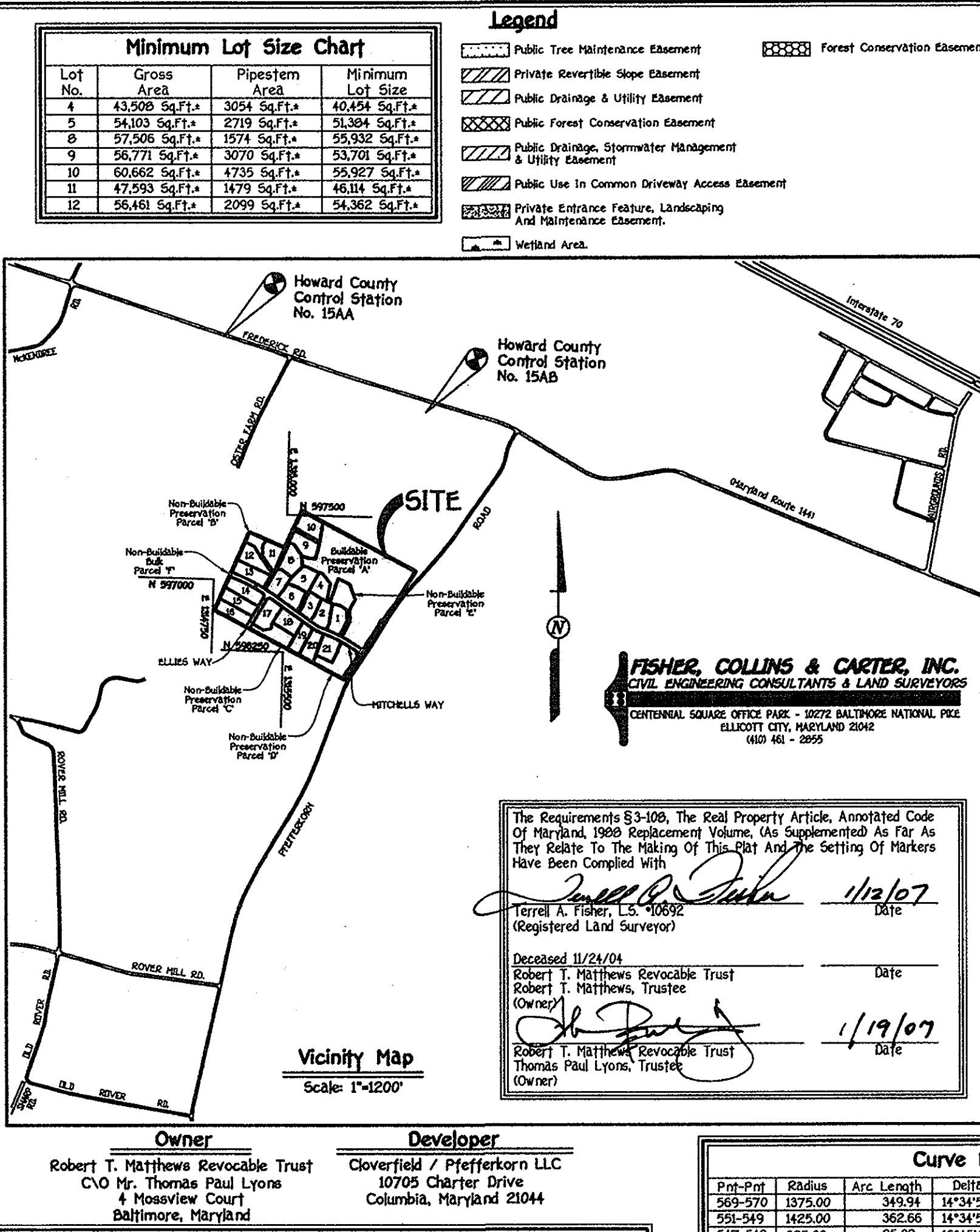


U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	POINT	NORTH (meters)	EAST (meters)
160	597367.510	1315461.1450	190	182077.981527	400953.350943
168	597764.9720	1315632.6356	198	182199.128035	401005.629383
410	597148.4768	1316846.2807	410	182011.219770	401375.549149
411	596843.4072	1316665.2279	411	181910.234370	401320.364445
412	596832.2048	1316677.3421	412	181914.019871	401324.056561
417	597524.0396	1315083.9646	417	182125.691357	400838.394128
420	595970.2628	1316210.2127	420	181652.099424	401154.243180
421	596295.8054	1316333.8015	421	181751.325007	401219.369561
422	596610.5737	1316499.9830	422	181849.704982	401269.997399
423	596607.2486	1316521.9899	423	181846.253084	401276.705116
424	596714.7948	1316577.3348	424	181879.033232	401293.574275
445	596613.0385	1316510.7388	445	181848.017849	401273.275774
446	596634.6508	1316523.7648	446	181854.605292	401277.246106
448	596842.4271	1316666.2878	448	181917.935634	401320.687204
498	596970.9485	1315178.0650	498	181957.109034	400867.075977
499	596926.8592	1315154.4824	499	181943.670596	400859.888006
544	596666.3967	1316543.2767	544	181864.281474	401283.193335
545	597089.5431	1314904.7959	545	181993.256754	400783.783393
546	596859.3371	1315360.2205	546	181923.089826	400922.597093
547	596552.5804	1315800.7167	547	181829.592812	401056.060603
549	596510.3563	1315885.5323	549	181816.719955	401082.712457
551	596355.3332	1316212.3076	551	181769.489119	401082.313775
552	596304.7782	1316291.1491	552	181754.099014	401206.344696
553	596310.1552	1316314.9936	553	181755.698843	401213.612532
555	596340.2893	1316333.5860	555	181764.883729	401219.255114
556	596804.4026	1316492.6903	556	181843.385815	401267.774982
561	595981.0522	1316099.1031	561	181655.388048	401147.633340
563	596033.8979	1316131.3488	563	181671.493191	401157.638847
564	596228.5907	1316261.5771	564	181730.837929	401197.331311
565	596226.5454	1316292.1199	565	181730.214502	401194.448588
566	596255.8674	1316245.7782	566	181739.151087	401192.516335
567	596260.0952	1316265.3263	567	181740.440509	401198.473892
568	596262.2337	1316264.8638	568	181741.092320	401198.338291
569	596313.2438	1316185.3173	569	181756.640230	401174.087102
570	596462.8265	1315870.0078	570	181802.233142	401077.980568
571	596511.5569	1315772.1436	571	181817.088207	401048.151506
572	596810.3057	1315331.6474	572	181910.583241	400913.887996
574	596824.2247	1315323.0943	574	181912.375225	400911.281019
575	596816.7601	1315288.5458	575	181910.112314	400900.750603
576	596487.6229	1315111.0258	576	181809.791101	400846.886253
577	596505.8854	1315076.2303	577	181815.357531	400836.303721
578	596839.8086	1315255.5200	578	181917.137528	400890.684320
579	596873.3286	1315247.6647	579	181927.354422	400888.290006
580	597043.2233	1314885.6955	580	181979.138453	400777.981570
590	596280.4508	1315515.6251	590	181746.644917	400969.964520
592	596580.3207	1315673.3978	592	181838.045430	401018.053723
603	596896.5969	1316207.1085	603	181934.44895	401180.733
604	596935.4156	1316191.4380	604	181946.2804	401175.9567
605	596979.5084	1316177.0099	605	181959.7199	401171.556
606	596998.6492	1316158.0317	606	181965.5541	401165.7743
607	597011.5859	1316140.9607	607	181969.4972	401160.571
608	597018.8394	1316133.3183	608	181971.708	401152.1457
609	597023.3381	1316091.5610	609	181973.0792	401145.5142
610	597051.0135	1316033.7029	610	181981.512886	401127.874928
613	596991.5394	1315953.0500	613	181963.385167	401103.291873
614	597087.8756	1315869.7783	614	181995.798492	401077.910614
615	597111.4891	1315829.1872	615	181999.945899	401065.532324
643	596883.8888	1315812.1657	643	181869.613373	400999.390444
644	596748.8269	1315654.5393	644	181889.406236	401012.305655
645	596821.3503	1315678.0534	645	181911.511420	401019.472767
663	597107.7464	1315356.7194	663	181998.805114	400921.529968
664	596926.6359	1315296.2217	664	181943.602820	400890.898208
699	597180.7948	1315895.7544	699	182021.070329	401073.636129
701	597163.8248	1315902.7885	701	182015.897857	401087.971542
701	597245.0337	1315932.0881	701	182040.850386	401096.902695
702	597242.5662	1315965.3157	702	182039.898289	401107.030485
703	597258.8281	1316103.4198	703	182126.236880	401149.124684
774	596821.3521	1315701.9709	774	181850.551834	401026.782821
775	596973.4530	1316008.3237	775	181957.872411	401120.139360
776	596662.6713	1316550.5159	776	181863.114960	401285.399857
777	596837.7295	1316210.3439	777	181916.5056	401181.719
6155	596680.4010	1314736.8820	6155	181868.549980	400732.359299



