

HILLTOP ESTATES SECTION 2, LOTS 8-15

HOWARD COUNTY, MARYLAND

COORDINATE TABLE

NAME	NORTH	EAST
1	529131.30	1350840.47
2	529110.75	1350840.48
3	529105.03	1350855.49
4	529087.02	1350855.57
5	529146.86	1350698.56
6	528996.87	1350700.23
7	529152.45	1350292.00
8	529319.80	1350340.67
9	529357.97	1350351.77
10	529323.57	1350525.74
11	529211.13	1350503.50
12	529195.59	1350582.08
13	529308.03	1350804.32
14	529303.29	1350628.30
15	529296.92	1350664.08
16	529201.59	1350845.23
17	529180.49	1350711.39

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT AREA
8	7000 S.F.	499 S.F.	6501 S.F.
9	11,501 S.F.	346 S.F.	11,155 S.F.
10	9454 S.F.	488 S.F.	8966 S.F.
11	8579 S.F.	635 S.F.	7944 S.F.
12	8246 S.F.	778 S.F.	7468 S.F.
13	27,486 S.F.	2772 S.F.	24,714 S.F.

24. THE 4'x10' CENTRAL TRASH COLLECTION CONCRETE PAD 4" IN DEPTH WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE MAINTAINED BY THE OWNERS OF LOTS 8-15 PURSUANT TO THE DECLARATION OF RIGHT OF ACCESS AND MAINTENANCE OBLIGATIONS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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.



