

**GENERAL NOTES:**

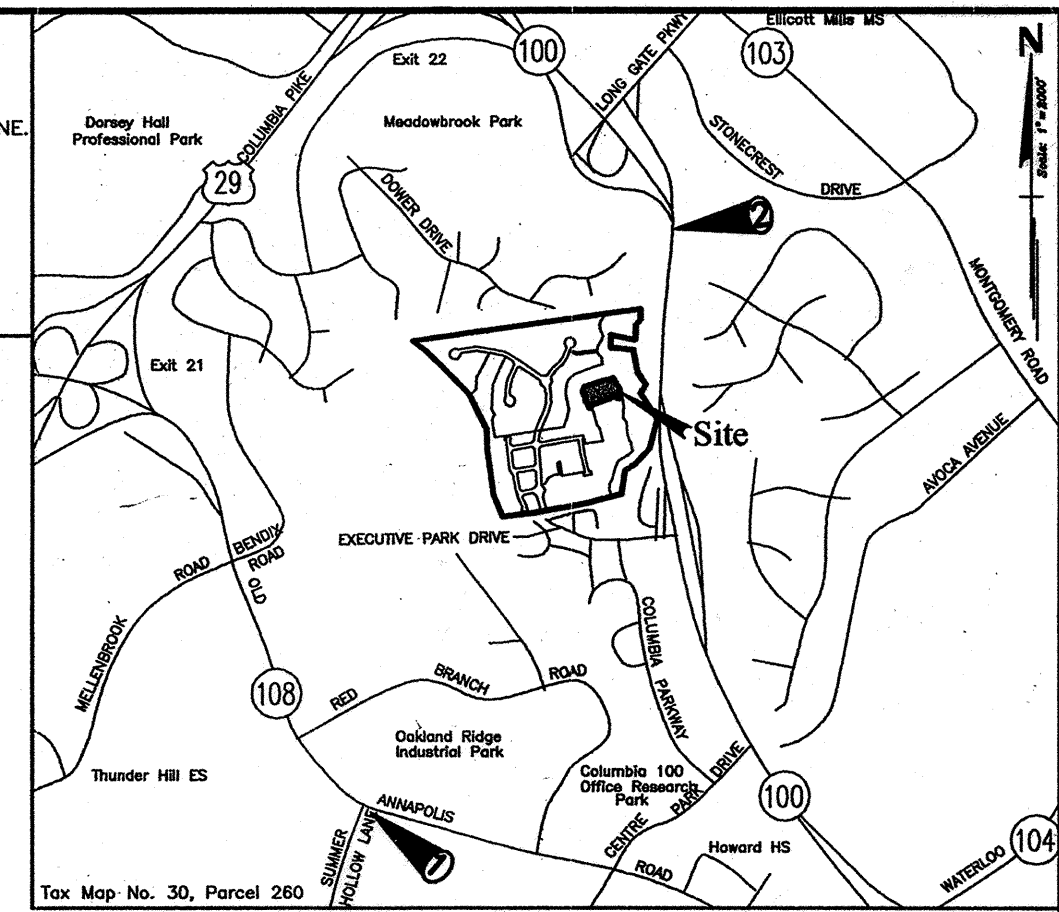
- All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
- The contractor shall notify the Department of Public Works/Bureau of Engineering/Construction Inspection Division at (410) 313-1880 at least five (5) working days prior to the start of work.
- The contractor shall notify "Miss Utility" as 1-800-257-7777 at least 48 hours prior to any excavation work being done.
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System incorporating the following control:  
 Station 30FA: N.568621.336' E.1361563.983'  
 Station 37GB: N.553452.821' E.1368503.187'  
 Station 30CA: N.575083.465' E.1364681.801'  
 Station 30CB: N.576541.342' E.1361211.296'  
 Station 30IA: N.567750.958' E.1364842.598'
- The subject property is zoned R-A-15 per the October 18, 1993 Comprehensive Zoning Plan.
- All areas on this plat are more or less.
- This plat is based on a field run monumented boundary survey performed on or about February, 2001 by Rodgers Consulting, Inc.
- Water is public. Contract #24-4064D, Little Patuxent Drainage Area.
- Sewer is public. Contract #24-4064D, Little Patuxent Drainage Area.
- The traffic study for this project was prepared by The Traffic Group, dated January 24, 2002, and was approved per Preliminary Plans P-03-03 (October 28, 2002), P-02-10 (September 27, 2002), and P-02-17 (September 24, 2002).
- 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 issuance of the building permit if capacity is available at that time.
- There are no wetlands on this site. A wetlands delineation study for this project was prepared by McCarthy & Associates, Inc., dated November 2000, and approved per Sketch Plan S-01-20, dated September 19, 2001.

