

U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
200	570,958.4200	1,369,433.9100
201	570,932.3700	1,369,428.1800
202	571,011.9117	1,369,066.1270
203	570,717.6279	1,369,001.4743
204	570,757.4776	1,368,818.2805
205	570,759.5719	1,368,808.6528
206	570,836.2434	1,368,825.4972
207	571,250.4895	1,368,783.0541
208	571,251.8952	1,368,797.4373
209	571,065.6193	1,368,818.5232
210	570,893.1596	1,368,830.8622
211	570,775.4070	1,368,822.2437
212	571,521.2411	1,368,756.1401
213	571,525.7264	1,369,011.1007
214	571,586.6850	1,369,066.9292
215	571,399.5542	1,369,166.0593
216	571,402.6496	1,369,151.9701
217	571,207.2582	1,369,109.0436
218	571,130.0300	1,369,460.5300

METRIC EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
200	174,028.4745	417,404.2906
201	174,020.5344	417,402.5441
202	174,044.7788	417,292.1901
203	173,955.0809	417,272.4839
204	173,967.2271	417,216.6463
205	173,967.8655	417,213.7118
206	173,991.2350	417,218.8460
207	174,117.4974	417,206.0617
208	174,117.9259	417,210.2933
209	174,061.1489	417,216.7203
210	174,008.5831	417,220.4812
211	173,972.6920	417,217.8543
212	174,200.0227	417,197.7059
213	174,201.3898	417,275.4180
214	174,219.9700	417,292.4346
215	174,162.9324	417,322.6495
216	174,163.8759	417,318.3551
217	174,104.3205	417,305.2711
218	174,080.7813	417,412.4044

Reservation Of Public Utility And Forest Conservation Easements

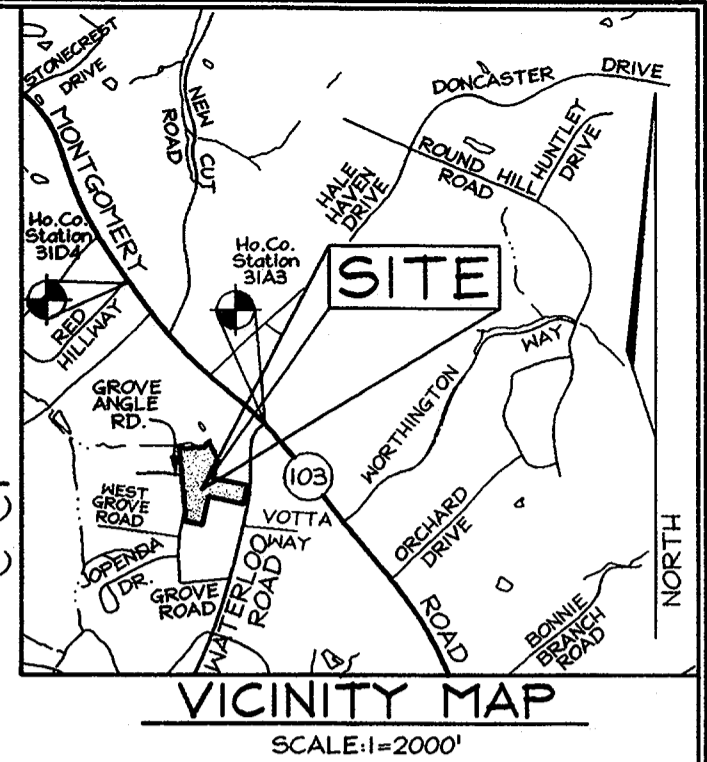
"Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage, other public utilities and forest conservation (designated as "Forest Conservation Area") located in, on, over, and through Buildable Bulk Parcel A any conveyances of the aforesaid parcel shall be subject to easements herein reserved, whether or not expressly stated in deed(s) conveying parcel(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."

