

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
Point	North	East	Point	North	East
152	570521.7425	1377565.6309	152	173093.3749	419002.0441
250	570477.1474	1377760.0062	250	173061.7023	419944.7720
259	570517.7725	1377845.9640	259	173094.1640	419960.2900
262	570526.0444	1377869.9644	262	173096.6061	419975.6051
277	570730.3719	1377860.0603	277	173950.9653	419919.7973
342	570501.0001	1377466.1539	342	173913.4620	419052.5277
662	570504.9077	1377437.0297	662	173990.2690	419043.8335
673	570460.4003	1377596.3305	673	173076.7064	419000.0160
677	570436.3027	1377599.0053	677	173069.3572	419093.2040
679	570493.6047	1377612.6606	679	173066.0229	419097.1012

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, L.S. 10692
(Registered Land Surveyor)

Edward Gold, President
Ichester At Glyncheste Homeowner's Association, Inc.

Edward Gold, President
Ryland Group, Inc.

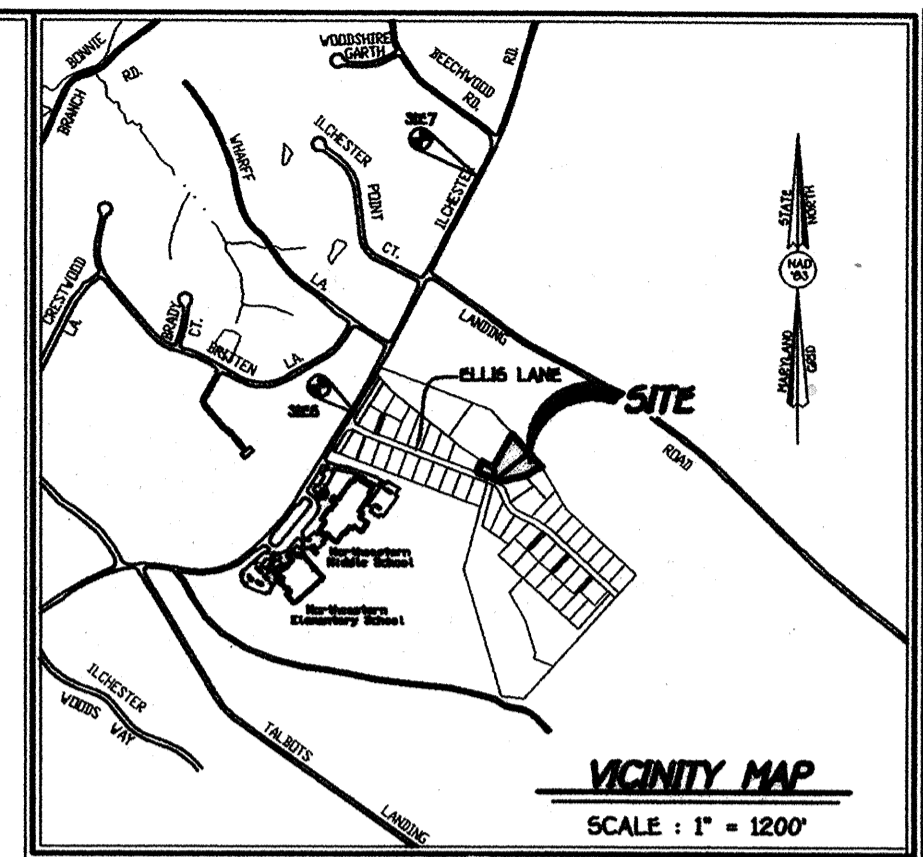
6/22/04 Date
6/22/04 Date
6/22/04 Date

Prt-Prt	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
677-673	170.00'	49.95'	16°50'09"	25.16'	N61°01'59"W 49.77'

SYM	LENGTH
AE-1	N11°45'54"E 0.33'
AE-2	N50°59'54"E 50.44'
AE-3	S39°00'06"E 30.00'
AE-4	S50°59'54"W 47.55'
AE-5	R=170.00' L=26.46'

