

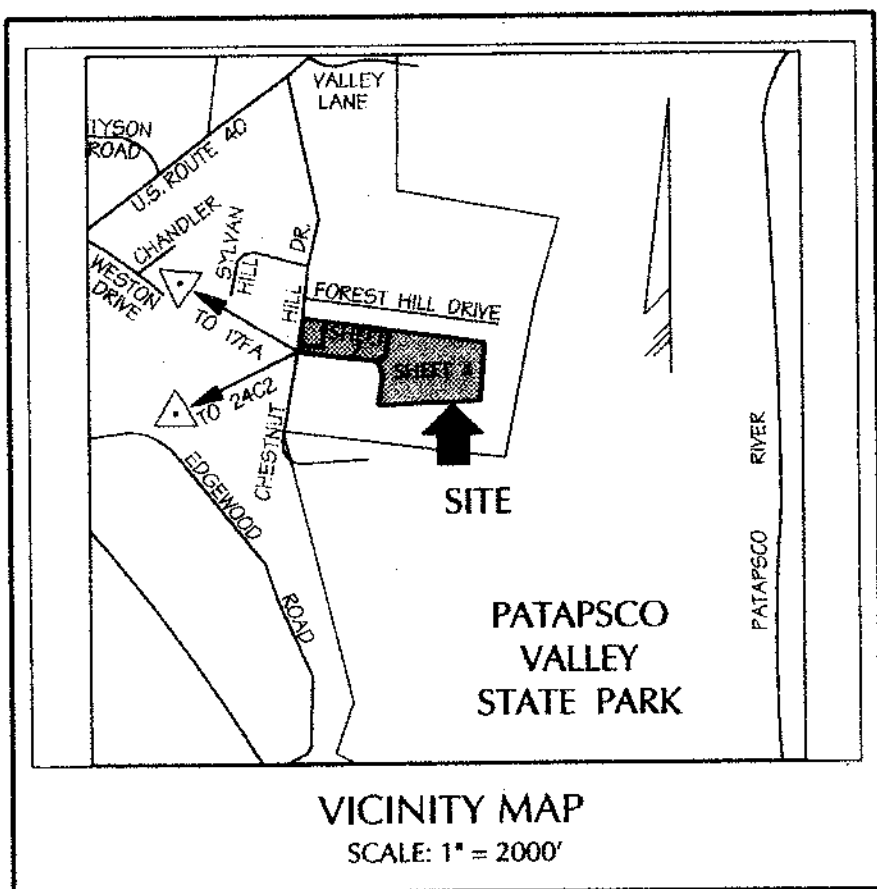
GENERAL NOTES

- COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON MARYLAND COORDINATE SYSTEM NAD-83 (1983), AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS:

