

**GENERAL NOTES:**

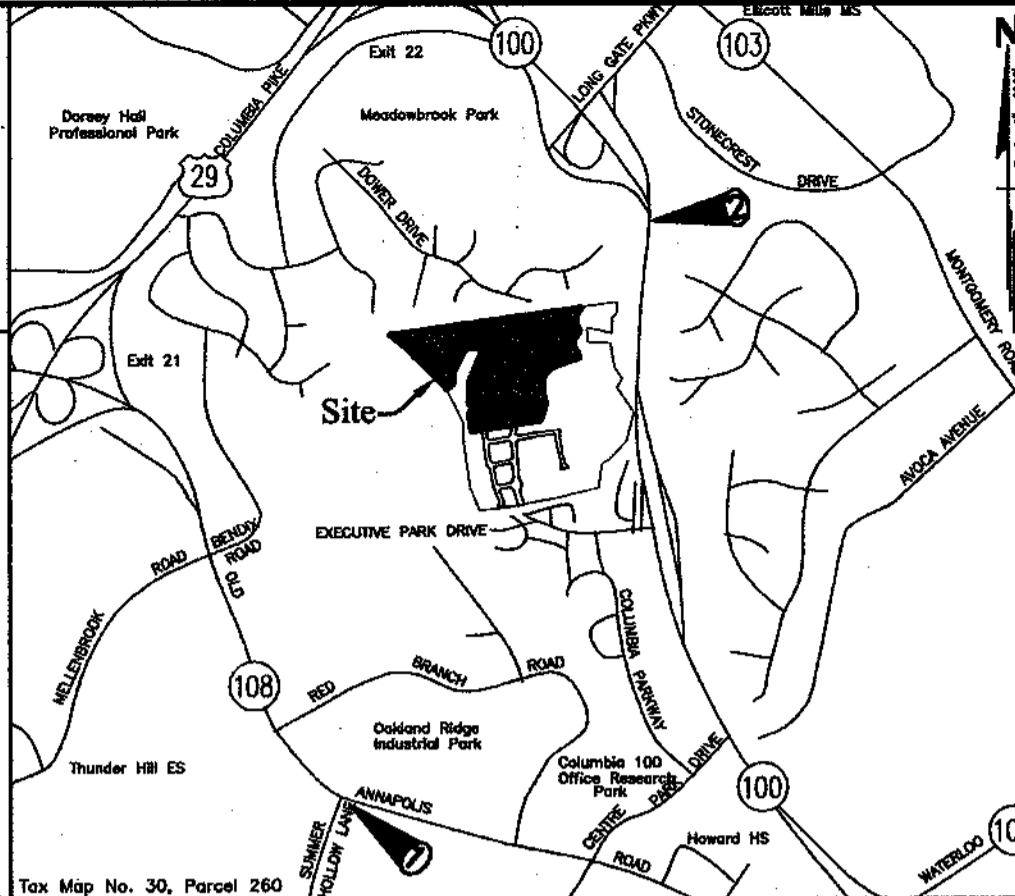
- All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
- The contractor shall notify the Department of Public Works/Bureau of Engineering/Construction Inspection Division at (410) 313-1880 at least 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 herein 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.569452.821' E.1368503.187'  
Station 30CA: N.575083.485' E.1364881.801'  
Station 30CB: N.576541.342' E.1361211.296'  
Station 30LA: N.587750.958' E.1364842.598'
- Water is public. Contract #24-4065D, Little Patuxent Drainage Area.
- Sewer is public. Contract #24-4065D, 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-20 per the October 18, 1993 Comprehensive Zoning Plan.
- Use-In-Common Driveways shall be provided prior to issuance of a use and occupancy permit to ensure safe access for fire and emergency vehicles per the following minimum requirements:  
a. Width - 12 feet (14 feet serving more than one residence);  
b. Surface - 6 inches of compacted crusher run base with tar and chip coating (1-1/2 inches minimum);  
c. Geometry - maximum 15% grade, maximum 10% grade change and minimum 45 foot turning radius;  
d. Structures (culverts/bridges) - capable of supporting 25 gross tons (H25 loading);  
e. Drainage Elements - Capable of safely passing 100 year flood with no more than 1 foot depth over surface;  
f. Maintenance - Sufficient to ensure all weather use.
- The waiver petition, WP-01-117, was approved on August 1, 2001 to waive Section 16.115 and 16.110(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 SFA 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 extend 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.
- 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 (3.06806 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 forest conservation easement has been established to fulfill the requirements of Section 16.1200 of the Howard County Forest Conservation Act. Forest conservation requirements for this plan have been provided under F-03-87. No clearing, grading or construction is permitted within the forest conservation easement, except as shown on an approved road construction drawing or site development plan.
- 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.
- 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.
- This plan is subject to the 4th Edition Subdivision Regulations and to Zoning Regulations County Council Bill 60-2001, effective January 8, 2002.
- Surety for the landscape buffer and street trees have been posted as a part of developer's agreement in the amount of \$76,650.00. (\$37,350.00 for landscape buffer, \$39,300.00 for street trees).
- The waiver petition, WP-03-78 was approved on June 28, 2003 to waive section 16.116(a) to allow grading and disturbance within 75 feet of a perennial stream for the purpose of relocating the alignment of 60 L.F. of an existing AT&T easement. Approval is subject to the following conditions:  
1.) Comply with attached requirement from the Soil Conservation District for mitigation of the disturbance caused by the relocation of the AT&T line and easement. This enlargement of the forest conservation easement applies to the crossing of Wethered Drive over the stream behind Lot 145.  
2.) The mitigation (an expanded planting area on the FCE adjacent to the bottomless arch culvert) required by the Soil Conservation District is not to be construed as off-site planting mitigation for any other site nor as a forest conservation bank for any other property.  
3.) The proposed realignment of the AT&T fiber optic cable must be coordinated with water, sewer, and other public utilities, as required by the attached comments from DED.
- The existing dwelling (main dwelling) located on proposed Lot 119 is listed as HO-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 measure 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 for use at an offsite location.

