

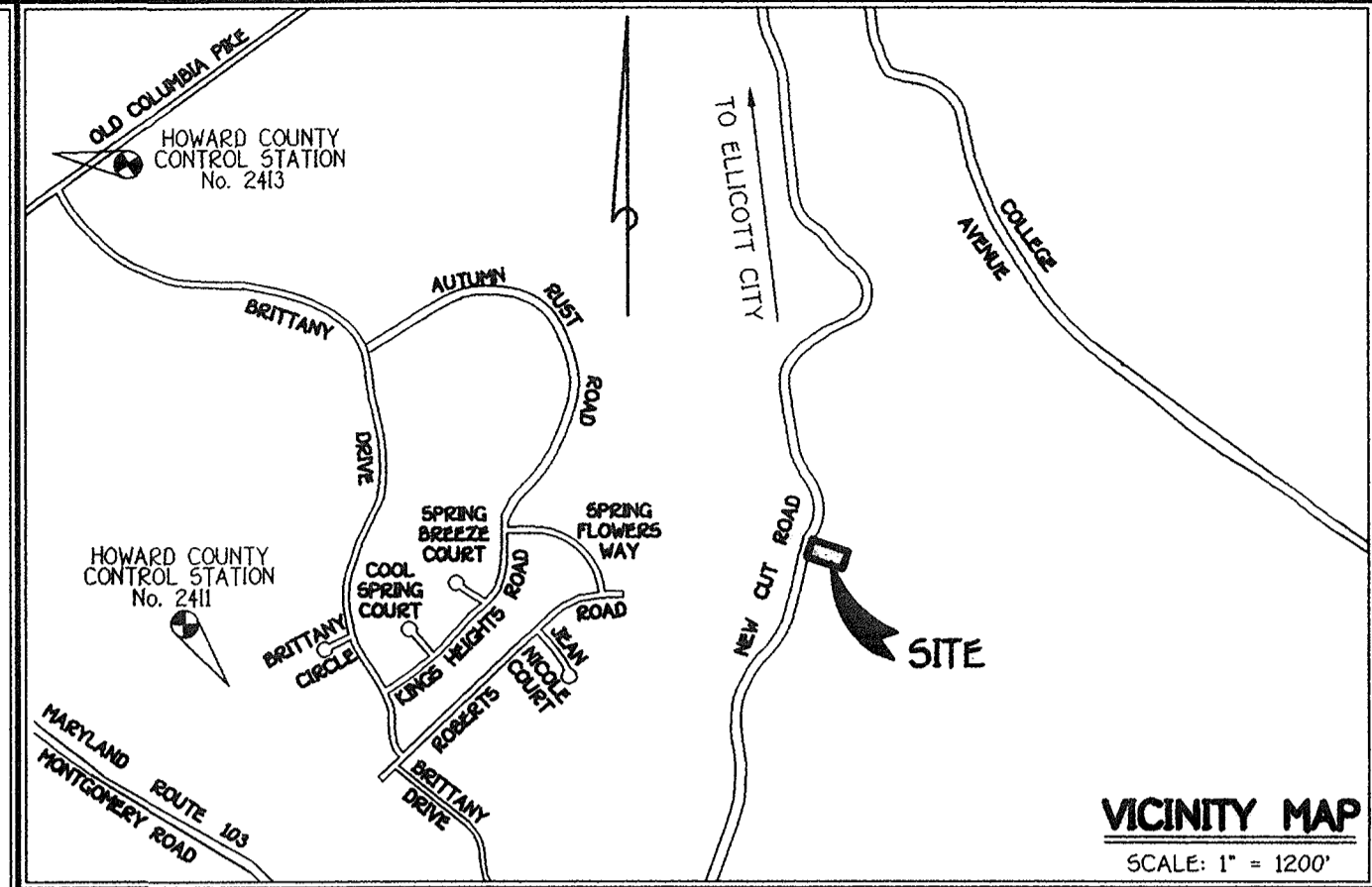
U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)	
334	578249.1249	1369718.0330	176250.685784	417491.135309	
595	578260.7800	1369685.2828	176254.232174	417480.903106	
597	578056.7046	1369657.8479	176192.035949	417472.547034	
600	578050.1090	1369656.3813	176190.025818	417472.093915	
601	578146.7476	1369680.0082	176219.481120	417479.301486	
615	578216.3558	1369668.3588	176240.697747	417475.750756	
617	578124.8398	1369635.1742	176212.803615	417465.636070	
621	578062.2369	1369621.3693	176193.722212	417461.428328	
622	578124.7592	1370077.6587	176212.779988	417600.505615	
623	577927.7562	1370009.3793	176152.732443	417579.694012	

Curve Data Chart					
PIV-PNT	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD BEARING AND DISTANCE
600-597	172.31'	6.78'	02°14'54"	3.38'	N12°42'07"E 6.78'
601-334	452.94'	109.76'	13°53'04"	55.15'	N20°46'06"E 109.49'

Minimum Lot Size Chart			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	9,735 Sq.Ft.	853 Sq.Ft.	8,882 Sq.Ft.
2	10,239 Sq.Ft.	1,405 Sq.Ft.	8,834 Sq.Ft.
3	10,566 Sq.Ft.	1,957 Sq.Ft.	8,609 Sq.Ft.