STATION	NORTH	EAST
17A	594848.349	1364626.768
24C2	588648.312	1366038.195
- THIS PLAT IS BASED UPON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY 16, 2001 BY DMW, INC. (DAFT-McCUNE-WALKER, INC.)
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- BRL DENOTES BUILDING RESTRICTION LINE
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN.
- AS A RESULT OF THE PRELIMINARY PLAN BEING SUBMITTED TO THE COUNTY PRIOR TO NOVEMBER 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 NOVEMBER 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. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH THE SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION OR BUILDING/GRADING PERMIT.
- 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 MINIMUM REQUIREMENTS:
 a. WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE);
 b. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.);
 c. GEOMETRY - MAX 15 @ GRADE MAX 10 @ GRADE CHANGE AND MIN 45' TURNING RADIUS;
 d. STRUCTURES (CULVERTS / BRIDGES) - SUPPORTING 25 GROSS TONS (H25 LOADING);
 e. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 f. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THE OPEN SPACE LOTS SHOWN HEREON AS OPEN SPACE LOTS 13 AND 15 ARE DEDICATED TO A HOMEOWNERS 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 006438458. THE COVENANTS FOR THE HOMEOWNERS ASSOCIATION IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7830, FOLIO 125.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE MIDDLE PATENT DRAINAGE AREA SUPPLEMENTAL IN-AID-OF-CONSTRUCTION CHARGE CREATED BY SECTION 20.311B OF THE HOWARD COUNTY CODE.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE ON WHICH DATE DEVELOPER AGREEMENT # F-04-080 & LLS 14-400-D WAS FILED AND ACCEPTED. 01/07/05
- THIS PROJECT IS SUBJECT TO THE FOLLOWING SUBMITTALS TO THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING: SP-01-10, WP-03-68, WP-04-078, F-03-19, S0P-03-69.
- THE APPROVAL OF WP-03-68, BY LETTER DATED FEBRUARY 19, 2003, FOR THIS PROPERTY GRANTED THE FOLLOWING: REQUEST TO WAIVE SECTION 16.121(e)(1) TO PERMIT THE REQUIRED MINIMUM OPEN SPACE FRONTAGE ON A PUBLIC ROAD OF 40 FEET TO BE REDUCED TO ZERO FEET FOR THE "MINOR SUBDIVISION" STAGE OF THIS MAJOR SUBDIVISION. THE APPROVAL IS SUBJECT TO THE DEPARTMENT OF LAND DEVELOPMENT CONDITIONS DESCRIBED IN THE COMMENTS DATED FEBRUARY 3, 2003.
- THE APPROVAL OF WP-04-078 FOR THIS PROPERTY, GRANTED ON JANUARY 15, 2004, SECTION 16.119(e)(5) WAIVED THE REQUIREMENT FOR THE FULL 25' TRUNCATION AT THE SOUTH CORNER OF THE INTERSECTION OF TWO PUBLIC ROADS, EXISTING CHESTNUT HILL DRIVE AND PROPOSED CHESTNUT CREST DRIVE WOULD NOT BE REQUIRED.
- 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 ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- THE USE IN COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 7, 8, 9 AND 10 IS TO BE RECORDED CONCURRENT WITH THE RECORDING OF THIS PLAT AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, LOCATED IN, OVER AND THROUGH THE LOTS OR PARCELS. ANY CONVEYANCE OF THE AFORESAID LOTS OR PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS OR PARCELS. THE DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS AND THEIR ACCEPTANCE BY HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY CHAIR ACCEPTS THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- "10' STRUCTURE SETBACK" SHOWN ON SHEET 3 OF 3 IS REQUIRED BY THE DESIGN MANUAL AND PERTAINS TO THE PRINCIPLE STRUCTURE ONLY. THE CHIEF OF THE BUREAU OF ENGINEERING MAY ONLY GRANT ENCROACHMENTS BY STRUCTURES INTO THIS AREA THROUGH THE APPROVAL OF A DESIGN MANUAL WAIVER.

CHESTNUT CREST

LOTS 4 THROUGH 12 OPEN SPACE LOTS 13 - 16 A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A AND LOT 2 AND A REVISION TO LOT 1



MINIMUM LOT SIZE CHART

LOT #	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
8	20,671 SQ. FT.	563 SQ. FT.	20,108 SQ. FT.
9	22,505 SQ. FT.	1,446 SQ. FT.	21,059 SQ. FT.
10	23,550 SQ. FT.	2,372 SQ. FT.	21,178 SQ. FT.
12	19,932 SQ. FT.	496 SQ. FT.	19,436 SQ. FT.

