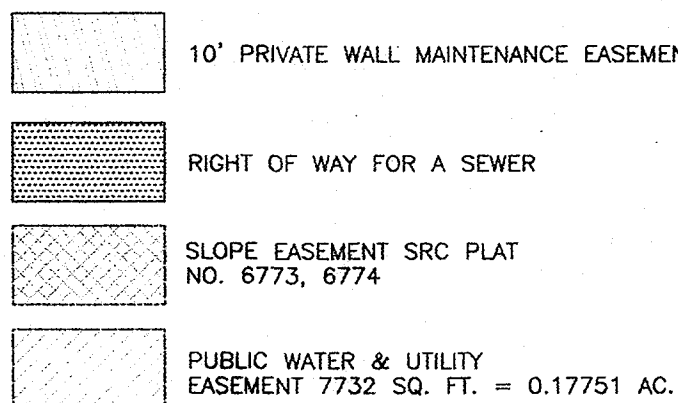
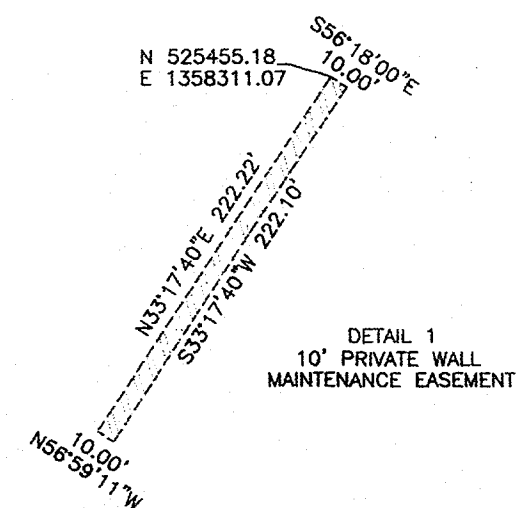


CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	250.73'	2430.33'	125.47'	05°54'40"	S31°46'01"W 250.62'
C2	305.36'	2430.33'	152.88'	07°11'56"	S38°19'31"W 305.15'
C3	38.15'	310.00'	19.10'	07°03'07"	S54°24'16"E 38.13'
C4	35.71'	290.00'	17.87'	07°03'22"	N54°24'09"W 35.69'
C5	299.11'	3600.00'	149.64'	04°45'38"	N35°53'25"E 299.03'
C6	35.83'	3600.00'	17.91'	00°34'13"	N38°33'21"E 35.83'

COORDINATE LIST		
POINT	NORTH	EAST
200	525468.92936	1358306.42950
201	525240.94300	1358574.50200
203	525027.86676	1358442.55921
204	524788.46803	1358253.32270
206	524642.49459	1358122.24154
207	524443.84824	1358000.17188
208	524289.17757	1357863.95756
209	52419.82374	1357933.50169
210	524919.90408	1357930.53550
211	524991.56212	1357992.44847
212	525184.48379	1358117.30545
213	525026.31000	1358302.32700
215	525263.51090	1358165.47201
217	525097.98314	1358360.12256

LINE TABLE	
L	S
L1	S57°55'50"E 10.65'
L2	S50°59'44"E 301.00'
L3	S37°19'33"W 20.00'
L4	N50°59'44"W 193.65'
L5	S39°00'16"W 33.95'
L6	N50°59'44"W 27.00'
L7	N39°00'16"E 10.00'
L8	N39°00'16"E 23.95'
L9	N50°59'44"W 87.95'
L10	N57°55'50"W 11.16'
L11	N33°30'36"E 20.00'
L12	N39°40'36"E 37.60'
L13	N39°40'36"E 20.00'
L14	S51°10'13"E 101.61'
L15	S35°39'25"W 20.02'
L16	S35°39'25"W 20.02'
L17	N51°10'13"W 103.01'



ROBERT H. VOGEL ENGINEERING, INC.
8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
410-461-7666

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 1
TOTAL AREA OF LOTS AND/OR PARCELS: 5.47195 AC.
TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS: 0.15459 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED: 5.62654 AC.

