

POINT	NORTHING	EASTING
1	58324.3887	131230.9241
2	58325.1845	131235.4544
3	58358.2310	1310835.6460
4	58246.5061	1310682.3900
5	58247.0549	1310875.7634
6	582243.0097	1310906.4708
7	582042.8261	1310940.5594
8	582002.1159	1310729.3571
9	582202.2624	1310697.9784
10	582348.2925	1310674.8488
11	582281.2452	1310483.6998
12	581445.3322	1310695.5675
13	581565.1613	1311133.5153
14	580829.0692	1311365.6014
15	580937.1088	1311628.6782
16	581652.4075	1311402.9740
17	581647.9466	1311388.7787
18	581927.6832	1311315.4735
19	582142.6794	1311823.6589
20	582272.0203	1311814.6183
21	582273.6816	1312386.7216
22	583269.6401	1312390.0682
23	583284.3796	1311965.8802
24	583159.8927	1311726.0193
25	582931.6591	1311578.9990
26	582846.0484	1311527.1136
27	582747.4005	1311476.1616
28	582713.7158	1311486.9011
29	582700.6826	1311512.1345
30	582827.1387	1311991.7382
31	582852.3878	1312008.2241
32	582830.6838	1312041.8244
33	582805.2702	1312025.2311
34	582665.1432	1311493.7783
35	582804.4775	1311224.0138
36	583157.0633	1311023.6887
37	583206.7387	1311030.0892
38	583142.8063	1311086.6676
39	583114.3892	1311064.3467
40	582840.0167	1311242.3704
41	582759.6063	1311398.0526
42	582770.3458	1311431.7374
43	582865.9931	1311482.6986
44	582958.9947	1311535.1329
45	583187.2283	1311684.1533
46	583334.3491	1311967.6252
47	583319.5910	1312390.2260

LINE	BEARING	LENGTH
L1	N 00°11'33" E	368.20
L2	N 66°50'18" W	35.00
L3	S 48°18'20" W	97.07
L4	S 48°18'20" W	155.89
L5	S 59°49'48" W	177.40
L6	S 80°01'32" E	215.59
L7	N 81°15'39" W	237.07
L8	N 79°37'33" W	174.35
L9	N 62°01'44" W	135.54
L10	N 62°41'01" W	123.63
L11	S 56°48'02" W	183.21
L12	S 01°28'24" E	64.25
L13	S 18°24'15" W	26.38
L14	S 25°31'38" E	105.51
L15	S 20°23'26" W	99.87
L16	S 08°08'38" E	80.02
L17	N 87°03'17" E	253.07
L18	S 59°55'35" E	220.46
L19	N 67°04'06" E	382.57
L20	N 03°59'54" W	129.66
L21	N 89°50'01" E	572.11

LINE	BEARING	LENGTH
L22	S 74°42'43" W	92.21
L23	S 08°03'35" E	532.37
L24	S 08°56'54" E	350.44
L25	N 70°40'16" E	202.57
L26	N 14°13'21" W	862.34

LINE	BEARING	LENGTH
L27	N 07°30'31" E	320.90
L28	S 83°49'14" E	82.77
L29	S 11°15'44" E	69.41
L30	S 86°13'55" E	57.11
L31	N 18°28'35" E	68.31
L32	S 85°37'44" E	114.82
L33	N 62°36'21" E	108.15
L34	N 19°07'49" E	30.80
L35	S 60°40'54" E	125.99
L36	S 27°19'17" W	173.23
L37	S 56°47'11" W	187.38
L38	S 01°28'24" E	72.01
L39	S 18°54'55" W	10.31
L40	N 70°16'29" W	117.51
L41	N 09°06'24" W	30.29
L42	S 77°52'25" W	197.79

CURVE	LENGTH	RADIUS
C2	114.07	319.99
L43	N 62°41'01" W	22.68
L44	N 57°07'56" E	24.36
L45	N 40°47'30" E	118.73
L46	S 51°35'55" E	9.63
L47	N 32°17'47" E	65.12
L48	N 40°47'30" E	70.80
L49	N 01°16'25" W	81.56
L50	N 39°46'53" E	217.44
L51	S 47°02'24" E	49.46
L52	S 53°08'46" E	129.37
L53	S 68°00'22" W	130.60
L54	S 32°17'48" W	440.38