General Notes Continued:

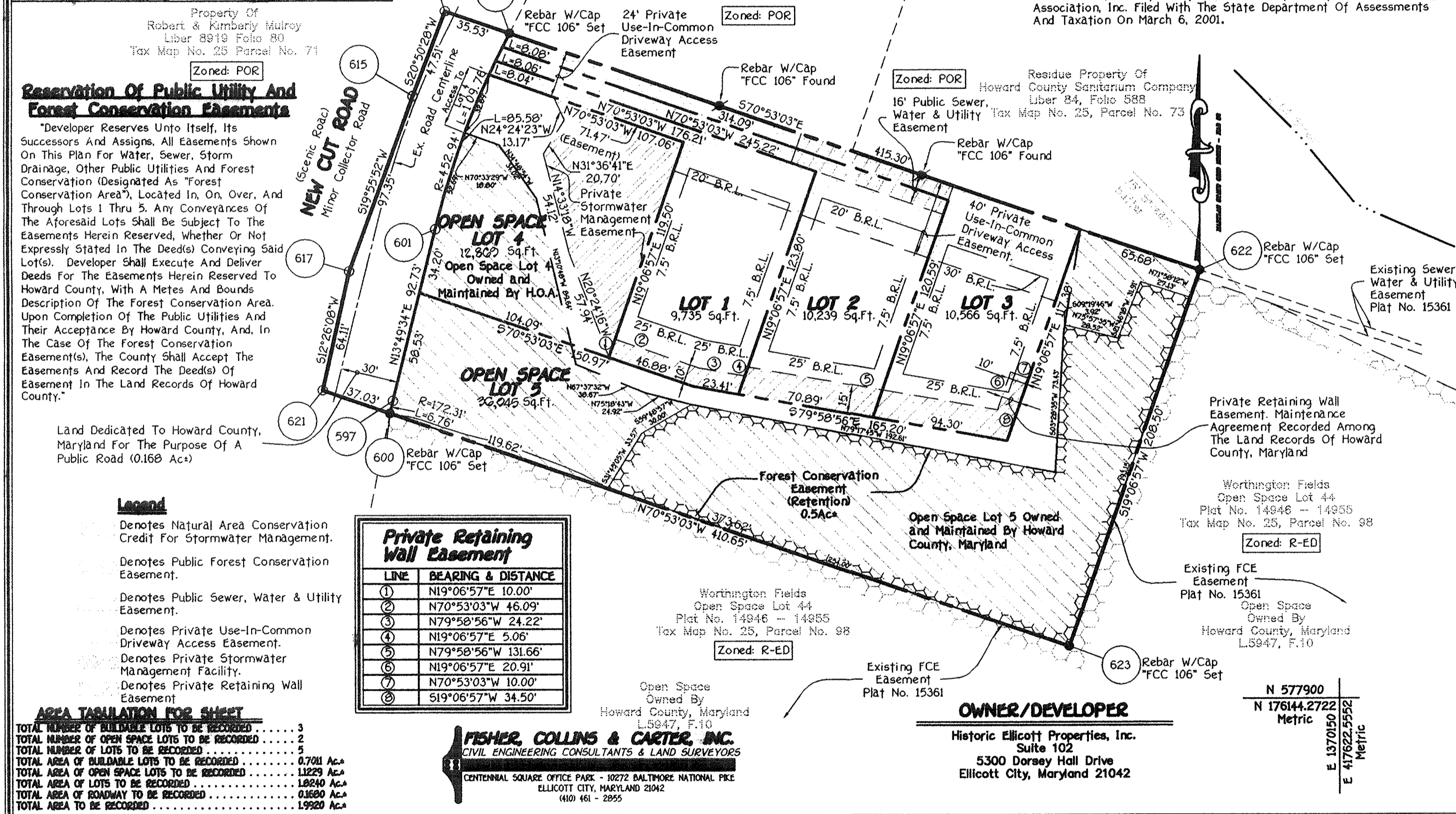
- Open Space Tabulation
 - Open Space Required = 1992 Ac X 50% = 0.996 Ac
 - Open Space Provided = (Lots 4 And 5) = 1.123 Ac
- Open Space Lot 5 Owned and Maintained by Howard County, Maryland Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard County Code Forest Conservation Act. No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easements. However, Forest Management Practices As Defined The Deed Of Forest Conservation Easement Are Allowed.
- Forest Conservation Requirements For This Plan Have Been Met By The Creation Of An On-Site 0.5 Acre Forest Retention Easement. Only A Deed Of Forest Conservation Is Needed. Neither A Forest Conservation Agreement Nor Surety Is Required For This Minor Subdivision.
- No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Forest Conservation Easement Areas.
- Open Space Lot 4 Owned By Taylor Properties Community Association, Inc.
- Quantity And Quality Stormwater Management Requirements Are Met By Applying The Rooftop Disconnections And Non-Rooftop Disconnection Credits: Grass Channel And Natural Area Conservation Credit In Accordance With Chapter 5 Of The 2000 Maryland Stormwater Design Manual.
- Scenic Road Report For Impact Of The Subdivision Design On New Cut Road Approved Under F-05-134.
- A Site Development Plan For Lots 1, 2 And 3 Must Be Approved By The Planning Board In Accordance With Section 127.E.6(a-e).
- Amended Articles Of Incorporation For Taylor Properties Community Association, Inc. Filed With The State Department Of Assessments And Taxation On March 6, 2001.



