

COORDINATE TABLE (U.S. SURVEY FEET)

No.	North	East
1	565,472.083	1,367,009.606
2	565,515.405	1,366,999.946
3	565,545.755	1,367,019.331
4	565,546.489	1,367,023.146
5	565,551.533	1,367,252.121
6	565,540.186	1,367,314.827
7	565,550.896	1,367,641.836
8	565,631.444	1,367,801.670
9	565,850.076	1,368,161.719
10	564,954.772	1,367,802.130
11	565,065.649	1,367,375.430
12	565,322.630	1,367,133.878
13	565,420.756	1,367,042.551
14	565,496.541	1,366,993.907
15	565,431.817	1,367,126.946
16	565,339.739	1,367,163.202
17	565,270.385	1,367,044.332

COORDINATE TABLE (METRIC)

No.	North	East
1	172,356.2356	416,665.3611
2	172,369.4403	416,662.4169
3	172,378.6909	416,668.3253
4	172,378.9146	416,669.4881
5	172,380.4520	416,739.2799
6	172,376.9933	416,758.3319
7	172,382.6964	416,828.0652
8	172,404.8089	416,931.1869
9	172,410.4879	417,016.5260
10	172,198.5591	416,908.9229
11	172,232.3541	416,776.8670
12	172,310.6822	416,783.2395
13	172,340.5910	416,675.4028
14	172,363.6905	416,660.5761
15	172,343.9625	416,701.1264
16	172,315.8969	416,712.1775
17	172,294.7578	416,675.9456

CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD
4-5	573.00'	230.50'	23° 03' 24"	116.87'	N 86° 44' 17" E 229.03'
6-7	700.00'	330.81'	27° 04' 39"	168.56'	N 86° 43' 38" E 327.74'
8-9	620.00'	283.12'	28° 09' 50"	144.07'	N 86° 11' 37" E 280.67'

The requirements § 3-108, 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.