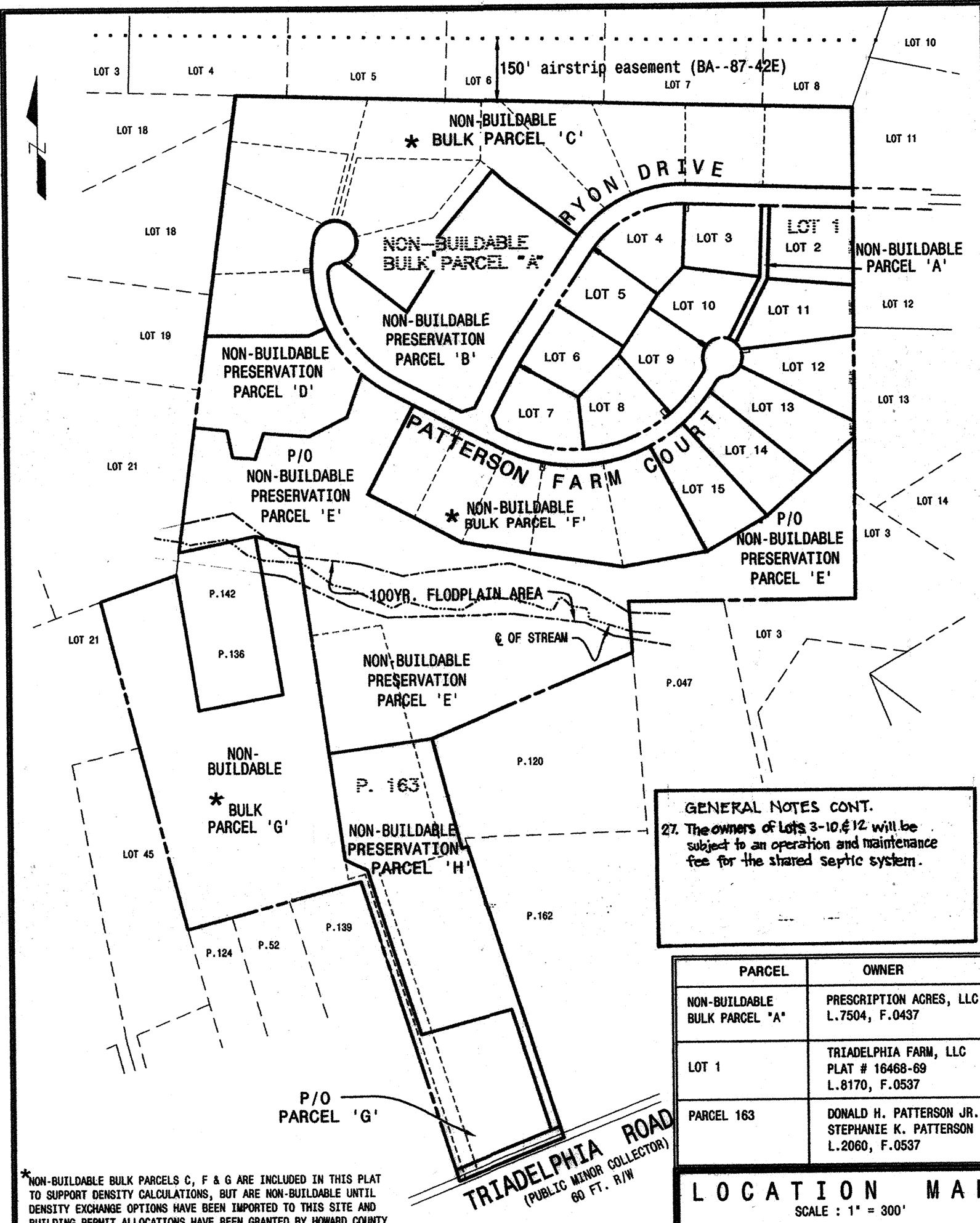
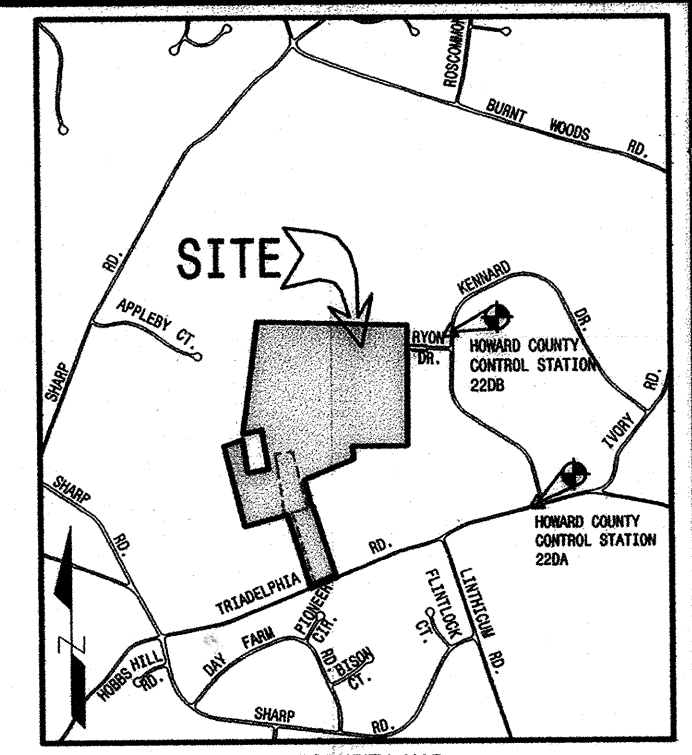
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	333.86	325.00	58°11'30"	183.35	319.38	S62°34'15" W
C2	104.21	1025.00	5°49'31"	52.15	104.17	S32°13'45" W
C3	342.19	330.00	59°24'48"	188.28	327.07	S32°58'38" E
C4	39.02	25.00	89°28'13"	24.78	35.18	S41°26'52" W
C5	244.32	55.00	264°31'14"	72.30	87.55	N41°05'39" W
C6	479.08	371.49	73°53'27"	279.38	446.57	S25°44'17" E
C7	602.31	410.11	84°08'50"	370.22	549.62	N75°13'45" E
C8	23.13	25.00	53°00'18"	12.47	22.31	S59°38'39" W
C9	249.81	50.00	286°15'36"	37.50	60.00	N56°59'00" W
C10	23.24	25.00	53°15'18"	12.53	22.41	N06°30'51" E
C11	543.58	370.00	84°10'28"	334.17	495.98	N75°13'45" E
C12	99.13	975.00	5°49'31"	49.61	99.08	S30°13'45" W
C13	282.50	275.00	58°51'30"	155.14	270.24	S62°34'15" W

