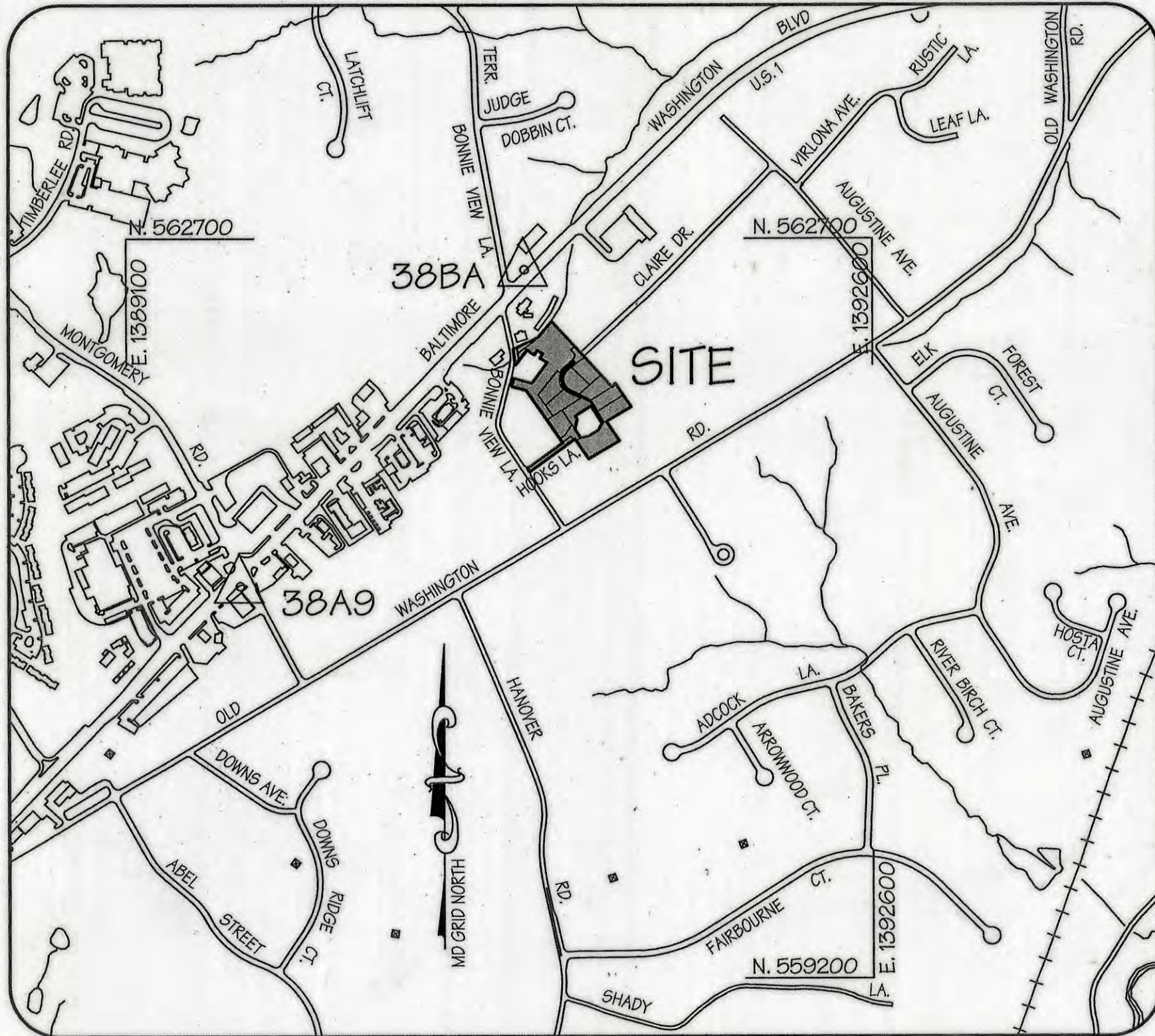


Reservation of Public Utility
 Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage and other public utilities located in, on, over and through Lots 1-9 and Open Space Lot 10 & 11, and conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lot(s). 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, 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 the 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.