GENERAL NOTES, CONTINUED

- THERE ARE NO WETLANDS ON THIS SITE, THERE IS NO 100 YEAR FLOODPLAIN ON THIS SITE.
- THE FOREST CONSERVATION EASEMENTS HAVE 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.
- NO GRADING, REMOVING OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT AREAS. SURETY IN THE AMOUNT OF \$17,685.36 FOR THE EXISTING FOREST CONSERVATION EASEMENTS WAS POSTED WITH THE FOREST CONSERVATION AGREEMENT FOR F-03-019.
- THE FOREST CONSERVATION OBLIGATION FOR THIS PROJECT HAS BEEN MET BY F-03-019, CHESTNUT CREST LOTS 1-3 AND NON-BUILDABLE PARCEL A, WHICH CREATED ON-SITE FOREST CONSERVATION EASEMENTS A - C THAT COLLECTIVELY CONTAIN 0.63 ACRES OF RETENTION AND 0.56 ACRES OF REFORESTATION AND BY THIS RESUBDIVISION, F-04-080, BY A FEE-IN-LIEU PAYMENT OF \$28,314.00 FOR 1.3 ACRES OF REFORESTATION TO THE HOWARD COUNTY FOREST CONSERVATION FUND.
- STORMWATER MANAGEMENT FACILITIES WILL BE REQUIRED ON THE PARCELS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE DESIGN MANUAL. 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.
- STORMWATER MANAGEMENT FOR THIS PROJECT WILL BE ADDRESSED WITH THE INSTALLATION OF ONE STORMWATER MANAGEMENT FACILITY (SURFACE SAND FILTER) WHICH WILL CONTROL THE RUNOFF PER THE LATEST APPROVED DESIGN STANDARDS. THE FOLLOWING CREDITS ARE BEING UTILIZED TO MEET THE STORMWATER MANAGEMENT REQUIREMENTS: NATURAL AREA CONSERVATION CREDIT, SHEET FLOW TO BUFFER CREDIT AND ROOFTOP AND NON-ROOFTOP DISCONNECTION CREDIT. THE STORMWATER MANAGEMENT FACILITY SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- PUBLIC WATER AND SEWER EXTENSIONS CONTRACT NUMBER IS 14-4003-D.
- "STANDARD MARKER" REFERS TO A 3/4-INCH DIAMETER IRON PIN WITH A 2-INCH DIAMETER ALUMINUM CAP MARKED "DAFT-McCUNE-WALKER, INC. PROPERTY MARKER C-98" AFFIXED.
- THE EXISTING DWELLING ON LOT 115 TO REMAIN. NO NEW BUILDING EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- FOR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION BOX OF THE PIPE STEM AND THE ROAD RIGHT OF WAY ONLY AND NOT ONTO THE PIPE STEM LOT DRIVEWAY. (FOR PARCEL DIVERSION OF COMMERCIAL PROPERTIES WHERE NO SWM IS PROVIDED).

COORDINATE TABLE

NAME	NORTH	EAST	NAME	NORTH	EAST
810	590693.72	1370804.25	LC8	590679.50	1371875.97
1616	590889.79	1370843.64	LC9	590340.54	1371826.70
PE13	590338.92	1371930.22	RW1	590762.35	1370818.04
LC1	590632.79	1371132.93	RW2	590732.92	1370837.62
LC2	590610.81	1371242.35	RW3	590632.19	1371338.99
LC4	590534.00	1371277.56	RW6	590693.70	1370829.74
LC5	590349.69	1371240.48	RW7	590689.78	1370823.86
LC6	590712.45	1370939.49	PS80	590666.83	1371938.20
LC7	590864.06	1370969.95	PS82	590627.89	1371131.94

OPEN SPACE DATA CHART

TOTAL SITE GROSS AREA AS SHOWN ON F-03-019	8,133 AC.±
TOTAL BGE EASEMENT AREA	0,528 AC.±
TOTAL NET AREA TO BE USED TO COMPUTE OPEN SPACE REQUIREMENTS	7,585 AC.±
TOTAL AREA OF OPEN SPACE REQUIRED (10% WITH MINIMUM LOT SIZE OF 18,000 SQ. FT.)	0,758 AC.±
TOTAL AREA OF CREDITED OPEN SPACE PROVIDED (29% OF NET AREA)	2,168 AC.±
TOTAL AREA OF NON-CREDITED OPEN SPACE PROVIDED (7% OF NET AREA)	0,564 AC.±
TOTAL OPEN SPACE (CREDITED AND NON-CREDITED) PROVIDED (36% OF NET AREA)	2,732 AC.±

LEGEND

- FCE — FOREST CONSERVATION EASEMENT LINE
- — — — — PROPERTY LINE
- - - - - RIGHT OF WAY LINE
- - - - - EASEMENT LINE
- STANDARD MARKER
- CONCRETE MONUMENT