**LEGEND**  
 REBAR & CAP SET - ○  
 CONCRETE MOUNDMENT SET - ■

**BENCH MARKS (NAD83):**

**BENCHMARK NO. 1**---HOWARD COUNTY NO. 30FA:  
 HOWARD COUNTY STANDARD STAMPED DISC LOCATED AT THE  
 SOUTHWEST CORNER OF ROUTE 108 AND SUMMER HOLLOW LANE.  
 N 568621.336, E 1361563.983 ELEV. 441.619

**BENCHMARK NO. 2**---HOWARD COUNTY NO. 30CA:  
 HOWARD COUNTY STANDARD STAMPED DISC LOCATED ON THE  
 EAST SIDE OF THE NORTH HOLLOW LANE OF ROUTE 100.  
 N 575083.465, E 1364681.801 ELEV. 380.087



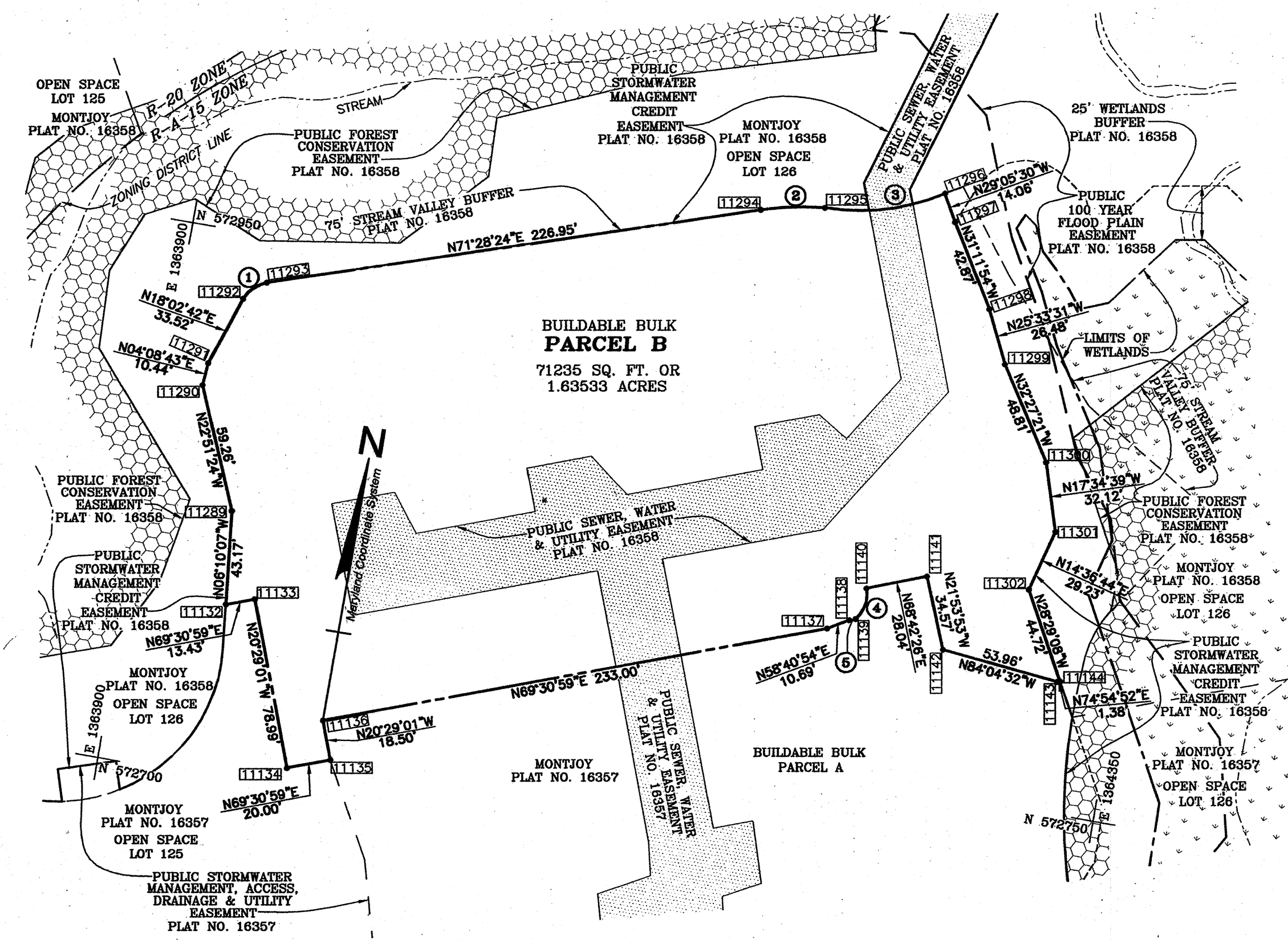
Vicinity Map: 1" = 2000'

