

| FOREST CONSERVATION EASEMENT CHART | | | | |
|------------------------------------|-------------------|-----------------------|----------------------------------|------------|
| | AREA OF RETENTION | AREA OF REFORESTATION | FLOODPLAIN AND MACADAM PATH AREA | TOTAL AREA |
| FCE IV | 1.45 | 0.71 | — | 2.16 |
| FCE V | 0.84 | 0.20 | — | 1.04 |
| FCE VI | 0.00 | 0.21 | — | 0.21 |
| FCE VII | 0.38 | 0.00 | — | 0.38 |
| OFF-SITE FCE | 12.2 | — | — | 12.2 |
| TOTAL | 14.87 | 1.12 | — | 15.99 |

| MINIMUM LOT SIZE CHART | | | |
|------------------------|------------|---------------|---------------------|
| LOT No. | GROSS AREA | PIPESTEM AREA | MIN. (NET) LOT SIZE |
| 50 | 16876 S.F. | 2718 S.F. | 14158 S.F. |
| 51 | 16869 S.F. | 2866 S.F. | 14003 S.F. |
| 77 | 18928 S.F. | 4104 S.F. | 14824 S.F. |
| 78 | 18888 S.F. | 2806 S.F. | 16002 S.F. |
| 86 | 14302 S.F. | 302 S.F. | 14000 S.F. |
| 87 | 14686 S.F. | 494 S.F. | 14192 S.F. |
| 88 | 15070 S.F. | 686 S.F. | 14384 S.F. |
| 89 | 15454 S.F. | 878 S.F. | 14576 S.F. |
| 90 | 17092 S.F. | 1070 S.F. | 16022 S.F. |
| 91 | 16139 S.F. | 1074 S.F. | 15065 S.F. |
| 92 | 15755 S.F. | 882 S.F. | 14873 S.F. |
| 93 | 15371 S.F. | 690 S.F. | 14681 S.F. |
| 94 | 14987 S.F. | 498 S.F. | 14489 S.F. |
| 95 | 14603 S.F. | 306 S.F. | 14297 S.F. |

- LEGEND**
- PROPERTY LINE
 - RIGHT OF WAY LINE
 - FOREST CONSERVATION EASEMENT LINE AND AREA
 - EASEMENT AREA
 - ROAD WAY WIDENINGS AREA
 - IRON PIN WITH CAP SET/FOUND
 - CONCRETE MONUMENT SET/FOUND

DMW
Daft · McCune · Walker, Inc.
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

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

Robert J. Walker 3/20/06
Howard County Health Officer ssp 19D Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael Keefe 3/15/06
Chief, Development Engineering Division Date

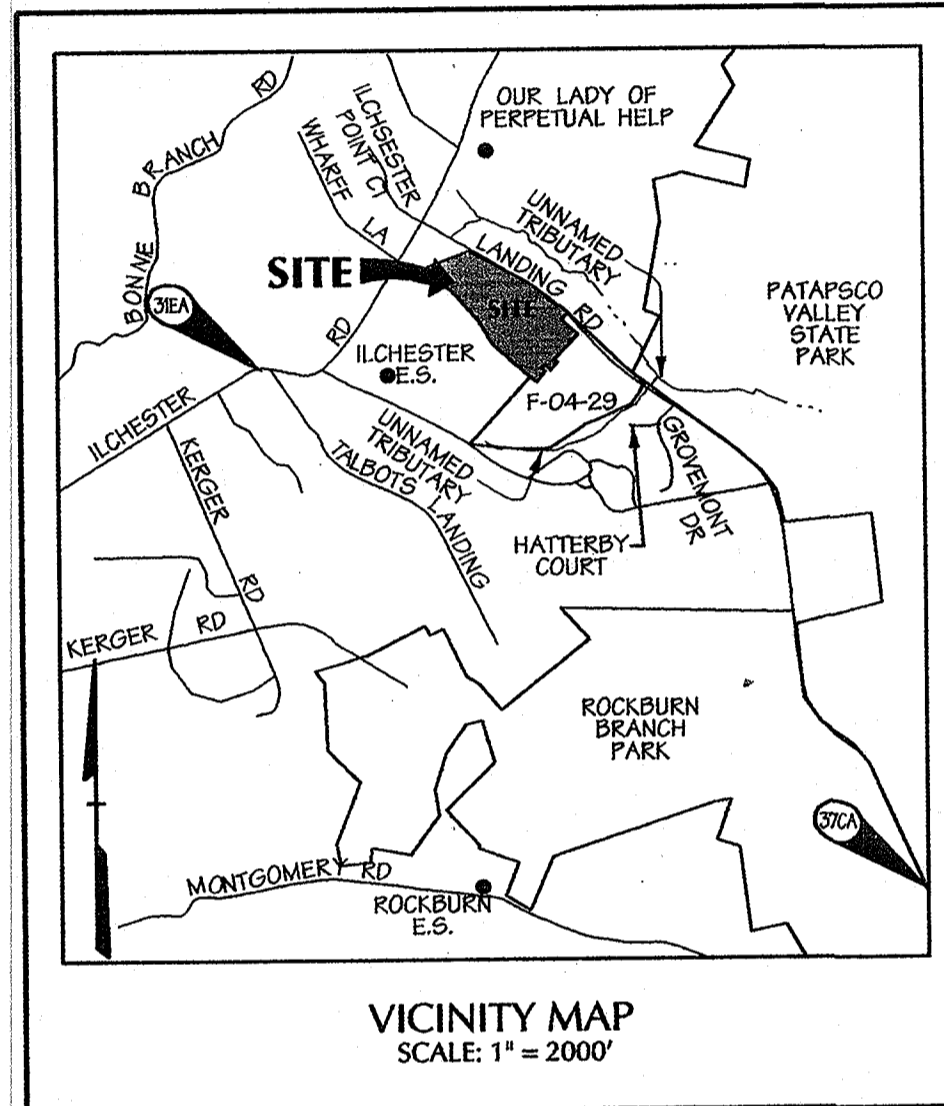
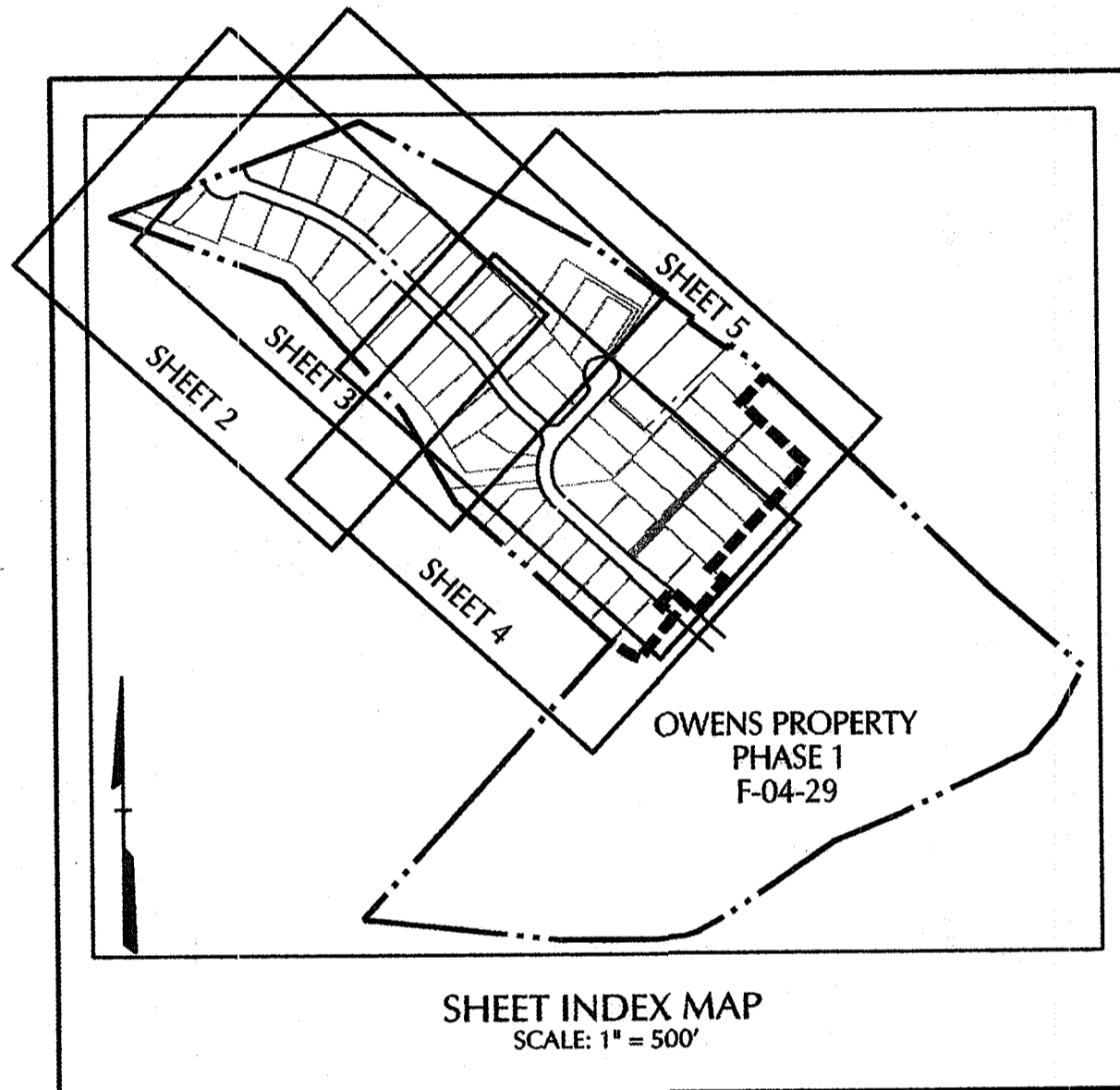
David A. Leizer 4/13/06
Director Date