**DENSITY EXCHANGE TABULATION**

RECEIVING PARCEL INFORMATION: Cloverfield (SP-05-02) (F-06-110) Tax Map 15, Parcel 4, Grid 8

TOTAL AREA OF SUBDIVISION: 48,509 Acres (Includes 0.202 Acres Road Dedication)

ALLOWED DENSITY UNITS: 48,509 Acres / 425 Acres / D.U. = 11 D.U.

NET ACREAGE OF SUBDIVISION: 48,090 Acres

MAXIMUM DENSITY UNITS: (48,090 / 2.0 Acres = 24 Units)

PROPOSED DENSITY UNITS: 22 D.U.

NUMBER OF C/O/D UNITS REQUIRED: 11 (22 - 11)

SENDING PARCEL INFORMATION: 10 C/O Units From Litchicum Oaks Tax Map No. 22, Block 19, Parcel 50  
1 C/O Units From Woodcamp Farms Subdivision Lot 7 Tax Map No. 7, Block 7, Parcel 489

**Density Tabulation**

A. Gross Tract Area = 48,509 Aca  
B. Area of Floodplain = 0.541 Aca  
C. Area of 2% or Greater Slope = 0.000 Aca  
D. Net Tract Area = Gross Area - Floodplain Area - Steep Slope Area (48,509 Aca - (0.000 Aca) - (0.541 Aca) = 47,968 Aca  
E. Permitted Yield = 11 D.U.  
F. Gross Tract Area x 1 D.U./4.25 Aca = 11 D.U. (48,509 Aca x 1 D.U./4.25 Aca)  
G. Net Tract Area x 1 D.U./2.2 Aca = 23.98 D.U. (47,968 Aca x 1 D.U./2.2 Aca = 23.98 D.U.)  
H. Proposed Number of Buildable Units = 22 D.U.  
I. Number of Buildable Lots and Buildable Preservation Parcels = 22 (21 Lots + 1 Buildable Preservation Parcel)  
J. Number of Density Units (C/O) Required To Be Received = 11 (22 Units) - (11 Units) = 11 Units  
L. Sending Parcel Information: See Density Exchange Tabulation Chart This Sheet.

**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 Thru 21 And Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcels 'B' - 'E' & Non-Buildable Bulk Parcel 'F'. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Lots. 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 Easements, Upon Completion Of The Developer's Obligations 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 Deeds) Of Easement In The Land Records Of Howard County."

- General Notes:**
- Subject Property Zoned RC-DEO Per 02/02/04 Comprehensive Zoning Plan.
  - Coordinates Based On NAD 83, Maryland Coordinate System As Projected By Howard County Geographic Control Stations No. 15AA And No. 15AB. Sta. 15AA N 599,605.233, E 1,316,725.177. Sta. 15AB N 598,898.934, E 1,316,925.177.
  - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About April 2002, By Fisher, Collins And Carter, Inc.
  - B.L.C. Denotes Building Restriction Line.
  - Denotes Iron Pin Set Capped T.C.C. 105'.
  - Denotes Iron Pipe Or Iron Bar Found.
  - Denotes Angular Change In Bearing Of Boundary Or Right-Of-Way.
  - Denotes Concrete Monument Set With Aluminum Plate T.C.C. 105'.
  - Denotes Concrete Monument Or Stone Found.
  - 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.
  - Driveways Shall Be Provided Prior To Issuance Of A Residential Occupancy Permit For Any New Dwelling To Insure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:
    - Width - 12 Feet (4 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
    - Structure (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (1125-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 Lot Areas Are More Or Less ( + or - ).
  - Distances Shown Are Based On Surface Measurement And Not Reduced To Nad 83 Grid Measurement.
  - No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Streams, Or Their Buffers And Forest Conservation Easement Areas.
  - Previous Department Of Planning And Zoning File Number: SP-05-02, F-06-110, F-07-45. There Is An Existing Dwelling/Structure(s) Located On Buildable Preservation Parcel 'A' To Be Removed.
  - Articles Of Incorporation By The State Department Of Assessments And Taxation For The Cloverfield Homeowners' Association, Inc. Were Accepted And Approved On 10/19/06. REF D-11568110
  - No Cemeteries Exist On This Site Based On A Visual Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
  - The Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 161200 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 Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewage Disposal 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 Adjustments To The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
  - The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
  - The Traffic Study For This Project Was Prepared By Mars Group, Dated August, 2004. The Developer's Share Of The Capital Project For Md. Route 32/Burntwoods Road Intersection Mitigation Cost Has Been Determined To Be \$55,835.00. The Traffic Study Was Approved On May 5, 2005.
  - Wetland And Forest Stand Delineation Information Shown Was Taken From Reports Prepared By Eco-Science Professionals, Inc. Dated Aug. 2004 And Approved On May 5, 2005 Under SP-05-02.
  - Stormwater Management Facility:
    - Bmp. No. 1 - Type - Micro-pool Design. (Extended Detention) Non-Buildable Preservation Parcel 'E' Owner - Homeowners Association - This Pond Provides 23 Year Storm Management.
    - Bmp. No. 2 - Type - Pocket Pond Design (Non-Buildable Preservation Parcel 'C') Owner - Homeowners Association
 Stormwater Management Will Be Provided In Accordance With Howard County And Maryland 378 Specifications. Recharge Volume Will Be Provided Through The Use Of Grass Channels Next To The Roadway. Channel Protection Volumes Will Be Provided By A Micro-pool Extended Detention Pond And A Pocket Pond. Water Quality Volumes Will Be Provided By The Micro-pool Extended Detention Pond, The Pocket Pond And Infiltratable Dry Wells. Extreme Flood Volume Is Not Required For This Site. The Stormwater Management Facilities Will Be Owned By The Cloverfield Homeowners' Association And Maintained Jointly Through The Cloverfield H.O.A. And Howard County.
  - 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 Requirements In Effect At The Time Of Submission Of The Site Development Plan, Water Pollution Application, Or Submittal/Grading Permit.
  - The Reformation Obligation Of 15.8 Acres For This Project Shall Be Met Through A Combination Of On-Site Planting Of 13.3 Acres With The Remaining 2.5 Acres Of Reformation Obligation To Be Met In An Off-site Location ("Feaga II Property", Tax Map No. 6, Grid No. 19, Parcel No. 56, 4th Election District, Deed Reference Liber 8674, Folio 284). The Surety Amount For The On-Site Reformation Obligation Is 13.3 Ac. Planting @ \$400/Sq.Ft. = \$5,320.00 And Retention Of 21 Ac. @ \$200/Sq.Ft. = \$4,200.00. The Surety Amount For The Off-Site Retention Of 2.5 Ac. @ \$200/Sq.Ft. = \$500.00. The total Reformation Surety Amount Is \$10,020.00.
  - The Landscape Surety In The Amount Of \$33,750.00 For Perimeter Landscape Requirements Of Section 16124 Of The Howard County Code And Landscape Manual Is Posted With The Developer's Agreement For This Subdivision.
  - The Non-Critical Floodplain Study For This Project Was Prepared By Fisher, Collins & Carter, Inc. Dated August, 2004 And Was Approved Under The SP-05-02 Plan On May 5, 2005. As Per Section 104.4.6 Of The Zoning Regulations, Only One Easement Holder Is Required For Preservation Parcels Designed Solely For Swm Facilities Or Community Sewerage Disposal Systems.
    - Non-Buildable Preservation Parcel 'B' Owned Privately Owned Easement Holders: Howard County & H.O.A.
    - Non-Buildable Preservation Parcel 'C' Owned Homeowner's Association Easement Holder: Howard County Purpose Of Non-Buildable Parcel 'C' Is For Storm Water Management.
    - Non-Buildable Preservation Parcel 'D' Owned Privately Owned Easement Holders: Howard County & H.O.A.
    - Non-Buildable Bulk Parcel 'F' Is To Be Conveyed To Adjacent Property Owner
    - Non-Buildable Preservation Parcel 'A' Owned Privately Owned Easement Holders: Howard County & H.O.A.
    - Non-Buildable Preservation Parcel 'E' Owned Homeowner's Association Easement Holder: Howard County Purpose Of Non-Buildable Parcel 'E' Is For Storm Water Management.
  - Each Preservation Parcel Is Encumbered With An Easement Agreement Recorded As The Deed Of Preservation Easement. This Document Outlines The Uses And Restrictions For Each Preservation Parcel And Prohibits Subsequent Redivision.

