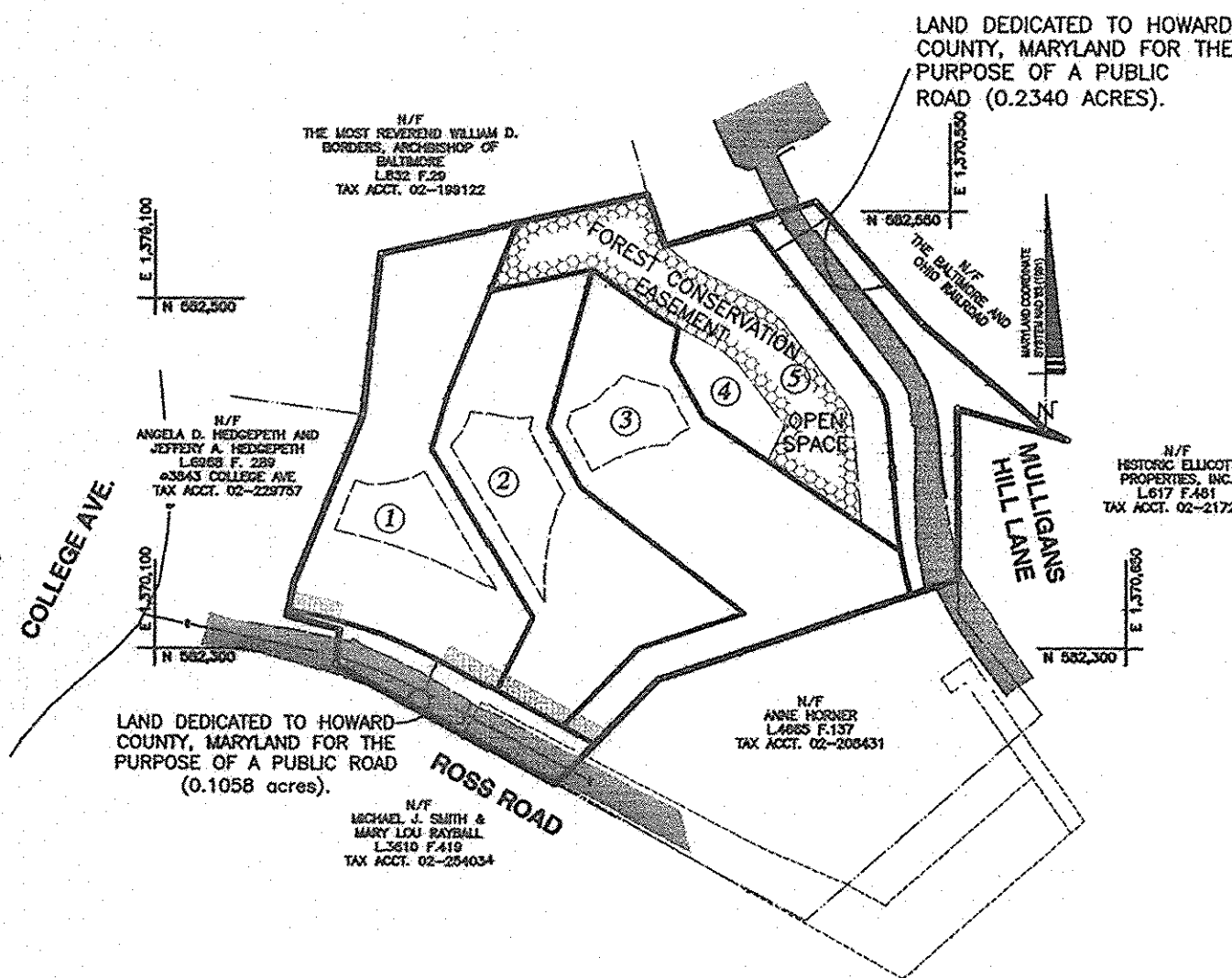


General Notes:

- The subject property is zoned R-ED per the 02/02/04 Comprehensive Zoning Plan and the "Camp Life" Zoning Amendments effective 7/28/06.
- Coordinates are based on Maryland Coordinate System - NAD83(1991) as projected by Howard County Geodetic Control Stations Nos. 0047 and 0084 (Meters X 3.280833333 = Feet; Feet X 0.3048006096 = Meters
No. 0047 N 581905.67 E 1367596.06 No. 0084 N 583158.76 E 1370739.98
- This plat is based on a field-run monumented boundary survey performed on or about May 7, 2005 by Delmaro Design Consultants, Inc.
- All areas shown on this plat are more or less.
- Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - Width - 12 feet (16 feet serving more than one residence)
 - Surface - 6 inches of compacted crusher run base with tar and chip coating.
 - Geometry - Maximum 15% grade, maximum 10% grade change and minimum 45-foot turning radius.
 - Structures (culverts/bridges) - Capable of supporting 25 gross tons (H25 loading).
 - Drainage elements - Capable of safely passing 100 year flood with no more than 1 foot depth over driveway surface.
 - Structure clearances - minimum 12 feet
 - Maintenance - sufficient to insure all weather use.
- For flag or pipestem lots, snow removal and road maintenance are provided to the junction of the flag or pipestem and road right-of-way and not onto the pipestem lot driveway. Refuse collection will be provided at the corner of Ross Road and College Avenue.
- The maintenance agreement for the use-in-common driveway for Lots 1 - 3 was recorded concurrent with this plat among the Land Records of Howard County, Maryland.
- Water and sewer service to these lots will be granted under the provisions of Section 18.122.B of the Howard County Code. Public water and public sewer allocation will be granted at the time of the issuance of the building permit if capacity is available at that time.
- There is an existing dwelling/structure located on Lot 1 to remain. No new building, extensions or additions to the existing dwelling(s) are to be constructed at a distance less than the zoning regulations require.
- In accordance with Section 16.1200 of the Howard County Code and Forest Conservation Manual, Forest Conservation obligations shall be met by the placement of 0.2304 acres of existing forest into a retention easement and by payment of a fee-in-lieu in the amount of \$10,144.22 for 0.3096 acres.
- Stormwater management facilities will be required on the parcels shown on this plat in accordance with the Design Manuals. Prior to signature approval of the site development plan, the developer will be required to execute the developer's agreement for the construction of the storm water management facility and a maintenance agreement.
- Stormwater management for this project will be provided by the use of a dry swale for WQv and Rev. Opv is not required for this project.
- Landscaping for Lots 2 - 3 shall be provided in accordance with a certified Landscape Plan on file with this plat in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Lot 1 is exempt because the existing house is to remain on this lot. This plan has been prepared in accordance with the provisions of Section 16.124 of the Howard County Code. Financial surety for the required landscaping in the amount of \$600 must be posted as part of the Developer's Agreement (2 shade trees, 0 evergreen trees). Financial surety for the required street trees in the amount of \$1500.00 must be posted as part of the Developer's Agreement for roads, storm drainage and/or stormwater management (5 shade trees, 0 evergreen trees).
- There are no known cemeteries on this site.
- There are no wetlands within this site per site inspection by Mar-Len Environmental in or about March of 2005. There are no wetland buffers onsite.
- There is no 100-Year Floodplain within this site.
- BRL denotes Building Restriction Line.
- This plat is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill 45-2003, and the Zoning Regulations as amended by CB-75-2003. Development or construction on these lots must comply with the setback and buffer regulations in effect at the time of submission of the site development plan, waiver petition application or building/grading permit.

CAHILL OVERLOOK

LOTS 1 - 3 &
OPEN SPACE LOTS 4 & 5



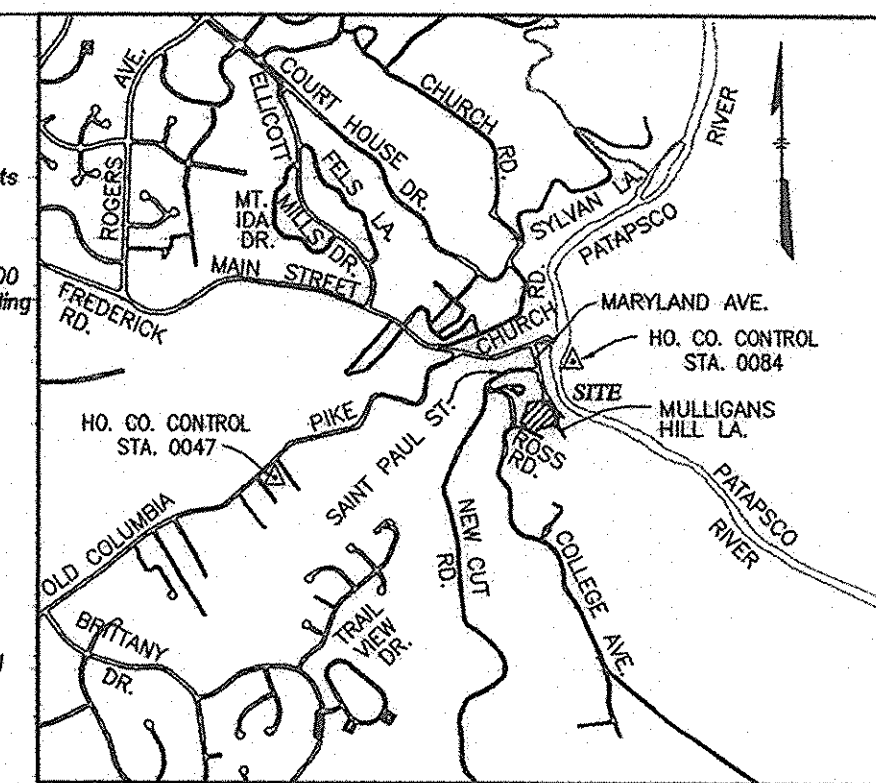
Scale: 1"=100'