**TOTAL AREA TABULATION**

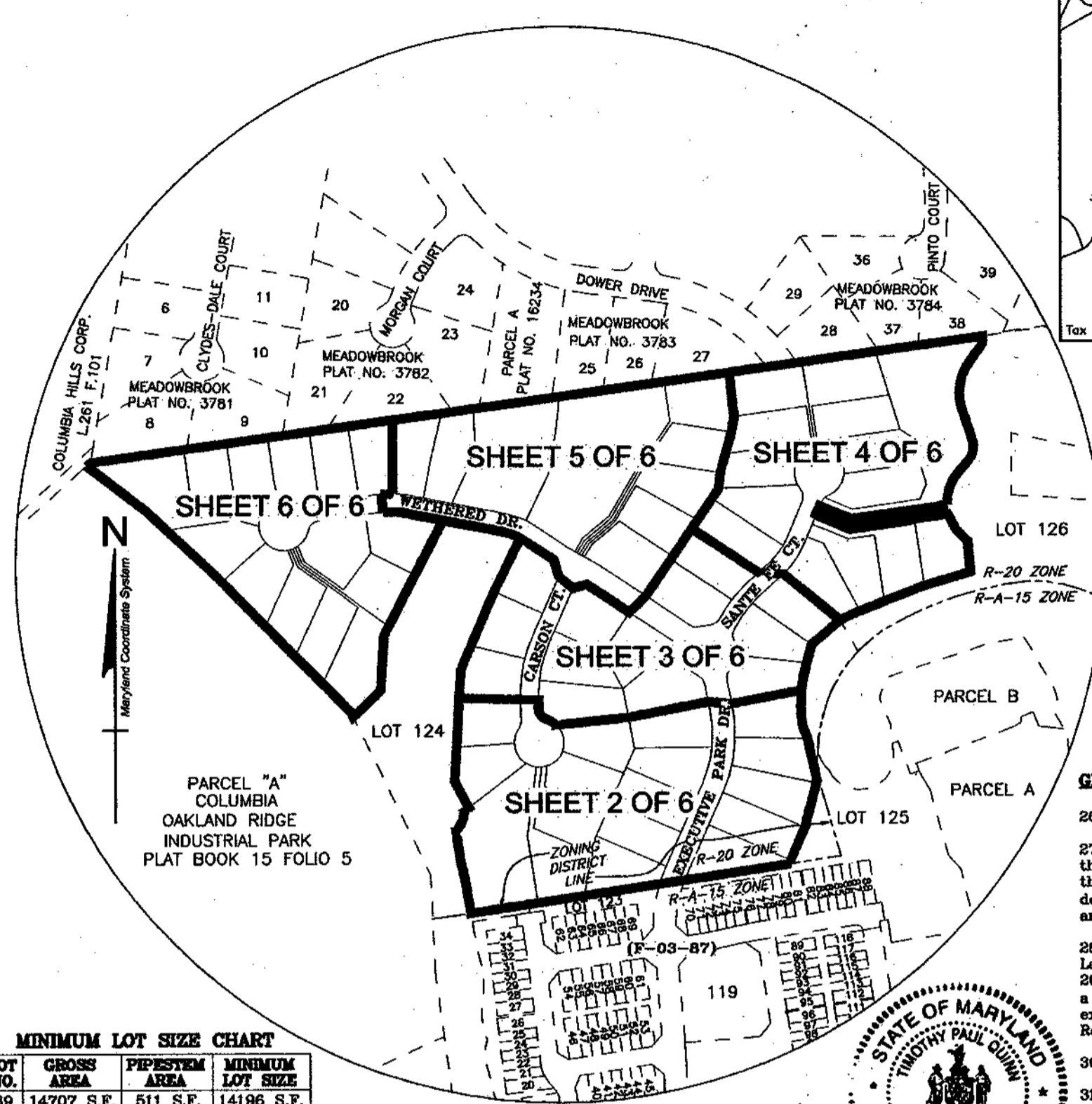
Total Number of Lots and/or Parcels to be recorded:  
Buildable.....82  
Open Space.....5  
Total Area of Lots and/or Parcels:  
Buildable.....952410 Square Feet or 21.86423 Acres  
Open Space.....223497 Square Feet or 5.13079 Acres  
Total Area of Roadway to be recorded:  
Area.....133644 Square Feet or 3.06806 Acres  
Total Area of Subdivision to be recorded:  
Area.....1309551 Square Feet or 30.06308 Acres

**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 575083.485, E 1364681.801 ELEV. 380.087



Vicinity Map: 1" = 2000'



**SITE ANALYSIS CHART:**

Subdivision Name:	Montjoy
Zoning:	R-20
Tax Map:	30
Grid:	12
Parcel:	280
Election District:	2nd
Gross Tract Area:	30.06 Acres
Number of Units:	62 Total

**OPEN SPACE CALCULATIONS**

Total Area of R-20 Zone = 38.8 ac.  
Total Open Space required @ 30% = 11.64 ac.  
Total Open Space provided = 13.49 ac.

Recreational Open Space:  
Required: 62 SFD units @ 200 sf/unit = 12,400 sf or 0.28 ac.  
Provided: 13,800 sf or 0.32 ac.

**GENERAL NOTES CONT.:**

- 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 Manual. 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.
- An agreement between AT&T and Winchester Homes, Inc. recorded among the Land Records of Howard County, Maryland in Liber 7993 at Folio 51 on January 8, 2004 provides for the relocation of the existing AT&T Fiber Optic Line, establishes a ten (10) foot easement for the relocated line, and abandons a portion of the existing 16.5 foot AT&T easement recorded among the aforementioned Land Records in Liber 187 at Folio 294.
- The existing gravel driveway traversing the property will be abandoned.
- The Howard County Department of Recreation & Parks propose to construct an eight (8) foot path through Open Space Lots 181 and 124.
- Home Owners Association (H.O.A.) (Montjoy Homeowners Association, Inc.) Open Space Lots 189, 190, 192 and 193 are 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 Folio 0681.
- Lot 191 is to be dedicated to Howard County, Maryland.

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
139	14707 S.F.	511 S.F.	14196 S.F.
140	18397 S.F.	1823 S.F.	16774 S.F.
147	14873 S.F.	873 S.F.	14000 S.F.
148	21748 S.F.	1176 S.F.	20572 S.F.
149	15182 S.F.	713 S.F.	14469 S.F.
150	14319 S.F.	227 S.F.	14092 S.F.
153	25724 S.F.	1758 S.F.	23966 S.F.
154	16007 S.F.	666 S.F.	15341 S.F.
161	18347 S.F.	2188 S.F.	18179 S.F.
162	16564 S.F.	1551 S.F.	14013 S.F.
163	15628 S.F.	1197 S.F.	14431 S.F.
164	14803 S.F.	684 S.F.	14119 S.F.
171	14189 S.F.	95 S.F.	14094 S.F.
172	17060 S.F.	571 S.F.	16489 S.F.
173	17877 S.F.	564 S.F.	17313 S.F.
174	14394 S.F.	88 S.F.	14306 S.F.
177	16961 S.F.	2736 S.F.	14226 S.F.
178	15706 S.F.	1699 S.F.	14007 S.F.
179	15477 S.F.	1218 S.F.	14259 S.F.

