

**GENERAL NOTES:**

- All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
- The contractor shall notify the Department of Public Works/Bureau of Engineering/Construction Inspection Division at (410) 313-1880 at least five (5) working days prior to the start of work.
- The contractor shall notify "Miss Utility" as 1-800-257-7777 at least 48 hours prior to any excavation work being done.
- Traffic control devices, markings and signing shall be in accordance with the latest edition of the Manual of Uniform Traffic Control Devices (MUTCD). All street and regulatory signs shall be in place prior to the placement of any asphalt.
- Street light and the type of fixture and pole shall be in accordance with the Howard County Design manual, Volume III (1993) and as modified by "Guidelines for Street Lights in Residential Developments (June 1993)." A minimum spacing of 20 feet shall be maintained between any street light and any tree.
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System incorporating the following control:  
Station 30FA: N.568621.336', E.1361563.983' Station 37GB: N.553452.821', E.1368503.167' Station 30CA: N.575083.465', E.1364681.801'  
Station 30CB: N.576541.342', E.1361211.296' Station 30IA: N.587750.958', E.1364843.598'
- Water is public. Contract #24-4064D, Little Patuxent Drainage Area.
- Sewer is public. Contract #24-4064D, Little Patuxent Drainage Area.
- The floodplain study for this project was prepared by Rodgers Consulting, Inc., dated November 25, 2002 and revised on December 12, 2002. Floodplain was approved on May 12, 2003.
- The wetlands delineation study for this project was prepared by McCarthy & Associates, Inc., dated November 2000, and approved per Sketch Plan S-01-20, dated September 19, 2001.
- The traffic study for this project was prepared by The Traffic Group, dated January 24, 2002, and was approved per Preliminary Plans P-03-03 (October 28, 2002), P-02-10 (September 27, 2002), and P-02-17 (September 24, 2002).
- The subject property is zoned R-A-15 and R-20 per the October 18, 1993 Comprehensive Zoning Plan.
- No grading, removal of vegetative cover or trees, or placement of new structures is permitted within the limits of wetlands, streams, or their buffers and forest conservation easement areas, unless deemed as a necessary disturbance by the Department of Planning and Zoning and/or all applicable permits and waivers have been obtained.
- 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.
- Land dedicated to Howard County, Maryland, for purposes of a public road (3.31636 acres.)
- Water and sewer service to these lots will be granted under the provisions of Section 18.122.B of the Howard County Code.
- Public water and sewage allocation will be granted at the time of issuance of the building permit if capacity is available at that time.
- The existing dwelling (Main dwelling) located on proposed Lot 119 is listed as Historic Site #145 on the Howard County Historic Site Inventory. This dwelling will be retained and renovated. Two other existing structures located on Lot 119 northeast of the main dwelling will be retained for their historical significance (Slave Quarters and Tobacco House). These two structures are structurally unstable and appropriate measures will be taken to either stabilize the structures or preserve the remnants in an appropriate manner. All other structures located on the property will be demolished except for the existing barn(s) located at the southern portion of the site which may be salvaged/dismantled for use at an offsite location.
- 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 Easement are allowed.
- Reservation of Public Utility and Forest Conservation Easements: Developer reserves unto itself, its successors and assigns, all easement 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 deliver deeds for the easements herein reserved to Howard County with a metes and bounds description of the forest conservation area. Upon completion of the public utilities and their acceptance by Howard County, and in the case of 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 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 residence that areas beyond this threshold may exceed generally accepted noise levels established by the U.S. Department of Housing and Urban Development.
- This plan is subject to the 4th Edition Subdivision Regulations and to Zoning Regulations County Council Bill 50-2001, effective January 8, 2002.
- Non-Buildable Bulk Parcels B and C will be given Buildable status upon resubdivision into SFD lots, TH lots, and buildable parcels for apartments.
- Surety for the on-site forest conservation easement has been posted as a part of developer's agreement in the amount of \$220,129.00. (\$16,379.00 for retention, \$204,950.00 for reforestation).
- Surety for the landscape buffer and street trees have been posted as a part of developer's agreement in the amount of \$132,600.00. (\$93,750.00 for landscape buffer, \$38,850.00 for street trees).
- The waiver petition, WP-01-117, was approved on August 1, 2001 to waive Section 16.115 and 16.119(a) to allow work in the floodplain and in the stream buffer for the construction of a public access place crossing to serve 15 proposed residential R-20 zoned lots, and Section 15-120(c)(4) to allow SPA lots to front on a private road greater than 200 feet in length (applies to road in front of proposed Lots 89 - 103). Approval is subject to the following conditions: (1) Construct the crossing using the bottomless culvert proposed with the waiver documentation. (2) Limit the disturbance to the environmental areas to the minimum extent necessary for construction of the stream crossing. (3) In preparation of the forest conservation plan proposal, provide afforestation within the unwooded area of the priority stream buffer shown on the stream crossing exhibit.
- A waiver of Design Manual, Volume I, Section 5.2.4.1 to allow pond top of cut to be located less than the required 25' minimum distance from a right-of-way was approved on August 7, 2002. Approval is subject to the following conditions: (1) Internal pond landscaping is required for Open Space Lots 189 and 197 as per the 2000 Maryland Stormwater Management Design Manual Volumes I and II. Each pond perimeter shall, at a minimum, meet the requirements of the Howard County Landscape Manual, Type B landscape buffer. (2) State on the exhibit that the design manual waiver request is on Sheets 5, 6, and 7 of the Preliminary Plan P-02-17. (3) The proposed alignment of the water and sewer easement across Lots 138-140 and Lots 162-163 combined with the proposed storm drain easement results in an unacceptable encumbrance of usable lot space for these lots. An approval of this design manual waiver request cannot result in the lot layouts as proposed. Alternative locations of the storm drain system and associated easement must be shown on the Preliminary Plans P-02-17 to reduce the lot encumbrances of Lots 138-140 and Lots 162-163.
- All areas on this plat are more or less.
- Stormwater management facilities will be required on the parcels shown on this plat in accordance with the Design Manuals. Prior to signature approval of the site development plan, the developer will be required to execute the developer's agreement for the construction of the stormwater management facility and a maintenance agreement.
- Retaining walls shall be maintained by the Montjoy Homeowners Association, Inc. in accordance with the provisions set forth in the Declaration of Covenants, Conditions, Easements and Restrictions.
- Trash pickup for Lots 89-103 will be provided at the intersection of Dawson Manor Drive (Private Access Place) and Montjoy Place (Public Access Street).
- Structures shall not be located within the Private Retaining Wall Easements. Private Retaining Wall Easements are located on Lots 16-20 & 28-34. Trees shall not be planted in the 10' no planting zone located behind the face of the retaining wall.

**SITE ANALYSIS CHART:**

Subdivision Name: Montjoy  
 Zoning: R-A-15, R-20  
 Tax Map: 30  
 Grid: 12  
 Parcel: 260  
 Election District: 2nd  
 Gross Tract Area: 76.43 Acres  
 Number of Units: 451 Permitted (Phases I-IV)  
 363 Provided (Phases I-III)  
 42 Provided (Future Phase IV)  
 405 Total

**OPEN SPACE CALCULATIONS**

Total Area of Phases I, II, & III = 32.75 ac.  
 Total Open Space required @ 25% = 8.19 ac.  
 Total Open Space provided = 8.46 ac.

**Recreational Open Space:**

118 Townhouses @ 200 sf/unit = 23,600 sf or 0.54 ac.  
 244 Apartments @ 175 sf/unit = 42,700 sf or 0.98 ac.  
 1 Single Family Det @ 250 sf/unit = 250 sf or 0.01 ac.  
 Total Requirement = 66,550 sf or 1.53 ac.  
 Total Provided = 1.53 ac.

**LEGEND**

REBAR & CAP SET - ○  
 CONCRETE MONUMENT SET - ■  
 BUILDING RESTRICTION LINE - BRL

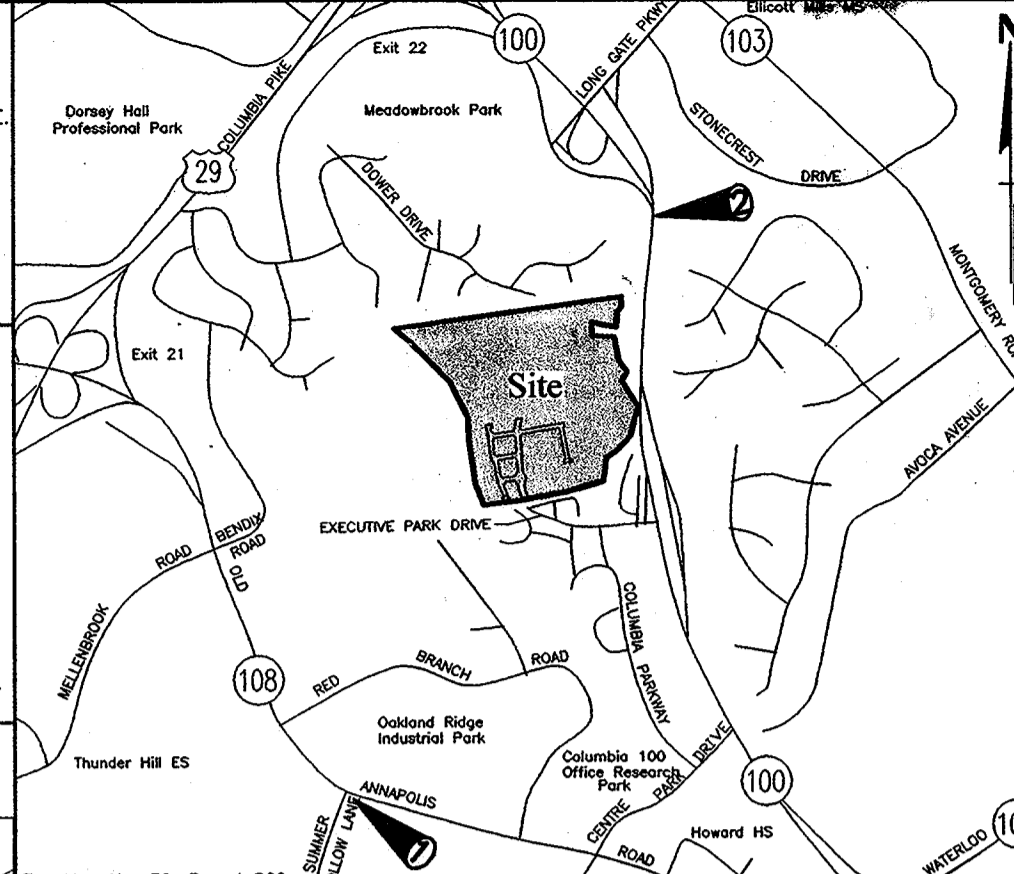
**BENCH MARKS (NAD83):**

**BENCHMARK NO. 1---HOWARD COUNTY NO. 30FA:**  
 HOWARD COUNTY STANDARD STAMPED DISC LOCATED AT THE SOUTHWEST CORNER OF ROUTE 108 AND SUMMER HOLLOW LANE.  
 N 568621.336, E 1361563.983 ELEV. 441.619

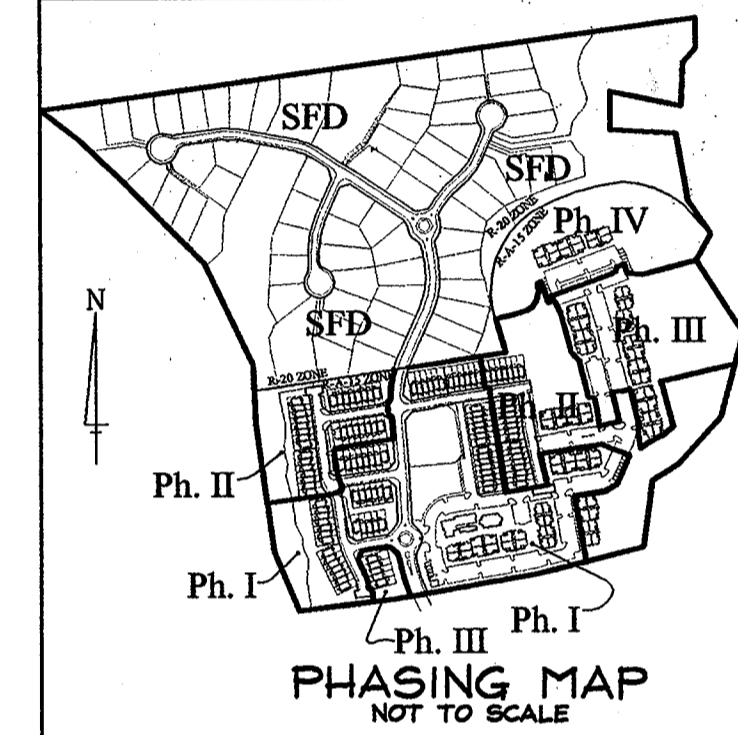
**BENCHMARK NO. 2---HOWARD COUNTY NO. 30CA:**  
 HOWARD COUNTY STANDARD STAMPED DISC LOCATED ON THE EAST SIDE OF THE NORTH BOUND LANE OF ROUTE 100.  
 N 575083.465, E 1364681.801 ELEV. 380.087

**SUMMARY OF FOREST CONSERVATION EASEMENTS (FCE)**

FCE #	AFFORESTATION	RETENTION
1	0.31 ACRES	0.89 ACRES
2	1.22 ACRES	0.36 ACRES
3	0.36 ACRES	0.60 ACRES
4	1.28 ACRES	0.39 ACRES
5	0.65 ACRES	
6	4.20 ACRES	
7	0.70 ACRES	
8	0.70 ACRES	
9	0.68 ACRES	
10	0.68 ACRES	
11	0.68 ACRES	
<b>TOTAL</b>	<b>9.41 ACRES</b>	<b>1.88 ACRES</b>



Tax Map: 30 - Grid: 12 - Parcel: 260  
 Vicinity Map: 1" = 2000'