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 through 4, any conveyances to the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lot(s)/parcels. Developer shall execute and deliver deeds for the easements herein reserved to Howard County with a metes and bounds description of the Forest Conservation Area. Upon completion of the public utilities and their acceptance by Howard County, and in the case of the Forest Conservation Easement(s), upon completion of the Developers Obligations under the Forest Conservation installation and maintenance agreement executed by the Developer and the County, and the release of Developers 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 Continued:

- Denotes iron pipe found □ Denotes Stone found
- Denotes corner of building
- Denotes public 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 Easement are allowed.
- Open Space Tabulations for R-ED zoning; using R-20 regulations
 - Open Space Required: 2.0350 Acres x 10% = 0.2035 acres
 - Open Space Provided / Credited: 0.3432 acres
 - Open Space Provided / Non-Credited: 0.0509 acres
 - Total Open Space Provided: 0.3941 acres
- Open Space Lot 4 dedicated to a Home Owners Association. Open Space Lot 5 Dedicated to Howard County, Maryland.
- No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the limits of wetlands, streams and their required buffers, floodplain and forest conservation areas.
- There are no streams or their buffers onsite.
- Any trees 12 inches in diameter or larger that are proposed to be removed on Lots 1 through 4 must receive approval from the Historic District Commission prior to their removal.
- The property is located within the boundary of the Ellicott City Historic District.
- Articles of incorporation for the Home Owners Association were filed with the State Department of Assessments and Taxation Office on September 25, 2007.
- This plat is subject to WP-07-030 which was granted on November 16, 2006 for the following sections:
 - Section 16.120(b)(4)(i) which requires lot dimensions to generally not exceed a 3:1 lot depth to lot width ratio.
 - Section 16.120(c)(2) which requires all lots, preservation parcels or bulk parcels for single family detached dwellings to have minimum lot frontages on approved streets within a public right of way which provides access to the property.
 Approval is subject to the following:
 - On the associated final plan (F-06-115), the developer shall create a 24' wide shared access easement for Lots 1 through 3 across Lots 1 and 2. Within this shared access, a Use-In-Common driveway (meeting Design Manual standards) shall be constructed.
 - The Developer shall be responsible for the preparation of a Use-In-Common driveway maintenance agreement. This document will be recorded with the associated final plat (F-06-115).
 - The developer shall comply with comments 1 & 3 generated by the Fire Department (Bureau of Life Safety).
- This plat is subject to WP-07-062 which was granted on January 22, 2007 for the following sections:
 - Section 16.121(a)(1) which requires open space lots to have minimum of 40 feet of frontage on a public road.
 - Section 16.160(b)(4)(iv) which prohibits residential lots from being encumbered by access easements for stormwater management facilities or open space.
 Approval is subject to the following:
 - On the associated Final Plat (F-06-115), the developer shall create a 24' wide shared access easement for Lots 1 through 3 across Lots 1 & 2. Within this shared access, a Use-In-Common driveway (meeting Design Manual Standards) shall be constructed. This Use-In-Common will connect directly to a 20' wide private stormwater management access easement that travels across Lot 3 and connect to Open Space Lot 4, parallel to the front building restriction line of Lot 3. The 20' access easement is not permitted to travel behind (to the rear of) any future dwelling on Lot 3. At least 12 feet of the easement must be clear for vehicular passage. Reference 5.2.6D.1.b and 5.2.6D.1.c of the Design Manual-Volume I-Storm Drainage.
 - The 20' access easement shall be paved if the access grade is greater than 12% if the access grade is between 10% and 12%, the easement shall be crushed stone or other reinforced surface. If the grade is 10% or less it may be grassed. Reference 5.2.6D.1.b and 5.2.6D.1.c of the Design Manual-Volume I-Storm Drainage.
 - The Developer shall be responsible for the preparation of a Stormwater Management access easement that will be recorded with the associated Final Plat (F-06-115).
- The Use-In-Common Driveway must be free of parked vehicles to allow adequate access to houses.