TABULATION OF FINAL PLAT -- ALL SHEETS

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	13
BUILDABLE	10
NON-BUILDABLE	0
OPEN SPACE	4
PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	6,730 AC.±
BUILDABLE	4,637 AC.±
NON-BUILDABLE	0,000 AC.±
OPEN SPACE	2,093 AC.±
CREDITED	1,529 AC.±
NON-CREDITED	0,564 AC.±
PRESERVATION PARCELS	0,000 AC.±
C. TOTAL AREA OF ROADWAYS TO BE RECORDED	0,721 AC.±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	7,451 AC.±

OWNER LOT 1
 DOROTHEA L. GEPPI
 3035 E. Chestnut Hill Drive
 Ellicott City, MD 21043
 N/A
 ATTN: Dorothea L. Geppi

OWNER EXISTING OPEN SPACE LOT 2
 CHESTNUT CREST COMMUNITY ASSOCIATION, INC.
 946-A Marimich Court
 Eldersburg, MD 21784
 (410) 781-3400
 ATTN: Christopher L. Rachuba

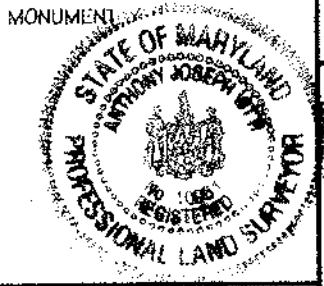
OWNER
 CHESTNUT HILL PROPERTIES, LLC
 946-A Marimich Court
 Eldersburg, MD 21784
 (410) 781-3400
 ATTN: Christopher L. Rachuba

DEVELOPER
 RACHUBA HOME BUILDERS, LLC
 946-A Marimich Court
 Eldersburg, MD 21784
 (410) 781-3400
 ATTN: Christopher L. Rachuba

PROJECT ENGINEER
 DAFT-McCUNE WALKER, INC.
 200 East Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 296-3333
 ATTN: John Ranocchia

SURVEYOR

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



THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE BULK PARCEL A AND LOT 2, INTO BUILDABLE LOTS AND OPEN SPACE LOTS AND TO ADD AN EASEMENT TO LOT 1, ALL OF WHICH WERE PREVIOUSLY SHOWN ON PLAT NO. 16333.



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 Robert J. Walker 2/2/05
 Howard County Health Officer Date

OWNER'S DEDICATION
 Chestnut Hill Properties, LLC, a Maryland Limited Liability Company, by Christopher L. Rachuba, Managing Member, Chestnut Crest Community Association, Inc., by Christopher L. Rachuba, Resident Agent and Dorothea L. Geppi owners of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this Final Plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns:
 (1) The right to lay, construct, and maintain sewers, drains, water pipes, and other municipal utilities and services, in and under all 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 day of 2004.

Chestnut Hill Properties, LLC Date
 By: Christopher L. Rachuba
 Managing Member

Chestnut Crest Community Association, Inc. Date
 By: Christopher L. Rachuba
 President of Chestnut Crest HOA

