





The Requirements S3-10B, The Real Property Article, Annotated Code Of Maryland, 1986 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* 4/11/05  
 Terrell A. Fisher, L.S. 10692  
 (Registered Land Surveyor) Date

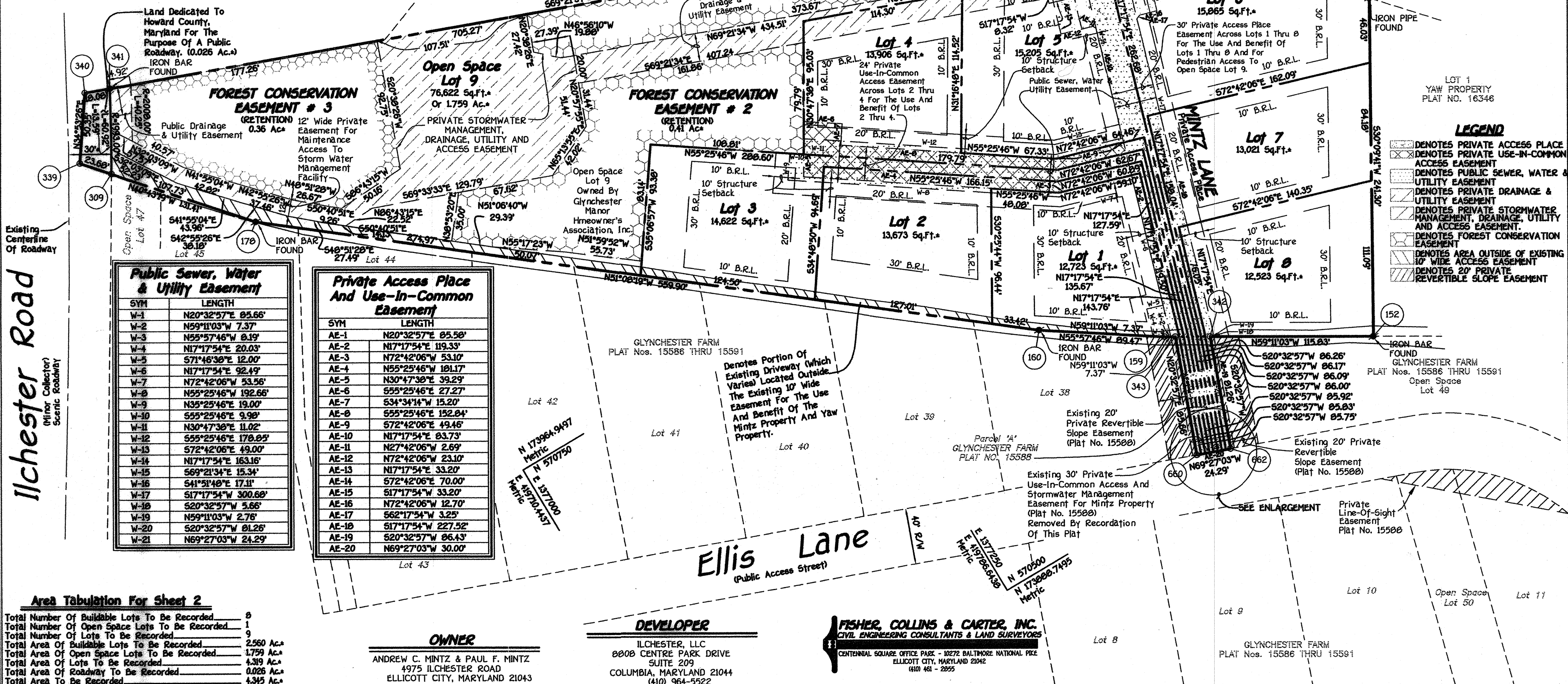
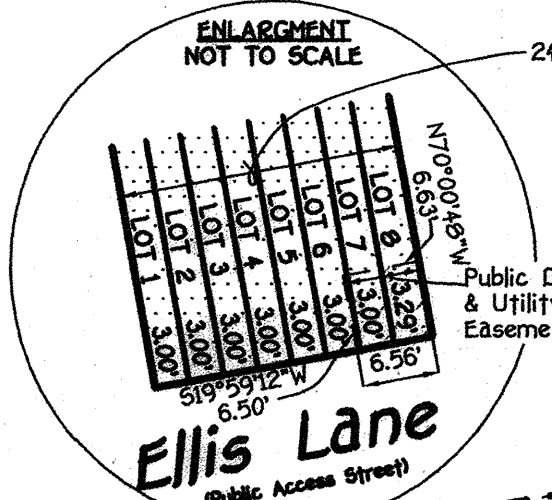
*Paul F. Mintz* 4/18/05  
 Paul F. Mintz  
 (Owner) Date

*Andrew C. Mintz* 4/19/05  
 Andrew C. Mintz  
 (Owner) Date

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 ON WHICH DATE DEVELOPER AGREEMENT 14-4175-D WAS FILED AND ACCEPTED.