Location Map: 1" = 300'

The requirements of Section 3-108, The Real Property Article, Annotated Code of Maryland, 1986 replacement volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

*Timothy P. Quinn*  
Timothy P. Quinn, Professional Land Surveyor No. 20002  
Date 2-5-04

*Stephen A. Nardella*  
Winchester Homes, Inc.  
Stephen A. Nardella, Vice President  
Date 2/5/04



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.  
HOWARD COUNTY HEALTH DEPARTMENT  
*Penny Bostan* 2-17-04  
HOWARD COUNTY HEALTH OFFICER MR DATE

APPROVED:  
HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*David D. Long* 2/13/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*David D. Long* 2/20/04  
DIRECTOR SA 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 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 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 48.83% undivided interest subsequently was conveyed by Winchester Homes, Inc., Nominee for Stringtown Investments, LLC, a Delaware limited liability company to Winchester Homes, Inc., a Delaware Corporation, by a deed of partition dated December 11, 2003, and recorded among the aforementioned Land Records in Liber 7916 at Folio 616; said property also being all of Non-Buildable Bulk Parcel C as shown on a plat of subdivision entitled "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' recorded among the aforementioned Land Records as Plat Number 16359; 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* 2-5-04  
Timothy Paul Quinn  
Professional Land Surveyor  
Maryland Registration No. 20002  
Date

**OWNER'S DEDICATION**  
Winchester Homes, Inc., 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 5th day of February, 2004

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

*Rosalie A. Brett*  
Witness: Rosalie A. Brett, Assistant Secretary

RECORDED AS PLAT NO. 16359 ON 2/27/04  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**SINGLE FAMILY DETACHED (SFD)**  
**Montjoy**  
BUILDABLE LOTS 127-188 AND  
OPEN SPACE LOTS 189-193  
A RE-SUBDIVISION OF NON-BUILDABLE  
BULK PARCEL C, PLATS #16351 THRU #16359  
ELECTION DISTRICT NO. 2  
HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN JANUARY, 2003

**RODGERS CONSULTING**  
Rodgers Consulting, Inc.  
9260 Galloway Road  
Gallatonsville, MD 20877  
301.948.4700  
301.948.4226 (fax)  
301.253.6620  
www.rodgers.com  
Enhancing the value of land assets

TAX MAP: 30  
PARCEL: 280  
SHEET NO. 1 OF 6

POINT	NORTHING	EASTING
11067	572466.85	1363427.80
11101	572475.44	1363483.82
11126	572511.62	1363718.74
11127	572518.62	1363718.67
11128	572591.93	1363750.70
11129	572697.85	1363777.84
11153	572792.46	1363757.00
11154	572816.24	1363747.22
11155	572848.40	1363742.86
11156	572900.20	1363743.82
11195	572402.92	1363010.95
11196	572417.73	1363008.60
11197	572481.87	1362997.89
11198	572517.21	1362988.96
11199	572585.88	1362978.77
11200	572629.98	1362997.28
11201	572638.00	1363007.45
11202	572698.67	1362975.94
11203	572884.40	1362988.83
11204	572880.54	1363162.26
11205	572880.15	1363162.38
11206	572836.50	1363179.71
11207	572824.26	1363200.47
11208	572840.19	1363360.92
11209	572874.74	1363537.24
11210	572869.89	1363569.14
11224	572502.06	1363440.78
11225	572891.18	1363523.41
11226	572854.18	1363541.27
11227	572863.77	1363590.34
11228	572871.17	1363569.22
11229	572482.04	1363486.60
11230	572815.95	1363117.95
11231	572830.55	1363122.55
11232	572861.42	1363122.25

HATCH LEGEND	
	PUBLIC DRAINAGE & UTILITY EASEMENT
	PRIVATE DRAINAGE & UTILITY EASEMENT
	PUBLIC SEWER, WATER & UTILITY EASEMENT
	PUBLIC TREE MAINTENANCE EASEMENT
	PRIVATE TELEPHONE EASEMENT
	PUBLIC CLEAR SIGHT EASEMENT
	PRIV. USE-IN-COMMON ACCESS EASEMENT

AREA TABULATION FOR SHEET 2	
Total Number of Lots and/or Parcels to be recorded:	
Buildable.....	18
Open Space.....	1
Total Area of Lots and/or Parcels:	
Buildable.....	235688 Square Feet or 5.41024 Acres
Open Space.....	41928 Square Feet or 0.96252 Acres
Total Area of Roadway to be recorded:	
Area.....	32683 Square Feet or 0.75031 Acres
Total Area of Subdivision to be recorded:	
Area.....	310279 Square Feet or 7.12307 Acres

