard County, Maryland.

SUBDIVISION PLAT OF
TWIN PINES
LOTS 1 THRU 11,
BUILDABLE PRESERVATION PARCEL 'A' AND
NON-BUILDABLE PRESERVATION PARCEL 'B'

A SUBDIVISION OF PARCEL 17
TAX MAP 22 GRIDS 3 AND 8
3RD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: 1"=50'
Date: April 08, 2003
Sheet 3 of 5
S-01-29, P-02-07



The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1986 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been compiled with.

C. Brooke Miller 4/9/03
C. Brooke Miller (MD Property Line Surveyor #135) Date

Clifton E. Harrison 4/8/03
Clifton E. Harrison, Member Date

Betty K. Harrison 4/8/03
Betty K. Harrison, Member Date

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C8	120.00	146.61	70°00'00"	S 13°13'06.08" W	137.66
C9	120.00	20.73	9°53'54"	S 16°49'56.73" E	20.71
C10	25.00	37.07	84°57'03"	N 20°41'37.55" E	33.76
C11	50.00	201.80	231°14'55"	S 52°27'18.32" E	90.16
C12	50.00	78.96	90°29'02"	S 17°55'37.82" W	71.01
C13	50.00	20.58	23°34'41"	S 39°06'14.10" E	20.43
C14	50.00	37.90	43°25'52"	S 72°36'30.68" E	37.00
C15	50.00	15.23	17°27'27"	N 76°56'49.77" E	15.18

AREA TABULATION CHART (This Sheet)

- Total number of Buildable Lots to be recorded: 3
- Total area of Buildable Lots to be recorded: 2,834 Acres
- Total number of Buildable Preservation Parcels to be recorded: 1
- Total area of Buildable Preservation Parcels to be recorded: 3.846 Acres
- Total number of Non-Buildable Preservation Parcels to be recorded: 1
- Total area of Non-Buildable Preservation Parcels to be recorded: 1.642 Acres
- Total area of proposed public R/W to be recorded: 0.225 Acres
- Total area of subdivision to be recorded: 8.547 Acres

OWNER
Twin Pines, LLC
P.O. Box 287
West Friendship, Maryland 21794

DEVELOPER
Heritage Land Development
3060 Washington Road, Suite 220
Glenwood, Maryland 21758
Tel.: (410)489-7900 Fax: (410)489-4754

FSH Associates
Engineers Planners Surveyors
8318 Forrest Street Ellicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: FSHAssociates@cs.com

APPROVED: For Private Water and Private Sewerage Systems
Howard County Health Department

Penny Bontempo 5-13-03
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

Clifton E. Harrison Date
Chief, Development Engineering Division MAJ

Marsha J. Loyce 5/13/03
Director Date

OWNER'S CERTIFICATE

We, Twin Pines LLC, owners 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 road 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 said Easements and Rights-of-Way.

Witness my hand this 8th day of APRIL, 2003.

Clifton E. Harrison
Clifton E. Harrison, Member

Betty K. Harrison
Betty K. Harrison, Member

Clifton E. Harrison Witness
Betty K. Harrison Witness

SURVEYOR'S CERTIFICATE

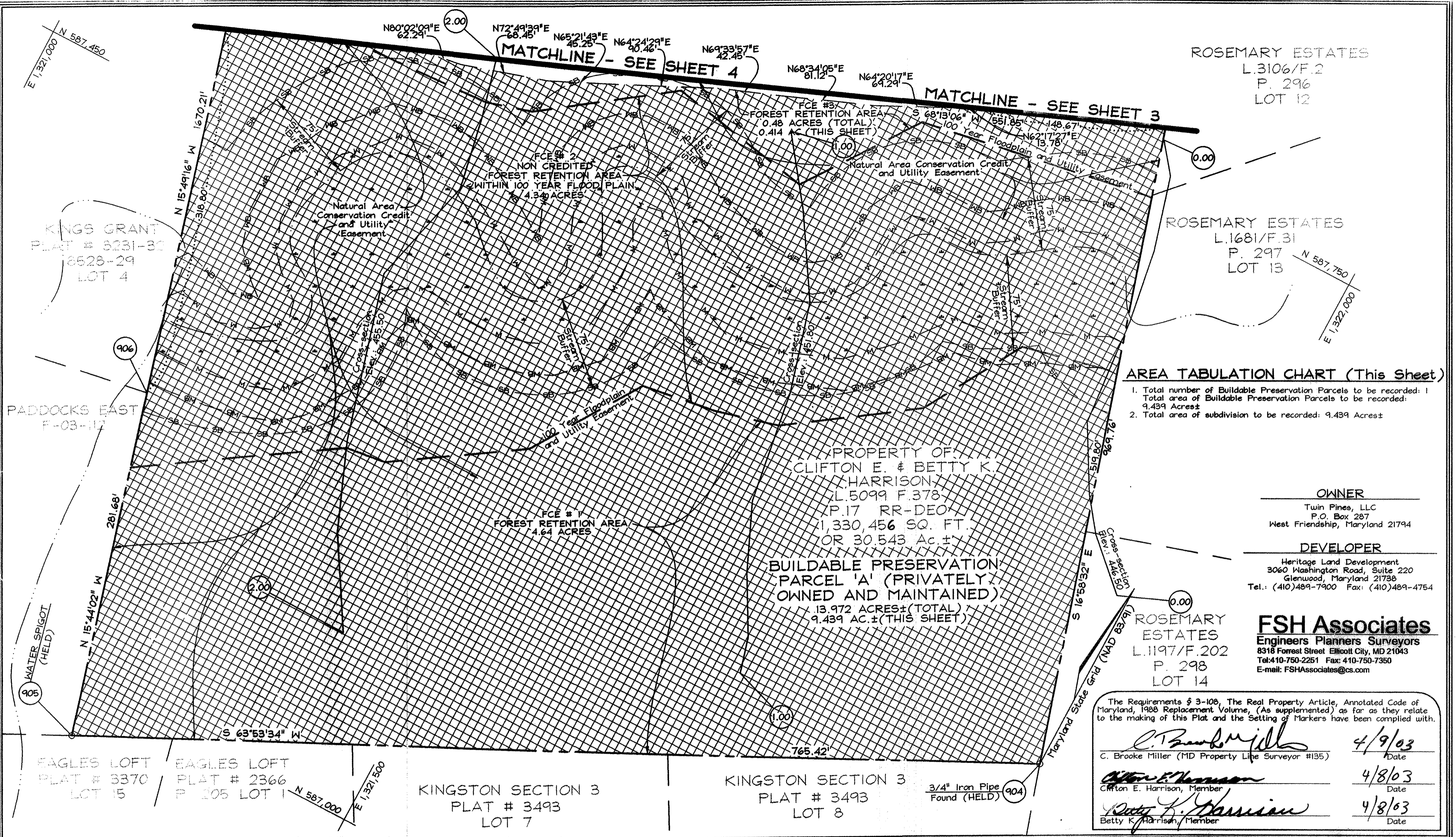
I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed. By Clifton E. Harrison and Betty K. Harrison to Twin Pines, LLC by deed dated Mar. 18, 2003 and recorded in the land records of Howard County in Liber 6972 folio 37, and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.