OWENS PROPERTY

PHASE 2

LOTS 43-97 AND OPEN SPACE LOTS 98-100 AND NON BUILDABLE BULK PARCELS C AND D

A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS A AND B OF OWENS PROPERTY PHASE 1 (F-04-29)



| TABULATION OF FINAL PLAT SHEET # | TOTAL | 2 | 3 | 4 | 5 |
|--------------------------------------------------------------|--------------|-------------|-------------|---------------|------------------|
| A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | 61 | 12 | 11 | 18 | 20 |
| BUILDABLE | 55 | 10 | 9 | 17 | 19 |
| HOA OPEN SPACE | 3 | 1 | 1 | (P/O LOT 100) | 1 & (P/O LOT 99) |
| NON BUILDABLE BULK PARCEL | 2 | 1 | 0 | 0 | 0 |
| B. TOTAL AREA OF LOTS AND/OR PARCELS | 24,695 AC. ± | 4,816 AC. ± | 5,321 AC. ± | 6,119 AC. ± | 8,439 AC. ± |
| BUILDABLE | 18,839 AC. ± | 3,336 AC. ± | 3,021 AC. ± | 5,668 AC. ± | 6,814 AC. ± |
| HOA OPEN SPACE | 5,283 AC. ± | 1,220 AC. ± | 2,084 AC. ± | 0,354 AC. ± | 1,625 AC. ± |
| NON BUILDABLE BULK PARCEL | 0,476 AC. ± | 0,260 AC. ± | 0,216 AC. ± | 0,000 AC. ± | 0,000 AC. ± |
| NON-CREDITED OPEN SPACE | 0,097 AC. ± | 0,000 AC. ± | 0,000 AC. ± | 0,097 AC. ± | 0,000 AC. ± |
| C. TOTAL AREA OF ROADWAY AND HIGHWAY WIDENING TO BE RECORDED | 3,044 AC. ± | 0,000 AC. ± | 1,449 AC. ± | 0,870 AC. ± | 0,725 AC. ± |
| D. TOTAL AREA OF SUBDIVISION TO BE RECORDED | 27,739 AC. ± | 4,816 AC. ± | 6,770 AC. ± | 6,989 AC. ± | 9,164 AC. ± |

OWNER/DEVELOPER
PATAPSCO LANDING LLC
P.O. Box 528
61 East Padonia Road
Timonium, MD 21093
(410) 252-8600
ATTN: Mark E. Buda



SURVEYOR
DAFT-MCCUNE-WALKER, INC.
Towson, Maryland 21286
(410) 296-3333
ATTN: Anthony J. Vittti

OWNER'S DEDICATION

We, Patapasco Landing I LLC, Patapasco Landing II LLC, Patapasco Landing III LLC, Patapasco Landing IV LLC, Patapasco Landing V LLC, Patapasco Landing VI LLC, and Patapasco Landing VII LLC, 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

- 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 easements shown hereon;
- The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and 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 spaces, where applicable;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way. The requirements of Section 3-10B, 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.

