

U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
305	586,783.2140	1,293,576.7250
306	586,745.5400	1,293,587.5440
500	589,355.1899	1,293,600.9534
502	588,830.6137	1,293,566.4766
503	589,002.9804	1,293,428.2036
504	588,941.5692	1,293,899.3373
505	588,696.8408	1,294,073.2461
506	588,305.9832	1,293,523.2226
507	588,548.5023	1,293,694.8837
508	588,744.9602	1,293,627.3437
509	587,140.5596	1,293,305.4493
510	586,811.6233	1,293,278.9742
511	586,833.2848	1,293,009.8445
512	586,568.6395	1,292,874.4650
513	586,397.0131	1,293,264.5830
514	586,791.0726	1,293,534.3035
515	586,963.6715	1,293,694.2416
516	587,018.1911	1,293,699.4653
517	587,132.1105	1,293,448.4855
518	589,067.9416	1,294,077.1713
519	589,218.3364	1,294,003.0733
520	589,271.2018	1,293,845.8532
521	589,425.9533	1,293,786.9896
522	589,146.3109	1,293,629.9015

METRIC EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
305	178,851.8813	394,282.9743
306	178,840.3983	394,286.2720
500	179,635.8212	394,290.3592
502	179,475.9300	394,279.8506
503	179,528.4675	394,237.7049
504	179,509.7493	394,381.3068
505	179,435.1559	394,434.3143
506	179,316.0223	394,266.6668
507	179,389.9423	394,214.1378
508	179,449.8228	394,298.4030
509	178,460.8005	394,200.2893
510	178,860.5405	394,192.2197
511	178,867.1429	394,110.1888
512	178,786.4789	394,068.9251
513	178,734.1671	394,187.8333
514	178,854.2766	394,270.0442
515	178,906.8849	394,318.7935
516	178,923.5025	394,320.3857
517	178,958.2252	394,243.8869
518	179,548.2677	394,435.5107
519	179,594.1081	394,412.9256
520	179,610.2215	394,365.0048
521	179,657.3899	394,347.0631
522	179,572.1547	394,299.1826

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1994 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

C. Brooke Miller (Maryland Property Line Surveyor #135) 3-23-04
Date

Andrew J. Poffel (SEAL) 3-26-04
Date

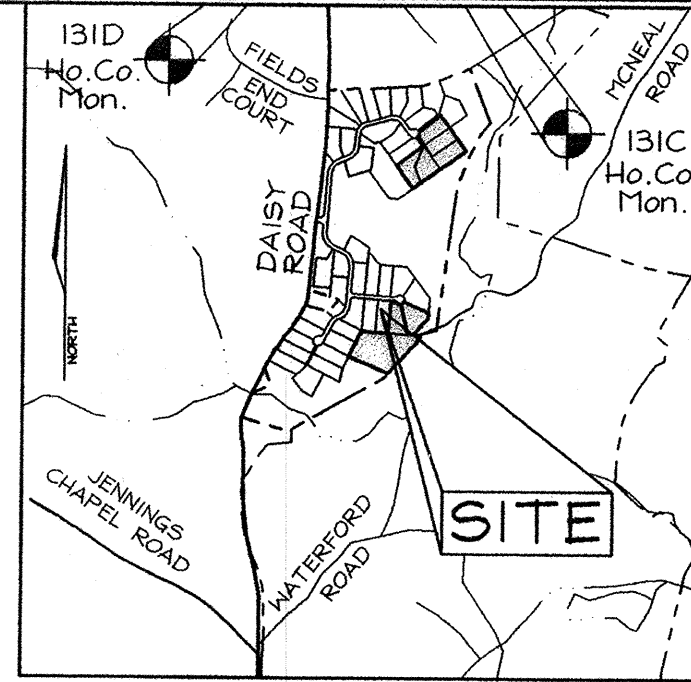
TOLL MD II Limited Partnership
By: Daisy Road LLC, Member
By: Pinnacle Investment Corporation, Its Manager
By: *Andrew J. Poffel* (SEAL) 3-29-04
Date

Andrew J. Poffel, President (Waterford Farms Parcel 13 LLC.)
By: *Andrew J. Poffel* (SEAL) 3-29-04
Date

Andrew J. Poffel, President (Waterford Farms Homeowners Association, INC.)

