

GENERAL NOTES

1. DENOTES 4" x 4" x 30" CONCRETE MONUMENT TO BE SET.
2. DENOTES 3/8" x 30" PIPE OR STEEL MARKER TO BE SET.
3. DENOTES STONE FOUND.
4. DENOTES IRON PIPE FOUND.
5. COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 34E5 AND 34E4.
6. SUBJECT PROPERTY ZONED RR-DEO PER 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE 7-28-2006.
7. A TREE MAINTENANCE EASEMENT RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAN OF SUBDIVISION IS RESERVED UPON ALL LOTS FRONTING ON THE SAID PUBLIC ROAD RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY-OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS. NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
8. ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
9. THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. IN NOVEMBER, 2002.
10. THERE ARE NO STEEP SLOPES OVER 25% LOCATED ON THIS SITE.
11. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, THEIR BUFFERS OR 100-YEAR FLOODPLAIN.
12. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A) WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE).
 - B) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
 - D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD).
 - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
13. THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR SEPTIC, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION EASEMENT") LOCATED IN, ON, OVER AND THROUGH LOTS 1-32 AND PARCELS A-C. ANY CONVEYANCES OF THE AFORESAID LOTS AND PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREBY RESERVED WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS AND PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER THE DEEDS FOR THE EASEMENTS HEREBY 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 EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSULATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF A DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEEDS OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
14. STORMWATER MANAGEMENT SHALL BE PROVIDED BY 2 EXTENDED DETENTION FACILITIES (WITH MICRO-POOL) AND BY NATURAL AREA CONSERVATION AND GRASS CHANNEL CREDITS.
15. WETLAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN NOVEMBER, 2001.
16. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA IS RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDED AT A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
17. THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.12.00 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.
18. THE TOTAL FOREST OBLIGATION AMOUNT OF 15.7 ACRES (7.5 AC. AFFORESTATION AND 8.2 AC. REFORESTATION) SHALL BE MET BY THE ON-SITE RETENTION OF 2.3 AC. ON PARCEL 'B' AND 4.7 AC. ON PARCEL 'D' AT A 2:1 RATIO AS PARCELS 'B' AND 'D' ARE CONSIDERED AS "OFF-SITE" SINCE THOSE PARCELS WERE EXCLUDED FROM THE FOREST CALCULATIONS. (7.0 AC. TOTAL = 3.5 AC. CREDITED) AND BY THE ON-SITE AFFORESTATION/REFORESTATION OF 12.2 AC. ON PARCEL 'D'. AN ADDITIONAL 12.9 AC. OF PLANTING ABOVE THE REQUIREMENT SHALL BE USED FOR THE ESTABLISHMENT OF A PRIVATE FOREST MITIGATION BANK. FOREST CONSERVATION SURETY IN THE AMOUNT OF \$66,428.20 (\$341,728.20 FOR MITIGATION BANK AND \$328,700.00 FOR SITE OBLIGATION) WAS PAID AS PART OF THE OPW, DEVELOPER'S AGREEMENT.
19. LANDSCAPING FOR THIS SUBDIVISION IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE ROAD CONSTRUCTION PLAN SET IN ACCORDANCE WITH SECTION 16.12.4 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL WITH AN OPW, DEVELOPER'S AGREEMENT WITH SURETY IN THE AMOUNT OF \$50,400.00.
20. THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 2-2-07 10-D#11733052.

21. THE PURPOSE OF THE PRESERVATION PARCELS AND THE JUSTIFICATION FOR THE DESIGN OF THE CLUSTER SUBDIVISION IS AS FOLLOWS:

PRESERVATION PARCEL 'A' IS PROPOSED AS A BUILDABLE PARCEL ONE (1) HOUSING ALLOCATION ALLOWING ONE (1) BUILDABLE UNIT SHALL BE UTILIZED. THIS PARCEL SHALL INCLUDE BUT NOT BE LIMITED TO STORM DRAINS AND UTILITY EASEMENTS. IT WILL BE PRIVATELY OWNED. IT IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY AND THE HOMEOWNERS ASSOCIATION. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.

PRESERVATION PARCELS 'B' AND 'C' ARE PROPOSED AS NON-BUILDABLE PARCELS TO PRESERVE EXISTING FOREST AND PROVIDE OPEN AREAS OF GREENERY. THEY WILL BE PRIVATELY OWNED. THEY ARE ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY AND THE HOMEOWNERS ASSOCIATION. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.

PRESERVATION PARCEL 'D' IS PROPOSED AS NON-BUILDABLE PARCEL FOR THE PRESERVATION OF THE RURAL CHARACTER OF TEN OAKS ROAD AND ADJACENT PROPERTIES BY PROVIDING AFFORESTATION AND LANDSCAPING ALONG THE PROPERTY FRONTAGE AND PRESERVATION OF ENVIRONMENTALLY SENSITIVE AREAS SUCH AS STREAMS, WETLANDS AND 100-YEAR FLOODPLAIN. IT WILL BE DEDICATED TO HOWARD COUNTY. IT IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY AND THE HOMEOWNERS ASSOCIATION. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.

PRESERVATION PARCELS 'E' AND 'F' ARE PROPOSED AS NON-BUILDABLE PARCELS FOR STORMWATER MANAGEMENT FACILITIES AS A REQUIREMENT TO CONTROL STORMWATER RUNOFF. THEY WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION. THEY ARE ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.

PRESERVATION PARCEL 'G' IS PROPOSED AS A NON-BUILDABLE PARCEL FOR A STORMWATER MANAGEMENT FACILITY FOR THE ST. LOUIS CHURCH (SDP-03-064). IT WILL BE DEDICATED TO THE ST. LOUIS CHURCH. IT IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY. THE 20' MINIMUM PUBLIC ROAD FRONTAGE REQUIREMENT FOR PARCEL 'G' IS NOT PROVIDED THROUGH THIS SUBDIVISION BUT FRONTAGE AND ACCESS IS PROVIDED AS PART OF THE ST. LOUIS CHURCH PROPERTY, PARCEL 196 AND SDP-03-64.
22. THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY, TO THE BEST OF OUR KNOWLEDGE.
23. THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE FOURTH (4th) EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS A CONSEQUENCE OF SUBMITTING THE PRELIMINARY PLAN PRIOR TO 1-15-01. THIS PROJECT IS SUBJECT TO COMPLIANCE WITH COUNCIL BILL 50-2001 WHICH AMENDS PORTIONS OF THE ZONING REGULATIONS AS A CONSEQUENCE FOR NOT HAVING PRELIMINARY PLAN APPROVAL PRIOR TO 1-1-2001. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS OR PARCELS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE BUILDING OR GRADING PERMIT APPLICATION.
24. OPEN SPACE IS NOT REQUIRED AS PRESERVATION PARCEL 'D' SHALL BE DEDICATED TO HOWARD COUNTY.
25. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE).
26. THE FOLLOWING APPLICABLE DPZ FILES FOR THIS PROJECT ARE: S-02-011, P-05-13, SDP-03-64 (ST. LOUIS CHURCH RED-LINE REVISION FOR SWM FACILITY), AND RE-06-05.
27. USING THE DENSITY/CLUSTER EXCHANGE OPTION DESCRIBED UNDER SECTION 106 OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR 6 OF THE RESIDENTIAL LOTS ON THIS SUBDIVISION HAVE BEEN TRANSFERRED FROM THE JASON PARKER PROPERTY (6 DEO UNITS).
28. NON-BUILDABLE BULK PARCEL 'I' SHALL BE DEDICATED TO HOWARD COUNTY MARYLAND.
29. THERE IS A DWELLING UNDER CONSTRUCTION ON LOT 1.
30. THE ACREAGE OF BULK PARCEL 'J' CANNOT BE USED IN THE DENSITY CALCULATIONS AS THAT PARCEL IS TO BE CONVEYED TO THE ST. LOUIS CHURCH. THE 20' MINIMUM PUBLIC ROAD FRONTAGE REQUIREMENT FOR BULK PARCEL 'J' IS NOT PROVIDED THROUGH THIS SUBDIVISION BUT FRONTAGE AND ACCESS IS PROVIDED AS PART OF THE ST. LOUIS CHURCH PROPERTY, PARCEL 196.