Dorothea L. Geppi Date

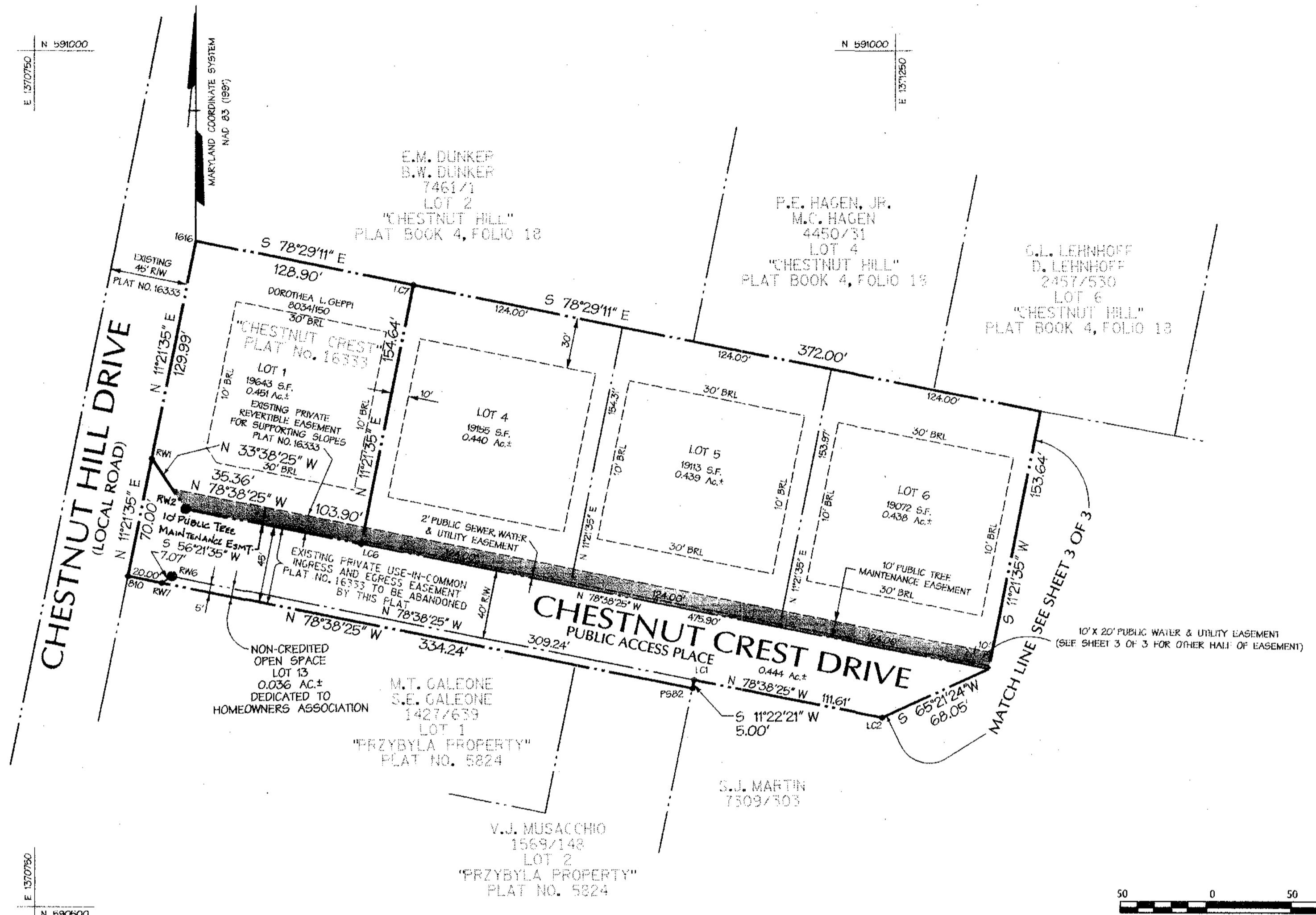
SURVEYOR'S CERTIFICATE
 I hereby certify that the final plat shown hereon is correct, that it is a subdivision of part of the lands conveyed by Fairmount Management Company to Chestnut Hill Properties, LLC, by deed dated May 14, 2003 and recorded in the Land Records of Howard County, Maryland, in Liber 7303, Folio 496; and the lands conveyed by Chestnut Hill Properties, LLC to Chestnut Crest Community Association, Inc. by deed dated September 17, 2003 and recorded in the aforesaid Land Records in Liber 7830, Folio 120; and the lands conveyed by Chestnut Hill Properties, LLC to Dorothea L. Geppi, by deed dated December 16, 2003 and recorded in the aforesaid Land Records in Liber 8034, Folio 150 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, Professional Land Surveyor
 Maryland Registration No. 10951
 12/24/04 Date

RECORDED AS PLAT NO. 1722 E
 ON Feb. 11, 2005 IN THE
 LAND RECORDS OF HOWARD COUNTY, MD.

