

Coordinate Tabulation

Pnt	U.S. EQUIVALENT COORDINATES		METRIC COORDINATES	
	North	East	North	East
11	577530.304500	1297307.064250	11	176031.615047
49	576609.109704	1298215.910109	49	176304.795224
101	578004.714000	1297820.076002	101	176200.575209
105	577733.131757	1296629.508571	105	176093.412535
408	578749.755136	1298519.435116	408	176403.278190
410	577347.065163	1292225.124043	410	175975.739201
411	577232.425797	1297890.374763	411	175940.797052
420	577590.976213	1294446.810944	420	176050.083439
424	578302.802276	1297730.805965	424	176267.040459
425	578503.356770	1297645.890227	425	176320.170203
426	578792.561209	1298733.676339	426	176416.327306
427	578739.695171	1298752.448222	427	176400.213601
428	578770.140263	1298859.230700	428	176411.931760
429	578693.611604	1299059.191500	429	176447.100400
430	578967.339654	1299243.032926	430	176469.598959
431	578931.912326	1299277.760393	431	176450.801507
434	578041.686655	1299330.924537	434	176431.142861
435	578714.632667	1299399.412194	435	176392.574675
436	578750.404204	1299543.413354	436	176405.940614
700	578511.064193	1297669.536077	700	176330.525029
701	578475.070604	1297685.106835	701	176319.554161
702	578304.431264	1297727.404165	702	176291.927235
703	578293.404635	1297768.756502	703	176264.102263
704	578201.844099	1297800.943509	704	176236.274556
705	578101.342352	1297855.766015	705	176205.641562
706	577749.670635	1297636.172176	706	176098.451000
707	577608.714437	1297534.906264	707	176055.490060
708	577561.643614	1297463.733540	708	176041.142044
709	577530.699912	1297423.231402	709	176034.137390
710	577520.051070	1297405.569135	710	176028.465412
711	577730.300640	1297620.003737	711	176094.900017
712	577703.410601	1297633.720707	712	176084.353509
713	577553.995553	1297841.697752	713	176036.811711
714	577559.007070	1297947.206711	714	176043.339460
715	577642.733161	1298043.068015	715	176065.850900
716	577756.446550	1298273.969999	716	176100.510099
717	577766.039706	1298321.960132	717	176103.442090
718	577697.171606	1298285.865028	718	176092.451004
719	577711.454102	1298256.649041	719	176086.805197
720	577612.606221	1298069.300093	720	176056.676270
721	577520.800931	1297973.519509	721	176031.156759
722	577521.509076	1297810.359355	722	176028.910056
723	577670.924924	1297610.302390	723	176074.451055
724	577665.207074	1297575.492344	724	176072.709294
725	577669.089350	1297599.180239	725	176073.892371
737	577693.102096	1298375.675416	737	176081.211714
738	577615.369420	1298457.612506	738	176057.510505
775	577764.720239	1298346.717924	775	176103.040724
776	577869.653943	1298470.065510	776	176135.024501
777	577982.225320	1298459.203004	777	176169.336406

Minimum Lot Size Chart

Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
5	49,850 Sq.Ft.*	2,145 Sq.Ft.*	47,705 Sq.Ft.*
6	49,466 Sq.Ft.*	3,675 Sq.Ft.*	45,791 Sq.Ft.*
Bulk Parcel D	2,200 Ac.*	0.212 Ac.*	2,076 Ac.*

Area Tabulation For All Sheets

	Sheet 2	Sheet 3	Total
Total Number Of Buildable Lots To Be Recorded	7	3	10
Total Number Of Open Space Lots To Be Recorded	0	0	0
Total Number Of Buildable Preservation Parcels To Be Recorded	0	1	1
Total Number Of Non-Buildable Preservation Parcels To Be Recorded	2	0	2
Total Number Of Bulk Parcels To Be Recorded	0	1	1
Total Number Of Lots/Parcels To Be Recorded	9	5	14
Total Area Of Buildable Lots To Be Recorded	8,005 Ac.*	3,434 Ac.*	11,439 Ac.*
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.*	0.000 Ac.*	0.000 Ac.*
Total Area Of Buildable Preservation Parcels To Be Recorded	12.680 Ac.*	21.937 Ac.*	34,617 Ac.*
Total Area Of Non-Buildable Preservation Parcels To Be Recorded	1.172 Ac.*	0.000 Ac.*	1,172 Ac.*
Total Area Of Bulk Parcels To Be Recorded	0.000 Ac.*	2.200 Ac.*	2,200 Ac.*
Total Area Of Lots/Parcels To Be Recorded	21.857 Ac.*	27.659 Ac.*	49,516 Ac.*
Total Area Of Roadway To Be Recorded	1.594 Ac.*	0.000 Ac.*	1,594 Ac.*
Total Area To Be Recorded	23.441 Ac.*	27.659 Ac.*	51,100 Ac.*