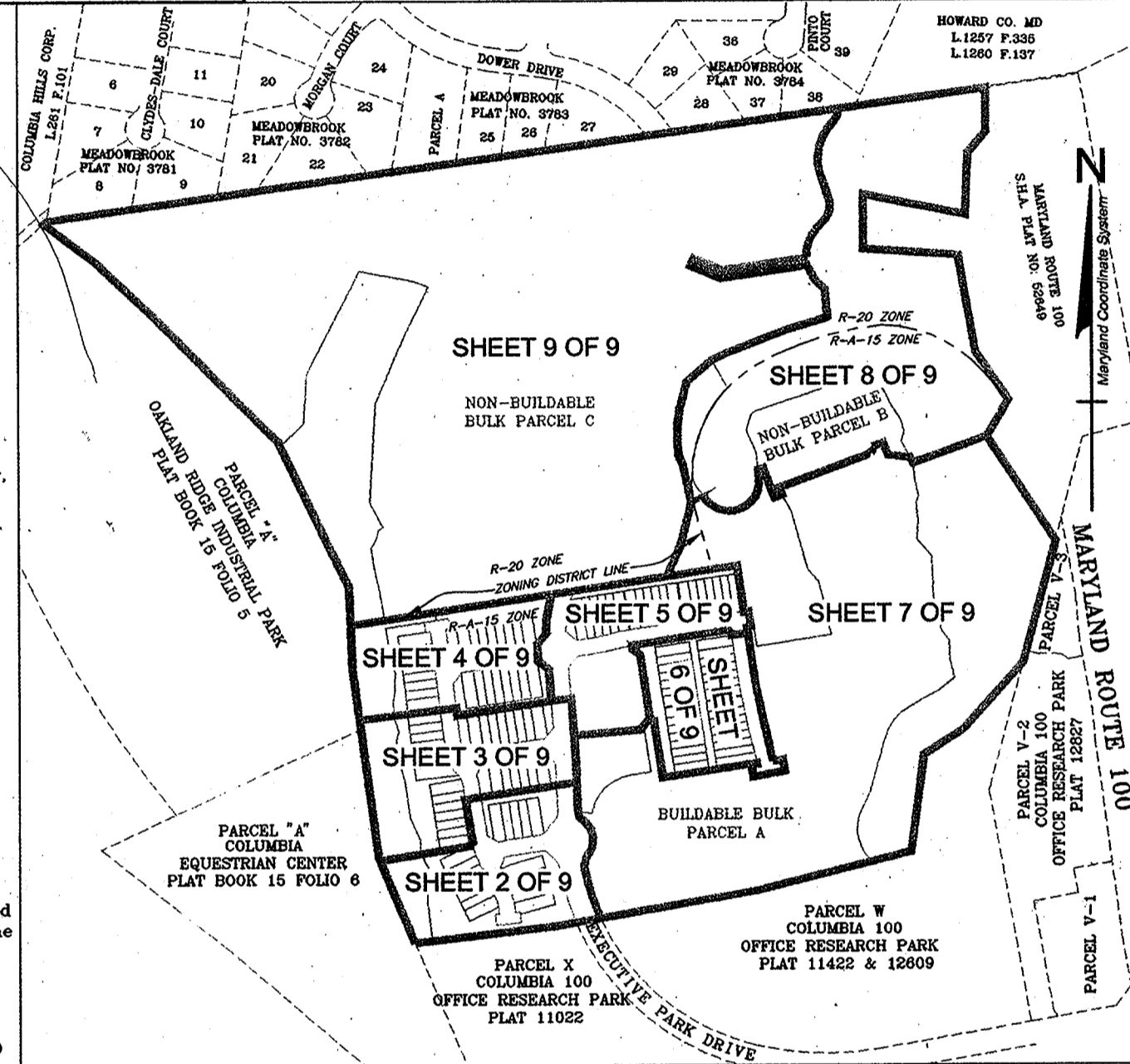
**TOTAL AREA TABULATION**

Total Number of Lots and/or Parcels to be recorded:  
 Buildable Lots.....119  
 Buildable Parcels.....1  
 Non-Buildable Parcels.....2  
 Open Space Lots.....8

Total Area of Lots and/or Parcels:  
 Buildable Lots.....281364 Square Feet or 6.45929 Acres  
 Buildable Parcels.....473119 Square Feet or 10.86131 Acres  
 Non-Buildable Parcels.....1380784 Square Feet or 31.69843 Acres  
 Open Space Lots.....1049675 Square Feet or 24.09719 Acres

Total Area of Roadway to be recorded:  
 Area.....144461 Square Feet or 3.31636 Acres

Total Area of Subdivision to be recorded:  
 Area.....3329403 Square Feet or 76.43258 Acres



Location Map: 1" = 400'

The requirements of Section 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.

*Timothy P. Quinn* 11-5-03  
 Timothy P. Quinn, Professional Land Surveyor No. 20002 Date

*Stephen J. Nardella* 10/31/03  
 Stephen J. Nardella, Vice President Date

**PURPOSE OF PLAT**

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE "PARCEL 1", PLAT 5245 TO CREATE BUILDABLE LOTS 1-119, BUILDABLE BULK PARCEL 'A', OPEN SPACE LOTS 120-126, 194 AND NON-BUILDABLE BULK PARCELS 'B' AND 'C'.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.  
 HOWARD COUNTY HEALTH DEPARTMENT  
*Penny Borenstein, M.D.* 11/19/03  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED:  
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Timothy P. Quinn* 11/7/03  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*David J. Wynn* 11/25/03  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of the land conveyed by A. MacDonough Plant, Richard B. Buck and Frank S. Budley, Jr., Personal Representatives of the Estate of M. L. Dawson Lee, Jr., Estate No. 14922, party of the first part to Winchester Homes, Inc., a Delaware corporation, party of the second part, as to a Fifty-Four and Seventeen One Hundredths Percent (54.17%) undivided interest, and Winchester Homes, Inc., Nominee For Stringtown Investments, LLC, a Delaware limited liability company, party of the third part, as to a Forty-Five and Eighty-Three One Hundredths Percent (45.83%) undivided interest by a deed dated July 21, 2003, and recorded among the Land Records of Howard County, Maryland, in Liber 7704 at Folio 877; said property also being shown on a plat of subdivision entitled "Subdivision of M.L. Dawson Lee, Jr., and K&M Development Corp., Inc., Parcel #1 and Parcel #2" recorded among the Land Records of Howard County, Maryland, at Plat Number 5245; and that all monuments or lot corners 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.

*Timothy P. Quinn* 11-5-03  
 Timothy Paul Quinn  
 Professional Land Surveyor  
 Maryland Registration No. 20002 Date

**OWNER'S DEDICATION**

Winchester Homes, Inc. and Winchester Homes, Inc., Nominee For Stringtown Investments, 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 roads and street right-of-ways and the specific easement 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 street and/or roads and flood plains, storm drainage facilities and open space where applicable; and (3) the right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and (4) that no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

Witness our hands this 31<sup>st</sup> day of October, 2003

Winchester Homes, Inc.  
*Stephen J. Nardella*  
 Stephen J. Nardella, Vice President

Winchester Homes, Inc., Nominee for Stringtown Investments, LLC  
*Rosalie A. Brett*  
 Rosalie A. Brett, Assistant Secretary

RECORDED AS PLAT NO. 16351 ON Dec. 1, 2003  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

A RE-SUBDIVISION OF  
 DEVELOPMENT CORP., INC., PARCEL 1, PLAT 5245, F-82-132

PHASES I, II AND III  
**Montjoy**  
 BUILDABLE LOTS 1-119 AND BUILDABLE BULK PARCEL 'A',  
 OPEN SPACE LOTS 120-126, 194 AND  
 NON-BUILDABLE BULK PARCELS 'B' AND 'C'  
 ELECTION DISTRICT NO. 2, HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN DECEMBER, 2002

**RODGERS CONSULTING**  
 Rodgers Consulting, Inc.  
 9260 Gathers Road  
 Gaithersburg, MD 20877  
 301.948.4700  
 301.948.6256 (fax)  
 301.253.6609  
 www.rodgers.com

TAX MAP: 30  
 PARCEL: 260  
 SHEET NO. 1 OF 9

POINT	NORTHING	EASTING
11000	571651.96	1363548.09
11001	571631.62	1363430.94
11002	571590.18	1363085.58
11003	571797.33	1362998.40
11004	571834.19	1363230.16
11005	571950.52	1363210.98
11006	571993.22	1363489.40
11007	571918.25	1363492.36
11008	571898.45	1363503.44
11009	571811.63	1363517.37
11010	571775.18	1363508.68
11011	571641.40	1363487.24
11012	571775.47	1363447.58
11013	571802.29	1363431.91
11014	571811.39	1363422.99
11015	571820.61	1363399.58
11016	571809.81	1363329.17
11017	571805.69	1363309.61
11018	571775.04	1363298.79
11019	571712.03	1363327.03
11020	571690.08	1363333.43
11021	571668.05	1363336.07
11022	571669.38	1363347.16
11023	571642.24	1363350.42
11024	571634.81	1363288.52
11025	571661.96	1363285.26
11026	571663.29	1363296.35
11027	571685.32	1363293.71
11028	571694.72	1363290.97
11029	571785.65	1363247.33
11030	571851.80	1363226.68
11031	571956.58	1363250.52
11032	571859.22	1363286.01
11033	571843.11	1363294.90
11034	571849.35	1363323.11
11035	571860.73	1363397.28
11036	571874.60	1363416.02
11037	571895.67	1363432.91
11038	571916.28	1363442.40
11039	571985.59	1363439.66

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
W1	69.09	45.81	23.78	44.98	N40°21'58" W	37°59'23"
W2	18.59	27.39	16.86	24.98	N20°50'28" E	84°25'29"
W3	74.24	56.55	29.72	55.19	N41°13'57" E	43°38'32"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
S1	94.09	62.39	32.39	61.25	N40°21'58" W	37°59'23"

LINE	BEARING	LENGTH
WS1	N38°09'26" E	3.36
WS2	N38°09'26" E	29.25
WS3	N83°09'26" E	191.86
WS4	N78°32'25" E	6.05
WS5	N11°27'35" W	10.00
WS6	N78°32'25" E	5.99

LINE	BEARING	LENGTH
S1	N59°21'39" W	26.84
S2	N19°52'00" E	34.19
S3	N30°27'00" E	28.52
S4	N06°53'54" W	7.31

LINE	BEARING	LENGTH
FP1	N03°19'04" W	23.22
FP2	N07°02'45" W	69.16
FP3	N15°37'48" W	49.98
FP4	N03°11'33" E	1.89

LINE	BEARING	LENGTH
W1	N52°25'50" W	28.39
W2	N59°21'39" W	72.74
W3	N08°09'21" E	18.68
W4	N24°37'55" W	81.45
W5	N14°15'07" W	101.96

LINE	BEARING	LENGTH
W1	N52°25'50" W	28.39
W2	N59°21'39" W	72.74
W3	N08°09'21" E	18.68
W4	N24°37'55" W	81.45
W5	N14°15'07" W	101.96

The requirements of Section 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.

*Timothy P. Quinn* 11-5-03  
 Timothy P. Quinn  
 Professional Land Surveyor No. 20002  
 Winchester Homes, Inc.

*Stephen J. Nardella* 10/31/03  
 Stephen J. Nardella, Vice President

"FCE" = PUBLIC FOREST CONSERVATION EASEMENT

**AREA TABULATION FOR SHEET 2**

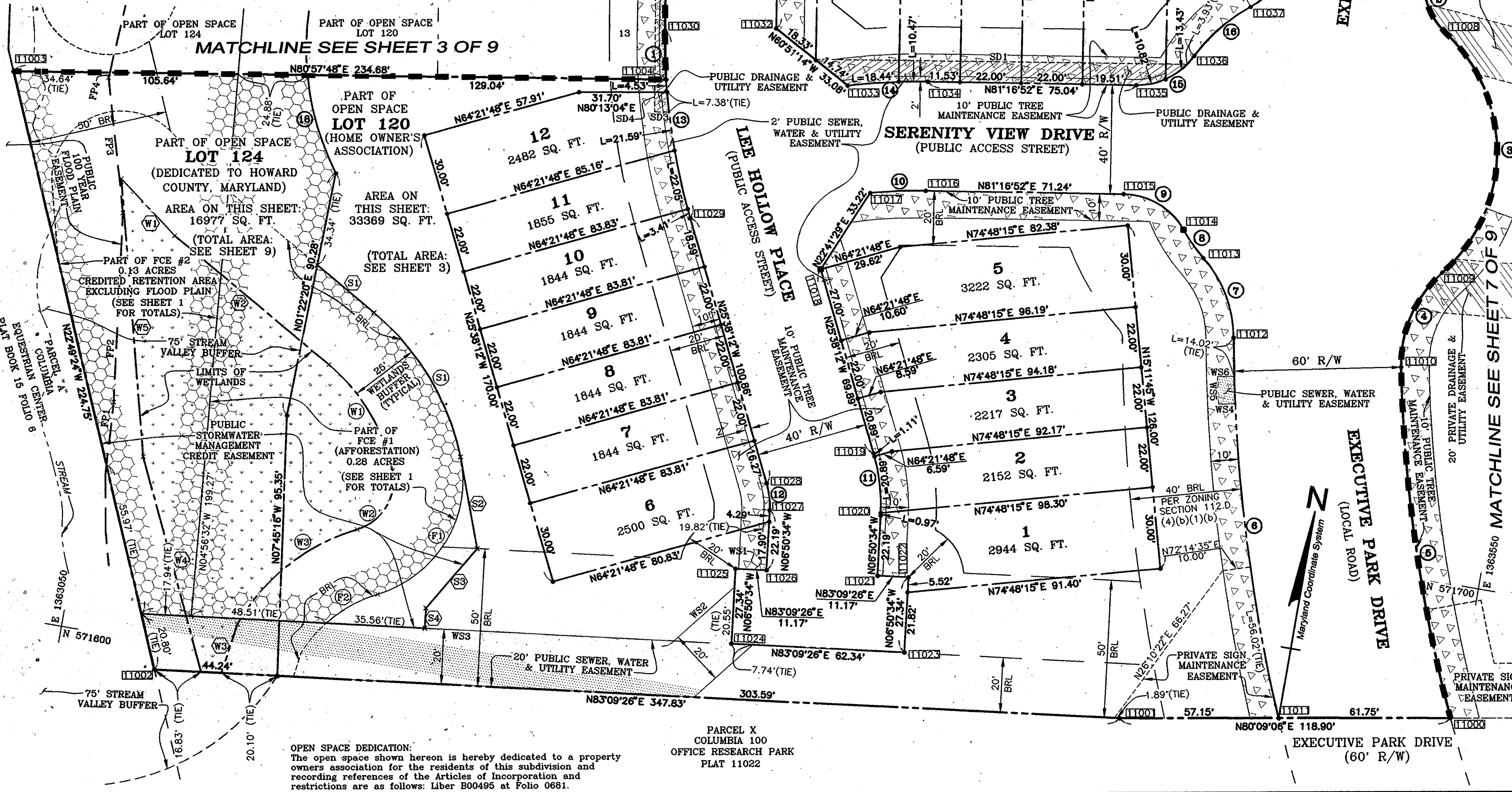
Total Number of Lots and/or Parcels to be recorded:  
 Buildable Lots.....17  
 Buildable Parcels.....0  
 Non-Buildable Parcels.....0  
 Open Space Lots.....3

