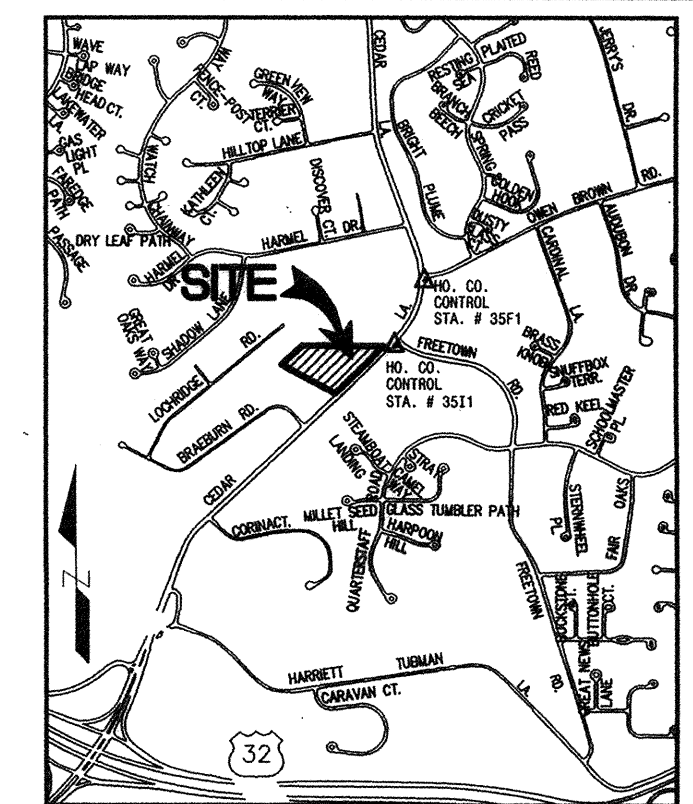


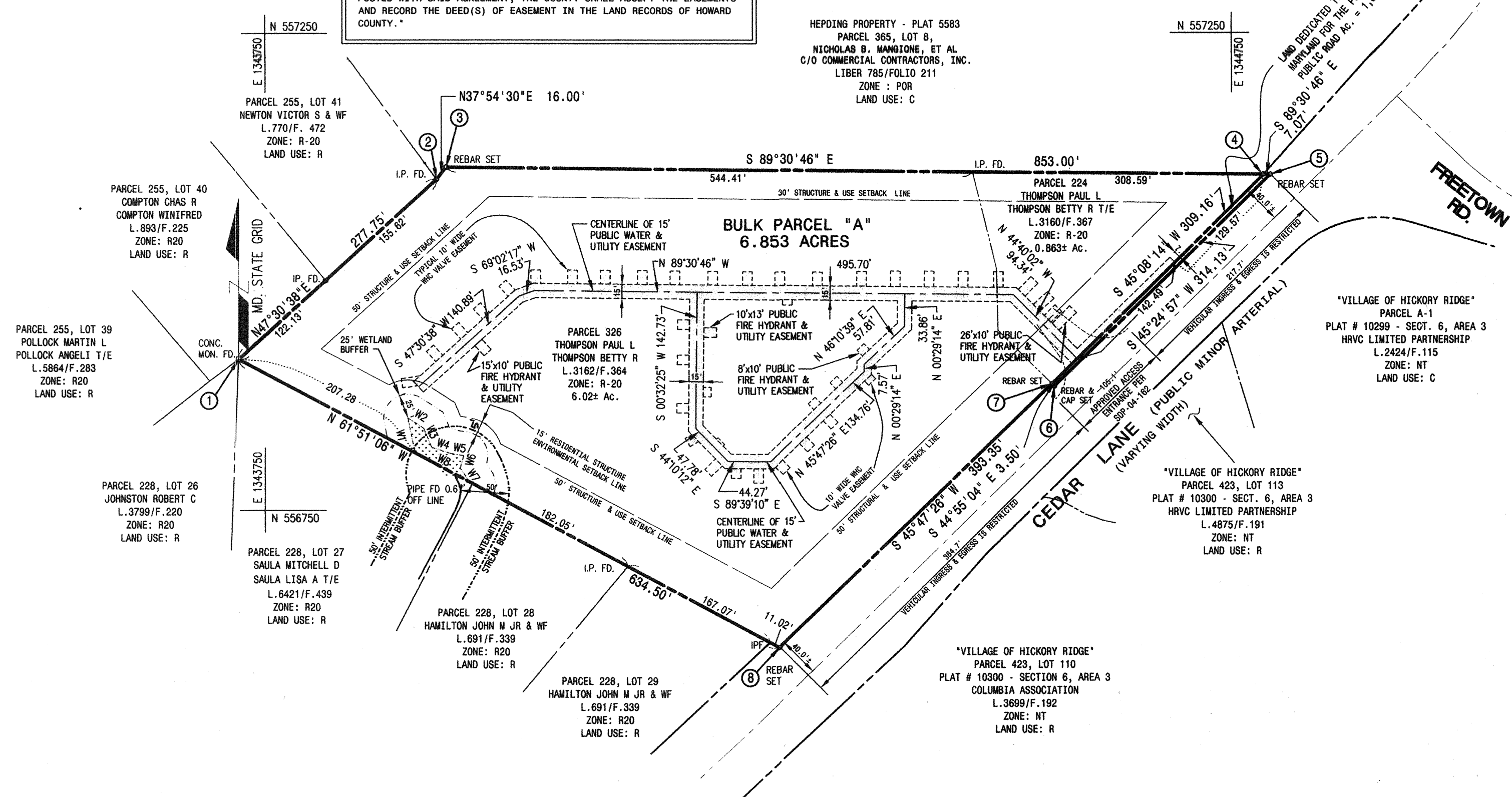
LINE	BEARING	LENGTH
W1	N 11°42'42" W	37.08
W2	S 56°53'34" E	19.40
W3	S 22°49'52" E	21.62
W4	S 71°35'44" E	19.86
W5	S 80°06'20" E	14.37
W6	S 15°47'35" W	13.21
W7	S 33°57'18" E	17.37
W8	N 61°51'06" W	63.77

