

COORDINATE TABLE

POINT	NORTHING	EASTING
307	596,621.95	1,325,795.09
323	596,522.14	1,325,799.73
324	596,433.21	1,325,776.49
325	596,335.70	1,325,773.87
326	596,286.81	1,325,768.34
327	596,218.96	1,325,677.46
328	595,882.02	1,325,692.76
329	595,823.59	1,325,746.05
330	595,786.19	1,325,861.00
521	595,900.36	1,325,910.02
523	595,864.48	1,326,051.35
531	595,839.57	1,326,170.92
532	595,992.94	1,326,707.12
533	596,352.51	1,326,850.82
534	596,611.89	1,325,794.16

FOREST CONSERVATION LINE TABLE

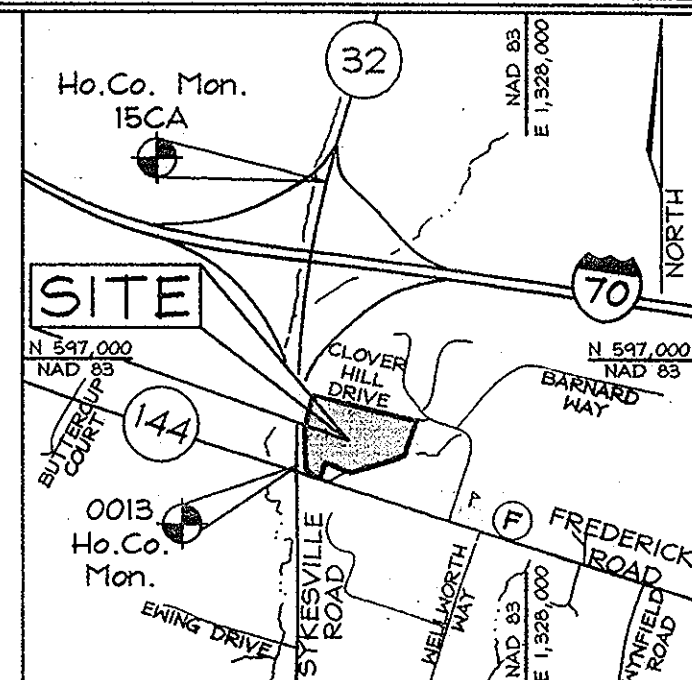
LINE	LENGTH	BEARING
FC1	45.68'	N03°40'56"E
FC2	65.28'	N49°35'24"E
FC3	138.24'	N22°51'52"E
FC4	39.17'	N52°36'46"E
FC5	78.08'	S74°01'30"E
FC6	26.66'	N83°05'43"E
FC7	100.64'	S78°09'12"E
FC8	338.91'	N83°00'07"E
FC9	14.38'	N13°57'11"E

FLOODPLAIN LINE TABLE

LINE	LENGTH	BEARING
F1	130.58	S79°51'05"W
F2	127.39	S76°59'57"W
F3	117.48	S76°43'07"W
F4	166.11	S72°30'29"W
F5	35.75	S84°11'11"W
F6	50.40	N81°21'07"W
F7	37.12	N68°41'45"W
F8	31.80	S84°25'29"W
F9	36.12	S65°11'56"W
F10	34.03	S53°13'30"W