PARCEL 157  
 WILLIAM E. ZAISER & WIFE  
 ZONED R-20

PARCEL 243  
 PATAPSCO LANDING I, LLC  
 PATAPSCO LANDING II, LLC  
 L.7475, F.626



**Public Sewer, Water & Utility Easement**

SYM	LENGTH
W-1	N20°32'57"E 05.66'
W-2	N59°11'03"W 7.37'
W-3	N55°57'46"W 0.19'
W-4	N17°17'54"E 20.03'
W-5	S71°48'30"E 12.00'
W-6	N17°17'54"E 92.49'
W-7	N72°42'06"W 53.56'
W-8	N55°25'46"W 192.66'
W-9	N35°25'46"E 19.00'
W-10	S55°25'46"E 9.99'
W-11	N30°47'30"E 11.02'
W-12	S55°25'46"E 170.05'
W-13	S72°42'06"E 49.00'
W-14	N17°17'54"E 163.16'
W-15	S69°21'34"E 15.34'
W-16	S41°51'40"E 17.11'
W-17	S17°17'54"W 300.60'
W-18	S20°32'57"W 5.66'
W-19	N59°11'03"W 2.78'
W-20	S20°32'57"W 01.26'
W-21	N69°27'03"W 24.29'

**Private Access Place And Use-In-Common Easement**

SYM	LENGTH
AE-1	N20°32'57"E 05.50'
AE-2	N17°17'54"E 119.33'
AE-3	N72°42'06"W 53.10'
AE-4	N55°25'46"W 181.17'
AE-5	N30°47'30"E 39.29'
AE-6	S55°25'46"E 27.27'
AE-7	S34°34'14"W 15.20'
AE-8	S55°25'46"E 152.04'
AE-9	S72°42'06"E 49.46'
AE-10	N17°17'54"E 03.73'
AE-11	N27°42'06"W 2.69'
AE-12	N72°42'06"W 23.10'
AE-13	N17°17'54"E 33.20'
AE-14	S72°42'06"E 70.00'
AE-15	S17°17'54"W 33.20'
AE-16	N72°42'06"W 12.70'
AE-17	S62°17'54"W 3.25'
AE-18	S17°17'54"W 227.52'
AE-19	S20°32'57"W 06.43'
AE-20	N69°27'03"W 30.00'

**Area Tabulation For Sheet 2**

Total Number Of Buildable Lots To Be Recorded	8
Total Number Of Open Space Lots To Be Recorded	1
Total Number Of Lots To Be Recorded	9
Total Area Of Buildable Lots To Be Recorded	2,560 Ac.±
Total Area Of Open Space Lots To Be Recorded	1,759 Ac.±
Total Area Of Lots To Be Recorded	4,319 Ac.±
Total Area Of Roadway To Be Recorded	0.026 Ac.±
Total Area To Be Recorded	4,345 Ac.±

**OWNER**  
 ANDREW C. MINTZ & PAUL F. MINTZ  
 4975 ILCHESTER ROAD  
 ELLICOTT CITY, MARYLAND 21043

**DEVELOPER**  
 ILCHESTER, LLC  
 8800 CENTRE PARK DRIVE  
 SUITE 209  
 COLUMBIA, MARYLAND 21044  
 (410) 964-5522

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 461-2995

APPROVED: For Public/Sewer Water And Public/Private Sewerage Systems  
 Howard County Health Department.

*Robert J. Walker* 5/16/05  
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*John L. Klinger* 5/16/05  
 Chief, Development Engineering Division Date

*Paul F. Mintz* 5/23/05  
 Director Date

**OWNER'S CERTIFICATE**

Andrew C. Mintz And Paul F. Mintz, 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 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 19th Day Of April, 2005.

*Andrew C. Mintz*  
 Andrew C. Mintz  
 (Owner)

*Paul F. Mintz*  
 Paul F. Mintz  
 (Owner)

*Wah*  
 Witness

*Wah*  
 Witness

**SURVEYOR'S CERTIFICATE**

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of 1) All Of The Lands Conveyed By Andrew C. Mintz And Paul F. Mintz, Personal Representatives Under The Last Will And Testament Of Lea Joan Mintz To Andrew C. Mintz And Paul F. Mintz By Confirmatory Deed Dated October 1, 2004 And Recorded In Liber 0722 At Folio 156 And (2) All Of The Lands Conveyed By The Ryland Group, Inc. To Andrew C. Mintz And Paul F. Mintz By Deed Dated October 3, 2003 And Recorded In Liber 7720 At Folio 520; Also Being All Of Non-Buildable Parcel 'A' Shown On A Plat Entitled "Glynchester Farm, Buildable Lots 1 Thru 46, Open Space Lots 47 Thru 53 And Non-Buildable Parcels 'A' And 'B' Recorded As Plat Nos. 15586 Thru 15591, 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 Subdivision Regulations Of Maryland, As Amended, And Monumentation In Accordance With The Howard County Subdivision Regulations.

*Terrell A. Fisher* 4/11/05  
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 17430 ON MAY 27, 2005  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**GLYNCHESTER MANOR**  
 Buildable Lots 1 Thru 8 And  
 Open Space Lot 9  
 Zoned R-20

Tax Map No. 31 Grid No. 16  
 Parcel Nos. 633 And 240

First Election District  
 Howard County, Maryland

Scale 1" = 50'  
 Date: April 8, 2005  
 Sheet 2 Of 2