APPROVED: For Private Water And Private Sewerage Systems, Howard County Health Department.

Robert J. Walker 3/21/06
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Frank J. Taylor 3/21/06
Chief, Development Engineering Division MK Date

Bobby Joe Wheeler 3/13/06
Roxbury Farm, LLC By: Bobby Joe Wheeler, Managing Member Date

Reservation Of Public Utility And Forest Conservation 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 Thru 10, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcels 'B' And 'C' And Non-Buildable Bulk Parcel 'D'. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Lots. 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."

CURVE DATA TABULATION

Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
701-702	1943.00	100.00	02°56'56"	50.01'	S24°50'29"E 99.99'
702-703	1420.00	100.00	04°02'06"	50.02'	S24°25'54"E 99.98'
703-704	2233.00	100.00	02°33'57"	50.01'	S23°41'50"E 99.99'
707-708	120.00	87.24	41°39'12"	45.65'	S56°31'15"W 05.33'
708-709	80.00	47.25	33°50'33"	24.34'	S60°25'35"W 46.57'
713-714	85.00	113.98	76°49'42"	67.40'	N07°16'49"E 105.63'
715-716	500.00	260.31	29°49'47"	133.10'	N63°46'51"E 257.30'
717-718	50.00	225.09	25°55'43"	52.73'	S27°39'36"W 77.75'
717-775	50.00	25.05'	20°42'36"	12.80'	S06°56'50"E 24.79'
718-719	25.00	35.41	01°00'39"	21.41'	N63°56'52"W 32.52'
719-720	460.00	213.67	26°36'50"	108.80'	S62°10'23"W 211.76'
721-722	125.00	167.61	76°49'42"	99.12'	S07°16'49"W 155.34'
737-710	50.00	111.75'	120°03'30"	102.65'	N07°24'22"W 09.90'
775-737	50.00	88.28	101°09'29"	60.83'	S22°00'55"E 77.25'

General Notes Continued:

- Buildable Preservation Parcel 'A' shall be privately owned and maintained and encumbered with an Easement Agreement with the Howard County Agricultural Land Preservation Program. Non-Buildable Preservation Parcel 'B' shall be privately owned and maintained by the HOA and encumbered with an Easement Agreement with Howard County, Maryland and the Potomac Conservancy Corps. Non-Buildable Preservation Parcel 'C' shall be privately owned and jointly maintained by the HOA and Howard County, Maryland and encumbered with an Easement Agreement with Howard County, Maryland.
- Financial Surety For 00 Street Trees Has Been Posted In The Amount Of \$26,400.00 As Part Of The Developer's Agreement.
- The Septic Tank That Serves The Existing Farm Office On Buildable Preservation Parcel 'A' Has Been Replaced On October 16, 2003 By Permit #519625.
- Lots 3, 4, 5, 7 and 8 shall have Septic Systems Installed Prior To Building Permit Issuance.
- This Property Is Subject To BA Case No. 02-69C For A Conditional Use For The Existing Farmhouse And Office To Be Used Instead As A Tenant House And Was Approved By Howard County.
- Conditions of Approval For BA Case No. 02-69C, Date December 1, 2003, Are As Follows:
 - The Petitioner Must Obtain A Building Permit For The Construction Of The New Dwelling On The Property Within Eight Years Of The Date Of This Decision And Order.
 - The Petitioner Must Commence The Use Of The Conditional Use Within Two Years After The Building Permit Is Issued.
- In Accordance With Department Of Planning And Zoning Policy Dated May 9, 2003 The Forest Conservation Calculation For A Preservation Parcel (Buildable Preservation Parcel 'A') In A Rural Cluster Subdivision Where The Preservation Easement Will Be Held By The Agricultural Land Preservation Program, Used Option B, In Appendix 'L' Of The Forest Conservation Manual Was Used To Include The Wooded Floodplain In The Net Tract Area Calculations.
- This Property Is Located Within 2500 Feet Of The Triadelphia Reservoir. Comar 26.04.02.04K States: "A Lot Located Within 2500 Feet Of The Normal Water Level Of Existing Or Proposed Water Supply Reservoirs, Measured Horizontally Or Within A 5000-Foot Radius Upstream From The Water Intake On Streams Used As Potable Water Supply Sources And A 5000-Foot Radius Of Water Intake Located Within A Reservoir Shall Have An Area Of Not Less Than 2 Acres With A Minimum Width Of 175 Feet. A Variance From MDE To This Section Of The Regulation Must Be Obtained And Documentation Submitted To The Health Department Prior To Submission Of The Preliminary Plan For Signature."
- Buildable Preservation Parcel 'A' Is Encumbered By An Agricultural Land Preservation Easement Held By The Howard County Agricultural Land Preservation Program And Is Restricted By An Accompanying Deed Of Preservation Easement. The Easement Entered Into By The Owners, Outlines Maintenance Responsibilities Of The Parcel Owners, Enumerates Permitted Uses And Prohibits Resubdivision Of The Parcel.
- In Accordance With Section 16.15 (b) Of The Howard County, Subdivision And Land Development Regulation, Floodplain Limits Need Not Be Defined For Rural Cluster Subdivisions Where The Floodplain Is Not Critical To The Proposed Development. Floodplain Limits Derived From Howard County, Capital Project C-4-0119, Cattail Creek Study Are Shown On Final Road Construction Plans (F-04-57) For Information Purposes Only.

General Notes Continued:

- Agricultural Users Are Expressly Permitted On The Easement Area As Defined In Section 16.502 Of The Howard County Agricultural Land Preservation Act.
- Forest Conservation Can Be Co-Ordinated With A Management Plan For Trees As An Agricultural Product Including And Not Excepting That In The Forest Conservation Area.
- Timber Harvesting Using Acceptable Practices Is Permitted.

DEVELOPER
TOUSA HOMES, INC.
SUITE 110
801 GREENBUSH PARK DRIVE
GLEN BURNIE, MARYLAND 21039

OWNER
ROXBURY FARM, LLC
100 WEST PATRICK STREET
FREDERICK, MARYLAND 21703

OWNER'S CERTIFICATE

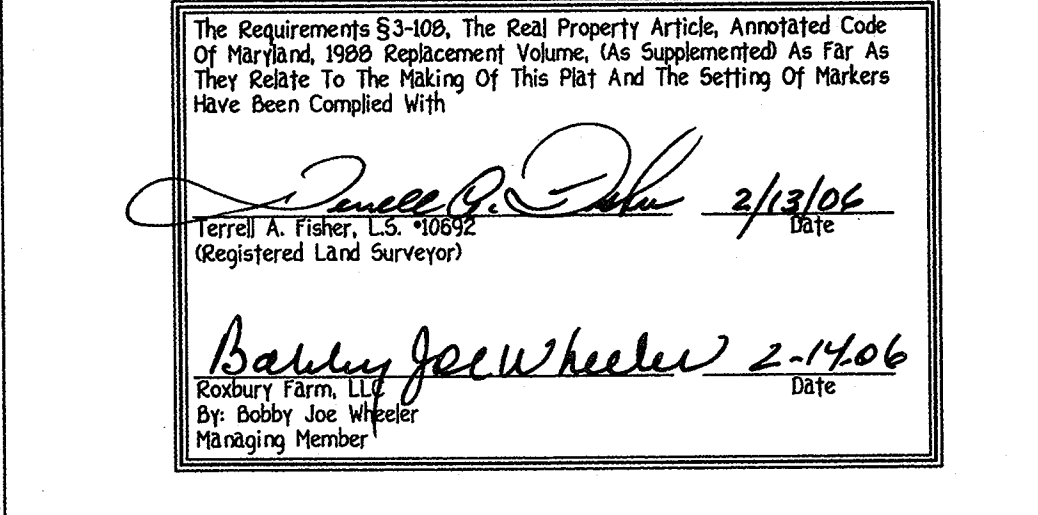
I hereby certify that the Final Plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Robert Preston Buice To Roxbury Farm, LLC By Deed Dated September 21, 2005 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 9502 At Folio 624; Said Property Also Being Lot 1 As Shown On A Plat Entitled "Lots 1 And 2, Buice Property" And Recorded As Plat Nos. 5426 Thru 5429 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, In Accordance With The Annotated Code Of Maryland, As Amended.