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1382.40	173.78	7°12'04"	N08°49'03"E	173.66
C2	410.00	118.48	16°33'25"	N04°11'10"E	118.07

BENCHMARKS

Sta.	N	E	EI.
3IA3	174,717.1586	417,039.6736	148.6334 (meters)
	573,217.877	1,368,237.662	487.641 (feet)
3ID4	174,254.7045	417,456.8294	150.9309 (meters)
	571,700.659	1,369,606.281	495.179 (feet)



Continuation of General Notes

24. This plat is subject to the Fifth Edition of the Subdivision and Land Development Regulations.

25. On September 19, 2002 the planning Director approved waiver petition WP-03-15 from Section 16.134(a)(1) of the subdivision and land development regulations to eliminate the sidewalk on one side (south side) of Water Grove Lane directly opposite units 26 thru 35. The waiver request from section 16.134(a)(1) requesting not to construct sidewalks along MD. Rt. 104 and Grove Angle Road was denied.

26. Under BA case no. 01-47-C and pursuant to section 131.N.1 of the Zoning regulations the Howard County Board of appeals approved this project for 35 adult age restricted single family villa units. A community building containing approximately 800 sq. ft. About 65% of the site is in open space which contains pathways, seating areas, a croquet green and a putting green. Access to the property is provided via a private road with appropriate acceleration and deceleration lanes along MD. RT. 104. On June 25, 2002 the Board of Appeals ordered that the petition is granted subject to the following conditions:

- The conditional use shall apply only to the proposed age restricted adult housing development described in the petition and as depicted on the revised Conditional Use plan dated January 8, 2002 for the Courtyards of Ellicott Mills and submitted to the Board as petitioners exhibit #3, and not to any other activities, uses, or structures on the property.
- The petition shall comply with all applicable Federal, State and County laws and regulations.

27. A.P.F.O. Traffic Study approved on September 10, 2002.

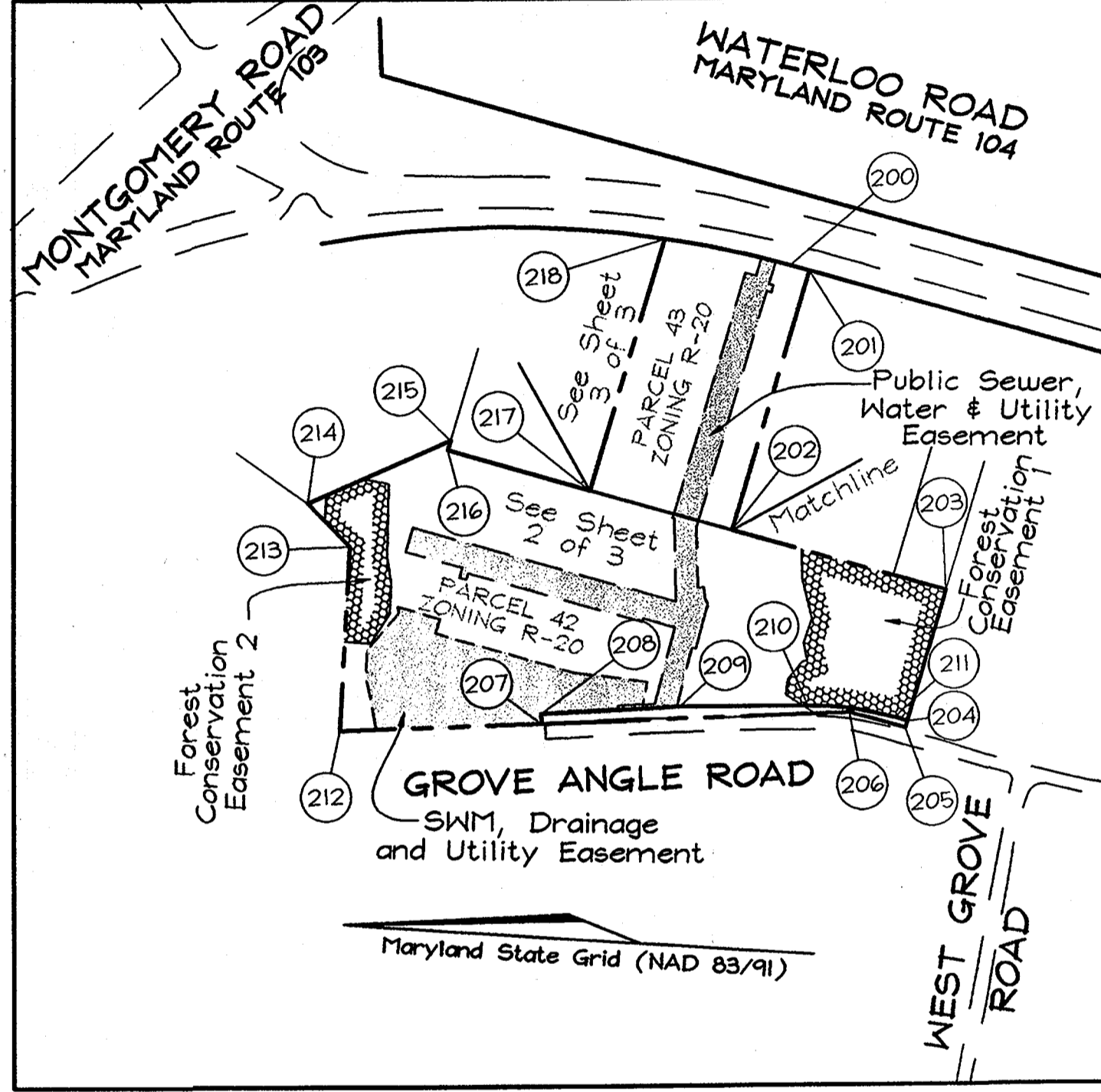
28. The Noise Study was prepared by Daft-McCune-Walker, Inc. on January 12, 2001. This report shows no 65dBA Noise Line within project boundaries.