THE REQUIREMENTS 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

John C. Mellema
 JOHN C. MELLEMA, PROFESSIONAL LAND SURVEYOR
 DATE: 7-26-05
 PRESERVACTION ACRES, LLC, TRIADDELPHIA FARM, LLC, A MARYLAND LIMITED LIABILITY COMPANY, A MARYLAND LIMITED LIABILITY COMPANY
 DONALD H. PATTERSON JR., STEPHANIE K. PATTERSON
 OWNER OWNER

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, OVER AND THROUGH LOTS 2 THROUGH 15 AND PARCELS "A" THROUGH "H", OR PORTIONS THEREOF AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE FORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN CASE OF FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY."



PARCEL	OWNER	EASEMENT HOLDERS	PURPOSE
Non-Buildable Parcel A	HOA	None	Pedestrian Parkway
Non-Buildable Parcel B	HOA	Howard County	Shared Septic System
Non-Buildable Parcel C	Prescription Acres LLC	None	Non-buildable bulk parcel, to be subdivided when allocations are awarded and density is transferred
Non-Buildable Parcel D	HOA	Howard County	Stormwater Management
Non-Buildable Parcel E	Prescription Acres LLC	Howard County and H.O.A.	Conservation and Environment Management Area
Non-Buildable Parcel F	Prescription Acres LLC	None	Non-buildable bulk parcel, to be subdivided when allocations are awarded and density is transferred
Non-Buildable Parcel G	Prescription Acres LLC	None	Non-buildable bulk parcel, to be subdivided when allocations are awarded and density is transferred
Non-Buildable Parcel H	HOA	Howard County	Shared Septic System

General Notes:

- The lots shown herein comply with the minimum ownership width and lot area as required by the the Maryland Department of the Environment regulations.
- Coordinates are based on Mad 83 Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 2208 & 220A.
- 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 in 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 variances for encroachments into the private sewage easement. Recordation of a modified shared septic line shall not be necessary.
- B.R.L. - Represents building restriction line.
- ☐ Represents concrete monument set (unless otherwise noted).
- ⊙ Represent iron rebar set (unless otherwise noted).
- Percolation test holes shown have been field located and shown thus ●.
- Public water and public sewer are not available to this site. On-lot water, private septic and public shared septic treatment and collection systems will be utilized.
- Subject property zoned "RR-DE" per the 2-2-04 Comprehensive Zoning Plan.
- 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.
- Driveways shall be provided prior to issuance of a use and occupancy permit for any new dwellings to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - Width - 12' (14' serving more than one residence);
 - Surface - 6" of compacted crusher run base (1/2" and chip coating (1-1/2" min.);
 - Geometry - Max. 15% grade, max. 8% grade change and min. 45' turning radius;
 - Structures (culvert/bridges) - capable of supporting 25 gross tons (SH25 loading);
 - Drainage Elements - capable of safely passing 100-yr. flood with no more than 1 foot depth over driveway surface;
 - Maintenance - sufficient to insure all weather use.
- Areas as stated on this plat are to be taken as more or less (±), unless otherwise noted.
- MDE has granted a non tidal wetlands letter of authorization and water quality certification, see file # 03NT 0468/2004060265.
- No grading, removal of vegetative cover or trees, or placement of new structures is permitted within the limits of wetlands, stream(s), or their buffers and forest conservation easements areas. The Division of Land Development has determined the stream and wetland crossing to be necessary for the force main connection to the shared septic area on Non-Buildable Preservation Parcel "H".
- Landscaping for Phase I and II was prepared in accordance with Section 16.124 of the Howard County Code and Landscaping Manual; see sheet 23.
 - The surety for street trees equals \$ 41,400.00
 - The surety for landscaping equals \$ 25,950.00
- Forest Conservation Easement acreage is 15.90 acre. The area of planting equals 11.65 Ac. The area of retention equals 4.25 Ac. including credits. The total Surety equals \$290,763.00.
- This plat is based on a field run monumented boundary survey performed on or about Oct. 2002 by Jack C. Mellema Sr., Inc.
- This project is subject to the 5th Edition Subdivision and Land Development Regulations because SP-03-09 was submitted on December 11, 2002. It is subject to the 1993 Zoning Regulations as amended by CB50-2001, effective Jan. 8, 2002 because SP-03-09 was technically complete on June 8, 2003. Prior to the adoption of the 2004 Zoning Regulation, MDE approved the shared septic plan on October 25, 2004.
- Department of Public Works granted a waiver from Vol.II of the Design Manual to allow the two (2) shared septic systems on September 22, 2004. The shared septic approval was granted by DPZ (D.E.D.) on May 19, 2005.
- Thirteen (13) allocations were granted in addition to the existing lot recorded on January 7, 2004. See plat #16468. These 14 lots comprise Phase I. Phase II will consist of Non-Buildable Bulk Parcels C, F & G and will be recorded once additional allocations are granted, and 17 DEO units are imported to the site.
- The 100YR. floodplain equals 2.49 ac. and study was approved on June 20, 2003.
- Stormwater Management requirements have been achieved by a series of credits in addition to the retention facility. A detailed description is found on sheet 1 of 22 of the Road Construction Plans.
- Articles of Incorporation for the Hopkins Choice Home Owners Association Inc. were accepted by the State Department of Assessments & Taxation on June 20, 2005, Identification #MD D10707784. Community Association documents will be recorded after recordation of this plat.
- All infrastructure improvements, forest conservation, and perimeter landscaping obligations associated with the developer's agreements are provided with Phase I.
- F-03-0159 created lot #1 and a Forest Conservation Easement (0.60 Ac.) that will be abandoned by this plat.
- A Deed of Preservation Easement will be recorded for each preservation parcel with the Plat. These Deeds describe the permitted uses and restrictions for each preservation parcel.