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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald Mason 5/16/07
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

Dale Thompson 15 May 2007
 DALE THOMPSON
 DAYTON OAKS, LLC

AREA TABULATION CHART - THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	32
BUILDABLE CLUSTER LOTS	30
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	1
NON-BUILDABLE PRESERVATION PARCELS	6
NON-BUILDABLE BULK PARCELS	3
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	35.23± AC.
BUILDABLE CLUSTER LOTS	35.23± AC.
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	7.41± AC.
NON-BUILDABLE PRESERVATION PARCELS	64.62± AC.
NON-BUILDABLE BULK PARCELS	5.02± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	5.35± AC.
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	42
TOTAL AREA OF SUBDIVISION TO BE RECORDED	117.63± AC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS.
 HOWARD COUNTY HEALTH DEPARTMENT

B. Nihan for Peter Beileman MD 6/15/2007
 HOWARD COUNTY HEALTH OFFICER *GC* DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Dale Thompson 5/24/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION *DT* DATE

Donald Mason 6/28/07
 DIRECTOR *DM* DATE

BENCHMARK
 ENGINEERS & LAND SURVEYORS & PLANNERS
 ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE & SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 phone: 410-465-6105 fax: 410-465-6644
 www.bei-civilengineering.com

OWNER:
 DAYTON OAKS, LLC
 6300 WOODSIDE COURT
 COLUMBIA, MARYLAND 21046

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY DAYTON OAKS, LLC FROM BARBARA J. PALMER AND DONNA P. CLELAND BY DEED DATED MARCH 9, 2007 AND RECORDED IN LIBER 10571 AT FOLIO 375 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

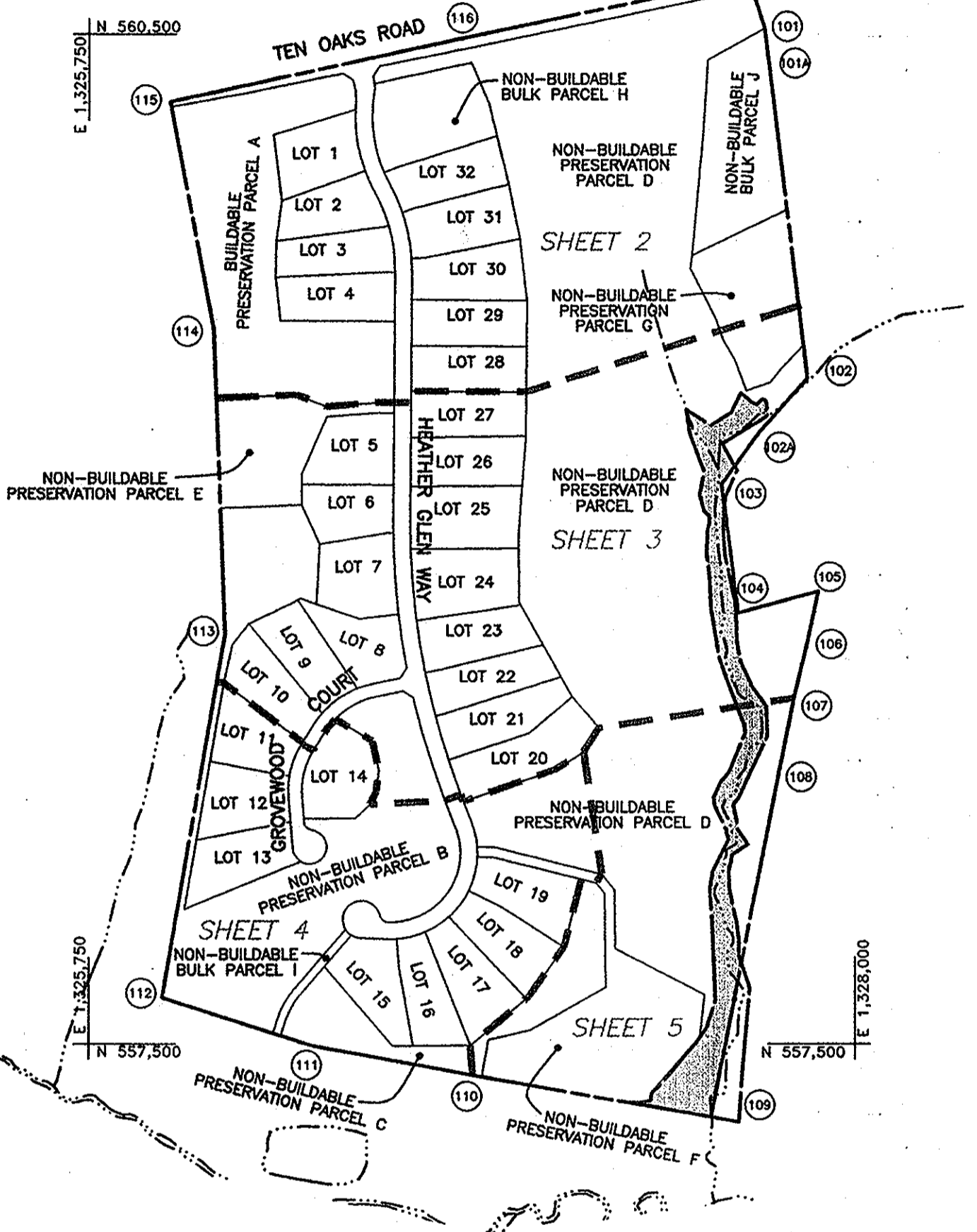
Donald Mason 5/16/07
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

OWNER'S CERTIFICATE

"DAYTON OAKS, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES 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 OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 15TH DAY OF MAY, 2007."

