

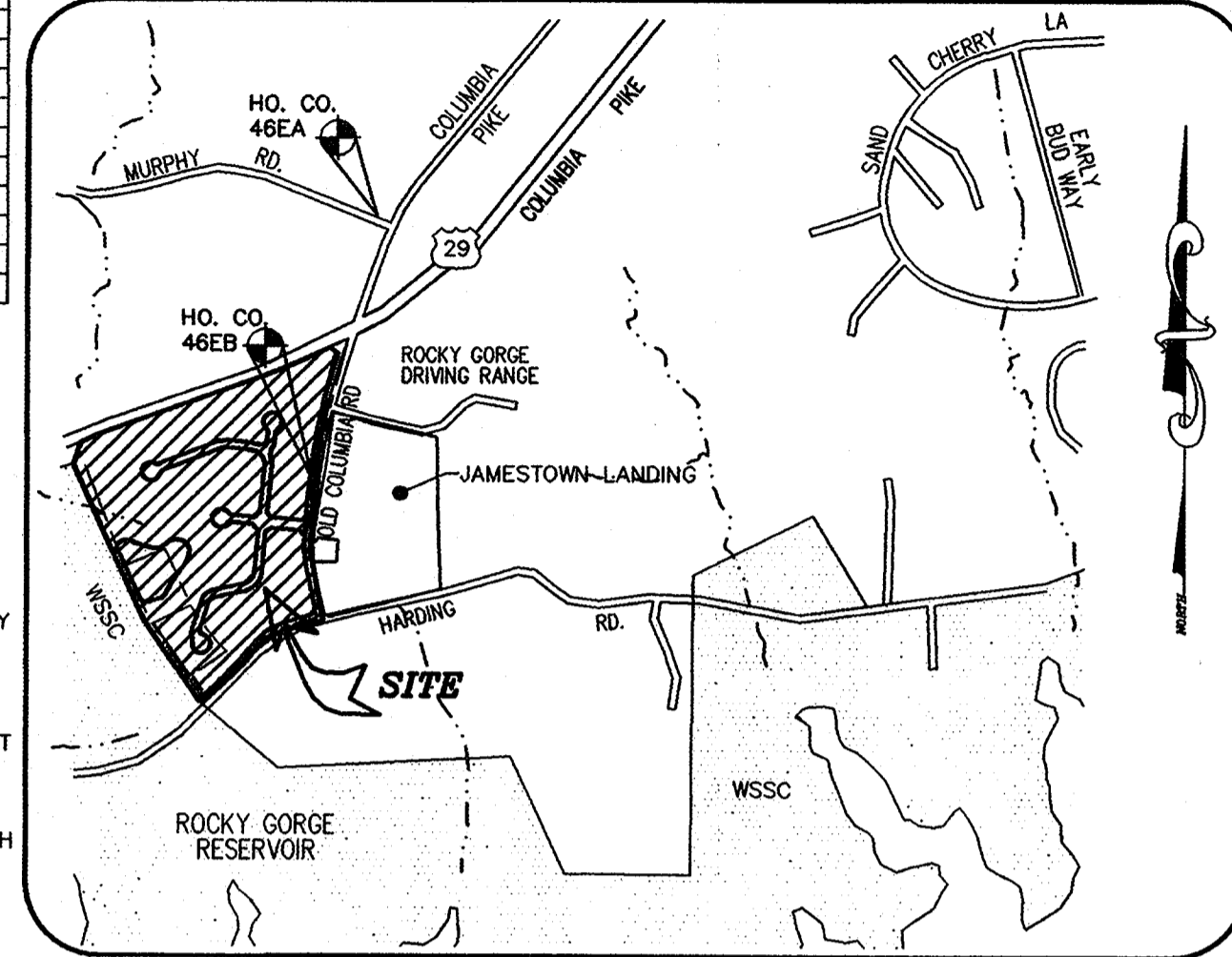
COORDINATE LIST								
NO.	NORTH	EAST	NO.	NORTH	EAST	NO.	NORTH	EAST
1	N 535399.7275	E 1337863.3766	41	N 534490.1575	E 1337522.5189	81	N 533873.4251	E 1337088.4931
2	N 535389.8936	E 1337875.1140	42	N 534507.5378	E 1337504.2275	82	N 533805.0999	E 1337103.7143
3	N 535200.0218	E 1337818.9651	43	N 534525.2822	E 1337498.5624	83	N 533796.7715	E 1337111.3617
4	N 535149.6640	E 1337806.7253	44	N 534588.6462	E 1337502.3471	84	N 533775.2764	E 1337117.5228
5	N 535122.1760	E 1337800.6277	45	N 534767.9811	E 1337519.0803	85	N 533815.8573	E 1337161.7177
6	N 535117.5032	E 1337820.0779	46	N 534828.4901	E 1337508.9773	86	N 533823.8255	E 1337140.8249
7	N 534792.0140	E 1337759.0678	47	N 534868.0278	E 1337513.7815	87	N 533832.1539	E 1337133.1775
8	N 534609.4420	E 1337748.1686	48	N 534909.2395	E 1337532.2608	88	N 533861.4361	E 1337126.6542
9	N 534302.2759	E 1337729.8314	49	N 534954.7227	E 1337536.5047	89	N 534028.3907	E 1337179.1059
10	N 533925.2282	E 1337800.3201	50	N 534973.7071	E 1337548.3195	90	N 534048.6811	E 1337201.2033
11	N 533881.1133	E 1337632.8513	51	N 534979.2813	E 1337548.3195	91	N 534086.7339	E 1337372.0161
12	N 533827.9635	E 1337490.6601	52	N 534958.4388	E 1337496.6777	92	N 534192.7141	E 1337465.4038
13	N 533866.5259	E 1337350.5486	53	N 534912.9556	E 1337482.4338	93	N 534341.1520	E 1337479.2541
14	N 533483.5004	E 1337159.6484	54	N 534895.9077	E 1337485.0706	94	N 534404.5612	E 1337487.3130
15	N 533503.9553	E 1337143.5865	55	N 534889.9097	E 1337445.7270	95	N 534420.9744	E 1337498.9140
16	N 533486.4947	E 1337125.2537	56	N 534898.6105	E 1337410.7478	96	N 534432.0528	E 1337518.2321
17	N 533569.9956	E 1337212.9256	57	N 534912.1008	E 1337266.1689	97	N 534430.0751	E 1337551.3433
18	N 533598.4137	E 1337241.4569	58	N 534907.6613	E 1337234.3393	98	N 534418.6354	E 1337673.9458
19	N 533708.6298	E 1337347.2687	59	N 534811.2040	E 1336985.8004			
20	N 533754.3794	E 1337388.4940	60	N 534813.2904	E 1336963.5373			
21	N 533827.5174	E 1337450.3277	61	N 534757.3552	E 1336985.2456			
22	N 533906.9248	E 1337571.1088	62	N 534773.9138	E 1337000.2727			
23	N 533953.3288	E 1337724.2441	63	N 534870.3711	E 1337248.8115			
24	N 534006.0588	E 1337755.1440	64	N 534872.2738	E 1337262.4528			
25	N 534216.3694	E 1337708.9002	65	N 534858.7835	E 1337407.0316			
26	N 534391.4059	E 1337696.6814	66	N 534771.6972	E 1337479.2533			
27	N 534397.7889	E 1337697.2084	67	N 534587.2903	E 1337462.0468			
28	N 534497.0021	E 1337705.9343	68	N 534528.4103	E 1337454.5635			
29	N 534613.1645	E 1337716.1509	69	N 534494.1933	E 1337413.3041			
30	N 534665.7514	E 1337720.7760	70	N 534494.8531	E 1337373.7624			
31	N 535091.5862	E 1337789.8948	71	N 534501.2259	E 1337305.4641			
32	N 535425.0955	E 1337833.0984	72	N 534513.0407	E 1337286.4796			
33	N 535264.7673	E 1337468.9531	73	N 534453.3002	E 1337280.9054			
34	N 534966.1595	E 1336643.2913	74	N 534461.3989	E 1337301.7479			
35	N 534898.3213	E 1336480.6087	75	N 534450.7233	E 1337416.1608			
36	N 534777.2264	E 1336438.9572	76	N 534414.8002	E 1337445.9523			
37	N 534223.7309	E 1336688.4444	77	N 534196.4303	E 1337425.5768			
38	N 533916.6037	E 1336829.5716	78	N 534125.7768	E 1337363.3183			
39	N 534474.4208	E 1337678.8521	79	N 534087.7240	E 1337192.5056			
40	N 534485.8329	E 1337556.5459	80	N 534040.3796	E 1337140.9449			