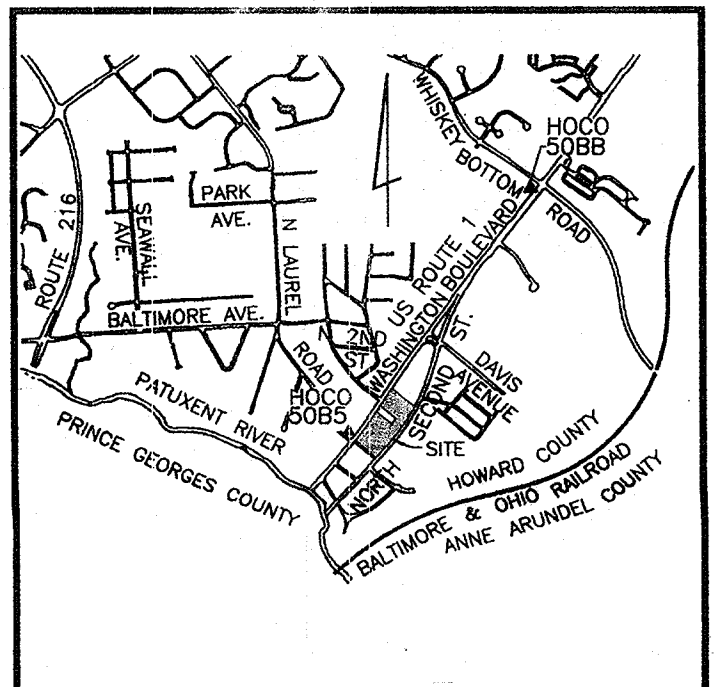
OWNER
10071 WBO LLC
C/O BUILDING EXCHANGE COMPANY
9011 ARBORETUM PKWY STE 300
RICHMOND, VA. 23236-3486

DEVELOPER
10071 WASHINGTON BLVD, LLC
C/O PATRIOT GROUP
1003 K STREET, NW
SUITE 207
WASHINGTON, DC
20001

RESERVATION OF PUBLIC UTILITY EASEMENTS

THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH PARCEL A. 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. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.