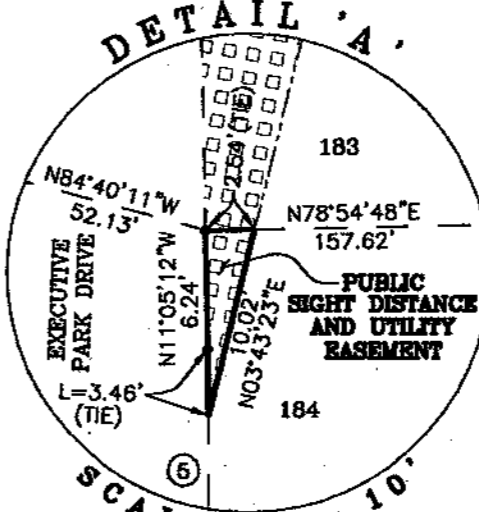
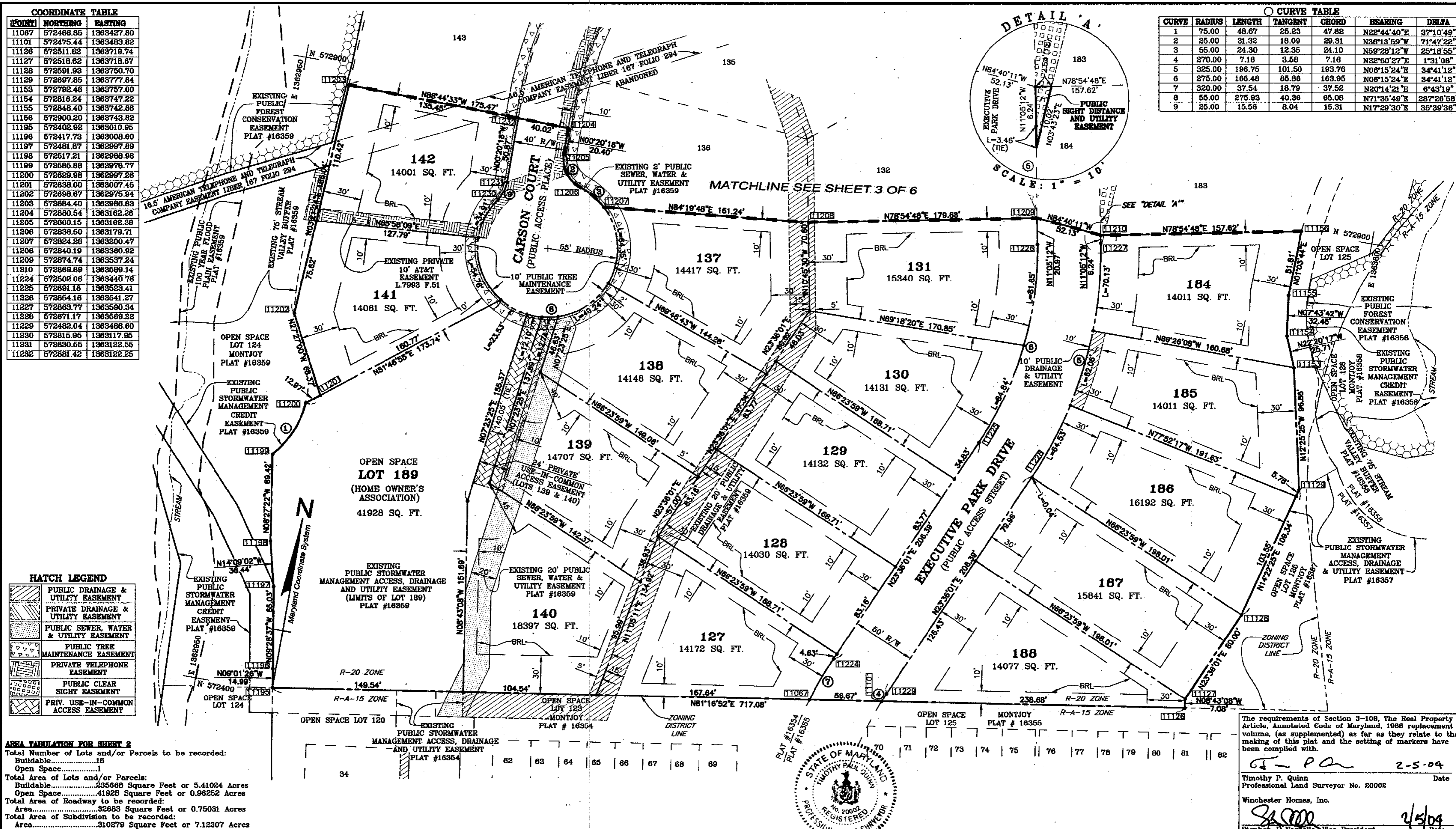
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.  
 HOWARD COUNTY HEALTH DEPARTMENT  
 [Signature] 2-17-04  
 HOWARD COUNTY HEALTH OFFICER HR DATE

APPROVED:  
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 [Signature] 2/13/04  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
 [Signature] 2/20/04  
 DIRECTOR JA 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 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 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 48.83% undivided interest subsequently was conveyed by Winchester Homes, Inc., Nominee for Stringtown Investments, LLC, a Delaware Limited Liability Company to Winchester Homes, Inc., a Delaware Corporation, by a deed of partition dated December 11, 2003, and recorded among the aforementioned Land Records in Liber 7916 at Folio 816; said property also being all of Non-Buildable Bulk Parcel C as shown on a plat of subdivision entitled "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 120-128, 194 and Non-Buildable Bulk Parcels 'B' and 'C' recorded among the aforementioned Land Records as Plat Number 16356; 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.  
 [Signature] 2-5-04  
 Timothy Paul Quinn  
 Professional Land Surveyor  
 Maryland Registration No. 20002

**OWNER'S DEDICATION**  
 Winchester Homes, Inc., 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 5th day of February, 2004  
 Winchester Homes, Inc.  
 [Signature]  
 Stephen J. Nardella, Vice President  
 Rosalie A. Brett, Assistant Secretary

RECORDED AS PLAT NO. 16354 ON 2/27/04  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND  
**SINGLE FAMILY DETACHED (SFD)**  
**Montjoy**  
 BUILDABLE LOTS 127-188 AND  
 OPEN SPACE LOTS 189-193  
 A RE-SUBDIVISION OF NON-BUILDABLE  
 BULK PARCEL C, PLATS #16351 THRU #16359  
 ELECTION DISTRICT NO. 2  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 50' JANUARY, 2003  
**RODGERS CONSULTING**  
 Rodgers Consulting, Inc.  
 2250 Caliber 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 6



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	175.00	48.67	25.23	47.82	N22°44'40"E	37°10'49"
2	25.00	31.32	18.09	29.31	N36°13'59"W	71°47'22"
3	55.00	24.30	12.35	24.10	N59°29'12"W	25°18'55"
4	270.00	7.16	3.58	7.16	N22°50'27"E	1°31'08"
5	325.00	198.75	101.50	193.76	N06°15'24"E	34°41'12"
6	275.00	106.48	65.88	163.95	N06°15'24"E	34°41'12"
7	320.00	37.54	18.79	37.52	N20°14'21"E	6°43'19"
8	55.00	275.93	40.36	65.08	N71°35'49"E	28°26'58"
9	25.00	15.56	8.04	15.31	N17°29'30"E	35°39'36"