VICINITY MAP

SCALE: 1" = 2000'

Coordinate Table		
Point No.	Northing	Easting
200	582322.2588	1370174.7836
201	582322.2588	1370175.5021
202	582338.4154	1370178.8753
203	582433.5792	1370217.7109
204	582526.2183	1370227.5862
209	582559.5863	1370378.5141
220	582530.3470	1370368.4932
207	582555.6637	1370474.0916
208	582485.8923	1370534.0601
209	582425.0991	1370604.4391
210	582418.7821	1370616.9320
211	582437.1647	1370554.5054
212	582339.8360	1370554.8102
213	582282.5574	1370385.1861
214	582245.7205	1370349.2004
215	582222.8011	1370326.8107
216	582297.2811	1370264.9200
217	582291.1842	1370202.5290
218	582311.2165	1370204.6671

Coordinates are based on the Maryland Coordinate System NAD'83 and are designated thus: (99)

Lot Tabulation

TOTAL NO. OF LOTS AND/OR PARCELS TO BE RECORDED - 3
Buildable - 3

TOTAL AREA OF LOTS AND/OR PARCELS - 2.0350 Ac.
Buildable - 1.3011 Ac.

TOTAL AREA OF OPEN SPACE - 0.3941 Ac.

TOTAL AREA OF ROADWAY TO BE RECORDED - 0.3398 Ac.

TOTAL AREA OF SUBDIVISION TO BE RECORDED - 2.0350 Ac.

Minimum Lot Size Chart

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
3	20,400 sq.ft.	2,345 sq.ft.	18,055 sq.ft.

The requirements of Section 3-108, The Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

James L Mathias 9/25/07
Owner

James L Mathias 9/23/07
Date

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TAN.	CHORD BRG. - DIST.
C1	74.81	257.26'	74.81'	37.67'	N69°46'27"W-74.54'
C2	18.69	33.33'	18.69'	9.60'	N21°11'42"W-18.45'
C3	39.40	183.00'	39.40'	19.78'	S11°17'50"E-39.33'

OWNER / DEVELOPER

Timothy J. Cahill
3845 College Avenue
Ellicott City, MD 21043
410-336-3140

RECORDED AS PLAT NUMBER 19581 ON 11-30-07
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

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

Howard County Health Officer 11/16/2007
Howard County Health Officer 50 Date 11/16/07

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 10/9/07
Chief, Development Engineering Division 8 Date 10/9/07

Director 11/23/07
Director Date 11/23/07

Owner's Dedication

I, Timothy J. Cahill, owner of the property shown and described herein, hereby adopt this plan of subdivision, and in consideration of the approval of this Final Plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns:

- The right to lay, construct, and maintain sewers, drains, water pipes, and other municipal utilities and services, in and under all roads and street rights-of-way and the specific easements shown hereon;
- The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and valuable consideration, hereby grant the right and option to Howard County to acquire the fee simple title to the beds of the streets and/or roads and floodplains, storm drainage facilities, and open spaces, where applicable;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

Witness our hands this 28th day of SEPTEMBER, 2007.

Timothy J. Cahill
Timothy J. Cahill

James L Mathias
Witness

Surveyor's Certificate

I hereby certify to the best of my professional knowledge and belief that the final plat of subdivision shown hereon is correct, that it is a subdivision of all of the lands conveyed by Ronald M. Bowers to Timothy J. Cahill by deed dated January 20, 1999 and recorded among the Land Records of Howard County, Maryland in Liber M.D.R. 4621, Folio 230, 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. Monumentation is in accordance with the Howard County Subdivision Regulations.