MINIMUM LOT SIZE CHART			
LOT NO.	MINIMUM LOT AREA	PIPESTEM	TOTAL LOT AREA
4	14,000 SQ. FT.	780 SQ. FT.	14,780 SQ. FT.
5	16,443 SQ. FT.	682 SQ. FT.	17,125 SQ. FT.
6	13,818 SQ. FT.	1,208 SQ. FT.	15,026 SQ. FT.
7	13,926 SQ. FT.	1,151 SQ. FT.	15,077 SQ. FT.
18	14,000 SQ. FT.	2,004 SQ. FT.	16,004 SQ. FT.
19	14,289 SQ. FT.	2,100 SQ. FT.	16,389 SQ. FT.
45	14,000 SQ. FT.	343 SQ. FT.	14,343 SQ. FT.
44	14,000 SQ. FT.	819 SQ. FT.	14,819 SQ. FT.
45	14,000 SQ. FT.	834 SQ. FT.	14,834 SQ. FT.
46	14,000 SQ. FT.	359 SQ. FT.	14,359 SQ. FT.

OWNER/DEVELOPER
JAMESTOWN LANDING, L.C.
 6820 ELM STREET, SUITE 200
 McLEAN, VIRGINIA 22101
 (703) 734-9730

GENERAL NOTES

- TAX MAP: 46, PARCEL: 229 & 352, BLOCK: 15.
- SUBJECT PROPERTY ZONED R-20 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED SEPTEMBER 2000 BY MILDENBERG, BOENDER & ASSOC., INC.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 46EA & 46EB.
 STA. No. 46EA N 536,185.423 ELEV. 415.10
 E 1,338,091.710
 STA. No. 46EB N 534,750.221 ELEV. 413.24
 E 1,337,742.800
- DENOTES AN IRON PIN OR IRON PIPE FOUND.
 ○ DENOTES A CONCRETE MONUMENT FOUND.
 ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
 BRL DENOTES A BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- GRAVES, IDENTIFIED AS CEMETERY SITE 46-4 ON THE HOWARD COUNTY CEMETERY INVENTORY, EXIST ON-SITE ON PROPOSED OPEN SPACE LOT 70 WHERE INDICATED. ON-SITE TESTING HAS BEEN PERFORMED TO DETERMINE LOCATION OF THE EXTENTS OF THE GRAVE SITES. THESE EXTENTS HAVE BEEN FIELD VERIFIED BY MILDENBERG, BOENDER & ASSOCIATES, INC. IN OCTOBER 2000. NO GRADING MAY BE CONDUCTED WITHIN 30 FEET OF THE LIMITS OF THE GRAVE SITES. THE PLANNING BOARD APPROVED THE ACCOMMODATION OF, AND ACCESS TO THE CEMETERY A SPECIAL SUBJECT ON JANUARY 24, 2001 UNDER S-01-08. THE DESIGN ON THESE PLANS IS CONSISTENT WITH THE APPROVED DESIGN.
- WETLAND AND FOREST STAND DELINEATIONS PREPARED BY WILDMAN ENVIRONMENTAL SERVICES IN OCTOBER 2000 AND WETLAND LOCATIONS VERIFIED IN JULY 2004.
- FOREST CONSERVATION EASEMENT(S) HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION DRAWING OR SITE DEVELOPMENT PLAN. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED BY RETENTION OF 2.75 ACRES AND AFFORESTATION OF 4.65 ACRES. FINANCIAL SURETY FOR THE ON-SITE RETENTION OF 2.75 ACRES (119,790 SQ.FT.) IN THE AMOUNT OF \$23,958.00 AND AFFORESTATION OF 4.65 ACRES (202,554 SQ.FT.) IN THE AMOUNT OF \$101,277.00 HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$125,235.00.
- NO HISTORIC STRUCTURES EXIST ON-SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- DENOTES A PRIVATE DRAINAGE & UTILITY EASEMENT.
- DENOTES A PUBLIC DRAINAGE & UTILITY EASEMENT.
- DENOTES A PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT.
- DENOTES A PUBLIC WATER, SEWER & UTILITY EASEMENT.
- DENOTES A FOREST CONSERVATION EASEMENT (RETENTION & AFFORESTATION).
- DENOTES A 10' PRIVATE TREE MAINTENANCE EASEMENT.
- DENOTES PUBLIC ROAD DEDICATION.
- DENOTES STATE ROAD DEDICATION.
- DENOTES PRIVATE NOISE WALL EASEMENT.
- DENOTES A PRIVATE RETAINING WALL EASEMENT.
- DENOTES A PRIVATE NOISE BERM MAINTENANCE EASEMENT.
- DENOTES A PRIVATE SIGN EASEMENT.
- AREA OF SUBDIVISION = 37.66 AC. ±
 AREA OF THE SMALLEST LOT = 14,000 SQ. FT.
 OPEN SPACE REQUIRED : 30% OR 11.30 ACRES.
 OPEN SPACE PROVIDED : 11.47 ACRES (11.36 ACRES CREDITED).
 RECREATIONAL OPEN SPACE REQUIRED : 66 LOTS @ 200 SQ.FT./LOT = 13,200 SQ. FT.
 RECREATIONAL OPEN SPACE PROVIDED : 21,346 SQ. FT. (13,200 SQ. FT. CREDITED).
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).
 B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN.).
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 D) STRUCTURES (CULVERT BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.



VICINITY MAP
 SCALE 1"=1000'

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

36. THE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS, AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

37. THIS PLAN IS SUBJECT TO THE FOURTH EDITION OF THE SUBDIVISION REGULATIONS AND -TO THE 1993 ZONING REGULATIONS AMENDED BY CB50-2001.