**Area Tabulation For All Sheets**

	Sheet 2	Sheet 3	Sheet 4	Sheet 5	Sheet 6	Sheet 7	Total
Total Number Of Buildable Lots To Be Recorded	5	3	4	0	6	3	21
Total Number Of Open Space Lots To Be Recorded	0	0	0	0	0	0	0
Total Number Of Buildable Preservation Parcels To Be Recorded	0	0	0	1	0	0	1
Total Number Of Non-Buildable Preservation Parcels To Be Recorded	1	1	1	0	0	1	4
Total Number Of Non-Buildable Bulk Parcels To Be Recorded	1	0	0	0	0	0	1
Total Number Of Lots/Parcels To Be Recorded	7	4	5	1	6	4	27
Total Area Of Buildable Lots To Be Recorded	6,260 Ac.*	3,202 Ac.*	4,078 Ac.*	0.000 Ac.	7,395 Ac.*	3,657 Ac.*	24,592 Ac.*
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.	0.000 Ac.	0.000 Ac.	0.000 Ac.	0.000 Ac.	0.000 Ac.	0.000 Ac.
Total Area Of Buildable Preservation Parcels To Be Recorded	0.000 Ac.	0.000 Ac.	3.170 Ac.*	9.979 Ac.*	2.695 Ac.*	0.000 Ac.	15.834 Ac.*
Total Area Of Non-Buildable Preservation Parcels To Be Recorded	1.311 Ac.*	1.897 Ac.*	1.525 Ac.*	0.000 Ac.	0.000 Ac.	0.729 Ac.*	5.462 Ac.*
Total Area Of Non-Buildable Bulk Parcels To Be Recorded	0.339 Ac.*	0.000 Ac.	0.000 Ac.	0.000 Ac.	0.000 Ac.	0.339 Ac.*	0.339 Ac.*
Total Area Of Lots/Parcels To Be Recorded	7.910 Ac.*	5.099 Ac.*	8.773 Ac.*	9.979 Ac.*	10.080 Ac.*	4.386 Ac.*	46,227 Ac.*
Total Area Of Roadway To Be Recorded	1.103 Ac.*	1.030 Ac.*	0.041 Ac.*	0.041 Ac.	0.000 Ac.	0.000 Ac.	2.282 Ac.*
Total Area Of Lots/Parcels To Be Recorded	9.013 Ac.*	6.129 Ac.*	8.881 Ac.*	10.020 Ac.*	10.080 Ac.*	4.386 Ac.*	48,509 Ac.*

**OWNER'S CERTIFICATE**

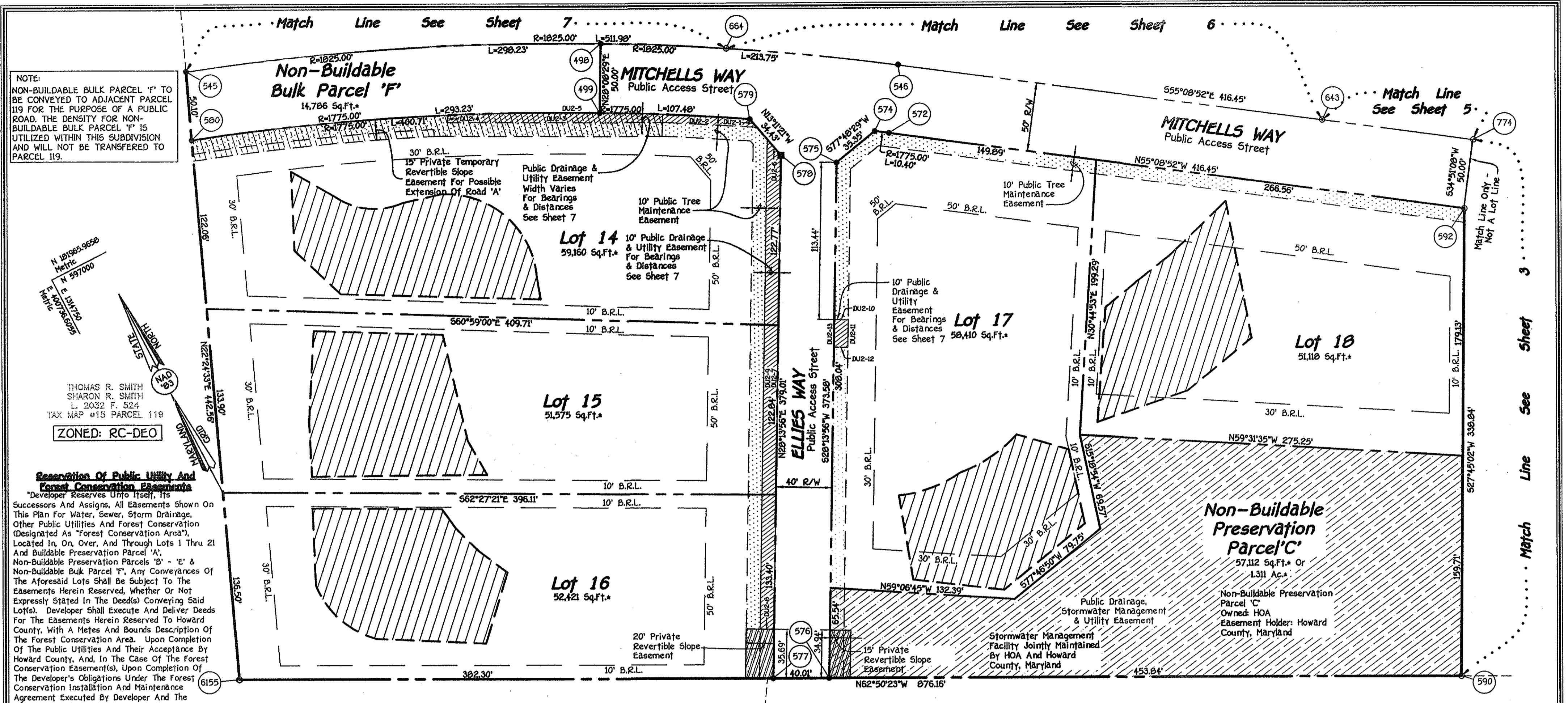
I, Robert T. Matthews, Trustee And Thomas Paul Lyons, Trustee, Owners Of The Property Shown And Described Hereon, Herby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And 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, Herby 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 19th Day Of January, 2007.

Deceased 11/24/04  
Robert T. Matthews Revocable Trust  
Robert T. Matthews, Trustee  
(Owner)

Robert T. Matthews Revocable Trust  
Thomas Paul Lyons, Trustee  
(Owner)

**Curve Data**

Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Bearing & Distance
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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* 1/2/07  
Date  
Terrell A. Fisher, L.S. #10692  
(Registered Land Surveyor)

Deceased 11/24/04  
Robert T. Matthews Revocable Trust Date  
Robert T. Matthews, Trustee  
(Owner)

*Robert T. Matthews* 1/19/07  
Date  
Robert T. Matthews Revocable Trust  
Thomas Paul Lyons, Trustee  
(Owner)

APPROVED: For Private Water And Private Sewerage Systems  
Howard County Health Department.

