

U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
204	587,140.2959	1,292,734.3942
205	587,012.2440	1,292,623.8988
216	586,247.5024	1,292,034.5920
252	589,535.9560	1,294,076.1850
253	589,306.0910	1,292,613.6260
254	589,134.4190	1,292,608.7980
255	588,755.3480	1,292,590.9600
256	588,490.6630	1,292,564.9300
257	588,224.1950	1,292,533.2150
258	587,914.2360	1,292,491.8890
259	587,242.0120	1,292,425.4520
260	587,086.1010	1,292,387.2460
261	586,913.7280	1,292,289.6710
262	586,631.4620	1,292,077.4450
263	586,444.4380	1,291,973.3260
296	585,909.5903	1,291,738.6982
297	586,161.4720	1,291,842.5070
300	588,977.0700	1,294,288.7710
301	588,869.3590	1,294,198.0060
302	588,551.9200	1,294,039.6390
303	588,291.7340	1,293,946.3030
304	586,833.2220	1,293,748.5980
305	586,783.2140	1,293,576.7250
306	586,745.5400	1,293,587.5440
307	586,333.6135	1,293,205.8341
431	585,777.9833	1,292,225.5908
500	589,355.1899	1,293,600.9534

METRIC EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
204	178,960.7201	394,026.2314
205	178,921.6898	393,992.5523
216	178,688.5961	393,812.9313
252	179,690.9188	394,435.2100
253	179,620.8558	393,989.4212
254	179,568.5300	393,987.4996
255	179,452.9890	393,982.5126
256	179,372.3128	393,974.5786
257	179,291.0932	393,964.9119
258	179,196.6175	393,952.3157
259	178,991.7232	393,932.0656
260	178,944.2015	393,920.4204
261	178,891.6621	393,890.6795
262	178,805.6272	393,825.9929
263	178,748.6222	393,794.2574
296	178,585.6003	393,722.7427
297	178,662.3740	393,754.3836
300	179,520.5700	394,500.0064
301	179,487.7396	394,472.3412
302	179,390.9840	394,424.0708
303	179,311.6791	394,395.6219
304	178,867.1238	394,335.3613
305	178,851.8813	394,282.9743
306	178,840.3983	394,286.2720
307	178,714.8428	394,169.9266
431	178,545.4864	393,871.1478
500	179,635.8212	394,290.3592

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA (sf)	PIPESTEM AREA (sf)	MINIMUM LOT SIZE
11	59,483±	3,129±	56,354±
12	59,548±	3,271±	56,277±
14	46,456±	633±	45,823±
15	51,953±	1,487±	50,466±
16	52,427±	652±	51,775±
17	53,309±	640±	52,669±
38	50,304±	518±	49,786±
39	59,911±	1,339±	58,572±
40	49,566±	1,325±	48,241±
41	43,912±	565±	43,347±

Reservation Of Public Utility And Forest Coservation Easements

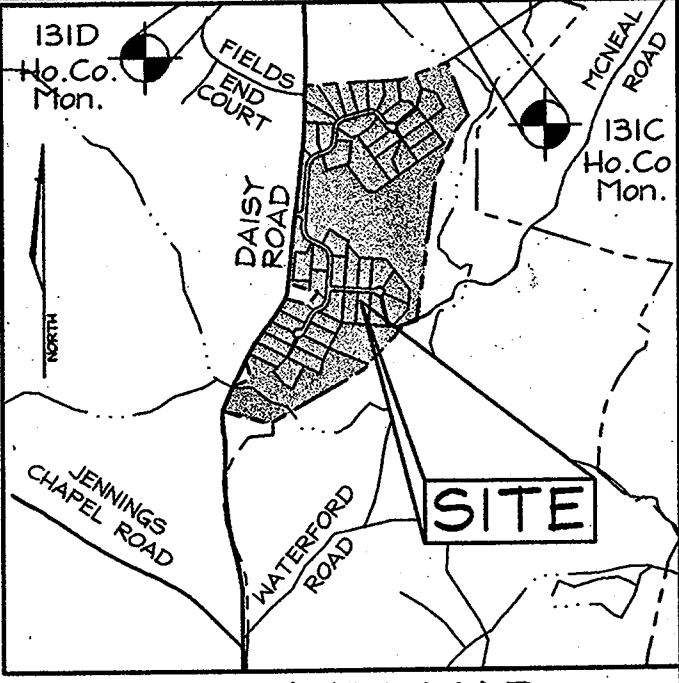
"Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage, other public utilities and forest conservation (designated as "Forest Conservation Area") located in, on, over, and through lots 1-45 # Parcels A-G, any conveyances of the aforesaid lots shall be subject to easements herein reserved, whether or not expressly stated in deed(s) conveying said lot(s). Developer shall execute and deliver deeds for easements herein reserved to Howard County, with a Metes and Bounds Description of forest conservation area, upon completion of the public utilities and their acceptance by Howard County, and, in the case of the forest conservation easement(s), upon completion of the Developer's obligation under the Forest Conservation Installation and Maintenance Agreement executed by Developer and the county, and the release of Developer's surety posted with said agreement, the county shall accept the easements and record the deed(s) of easement in the land records of Howard County."

