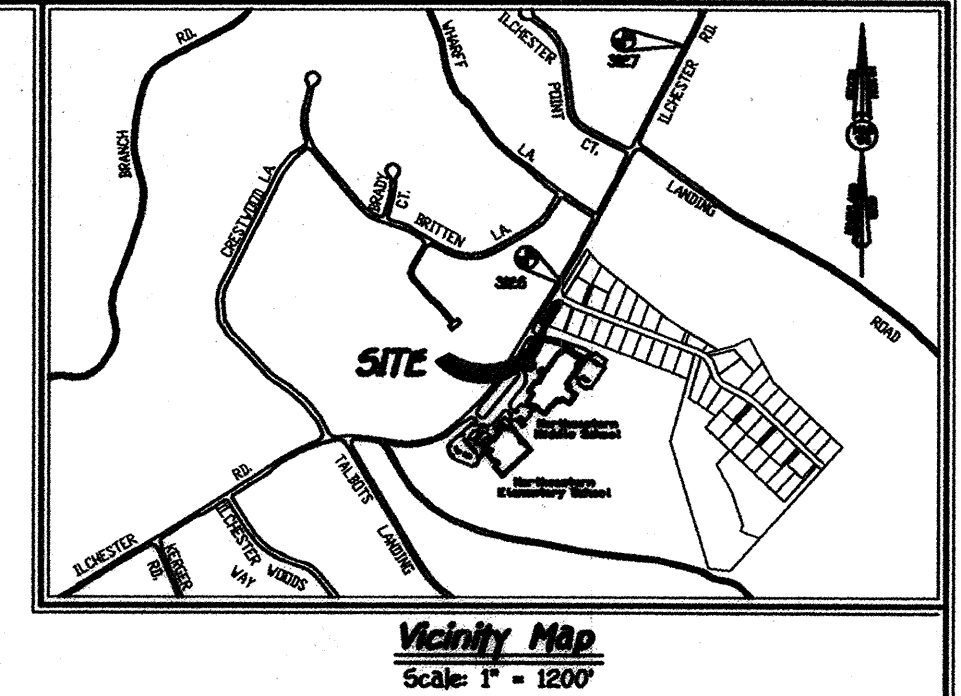


U.S. Equivalent Coordinate Table			Metric Coordinate Table		
Point	North	East	Point	North	East
301	570619.0573	1376574.9433	301	173925.036527	419500.001925
302	570743.1510	1376651.1972	302	173962.060366	419604.124170
303	570753.0047	1376692.4635	303	173965.063705	419616.702151
304	570751.2961	1376695.2440	304	173965.343011	419617.549546
310	570750.3094	1376696.7249	310	173965.066623	419610.001043
319	570606.5411	1376608.3321	319	173921.221506	419591.050052

Private Easement For An Entrance Feature, Landscaping And Associated Maintenance	
SYM	LENGTH
E-1	N31°34'13"E 20.20'
E-2	N76°34'13"E 24.04'
E-3	S50°25'47"E 16.26'
E-4	R=550.00' L=1.74'
E-5	S31°34'13"W 10.29'
E-6	S76°34'13"W 49.50'

Curve Data Chart					
Point-Point	Radius	Arc Length	Delta	Tangent	Bearing And Distance
304-310	545.00'	1.74'	0°10'57"	0.87'	550°31'16" 1.74'



The Requirements §3-100, 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.

