

MINIMUM LOT SIZE CHART

| LOT No. | GROSS AREA | PIPESTEM AREA | MIN. (NET) LOT SIZE |
|---------|------------|---------------|---------------------|
| 7       | 15,777     | 455           | 15,322 S.F.         |
| 8       | 21,624     | 640           | 20,984 S.F.         |
| 9       | 15,547     | 740           | 14,807 S.F.         |
| 10      | 15,641     | 845           | 14,796 S.F.         |
| 11      | 14,896     | 880           | 14,016 S.F.         |
| 12      | 16,684     | 825           | 15,859 S.F.         |
| 13      | 15,148     | 400           | 14,748 S.F.         |
| 21      | 14,584     | 290           | 14,294 S.F.         |
| 22      | 14,968     | 480           | 14,488 S.F.         |
| 23      | 15,352     | 670           | 14,682 S.F.         |
| 24      | 15,736     | 865           | 14,871 S.F.         |
| 25      | 16,121     | 1,060         | 15,061 S.F.         |
| 26      | 16,523     | 1,055         | 15,468 S.F.         |
| 27      | 15,871     | 860           | 15,011 S.F.         |
| 28      | 15,487     | 670           | 14,817 S.F.         |
| 29      | 15,104     | 480           | 14,624 S.F.         |
| 30      | 14,478     | 280           | 14,198 S.F.         |

LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- 100 YEAR FLOOD PLAIN EASEMENT LINE
- LIMIT OF WETLANDS
- 25' WETLAND BUFFER
- 75' STREAM BUFFER
- FOREST CONSERVATION EASEMENT LINE AND AREA
- EASEMENT AREA
- WETLAND AREA
- IRON PIN WITH CAP SET/FOUND
- CONCRETE MONUMENT SET/FOUND
- TRAV 20 LOCAL SURVEY CONTROL POINTS SET BY DMW (SEE SHEET 8 OF 8)

TRAVERSE COORDINATES

| POINT#  | NORTH     | EAST       | DESCRIPTION |
|---------|-----------|------------|-------------|
| TRAV 6  | 570414.28 | 1378525.81 | BAR 1 CAP   |
| TRAV 13 | 569529.51 | 1379709.30 | BAR 1 CAP   |
| TRAV 16 | 569162.51 | 1379221.27 | BAR 1 CAP   |
| TRAV 20 | 569163.08 | 1377873.19 | BAR 1 CAP   |

TABULATION OF FINAL PLAT -- ALL SHEETS

|   |              |
|---|--------------|
| A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | 44           |
| BUILDABLE   | 38           |
| NON-BUILDABLE BULK PARCEL                             | 2            |
| HOA OPEN SPACE  | 3            |
| HOWARD COUNTY OPEN SPACE                              | 1            |
| B. TOTAL AREA OF LOTS AND/OR PARCELS                  | 56,579 AC. ± |
| BUILDABLE   | 13,114 AC. ± |
| NON-BUILDABLE BULK PARCEL                             | 27,739 AC. ± |
| HOA OPEN SPACE  | 5,911 AC. ±  |
| HOWARD COUNTY OPEN SPACE                              | 9,815 AC. ±  |
| FLOODPLAIN AREA                                       | 4,335 AC. ±  |
| C. TOTAL AREA OF ROADWAY TO BE RECORDED               | 2,782 AC. ±  |
| D. TOTAL AREA OF SUBDIVISION TO BE RECORDED           | 59,361 AC. ± |

FOREST CONSERVATION EASEMENT CHART

|         | AREA TO BE RETAINED | AREA TO BE PLANTED | FLOODPLAIN AND MACADAM PATH AREA | TOTAL AREA |
|---------|---------------------|--------------------|----------------------------------|------------|
| FCE I   | 5.08                | 1.99               | 4.16                             | 11.23      |
| FCE II  | ---                 | 0.63               | ---                              | 0.63       |
| FCE III | ---                 | 0.26               | ---                              | 0.26       |

**OWNER/DEVELOPER**  
PATAPSCO LANDING LLC  
P.O. Box 528  
61 East Padonia Road  
Timonium, MD 21093  
(410)252-8600  
ATTN: Mark E. Buda

**SURVEYOR**  
DAFT-MCCUNE WALKER, INC.  
200 East Pennsylvania Avenue  
Towson, Maryland 21286  
(410) 296-3333  
ATTN: Anthony J. Vitti

OWNER'S DEDICATION

We, Patapasco Landing I LLC, Patapasco Landing II LLC, Patapasco Landing III LLC, Patapasco Landing IV LLC, Patapasco Landing V LLC, Patapasco Landing VI LLC, and Patapasco Landing VII 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

- The right to lay, construct, and maintain sewers, drains, water pipes, and other municipal utilities and services, in and under all roads and street rights-of-way and the specific easements shown hereon;
- The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and 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 spaces, 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-way.

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.

Witness our hands this 27 day of April 2005

Michael Keely  
Managing Member of Patapasco Landing I LLC, Patapasco Landing II LLC, Patapasco Landing III LLC, Patapasco Landing IV LLC, Patapasco Landing V LLC, Patapasco Landing VI LLC, and Patapasco Landing VII LLC

4/27/05  
Date

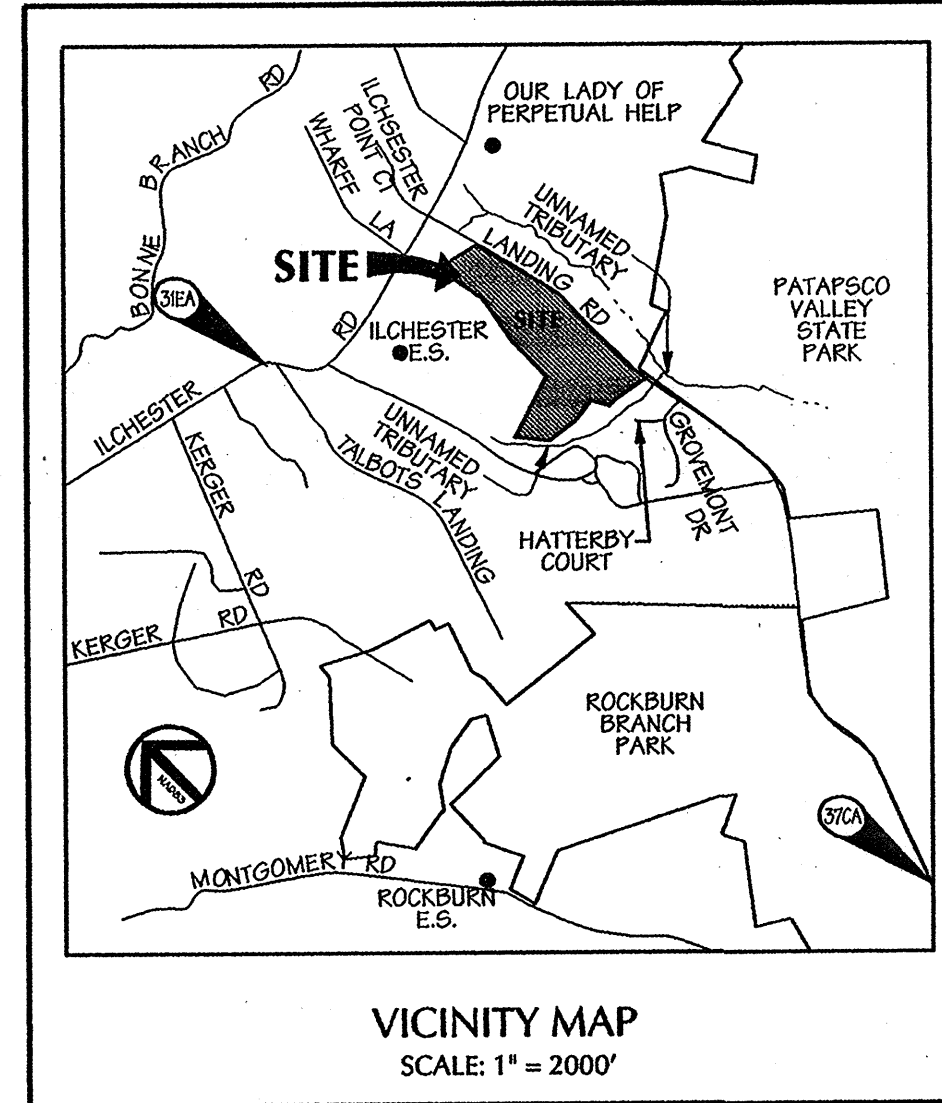
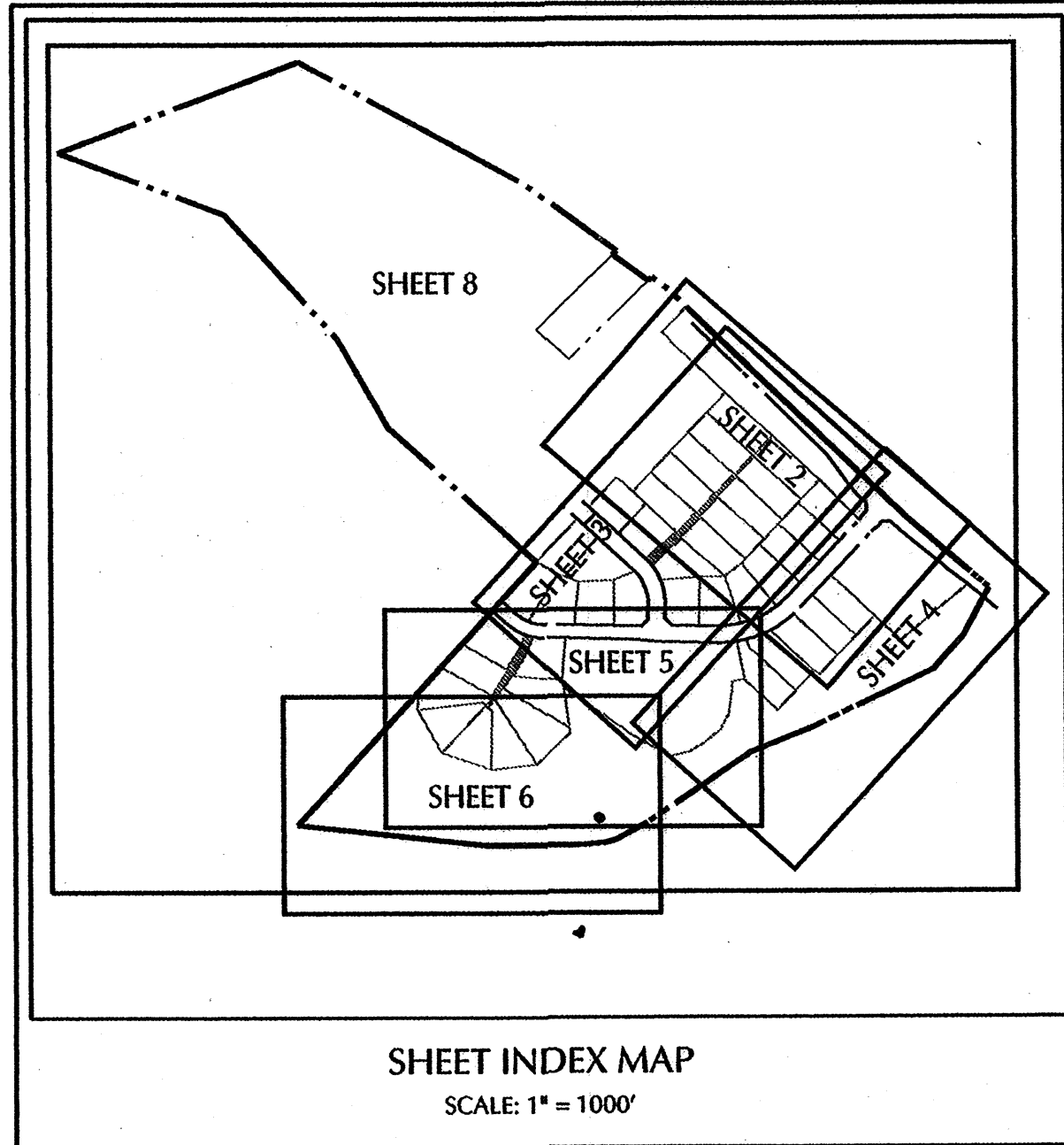
- As a result of the Preliminary Plan being submitted to the county prior to Nov. 15, 2001 (on June 5, 2001), this subdivision is subject to compliance with the Fourth Edition of the Subdivision and Land Development Regulations. In addition, because the Preliminary Plan did not obtain signature approval prior to Nov. 1, 2001, it is subject to compliance with Bill 50-2001 which amends the Zoning Regulations, and the amended Zoning Regulations which became effective on January 8, 2002.
- Pond Facility 3 Existing Pond: Privately Owned and Maintained Routine Maintenance (Performed by the HOA):
  - Facility shall be inspected annually and after major storms. Inspections shall be performed during wet weather to determine if the pond is functioning properly.
  - Top and side slopes of the embankment shall be mowed a minimum of two (2) times per year, once in June and once in September. Other side slopes and maintenance access shall be mowed as needed.
  - Debris and litter shall be removed during regular mowing operations and as needed.
  - Visible signs of erosion in the pond as well as the rip-rap or gabion outlet area shall be repaired as soon as it is noticed.
  - Sediment shall be removed from forebays when the depth exceeds 1'.
- Non-Routine Maintenance (Performed by the HOA):
  - Structural components of the pond such as the dam, the riser, and the pipes shall be repaired upon the detection of any damage. The components shall be inspected during routine maintenance operations.
  - Sediment shall be removed from the pond and forebay, no later than when the capacity of the pond, or forebay, is half full of sediment, or when deemed necessary for aesthetic reasons upon approval from the Department of Public Works.
- Driveways 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
  - 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.