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

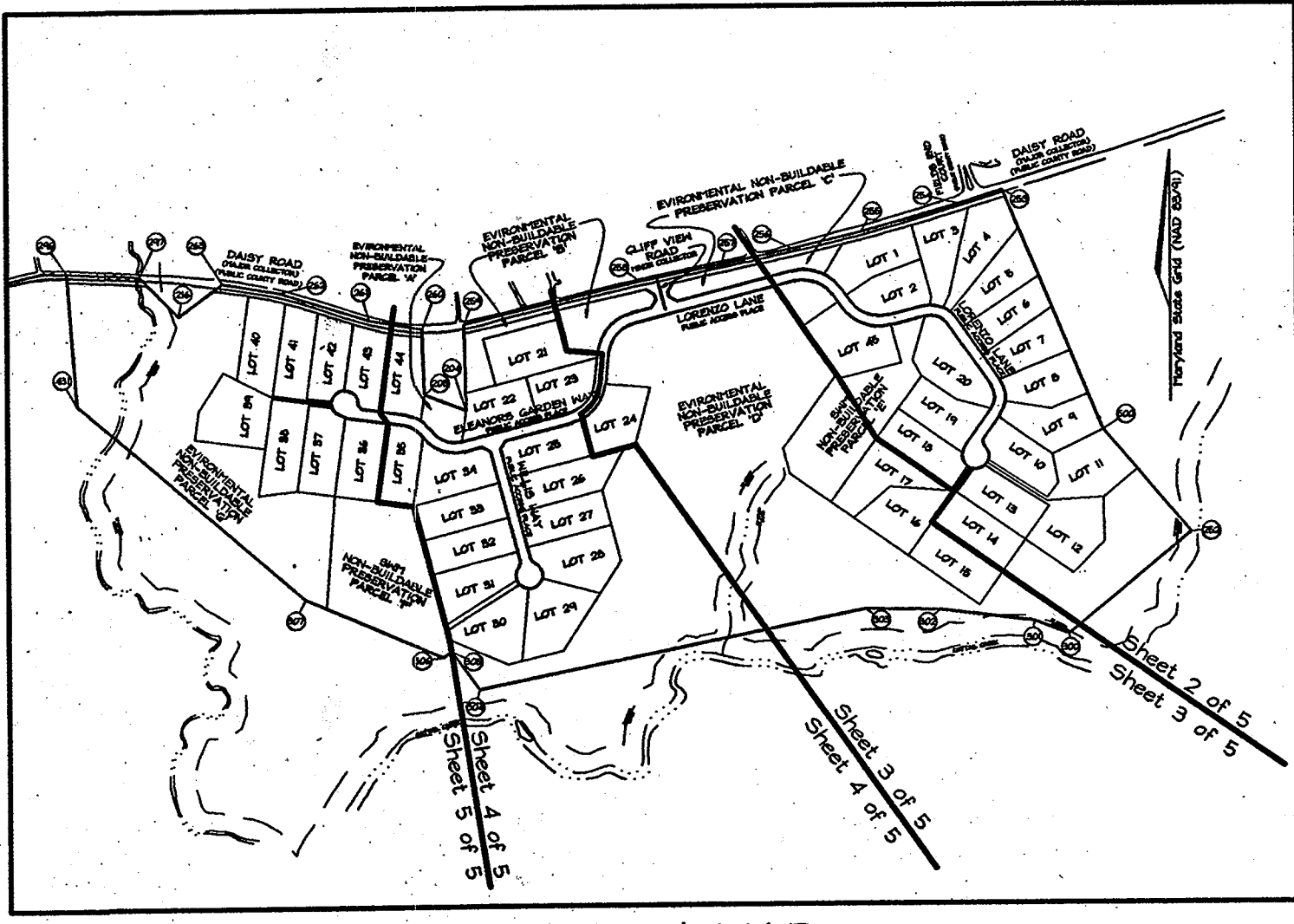
C. Brooke Miller 8/14/03
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

By: Daisy Road LLC, Member
By: Pinnacle Investment Corporation, Its Manager

Andrew J. Poffel 8/20/03
By: Andrew J. Poffel, President (SEAL) Date



VICINITY MAP
SCALE: 1"=2000'



LOCATION MAP
SCALE: 1"=600'

GENERAL NOTES

- Subject property zoned "RC DEO" PER 9/18/92 Comprehensive Zoning Plan.
 - This subdivision is subject to the fourth edition of the Howard County subdivision and Land Development regulations and Zoning regulations effective 01/08/02, council bill 50-2001.
 - Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County. Geodetic Control Stations no. 131C and no. 131D. ♦ Denotes approximate location (see location map).
Sta. 131C N 180,602.2091 E 393,997.4918 Elev. 166.6119 (meters)
N 592,525.747 E 1,292,640.104 Elev. 546.626 (feet)
Sta. 131D N 180,175.3620 E 393,985.0317 Elev. 162.8381 (meters)
N 591,125.3333 E 1,292,599.224 Elev. 534.245 (feet)
 - Denotes iron pipe found.
 - Denotes rebar and cap set.
 - Denotes concrete monument found.
 - Denotes concrete monument set.
 - △ Denotes stone found.
 - ▨ Denotes Public Forest Conservation Easement. The Forest Conservation Easement has been established to fulfill the requirements of Section 16.1200 of the Howard County Code and Forest Conservation Act. No clearing, grading or construction is permitted within the Forest Conservation Easement; however, Forest Management Practices as defined in the Deed of Forest Conservation Easements are allowed.
 - W Denotes Wetland Areas. Wetland areas delineated by Exploration Research Inc.
 - W— Denotes Wetland Area outline.
 - Denotes existing centerline of Stream Channel.
 - WB— Denotes Wetland Buffer outline.
 - SB— Denotes Stream Buffer outline.
 - ▨ This area designates a private sewage easement of at least 10,000 square feet (or 10,000 square feet per lot for shared drain fields associated with a shared sewage disposal facility) as required by the Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.03). Improvements of any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant adjustments for modification to the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
 - BRL Denotes Building Restriction Line.
 - Field run boundary survey prepared by C.B. Miller and Associates in February 2001.
 - For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and road right-of-way line and not to the pipestem lot driveway.
 - Driveway(s) shall be provided prior to issuance of a use and occupancy permit to ensure safe access for fire and emergency vehicles per the following requirements:
A) Width - 12 feet (14 feet serving more than one residence);
B) Surface - six (6") inches of compacted crusher run base with tar and chip coating (1-1/2" Minimum);
C) Geometry - Maximum 15% grade, Maximum 10% grade change and 45-foot turning radius;
D) Structures (culverts/bridges) - capable of supporting 25 gross tons (H25-loading);
E) Drainage elements - capable of safely passing 100 year flood with no more than 1 foot depth over surface;
F) Structure clearances - minimum 12 feet;
G) Maintenances - sufficient to ensure all weather use
- See this sheet for continuation...

OWNER/DEVELOPER

Waterford Parcel 13 LLC
by Daisy Road LLC, Member
by Pinnacle Investment Corporation, Manager
by Andrew J. Poffel, President
2328 West Joppa Road
Lutherville, Maryland 21093
410.494.7070

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

- General Notes continued...
- Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement.
 - Areas shown are more or less.
 - Open space tabulation:
A. Open space required: 110.50 x 5% = 5.52 Ac.±
B. Open space provided: Non-Buildable Parcels 'E' and 'F' = 7.91 Ac.
 - No clearing, grading or construction is permitted within wetland or stream system buffers unless approved by the Department Of Planning And Zoning.
 - All floodplains, wetlands and their required buffers are shown for informational purpose only in accordance with sections 16.115.(d) and 16.116.(a).(4).
 - Landscaping for all lots is provided in accordance with a certified Landscape Plan included with the road construction plan set in accordance with section 16.124 of the Howard County code and the Landscape Manual. Landscape surety in the amount of \$ 38,850.00 will be part of the Developer's agreement.
 - Density calculations:
a. Number of units based on own density = 110.50 / 4.25 = 26 units.
b. Numbers of units proposed = 45 units.
c. Numbers of CEO units required = 19 units.
d. 19 CEO units have been transferred to this project.
1. Keyes Property Tax Map 14, Parcel 160, RE-03-002 D54, Plat No. 15813
Grid 1 number of CEO units sent (1 : 4.25) = 1
2. Belmont Farm Limited Partnership Tax Map 7, Parcel 490, RE-03-002, Plat No. 15812
Grid 13, number of CEO units sent (1 : 4.25) = 2
3. Waterford Farm Parcel '9' Tax Map 20, Parcel 20, RE-03-002 D53, Plat No. 15814
Grid 12 number of CEO units sent (1 : 4.25) = 3
4. Talley Property Parcel '1' Tax Map 8, Parcel 34, RE-03-002 D5-1, Plat No. 15815
Grid 13 number of CEO units sent (1 : 4.25) = 1
5. Talley Property Parcel '2' Tax Map 8, Parcel 34, RE-03-002 D5-2, Plat No. 15816
Grid 13 number of CEO units sent (1 : 4.25) = 12
 - For lots 16 thru 20, 26 thru 29, and 44: A septic system will have to be installed prior to issuance of a building permit.
 - Preservation parcels A, B, C, D, & G are environmental non-buildable preservation parcels, privately owned and maintained with Howard County and H.O.A. being easement holders. Preservation parcels E, & F are non-buildable stormwater management preservation parcels, H.O.A. owned and maintained with Howard County being easement holder.
- See this sheet for continuation...

