

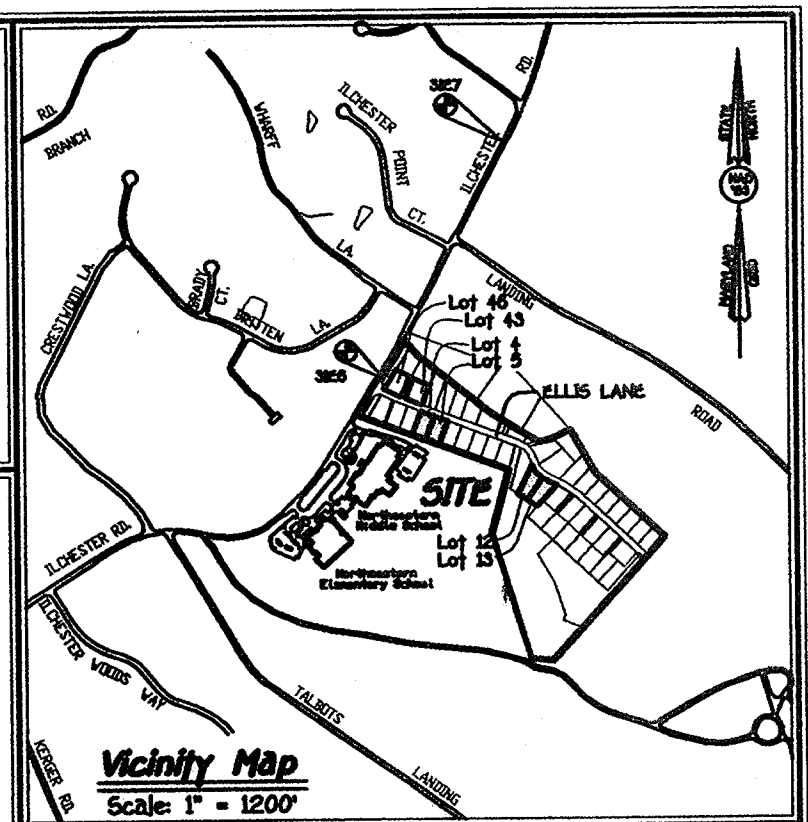
U.S. Equivalent Coordinate Table				Metric Coordinate Table			
Point	North	East	Point	North	East		
311	570909.142072	1376794.276379	311	174013.454532	419647.734746		
312	570784.469526	1376717.666780	312	173975.454264	419624.384081		
621	570742.768205	1376803.314574	621	173962.743676	419650.489507		
623	570734.289805	1376825.931976	623	173960.159455	419657.383385		
626	570725.865566	1376848.404897	626	173957.591742	419664.233145		
629	570684.564692	1376874.767051	629	173993.867320	419672.268346		
632	570501.510126	1376888.517974	632	173889.208067	419676.459636		
633	570854.484332	1376896.619156	633	173996.794820	419678.928081		
634	570647.584115	1376943.275529	634	173933.731508	419693.149772		
635	570687.254470	1376951.405787	635	173945.823056	419695.627879		
639	570808.282683	1376996.774637	639	173982.712529	419709.456333		
643	570438.328333	1377057.064885	643	173869.950217	419727.832837		
646	570584.402321	1377118.822439	646	173914.473658	419744.522973		
671	570123.578719	1377546.117968	671	173774.014343	419876.896514		
683	570305.392398	1377630.537345	683	173829.431263	419902.627592		
686	570045.110048	1377663.159389	686	173750.098808	419912.575073		
692	570205.288129	1377730.269793	692	173798.921885	419933.030365		
702	570179.385787	1377788.918657	702	173791.026136	419950.906575		

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

Terrell A. Fisher 3/27/03 Date
 Terrell A. Fisher, L.S. 10692 (Registered Land Surveyor)

Michael A. Ellis 4/28/03 Date
 Michael A. Ellis (Owner)

Patricia Ann Ellis 4-23-03 Date
 Patricia Ann Ellis (Owner)



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 4, 5, 12, 13, 43 And 46 Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easement Herein Reserved, Whether Or Not Expressly Stated In The Deeds 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, 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 Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deeds Of Easement In The Land Records Of Howard County.