- PROPOSED NOISE BERM AND NOISE WALL TO BE MAINTAINED BY THE HOA.
- PROPOSED STRUCTURES MUST MAINTAIN A TWO-FOOT SETBACK FROM PUBLIC DRAINAGE AND UTILITY EASEMENTS.
- REQUEST TO WAIVER BASEMENT GRAVITY SEWER SERVICE TO LOTS 14, 30, 31, 42, 43, & 46, FIRST FLOOR AND BASEMENT GRAVITY SEWER SERVICE FOR LOTS 44 & 45, AND CLEARANCE REQUIREMENTS FOR LOTS 28, 29, 32, 39, AND 40 WERE APPROVED ON DECEMBER 3, 2003 AND MARCH 5, 2004 SUBJECT TO THE FOLLOWING CONDITIONS: 1. THE SEWER BETWEEN MANHOLES 126 AND 127 SHALL BE DUCTILE IRON PIPE CLASS 54 WITH FIELD LOCK GASKETS. 2. THE SEWER HOUSE CONNECTIONS FOR LOTS 28 AND 29 SHALL BE RELOCATED TO THE LOW POINT OF THE LOTS AT THE REAR OF THE PROPERTIES. 3. A NOTE SHALL BE PLACED ON THE WATER AND SEWER PLAN AND ON THE SITE DEVELOPMENT PLAN REGARDING ACCESS TO PUBLIC WATER AND SEWER MAINS.
- IN CONJUNCTION WITH THE REQUEST IN GENERAL NOTE 26 A REQUEST TO ALLOW THE INSTALLATION OF 215 LF OF SEWER IN EXCESS OF 25 FEET DEEP WAS APPROVED ON MARCH 2, 2004 AND IS SUBJECT TO THE FOLLOWING CONDITIONS: 1. DUE TO THE DEPTH OF THE SEWER, RELOCATE THE SEWER BETWEEN MANHOLES 114 AND 117 INTO OLD COLUMBIA ROAD AWAY FROM THE OTHER UTILITIES. 2. THE SEWER BETWEEN MANHOLES 113 AND 117 SHALL BE DUCTILE IRON PIPE CLASS 54 WITH FIELD LOCK GASKETS. SEWER HOUSE CONNECTIONS FOR ALL PROPERTIES SERVED BY THIS PORTION OF THE SEWER SHALL ALSO BE DUCTILE IRON PIPE CLASS 54. 3. IN ORDER TO ALLOW ROOM FOR EXCAVATION OF THE DEEP SEWER, THE WATER MAIN SHALL BE LOCATED 10 FEET OFF AND PARALLEL TO THE EXPANDED EASEMENT LINE ON LOTS 6 AND 7. THE WATER MAIN SHALL HAVE RESTRAINED JOINT IN THE AREA FROM MANHOLE 113 TO MANHOLE 116..
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (108 SHADE TREES, 118 EVERGREENS) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$50,100.00.
- BRL'S AT THE SITE DEVELOPMENT PLAN STAGE SHALL BE DESIGNED TO CURRENT REQUIREMENTS. SEE ZONING, SECTION 108 FOR R-20 BULK REGULATIONS. IN ADDITION, PER SUBDIVISION REGULATIONS SECTION 160.120.B(6)(iv), FRONT SETBACKS SHALL BE MEASURED AS A LINE PARALLEL TO THE FRONT LOT LINE. ARCS ARE NOT PERMITTED.
- NO FLOODPLAIN EXISTS ON-SITE.
- THE LOTS CREATED BY THIS SUBDIVISION PLAT ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES. THIS FEE OR ASSESSMENT, WHICH RUNS WITH THE LAND, IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF ANY LOT ON THIS PLAT, AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF HOWARD COUNTY.

THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B 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 WAS FILED AND ACCEPTED.

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.

[Signature] 5/16/06
 JAMES MILDENBERG, SURVEYOR
 DATE

[Signature] 5/11/06
 RUSSELL DICKENS, MANAGER
 JAMESTOWN LANDING, L.C., OWNER
 DATE

TOTAL AREA TABULATION	
NUMBER OF BUILDABLE LOTS	66
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	5
NUMBER OF LOTS OR PARCELS	71
AREA OF BUILDABLE LOTS	21.68 AC ±
AREA OF BULK PARCELS	0 AC
AREA OF OPEN SPACE LOTS	11.47 AC ±
AREA OF RECREATIONAL OPEN SPACE	0.49 AC ±
AREA OF 100 YEAR FLOODPLAIN	0 AC
AREA OF ROADWAY	4.51 AC ±
AREA	37.66 AC ±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 6/12/06
 HOWARD COUNTY HEALTH OFFICER
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 6/5/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

[Signature] 6/15/06
 DIRECTOR
 DATE

OWNER'S STATEMENT

JAMESTOWN LANDING, L.C., 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS DAY OF

[Signature]
 RUSSELL DICKENS, MANAGER, JAMESTOWN LANDING, L.C.

[Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PARCEL 229 AND A RESUBDIVISION OF "IAGER ESTATES, LOTS 1 & 2" RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT # 7267 AND BEING THAT LAND CONVEYED BY LARRY HOWARD IAGER TO JAMESTOWN LANDING, L.C. BY DEED DATED SEPTEMBER 30, 2003, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 7723 AT FOLIO 0146 AND BEING THAT LAND CONVEYED BY LARRY H. IAGER AND LINDA L. SCHELLER, TRUSTEES OF THE IAGER FAMILY IRREVOCABLE TRUST TO JAMESTOWN LANDING, L.C. BY DEED DATED SEPTEMBER 30, 2003, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 7723 AT FOLIO 0149 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

[Signature]
 JOHN B. MILDENBERG, SURVEYOR

RECORDED AS PLAT # 7267 ON 6/28/06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

JAMESTOWN LANDING,
SECTION II,
LOTS 1 THRU 66 & OPEN SPACE LOTS 67
THRU 71; A SUBDIVISION OF PARCEL 229 &
A RESUBDIVISION OF IAGER ESTATES
PARCEL 352, LOTS 1 & 2 (PLAT #7267)

SHEET 1 OF 7

TAX MAP 46 FIFTH ELECTION DISTRICT SCALE : AS SHOWN
 PARCEL NO. 229 & 352 HOWARD COUNTY, MARYLAND DATE : MAY 2006
 GRID NO. 15 EX. ZONING R-20 DPZ FILE NOS. F-00-169;
 SP-01-01; WP-01-65;
 S-01-081; P-05-03.

MILDENBERG,
BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Elliott City, Maryland 21042
 (410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Paz.

F-05-104

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING & DISTANCE
C6	2950.00'	431.79'	216.28'	08°23'11"	S09°13'10"W 431.41'
C7	2939.76'	398.18'	199.40'	07°45'38"	N66°14'12"E 397.88'
C9	120.00'	62.04'	31.73'	29°37'11"	N09°28'45"W 61.35'
C10	70.00'	45.99'	23.86'	37°38'29"	N24°09'05"E 45.17'
C11	25.00'	23.18'	12.50'	53°07'48"	S31°53'45"W 22.36'
C12	50.00'	249.81'	37.50'	286°15'37"	N84°40'10"W 60.00'
C13	25.00'	23.18'	12.50'	53°07'48"	N21°14'04"W 22.36'
C14	30.00'	18.88'	9.76'	36°03'30"	N23°21'36"E 18.57'
C15	120.00'	36.18'	18.23'	17°16'32"	N76°01'53"W 36.05'
C16	70.00'	32.43'	16.51'	26°32'30"	S82°03'35"W 32.14'
C20	30.00'	13.90'	7.08'	26°32'30"	S82°03'35"W 13.77'
C21	80.00'	125.66'	80.00'	90°00'00"	N39°40'10"W 113.14'

US ROUTE 29
STATE ROADS COMMISSION
OF MARYLAND
PLAT No. 28333-28338

OWNER/DEVELOPER
JAMESTOWN LANDING, L.C.
6820 ELM STREET, SUITE 200
MCLEAN, VIRGINIA 22101
(703) 734-9730

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 MARKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

[Signature]
DATE
RUSSELL DICKENS, MANAGER
JAMESTOWN LANDING, L.C., OWNER

TOTAL AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	11
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	12
AREA OF BUILDABLE LOTS	3.54 AC ±
AREA OF BULK PARCELS	0 AC
AREA OF OPEN SPACE LOTS	2.22 AC ±
AREA OF RECREATIONAL OPEN SPACE	0 AC
AREA OF 100 YEAR FLOODPLAIN	0 AC
AREA OF ROADWAY	0.84 AC ±
AREA	6.60 AC ±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 6/12/06
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 6/15/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 6/15/06
DIRECTOR DATE

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WITNESS MY HAND THIS DAY OF

[Signature]
RUSSELL DICKENS, MANAGER JAMESTOWN LANDING, L.C.