AREA TABULATION CHART (Total)

- Total number of Buildable Lots to be recorded: 45
Total area of Buildable Lots to be recorded: 50.16 Acres±
- Total number of Non-Buildable Preservation Parcels to be recorded: 7
Total area of Non-Buildable Preservation Parcels to be recorded: 54.05 Acres±
- Total area of public right of way to be recorded: 6.29 Acres±
- Total area of subdivision to be recorded: 110.50 Acres±

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

Penny Borenstein M.D. 8/26/03
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

Chris Dorman 9/9/03
Chief, Development Engineering Division Date

David A. Weyler 9/5/03
Director Date

OWNER'S CERTIFICATE

We, Waterford Parcel 13 LLC, owners of the property shown and described herein, hereby adopt this plan of subdivision, and in consideration of the approval of this final plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns: (1) The right to lay, construct and maintain sewers, drains, water pipes and other Municipal utilities and services in and under all road and street Rights-of-Way and the specific easement areas shown hereon; (2) The right to require dedication for Public use the beds of the streets and/or roads and Floodplains and Open Space where applicable and for good and other valuable consideration hereby grant the right and option to Howard County to acquire the Fee Simple Title to the beds of the streets and/or roads and Floodplains, Storm Drainage Facilities and Open Space where applicable; (3) The right to require dedication of Waterways and Drainage easements for the specific purpose of their construction, repair and maintenance; And (4) That no building or similar structure of any kind shall be erected on or over said Easements and Rights-of-Way.

Witness my hand this 20th day of August, 2003

By: Daisy Road LLC, Member
By: Pinnacle Investment Corporation, Its Manager

Andrew J. Poffel (SEAL)
Andrew J. Poffel, President

Fachima Y. Fischen
Witness

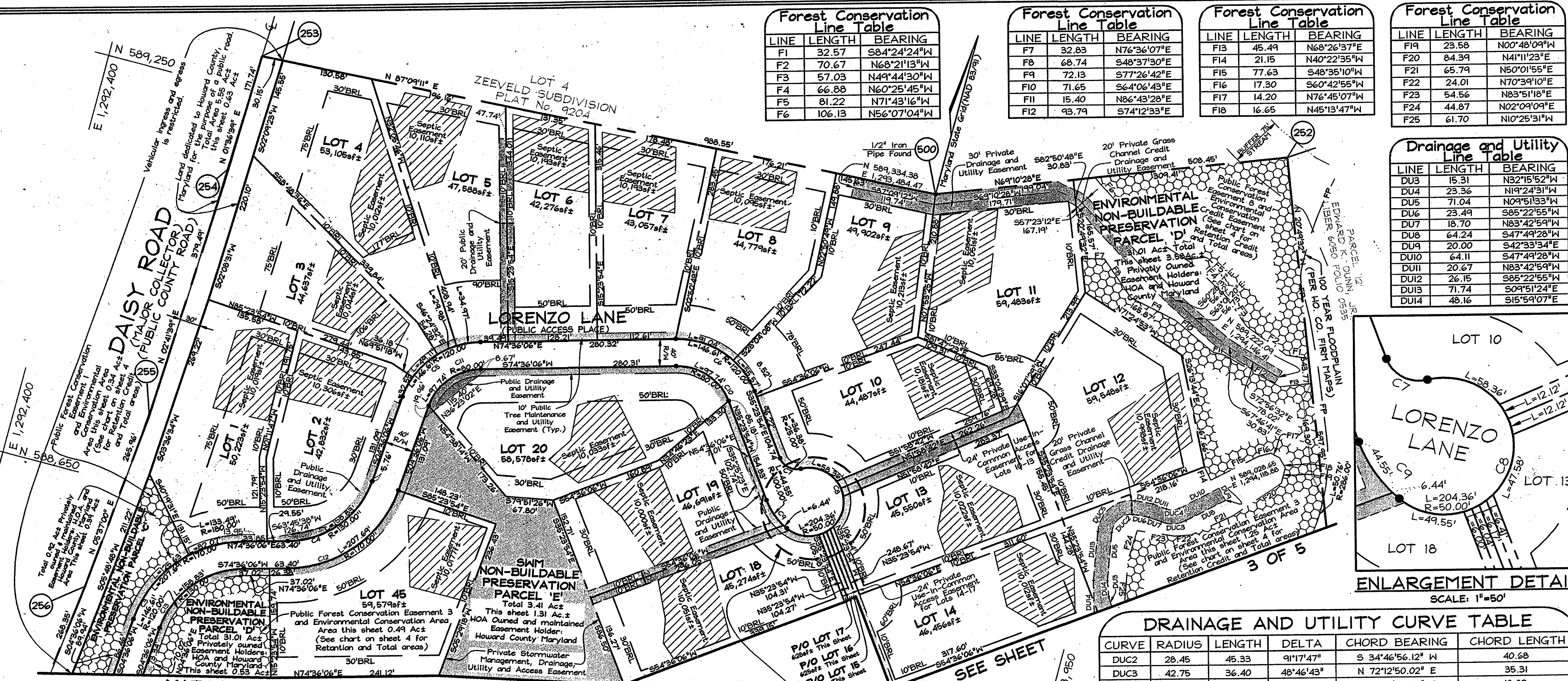
SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed. By "GST Trust" and the "Sister's Trust" to Waterford Parcel 13, LLC, by deed dated October 1, 2002 and recorded in the land records of Howard County in liber 6480 folio 586, and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.

C. Brooke Miller 8/14/03
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Recorded as Plat No. 16613 on 9/12/03
Among the Land Records of Howard County, Maryland.

