

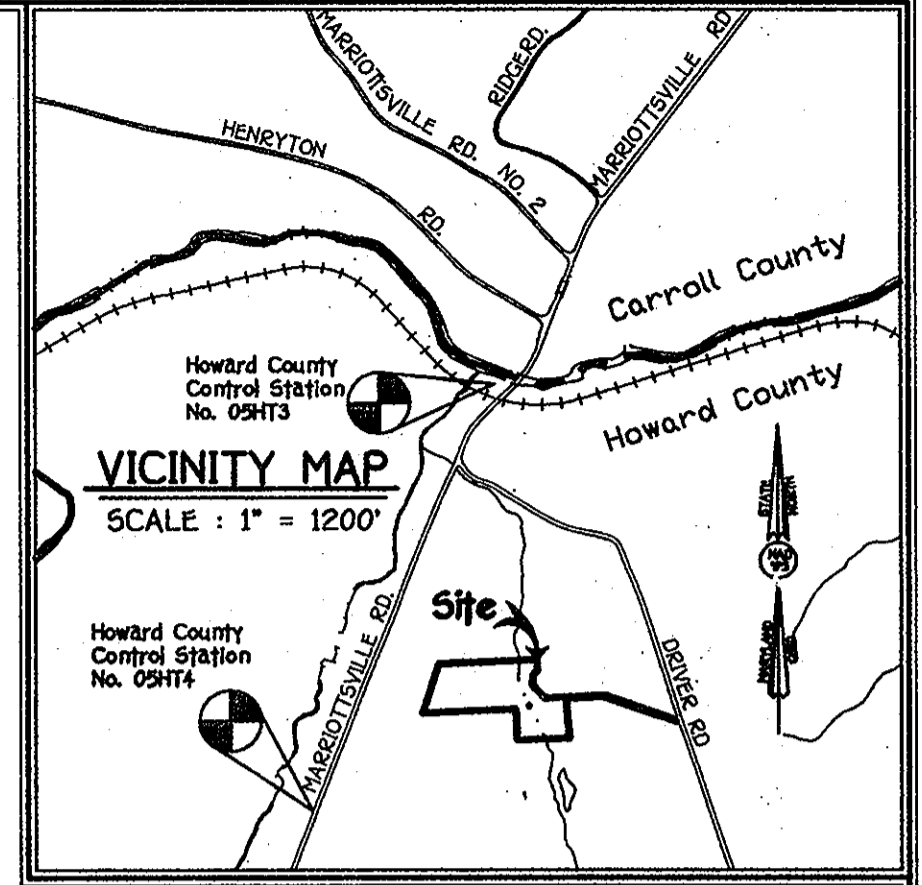
U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
61	611648.3894	1340559.6814	61	186430.201970	408603.408139
63	611955.4808	1340659.0493	63	186571.7929	408737.5149
522	611475.4540	1341147.6601	522	186378.091154	408782.624405
523	611672.0508	1341139.6490	523	186430.013979	408780.182617
700	611900.7135	1341274.1239	700	186532.094547	408821.170650
701	611912.2799	1341273.1836	701	186511.235963	408820.884053
702	611777.3907	1341246.3250	702	186500.601713	408812.697535
703	611820.5098	1341243.1407	703	186483.284368	408811.726962
704	611740.3067	1341320.9437	704	186458.818419	408835.441337
705	611755.1605	1341695.1990	705	186463.345860	408949.502395
706	611603.1908	1342137.6605	706	186417.025419	409084.377117
707	611590.7119	1342141.6790	707	186413.221839	409085.601975
708	611747.0178	1341686.5514	708	186460.863966	408946.878796
709	611737.7520	1341453.1152	709	186458.039741	408875.727307
710	611488.4382	1341475.0857	710	186382.048739	408882.423921

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 and non-buildable preservation parcel 'A'. 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 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 deeds of easement in the land records of Howard County.