29. Water and sewer service to these lots will be granted under the provisions of Section 18.122.B of the Howard County Code.

30. Public water and sewage allocation will be granted at the time of issuance of the building permit if capacity is available at that time.

31. Public water and sewer provided under contract # 24-4094-D.

32. SWM requirements have been provided as follows:
 Recharge - Provided through the Grass Channel and Sheetflow to Buffer Credits.
 Water Quality - Provided through the Grass Channel and Sheetflow to Buffer Credits and the Surface Sand Filter.
 Channel Protection - Provided through extended detention of the one (1) year storm. Over bank flood protection (10 yr) and Extreme flood protection (100 yr) are not required for this site. SWM pond is privately owned.
Stormwater Management Credit Easement is for Sheet Flow to Buffer Credit with easement area of 0.255 Ac. ±.



GENERAL NOTES

- Subject property zoned R-20 per 10/18/93 Comprehensive Zoning Plan.
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based on the Maryland State Plane Coordinate system. Howard County monument numbers 3IA3 and 3ID4 were used for this project.
 - Denotes approximate location (see vicinity map).
 - Denotes iron pipe found.
 - Denotes rebar and cap set.
 - Denotes concrete monument found.
 - Denotes concrete monument set.
 - 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. 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 Wetland Areas. Wetland areas delineated by Exploration Research, Inc.
 - Denotes Wetland Area outline.
 - Denotes existing centerline of Stream Channel.
 - Denotes Wetland Buffer outline.
 - Denotes Stream Buffer outline.
 - URL Denotes Use Restriction Line.
 - BRL Denotes Building Restriction Line.
- This plat is based on field run Monumented Boundary Survey performed on or about October 23, 2001 by C.B. Miller and Associates.
- Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement.
- Areas shown on this plat are more or less ±.
- No clearing, grading or construction is permitted within wetlands, streams or their required buffers, unless approved by Howard County.
- There are no historic structures, floodplains, steep slopes, or cemetery sites located on this property.
- All existing structures located on this property to be razed prior to signature of SDP-02-143.
- Landscaping for this subdivision is provided in accordance with a certified Landscape Plan on file with the Site development plans (SDP-02-143) in accordance with Section 16.124 of the Howard County Code and the Landscape Manual.
- The forest conservation obligation for this subdivision is 1.08 Ac. The obligation will be fulfilled with afforestation planting in the amount of 0.31 acres and 0.80 acres of retention. Forest Conservation Easement #1 is a retention area of 0.80 acres. Forest Conservation Easement #2 is an afforestation/reforestation area of 0.31 acres. Financial surety was posted with the Developer's Agreement for SDP-02-143 in the amount of \$11,849.
- The minimum structure and use setback restriction lines shown and established on this plat are in accordance with the bulk regulation requirements of Section 131.N.1 (Age Restricted Adult Housing) of the Zoning Regulations and Section 16.120(b)(4)(iii)c. of the Subdivision and Land Development Regulations.