# OWENS PROPERTY

## PHASE I

### LOTS 1 THROUGH 42

### NON-BUILDABLE BULK PARCELS A & B



GENERAL NOTES

- Coordinates are based on Maryland Coordinated System - NAD83 (1991) as projected by Howard County Geodetic Control Stations No. 31EA and 37CA.
 

| STATION | NORTH      | EAST        | ELEVATION |
|---------|------------|-------------|-----------|
| 31EA    | 569641.123 | 1374815.935 | 468.90    |
| 37CA    | 564321.656 | 1382742.880 | 256.965   |
- This Plat is based upon a field run monumented boundary survey performed on or about September, 2002 by Daft-McCune-Walker, Inc.
- All areas shown on this plat are more or less.
- The subject property is zoned R-20 per the 2004 Comprehensive Zoning Plan.
- No grading, removal of vegetative cover of trees, or placement of new structures is permitted within the limits of wetlands, stream(s), or their buffers and forest conservation easement areas.
- 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.
- 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 final plat approval, if capacity is available at that time.
- 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/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 lots/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 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.
- 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 Easement are allowed.
- This project complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation. Development of Phase 1 of the Owens Property involves the clearing of approximately 8.52 acres of forest, and the retention of approximately 5.08 acres on the net tract area, generating a reforestation obligation of 2.88 acres. Approximately 2.88 acres of reforestation is currently provided, and the additional 0.08 acres will be used to offset reforestation obligations associated with the future phase of this development.
- Total surety amount of \$106,938.36 (\$44,256.96 for retention and \$60,726.40 for reforestation).
- There are no known cemeteries on this site.
- Landscaping 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.
- Financial surety for the required landscaping in the amount of \$26,700.00 must be posted as part of the developer's agreement. (70 shade trees, 38 evergreen trees)
- Landing Road is a designated Scenic Road. The Scenic Road study was approved under S-02-15.
- The HOA Open Space shown hereon as Lots 39, 40 and 41 is hereby dedicated to a property association for the residents of this subdivision. The Articles of Incorporation have been filed with the State Department of Assessments and Taxation with Incorporation Number DO6439459.
- Floodplain is to be dedicated and deeded to Howard County, Maryland per Section 16.115.
- Stormwater management facilities will be required on the parcels shown on this plat in accordance with the Design Manuals. 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.
- All existing driveways and structures located within the limits of Phase 1 are to be removed and razed, see HC-420 - Cider Mill.
- Open Space Lot 42 is hereby dedicated to Howard County for the use of the Department of Recreation and Parks
- See related files S-02-15, P-03-08 (Phase 1) and P-04-013 (Phase 2)



SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a subdivision of the lands, in part, conveyed by Zhen W. Owens to Patapasco Landing III LLC, by deed dated August 11, 2003 and recorded in the Land Records of Howard County, Maryland, in Liber 7475 Folio 621, and, in part, conveyed by Eileen Lankford, et al to Patapasco Landing I LLC, Patapasco Landing II LLC, Patapasco Landing III LLC, Patapasco Landing IV LLC, Patapasco Landing V LLC, Patapasco Landing VI LLC, and Patapasco Landing VII LLC by deed dated August 11, 2003 and recorded in the Land Records of Howard County, Maryland, in Liber 7475, Folio 626; and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County as shown. The requirements of Section 3-108, The Real Property Article, of the 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.

Anthony J. Vitti, Professional Land Surveyor  
Maryland Registration No. 10951  
Date 5/4/05

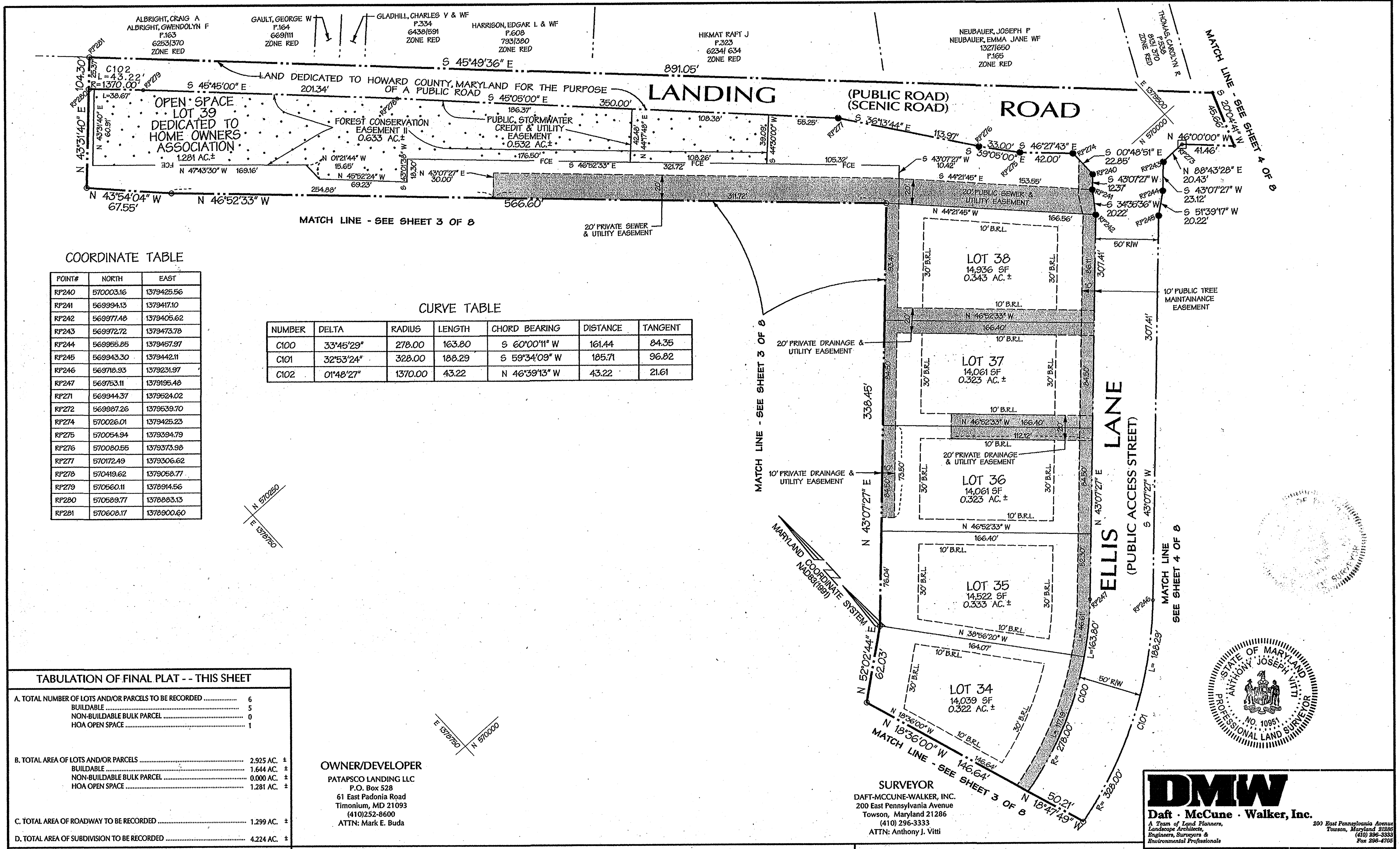
**DMW**  
Daft · McCune · Walker, Inc.  
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals  
210 East Pennsylvania Avenue  
Towson, Maryland 21286  
(410) 296-3333  
Fax 296-4708

RECORDED AS PLAT No. 17532  
ON 06-17-05 IN THE  
LAND RECORDS OF HOWARD COUNTY, MD.