**○ CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	17.77	13.30	6.98	12.99	N45°15'11"E	42°52'12"
2	129.63	29.24	14.68	29.17	N77°59'15"E	12°55'19"
3	96.27	55.60	28.60	54.83	N73°04'12"E	33°05'21"
4	15.00	15.71	8.66	15.00	N09°30'59"E	60°00'01"
5	3.00	3.14	1.73	3.00	N69°31'00"E	59°59'59"

**COORDINATE TABLE**

POINT	NORTHING	EASTING
11132	572779.84	1363944.92
11133	572784.34	1363957.50
11134	572710.34	1363985.15
11135	572717.34	1364003.88
11136	572734.67	1363997.41
11137	572816.20	1364215.67
11138	572821.76	1364224.81
11139	572822.81	1364227.82
11140	572837.60	1364230.10
11141	572847.79	1364256.23
11142	572815.71	1364269.12
11143	572810.14	1364322.79
11144	572810.50	1364324.12
11289	572822.55	1363940.28
11290	572877.16	1363917.27
11291	572887.57	1363918.02
11292	572919.45	1363928.40
11293	572928.59	1363937.63
11294	573000.70	1364152.82
11295	573008.78	1364181.35
11296	573022.74	1364233.81
11297	573010.46	1364240.84
11298	572973.78	1364262.85
11299	572949.90	1364274.27
11300	572908.71	1364300.47
11301	572878.09	1364310.17
11302	572849.81	1364302.79



**TOTAL AREA TABULATION**

Total Number of Lots and/or Parcels to be recorded:  
 Buildable Lots.....0  
 Buildable Parcels.....1  
 Non-Buildable Parcels.....0  
 Open Space Lots.....0

Total Area of Lots and/or Parcels:  
 Buildable Lots.....N/A  
 Buildable Parcels.....71235 Square Feet or 1.63533 Acres  
 Non-Buildable Parcels.....N/A  
 Open Space Lots.....N/A

Total Area of Roadway to be recorded:  
 Area.....N/A

Total Area of Subdivision to be recorded:  
 Area.....71235 Square Feet or 1.63533 Acres

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.