*Robert J. Waler* 3/6/07  
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Michael J. Waler* 3/3/07  
Chief, Development Engineering Division Date

*Mark A. Meyer* 3/20/07  
Director Date

**OWNER'S CERTIFICATE**

Robert T. Matthews, Trustee And Thomas Paul Lyons, Trustee, 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 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 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 19th Day Of January, 2007.

Deceased 11/24/04  
Robert T. Matthews, Trustee  
Robert T. Matthews Revocable Trust

*Thomas Paul Lyons*  
Thomas Paul Lyons, Trustee  
Robert T. Matthews Revocable Trust

*M. Jeremy Lutter*  
Witness

**SURVEYOR'S CERTIFICATE**

I Hereby Certify To The Best Of My Knowledge, That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Robert T. Matthews, Settlor And Robert T. Matthews And Jeanne M. Lyons, Trustee Of The Robert T. Matthews Revocable Trust By Deed Dated March 11, 2003 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 7029 At Folio 665, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

*Terrell A. Fisher* 1/2/07  
Date  
Terrell A. Fisher, Professional Land Surveyor No. 10692

RECORDED AS PLAT No. 18954 ON 3/29/07  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**CLOVERFIELD**  
Lots 1 - 21, Buildable Preservation Parcel 'A',  
Non-Buildable Preservation Parcels 'B' - 'E' &  
Non-Buildable Bulk Parcel 'F'

Zoned: RC-DEO  
Tax Map: 15 Parcel: 4 Grid: 8  
Third Election District  
Howard County, Maryland

Scale: 1" = 50'  
Date: November 15, 2006  
Sheet 2 Of 7

K:\Drawings 330757 Matthews Property\dwg\30757 Cloverfield Record Plat composite.dwg, 1/17/2007 2:23:37 PM, 11

F-06-110

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* 1/12/07  
 Terrell A. Fisher, L.S. #10692 Date  
 (Registered Land Surveyor)

Deceased 11/24/04  
 Robert T. Matthews Revocable Trust Date  
 Robert T. Matthews, Trustee (Owner)

*Thomas Paul Lyons* 1/19/07  
 Robert T. Matthews Revocable Trust Date  
 Thomas Paul Lyons, Trustee (Owner)

**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 Thru 21 And Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcels 'B' - 'E' & Non-Buildable Bulk Parcel 'F'. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot(s). 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 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."

**Area Tabulation For Sheet 3**

Total Number Of Buildable Lots To Be Recorded	3
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Buildable Preservation Parcels To Be Recorded	0
Total Number Of Non-Buildable Preservation Parcels To Be Recorded	1
Total Number Of Non-Buildable Bulk Parcels To Be Recorded	0
Total Number Of Lots/Parcels To Be Recorded	4
Total Area Of Buildable Lots To Be Recorded	3.202 Ac.*
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.
Total Area Of Buildable Preservation Parcels To Be Recorded	0.000 Ac.
Total Area Of Non-Buildable Preservation Parcels To Be Recorded	1.897 Ac.*
Total Area Of Non-Buildable Bulk Parcels To Be Recorded	0.000 Ac.
Total Area Of Lots/Parcels To Be Recorded	5.099 Ac.*
Total Area Of Roadway To Be Recorded	1.030 Ac.*
Total Area Of Lots/Parcels To Be Recorded	6.129 Ac.*

APPROVED: For Private Water And Private Sewerage Systems  
 Howard County Health Department.

*Robert J. Walker* 3/6/07  
 Howard County Health Officer *at 1927* Date

APPROVED: Howard County Department Of Planning And Zoning

*Chad Williamson* 3/13/07  
 Chief, Development Engineering Division YQ Date

*Mark A. Coyle* 1/20/07  
 Director JH Date

**OWNER'S CERTIFICATE**  
 Robert T. Matthews, Trustee And Thomas Paul Lyons, Trustee, 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 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 12th Day Of January, 2007.

Deceased 11/24/04  
 Robert T. Matthews, Trustee  
 Robert T. Matthews Revocable Trust  
*Thomas Paul Lyons*  
 Thomas Paul Lyons, Trustee  
 Robert T. Matthews Revocable Trust

Witness  
*M. Jeremy Ruttler*  
 Witness

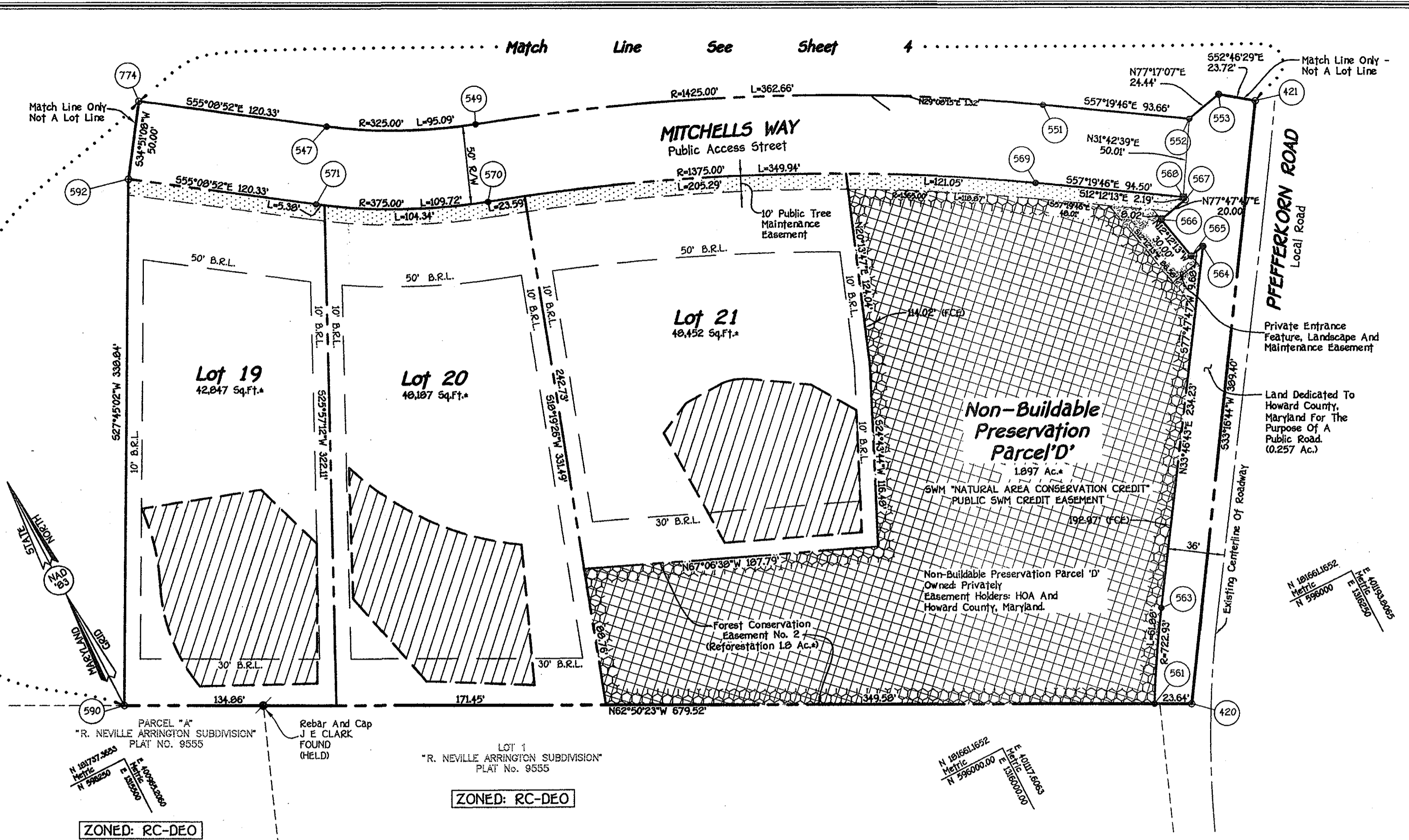
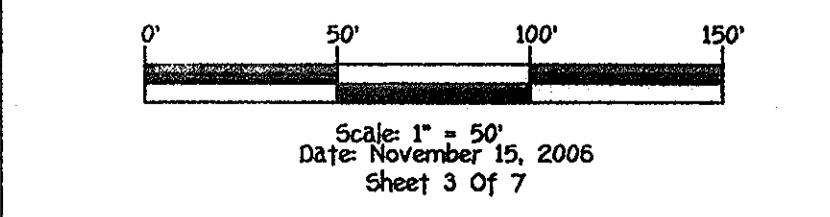
**SURVEYOR'S CERTIFICATE**  
 I Herby Certify To The Best Of My Knowledge, That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Robert T. Matthews, Settlor And Robert T. Matthews And Jeanne M. Lyons, Trustee Of The Robert T. Matthews Revocable Trust By Deed Dated March 11, 2003 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 7029 At Folio 665, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