Reservation Of Public Utility And Forest Conservation Easements

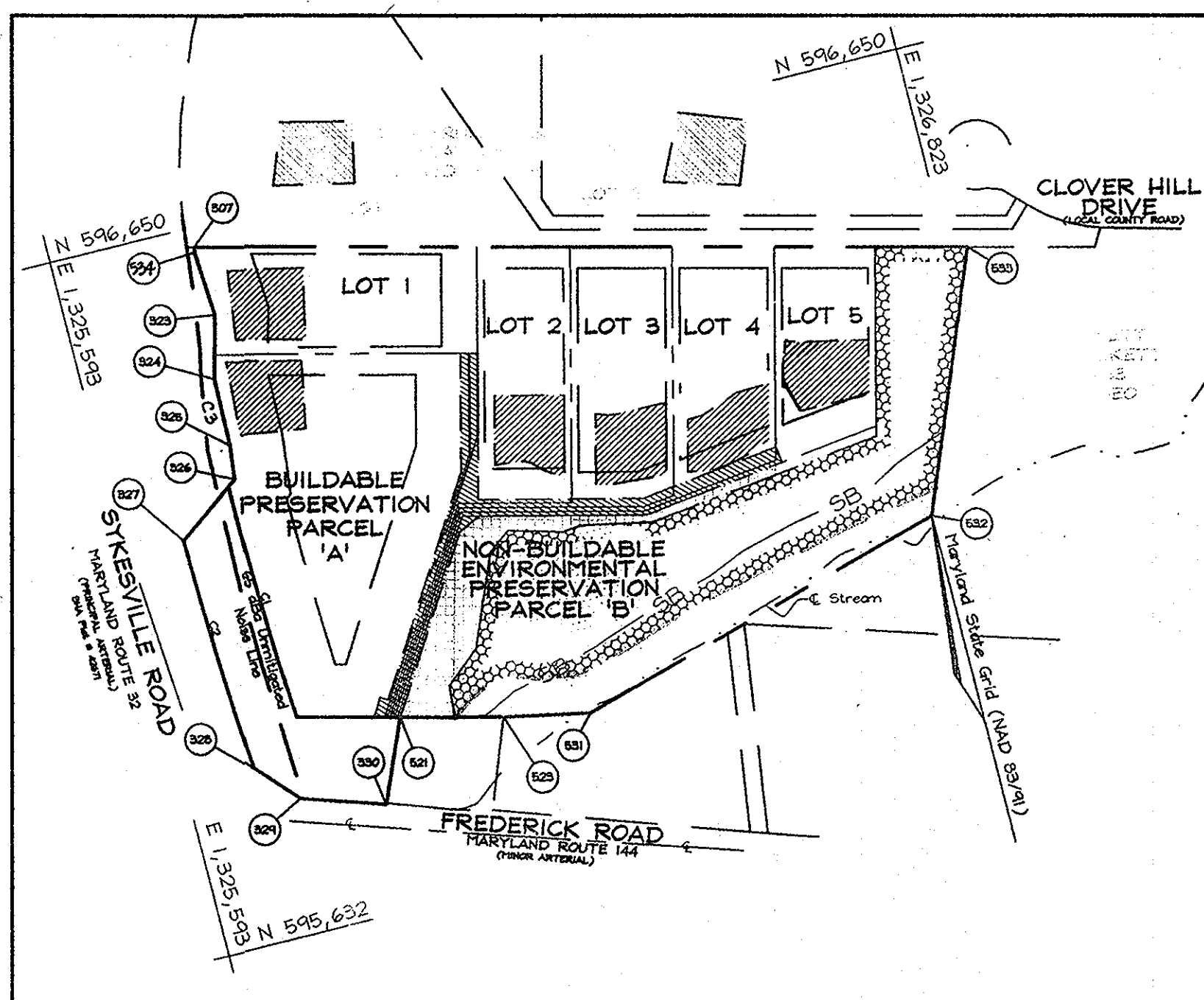
"Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage, other public utilities and forest conservation (designated as "Forest Conservation Area") located in, on, over, and through lots 1-5, Buildable parcel 'A' and Non-buildable Parcel 'B', any conveyances of the aforesaid lots shall be subject to easements herein reserved, whether or not expressly stated in deed(s) conveying said lot(s). Developer shall execute and deliver deeds for easements herein reserved to Howard County, with a Metes and Bounds Description of 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 obligation under the Forest Conservation Installation and Maintenance Agreement executed by Developer and the county, and the release of Developer's surety posted with said agreement, the county shall accept the easements and record the deed(s) of easement in the land records of Howard County."



Continuation of General Notes...
35. The lots shown hereon comply with the minimum ownership, width, and lot area as required by the Maryland Department of the Environment.

Continuation of General Notes...