Bryan J. Haynie
BRYAN J. HAYNIE, L.S. #21139

11-4-03
DATE

Joseph P. Phillips
Joseph P. Phillips
OWNER

12/09/03
DATE

Lauren R. Phillips
Lauren R. Phillips
OWNER

12/09/03
DATE

DEVELOPER

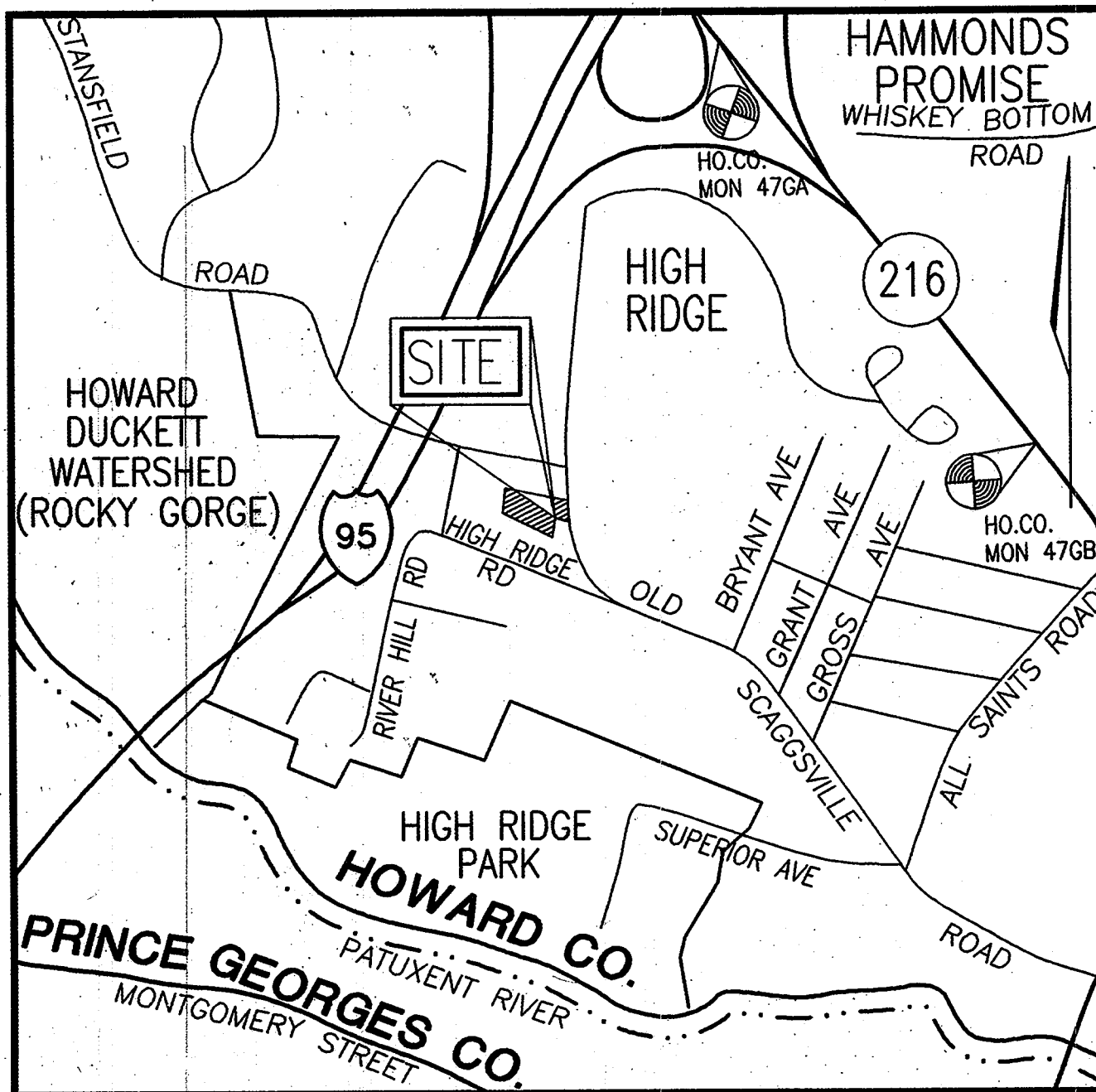
SPRINGLAND II, LLC
5570 STERRETT PLACE,
SUITE 201
COLUMBIA, MD 21044

LINE TABLE

NAME	BEARING	DISTANCE
L1	S 69°08'14" E	138.14'
L2	N 69°08'14" W	139.04'
L3	N 69°08'14" W	141.80'
L4	N 69°08'14" W	142.71'
L5	N 69°08'14" W	143.63'
L6	N 69°08'14" W	144.54'
L7	N 80°05'23" W	8.37'
L8	S 39°40'22" W	6.30'
L9	N 84°34'25" W	33.76'
L10	N 53°14'09" W	8.54'
L11	N 00°03'54" W	5.94'
L12	N 43°18'40" E	9.62'

TABULATION OF FINAL PLAT - ALL SHEETS

- TOTAL NUMBER OF LOTS TO BE RECORDED: 8
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 6
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 1,538 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 2
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 0.511 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 0
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 2,049 AC.



VICINITY MAP
SCALE: 1" = 1000'

BENCHMARKS

47GA NORTHING: 532404.175 FT.
EASTING: 1351627.338 FT.
ELEVATION: 350.405 FT.

47GB NORTHING: 529917.204 FT.
EASTING: 1353526.738 FT.
ELEVATION: 359.195 FT.

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	626.07'	69.48'	69.44'	S 72°18'41" E	06°20'53"	34.77'
C2	624.67'	69.07'	69.03'	S 72°18'18" E	06°20'07"	34.57'
C3	617.43'	67.26'	67.23'	S 72°15'30" E	06°14'31"	33.67'
C4	615.04'	66.60'	66.56'	S 72°14'22" E	06°12'14"	33.33'
C5	612.65'	65.93'	65.89'	S 72°13'13" E	06°09'56"	32.99'
C6	610.27'	65.81'	65.88'	S 71°56'08" E	05°35'47"	29.83'

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 4 AND SUBDIVIDED LOTS 2A AND 3A TO CREATE NEW LOTS 8-15.

GENERAL NOTES:

- COORDINATES ARE BASED ON THE MARYLAND COORDINATE SYSTEM NAD83 (1991) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 47GA AND 47GB.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY ENTITLED "SOUDER PROPERTY, LIBER 2560 FOLIO 230" DATED JULY 1996 BY R.C. KELLY AND ASSOCIATES AND VERIFIED BY VOGEL AND ASSOCIATES, INC. DATED APRIL, 2000.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED RSC, PER THE OCTOBER 18, 1993 COMPREHENSIVE ZONING PLAN.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.);
 - GEOMETRY - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADINGS);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT AREAS.
- FOR PRIVATE ACCESS PLACE, FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROADSIDE MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE 12/10/03 ON WHICH DATE DEVELOPER AGREEMENT #29-117 WAS FILED AND ACCEPTED.
- THERE ARE NO CEMETERIES OR STRUCTURES WITHIN THE LIMITS OF THESE PLATS. FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM LOT AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- 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 AREA; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS. ALL EASEMENTS SHOWN ON THIS PLAT 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 FORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT/PARCELS.
- DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. 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 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.
- LANDSCAPING FOR LOTS 8 THROUGH 13 SHOWN HEREIN IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- PREVIOUS HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING FILE NOS, PLAT NO. AND DEED REFERENCES: F-01-20, WP-02-10, S-01-25, P-02-24, PLAT NO. 14940, ACCESS, UTILITY INSTALLATION AND MAINTENANCE EASEMENT (LIBER 6237, FOLIO 0425), HOMEOWNERS ASSOCIATION ARTICLES OF INCORPORATION (LIBER 00276, FOLIO 1591)
- THE HOA OPEN SPACE SHOWN HEREON AS LOTS 14, AND 15 ARE HEREBY DEDICATED TO A PROPERTY ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION.
- STORMWATER MANAGEMENT (SWM) IS BEING TREATED ON THIS SITE BY GRASS CHANNEL IN ACCORDANCE WITH THE 2000 MARYLAND DEPARTMENT OF THE ENVIRONMENT SWM REGULATIONS.
- MINIMUM BUILDING RESTRICTION SETBACKS FROM PROPERTY LINES AND THE PRIVATE ACCESS PLACE TO BE IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- BASED ON A FOREST STAND DELINEATION REPORT, DATED MAY 19 2000, BY WILLIAM T. BRIDGELAND, WILDLIFE BIOLOGIST, THERE ARE NO WETLANDS ON THIS SITE THAT WILL BE DISTURBED OR THAT WILL REQUIRE 401 AND 404 WETLAND PERMITS FROM THE STATE OF MARYLAND.
- AS A RESULT OF THE SKETCH PLAN BEING SUBMITTED FOR REVIEW PRIOR TO NOVEMBER 15 2001, THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE FOURTH EDITION OF THE SUBDIVISION REGULATIONS. IN ADDITION, BECAUSE IT DID NOT HAVE PRELIMINARY PLAN APPROVAL PRIOR TO NOVEMBER 1, 2001, IT IS SUBJECT TO COMPLIANCE WITH COUNTY COUNCIL BILL 50-2001 WHICH AMENDS PORTIONS OF THE ZONING REGULATIONS.
- A WAIVER (WP-02-10) (S-01-25), DATED AUGUST 31, 2001, WAS GRANTED TO WAIVE OPEN SPACE REQUIRED UNDER SECTION 16.121(e)(1).
- THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY THE PLANTING OF 0.30 ACRE OF AFFORESTATION AND THE POST OF A BOND IN THE AMOUNT OF \$6,534.00.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE DEVELOPERS AGREEMENT IN THE AMOUNT OF \$4,200,000 FOR 14 SHADE TREES.
- OPEN SPACE REQUIRED = 15,420 SF (20%) (NOT INCLUDING LOT 8 ACREAGE)
OPEN SPACE PROPOSED = 16,548 SF CREDITED OPEN SPACE (21%)
2,768 SF NON-CREDITED OPEN SPACE
- REBAR AND CAPS MARKED THUS \odot AND CONCRETE MONUMENTS MARKED THUS \square WILL BE SET IN ACCORDANCE WITH HOWARD COUNTY SUBDIVISION REGULATIONS, SECTION 16.139 (c).

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

[Signature]
COUNTY HEALTH OFFICER
DATE: 12/10/03

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 12/10/03

[Signature]
DIRECTOR
DATE: 1/6/04

OWNER'S DEDICATION

JOSEPH P. AND LAUREN R. PHILLIPS, OWNERS OF LOT 8 AND SPRINGLAND II, LLC, OWNER OF LOTS 9 THROUGH 15 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, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWER, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