**HATCH LEGEND**

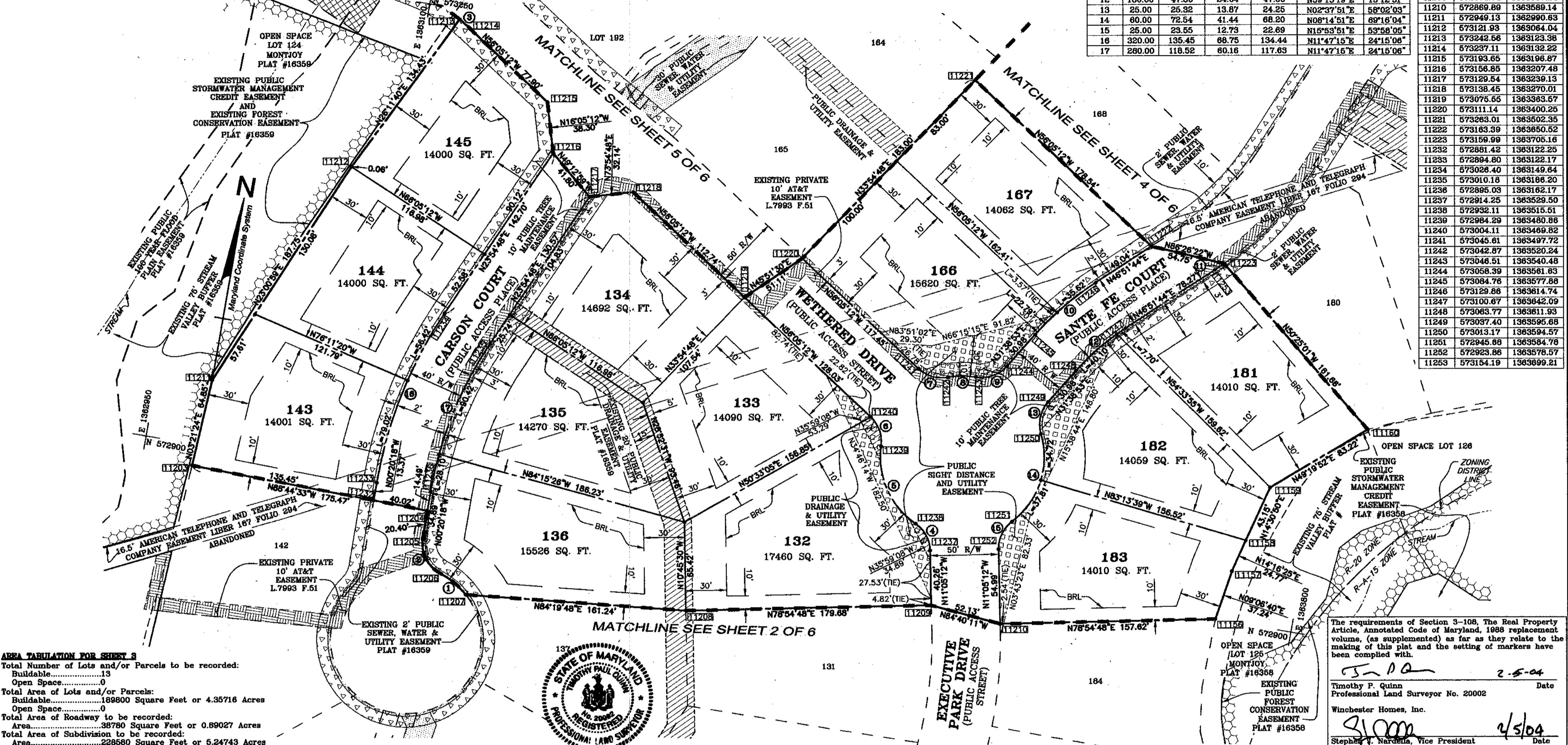
	PUBLIC DRAINAGE & UTILITY EASEMENT
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	PUBLIC SEWER, WATER & UTILITY EASEMENT
	PUBLIC TREE MAINTENANCE EASEMENT
	PRIVATE TELEPHONE EASEMENT
	PUBLIC CLEAR SIGHT EASEMENT

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	55.00	24.30	12.35	24.10	N59°28'12"W	25°18'56"
2	25.00	31.32	16.09	29.31	N86°13'59"W	71°47'22"
3	130.00	10.39	5.20	10.38	N58°22'32"W	4°34'41"
4	25.00	23.55	12.73	22.69	N38°04'14"W	53°58'05"
5	60.00	65.91	36.72	62.64	N33°35'12"W	62°58'10"
6	25.00	23.55	12.73	22.69	N29°06'09"W	53°58'05"
7	25.00	23.55	12.73	22.69	N83°04'14"W	53°58'05"
8	60.00	20.87	10.44	20.57	N79°48'50"E	19°44'13"
9	25.00	25.32	13.87	24.25	N60°39'55"E	58°02'03"
10	220.00	58.42	28.38	58.25	N39°15'19"E	15°12'51"
11	220.00	8.31	4.16	8.31	N45°46'47"E	2°09'54"
12	180.00	47.80	24.04	47.68	N39°15'19"E	15°12'51"
13	25.00	25.32	13.87	24.25	N02°37'51"E	58°02'03"
14	80.00	72.54	41.44	68.20	N08°14'51"E	89°16'04"
15	25.00	23.55	12.73	22.69	N15°58'51"E	53°58'05"
16	320.00	135.45	68.75	134.44	N11°47'15"E	24°15'06"
17	280.00	118.52	60.16	117.63	N11°47'15"E	24°15'06"

**COORDINATE TABLE**

POINT	NORTHING	EASTING
11158	572900.20	1363743.82
11157	572936.97	1363749.73
11156	572960.98	1363755.82
11155	573002.75	1363766.64
11154	573058.98	1363829.76
11203	572884.40	1362986.83
11204	572880.54	1363162.26
11205	572860.15	1363162.38
11206	572836.50	1363179.71
11207	572824.26	1363200.47
11208	572840.19	1363360.92
11209	572874.74	1363537.24
11210	572869.80	1363589.14
11211	572949.13	1362990.63
11212	573121.93	1363064.04
11213	573242.56	1363123.38
11214	573297.11	1363132.22
11215	573193.65	1363196.87
11216	573156.85	1363207.48
11217	573129.54	1363239.13
11218	573138.45	1363270.01
11219	573075.55	1363363.57
11220	573111.14	1363400.26
11221	573263.01	1363502.35
11222	573183.39	1363650.52
11223	573159.99	1363705.16
11232	572881.42	1363122.25
11233	572894.80	1363122.17
11234	573026.40	1363149.64
11235	573010.18	1363186.20
11236	572895.03	1363162.17
11237	572914.25	136329.50
11238	572932.11	1363515.51
11239	572984.29	1363480.86
11240	573004.11	1363469.82
11241	573045.61	1363497.72
11242	573042.87	1363520.24
11243	573048.51	1363540.48
11244	573058.39	1363561.83
11245	573084.76	1363577.88
11246	573129.86	1363614.74
11247	573100.67	1363642.09
11248	573063.77	1363611.93
11249	573037.40	1363595.68
11250	573013.17	1363594.57
11251	572945.88	1363584.78
11252	572923.86	1363576.57
11253	573154.19	1363699.21