LANDSCAPE SURETY

Release of surety will not be granted until all landscaping shown on the approved final plan or site development plan has been completed in accordance with the approved landscape plan. Surety for landscaping shall be based on the total number of required new trees (shade, ornamental and evergreen) or comparable elements shown on the landscape plan. The unit prices to be used for establishing surety requirements shall be in accordance with the adopted County Fee Schedule which is \$300.00 per shade tree and \$150.00 per evergreen/ornamental tree.

Based on all the Planting Schedule, the surety for required landscaping is the following:
 69 shade trees x \$300.00 = \$20,700.00 (Schedule A = 49, Sch. D = 20)
 35 evergreen trees x \$150.00 = \$5,250.00 (Sch. A = 6, Sch. D = 29)
 Total = \$25,950.00

STREET TREE SURETY

Release of surety will not be granted until all landscaping shown on the approved final plan or site development plan has been completed in accordance with the approved landscape plan. Surety for landscaping shall be based on the total number of required new trees (shade, ornamental and evergreen) or comparable elements shown on the landscape plan. The unit prices to be used for establishing surety requirements shall be in accordance with the adopted County Fee Schedule which is \$300.00 per shade tree and \$150.00 per evergreen/ornamental tree.

Based on all the Planting Schedule, the surety for required landscaping is the following:
 138 street trees x \$300 = \$41,400.00

Easement No.	Gross Forest Area *	Forest Area Floodplain	Net Forest (Retained)	Planted Area (Afforestation)	Credited Easement Area	Total Easement Area
FCE #1	2.20 Ac±	0.94 Ac±	1.26 Ac±	7.15 Ac±	8.41 Ac±	9.35 Ac±
FCE #2	1.24 Ac±	0 Ac±	1.24 Ac±	1.92 Ac±	3.16 Ac±	3.16 Ac±
FCE #3	0.41 Ac±	0 Ac±	0.41 Ac±	2.42 Ac±	2.83 Ac±	2.83 Ac±
FCE #4	0.19 Ac±	0 Ac±	0.19 Ac±	1.31 Ac±	1.50 Ac±	1.50 Ac±
TOTAL	4.04 Ac±	0.94 Ac±	3.10 Ac±	12.80 Ac±	15.90 Ac±	16.84 Ac±

SITE ANALYSIS:

GROSS AREA OF TRACT = 66.83 AC.
 AREA OF FLOODPLAIN = 2.49 AC.
 AREA OF 25% STEEP SLOPES = 0.14 AC.
 NET AREA OF TRACT = 64.20 AC.

DENSITY TABULATION:

BY RIGHT YIELD (66.83/4.25 AC.) = 15 LOTS
 MAXIMUM ALLOWABLE YIELD (64.20/2) = 32 LOTS
 DEO UNITS REQUIRED (32-15) = 17 LOTS

PHASE I YIELD = 14 LOTS
 PHASE II YIELD (FUTURE) = 17 LOTS + BULKBUILDABLE PRESERVATION PARCEL 'G'
 (REQUIRES THE PURCHASE OF 17 DEO UNITS)

TOTAL TABULATION:

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:

BUILDABLE LOTS 2 - 15	14
NON-BUILDABLE BULK PARCELS C, F AND G	3
NON-BUILDABLE PARCEL A	1
NON-BUILDABLE PRESERVATION PARCELS B, D, E AND H	4
OPEN SPACE	N/A

TOTAL AREA OF LOTS AND/OR PARCELS:

BUILDABLE	514,376 S.F. ± OR 11,809 AC.
NON-BUILDABLE BULK PARCEL C, F AND G	1,152,608 S.F. ± OR 26,460 AC.
NON-BUILDABLE PARCEL A	7,405 S.F. ± OR 0.170 AC.
NON-BUILDABLE PRESERVATION PARCELS B, D, E AND H	1,084,874 S.F. ± OR 25,135 AC.
OPEN SPACE	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED:	142,116 S.F. ± OR 3,263 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	2,911,376 S.F. ± OR 66,836 AC.