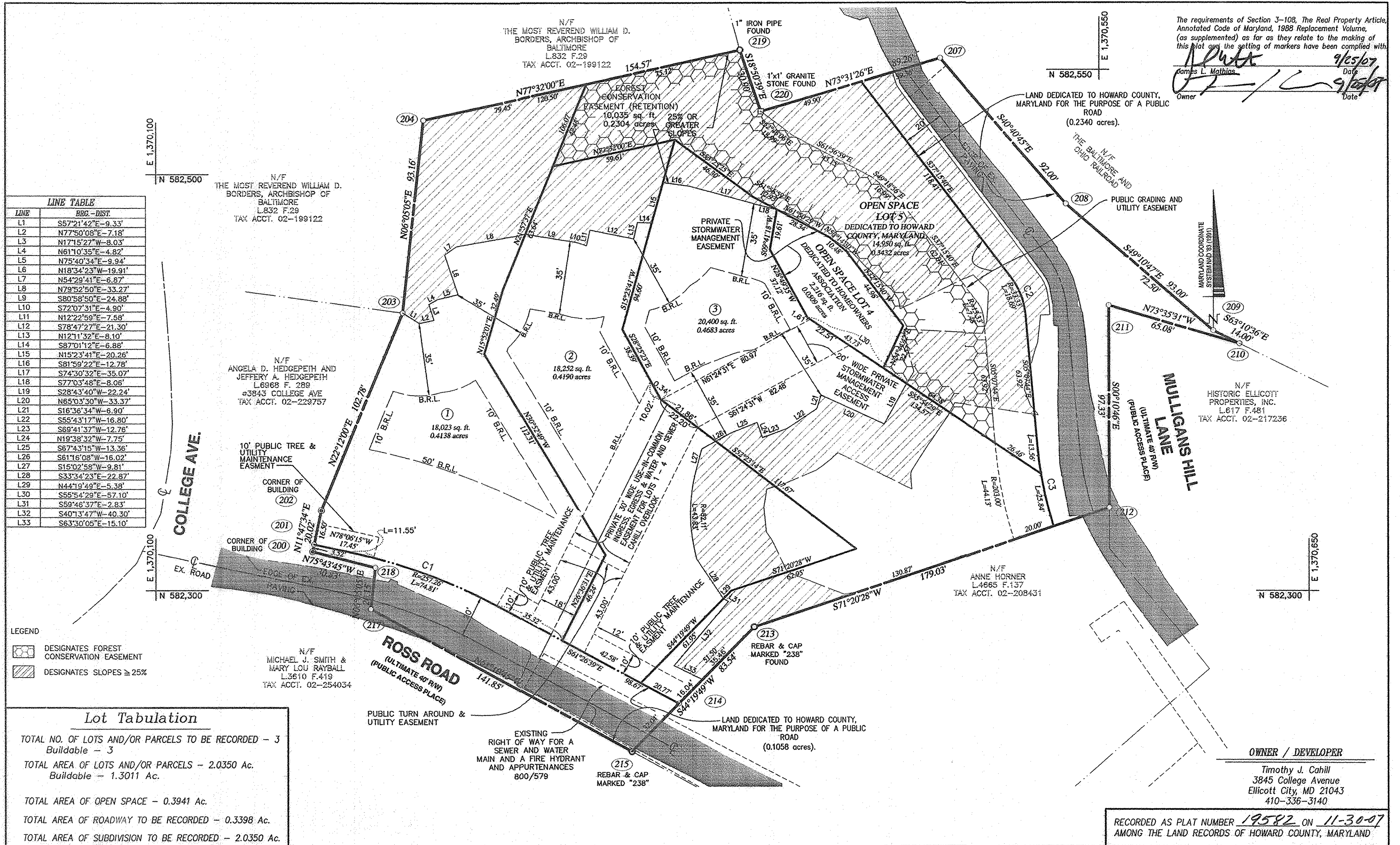
James L Mathias 9/25/07
James L Mathias, Professional Land Surveyor
Maryland Registration No. 11039 Date 9/25/07

DeMario Design Consultants, Inc.
192 East Main Street
Westminster, MD 21157
Phone: (410) 386-0560
Fax: (410) 386-0564
DDC@demariodesign.com

CAHILL OVERLOOK
LOTS 1 - 3 & OPEN SPACE LOTS 4 & 5
Election District No. 2 Howard County, Maryland
Tax Map 25 A Grid 24 Parcel 329
Scale: 1"=100' February 23, 2007
Zoning: R-ED