BY: *Joseph P. Phillips*
BY: *Lauren R. Phillips*
ATTEST: *Michael N. Armstrong*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY CAROLYN FAYE LEPORE, ARTHUR ALLEN SOUDER, ROBERT LEE SOUDER, JR. AND RICHARD S. SOUDER, TO SPRINGLAND II, LLC, A MARYLAND LIMITED LIABILITY CORPORATION, BY DEEDS DATED APRIL 4, 2000, JUNE 5, 2000 AND OCTOBER 8, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5087 AT FOLIO 587, LIBER 5133 AT FOLIO 440 AND LIBER 5734 AT FOLIO 460 AND THE LAND CONVEYED BY PATRIOT HOMES, INC. TO JOSEPH P. & LAUREN R. PHILLIPS, BY DEED DATED JULY 10, 2003 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Bryan J. Haynie
BRYAN J. HAYNIE
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 21139

11-4-03
DATE

RECORDED AS PLAT NO. 16488 ON 1/16/04
AMONG THE LAND RECORDS OF HOWARD COUNTY,
MARYLAND.

HILLTOP ESTATES - SECTION II LOTS 8-15

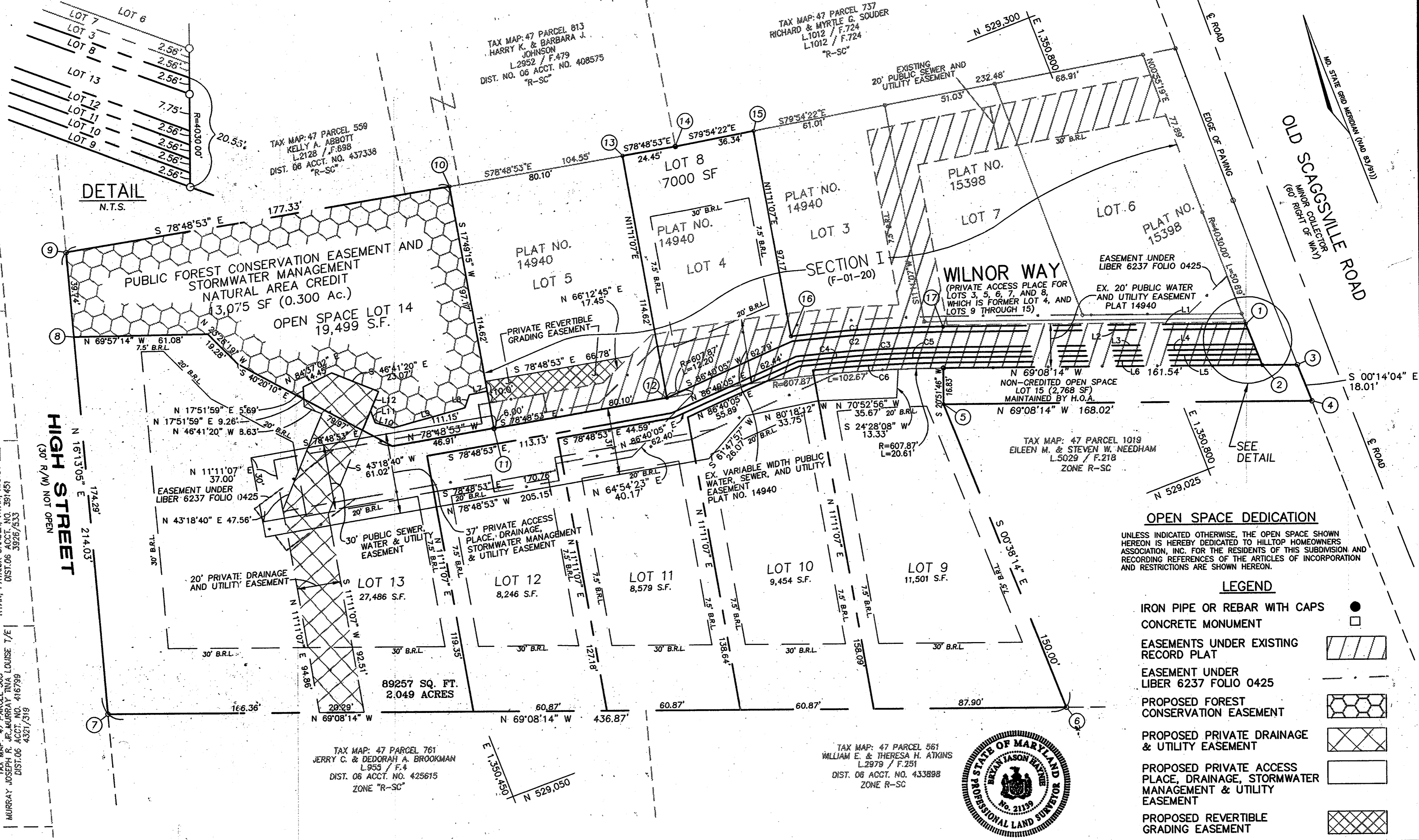
SUBDIVISION OF PARCELS 760 & 1018
RESUBDIVISION OF LOT 4, SECTION I

SHEET 1 OF 2 TAX MAP 47, GRID 19, PARCELS 760, 1018
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=30' NOVEMBER, 2003



CENTURY ENGINEERING, INC.
CONSULTING ENGINEERS, PLANNERS, SURVEYORS
32 WEST ROAD
TOWSON, MARYLAND 21284
(410) 823-8070

F-03-143



TAX MAP: 47 PARCEL 563
RYAN, PATRICK SANDER, RYAN, NANCY LEE
ACCT. NO. 391451
DIST. 06 ACCT. NO. 39267533

TAX MAP: 47 PARCEL 563
MURRAY JOSEPH R. JR., MURRAY TRINA LOUISE T/E
ACCT. NO. 416799
DIST. 06 ACCT. NO. 43217319

TAX MAP: 47 PARCEL 559
KELLY A. ABBOTT
L.2128 / F.698
DIST. 08 ACCT. NO. 437338
"R-SC"

TAX MAP: 47 PARCEL 813
HARRY K. & BARBARA J. JOHNSON
L.2952 / F.479
DIST. NO. 06 ACCT. NO. 408575
"R-SC"

TAX MAP: 47 PARCEL 737
RICHARD & MYRTLE G. SOUDER
L.1012 / F.724
L.1012 / F.724
"R-SC"

TAX MAP: 47 PARCEL 1019
EILEEN M. & STEVEN W. NEEDHAM
L.5029 / F.218
ZONE R-SC

TAX MAP: 47 PARCEL 761
JERRY C. & DEDORAH A. BROOKMAN
L.933 / F.4
DIST. 06 ACCT. NO. 425615