- 24. 65 dba noise study prepared by the Wilson T. Ballard company and approved under SP-05-12 on June 17, 2005.
- 25. Adequate public facilities (APF) traffic study prepared by Lee Cunningham & Associates, Inc. and approved under SP-05-12 on June 17, 2005.
- 26. Sight distance analysis for point of access prepared by FSH Associates and approved under SP-05-12 on June 17, 2005.
- 27. 100 year Floodplain study prepared by FSH Associates and approved under SP-05-12 on June 17, 2005.
- 28. Forest conservation obligations are fulfilled with the following measures: retention of 2.95 ac of forest in Forest Conservation Easement #1; retention of 1.77 ac of forest on a lot > 60,000 s.f. on Parcel A; and payment of \$19,166.50 for 0.88 ac/38,333 s.f. of fee-in-lieu.
- 29. Surety in the amount of \$25,700.40 will be paid with the Developers Agreement along with the fee-in-lieu.
- 30. This plan has been prepared in accordance with the provisions of section 16.124 of the Howard County Code and Landscape Manual. Financial surety for the required landscaping will be posted as part of the Developer's Agreement in the amount of \$5,100.00 (17 shade trees @ \$300.00).
- 31. This symbol denotes the 100-year floodplain elevation.
- 32. Articles of Incorporation for the Homeowners Association were accepted by the State Department of Assessment and Taxation on September 8th, 2006, incorporation number DI1497245.
- 33. Non-Buildable Environmental Parcel "B" is HOA owned and maintained with Howard County as an easement holder; Buildable Preservation Parcel "A" is privately owned and maintained with Howard County as the HOA as easement holders. The uses and restrictions of the aforementioned parcels are outlined in the Deed of Preservation Easement.
- 34. Using the density exchange option described in section 106 of the Zoning regulations, the development rights for 3 residential lots/parcels shown on the subdivision plan for Terrapin Preserve SP-05-012, have been transferred from: Cavey Property, Tax Map 14, 21, Grid 19 & 20, 1 & 2, Parcel 246 (2 units) and Property of Philip Carroll and Camilla Carroll, Tax Map 23, Parcel 71, Grid 10 (1 unit).
- 35. This plan is subject to a Waiver Petition, WP-07-029. On 10/25/06, the Planning Director approved a waiver from Section 16.144(q)(5) granting sixty (60) day extension for submittal of the Developers Agreement and Final Plat by 12/24/06. General Notes Continued this page...



GENERAL NOTES

- 1. Subject property zoned RR-DEO per 02/02/04 Comprehensive Zoning Plan.
- 2. Coordinates based on NAD '83, NAVD 88 Maryland Coordinate System as projected by Howard County. Geodetic Control Stations no. 15CA and no. 15FA. * Denotes approximate location (see location map).
 Sta. 15CA N 598,862.225 E 1,325,913.532 El. 515.439 (feet)
 Sta. 0013 N 595,406.381 E 1,325,627.676 El. 486.249 (feet)
- 3. O Denotes iron pipe found.
- 4. R Denotes rebar and cap set.
- 5. D Denotes rebar and cap found.
- 6. M Denotes concrete monument or stone found.
- 7. C Denotes concrete monument set.
- 8. F Denotes Forest Conservation Easement. 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 Easements are allowed.
- 9. W Denotes Wetland Areas. Wetland areas delineated by Exploration Research Inc.
- 10. M Denotes Wetland Area outline.
- 11. S Denotes existing centerline of Stream Channel.
- 12. B Denotes Wetland Buffer outline.
- 13. SB Denotes Stream Buffer outline.
- 14. This area designates a private sewerage easement of at least 10,000 square feet as required by the Maryland State Department of the Environment for individual sewerage disposal (COMAR 26.04.03). Improvements of any nature in this area are restricted until public sewerage is available. These easements shall become null and void upon connection to a public sewerage system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewerage easement. Recordation of a modified sewerage easement shall not be necessary.
- 15. BRL Denotes Building Restriction Line.
- 16. This plat is based on field run Monumented Boundary Survey performed on or about June, 2004 by FSH Associates, Inc. All areas are more or less (+/-).
- 17. For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the lot or pipestem and road right-of-way line and not to the pipestem lot driveway.
- 18. Driveway(s) shall be provided prior to issuance of a use and occupancy permit to ensure safe access for fire and emergency vehicles per the following requirements:
 A) Width - 12 feet (14 feet serving more than one residence);
 B) Surface - six (6") inches of compacted crusher run base with tar and chip surfacing (1-1/2" Minimum);
 C) Geometry - Maximum 4% grade, Maximum 10% grade change and 45-foot turning radius;
 D) Structures (culverts/bridges) - capable of supporting 25 gross tons (H.S. 21-104);
 E) Drainage elements - capable of safely passing 100 year flood with no more than 1 foot depth over surface;
 F) Structure clearances - minimum 12 feet;
 G) Maintinances - sufficient to ensure all weather use
- 19. Distances shown are based on surface measurement and not reduced to MD NAD '83 grid measurement.
- 20. No clearing, grading or construction is permitted within wetland or stream system buffers unless approved by the Department of Planning and Zoning.
- 21. Wetlands Investigation prepared by Exploration Research Inc. on December 20, 2004.
- 22. Density Calculations:
 a. Base Density = 14,712 ac. ± / 4.25 ac./unit = 3,462 units; therefore, 3 units
 b. Maximum Density based on DEO options:
 14,712 ac. ± / 0.700 ac. ± (steep slopes) = 21,017 units; therefore, 6 units
 13,162 ac. ± / 2 ac./unit = 6,581 units; therefore, 6 units
 c. Total DEO units required = 3 units + 3 units = 6 units
- 23. Stormwater Management obligations are met as follows: Water Quality (WQ), and Recharge (Rev) are provided by a cross channel and a dry swale. This site is exempt from providing Channel Protection (CP) management. Surety will be posted with the developers agreement (SWM). General Notes Continued this page...