CHESTNUT CREST
 LOTS 4 THROUGH 12, 1 &
 OPEN SPACE LOTS 13 - 16
 A RESUBDIVISION OF
 NON-BUILDABLE BULK PARCEL A & LOT 2
 AND A REVISION TO LOT 1
 SHEET 1 OF 3
 ZONING: R20
 TAX MAP 18 GRID 20 PARCEL 69
 SECOND ELECTION DISTRICT
 HOWARD COUNTY MARYLAND
 SCALE: 1" = 50'
 JULY 9, 2004

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division Date
 1/10/05
 Christopher L. Rachuba 2/4/05
 Date



OWNER LOT 1
 DOROTHEA L. GEPII
 3035 E. Chestnut Hill Drive
 Ellicott City, MD 21043
 N/A
 ATTN: Dorothea L. Geppi

OWNER EXISTING OPEN SPACE LOT 2
 CHESTNUT CREST COMMUNITY ASSOCIATION, INC.
 946-A Marimich Court
 Eldersburg, MD 21784
 (410) 781-3400
 ATTN: Christopher L. Rachuba

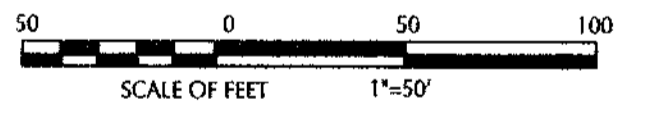
TABULATION OF FINAL PLAT -- THIS SHEET	
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	4
BUILDABLE	4
NON-BUILDABLE	0
OPEN SPACE	1
PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	1.804 Ac. ±
BUILDABLE	1.768 Ac. ±
NON-BUILDABLE	0.000 Ac. ±
NON-CREDITED OPEN SPACE	0.036 Ac. ±
PRESERVATION PARCELS	0.000 Ac. ±
C. TOTAL AREA OF ROADWAYS TO BE RECORDED	0.444 Ac. ±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.248 Ac. ±

OWNER
 CHESTNUT HILL PROPERTIES, LLC
 946-A Marimich Court
 Eldersburg, MD 21784
 (410) 781-3400
 ATTN: Christopher L. Rachuba

DEVELOPER
 RACHUBA HOME BUILDERS, LLC
 946-A Marimich Court
 Eldersburg, MD 21784
 (410) 781-3400
 ATTN: Christopher L. Rachuba

PROJECT ENGINEER
 DAFT-McCUNE WALKER, INC.
 200 East Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 296-3333
 ATTN: John Ranocchia

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, IN
 HOWARD COUNTY HEALTH DEPARTMENT

Robert J. Walsh 2/2/05
 Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Christopher L. Rachuba 1/10/04
 Chief, Development Engineering Division Date

Frank D. ... 4/2/04
 Director Date

OWNER'S DEDICATION

Chestnut Hill Properties, LLC, a Maryland Limited Liability Company, by Christopher L. Rachuba, Managing Member, Chestnut Crest Community Association, Inc., by Christopher L. Rachuba, Resident Agent and Dorothea L. Geppi owners of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this Final Plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns,

- (1) The right to lay, construct, and maintain sewers, drains, water pipes, and other municipal utilities and services, in and under all 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 day of 2004.

Christopher L. Rachuba 12-15-04
 Chestnut Hill Properties, LLC
 By: Christopher L. Rachuba
 Managing Member Date

Christopher L. Rachuba 12-15-04
 Chestnut Crest Community Association, Inc.
 By: Christopher L. Rachuba
 President of Chestnut Crest HOA Date

Dorothea L. Geppi
 Dorothea L. Geppi Date

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a subdivision of part of the lands conveyed by Fairmount Management Company to Chestnut Hill Properties, LLC, by deed dated May 14, 2003 and recorded in the Land Records of Howard County, Maryland, in Liber 7303, Folio 496; and the lands conveyed by Chestnut Hill Properties, LLC to Chestnut Crest Community Association, Inc. by deed dated September 17, 2003 and recorded in the aforesaid Land Records in Liber 7830, Folio 120; and the lands conveyed by Chestnut Hill Properties, LLC to Dorothea L. Geppi, by deed dated December 16, 2003 and recorded in the aforesaid Land Records in Liber 8034, Folio 150 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 12/20/04
 Anthony J. Vitti, Professional Land Surveyor
 Maryland Registration No. 10951 Date

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

RECORDED AS PLAT No. 17229
 ON Feb. 11, 2005 IN THE
 LAND RECORDS OF HOWARD COUNTY, MD.