General Notes Continued See This Sheet

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 (Maryland Property Line Surveyor #135) Date
Donald Reuwer Jr. 4/7/03
 Donald Reuwer Jr. (President) Date

AREA TABULATION CHART (Total - All Sheets)

- Total number of Buildable Bulk Parcels to be recorded: 1
 Total area of Buildable Bulk Parcel to be recorded: 6.8973 Acres±
- Total area of road dedication to be recorded: 0.1463 Acres±
- Total area of subdivision to be recorded: 7.0436 Acres±

DEVELOPER
 The Courtyards of Ellicott Mills, LLC
 c/o Mr. Donald Reuwer Jr.
 8000 Main Street
 Ellicott City, Maryland 21043
 410-480-9105

OWNER
 Ellicott City Land Holding Inc.
 c/o Mr. Donald Reuwer Jr.
 8000 Main Street
 Ellicott City, Maryland 21043
 410-480-9105

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 purpose of this plat is to combine parcels 42 and 43 into one Buildable Bulk Parcel and to establish forest conservation easements, a storm water management, drainage and utility easement, a public water and utility easement and for the dedication of Grove Angle Road right-of-way to Howard County.

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

Denny Bonita 4-18-03
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

Donald Reuwer Jr. 4/7/03
 Chief, Development Engineering Division Date

Donald Reuwer Jr. 4/7/03
 Director Date

OWNER'S CERTIFICATE

We, Ellicott City Land Holding Inc. c/o Donald Reuwer Jr. (President) 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 7th day of APRIL, 2003.

Donald Reuwer Jr.
 Donald Reuwer Jr. (President)

Tacharia Y. Fisch
 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 John Patrick Doyle and Thomas Joseph Doyle and Mary Ellen Bilenki and Kathleen C. Lenetsky to Ellicott City Land Holding, Inc. by deed dated July 30, 2001 and recorded in the land records of Howard County in Liber 5615, Folio 115 and by Fairmount Real Estate Service LLC to Ellicott City Land Holding Inc. by deed dated November 1, 2001 and recorded in the land records of Howard County in Liber 5779 Folio 273 and that all monuments are in place or will be in place prior to 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 4/7/03
 C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Recorded as Plat No. 15909 on 4-25-03
 Among the Land Records of Howard County, Maryland.