Joel M. Lehinger, Property Line Surveyor No. 467 Date 5/5/2004

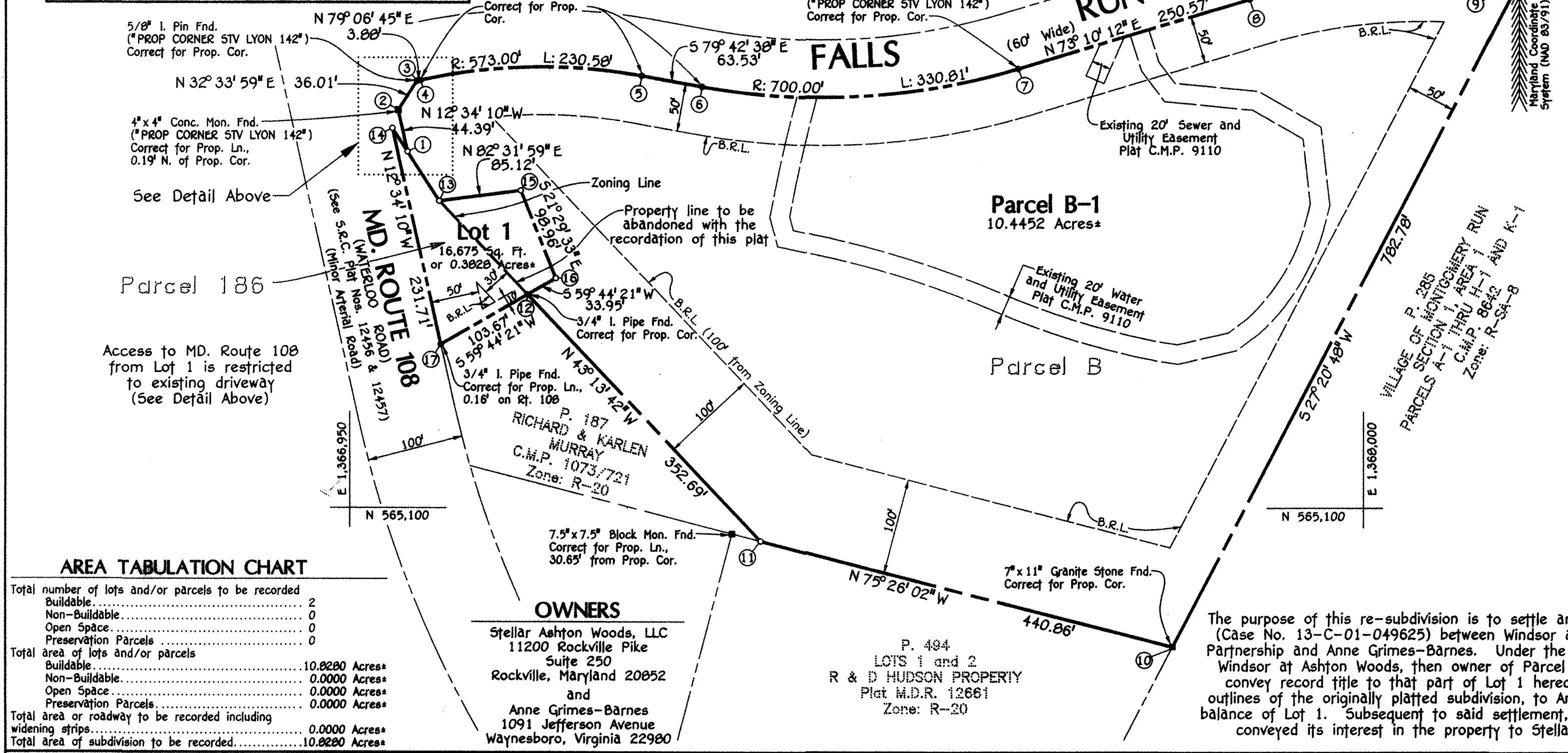
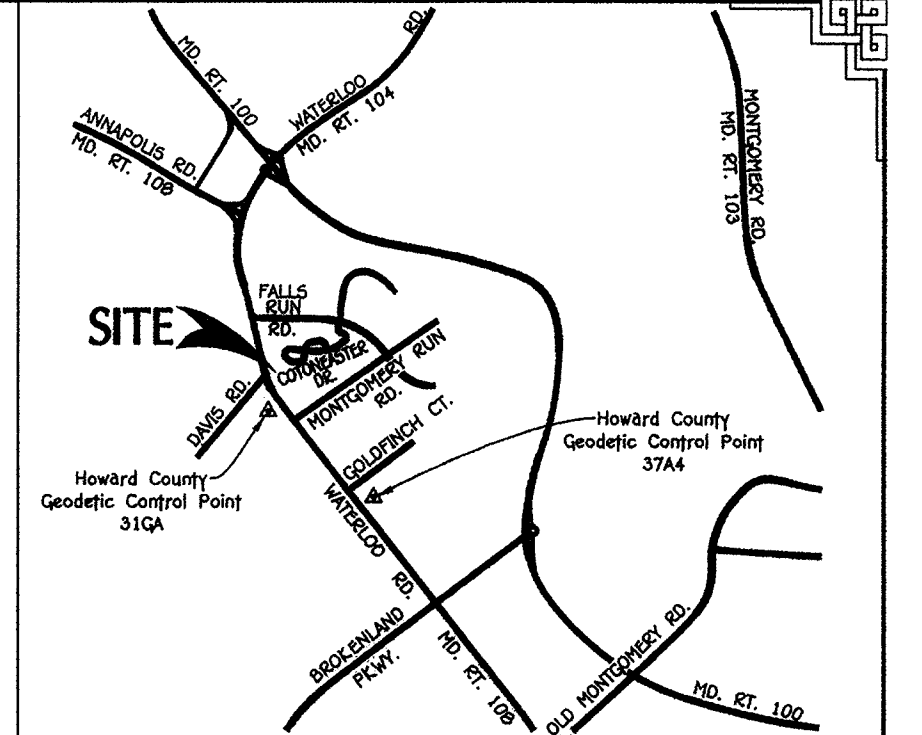
Stellar Ashton Woods, LLC, Owner

Nancy E. Barton 8/10/04 Date

By, Nancy E. Barton, Authorized Signatory

Anne Grimes-Barnes 8/30/2004 Date

Anne Grimes-Barnes, Guardian of the Person and Property of Mary Margaret Grimes, Owner