OWNERS:

DONALD H. PATTERSON JR. PRESERVACTION ACRES, LLC
 STEPHANIE K. PATTERSON PO BOX 1 GLENELG, MD. 21737

TRIADELPHIA FARM, LLC
 7017 MEANDERING STREAM WAY FULTON, MD. 20759

DEVELOPER:
 DALE THOMPSON BUILDERS, INC.
 6300 WOODSIDE COURT COLUMBIA, MARYLAND 21045

OWNERS' CERTIFICATE

I, Prescription Acres, LLC, a Maryland limited liability company and Triadelphia Farm, LLC, and Donald H. Patterson Jr. and Stephanie K. Patterson owners of the properties 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, establishes the minimum building restriction lines. All easement of right-of-way affecting the property are included in this plan of subdivision.

Witness our hands this day of 2005.

Donald H. Patterson Jr. 7/27/05
Stephanie K. Patterson 7/27/05

Witness
Donald H. Patterson Jr. 7/27/05
Stephanie K. Patterson 7/27/05

SURVEYOR'S CERTIFICATE

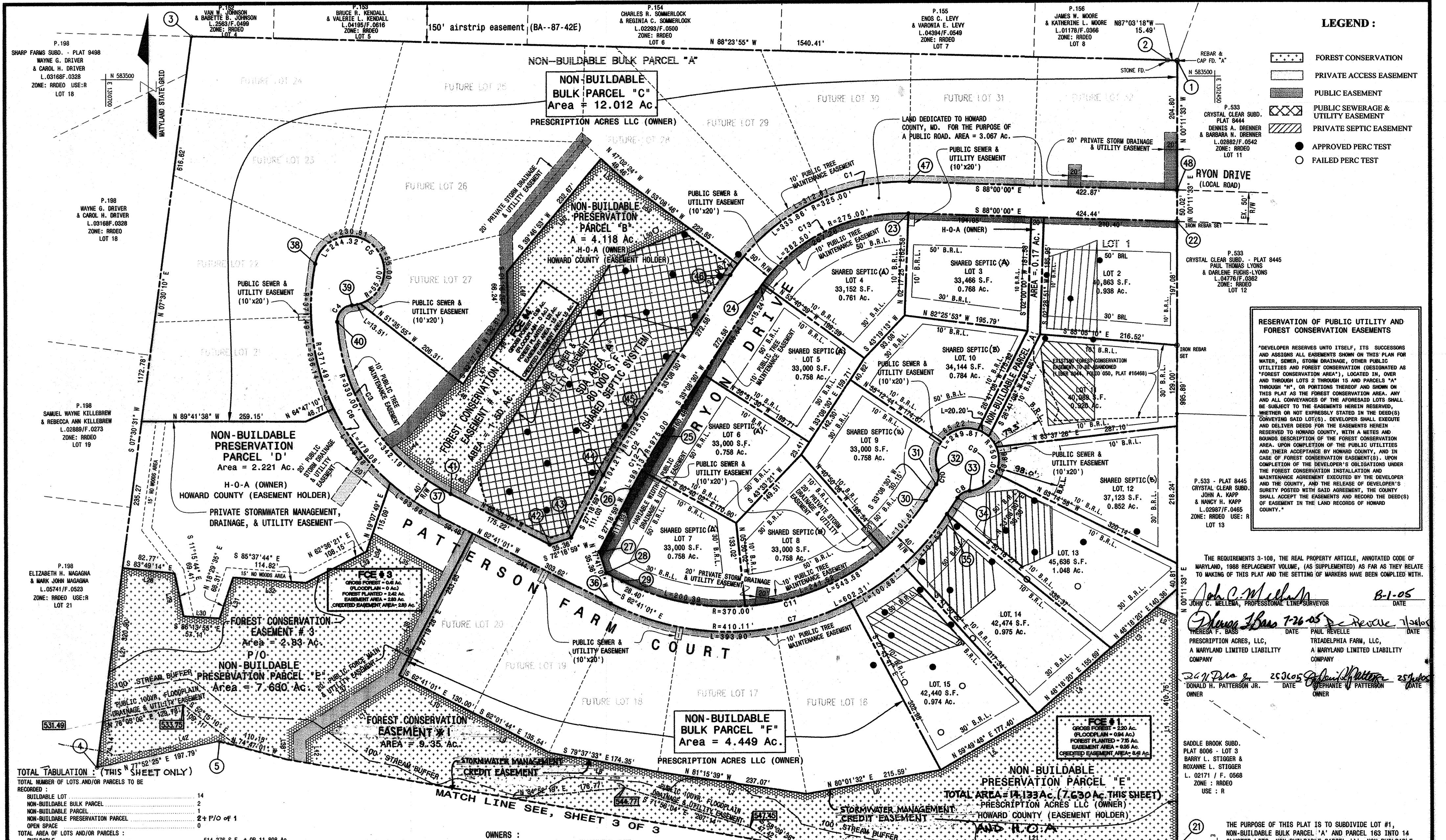
I hereby certify that the final plat shown hereon is correct: that it is a true and correct copy of the original plat as shown to me, and that the lands conveyed to Prescription Acres, LLC, a Maryland Limited Liability Company, and Triadelphia Farm, LLC, a Maryland Limited Liability Company, and Donald H. Patterson Jr. and Stephanie K. Patterson are the lands conveyed to Triadelphia Farm, LLC, a Maryland Limited Liability Company, and Donald H. Patterson Jr. and Stephanie K. Patterson, and the land conveyed to Donald H. Patterson Jr. and Stephanie K. Patterson, and that all monuments are in place or will be placed prior to the acceptance of this subdivision by Howard County as shown in accordance with the annotated Code of Maryland as amended.