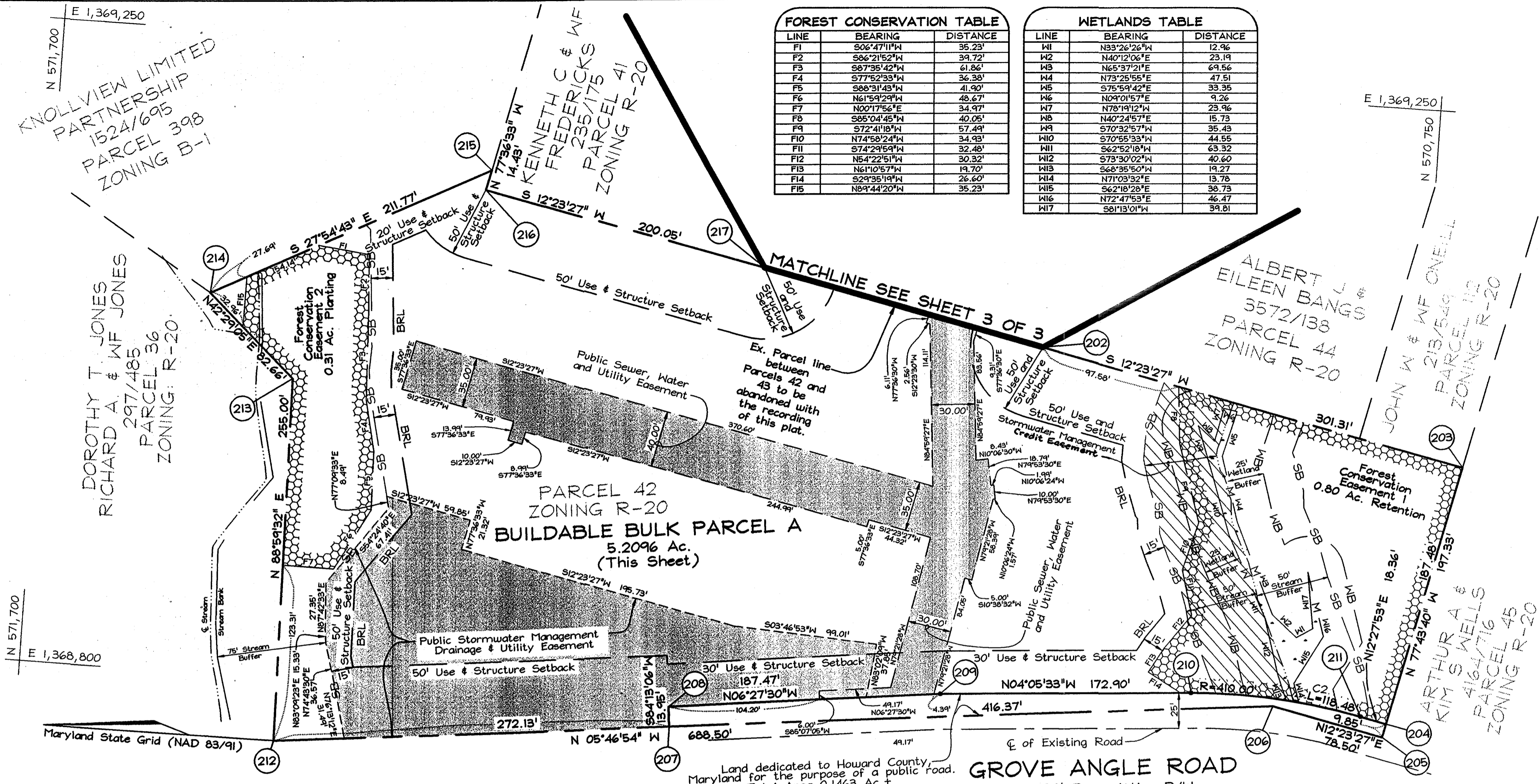
SUBDIVISION PLAT OF
THE COURTYARDS
OF ELLICOTT MILLS

BUILDABLE BULK PARCEL A
 (AGE RESTRICTED ADULT HOUSING)
 TAX MAP 31, GRID 07, PARCELS 42 & 43
 2ND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

Scale: As Shown
 Date: April 09, 2003
 Sheet 1 of 3
 BA 01-47C; SDP-02-143; WP-03-15

LINE	BEARING	DISTANCE
F1	S06°47'11"W	35.23'
F2	S86°21'52"W	39.72'
F3	S67°35'42"W	61.86'
F4	S77°52'33"W	36.38'
F5	S88°31'43"W	41.90'
F6	N61°59'29"W	48.67'
F7	N00°17'56"E	34.97'
F8	S85°04'45"W	40.05'
F9	S72°41'18"W	57.49'
F10	N74°58'24"W	34.93'
F11	S74°29'59"W	32.48'
F12	N54°22'51"W	30.32'
F13	N61°05'57"W	19.70'
F14	S29°35'19"W	26.60'
F15	N89°44'20"W	35.23'

LINE	BEARING	DISTANCE
W1	N33°26'26"W	12.96'
W2	N40°12'06"E	23.19'
W3	N65°37'21"E	69.56'
W4	N73°25'55"E	47.51'
W5	S75°59'42"E	33.35'
W6	N09°01'57"E	9.26'
W7	N78°19'12"W	23.96'
W8	N40°24'57"E	15.73'
W9	S70°32'57"W	35.43'
W10	S70°55'33"W	44.55'
W11	S62°52'18"W	63.32'
W12	S73°30'02"W	40.60'
W13	S68°35'50"W	19.27'
W14	N71°03'32"E	13.78'
W15	S62°18'28"E	38.73'
W16	N72°47'53"E	46.47'
W17	S81°13'01"W	39.81'



