

CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING	DISTANCE	TANGENT
C1	201°17'08"	60.00	210.79	N 68°28'46" E	117.94	-319.29
C2	58°02'04"	25.00	25.32	S 39°53'42" E	24.25	13.87

MINIMUM LOT SIZE CHART

LOT No.	GROSS AREA	PIPESTEM AREA	MIN. (NET) LOT SIZE
3	18060 S.F.	2933 S.F.	15117 S.F.
4	16020 S.F.	824 S.F.	15196 S.F.
5	15139 S.F.	821 S.F.	14318 S.F.
6	16420 S.F.	2395 S.F.	14085 S.F.
7	17248 S.F.	3224 S.F.	14024 S.F.

COORDINATE TABLE

POINT#	NORTH	EAST
699	571143.5178	1376861.9891
700	571757.4725	1377181.4614
931	571067.9376	1377063.4159
932	571344.9659	1377775.4730
933	571333.9628	1377767.4621
BN245	571088.8078	1377181.6500
LC27	571141.6052	1377542.5267
LC3	571147.7049	1377337.5043
LC5	571115.9757	1377313.6987
LC7	571043.1531	1377236.6996
LC9	571265.3894	1377590.2612
RW1	571134.0736	1376887.1587
RW10	571571.3703	1377383.5375
RW11	571342.4356	1377709.9656
RW12	571172.3840	1377462.7110
RW13	571323.1688	1377738.8954
RW14	571190.9678	1377447.2182
RW15	571266.1582	1377588.0147
RW16	571210.2044	1377439.9308
RW17	571168.4232	1377329.3550
RW2	571266.6491	1376960.0224
RW3	571471.5398	1377066.5990
RW5	571571.9977	1377132.1138
RW6	571647.1727	1377171.4997
RW7	571651.0052	1377186.1857
RW8	571610.6746	1377263.9100
RW9	571600.6037	1377280.9355

LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- EASEMENT AREA
- ROAD WAY WIDENINGS AREA
- DENOTES IRON PIN WITH CAP SET/FOUND
- DENOTES CONCRETE MONUMENT SET/FOUND

DMW
Daft · McCune · Walker, Inc.
 A Team of Land Planners,
 Landscape Architects,
 Engineers, Surveyors &
 Environmental Professionals

200 East Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 286-3333
 Fax 286-4705

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

S. Wilton for Peter Beilensen, MD 5/18/2007
 Howard County Health Officer 60 1795 Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

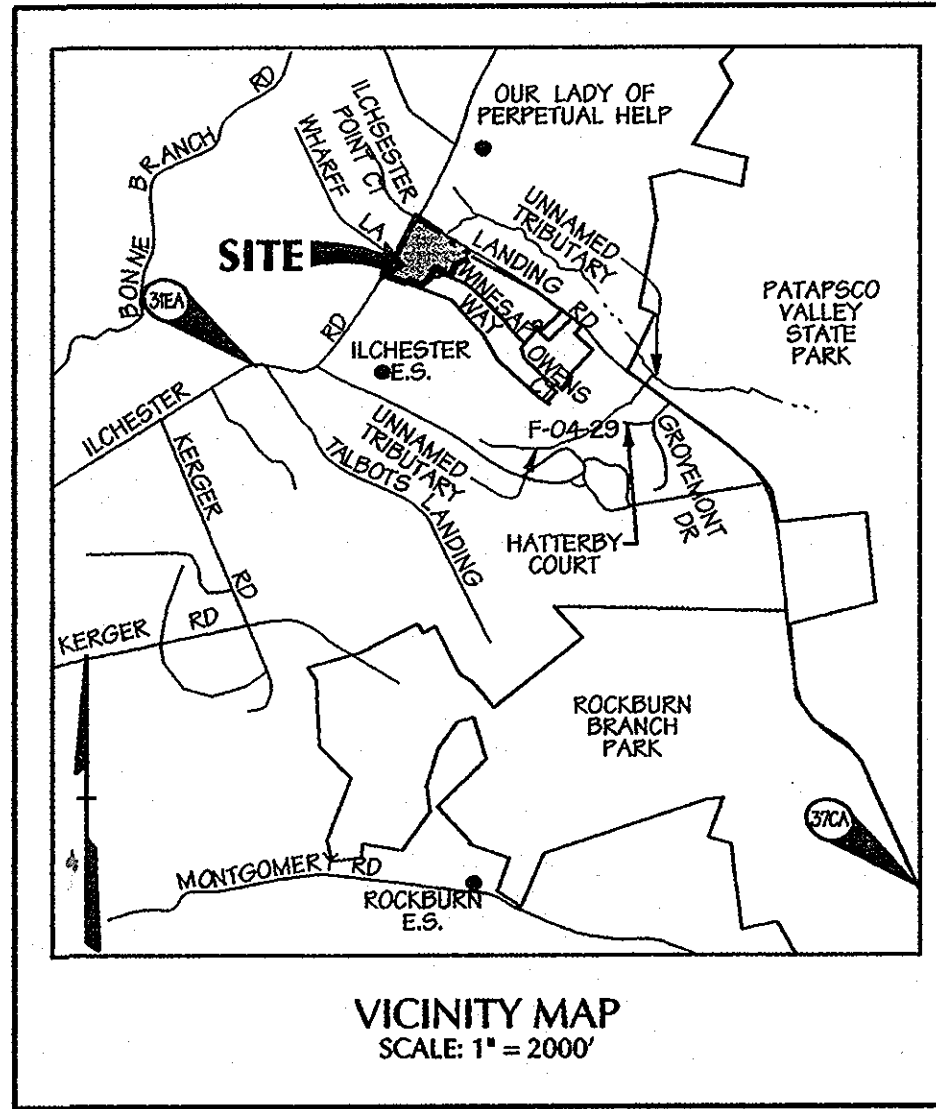
Michael D. Martin 5/16/07
 Chief, Development Engineering Division Date