*Terrell A. Fisher* 1/12/07  
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 1955 ON 3/29/07  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**CLOVERFIELD**  
 Lots 1 - 21, Buildable Preservation Parcel 'A',  
 Non-Buildable Preservation Parcels 'B' - 'E' &  
 Non-Buildable Bulk Parcel 'F'

Zoned: RC-DEO  
 Tax Map: 15 Parcel: 4 Grid: 8  
 Third Election District  
 Howard County, Maryland



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 461-2299

F-06-110

K:\Drawings 330757 Matthews Property\dwg\30757 Cloverfield Record Plat composite.dwg, 1/17/2007 2:25:03 PM, 1:1

The Requirements S3-103, 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* 1/12/07  
 Terrell A. Fisher, L.S. 10692 (Registered Land Surveyor) Date

Deceased 11/24/04  
 Robert T. Matthews Revocable Trust  
 Robert T. Matthews, Trustee (Owner) Date

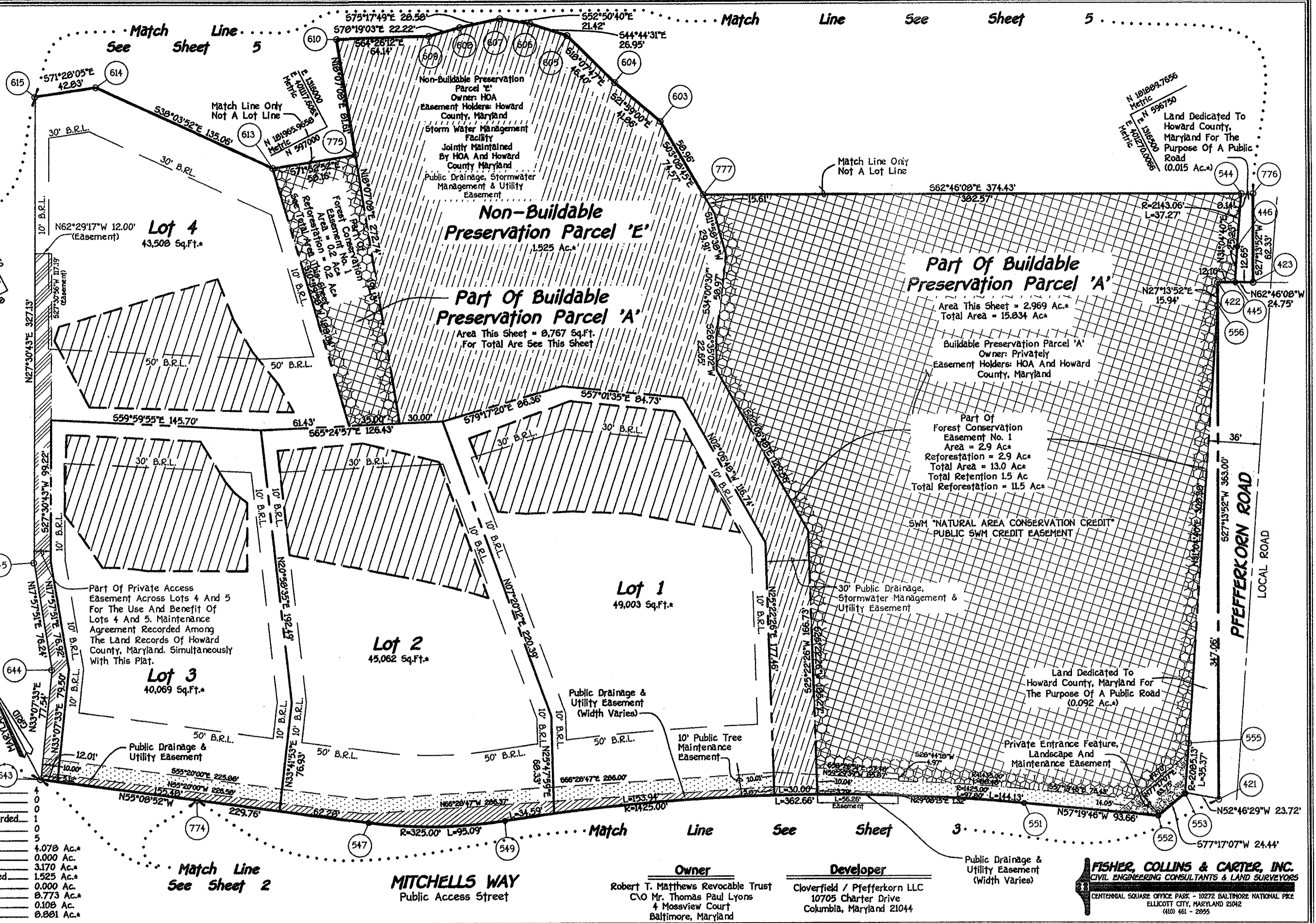
*Thomas Paul Lyons* 1/19/07  
 Robert T. Matthews Revocable Trust  
 Thomas Paul Lyons, Trustee (Owner) Date

**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 Thru 21 And Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcels 'B' - 'E' & Non-Buildable Bulk Parcel 'F'. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds(s) Conveying Said Lot(s). 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 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.

**Area Tabulation For Sheet 4**

Total Number Of Buildable Lots To Be Recorded	4
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Buildable Preservation Parcels To Be Recorded	0
Total Number Of Non-Buildable Preservation Parcels To Be Recorded	1
Total Number Of Non-Buildable Bulk Parcels To Be Recorded	0
Total Number Of Lots/Parcels To Be Recorded	4
Total Area Of Buildable Lots To Be Recorded	4,078 Ac.*
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.*
Total Area Of Buildable Preservation Parcels To Be Recorded	3,170 Ac.*
Total Area Of Non-Buildable Preservation Parcels To Be Recorded	1,525 Ac.*
Total Area Of Non-Buildable Bulk Parcels To Be Recorded	0.000 Ac.*
Total Area Of Lots/Parcels To Be Recorded	8,773 Ac.*
Total Area Of Roadway To Be Recorded	0.108 Ac.*
Total Area Of Lots/Parcels To Be Recorded	8,881 Ac.*



APPROVED: For Private Water And Private Sewerage Systems  
 Howard County Health Department.

*Robert J. Weber* 3/6/07  
 Howard County Health Officer AT 1782 Date

**OWNER'S CERTIFICATE**

Robert T. Matthews, Trustee And Thomas Paul Lyons, Trustee, Owners Of The Property Shown And Described Hereon, Herby 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, Herby Grant The Right And Option 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 19th Day Of January, 2007.

APPROVED: Howard County Department Of Planning And Zoning.