**AREA TABULATION FOR SHEET 3**

Total Number of Lots and/or Parcels to be recorded:	13
Buildable.....	13
Open Space.....	0
Total Area of Lots and/or Parcels:	189800 Square Feet or 4.35716 Acres
Buildable.....	189800
Open Space.....	0
Total Area of Roadway to be recorded:	38780 Square Feet or 0.89027 Acres
Total Area of Subdivision to be recorded:	228580 Square Feet or 5.24743 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.

*T.P. Quinn* 2-5-04  
 Timothy P. Quinn  
 Professional Land Surveyor No. 20002  
 Winchester Homes, Inc.  
*S. J. Nardella* 2/5/04  
 Stephen J. Nardella, Vice President

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.  
 HOWARD COUNTY HEALTH DEPARTMENT  
*Dennis B. ...* 2-12-04  
 HOWARD COUNTY HEALTH OFFICER HR DATE

APPROVED:  
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*[Signature]* 2/13/04  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*[Signature]* 2/20/04  
 DIRECTOR JA 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 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 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 45.83% undivided interest subsequently was conveyed by Winchester Homes, Inc., Nominee for Stringtown Investments, LLC, a Delaware limited liability company to Winchester Homes, Inc., a Delaware Corporation, by a deed of partition dated December 11, 2003, and recorded among the aforementioned Land Records in Liber 7816 at Folio 616; said property also being all of Non-Buildable Bulk Parcel C as shown on a plat of subdivision entitled "A Re-Subdivision of Subdivision of M.L. Dawson Lee, Jr. and K&M Development Corp., Inc., Parcel 1, Plat 5245, F-92-132", Phases I, II and III, Montjoy, Buildable Lots 1-119 and Buildable Bulk Parcel 'A', Open Space Lots 120-128, 194 and Non-Buildable Bulk Parcels 'B' and 'C' recorded among the aforementioned Land Records as Plat Number 16359; 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* 2-5-04  
 Timothy Paul Quinn  
 Professional Land Surveyor  
 Maryland Registration No. 20002

**OWNER'S DEDICATION**  
 Winchester Homes, Inc., 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 5th day of February, 2004  
 Winchester Homes, Inc.  
*[Signature]*  
 Stephen J. Nardella, Vice President  
*Rosalie A. Brett*  
 Witness: Rosalie A. Brett, Assistant Secretary

RECORDED AS PLAT NO. 16555 ON 2/27/04  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**SINGLE FAMILY DETACHED (SFD)**  
**Montjoy**  
 BUILDABLE LOTS 127-188 AND  
 OPEN SPACE LOTS 189-193  
 A RE-SUBDIVISION OF NON-BUILDABLE  
 BULK PARCEL C, PLATS #16351 THRU #16359  
 ELECTION DISTRICT NO. 2  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 50' JANUARY, 2003

**RODGERS CONSULTING**  
 Rodgers Consulting, Inc.  
 9260 Galther Road  
 Gaithersburg, MD 20877  
 301.948.4700  
 301.948.2556 (fax)  
 301.253.6529  
 www.rodgers.com  
 Enhancing the value of land assets

TAX MAP: 30  
 PARCEL: 280  
 SHEET NO. 3 OF 6

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	18.00	11.99	6.23	11.77	N18°12'15"E	38°10'20"
2	123.00	121.89	66.48	116.96	N08°54'03"E	56°48'43"
3	50.00	47.68	25.83	45.89	N12°35'41"E	54°39'06"
4	98.50	77.51	40.89	75.53	N18°22'04"E	45°05'19"
5	180.00	76.91	39.05	76.33	N34°37'16"E	24°28'57"
6	25.00	27.62	15.41	26.23	N09°15'54"W	63°17'21"
7	55.00	279.14	37.95	62.47	N75°30'43"W	290°47'43"
8	25.00	20.73	11.00	20.14	N46°07'58"E	47°30'22"
9	220.00	85.69	43.40	85.15	N33°32'19"E	22°19'04"

**WATER SEWER AND UTILITY EASEMENT LINE TABLE**

LINE	BEARING	LENGTH
WS1	N06°31'29"W	162.93
WS2	N59°22'44"W	51.12
WS3	N67°37'13"W	66.73
WS4	N81°35'10"E	230.84

**STORM DRAIN EASEMENT LINE TABLE**

LINE	BEARING	LENGTH
SD1	N04°34'52"W	17.11
SD2	N03°31'38"W	57.54

**HATCH LEGEND**

	PUBLIC DRAINAGE & UTILITY EASEMENT
	PRIVATE DRAINAGE & UTILITY EASEMENT
	PUBLIC SEWER, WATER & UTILITY EASEMENT
	PUBLIC TREE MAINTENANCE EASEMENT
	PRIVATE TELEPHONE EASEMENT
	PUBLIC CLEAR SIGHT EASEMENT
	PRIV. USE-IN-COMMON ACCESS EASEMENT

**AREA TABULATION FOR SHEET 4**

Total Number of Lots and/or Parcels to be recorded:	
Buildable.....	13
Open Space.....	1
Total Area of Lots and/or Parcels:	
Buildable.....	200324 Square Feet or 4.59878 Acres
Open Space.....	54194 Square Feet or 1.24413 Acres
Total Area of Roadway to be recorded:	
Area.....	17514 Square Feet or 0.40207 Acres
Total Area of Subdivision to be recorded:	
Area.....	272032 Square Feet or 6.24498 Acres