GENERAL NOTES CONTINUED:

- The Forest Conservation Surety For The Afforestation Easement Containing 2.521 Acres Will Be Posted With This Plat (F-06-183), Although The Obligation Is For GTW's Waverly Woods. The Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard Code And Forest Conservation Act. No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easement; However, Forest Management Practices As Defined In The Deed Of Forest Conservation Easements Are Allowed.
- Driveway(s) Shall Be Provided Prior To Issuance Of A Residential Occupancy Permit For Any New Dwelling To Ensure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:
 - Width - 12 Feet (14 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;
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (1-125-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.
- Refuse Collection, Snow Removal And Road Maintenance For Lots 3 Through 6 And Non-Buildable Preservation Parcel A To Be Provided At The Junction Of The Private 24 Foot Use In Common Access Easement And The Road Right Of Way And Not Onto The Aforesaid Private 24 Foot Use-In-Common Easement.
- No Clearing, Grading Or Construction Is Permitted Within Any Floodplain Area, Wetland, Wetland Buffer, Stream Or Stream Buffer Unless Approved By The Department Of Planning And Zoning.
- This Plan Is Subject To The Amended Fifth Edition Of The Subdivision Regulations And The April 13, 2004 Zoning Regulations.
- The Homeowner's Association Documents Have Been Recorded With The Maryland State Department Of Assessments And Taxation As Recording Reference Number D10885788 On August 17, 2005.



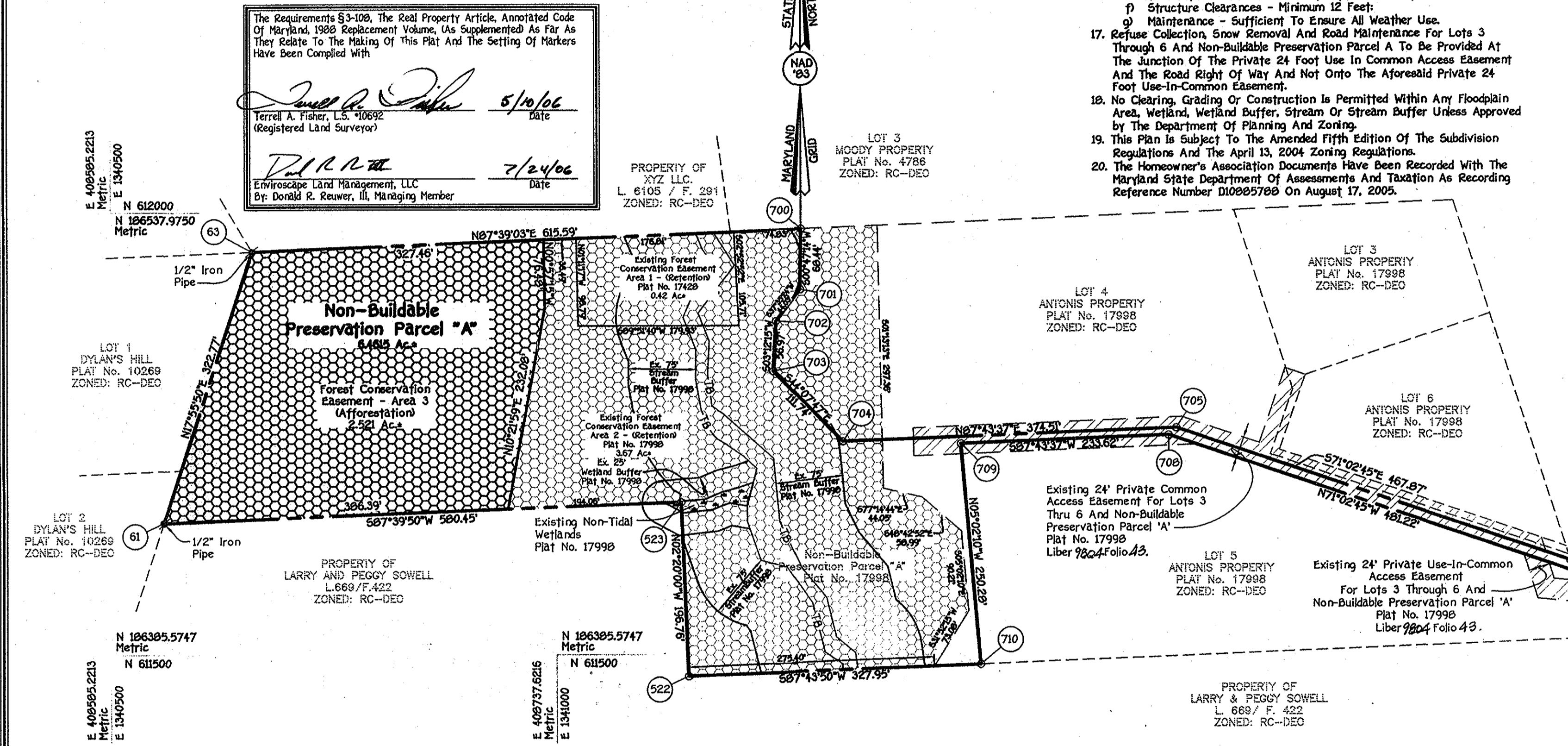
GENERAL NOTES:

- 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 Geodetic Control Stations No. 05HT3 And No. 05HT4.
- This Plat Is Based On The Plat Meridian Of A Plat Entitled "Antonis Property", Plat No. 17998.
- All Areas Are More Or Less (+ or -).
- No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Forest Conservation Easement Areas.
- Previous Department Of Planning And Zoning File Number F-04-133, WP-06-53 And F-05-125.
- Wetland Area.
- TB - Top Of Existing Stream Bank.
- Existing Recorded Forest Conservation Easement For F-04-133. The Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard County Code 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.
- Existing Recorded Forest Conservation Easement - Area 3 Containing 2.521 Acres To Satisfy Part Of The Overall Off-Site Forest Conservation Obligation For GTW's Waverly Woods.
- Non-Buildable Preservation Parcel 'A' Is Privately Owned And Maintained. This Preservation Parcel In Encumbered By An Easement Agreement With Antonis Property Homeowner's Association, Inc. And Howard County, Maryland Which Prohibits Further Subdivision Of The Parcel, Outlines The Maintenance Responsibilities Of The Owner And Enumerates The Uses Permitted On The Property.
- This Plat Provides FCE No. 3 Which Contains A Total 2.521 Acres Of Afforestation To Satisfy Part Of The Overall Forest Conservation For GTW's Waverly Woods.
- After The Recording Of This Plat The Remaining Forest Obligation For GTW's Waverly Woods Is 17.82 Acres Retention Or (95.7 Acres - 77.88 Acres) And 28.45 Acres Afforestation Or (108.8 Acres - 80.35 Acres).
- The Forest Conservation Obligation (Planting) By This Plat Provides A Total Surety In The Amount Of \$54,907.38 Based On 2.521 Acres X 43,560 Sq.Ft. / Acre X \$0.50 Sq.Ft. is posted with the Developer's Agreement for this plat, F-06-183.

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 5/10/06
Terrell A. Fisher, L.S. *10692
(Registered Land Surveyor)

Donald R. Reuwer 7/24/06
Enviroscape Land Management, LLC
By: Donald R. Reuwer, III, Managing Member



AREA TABULATION FOR THIS SHEET

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Aca
TOTAL AREA OF PARCELS TO BE RECORDED	6.4815 Aca
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	6.4815 Aca
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Aca
TOTAL AREA TO BE RECORDED	6.4815 Aca

DEVELOPER
Waverly Woods Development Corp.
5300 Dorsey Hall Drive, Suite 102
Ellicott City, Maryland
21042-7819

OWNER
Enviroscape Land Management, LLC
5300 Dorsey Hall Drive, Suite 102
Ellicott City, Maryland
21042-7819

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELlicOTT CITY, MARYLAND 21042
(410) 461 - 2955

The Purpose Of This Plat Is To Establish The Off-Site Forest Conservation Easement Within Non-Buildable Preservation Parcel A, Antonis Property, Plat No. 17998 To Support The Obligation Of GTW's Waverly Woods, And The BRL'S In Non-Buildable Preservation Parcel 'A' Adjacent To Lot 5 Are Removed.

APPROVED: Not For Construction, No Facilities Proposed.

Robert J. Walker 8/10/06
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning

Mark A. Lepp 8/15/06
Chief, Development Engineering Division

Donald R. Reuwer 7/28/06
Enviroscape Land Management, LLC
By: Donald R. Reuwer, III, Managing Member

OWNER'S CERTIFICATE

Enviroscape Land Management, LLC, By Donald R. Reuwer, III, Managing Member, 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: (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 24th Day Of July, 2006.

Terrell A. Fisher
Witness

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct: That It Is A Subdivision Of All Of The Lands Conveyed By Pleasant Prospect Farm, Inc. To Enviroscape Land Management, LLC By Deed Dated March 9, 2006 Recorded In The Land Records Of Howard County, Maryland In Liber 9882, Folio 296, And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 5/10/06
Terrell A. Fisher, Professional Land Surveyor No. 10692

RECORDED AS PLAT No. F06-183 ON 8/18/06
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Amended Plat
Forest Conservation Easement
Antonis Property
Non-Buildable Preservation Parcel 'A'

(Antonis Property - Plat No. 17998)
Zoned: RC-DEO
Tax Map: 10 Parcel: 271 Grid: 4
Third Election District
Howard County, Maryland