Mark D. Leugh 5/22/07
 Director Date

ZAISER PROPERTY

LOTS 1-10 AND OPEN SPACE LOT 11

A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS 'C' AND 'D' OF OWENS PROPERTY
 PHASE II (F-05-121)



TOTAL TABULATION OF FINAL PLAT	
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	11
BUILDABLE	10
HOA OPEN SPACE	1
B. TOTAL AREA OF LOTS AND/OR PARCELS	6.140 AC ±
BUILDABLE	3.688 AC ±
HOA OPEN SPACE	2.452 AC ±
C. TOTAL AREA OF ROADWAY AND HIGHWAY WIDENING TO BE RECORDED	1.357 AC ±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.497 AC ±

OWNER/DEVELOPER
 ILCHESTER FARM LLC.
 P.O. Box 528
 61 East Padonia Road
 Timonium, MD 21093
 (410) 252-8600
 ATTN: Mark E. Buda



OWNER'S DEDICATION

ILCHESTER FARM LLC., By Michael Keelty, Managing Member, 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

(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 easements shown hereon;

(2) The right to lay, construct, and maintain 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;

(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. 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.

WITNESS OUR HANDS THIS 5 DAY OF APRIL, 2007

Michael Keelty
 ILCHESTER FARM LLC.
 Michael Keelty, Managing Member
 Date 4/5/07

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a Resubdivision of the lands, in part, conveyed by William E. Zaiser and Margaret E. Zaiser, by deed dated May 13, 2004 and recorded in the Land Records of Howard County, Maryland, in Liber 8334 Folio 475, and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County as shown. The requirements of Section 3-108, The Real Property Article, of the 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.

Michael D. Martin
 Michael D. Martin, Professional Land Surveyor
 Maryland Registration No. 21234
 Date 4/5/07

RECORDED AS PLAT NO. 19177 ON 6-12-07
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