MINIMUM LOT SIZE CHART

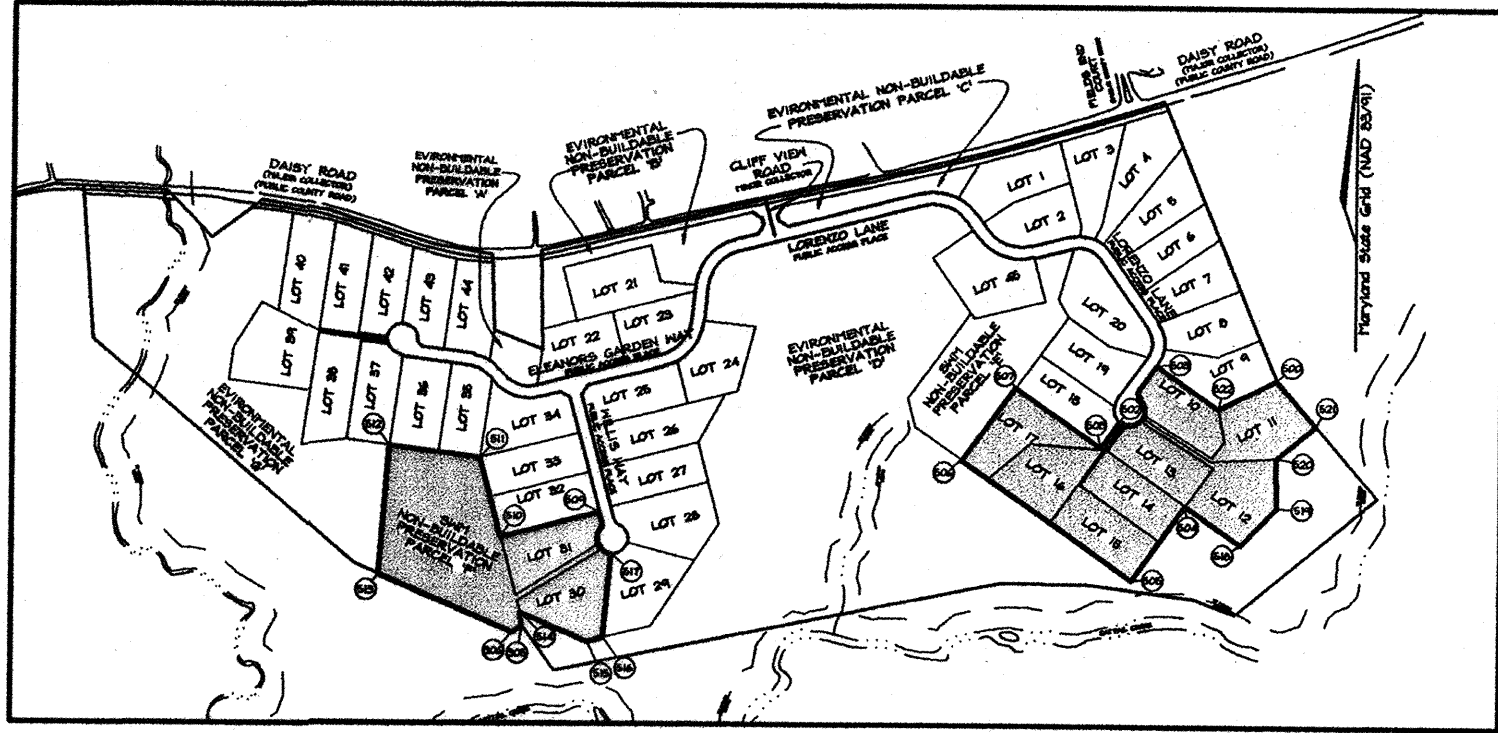
LOT NUMBER	GROSS AREA (sf)	PIPESTEM AREA (sf)	MINIMUM LOT SIZE
11	59,483±	3,129±	56,354±
12	59,548±	3,271±	56,277±
14	46,456±	633±	45,823±
15	51,953±	1,487±	50,466±
16	52,427±	652±	51,775±
17	53,309±	640±	52,669±