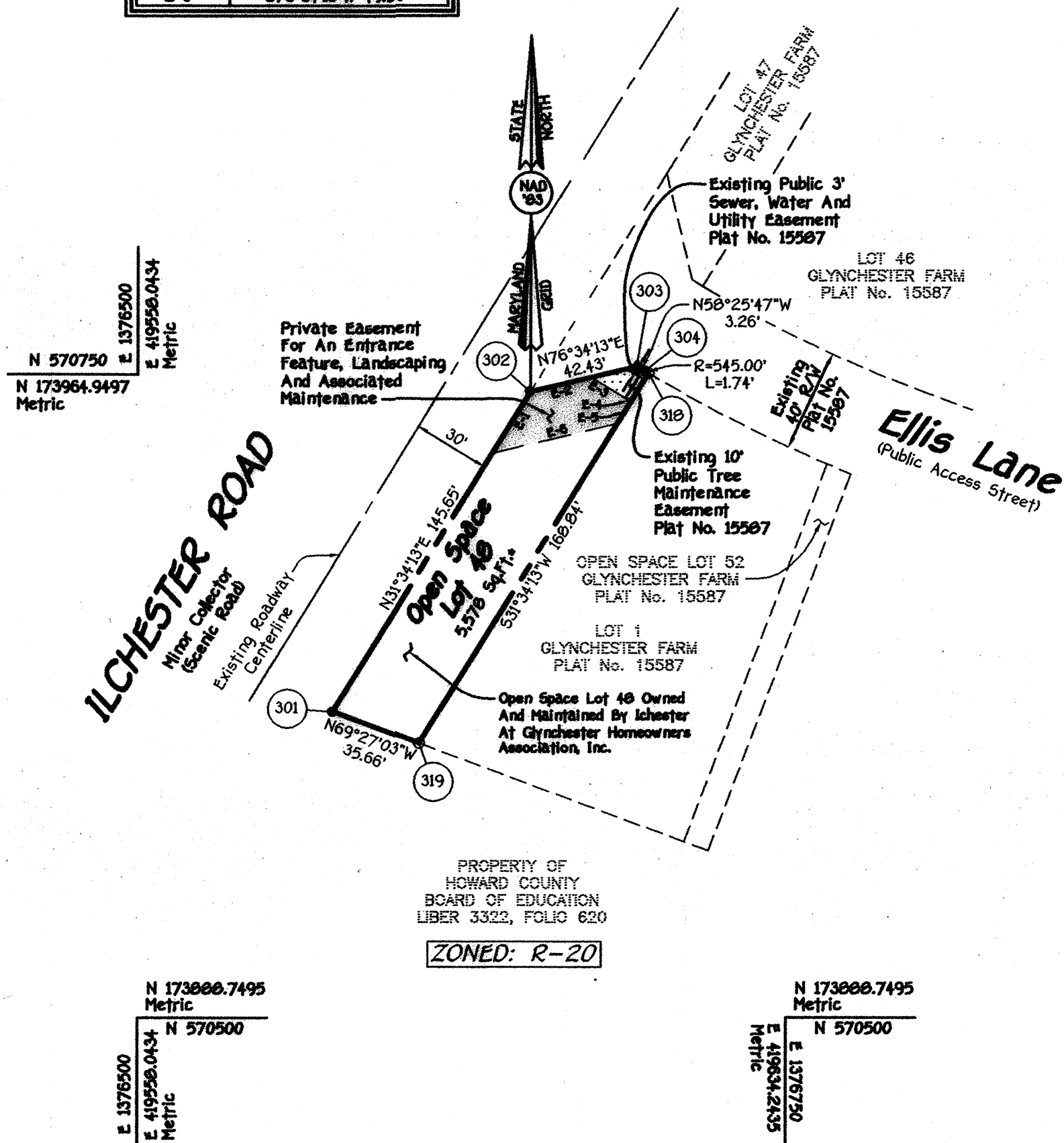
Terrell A. Fisher 8/18/04
 Terrell A. Fisher, L.C. #10692
 (Registered Land Surveyor) Date

Edward Gold 8/29/04
 Ilchester At Glynchester Homeowners Association, Inc.
 By: Edward Gold, President Date

Reservation Of Public Utility Easements

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plat For Water, Sewer, Storm Drainage And Other Public Utilities, Located In, On, Over And Through Open Space Lot 40, 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."

This subdivision is subject to Section 10.122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE 9-11-02 ON WHICH DATE DEVELOPER AGREEMENT 14-3976-D WAS FILED AND ACCEPTED.