**OWENS PROPERTY**  
PHASE I  
LOTS 1 THROUGH 42  
NON-BUILDABLE BULK PARCELS A & B  
SHEET 1 OF 8  
ZONING: R-20  
TAX MAP 31 GRID 10 PARCELS 243 & 572  
FIRST ELECTION DISTRICT  
HOWARD COUNTY MARYLAND

SCALE: AS SHOWN APRIL 25, 2005

F.04.29



COORDINATE TABLE

| POINT# | NORTH     | EAST       |
|--------|-----------|------------|
| RP240  | 570003.16 | 1379425.56 |
| RP241  | 569994.13 | 1379417.10 |
| RP242  | 569977.48 | 1379405.62 |
| RP243  | 569972.72 | 1379473.78 |
| RP244  | 569955.25 | 1379457.97 |
| RP245  | 569943.30 | 1379442.11 |
| RP246  | 569918.93 | 1379231.97 |
| RP247  | 569953.11 | 1379195.48 |
| RP271  | 569944.37 | 1379524.02 |
| RP272  | 569987.26 | 1379539.70 |
| RP274  | 570026.01 | 1379425.23 |
| RP275  | 570054.94 | 1379394.79 |
| RP276  | 570080.55 | 1379373.98 |
| RP277  | 570172.49 | 1379306.62 |
| RP278  | 570419.62 | 1379058.77 |
| RP279  | 570560.11 | 1378914.56 |
| RP280  | 570589.77 | 1378883.13 |
| RP281  | 570608.17 | 1378900.60 |

CURVE TABLE

| NUMBER | DELTA     | RADIUS  | LENGTH | CHORD BEARING | DISTANCE | TANGENT |
|--------|-----------|---------|--------|---------------|----------|---------|
| C100   | 33°45'29" | 278.00  | 163.80 | S 60°00'11" W | 161.44   | 84.35   |
| C101   | 32°53'24" | 328.00  | 188.29 | S 59°34'09" W | 185.71   | 96.82   |
| C102   | 01°48'27" | 1370.00 | 43.22  | N 46°39'13" W | 43.22    | 21.61   |

TABULATION OF FINAL PLAT -- THIS SHEET

|   |             |
|---|-------------|
| A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | 6           |
| BUILDABLE   | 5           |
| NON-BUILDABLE BULK PARCEL                             | 0           |
| HOA OPEN SPACE  | 1           |
| B. TOTAL AREA OF LOTS AND/OR PARCELS                  | 2.925 AC. ± |
| BUILDABLE   | 1.644 AC. ± |
| NON-BUILDABLE BULK PARCEL                             | 0.000 AC. ± |
| HOA OPEN SPACE  | 1.281 AC. ± |
| C. TOTAL AREA OF ROADWAY TO BE RECORDED               | 1.299 AC. ± |
| D. TOTAL AREA OF SUBDIVISION TO BE RECORDED           | 4.224 AC. ± |

OWNER/DEVELOPER

PATAPSCO LANDING LLC  
P.O. Box 528  
61 East Padonia Road  
Timonium, MD 21093  
(410)252-8600  
ATTN: Mark E. Buda

OWNER'S DEDICATION

We, Patapasco Landing I LLC, Patapasco Landing II LLC, Patapasco Landing III LLC, Patapasco Landing IV LLC, Patapasco Landing V LLC, Patapasco Landing VI LLC, and Patapasco Landing VII 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

- The right to lay, construct, and maintain sewers, drains, water pipes, and other municipal utilities and services, in and under all roads and street rights-of-way and the specific easements shown hereon;
- The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and 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 spaces, where applicable;
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- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

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.

Witness our hands this 27 day of APRIL 2005

Michael Koelby  
Managing Member of Patapasco Landing I LLC, Patapasco Landing II LLC, Patapasco Landing III LLC, Patapasco Landing IV LLC, Patapasco Landing V LLC, Patapasco Landing VI LLC, and Patapasco Landing VII LLC

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Anthony J. Vitti, Professional Land Surveyor  
Maryland Registration No. 10951



**DMW**  
Daft · McCune · Walker, Inc.  
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals  
200 East Pennsylvania Avenue  
Towson, Maryland 21286  
(410) 296-3333  
Fax 296-4705

RECORDED AS PLAT No. 17533  
ON 06-17-05 IN THE  
LAND RECORDS OF HOWARD COUNTY, MD.

**OWENS PROPERTY**  
**PHASE I**  
**LOTS 1 THROUGH 42**  
**NON-BUILDABLE BULK PARCELS A & B**  
SHEET 2 OF 8  
ZONING: R-20  
TAX MAP 31 GRID 10 PARCELS 243 & 572  
FIRST ELECTION DISTRICT  
HOWARD COUNTY MARYLAND

SCALE: 1" = 50' APRIL 25, 2005

F.04.29

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

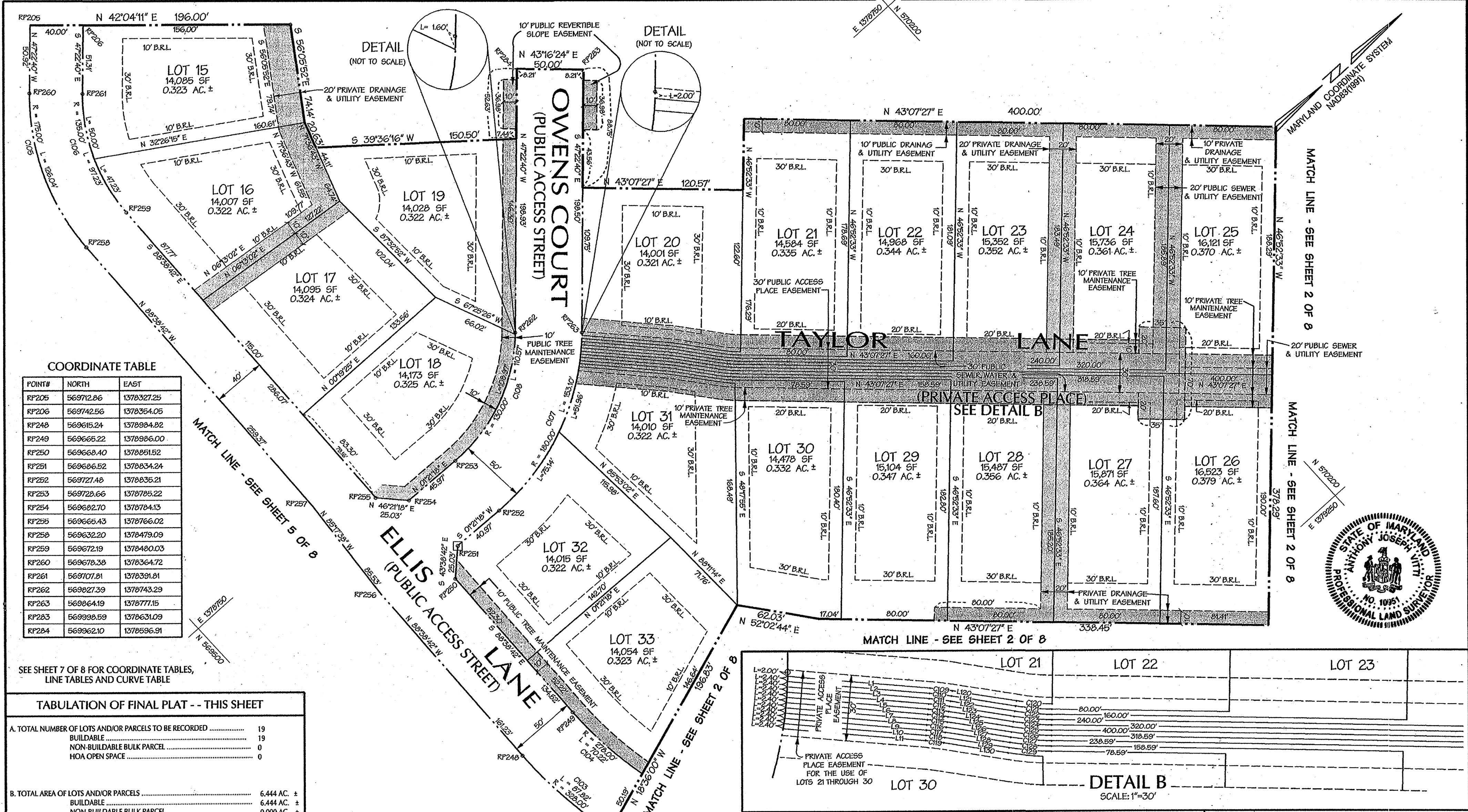
*Robert J. Weber* 6/1/05  
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Mark E. Buda* 5/17/05  
Chief, Development Engineering Division Date

*Mark E. Buda* 6/13/05  
Director Date





**COORDINATE TABLE**

| POINT# | NORTH     | EAST       |
|--------|-----------|------------|
| RP205  | 569712.86 | 1378327.25 |
| RP206  | 569742.56 | 1378354.05 |
| RP248  | 569615.24 | 1378984.82 |
| RP249  | 569665.22 | 1378986.00 |
| RP250  | 569668.40 | 1378851.52 |
| RP251  | 569686.52 | 1378834.24 |
| RP252  | 569721.48 | 1378835.21 |
| RP253  | 569728.66 | 1378785.22 |
| RP254  | 569682.70 | 1378784.13 |
| RP255  | 569665.43 | 1378766.02 |
| RP256  | 569632.20 | 1378479.09 |
| RP259  | 569672.19 | 1378480.03 |
| RP260  | 569678.38 | 1378364.72 |
| RP261  | 569707.81 | 1378391.81 |
| RP262  | 569827.39 | 1378743.29 |
| RP263  | 569864.19 | 1378777.15 |
| RP283  | 569938.59 | 1378631.09 |
| RP284  | 569962.10 | 1378596.91 |

SEE SHEET 7 OF 8 FOR COORDINATE TABLES, LINE TABLES AND CURVE TABLE

**TABULATION OF FINAL PLAT -- THIS SHEET**

|   |             |
|---|-------------|
| A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | 19          |
| BUILDABLE   | 19          |
| NON-BUILDABLE BULK PARCEL                             | 0           |
| HOA OPEN SPACE  | 0           |
| B. TOTAL AREA OF LOTS AND/OR PARCELS                  | 6.444 AC. ± |
| BUILDABLE   | 6.444 AC. ± |
| NON-BUILDABLE BULK PARCEL                             | 0.000 AC. ± |
| HOA OPEN SPACE  | 0.000 AC. ± |
| C. TOTAL AREA OF ROADWAY TO BE RECORDED               | 1.206 AC. ± |
| D. TOTAL AREA OF SUBDIVISION TO BE RECORDED           | 7.650 AC. ± |

**OWNER/DEVELOPER**  
 PATAPSCO LANDING LLC  
 61 East Padonia Road  
 Timonium, MD 21093  
 (410)252-8000  
 ATTN: Mark E. Buda

**SURVEYOR**  
 DAFT-MCCUNE WALKER, INC.  
 200 East Pennsylvania Avenue  
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 (410) 296-3333  
 ATTN: Anthony J. Vitti

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 A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals  
 200 East Pennsylvania Avenue  
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 (410) 296-3333  
 Fax 296-4708

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

*Robert J. Walker* 6/1/05  
 Date  
 Howard County Health Officer

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Michael Keelty* 6/17/05  
 Date  
 Chief, Development Engineering Division

*Mark E. Buda* 6/13/05  
 Date  
 Director

**OWNER'S DEDICATION**  
 We, Patapasco Landing I LLC, Patapasco Landing II LLC, Patapasco Landing III LLC, Patapasco Landing IV LLC, Patapasco Landing V LLC, Patapasco Landing VI LLC, and Patapasco Landing VII 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

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Witness our hands this 4 day of May 2004.  
*Michael Keelty* 5/4/05  
 Date  
 Managing Member of Patapasco Landing I LLC, Patapasco Landing II LLC, Patapasco Landing III LLC, Patapasco Landing IV LLC, Patapasco Landing V LLC, Patapasco Landing VI LLC, and Patapasco Landing VII LLC