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.  
HOWARD COUNTY HEALTH DEPARTMENT  
*Danny Brantner* 2-17-04  
HOWARD COUNTY HEALTH OFFICER ML DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Clark* 2/13/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Frank D. Wright* 2/24/04  
DIRECTOR SK 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 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 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 48.83% undivided interest subsequently was conveyed by Winchester Homes, Inc., Nominee For Stringtown Investments, LLC, a Delaware limited liability company to Winchester Homes, Inc., a Delaware Corporation, by a deed of partition dated December 11, 2003, and recorded among the aforementioned Land Records in Liber 7916 at Folio 616; said property also being all of Non-Buildable Bulk Parcel C as shown on a plat of subdivision entitled "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' recorded among the aforementioned Land Records as Plat Number 16359; 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. Quian* 2-5-04  
Timothy Paul Quian Date  
Professional Land Surveyor  
Maryland Registration No. 20002

**OWNER'S DEDICATION**  
Winchester Homes, Inc., 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 5<sup>th</sup> day of February 2004  
Winchester Homes, Inc.  
*Stephen J. Nardella*  
Stephen J. Nardella, Vice President  
*Rosalie A. Brett*  
Witness: Rosalie A. Brett, Assistant Secretary

RECORDED AS PLAT NO. 16556 ON 2/27/04  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND  
**SINGLE FAMILY DETACHED (SFD)**  
**Montjoy**  
BUILDABLE LOTS 127-188 AND  
OPEN SPACE LOTS 189-193  
A RE-SUBDIVISION OF NON-BUILDABLE  
BULK PARCEL C, PLATS #16351 THRU #16359  
ELECTION DISTRICT NO. 2  
HOWARD COUNTY, MARYLAND  
SCALE: 1" = 50' JANUARY, 2003  
**RODGERS CONSULTING**  
Rodgers Consulting, Inc.  
3260 Gather Road  
Cathetersburg, MD 20877  
301.948.4700  
301.948.6256 (fax)  
301.253.6609  
www.rodgers.com  
TAX MAP: 30  
PARCEL: 260  
SHEET NO. 4 OF 6

**COORDINATE TABLE**

POINT	NORTHING	EASTING
11160	573056.98	1363829.76
11161	573076.63	1363873.52
11162	573132.37	1364016.87
11163	573163.68	1364119.09
11164	573233.66	1364112.65
11165	573258.03	1364087.28
11166	573293.06	1364068.68
11167	573262.81	1363862.87
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	573410.64	1364114.42
11174	573455.45	1364125.20
11175	573521.60	1364103.13
11176	573637.15	1364121.23
11177	573666.42	1364143.52
11178	573677.61	1364147.20
11179	573689.14	1364147.02
11221	573163.39	1363650.52
11222	573163.39	1363650.52
11223	573159.99	1363705.16
11254	573350.50	1363561.18
11255	573358.97	1363566.42
11256	573476.72	1363560.61
11257	573511.09	1363566.76
11258	573610.52	1363566.34
11259	573185.38	1363871.56
11260	573245.02	1363715.22
11261	573324.02	1363747.27
11262	573349.91	1363743.04
11263	573334.28	1363803.52
11264	573320.33	1363789.00
11265	573330.97	1363752.21

POINT	NORTHING	EASTING
11214	573237.11	1363132.22
11215	573193.65	1363198.87
11216	573156.65	1363207.48
11217	573129.54	1363239.13
11218	573136.45	1363270.01
11219	573076.55	1363363.57
11220	573111.14	1363400.25
11254	573350.50	1363561.18
11255	573388.97	1363566.42
11256	573476.72	1363590.61
11257	573511.09	1363598.76
11258	573810.52	1363586.34
11266	573256.61	1363084.33
11267	573300.10	1362863.20
11268	573301.25	1362820.22
11269	573340.86	1362814.87
11270	573342.48	1362841.54
11271	573506.01	1362841.09
11272	573184.21	1363291.56
11273	573220.40	1363228.76
11274	573270.31	1363154.54
11275	573296.07	1363092.30
11276	573339.35	1362870.87

LINE	BEARING	LENGTH
1	N29°58'30"E	29.00
2	N29°58'30"E	30.06
3	N29°58'30"E	31.12
4	N29°58'30"E	32.18
5	N29°58'30"E	33.24

LINE	BEARING	LENGTH
WS1	N45°05'44"E	78.06
WS2	N30°49'55"E	150.00
WS3	N34°34'17"E	140.27

HATCH	DESCRIPTION
[Hatch Pattern]	PUBLIC DRAINAGE & UTILITY EASEMENT
[Hatch Pattern]	PRIVATE DRAINAGE & UTILITY EASEMENT
[Hatch Pattern]	PUBLIC SEWER, WATER & UTILITY EASEMENT
[Hatch Pattern]	PUBLIC TREE MAINTENANCE EASEMENT
[Hatch Pattern]	PRIVATE TELEPHONE EASEMENT
[Hatch Pattern]	PRIV. USE-IN-COMMON ACCESS EASEMENT

**AREA TABULATION FOR SHEET 5**

Total Number of Lots and/or Parcels to be recorded:  
 Buildable.....7  
 Open Space.....2

Total Area of Lots and/or Parcels:  
 Buildable.....112481 Square Feet or 2.56218 Acres  
 Open Space.....111519 Square Feet or 2.56013 Acres

Total Area of Roadway to be recorded:  
 Area.....28152 Square Feet or 0.64829 Acres  
 Total Area of Subdivision to be recorded:  
 Area.....252152 Square Feet or 5.76860 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* 2-5-04 Date  
 Timothy P. Quinn  
 Professional Land Surveyor No. 20002

*Stephen J. Nardella* 2/5/04 Date  
 Stephen J. Nardella, Vice President



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.  
 HOWARD COUNTY HEALTH DEPARTMENT

*Randy...* 2-17-04 DATE  
 HOWARD COUNTY HEALTH OFFICER MR.