C. Brooke Miller
C. Brooke Miller (MD Property Line Surveyor #135) 4/9/03 Date

Recorded as Plat No. 15951 on May 27, 2003
Among the Land Records of Howard County, Maryland.

SUBDIVISION PLAT OF
TWIN PINES
LOTS 1 THRU 11,
BUILDABLE PRESERVATION PARCEL 'A' AND
NON-BUILDABLE PRESERVATION PARCEL 'B'

A SUBDIVISION OF PARCEL 17
TAX MAP 22 GRIDS 3 AND 8
3RD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: 1"=50'
Date: April 08, 2003
Sheet 4 of 5
S-01-29, P-02-07



AREA TABULATION CHART (This Sheet)

- Total number of Buildable Preservation Parcels to be recorded: 1
Total area of Buildable Preservation Parcels to be recorded: 9.439 Acres±
- Total area of subdivision to be recorded: 9.439 Acres±

OWNER
Twin Pines, LLC
P.O. Box 287
West Friendship, Maryland 21794

DEVELOPER
Heritage Land Development
3060 Washington Road, Suite 220
Glenwood, Maryland 21738
Tel.: (410)489-7900 Fax: (410)489-4754

FSH Associates
Engineers Planners Surveyors
8318 Forrest Street Ellicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: FSHAssociates@cs.com

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.

<i>C. Brooke Miller</i>	4/9/03
C. Brooke Miller (MD Property Line Surveyor #135)	Date
<i>Clifton E. Harrison</i>	4/8/03
Clifton E. Harrison, Member	Date
<i>Betty K. Harrison</i>	4/8/03
Betty K. Harrison, Member	Date

APPROVED: For Private Water and Private Sewerage Systems
Howard County Health Department

Penny Borestein
Howard County Health Officer
Date: 5-13-03

APPROVED: Howard County Department of Planning and Zoning

Mark A. Wyle
Chief, Development Engineering Division
Date: 5/12/03

OWNER'S CERTIFICATE

We, Twin Pines LLC, owners 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 road 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 said Easements and Rights-of-Way.
Witness my hand this 8th day of APRIL, 2003.

Clifton E. Harrison
Clifton E. Harrison, Member
Betty K. Harrison
Betty K. Harrison, Member
Cliff B. J.
Witness
Cliff B. J.
Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed. By Clifton E. Harrison and Betty K. Harrison to Twin Pines, LLC by deed dated Mar. 18, 2003 and recorded in the land records of Howard County in Liber 6972 folio 37, and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.

C. Brooke Miller
C. Brooke Miller (MD Property Line Surveyor #135)
Date: 4/9/03

Recorded as Plat No. 15952 on May 27, 2003
Among the Land Records of Howard County, Maryland.

SUBDIVISION PLAT OF
TWIN PINES
LOTS I THRU II,
BUILDABLE PRESERVATION PARCEL 'A' AND
NON-BUILDABLE PRESERVATION PARCEL 'B'
A SUBDIVISION OF PARCEL 17
TAX MAP 22 GRIDS 3 AND 8
3RD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: 1"=50'
Date: April 08, 2003
Sheet 5 of 5
S-01-29, P-02-07