Total Area of Lots and/or Parcels:  
 Buildable Lots.....38672 Square Feet or 0.89237 Acres  
 Buildable Parcels.....0  
 Non-Buildable Parcels.....0  
 Open Space Lots.....59102 Square Feet or 1.35679 Acres

Total Area of Roadway to be recorded:  
 Area.....44680 Square Feet or 1.02572 Acres

Total Area of Subdivision to be recorded:  
 Area.....142654 Square Feet or 3.27488 Acres

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	240.00	17.95	8.98	17.95	N11°10'45" W	4°17'07"
2	25.00	23.55	12.73	22.69	N29°14'31" W	53°58'05"
3	60.00	98.67	64.60	87.92	N09°08'45" W	94°13'37"
4	45.00	38.66	20.61	37.48	N13°23'31" E	49°13'06"
5	570.00	129.64	65.10	129.38	N17°43'58" W	13°01'53"
6	630.00	140.11	70.34	139.82	N16°28'50" W	12°44'31"
7	45.00	31.71	16.55	31.06	N30°17'51" W	40°22'33"
8	60.00	12.77	6.41	12.74	N44°23'23" W	12°11'28"
9	25.00	26.37	14.56	25.16	N68°30'24" W	60°25'29"
10	180.00	20.00	10.01	19.99	N78°05'50" E	6°22'04"
11	70.00	22.96	11.58	22.86	N16°14'23" W	18°47'38"
12	30.00	9.84	4.96	9.80	N16°14'23" W	18°47'38"
13	240.00	69.53	35.01	69.29	N17°20'12" W	16°36'00"
14	220.00	28.91	14.48	28.89	N77°30'58" E	7°31'49"
15	25.00	24.25	13.18	23.31	N53°29'28" E	55°34'48"
16	60.00	27.24	13.86	27.00	N38°42'21" E	26°00'33"
17	25.00	23.55	12.73	22.69	N24°43'35" E	53°58'05"
18	103.72	37.58	19.00	37.37	N25°28'21" W	20°45'30"



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.  
 HOWARD COUNTY HEALTH DEPARTMENT  
*Penny Borenstein* 11/19/03  
 Penny Borenstein, M.D., F.W.  
 HOWARD COUNTY HEALTH OFFICER MRO DATE

APPROVED:  
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Frank A. Ugel* 11/25/03  
 Frank A. Ugel  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
 DIRECTOR JK DATE

**SURVEYOR'S CERTIFICATE**

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of the land conveyed by A. MacDonough Plant, Richard B. Buck and Frank S. Dudley, Jr., Personal Representatives of the Estate of M. L. Dawson Lee, Jr., Estate No. 14922, party of the first part to Winchester Homes, Inc., a Delaware corporation, party of the second part, as to a Fifty-Four and Seventeen One Hundredths Percent (54.17%) undivided interest, and Winchester Homes, Inc., Nominee For Stringtown Investments, LLC, a Delaware limited liability company, party of the third part, as to a Forty-Five and Eighty-Three One Hundredths Percent (45.83%) undivided interest by a deed dated July 21, 2003, and recorded among the Land Records of Howard County, Maryland, in Liber 7704 at Folio 677; said property also being shown on a plat of subdivision entitled "Subdivision of M.L. Dawson Lee, Jr. and K&M Development Corp., Inc., Parcel #1 and Parcel #2" recorded among the Land Records of Howard County, Maryland as Plat Number 5245; and that all monuments or lot corners 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.

*Timothy P. Quinn* 11-5-03  
 Timothy P. Quinn  
 Professional Land Surveyor  
 Maryland Registration No. 20002

**OWNER'S DEDICATION**

Winchester Homes, Inc. and Winchester Homes, Inc., Nominee For Stringtown Investments, 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 roads and street right-of-ways and the specific easement 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 street and/or roads and floodplains, storm drainage facilities and open space where applicable; and (3) the right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and (4) that no building or similar structure of any kind shall be erected on or over the said easements and rights-owing.

Witness our hands this 31<sup>st</sup> day of October, 2003  
 Winchester Homes, Inc.  
*Stephen J. Nardella*  
 Stephen J. Nardella, Vice President  
 Witness: Rosalie A. Brett, Assistant Secretary

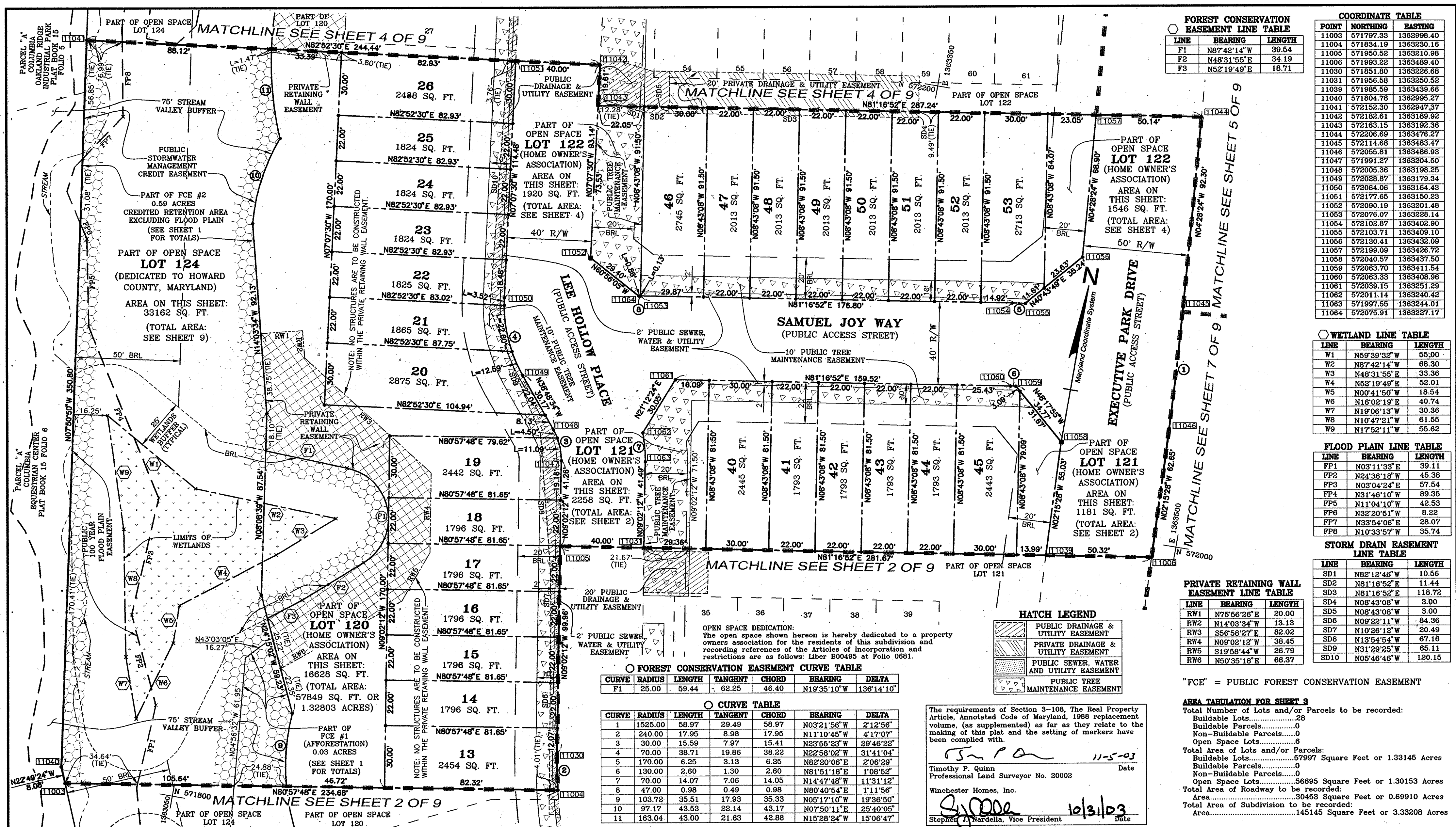
Winchester Homes, Inc., Nominee for Stringtown Investments, LLC  
*Rosalie A. Brett*  
 Rosalie A. Brett, Assistant Secretary  
 Witness: Rosalie A. Brett, Assistant Secretary

RECORDED AS PLAT NO. 16352 ON Dec. 1, 2003  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD

A RE-SUBDIVISION OF  
 "SUBDIVISION OF M.L. DAWSON LEE, JR. AND K&M DEVELOPMENT CORP., INC.", PARCEL 1, PLAT 5245, F-82-132  
 PHASES I, II AND III  
**Montjoy**  
 BUILDABLE LOTS 1-119 AND BUILDABLE BULK PARCEL 'A',  
 OPEN SPACE LOTS 120-126, 194 AND  
 NON-BUILDABLE BULK PARCELS 'B' AND 'C'  
 ELECTION DISTRICT NO. 2, HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 30'  
 DECEMBER, 2002

**RODGERS CONSULTING**  
 Rodgers Consulting, Inc.  
 9269 Gather Road  
 Gaithersburg, MD 20877  
 301.948.4700  
 301.948.6256 (fax)  
 301.253.6609  
 www.rodgers.com

TAX MAP: 30  
 PARCEL: 260  
 SHEET NO. 2 OF 9



**FOREST CONSERVATION EASEMENT LINE TABLE**

LINE	BEARING	LENGTH
F1	N87°42'14"W	39.54
F2	N48°31'55"E	34.19
F3	N52°19'49"E	18.71

**COORDINATE TABLE**

POINT	NORTHING	EASTING
11003	571797.35	1362998.40
11004	571834.19	1363230.16
11005	571950.52	1363210.98
11006	571993.22	1363489.40
11030	571851.80	1363226.68
11031	571956.58	1363250.52
11039	571985.59	1363439.66
11040	571804.78	1362995.27
11041	572152.30	1362947.37
11042	572182.61	1363189.92
11043	572163.15	1363192.36
11044	572206.69	1363476.27
11045	572114.68	1363483.47
11046	572055.81	1363486.93
11047	571991.27	1363204.50
11048	572005.36	1363198.25
11049	572028.87	1363179.34
11050	572046.06	1363164.43
11051	572177.65	1363150.23
11052	572090.19	1363201.48
11053	572076.07	1363228.14
11054	572102.87	1363402.90
11055	572103.71	1363409.10
11056	572130.41	1363432.09
11057	572199.09	1363428.72
11058	572040.57	1363437.50
11059	572063.70	1363411.54
11060	572063.33	1363408.96
11061	572039.15	1363251.29
11062	572011.14	1363240.42
11063	571997.55	1363244.01
11064	572075.91	1363227.17

**WETLAND LINE TABLE**

LINE	BEARING	LENGTH
W1	N59°39'32"W	55.00
W2	N87°42'14"W	68.30
W3	N48°31'55"E	33.36
W4	N52°19'49"E	52.01
W5	N00°41'50"W	18.54
W6	N16°02'19"E	40.74
W7	N19°08'13"W	30.36
W8	N10°47'21"W	61.55
W9	N17°52'11"W	55.62

**FLOOD PLAIN LINE TABLE**

LINE	BEARING	LENGTH
FP1	N03°11'33"E	39.11
FP2	N24°38'18"W	45.38
FP3	N03°04'24"E	57.54
FP4	N31°46'10"W	89.35
FP5	N11°04'10"W	42.53
FP6	N32°20'51"W	8.22
FP7	N33°54'08"E	28.07
FP8	N10°33'57"W	35.74

**STORM DRAIN EASEMENT LINE TABLE**

LINE	BEARING	LENGTH
SD1	N82°12'46"W	10.56
SD2	N81°16'52"E	11.44
SD3	N81°16'52"E	118.72
SD4	N08°43'08"W	3.00
SD5	N08°43'08"W	3.00
SD6	N09°22'11"W	84.36
SD7	N10°26'12"W	20.49
SD8	N13°54'54"W	67.16
SD9	N31°29'25"W	65.11
SD10	N05°46'46"W	120.15

**HATCH LEGEND**

- PUBLIC DRAINAGE & UTILITY EASEMENT
- PRIVATE DRAINAGE & UTILITY EASEMENT
- PUBLIC SEWER, WATER AND UTILITY EASEMENT
- PUBLIC TREE MAINTENANCE EASEMENT

**FOREST CONSERVATION EASEMENT CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
F1	25.00	59.44	62.25	46.40	N19°35'10"W	136°14'10"

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	1525.00	58.97	29.49	58.97	N03°21'56"W	2°12'56"
2	240.00	17.95	8.98	17.95	N11°10'45"W	4°17'07"
3	30.00	15.59	7.97	15.41	N23°55'23"W	29°46'22"
4	70.00	38.71	19.86	38.22	N22°58'02"W	31°41'04"
5	170.00	6.25	3.13	6.25	N82°20'06"E	2°08'29"
6	130.00	2.60	1.30	2.60	N81°51'18"E	1°08'52"
7	70.00	14.07	7.06	14.05	N14°47'48"W	1°31'12"
8	47.00	0.98	0.49	0.98	N80°40'54"E	1°11'56"
9	103.72	35.51	17.93	35.33	N05°17'10"W	19°36'50"
10	97.17	43.53	22.14	43.17	N07°50'11"E	25°40'05"
11	163.04	43.00	21.63	42.88	N15°28'24"W	15°06'47"

The requirements of Section 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.