| POINT NO. | NORTHING | EASTING |
|-----------|-------------|--------------|
| 1 | 562178.3005 | 1390913.6852 |
| 2 | 562234.2836 | 1391031.6552 |
| 3 | 562309.4153 | 1391095.8442 |
| 4 | 562190.8656 | 1391204.5669 |
| 5 | 562139.2762 | 1391251.8799 |
| 6 | 562001.2090 | 1391378.5022 |
| 7 | 562017.7361 | 1391393.4368 |
| 8 | 561906.6594 | 1391467.6042 |
| 9 | 561837.4904 | 1391351.6352 |
| 10 | 561746.4218 | 1391412.2661 |
| 11 | 561660.5060 | 1391268.2080 |
| 12 | 561747.0383 | 1391210.1759 |
| 13 | 561755.3411 | 1391204.6077 |
| 14 | 561599.1849 | 1390990.1566 |
| 15 | 561616.6040 | 1373430.3483 |
| 16 | 561735.5351 | 1391417.1685 |
| 17 | 561755.6901 | 1391333.3127 |
| 18 | 561984.9689 | 1390975.6925 |
| 19 | 562003.3876 | 1390908.8535 |
| 20 | 562012.7743 | 1390909.7558 |
| 21 | 562044.3078 | 1390910.9161 |
| 22 | 562018.9102 | 1391003.0807 |
| 23 | 562115.1493 | 1391074.4792 |
| 24 | 562174.7314 | 1390977.2506 |
| 25 | 562169.1079 | 1390975.1585 |
| 26 | 562103.0730 | 1390924.6586 |
| 27 | 562170.6899 | 1391182.3646 |
| 28 | 562156.8871 | 1391195.0232 |
| 30 | 562128.7029 | 1391193.7334 |
| 31 | 562111.0149 | 1391209.9552 |
| 32 | 561760.9629 | 1391230.9390 |
| 33 | 561821.7396 | 1391190.1795 |
| 34 | 561771.6138 | 1391157.0587 |
| 35 | 562002.5753 | 1390911.8012 |
| 36 | 562027.5647 | 1390918.7368 |
| 37 | 562041.2560 | 1390921.9907 |
| 38 | 562125.0028 | 1390941.4293 |
| 39 | 562187.1327 | 1390932.2967 |
| 40 | 562136.0494 | 1391040.3736 |
| 41 | 562157.3653 | 1391053.4361 |
| 42 | 562173.0403 | 1391027.8570 |
| 43 | 562151.7244 | 1391014.7944 |
| 44 | 561802.4925 | 1391203.0885 |
| 45 | 561830.2917 | 1391226.5867 |
| 46 | 561863.2386 | 1391204.4911 |
| 47 | 561910.4487 | 1391279.2094 |
| 48 | 561826.4491 | 1391333.0977 |
| 49 | 561824.3525 | 1391329.8092 |
| 50 | 561790.0578 | 1391309.2210 |
| 51 | 561758.4596 | 1391259.8107 |



LOCATION MAP

Scale: 1" = 600'

| Lot No. | Gross Area | Pipestem | Minimum Lot Size |
|---------|------------|----------|------------------|
| 2 | 18,564 SF | 2,127 SF | 16,437 SF |
| 3 | 10,235 SF | 1,030 SF | 9,205 SF |
| 4 | 9,503 SF | 832 SF | 8,671 SF |
| 5 | 9,130 SF | 595 SF | 8,535 SF |
| 6 | 8,942 SF | 62 SF | 8,880 SF |
| 8 | 9,050 SF | 253 SF | 8,797 SF |
| 9 | 9,863 SF | 492 SF | 9,371 SF |
| 10 | 9,263 SF | 749 SF | 8,513 SF |

OPEN SPACE TABULATION

- Total B-2 Area = .0552 Ac.± (Non - Credited)
- Total R-12 Area = 3.6564 Ac.±
- Open Space Required (30% of 3.6564) = 1.0969 Ac.±
- Total Open Space Provided = 1.3116 Ac.± (35.9%)
- Total R-12 Open Space Provided = 1.2564 Ac.±
- R-12 Open Space Non Credited Provided = Lot 10 Pipestem = .0172 Ac.±
- R-12 Open Space Credited Provided = 1.2392 Ac.± (33.9%)