John C. Mellema
 JOHN C. MELLEMA
 DATE: 7-26-05

Recorded as Plat 77124 on 9/23/05 among the Land Records of Howard County, Maryland.

RE-SUBDIVISION OF LOT 1 AND NON-BUILDABLE BULK PARCEL "A" AND PARCEL 163
HOPKINS CHOICE - PHASE I
 LOTS 2-15, NON-BUILDABLE PARCEL "A", NON-BUILDABLE PRESERVATION PARCELS B, D, E, & H AND NON-BUILDABLE BULK PARCELS C, F, & G
 4th ELECTION DISTRICT, TAX MAP 21, LOT 1, PARCEL "A" & PARCEL 163, GRID 12, ZONE: RR-DEO
 HOWARD COUNTY, MARYLAND.
 SCALE: 1" = 300' DATE: JULY 25, 2005 F-03-159 SP-03-09 SHEET 1 OF 3

PREPARED BY:
American Land Development and Engineering, Inc.
 10749 BIRMINGHAM WAY WOODSTOCK, MD. 21163
 TEL. (410) 465-7903 FAX. (410) 465-3845



LEGEND:

- FOREST CONSERVATION
- PRIVATE ACCESS EASEMENT
- PUBLIC EASEMENT
- PUBLIC SEWERAGE & UTILITY EASEMENT
- PRIVATE SEPTIC EASEMENT
- APPROVED PERC TEST
- FAILED PERC TEST

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, OVER AND THROUGH LOTS 2 THROUGH 15 AND PARCELS "A" THROUGH "H", OR PORTIONS THEREOF AND SHOWN ON THIS PLAN AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE FORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN CASE OF FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE 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.

THE REQUIREMENTS 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

John C. Mellera B-1-05
 JOHN C. MELLEBA, PROFESSIONAL LAND SURVEYOR
 DATE

Theresa F. Bass PAUL REVELLE
 THERESA F. BASS DATE PAUL REVELLE DATE
 TRIADPHILIA FARM, LLC, A MARYLAND LIMITED LIABILITY COMPANY

Donald H. Patterson Jr. 25/06/05
 DONALD H. PATTERSON JR. DATE PHOENIE PATTERSON DATE
 OWNER OWNER

TOTAL TABULATION: (THIS SHEET ONLY)

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE LOT	14
NON-BUILDABLE BULK PARCEL	2
NON-BUILDABLE PARCEL	1
NON-BUILDABLE PRESERVATION PARCEL	2 + P/O of 1
OPEN SPACE	0
TOTAL AREA OF LOTS AND/OR PARCELS:	
BUILDABLE	514,376 S.F. ± OR 11,808 Ac.
NON-BUILDABLE BULK PARCEL	716,995 S.F. ± OR 16,480 Ac.
NON-BUILDABLE PARCEL	7,405 S.F. ± OR 0.170 Ac.
NON-BUILDABLE PRESERVATION PARCEL	608,470 S.F. ± OR 13,969 Ac.
OPEN SPACE	0
TOTAL AREA OF ROADWAY TO BE RECORDED:	133,584 S.F. ± OR 3.067 Ac.
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	1,980,830 S.F. ± OR 45,474 Ac.

OWNERS:
 DONALD H. PATTERSON JR. PRESCRIPTION ACRES, LLC
 STEPHANIE K. PATTERSON PO BOX 1 GLENELG, MD. 21737

DEVELOPER:
 TRIADPHILIA FARM, LLC
 7017 MEANDERING STREAM WAY FULTON, MD. 20759

DALE THOMPSON BUILDERS, INC.
 6300 WOODSIDE COURT COLUMBIA, MARYLAND 21045

OWNER'S CERTIFICATE

I, Prescription Acres, LLC, a Maryland limited liability company and Triadelphia Farm, LLC, and Donald H. Patterson Jr. and Stephanie K. Patterson owners of the properties 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, establishes the minimum building restriction lines. All easement of right-of-way affecting the property are included in this plan of subdivision.

Witness our hands this 7/27/05 day of 2005.