*William J. ...* 3/13/07  
 Chief, Development Engineering Division Date

*Thomas Paul Lyons* 1/19/07  
 Director Date

Deceased 11/24/04  
 Robert T. Matthews, Trustee  
 Robert T. Matthews Revocable Trust

*M. Jimmy Rutter*  
 Witness

Thomas Paul Lyons, Trustee  
 Robert T. Matthews Revocable Trust

**SURVEYOR'S CERTIFICATE**

I Herby Certify To The Best Of My Knowledge, That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Robert T. Matthews, Settlor And Robert T. Matthews And Jeanne M. Lyons, Trustee Of The Robert T. Matthews Revocable Trust By Deed Dated March 11, 2003 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 7029 At Folio 665, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

*Terrell A. Fisher* 1/12/07  
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 18956 ON 3/29/07  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**CLOVERFIELD**

**Lots 1 - 21, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcels 'B' - 'E' & Non-Buildable Bulk Parcel 'F'**

Zoned: RC-DEO  
 Tax Map: 15 Parcel: 4 Grid: B  
 Third Election District  
 Howard County, Maryland

Scale: 1" = 50'  
 Date: November 15, 2006  
 Sheet 4 Of 7

*F-06-110*

EDWARD SWARTZ  
LYNETTE SWARTZ  
L. 6945, F. 371  
L. 6115, F. 277  
TAX MAP 15, PARCEL 1

ZONED: RC-DEO

563°04'15"E 833.21'

410

**Part Of Buildable Preservation Parcel 'A'**

Area This Sheet = 9.979 Ac.  
For Total Area See Sheet 4

Buildable Preservation Parcel 'A'  
Owned Privately  
Easement Holders: HOA And Howard County, Maryland

SWM "NATURAL AREA CONSERVATION CREDIT"  
"PUBLIC SWM CREDIT EASEMENT"

Part Of Forest Conservation Easement No. 1  
Area This Sheet = 7.7 Ac.  
Retention = 0.7 Ac.  
Reforestation = 7.0 Ac.  
For Total Area See Sheet 4

Part Of Forest Conservation Easement No. 1  
Area This Sheet = 1.4 Ac.  
Retention = 0.8 Ac.  
Reforestation = 0.6 Ac.  
For Total Area See Sheet 4

Land Dedicated To Howard County, Maryland For The Purpose Of A Public Road (0.041 Ac.)

The Requirements 53-100, 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, L.S., 10692  
(Registered Land Surveyor)

Decided 11/24/04  
Robert T. Matthews Revocable Trust  
Robert T. Matthews, Trustee (Owner) 1/19/07

Decided 11/24/04  
Robert T. Matthews Revocable Trust  
Thomas Paul Lyons, Trustee (Owner) 1/19/07

**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 Thru 21 And Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcels 'B' - 'E' & Non-Buildable Bulk Parcel 'F'. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot(s). 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 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."

**Area Tabulation For Sheet 5**

Total Number Of Buildable Lots To Be Recorded	0
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Buildable Preservation Parcels To Be Recorded	1
Total Number Of Non-Buildable Preservation Parcels To Be Recorded	0
Total Number Of Non-Buildable Bulk Parcels To Be Recorded	0
Total Number Of Lots/Parcels To Be Recorded	1
Total Area Of Buildable Lots To Be Recorded	0.000 Ac.
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.
Total Area Of Buildable Preservation Parcels To Be Recorded	9.979 Ac.
Total Area Of Non-Buildable Preservation Parcels To Be Recorded	0.000 Ac.
Total Area Of Non-Buildable Bulk Parcels To Be Recorded	0.000 Ac.
Total Area Of Lots/Parcels To Be Recorded	9.979 Ac.
Total Area Of Roadway To Be Recorded	0.041 Ac.
Total Area Of Lots/Parcels To Be Recorded	10.020 Ac.

**Owner**  
Robert T. Matthews Revocable Trust  
C/O Mr. Thomas Paul Lyons  
4 Mossview Court  
Baltimore, Maryland

**Developer**  
Cloverfield / Pfefferkorn LLC  
10705 Charter Drive  
Columbia, Maryland 21044

APPROVED: For Private Water And Private Sewerage Systems  
Howard County Health Department.

Robert J. Welch 3/6/07  
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division 3/13/07  
Director 3/23/07

**OWNER'S CERTIFICATE**

Robert T. Matthews, Trustee And Thomas Paul Lyons, Trustee, 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 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 14th Day Of January, 2007.

Decided 11/24/04  
Robert T. Matthews, Trustee  
Robert T. Matthews Revocable Trust

Thomas Paul Lyons, Trustee  
Robert T. Matthews Revocable Trust

Witness  
M. Jimmy Ruttler  
Witness

**SURVEYOR'S CERTIFICATE**

I Hereby Certify To The Best Of My Knowledge, That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Robert T. Matthews, Settlor And Robert T. Matthews And Jeanne M. Lyons, Trustee Of The Robert T. Matthews Revocable Trust By Deed Dated March 11, 2003 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 7029 At Folio 665, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Terrell A. Fisher, Professional Land Surveyor No. 10692 1/12/07  
Date

RECORDED AS PLAT No. 18957 ON 3/29/07  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**CLOVERFIELD**  
Lots 1 - 21, Buildable Preservation Parcel 'A',  
Non-Buildable Preservation Parcels 'B' - 'E' &  
Non-Buildable Bulk Parcel 'F'

Zoned: RC-DEO

Tax Map: 15 Parcel: 4 Grid: 8  
Third Election District  
Howard County, Maryland

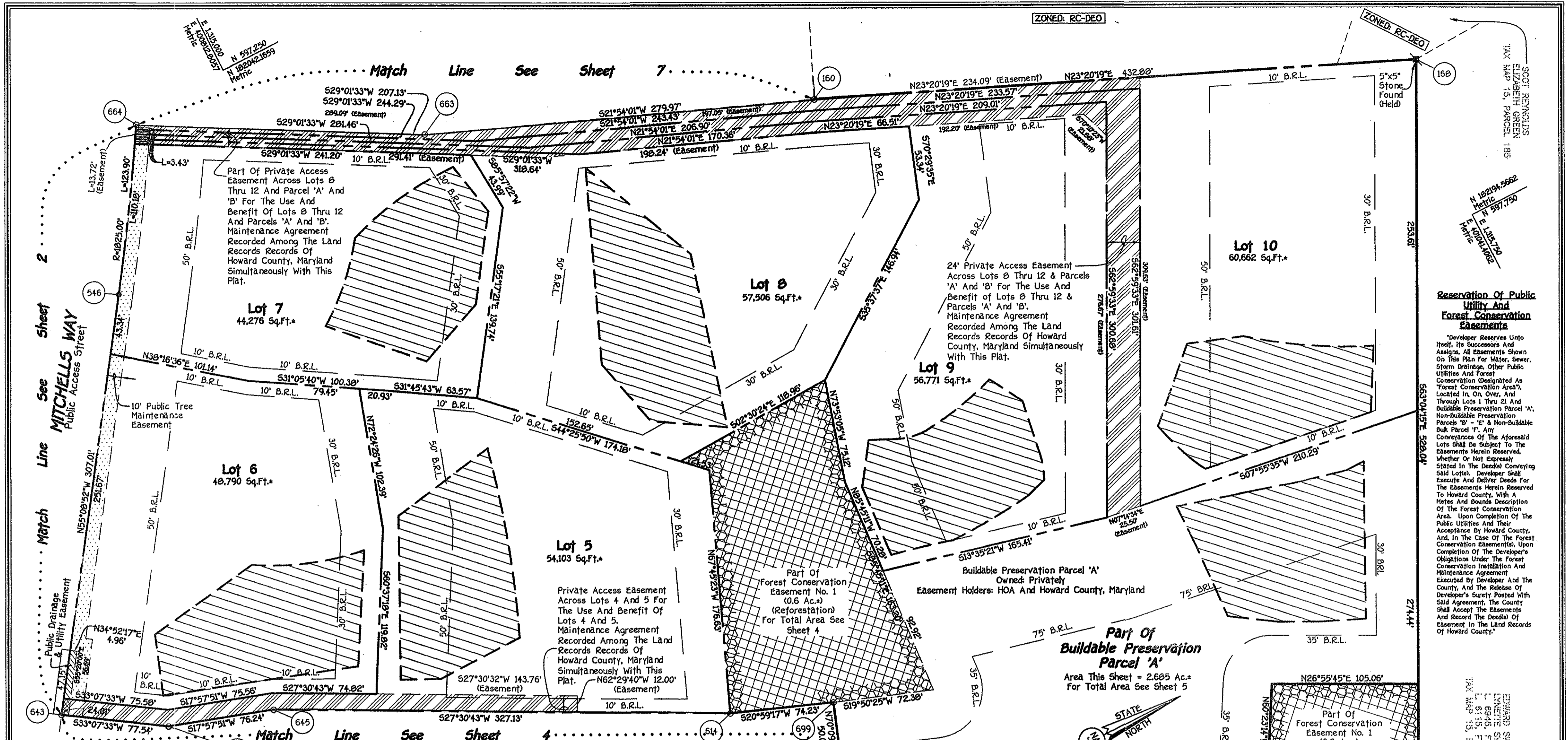
Scale: 1" = 50'

Date: November 16, 2006  
Sheet 5 Of 7

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21112  
(410) 461 - 2995

K:\Drawings 3\30757 Matthews Property\dwg\30757 Cloverfield Record Plat composite.dwg, 1/17/2007 2:26:10 PM, 1:1

F-06-110



**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 Thru 21 And Buildable Preservation Parcel "A", Non-Buildable Preservation Parcels "B" - "E" And Non-Buildable Bulk Parcel "F". Any Conveyance Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot(s). Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Hedges 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 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.