AREA TABULATIONS

- Total number of lots to be recorded: 11
 - Buildable: 9
 - Non-Buildable: 0
 - Open Space: 2
 - Preservation Parcels: 0
- Total area of lots to be recorded: 3.4278 Ac. ±
 - Buildable: 2.1162 Ac. ±
 - Non-Buildable: 0
 - Open Space: 1.3116 Ac. ±
 - Preservation Parcels: 0
- Total area of road right-of-way to be recorded: 0.2838 Ac. ±
- Total area of subdivision to be recorded: 3.7116 Ac. ±

This development is subject to Section 18.122B of the Howard County Code. Public Water and Public Sewer Service has been granted under the terms and provisions thereof effective 2/15/04 on which date Developers 14-4008-D Agreement was filed and accepted.

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

Penny Bortner, M.P., E.C. 3-16-04
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

Mark J. Lepp 3/11/04
 Chief, Development Engineering Division Date
Mark J. Lepp 3/11/04
 Director Date

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of part of the lands conveyed by Richard F. Owens to Lawyers Hill, LLLP by deed dated September 2, 1998 and recorded among the Land Records of Howard County in Liber 4476, at folio 0495, et seq., as modified by undated Confirmatory Deed recorded December 21, 1998 among the aforesaid Land Records in Liber 4556 at folio 0508, et seq., part of the lands conveyed by Norris H. Owens and Thelma Owens to Lawyers Hill, LLLP by deed dated April 9, 1998 and recorded among the aforesaid Land Records in Liber 4279, at folio 0339, et seq., and part of the lands conveyed by G. Phillip Owens and Elizabeth T. Owens to Lawyers Hill, LLLP by deed dated January 25, 2000 and recorded among the aforesaid Land Records in Liber 5032 at folio 0476, et seq., as modified by a deed dated January 25, 2000 and recorded among the aforesaid Land Records at Liber 5108, at folio 0055, et seq., and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.

D. Wayne Waller 3/2/04
 D. Wayne Waller Professional Land Surveyor MD Reg. No. 10685 Date



OWNER'S CERTIFICATE

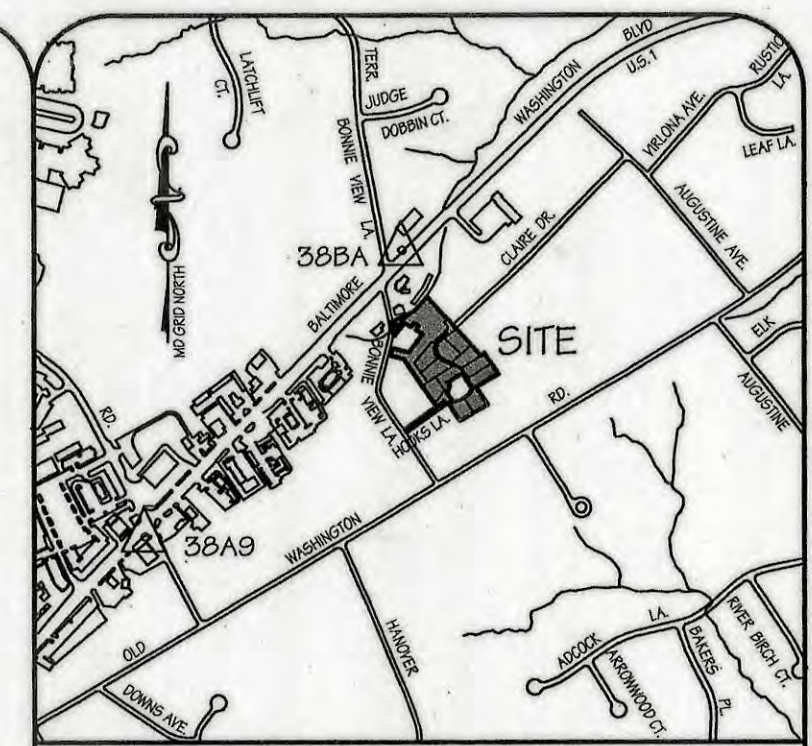
Lawyers Hill LLLP, owner of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this final plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns:

- 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 areas shown hereon;
- The right to require dedication for public use of the streets and/or roads and floodplains and open space where applicable, and for good and other valuable consideration, hereby grant the right and option to Howard County to acquire the fee simple title to the beds of the streets and/or roads and floodplains, storm drainage facilities and open space where applicable;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair, and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-ways.

