

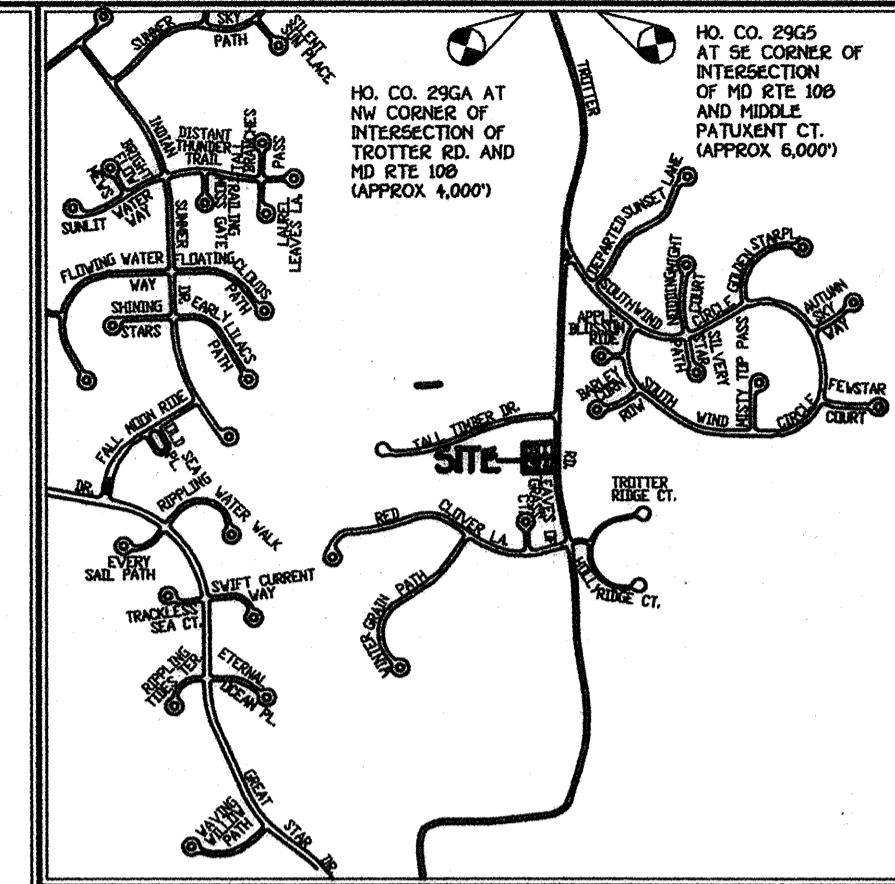
U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
3	560459.401	1334919.105	3	170828.367	406004.157
77	560643.054	1335227.659	77	170804.500	406970.205
78	560520.701	1335231.490	78	170849.490	406979.375
312	560752.440	1334917.029	312	170917.600	406003.760
401	560474.419	1335231.745	401	170832.945	406979.450
402	560760.700	1335230.406	402	170922.644	406979.042
403	560760.670	1335229.603	403	170922.633	406970.021

Curve Data Chart					
Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
77-78	1,163.60'	115.26'	05°40'32"	57.60'	S01°54'33"E 115.22'

Minimum Lot Size Chart			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
Lot 2	22,078 Sq.Ft.	2,076 Sq.Ft.	20,002 SQ.FT
Lot 3	23,566 Sq.Ft.	1,965 Sq.Ft.	21,601 SQ.FT

General Notes:

- 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 R-20 Per 2/2/04 Comprehensive Zoning Plan.
- Coordinates Based On NAD'83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 29GA And No. 29G5.
Station No. 29GA (North 566,957.417 East 1,333,325.606)
Station No. 29G5 (North 560,341.002 East 1,335,392.455)
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About June 15, 2003 By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set With Cap "F.C.C. 106".
- ⚡ Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- ⚡ Denotes Concrete Monument Set With Cap "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- For Flag Or Pipestem Lots; Refuse Collection, Snow Removal And Road Maintenance To Be Provided At The Junction Of Flag Or Pipestem And The Road Right-Of-Way And Not Onto The Flag Or Pipestem Lot Driveway.
- Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwelling To Insure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:
 - Width - 12 Feet Or 14 Feet Serving More Than One Residence;
 - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating.
(1 - 1/2" Minimum);
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (25-Ton-Loading);
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 - Structure Clearances - Minimum 12 Feet;
 - Maintenance - Sufficient To Ensure All Weather Use.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- Traffic Study Was Prepared By Mars Group On December 17, 2003 And Approved March, 2004.
- No Cemeteries Exist On Site Based On A Site Inspection And On An Examination Of The Howard County Cemetery Inventory Map.
- Forest Stand Delineation And Wetland Delineation Was Prepared By Eco-Science Professionals, Inc. Dated January 26, 2004.
- Landscape For Lots 2, 3 & 4 Is On File With This Plat With A Certified Landscape Plan In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual. The Landscape Obligation Will Be Evaluated At The SDP Phase And The Surety Will Be Posted With The Builder's Grading Permit.
- Lot 1 Is Exempt From The Perimeter Landscape Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual Because Lot 1 Contains An Existing Dwelling That Is To Remain.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations (Council Bill No. 45-2003) And The Zoning Regulations As Amended By CB 75-2003. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan Or Building/Grading Permit.
- No 100 Year Flood Plain Exists On Site.



VICINITY MAP
SCALE: 1" = 1,200'

Reservation Of Public Utility Easements

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage And Other Public Utilities, Located In, On, Over, And Through Lots 1 Through 4. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot(s). Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

The Requirements S3-100, The Real Property Article, Annotated Code Of Maryland, 1980 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 12/20/04
Terrell A. Fisher, Professional Land Surveyor No. 10692
B. James Greenfield 12/20/04
By: B. JAMES GREENFIELD (MANAGING MEMBER)

3/15/05

AREA TABULATION FOR SHEET

Total Number Of Lots And/Or Parcels To Be Recorded:	
Buildable:	4
Non-Buildable:	0
Open Space:	0
Preservation Parcels:	0
Total Area Of Lots And/Or Parcels:	
Buildable:	2.095 Aca
Non-Buildable:	N/A
Open Space:	N/A
Preservation Parcels:	N/A
Total Area Of Roadway To Be Recorded Including Widening Strips:	0.013 Ac.±
Total Area Of Subdivision To Be Recorded:	2.108 Aca

OWNERS/DEVELOPER

KD BUILDERS, LLC
POST OFFICE BOX 999
COLUMBIA, MARYLAND 21044-0999
(410) 730-3939

This subdivision is subject to Section 10.122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE 2/10/05 ON WHICH DATE DEVELOPER AGREEMENT 34-1189-D WAS FILED AND ACCEPTED.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLIOTT CITY, MARYLAND 21042
(410) 461-2255

The Purpose Of This Plat Is To Subdivide Buildable Lot 1, Map Of Forest Hills, Plat Book 5 / Folio 4 Into Two Buildable Lots 3 And 4 And To Subdivide Buildable Lot 2, Map Of Forest Hills, Plat Book 5 / Folio 4 Into Two Buildable Lots 1 And 2.

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

Robert J. Walen 3/4/05
Howard County Health Officer 540 Date

APPROVED: Howard County Department Of Planning And Zoning.

Chad Williams 3/1/05
Chief, Development Engineering Division Date

David H. Weger 3/10/05
Director Date

OWNER'S CERTIFICATE

KD Builders, LLC By B. James Greenfield (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 20th Day Of December 2004.

(Owner) KD BUILDERS, LLC
By: B. JAMES GREENFIELD (MANAGING MEMBER)

Witness

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 J. Brown, As Trustee Of Marie Brown Revocable Trust To KD Builders, LLC, A Maryland Limited Liability Company By Deed Dated July 29, 2003 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 7526 At Folio 64B, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.