John A. Ham
Witness

The Requirements S3-10B, 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 2/13/06
Terrell A. Fisher, L.S. #10692
(Registered Land Surveyor) Date

Bobby Joe Wheeler 2-14-06
Roxbury Farm, LLC
By: Bobby Joe Wheeler
Managing Member Date



VICINITY MAP

SCALE: 1" = 1,200'

LEGEND

- PUBLIC TREE MAINTENANCE EASEMENT
- PUBLIC DRAINAGE AND UTILITY EASEMENT
- PRIVATE USE IN COMMON DRIVEWAY ACCESS AND UTILITY EASEMENT
- PUBLIC DRAINAGE, STORMWATER MANAGEMENT AND UTILITY EASEMENT
- PUBLIC TREE TURN AROUND EASEMENT

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PARK
ELLCOTT CITY, MARYLAND 21042
(410) 461 - 2855

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 Robert Preston Buice To Roxbury Farm, LLC By Deed Dated September 21, 2005 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 9502 At Folio 624; Said Property Also Being Lot 1 As Shown On A Plat Entitled "Lots 1 And 2, Buice Property" And Recorded As Plat Nos. 5426 Thru 5429 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, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 2/13/06
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

General Notes:

- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewerage Disposal Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Adjustments To The Private Sewerage Easement.
- The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
- Subject Property Zoned RC-DEO Per 02/02/04 Comprehensive Zoning Plan.
- Coordinates Based On NAD 83, Maryland Coordinate System As Projected By Howard County Geographic Control Stations No. 0042 And No. 21EA.
Sta. 0042 N 177,450.9070 M E 395,922.2400 M
Sta. 21EA N 177,611.9279 M E 396,391.9866 M
- The Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About August, 2002, By Fisher, Collins And Carter, Inc.
- B.P.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Foundation.
- Denotes Concrete Monument Or Stone Foundation.
- The Junction Of Flag Or Pipe Stem And The Road R/W Line And Not Onto The Flag Or Pipe Stem Driveway.
- 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 Feet 04 Feet Serving More Than One Residence;
 - Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating;
 - Geometry - Maximum 15% Grade, Maximum 10% Grade And 45-Foot Turning Radius;
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Tons (425-Loading);
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Of Water.
- Structure Clearances - Minimum 12 Feet;
- Maintenance - Sufficient To Ensure All Weather Use.
- Grading Or Removal Of Vegetative Cover Shall Not Be Permitted Within 25 Feet Of A Wetland, 50 Feet Of An Intermittent Stream, 75 Feet Of A Perennial Stream, Or On Land With Existing Steep Slopes Per Section 16.16(a) & (b) Of The Fourth Edition Subdivision And Land Development Regulations, Except That The Disturbance To Environmental Areas For The Purpose Of The Northern Road Lateral Right-Of-Way Shall Be Determined To Be Necessary Disturbance Per Section 16.16(a), Section 02-62, Comment 4 April 9, 2002.
- All Areas Are More Or Less (a).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurements.
- Traffic Study Was Prepared By The Traffic Group, Inc. On November, 1999 And Approved Under S-01-16.
- As Per Section 105.F.4(b) Of Council Bill 50-2001, Only One Easement Holder Is Required For Preservation Parcels Designated Solely For SWM Facilities Or Community Sewerage Disposal Systems. Non-Buildable Preservation Parcel 'C' To Be Privately Owned And Maintained By HOA. And The Easement Holder Shall Be Howard County, Maryland.
- No Cemeteries Exist Within This Subdivision By Visual Observation And Based On An Examination Of The Howard County Cemetery Inventory Map, 1.
- Forest Stand Delineation And Wetland Delineation Was Prepared By Eco-Science Professionals, Inc., Dated November, 1999, And Approved Under Sketch Plan S-01-16.