Witness by my hand this 2nd day of March, 2004.
Lawyers Hill, LLLP
 By: *James L. Newburn*
 James L. Newburn, President
Patricia G. Johnson
 Witness

GENERAL NOTES

- This plat is based on a field run boundary survey performed on January, 1999 by LDE, Inc.
- The Coordinates shown hereon are based on NAD '83, Maryland Coordinate System, as projected by Howard County Geodetic Control Stations No. 38A9 & 38BA, 38A9 has since been replaced by 38AA.
- Stone or Concrete Monument Found or set
 ● Pipe or Rebar Found or Set.
- Subject property is zoned R-12 and B-2 per 10/18/1993 Comprehensive Zoning Plan.
- BRL denotes Building Restriction Line.
- For Flag or Pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem lot and the road right-of-way line and not onto the flag or pipestem driveway.
- All areas shown on this plat are +/-, more or less.
- Deed Reference: Liber 4556 - Folio 508.
- Public water and/or sewer allocation for this development is subject to Section 18.122B of the Howard County code. Allocation will be made at the time of final plat approval, if capacity is available at that time.
- Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - Width - 12 feet (14 feet serving more than one residence).
 - Surface - 6 inches of compacted crusher run base with tar and chip coating (1-1/2" Minimum).
 - Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 45 foot turning radius.
 - Structures (culverts/bridges) Capable of supporting 25 gross tons (H25 loading).
 - Drainage Elements - Capable of safely passing 100 year flood with no more than 1 foot depth over driveway surface.
 - Structure Clearances - minimum 12 feet.
 - Maintenance sufficient to insure all weather use.
- A maintenance agreement for the private access place easement has been recorded among the land records of Howard County, Maryland for Lots 2 thru 6 and Lots 8 thru 10.
- Prior to the issuance of any building permits for this subdivision, the applicant must first obtain an Airport Zoning Permit from the Maryland Aviation Administration.
- 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 shown hereon.
- The open space shown as Lots 10 through 11 is to be maintained by a Community owned Home Owners Association. The Articles of Incorporation of the Bonnie Ridge Homeowners Association, Inc., Identification #007817638 has been accepted and approved by the State Department of Assessments and Taxation on 2/2/04.
- The Forest Conservation Easement has been established to fulfill the requirements of Section 16.1200 of the Howard County Code and Forest Conservation Act. The Forest Conservation obligation for this subdivision is 1.53 acres of reforestation. Offsite reforestation of 1.64 acres has been provided since the site cannot provide sufficient wood or land area. The Chase Farm on Roxbury Road (Lot 5, Tax Map 27, Grids 3,4,8,9, Parcel 191, F-04-011, P.N. 16138) will provide this requirement through Environmental Banc & Exchange, LLC. 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.
- This plan is subject to Waiver Petition WP-03-49, of Dec. 17, 2002 which waives the Howard County Subdivision and Land Development Regulations, to waive Section 16.144(a) to not be required to submit a sketch plan or a preliminary equivalent sketch plan for a major subdivision and Section 16.121(e)(1) to permit the required open space lot public road frontage of 40 feet to be reduced by approximately 23 feet on Hooks Lane and 3 feet on Claire Drive for proposed Open Space Lot 10.
 Subject to the following conditions:
 - The new final plan shall be submitted to the DPZ within four months from the date of this letter (by April 17, 2003).
 - The specimen tree on proposed Open Space Lot 10 shall be preserved and protected by a tree protection fence during the development/ construction of this project. Tree protection device(s)/practices shall be indicated on all plans related to this subdivision.
 - The easement and maintenance agreement for the proposed private access place shall permit all future residents of all residential lots in this subdivision to use the private access easement to access the two proposed open space lots.
 - Compliance with DED comments of 12/5/02.
- There are no wetlands beyond the banks of the stream channel per the Wetlands and Forest Stand Delineation by Wildman Environmental Services dated September 2002.
- A noise study by Wildman Env. Services dated November 1998 was approved with the sketch plan.
- A sight distance waiver to the Howard County Design Manual, Vol. III, (2.3.1.B.1 - Stopping Site Distance) was approved by the Development Engineering Division on July 21, 1999.
- Stormwater facilities on Lot 11 shall be owned and maintained by the Bonnie Ridge Homeowners Association. The sandfilter facility was designed using a 30% disconnect credit for rooftop downspouts.
- No removal of vegetative cover, clearing, disturbance, grading and/or construction is permitted within the shown 25' wetland buffer, 75' stream buffer and/or 100 year floodplain.
- A 4' x 10' concrete pad (4" in depth) within the public right-of-way will be maintained by the owners of Lots two through nine pursuant to the Declaration of Rights of Access and Maintenance Obligations recorded among the Land Records of Howard County, Maryland.
- Capital Project #D-1082 installs storm drain pipe within Bonnie View Lane and discharges within Open Space Lot 11.