Dale Thompson 15 May 2007
 DALE THOMPSON DATE

Amy Seuer 15 May 2007
 WITNESS DATE



PLAN VIEW
 SCALE: 1" = 400'

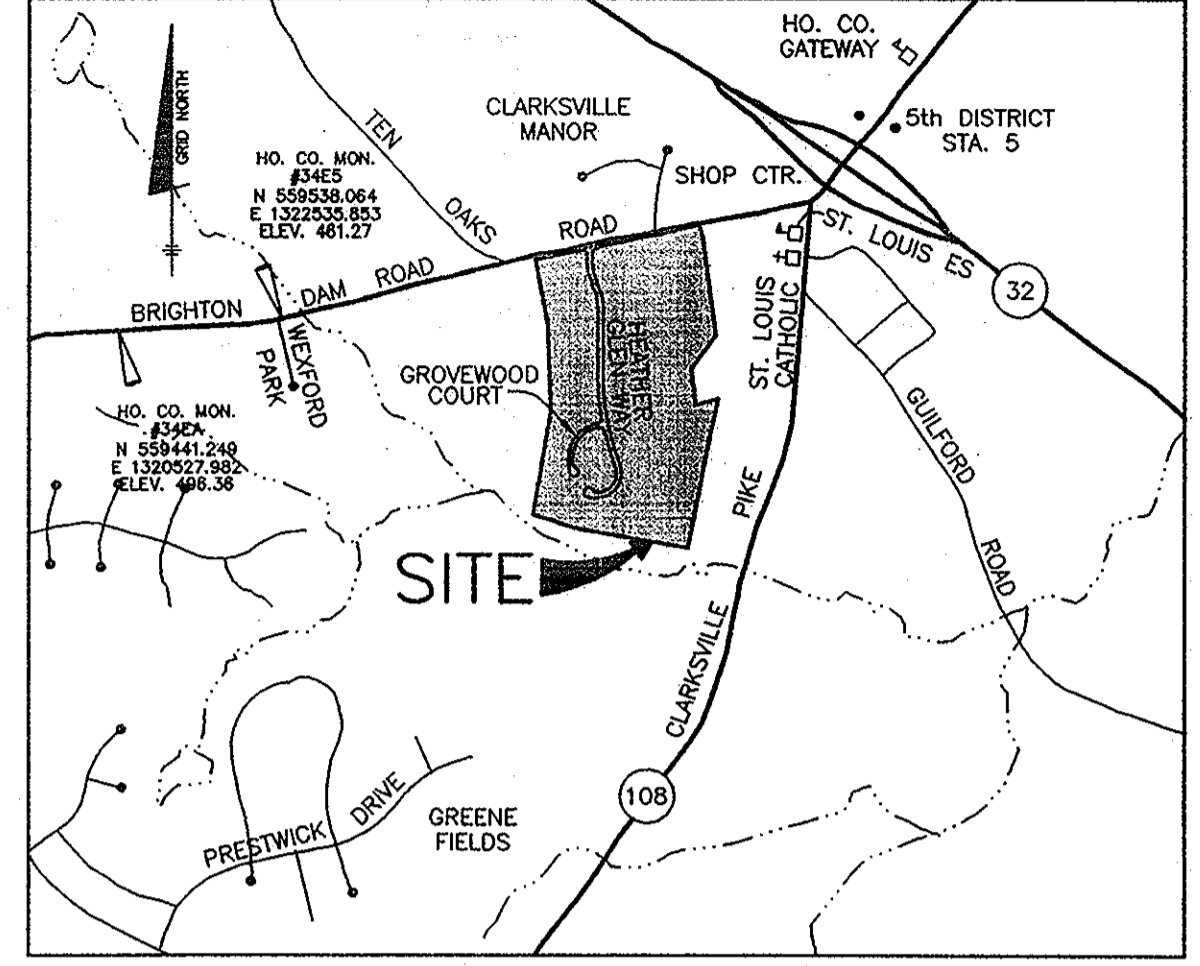
SECURED LIENHOLDERS' CONSENT

SANDY SPRING BANK AND REGAL BANCORP, INC., WHO ARE THE HOLDERS AND BENEFICIARIES OF INDEMNITY DEEDS OF TRUST ENCUMBERING THE PROPERTY SHOWN HEREON, HEREBY CONSENT TO THIS PLAN OF SUBDIVISION, AND THE FOREGOING SECURED LIENHOLDERS AND DAYTON OAKS, LLC, THE OWNER OF THE PROPERTY SHOWN HEREON, ACKNOWLEDGE AND AGREE THAT THE FOREGOING INDEMNITY DEEDS OF TRUST FOR THE BENEFIT OF EACH OF THE FOREGOING SECURED LIENHOLDERS ENCUMBER EACH AND EVERY LOT, BUILDABLE PRESERVATION PARCEL, NON-BUILDABLE PRESERVATION PARCEL, ROAD, STREET AND ALL OTHER PROPERTY COMPRISING THIS PLAN OF SUBDIVISION AS SHOWN HEREON.

SANDY SPRING BANK
 BY: *Steven Anderson*
 NAME: STEVEN ANDERSON
 TITLE: VP

REGAL BANCORP, INC.
 BY: *Jamie H. Glavinic*
 NAME: JAMIE H. GLAVINIC
 TITLE: SVP

DAYTON OAKS, LLC,
 A MARYLAND LIMITED LIABILITY COMPANY
 BY: DALE THOMPSON BUILDERS, INC.
 A MARYLAND CORPORATION'S SOLE MEMBER
 BY: *Dale Thompson* President



VICINITY MAP
 SCALE: 1" = 2000'

DENSITY EXCHANGE CHART

GROSS AREA	114.75 AC.± (117.63 AC. - 2.88 AC. Bulk Parcel J)
100-YEAR FLOODPLAIN AREA & STEEP SLOPES	3.73 AC.±
NET TRACT AREA	111.02 AC.±
DWELLING UNITS ALLOWED (as matter of right)	114.75 AC.± @ 1 DU per 4.25 GROSS ACRES = 27
MAXIMUM DWELLING UNITS ALLOWED W/ DEO'S	111.02 AC.± @ 1 DU per 2.00 NET ACRES = 55
PROPOSED DWELLING UNITS	35 (33 in phase 1 & 2 in phase 2)
NUMBER OF DEO UNITS TO BE RECEIVED	35 - 27 (base density) = 8
SENDING PARCEL INFORMATION	6 DEO'S PROPERTY OF JASON PARKER TAX MAP 15 GRID 10 PARCEL 17 L. 3956 F. 65 RE-06-05 PLAT No. 18439

NOTE: 2 DEO'S ARE NEEDED FOR PHASE 2. THE TRANSFER OF THESE 2 DEO'S WILL BE ACCOMPLISHED VIA THE RECORDED OF A FUTURE SENDING AND RECEIVING PLAT.