**Area Tabulation For Sheet 6**

Total Number Of Buildable Lots To Be Recorded	6
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Buildable Preservation Parcels To Be Recorded	0
Total Number Of Non-Buildable Preservation Parcels To Be Recorded	0
Total Number Of Non-Buildable Bulk Parcels To Be Recorded	0
Total Number Of Lots/Parcels To Be Recorded	6
Total Area Of Buildable Lots To Be Recorded	7.395 Ac.±
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.±
Total Area Of Buildable Preservation Parcels To Be Recorded	2.685 Ac.±
Total Area Of Non-Buildable Preservation Parcels To Be Recorded	0.000 Ac.±
Total Area Of Non-Buildable Bulk Parcels To Be Recorded	0.000 Ac.±
Total Area Of Lots/Parcels To Be Recorded	10.080 Ac.±
Total Area Of Roadway To Be Recorded	0.000 Ac.±
Total Area Of Lots/Parcels To Be Recorded	10.080 Ac.±

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* 1/12/07  
Date

Terrell A. Fisher, L.S. #10692  
(Registered Land Surveyor)  
Deceased 11/24/04

Robert T. Matthews Revocable Trust  
Robert T. Matthews Trustee  
(Owner) Date

*Thomas Paul Lyons* 1/19/07  
Date

Robert T. Matthews (Revocable Trust)  
Thomas Paul Lyons  
(Owner)

APPROVED: For Private Water And Private Sewerage Systems  
Howard County Health Department.

*Robert J. Weller* 3/6/07  
Howard County Health Officer *at 1287* Date

APPROVED: Howard County Department Of Planning And Zoning

*Chad Williamson* 3/12/07  
Chief, Development Engineering Division *at 1287* Date

*Marcus J. Clayton* 3/23/07  
Director *at 1287* Date

**OWNER'S CERTIFICATE**

Robert T. Matthews, Trustee And Thomas Paul Lyons, Trustee, Owners Of The Property Shown And Described Hereon, Herby 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, Herby 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 19<sup>th</sup> Day Of January 2007.

Deceased 11/24/04  
Robert T. Matthews, Trustee  
Robert T. Matthews Revocable Trust

*Thomas Paul Lyons* *at 1287*  
Thomas Paul Lyons, Trustee  
Robert T. Matthews Revocable Trust

*M. Jeremy Rutter*  
Witness

**SURVEYOR'S CERTIFICATE**

I Herby Certify To The Best Of My Knowledge, That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Robert T. Matthews, Settlor And Robert T. Matthews And Jeanne M. Lyons, Trustee Of The Robert T. Matthews Revocable Trust By Deed Dated March 11, 2003 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 7029 At Folio 665, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

*Terrell A. Fisher* 1/12/07  
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 18958 ON 3/29/07  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**CLOVERFIELD**

Lots 1 - 21, Buildable Preservation Parcel 'A',  
Non-Buildable Preservation Parcels 'B' - 'E' &  
Non-Buildable Bulk Parcel 'F'

Zoned RC-DEO

Tax Map 15 Parcel 4 Grid 8  
Third Election District  
Howard County, Maryland

Scale: 1" = 50'

Date: November 15, 2006  
Sheet 6 Of 7

F-06-110

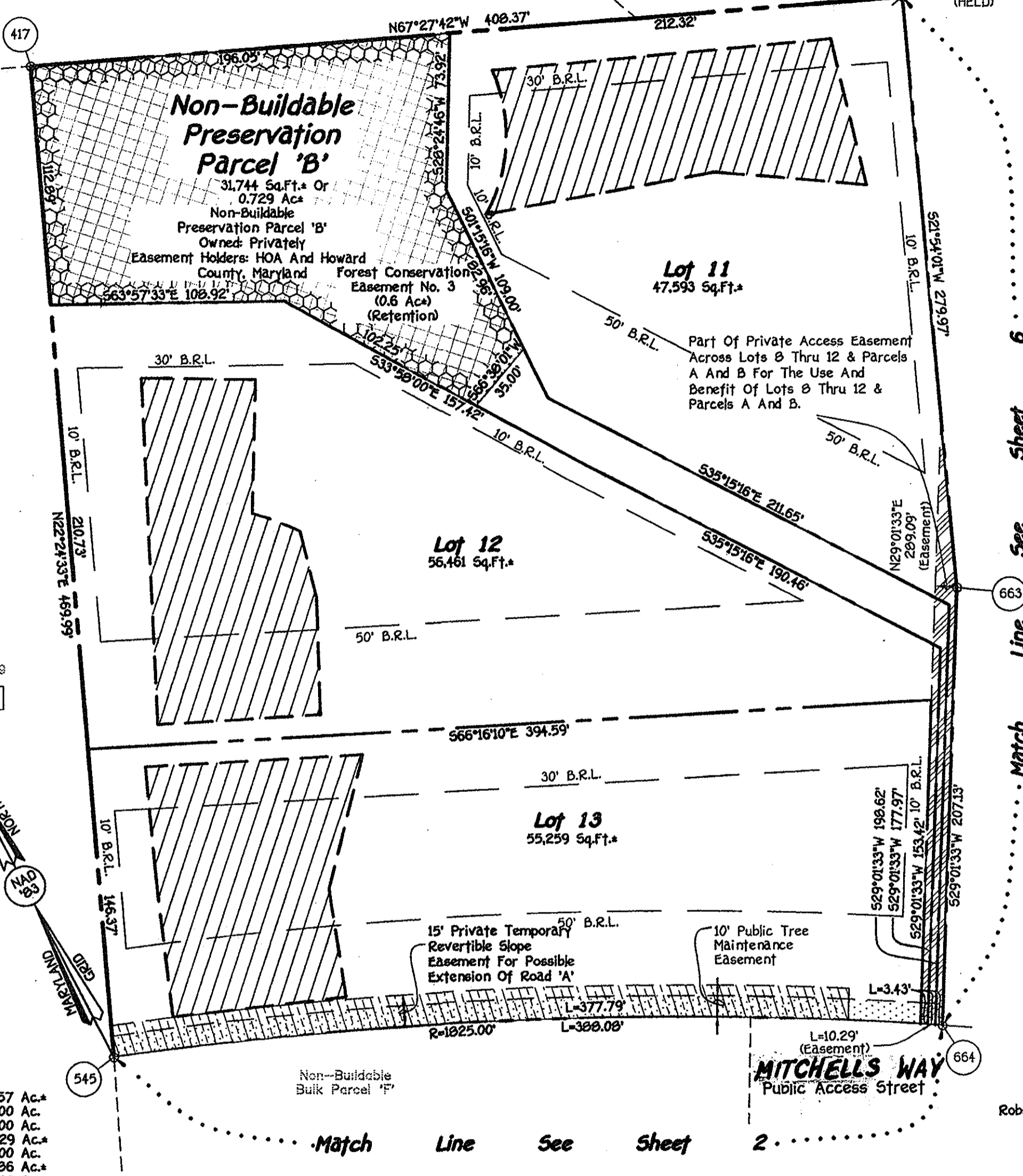
K:\Drawings 3300757 Matthews Property\dwg\30757 Cloverfield Record Plat composite.dwg, 1/17/2007 3:01:58 PM, 1:1

**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 Thru 21 And Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcels 'B' - 'E' & Non-Buildable Bulk Parcel 'F', Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Lot(s). 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 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."