VICINITY MAP
 SCALE: 1" = 1000'

The requirements §3-108, The Real Property Article, Annotated Code of Maryland, 1988 replacement volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

D. Wayne Waller
 D. Wayne Waller MD No. 10685 Date
 Lawyers Hill, LLLP
 By: *James L. Newburn*
 James L. Newburn Development Corp., G.P.
 Owner Date 3-2-04
 Pres.

OWNER
 Lawyers Hill, LLLP
 5570 Sterrett Place Suite 201
 Columbia, Maryland 21044
 410 997-3815 301 596-3877

RECORDED AS PLAT NUMBER 16613
 ON 3-26-04 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD.

BONNIE RIDGE
 Lots 1 - 9 & Open Space Lots 10 - 11

1st Election District - Howard County, MD
 Tax Map 38 - Grid 3 - Parcel 881
 Scale 1"=50' - Date: March, 2004
 Zoning: R 12 Sheet 1 of 2

Previous Submittals: 599-11; P01-11, F02-31, WP-03-49, F04-011

LDE Inc.
 Engineers, Surveyors, Planners
 9250 Rumsey Road, Suite 106 Columbia, Maryland - 21045
 (410)715-1070 - (301)596-3424 - FAX(410)715-9540

The requirements of 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.

D. Wayne Weller, MD No. 10685 Date

Owner Date

EASEMENT LINE & CURVE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| E1 | N34°47'38"W | 24.00' |
| E2 | N56°16'00"E | 3.92' |
| E3 | L=23.29' | R=15.00' |
| E4 | N32°41'00"W | 66.08' |
| E5 | L=27.31' | R=48.00' |
| E6 | N65°17'14"W | 92.50' |
| E7 | L=151.89' | R=77.00' |
| E8 | N47°44'16"E | 52.00' |
| E9 | S47°44'16"W | 52.11' |
| E10 | L=104.55' | R=53.00' |
| E11 | S65°17'14"E | 100.99' |
| E12 | L=35.28' | R=62.00' |
| E13 | S32°41'00"E | 74.91' |
| E14 | N59°11'11"E | 19.99' |
| E15 | S32°41'00"E | 24.01' |
| E16 | S59°11'11"W | 27.28' |
| E17 | S12°19'00"E | 26.67' |
| E18 | N77°41'00"W | 20.70' |
| E19 | S30°58'40"W | 0.89' |
| E20 | S56°16'00"W | 3.19' |
| E21 | S30°58'40"W | 11.02' |

Reservation of Public Utility
 Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage and other public utilities located in, on, over and through Lots 1-9 and Open Space Lot 10 & 11, and conveyances herein reserved, whether or not expressly stated in the deed(s) conveying said lot(s). 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, 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 the 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.

AREA TABULATIONS

- Total number of lots to be recorded: 11
 - Buildable: 9
 - Non-Buildable: 0
 - Open Space: 2
 - Preservation Parcels: 0
- Total area of lots to be recorded: 3.4278 Ac. ±
 - Buildable: 2.1162 Ac. ±
 - Non-Buildable: 0
 - Open Space: 1.3116 Ac. ±
 - Preservation Parcels: 0
- Total area of road right-of-way to be recorded: 0.2838 Ac. ±
- Total area of subdivision to be recorded: 3.7116 Ac. ±