WITNESS OUR HANDS THIS 3 DAY OF MARCH 2006

Michael Keefe 3/3/06
Managing Member of Patapasco Landing I LLC, Patapasco Landing II LLC, Patapasco Landing III LLC, Patapasco Landing IV LLC, Patapasco Landing V LLC, Patapasco Landing VI LLC, and Patapasco Landing VII LLC Date

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a Resubdivision of the lands, in part, conveyed by Zhen W. Owens to Patapasco Landing III LLC, by deed dated August 11, 2003 and recorded in the Land Records of Howard County, Maryland, in Liber 7475 Folio 621, and, in part, conveyed by Eileen Lankford, et al to Patapasco Landing I LLC, Patapasco Landing II LLC, Patapasco Landing III LLC, Patapasco Landing IV LLC, Patapasco Landing V LLC, Patapasco Landing VI LLC, and Patapasco Landing VII LLC by deed dated August 11, 2003 and recorded in the Land Records of Howard County, Maryland in Liber 7475, Folio 626; and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County as shown. The requirements of Section 3-10B, The Real Property Article, of the Annotated Code of Maryland, 1988 Replacement Volume, (as supplemented) as far as they related to the making of this plat and the setting of markers have been complied with.

Anthony J. Vittti 3/3/06
Anthony J. Vittti, Professional Land Surveyor
Maryland Registration No. 10951 Date

RECORDED AS PLAT NO. 18278 ON MAY 19, 2006
AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

OWENS PROPERTY

PHASE 2
LOTS 43-97 AND OPEN SPACE LOTS 98-100
AND NON BUILDABLE BULK PARCELS C AND D
A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS A AND B, OWENS PROPERTY PHASE 1 (F-04-29)
ZONED: R-20
TAX MAP NO. 31, GRID 10, PARCEL NO. 243
1st ELECTION DISTRICT
HOWARD COUNTY MARYLAND
MARCH 02, 2006
DPZ REF: S-02-15, P-04-13, F-04-29

SCALE = AS NOTED
SHEET 1 OF 5

GENERAL NOTES

- Coordinates are based on Maryland Coordinated System - NAD83 (1991) as projected by Howard County Geodetic Control Stations No. 31EA and 37CA.
- This Plat is based upon a field run monumented boundary survey performed on or about September, 2002 by Daft-McCune-Walker, Inc.
- All areas shown on this plat are more or less.
- The subject property is zoned R-20 per the 2004 Comprehensive Zoning Plan.
- No grading, removal of vegetative cover of trees, or placement of new structures is permitted within the limits of wetlands, stream(s), or their buffers and forest conservation easement areas.
- For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and road right-of-way line and not to the pipestem lot driveway.
- Water and sewer service to these lots will be granted under the provisions of Section 18.122.B of the Howard County Code.
- Public water and sewage allocation will be granted at the time of final plat approval, if capacity is available at that time.
- 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, on, over and through lots/parcels, any conveyances of the aforesaid lots/parcels shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lot(s)/parcels. 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 the 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 the 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 Forest Conservation Easement has been established to fulfill the requirements of Section 16.1200 of the Howard County Code and Forest Conservation Act. No clearing, grading or construction is permitted within the Forest Conservation Easement; however, Forest Management Practices as defined in the Deed of Forest Conservation Easement are allowed.
- This project complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation. Development of Phase 1 & 2 of the Owens Property involves the clearing of approximately 17.05 acres of forest, and the retention of approximately 7.92 acres on the net tract area, generating a reforestation obligation of 10.11 acres. Approximately 8.99 acres of existing forest will be cleared under Phase II, and 2.67 acres of forest will be retained. The Phase II reforestation obligation is 7.23 acres, which will be satisfied through 1.12 acres of on-site reforestation with the remaining 12.2 acres to be retained through the creation of off-site Forest Conservation Easements on the "Myrtle Property." A surety in the amount of \$23,262.00 (2.67 acres x \$0.20/S.F.) will be required for on-site forest retention for phase II only. A surety in the amount of \$106,287.00 (12.2 acres x \$0.20/S.F.) will be required for off-site retention. A surety in the amount of \$24,394.00 (1.12 acres x \$0.50/S.F.) will be required for on-site reforestation.
- There are no known cemeteries on this site.
- Landscape is provided in accordance with a certified Landscape Plan on file with this plat in accordance with Section 16.124 of the Howard County Code and the Landscape Manual.
- Financial surety for the required landscaping in the amount of \$51,600.00 must be posted as part of the developer's agreement. (159 shade trees, 26 evergreen trees)
- Landing Road is a designated Scenic Road. The Scenic Road study was approved under S-02-15.
- The HOA Open Space shown hereon as Lots 98, 99 and 100 are hereby dedicated to a property association for the residents of this subdivision. The Articles of Incorporation have been filed with the State Department of Assessments and Taxation with Incorporation Number DO6439459.
- There is no 100 year floodplain on site.
- The stormwater management facility will be required on the parcels shown on this plat in accordance with the Design Manuals. Prior to 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.
- All existing driveways and structures located within the limits of Phase 2 are to be removed and razed, see HO-420 - Cider Mill.
- See related files S-02-15, P-03-08, F-04-29 (Phase 1) and P-04-013 (Phase 2)
- Driveways shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
Width - 12 feet (14 feet serving more than one residence)
Surface - 6 inches of compacted crusher run base with tar and chip coating (1 1/2" min.)
Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 45 foot turning radius
Structures (culverts/bridges) - Capable of supporting 25 gross tons (H25 loading)
Drainage Elements - Capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface
Structure clearances - Minimum 12 feet
Maintenance - Sufficient to insure all weather use.
- As a result of the Preliminary Plan being submitted to the county prior to Nov. 15, 2001 (on June 5, 2001), this subdivision is subject to compliance with the Fourth Edition of the Subdivision and Land Development Regulations and 1993 Zoning Regulations. In addition, because the Preliminary Plan did not obtain signature approval prior to Nov. 1, 2001, it is subject to compliance with Bill 50-2001 which amends the Zoning Regulations, and the amended Zoning Regulations which became effective on January 8, 2002.
- All building restriction lines (B.R.L.) for the lots shall be designed in accordance with the current Howard County zoning regulations at the site development plan stage.
- Houses on Lots 77 To 79 will have an orientation such that the front of the house will face Landing Road.
- Non-Buildable Bulk Parcels "C" and "D" are not intended to be considered Lots at this time. The Non-Buildable Parcels will be properly sized and become Lots with the future subdivision of the Zaiser Property, Tax Map 31, Grid 10, Parcel 157. (See P-05-08)
- Open Space Data
a. Minimum Residential Lot Size Selected: 14,000 Square Feet
b. Open Space Required: 8.32 Acres (30% of gross area)
c. Total Open Space Provided on This Submission: 8.31 Acres (5.28 AC. Phase II and 3.04 AC. from excess in Phase I) or 30%
d. Area of Recreation Open Space Required: 11,000 S.F. (200 S.F./Lot)
e. Area of Rec. Open Space Provided on This Submission: An excess area of Recreational Open Space was provided with Owens Property Phase 1, F-04-29, (7600 S.F. required, 107,620 S.F. provided). Phase II requires 11,000 S.F. (55 Lots x 200 S.F.). This requirement will be met using 11,000 S.F. of the excess. The recreational Open Space is located on Open Space Lot 41, Phase 1.
- A shared driveway maintenance agreement for lots 77-79 and a private access place maintenance agreement for lots 86-95 will be recorded in the Land Records of Howard County, Maryland concurrently with the recording of this plat.