AREA TABULATION CHART (Total - This Sheet)

- Total number of Buildable Bulk Parcels to be recorded: 1
Total area of Buildable Bulk Parcel to be recorded: 5.2096 Acres±
- Total area of road dedication to be recorded: 0.1463 Acres±
- Total area of subdivision to be recorded: 5.3559 Acres±

DEVELOPER
The Courtyards of Ellicott Mills, LLC
c/o Mr. Donald Reuwer Jr.
8000 Main Street
Ellicott City, Maryland 21043
410-480-9105

OWNER
Ellicott City Land Holding Inc.
c/o Mr. Donald Reuwer Jr.
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Tel: 410-750-2251 Fax: 410-750-7350
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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 (Maryland Property Line Surveyor #135) Date
Donald Reuwer Jr. 4/9/03
Donald Reuwer Jr. (President) Date

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

Penny Borantini 4-18-03
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

Paul D. Leyle 4/21/03
Chief, Development Engineering Division Date
Paul D. Leyle 4/21/03
Director Date

OWNER'S CERTIFICATE

We, Ellicott City Land Holding Inc. c/o Donald Reuwer Jr. (President) 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 4th day of APRIL, 2003.

Donald Reuwer Jr.
Donald Reuwer Jr. (President)

Richard D. Fisch
Witness

SURVEYOR'S CERTIFICATE

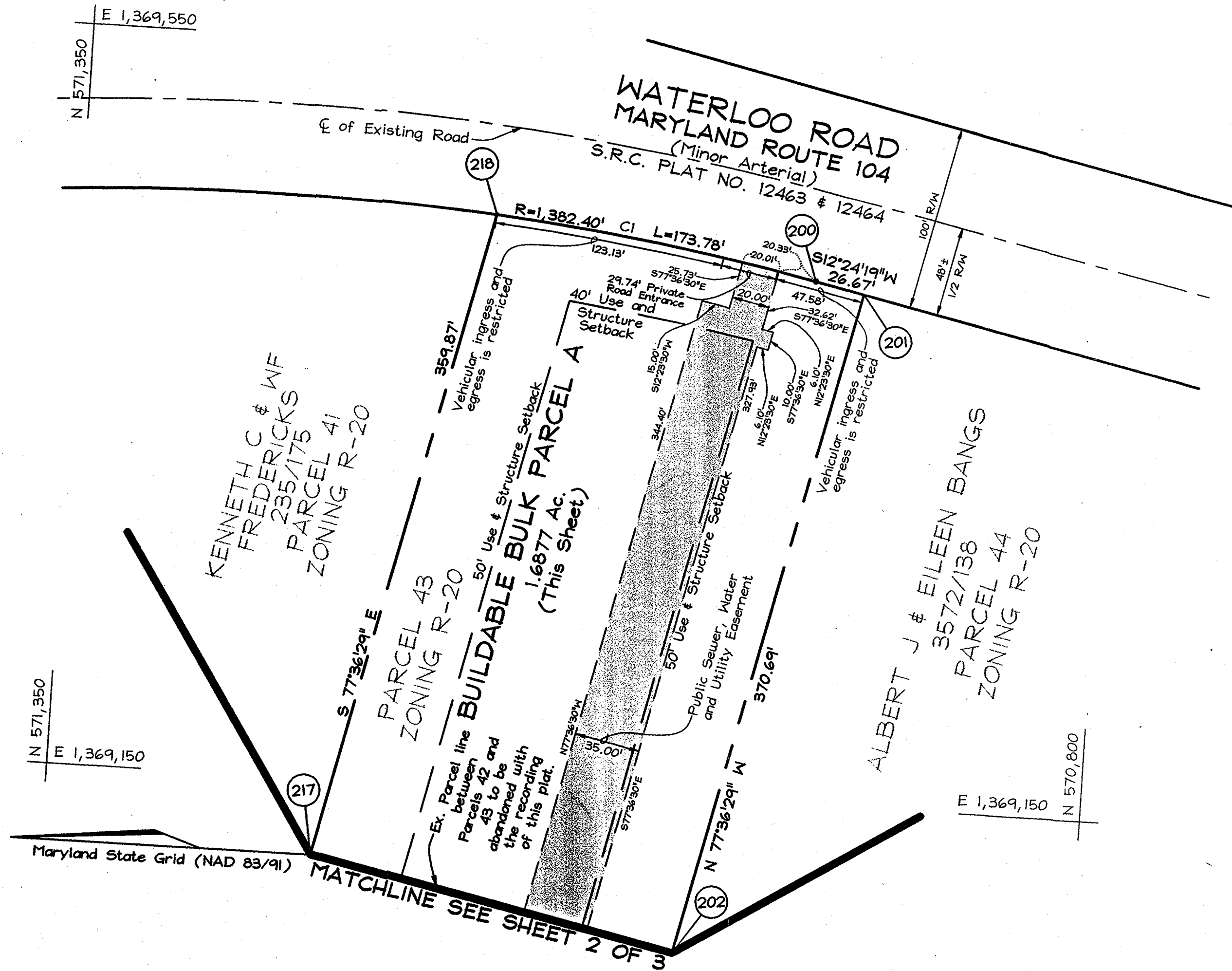
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C. Brooke Miller 4/9/03
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Recorded as Plat No. 15910 on 4-25-03
Among the Land Records of Howard County, Maryland.