- Denotes Public Forest Conservation Easement That Has Been Established To Fulfill The Requirements Of The Sketch Plan S-01-16 Approval Prior To The Effective Date Of The 11-15-01 Edition Of The Subdivision And Land Regulations. This Subdivision Is Subject To Council Bill 50-2001 Which Amended Portions Of The Zoning Regulations Effective 02/02/04.
- Plat Subject To Prior Department Of Planning And Zoning File Nos. S-01-16, P-02-20 And BA-02-69C.
- Denotes Wetland Area.
- Denotes Centerline Of Existing Stream.
- Stream Buffers Are Measured From The Top Of Bank Of The Stream.
- A Public Tree Maintenance Easement, Ten Feet In Width, Running Along The Edge Of The Public Road Right-Of-Way As Shown On This Plat Of Subdivision Is Reserved Upon All Lots Fronting On The Said Public Road Right-Of-Way. This Easement Allows Howard County The Right To Access The Property 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.
- Density Tabulation:
 - Total Area Of Subdivision = 5110 Ac.
 - Allowed Development Rights For Subdivisions (0.10 Ac x 1 DU / 4.25 Ac) = 12 Density Units.
 - Buildable Preservation Parcel 'A' Contains 34,617 Acres Which Exceeds Minimum 25 Acres Required For Buildable Preservation Parcel 'A' To Be Considered To Be In Addition To 12 Allowed Density Units Identified In General Note 29(a).
 - Total Number Of Buildable Lots And Buildable Preservation Parcels Proposed = 11 DU. (10 Cluster Lots + 1 Buildable Preservation Parcel) = 11 DU.
- Tentative Approval Of The Sketch Plan (S-01-16) Is Granted, Subject To Compliance With The Requirements Of The Sketch Plan S-01-16 Approval Prior To The Effective Date Of The 11-15-01 Edition Of The Subdivision And Land Regulations. Since The Project Is Located Within 2,500 Feet Of The Normal Water Level Of The Existing Triadelphia Reservoir, The Minimum Lot Size Shall Be 2 Acres. The Density For This Project Will Yield An Average Lot Size Of 511 Ac./12 Lots = 42.58 Acres. The 12 Units Are The "By-Right" Yield For This Project. The Project Is Entitled To A Bonus Lot For A Total Of 13 Lots. Also Per Zoning, Section 106.B.2.B, This Project Is Not Eligible To Be Density-Receiving Since It Is Located Within 2,500 Feet Of The Normal Water Level Of A Water Supply Reservoir.
- Non-Buildable Bulk Parcel 'D' Reserves The Right To Be Further Subdivided Into A Maximum Of 2 One Acre Cluster Lots.
- Stormwater Management Facility:
 - Type - Micro-Pool Design (Extended Detention)
 - Owner - Homeowners Association With Joint Maintenance By HOA And Howard County, Maryland
 - Credits Areas For S.W.M. Computations: Natural Area
 - Stormwater Management Provided In Accordance With Howard County And Maryland 37B Specifications. Recharge Volume Will Be Provided Through The Use Of Dry Swales, Water Quality And Channel Protection Volume Will Be Provided By A Micro-Pool Form. Overbank Flood Protection Volume And Extreme Flood Volume Are Not Required For This Site.
- This Subdivision Is In Compliance With The Landscaping Requirements Of Section 16.124 Of The Howard County Code And The Landscaping Manual With A Certified Plan On File With The Approved Road Construction Drawings. A Landscape Surety In The Amount Of \$21,750.00 Is Provided As Part Of The Developer's Agreement.
- The Use-In-Common Driveway Maintenance Agreement For Lots 5, 6, Non-Buildable Bulk Parcel 'D' And Buildable Preservation Parcel 'A' Has Been Recorded In The Howard County Land Records Office Simultaneously With The Recording Of This Final Plat.
- Existing Dwelling And Accessory Structure Located On Buildable Preservation Parcel 'A' Remains. No New Building, Extensions Or Additions To The Existing Dwelling Are To Be Constructed At A Distance Less Than The Zoning Regulations Allow.
- In Accordance With Section 16.16(A)(4) Wetlands Need Not Be Delineated In Cluster Subdivisions. The Wetlands And Buffers Will Not Be Impacted By The Proposed Lots Or Development Except Along The Existing 30 Foot Publicly Owned And Maintained Road Right-Of-Way (Roxbury Mill Road) Located Near The Northern Site Entrance.
(See General Notes Continued - This Sheet).