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. 31E6 And No. 31E7. Sta. 31E6 N 173996.1506 E 419619.2145 (meter) Sta. 31E7 N 174440.1549 E 419064.0345 (meter)
- This Plat Is Based On Field Run Monumented 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 "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- ∠ Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- ✳ Denotes Concrete Monument Or Stone Found.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- No Wetlands Exist On Open Space Lot 40. Wetlands Area Delineated By Eco-Science Professionals, Inc. Dated March 5, 1998 And Approved On January 13, 1998 Under 590-15.
- Traffic Study Was Prepared By The Traffic Group Dated March 25, 1998 And Approved On January 13, 1998 Under 5-90-15.
- Stormwater Management Will Be Provided In Accordance With Howard County And Maryland 370 Specifications. Water Quality Will Be Provided By Appropriate Best Management Practices.
- The Stormwater Management For This Subdivision Is Private And By A Wet Pond With Water Quality Provided By Retention In A Easement With Operation And Maintenance Performed By The Ilchester At Glynchester Homeowners Association, Inc.
- Articles Of Incorporation For Ilchester At Glynchester Homeowners Association, Inc. Filed With Maryland State Department Of Assessments And Taxation As Account No. D 06704707 On March 4, 2002.
- Plat Subject To Prior Howard County Department Of Planning And Zoning File Nos. 590-15 P01-13F-02-05.
- Open Space Lots 40 Owned And Maintained By The Ilchester At Glynchester Homeowners Association, Inc.
- No Public 100 Year Flood Plain Exists On Open Space Lot 40.
- No Cemeteries, Burial Grounds Or Historic Structures Exist Within The Limits Of This Subdivision By Visual Observation And/Or An Examination Of The Howard County Cemetery Inventory Map.
- This Plat Is Exempt From Forest Conservation In Accordance With Section 16.1202(b)(vii) Of The Howard County Code And Forest Conservation Manual Since It Is A Revision Plat That Does Not Create Any Additional Lots.
- This Plat Is Exempt From Perimeter Landscaping In Accordance With Section 16.124 Of The Howard County Code And Landscape Manual Since It Is A Revision Plat That Does Not Create Any Additional Lots.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision Regulations (Council Bill No. 45-2003) And The Zoning Regulations As Amended By Council Bill 75-2003.
- Plat Subject To Section 120 (AMDF): Supplemental Zoning District Regulations Of The Howard County Zoning Regulations.
- The Entrance Feature, Landscaping And Associated Appurtenances Will Be Maintained By Ilchester At Glynchester Homeowners Association.

Area Tabulation

Total Number Of Buildable Lots To Be Recorded	0
Total Number Of Open Space Lots To Be Recorded	1
Total Number Of Non-Buildable Parcels To Be Recorded	0
Total Number Of Lots/Parcels To Be Recorded	1
Total Area Of Buildable Lots To Be Recorded	0.000 Ac.
Total Area Of Open Space Lots To Be Recorded	0.120 Ac.
Total Area Of Non-Buildable Parcels To Be Recorded	0.000 Ac.
Total Area Of Lots/Parcels To Be Recorded	0.120 Ac.
Total Area Of Roadway To Be Recorded	0.000 Ac.
Total Area To Be Recorded	0.120 Ac.

Owners
 Ilchester At Glynchester Homeowners Association, Inc.
 Ed Gold, President
 7250 Parkway Drive
 Suite 520
 Hanover, Maryland 21076

Developer
 Ryland Group, Inc.
 Ed Gold, President
 7250 Parkway Drive
 Suite 520
 Hanover, Maryland 21076

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 481 - 2255

The Purpose Of This Plat Is To Add A Private Easement For An Entrance Feature, Landscaping And Associated Maintenance On Open Space Lot 40, Glynchester Farm - Plat No. 15507

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

[Signature] 10/11/04
 Howard County Health Officer SFD Date

APPROVED: Howard County Department Of Planning And Zoning.

[Signature] 10/19/04
 Chief, Development Engineering Division MAJ Date

[Signature] 10/21/04
 Director DJ Date

Owner's Certificate

Ilchester At Glynchester Homeowners Association, Inc., By Edward Gold, President, Owner 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 29th Day Of August, 2004.

[Signature]
 Ilchester At Glynchester Homeowners Association, Inc.
 By: Edward Gold, President

[Signature]
 Witness

Surveyor's Certificate

I Hereby Certify That The Final Plat Shown Hereon Is Correct To The Best Of My Knowledge That It Is A Subdivision Comprised Of Part Of The Lands Conveyed By Patricia A. Ellis To Ilchester At Glynchester Homeowners Association, Inc. By Deed Dated July 18, 2002 And Recorded Among The Land Records Of Howard County, Maryland In Liber 6439 At Folio 351, 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 Annotated Code Of Maryland, As Amended, And Said Monumentation Is In Accordance With The Howard County Subdivision Regulations.

[Signature] 8/18/04
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 17069 ON 10/20/04
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Revision Plat
Glynchester Farm
 Open Space Lot 40
 (Revision to Open Space Lot 40
 Glynchester Farm - Plat No. 15507)
 Zoned: R-20
 Tax Map: 31 Parcel: 239 Grid: 16
 First Election District: Howard County, Maryland

Scale: 1" = 50'
 Date: August 18, 2004
 Sheet 1 of 1