SUBDIVISION PLAT OF WATERFORD FARMS
LOTS 1 THRU 45 AND NON-BUILDABLE PRESERVATION PARCELS 'A', 'B', 'C', 'D', 'E', 'F' AND 'G'
A SUBDIVISION OF PARCEL 13
TAX MAP 13 GRID 24, MAP 20 GRIDS 6 & 12
4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: 1"=600'
Date: August 13, 2003
Sheet 1 of 5
S-01-33; P-02-28



Forest Conservation Line Table

LINE	LENGTH	BEARING
F1	32.57	S84°24'24"W
F2	70.67	N68°21'13"W
F3	57.03	N49°44'30"W
F4	66.88	N60°25'45"W
F5	81.22	N71°43'16"W
F6	106.13	N56°07'04"W

Forest Conservation Line Table

LINE	LENGTH	BEARING
F7	32.83	N76°36'07"E
F8	68.74	S48°37'30"E
F9	72.13	S77°26'42"E
F10	71.65	S64°06'43"E
F11	15.40	N86°43'28"E
F12	93.79	S74°12'33"E

Forest Conservation Line Table

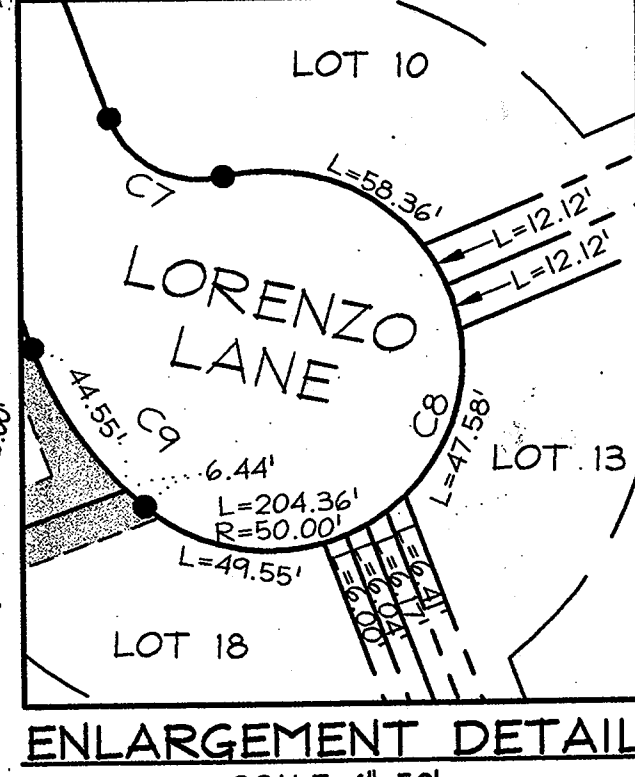
LINE	LENGTH	BEARING
F13	45.49	N68°26'37"E
F14	21.15	N40°22'35"W
F15	77.63	S48°35'10"W
F16	17.30	S60°42'55"W
F17	14.20	N76°45'07"W
F18	16.65	N45°13'47"W

Forest Conservation Line Table

LINE	LENGTH	BEARING
F19	23.58	N00°48'09"W
F20	84.39	N41°11'23"E
F21	65.79	N50°01'55"E
F22	24.01	N70°39'10"E
F23	54.56	N83°51'18"E
F24	44.87	N02°09'09"E
F25	61.70	N10°25'31"W

Drainage and Utility Line Table

LINE	LENGTH	BEARING
DU3	15.31	N32°15'52"W
DU4	23.36	N19°24'31"W
DU5	71.04	N09°51'33"W
DU6	23.49	S85°22'55"W
DU7	18.70	N83°42'59"W
DU8	64.24	S47°49'28"W
DU9	20.00	S42°33'34"E
DU10	64.11	S47°49'28"W
DU11	20.67	N83°42'59"W
DU12	26.15	S85°22'55"W
DU13	71.74	S09°51'24"E
DU14	48.16	S15°59'07"E



DRAINAGE AND UTILITY CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
DUC2	28.45	45.33	91°17'47"	S 34°46'56.12" W	40.68
DUC3	42.75	36.40	48°46'43"	N 72°12'50.02" E	35.31
DUC4	22.75	19.42	48°53'50"	N 72°16'23.36" E	18.83
DUC5	48.45	78.18	92°27'15"	S 35°21'40.03" W	69.97

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C3	170.00	207.69	70°00'00"	N 39°36'06" E	195.02
C4	130.00	158.83	69°59'59"	N 39°36'05" E	149.13
C5	120.00	146.61	70°00'01"	N 39°36'06" E	137.66
C6	120.00	146.61	70°00'01"	S 70°23'55" E	137.66
C7	25.00	36.38	83°23'01"	S 77°05'31" E	33.26
C8	50.00	204.36	234°10'15"	S 01°41'57" E	89.03
C9	100.00	50.99	29°12'56"	N 50°00'23" W	50.44
C10	80.00	97.74	70°00'00"	N 70°23'56" W	91.77
C11	80.00	97.74	70°00'01"	S 39°36'06" W	91.77
C12	170.00	207.69	70°00'00"	S 39°36'06" W	195.02
C13	130.00	158.83	69°59'59"	S 39°36'05" W	149.13

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

C. Brooke Miller 8/14/03
 C. Brooke Miller (Maryland Property Line Surveyor #135) Date

By: Daisy Road LLC, Member
 By: Pinnacle Investment Corporation, its Manager

By: *Andrew J. Poffel* (SEAL) 8/20/03
 Andrew J. Poffel, President Date

AREA TABULATION CHART (This Sheet)

- Total number of Buildable Lots to be recorded this sheet: 21 (18 and part of 3)
 Total area of Buildable Lots to be recorded this sheet: 20.34 Acres
- Total number of Non-Buildable Preservation Parcels to be recorded this sheet: 3
 Total area of Non-Buildable Preservation Parcels to be recorded this sheet: 5.81 Acres
- Total area of road dedication to be recorded this sheet: 2.03 Acres
- Total area of subdivision to be recorded this sheet: 28.16 Acres

OWNER/DEVELOPER
 Waterford Parcel 13 LLC
 by Daisy Road LLC, Member
 by Pinnacle Investment Corporation, Manager
 by Andrew J. Poffel, President
 2328 West Joppa Road
 Lutherville, Maryland 21093
 410.494.7070

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

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

Perry Brunster M.D. 8/26/03
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

Frank J. Boyle 9/10/03
 Chief, Development Engineering Division Date

Frank J. Boyle 9/10/03
 Director Date

OWNER'S CERTIFICATE

We, Waterford Parcel 13 LLC, owners of the property shown and described herein, hereby adopt this plan of subdivision, and in consideration of the approval of the approval of the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns: (1) The right to lay, construct and maintain sewers, drains, water pipes and other Municipal utilities and services in and under all road and street Rights-of-Way and the specific easement areas shown hereon; (2) The right to require dedication for Public use the beds of the streets and/or roads and Floodplains and Open Space where applicable and for to require dedication to Howard County to acquire the Fee Simple Title to the beds good and other valuable consideration hereby grant the right and option to Howard County to acquire the Fee Simple Title to the beds of the streets and/or roads and Floodplains, Storm Drainage Facilities and Open Space where applicable; (3) The right to require, dedication of Waterways and Drainage easements for the specific purpose of their construction, repair and maintenance; And (4) That no building or similar structure of any kind shall be erected on or over said Easements and Rights-of-Way.