COORDINATE CHART (NAD '83)

No.	BOUNDARY COORDINATES		RIGHT-OF-WAY COORDINATES		RIGHT-OF-WAY COORDINATES			
	NORTH	EAST	No.	NORTH	No.	EAST		
100	560663.0290	1327687.0796	500	560285.1503	1325991.2048	522	568529.3870	1326592.8832
101	560516.0282	1327733.1434	501	560319.1367	1326174.2999	523	568546.0817	1326672.6374
101A	560407.3861	1327747.2945	502	560383.9662	1326494.7511	524	568526.8063	1326702.5707
102	559474.8432	1327860.9351	503	560364.4983	1326524.5848	525	568529.1145	1326786.0395
102A	559316.2928	1327719.1363	504	560329.7425	1326532.1693	526	568135.2270	1326827.8588
103	559161.9905	1327808.9434	505	560305.5594	1326533.9870	527	567857.7004	1326827.6544
104	558781.4613	1327657.3854	506	560285.1395	1326532.6618	528	567877.4414	1326804.2494
105	558845.4878	1327892.0143	507	560226.4050	1326589.9469	529	567810.9688	1326848.1813
106	558700.5384	1327882.1408	508	559795.4733	1326648.2189	530	557807.7437	1326625.5739
107	558524.8760	1327821.1848	509	559081.6074	1326643.6475	531	558152.9597	1326874.6087
108	558298.0282	1327776.5416	510	558614.8940	1326684.1321	532	558236.8943	1326842.7753
109	557281.1143	1327578.1284	511	558585.2331	1326684.4420	533	559061.2959	1326693.6465
110	557405.7378	1326878.1578	512	558568.5384	1326584.6877	534	559795.1617	1326698.2190
111	557492.4830	1326410.3654	513	558444.9455	1326409.5522	535	560050.4021	1326833.8119
112	557635.1916	1325966.2225	514	558389.0202	1326375.4131	536	560281.9014	1326822.5588
113	558717.0109	1326150.9715	515	558272.0189	1326150.9715	537	560302.7085	1326853.9071
114	559619.0029	1326116.7496	516	558077.5950	1326348.5480	538	560316.0418	1326858.8173
115	560300.0141	1325988.4035	517	558131.1701	1326404.4919	539	560384.7701	1326855.9376
116	560487.2112	1326846.2344	518	558154.0090	1326382.6200	540	560376.3971	1326853.4003
			519	558230.1777	1326376.5860	541	560405.7795	1326802.5737
			520	558368.1788	1326409.5545	542	560456.3781	1326852.6815
			521	558424.1041	1326443.8937	543	560632.8267	1327696.5437

RECORDED AS PLAT NO. 19214
 ON 6/28/07 AMONG THE LAND
 RECORDS OF HOWARD COUNTY, MARYLAND.

THE PRESERVE AT CLARKSVILLE

LOTS 1-32
 BUILDABLE PRESERVATION PARCEL 'A'
 NON-BUILDABLE PRESERVATION PARCELS 'B'-G'
 NON-BUILDABLE BULK PARCELS 'H'-J'

S-02-011 P-05-013 RE-06-05
 FIFTH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 34 SCALE: AS SHOWN
 GRID: 11, 12, 17 & 18 DATE: MAY, 2007
 PARCEL: -77 SHEET: 1 OF 5
 ZONED: RR-DEO

LINE	BEARING	DISTANCE
WL7	N00°00'00"E	54.21'
WL8	N05°26'36"W	29.71'
WL9	N07°22'28"W	148.80'
WL10	N00°29'09"W	83.09'
WL11	N17°06'42"E	19.15'
WL12	N81°15'31"E	18.53'
WL13	S72°29'01"E	14.04'
WL14	S36°53'07"E	73.94'
WL15	S34°42'36"E	100.21'
WL16	S23°26'25"E	92.09'
WL17	S17°43'56"E	74.24'

N 560,150
E 1,325,900
N 560,250
E 1,327,750

N/F
JEAN H. WARFIELD
2623/519
P. 43
ZONED: RRDCO
AGRICULTURAL EASEMENT
HC-91-04-E

SECURED LIENHOLDERS' CONSENT

SANDY SPRING BANK AND REGAL BANCORP, INC., WHO ARE THE HOLDERS AND BENEFICIARIES OF INDEMNITY DEEDS OF TRUST ENCUMBERING THE PROPERTY SHOWN HEREON, HEREBY CONSENT TO THIS PLAN OF SUBDIVISION, AND THE FOREGOING SECURED LIENHOLDERS AND DAYTON OAKS, LLC, THE OWNER OF THE PROPERTY SHOWN HEREON, ACKNOWLEDGE AND AGREE THAT THE FOREGOING INDEMNITY DEEDS OF TRUST FOR THE BENEFIT OF EACH OF THE FOREGOING SECURED LIENHOLDERS ENCUMBER EACH AND EVERY LOT, BUILDABLE PRESERVATION PARCEL, NON-BUILDABLE PRESERVATION PARCEL, ROAD, STREET AND ALL OTHER PROPERTY COMPRISING THIS PLAN OF SUBDIVISION AS SHOWN HEREON.

SANDY SPRING BANK
BY: *Steven Anderson*
NAME: STEVEN ANDERSON
TITLE: VP

REGAL BANCORP, INC.
BY: *Amie H. Cronin*
NAME: AMIE H. CRONIN
TITLE: SVP

DAYTON OAKS, LLC
A MARYLAND LIMITED LIABILITY COMPANY
BY: DALE THOMPSON BUILDERS, INC.
A MARYLAND CORPORATION, ITS SOLE MEMBER
BY: *Dale Thompson*, President

AREA TABULATION CHART - THIS PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	9
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	1
NON-BUILDABLE PRESERVATION PARCELS	2
NON-BUILDABLE BULK PARCELS	2
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	9.61± AC.
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	7.41± AC.
NON-BUILDABLE PRESERVATION PARCELS	15.98± AC.
NON-BUILDABLE BULK PARCELS	4.82± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	2.31± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	40.13± AC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT

Brian Peter Beilensen, MD 6/15/2007
HOWARD COUNTY HEALTH OFFICER GAC DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Dale Thompson 5/24/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

David Lafferty 6/28/07
DIRECTOR DATE



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.