VICINITY MAP
SCALE: 1"=2000'

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 10-17, 30-31 & Parcel F, any conveyances of the aforesaid lots shall be subject to easements herein reserved, whether or not expressly stated in deed(s) conveying said lot(s). Developer shall execute and deliver deeds for easements herein reserved to Howard County, with a Metes and Bounds Description of 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 obligation 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 deed(s) of easement in the land records of Howard County."



LOCATION MAP
SCALE: 1"=600'

GENERAL NOTES

- Subject property zoned "RC DEO" PER 9/18/92 Comprehensive Zoning Plan.
- This subdivision is subject to the fourth edition of the Howard County subdivision and Land Development regulations and Zoning regulations effective 01/08/02, council bill 50-2001.
- Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County. Geodetic Control Stations no. 131C and no. 131D. Denotes approximate location (see location map).
Sta. 131C N 180,602.2091 E 393,997.4918 Elev. 166.6119 (meters)
N 592,525.747 E 1,292,640.104 Elev. 546.626 (feet)
Sta. 131D N 180,175.3620 E 393,985.0317 Elev. 162.8381 (meters)
N 591,125.3333 E 1,292,599.224 Elev. 534.245 (feet)
- Denotes iron pipe found.
- Denotes rebar and cap set.
- Denotes concrete monument found.
- Denotes concrete monument set.
- Denotes stone found.
- Denotes Public Forest Conservation Easement. 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 Easements are allowed.
- Denotes Wetland Areas. Wetland areas delineated by Exploration Research Inc.
- Denotes Wetland Area outline.
- Denotes existing centerline of Stream Channel.
- Denotes Wetland Buffer outline.
- Denotes Stream Buffer outline.
- This area designates a private sewage easement of at least 10,000 square feet (or 10,000 square feet per lot for shared drain fields associated with a shared sewage disposal facility) as required by the Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.03). Improvements of any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant adjustments for modification to the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- BRL Denotes Building Restriction Line.
- Field run boundary survey prepared by C.B. Miller and Associates in February 2001.
- 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.
- Driveway(s) shall be provided prior to issuance of a use and occupancy permit to ensure safe access for fire and emergency vehicles per the following requirements:
A) Width - 12 feet (14 feet serving more than one residence);
B) Surface - six (6") inches of compacted crusher run base with tar and chip coating (1-1/2" Minimum);
C) Geometry - Maximum 15% grade, Maximum 10% grade change and 45-foot turning radius;
D) Structures (culverts/bridges) - capable of supporting 25 gross tons (H25-loading);
E) Drainage elements - capable of safely passing 100 year flood with no more than 1 foot depth over surface;
F) Structure clearances - minimum 12 Feet;
G) Maintenance - sufficient to ensure all weather use

FSH Associates
Engineers Planners Surveyors
8318 Forest Street Ellicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: FSHAssociates@cs.com