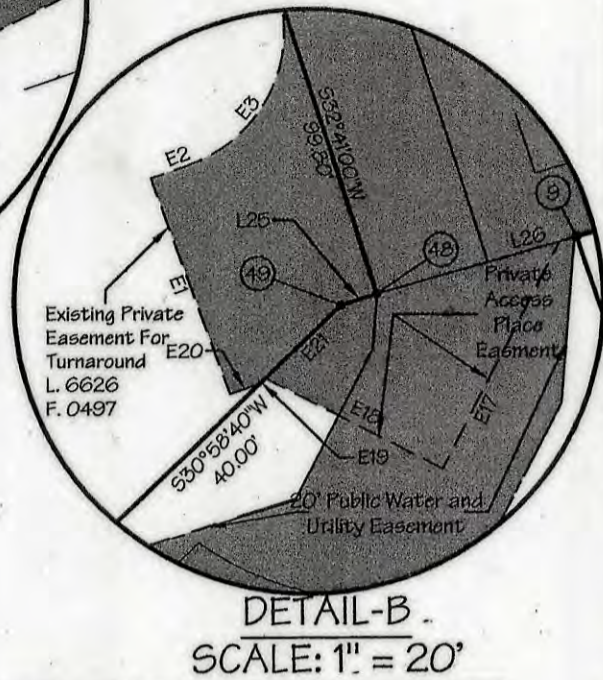
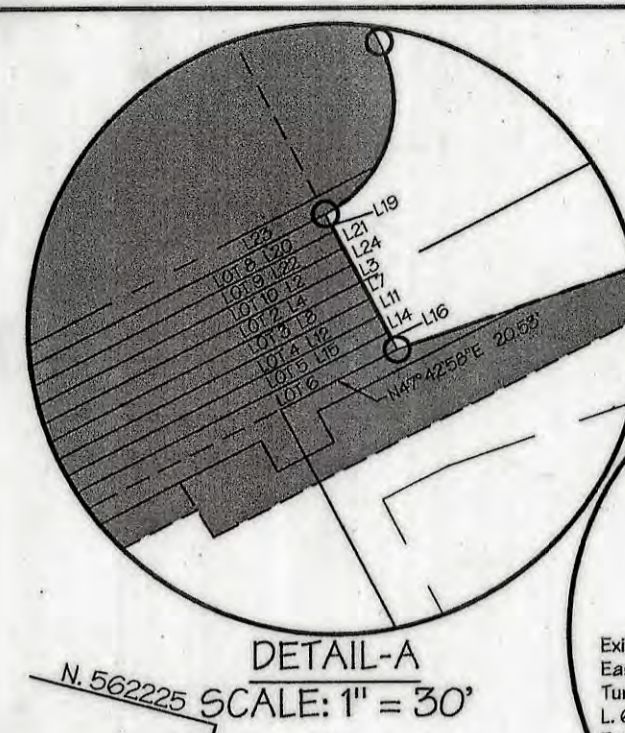
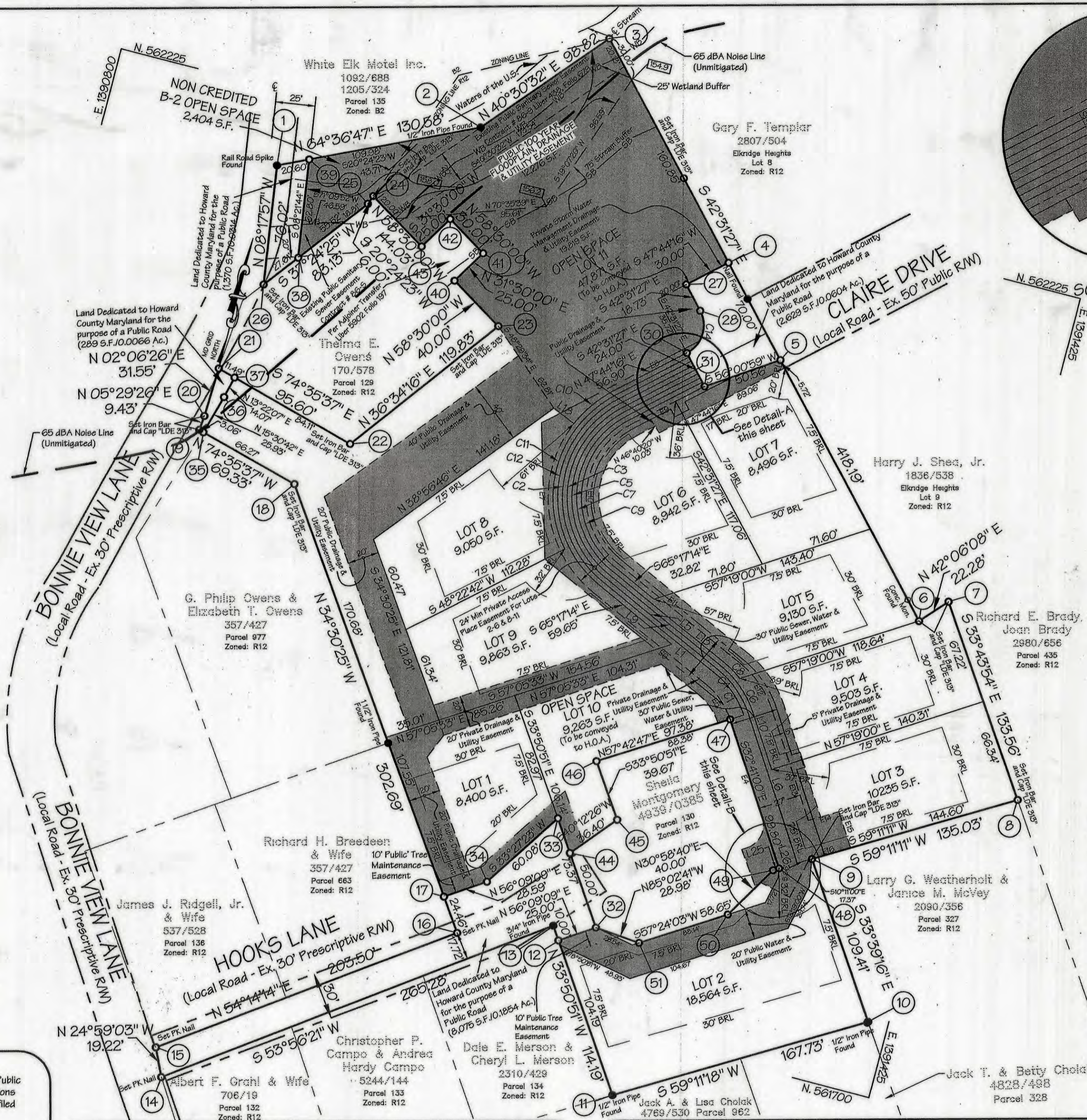
This development is subject to Section 18.122B of the Howard County Code. Public Water and Public Sewer Service has been granted under the terms and provisions thereof effective 2/25/04 on which date Developers 14-400B-D Agreement was filed and accepted.