Ronald Mason 5/16/07
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 10978

Dale Thompson 5/11/07
DALE THOMPSON
DAYTON OAKS, LLC

PLAN VIEW
SCALE: 1" = 100'

- LEGEND**
- BRL INDICATES BUILDING RESTRICTION LINE
 - FOREST CONSERVATION EASEMENT
 - NATURAL AREA CONSERVATION CREDIT EASEMENT
 - SEPTIC EASEMENT (SEE GENERAL NOTE 13 ON SHEET 1)
 - PUBLIC EASEMENTS
 - PRIVATE EASEMENTS

OWNER:
DAYTON OAKS, LLC
6300 WOODSIDE COURT
COLUMBIA, MARYLAND 21046

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLICOTT CITY, MARYLAND 21043
phone: 410-465-6105 A fax: 410-465-6644
www.bei-civilengineering.com

CURVE DATA TABLE

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
504-505	87.00'	24.33'	16°01'24"	12.25'	S04°17'55"E 24.25'
506-507	475.00'	268.56'	32°23'41"	137.98'	S12°29'03"E 265.00'
507-508	475.00'	240.74'	29°02'19"	123.01'	S14°09'44"E 238.17'
534-535	525.00'	266.08'	29°02'19"	135.96'	N14°09'44"W 263.24'
535-536	425.00'	240.29'	32°23'41"	123.45'	N12°29'03"W 237.11'
537-538	87.00'	13.48'	08°52'46"	6.76'	N08°09'11"E 13.47'
538-539	113.00'	49.11'	24°54'11"	24.95'	N00°08'29"E 48.73'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY DAYTON OAKS, LLC FROM BARBARA J. PALMER AND DONNA P. CLELAND BY DEED DATED MARCH 9, 2007, AND RECORDED IN LIBER 10571 AT FOLIO 375 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Ronald Mason 5/16/07
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

OWNER'S CERTIFICATE

"DAYTON OAKS, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 OUR HANDS THIS 15TH DAY OF MAY, 2007."

Dale Thompson 5/11/07
DALE THOMPSON DATE

Amie Cronin 5/16/07
WITNESS DATE

RECORDED AS PLAT NO. 19215
ON 6/28/07 AMONG THE LAND
RECORDS OF HOWARD COUNTY, MARYLAND.

THE PRESERVE AT CLARKSVILLE
LOTS 1-32
BUILDABLE PRESERVATION PARCEL 'A'
NON-BUILDABLE PRESERVATION PARCELS 'B'-'G'
NON-BUILDABLE BULK PARCELS 'H'-'J'

S-02-011 P-05-013 RE-06-05
FIFTH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 34 SCALE: AS SHOWN
GRID: 12, 17 & 18 DATE: MAY, 2007
PARCEL: ZONED: DEO SHEET: 2 OF 5

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.

Donald Mason 5/16/07
 DONALD A. MASON 5/16/07
 REGISTERED PROFESSIONAL LAND SURVEYOR DATE
 MARYLAND NO. 21320

Dale Thompson 15 May 2009
 DALE THOMPSON 15 May 2009
 DAYTON OAKS LLC DATE

SECURED LIENHOLDERS' CONSENT

SANDY SPRING BANK AND REGAL BANCORP, INC., WHO ARE THE HOLDERS AND BENEFICIARIES OF INDEMNITY DEEDS OF TRUST ENCUMBERING THE PROPERTY SHOWN HEREON, HEREBY CONSENT TO THIS PLAN OF SUBDIVISION, AND THE FOREGOING SECURED LIENHOLDERS AND DAYTON OAKS, LLC, THE OWNER OF THE PROPERTY SHOWN HEREON, ACKNOWLEDGE AND AGREE THAT THE FOREGOING INDEMNITY DEEDS OF TRUST FOR THE BENEFIT OF EACH OF THE FOREGOING SECURED LIENHOLDERS ENCOMBER EACH AND EVERY LOT, BUILDABLE PRESERVATION PARCEL, NON-BUILDABLE PRESERVATION PARCEL, ROAD, STREET AND ALL OTHER PROPERTY COMPRISING THIS PLAN OF SUBDIVISION AS SHOWN HEREON.

SANDY SPRING BANK REGAL BANCORP, INC.
 BY: *Steven Anderson* BY: *James H. McLaughlin*
 NAME: STEVEN ANDERSON NAME: JAMES H. MCLAUGHLIN
 TITLE: VP TITLE: EVP

DAYTON OAKS, LLC, A MARYLAND LIMITED LIABILITY COMPANY
 BY: DALE THOMPSON BUILDERS, INC., A MARYLAND CORPORATION, ITS SOLE MEMBER
 BY: *Dale Thompson* President
 N/F JEAN N. WARFIELD 2023/010
 P. 43 ZONED: RR-DEO
 AGRICULTURAL EASEMENT HO-91-04-E

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
509-510	2325.00'	449.24'	11°04'15"	225.32'	S05°10'42"E 448.54'
512-513	270.00'	220.42'	46°46'32"	116.77'	S54°47'22"W 214.35'
521-522	230.00'	187.77'	46°46'32"	99.47'	N54°47'22"E 182.60'
524-525	2325.00'	321.83'	07°55'52"	161.17'	S16°53'50"E 321.58'
532-533	2275.00'	842.60'	21°13'15"	426.18'	N10°15'12"W 837.79'

P/O NON-BUILDABLE PRESERVATION PARCEL G DEDICATED TO ST. LOUIS CHURCH PRESERVATION EASEMENT PRIVATE STORMWATER MANAGEMENT EASEMENT HOWARD COUNTY, MARYLAND EASEMENT HOLDER 0.83 AC. (this sheet) 2.52 AC. (total)

LINE	BEARING	DISTANCE
WL1	N42°55'45"W	123.09'
WL2	N39°22'03"W	45.54'
WL3	N40°16'36"W	105.75'
WL4	N21°57'35"W	50.86'
WL5	N06°50'48"W	53.19'
WL6	N01°41'08"E	71.85'
WL7	S17°43'56"E	74.24'
WL18	S12°12'25"E	106.62'
WL19	S28°11'28"E	144.90'
WL20	N52°57'20"E	166.87'

AREA TABULATION CHART - THIS PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	14
BUILDABLE	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	1 and p/o 3
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	15.85± AC.
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	22.93± AC.
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	1.73± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	40.51± AC.

- LEGEND**
- BRL INDICATES BUILDING RESTRICTION LINE
 - FOREST CONSERVATION EASEMENT
 - NATURAL AREA CONSERVATION CREDIT EASEMENT
 - SEPTIC EASEMENT (SEE GENERAL NOTE 13 ON SHEET 1)
 - PUBLIC 100-YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT
 - PUBLIC DRAINAGE & UTILITY EASEMENTS
 - PRIVATE EASEMENTS

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
B. Wilson for Peter Bickelmeier MD 6/15/2007
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Maureen 5/24/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Stephen 6/28/07
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY DAYTON OAKS, LLC FROM BARBARA J. PALMER AND DONNA P. CLELAND BY DEED DATED MARCH 9, 2007 AND RECORDED IN LIBER 10571 AT FOLIO 375 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 5/16/07
 DONALD A. MASON 5/16/07
 REGISTERED PROFESSIONAL LAND SURVEYOR DATE
 MARYLAND NO. 21320

OWNER'S CERTIFICATE

"DAYTON OAKS, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES 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 THE 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 ERCTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 15TH DAY OF MAY, 2007."