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PARCEL 239 AND A RESUBDIVISION OF "JAGER ESTATES, LOTS 1 & 2" RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT # 7267 AND BEING THAT LAND CONVEYED BY LARRY HOWARD JAGER TO JAMESTOWN LANDING, L.C. BY DEED DATED SEPTEMBER 30, 2003, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 7723 AT FOLIO 0146 AND BEING THAT LAND CONVEYED BY LARRY H. JAGER AND LINDA L. SCHELLER, TRUSTEES OF THE JAGER FAMILY IRREVOCABLE TRUST TO JAMESTOWN LANDING, L.C. BY DEED DATED SEPTEMBER 30, 2003, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 7723 AT FOLIO 0149 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

[Signature]
JOHN B. MILDENBERG, SURVEYOR

RECORDED AS PLAT 18400 ON 6-23-06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

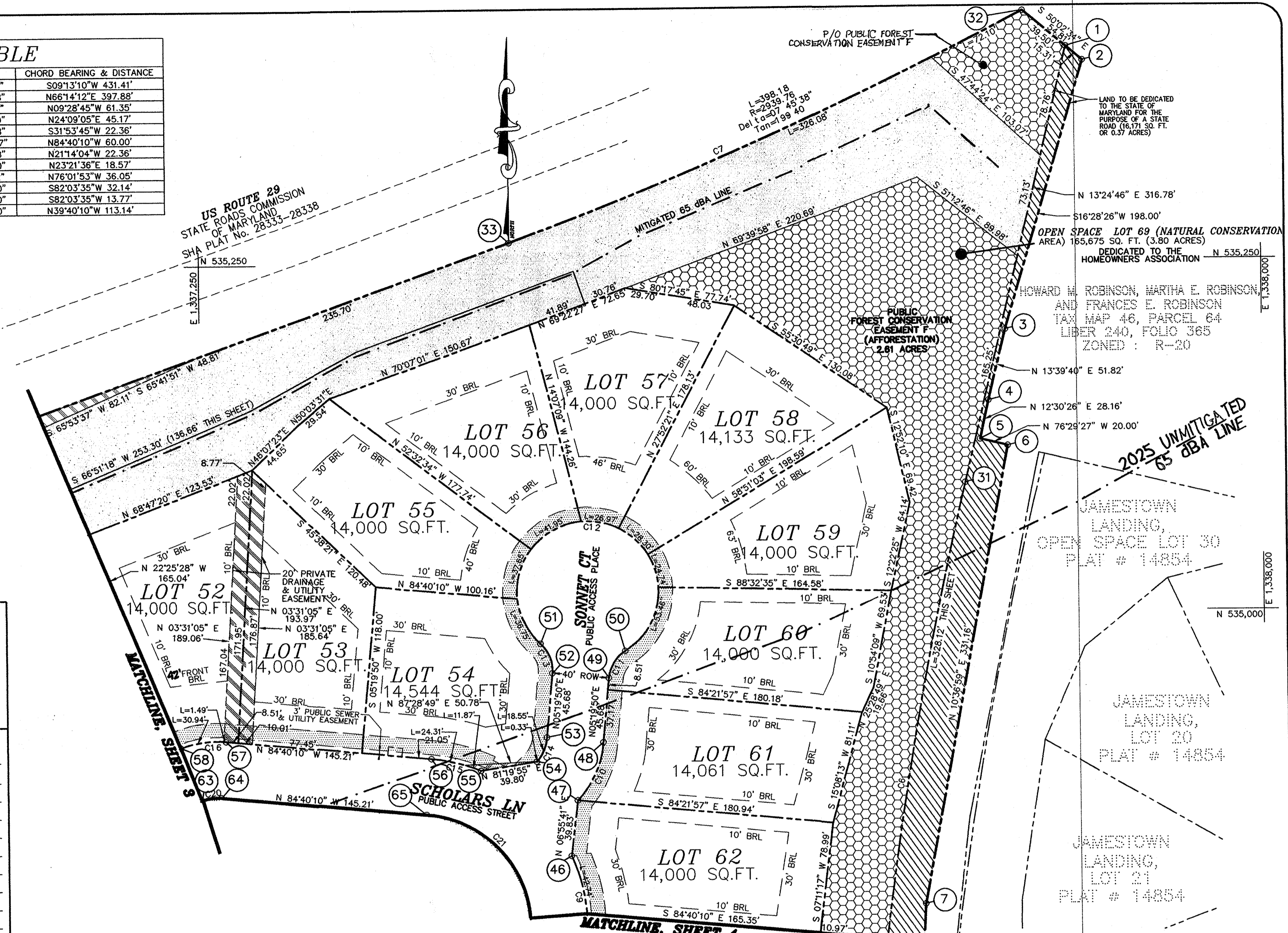
JAMESTOWN LANDING,
SECTION II,
LOTS 1 THRU 66 & OPEN SPACE LOTS 67
THRU 71; A SUBDIVISION OF PARCEL 229 &
A RESUBDIVISION OF JAGER ESTATES
PARCEL 352, LOTS 1 & 2 (PLAT #7267)
SHEET 2 OF 7

TAX MAP 46 FIFTH ELECTION DISTRICT SCALE: 1" = 50'
PARCEL NO. 229 & 352 HOWARD COUNTY, MARYLAND DATE: MAY 2006
GRID NO. 15 EX. ZONING R-20 DP2 FILE NOS. F-00-169;
SP-01-01; WP-01-05;
S-01-081; P-05-03.