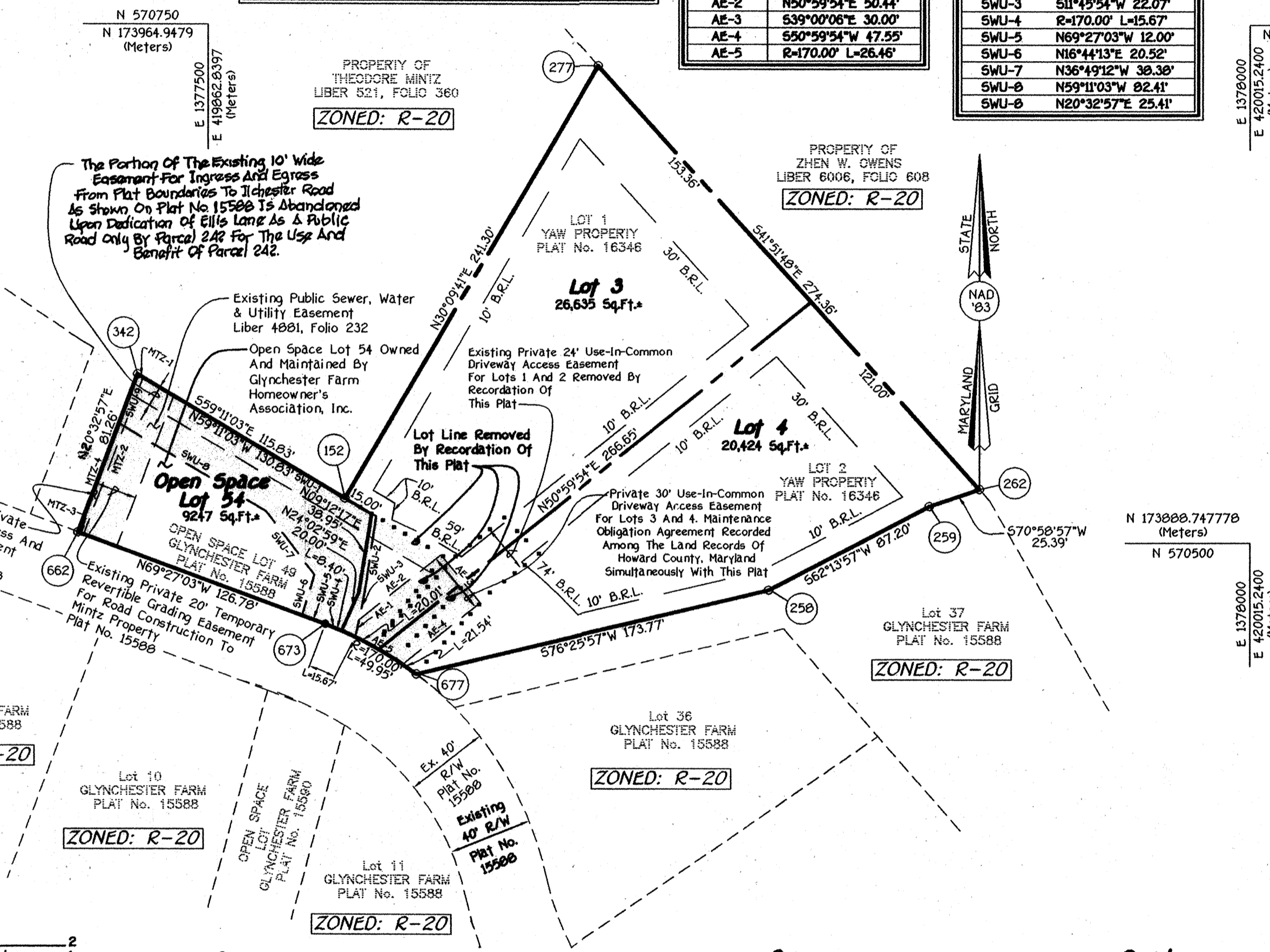
SYM	LENGTH
SWU-1	S59°11'03"E 133.26'
SWU-2	S00°16'40"W 37.27'
SWU-3	S11°45'54"W 22.07'
SWU-4	R=170.00' L=15.67'
SWU-5	N69°27'03"W 12.00'
SWU-6	N16°44'13"E 20.52'
SWU-7	N36°49'12"W 30.30'
SWU-8	N59°11'03"W 02.41'
SWU-9	N20°32'57"E 25.41'