**SURVEYOR'S CERTIFICATE**

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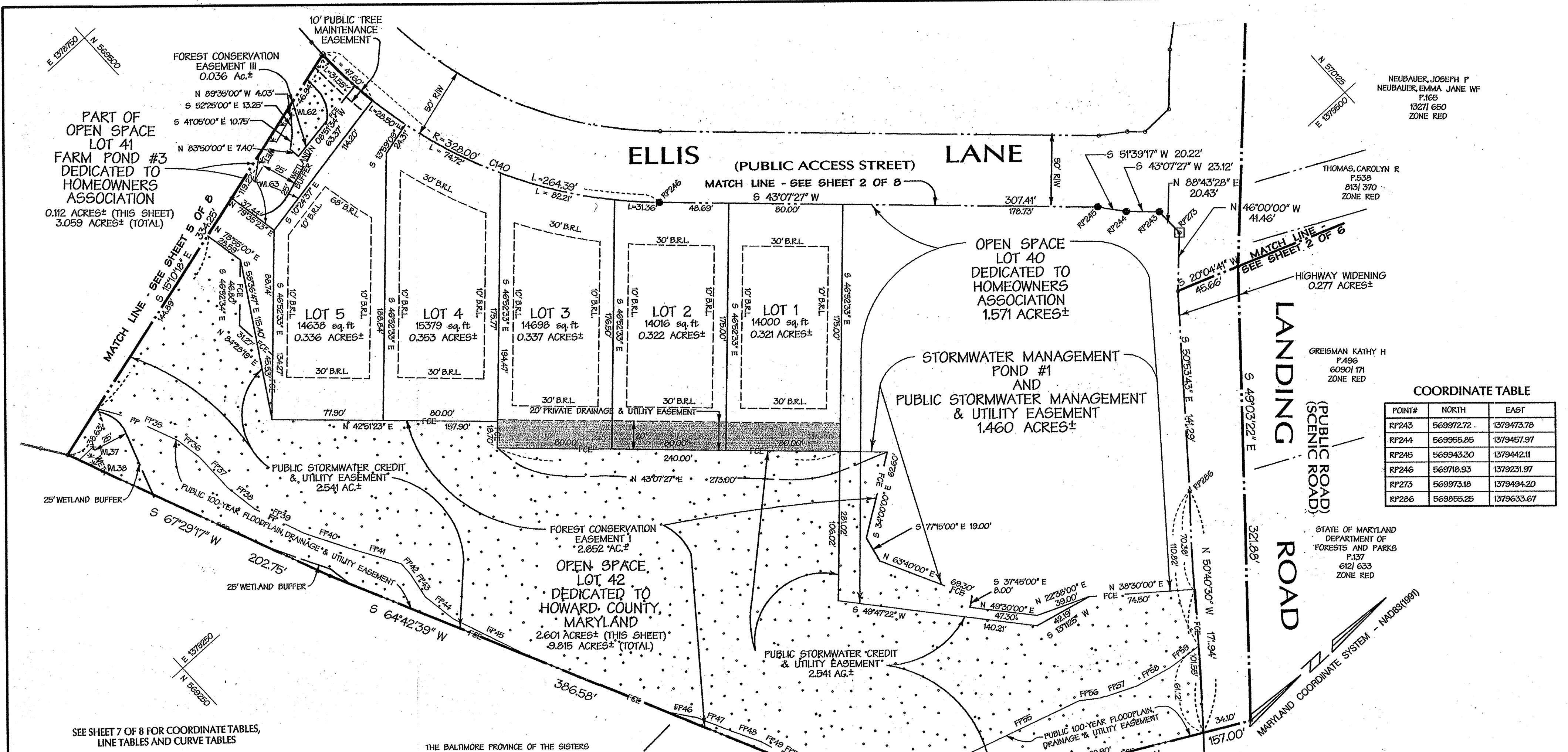
*Anthony J. Vitti* 5/6/05  
 Date  
 Anthony J. Vitti, Professional Land Surveyor  
 Maryland Registration No. 10951

RECORDED AS PLAT No. 17534  
 ON 06-17-05 IN THE  
 LAND RECORDS OF HOWARD COUNTY, MD.

**OWENS PROPERTY**  
 PHASE I  
 LOTS 1 THROUGH 42  
 NON-BUILDABLE BULK PARCELS A & B  
 SHEET 3 OF 8  
 ZONING: R-20  
 TAX MAP 31 GRID 10 PARCELS 243 & 572  
 FIRST ELECTION DISTRICT  
 HOWARD COUNTY MARYLAND  
 SCALE: 1" = 50' APRIL 25, 2005

F.0429





NEUBAUER, JOSEPH P  
NEUBAUER, EMMA JANE WF  
P.165  
13271 650  
ZONE RED

THOMAS, CAROLYN R  
P.538  
8131 370  
ZONE RED

GREIGMAN KATHY H  
P.496  
60901 171  
ZONE RED

STATE OF MARYLAND  
DEPARTMENT OF  
FORESTS AND PARKS  
P.137  
6121 633  
ZONE RED

COORDINATE TABLE

| POINT# | NORTH     | EAST       |
|--------|-----------|------------|
| RP243  | 569972.72 | 1379473.78 |
| RP244  | 569955.85 | 1379457.97 |
| RP245  | 569943.30 | 1379442.11 |
| RP246  | 569918.93 | 1379231.97 |
| RP273  | 569973.18 | 1379494.20 |
| RP286  | 569855.25 | 1379633.67 |

PART OF OPEN SPACE  
LOT 41  
FARM POND #3  
DEDICATED TO  
HOMEOWNERS  
ASSOCIATION  
0.112 ACRES± (THIS SHEET)  
3.059 ACRES± (TOTAL)

ELLIS (PUBLIC ACCESS STREET) LANE

OPEN SPACE  
LOT 40  
DEDICATED TO  
HOMEOWNERS  
ASSOCIATION  
1.571 ACRES±

STORMWATER MANAGEMENT  
POND #1  
AND  
PUBLIC STORMWATER MANAGEMENT  
& UTILITY EASEMENT  
1.460 ACRES±

OPEN SPACE,  
LOT 42  
DEDICATED TO  
HOWARD COUNTY,  
MARYLAND  
2.601 ACRES± (THIS SHEET)  
9.815 ACRES± (TOTAL)

THE BALTIMORE PROVINCE OF THE SISTERS  
OF NOTRE DAME DENAMUR, INC.  
ZONED R-20

SEE SHEET 7 OF 8 FOR COORDINATE TABLES,  
LINE TABLES AND CURVE TABLES

TABULATION OF FINAL PLAT -- THIS SHEET

|   |             |
|---|-------------|
| A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | 7           |
| BUILDABLE   | 5           |
| NON-BUILDABLE BULK PARCEL                             | 0           |
| HOA OPEN SPACE  | 1           |
| HOWARD COUNTY OPEN SPACE                              | 1           |
| B. TOTAL AREA OF LOTS AND/OR PARCELS                  | 5.953 AC. ± |
| BUILDABLE   | 1.669 AC. ± |
| NON-BUILDABLE BULK PARCEL                             | 0.000 AC. ± |
| HOA OPEN SPACE  | 1.683 AC. ± |
| HOWARD COUNTY OPEN SPACE                              | 2.601 AC. ± |
| C. TOTAL AREA OF ROADWAY TO BE RECORDED               | 0.277 AC. ± |
| D. TOTAL AREA OF SUBDIVISION TO BE RECORDED           | 6.230 AC. ± |

OWNER/DEVELOPER  
PATAPSCO LANDING LLC  
61 East Padonia Road  
Timonium, MD 21093  
(410)252-8600  
ATTN: Mark E. Buda

SURVEYOR  
DAFT-MCCUNE WALKER, INC.  
200 East Pennsylvania Avenue  
Towson, Maryland 21286  
(410) 296-3333  
ATTN: Anthony J. Vitti



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

*Robert J. Walsh* 6/1/05  
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Michael Keely* 5/17/05  
Chief, Development Engineering Division Date

*David L. Legner* 4/13/05  
Director Date

OWNER'S DEDICATION

We, Patapasco Landing I LLC, Patapasco Landing II LLC, Patapasco Landing III LLC, Patapasco Landing IV LLC, Patapasco Landing V LLC, Patapasco Landing VI LLC, and Patapasco Landing VII 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

- The right to lay, construct, and maintain sewers, drains, water pipes, and other municipal utilities and services, in and under all roads and street rights-of-way and the specific easements shown herein;
- The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and 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 spaces, 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-way.

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.

Witness our hands this 27 day of April 2005

*Michael Keely* 4/27/05  
Date  
Michael Keely  
Managing Member of Patapasco Landing I LLC, Patapasco Landing II LLC, Patapasco Landing III LLC, Patapasco Landing IV LLC, Patapasco Landing V LLC, Patapasco Landing VI LLC, and Patapasco Landing VII LLC

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a subdivision of the lands, in part, conveyed by Zhen W. Owens to Patapasco Landing III LLC, by deed dated August 11, 2003 and recorded in the Land Records of Howard County, Maryland, in Liber 7475 Folio 621, and, in part, conveyed by Eileen Lankford, et al to Patapasco Landing I LLC, Patapasco Landing II LLC, Patapasco Landing III LLC, Patapasco Landing IV LLC, Patapasco Landing V LLC, Patapasco Landing VI LLC, and Patapasco Landing VII LLC by deed dated August 11, 2003 and recorded in the Land Records of Howard County, Maryland in Liber 7475, Folio 626; and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County as shown. The requirements of Section 3-108, The Real Property Article, of the 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.

*Anthony J. Vitti* 5/6/05  
Date  
Anthony J. Vitti, Professional Land Surveyor  
Maryland Registration No. 10951

**DMW**  
Daft · McCune · Walker, Inc.  
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals  
200 East Pennsylvania Avenue  
Towson, Maryland 21286  
(410) 296-3333  
Fax 296-4705

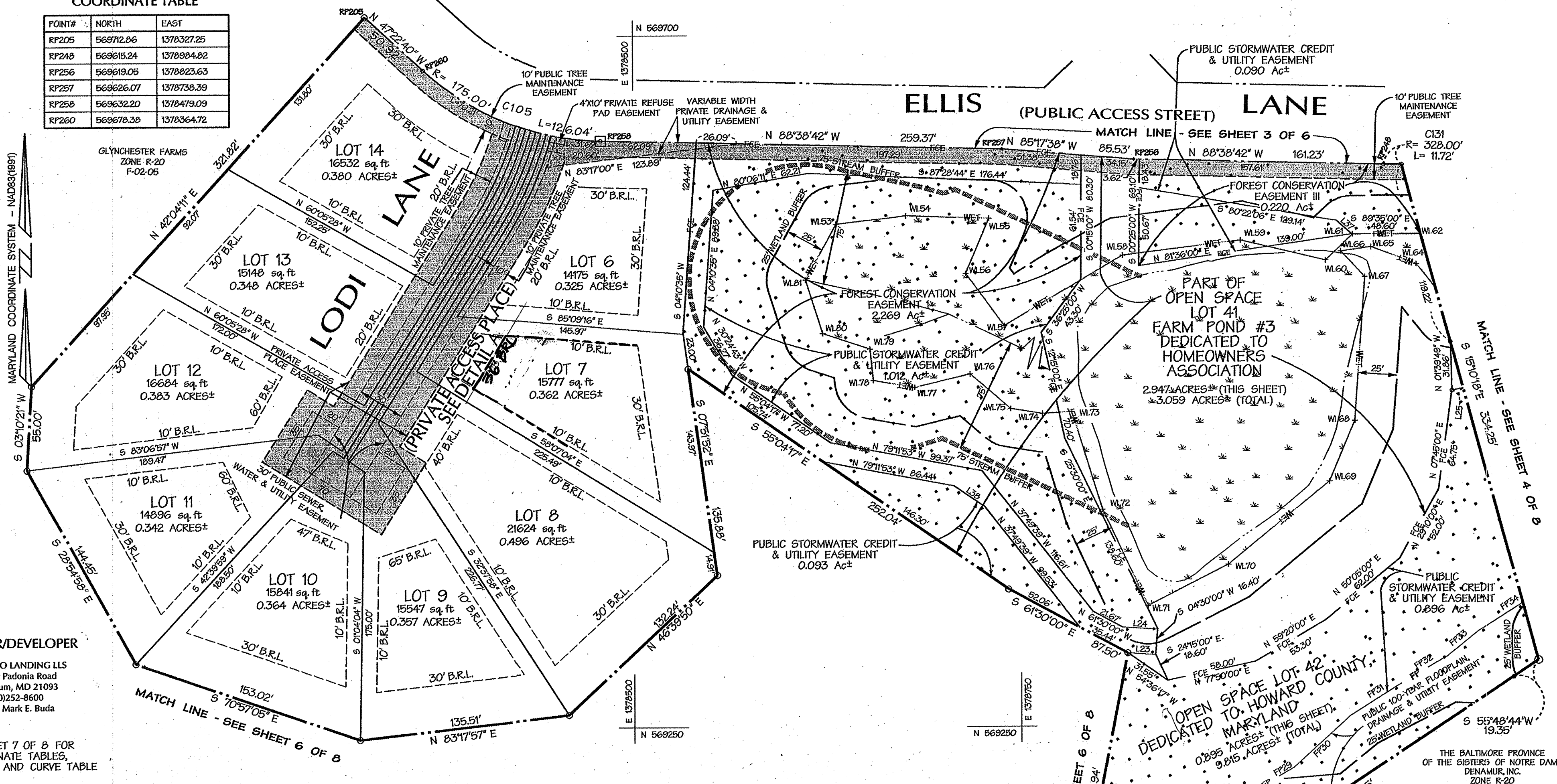
RECORDED AS PLAT No. 17535  
ON 06-17-05 IN THE  
LAND RECORDS OF HOWARD COUNTY, MD.