**MILDENBERG,
BOENDER & ASSOC., INC.**

Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

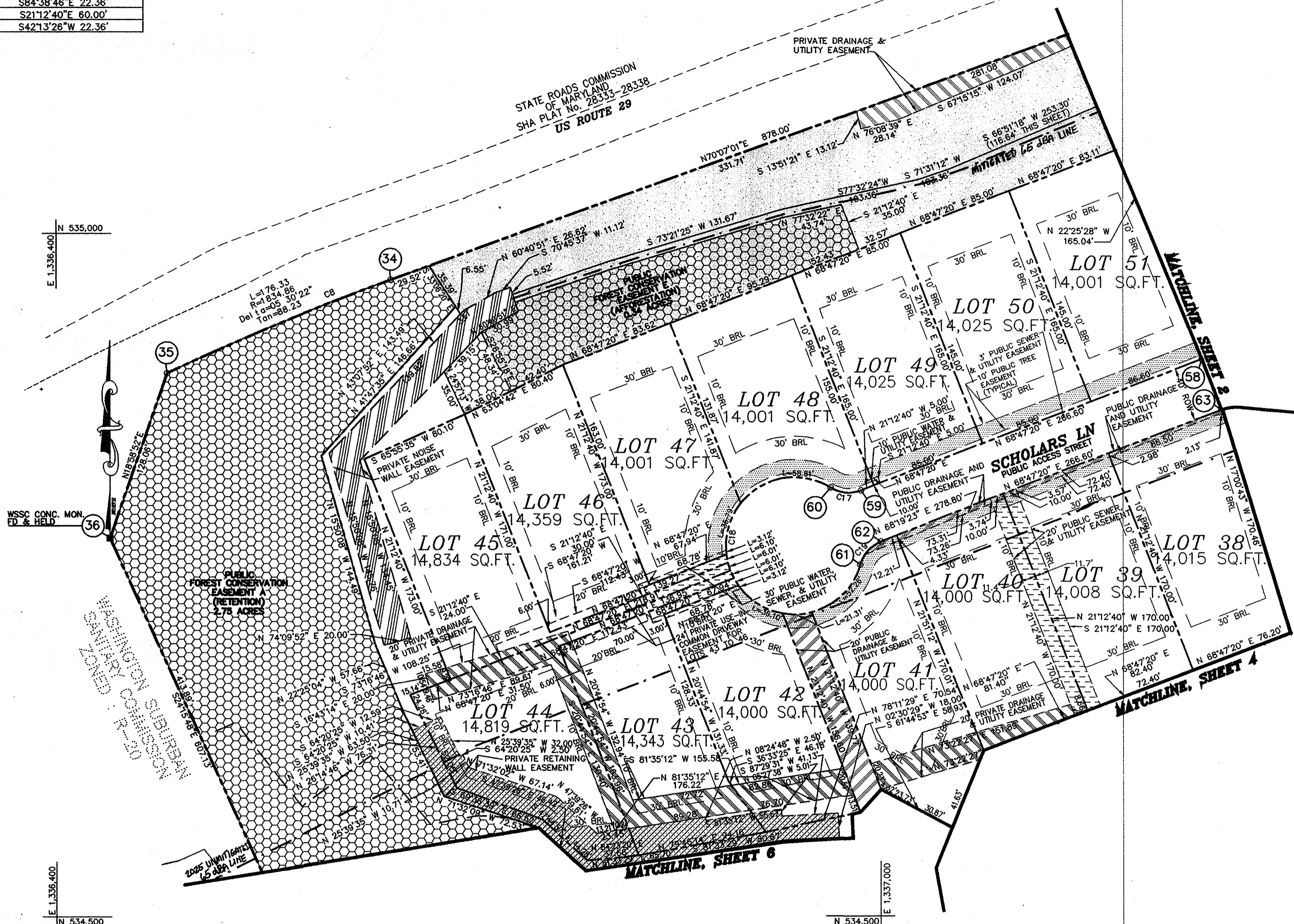
F-05-104



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CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING & DISTANCE
C8	1834.86'	176.33'	88.23'	05°30'22"	S67°21'50"W 176.26'
C17	25.00'	23.18'	12.50'	53°07'48"	S84°38'46"E 22.36'
C18	50.00'	249.81'	37.50'	286°15'37"	S21°12'40"E 60.00'
C19	25.00'	23.18'	12.50'	53°07'48"	S42°13'26"W 22.36'



OWNER/DEVELOPER
 JAMESTOWN LANDING, L.C.
 6820 ELM STREET, SUITE 200
 McLEAN, VIRGINIA 22101
 (703) 734-9730

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

John B. Boender DATE
John B. Boender DATE
 JOHN B. MILDENBERG, SURVEYOR
 RUSSELL DICKENS, MANAGER
 JAMESTOWN LANDING, L.C., OWNER

TOTAL AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	14
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	14
AREA OF BUILDABLE LOTS	4.56 AC ±
AREA OF BULK PARCELS	0 AC
AREA OF OPEN SPACE LOTS	2.98 AC ±
AREA OF RECREATIONAL OPEN SPACE	0 AC
AREA OF 100 YEAR FLOODPLAIN	0 AC
AREA OF ROADWAY	0.44 AC ±
AREA	7.98 AC ±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

Robert J. Walker 6/12/06
 FOR HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John B. Boender 6/5/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

March L. Cagle 6/15/06
 DIRECTOR DATE

OWNER'S STATEMENT

JAMESTOWN LANDING, L.C., 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 26 DAY OF May, 2006

Russell Dickens
 RUSSELL DICKENS, MANAGER, JAMESTOWN LANDING, L.C.

John B. Boender
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PARCEL 239 AND A RESUBDIVISION OF "IAGER ESTATES, LOTS 1 & 2" RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT # 7267 AND BEING THAT LAND CONVEYED BY LARRY HOWARD IAGER TO JAMESTOWN LANDING, L.C. BY DEED DATED SEPTEMBER 30, 2003, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 7723 AT FOLIO 0146 AND BEING THAT LAND CONVEYED BY LARRY H. IAGER AND LINDA L. SCHELLER, TRUSTEES OF THE IAGER FAMILY IRREVOCABLE TRUST TO JAMESTOWN LANDING, L.C. BY DEED DATED SEPTEMBER 30, 2003, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 7723 AT FOLIO 0149 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

John B. Boender
 JOHN B. MILDENBERG, SURVEYOR
 STATE OF MARYLAND
 PROFESSIONAL LAND SURVEYOR
 No. 10243

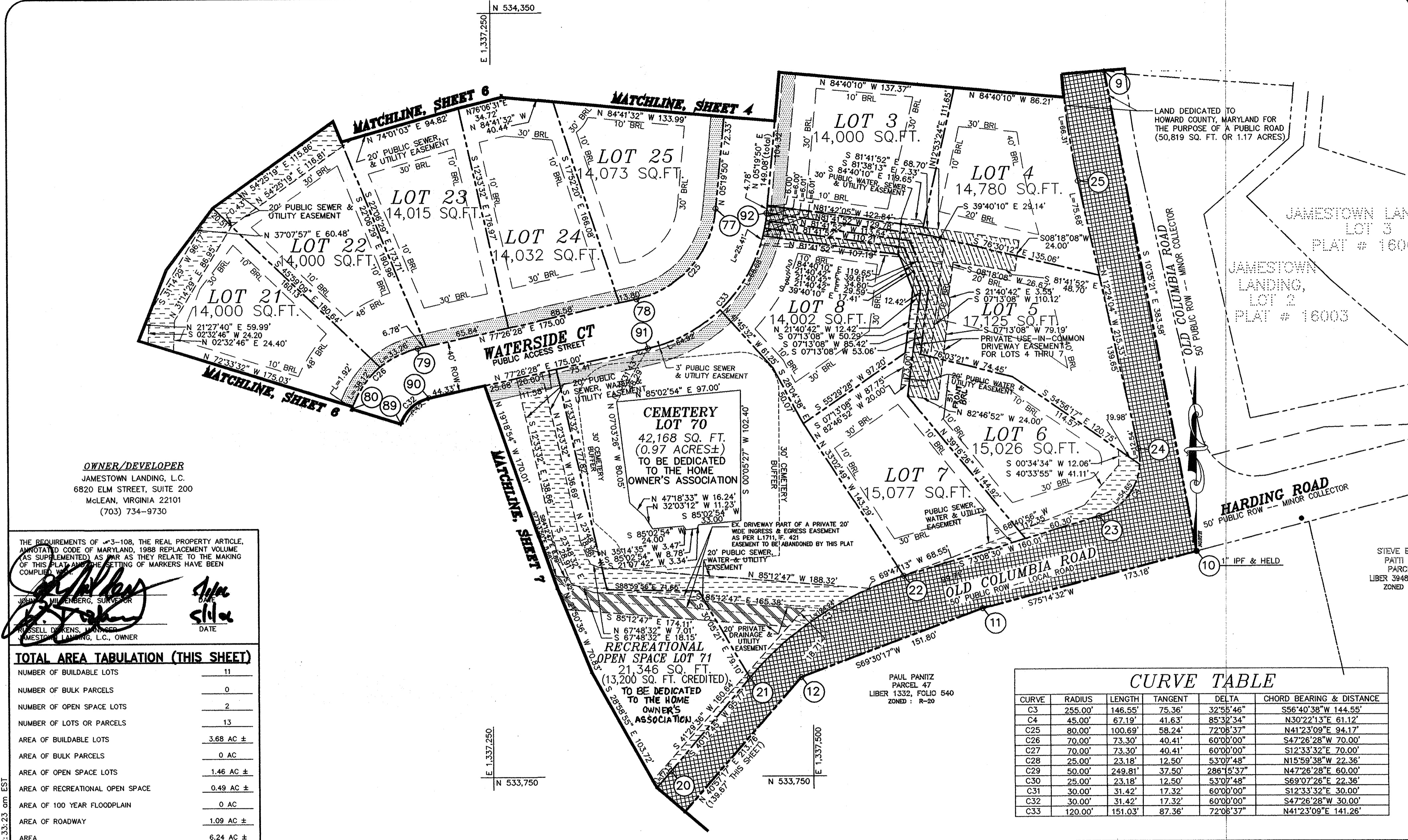
RECORDED AS PLAT 18401 ON 6-23-06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