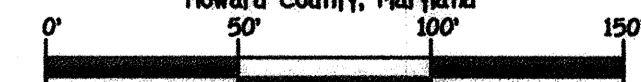
Terrell A. Fisher 12/20/04
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 17309 ON 3-15-05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Trotter's Glen
Lots 1 Thru 4

(A Resubdivision Of Lots 1 & 2, Map Of Forest Hills, Plat Book 5 / Folio 4)
Zoned: R-20

Tax Map: 35 Grid B Parcel: P-162
Fifth Election District
Howard County, Maryland



Scale: 1" = 50'
Date: December 17, 2004
Sheet 1 of 2

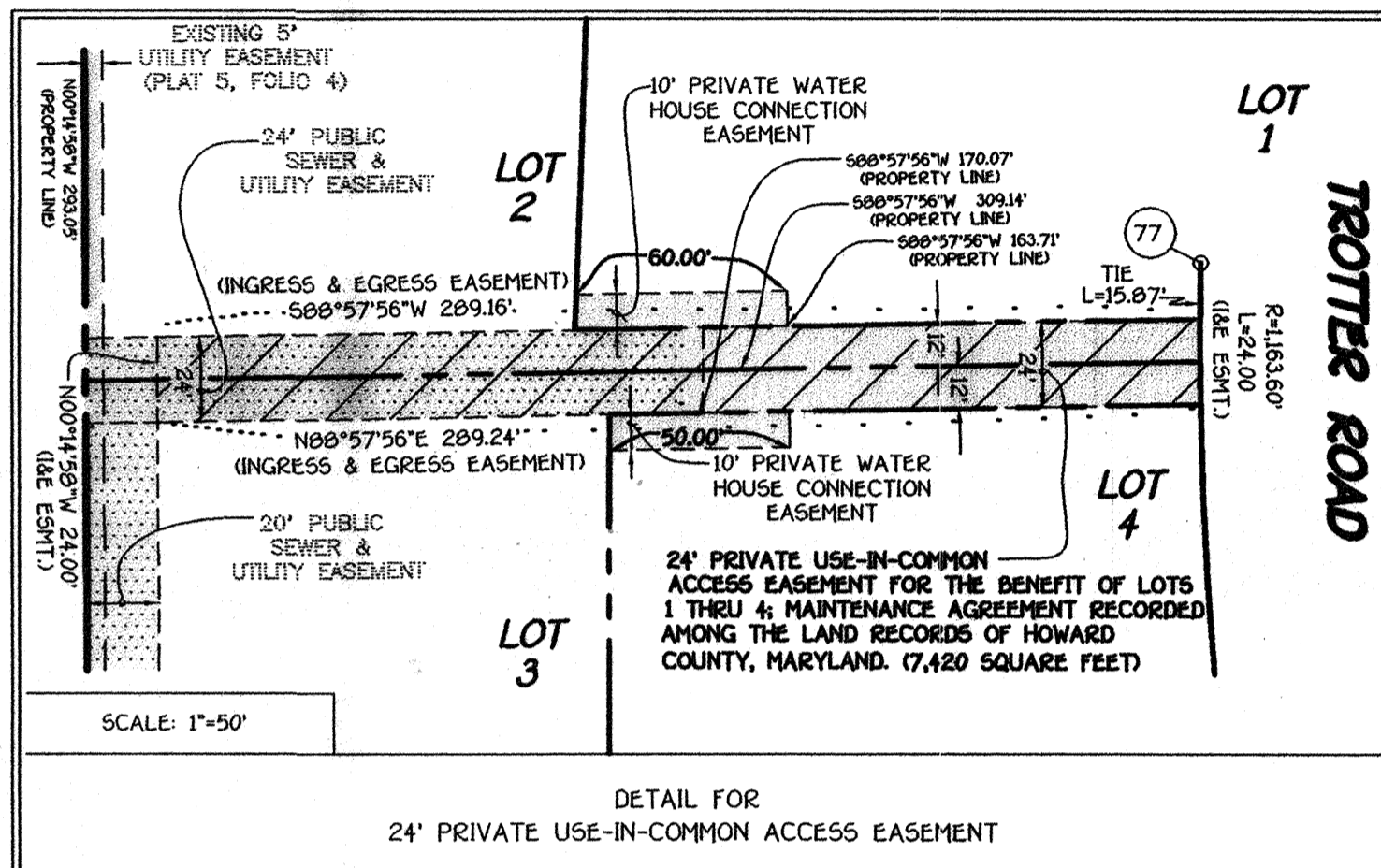
F-04-117

Reservation Of Public Utility Easements

"Developer Reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage and other public utilities, located in, on, over, and through lots 1 through 4. 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. Upon completion of the public utilities and their acceptance by Howard County, the County shall accept the easements and record the deeds of easement in the land records of Howard County."