COORDINATE TABLE

| POINT# | NORTH | EAST |
|--------|-----------|------------|
| RW1B | 571080.60 | 1377589.55 |
| RW19 | 570949.88 | 1377790.67 |
| RW20 | 570705.85 | 1378035.07 |
| BN245 | 571067.94 | 1377063.42 |
| FB10B | 570519.39 | 1377875.86 |
| FB10S | 570884.96 | 1377548.40 |
| RW10 | 571168.42 | 1377329.36 |
| RW7 | 571135.04 | 1377448.38 |
| RW8 | 571131.69 | 1377424.36 |
| RW9 | 571190.97 | 1377447.22 |

LINE TABLE

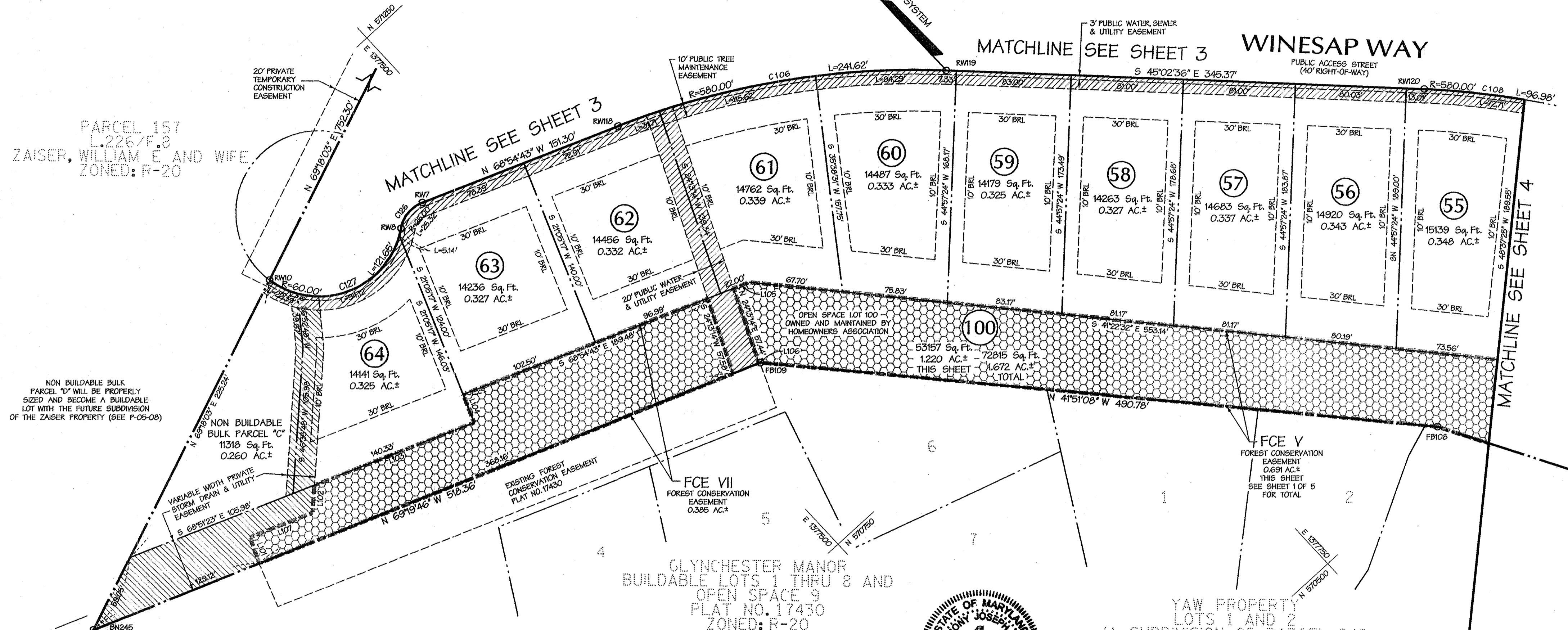
| NUMBER | DIRECTION | DISTANCE |
|--------|---------------|----------|
| L101 | N 23°09'02" E | 20.19' |
| L102 | N 46°35'48" E | 20.04' |
| L103 | S 68°51'23" E | 123.72' |
| L104 | N 21°05'17" E | 22.03' |
| L105 | S 68°54'43" E | 11.98' |
| L106 | N 69°19'46" W | 1.04' |
| L107 | S 68°54'40" E | 48.74' |

CURVE TABLE

| NUMBER | DELTA | RADIUS | LENGTH | CHORD BEARING | DISTANCE | TANGENT |
|--------|------------|--------|--------|---------------|----------|---------|
| C106 | 23°52'07" | 580.00 | 241.62 | S 66°58'40" E | 239.88 | 122.59 |
| C108 | 09°34'50" | 580.00 | 96.98 | N 40°15'11" W | 96.87 | 48.61 |
| C126 | 58°02'03" | 25.00 | 25.32 | N 82°04'15" E | 24.25 | 13.87 |
| C127 | 116°08'59" | 60.00 | 121.65 | N 68°51'47" W | 101.86 | 96.33 |

TABULATION OF FINAL PLAT SHEET # 2

| | |
|--------------------------------------------------------------|------------|
| A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | 12 |
| BUILDABLE | 10 |
| HOA OPEN SPACE | 1 |
| NON BUILDABLE BULK PARCEL | 1 |
| B. TOTAL AREA OF LOTS AND/OR PARCELS | 4.816 AC ± |
| BUILDABLE | 3.336 AC ± |
| HOA OPEN SPACE | 1.220 AC ± |
| NON BUILDABLE BULK PARCEL | 0.260 AC ± |
| NON-CREDITED OPEN SPACE | 0.000 AC ± |
| C. TOTAL AREA OF ROADWAY AND HIGHWAY WIDENING TO BE RECORDED | 0.000 AC ± |
| D. TOTAL AREA OF SUBDIVISION TO BE RECORDED | 4.816 AC ± |