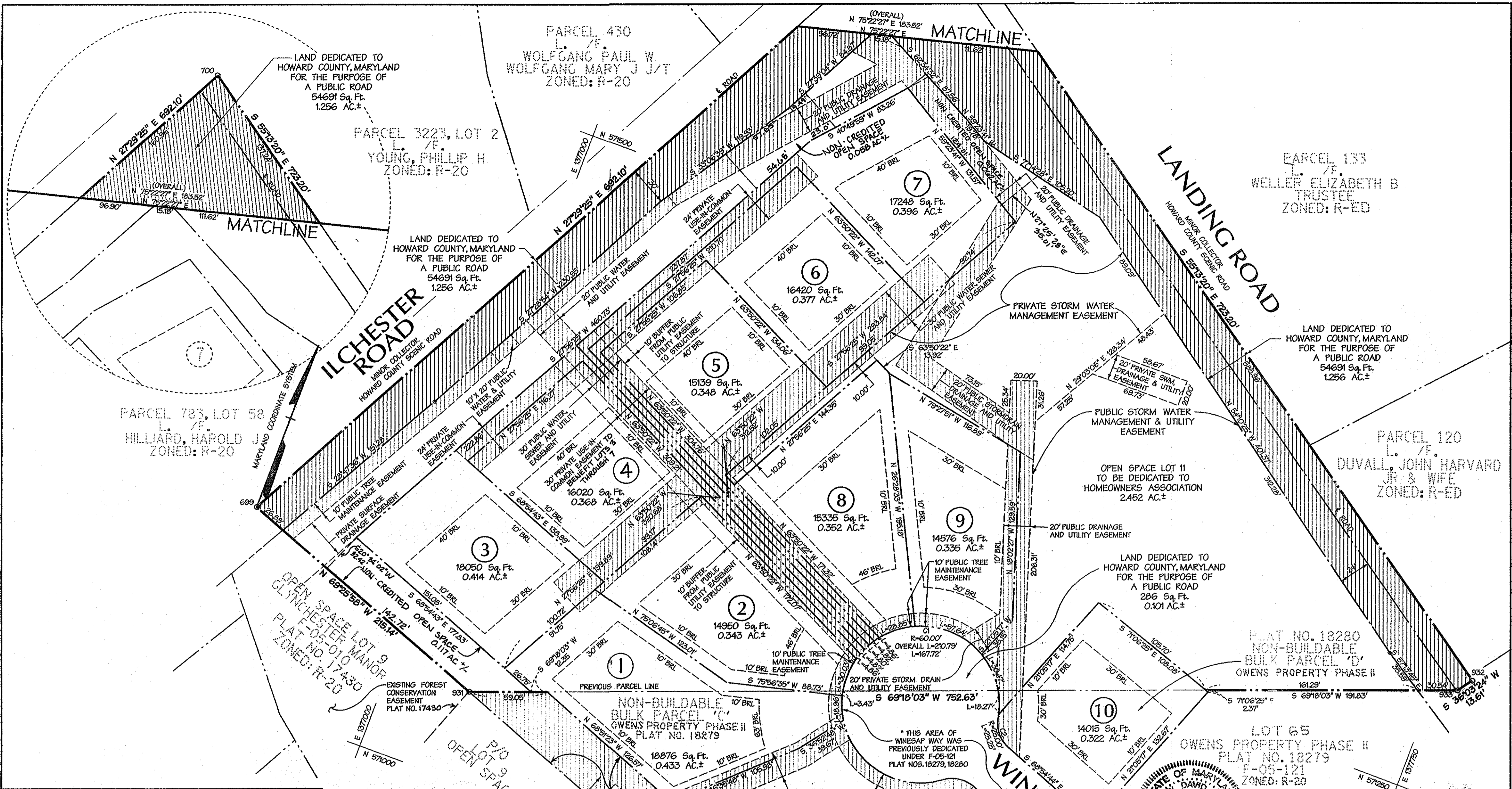
ZAISER PROPERTY

LOTS 1-10 AND OPEN SPACE LOT 11
 A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS C AND D, OWENS PROPERTY PHASE II (F-05-121) AND SUBDIVISION OF PARCEL 157 TAX MAP NO. 31, GRID 10, PARCEL NO. 157 1st ELECTION DISTRICT HOWARD COUNTY MARYLAND APRIL 3, 2007 ZONED: R-20