AREA TABULATION CHART

- 1. Total number of Buildable Lots to be recorded: 5
- Total area of Buildable Lots to be recorded: 6.000 Acres ±
- 2. Total number of Buildable Preservation Parcels to be recorded: 1
- Total area of Buildable Preservation Parcels to be recorded: 3.206 Acres ±
- 3. Total number of Non-Buildable Preservation Parcels to be recorded: 1
- Total area of Non-Buildable Preservation Parcels to be recorded: 4.433 Acres ±
- 4. Total area of road widening to be recorded: 1.073 Acres ±
- 5. Total area of subdivision to be recorded: 14.712 Acres ±

DENSITY EXCHANGE

RECEIVING PARCEL:	Terrapin Preserve, SP-05-012, 14.71 Ac. ±, Tax Map 15 Grid 11 Parcel 72
Total area of subdivision	14.712 Ac. ±
Allowed Density Units	14,712 Ac. ± / 4.25 = 3 units
Net Acreage of Subdivision	13.162 Ac. ±
Maximum Density Units	13.162 Ac. ± / 2 = 6 units
Proposed Density Units	6 units
DEO Units Required	6 units - 3 units = 3 units

TOTAL RECEIVING PARCEL AREA: 14.712 Acres ±
 DEO Units Received: (1 : 3) = 3 units

SENDING PARCEL INFORMATION:
 1. Cavey Property, Tax Map 14, 21, Grid 19 & 20, Parcel 246 number of DEO units sent (1 : 2) = 2
 2. Philip Carroll and Camilla Carroll Property, Tax Map 23, Grid 10, Parcel 71 number of DEO units sent (1 : 1) = 1

Howard County Health Department
 APPROVED: For Private Water and Sewerage System

B. Wilson for Penny E. Borenstein 1/22/2007
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning
John W. Hirsh 1/16/07 Date
 Chief, Development Engineering Division
Mark D. Loyce 2/5/07 Date
 Director

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

C. Brooke Miller 12/15/2006 Date
 C. Brooke Miller (Maryland Property Line Surveyor #135)
Stephen M. Cooper 12/15/06 Date
 Stephen M. Cooper, Trustee Allen Berman Trust, General Partner Thirty Two Forty Partnership
Stephen M. Cooper POA 12/15/06 Date
 Stephen M. Cooper, under a Power of Attorney from Jean Berman, Trustee of the Allen Berman Trust, General Partner Thirty Two Forty Partnership
John W. Hirsh 12/15/06 Date
 Theodore W. Hirsh, Trustee, Allen Berman Trust, General Partner Thirty Two Forty Partnership

LOCATION MAP

SCALE: 1:200'

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA (sf)	PIPESTEM AREA (sf)	MINIMUM LOT SIZE (sf)
1	60,541 ±	2,974 ±	57,567 ±
2	50,836 ±	1,095 ±	49,801 ±
3	55,111 ±	2,036 ±	53,075 ±
4	50,886 ±	2,892 ±	47,994 ±
5	43,942 ±	3,787 ±	40,155 ±

CURVE DATA CHART

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	# DISTANCE
C1	4659.17'	342.63'	4°12'48"	171.39'	S01°56'47"E	342.63'
C2	4659.17'	337.35'	4°08'55"	168.75'	S02°36'01"E	337.35'
C3	4563.17'	97.55'	1°13'30"	48.78'	N01°32'27"E	97.55'

OWNER/DEVELOPER

THIRTY TWO FORTY PARTNERSHIP
 c/o Harry B. Cooper and Associates
 10749 Falls Road, #202
 Lutherville, Maryland 21093-7013
 (410) 583-5540

FSH Associates

Engineers Planners Surveyors
 6339 Howard Lane Elkridge, MD 21075
 Tel: 410-567-5200 Fax: 410-796-1562
 E-mail: info@FSHERI.com

OWNER'S CERTIFICATE

We, THIRTY TWO FORTY PARTNERSHIP, 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, 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 road 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 hereon; 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 or placed over said Easements and Rights-of-Way. Witness my hand this 15th day of December, 2006.