The Purpose Of This Resubdivision Plat Is To Resubdivide Lot 1, Buice Property (Plat Nos. 5426 Thru 5429 Into 10 Cluster Lots, 1 Buildable Preservation Parcel, 2 Non-Buildable Preservation Parcels And 1 Non-Buildable Bulk Parcel.

RECORDED AS PLAT No. 18208 ON 4-20-06
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

RIVERCREST

LOTS 1 THRU 10, BUILDABLE PRESERVATION PARCEL 'A', NON-BUILDABLE PRESERVATION PARCEL 'B' & 'C' AND NON-BUILDABLE BULK PARCEL 'D'

(A RESUBDIVISION OF LOT 1, "BUICE PROPERTY", PLAT NOS. 5426-5429)
TAX MAP NO. 21 GRID NO. 20 PARCEL NO. 04
FOURTH ELECTION DISTRICT
ZONED: RC-DEO
HOWARD COUNTY, MARYLAND

0' 100' 150' 200'
Scale: 1" = 100'

DATE: FEBRUARY 13, 2006 SHEET 1 OF 3

F-04-057

Forest Conservation Easement No. 3

No.	Bearing And Distance
3-1	N69°51'47"E 40.37'
3-2	N47°53'34"E 95.10'
3-3	N45°51'42"E 136.35'
3-4	N52°44'56"E 66.79'
3-5	N24°13'06"E 45.87'
3-6	N56°39'09"E 54.21'
3-7	N61°31'04"E 91.60'
3-8	N33°03'16"E 135.92'
3-9	N16°14'54"E 121.10'
3-10	N06°12'08"E 204.52'
3-11	N70°10'46"W 73.59'
3-12	N47°52'33"W 46.50'
3-13	N39°56'53"E 71.49'
3-14	N70°53'30"E 45.84'
3-15	N39°07'00"E 24.05'
3-16	N13°29'01"E 30.37'
3-17	N15°49'53"W 24.24'
3-18	N30°05'43"W 29.63'
3-19	N04°50'09"W 77.73'
3-20	S69°44'51"W 70.72'
3-21	S02°36'23"W 84.57'
3-22	S23°53'33"W 36.30'
3-23	S59°12'33"E 105.24'
3-24	S57°26'04"E 40.84'
3-25	N36°47'00"E 49.22'
3-26	N60°12'03"E 166.60'
3-27	S44°17'57"E 24.75'
3-28	S35°56'00"E 133.95'
3-29	S25°32'57"E 140.25'
3-30	N73°03'40"E 177.65'
3-31	S13°37'59"W 1460.47'
3-32	N57°02'45"W 703.51'

PROPERTY OF WASHINGTON SUBURBAN SANITARY COMMISSION
LIBER 75, FOLIO 209
ZONING: RC-DEO

LOT 3
CHASE FARM,
PLAT NO. 12067

Area Tabulation For Sheet 3

Total Number Of Buildable Lots To Be Recorded	3
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Buildable Preservation Parcels To Be Recorded	1
Total Number Of Non-Buildable Preservation Parcels To Be Recorded	0
Total Number Of Bulk Parcels To Be Recorded	1
Total Number Of Lots/Parcels To Be Recorded	5
Total Area Of Buildable Lots To Be Recorded	3434 Ac.±
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.±
Total Area Of Buildable Preservation Parcels To Be Recorded	21.937 Ac.±
Total Area Of Non-Buildable Preservation Parcels To Be Recorded	0.000 Ac.±
Total Area Of Bulk Parcels To Be Recorded	2.280 Ac.±
Total Area Of Lots/Parcels To Be Recorded	27.658 Ac.±
Total Area Of Roadway To Be Recorded	0.000 Ac.±
Total Area To Be Recorded	27.659 Ac.±