- General Notes continued...
- Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement.
 - Areas shown are more or less.
 - Open space tabulation:
A. Open space required: 110.50 x 5% = 5.52 Ac.±
B. Open space provided Non-Buildable Parcels 'E' and 'F' = 7.91 Ac.
 - No clearing, grading or construction is permitted within wetland or stream system buffers unless approved by the Department Of Planning And Zoning.
 - All floodplains, wetlands and their required buffers are shown for informational purpose only in accordance with sections 16.115.(d) and 16.116.(a).(4).
 - Landscaping for all lots is provided in accordance with a certified Landscape Plan included with the construction plan set in accordance with section 16.124 of the Howard County code and the Landscape Manual. Landscape surety in the amount of \$ 38,850.00 will be part of the Developer's agreement.
 - Density calculations:
a. Number of units based on own density = 110.50 / 4.25 = 26 units.
b. Numbers of units proposed = 45 units.
c. Numbers of CEO units required = 19 units.
d. 19 CEO units have been transferred to this project.
1. Keyes property Tax Map 14, Parcel 160, RE-03-002 DS4, Plat No. 15813
Grid 1 number of CEO units sent (1 : 4.25) = 1
2. Belmont Farm Limited Partnership Tax Map 7, Parcel 490, RE-03-002, Plat No. 15812
Grid 13 number of CEO units sent (1 : 4.25) = 2
3. Waterford Farm Parcel 'A' Tax Map 20, Parcel 20, RE-03-002 DS3, Plat No. 15814
Grid 12 number of CEO units sent (1 : 4.25) = 3
4. Talley Property Parcel '1' Tax Map 8, Parcel 34, RE-03-002 DS-1, Plat No. 15815
Grid 13 number of CEO units sent (1 : 4.25) = 1
5. Talley Property Parcel '2' Tax Map 8, Parcel 34, RE-03-002 DS-2, Plat No. 15816
Grid 13 number of CEO units sent (1 : 4.25) = 12
 - For lots 16 thru 20, 26 thru 29, and 44: A septic system will have to be installed prior to issuance of a building permit.
 - Preservation parcels A, B, C, D, & G are environmental non-buildable preservation parcels, privately owned and maintained with Howard County and H.O.A. being easement holders. Preservation parcels E, & F are non-buildable stormwater management preservation parcels, H.O.A. owned and maintained with Howard County being easement holder.
- See this sheet for continuation...

AREA TABULATION CHART

- Total number of Buildable Lots to be recorded this sheet: 10
Total area of Buildable Lots to be recorded this sheet: 11.78 Acres±
- Total number of Non-Buildable Preservation Parcels to be recorded this sheet: 1
Total area of Non-Buildable Preservation Parcels to be recorded this sheet: 4.50 Acres±
- Total area of subdivision to be recorded this sheet: 16.28 Acres±

- General Notes continued...
- Articles of Incorporation for the Homeowners Association were accepted by the State Department of Assessment and Taxation on July 16, 2003, Incorporation number D07477821.
 - Forest conservation is fulfilled by retention of 37.80Ac. surety in the amount of \$329,313.60 will be part of the developer's agreement. (Addressed by F-03-122).
 - Environmental stormwater management credit easements are provided as part of the environmentally sensitive development credit requirements. Stormwater Management for this property is provided in two (2) micropool ED facilities. Grass channels and sheetflow to buffer credits.
 - The lots shown hereon comply with the minimum lot width and area required by the Maryland State Department of the Environment.
 - Preservation Parcels 'D' and 'G' are intended to be privately owned and maintained. Parcel 'D' is owned and maintained by Edward K. Dunn, Jr. Parcel 'G' is owned and maintained by GST Trust w/w of Anne B. Dunn (41.135%) and Sisters Trust w/d/t December 29, 1976 as joint owners.

OWNER/DEVELOPER
(Parcel 'F')
Waterford Farms Homeowners Association, INC
by Andrew J. Poffel, President
2328 West Joppa Road
Lutherville, Maryland 21093
410.494.7070

OWNER/DEVELOPER
(Lots 10-13,16,30,31)
Waterford Parcel 13 LLC
by Daisy Road LLC, Member
by Pinnacle Investment Corporation, Manager
by Andrew J. Poffel, President
2328 West Joppa Road
Lutherville, Maryland 21093
410.494.7070

OWNER/DEVELOPER
(Lots 14,15,17)
TOLL MD II Limited Partnership
7164 Columbia Gateway Drive
Suite 230
Columbia, Maryland 21046
410.872.9185

APPROVED: For Private Water and Private Sewerage Systems
Howard County Health Department

[Signature] 4/13/04
Howard County Health Officer *[Signature]* Date

APPROVED: Howard County Department of Planning and Zoning

[Signature] 4/21/04
Chief, Development Engineering Division Date

[Signature] 4/21/04
Director Date

OWNER'S CERTIFICATE

We, Waterford Parcel 13 LLC, Waterford Farms Homeowners Association, INC. and TOLL MD II Limited Partnership, 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 road 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 said Easements and Rights-of-Way.