Stephen M. Cooper
 Stephen M. Cooper, Trustee Allen Berman Trust, General Partner Thirty Two Forty Partnership
Stephen M. Cooper POA
 Stephen M. Cooper, under a Power of Attorney from Jean Berman, Trustee of the Allen Berman Trust, General Partner Thirty Two Forty Partnership
John W. Hirsh
 Theodore W. Hirsh, Trustee, Allen Berman Trust, General Partner Thirty Two Forty Partnership

SURVEYOR'S CERTIFICATE

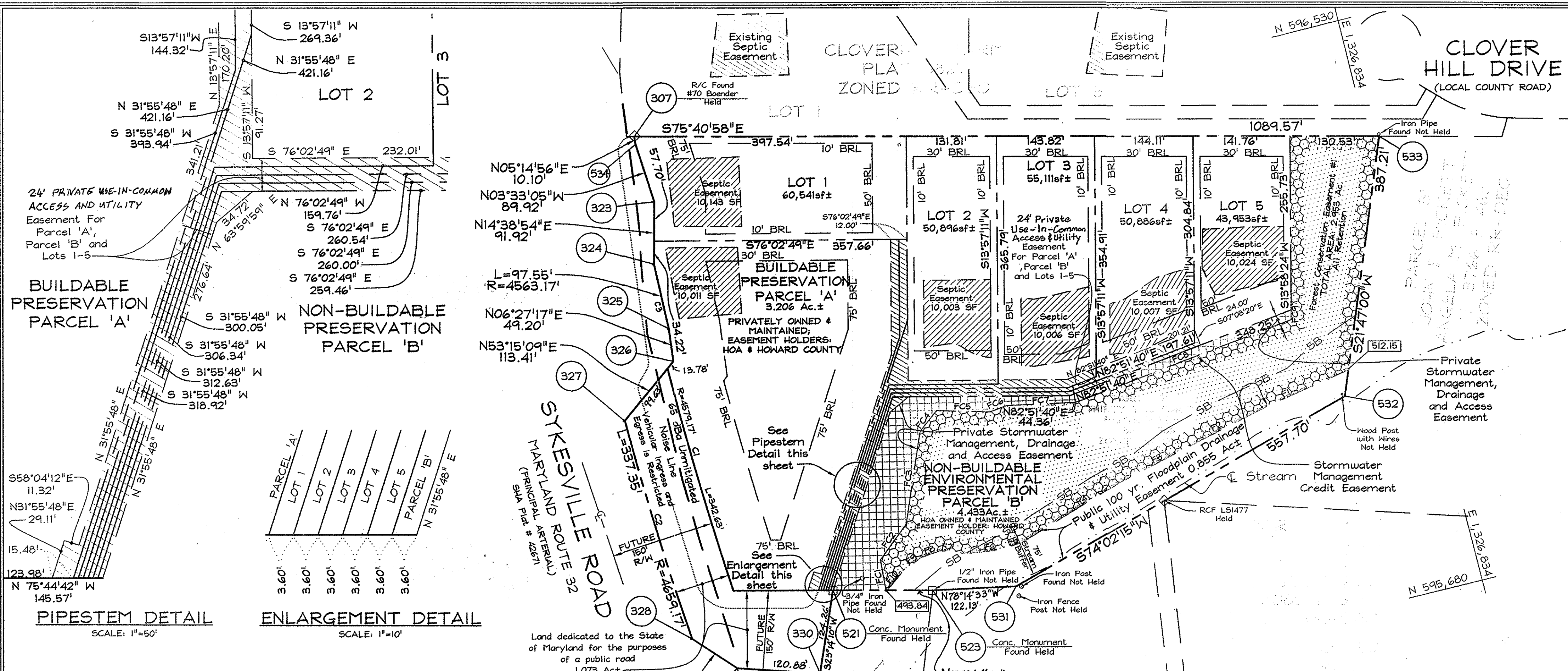
I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Alvin Snyder Baltimore, Maryland, and Jean R. Berman, Stephen M. Cooper, William M. Sussman and Co-Trustees named under the last will and testament of Allan L. Berman, deceased, which will is authorized by the Court of Baltimore County, Estate No. 15-1988, and part, Grantors, and Thirty Two Forty Partnership, Grantee by deed dated June 15, 1988 recorded in the land records of Howard County in Liber 1151 folios 1-10 and that all the instruments are in proper place for the acceptance of the streets and easements by Howard County as shown in accordance with the Metes and Bounds of Maryland, as amended.