The requirements of Section 3-108, The Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

James L. Mathias 9/25/07
Date
Owner



LINE TABLE

LINE	BRG.-DIST.
L1	S57°21'42"E-9.33'
L2	N77°50'08"E-7.18'
L3	N17°15'27"W-8.03'
L4	N61°10'35"E-4.82'
L5	N75°40'34"E-9.94'
L6	N18°34'23"W-19.91'
L7	N54°29'41"E-6.87'
L8	N79°52'50"E-33.27'
L9	S80°59'50"E-24.88'
L10	S72°07'31"E-4.90'
L11	N12°22'59"E-7.58'
L12	S78°47'27"E-21.30'
L13	N12°11'32"E-8.10'
L14	S87°01'12"E-6.88'
L15	N15°23'41"E-20.26'
L16	S81°59'22"E-12.78'
L17	S74°30'32"E-35.07'
L18	S77°03'48"E-8.06'
L19	S28°43'40"W-22.24'
L20	N65°03'30"W-33.37'
L21	S16°36'34"W-6.90'
L22	S55°43'17"W-16.80'
L23	S89°41'57"W-12.78'
L24	N19°38'32"W-7.75'
L25	S67°43'15"W-13.36'
L26	S61°16'08"W-16.02'
L27	S15°02'58"W-9.81'
L28	S33°34'23"E-22.87'
L29	N44°19'49"E-5.38'
L30	S55°54'29"E-57.10'
L31	S89°46'37"E-2.83'
L32	S40°13'47"W-40.30'
L33	S63°30'05"E-15.10'

LEGEND

- DESIGNATES FOREST CONSERVATION EASEMENT
- DESIGNATES SLOPES ≥ 25%

Lot Tabulation

TOTAL NO. OF LOTS AND/OR PARCELS TO BE RECORDED - 3
Buildable - 3

TOTAL AREA OF LOTS AND/OR PARCELS - 2.0350 Ac.
Buildable - 1.3011 Ac.

TOTAL AREA OF OPEN SPACE - 0.3941 Ac.

TOTAL AREA OF ROADWAY TO BE RECORDED - 0.3398 Ac.

TOTAL AREA OF SUBDIVISION TO BE RECORDED - 2.0350 Ac.

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

B. Wilson for Peter Beilman 11/16/2007
Howard County Health Officer 50 Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Janet M. Wiggall 11/20/07
Chief, Development Engineering Division Date

Janet M. Wiggall 11/20/07
Director Date

Owner's Dedication

I, Timothy J. Cahill, owner of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this Final Plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns,

- The right to lay, construct, and maintain sewers, drains, water pipes, and other municipal utilities and services, in and under all roads and street rights-of-way and the specific easements shown hereon;
- The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and valuable consideration, hereby grant the right and option to Howard County to acquire the fee simple title to the beds of the streets and/or roads and floodplains, storm drainage facilities, and open spaces, where applicable;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

Witness our hands this 20th day of SEPTEMBER, 2007.

Timothy J. Cahill
Timothy J. Cahill

Julia Brown
Witness

Surveyor's Certificate

I hereby certify to the best of my professional knowledge and belief that the final plat of subdivision shown hereon is correct, that it is a subdivision of all of the lands conveyed by Ronald M. Bowers to Timothy J. Cahill by deed dated January 20, 1999 and recorded among the Land Records of Howard County, Maryland in Liber M.D.R. 4621, Folio 230, 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. Monumentation is in accordance with the Howard County Subdivision Regulations.

James L. Mathias 9/25/07
James L. Mathias, Professional Land Surveyor
Maryland Registration No. 11039 Date

RECORDED AS PLAT NUMBER 19582 ON 11-30-07
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

DeMario Design Consultants, Inc.

192 East Main Street
Westminster, MD 21157
Phone: (410) 386-0560
Fax: (410) 386-0564
DDC@demariodesign.us

CAHILL OVERLOOK

LOTS 1 - 3 & OPEN
SPACE LOTS 4 & 5

Election District No. 2 Howard County, Maryland
Tax Map 25 A Grid 24 Parcel 329
Scale: 1"=30' February 23, 2007
Zoning: R-ED

05027.1 JAI JLM Sheet 2 of 2
F-06-115

W:\05027.1 - Cahill Property\dwg\RECORD PLATT\050271.RP2.dwg, 9/25/2007 10:11:54 AM, DDC, MFLR\RC3, JAI