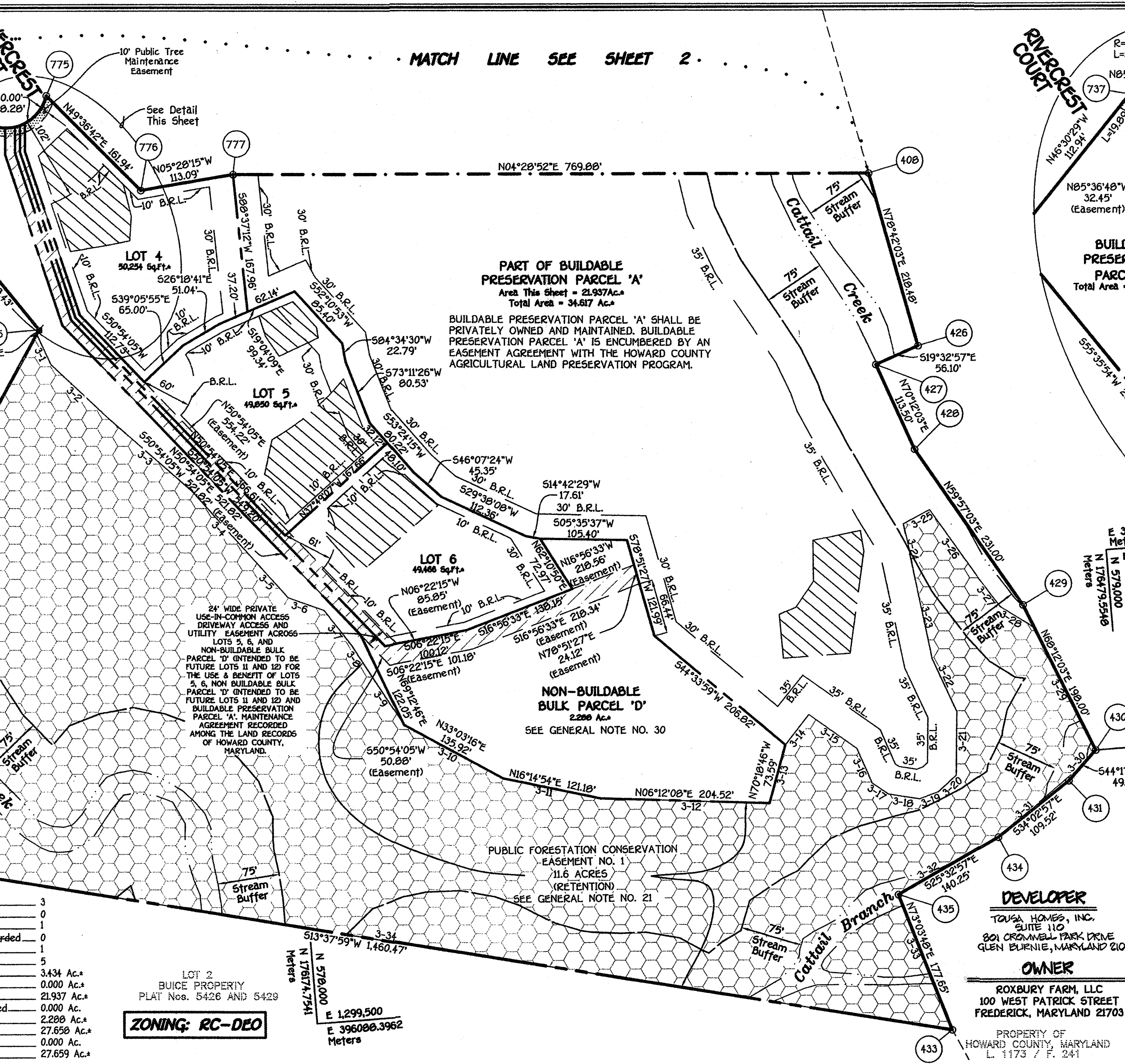
APPROVED: For Private Water And Private Sewerage Systems,
Howard County Health Department.

Robert J. Wald 3/21/06
Howard County Health Officer MBD Date

APPROVED: Howard County Department Of Planning And Zoning.

Mark D. Lytle 3/29/06
Chief, Development Engineering Division MK Date

Mark D. Lytle 4/12/06
Director JA Date



OWNER'S CERTIFICATE

Roxbury Farm, LLC By Bobby Joe Wheeler, Managing Member, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (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 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 The Said Easements And Rights-Of-Way, Witness My Hand This 14th Day Of February, 2006.