MARK C. MARTIN
PROFESSIONAL LAND SURVEYOR NO. 10884
DATE 6/19/06
DAVID LINGERFELT
DATE 6/24/06

GENERAL NOTES

- SUBJECT PROPERTY ZONED CAC-CL1 AS PER THE 2/02/04 COMPREHENSIVE ZONING PLAN.
- COORDINATES REFERENCED ARE BASED ON THE NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL.
STATION 5088 N 527565.8697 E 1359782.8206
STATION 5085 N 524999.3750 E 1357925.7480
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER, 2005 BY ROBERT H. VOGEL ENGINEERING, INC.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES CONCRETE MONUMENT FOUND.
- THERE ARE NO STEEP SLOPES ONSITE WITH A CONTIGUOUS AREA OF 20,000 SF OR GREATER.
- NO BURIAL OR CEMETERY SITES ARE LOCATED ON THE SITE.
- ALL AREAS ARE SHOWN MORE OR LESS (±).
- THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- THERE ARE NO WETLANDS, STREAMS OR 100 YEAR FLOODPLAIN LOCATED ON THIS PROPERTY.
- THERE ARE NO HISTORIC SITES ON THIS PROPERTY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENT OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (14 FEET IS SERVING MORE THAN ONE RESIDENCE)
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- WATER SERVICE TO THIS PARCEL WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE.
- THIS PLAN IS SUBJECT TO THE FOLLOWING APPLICABLE DPZ FILES: WP-06-57, WP-06-99, AA-05-41 AND SDP-06-107, WP-06-29, S-06-01.
- WP-06-29, APPROVED NOVEMBER 8, 2005 TO ALLOW:
A) ACCESS TO A HIGHER CLASSIFICATION PARKING SPACE (SECTION 16.119 (F))
B) LOCATION OF RESIDENTIAL PARKING SPACES TO EXCEED 200' FROM THE APARTMENT BUILDING ENTRANCE (SEC. 16.120(B)(12)).
- REFERENCE WAIVER PETITION WP-06-57 APPROVED JANUARY 9, 2006 TO ALLOW SUBMISSION OF A FINAL SUBDIVISION PLAN AND SITE DEVELOPMENT AND WAIVE THE PRELIMINARY PLAN REQUIREMENT.
- STORMWATER MANAGEMENT TO BE PROVIDED BY UNDERGROUND SWM (CPV), SAND FILTER (WQV) AND GRAVEL TRENCH (REV) SWM FACILITY WILL BE OWNED AND MAINTAINED BY THE HOA.
- THE FOREST CONSERVATION OBLIGATION FOR THIS PROJECT WAS ADDRESSED UNDER SDP-06-107 WITH A FEE IN LIEU PAYMENT IN THE AMOUNT OF \$18077.40 FOR AN AFFORESTATION OBLIGATION OF 0.83 ACRES.
- THIS SUBDIVISION IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE AMENDED ZONING REGULATIONS PER COUNCIL BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OF BUILDING/GRADING PERMIT APPLICATIONS.
- REFERENCE WAIVER PETITION WP-06-99 APPROVED MAY 2, 2006 TO WAIVE SECTION 155 (a)(1) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO ALLOW MASS GRADING AND INSTALLATION OF SEDIMENT CONTROL MEASURES INCLUDING STORM DRAINAGE AND STORM WATER MANAGEMENT ON THE SUBJECT PROPERTY PRIOR TO THE EXECUTION OF A DEVELOPMENT AGREEMENT AND SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN FOR THE PROPOSED PROJECT SUBJECT TO:
1. COMPLIANCE WITH HOWARD SOIL CONSERVATION DISTRICT, STATE HIGHWAY ADMINISTRATION AND DEVELOPMENT ENGINEERING COMMISSIONS.
2. SIGNATURE APPROVAL FROM THE HOWARD SOIL CONSERVATION DISTRICT FOR THE PROPOSED GRADING AND SEDIMENT CONTROL PLAN.
3. SDP-06-107 MUST CONTINUE TO BE PROCESSED FOR APPROVAL.
4. SDP-06-107 MUST CONTINUE TO BE PROCESSED FOR APPROVAL FROM SECT 121.5, D.1.A TO INCREASE THE MAX. BUILDING HEIGHT TO 65.54 FEET - SUBJECT TO CONDITIONS IN ALL FEDERAL, STATE AND COUNTY LAWS AND REGULATIONS MUST BE COMPLIED WITHIN 2 YEARS OF A BUILDING PERMIT MUST BE OBTAINED WITHIN 2 YEARS OF 12-25-05 AND SUBSTANTIAL CONSTRUCTION COMPLETED IN 2 YEARS. 2) THIS ADJUSTMENT APPLIES ONLY TO THE STRUCTURES AS DEPICTED ON THE PLAN SUBMITTED BY THE PETITIONER AND NO OTHER STRUCTURE, ADDITION, BUILDING OR USE.

THE PURPOSE OF THIS PLAT IS TO CREATE BUILDABLE PARCEL A BY COMBINING TAX MAP 50, PARCELS 379, 408 AND 423, TO PROVIDE ROAD DEDICATION AREA ALONG U.S. ROUTE 1 TO SHA AND ALONG NORTH LAUREL ROAD TO THE COUNTY, AND TO ESTABLISH NEW PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT.

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

Robert J. Walen 6/29/06
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
DATE 6/15/06
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, 10071 WBO LLC, BY OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN 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 SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE 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 STREET AND/OR ROADS AND FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 27th DAY OF June, 2006.
10071 WBO LLC
DAVID LINGERFELT
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY COHEN AND MASON LIMITED PARTNERSHIP TO 10071 WBO LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED MARCH 21, 2006 RECORDED IN LIBER 9901FOLIO 220 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
I HEREBY CERTIFY THAT ALL MONUMENTS ARE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THIS SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND THAT THE SURVEYING WAS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.
MARK C. MARTIN
PROFESSIONAL LAND SURVEYOR NO. 10884
DATE 6/19/06

RECORDED AS PLAT No. 18563 ON 10-5-06
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

ASHBURY COURTS
BUILDABLE PARCEL A
TAX MAP 50 PARCELS 379, 408 AND 423
DPZ FILES WP-06-57, WP-06-99, SDP-06-107, AA-05-41, WP-06-29, S-06-01
ZONED CAC-CL1
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE 1"= 100' FEBRUARY 24, 2006
GRAPHIC SCALE
100' 0 100' 200' 300'