Witness my hand this 29th day of MARCH, 2004.

[Signature] (SEAL) *[Signature]* Witness
TOLL MD II Limited Partnership
By: Daisy Road LLC, Member
By: Pinnacle Investment Corporation, Its Manager

[Signature] (SEAL) *[Signature]* Witness
By: Andrew J. Poffel, President (Waterford Parcel 13 LLC.)

[Signature] (SEAL) *[Signature]* Witness
By: Andrew J. Poffel, President (Waterford Farms Homeowners Association, INC.)

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 "GST Trust" and the "Sister's Trust" to Waterford Parcel 13, LLC. by deed dated October 1, 2002 and recorded in the land records of Howard County in Liber 6480 folio 586 and by Waterford Parcel 13, LLC to TOLL MD II Limited Partnership by deed dated January 7, 2004 and recorded in the land records of Howard County in Liber 8042 folio 358, and by Waterford Parcel 13, LLC to Waterford Homeowners Association, INC by deed dated July 15, 2003 and recorded in the land records of Howard County in Liber 7610 folio 126, and that all monuments 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.

[Signature] 3-23-04
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

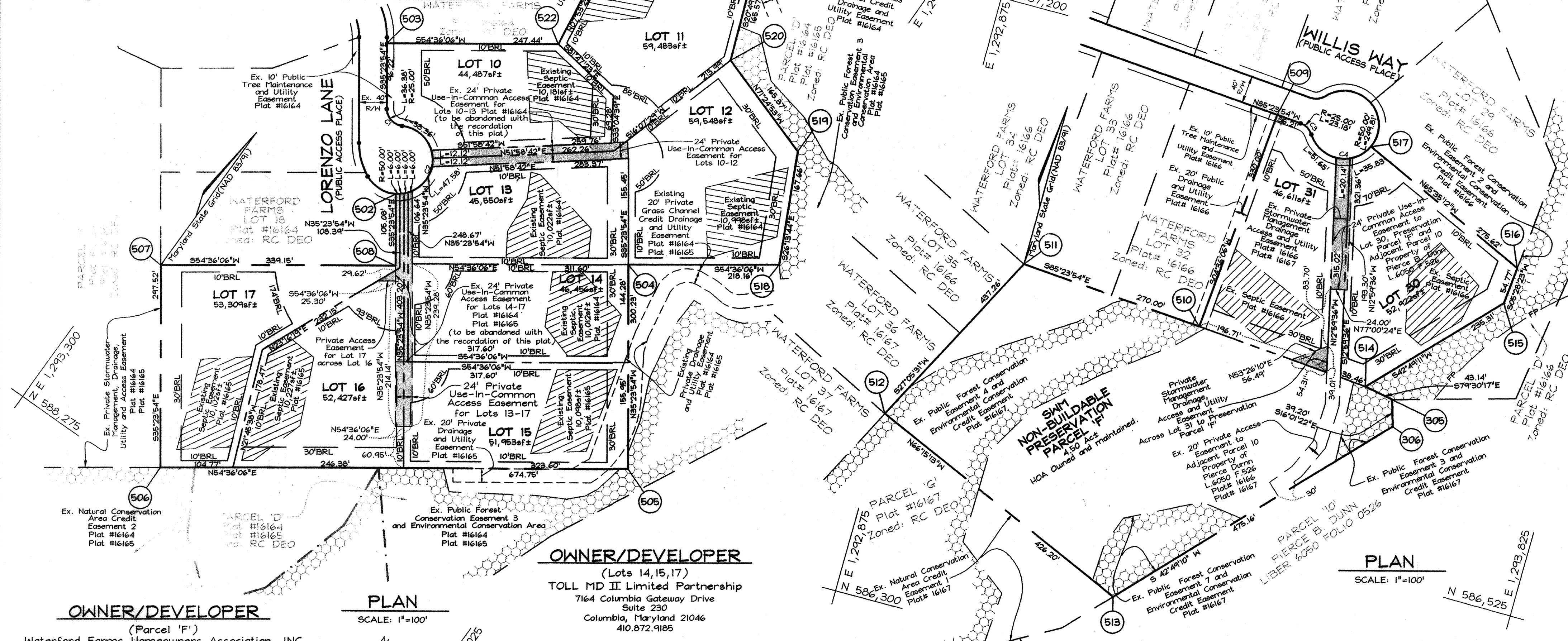
Recorded as Plat No. 16167 on 4/30/04
Among the Land Records of Howard County, Maryland.