ZONE "R-SC"

TAX MAP: 47 PARCEL 561
WILLIAM E. & THERESA H. ATKINS
L.2979 / F.251
DIST. 08 ACCT. NO. 433888
ZONE R-SC



APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

[Signature]
COUNTY HEALTH OFFICER
DATE: 12-24-03

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 12/10/03

[Signature]
DIRECTOR
DATE: 1/6/04

OWNER'S DEDICATION
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(1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWER, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
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(3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
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BY: *[Signature]* ATTEST: *[Signature]*
BY: *[Signature]* ATTEST: *[Signature]*

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY CAROLYN FAYE LEPORE, ARTHUR ALLEN SOUDER, ROBERT LEE SOUDER, JR. AND RICHARD S. SOUDER, TO SPRINGLAND II, LLC, A MARYLAND LIMITED LIABILITY CORPORATION, BY DEEDS DATED APRIL 4, 2000, JUNE 5, 2000 AND OCTOBER 8, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5087 AT FOLIO 587, LIBER 5133 AT FOLIO 440 AND LIBER 5734 AT FOLIO 460 AND THE LAND CONVEYED BY PATRIOT HOMES, INC. TO JOSEPH P. & LAUREN R. PHILLIPS, BY DEED DATED JULY 10, 2003 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

[Signature]
BRYAN J. HAYNIE
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 21139

11-4-03
DATE

RECORDED AS PLAT No. 16489 ON 1/6/04
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

HILLTOP ESTATES - SECTION II
LOTS 8-15
SUBDIVISION OF PARCELS 760 & 1018
RESUBDIVISION OF LOT 4, SECTION I

SHEET 2 OF 2
6th ELECTION DISTRICT
SCALE: 1"=30'

TAX MAP 47, GRID 19, PARCELS 760, 1018
HOWARD COUNTY, MARYLAND
NOVEMBER, 2003

CENTURY ENGINEERING, INC.
CONSULTING ENGINEERS, PLANNERS, SURVEYORS
32 WEST ROAD
TOWSON, MARYLAND 21284
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F-03-143