CHESTNUT CREST
 LOTS 4 THROUGH 12, 1 &
 OPEN SPACE LOTS 13 - 16
 A RESUBDIVISION OF
 NON-BUILDABLE BULK PARCEL A & LOT 2
 AND A REVISION TO LOT 1
 SHEET 2 OF 3
 ZONING: R20
 TAX MAP 18 GRID 20 PARCEL 69
 SECOND ELECTION DISTRICT
 HOWARD COUNTY MARYLAND
 SCALE: 1" = 50' JULY 8, 2004

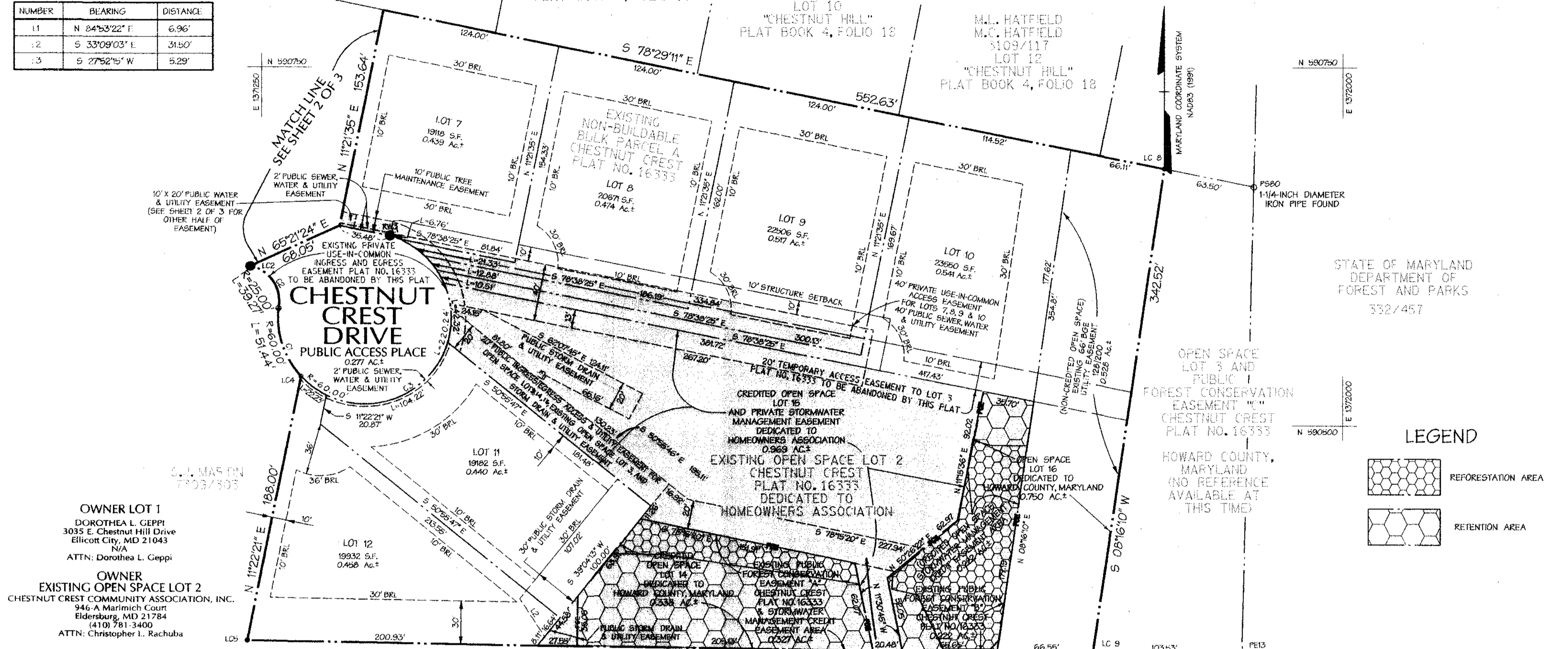
FOREST CONSERVATION EASEMENT CHART

EASEMENT	RETENTION	REFORESTATION	TOTAL AREA
FCE "A"	0.26 Ac.±	0.07 Ac.±	0.33 Ac.±
FCE "B"	0.05 Ac.±	0.17 Ac.±	0.22 Ac.±
FCE "C"	0.32 Ac.±	0.32 Ac.±	0.64 Ac.±
TOTALS	0.63 Ac.±	0.56 Ac.±	1.19 Ac.±