Gary S. Coble  
Deborah Coble  
L. 3453, F. 209  
Tax Map 15, Parcel 7

Gary S. Norcitt  
Liber 4403, Folio 455  
Tax Map 15, Parcel 207



**Wetland Tabulation Sheet 5**

Line	Bearing & Distance
WL5-1	N77°58'28"W 32.76
WL5-2	N60°02'15"W 22.70
WL5-3	S08°59'33"W 17.61
WL5-4	N12°55'59"W 21.66
WL5-5	N29°42'33"W 12.87
WL5-6	S07°40'40"W 10.71
WL5-7	S24°15'05"E 31.03
WL5-8	S08°23'00"W 16.42
WL5-9	N01°57'52"W 23.24
WL5-10	N65°14'29"W 8.91
WL5-11	N05°51'20"W 11.20
WL5-12	N11°28'51"W 12.84
WL5-13	N34°01'40"W 21.95
WL5-14	S60°13'08"W 9.15
WL5-15	S35°18'46"E 17.35
WL5-16	S08°58'28"E 22.99
WL5-17	S09°50'03"W 22.38
WL5-18	N79°52'10"W 22.46
WL5-19	N18°24'35"W 36.71
WL5-20	N08°16'08"W 24.46
WL5-21	N53°54'34"W 33.92
WL5-22	N69°17'32"W 15.77
WL5-23	N54°37'47"W 55.92
WL5-24	N59°47'51"W 30.16
WL5-25	N35°25'54"W 23.94
WL5-26	N64°32'50"W 26.43
WL5-27	N06°50'32"E 22.30
WL5-28	N01°28'23"E 16.79
WL5-29	N46°07'26"W 24.63
WL5-30	N80°17'56"W 31.83
WL5-31	N76°32'18"W 46.48
WL5-32	N04°29'26"W 34.10
WL5-33	S22°15'15"W 61.54
WL5-34	S13°40'24"E 43.66
WL5-35	S48°54'50"E 42.98
WL5-36	S50°59'59"E 37.14
WL5-37	S05°45'42"E 50.80
WL5-38	N76°19'20"E 51.28
WL5-39	S67°28'29"E 36.23
WL5-40	S09°56'59"E 51.11
WL5-41	N56°39'59"E 28.28
WL5-42	S60°54'39"E 24.17
WL5-43	N07°02'49"E 34.37
WL5-44	S07°50'28"E 34.12
WL5-45	S05°30'00"E 28.56
WL5-46	S04°08'11"E 29.31
WL5-47	S61°42'25"E 27.92
WL5-48	N03°16'03"E 47.45
WL5-49	S04°32'08"E 30.83
WL5-50	S63°00'13"W 26.60
WL5-51	S06°07'06"E 25.42
WL5-51	N30°41'18"E 8.90

**100 Year Floodplain, Drainage & Utility Easement Tabulation Sheet 5**

Line	Bearing & Distance
FP5-1	N40°57'46"W 36.24
FP5-2	N49°47'13"W 38.84
FP5-3	N50°52'55"W 42.64
FP5-4	N69°38'20"W 28.39
FP5-5	N80°53'45"W 40.82
FP5-6	N74°24'04"W 26.85
FP5-7	N70°01'55"W 26.70
FP5-8	N54°11'06"W 8.44
FP5-9	N24°27'40"W 4.59
FP5-10	N00°00'00"E 3.42
FP5-11	N36°53'32"E 5.70
FP5-12	N64°27'31"E 9.69
FP5-13	N81°02'05"E 14.63
FP5-14	N84°55'27"E 17.18
FP5-15	N02°46'54"E 27.22
FP5-16	N76°50'16"E 18.36
FP5-17	N68°12'53"E 22.52
FP5-18	N68°28'30"E 16.79
FP5-19	N78°14'27"E 18.64
FP5-20	N79°37'11"E 23.20
FP5-21	S08°23'38"E 14.46
FP5-22	S02°42'01"E 14.95
FP5-23	S72°54'37"E 20.89
FP5-24	S08°26'27"E 34.32
FP5-25	S79°21'46"E 51.46
FP5-26	S08°17'25"E 7.05

**Public Drainage & Utility Easement Tabulation Sheet 2**

Line	Bearing & Distance
DJ2-1	S13°11'21"E 7.95
DJ2-2	N59°38'05"W 65.34
DJ2-3	N62°37'39"W 156.20
DJ2-4	N24°56'24"E 5.39
DJ2-5	R-1775.00' L-216.66'
DJ2-6	S13°11'21"E 15.12
DJ2-7	S28°13'56"W 343.32
DJ2-8	N61°46'04"W 10.00
DJ2-9	N28°13'56"E 354.66
DJ2-10	S61°46'04"E 10.00'
DJ2-11	S28°13'56"W 20.00'
DJ2-12	N61°46'04"W 10.00'
DJ2-13	N28°13'56"E 20.00'

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 Compiled With

*Terrell A. Fisher* 1/12/07  
Terrell A. Fisher, L.S. #10692 Date  
(Registered Land Surveyor)

Deceased 11/24/04 Date  
Robert T. Matthews Revocable Trust  
Robert T. Matthews, Trustee (Owner)

*Thomas Paul Lyons* 1/19/07  
Robert T. Matthews Revocable Trust  
Thomas Paul Lyons, Trustee (Owner)

THOMAS R. SMITH  
SHARON R. SMITH  
L. 2032 F. 524  
TAX MAP #15 PARCEL 119  
**ZONED: RC-DEO**

**Area Tabulation For Sheet 7**

Total Number Of Buildable Lots To Be Recorded	3
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Buildable Preservation Parcels To Be Recorded	0
Total Number Of Non-Buildable Preservation Parcels To Be Recorded	1
Total Number Of Non-Buildable Bulk Parcels To Be Recorded	0
Total Number Of Lots/Parcels To Be Recorded	4
Total Area Of Buildable Lots To Be Recorded	3.657 Ac.±
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.
Total Area Of Buildable Preservation Parcels To Be Recorded	0.000 Ac.
Total Area Of Non-Buildable Preservation Parcels To Be Recorded	0.729 Ac.±
Total Area Of Non-Buildable Bulk Parcels To Be Recorded	0.000 Ac.
Total Area Of Lots/Parcels To Be Recorded	4.386 Ac.±
Total Area Of Roadway To Be Recorded	0.000 Ac.
Total Area Of Lots/Parcels To Be Recorded	4.386 Ac.±

**Owner**  
Robert T. Matthews Revocable Trust  
C/O Mr. Thomas Paul Lyons  
4 Mossview Court  
Baltimore, Maryland

**Developer**  
Cloverfield / Pfefferkorn LLC  
10705 Charter Drive  
Columbia, Maryland 21044

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PKWY.  
ELICOTT CITY, MARYLAND 21042  
(410) 461 - 2955

APPROVED: For Private Water And Private Sewerage Systems  
Howard County Health Department.

*Robert J. Waler* 3/6/07  
Howard County Health Officer AT PGD Date

APPROVED: Howard County Department Of Planning And Zoning.

*Michael J. Waler* 3/13/07  
Chief, Development Engineering Division YQ Date

*Thomas Paul Lyons* 3/23/07  
Director JA Date

**OWNER'S CERTIFICATE**

Robert T. Matthews, Trustee And Thomas Paul Lyons, Trustee, 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 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 19th Day Of January, 2007.

Deceased 11/24/04  
Robert T. Matthews, Trustee  
Robert T. Matthews, Revocable Trust

*Thomas Paul Lyons*  
Thomas Paul Lyons, Trustee  
Robert T. Matthews, Revocable Trust

Witness  
*M. J. Waler*  
Witness

**SURVEYOR'S CERTIFICATE**

I Hereby Certify To The Best Of My Knowledge, That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Robert T. Matthews, Settlor And Robert T. Matthews And Jeanne M. Lyons, Trustee Of The Robert T. Matthews Revocable Trust By Deed Dated March 11, 2003 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 7029 At Folio 665, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

*Terrell A. Fisher* 1/12/07  
Terrell A. Fisher, Registered Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 19159 ON 3/29/07  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**CLOVERFIELD**  
Lots 1 - 21, Buildable Preservation Parcel 'A',  
Non-Buildable Preservation Parcels 'B' - 'E' &  
Non-Buildable Bulk Parcel 'F'  
Zoned: RC-DEO

Tax Map: 15 Parcel: 4 Grid: 8  
Third Election District  
Howard County, Maryland

Scale: 1" = 50'  
Date: November 15, 2006  
Sheet 7 Of 7

F-06-110