Witness my hand this 20th day of August, 2003.

By: Daisy Road LLC, Member
 By: Pinnacle Investment Corporation, its Manager

By: *Andrew J. Poffel* (SEAL)
 Andrew J. Poffel, President

Witness: *Facharia Y. Fisco*
 Facharia Y. Fisco

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown herein is correct; that it is a subdivision of all of the lands conveyed. By "GST Trust" and the "Sister's Trust" to Waterford Parcel 13, LLC, by deed dated October 1, 2002 and recorded in the land records of Howard County in Liber 6480 folio 586, and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.

C. Brooke Miller 8/14/03
 C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Recorded as Plat No. *10164* on *9/12/03*
 Among the Land Records of Howard County, Maryland.

SUBDIVISION PLAT OF WATERFORD FARMS
 LOTS 1 THRU 45 AND NON-BUILDABLE PRESERVATION PARCELS 'A', 'B', 'C', 'D', 'E', 'F' AND 'G'
 A SUBDIVISION OF PARCEL 13
 TAX MAP 13 GRID 24, MAP 20 GRIDS 6 & 12
 4TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 Scale: 1"=100'
 Date: August 13, 2003
 Sheet 2 of 5
 S-01-33; P-02-28

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as they relate to the making of this Plat and the Setting of Markers have been complied with.

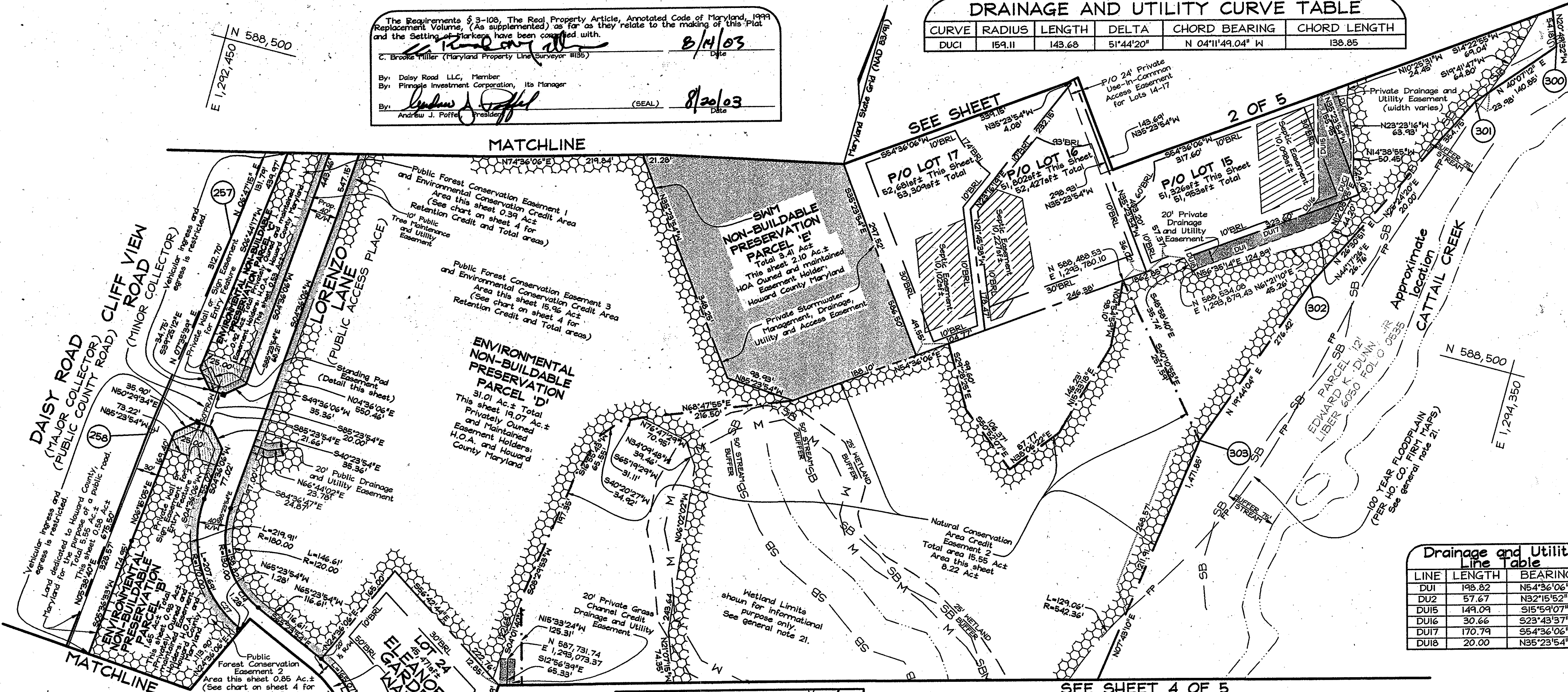
Brooke Miller 8/14/03
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

By: Daisy Road LLC, Member
By: Pinnacle Investment Corporation, Its Manager

Andrew J. Poffel (SEAL) 8/20/03
Andrew J. Poffel, President Date

DRAINAGE AND UTILITY CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
DUC1	159.11	143.65	51°44'20"	N 04°11'49.04" W	138.85



Drainage and Utility Line Table

LINE	LENGTH	BEARING
DUI	198.82	N54°36'06"E
DUI2	57.67	N32°15'52"W
DUI5	149.09	S15°59'07"W
DUI6	30.66	S23°43'37"W
DUI7	170.79	S54°36'06"W
DUI8	20.00	N35°23'54"W

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C14	130.00	158.83	70°00'00"	S 30°23'54" E	149.13
C15	170.00	207.69	69°59'59"	S 30°23'55" E	195.02
C27	170.00	207.69	69°59'59"	N 30°23'53" W	195.02

PLAN VIEW
SCALE: 1"=100'

- AREA TABULATION CHART (This Sheet)**
- Total number of Buildable Lots to be recorded this sheet: 4 (1 and part of 3)
 - Total area of Buildable Lots to be recorded this sheet: 4.62 Acres±
 - Total number of Non-Buildable Preservation Parcels to be recorded this sheet: 3
 - Total area of Non-Buildable Preservation Parcels to be recorded this sheet: 22.68 Acres±
 - Total area of road dedication to be recorded this sheet: 1.48 Acres±
 - Total area of subdivision to be recorded this sheet: 28.80 Acres±