LINE TABLE

NUMBER	BEARING	DISTANCE
1.1	N 84°53'22" E	6.96'
1.2	S 33°09'03" E	31.50'
1.3	S 27°52'15" W	5.29'

CURVE DATA					
NAME	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE	TANGENT
C-1	49°07'23"	60.00'	51.44'	N 18°14'54" W 49.88'	27.42'
C-2	90°00'00"	25.00'	39.27'	N 33°38'25" W 35.36'	25.00'
C-3	210°18'57"	60.00'	220.24'	S 32°01'56" W 115.83'	-221.48'



TABULATION OF FINAL PLAT -- THIS SHEET

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	9
BUILDABLE	6
NON-BUILDABLE	0
OPEN SPACE	3
PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	4.926 Ac.±
BUILDABLE	2.869 Ac.±
NON-BUILDABLE	0.000 Ac.±
CREDITED OPEN SPACE	1.528 Ac.±
NON-CREDITED OPEN SPACE	0.528 Ac.±
PRESERVATION PARCELS	0.000 Ac.±
C. TOTAL AREA OF ROADWAYS TO BE RECORDED	0.277 Ac.±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.203 Ac.±

STATE OF MARYLAND
DEPARTMENT OF
FOREST AND PARKS
332/457

OWNER
CHESTNUT HILL PROPERTIES, LLC
946-A Marimich Court
Eldersburg, MD 21784
(410) 781-3400
ATTN: Christopher L. Rachuba

DEVELOPER
RACHUBA HOME BUILDERS, LLC
946-A Marimich Court
Eldersburg, MD 21784
(410) 781-3400
ATTN: Christopher L. Rachuba

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ATTN: John Ranocchia

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



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

Robert J. Weber 2/2/05
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Christopher L. Rachuba 1/10/04
Chief, Development Engineering Division Date

Mark L. Milroy 4/5/07
Director Date

OWNER'S DEDICATION

Chestnut Hill Properties, LLC, a Maryland Limited Liability Company, by Christopher L. Rachuba, Managing Member, Chestnut Crest Community Association, Inc., by Christopher L. Rachuba, Resident Agent and Dorothea L. Geppi owners of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this Final Plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns:

- 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 day of 2004.

Christopher L. Rachuba Date
Chestnut Hill Properties, LLC
By: Christopher L. Rachuba
Managing Member

Christopher L. Rachuba Date
Chestnut Crest Community Association, Inc.
By: Christopher L. Rachuba
President of Chestnut Crest HOA

Dorothea L. Geppi Date
Dorothea L. Geppi

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a subdivision of part of the lands conveyed by Fairmount Management Company to Chestnut Hill Properties, LLC, by deed dated May 14, 2003 and recorded in the Land Records of Howard County, Maryland, in Liber 7303, Folio 496; and the lands conveyed by Chestnut Hill Properties, LLC to Chestnut Crest Community Association, Inc, by deed dated September 17, 2003 and recorded in the aforesaid Land Records in Liber 7830, Folio 120; and the lands conveyed by Chestnut Hill Properties, LLC to Dorothea L. Geppi, by deed dated December 16, 2003 and recorded in the aforesaid Land Records in Liber 8034, Folio 150; 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 1/24/04
Anthony J. Vitti, Professional Land Surveyor
Maryland Registration No. 10951 Date

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

RECORDED AS PLAT No. 17239
ON Feb. 11, 2005 IN THE
LAND RECORDS OF HOWARD COUNTY, MD.

CHESTNUT CREST
LOTS 4 THROUGH 12, 1 &
OPEN SPACE LOTS 13 - 16
A RESUBDIVISION OF
NON-BUILDABLE BULK PARCEL A & LOT 2
AND A REVISION TO LOT 1
SHEET 3 OF 3
ZONING: R20
TAX MAP 18 GRID 20 PARCEL 69
SECOND ELECTION DISTRICT
HOWARD COUNTY MARYLAND
SCALE: 1" = 50' JULY 8, 2004