**OWENS PROPERTY**  
PHASE I  
LOTS 1 THROUGH 42  
NON-BUILDABLE BULK PARCELS A & B  
SHEET 4 OF 8  
ZONING: R-20  
TAX MAP 31 GRID 10 PARCELS 243 & 572  
FIRST ELECTION DISTRICT  
HOWARD COUNTY MARYLAND

SCALE: 1" = 50' APRIL 25, 2005

COORDINATE TABLE

| POINT# | NORTH     | EAST       |
|--------|-----------|------------|
| RP205  | 569712.86 | 1378327.25 |
| RP248  | 569615.24 | 1378984.82 |
| RP256  | 569619.05 | 1378823.63 |
| RP257  | 569626.07 | 1378738.39 |
| RP258  | 569632.20 | 1378479.09 |
| RP260  | 569678.38 | 1378364.72 |

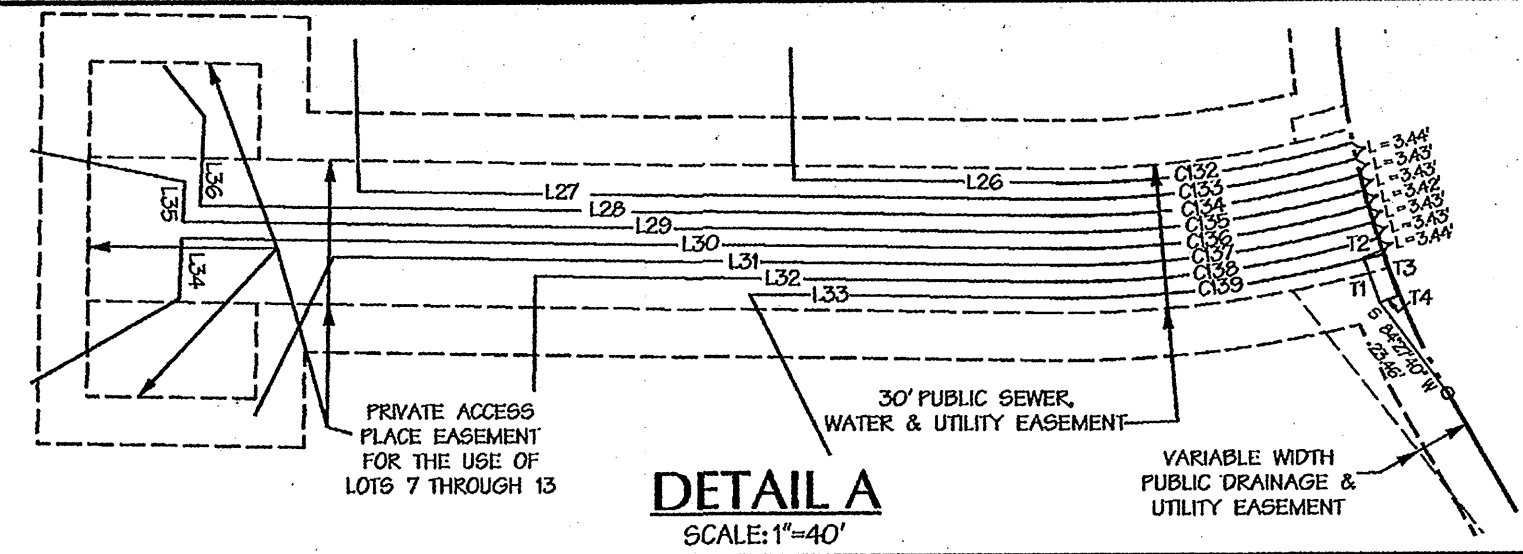


OWNER/DEVELOPER  
 PATAPSCO LANDING LLS  
 61 East Padonia Road  
 Timonium, MD 21103  
 (410)252-8600  
 ATTN: Mark E. Buda

SEE SHEET 7 OF 8 FOR  
 COORDINATE TABLES,  
 LINE TABLES AND CURVE TABLE

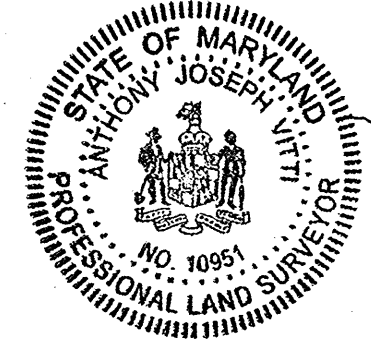
TABULATION OF FINAL PLAT -- THIS SHEET

|   |             |
|---|-------------|
| A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | 11          |
| BUILDABLE   | 9           |
| NON-BUILDABLE BULK PARCEL                             | 0           |
| HOA OPEN SPACE  | 1           |
| HOWARD COUNTY OPEN SPACE                              | 1           |
| B. TOTAL AREA OF LOTS AND/OR PARCELS                  | 7.199 AC. ± |
| BUILDABLE   | 3.357 AC. ± |
| NON-BUILDABLE BULK PARCEL                             | 0.000 AC. ± |
| HOA OPEN SPACE  | 2.947 AC. ± |
| HOWARD COUNTY OPEN SPACE                              | 0.895 AC. ± |
| C. TOTAL AREA OF ROADWAY TO BE RECORDED               | 0.000 AC. ± |
| D. TOTAL AREA OF SUBDIVISION TO BE RECORDED           | 7.199 AC. ± |



LINE TABLE

|    |               |        |
|----|---------------|--------|
| 11 | N 78°41'20" W | 10.00' |
| 12 | N 11°18'40" E | 4.00'  |
| 13 | S 78°41'20" E | 10.00' |
| 14 | S 11°18'40" W | 4.00'  |



SURVEYOR  
 DAFT-MCCUNE WALKER, INC.  
 200 East Pennsylvania Avenue  
 Towson, Maryland 21286  
 (410) 296-3333  
 ATTN: Anthony J. Vitti

**DMW**  
 Daft · McCune · Walker, Inc.  
 A Team of Land Planners,  
 Landscape Architects,  
 Engineers, Surveyors &  
 Environmental Professionals  
 200 East Pennsylvania Avenue  
 Towson, Maryland 21286  
 (410) 296-3333  
 Fax 296-4705

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

*Robert J. Weber* 6/1/05  
 Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Michael Keelty* 5/17/05  
 Chief, Development Engineering Division Date

*David DeLoyle* 6/10/05  
 Director Date

**OWNER'S DEDICATION**  
 We, Patapasco Landing I LLC, Patapasco Landing II LLC, Patapasco Landing III LLC, Patapasco Landing IV LLC, Patapasco Landing V LLC, Patapasco Landing VI LLC, and Patapasco Landing VII 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

- The right to lay, construct, and maintain sewers, drains, water pipes, and other municipal utilities and services, in and under all roads and street rights-of-way and the specific easements shown hereon;
- The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and 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 spaces, 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-way.

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.

Witness our hands this 27 day of April, 2005  
 Michael Keelty Date 4/27/05  
 Managing Member of Patapasco Landing I LLC, Patapasco Landing II LLC, Patapasco Landing III LLC, Patapasco Landing IV LLC, Patapasco Landing V LLC, Patapasco Landing VI LLC, and Patapasco Landing VII LLC

**SURVEYOR'S CERTIFICATE**  
 I hereby certify that the final plat shown hereon is correct, that it is a subdivision of the lands, in part, conveyed by Zhen W. Owens to Patapasco Landing III LLC, by deed dated August 11, 2003 and recorded in the Land Records of Howard County, Maryland, in Liber 7475 Folio 621, and, in part, conveyed by Eileen Lankford, et al to Patapasco Landing I LLC, Patapasco Landing II LLC, Patapasco Landing III LLC, Patapasco Landing IV LLC, Patapasco Landing V LLC, Patapasco Landing VI LLC, and Patapasco Landing VII LLC by deed dated August 11, 2003 and recorded in the Land Records of Howard County, Maryland in Liber 7475, Folio 626; and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County as shown. The requirements of Section 3-108, The Real Property Article, of the 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.

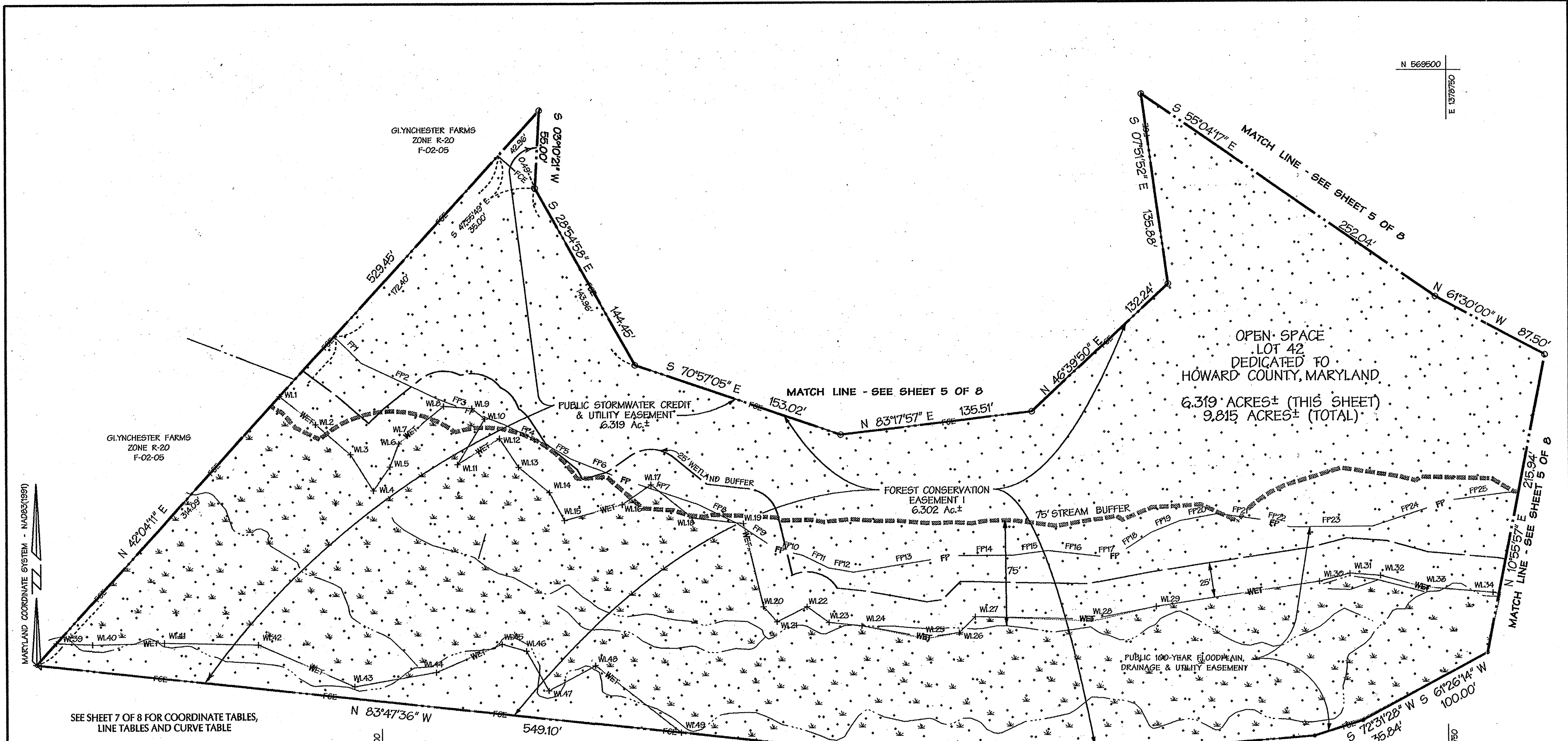
*Anthony J. Vitti* 5/6/05  
 Anthony J. Vitti, Professional Land Surveyor Date  
 Maryland Registration No. 10951