- General Notes:**
- Subject Property Zoned R-20 Per 10/18/93 Comprehensive Zoning Plan.
 - Coordinates Based On NAD 83, Maryland Coordinate System As Projected By Howard County Geographic Control System No. 3225 And No. 3827. Geographic Control Station No. 3225: N 173951.926 E 419593.2143 (meter) Station No. 3827: N 174448.1249 E 419584.0345 (meter)
 - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About December 22, 1997 By Fisher, Collins & Carter, Inc.
 - B.R.L. Denotes Building Restriction Line.
 - Denotes Iron Pin Or Iron Bar Found.
 - Denotes Angular Change In Bearing Or Right-Of-Way.
 - Denotes Concrete Monument Set With Aluminum Plate T.C.C. 106'.
 - Denotes Concrete Monument Or Stone Found.
 - Use-In-Common 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 Minimum Requirements:
 - Width - 12 Feet Or Feet Serving More Than One Residence
 - Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating, 1/2" Minimum
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons 0.25-Loadings
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface
 - Structure Clearances - Minimum 12 Feet
 - Structure Foundations - Sufficient To Ensure All Weather Use.
 - All Lot Areas Are More Or Less (±).
 - Distances Shown Are Based On Surface Measurement And Not Reduced To NAD 83 Grid Measurement.
 - Traffic Study Was Prepared By The Traffic Group Dated March 25, 1998 And Approved On January 13, 1998 Under 5-28-13.
 - The Stormwater Management For This Subdivision Is Private And By A Wet Pond With Water Quality Provided By Retention In A Easement With Operation And Maintenance Performed By The Homeowners Association.
 - Denotes Existing Public Tree Maintenance Easement. A Public Tree Maintenance Easement, Ten Feet In Width running Along The Edge Of The Road Right-Of-Way As Shown On This Plat Of Subdivision, Is Reserved Upon All Lots Fronting On Said Public Road Right-Of-Way. This Easement Allows Howard County The Right To Access The Property, When Necessary, For The Specific Purpose Of Installation, Repair And Maintenance Of County-Owned Trees Located Within The Boundaries Of Private Lots. No Building Or Structure Of Any Kind Shall Be Located On Or Over The Said Easement Area.
 - Articles Of Incorporation For Glynchester Farm Home Owners Association, Inc. Filed With Maryland State Department Of Assessments And Taxation As Account No. D 05704787 On March 4, 2002.
 - Plat Subject To Prior Howard County Department Of Planning And Zoning File Nos. 598-15, 601-13 And F-02-05.
 - A Financial Surety In The Amount Of \$30,800.00 For The 102 Required Street Trees Is Posted With The Developer's Agreement For This Subdivision.
 - A Landscape Surety In The Amount Of \$35,600.00 For Perimeter Landscape Requirements Of Section 15.124 Of The Howard County Code And Landscape Manual Is Posted With The Developer's Agreement For This Subdivision.
 - The Forest Conservation Requirements Per Section 15.1202 Of The Howard County Code And Forest Conservation Manual For This Project Has Been Fulfilled By The On-Site Retention Of Existing Forest In The Amount Of 3.4 Acres And Planting Offsets In The Amount Of 0.5 Acres. The Remaining Forest Conservation Obligation Is Located Off-Site In Non-Buildable Preservation Parcel "B" Of Section 1, Area 1 Of The Galtier Hunt Subdivision Recorded As Plat Nos. 13280 Thru 13281 By Providing 5.2 Acres Of Afforestation. The On-Site Forest Conservation Surety Is In The Amount Of \$40,500.00. The Off-Site Forest Conservation Surety Is \$13,250.00.
 - Water And Sewer Services To These Lots Will Be Granted under Provisions Of Section 15.1222 Of The Howard County Code. Public Water And Sewer Allocations Will Be granted At The Time Of The Issuance Of The Building Permit If Capacity Is Available At That Time.
 - This Plat Is Subject To The 5th Edition Of The Subdivision And Land Development Regulations.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 481-2255

Area Tabulation

Total Number Of Buildable Lots To Be Recorded	6
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Non-Buildable Parcels To Be Recorded	0
Total Number Of Lots/Parcels To Be Recorded	6
Total Area Of Buildable Lots To Be Recorded	2,007 Ac.±
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.±
Total Area Of Non-Buildable Parcels To Be Recorded	0.000 Ac.±
Total Area Of Lots/Parcels To Be Recorded	2,007 Ac.±
Total Area Of Roadway To Be Recorded	0.000 Ac.±
Total Area To Be Recorded	2,007 Ac.±

Curve Data Chart

Point-Point	Radius	Arc Length	Delta	Tangent	Bearing And Distance
621-312	505.00	95.40'	10°49'26"	47.84'	S64°02'20"E 95.26'
683-692	170.00	145.73'	49°06'54"	77.68'	S44°53'35"E 141.31'
692-702	560.35'	64.15'	06°33'33"	32.11'	S66°10'17"E 64.11'

APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.

Perry Bronte 5-9-03 Date
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Mark L. Reynolds 5/16/03 Date
 Chief, Development Engineering Division MARJ

Mark L. Reynolds 5/16/03 Date
 Director

Owner's Certificate

Michael A. Ellis And Patricia Ann Ellis, 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. All Easements Of (Or) Rights-Of-Way Affecting The Property Are Included In This Plan Of Subdivision. Witness My Hand This 23rd. Day Of APRIL, 2003.

Michael A. Ellis Michael A. Ellis
Patricia Ann Ellis Patricia Ann Ellis

David A. Carney David A. Carney
 Witness

William L. King William L. King
 Witness

Surveyor's Certificate

I Herby Certify That The Final Plat Shown Hereon Is Correct To The Best Of My Knowledge; That It Is A Subdivision Comprised Of: (1) All Of The Lands Conveyed By Michael Ellis And Patricia Ellis To Patricia Ellis By Deed Dated January 5, 2002 And Recorded Among The Land Records Of Howard County, Maryland In Liber 5903 At Folio 85 And (2) Part Of The Lands Conveyed By Minna H. Mintz, Theodore Charles Mintz And Betty Mintz Rising To Michael A. Ellis And Patricia Ann Ellis By Deed Dated June 26, 1975 And Recorded Among The Aforesaid Land Records In Liber No. 726 At Folio 348, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland, As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Said Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Terrell A. Fisher 3/27/03 Date
 Terrell A. Fisher, Professional Land Surveyor No. 10692

RECORDED AS PLAT NO. 15929 ON 5-16-03
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Plat Of Revision
Lots 4, 5, 12, 13, 43 And 46
Glynchester Farm
 (A Revision To Glynchester Farm - Plat Nos. 15586 Thru 15591)
 Zoned R-20
 Tax Map: 31 Parcels: 239 & 740 Grid: 16
 First Election District: Howard County, Maryland

Scale: 1" = 50'
 Date: March 28, 2003
 Sheet 1 of 1