JAMESTOWN LANDING, SECTION II, LOTS 1 THRU 66 & OPEN SPACE LOTS 67 THRU 71; A SUBDIVISION OF PARCEL 229 & A RESUBDIVISION OF IAGER ESTATES PARCEL 352, LOTS 1 & 2 (PLAT #7267)

SHEET 3 OF 7

TAX MAP 46 FIFTH ELECTION DISTRICT SCALE: 1" = 50'
 PARCEL NO. 229 & 352 HOWARD COUNTY, MARYLAND DATE: MAY 2006
 GRID NO. 15 EX. ZONING R-20 DPZ FILE NOS. F-00-169;
 SP-01-01; WP-01-65;
 S-01-081; P-05-03.

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.



OWNER/DEVELOPER
 JAMESTOWN LANDING, L.C.
 6820 ELM STREET, SUITE 200
 McLEAN, VIRGINIA 22101
 (703) 734-9730

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.

[Signature]
 JOHN B. MILDENBERG, SURVEYOR
 DATE: 5/1/06

[Signature]
 RUSSELL DUKENS, MANAGER
 JAMESTOWN LANDING, L.C., OWNER
 DATE: 4/15/06

TOTAL AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	11
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	2
NUMBER OF LOTS OR PARCELS	13
AREA OF BUILDABLE LOTS	3.68 AC ±
AREA OF BULK PARCELS	0 AC
AREA OF OPEN SPACE LOTS	1.46 AC ±
AREA OF RECREATIONAL OPEN SPACE	0.49 AC ±
AREA OF 100 YEAR FLOODPLAIN	0 AC
AREA OF ROADWAY	1.09 AC ±
AREA	6.24 AC ±

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING & DISTANCE
C3	255.00'	146.55'	75.36'	32°55'46"	S56°40'38"W 144.55'
C4	45.00'	67.19'	41.63'	85°32'34"	N30°22'13"E 61.12'
C25	80.00'	100.69'	58.24'	72°08'37"	N41°23'09"E 94.17'
C26	70.00'	73.30'	40.41'	60°00'00"	S47°26'28"W 70.00'
C27	70.00'	73.30'	40.41'	60°00'00"	S12°33'32"E 70.00'
C28	25.00'	23.18'	12.50'	53°07'48"	N15°59'38"W 22.36'
C29	50.00'	249.81'	37.50'	286°15'37"	N47°26'28"E 60.00'
C30	25.00'	23.18'	12.50'	53°07'48"	S69°07'26"E 22.36'
C31	30.00'	31.42'	17.32'	60°00'00"	S12°33'32"E 30.00'
C32	30.00'	31.42'	17.32'	60°00'00"	S47°26'28"W 30.00'
C33	120.00'	151.03'	87.36'	72°08'37"	N41°23'09"E 141.26'

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 6/12/06
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 4/15/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 4/15/06
 DIRECTOR

OWNER'S STATEMENT

JAMESTOWN LANDING, L.C., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS 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 RESTRICTIONS 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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, FLOODED 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 WATERWAY 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS DAY OF

[Signature]
 RUSSELL DUKENS, MANAGER, JAMESTOWN LANDING, L.C.

[Signature]
 JOHN J. ODEAN, WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PARCEL 239 AND A RESUBDIVISION OF "IAGER ESTATES, LOTS 1 & 2" RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT # 7267 AND BEING THAT LAND CONVEYED BY LARRY HOWARD IAGER TO JAMESTOWN LANDING, L.C. BY DEED DATED SEPTEMBER 30, 2003, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 7723 AT FOLIO 0146 AND BEING THAT LAND CONVEYED BY LARRY H. IAGER AND LINDA L. SCHELLER, TRUSTEES OF THE IAGER FAMILY IRREVOCABLE TRUST TO JAMESTOWN LANDING, L.C. BY DEED DATED SEPTEMBER 30, 2003, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 7723 AT FOLIO 0149 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH HOWARD COUNTY SUBDIVISION REGULATIONS.

[Signature]
 JOHN B. MILDENBERG, SURVEYOR

RECORDED AS PLAT # 18403 ON 6-23-06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

JAMESTOWN LANDING, SECTION II, LOTS 1 THRU 66 & OPEN SPACE LOTS 67 THRU 71; A SUBDIVISION OF PARCEL 229 & A RESUBDIVISION OF IAGER ESTATES PARCEL 352, LOTS 1 & 2 (PLAT #7267)

SHEET 5 OF 7

TAX MAP 46
 PARCEL NO. 229 & 352
 GRID NO. 15

FIFTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 EX. ZONING R-20

SCALE: 1" = 50'
 DATE: MAY 2006
 DPZ FILE NOS. F-00-169;
 SP-01-01; WP-01-65;
 S-01-081; P-05-03.