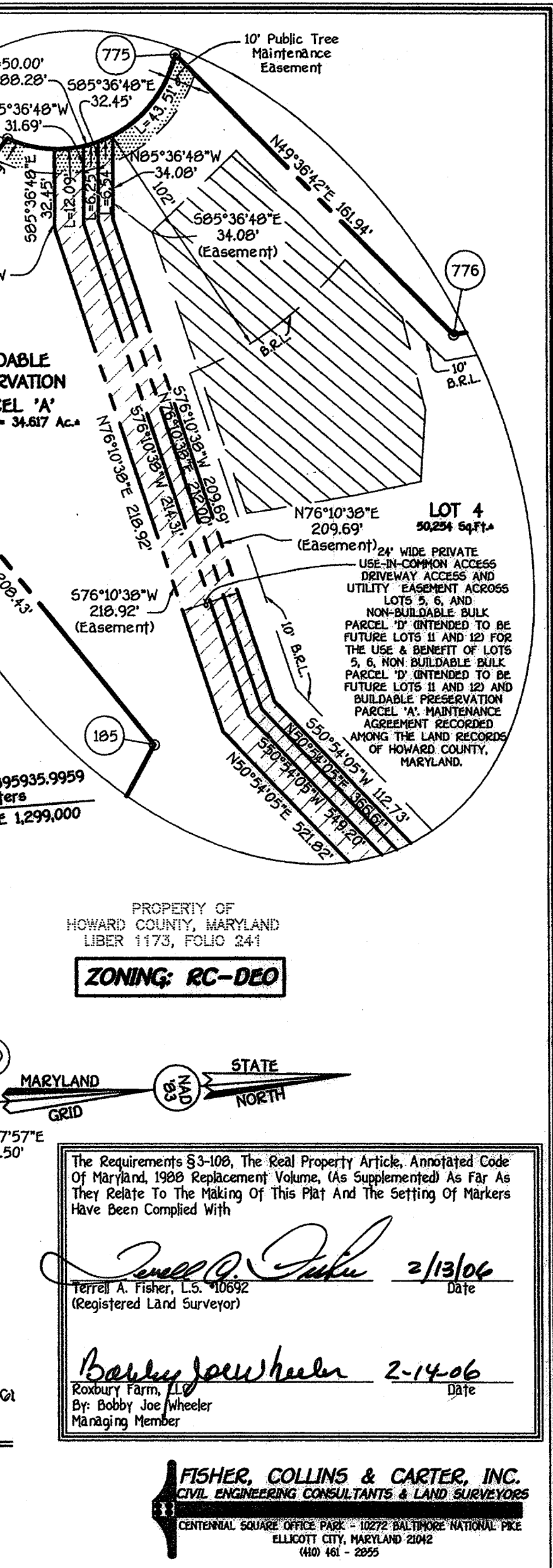
Bobby Joe Wheeler
Roxbury Farm, LLC
By: Bobby Joe Wheeler, Managing Member

John A. K...
Witness

SURVEYOR'S CERTIFICATE

I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Robert Preston Buice To Roxbury Farm, LLC By Deed Dated September 21, 2005 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 9502 At Folio 624; Said Property Also Being Lot 1 As Shown On A Plat Entitled "Lots 1 And 2, Buice Property" And Recorded As Plat Nos. 5426 Thru 5429 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, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 2/13/06
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date



RECORDED AS PLAT No. 18210 ON 4-20-06
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

RIVERCREST
LOTS 1 THRU 10, BUILDABLE PRESERVATION PARCEL 'A', NON-BUILDABLE PRESERVATION PARCEL 'B' & 'C' AND NON-BUILDABLE BULK PARCEL 'D'
(A RESUBDIVISION OF LOT 1, "BUICE PROPERTY", PLAT Nos. 5426-5429)
TAX MAP NO. 21 GRID NO. 20 PARCEL NO. 04
FOURTH ELECTION DISTRICT
ZONED: RC-DEO
HOWARD COUNTY, MARYLAND

Scale: 1" = 100'

DATE: FEBRUARY 13, 2006 SHEET 3 OF 3

F-04-057

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