**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, AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH BULK PARCEL "A", ANY 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 THE CASE OF FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY 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."



VICINITY MAP  
SCALE: 1" = 2000'



**General Notes:**

- Subject property zoned "PSC" per ZB Case No. 1030M and per '02/02/04 Comprehensive Zoning Plan".
- This plat is based on a field run boundary survey performed in March 2003 by John C. Mellema Sr., Inc.
- Deed references: Liber 6162 Folio 364  
Liber 6160 Folio 367
- Coordinates based on Nad '83, Maryland Coordinate System as projected by the Howard County Geodetic Control Sta. No. 35F1 and No. 35I1.
- Areas shown on this plat are more or less ±.
- Represents concrete monument set (unless otherwise noted).
- Represent iron rebar set (unless otherwise noted).
- There are no historic structures, floodplains, steep slopes, or cemetery sites located on this property.
- Wetlands exist in Buildable Bulk Parcel "A" as shown on plan.
- 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.
- All existing structures located on this property to be razed as part of SDP-04-162
- Landscaping for this subdivision will be provided in accordance with a certified Landscape Plan on file with the Site development plans (SDP-04-162) in accordance with Section 16.124 of the Howard County Code and the Landscape Manual.
- This final plat is exempt from the forest conservation requirements in accordance with Section 16.1202(b)(1)(vii) of the Howard County Code for a Resubdivision Plat that does not create new or additional lots.
- The minimum structure and use setback restriction lines shown and established on this plat are in accordance with the bulk regulation requirements of Section 127.1.E.2 of the Zoning Regulations (Planned Senior Community).
- This subdivision plat is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations per Council bill No. 45-2003. Development or construction on this property must comply with setback and buffer regulations in effect at the time of submission of the site development plan, waiver petition application or building/grading permit applications.
- Public water and public sewerage will be provided under contract # 34-4240-D.
- Stormwater management facilities will be required on the parcel shown on this plat in accordance with the Design Manuals. Prior signature approval of the site development plan, the developer will be required to execute the developer's agreement for the construction of the stormwater management facility and a maintenance agreement.
- DPZ reference: PB Case No. 363, S-04-05, and SDP-04-162.
- This subdivision is subject to Section 18.122B of Howard County Code. Public water and/or sewer service HAS BEEN GRANTED under the terms and provisions, THEREFORE, EFFECTIVE 3/31/05, ON WHICH DATE DEVELOPER AGREEMENT NUMBER 34-4240-D WAS FILED AND ACCEPTED.