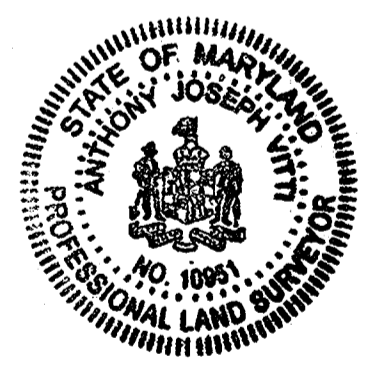
PARCEL 157
L.226/F.3
ZAISER, WILLIAM E. AND WIFE
ZONED: R-20

NON BUILDABLE BULK
PARCEL 'D' WILL BE PROPERLY
SIZED AND BECOME A BUILDABLE
LOT WITH THE FUTURE SUBDIVISION
OF THE ZAISER PROPERTY (SEE P.05-08)

DMW
Daft · McCune · Walker, Inc.
A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3888
Fax 296-4706

OWNER/DEVELOPER
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P.O. Box 528
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Timonium, MD 21093
(410) 252-8600
ATTN: Mark E. Buda

SURVEYOR
DAFT-MCCUNE WALKER, INC.
Towson, Maryland 21286
(410) 296-3333
ATTN: Anthony J. Vitti



YAW PROPERTY
LOTS 1 AND 2
(A SUBDIVISION OF PARCEL 242
AND A RESUBDIVISION OF
NON-BUILDABLE PARCEL 'B'-GLYNCHESTER
FARM-PLAT NO. 15588)
PLAT NO. 16346
ZONED: R-20

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

Robert J. Walker 3/20/06
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael Keelty 3/15/06
Chief, Development Engineering Division Date

Mark E. Buda 4/19/06
Director Date

OWNER'S DEDICATION

We, Patapsco Landing I LLC, Patapsco Landing II LLC, Patapsco Landing III LLC, Patapsco Landing IV LLC, Patapsco Landing V LLC, Patapsco Landing VI LLC, and Patapsco Landing VII LLC, owners of the property shown and described herein, 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

- (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 easements shown hereon;
- (2) The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and 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 spaces, 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.

The requirements of Section 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.

WITNESS OUR HANDS THIS 3 DAY OF MARCH 2006

Michael Keelty 3/3/06 Date
Michael Keelty
Managing Member of Patapsco Landing I LLC, Patapsco Landing II LLC, Patapsco Landing III LLC, Patapsco Landing IV LLC, Patapsco Landing V LLC, Patapsco Landing VI LLC, and Patapsco Landing VII LLC

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a Resubdivision of the lands, in part, conveyed by Zhen W. Owens to Patapsco Landing III LLC, by deed dated August 11, 2003 and recorded in the Land Records of Howard County, Maryland, in Liber 7475 Follo 621, and, in part, conveyed by Ellen Lankford, et al to Patapsco Landing I LLC, Patapsco Landing II LLC, Patapsco Landing III LLC, Patapsco Landing IV LLC, Patapsco Landing V LLC, Patapsco Landing VI LLC, and Patapsco Landing VII LLC by deed dated August 11, 2003 and recorded in the Land Records of Howard County, Maryland in Liber 7475, Follo 626; and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County as shown. The requirements of Section 3-108, The Real Property Article, of the Annotated Code of Maryland, 1988 Replacement Volume, (as supplemented) as far as they related to the making of this plat and the setting of markers have been complied with.

Anthony J. Vitti 3/3/06 Date
Anthony J. Vitti, Professional Land Surveyor
Maryland Registration No. 10951

RECORDED AS PLAT NO. 18279 ON MAR 19, 2006
AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

OWENS PROPERTY

PHASE 2
LOTS 43-97 AND OPEN SPACE LOTS 98-100
AND NON BUILDABLE BULK PARCELS C AND D
A RE SUBDIVISION OF NON-BUILDABLE BULK
PARCELS A AND B, OWENS PROPERTY PHASE 1 (F-04-29)
ZONED: R-20
TAX MAP NO. 31, GRID 10, PARCEL NO. 243
1st ELECTION DISTRICT
HOWARD COUNTY MARYLAND
MARCH 02, 2006
DPZ REF: S-02-15, P-04-13, F-04-29

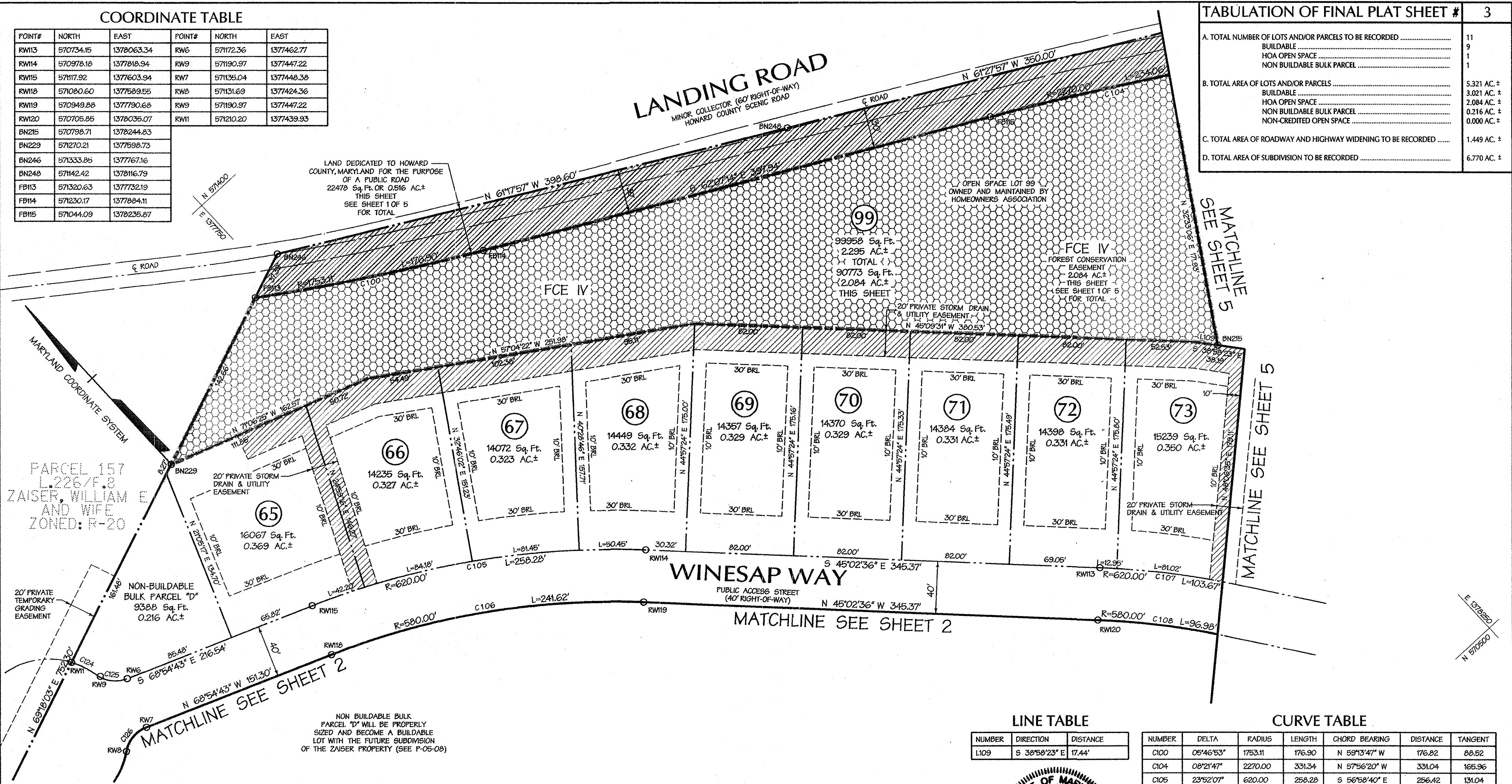
50' 0' 50' 100'
SCALE = 1"=50'
SHEET 2 OF 5