C. Brooke Miller 12/15/2006
 C. Brooke Miller (Maryland Property Line Surveyor #135)

Recorded as Plat No. 18815 on 2-8-07
 Among the Land Records of Howard County, Maryland.

TERRAPIN PRESERVE

LOTS 1 THRU 5, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCEL 'B'
 A SUBDIVISION OF PARCEL 72 TAX MAP 15 GRID 11
 3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 Scale: As shown
 Date: Dec. 7, 2006
 Sheet 1 of 2
 SP-05-012



The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

C. Brooke Miller 12/15/2006
 C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Steph M Cooper 12/15/06
 Stephen M. Cooper, Trustee Allen Berman Trust, General Partner Thirty Two Forty Partnership Date

Steph M Cooper POA 12/15/06
 Stephen M. Cooper, under a Power of Attorney from Jean Berman, Trustee of the Allen Berman Trust, General Partner Thirty Two Forty Partnership Date

Theodore W. Hirsh 12/15/06
 Theodore W. Hirsh, Trustee, Allen Berman Trust, General Partner Thirty Two Forty Partnership Date

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- Total area of road widening to be recorded: 1.073 Acres±
- Total area of subdivision to be recorded: 14.712 Acres±

PLAN VIEW
 SCALE: 1"=100'

OWNER/DEVELOPER
 THIRTY TWO FORTY PARTNERSHIP
 c/o Harry B. Cooper and Associates
 10749 Falls Road, #202
 Lutherville, Maryland 21093-7013
 (410) 583-5540

FSH Associates
 Engineers Planners Surveyors
 6339 Howard Lane Elkridge, MD 21075
 Tel: 410-567-5200 Fax: 410-796-1562
 E-mail: info@FSHERI.com

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

B. Wilson for Penny E. Berenstein 1/22/2007
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

[Signature] 1/16/07
 Chief, Development Engineering Division Date

[Signature] 2/5/07
 Director Date

OWNER'S CERTIFICATE

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Witness my hand this 15th day of December, 2006

Steph M Cooper
 Stephen M. Cooper, Trustee Allen Berman Trust, General Partner Thirty Two Forty Partnership

Steph M Cooper POA
 Stephen M. Cooper, under a Power of Attorney from Jean Berman, Trustee of the Allen Berman Trust, General Partner Thirty Two Forty Partnership

Theodore W. Hirsh
 Theodore W. Hirsh, Trustee, Allen Berman Trust, General Partner Thirty Two Forty Partnership

[Signature]
 Witness

[Signature]
 Witness

[Signature]
 Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Alvin Snyder, Baltimore, Maryland, and Jean R. Berman, Stephen M. Cooper and Irwin M. Sussman Co-Executors and Co-Trustees named under the last will and Testament of Allan L. Berman deceased, which Will is duly probated in the Orphan's Court of Baltimore County, Estate No. 41184, parties of the first part, Grantors, and Thirty Two Forty Partnership, party of the second part, Grantee by deed dated June 15, 1988 and recorded in the land records of Howard County in Liber 1851 Folio 286, 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.

C. Brooke Miller 12/15/2006
 C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Recorded as Plat No. 18816 on 2-8-07
 Among the Land Records of Howard County, Maryland.

TERRAPIN PRESERVE
 LOTS 1 THRU 5, BUILDABLE PRESERVATION
 PARCEL 'A' AND NON-BUILDABLE
 PRESERVATION PARCEL 'B'
 A SUBDIVISION OF GRIDL 72
 TAX MAP 15 GRID II
 3RD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

Scale: As shown
 Date: Dec. 7, 2006
 Sheet 2 of 2
 SP-05-012