Scale: 1" = 100'
Date: May 10, 2006
Sheet 1 of 2

F06-183

MASTER OVERALL FOREST CONSERVATION OBLIGATION FOR - GTW'S WAVERLY WOODS
TOTAL REQUIRED RETENTION - 95.7 ACRES; TOTAL REQUIRED AFFORESTION - 108.8 ACRES

SECTION/AREA DESIGNATION LEGEND FOR GTW'S WAVERLY WOODS	HOWARD COUNTY DPZ FILE No.	FOREST RECORDING REFERENCE	AREA OF FOREST RETENTION REQUIRED	AREA OF CREDITED FOREST RETENTION PROVIDED	AREA OF FOREST PLANTING REQUIRED	AREA OF CREDITED FOREST PLANTING PROVIDED	AREA OF SURPLUS FOREST RETENTION	AREA OF SURPLUS FOREST PLANTING
SECTION 4/AREA 1 SECTION 4/AREA 2	F-95-173 F-95-174	PLAT No. 12250 PLAT No. 12249 PLAT No. 12250	4.09 AC.*	O.S. LOT 19 = 3.10 AC.* O.S. LOT 10 = 0.98 AC.* OFF-SITE = 0.18 AC.* TOTAL = 4.26 AC.*	0.11 AC.*	WEST FRIENDSHIP ESTATES PRES. PARCEL 'B' TOTAL = 0.13 AC.*	+0.17 AC.*	+0.02 AC.*
SECTION 5	F-96-179	PLAT No. 12717 PLAT No. 12718	2.58 AC.*	O.S. LOT 55 = 1.97 AC.* O.S. LOT 6 = 0.62 AC.* TOTAL = 2.59 AC.*	2.55 AC.*	O.S. LOT 55 = 1.77 AC.* O.S. LOT 6 = 0.78 AC.* TOTAL = 2.55 AC.*	+0.01 AC.*	+0.00 AC.*
SECTION 6	F-98-08 F-98-08 F-98-08 F-98-08 F-98-08 F-98-08 F-98-08 F-98-08 F-98-08 F-98-08 F-98-08	PLAT No. 13513 PLAT No. 13514 PLAT No. 13515 PLAT No. 13516 PLAT No. 13516 PLAT F-98-08-J-2 (Part No. 1) PLAT F-98-08-J-2 (Part No. 2) PLAT F-98-08-J-2 (Part No. 3) PLAT F-98-08-J-2 (Part No. 4) PLAT F-98-08-J-1 (Part No. 1) PLAT F-98-08-J-1 (Part No. 2)	2.01 AC.*	0.42 AC.* 1.83 AC.* 0.00 AC.* 0.00 AC.* 0.34 AC.* 0.00 AC.* 0.00 AC.* 0.00 AC.* 0.00 AC.* 0.00 AC.* TOTAL = 2.59 AC.*	4.77 AC.*	0.00 AC.* 0.00 AC.* 0.26 AC.* 0.02 AC.* 0.67 AC.* 0.28 AC.* 0.01 AC.* 0.62 AC.* 1.46 AC.* 0.27 AC.* 0.04 AC.* TOTAL = 5.23 AC.*	+0.58 AC.*	+0.46 AC.*
SECTION 7	F-97-100 F-00-133	PLAT No. 13439 & 13440 PLAT No. 14271	13.14 AC.	O.S. LOT 1 & PARCEL B = 7.019 AC O. S. LOT 1 = 0.944 AC TOTAL = 15.963 AC	0.00 AC.	0.00 AC.*	2.823 AC.	0.00 AC.*
SECTION 10	F-00-06 F-00-06	PLAT No. 14140 PLAT No. 14119	0.00 AC.	0.00 AC. 0.00 AC. TOTAL = 0.00 AC.	0.62 AC.	O.S. LOT 34 = 0.71 AC.* O.S. LOT 34 (SECT. 6) = 0.04 AC.* TOTAL = 1.55 AC.*	+0.00 AC.	+0.93 AC.*
SECTION 11, AREA 1	F-01-91	PLAT No. 15022	1.30 AC.	WEST SIDE MARRIOTTSTVILLE ROAD 1.30 AC. (SEE SHEET 10 OF 11 ROAD PLANS)	0.00 AC.	0.00 AC.	+0.00 AC.	0.00 AC.
SECTION 11, AREA 2	F-01-148	PLAT No. 15199	0.18 AC.	0.18 AC.	0.00 AC.	0.00 AC.	+0.00 AC.	+0.00 AC.
SECTION 11, AREA 3	F-01-147	PLAT No. 15228 PLAT No. 15223	1.13 AC.	WEST SIDE MARRIOTTSTVILLE ROAD 0.72 AC. (SEE ROAD SHEET 8) O.S. LOT 11 = 0.41 AC TOTAL = 1.13 AC	0.00 AC.	0.00 AC.	+0.00 AC.	+0.00 AC.
SECTION 11, AREA 4	F-01-93	PLAT No. 15069 PLAT No. 15060 THRU 15063	14.59 AC.	WEST SIDE MARRIOTTSTVILLE ROAD 10.52 AC. (SEE ROAD SHEET 12) O.S. LOT 22 = 74. 75= 4.07 Ac TOTAL = 14.59 Ac	0.00 AC.	0.00 AC.	+0.00 AC.	+0.00 AC.
SECTION 12	F-01-31 F-01-31 F-01-31	PLAT No. 14792 PLAT No. 14790 PLAT No. 14791	0.00 AC.	0.00 AC. TOTAL = 0.00 AC.	1.86 AC.	O.S. LOT 8 = 0.40 AC.* O.S. LOT 48 = 0.31 AC.* O.S. LOT 97 = 0.26 AC.* TOTAL = 0.97 AC.*	+0.00 AC.	(-)0.89 AC.
SECTION 13	F-04-58 F-04-58	PLAT NO. 16941-16962 PLAT NO. 16963	23.99 AC. 0.00 AC.	23.99 AC.* 0.00 AC	30.90 AC. 0.00 AC.	O.S. LOT 3 = 4.13 AC.* HOWARD HUNT PROPERTIES 41.00 AC.* TOTAL = 45.13 AC.*	+0.00 AC.	+14.23 AC.
AMENDED PLATS SECTION 4, AREA 1; SECTION 5; SECTION 7; SECTION 11, AREA 2; AND SECTION 11, AREA 3	F-04-105	PLAT NO. 17248-17264	0.00 AC.	11.283 AC.*	0.00 AC.	7.766 AC.	11.283 AC.	7.766 AC.
OFF-SITE GAITHER HUNT SECTION 1 AREA 1 NON-BUILDABLE PRESERVATION PARCEL 'B'	F-05-100	PLAT NO. 17243-17247	0.00 AC.	0.00 AC.*	0.00 AC.	6.14 AC.	0.00 AC.	6.14 AC.
OFF-SITE AMENDED PLATS ANTONIS PROPERTY NON-BUILDABLE PRESERVATION PARCEL A	F-06-183	PLAT NO.	0.00 AC.	0.00 AC.*	0.00 AC.	2.52 AC.	0.00 AC.	2.52 AC.
TOTALS			63.01 AC.*	77.88 AC.*	48.81 AC.*	79.99 AC.	14.87 AC.*	31.88 AC.