SYM	LENGTH
MTZ-1	S59°11'03"E 3.05'
MTZ-2	S20°32'57"W 00.72'
MTZ-3	N69°27'03"W 3.00'
MTZ-4	N20°32'57"E 01.26'



Reservation Of Public Utility Easements

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plat For Water, Sewer, Storm Drainage, Other Public Utilities. Located In, On, Over And Through Lots 3 And 4 Of Yaw Property And Open Space Lot 54 Of Glyncheste Farm. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easement 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."



General Notes:

- 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. 3125 And No. 3127.
Sta. 3125 N 173996.1506 E 419019.2145 (meter)
Sta. 3127 N 174440.1549 E 419064.0345 (meter)
- This Plat Is Based On Field Run Boundary Survey Performed On Or About December 22, 1997 By Fisher, Collins & Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped T.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Or Right-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate T.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipe Stem And The Road Right-Of-Way Line Only And Not Onto The Flag Or Pipe Stem Lot Driveway.
- Use-In-Common Driveway(s) Shall Be Provided Prior To Issuance Of A Residential Occupancy Permit To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
a) Width - 12 Feet (4 Feet Serving More Than One Residence)
b) Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating, 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 (25-Ton 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.
- All Areas Are More Or Less (a).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- Existing Dwelling Located On Lot 3 Remains. No New Buildings, Extensions Or Additions To The Existing Dwelling Are To Be Constructed At A Distance Less Than The Zoning Regulations Allow.
- Water And Sewer Services To These Lots Will Be Granted Under Provisions Of Section 10.1225 Of The Howard County Code. Public Water And Sewer Allocations Will Be Granted At The Time Of The Issuance Of The Building Permit If Capacity Is Available At That Time.
- No Cemeteries Exist On Site By Visual Observation.
- This Plan Is Exempt From Forest Conservation With Section 16.1202(b)(6)(vii) Of The Howard County Code And Forest Conservation Manual Since It Is A Resubdivision That Does Not Create Any Additional Lots.
- Lot 4 Requires The Submission And Approval Of A Site Development Plan In Accordance With Section 16.1550(b)(2)(iii) Of The Subdivision Regulations.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations.
- Wetland Report Prepared By American Land Concepts On May 20, 2003. No Wetlands Exist On-Site.
- Stormwater Quantity And Quality Management For This Subdivision Is Provided In The Stormwater Management Plan In The Glyncheste Farm 07-02-05 Subdivision.
- Access To Lots 3 And 4 Of The Yaw Property Shall Be In Accordance With The Existing 10' Wide Use-In-Common Access Easement As Shown On Final Plat For F-02-05/Glyncheste Farm, Until Such Time As Ellis Lane Is Constructed. Upon Construction Of Ellis Lane, Ingress/Egress To Lots 3 And 4 Will Be Directly From Ellis Lane Via The 30' Wide Use-In-Common Access Easement Designed To Serve These Lots Exclusively, And Use Of The 10' Wide Use-In-Common Access Easement Will Be Abandoned.
- This Plan Is Exempt From Perimeter Landscaping In Accordance With Section 16.124 Of The Howard County Code And Landscape Manual, Since It Is A Plat Of Resubdivision To Revise Property Lines Between Interior Lots Of The Same Subdivision.
- Open Space Lot 54 Is Owned And Maintained By The Ichester At Glyncheste Homeowner's Association, Inc.
- Plat Subject To Prior Department Of Planning And Zoning File Nos. F-03-214, F-01-13 And F-02-05.
- Glyncheste Farm Subdivision Had Required 8.64 Acres Of Open Space And 10.231 Acres Of Open Space Was Provided Under F-02-05. After Recordation Of This Resubdivision Plat 10.197 Acres Of Open Space Will Remain In Glyncheste Farm.