AREA TABULATION CHART

Total number of lots and/or parcels to be recorded	
Buildable	2
Non-Buildable	0
Open Space	0
Preservation Parcels	0
Total area of lots and/or parcels	
Buildable	10.8280 Acres
Non-Buildable	0.0000 Acres
Open Space	0.0000 Acres
Preservation Parcels	0.0000 Acres
Total area or roadway to be recorded including widening strips	0.0000 Acres
Total area of subdivision to be recorded	10.8280 Acres

OWNERS

Stellar Ashton Woods, LLC
11200 Rockville Pike
Suite 250
Rockville, Maryland 20852

and

Anne Grimes-Barnes
1091 Jefferson Avenue
Waynesboro, Virginia 22980

P. 494
LOTS 1 and 2
R & D HUDSON PROPERTY
Plat M.D.R. 12661
Zone: R-20

The purpose of this re-subdivision is to settle an adverse possession suit (Case No. 13-C-01-049625) between Windsor at Ashton Woods Limited Partnership and Anne Grimes-Barnes. Under the terms of the settlement, Windsor at Ashton Woods, then owner of Parcel B-1 hereon, agreed to convey record title to that part of Lot 1 hereon embraced within the outlines of the originally platted subdivision, to Anne Barnes, owner of the balance of Lot 1. Subsequent to said settlement, Windsor at Ashton Woods conveyed its interest in the property to Stellar Ashton Woods, LLC.

Recorded as Plat # 17087 on Dec. 3, 2004 among the Land Records of Howard County, MD

S.J. Martenet and Co. Inc.
Land Surveyors since 1849
1114 St. Paul Street
Baltimore, Maryland 21202
Telephone: (410) 539-4283

APPROVED: For public water and public sewerage systems

Howard County Health Department

Robert J. Walsh 11/22/04 Date
Howard County Health Officer

APPROVED: Howard County Department of Planning and Zoning

Mark D. Lough 11/30/04 Date
Director

OWNERS' CERTIFICATE

Stellar Ashton Woods, LLC and Anne Grimes Barnes, owners of the property shown hereon, hereby adopt this plan of subdivision, and in the 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 flood plains 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 flood plains, 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 our hands this 30th day of September, 2004.

Stellar Ashton Woods, LLC
Nancy E. Barton
By Nancy E. Barton, Authorized Signatory

Genevieve Rose Harris
Witness

Dorinda C. Terrell
Witness

Anne Grimes-Barnes, Guardian of the Person and Property of Mary Margaret Grimes, Owner

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision comprised of (1) part of the land conveyed by Windsor at Ashton Woods Limited Partnership to Stellar Ashton Woods, LLC by deed dated February 18, 2004 and recorded among the land records of Howard County, Maryland in Liber M.D.R. 8106, Folio 292; and (2) the land conveyed by W. Edward Pfeiffer and Margaret S. Pfeiffer, his wife to Louis Wilson Grimes and Mary Margaret Grimes, his wife, by deed dated July 2, 1947 and recorded among the aforesaid Land Records in Liber M.W.B. 198, Folio 371, Louis Wilson Grimes having since died and Anne Grimes-Barnes having since been appointed Guardian of the Person and Property of Mary Margaret Grimes (See Case No. 13-C-01-047875), and that all monuments are in place or will be in place prior to the opening of the streets in the subdivision by Howard County, Maryland in accordance with the Annotated Code of Maryland, as amended, and in accordance with the Howard County Subdivision Regulations.

Joel M. Lehinger
Joel M. Lehinger, Registered Property Line Surveyor No. 467 Date 5/5/2004

PARCEL B-1 of
ASHTON WOODS
and LOT 1
GRIMES PROPERTY

A Resubdivision of Parcel B and Adjoining Parcel 186

Zoning: R-5A-B & R-20
Tax Map: 31 Grid: 19 Parcel: 186 & P/O 423
First Election District: Howard County, Maryland
Scale: 100 feet to 1 inch Date: April 6, 2004
Sheet 1 of 1

Graphic Scale
F-90-11