COORDINATE TABLE

| POINT# | NORTH | EAST | POINT# | NORTH | EAST |
|--------|-----------|------------|--------|-----------|------------|
| RW13 | 570734.15 | 1378063.34 | RW6 | 571172.36 | 1377462.77 |
| RW14 | 570978.18 | 1377818.94 | RW9 | 571190.97 | 1377447.22 |
| RW15 | 571117.92 | 1377603.94 | RW7 | 571135.04 | 1377448.38 |
| RW18 | 571080.60 | 1377589.55 | RW8 | 571131.69 | 1377424.36 |
| RW19 | 570949.88 | 1377790.68 | RW9 | 571190.97 | 1377447.22 |
| RW20 | 570705.85 | 1378035.07 | RW11 | 571210.20 | 1377439.93 |
| BN215 | 570798.71 | 1378244.83 | | | |
| BN229 | 571270.21 | 1377598.73 | | | |
| BN246 | 571333.85 | 1377767.16 | | | |
| BN248 | 571142.42 | 1378116.79 | | | |
| FB113 | 571320.63 | 1377732.19 | | | |
| FB114 | 571230.17 | 1377884.11 | | | |
| FB115 | 571044.09 | 1378235.87 | | | |

TABULATION OF FINAL PLAT SHEET # 3

| | |
|--------------------------------------------------------------|-------------|
| A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | 11 |
| BUILDABLE | 9 |
| HOA OPEN SPACE | 1 |
| NON BUILDABLE BULK PARCEL | 1 |
| B. TOTAL AREA OF LOTS AND/OR PARCELS | 5.321 AC. ± |
| BUILDABLE | 3.021 AC. ± |
| HOA OPEN SPACE | 2.084 AC. ± |
| NON BUILDABLE BULK PARCEL | 0.216 AC. ± |
| NON-CREDITED OPEN SPACE | 0.000 AC. ± |
| C. TOTAL AREA OF ROADWAY AND HIGHWAY WIDENING TO BE RECORDED | 1.449 AC. ± |
| D. TOTAL AREA OF SUBDIVISION TO BE RECORDED | 6.770 AC. ± |



PARCEL 157
L-226/F-8
ZAISER, WILLIAM E
AND WIFE
ZONED: R-20

LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD 22478 Sq. Ft. OR 0.516 AC. ± THIS SHEET SEE SHEET 1 OF 5 FOR TOTAL

OPEN SPACE LOT 99 OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION

99958 Sq. Ft. 2.295 AC. ± TOTAL 90773 Sq. Ft. (2.084 AC. ±) THIS SHEET

FCE IV FOREST CONSERVATION EASEMENT 2084 AC. ± THIS SHEET SEE SHEET 1 OF 5 FOR TOTAL

WINESAP WAY PUBLIC ACCESS STREET (40' RIGHT-OF-WAY)

LINE TABLE

| NUMBER | DIRECTION | DISTANCE |
|--------|---------------|----------|
| L109 | S 38°58'23" E | 17.44' |

CURVE TABLE

| NUMBER | DELTA | RADIUS | LENGTH | CHORD BEARING | DISTANCE | TANGENT |
|--------|-----------|---------|--------|---------------|----------|---------|
| C100 | 05°46'53" | 1753.11 | 176.90 | N 59°13'47" W | 176.82 | 88.52 |
| C104 | 08°21'47" | 2270.00 | 331.34 | N 57°56'20" W | 331.04 | 165.96 |
| C105 | 23°52'07" | 620.00 | 258.28 | S 56°58'40" E | 256.42 | 131.04 |
| C106 | 23°52'07" | 580.00 | 241.62 | S 56°58'40" W | 239.88 | 122.59 |
| C107 | 09°34'50" | 620.00 | 103.67 | S 40°15'11" E | 103.55 | 51.96 |
| C108 | 09°34'50" | 580.00 | 96.98 | N 40°15'11" W | 96.87 | 48.61 |
| C124 | 19°44'26" | 60.00 | 20.67 | S 20°44'53" E | 20.57 | 10.44 |
| C125 | 58°02'04" | 25.00 | 25.32 | N 39°53'42" W | 24.25 | 13.87 |
| C126 | 58°02'03" | 25.00 | 25.32 | N 82°04'15" E | 24.25 | 13.87 |



DMW
Daft · McCune · Walker, Inc.
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4706

OWNER/DEVELOPER
PATAPSCO LANDING LLC
P.O. Box 528
61 East Padonia Road
Timonium, MD 21093
(410) 252-8600
ATTN: Mark E. Buda

SURVEYOR
DAFT-MCCUNE WALKER, INC.
Towson, Maryland 21286
(410) 296-3333
ATTN: Anthony J. Vitti

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

Robert J. Walker 3/20/06
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark E. Buda 3/15/06
Chief, Development Engineering Division Date

Mark E. Buda 3/15/06
Director Date

OWNER'S DEDICATION

We, Patapsco Landing I LLC, Patapsco Landing II LLC, Patapsco Landing III LLC, Patapsco Landing IV LLC, Patapsco Landing V LLC, Patapsco Landing VI LLC, and Patapsco Landing VII LLC, owners of the property shown and described herein, 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

- (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 easements shown hereon;
- (2) The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and 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 spaces, 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. The requirements of Section 3-108, The Real Property Article, Annotated Code of Maryland, 1998 Replacement Volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