SUBDIVISION PLAT OF
WATERFORD FARMS
(A Revision to Waterford Farms Plats 16164-16167)

LOTS 10 THRU 17, 30 THRU 31, AND NON-BUILDABLE PRESERVATION PARCEL F
A SUBDIVISION OF PARCEL 13
TAX MAP 13 GRID 24, MAP 20 GRIDS 6 & 12
4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: As Shown
Date: March 23, 2004
Sheet 1 of 2
S-01-33; P-02-28; F-03-122

CURVE TABLE

CURVE	RADIUS	ARC LENG.	DELTA	TANGENT	CHORD
C1	25.00	36.38	3°22'24"	22.27	S77°05'27"E 33.26'
C2	50.00	204.35	34°10'12"	97.77	N01°41'55"W 89.03
C3	25.00	23.18	3°07'46"	12.50	N 58°50'01" W 22.36
C4	50.00	107.62	3°15'35"	37.50	S 04°36'07" W 60.00



OWNER/DEVELOPER
(Lots 14, 15, 17)
TOLL MD II Limited Partnership
7164 Columbia Gateway Drive
Suite 230
Columbia, Maryland 21046
410.872.9185

OWNER/DEVELOPER
(Lots 10-13, 16, 30, 31)
Waterford Parcel 13 LLC
by Daisy Road LLC, Member
by Pinnacle Investment Corporation, Manager
by Andrew J. Poffel, President
2328 West Joppa Road
Lutherville, Maryland 21093
410.494.7070

FSH Associates
Engineers Planners Surveyors
8318 Forrest Street Ellicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: FSHAssociates@cs.com

OWNER/DEVELOPER
(Parcel 'F')
Waterford Farms Homeowners Association, INC
by Andrew J. Poffel, President
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410.494.7070

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The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1991 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

Andrew J. Poffel (SEAL) 3-23-04 Date
C. Brooke Miller (Maryland Property Line Surveyor #135) 3-26-04 Date

TOLL MD II Limited Partnership
By: Daisy Road LLC, Member
By: Pinnacle Investment Corporation, Its Manager
By: Andrew J. Poffel, President (Waterford Parcel 13 LLC.) 3-29-04 Date
By: Andrew J. Poffel, President (Waterford Farms Homeowners Association, INC.) 3-29-04 Date

APPROVED: For Private Water and Sewerage Systems
Howard County Health Department

[Signature] 4/13/04 Date
Howard County Health Officer

APPROVED: Howard County Department of Planning and Zoning

[Signature] 4/21/04 Date
Chief, Development Engineering Division

[Signature] 4/24/04 Date
Director

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Witness my hand this 24th day of MARCH, 2004.

[Signature] (SEAL) Witness
TOLL MD II Limited Partnership
By: Daisy Road LLC, Member
By: Pinnacle Investment Corporation, Its Manager
By: Andrew J. Poffel, President (Waterford Parcel 13 LLC.) (SEAL) Witness
By: Andrew J. Poffel, President (Waterford Farms Homeowners Association, INC.) (SEAL) Witness

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[Signature] 3-23-04 Date
C. Brooke Miller (Maryland Property Line Surveyor #135)

Recorded as Plat No. 116042 on 4/30/04
Among the Land Records of Howard County, Maryland.

SUBDIVISION PLAT OF
WATERFORD FARMS
(A Revision to Waterford Farms Plats 16164-16167)

LOTS 10 THRU 17, 30 THRU 31, AND
NON-BUILDABLE PRESERVATION PARCEL F
A SUBDIVISION OF PARCEL 13
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4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: As Shown
Date: March 23, 2004
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FA1150