*Timothy P. Quinn* 2-25-04  
 Timothy P. Quinn, Professional Land Surveyor No. 20002 Date

*Russell J. Dickens* 2/24/04  
 Russell J. Dickens, Member Date



**PURPOSE OF PLAT**

The purpose of this plat is to change the designation of Non-Buildable Bulk Parcel B as shown on a plat of subdivision entitled "A RE-SUBDIVISION OF 'SUBDIVISION OF M.L. DAWSON LEE, JR. AND K&M DEVELOPMENT CORP., INC.', PARCEL 1, PLAT 5245, F-82-132, PHASES I, II AND III, MONTJOY, BUILDABLE LOTS 1-119 AND BUILDABLE BULK PARCEL A, OPEN SPACE LOTS 120-126, 194 AND NON-BUILDABLE BULK PARCELS B AND C", recorded among the Land Records of Howard County, Maryland as Plat Number 16358 to "BUILDABLE BULK PARCEL B".

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

*Danny Barrett* 3-16-04  
 DANNY BARRETT, MR. DATE  
 HOWARD COUNTY HEALTH OFFICER

**APPROVED:**  
 HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Mark A. Lough* 3/10/04  
 MARK A. LOUGH, DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Mark A. Lough* 3/17/04  
 MARK A. LOUGH, DATE  
 DIRECTOR

**SURVEYOR'S CERTIFICATE**

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of the land conveyed by A. MacDonough Plant, Richard B. Buck and Frank S. Dudley, Jr., Personal Representatives of the Estate of M. L. Dawson Lee, Jr., Estate No. 14922, party of the first part to Winchester Homes, Inc., a Delaware corporation, party of the second part, as to a 54.17% undivided interest, and Winchester Homes, Inc., Nominee For Stringtown Investments, LLC, a Delaware limited liability company, party of the third part, as to a 45.83% undivided interest by a deed dated July 21, 2003, and recorded among the Land Records of Howard County, Maryland, in Liber 7704 at Folio 677; said 48.83% undivided interest subsequently was conveyed to Stringtown Investments, LLC, a Delaware limited liability company, from Winchester Homes, Inc., a Delaware Corporation, by a deed of partition dated December 11, 2003, and recorded among the aforementioned Land Records in Liber 7916 at Folio 616; said property also being all of Non-Buildable Bulk Parcel B as shown on a plat of subdivision entitled "A Re-Subdivision of Subdivision of M.L. Dawson Lee, Jr. and K&M Development Corp., Inc., Parcel 1, Plat 5245, F-82-132, Phases I, II and III, Montjoy, Buildable Lots 1-119 and Buildable Bulk Parcel 'A', Open Space Lots 120-126, 194 and Non-Buildable Bulk Parcels 'B' and 'C' recorded among the aforementioned Land Records as Plat Number 16358; and that all monuments or lot corners are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland as amended.

*Timothy P. Quinn* 2-25-04  
 Timothy Paul Quinn Date  
 Professional Land Surveyor  
 Maryland Registration No. 20002

**OWNER'S DEDICATION**

Stringtown Investments, 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, 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 right-of-ways and the specific easement 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 street and/or roads and flood plains, storm drainage facilities and open space where applicable; and (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 his hands this 24th day of February, 2004

*Russell J. Dickens*  
 Russell J. Dickens, Member

*Sharon L. Bobel*  
 Witness: SHARON L. BOBEL

RECORDED AS PLAT NO. 16590 ON 03/19/04  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**REVISION PLAT**  
 PHASES I, II AND III  
**Montjoy**  
 PARCEL B  
 ELECTION DISTRICT NO. 2  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 50' FEBRUARY, 2004

**RODGERS CONSULTING**  
 Rodgers Consulting, Inc.  
 9260 Galther Road  
 Gaithersburg, MD 20877  
 301.948.4700  
 301.948.6255 (fax)  
 301.293.6609  
 www.rogers.com

TAX MAP: 30  
 PARCEL: 260  
 SHEET NO. 1 OF 1