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

Debra Borente 3-6-04
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

David A. Rough 3/1/04
 Chief, Development Engineering Division Date
David A. Rough 3/1/04
 Director Date



OWNER
 Lawyers Hill, LLLP
 5570 Sterrett Place Suite 201
 Columbia, Maryland 21044
 410 997-3815 301 596-3877

LOT LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S65°17'14"E | 92.50' |
| L2 | S47°44'16"W | 52.04' |
| L3 | N42°31'27"W | 3.00' |
| L4 | N47°44'16"E | 52.05' |
| L5 | N65°17'14"W | 92.50' |
| L6 | N32°41'00"W | 100.20' |
| L7 | S42°31'27"E | 3.00' |
| L8 | S47°44'16"W | 52.06' |
| L9 | S65°17'14"E | 92.50' |
| L10 | S32°41'00"E | 38.60' |
| L11 | S42°31'27"E | 3.00' |
| L12 | S47°44'16"W | 52.08' |
| L13 | S65°17'14"E | 92.50' |
| L14 | S42°31'27"E | 3.00' |
| L15 | S47°44'16"W | 52.09' |
| L16 | S42°31'27"E | 3.00' |
| L18 | S66°43'55"E | 16.09' |
| L19 | S42°31'27"E | 3.00' |
| L20 | S47°44'16"W | 52.01' |
| L21 | S42°31'27"E | 3.00' |
| L22 | S47°44'16"W | 52.02' |
| L23 | N47°44'16"E | 52.00' |
| L24 | S42°31'27"E | 3.00' |
| L25 | N57°28'47"E | 3.90' |
| L26 | N59°11'11"E | 9.57' |
| L27 | N32°41'00"W | 0.07' |