Dale Thompson 15 May 2009
 DALE THOMPSON 15 May 2009
 OWNER: DAYTON OAKS, LLC 6300 WOODSIDE COURT COLUMBIA, MARYLAND 21046
 BENCHMARK ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE & SUITE 418 ELLICOTT CITY, MARYLAND 21043 phone: 410-465-6105 fax: 410-465-6644 www.bei-civilengineering.com
Amy 5/15/07
 WITNESS DATE

RECORDED AS PLAT NO. 19a10 ON 6/28/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE PRESERVE AT CLARKSVILLE

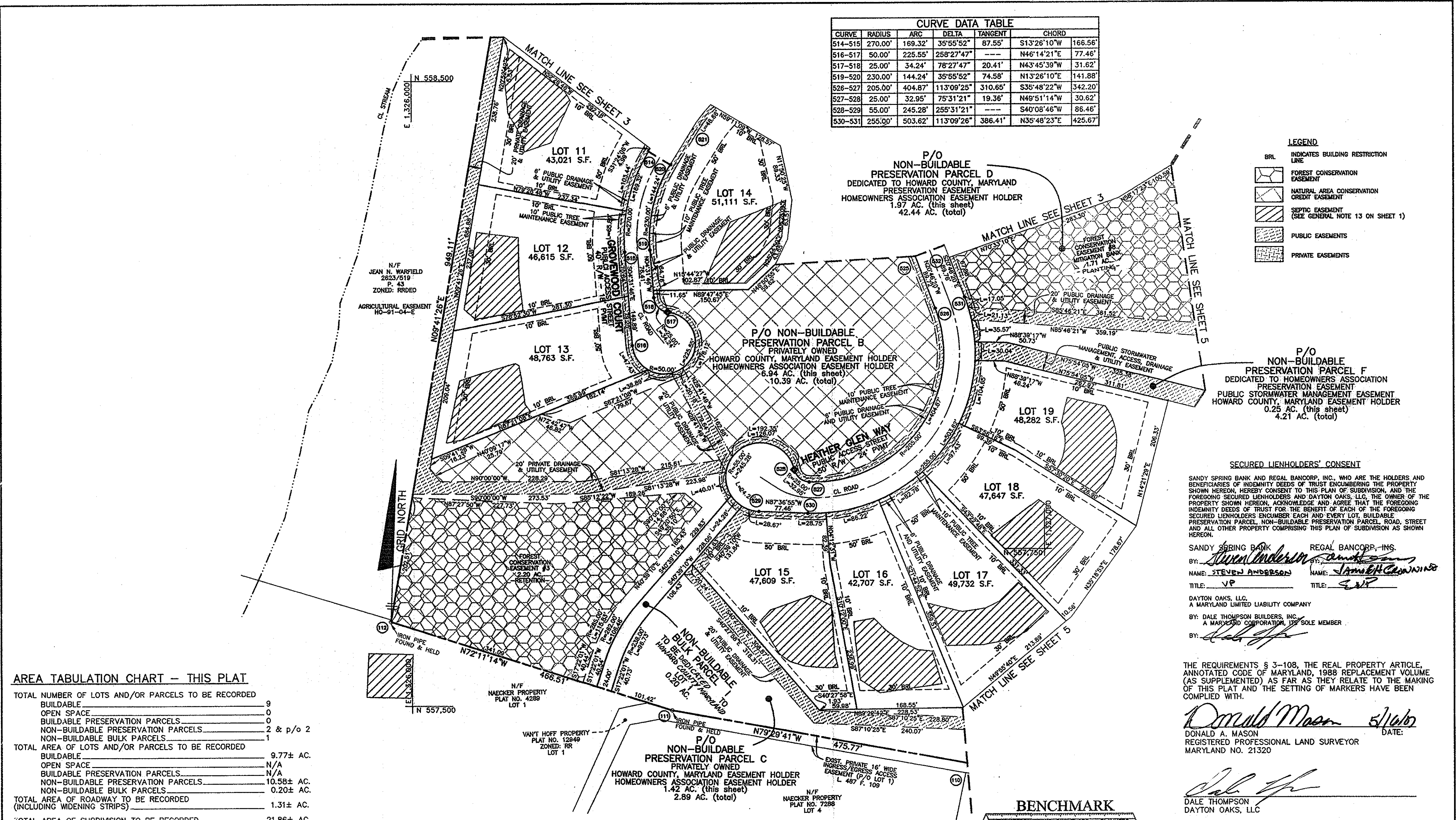
LOTS 1-32
 BUILDABLE PRESERVATION PARCEL 'A'
 NON-BUILDABLE PRESERVATION PARCELS 'B'- 'G'
 NON-BUILDABLE BULK PARCELS 'H'- 'J'

S-02-011 P-05-013 RE-06-05
 FIFTH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 34 SCALE: AS SHOWN
 GRID: 11, 12, 17 & 18 DATE: MAY, 2007
 PARCEL: 77 SHEET: 3 OF 5
 ZONED: RR-DEO

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
514-515	270.00'	169.32'	35°55'52"	87.55'	S13°26'10"W 166.56'
516-517	50.00'	225.55'	258°27'47"	---	N46°14'21"E 77.46'
517-518	25.00'	34.24'	78°27'47"	20.41'	N43°45'39"W 31.62'
519-520	230.00'	144.24'	35°55'52"	74.58'	N13°26'10"E 141.88'
526-527	205.00'	404.87'	113°09'25"	310.65'	S35°48'22"W 342.20'
527-528	25.00'	32.95'	75°31'21"	19.36'	N48°51'14"W 30.62'
528-529	55.00'	245.28'	255°31'21"	---	S40°08'46"W 86.46'
530-531	255.00'	503.62'	113°09'26"	386.41'	N35°48'23"E 425.67'

LEGEND

- BRL INDICATES BUILDING RESTRICTION LINE
- FOREST CONSERVATION EASEMENT
- NATURAL AREA CONSERVATION CREDIT EASEMENT
- SEPTIC EASEMENT (SEE GENERAL NOTE 13 ON SHEET 1)
- PUBLIC EASEMENTS
- PRIVATE EASEMENTS



AREA TABULATION CHART - THIS PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	9
BUILDABLE	0
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	2 & p/o 2
NON-BUILDABLE BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	9.77± AC.
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	10.58± AC.
NON-BUILDABLE BULK PARCELS	0.20± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	1.31± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	21.86± AC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT

Barbara Peter Beileman MD 6/15/2007
HOWARD COUNTY HEALTH OFFICER GAC DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Mr. [Signature] 5/24/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Stephen Leffler 6/28/07
DIRECTOR DATE

OWNER:
DAYTON OAKS, LLC
6300 WOODSIDE COURT
COLUMBIA, MARYLAND 21046

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY DAYTON OAKS, LLC FROM BARBARA J. PALMER AND DONNA P. CLELAND BY DEED DATED MARCH 9, 2007 AND RECORDED IN LIBER 10571 AT FOLIO 375 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 5/16/07
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND No. 21320 DATE

PLAN VIEW
SCALE: 1" = 100'

OWNER'S CERTIFICATE

"DAYTON OAKS, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 15TH DAY OF MAY, 2007."