RECORDED AS PLAT No. 17536  
 ON 06-17-05 IN THE  
 LAND RECORDS OF HOWARD COUNTY, MD.

**OWENS PROPERTY**  
 PHASE I  
 LOTS 1 THROUGH 42  
 NON-BUILDABLE BULK PARCELS A & B  
 SHEET 5 OF 8  
 ZONING: R-20  
 TAX MAP 31 GRID 10 PARCELS 243 & 572  
 FIRST ELECTION DISTRICT  
 HOWARD COUNTY MARYLAND  
 SCALE: 1" = 50' APRIL 25, 2005

F.04.29





OPEN SPACE  
LOT 42  
DEDICATED TO  
HOWARD COUNTY, MARYLAND  
6.319 ACRES± (THIS SHEET)  
9.815 ACRES± (TOTAL)

SEE SHEET 7 OF 8 FOR COORDINATE TABLES,  
LINE TABLES AND CURVE TABLE

**TABULATION OF FINAL PLAT -- THIS SHEET**

|   |             |             |
|---|-------------|-------------|
| A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED ..... |             | 1           |
| BUILDABLE .....   | 0           |             |
| NON-BUILDABLE BULK PARCEL .....                             | 0           |             |
| HOA OPEN SPACE .....  | 0           |             |
| HOWARD COUNTY OPEN SPACE .....                              | 1           |             |
| B. TOTAL AREA OF LOTS AND/OR PARCELS .....                  |             | 6.319 AC. ± |
| BUILDABLE .....   | 0.000 AC. ± |             |
| NON-BUILDABLE BULK PARCEL .....                             | 0.000 AC. ± |             |
| HOA OPEN SPACE .....  | 0.000 AC. ± |             |
| HOWARD COUNTY OPEN SPACE .....                              | 6.319 AC. ± |             |
| C. TOTAL AREA OF ROADWAY TO BE RECORDED .....               |             | 0.000 AC. ± |
| D. TOTAL AREA OF SUBDIVISION TO BE RECORDED .....           |             | 6.319 AC. ± |

N 569000  
E 1378750

THE BALTIMORE PROVINCE OF THE SISTERS  
OF NOTRE DAME DENAMUR, INC.  
ZONE R-20

**OWNER/DEVELOPER**  
PATAPSCO LANDING LLC  
P.O. Box 528  
61 East Padonia Road  
Timonium, MD 21093  
(410)252-8600  
ATTN: Mark E. Buda

**SURVEYOR**  
DAFT-MCCUNE WALKER, INC.  
200 East Pennsylvania Avenue  
Towson, Maryland 21286  
(410) 296-3333  
ATTN: Anthony J. Vitti



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Landscape Architects,  
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200 East Pennsylvania Avenue  
Towson, Maryland 21286  
(410) 296-3333  
Fax 896-4705

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

*Robert J. Walker* 6/1/05  
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Michael Keelty* 5/17/05  
Chief, Development Engineering Division Date

*Mark E. Buda* 6/12/05  
Director Date

**OWNER'S DEDICATION**

We, Patapasco Landing I LLC, Patapasco Landing II LLC, Patapasco Landing III LLC, Patapasco Landing IV LLC, Patapasco Landing V LLC, Patapasco Landing VI LLC, and Patapasco Landing VII 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

- (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 rights-of-way and the specific easements shown hereon;
- (2) The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and 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 spaces, 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 the said easements and rights-of-way.

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.

Witness our hands this 21 day of April 2005

*Michael Keelty* 4/27/05  
Managing Member of Patapasco Landing I LLC, Patapasco Landing II LLC, Patapasco Landing III LLC, Patapasco Landing IV LLC, Patapasco Landing V LLC, Patapasco Landing VI LLC, and Patapasco Landing VII LLC Date

**SURVEYOR'S CERTIFICATE**

I hereby certify that the final plat shown hereon is correct, that it is a subdivision of the lands, in part, conveyed by Zhen W. Owens to Patapasco Landing III LLC, by deed dated August 11, 2003 and recorded in the Land Records of Howard County, Maryland, in Liber 7475 Folio 621, and, in part, conveyed by Eileen Lankford, et al to Patapasco Landing I LLC, Patapasco Landing II LLC, Patapasco Landing III LLC, Patapasco Landing IV LLC, Patapasco Landing V LLC, Patapasco Landing VI LLC, and Patapasco Landing VII LLC by deed dated August 11, 2003 and recorded in the Land Records of Howard County, Maryland in Liber 7475, Folio 626; and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County as shown. The requirements of Section 3-108, The Real Property Article, of the 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.

*Anthony J. Vitti* 5/16/05  
Anthony J. Vitti, Professional Land Surveyor Date  
Maryland Registration No. 10951

RECORDED AS PLAT No. 17537  
ON 06-17-05 IN THE  
LAND RECORDS OF HOWARD COUNTY, MD.

**OWENS PROPERTY**  
PHASE I  
LOTS 1 THROUGH 42  
NON-BUILDABLE BULK PARCELS A & B  
SHEET 6 OF 8  
ZONING: R-20  
TAX MAP 31 GRID 10 PARCELS 243 & 572  
FIRST ELECTION DISTRICT  
HOWARD COUNTY MARYLAND

SCALE: 1" = 50' APRIL 25, 2005

F.04.29



| WETLAND COORDINATE TABLE |             |              |        |             |              |
|--------------------------|-------------|--------------|--------|-------------|--------------|
| POINT#                   | NORTH       | EAST         | POINT# | NORTH       | EAST         |
| WL1                      | 569271.1748 | 1377928.5791 | WL47   | 569061.7744 | 1378117.1559 |
| WL10                     | 569254.8432 | 1378072.7472 | WL48   | 569079.4011 | 1378149.8647 |
| WL11                     | 569222.6224 | 1378053.6139 | WL49   | 569031.6615 | 1378209.9810 |
| WL12                     | 569240.9812 | 1378083.1632 | WL5    | 569221.0760 | 1378006.1480 |
| WL13                     | 569220.6982 | 1378096.4172 | WL50   | 569022.5335 | 1378293.9161 |
| WL14                     | 569202.6080 | 1378117.9820 | WL51   | 569022.6651 | 1378316.5008 |
| WL15                     | 569182.7762 | 1378128.5572 | WL52   | 569043.5968 | 1378340.7305 |
| WL16                     | 569193.5930 | 1378169.2130 | WL53   | 569577.8610 | 1378631.1590 |
| WL17                     | 569207.8090 | 1378189.3350 | WL54   | 569583.2060 | 1378676.1180 |
| WL18                     | 569184.1420 | 1378218.2680 | WL55   | 569581.3130 | 1378729.8100 |
| WL19                     | 569180.0620 | 1378254.3050 | WL56   | 569545.3350 | 1378714.7430 |
| WL2                      | 569251.1429 | 1377954.0338 | WL57   | 569511.3610 | 1378739.5810 |
| WL20                     | 569120.6186 | 1378268.2709 | WL58   | 569556.8730 | 1378816.1180 |
| WL21                     | 569109.8793 | 1378277.8521 | WL59   | 569566.3150 | 1378892.2980 |
| WL22                     | 569120.4470 | 1378298.9815 | WL6    | 569237.5513 | 1378012.4695 |
| WL23                     | 569109.1748 | 1378314.3483 | WL60   | 569553.1950 | 1378947.3280 |
| WL24                     | 569106.6130 | 1378337.3984 | WL61   | 569570.0980 | 1378964.8210 |
| WL25                     | 569098.4150 | 1378382.4742 | WL62   | 569570.5030 | 1379013.0810 |
| WL26                     | 569101.4892 | 1378406.0365 | WL63   | 569520.9660 | 1379029.5170 |
| WL27                     | 569112.7614 | 1378417.3055 | WL64   | 569580.7720 | 1379005.7400 |
| WL28                     | 569110.7119 | 1378498.7492 | WL65   | 569561.8810 | 1378976.6600 |
| WL29                     | 569119.4222 | 1378544.8494 | WL66   | 569559.1290 | 1378957.2050 |
| WL3                      | 569229.9031 | 1377978.5115 | WL67   | 569542.3250 | 1378972.6380 |
| WL30                     | 569136.8183 | 1378659.8475 | WL68   | 569448.7970 | 1378965.9560 |
| WL31                     | 569142.4544 | 1378681.3609 | WL69   | 569409.1860 | 1378949.3790 |
| WL32                     | 569140.9172 | 1378702.8744 | WL7    | 569243.6710 | 1378018.7220 |
| WL33                     | 569132.7193 | 1378732.0712 | WL70   | 569355.0830 | 1378884.0250 |
| WL34                     | 569128.6203 | 1378781.7570 | WL71   | 569328.4300 | 1378831.8780 |
| WL35                     | 569119.3976 | 1378827.8572 | WL72   | 569391.4070 | 1378802.8070 |
| WL36                     | 569295.9467 | 1379092.1556 | WL73   | 569455.2270 | 1378783.2070 |
| WL37                     | 569309.6190 | 1379091.9690 | WL74   | 569454.0530 | 1378764.1680 |
| WL38                     | 569303.3893 | 1379110.1127 | WL75   | 569457.3470 | 1378743.6710 |
| WL39                     | 569096.3755 | 1377770.8042 | WL76   | 569480.0660 | 1378717.4340 |
| WL4                      | 569204.2161 | 1377994.4755 | WL77   | 569471.3430 | 1378681.5930 |
| WL40                     | 569095.3752 | 1377796.3305 | WL78   | 569476.0560 | 1378654.9640 |
| WL41                     | 569096.4769 | 1377846.9927 | WL79   | 569496.6090 | 1378652.7470 |
| WL42                     | 569094.8244 | 1377913.0739 | WL8    | 569264.0082 | 1378043.9882 |
| WL43                     | 569065.0794 | 1377980.8071 | WL80   | 569506.6740 | 1378622.3270 |
| WL44                     | 569074.9944 | 1378038.0774 | WL81   | 569541.5350 | 1378611.2180 |
| WL45                     | 569094.8244 | 1378084.3342 | WL9    | 569262.2810 | 1378063.7820 |
| WL46                     | 569089.8669 | 1378101.4052 |        |             |              |