LOT CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD |
|-------|---------|--------|------------|---------|---------------------|
| C1 | 32.50' | 57.00' | 32°40'18" | 16.71' | S48°57'05"E 32.06' |
| C2 | 134.14' | 68.00' | 113°01'31" | 102.79' | S08°46'29"E 113.42' |
| C3 | 128.22' | 65.00' | 113°01'31" | 98.25' | N08°46'29"W 108.42' |
| C4 | 34.14' | 60.00' | 32°36'14" | 17.55' | N48°59'07"W 33.68' |
| C5 | 122.30' | 62.00' | 113°01'31" | 93.72' | S08°46'29"E 103.42' |
| C6 | 35.85' | 63.00' | 32°36'14" | 18.42' | S48°59'07"E 35.37' |
| C7 | 116.39' | 59.00' | 113°01'31" | 89.18' | S08°46'29"E 98.41' |
| C8 | 14.31' | 66.00' | 12°25'10" | 7.18' | S59°04'39"E 14.28' |
| C9 | 110.47' | 56.00' | 113°01'31" | 84.65' | S08°46'29"E 93.41' |
| C10 | 32.88' | 77.00' | 24°28'11" | 16.70' | N35°30'11"E 32.64' |
| C11 | 114.26' | 74.00' | 88°28'09" | 72.05' | S03°30'12"W 103.24' |
| C12 | 140.06' | 71.00' | 113°01'31" | 107.32' | S08°46'29"E 118.43' |
| C13 | 15.00' | 48.00' | 17°54'18" | 7.56' | N41°38'09"W 14.94' |
| C14 | 31.36' | 19.9' | 90°17'20" | 20.09' | S02°37'13"W 28.21' |

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of part of the lands conveyed by Richard F. Owens to Lawyers Hill, LLLP by deed dated September 2, 1998 and recorded among the Land Records of Howard County in Liber 4476, at folio 0495, et seq., as modified by undated Confirmatory Deed recorded December 21, 1998 among the aforesaid Land Records in Liber 4556 at folio 0508, et seq., part of the lands conveyed by Norris H. Owens and Thelma Owens to Lawyers Hill, LLLP by deed dated April 9, 1998 and recorded among the aforesaid Land Records in Liber 4279, at folio 0339, et seq., and part of the lands conveyed by G. Phillip Owens and Elizabeth T. Owens to Lawyers Hill, LLLP by deed dated January 25, 2000 and recorded among the aforesaid Land Records in Liber 5032 at folio 0476, et seq., as modified by a deed dated January 25, 2000 and recorded among the aforesaid Land Records in Liber 5108, at folio 0055, et seq., and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Code of Maryland, as amended.

D. Wayne Weller 3/2/04
 D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date

OWNER'S CERTIFICATE

Lawyers Hill LLLP, owner 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:

- 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 areas shown hereon;
- The right to require dedication for public use the beds of the streets and/or roads and floodplains and open space where applicable, and for good and other valuable consideration, hereby grant the right and option to Howard County to acquire the fee simple title to the beds of the streets and/or roads and floodplains, storm drainage facilities and open space where applicable;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair, and maintenance; and
- No building or similar structure of any kind shall be erected on or over the said easements and rights-of-ways.

James L. Newburn
 James L. Newburn, President

Parula G. Johnson
 Witness

RECORDED AS PLAT NUMBER 16614
 ON 3-26-04 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD.

BONNIE RIDGE

Lots 1 - 9 & Open Space Lots 10 - 11
 1st Election District - Howard County, MD
 Tax Map 38 - Grid 3 - Parcel 881
 Scale 1"=50' - Date: March, 2004
 Zoning: R 12 Sheet 2 of 2

Previous Submittals: S99-11; P01-11; F02-31; WF-03-49, F04-011

LDE Inc.

Engineers, Surveyors, Planners
 9250 Rumsay Road, Suite 106 Columbia, Maryland - 21045
 (410)715-1070 - (301)596-3424 - FAX (410)715-9540