*Timothy P. Quinn* 11-5-03  
 Timothy P. Quinn  
 Professional Land Surveyor No. 20002  
 Winchester Homes, Inc.  
*Stephen J. Nardella* 10/31/03  
 Stephen J. Nardella, Vice President

**AREA TABULATION FOR SHEET 3**  
 Total Number of Lots and/or Parcels to be recorded:  
 Buildable Lots.....28  
 Buildable Parcels.....0  
 Non-Buildable Parcels.....0  
 Open Space Lots.....6  
 Total Area of Lots and/or Parcels:  
 Buildable Lots.....57997 Square Feet or 1.33145 Acres  
 Buildable Parcels.....0  
 Non-Buildable Parcels.....0  
 Open Space Lots.....56695 Square Feet or 1.30153 Acres  
 Total Area of Roadway to be recorded:  
 Area.....30453 Square Feet or 0.69910 Acres  
 Total Area of Subdivision to be recorded:  
 Area.....145145 Square Feet or 3.33208 Acres

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.  
 HOWARD COUNTY HEALTH DEPARTMENT  
*Penny Borenstein M.D.* 11/19/03  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Mark A. Ceyel* 11/25/03  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
 DIRECTOR

**SURVEYOR'S CERTIFICATE**  
 I hereby certify that the final plat shown hereon is correct; that it is a subdivision of the land conveyed by A. MacDonough Plant, Richard B. Buck and Frank S. Dudley, Jr., Personal Representatives of the Estate of M. L. Dawson Lee, Jr., Estate No. 14922, party of the first part to Winchester Homes, Inc., a Delaware corporation, party of the second part, as to a Fifty-Four and Seventeen One Hundredths Percent (54.17%) undivided interest, and Winchester Homes, Inc., Nominee For Stringtown Investments, LLC, a Delaware limited liability company, party of the third part, as to a Forty-Five and Eighty-Three One Hundredths Percent (45.83%) undivided interest by a deed dated July 21, 2003, and recorded among the Land Records of Howard County, Maryland, in Liber 7704 at Folio 877; said property also being shown on a plat of subdivision entitled "Subdivision of M.L. Dawson Lee, Jr., and K&M Development Corp., Inc., Parcel #1 and Parcel #2" recorded among the Land Records of Howard County, Maryland as Plat Number 5245; and that all monuments or lot corners 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.

*Timothy P. Quinn* 11-5-03  
 Timothy Paul Quinn  
 Professional Land Surveyor  
 Maryland Registration No. 20002

**OWNER'S DEDICATION**  
 Winchester Homes, Inc. and Winchester Homes, Inc., Nominee For Stringtown Investments, 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 roads and street right-of-ways and the specific easement 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 street and/or roads and floodplains, storm drainage facilities and open space where applicable; and (3) the right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and (4) that no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

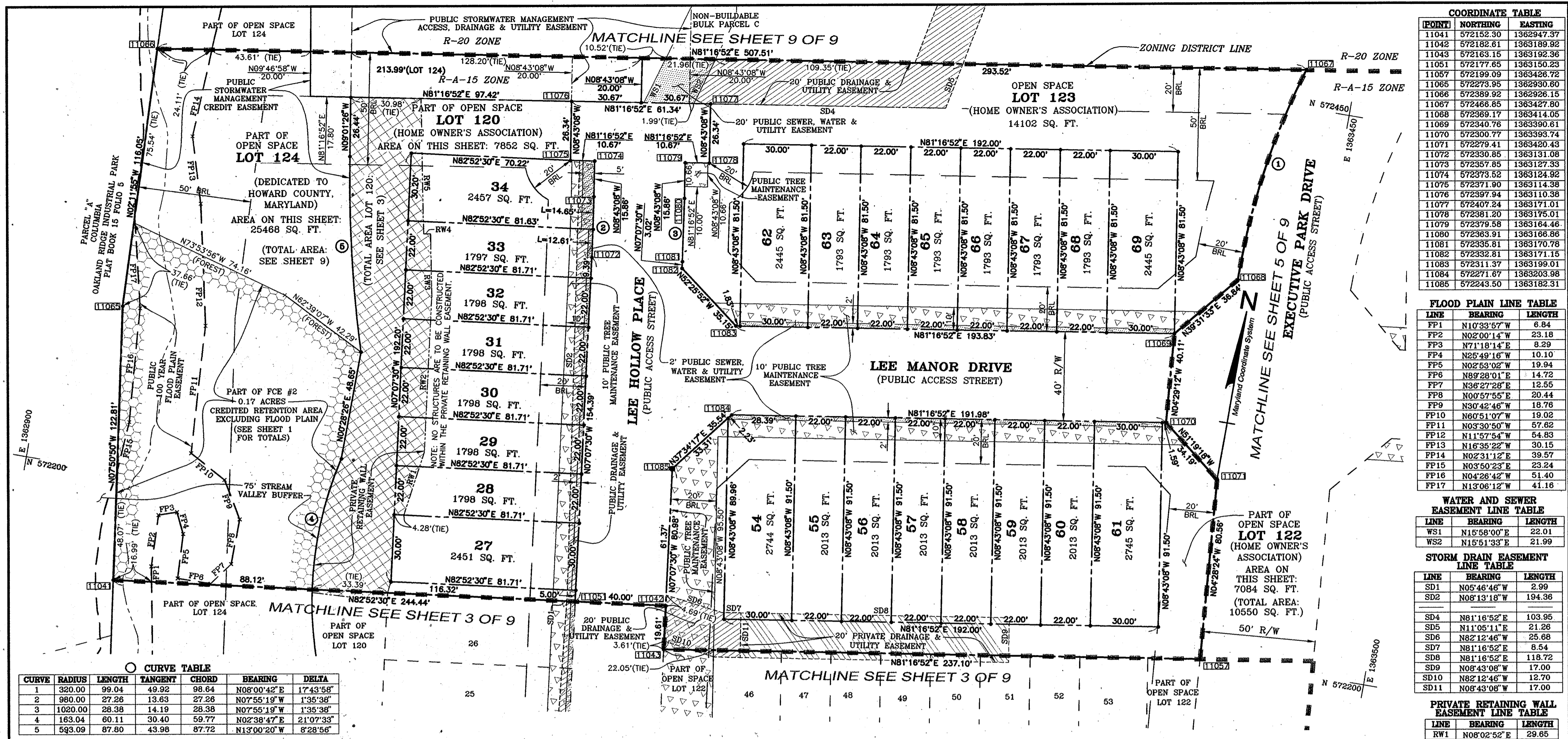
Witness our hands this 31<sup>st</sup> day of October, 2003  
 Winchester Homes, Inc.  
*Stephen J. Nardella*  
 Stephen J. Nardella, Vice President  
 Witness: Rosalie A. Brett, Assistant Secretary

RECORDED AS PLAT NO. 16353 ON Dec. 1, 2003  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD

A RE-SUBDIVISION OF  
 "SUBDIVISION OF M.L. DAWSON LEE, JR. AND K&M DEVELOPMENT CORP., INC.", PARCEL 1, PLAT 5245, F-82-132  
 PHASES I, II AND III  
**Montjoy**  
 BUILDABLE LOTS 1-119 AND BUILDABLE BULK PARCEL 'A',  
 OPEN SPACE LOTS 120-126, 194 AND  
 NON-BUILDABLE BULK PARCELS 'B' AND 'C'  
 ELECTION DISTRICT NO. 2, HOWARD COUNTY, MARYLAND  
 SCALE: 1"=30' DECEMBER, 2002

**RODGERS CONSULTING**  
 Rodgers Consulting, Inc.  
 5260 Gather Road  
 Catonsville, MD 20877  
 301.948.4700  
 301.948.6256 (fax)  
 301.253.6609  
 www.rodgers.com

TAX MAP: 30  
 PARCEL: 260  
 SHEET NO. 3 OF 9



**COORDINATE TABLE**

POINT	NORTHING	EASTING
11041	572152.30	1362947.37
11042	572182.61	1363189.92
11043	572163.15	1363192.36
11051	572177.65	1363150.23
11057	572199.09	1363426.72
11065	572273.95	1362930.60
11066	572289.92	1362926.15
11067	572466.85	1363427.80
11068	572369.17	1363414.05
11069	572340.76	1363390.61
11070	572300.77	1363393.74
11071	572279.41	1363420.43
11072	572330.85	1363131.08
11073	572357.85	1363127.33
11074	572373.52	1363124.92
11075	572371.90	1363114.38
11076	572397.94	1363110.38
11077	572407.24	1363171.01
11078	572381.20	1363175.01
11079	572379.58	1363164.46
11080	572363.91	1363168.86
11081	572335.81	1363170.78
11082	572332.81	1363171.15
11083	572311.37	1363199.01
11084	572271.67	1363203.98
11085	572243.50	1363182.31

**FLOOD PLAIN LINE TABLE**

LINE	BEARING	LENGTH
FP1	N10°33'57"W	6.84
FP2	N02°00'14"W	23.18
FP3	N71°18'14"E	8.29
FP4	N25°49'16"W	10.10
FP5	N02°53'02"W	19.94
FP6	N89°28'01"E	14.72
FP7	N36°27'28"E	12.55
FP8	N00°57'55"E	20.44
FP9	N30°42'46"W	18.76
FP10	N60°51'07"W	19.02
FP11	N03°30'50"W	57.62
FP12	N11°57'54"W	54.63
FP13	N16°35'22"W	30.15
FP14	N02°31'12"E	39.57
FP15	N03°50'23"E	23.24
FP16	N04°28'42"W	51.40
FP17	N13°06'12"W	41.16

**WATER AND SEWER EASEMENT LINE TABLE**

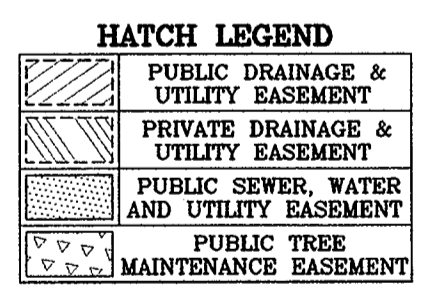
LINE	BEARING	LENGTH
WS1	N15°58'00"E	22.01
WS2	N15°51'33"E	21.99

**STORM DRAIN EASEMENT LINE TABLE**

LINE	BEARING	LENGTH
SD1	N05°46'46"W	2.99
SD2	N08°13'18"W	194.36
SD4	N81°16'52"E	103.95
SD5	N11°05'11"E	21.26
SD6	N82°12'46"W	25.68
SD7	N81°16'52"E	8.54
SD8	N81°16'52"E	118.72
SD9	N08°43'08"W	17.00
SD10	N82°12'46"W	12.70
SD11	N08°43'08"W	17.00

**PRIVATE RETAINING WALL EASEMENT LINE TABLE**

LINE	BEARING	LENGTH
RW1	N08°02'52"E	29.65
RW2	N07°07'30"W	70.11
RW3	N11°00'04"W	27.92
RW4	N79°35'43"E	3.00
RW5	N10°59'55"W	60.41



**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	320.00	99.04	49.92	98.64	N08°00'42"E	17°43'58"
2	980.00	27.26	13.63	27.26	N07°55'19"W	1°35'38"
3	1020.00	28.38	14.19	28.38	N07°55'19"W	1°35'38"
4	163.04	60.11	30.40	59.77	N02°38'47"E	21°07'33"
5	593.09	87.80	43.98	87.72	N13°00'20"W	8°28'56"

"FCE" = PUBLIC FOREST CONSERVATION EASEMENT

**AREA TABULATION FOR SHEET 4**

Total Number of Lots and/or Parcels to be recorded:  
 Buildable Lots.....24  
 Buildable Parcels.....0  
 Non-Buildable Parcels.....0  
 Open Space Lots.....4

Total Area of Lots and/or Parcels:  
 Buildable Lots.....48910 Square Feet or 1.12277 Acres  
 Buildable Parcels.....0  
 Non-Buildable Parcels.....0  
 Open Space Lots.....54506 Square Feet or 1.25128 Acres

Total Area of Roadway to be recorded:  
 Area.....18879 Square Feet or 0.43340 Acres

Total Area of Subdivision to be recorded:  
 Area.....122295 Square Feet or 2.80745 Acres

The requirements of Section 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.

*Timothy P. Quinn* 11-5-03 Date  
 Timothy P. Quinn  
 Professional Land Surveyor No. 20002

*Stephen J. Nardella* 12/31/03 Date  
 Stephen J. Nardella, Vice President

**OPEN SPACE DEDICATION:**  
 The open space shown hereon is hereby dedicated to a property owners association for the residents of this subdivision and recording references of the Articles of Incorporation and restrictions are as follows: Liber B00495 at Folio 0681.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.  
 HOWARD COUNTY HEALTH DEPARTMENT  
*Penny Borenstein, M.D.* 11/19/03 DATE  
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*John M. Gough* 11/25/03 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DIRECTOR

**SURVEYOR'S CERTIFICATE**

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of the land conveyed by A. MacDonough Plant, Richard B. Buck and Frank S. Dudley, Jr., Personal Representatives of the Estate of M. L. Dawson Lee, Jr., Estate No. 14922, party of the first part to Winchester Homes, Inc., a Delaware corporation, party of the second part, as to a Fifty-Four and Seventeen One Hundredths Percent (54.17%) undivided interest, and Winchester Homes, Inc., Nominee For Stringtown Investments, LLC, a Delaware limited liability company, party of the third part, as to a Forty-Five and Eighty-Three One Hundredths Percent (45.83%) undivided interest by a deed dated July 21, 2003, and recorded among the Land Records of Howard County, Maryland, in Liber 7704 at Folio 877; said property also being shown on a plat of subdivision entitled "Subdivision of M.L. Dawson Lee, Jr., and K&M Development Corp., Inc., Parcel #1 and Parcel #2" recorded among the Land Records of Howard County, Maryland as Plat Number 5245; and that all monuments or lot corners 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.