Donald H. Patterson Jr. 7/27/05
 Name: Donald H. Patterson Jr.
 Title: Owner

Stephanie K. Patterson 7/27/05
 Name: Stephanie K. Patterson
 Title: Owner

Theresa F. Bass 7/27/05
 Name: Theresa F. Bass
 Title: Managing Member

Paul Revelle 7/27/05
 Name: Paul Revelle
 Title: Managing Member

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct: that it is a subdivision of the land conveyed to Prescription Acres, LLC, a Maryland limited liability company, by deed dated May 18, 2005 and recorded among the land records of Howard County, Maryland in Liber 7504 folio 537 and 538 and conveyed to Triadelphia Farm LLC, a Maryland limited liability company, by deed dated Feb. 25, 2005 and recorded among the land records of Howard County, Maryland in Liber 8170, folio 0337 and 0338 and conveyed to Donald H. Patterson Jr. and Stephanie K. Patterson by deed dated July 7, 2005 and recorded among the land records of Howard County, Maryland in Liber 2080 folio 537 and that all easements shown hereon are in accordance with the annotated Code of Maryland as amended.

John C. Mellera 8-1-05
 John C. Mellera Date

Recorded as Plat 17725 on 9/23/05 among the Land Records of Howard County, Maryland.

RE-SUBDIVISION OF LOT 1 AND NON-BUILDABLE BULK PARCEL "A" AND PARCEL 163

HOPKINS CHOICE - PHASE I

LOTS 2-15, NON-BUILDABLE PARCEL "A", NON-BUILDABLE PRESERVATION PARCELS B, D, E, & H AND NON-BUILDABLE BULK PARCELS C, F, & G
 4th ELECTION DISTRICT, TAX MAP 21, LOT 1, PARCEL "A" & PARCEL 163, GRID 12, ZONE: RR-DEO HOWARD COUNTY, MARYLAND.

SCALE: 1" = 100'
 DATE: JULY 25, 2005 F-03-159 SP-03-09 SHEET 2 OF 3

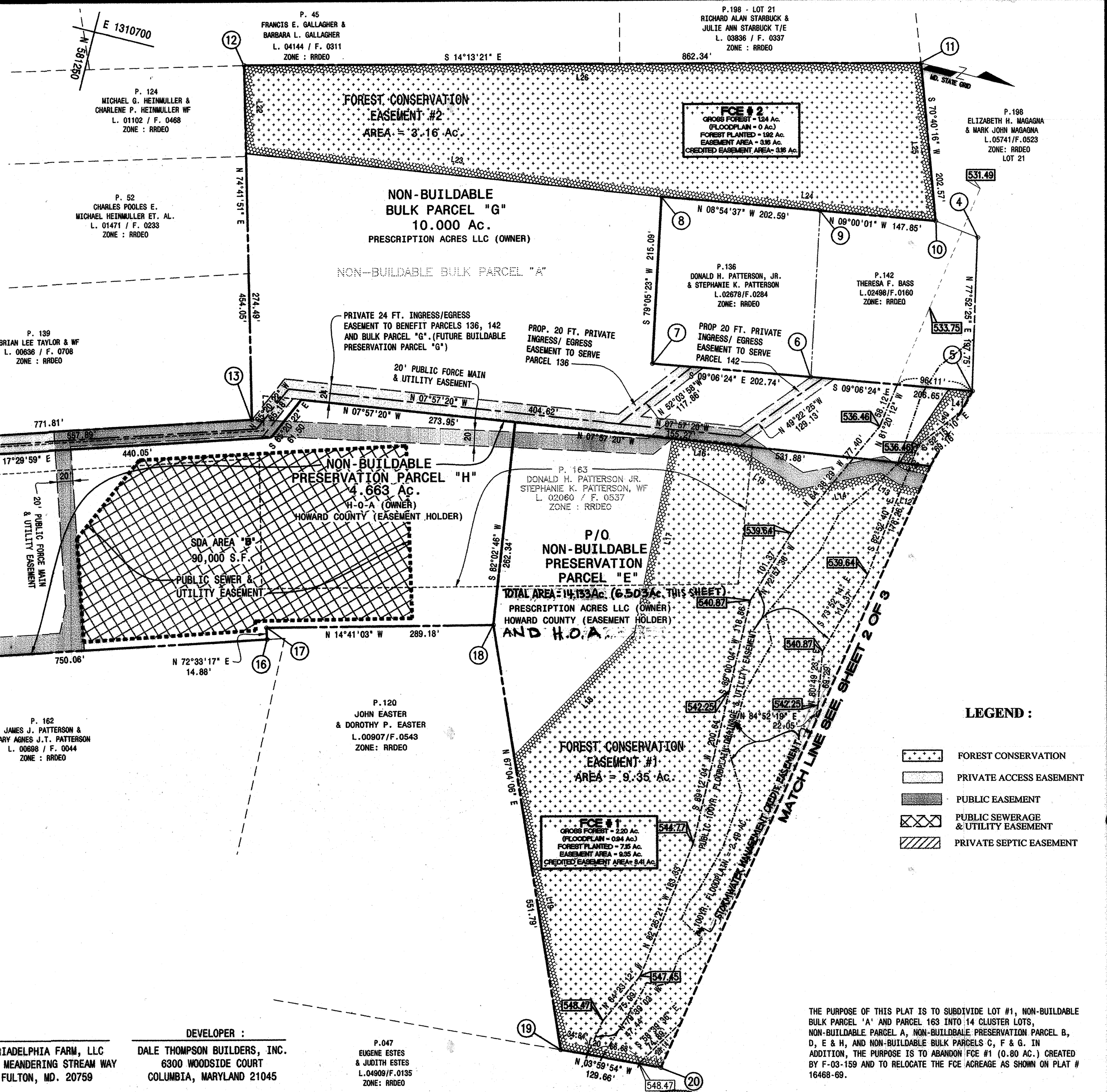
PREPARED BY: **American Land Development and Engineering, Inc.**
 10749 BIRMINGHAM WAY WOODSTOCK, MD. 21163
 TEL. (410) 465-7903 FAX. (410) 465-3845