Dale Thompson 15 May 2007
DALE THOMPSON DATE

Amey June 5/15/07
WITNESS DATE

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
8480 BALTIMORE NATIONAL PIKE SUITE 418
ELLCOTT CITY, MARYLAND 21043
phone: 410-465-6105 fax: 410-465-6644
www.bei-civilengineering.com

SECURED LIENHOLDERS' CONSENT

SANDY SPRING BANK AND REGAL BANCORP, INC., WHO ARE THE HOLDERS AND BENEFICIARIES OF INDEMNITY DEEDS OF TRUST ENCUMBERING THE PROPERTY SHOWN HEREON, HEREBY CONSENT TO THIS PLAN OF SUBDIVISION, AND THE FOREGOING SECURED LIENHOLDERS AND DAYTON OAKS, LLC, THE OWNER OF THE PROPERTY SHOWN HEREON, ACKNOWLEDGE AND AGREE THAT THE FOREGOING INDEMNITY DEEDS OF TRUST FOR THE BENEFIT OF EACH OF THE FOREGOING SECURED LIENHOLDERS ENCUMBER EACH AND EVERY LOT, BUILDABLE PRESERVATION PARCEL, NON-BUILDABLE PRESERVATION PARCEL, ROAD, STREET AND ALL OTHER PROPERTY COMPRISING THIS PLAN OF SUBDIVISION AS SHOWN HEREON.

SANDY SPRING BANK REGAL BANCORP, INC.
BY: *Steven Anderson* NAME: STEVEN ANDERSON TITLE: VP
BY: *Jane E. [Signature]* NAME: JANE E. [Signature] TITLE: SVP

DAYTON OAKS, LLC, A MARYLAND LIMITED LIABILITY COMPANY
BY: *Dale Thompson* DALE THOMPSON BUILDERS, INC. A MARYLAND CORPORATION, ITS SOLE MEMBER

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.

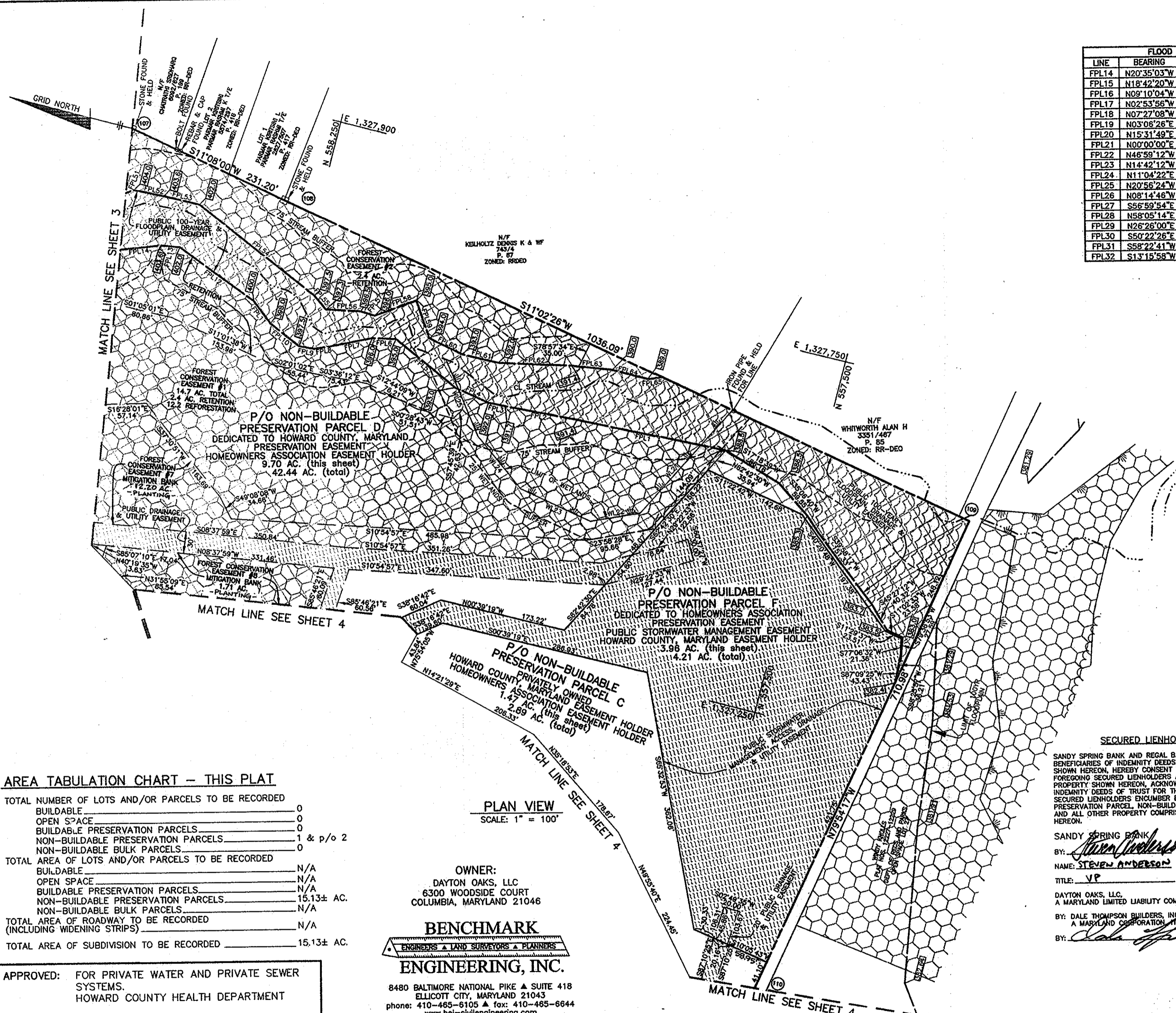
Donald A. Mason 5/16/07
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320 DATE

Dale Thompson
DALE THOMPSON
DAYTON OAKS, LLC

RECORDED AS PLAT NO. 19217
ON 6/28/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE PRESERVE AT CLARKSVILLE
LOTS 1-32
BUILDABLE PRESERVATION PARCEL 'A'
NON-BUILDABLE PRESERVATION PARCELS 'B'-'G'
NON-BUILDABLE BULK PARCELS 'H'-'J'

S-02-011 P-05-013 RE-06-05
FIFTH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 34 SCALE: AS SHOWN
GRID: 11, 12, 17 & 18 DATE: MAY, 2007
PARCEL: 77 ZONED: RR-DEO SHEET: 4 OF 5