OWNER/DEVELOPER
Waterford Parcel 13 LLC
by Daisy Road LLC, Member
by Pinnacle Investment Corporation, Manager
by Andrew J. Poffel, President
2328 West Joppa Road
Lutherville, Maryland 21093
410.494.7070

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

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

Penny Borenstein 8/26/03
Howard County Health Officer Date

OWNER'S CERTIFICATE

We, Waterford Parcel 13 LLC, owners of the property shown and described herein, hereby adopt this plan of subdivision, and in consideration of the approval of this final plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns: (1) The right to lay, construct and maintain sewers, drains, water pipes and other Municipal utilities and services in and under all road and street Rights-of-Way and the specific easement areas shown herein; (2) The right to require dedication for Public use the beds of the streets and/or roads and Floodplains and Open Space where applicable and for good and other valuable consideration hereby grant the right and option to Howard County to acquire the Fee Simple Title to the beds of the streets and/or roads and Floodplains, Storm Drainage Facilities and Open Space where applicable; (3) The right to require dedication of Waterways and Drainage easements for the specific purpose of their construction, repair and maintenance; And (4) That no building or similar structure of any kind shall be erected on or over said Easements and Rights-of-Way.

Witness my hand this 20th day of August, 2003.

By: Daisy Road LLC, Member
By: Pinnacle Investment Corporation, Its Manager

Andrew J. Poffel (SEAL) 8/20/03
Andrew J. Poffel, President Date

By: *Zacharia Y. Fisch*
Zacharia Y. Fisch, Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown herein is correct; that it is a subdivision of all of the lands conveyed. By "GST Trust" and the "Sister's Trust" to Waterford Parcel 13, LLC, by deed dated October 1, 2002 and recorded in the land records of Howard County in liber 6480 folio 586, 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.

Brooke Miller 8/14/03
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Recorded as Plat No. 16165 on 9/12/03
Among the Land Records of Howard County, Maryland.

SUBDIVISION PLAT OF WATERFORD FARMS
LOTS 1 THRU 45 AND NON-BUILDABLE PRESERVATION PARCELS 'A', 'B', 'C', 'D', 'E', 'F' AND 'G'
A SUBDIVISION OF PARCEL 13
TAX MAP 13 GRID 24, MAP 20 GRIDS 6 & 12
4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: As Shown
Date: August 13, 2003
Sheet 3 of 5
S-01-33; P-02-28

APPROVED: Howard County Department of Planning and Zoning

Chris Dammann 9/2/03
Chief, Development Engineering Division Date

David L. Cagle 9/5/03
Director Date

SEE SHEET 3 OF 5

FOREST CONSERVATION EASEMENT TABLE		
EASEMENT	CREDITED RETENTION	TOTAL EASEMENT AREA*
1	0.71	0.73
2	1.44	1.53
3	23.21	23.41
4	8.80	8.80
5	1.92	1.92
6	0.36	0.44
7	0.32	0.32
8	1.04	1.04
TOTAL	37.80	38.31

* Total Easement Area includes areas of trees preserved with the easement. These areas have not been utilized for forest retention credit because they do not meet the requirements of forest defined in the Howard County Forest Manual.

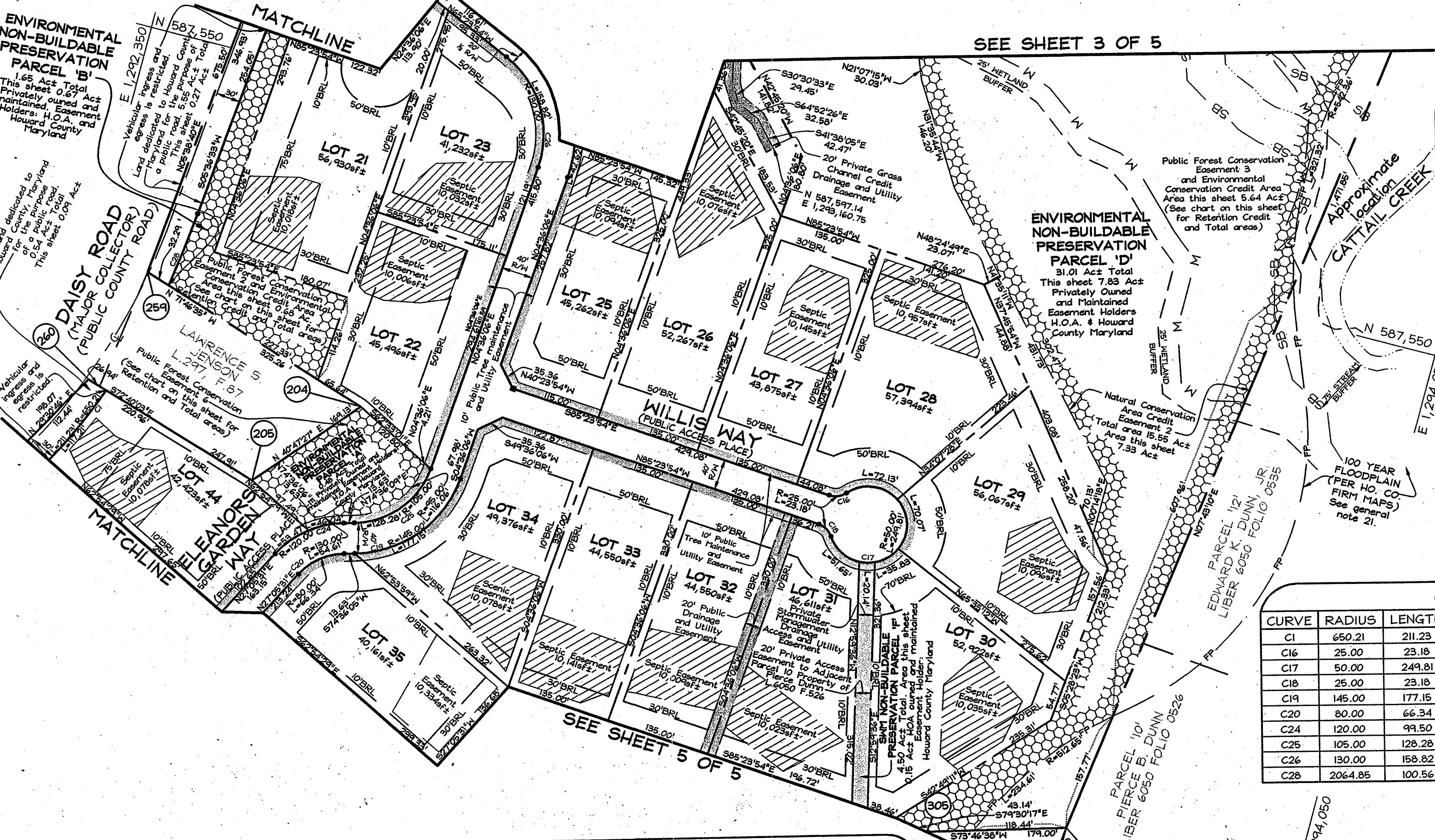
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	650.21	211.23	18°36'46"	S 28°20'53" W	210.30
C16	25.00	23.18	53°07'51"	N 68°02'06" E	22.36
C17	50.00	249.81	28°15'55"	N 04°36'07" W	60.00
C18	25.00	23.18	53°07'46"	N 58°50'01" W	22.36
C19	145.00	177.15	70°00'00"	S 39°36'06" W	166.34
C20	80.00	66.34	47°30'34"	S 50°50'50" W	64.45
C24	120.00	99.50	47°30'33"	N 50°50'47" E	96.68
C25	105.00	128.28	70°00'00"	N 39°36'06" E	120.45
C26	130.00	158.82	69°59'59"	N 30°23'55" W	149.13
C28	2064.85	100.56	02°47'26"	S 07°00'16" W	100.55