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors

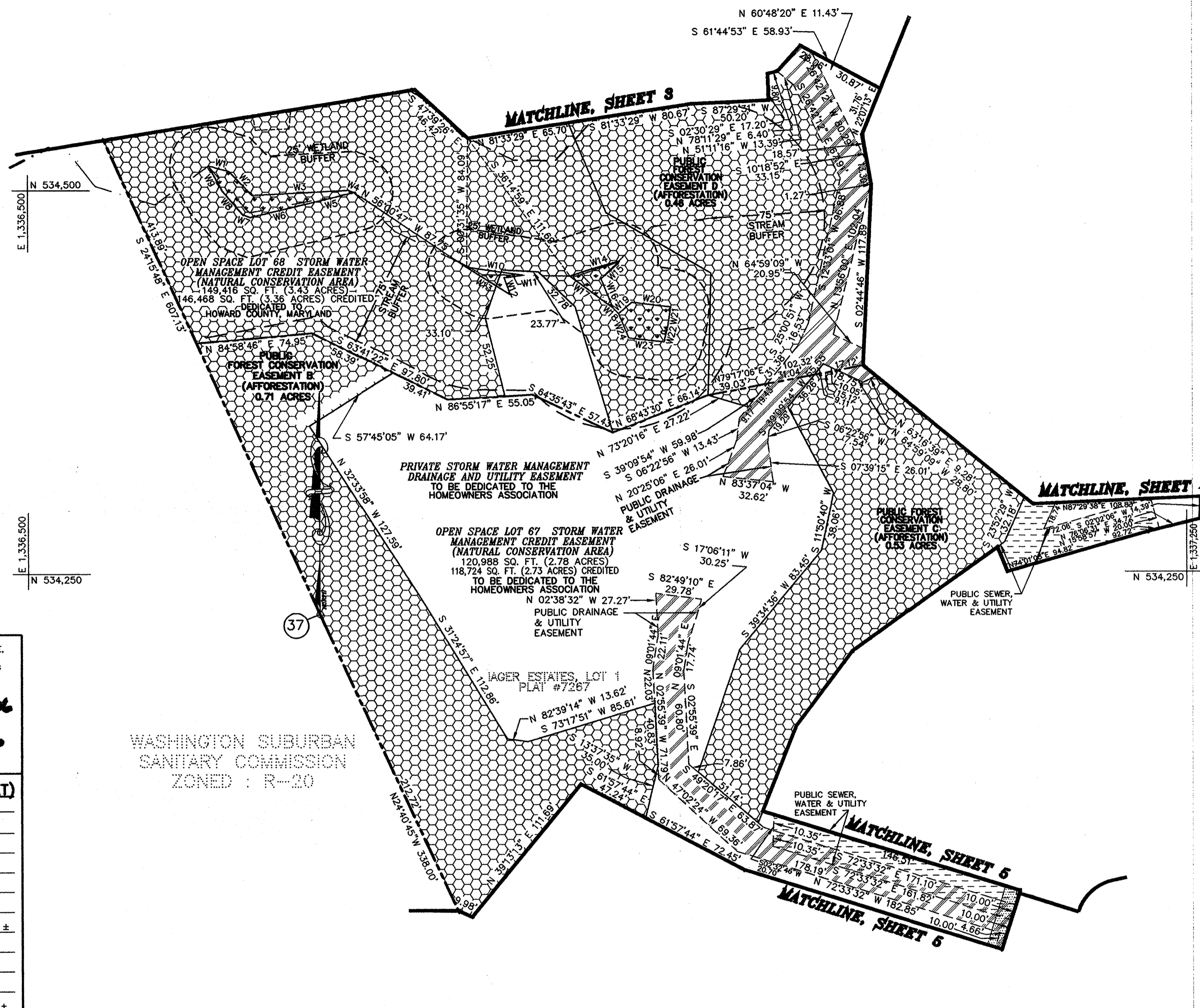
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

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EASEMENT	AREA	TYPE
A	2.75 AC	RETENTION
B	0.71 AC	REFORESTATION
C	0.53 AC	REFORESTATION
D	0.46 AC	REFORESTATION
E	0.34 AC	REFORESTATION
F	2.61 AC	REFORESTATION

LINE	BEARING & DISTANCE
W1	S74°11'44"E 13.85'
W2	S43°45'31"E 21.66'
W3	N86°49'33"E 62.33'
W4	S65°55'17"E 4.01'
W5	S76°21'33"W 28.19'
W6	S76°41'24"W 40.98'
W7	N69°10'45"W 5.18'
W8	N40°30'44"W 20.58'
W9	N28°17'39"W 18.40'
W10	S81°30'47"E 36.87'
W11	S82°14'50"W 12.52'
W12	S20°48'50"E 11.64'
W13	N57°25'39"W 33.46'
W14	N73°1'31"E 33.46'
W15	S45°25'43"W 16.62'
W16	S21°58'20"E 20.67'
W17	N52°43'39"W 34.86'
W18	S45°33'08"E 5.07'
W19	S50°18'59"W 11.26'
W20	S82°55'55"E 25.11'
W21	S08°10'39"W 12.23'
W22	S13°17'02"W 10.80'
W23	N83°45'28"W 22.87'
W24	N22°26'46"W 17.34'



OWNER/DEVELOPER
 JAMESTOWN LANDING, L.C.
 6820 ELM STREET, SUITE 200
 McLEAN, VIRGINIA 22101
 (703) 734-9730

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 B. MILDENBERG, SURVEYOR
 RUSSELL DICKENS, MANAGER
 JAMESTOWN LANDING, L.C., OWNER

John B. Mildenberg
Russell Dickens
 DATE
 DATE

WASHINGTON SUBURBAN
 SANITARY COMMISSION
 ZONED : R-20

TOTAL AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	0
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	1
AREA OF BUILDABLE LOTS	0 AC
AREA OF BULK PARCELS	0 AC
AREA OF OPEN SPACE LOTS	4.68 AC ±
AREA OF RECREATIONAL OPEN SPACE	0 AC
AREA OF 100 YEAR FLOODPLAIN	0 AC
AREA OF ROADWAY	0 AC
AREA	4.68 AC ±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

Robert J. Weber 6/12/06
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John B. Mildenberg 6/5/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Mark A. Wright 6/15/06
 DIRECTOR DATE

OWNER'S STATEMENT

JAMESTOWN LANDING, L.C., 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 25 DAY OF MAY 2006

Russell Dickens
 RUSSELL DICKENS, MANAGER, JAMESTOWN LANDING, L.C.

John B. Mildenberg
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PARCEL 239 AND A RESUBDIVISION OF "IAGER ESTATES, LOTS 1 & 2" RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT # 7267 AND BEING THAT LAND CONVEYED BY LARRY HOWARD IAGER TO JAMESTOWN LANDING, L.C. BY DEED DATED SEPTEMBER 30, 2003, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 7723 AT FOLIO 0146 AND BEING THAT LAND CONVEYED BY LARRY H. IAGER AND LINDA L. SCHELLER, TRUSTEES OF THE IAGER FAMILY IRREVOCABLE TRUST TO JAMESTOWN LANDING, L.C. BY DEED DATED SEPTEMBER 30, 2003, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 7723 AT FOLIO 0149 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH HOWARD COUNTY SUBDIVISION REGULATIONS.

John B. Mildenberg
 JOHN B. MILDENBERG, SURVEYOR
 DATE

RECORDED AS PLAT 18404 ON 6-23-06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

JAMESTOWN LANDING,
 SECTION II,
 LOTS 1 THRU 66 & OPEN SPACE LOTS 67
 THRU 71; A SUBDIVISION OF PARCEL 229 &
 A RESUBDIVISION OF IAGER ESTATES
 PARCEL 352, LOTS 1 & 2 (PLAT #7267)
 SHEET 6 OF 7

TAX MAP 46 FIFTH ELECTION DISTRICT SCALE: 1" = 50'
 PARCEL NO. 229 & 352 HOWARD COUNTY, MARYLAND DATE: MAY 2006
 GRID NO. 15 EX. ZONING R-20 DPZ FILE NOS. F-00-169;
 SP-01-01; WP-01-65;
 S-01-081; P-05-03.