FLOOD PLAIN LINE TABLE FOR SHEET 3

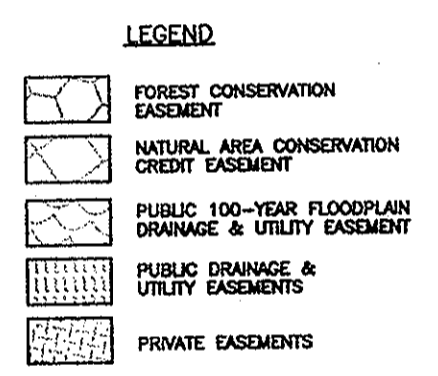
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
FPL14	N20°35'03"W	141.87'	FPL33	N89°14'45"E	6.65'
FPL15	N18°42'20"W	73.04'	FPL34	S38°53'08"E	0.53'
FPL16	N09°10'04"W	145.75'	FPL35	S17°44'24"W	14.61'
FPL17	N02°53'56"W	98.56'	FPL36	S11°51'36"E	11.67'
FPL18	N07°27'08"W	70.61'	FPL37	S07°16'47"E	6.68'
FPL19	N03°06'26"E	69.35'	FPL38	S32°55'14"E	5.71'
FPL20	N15°31'49"E	20.06'	FPL39	S81°36'43"E	8.70'
FPL21	N00°00'00"E	19.32'	FPL40	N52°22'08"E	12.47'
FPL22	N46°59'12"W	22.03'	FPL41	N32°14'39"E	7.67'
FPL23	N14°42'12"W	50.00'	FPL42	S67°05'58"E	14.86'
FPL24	N11°04'22"E	68.06'	FPL43	S29°15'32"E	75.34'
FPL25	N20°56'24"W	119.38'	FPL44	S02°59'56"W	61.69'
FPL26	N08°14'46"W	72.89'	FPL45	S03°29'26"E	84.32'
FPL27	S56°59'54"E	86.06'	FPL46	S12°14'50"E	98.32'
FPL28	N58°05'14"E	70.88'	FPL47	S12°00'56"E	52.34'
FPL29	N26°26'00"E	64.38'	FPL48	S01°27'50"E	106.53'
FPL30	S50°22'26"E	44.08'	FPL49	S10°23'49"E	70.35'
FPL31	S52°22'41"W	154.30'	FPL50	S25°11'29"E	81.02'
FPL32	S13°15'58"W	11.01'	FPL51	S34°52'26"E	67.91'

FLOOD PLAIN LINE TABLE

LINE	BEARING	DISTANCE
FPL1	N02°27'50"W	207.65'
FPL2	N03°41'41"W	99.41'
FPL3	N02°54'43"W	23.25'
FPL4	N10°14'54"E	50.00'
FPL5	N25°29'45"E	105.23'
FPL6	N11°38'02"W	32.21'
FPL7	N25°43'09"W	60.51'
FPL8	N27°52'55"W	20.77'
FPL9	N04°05'14"W	21.10'
FPL10	N24°21'39"E	50.00'
FPL11	N39°18'31"E	38.24'
FPL12	N22°06'52"E	125.87'
FPL13	N08°34'34"W	26.18'
FPL14	N20°35'03"W	141.87'
FPL15	S34°52'26"E	67.91'
FPL16	S03°01'32"E	41.80'
FPL17	S00°50'33"E	50.00'
FPL18	S24°25'41"W	201.84'
FPL19	S36°25'31"W	24.71'
FPL20	S11°30'54"E	47.78'
FPL21	S03°46'33"W	19.86'
FPL22	S34°23'13"E	60.83'
FPL23	S56°35'33"W	55.05'
FPL24	S11°45'41"W	50.00'
FPL25	S00°46'39"E	50.31'
FPL26	S12°10'12"E	100.53'
FPL27	S08°32'42"E	55.61'
FPL28	S00°31'25"W	50.00'
FPL29	S19°02'05"E	20.98'

WETLAND LINE TABLE

LINE	BEARING	DISTANCE
WL21	N62°42'30"W	200.13'
WL22	N23°58'28"W	69.10'
WL23	N10°59'41"E	105.15'
WL24	N36°28'43"E	92.78'
WL25	N63°20'59"E	112.48'



AREA TABULATION CHART - THIS PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	1 & p/o 2
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	15.13± AC.
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	15.13± AC.

PLAN VIEW
SCALE: 1" = 100'

OWNER:
DAYTON OAKS, LLC
6300 WOODSIDE COURT
COLUMBIA, MARYLAND 21046

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS
8480 BALTIMORE NATIONAL PIKE • SUITE 418
ELICOTT CITY, MARYLAND 21043
phone: 410-485-6105 • fax: 410-485-6644
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SECURED LIENHOLDERS' CONSENT

SANDY SPRING BANK AND REGAL BANCORP, INC., WHO ARE THE HOLDERS AND BENEFICIARIES OF INDEMNITY DEEDS OF TRUST ENCUMBERING THE PROPERTY SHOWN HEREON, HEREBY CONSENT TO THIS PLAN OF SUBDIVISION, AND THE FOREGOING SECURED LIENHOLDERS AND DAYTON OAKS, LLC, THE OWNER OF THE PROPERTY SHOWN HEREON, ACKNOWLEDGE AND AGREE THAT THE FOREGOING SECURED LIENHOLDERS ENJOINER EACH AND EVERY LOT, BUILDABLE PRESERVATION PARCEL, NON-BUILDABLE PRESERVATION PARCEL, ROAD, STREET AND ALL OTHER PROPERTY COMPRISING THIS PLAN OF SUBDIVISION AS SHOWN HEREON.

SANDY SPRING BANK REGAL BANCORP, INC.
BY: *[Signature]* BY: *[Signature]*
NAME: STEVEN ANDERSON NAME: LARRY E. HARRIS
TITLE: VP TITLE: SVP
DAYTON OAKS, LLC, A MARYLAND LIMITED LIABILITY COMPANY
BY: DALE THOMPSON BUILDERS, INC. TITLE MEMBER
BY: *[Signature]* President

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.

Donald Mason 5/16/07
DONALD A. MASON DATE:
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

[Signature]
DALE THOMPSON
DAYTON OAKS, LLC

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 6/15/07
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] 5/24/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 6/28/07
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY DAYTON OAKS, LLC FROM BARBARA J. PALMER AND DONNA P. CLELAND BY DEED DATED MARCH 9, 2007 AND RECORDED IN LIBER 10571 AT FOLIO 375 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 5/16/07
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND No. 21320

OWNER'S CERTIFICATE

"DAYTON OAKS, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 15TH DAY OF MAY, 2007."

[Signature] 15 May 2007
DALE THOMPSON DATE
[Signature] 5/15/07
WITNESS DATE

RECORDED AS PLAT NO. 19218
ON 6/28/07 AMONG THE LAND
RECORDS OF HOWARD COUNTY, MARYLAND.

THE PRESERVE AT CLARKSVILLE

LOTS 1-32
BUILDABLE PRESERVATION PARCEL 'A'
NON-BUILDABLE PRESERVATION PARCELS 'B'-'G'
NON-BUILDABLE BULK PARCELS 'H'-'J'

S-02-011 P-05-013 RE-06-05
FIFTH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 34 SCALE: AS SHOWN
GRID: 11, 12, 17 & 18 DATE: MAY, 2007
PARCEL: 77 SHEET: 5 OF 5
ZONED: RR-DEO