SUBDIVISION PLAT OF
THE COURTYARDS OF ELlicOTT MILLS
BUILDABLE BULK PARCEL A
(AGE RESTRICTED ADULT HOUSING)
TAX MAP 31, GRID 07, PARCELS 42 & 43
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

Scale: 1"=50'
Date: April 09, 2003
Sheet 2 of 3
BA 01-47C; SDP-02-143; WP-03-115



AREA TABULATION CHART (Total - This Sheet)

- Total number of Buildable Bulk Parcels to be recorded: 1
- Total area of Buildable Bulk Parcel to be recorded: 1.6877 Acres±
- Total area of road dedication to be recorded: 0 Acres±
- Total area of subdivision to be recorded: 1.6877 Acres±

DEVELOPER

The Courtyards of Ellicott Mills, LLC
c/o Mr. Donald Reuwer Jr.
8000 Main Street
Ellicott City, Maryland 21043
410-480-9105

OWNER

Ellicott City Land Holding Inc.
c/o Mr. Donald Reuwer Jr.
8000 Main Street
Ellicott City, Maryland 21043
410-480-9105

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.

C. Brooke Miller 4-9-03
C. Brooke Miller (Maryland Property Line Surveyor #135) Date
Donald Reuwer Jr. 4-9-03
Donald Reuwer Jr. (President) Date

OWNER'S CERTIFICATE

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

Donald Reuwer Jr.
Donald Reuwer Jr. (President)
Richard D. Fisch
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 John Patrick Doyle and Thomas Joseph Doyle and Mary Ellen Bilenki and Kathleen C. Lenetsky to Ellicott City Land Holding, Inc. by deed dated July 30, 2001 and recorded in the land records of Howard County in Liber 5615, Folio 115 and by Fairmount Real Estate Service LLC to Ellicott City Land Holding Inc. by deed dated November 1, 2001 and recorded in the land records of Howard County in Liber 5779 Folio 273 and that all monuments are in place or will be in place prior to 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 (Maryland Property Line Surveyor #135) Date



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

Penny Bonetta 4-18-03
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

Mark D. Wright 4/14/03
Chief, Development Engineering Division Date
Mark D. Wright 4/14/03
Director Date

Recorded as Plat No. 15911 on 4-25-03
Among the Land Records of Howard County, Maryland.

SUBDIVISION PLAT OF
THE COURTYARDS OF ELLICOTT MILLS
BUILDABLE BULK PARCEL A
(AGE RESTRICTED ADULT HOUSING)
TAX MAP 31, GRID 07, PARCELS 42 & 43
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

Scale: 1"=50'
Date: April 09, 2003
Sheet 3 of 3
BA 1-47C; SDP-02-143; WP-03-15