DEVELOPER

Waverly Woods Development Corp.
5300 Dorsey Hall Drive, Suite 102
Ellicott City, Maryland
21042-7815

OWNER

Enviroscape Land Management, LLC
5300 Dorsey Hall Drive, Suite 102
Ellicott City, Maryland
21042-7815

APPROVED: Not For Construction, No Facilities Proposed.

Robert J. Wilson 8/10/06
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Mark A. ... 7/6/06
Chief, Development Engineering Division

March ... 8/10/06
Director

OWNER'S CERTIFICATE

Enviroscape Land Management, LLC, By Donald R. Reuwer, III, Managing Member, 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: (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 24th Day Of July, 2006.

Donald R. Reuwer, III
Enviroscape Land Management, LLC
By: Donald R. Reuwer, III, Managing Member

Donald R. Reuwer, III
Witness

SURVEYOR'S CERTIFICATE

I Herby Certify That The Final Plat Shown Hereon Is Correct: That It Is A Subdivision Of All Of The Lands Conveyed By Pleasant Prospect Farm, Inc. To Enviroscape Land Management, LLC By Deed Dated March 9, 2006 Recorded In The Land Records Of Howard County, Maryland In Liber 4092, Folio 296, And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher
Terrell A. Fisher, Professional Surveyor No. 10692
5/10/06
Date

RECORDED AS PLAT No. 18602 ON 8/18/06
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Amended Plat
Forest Conservation Easement
Antonis Property
Non-Buildable Preservation Parcel "A"**

(Antonis Property - Plat No. 17998)
Zoned: RC-DEO
Tax Map: 10 Parcel 271 Grid: 4
Third Election District
Howard County, Maryland
Scale: 1" = 100'
Date: May 10, 2006
Sheet 2 of 2

F06-183