The Requirements S3-103, 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 12/20/04
 Terrell A. Fisher, Professional Land Surveyor No. 10692
B. James Greenfield 12/20/04
 B. James Greenfield (Managing Member)



This subdivision is subject to Section 16.122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE 2-10-05 ON WHICH DATE DEVELOPER AGREEMENT 31-0169-D WAS FILED AND ACCEPTED.

AREA TABULATION FOR SHEET

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Non-Buildable:	0
Open Space:	0
Preservation Parcels:	0
Total Area Of Lots And/Or Parcels:	
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Open Space:	N/A
Preservation Parcels:	N/A
Total Area Of Roadway To Be Recorded Including Widening Strips:	
	0.013 Aca
Total Area Of Subdivision To Be Recorded:	
	2.108 Aca

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

Robert J. Walen 3/4/05
 Howard County Health Officer SFO Date

APPROVED: Howard County Department Of Planning And Zoning.

Chris Pausman 2/1/05
 Chief, Development Engineering Division Date

Marsha DiGuglielmo 2/10/05
 Director Date

OWNER'S CERTIFICATE

KD Builders, LLC By B. James Greenfield (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 20th Day Of December, 2004.

B. James Greenfield
 (Owner) KD BUILDERS, LLC
 By: B. JAMES GREENFIELD (MANAGING MEMBER)

Terrell A. Fisher
 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 J. Brown, As Trustee Of Marie Brown Revocable Trust To KD Builders, LLC, A Maryland Limited Liability Company By Deed Dated July 29, 2003 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 7526 At Folio 648, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Terrell A. Fisher
 Terrell A. Fisher, Professional Land Surveyor No. 10692 12/20/04 Date

RECORDED AS PLAT No. 17310 ON 3-15-05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

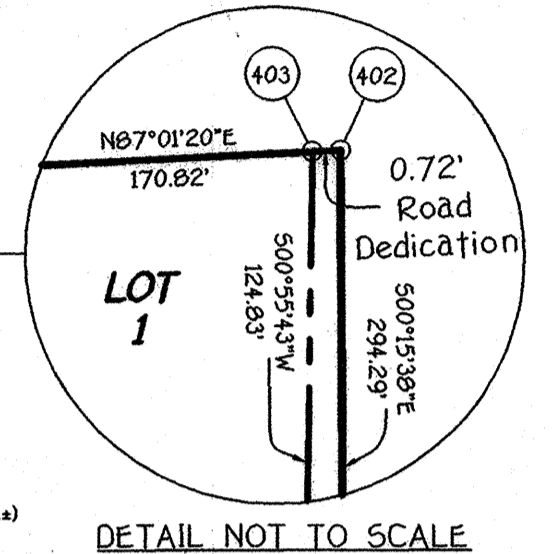
Trotter's Glen
 Lots 1 Thru 4
 (A Resubdivision Of Lots 1 & 2, Map Of Forest Hills, Plat Book 5 / Folio 4)
 Zoned: R-20
 Tax Map: 35 Grid 8 Parcel P-162
 Fifth Election District
 Howard County, Maryland

Scale: 1" = 50'
 Date: December 17, 2004
 Sheet 2 of 2

K:\Drawings\330795-Trotter Road\330795-RECORD PLATS-Trotters Glen.dwg, 12/17/2004, 3:56:32 PM

10' PRIVATE DRAINAGE & UTILITY EASEMENT

LINE	BEARING	DISTANCE
S01	N90°00'00"E	10.00'
S02	DUE SOUTH	9.33'
S03	S51°54'14"E	11.60'
S04	N88°57'56"E	50.93'
S05	S01°02'04"E	10.00'
S06	S88°57'56"W	134.95'
S07	N51°54'14"E	20.22'
S08	DUE NORTH	14.24'



Land Dedicated To Howard County, Maryland For The Purpose Of A Public Road. (Area = 552 Sq.Ft. Or 0.013 Aca)

OWNERS/DEVELOPER
 KD BUILDERS, LLC
 POST OFFICE BOX 999
 COLUMBIA, MARYLAND 21044-0999
 (410) 730-3939

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
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 ELKOTT CITY, MARYLAND 21042
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