WITNESS OUR HANDS THIS 3 DAY OF MARCH, 2006

Michael Keilty 3/3/06
Managing Member of Patapsco Landing I LLC, Patapsco Landing II LLC, Patapsco Landing III LLC, Patapsco Landing IV LLC, Patapsco Landing V LLC, Patapsco Landing VI LLC, and Patapsco Landing VII LLC Date

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a Resubdivision of the lands, in part, conveyed by Zhen W. Owens to Patapsco Landing III LLC, by deed dated August 11, 2003 and recorded in the Land Records of Howard County, Maryland, in Liber 7475 Folio 621, and, in part, conveyed by Eileen Lankford, et al to Patapsco Landing I LLC, Patapsco Landing II LLC, Patapsco Landing III LLC, Patapsco Landing IV LLC, Patapsco Landing V LLC, Patapsco Landing VI LLC, and Patapsco Landing VII LLC by deed dated August 11, 2003 and recorded in the Land Records of Howard County, Maryland in Liber 7475, Folio 626; and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County as shown. The requirements of Section 3-108, The Real Property Article, of the Annotated Code of Maryland, 1998 Replacement Volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

Anthony J. Vitti 3/3/06
Anthony J. Vitti, Professional Land Surveyor
Maryland Registration No. 10951 Date

RECORDED AS PLAT NO. 19286 ON MAY 19, 2006
AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

OWENS PROPERTY

PHASE 2
LOTS 43-97 AND OPEN SPACE LOTS 98-100
AND NON BUILDABLE BULK PARCELS C AND D
A RE SUBDIVISION OF NON-BUILDABLE BULK
PARCELS A AND B, OWENS PROPERTY PHASE 1 (F-04-29)
ZONED: R-20
TAX MAP NO. 31, GRID 10, PARCEL NO. 243
1st ELECTION DISTRICT
HOWARD COUNTY MARYLAND
MARCH 02, 2006
DPZ REF: S-02-15, P-04-13, F-04-29

50' 0' 50' 100'
SCALE = 1"=50'
SHEET 3 OF 5

CURVE TABLE

| NUMBER | DELTA | RADIUS | LENGTH | CHORD BEARING | DISTANCE | TANGENT |
|--------|-----------|--------|--------|---------------|----------|---------|
| C107 | 09°34'50" | 620.00 | 103.67 | S 40°15'11" E | 103.55 | 51.96 |
| C108 | 09°34'50" | 580.00 | 96.98 | N 40°15'11" W | 96.87 | 48.61 |
| C109 | 12°30'43" | 423.24 | 92.42 | S 41°43'07" E | 92.24 | 46.40 |
| C110 | 12°30'44" | 463.24 | 101.16 | N 41°43'08" W | 100.96 | 50.78 |
| C113 | 90°30'06" | 110.00 | 173.75 | S 02°07'38" E | 156.24 | 110.97 |
| C114 | 75°22'49" | 150.00 | 197.35 | N 09°41'12" W | 183.42 | 115.89 |

LINE TABLE

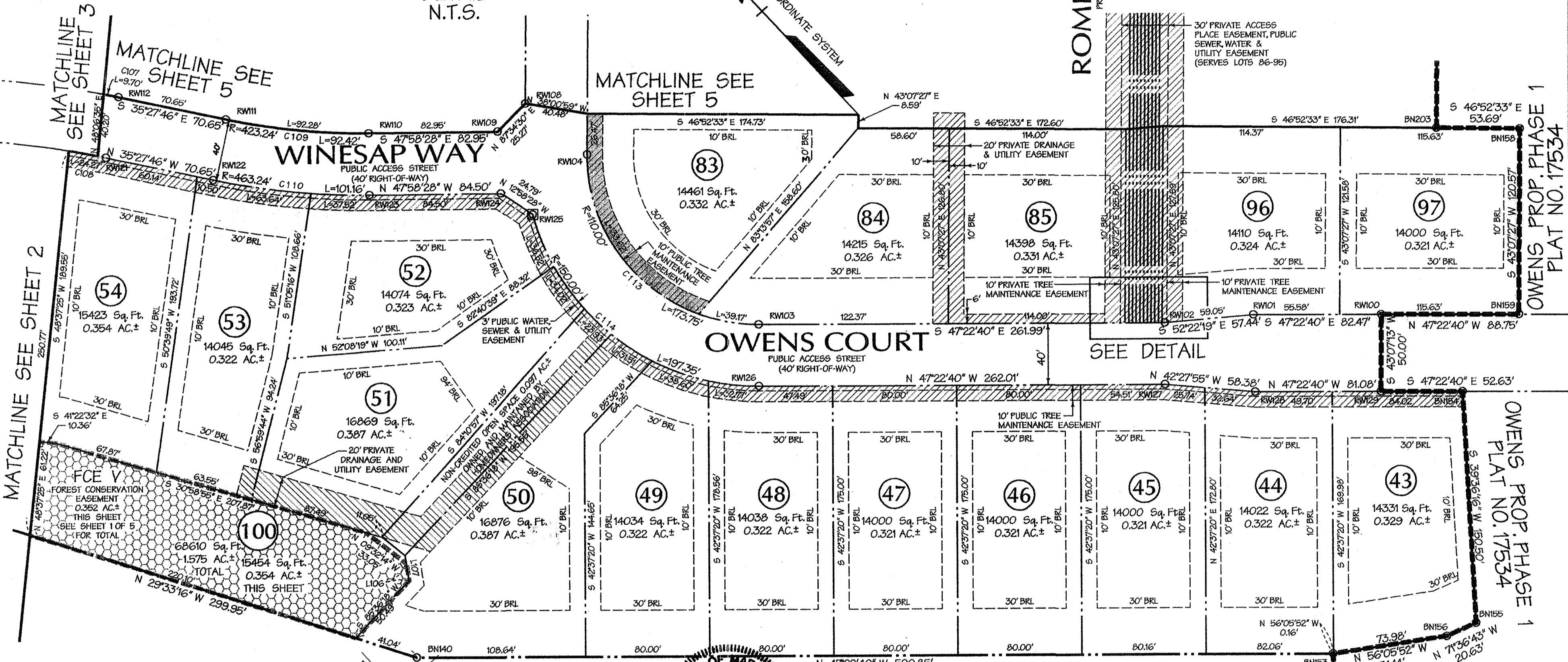
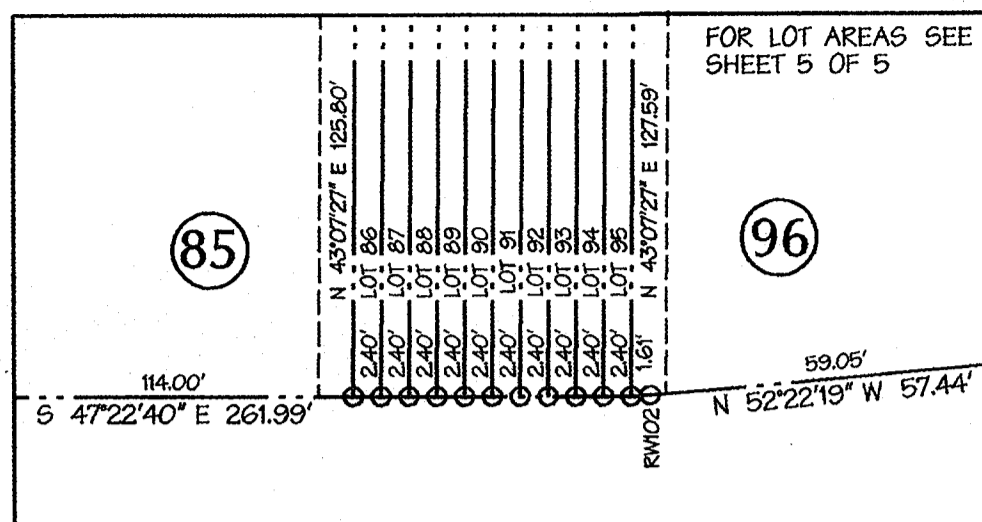
| NUMBER | DIRECTION | DISTANCE |
|--------|---------------|----------|
| L105 | S 30°58'55" E | 2.10' |
| L106 | S 33°50'08" W | 11.42' |
| L107 | N 33°50'08" W | 16.55' |