SCALE = AS SHOWN
 SHEET 1 OF 2

GENERAL NOTES

- Coordinates are based on Maryland Coordinated System - NAD83 (1991) as projected by Howard County Geodetic Control Stations No. 31EA and 37CA.
- STATION NORTH EAST ELEVATION
 37CA 569641.123 1374815.935 468.90
 37CA 564321.656 1362742.880 256.965
- This Plat is based upon a field run monumented boundary survey performed on or about September, 2002 by Daft-McCune-Walker, Inc.
- All areas shown on this plat are more or less.
- No grading, removal of vegetative cover of trees, or placement of new structures is permitted within the limits of wetlands, streams(s), or their buffers and forest conservation easement areas.
- 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.
- 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 sewage allocation will be granted at the time of final plat approval, if capacity is available at that time.
- 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/parcels, any conveyances of the aforesaid lots/parcels shall be subject to the easements herein reserved, whether or not expressly stated in the deeds conveying said lots/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 developer's obligations under the forest conservation installation and maintenance agreement executed by the developer and the County, and the release of the 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.
- 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.
- This project complies with Section 16.1200 of the Howard County Code for Forest Conservation. Under this plan, no forest clearing or retention is proposed ON SITE, AND AN AFFORESTATION OBLIGATION OF 1.05 ACRES IS GENERATED. THIS OBLIGATION HAS BEEN MET BY RETAINING EXISTING FOREST ACREAGE ON AN OFF-SITE PARCEL AT A 2:1 RATIO, IN ACCORDANCE WITH HOWARD COUNTY REGULATIONS, 2.1 ACRES OF EXISTING FOREST HAS BEEN PERMANENTLY RETAINED IN FOREST CONSERVATION EASEMENT 3, ON THE MYRTLE PROPERTY, TAX MAP 10, GRID 24, P.225
- A surety in the amount of \$18,296.00 (2.1 acres x \$9,200/S.F.) HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR OFF-SITE FOREST RETENTION.
- There are no known cemeteries on this site.
- Landscaping is 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.
- Financial surety for the required landscaping in the amount of \$20,850.00 HAS BEEN POSTED AS PART of the developer's agreement. (53 shade trees, 33 evergreen trees).
- Landing Road is a designated Scenic Road. The Scenic Road study was approved under 5-03-04.
- The HOA Open Space shown hereon as Lot 11 are hereby dedicated to a property association for the residents of this subdivision. The Articles of Incorporation have been filed with the State Department of Assessments and Taxation with Incorporation Number. *SEE NOTE BELOW
- There is no 100 year floodplain on site.
- The stormwater management facility will be required on the parcel 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 stormwater management facility and a maintenance agreement.
- All existing driveways and structures located within the limits of this site are to be removed and razed.
- See related files 5-03-04, P-05-08, F-06-116 FC, P.N. 19177-2-33
- Driveways shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
 Width - 12 feet (14 feet serving more than one residence)
 Surface - 6 inches of compacted crusher run base with tar and chip coating (1 1/2" min.)
 Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 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.
- Open Space Data
 a. Minimum Residential Lot Size Selected: 14,000 Square Feet (FOR PARCEL 157: 7.021 AC ±)
 b. Open Space Required: 2.215 Acres (30% of gross area)
 c. Total Open Space Provided on This Submission: 2.452 Acres (2.215 CREDITED / 0.237 AC NON-CREDITED)
 d. Area of Recreation Open Space Required: 2,000 S.F. (200 S.F./Lot)
 e. Area of Rec. Open Space Provided on This Submission: 2,000 S.F.
- A shared driveway maintenance agreement for lots 3-7 will be recorded in the Land Records of Howard County, Maryland concurrently with the recording of this plat.
- As a result of 5-03-04 being submitted to the county between 11-15-01 and 5-22-03, The project is subject to the Fifth Edition of the Subdivision and Land Development Regulations. 5-03-04 was technically complete on 5-13-03. Therefore it is subject to the 1993 Zoning Regulations Amended by CB 50-2001 (effective 1-8-02).
- The sidewalk on Ilchester Road is to be extended to Landing Road when future road improvements are made. These improvements will include a deceleration lane on Ilchester Road and a realignment of Landing Road at Ilchester Road. These improvements will be made by Howard County.
- The Right Of Way for the cul-de-sac was dedicated under OWENS PROPERTY, Phase II, F-05-121.
- All building restriction lines (B.R.L.) for the lots shall be designed in accordance with the current Howard County zoning regulations at the site development plan stage.
- The sidewalk on Ilchester Road is to be extended to Landing Road when future road improvements are made. These improvements will be made by Howard County.
- A portion of the cul-de-sac of Winesap Way shown on sheet 2 was previously dedicated to Howard County (F-05-121).
- The stormwater management pond on lot 11 is jointly maintained on H.O.A. property.
- OPEN SPACE FOR NON-BUILDABLE BULK PARCELS C AND D, OWENS PROPERTY, PHASE II, PROVIDED UNDER F-05-121.
- AREA OF NON-CREDITED OPEN SPACE: 0.237 AC ± OR 10,324 SQ. FT ±.
- AREA OF CREDITED OPEN SPACE: 2.215 AC ± OR 96,485 SQ. FT ± (32%).
 * LIBER: 800698 FOLIO: 1289 PAGES: 0006
 #D06439459 + DATE 8/31/04



DMW
Daft · McCune · Walker, Inc.
 A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
 200 East Pennsylvania Avenue
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 Maryland Registration No. 21234

RECORDED AS PLAT NO. 19178 ON 6-12-07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.
ZAISER PROPERTY
 LOTS 1-10 AND OPEN SPACE LOT 11
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 1st ELECTION DISTRICT
 HOWARD COUNTY MARYLAND
 APRIL 3, 2007
 ZONED: R-20
 50' 0' 50' 100'
 SCALE = 1"=50'
 SHEET 2 OF 2

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

 Byron for Peter Beilenson, MD 5/16/07
 Howard County Health Officer sb rgg Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

 Chief, Development Engineering Division 5/16/07

 Director 5/22/07
 Date