The Requirements §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

Terrell A. Fisher 11/8/05
Terrell A. Fisher, L.S. #10692 (Registered Land Surveyor) Date

Bruce Taylor 11/5/05
Historic Ellicott Properties, Inc. By: Bruce Taylor, President Date



General Notes:

- Subject Property Zoned R-ED Per 4/13/04 Comprehensive Zoning Plan.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 2411 And No. 2413. Station No. 2411 North 175960.8942 East 416380.5461 (Meters) Station No. 2413 North 176982.1419 East 416405.0472 (Meters)
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About January 2003, By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set With Cap "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Or Rights-Of-Way.
- Denotes Concrete Monument Set With Cap "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipestem And Road Right-Of-Way Line Only And Not Onto The Flag Or Pipestem Lot Driveway.
- Driveways Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 - Width - 12 Feet (14 Feet Serving More Than One Residence);
 - Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 - 1/2" Minimum);
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (25-Tons Loading);
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 - Structure Clearances - Minimum 12 Feet;
 - Maintenance - Sufficient To Ensure All Weather Use.
- All Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- A Use-In-Common Driveway Easement And Maintenance Agreement For Lots 1 Thru 3 Is Recorded In The Land Records Of Howard County, Maryland.
- Perimeter Landscape In Accordance With Section 16.124 Of The Howard County Code And Landscape Manual For Lots 1 Thru 3 Shall Be Provided As Shown On The Certified Landscape Plan On File With This Subdivision Plat. This Plat Requires Posting Of Landscape Surety In The Amount Of \$1,000.00 Landscape Surety For 6 Shade Trees ± \$300 Ea Is Provided With The Developer's Agreement For Private Stormwater Management.
- No 100 Year Flood Plain Exists On Site.
- No Non-Tidal Wetlands Exist On Site Based On A Site Evaluation By Eco-Science Professionals Inc., On March 2005.
- No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
- No Previous Department Of Planning And Zoning File Numbers Exist For This Property.
- Forest Stand Delineation Was Prepared By Eco-Science Professionals, Inc. Dated March, 2004.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan.
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122B Of The Howard County Code.
- Public Water And Sewer Allocations Will Be Granted At The Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
- Lots 1, 2 And 3 Require The Submission And Approval Of A Site Development Plan In Accordance With Section 16.155(a)(2)(ii) Of The Subdivision Regulations.
- Private Use-In-Common Driveway Access Easement For The Use And Benefit Of Lots 1, 2 And 3 Is Provided.
- Access To Open Space Lot 4 Is From New Cut Road And Not Via Private Use-In-Common Driveway Access Easement For The Benefit Of Lots 1, 2, And 3.

APPROVED: For Public Water And Public Sewerage Systems, Howard County, Health Department

Robert J. Weber 2/27/06
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning

John Summers 2/10/06
Chief, Development Engineering Division Date

March D. Layle 3/1/06
Director Date

OWNER'S CERTIFICATE

Historic Ellicott Properties, Inc. By: Bruce Taylor, 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 15th Day Of November, 2005.

Bruce Taylor
Historic Ellicott Properties, Inc. By: Bruce Taylor, President

SURVEYOR'S CERTIFICATE

I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Howard County Sanitarium Company To Historic Ellicott Properties, Inc. By Deed Dated January 6, 2000 And Recorded In The Land Records Of Howard County In Liber No. 5051 Folio 634, 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.

Terrell A. Fisher
Terrell A. Fisher, Professional Land Surveyor No. 10692 11/8/05 Date

RECORDED AS PLAT No. 18132 ON 3/3/06
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Journey's End
Lots 1 Thru 3 And
Open Space Lots 4 And 5**

Zoned: R-ED
Tax Map: 25 Parcel: 72 Grid: 20
Second Election District
Howard County, Maryland

Scale: 1"=50'
Date: October 31, 2005
Sheet 1 of 1