OWNER/DEVELOPER

Waterford Parcel 13 LLC
by Daisy Road LLC, Member
by Pinnacle Investment Corporation, Manager
by Andrew J. Poffel, President
2328 West Joppa Road
Lutherville, Maryland 21093
410.494.7070

FSH Associates

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



AREA TABULATION CHART (This Sheet)

- Total number of Buildable Lots to be recorded this sheet: 15
- Total area of Buildable Lots to be recorded this sheet: 16.51 Acres±
- Total number of Non-Buildable Preservation Parcels to be recorded this sheet: 4
- Total area of Non-Buildable Preservation Parcels to be recorded this sheet: 9.13 Acres±
- Total area of road dedication to be recorded this sheet: 1.83 Acres±
- Total area of subdivision to be recorded this sheet: 27.47 Acres±

The Requirements § 3-100, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

C. Brooke Miller 8/14/03
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

By: Daisy Road LLC, Member
By: Pinnacle Investment Corporation, Its Manager

By: *Andrew J. Poffel* (SEAL) 8/26/03
Andrew J. Poffel, President Date

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

Penny Borenstein M.D. 8/26/03
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

Paul D. ... 9/1/03
Chief, Development Engineering Division Date

Mark ... 9/5/03
Director Date

OWNER'S CERTIFICATE

We, Waterford Parcel 13 LLC, owners of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this plan by the Department of Planning and Zoning, establish the minimum building restriction lines and grant to 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 streets; (2) The right to require dedication for Public use the beds of the streets and/or roads and Floodplains and Open Space where applicable and for good and other valuable consideration hereby grant the right and option to Howard County to acquire the Fee Simple Title to the beds of the streets and/or roads and Floodplains, Storm Drainage Facilities and Open Space where applicable; (3) The right to require dedication of Waterways and Drainage easements for the specific purpose of their construction, repair and maintenance; And (4) That no building or similar structure of any kind shall be erected on, or over said Easements and Rights-of-Way.

Witness my hand this 20th day of August, 2003.

By: Daisy Road LLC, Member
By: Pinnacle Investment Corporation, Its Manager

By: *Andrew J. Poffel* (SEAL) *Facharis G. Fisch*
Andrew J. Poffel, President Date

SURVEYOR'S CERTIFICATE

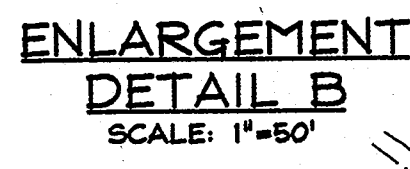
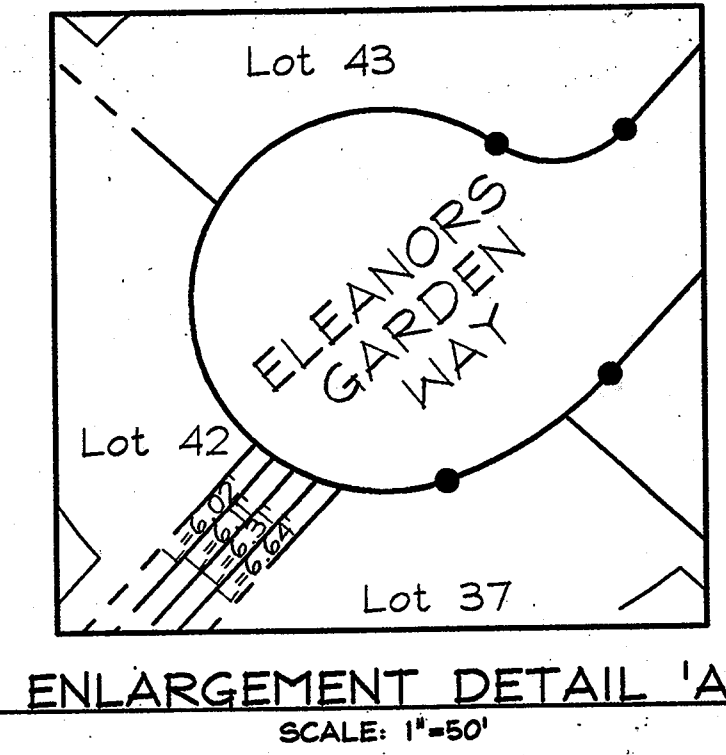
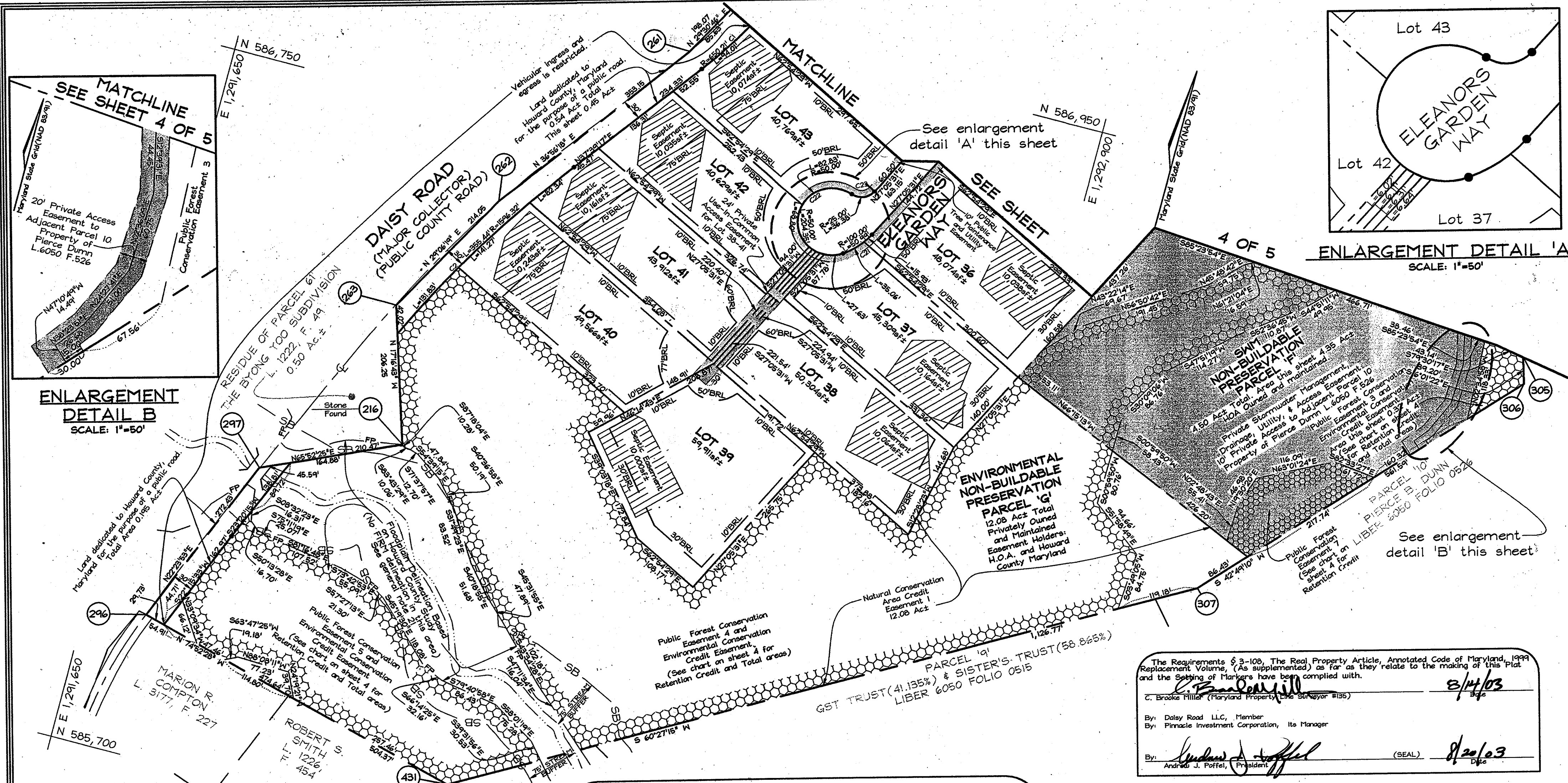
I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed. By "GST Trust" and the "Sister's Trust" to Waterford Parcel 13, LLC, by deed dated October 1, 2002 and recorded in the land records of Howard County in Liber 6480 folio 586, and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.