**AREA TABULATION**

- Total number of Buildable Bulk Parcels to be recorded:..... 1  
Total area of Buildable Bulk Parcel to be recorded:..... 6.853 Acres±
- Total area of road dedication to be recorded:..... 0.03 Acres±
- Total area of subdivision to be recorded:..... 6.883 Acres±

COORDINATE TABLE		
POINT	NORTH	EAST
1	556907.6777	1343722.5837
2	557095.2826	1343927.3943
3	557107.9065	1343937.2247
4	557100.7113	1344783.1254
5	557100.6512	1344790.1938
6	556880.1454	1344566.4632
7	556882.6245	1344563.9912
8	556608.3485	1344282.0409

BENCHMARKS		
Station No. 35F1	N 557787.367	E 1345217.309 Elev. = 401.165 ft.
Station No. 35I1	N 557110.367	E 1344893.647 Elev. = 400.759 ft.

**OWNER / DEVELOPER:**  
President Dale Thompson Builders,  
Member Freetown, LLC  
6258 Cardinal Lane  
Columbia, Md. 21044

The requirements of §3-108, the real property article, Annotated Code of Maryland, 1988 replacement volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

*John C. Mellema Sr.* MAR. 23, 2005  
John C. Mellema Jr., Reg. No. 466 Date

*Dale Thompson* MAR. 23, 2005  
Dale Thompson Date  
(Owner)

Howard County Health Department  
APPROVED: For Public Water and Sewerage Systems

*Robert J. Walker* 5/6/05  
Howard County Health Officer sfo Date

APPROVED: Howard County Department of Planning and Zoning

*David M. ...* 4/2/05  
Chief, Development Engineering Division Date

*March ...* 5/4/05  
Director Date

**OWNER'S CERTIFICATE**

I, Dale Thompson, Pres. of Dale Thompson Builders, Inc., Owner of Freetown, LLC, a Maryland Limited Liability Company, owner of the property SCOT'S GLEN SOUTH shown and described hereon, hereby adopted this plan of subdivision, and in consideration of the approval of this 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 sewer, drains, water pipes and other municipal utilities and services, in and under all roads and street right-of-way and specific easement 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 street and/or roads and floodplains, storm drainage facilities and open space where applicable; and (3) The right to require dedication of water ways 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 right-of-ways.

Witness my/our hands this 23 day of MARCH, 2005.

*Dale Thompson* MAR. 23, 2005  
date  
(Corporate Seal) By: *Dale Thompson*  
Authorized Agent  
DALE THOMPSON

**SURVEYOR'S CERTIFICATE**

I hereby certify that the final plat shown hereon is correct, that it is a subdivision of the lands conveyed by Paul L. Thompson and Betty R. Thompson T/E and P & B Thompson Family, LLC to Freetown, LLC, a Maryland Limited Liability Company, by deed dated November 7, 2004 and recorded among the land records of Howard County, Maryland in Liber 8800, Folio 364 (and Liber 8800, Folio 365) and that the requirements 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 Sr.* MAR. 23, 2005  
John C. Mellema Date

The purpose of this subdivision plat is to consolidate Parcel 224 & 326 into one Buildable Bulk Parcel 'A', to establish a 15' wide public water and utility easement, one 10'x13' fire hydrant easement, one 10'x26' fire hydrant easement, one 8'x10' fire hydrant easement, one 10'x15' fire hydrant easement, to revise the building restriction lines for compliance with the present "PSC" zoning district regulations, to dedicate 0.03 acre of road frontage for Cedar Lane and to create water house connection easement.

Recorded as Plat 17400 on 5/13/05 among the Land Records of Howard County, Maryland.

**SCOT'S GLEN SOUTH**

BUILDABLE BULK PARCEL A  
A SUBDIVISION OF PARCEL 224 & 326  
5th ELECTION DISTRICT, TAX MAP # 35, GRID 17, ZONE : PSC  
PARCEL 224, 326  
HOWARD COUNTY, MARYLAND

SCALE : 1" = 100' DATE : MAR. 23, 2005 SHEET 1 OF 1

PREPARED BY : **American Land Development and Engineering, Inc.**  
10749 BIRMINGHAM WAY WOODSTOCK, MD 21163  
TEL (410) 465-7903 FAX (410) 465-7945 F-05-063