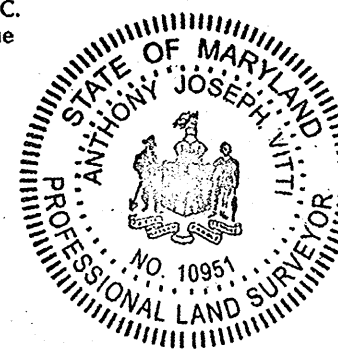
| FLOODPLAIN LINE TABLE |               |          |
|-----------------------|---------------|----------|
| NUMBER                | DIRECTION     | DISTANCE |
| FP1                   | S 44°30'00" E | 27.34'   |
| FP2                   | S 64°30'00" E | 59.00'   |
| FP3                   | S 68°45'00" E | 50.00'   |
| FP4                   | S 64°00'00" E | 35.00'   |
| FP5                   | S 59°00'00" E | 18.00'   |
| FP6                   | S 68°00'00" E | 40.00'   |
| FP7                   | S 71°15'00" E | 55.00'   |
| FP8                   | S 63°45'00" E | 30.00'   |
| FP9                   | S 56°15'00" E | 33.00'   |
| FP10                  | S 75°15'00" E | 20.00'   |
| FP11                  | S 63°30'00" E | 20.00'   |
| FP12                  | S 80°00'00" E | 18.00'   |
| FP13                  | N 81°00'00" E | 73.00'   |
| FP14                  | N 90°00'00" E | 40.00'   |
| FP15                  | N 82°30'00" E | 25.00'   |
| FP16                  | S 83°15'00" E | 35.00'   |
| FP17                  | N 88°45'00" E | 13.00'   |
| FP18                  | N 56°45'00" E | 30.00'   |
| FP19                  | N 68°15'00" E | 21.50'   |
| FP20                  | N 79°30'00" E | 27.00'   |
| FP21                  | S 82°00'00" E | 31.00'   |
| FP22                  | S 75°30'00" E | 21.00'   |
| FP23                  | N 89°45'00" E | 58.50'   |
| FP24                  | N 71°30'00" E | 58.00'   |
| FP25                  | N 82°15'00" E | 40.00'   |
| FP26                  | S 89°15'00" E | 33.00'   |
| FP27                  | N 79°45'00" E | 35.00'   |
| FP28                  | N 89°00'00" E | 38.50'   |
| FP29                  | N 59°30'00" E | 32.50'   |
| FP30                  | N 47°15'00" E | 50.00'   |
| FP31                  | N 57°30'00" E | 43.00'   |
| FP32                  | N 59°30'00" E | 30.00'   |
| FP33                  | N 51°00'00" E | 26.00'   |
| FP34                  | N 57°15'00" E | 54.00'   |
| FP35                  | N 67°15'00" E | 41.00'   |
| FP36                  | N 80°30'00" E | 20.00'   |
| FP37                  | N 90°00'00" E | 29.00'   |
| FP38                  | N 81°00'00" E | 23.50'   |
| FP39                  | N 69°00'00" E | 38.50'   |
| FP40                  | N 61°15'00" E | 34.00'   |
| FP41                  | N 59°15'00" E | 38.00'   |
| FP42                  | S 87°30'00" E | 10.00'   |
| FP43                  | N 80°30'00" W | 19.00'   |
| FP44                  | S 80°45'00" W | 25.00'   |
| FP45                  | N 69°00'00" E | 60.93'   |
| FP46                  | N 52°45'00" E | 21.00'   |
| FP47                  | N 64°00'00" E | 25.00'   |
| FP48                  | N 62°30'00" E | 23.50'   |
| FP49                  | N 71°00'00" E | 16.00'   |
| FP50                  | N 75°30'00" E | 14.00'   |
| FP51                  | N 64°30'00" E | 23.00'   |
| FP52                  | N 54°00'00" E | 10.00'   |
| FP53                  | N 44°00'00" E | 36.50'   |
| FP54                  | N 22°30'00" E | 58.00'   |
| FP55                  | N 17°00'00" E | 83.00'   |
| FP56                  | N 35°00'00" E | 15.00'   |
| FP57                  | N 24°00'00" E | 27.00'   |
| FP58                  | N 13°30'00" E | 26.70'   |
| FP59                  | N 05°17'00" E | 24.86'   |

| LINE TABLE |               |          |
|------------|---------------|----------|
| NUMBER     | DIRECTION     | DISTANCE |
| L1         | N 47°04'56" E | 64.54'   |
| L2         | N 47°04'56" E | 64.39'   |
| L3         | S 47°04'56" W | 64.28'   |
| L4         | N 47°04'56" E | 64.20'   |
| L5         | N 47°04'56" E | 64.15'   |
| L6         | N 47°04'56" E | 64.14'   |
| L7         | N 47°04'56" E | 64.15'   |
| L8         | N 47°04'56" E | 64.20'   |
| L9         | N 47°04'56" E | 64.28'   |
| L10        | N 47°04'56" E | 64.39'   |
| L11        | N 47°04'56" E | 64.54'   |
| L23        | N 85°50'21" W | 18.13'   |
| L24        | N 85°50'21" W | 22.94'   |
| L25        | N 78°55'00" E | 7.46'    |
| L26        | N 31°52'06" E | 53.51'   |
| L27        | N 31°52'06" E | 143.44'  |
| L28        | N 31°52'06" E | 176.05'  |
| L29        | N 31°52'06" E | 179.61'  |
| L30        | N 31°52'06" E | 179.73'  |
| L31        | N 31°52'06" E | 148.41'  |
| L32        | N 31°52'06" E | 106.66'  |
| L33        | N 31°52'06" E | 62.31'   |
| L34        | S 56°01'33" E | 12.56'   |
| L35        | S 56°01'33" E | 8.32'    |
| L36        | S 56°01'33" E | 18.53'   |
| L37        | S 48°15'35" E | 13.16'   |
| L38        | S 55°04'17" E | 24.09'   |
| L120       | S 51°17'47" W | 29.44'   |
| L121       | N 51°17'47" E | 29.44'   |
| L122       | N 51°17'47" E | 29.44'   |
| L123       | N 51°17'47" E | 29.44'   |
| L124       | N 51°17'47" E | 29.44'   |
| L125       | N 51°17'47" E | 29.44'   |
| L126       | N 51°17'47" E | 29.44'   |
| L127       | N 51°17'47" E | 29.44'   |

| CURVE TABLE |           |         |        |               |          |         |
|-------------|-----------|---------|--------|---------------|----------|---------|
| NUMBER      | DELTA     | RADIUS  | LENGTH | CHORD BEARING | DISTANCE | TANGENT |
| C100        | 33°45'29" | 278.00  | 163.80 | S 60°00'11" W | 161.44   | 84.35   |
| C101        | 32°53'24" | 328.00  | 188.29 | S 59°34'09" W | 185.71   | 96.82   |
| C102        | 01°48'27" | 1370.00 | 43.22  | S 46°39'13" E | 43.22    | 21.61   |
| C103        | 15°20'27" | 328.00  | 87.82  | S 83°41'04" W | 87.56    | 44.17   |
| C104        | 14°28'22" | 278.00  | 70.22  | N 84°07'07" E | 70.04    | 35.30   |
| C105        | 41°16'02" | 175.00  | 126.04 | N 68°00'41" W | 123.34   | 65.90   |
| C106        | 41°16'02" | 135.00  | 97.23  | S 68°00'41" E | 95.15    | 50.83   |
| C107        | 48°44'05" | 180.00  | 153.10 | S 23°00'42" E | 148.53   | 81.53   |
| C108        | 48°43'58" | 130.00  | 101.57 | S 23°00'41" W | 107.27   | 58.88   |
| C109        | 04°12'51" | 137.00  | 10.08  | N 49°11'22" E | 10.07    | 5.04    |
| C110        | 04°12'51" | 134.60  | 9.90   | N 49°11'22" E | 9.90     | 4.95    |
| C111        | 04°12'51" | 132.20  | 9.72   | N 49°11'22" E | 9.72     | 4.86    |
| C112        | 04°12'51" | 129.80  | 9.55   | N 49°11'22" E | 9.54     | 4.78    |
| C113        | 04°12'51" | 127.40  | 9.37   | N 49°11'22" E | 9.37     | 4.69    |
| C114        | 04°12'51" | 125.00  | 9.19   | N 49°11'22" E | 9.19     | 4.60    |
| C115        | 04°12'51" | 122.60  | 9.02   | N 49°11'22" E | 9.02     | 4.51    |
| C116        | 04°12'51" | 120.20  | 8.84   | N 49°11'22" E | 8.84     | 4.42    |
| C117        | 04°12'51" | 117.80  | 8.66   | N 49°11'22" E | 8.66     | 4.33    |
| C118        | 04°12'51" | 115.40  | 8.49   | N 49°11'22" E | 8.49     | 4.25    |
| C119        | 04°12'51" | 113.00  | 8.31   | N 49°11'22" E | 8.31     | 4.16    |
| C120        | 08°10'21" | 113.00  | 16.12  | N 47°13'06" E | 16.10    | 8.07    |
| C121        | 08°10'21" | 115.40  | 16.46  | N 47°13'06" E | 16.45    | 8.24    |
| C122        | 08°10'21" | 117.80  | 16.80  | N 47°13'05" E | 16.79    | 8.42    |
| C123        | 08°10'21" | 120.20  | 17.14  | N 47°13'05" E | 17.13    | 8.59    |
| C124        | 08°10'21" | 122.60  | 17.49  | N 47°13'04" E | 17.47    | 8.76    |
| C125        | 08°10'21" | 125.00  | 17.83  | N 47°13'04" E | 17.81    | 8.93    |
| C126        | 08°10'21" | 127.40  | 18.17  | N 47°13'03" E | 18.16    | 9.10    |
| C127        | 08°10'21" | 129.80  | 18.51  | N 47°13'03" E | 18.50    | 9.27    |
| C128        | 08°10'21" | 132.20  | 18.86  | N 47°13'02" E | 18.84    | 9.44    |
| C129        | 08°10'21" | 134.60  | 19.20  | N 47°13'02" E | 19.18    | 9.62    |
| C130        | 06°32'07" | 137.00  | 15.63  | N 48°02'08" E | 15.62    | 7.82    |
| C131        | 02°02'53" | 328.00  | 11.72  | S 89°40'09" E | 11.72    | 5.86    |
| C132        | 16°31'06" | 219.50  | 63.28  | S 23°36'34" W | 63.06    | 31.86   |
| C133        | 16°27'39" | 222.93  | 64.05  | S 23°38'17" W | 63.83    | 32.25   |
| C134        | 16°25'20" | 226.36  | 64.88  | S 23°39'26" W | 64.66    | 32.66   |
| C135        | 16°24'06" | 229.79  | 65.78  | S 23°40'05" W | 65.56    | 33.12   |
| C136        | 16°23'54" | 233.21  | 66.75  | S 23°40'09" W | 66.52    | 33.60   |
| C137        | 16°24'40" | 236.64  | 67.78  | S 23°39'46" W | 67.55    | 34.12   |
| C138        | 16°26'23" | 240.07  | 68.88  | S 23°38'55" W | 68.65    | 34.68   |
| C139        | 16°29'00" | 243.50  | 70.05  | S 23°37'36" W | 69.81    | 35.27   |
| C140        | 46°10'58" | 328.00  | 264.38 | N 66°12'56" E | 257.28   | 139.85  |

| COORDINATE TABLE |           |            |
|------------------|-----------|------------|
| POINT#           | NORTH     | EAST       |
| 905              | 570542.45 | 1378460.35 |
| 906              | 570456.94 | 1378555.43 |
| 911              | 569535.35 | 1379620.85 |
| 916              | 569292.57 | 1379084.02 |
| 917              | 569281.70 | 1379068.01 |
| 918              | 569021.27 | 1378580.12 |
| 919              | 569027.18 | 1378655.81 |
| 920              | 569021.57 | 1378302.75 |
| 924              | 570258.47 | 1378023.81 |
| 925              | 570519.39 | 1377875.86 |
| 930              | 570884.96 | 1377548.40 |
| 931              | 571067.94 | 1377063.42 |
| 937              | 569638.06 | 1379708.45 |
| 939              | 569085.75 | 1378771.82 |
| 940              | 569370.20 | 1379271.32 |
| 941              | 569858.37 | 1378458.58 |
| 942              | 569080.94 | 1377756.87 |
| 943              | 569037.94 | 1378689.99 |