APPROVED:  
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*...* 2/13/04 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*...* 2/24/04 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 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 46.83% 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 46.83% undivided interest subsequently was conveyed by Winchester Homes, Inc., Nominee for Stringtown Investments, LLC, a Delaware limited liability company to Winchester Homes, Inc., a Delaware Corporation, by a deed of partition dated December 11, 2003, and recorded among the aforementioned Land Records in Liber 7916 at Folio 616; said property also being all of Non-Buildable Bulk Parcel C as shown on a plat of subdivision entitled "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' recorded among the aforementioned Land Records as Plat Number 16359; 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* 2-5-04 Date  
 Timothy Paul Quinn  
 Professional Land Surveyor  
 Maryland Registration No. 20002

**OWNER'S DEDICATION**

Winchester Homes, Inc., 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 5<sup>th</sup> day of February, 2004

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

*Rosalie A. Brett*  
 Witness: Rosalie A. Brett, Assistant Secretary

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	130.00	51.86	26.28	51.51	N67°30'48"W	22°51'12"
2	130.00	43.20	21.80	43.00	N88°27'33"W	19°02'18"
3	170.00	26.95	13.50	26.92	N86°33'47"E	9°04'57"
4	170.00	67.81	34.36	67.36	N67°30'48"W	22°51'12"
5	170.00	56.48	28.51	56.23	N88°27'33"W	19°02'18"

RECORDED AS PLAT NO. 16557 ON 2/27/04  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**SINGLE FAMILY DETACHED (SFD)**  
**Montjoy**  
 BUILDABLE LOTS 127-188 AND  
 OPEN SPACE LOTS 189-193  
 A RE-SUBDIVISION OF NON-BUILDABLE  
 BULK PARCEL C, PLATS #16351 THRU #16359  
 ELECTION DISTRICT NO. 2  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 50' JANUARY, 2003

**RODGERS CONSULTING**  
 Rodgers Consulting, Inc.  
 2250 Gather Road  
 Catonsville, MD 21037  
 301.948.4700  
 301.948.6256 (fax)  
 301.253.6609  
 www.rodgers.com

TAX MAP: 30  
 PARCEL: 260  
 SHEET NO. 5 OF 6

**COORDINATE TABLE**

POINT	NORTHING	EASTING
11190	572653.35	1362747.43
11191	573166.74	1362441.01
11192	573305.54	1362293.75
11193	573404.67	1362163.82
11194	573412.22	1362172.26
11287	573300.10	1362863.20
11288	573301.25	1362820.22
11289	573340.86	1362814.87
11270	573342.48	1362841.54
11271	573506.01	1362841.09
11277	573282.79	1362951.74
11278	573024.77	1362819.75
11279	572901.52	1362812.58
11280	572842.75	1362762.50
11281	573280.87	1362874.82
11282	573260.56	1362853.89
11283	573319.03	1362825.11
11284	573316.41	1362840.20

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	170.00	26.95	13.50	28.92	N86°33'47"E	9°04'57"
2	130.00	43.20	21.80	43.00	N88°27'38"W	19°02'18"
3	25.00	31.32	18.09	29.32	N46°07'36"E	71°47'24"
4	55.00	275.93	40.37	65.08	N28°02'38"W	287°28'57"
5	25.00	15.56	8.04	15.31	N80°08'56"W	35°39'33"

**LINE TABLE**

LINE	BEARING	LENGTH
1	N22°00'42"W	34.71
2	N22°00'42"W	40.86
3	N22°00'42"W	38.83
4	N22°00'42"W	37.47
5	N22°00'42"W	36.78

**WATER, SEWER AND UTILITY EASEMENT LINE TABLE**

LINE	BEARING	LENGTH
WS1	N07°39'49"W	28.02
WS2	N53°28'02"W	192.83

**HATCH LEGEND**

[Hatch Pattern]	PUBLIC DRAINAGE & UTILITY EASEMENT
[Hatch Pattern]	PRIVATE DRAINAGE & UTILITY EASEMENT
[Hatch Pattern]	PUBLIC SEWER, WATER & UTILITY EASEMENT
[Hatch Pattern]	PUBLIC TREE MAINTENANCE EASEMENT
[Hatch Pattern]	PRIV. USE-IN-COMMON ACCESS EASEMENT

**AREA TABULATION FOR SHEET 6**

Total Number of Lots and/or Parcels to be recorded:  
 Buildable.....13  
 Open Space.....1

Total Area of Lots and/or Parcels:  
 Buildable.....214137 Square Feet or 4.91587 Acres  
 Open Space.....15856 Square Feet or 0.36401 Acres  
 Total Area of Roadway to be recorded:  
 Area.....16515 Square Feet or 0.37912 Acres  
 Total Area of Subdivision to be recorded:  
 Area.....246508 Square Feet or 5.65900 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.

*T. P. Quinn* 2-5-04  
 Timothy P. Quinn  
 Professional Land Surveyor No. 20002  
 Date

*S. J. Nardella* 2/5/04  
 Stephen J. Nardella, Vice President  
 Date



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.  
 HOWARD COUNTY HEALTH DEPARTMENT

*Randy Bantier* 2-17-04  
 HOWARD COUNTY HEALTH OFFICER HL DATE

APPROVED:  
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*[Signature]* 2/13/04  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 2/20/04  
 DIRECTOR JA 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 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 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 48.83% undivided interest subsequently was conveyed by Winchester Homes, Inc., Nominee for Stringtown Investments, LLC, a Delaware limited liability company to Winchester Homes, Inc., a Delaware Corporation, by a deed of partition dated December 11, 2003, and recorded among the aforementioned Land Records in Liber 7916 at Folio 616; said property also being all of Non-Buildable Bulk Parcel C as shown on a plat of subdivision entitled "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' recorded among the aforementioned Land Records as Plat Number 16359; 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* 2-5-04  
 Timothy Paul Quinn  
 Professional Land Surveyor  
 Maryland Registration No. 20002  
 Date

**OWNER'S DEDICATION**

Winchester Homes, Inc., 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 5th day of February, 2004

*[Signature]*  
 Stephen J. Nardella, Vice President

*Rosalie A. Brett*  
 Witness: Rosalie A. Brett, Assistant Secretary

RECORDED AS PLAT NO. 16558 ON 2/27/04  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**SINGLE FAMILY DETACHED (SFD)**  
**Montjoy**  
 BUILDABLE LOTS 127-188 AND  
 OPEN SPACE LOTS 189-193  
 A RE-SUBDIVISION OF NON-BUILDABLE  
 BULK PARCEL C, PLATS #16351 THRU #16359  
 ELECTION DISTRICT NO. 2  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 50' JANUARY, 2003

**RODGERS CONSULTING**  
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 Gaithersburg, MD 20877  
 301.948.4700  
 301.948.6226 (fax)  
 301.253.6226  
 www.rodgers.com

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