COORDINATE TABLE

| POINT# | NORTH | EAST |
|--------|-------------|--------------|
| BN140 | 570258.4689 | 1378023.8108 |
| BN153 | 569858.3664 | 1378458.5817 |
| BN154 | 569926.4580 | 1378635.6384 |
| BN155 | 569810.5039 | 1378539.6973 |
| BN156 | 569817.0127 | 1378520.1177 |
| BN158 | 570026.5025 | 1378778.8106 |
| BN159 | 569938.5004 | 1378696.3903 |
| BN203 | 570063.2054 | 1378739.6220 |

TABULATION OF FINAL PLAT SHEET # 4

| | |
|--------------------------------------------------------------|---------------|
| A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED | 18 |
| BUILDABLE | 17 |
| HOA OPEN SPACE | (P/O LOT 100) |
| NON BUILDABLE BULK PARCEL | 0 |
| B. TOTAL AREA OF LOTS AND/OR PARCELS | 6,119 AC. ± |
| BUILDABLE | 5,668 AC. ± |
| HOA OPEN SPACE | 0,354 AC. ± |
| NON BUILDABLE BULK PARCEL | 0,000 AC. ± |
| NON-CREDITED OPEN SPACE | 0,097 AC. ± |
| C. TOTAL AREA OF ROADWAY AND HIGHWAY WIDENING TO BE RECORDED | 0,870 AC. ± |
| D. TOTAL AREA OF SUBDIVISION TO BE RECORDED | 6,989 AC. ± |



COORDINATE TABLE

| POINT# | NORTH | EAST |
|--------|-------------|--------------|
| RW100 | 569998.5950 | 1378631.0886 |
| RW101 | 570054.4391 | 1378570.4057 |
| RW102 | 570089.5105 | 1378524.9108 |
| RW103 | 570266.9218 | 1378332.1270 |
| RW104 | 570423.0570 | 1378326.3278 |
| RW108 | 570474.2678 | 1378319.4865 |
| RW109 | 570473.1985 | 1378294.2388 |
| RW110 | 570528.7318 | 1378232.6184 |
| RW111 | 570597.5824 | 1378171.2345 |
| RW112 | 570656.1229 | 1378130.2478 |
| RW121 | 570631.9160 | 1378097.6680 |
| RW122 | 570574.3755 | 1378138.6547 |
| RW123 | 570499.0160 | 1378205.8421 |
| RW124 | 570442.4472 | 1378268.6115 |
| RW125 | 570418.2923 | 1378274.1767 |
| RW126 | 570231.4902 | 1378305.0387 |
| RW127 | 570060.0687 | 1378497.8335 |
| RW128 | 570011.0027 | 1378537.2482 |
| RW129 | 569962.0976 | 1378596.9108 |

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A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
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OWNER/DEVELOPER
PATAPSCO LANDING LLC
P.O. Box 528
61 East Padonia Road
Timonium, MD 21093
(410) 252-0600
ATTN: Mark E. Buda

SURVEYOR
DAFT-MCCUNE WALKER, INC.
Towson, Maryland 21286
(410) 298-3333
ATTN: Anthony J. Vititi



PARCEL 239
L.7697/F.150
(PROPOSED)
GLYNCESTER FARMS
ZONED: R-20
F-02-05

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
Robert J. Walker 3/20/06
Howard County Health Officer sps 119D Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Mark E. Buda 3/15/06
Chief, Development Engineering Division gm Date
Mark E. Buda 3/15/06
Director JA Date

OWNER'S DEDICATION
We, Patapsco Landing I LLC, Patapsco Landing II LLC, Patapsco Landing III LLC, Patapsco Landing IV LLC, Patapsco Landing V LLC, Patapsco Landing VI LLC, and Patapsco Landing VII LLC, 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
(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 easements shown hereon;
(2) The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and 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 spaces, 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.
The requirements of Section 3-10B, 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.
WITNESS OUR HANDS THIS 3 DAY OF MARCH 2006
Michael Keelty 3/3/06
Managing Member of Patapsco Landing I LLC, Patapsco Landing II LLC, Patapsco Landing III LLC, Patapsco Landing IV LLC, Patapsco Landing V LLC, Patapsco Landing VI LLC, and Patapsco Landing VII LLC Date

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Anthony J. Vititi 3/3/06
Anthony J. Vititi, Professional Land Surveyor
Maryland Registration No. 10951 Date

RECORDED AS PLAT NO. 18281 ON MAY 19, 2006
AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

OWENS PROPERTY
PHASE 2
LOTS 43-97 AND OPEN SPACE LOTS 98-100
AND NON BUILDABLE BULK PARCELS C AND D
A RE SUBDIVISION OF NON-BUILDABLE BULK
PARCELS A AND B, OWENS PROPERTY PHASE 1 (F-04-29)
ZONED: R-20
TAX MAP NO. 31, GRID 10, PARCEL NO. 243
1st ELECTION DISTRICT
HOWARD COUNTY MARYLAND
MARCH 02, 2006
DPZ REF: S-02-15, P-04-13, F-04-29
SCALE = 1"=50'
SHEET 4 OF 5