*Timothy P. Quinn* 11-5-03 Date  
 Timothy Paul Quinn  
 Professional Land Surveyor  
 Maryland Registration No. 20002

**OWNER'S DEDICATION**

Winchester Homes, Inc. and Winchester Homes, Inc., Nominee For Stringtown Investments, 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 roads and street right-of-ways and the specific easement 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 street and/or roads and flood plains, storm drainage facilities and open space where applicable; and (3) the right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and (4) that no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

Witness our hands this 31<sup>st</sup> day of October, 2003

Winchester Homes, Inc.  
*Stephen J. Nardella*  
 Stephen J. Nardella, Vice President

Winchester Homes, Inc., Nominee for Stringtown Investments, LLC  
*Rosalie A. Brett*  
 Rosalie A. Brett, Assistant Secretary

RECORDED AS PLAT NO. 16354 ON Dec. 1, 2003  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD

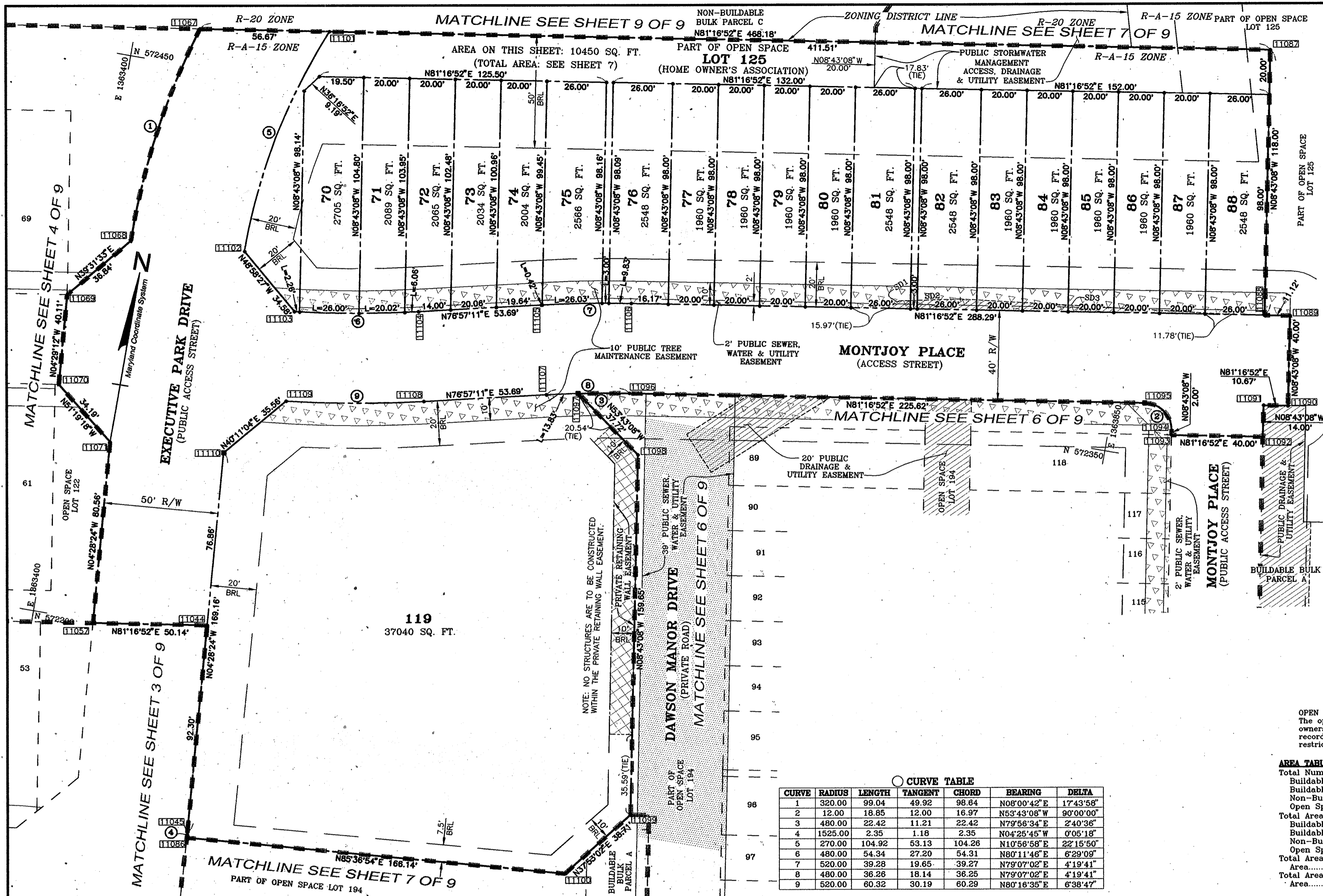
A RE-SUBDIVISION OF  
 "SUBDIVISION OF M.L. DAWSON LEE, JR. AND K&M DEVELOPMENT CORP., INC.", PARCEL 1, PLAT 5245, F-82-132

PHASES I, II AND III  
**Montjoy**

BUILDABLE LOTS 1-119 AND BUILDABLE BULK PARCEL 'A',  
 OPEN SPACE LOTS 120-126, 194 AND  
 NON-BUILDABLE BULK PARCELS 'B' AND 'C'  
 ELECTION DISTRICT NO. 2, HOWARD COUNTY, MARYLAND  
 SCALE: 1"=30' DECEMBER, 2002

**RODGERS CONSULTING**  
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 301.253.6609  
 www.rodgers.com

TAX MAP: 30  
 PARCEL: 260  
 SHEET NO. 4 OF 9



**COORDINATE TABLE**

POINT	NORTHING	EASTING
11044	572206.69	1363476.27
11045	572114.68	1363483.47
11057	572199.09	1363426.72
11067	572466.85	1363427.80
11068	572369.17	1363414.05
11069	572340.76	1363390.61
11070	572300.77	1363393.74
11071	572279.41	1363420.43
11086	572112.33	1363483.65
11087	572537.82	1363890.57
11088	572421.19	1363908.46
11089	572422.87	1363919.45
11090	572383.33	1363925.51
11091	572381.72	1363914.96
11092	572367.68	1363917.05
11093	572361.81	1363877.55
11094	572363.79	1363877.24
11095	572373.83	1363863.56
11096	572339.63	1363840.55
11097	572335.72	1363818.47
11098	572313.40	1363848.88
11099	572155.59	1363873.08
11100	572125.03	1363849.31
11101	572475.44	1363483.82
11102	572373.08	1363464.02
11103	572350.39	1363490.10
11104	572359.63	1363543.62
11105	572371.76	1363595.92
11106	572379.17	1363634.49
11107	572332.79	1363804.95
11108	572320.67	1363552.85
11109	572310.48	1363493.22
11110	572283.32	1363470.28

**STORM DRAIN EASEMENT LINE TABLE**

LINE	BEARING	LENGTH
SD1	N47°38'51"E	6.12
SD2	N78°17'44"E	26.80
SD3	N83°35'04"E	119.05

**HATCH LEGEND**

- PUBLIC DRAINAGE & UTILITY EASEMENT
- PRIVATE DRAINAGE & UTILITY EASEMENT
- PUBLIC SEWER, WATER AND UTILITY EASEMENT
- PUBLIC TREE MAINTENANCE EASEMENT

The requirements of Section 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.

*T. P. Quinn* 11-5-03  
 Timothy P. Quinn  
 Professional Land Surveyor No. 20002  
 Winchester Homes, Inc.  
*S. J. Nardella* 10/31/03  
 Stephen J. Nardella, Vice President

**OPEN SPACE DEDICATION:**  
 The open space shown hereon is hereby dedicated to a property owners association for the residents of this subdivision and recording references of the Articles of Incorporation and restrictions are as follows: Liber B00495 at Folio 0681.

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	320.00	99.04	49.92	98.64	N08°00'42"E	17°43'58"
2	12.00	18.85	12.00	16.97	N53°43'08"W	90°00'00"
3	480.00	22.42	11.21	22.42	N79°56'34"E	2°40'36"
4	1525.00	2.35	1.18	2.35	N04°25'45"W	0°05'18"
5	270.00	104.92	53.13	104.26	N10°56'58"E	22°15'50"
6	480.00	54.34	27.20	54.31	N80°11'46"E	6°29'09"
7	520.00	39.28	19.65	39.27	N79°07'02"E	4°19'41"
8	480.00	36.26	18.14	36.25	N79°07'02"E	4°19'41"
9	520.00	60.32	30.19	60.29	N80°16'35"E	6°38'47"

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.  
 HOWARD COUNTY HEALTH DEPARTMENT  
*Penny Borsten* M.D. JFM 11/19/03  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*[Signature]* 11/17/03  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*[Signature]* 11/20/03  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of the land conveyed by A. MacDonough Plant, Richard B. Buck and Frank S. Dudley, Jr., Personal Representatives of the Estate of M. L. Dawson Lee, Jr., Estate No. 14922, party of the first part to Winchester Homes, Inc., a Delaware corporation, party of the second part, as to a Fifty-Four and Seventeen One Hundredths Percent (54.17%) undivided interest, and Winchester Homes, Inc., Nominee For Stringtown Investments, LLC, a Delaware limited liability company, party of the third part, as to a Forty-Five and Eighty-Three One Hundredths Percent (45.83%) undivided interest by a deed dated July 21, 2003, and recorded among the Land Records of Howard County, Maryland, in Liber 7704 at Folio 677; said property also being shown on a plat of subdivision entitled "Subdivision of M.L. Dawson Lee, Jr., and K&M Development Corp., Inc., Parcel #1 and Parcel #2" recorded among the Land Records of Howard County, Maryland as Plat Number 5245; and that all monuments or lot corners 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.

*T. P. Quinn* 11-5-03  
 Timothy Paul Quinn  
 Professional Land Surveyor  
 Maryland Registration No. 20002  
 Date

**OWNER'S DEDICATION**

Winchester Homes, Inc. and Winchester Homes, Inc., Nominee For Stringtown Investments, 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 roads and street right-of-ways and the specific easement 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 street and/or roads and flood plains, storm drainage facilities and open space where applicable; and (3) the right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and (4) that no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

Witness our hands this 31<sup>st</sup> day of October, 2003  
 Winchester Homes, Inc.  
*[Signature]*  
 Stephen J. Nardella, Vice President  
 Witness: Rosalie A. Brett, Assistant Secretary

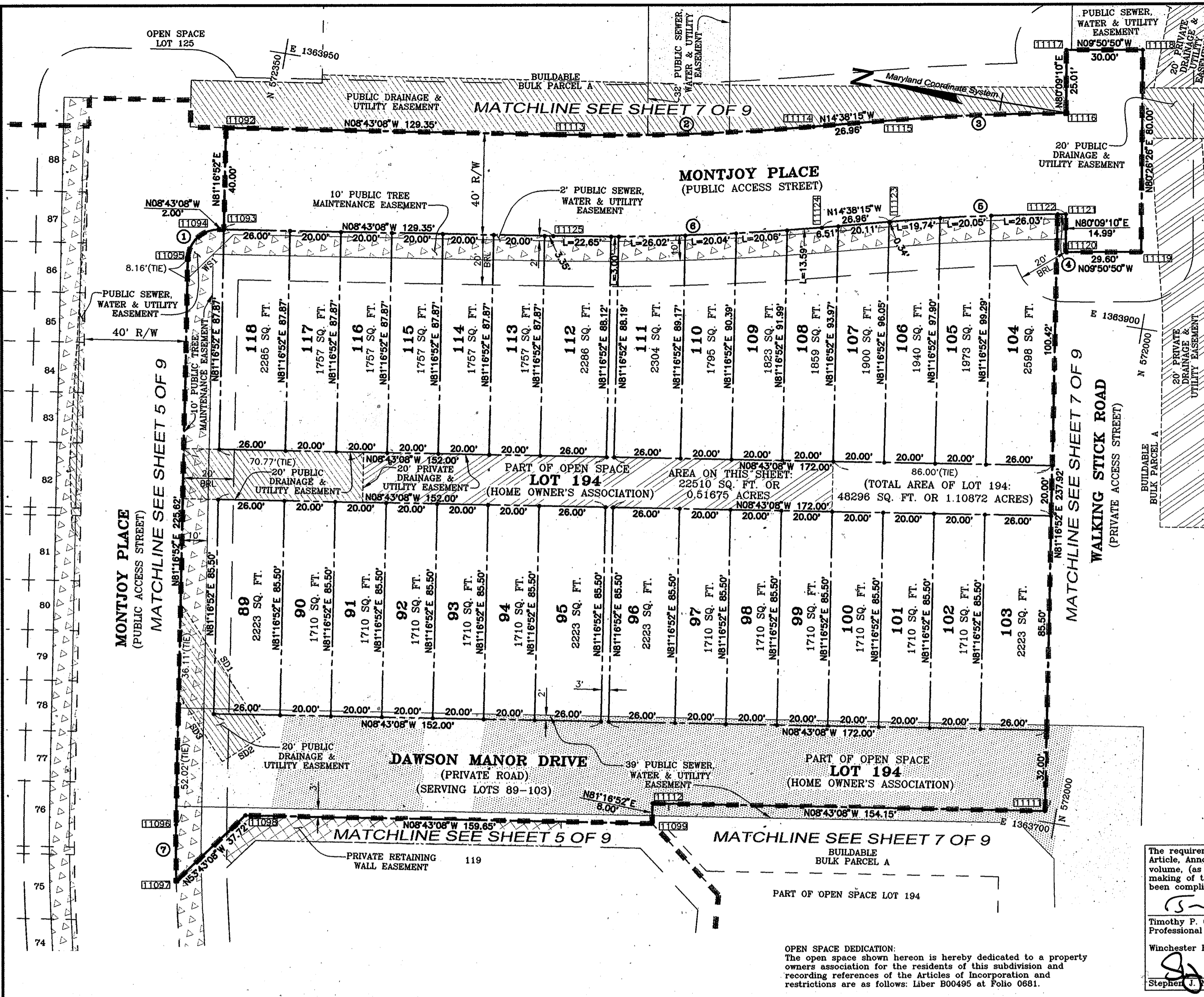
Winchester Homes, Inc., Nominee for Stringtown Investments, LLC  
*[Signature]*  
 Stephen J. Nardella, Vice President  
 Witness: Rosalie A. Brett, Assistant Secretary

RECORDED AS PLAT NO. 10355 ON Dec. 1, 2003  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD

A RE-SUBDIVISION OF  
 "SUBDIVISION OF M.L. DAWSON LEE, JR. AND K&M DEVELOPMENT CORP., INC.", PARCEL 1, PLAT 5245, F-82-132  
 PHASES I, II AND III  
**Montjoy**  
 BUILDABLE LOTS 1-119 AND BUILDABLE BULK PARCEL 'A',  
 OPEN SPACE LOTS 120-126, 194 AND  
 NON-BUILDABLE BULK PARCELS 'B' AND 'C'  
 ELECTION DISTRICT NO. 2, HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 30' DECEMBER, 2002

**RODGERS CONSULTING**  
 Enhancing the value of land assets  
 Rodgers Consulting, Inc.  
 5250 Galter Road  
 Gaithersburg, MD 20877  
 301.948.4700  
 301.948.6256 (fax)  
 301.253.6609  
 www.rodgers.com

TAX MAP: 30  
 PARCEL: 260  
 SHEET NO. 5 OF 9



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	12.00	18.85	12.00	16.97	N53°43'08"W	90°00'00"
2	980.00	101.23	50.66	101.19	N11°40'41"W	5°55'07"
3	920.00	72.42	36.23	72.40	N12°22'57"W	4°30'36"
4	880.00	3.26	1.63	3.26	N10°14'46"W	0°12'43"
5	880.00	69.07	34.55	69.05	N12°23'20"W	4°29'50"
6	1020.00	105.36	52.73	105.32	N11°40'41"W	5°55'07"
7	480.00	22.42	11.21	22.42	N79°58'34"E	2°40'36"

COORDINATE TABLE		
POINT	NORTHING	EASTING
11092	572367.88	1363917.08
11093	572361.81	1363877.55
11094	572363.79	1363877.24
11095	572373.83	1363863.56
11096	572339.63	1363640.55
11097	572335.72	1363618.47
11098	572313.40	1363648.88
11099	572155.59	1363673.08
11101	572004.43	1363704.35
11112	572156.80	1363680.99
11113	572240.02	1363936.69
11114	572140.93	1363957.17
11115	572114.85	1363963.99
11116	572044.13	1363979.51
11117	572048.41	1364004.15
11118	572018.85	1364009.28
11119	572005.57	1363930.33
11120	572034.73	1363925.33
11121	572037.29	1363940.10
11122	572040.50	1363939.52
11123	572104.74	1363925.28
11124	572130.82	1363918.47
11125	572233.96	1363897.16

STORM DRAIN EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
SD1	N47°38'51"E	62.04
SD2	N42°21'09"W	20.00
SD3	N47°38'51"E	31.98

WATER AND SEWER EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
WS1	N54°16'59"W	25.44

HATCH LEGEND	
	PUBLIC DRAINAGE & UTILITY EASEMENT
	PRIVATE DRAINAGE & UTILITY EASEMENT
	PUBLIC SEWER, WATER AND UTILITY EASEMENT
	PUBLIC TREE MAINTENANCE EASEMENT

The requirements of Section 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.