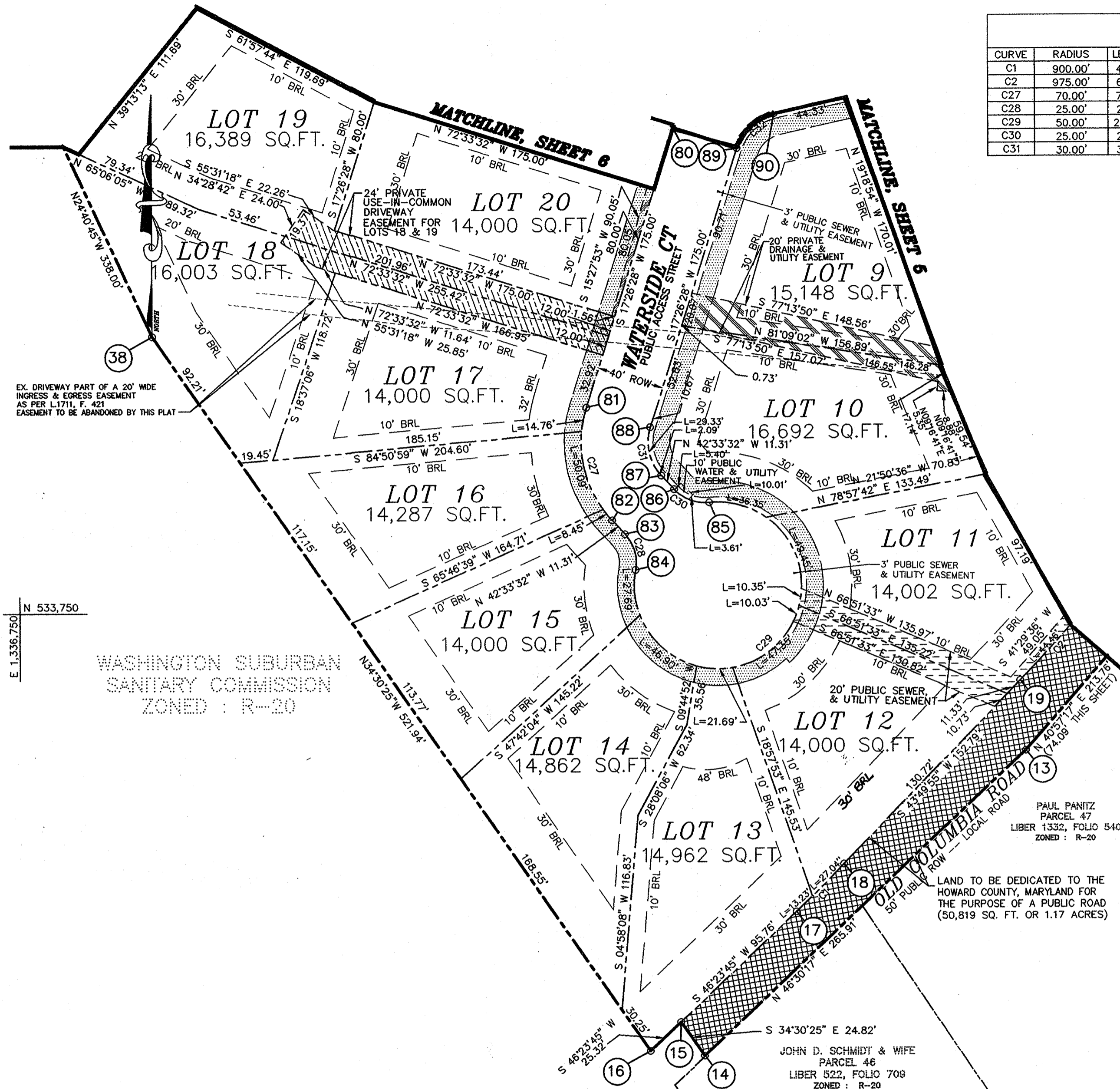
**MILDENBERG,
 BOENDER & ASSOC., INC.**
 Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

F-05-104

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING & DISTANCE
C1	900.00'	40.27'	20.14'	02°33'50"	N45°06'50"E 40.27'
C2	975.00'	61.59'	30.81'	03°37'10"	N42°01'20"E 61.58'
C27	70.00'	73.30'	40.41'	60°00'00"	S12°33'32"E 70.00'
C28	25.00'	23.18'	12.50'	53°07'48"	N15°59'38"W 22.36'
C29	50.00'	249.81'	37.50'	286°15'37"	N47°26'28"E 60.00'
C30	25.00'	23.18'	12.50'	53°07'48"	S69°07'26"E 22.36'
C31	30.00'	31.42'	17.32'	60°00'00"	S12°33'32"E 30.00'



OWNER/DEVELOPER
 JAMESTOWN LANDING, L.C.
 6820 ELM STREET, SUITE 200
 McLEAN, VIRGINIA 22101
 (703) 734-9730

WASHINGTON SUBURBAN
 SANITARY COMMISSION
 ZONED : R-20

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 AND THE SETTING OF MARKERS HAVE BEEN COMPLETED.

[Signature] 5/11/06
 MILDENBERG, SURVEYOR
 DATE

[Signature] 5/11/06
 RUSSELL W. KENS, MANAGER
 JAMESTOWN LANDING, L.C., OWNER
 DATE

TOTAL AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	12
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	12
AREA OF BUILDABLE LOTS	4.10 AC ±
AREA OF BULK PARCELS	0 AC
AREA OF OPEN SPACE LOTS	0 AC
AREA OF RECREATIONAL OPEN SPACE	0 AC
AREA OF 100 YEAR FLOODPLAIN	0 AC
AREA OF ROADWAY	0.62 AC ±
AREA	4.72 AC ±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 6/12/06
 HOWARD COUNTY HEALTH OFFICER
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 6/5/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

[Signature] 6/15/06
 DIRECTOR
 DATE

OWNER'S STATEMENT

JAMESTOWN LANDING, L.C., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS _____ DAY OF _____

[Signature]
 RUSSELL W. KENS, MANAGER, JAMESTOWN LANDING, L.C.

[Signature]
 JOHN J. ODEUM, WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PARCEL 239 AND A RESUBDIVISION OF "IAGER ESTATES, LOTS 1 & 2" RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT # 7287 AND BEING THAT LAND CONVEYED BY LARRY HOWARD IAGER TO JAMESTOWN LANDING, L.C. BY DEED DATED SEPTEMBER 30, 2003, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 7723 AT FOLIO 0146 AND BEING THAT LAND CONVEYED BY LARRY H. IAGER AND LINDA L. SCHELLER, TRUSTEES OF THE IAGER FAMILY IRREVOCABLE TRUST TO JAMESTOWN LANDING, L.C. BY DEED DATED SEPTEMBER 30, 2003, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 7723 AT FOLIO 0149 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

[Signature]
 JOHN B. MILDENBERG, L.S.

RECORDED AS PLAT 18405 ON 6/23/06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

JAMESTOWN LANDING, SECTION II, LOTS 1 THRU 66 & OPEN SPACE LOTS 67 THRU 71; A SUBDIVISION OF PARCEL 229 & A RESUBDIVISION OF IAGER ESTATES PARCEL 352, LOTS 1 & 2 (PLAT #7267)

SHEET 7 OF 7

TAX MAP 46 FIFTH ELECTION DISTRICT SCALE : 1" = 50'
 PARCEL NO. 229 & 352 HOWARD COUNTY, MARYLAND DATE : MAY 2006
 GRID NO. 15 EX. ZONING R-20 DPZ FILE NOS. F-00-169;
 SP-01-01; WP-01-65;
 S-01-081; P-05-03.

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Balt. (301) 621-6521 Wash. (410) 997-0298 Paz.

00-020.dwg sec-ii final 020-ii-r7.dwg 1-6-05 2:11:21 am EST