C. Brooke Miller 8/14/03
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Recorded as Plat No. *11616* on *9/2/03*
Among the Land Records of Howard County, Maryland.

SUBDIVISION PLAT OF
WATERFORD FARMS
LOTS 1 THRU 45 AND NON-BUILDABLE PRESERVATION PARCELS 'A', 'B', 'C', 'D', 'E', 'F' AND 'G'
A SUBDIVISION OF PARCEL 13
TAX MAP 13 GRID 24, MAP 20 GRIDS 6 & 12
4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: 1"=100'
Date: August 13, 2003
Sheet 4 of 5
S-01-33; P-02-28



The Requirements § 3-106, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

C. Brooke Miller
C. Brooke Miller (Maryland Property Line Surveyor #135) 8/14/03

By: Daisy Road LLC, Member
By: Pinnacle Investment Corporation, Its Manager

Andrew J. Poffel
Andrew J. Poffel, President (SEAL) 8/20/03

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	650.21	211.23	18°36'46"	S 28°20'53" W	210.30
C2	1596.32	355.44	12°45'27"	S 31°16'33" W	354.71
C21	100.00	50.99	29°12'55"	S 41°41'55" W	50.44
C22	50.00	204.35	234°10'08"	N 06°36'30" W	89.03
C23	25.00	36.38	83°23'02"	N 68°47'04" E	33.26

AREA TABULATION CHART (This Sheet)

- Total number of Buildable Lots to be recorded this sheet: 8
- Total area of Buildable Lots to be recorded this sheet: 8.69 Acrest
- Total number of Non-Buildable Preservation Parcels to be recorded this sheet: 2
- Total area of Non-Buildable Preservation Parcels to be recorded this sheet: 16.43 Acrest
- Total area of road dedication to be recorded this sheet: 0.95 Acrest
- Total area of subdivision to be recorded this sheet: 26.07 Acrest

OWNER/DEVELOPER

Waterford Parcel 13 LLC
by Daisy Road LLC, Member
by Pinnacle Investment Corporation, Manager
by Andrew J. Poffel, President
2328 West Joppa Road
Lutherville, Maryland 21093
410.494.7070

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

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

Penny Borinstein M.D. 8/26/03
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

Al Danman 9/6/03
Chief, Development Engineering Division Date

Marsha Leifer 9/5/03
Director Date

OWNER'S CERTIFICATE

We, Waterford Parcel 13 LLC, owners of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this final plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns: (1) The right to lay, construct and maintain sewers, drains, water pipes and other Municipal utilities and services in and under all road and street Rights-of-Way and the specific easement areas shown hereon; (2) The right to require dedication for Public use the beds of the streets and/or roads and Floodplains and Open Space where applicable and for good and other valuable consideration hereby grant the right and option to Howard County to acquire the Fee Simple Title to the beds of the streets and/or roads and Floodplains, Storm Drainage Facilities and Open Space where applicable; (3) The right to require dedication of Waterways and Drainage easements for the specific purpose of their construction, repair and maintenance; And (4) That no building or similar structure of any kind shall be erected on or over said Easements and Rights-of-Way.

Witness my hand this 20th day of August, 2003.

By: Daisy Road LLC, Member
By: Pinnacle Investment Corporation, Its Manager

Andrew J. Poffel
Andrew J. Poffel, President (SEAL)

Isacharia Y. Fischen
Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed. By "GST Trust" and the "Sister's Trust" to Waterford Parcel 13, LLC, by deed dated October 1, 2002 and recorded in the land records of Howard County in liber 6480 folio 586, and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.



C. Brooke Miller
C. Brooke Miller (Maryland Property Line Surveyor #135) 8/14/03 Date

Recorded as Plat No. 116167 on 9/12/03
Among the Land Records of Howard County, Maryland.

SUBDIVISION PLAT OF WATERFORD FARMS

LOTS 1 THRU 45 AND NON-BUILDABLE PRESERVATION PARCELS 'A', 'B', 'C', 'D', 'E', 'F' AND 'G'
A SUBDIVISION OF PARCEL 13
TAX MAP 13 GRID 24, MAP 20 GRIDS 6 & 12
4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: 1"=100'
Date: August 13, 2003
Sheet 5 of 5
S-01-33; P-02-28