*TS-PA* 11-5-03  
 Timothy P. Quinn  
 Professional Land Surveyor No. 20002  
 Date

*Stephen J. Nardella* 10/31/03  
 Stephen J. Nardella, Vice President  
 Date

AREA TABULATION FOR SHEET 6	
Total Number of Lots and/or Parcels to be recorded:	
Buildable Lots.....	30
Buildable Parcels.....	0
Non-Buildable Parcels.....	0
Open Space Lots.....	1
Total Area of Lots and/or Parcels:	
Buildable Lots.....	57250 Square Feet or 1.31435 Acres
Buildable Parcels.....	0
Non-Buildable Parcels.....	0
Open Space Lots.....	22510 Square Feet or 0.51675 Acres
Total Area of Roadway to be recorded:	
Area.....	15598 Square Feet or 0.35808 Acres
Total Area of Subdivision to be recorded:	
Area.....	95358 Square Feet or 2.18918 Acres

OPEN SPACE DEDICATION:  
 The open space shown hereon is hereby dedicated to a property owners association for the residents of this subdivision and recording references of the Articles of Incorporation and restrictions are as follows: Liber B00495 at Folio 0681.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.  
 HOWARD COUNTY HEALTH DEPARTMENT  
*Penny Boxenstern* 11/19/03  
 HOWARD COUNTY HEALTH OFFICER  
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Mark A. Layle* 11/25/03  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE  
*JA* 11/25/03  
 DIRECTOR  
 DATE

**SURVEYOR'S CERTIFICATE**  
 I hereby certify that the final plat shown hereon is correct; that it is a subdivision of the land conveyed by A. MacDonough Plant, Richard B. Buck and Frank S. Dudley, Jr., Personal Representatives of the Estate of M. L. Dawson Lee, Jr., Estate No. 14922, part of the first part to Winchester Homes, Inc., a Delaware corporation, party of the second part, as to a Fifty-Four and Seventeen One Hundredths Percent (54.17%) undivided interest, and Winchester Homes, Inc., Nominee For Stringtown Investments, LLC, a Delaware limited liability company, party of the third part, as to a Forty-Five and Eighty-Three One Hundredths Percent (45.83%) undivided interest by a deed dated July 21, 2003, and recorded among the Land Records of Howard County, Maryland, in Liber 7704 at Folio 877; said property also being shown on a plat of subdivision entitled "Subdivision of M.L. Dawson Lee, Jr. and K&M Development Corp., Inc., Parcel #1 and Parcel #2" recorded among the Land Records of Howard County, Maryland as Plat Number 5245; and that all monuments or lot corners 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.

*TS-PA* 11-5-03  
 Timothy Paul Quinn  
 Professional Land Surveyor  
 Maryland Registration No. 20002  
 DATE

**OWNER'S DEDICATION**  
 Winchester Homes, Inc. and Winchester Homes, Inc., Nominee For Stringtown Investments, 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 roads and street right-of-ways and the specific easement 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 street and/or roads and flood plains, storm drainage facilities and open space where applicable; and (3) the right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and (4) that no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

Witness our hands this 31<sup>st</sup> day of October, 2003  
 Winchester Homes, Inc.  
*Stephen J. Nardella*  
 Stephen J. Nardella, Vice President  
 Witness: *Rosalie A. Brett*  
 Rosalie A. Brett, Assistant Secretary

RECORDED AS PLAT NO. 16356 ON Dec. 1, 2003  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD

A RE-SUBDIVISION OF  
 "SUBDIVISION OF M.L. DAWSON LEE, JR. AND K&M DEVELOPMENT CORP., INC.", PARCEL 1, PLAT 5245, F-82-132

PHASES I, II AND III  
**Montjoy**  
 BUILDABLE LOTS 1-119 AND BUILDABLE BULK PARCEL 'A',  
 OPEN SPACE LOTS 120-126, 194 AND  
 NON-BUILDABLE BULK PARCELS 'B' AND 'C'  
 ELECTION DISTRICT NO. 2, HOWARD COUNTY, MARYLAND  
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 301.253.6609  
 www.rodgers.com

TAX MAP: 30  
 PARCEL: 260  
 SHEET NO. 6 OF 9

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	570.00	129.64	65.10	129.36	N17°43'58"W	13°01'53"
2	45.00	38.66	20.61	37.48	N13°23'31"E	49°13'05"
3	60.00	96.67	64.60	87.92	N09°06'45"W	94°13'37"
4	25.00	23.55	12.73	22.69	N29°14'31"W	53°58'05"
5	1525.00	56.62	28.31	56.61	N03°19'17"W	2°07'38"
6	880.00	3.26	1.63	3.26	N10°14'46"W	0°12'43"
7	920.00	72.42	36.23	72.40	N12°22'57"W	4°30'36"
8	980.00	101.23	50.66	101.19	N11°40'41"W	5°55'07"
9	75.00	211.88	469.89	148.13	N74°22'45"E	161°51'47"
10	3.00	3.14	1.73	3.00	N69°31'00"E	59°59'59"
11	15.00	15.71	8.66	15.00	N09°30'59"E	60°00'01"
12	113.96	149.16	87.44	138.74	N08°48'31"W	74°59'48"
13	140.05	83.79	43.19	82.55	N31°19'58"E	34°16'41"
14	693.39	105.91	53.06	105.81	N01°19'48"E	8°45'06"
15	320.20	93.91	47.29	93.57	N08°20'46"W	18°48'13"
16	278.68	90.91	45.86	90.50	N01°27'03"W	18°41'23"
17	284.42	84.93	42.78	84.61	N09°22'10"W	17°06'28"
18	113.67	143.45	83.05	134.11	N45°07'45"E	72°18'15"

WETLAND CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
W1	303.68	80.64	40.56	80.40	N01°48'24"W	15°12'49"

FOREST CONSERVATION EASEMENT CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
F1	284.42	18.30	9.16	18.30	S19°46'01"E	3°41'15"

WATER AND SEWER EASEMENT CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
WS1	240.00	68.00	34.23	67.77	N73°21'31"E	16°13'58"
WS2	1037.17	28.89	14.45	28.89	N17°41'04"W	1°35'46"
WS3	136.68	27.21	13.65	27.16	N03°48'43"W	11°24'20"

STORM DRAIN EASEMENT CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
SD1	80.00	15.71	7.86	15.71	N11°14'12"E	75.44
SD2	10.00	3.14	1.57	3.14	N11°14'12"E	75.44

FLOOD PLAIN LINE TABLE						
LINE	BEARING	LENGTH				
FP1	N09°40'52"E	43.87				
FP2	N33°41'24"W	15.12				
FP3	N50°44'20"W	30.08				
FP4	N44°42'28"E	65.06				
FP5	N11°50'29"E	30.39				
FP6	N02°41'33"E	27.80				
FP7	N18°38'19"E	139.58				
FP8	N58°06'41"E	105.99				
FP9	N66°15'28"E	38.22				
FP10	N46°22'33"E	56.14				
FP11	N06°11'41"E	35.88				
FP12	N20°25'58"E	39.03				
FP13	N00°27'46"E	41.38				
FP14	N64°12'46"W	25.02				
FP15	N55°20'12"W	28.92				
FP16	N11°14'50"W	45.42				
FP17	N27°21'00"W	33.05				
FP18	N02°30'48"W	111.89				
FP19	N17°07'41"W	117.12				
FP20	N03°36'05"W	39.59				
FP21	N29°45'42"E	60.44				
FP22	N13°48'54"W	45.36				
FP23	N45°26'35"W	23.63				
FP24	N10°07'29"W	10.25				
FP25	N15°50'15"E	44.12				
FP26	N40°03'28"W	21.14				
FP27	N27°47'49"E	24.41				
FP28	N11°14'37"E	99.32				
FP29	N20°46'39"E	52.54				
FP30	N09°30'45"E	42.52				
FP31	N89°49'06"E	44.68				
FP32	N41°50'39"E	35.56				
FP33	N70°11'54"E	30.20				
FP34	N49°32'50"E	42.73				
FP35	N40°42'26"E	57.92				
FP36	N14°08'31"E	27.19				
FP37	N02°57'47"W	35.91				
FP38	N06°46'49"W	47.02				
FP39	N26°05'44"E	13.81				
FP40	N06°11'47"E	44.55				
FP41	N37°43'30"W	33.92				
FP42	N62°12'58"W	26.60				
FP43	N22°21'14"W	26.72				
FP44	N00°52'02"E	81.29				
FP45	N03°54'19"W	60.47				
FP46	N22°29'28"E	58.22				
FP47	N50°27'37"E	108.70				
FP48	N87°36'51"E	37.16				

FOREST CONSERVATION EASEMENT CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
F1	284.42	18.30	9.16	18.30	S19°46'01"E	3°41'15"

WETLAND CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
W1	303.68	80.64	40.56	80.40	N01°48'24"W	15°12'49"

STORM DRAIN EASEMENT CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
SD1	80.00	15.71	7.86	15.71	N11°14'12"E	75.44
SD2	10.00	3.14	1.57	3.14	N11°14'12"E	75.44

FLOOD PLAIN LINE TABLE						
LINE	BEARING	LENGTH				
FP1	N09°40'52"E	43.87				
FP2	N33°41'24"W	15.12				
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FP4	N44°42'28"E	65.06				
FP5	N11°50'29"E	30.39				
FP6	N02°41'33"E	27.80				
FP7	N18°38'19"E	139.58				
FP8	N58°06'41"E	105.99				
FP9	N66°15'28"E	38.22				
FP10	N46°22'33"E	56.14				
FP11	N06°11'41"E	35.88				
FP12	N20°25'58"E	39.03				
FP13	N00°27'46"E	41.38				
FP14	N64°12'46"W	25.02				
FP15	N55°20'12"W	28.92				
FP16	N11°14'50"W	45.42				
FP17	N27°21'00"W	33.05				
FP18	N02°30'48"W	111.89				
FP19	N17°07'41"W	117.12				
FP20	N03°36'05"W	39.59				
FP21	N29°45'42"E	60.44				
FP22	N13°48'54"W	45.36				
FP23	N45°26'35"W	23.63				
FP24	N10°07'29"W	10.25				
FP25	N15°50'15"E	44.12				
FP26	N40°03'28"W	21.14				
FP27	N27°47'49"E	24.41				
FP28	N11°14'37"E	99.32				
FP29	N20°46'39"E	52.54				
FP30	N09°30'45"E	42.52				
FP31	N89°49'06"E	44.68				
FP32	N41°50'39"E	35.56				
FP33	N70°11'54"E	30.20				
FP34	N49°32'50"E	42.73				
FP35	N40°42'26"E	57.92				
FP36	N14°08'31"E	27.19				
FP37	N02°57'47"W	35.91				
FP38	N06°46'49"W	47.02				
FP39	N26°05'44"E	13.81				
FP40	N06°11'47"E	44.55				
FP41	N37°43'30"W	33.92				
FP42	N62°12'58"W	26.60				
FP43	N22°21'14"W	26.72				
FP44	N00°52'02"E	81.29				
FP45	N03°54'19"W	60.47				
FP46	N22°29'28"E	58.22				
FP47	N50°27'37"E	108.70				
FP48	N87°36'51"E	37.16				

FOREST CONSERVATION EASEMENT CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
F1	284.42	18.30	9.16	18.30	S19°46'01"E	3°41'15"

WETLAND CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
W1	303.68	80.64	40.56	80.40	N01°48'24"W	15°12'49"

STORM DRAIN EASEMENT CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
SD1	80.00	15.71	7.86	15.71	N11°14'12"E	75.44
SD2	10.00	3.14	1.57	3.14	N11°14'12"E	75.44

FLOOD PLAIN LINE TABLE						
LINE	BEARING	LENGTH				
FP1	N09°40'52"E	43.87				
FP2	N33°41'24"W	15.12				
FP3	N50°44'20"W	30.08				
FP4	N44°42'28"E	65.06				
FP5	N11°50'29"E	30.39				
FP6	N02°41'33"E	27.80				
FP7	N18°38'19"E	139.58				
FP8	N58°06'41"E	105.99				
FP9	N66°15'28"E	38.22				
FP10	N46°22'33"E	56.14				
FP11	N06°11'41"E	35.88				
FP12	N20°25'58"E	39.03				
FP13	N00°27'46"E	41.38				
FP14	N64°12'46"W	25.02				
FP15	N55°20'12"W	28.92				
FP16	N11°14'50"W	45.42				
FP17	N27°21'00"W	33.05				
FP18	N02°30'48"W	111.89				
FP19	N17°07'41"W	117.12				
FP20	N03°36'05"W	39.59				
FP21	N29°45'42"E	60.44				
FP22	N13°48'54"W	45.36				
FP23	N45°26'35"W	23.63				
FP24	N10°07'29"W	10.25				
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FP29	N20°46'39"E	52.54				
FP30	N09°30'45"E	42.52				
FP31	N89°49'06"E	44.68				
FP32	N41°50'39"E	35.56				
FP33	N70°11'54"E	30.20				
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FP35	N40°42'26"E	57.92				
FP36	N14°08'31"E	27.19				
FP37	N02°57'47"W	35.91				
FP38	N06°46'49"W	47.02				
FP39	N26°05'44"E	13.81				
FP40	N06°11'47"E	44.55				
FP41	N37°43'30"W	33.92				
FP42	N62°12'58"W	26.60				
FP43	N22°21'14"W	26.72				
FP44	N00°52'02"E	81.29				
FP45	N03°54'19"W	60.47				
FP46	N22°29'28"E	58.22				
FP47	N50°27'37"E	108.70				
FP48	N87°36'51"E	37.16				

FOREST CONSERVATION EASEMENT CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
F1	284.42	18.30	9.16	18.30	S19°46'01"E	3°41'15"

WETLAND CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
W1	303.68	80.64	40.56	80.40	N01°48'24"W	15°12'49"