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, OVER AND THROUGH LOTS 2 THROUGH 15 AND PARCELS "A" THROUGH "H", OR PORTIONS THEREOF AND SHOWN ON THIS PLAN AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN CASE OF FOREST CONSERVATION EASEMENT(S). UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE 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."

THE REQUIREMENTS 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

John C. Mellema 0-1-05 DATE
 JOHN C. MELLEMA, PROFESSIONAL LINE SURVEYOR
Theresa F. Bass 7-26-05 DATE
 THERESA F. BASS, DATE PAUL REVELLE 7/26/05 DATE
 PAUL REVELLE, DATE
 TRIADELPHIA FARM, LLC, A MARYLAND LIMITED LIABILITY COMPANY
 DONALD H. PATTERSON JR. DATE 25 JUL 05 DATE
 DONALD H. PATTERSON JR., DATE STEPHANIE K. PATTERSON 25 JUL 05 DATE
 STEPHANIE K. PATTERSON, DATE
 A MARYLAND LIMITED LIABILITY COMPANY



TOTAL TABULATION : (THIS SHEET ONLY)

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED :

BUILDABLE LOT	0
NON-BUILDABLE BULK PARCEL	1
NON-BUILDABLE PARCEL	0
NON-BUILDABLE PRESERVATION PARCEL	1 + P/O of 1
OPEN SPACE	0

TOTAL AREA OF LOTS AND/OR PARCELS :

BUILDABLE	0
NON-BUILDABLE BULK PARCEL	435,613 S.F. ± OR 10.000 AC.
NON-BUILDABLE PARCEL	0
NON-BUILDABLE PRESERVATION PARCEL	486,404 S.F. ± OR 11.168 AC.
OPEN SPACE	0
TOTAL AREA OF ROADWAY TO BE RECORDED :	8,532 S.F. ± OR 0.196 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED :	930,549 S.F. ± OR 21.362 AC.

OWNERS : DONALD H. PATTERSON JR. PRESCRIPTION ACRES, LLC TRIADELPHIA FARM, LLC DALE THOMPSON BUILDERS, INC.

DEVELOPER : DONALD H. PATTERSON JR. STEPHANIE K. PATTERSON PO BOX 1 GLENELG, MD. 21737

7017 MEANDERING STREAM WAY FULTON, MD. 20759

6300 WOODSIDE COURT COLUMBIA, MARYLAND 21045

Approved : For Private Water and Private Sewerage Systems, Lots 2, 11, 12-15, and Private Water and a Shared Sewerage System for Lots 3-10 and 12
Howard County Health Department
 Howard County Health Officer 9/14/05 Date

Approved : For Howard County Department of Planning and Zoning.
Chief, Development Engineering 9/10/05 Date
 Division
Director 9/21/05 Date

OWNER'S CERTIFICATE

I, Prescription Acres, LLC, a Maryland limited liability company and Triadelphia Farm, LLC and Donald H. Patterson Jr. and Stephanie K. Patterson owners of the properties 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, establishes the minimum building restriction lines. All easement of right-of-way affecting the property are included in this plan of subdivision.

Witness our hands this 2005 day of 7/27/05
Donald H. Patterson Jr. Date
Stephanie K. Patterson Date
 Prescription Acres, LLC, a Maryland limited liability company
 By : *Theresa F. Bass* (Seal)
 Name : Theresa F. Bass
 Title : Managing Member
 Triadelphia, Farm LLC, a Maryland limited liability company
 By : *Paul Revelle* (Seal)
 Name : Paul Revelle
 Title : Managing Member

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct: that it is a subdivision of Lot #1, Non-Buildable Bulk Parcel "A" and Parcel 163, and recorded among the land records of Howard County, Maryland in Liber 7504 folio 300 and the land records of Howard County, Maryland in Liber 7504 folio 300 and recorded among the land records of Howard County, Maryland in Liber 8170 folio 537 and that all monuments shown hereon are in place or will be placed 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.

John C. Mellema 0-1-05 Date
 John C. Mellema

Recorded as Plat 17726 on 9/23/05 among the Land Records of Howard County, Maryland.

SUBDIVISION OF LOT 1 AND NON-BUILDABLE BULK PARCEL "A" AND PARCEL 163

HOPKINS CHOICE - PHASE I

LOTS 2-15, NON-BUILDABLE PARCEL "A", NON-BUILDABLE PRESERVATION PARCELS B, D, E, & H AND NON-BUILDABLE BULK PARCELS C, F, & G

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