Area Tabulation

Total Number Of Buildable Lots To Be Recorded	2
Total Number Of Open Space Lots To Be Recorded	1
Total Number Of Lots To Be Recorded	3
Total Area Of Buildable Lots To Be Recorded	1,001 Ac.±
Total Area Of Open Space Lots To Be Recorded	0.212 Ac.±
Total Area Of Lots To Be Recorded	1,293 Ac.±
Total Area Of Roadway To Be Recorded	0.000 Ac.±
Total Area To Be Recorded	1,293 Ac.±

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461 - 2955

Owners

Ichester At Glyncheste Homeowner's, Inc.
Edward Gold, President
7250 Parkway Drive
Suite 520
Hanover, Maryland 21076
(410) 782-2413

Ryland Group, Inc.
Edward Gold, President
7250 Parkway Drive
Suite 520
Hanover, Maryland 21076
(410) 782-2413

Developer

Ryland Group, Inc.
Ed Gold, President
7250 Parkway Drive
Suite 520
Hanover, Maryland 21076
(410) 782-2413

The Purpose Of This Plat Is To Adjust The Common Lot Line Between Lots 1 And 2, Yaw Property - Plat No. 16346 And Lot 49, Glyncheste Farm - Plat Nos. 15500 Thru 15591, Creating Lots 3 And 4, Yaw Property And Open Space Lot 54, Glyncheste Farm.

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

Howard County Health Officer
Date: 9/10/04

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division
Date: 9/10/04

Director
Date: 9/14/04

OWNER'S CERTIFICATE

Ichester At Glyncheste Homeowner's Association, Inc. By Edward Gold, President, And The Ryland Group, Inc. By Ed Gold, President, 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 26th Day Of June, 2004.

Edward Gold, President
Ichester At Glyncheste Homeowner's Association, Inc.

Edward Gold, President
The Ryland Group, Inc.

SURVEYOR'S CERTIFICATE

I Herby Certify That The Final Plat Shown Hereon Is Correct To The Best Of My Knowledge; That It Is A Subdivision Comprised Of (1) All Of The Lands Conveyed By Evergreen, LLC To The Ryland Group, Inc. By Deed Dated January 14, 2004 And Recorded Among The Land Records Of Howard County, Maryland In Liber 8041 At Folio 495; Also Being Lots 1 And 2 As Shown On A Plat Entitled "Yaw Property - Lots 1 And 2" Recorded As Plat No. 16346, And (2) Part Of The Lands Conveyed By Patricia A. Ellis To Ichester At Glyncheste Homeowner's Association, Inc. By Deed Dated July 10, 2002 And Recorded Among The Land Records Of Howard County, Maryland In Liber 6439 At Folio 351; Also Being Open Space Lot 49 As Shown On Plat Entitled "Glyncheste Farm - Buildable Lots 46, Open Space Lots 47 Thru 53 And Non-Buildable Areas On Plat No. 15500, And That All Monuments Are In Place Or To Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Applicable Code Of Maryland, As Amended.

Terrell A. Fisher, Professional Land Surveyor No. 10692
Date: 6/22/04

RECORDED AS PLAT No. 16937 ON 10-1-04
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Yaw Property
Lots 3 And 4
Glyncheste Farm
Open Space Lot 54
(A Resubdivision Of Lots 1 And 2 "Yaw Property" Plat No. 16346 And Open Space Lot 49 "Glyncheste Farm" Plat No. 15500)

Zoned: R-20
Tax Map: 31 Parcel: 242 Grid: 16
Tax Map: 31 Part Of Parcel: 239 Grid: 16
First Election District: Howard County, Maryland

Scale: 1" = 50'
Date: June 21, 2004 Sheet 1 of 1