STORM DRAIN EASEMENT CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
SD1	80.00	15.71	7.86	15.71	N11°14'12"E	75.44
SD2	10.00	3.14	1.57	3.14	N11°14'12"E	75.44

FLOOD PLAIN LINE TABLE						
LINE	BEARING	LENGTH				
FP1	N09°40'52"E	43.87				
FP2	N33°41'24"W	15.12				
FP3	N50°44'20"W	30.08				
FP4	N44°42'28"E	65.06				
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FP11	N06°11'41"E	35.88				
FP12	N20°25'58"E	39.03				
FP13	N00°27'46"E	41.38				
FP14	N64°12'46"W	25.02				
FP15	N55°20'12"W	28.92				
FP16	N11°14'50"W	45.42				
FP17	N27°21'00"W	33.05				
FP18	N02°30'48"W	111.89				
FP19	N17°07'41"W	117.12				
FP20	N03°36'05"W	39.59				
FP21	N29°45'42"E	60.44				
FP22	N13°48'54"W	45.36				

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
1	98.50	77.51	40.89	75.53	N18°22'04"E 45°05'19"
2	50.00	47.68	25.83	45.89	N13°35'41"E 54°38'05"
3	123.00	121.89	66.48	116.96	N08°54'03"E 56°46'43"
4	18.00	11.99	6.23	11.77	N18°12'15"E 38°10'20"
5	2129.86	156.12	78.10	156.09	N02°31'32"E 4°12'00"
6	2384.86	137.36	68.70	137.34	N00°01'28"W 3°18'00"
7	15.00	15.71	8.66	15.00	N09°30'59"E 60°00'01"
8	3.00	3.14	1.73	3.00	N69°31'00"E 59°59'59"
9	75.00	211.88	469.89	148.13	N74°22'45"E 161°51'47"
10	86.58	46.95	24.07	46.38	N02°31'32"E 31°04'26"
11	332.37	250.29	131.42	244.42	N21°32'01"E 43°08'47"
12	17.77	13.30	6.98	12.99	N45°15'11"E 42°52'12"
13	129.63	29.24	14.68	29.17	N77°59'15"E 12°55'19"
14	96.27	55.60	28.60	54.83	N73°04'12"E 33°05'21"

FOREST CONSERVATION EASEMENT CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
F1	284.42	28.20	14.11	28.19	N02°01'29"E 5°40'49"
F2	50.00	24.72	12.62	24.47	N19°01'45"E 28°19'43"
F3	117.48	83.49	43.59	81.74	N16°32'11"W 40°43'01"

WETLAND CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
W1	141.03	31.28	15.71	31.22	N42°00'46"W 12°42'31"

STREAM VALLEY BUFFER CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
SV1	324.73	122.86	62.18	122.13	N10°14'50"E 21°40'42"
SV2	116.00	100.45	53.62	97.34	N45°44'34"E 49°38'50"
SV3	7.00	9.33	5.51	8.66	N32°19'49"E 76°22'59"
SV4	10.00	6.72	3.49	6.59	N25°06'10"W 38°29'00"
SV5	98.50	146.57	90.67	133.42	N01°42'58"W 85°15'24"

STORMWATER MANAGEMENT CREDIT EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
SW1	N71°59'55"E	42.46
SW2	N09°58'16"W	82.58
SW3	N16°11'10"E	162.20
SW4	N20°29'01"W	12.80
SW5	N65°28'03"E	256.91
SW6	N65°28'03"E	241.58
SW7	N01°55'07"E	3.82
SW8	N69°54'01"W	110.27
SW9	N36°35'03"W	362.47
SW10	N01°55'07"E	9.37
SW11	N17°31'25"W	15.05
SW12	N72°23'38"E	26.68
SW13	N17°31'25"W	13.10

WETLAND LINE TABLE		
LINE	BEARING	LENGTH
W1	N28°29'08"W	55.82
W2	N14°36'44"E	26.57
W3	N17°34'39"W	42.60
W4	N32°27'21"W	50.57
W5	N25°33'31"W	26.20
W6	N31°11'54"W	31.33
W7	N22°55'12"E	7.46
W8	N53°44'19"W	7.01
W9	N24°17'13"W	12.34
W10	N68°04'37"E	13.71
W11	N36°26'08"E	41.74
W12	N79°55'36"E	13.27
W13	N65°36'50"W	77.37
W14	N74°34'57"W	61.30
W15	N58°30'40"W	39.78
W16	N54°03'41"W	44.38

HATCH LEGEND	
	PUBLIC DRAINAGE & UTILITY EASEMENT
	PRIVATE DRAINAGE & UTILITY EASEMENT
	PUBLIC SEWER, WATER AND UTILITY EASEMENT

The requirements of Section 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.

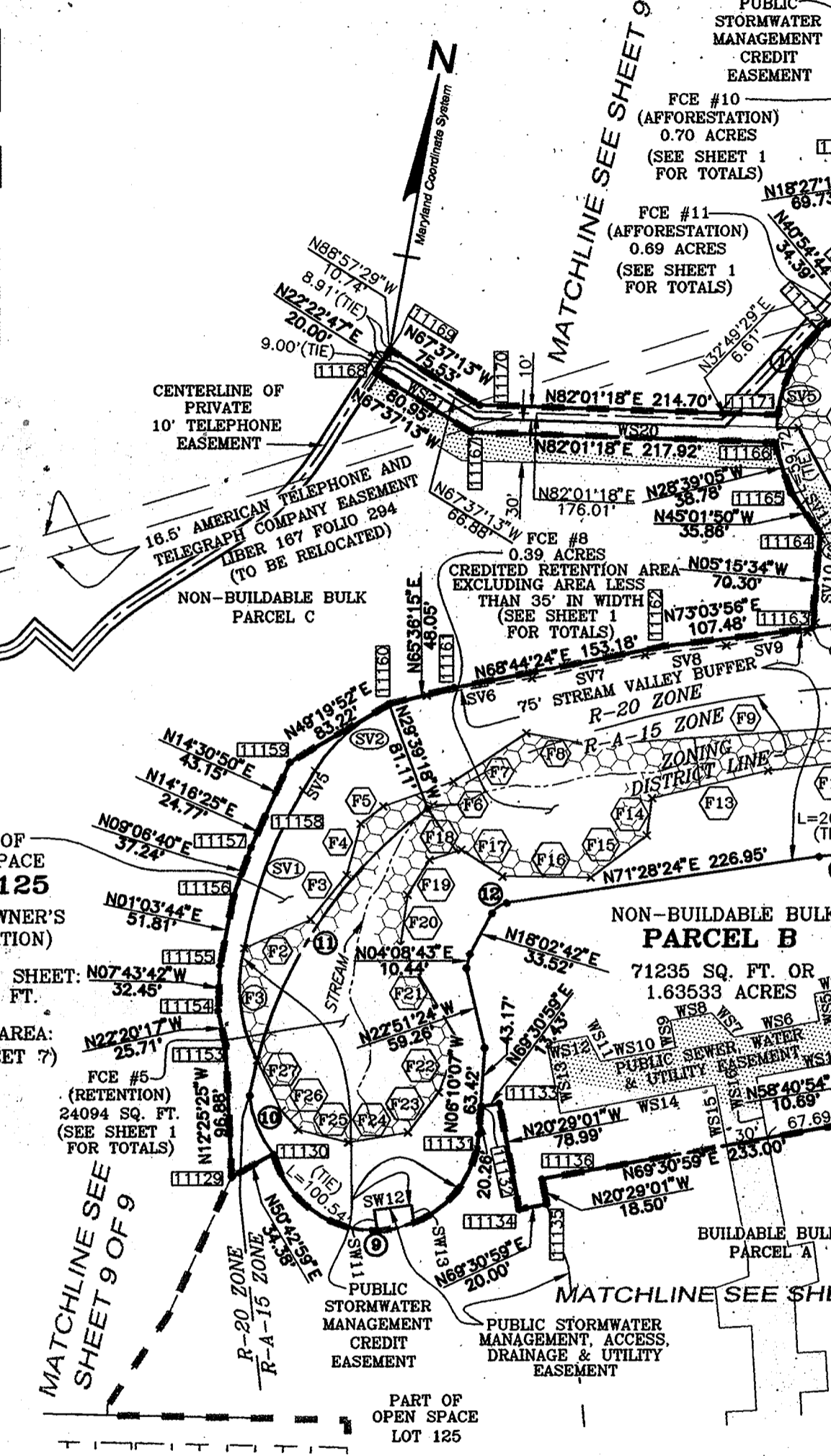
Timothy P. Quinn  
Professional Land Surveyor No. 20002  
Winchester Homes, Inc.  
Stephen J. Nardella, Vice President

AREA TABULATION FOR SHEET 8	
Total Number of Lots and/or Parcels to be recorded:	
Buildable Lots.....	0
Buildable Parcels.....	0
Non-Buildable Parcels.....	1
Open Space Lots.....	2
Total Area of Lots and/or Parcels:	
Buildable Lots.....	0
Buildable Parcels.....	0
Non-Buildable Parcels.....	71235 Square Feet or 1.63533 Acres
Open Space Lots.....	380543 Square Feet or 8.73806 Acres
Total Area of Roadway to be recorded:	
Area.....	0
Total Area of Subdivision to be recorded:	
Area.....	451778 Square Feet or 10.37139 Acres

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.  
HOWARD COUNTY HEALTH DEPARTMENT  
Penny Borenstein, M.D. 11/19/03  
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Chief, Development Engineering Division 11/17/03  
Director 11/23/03

STREAM VALLEY BUFFER LINE TABLE		
LINE	BEARING	LENGTH
SV1	N58°19'15"W	71.57
SV2	N41°00'56"W	70.08
SV3	N36°55'10"W	45.86
SV4	N61°16'00"E	8.92
SV5	N20°56'09"E	16.79
SV6	N70°32'59"E	76.29
SV7	N68°10'45"E	82.93
SV8	N73°24'58"E	68.95
SV9	N70°31'19"E	59.05
SV10	N05°51'41"W	61.72
SV11	N44°20'40"W	23.06



**SURVEYOR'S CERTIFICATE**  
I hereby certify that the final plat shown hereon is correct; that it is a subdivision of the land conveyed by A. MacDonough Plant, Richard B. Buck and Frank S. Dudley, Jr., Personal Representatives of the Estate of M. L. Dawson Lee, Jr., Estate No. 14922, party of the first part to Winchester Homes, Inc., a Delaware corporation, party of the second part, as to a Fifty-Four and Seventeen One Hundredths Percent (54.17%) undivided interest, and Winchester Homes, Inc., Nominee For Stringtown Investments, LLC, a Delaware limited liability company, party of the third part, as to a Forty-Five and Eighty-Three One Hundredths Percent (45.83%) undivided interest by a deed dated July 21, 2003, and recorded among the Land Records of Howard County, Maryland, in Liber 7704 of Folio 677; said property also being shown on a plat of subdivision entitled "Subdivision of M.L. Dawson Lee, Jr., and K&M Development Corp., Inc., Parcel #1 and Parcel #2" recorded among the Land Records of Howard County, Maryland as Plat Number 5245; and that all monuments or lot corners 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.  
Timothy Paul Quinn  
Professional Land Surveyor  
Maryland Registration No. 20002  
11-5-03

**OWNER'S DEDICATION**  
Winchester Homes, Inc. and Winchester Homes, Inc., Nominee For Stringtown Investments, 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 roads and street right-of-ways and the specific easement 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 street and/or roads and floodplains, storm drainage facilities and open space where applicable; and (3) the right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and (4) that no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.  
Witness our hands this 31<sup>st</sup> day of October, 2003  
Winchester Homes, Inc.  
Stephen J. Nardella, Vice President  
Rosalee A. Brett  
Witness: Rosalee A. Brett, Assistant Secretary

FLOOD PLAIN LINE TABLE		
LINE	BEARING	LENGTH
FP1	N45°26'35"W	54.52
FP2	N16°08'40"W	37.58
FP3	N38°13'14"W	32.25
FP4	N23°24'26"W	54.88
FP5	N29°36'16"W	50.39
FP6	N21°37'05"W	57.87
FP7	N51°26'20"W	49.39
FP8	N85°21'52"E	18.81
FP9	N41°22'53"E	20.40
FP10	N03°11'28"W	59.95
FP11	N08°50'03"E	35.28
FP12	N17°16'17"W	36.87
FP13	N22°01'29"W	49.05
FP14	N46°18'39"W	28.85
FP15	N04°03'43"W	31.05
FP16	N42°19'28"E	30.14
FP17	N11°07'17"W	47.45
FP18	N20°10'14"E	41.54
FP19	N01°04'49"E	51.97
FP20	N21°50'27"E	22.32
FP21	N14°19'19"W	48.27
FP22	N03°57'28"E	90.00
FP23	N34°53'18"E	52.89
FP24	N42°55'23"W	32.73
FP25	N02°39'47"W	66.94
FP26	N01°44'40"E	42.96
FP27	N02°49'52"W	73.76
FP28	N08°35'45"E	122.74
FP29	N28°25'45"E	67.28
FP30	N22°24'35"E	46.68
FP31	N47°29'22"E	23.61