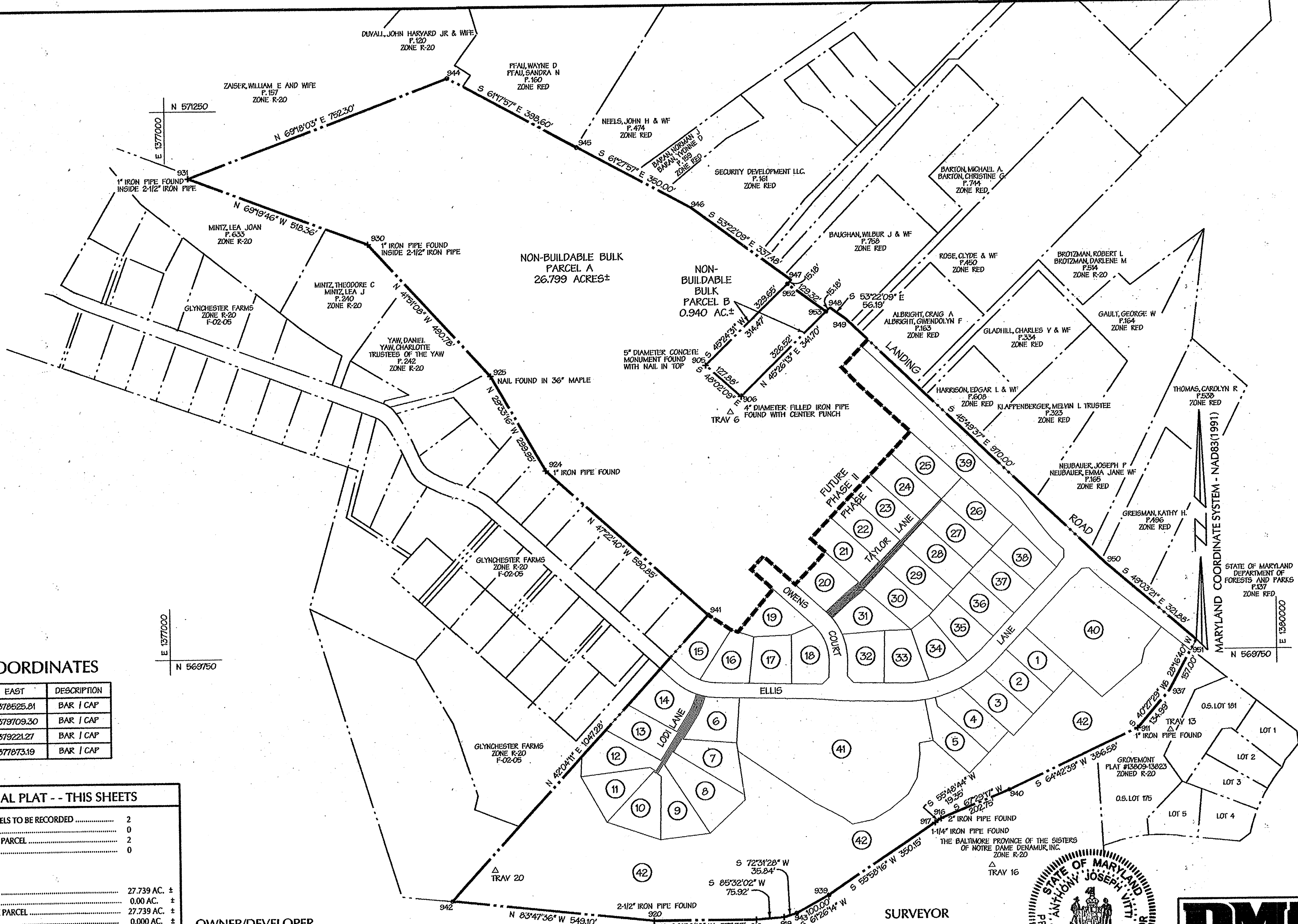
**SURVEYOR**  
 DAFT-MCCUNE WALKER, INC.  
 200 East Pennsylvania Avenue  
 Towson, Maryland 21286  
 (410) 296-3333  
 ATTN: Anthony J. Vitti



| COORDINATE TABLE |           |            |
|------------------|-----------|------------|
| POINT#           | NORTH     | EAST       |
| 951              | 569776.32 | 1379782.83 |
| 952              | 570763.22 | 1378684.29 |
| 953              | 570686.06 | 1378788.07 |

| COORDINATE TABLE |           |      |
|------------------|-----------|------|
| POINT#           | NORTH     | EAST |
| 944              | 571333.85 |      |





**TRAVERSE COORDINATES**

| POINT#  | NORTH     | EAST       | DESCRIPTION |
|---------|-----------|------------|-------------|
| TRAY 6  | 57044.28  | 1378525.81 | BAR   CAP   |
| TRAY 13 | 569529.51 | 1379709.30 | BAR   CAP   |
| TRAY 16 | 569162.51 | 1379221.27 | BAR   CAP   |
| TRAY 20 | 569163.08 | 1377873.19 | BAR   CAP   |

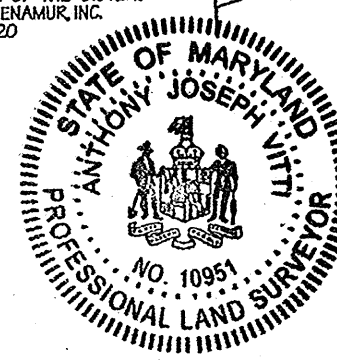
**TABULATION OF FINAL PLAT -- THIS SHEETS**

|   |  |              |
|---|--|--------------|
| A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED ..... |  | 2            |
| BUILDABLE .....   |  | 0            |
| NON-BUILDABLE BULK PARCEL .....                             |  | 2            |
| HOA OPEN SPACE .....  |  | 0            |
| B. TOTAL AREA OF LOTS AND/OR PARCELS .....                  |  | 27.739 AC. ± |
| BUILDABLE .....   |  | 0.00 AC. ±   |
| NON-BUILDABLE BULK PARCEL .....                             |  | 27.739 AC. ± |
| HOA OPEN SPACE .....  |  | 0.000 AC. ±  |
| C. TOTAL AREA OF ROADWAY TO BE RECORDED .....               |  | 0.000 AC. ±  |
| D. TOTAL AREA OF SUBDIVISION TO BE RECORDED .....           |  | 27.739 AC. ± |

**OWNER/DEVELOPER**  
 PATAPSCO LANDING LLC  
 61 East Padonia Road  
 Timonium, MD 21093  
 (410)252-8600  
 ATTN: Mark E. Buda

THE BALTIMORE PROVINCE OF THE SISTERS  
 OF NOTRE DAME DENAMUR, INC.  
 ZONE R-20

**SURVEYOR**  
 DAFT-MCCUNE WALKER, INC.  
 200 East Pennsylvania Avenue  
 Towson, Maryland 21286  
 (410) 296-3333  
 ATTN: Anthony J. Vitti



**DMW**  
 Daft · McCune · Walker, Inc.  
 A Team of Land Planners,  
 Landscape Architects,  
 Engineers, Surveyors &  
 Environmental Professionals  
 200 East Pennsylvania Avenue  
 Towson, Maryland 21286  
 (410) 296-3333  
 Fax 296-4706

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

*Robert J. Walz* 6/1/05  
 for Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND  
 ZONING

*Mark E. Buda* 5/17/05  
 Chief, Development Engineering Division Date

*Mark E. Buda* 6/1/05  
 Director Date

**OWNER'S DEDICATION**

We, Patapasco Landing I LLC, Patapasco Landing II LLC, Patapasco Landing III LLC, Patapasco Landing IV LLC, Patapasco Landing V LLC, Patapasco Landing VI LLC, and Patapasco Landing VII 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

- (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 rights-of-way and the specific easements shown hereon;
- (2) The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and 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 spaces, 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 the said easements and rights-of-way.

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.

Witness our hands this 27 day of April 2005

*Michael Keely* 4/27/05  
 Michael Keely  
 Managing Member of Patapasco Landing I LLC, Patapasco Landing II LLC, Patapasco Landing III LLC, Patapasco Landing IV LLC, Patapasco Landing V LLC,  
 Patapasco Landing VI LLC and Patapasco Landing VII LLC

**SURVEYOR'S CERTIFICATE**

I hereby certify that the final plat shown hereon is correct, that it is a subdivision of the lands, in part, conveyed by Zhen W. Owens to Patapasco Landing III LLC, by deed dated August 11, 2003 and recorded in the Land Records of Howard County, Maryland, in Liber 7475 Folio 621, and, in part, conveyed by Eileen Lankford, et al to Patapasco Landing I LLC, Patapasco Landing II LLC, Patapasco Landing III LLC, Patapasco Landing IV LLC, Patapasco Landing V LLC, Patapasco Landing VI LLC, and Patapasco Landing VII LLC by deed dated August 11, 2003 and recorded in the Land Records of Howard County, Maryland in Liber 7475, Folio 626; and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County as shown. The requirements of Section 3-108, The Real Property Article, of the Annotated Code of Maryland, 1988 Replacement Volume, (as supplemented) as far as they related to the making of this plat and the setting of markers have been complied with.

*Anthony J. Vitti* 5/6/05  
 Anthony J. Vitti, Professional Land Surveyor  
 Maryland Registration No. 10951 Date

RECORDED AS PLAT No. 17639  
 ON 06-17-05 IN THE  
 LAND RECORDS OF HOWARD COUNTY, MD.

**OWENS PROPERTY**  
 PHASE I  
 LOTS 1 THROUGH 42  
 NON-BUILDABLE BULK PARCELS A & B  
 SHEET 8 OF 8

ZONING: R-20  
 TAX MAP 31 GRID 10 PARCELS 243 & 572  
 FIRST ELECTION DISTRICT  
 HOWARD COUNTY MARYLAND

SCALE: 1" = 200' APRIL 25, 2005

F.04-29