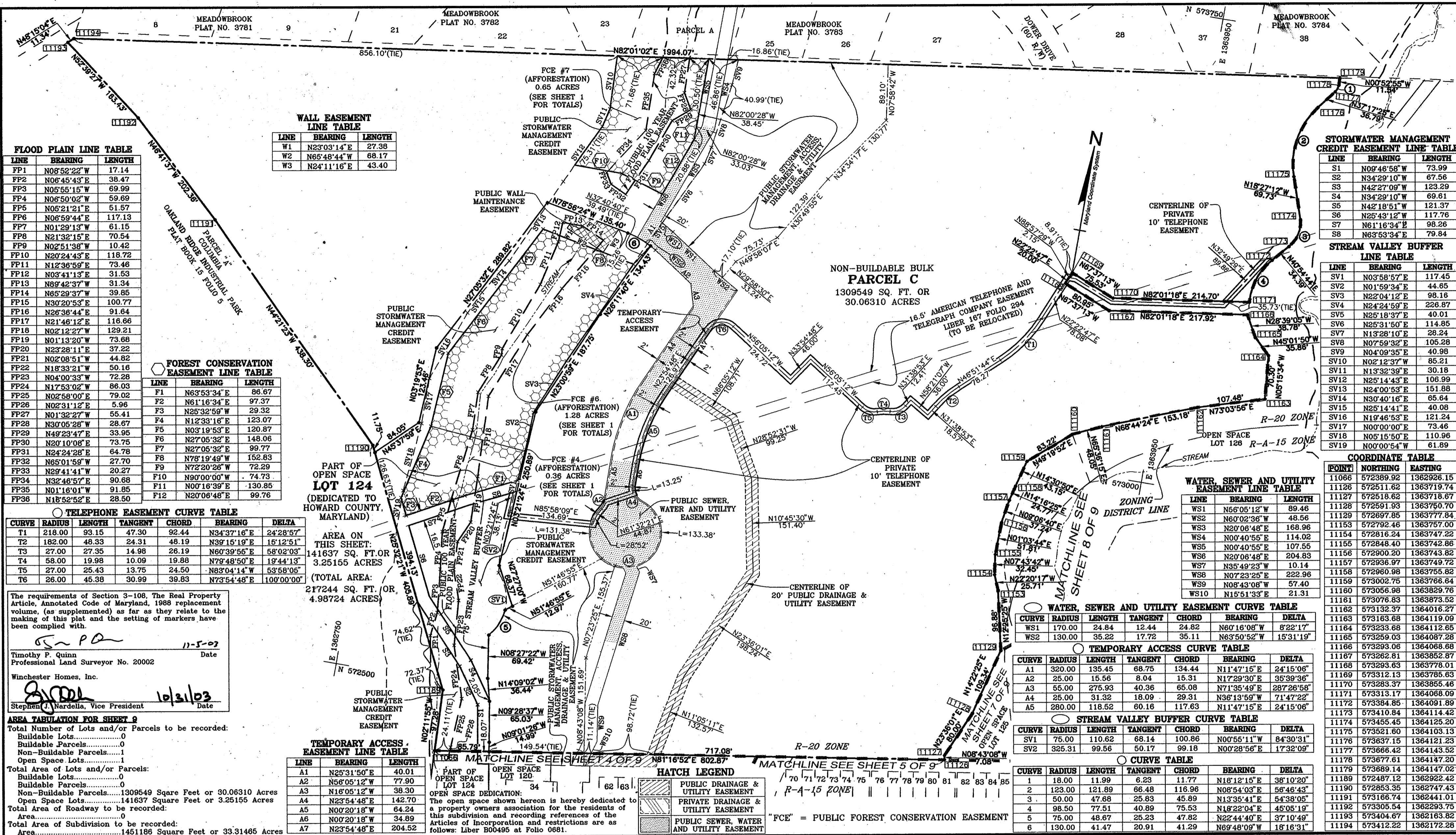
COORDINATE TABLE		
POINT	NORTHING	EASTING
11129	572697.85	1363777.84
11130	572719.61	1363804.45
11131	572759.50	1363947.10
11132	572779.64	1363944.92
11133	572784.34	1363957.50
11134	572710.34	1363985.15
11135	572717.34	1364003.88
11136	572734.67	1363997.41
11137	572816.20	1364215.67
11138	572821.78	1364224.81
11139	572822.81	1364227.62
11140	572837.60	1364230.10
11141	572847.79	1364256.23
11142	572815.71	1364269.12
11143	572810.14	1364322.79
11144	572810.50	1364324.12
11145	572795.35	1364332.35
11146	572862.21	1364515.96
11153	572792.46	1363757.00
11154	572816.24	1363747.22
11155	572848.40	1363742.86
11156	572900.20	1363743.82
11157	572936.97	1363749.72
11158	572960.98	1363755.82
11159	573002.75	1363766.64
11160	573056.98	1363829.76
11161	573076.83	1363873.52
11162	573132.37	1364016.27
11163	573163.68	1364119.09
11164	573233.68	1364112.65
11165	573259.03	1364087.28
11166	573293.06	1364068.68
11167	573282.81	1363852.87
11168	573293.63	1363778.01
11169	573312.13	1363785.63
11170	573283.37	1363855.46
11171	573313.17	1364068.09
11172	573364.85	1364091.89
11173	573410.84	1364114.42
11174	573455.45	1364125.20
11175	573521.60	1364103.13
11176	573637.15	1364121.23
11177	573666.42	1364143.52
11178	573677.81	1364147.20
11179	573689.14	1364147.02
11180	573740.92	1364516.28
11181	573630.13	1364515.42
11182	573575.76	1364470.08
11183	573419.82	1364463.21
11184	573471.65	1364209.11
11185	573334.31	1364209.17
11186	573318.68	1364444.84
11187	573075.42	1364488.64
11188	572955.82	1364570.22

WATER, SEWER AND UTILITY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
WS1	N20°29'01"W	78.91
WS2	N32°06'53"E	37.06
WS3	N57°53'07"W	16.33
WS4	N69°30'59"E	30.13
WS5	N20°29'01"W	20.17
WS6	N69°30'59"E	62.62
WS7	N52°51'22"W	23.88
WS8	N69°30'59"E	29.75
WS9	N20°29'01"W	20.17
WS10	N69°30'59"E	54.89
WS11	N37°36'07"W	21.11
WS12	N69°30'59"E	29.08
WS13	N20°29'01"W	52.17
WS14	N69°30'59"E	113.14
WS15	N20°29'01"W	45.00
WS16	N20°29'01"W	45.00
WS17	N69°30'59"E	73.91
WS18	N32°06'53"E	85.34
WS19	N20°29'01"W	88.05
WS20	N81°35'10"E	233.07
WS21	N67°37'13"W	78.47

RECORDED AS PLAT NO. 10358 ON Dec. 1, 2003  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MD  
A RE-SUBDIVISION OF  
SUBDIVISION OF M.L. DAWSON LEE, JR. AND K&M  
DEVELOPMENT CORP., INC., PARCEL 1, PLAT 5245, F-82-132  
PHASES I, II AND III  
**Montjoy**  
BUILDABLE LOTS 1-119 AND BUILDABLE BULK PARCEL 'A',  
OPEN SPACE LOTS 120-126, 194 AND  
NON-BUILDABLE BULK PARCELS 'B' AND 'C'  
ELECTION DISTRICT NO. 2, HOWARD COUNTY, MARYLAND  
SCALE: 1" = 100' DECEMBER, 2002  
**RODGERS CONSULTING**  
Rodgers Consulting, Inc.  
9250 Gaither Road  
Calverton, MD 20745  
301.948.4700  
301.948.6256 (fax)  
301.253.6609  
www.roddgers.com  
TAX MAP: 30  
PARCEL: 260  
SHEET NO. 8 OF 9





**FLOOD PLAIN LINE TABLE**

LINE	BEARING	LENGTH
FP1	N08°52'22"E	17.14
FP2	N06°45'43"E	38.47
FP3	N05°55'15"W	69.99
FP4	N06°50'02"W	59.69
FP5	N05°21'21"E	51.57
FP6	N06°59'44"E	117.13
FP7	N01°29'13"W	61.15
FP8	N21°32'15"E	70.54
FP9	N02°51'38"W	10.42
FP10	N20°24'43"E	118.72
FP11	N12°36'59"E	73.46
FP12	N03°41'13"E	31.53
FP13	N89°42'37"W	31.34
FP14	N65°29'37"W	39.85
FP15	N30°20'53"E	100.77
FP16	N26°38'44"E	91.64
FP17	N21°46'12"E	118.66
FP18	N02°12'27"W	129.21
FP19	N01°13'20"W	73.68
FP20	N23°28'11"E	37.22
FP21	N02°08'51"W	44.82
FP22	N18°33'21"W	50.16
FP23	N04°00'33"W	72.28
FP24	N17°53'02"E	66.03
FP25	N02°58'00"E	79.02
FP26	N02°31'12"E	5.96
FP27	N01°32'27"W	56.41
FP28	N30°05'28"W	28.67
FP29	N49°23'47"E	33.95
FP30	N20°10'08"E	73.75
FP31	N24°24'28"E	64.78
FP32	N65°01'59"W	27.70
FP33	N29°41'41"W	20.27
FP34	N32°46'57"E	90.68
FP35	N01°16'01"W	91.85
FP36	N18°52'52"E	28.50

**WALL EASEMENT LINE TABLE**

LINE	BEARING	LENGTH
W1	N23°03'14"E	27.38
W2	N65°48'44"W	68.17
W3	N24°11'16"E	43.40

**FOREST CONSERVATION EASEMENT LINE TABLE**

LINE	BEARING	LENGTH
F1	N63°53'34"E	86.67
F2	N61°16'34"E	97.37
F3	N25°32'59"W	29.32
F4	N12°33'16"E	123.07
F5	N03°19'53"E	120.87
F6	N27°05'32"E	148.06
F7	N27°05'32"E	99.77
F8	N79°19'49"W	152.83
F9	N72°20'28"W	72.29
F10	N90°00'00"W	74.73
F11	N00°16'39"E	130.85
F12	N20°06'48"E	99.76

**TELEPHONE EASEMENT CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
T1	218.00	93.15	47.30	92.44	N34°37'16"E	24°28'57"
T2	182.00	48.33	24.31	48.19	N39°15'19"E	15°12'51"
T3	27.00	27.35	14.98	28.19	N60°39'55"E	58°02'03"
T4	58.00	19.98	10.09	19.88	N79°48'50"E	19°44'13"
T5	27.00	25.43	13.75	24.50	N83°04'14"W	53°58'05"
T6	26.00	45.38	30.99	39.83	N73°54'48"E	100°00'00"

The requirements of Section 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.

Timothy P. Quinn  
Professional Land Surveyor No. 20002  
Winchester Homes, Inc.  
Stephan J. Nardella, Vice President

11-5-02  
10/31/03

**AREA TABULATION FOR SHEET 9**

Total Number of Lots and/or Parcels to be recorded:  
 Buildable Lots.....0  
 Buildable Parcels.....0  
 Non-Buildable Parcels.....1  
 Open Space Lots.....1

Total Area of Lots and/or Parcels:  
 Buildable Lots.....0  
 Buildable Parcels.....1309549 Square Feet or 30.06310 Acres  
 Open Space Lots.....141637 Square Feet or 3.25155 Acres  
 Total Area of Roadway to be recorded:  
 Area.....0

Total Area of Subdivision to be recorded:  
 Area.....1451186 Square Feet or 33.31465 Acres

**TEMPORARY ACCESS EASEMENT LINE TABLE**

LINE	BEARING	LENGTH
A1	N25°31'50"E	40.01
A2	N6°05'12"W	77.90
A3	N18°05'12"W	38.30
A4	N23°54'48"E	142.70
A5	N00°20'18"W	64.24
A6	N00°20'18"W	34.89
A7	N23°54'48"E	204.52

**TEMPORARY ACCESS EASEMENT LINE TABLE**

AREA ON THIS SHEET: 141637 SQ. FT. OR 3.25155 ACRES  
 (TOTAL AREA: 217244 SQ. FT. OR 4.98724 ACRES)

AREA ON THIS SHEET: 141637 SQ. FT. OR 3.25155 ACRES  
 (TOTAL AREA: 217244 SQ. FT. OR 4.98724 ACRES)

OPEN SPACE DEDICATION: The open space shown hereon is hereby dedicated to a property owners association for the residents of this subdivision and recording references to the Articles of Incorporation and restrictions are as follows: Liber B00495 at Folio 0681.

**HATCH LEGEND**

[Symbol]	PUBLIC DRAINAGE & UTILITY EASEMENT
[Symbol]	PRIVATE DRAINAGE & UTILITY EASEMENT
[Symbol]	PUBLIC SEWER, WATER AND UTILITY EASEMENT

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.  
 HOWARD COUNTY HEALTH DEPARTMENT  
 Penny Borenstein, M.D.  
 HOWARD COUNTY HEALTH OFFICER  
 DATE: 11/19/03

APPROVED:  
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 [Signature]  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 11/17/03

[Signature]  
 DIRECTOR  
 DATE: 11/25/03

**SURVEYOR'S CERTIFICATE**

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of the land conveyed by A. MacDonough Plant, Richard B. Buck and Frank S. Dudley, Jr., Personal Representatives of the Estate of M. L. Dawson Lee, Jr., Estate No. 14922, party of the first part to Winchester Homes, Inc., a Delaware corporation, party of the second part, as to a Fifty-Four and Seventeen One Hundredths Percent (54.17%) undivided interest, and Winchester Homes, Inc., Nominee For Stringtown Investments, LLC, a Delaware limited liability company, party of the third part, as to a Forty-Five and Eighty-Three One Hundredths Percent (45.83%) undivided interest by a deed dated July 21, 2003, and recorded among the Land Records of Howard County, Maryland, in Liber 7704 at Folio 677; said property also being shown on a plat of subdivision entitled "Subdivision of M.L. Dawson Lee, Jr., and K&M Development Corp., Inc., Parcel #1 and Parcel #2" recorded among the Land Records of Howard County, Maryland as Plat Number 5245; and that all monuments or lot corners 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.

Timothy Paul Quinn  
Professional Land Surveyor  
Maryland Registration No. 20002  
DATE: 11-5-02

**OWNER'S DEDICATION**

Winchester Homes, Inc. and Winchester Homes, Inc., Nominee For Stringtown Investments, 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 roads and street right-of-ways and the specific easement 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 street and/or roads and floodplains, storm drainage facilities and open space where applicable; and (3) the right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and (4) that no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

Witness our hands this 31<sup>st</sup> day of October, 2003  
 Winchester Homes, Inc.  
 Stephen J. Nardella, Vice President  
 Rosalie A. Brett  
 Witness: Rosalie A. Brett, Assistant Secretary

Winchester Homes, Inc., Nominee for Stringtown Investments, LLC  
 Stephen J. Nardella, Vice President  
 Rosalie A. Brett  
 Witness: Rosalie A. Brett, Assistant Secretary

RECORDED AS PLAT NO. 10359 ON Dec. 1, 2003  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD

A RE-SUBDIVISION OF  
 "SUBDIVISION OF M.L. DAWSON LEE, JR. AND K&M DEVELOPMENT CORP., INC.", PARCEL 1, PLAT 5245, F-82-132  
 PHASES I, II AND III  
**Montjoy**  
 BUILDABLE LOTS 1-119 AND BUILDABLE BULK PARCEL 'A',  
 OPEN SPACE LOTS 120-126, 194 AND  
 NON-BUILDABLE BULK PARCELS 'B' AND 'C'  
 ELECTION DISTRICT NO. 2, HOWARD COUNTY, MARYLAND  
 SCALE: 1"=100'  
 DECEMBER, 2002

**RODGERS CONSULTING**  
 Rodgers Consulting, Inc.  
 2229 Galter Road  
 Gaithersburg, MD 20877  
 301.948.4700  
 301.948.6256 (fax)  
 301.253.6609  
 www.roddgers.com

TAX MAP: 30  
 PARCEL: 280  
 SHEET NO. 9 OF 9