

**GENERAL NOTES**

- The subject property is zoned R-12 per the 2/02/04 Comprehensive Zoning Plan.
- This site is located within the metropolitan district.
- Coordinates based on NAD '83/91, Maryland Coordinate System as projected by Howard County, Geodetic Control Stations no. 321A and no. 38BB. Denotes approximate location (see vicinity map).
- Sta. 321A N 865,065.463 E 1,395,212.248 El.: 27.696 (feet)
- Sta. 38BB N 564,007.646 E 1,393,649.975 El.: 64.412 (feet)
- Denotes iron pipe found.
- Denotes rebar and cap set.
- Denotes rebar and cap found.
- Denotes concrete monument found.
- Denotes concrete monument set.
- 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 Easements are allowed.
- The requirements of Section 16.1200 of the Howard County Code for Forest Conservation are met under F-04-III.
- BRL Denotes Building Restriction Lines.
- Public water and sewer, contract # 14-4216-D will be used within this site.
- This plat is based on a field run monumented boundary survey performed on or about April 2, 2001 by Fisher, Collins & Carter, Inc.
- 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 onto the pipestem lot driveway.
- There are no floodplains, historic structures or cemeteries on-site.
- A.P.F.O. traffic study prepared by Street Traffic Studies L.T.D. and approved under F-04-III.
- Wetlands delineation and report and forest stand delineation and report prepared by Exploration Research Inc. and approved under F-04-III.
- Stormwater management quantity and quality is provided under F-04-III.
- Driveway(s) shall be provided prior to issuance of a use and occupancy permit to ensure safe access for fire and emergency vehicles per the following 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 14% grade, Maximum 10% grade change and 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 surface;
  - Structure clearances - minimum 12 Feet;
  - Maintenances - sufficient to ensure all weather use.
- The lots shown hereon comply with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.
- This project is subject to review and approval by the Maryland Aviation Administration (MAA) regarding confirmation that construction of proposed structures on this site will not penetrate any navigational airspace and that the proposed SNM landscaping will meet their approval requirements. MAA review took place under F-04-III.
- Distances shown are based on surface measurement and not reduced to MD NAD '83 grid measurement.
- Areas shown are more or less.
- Open Space requirements have been provided for under F-04-III
  - Open space required: 7.697 ac±
  - Total Open space provided: 11.789 ac± (0.20 ac± non-credited)
  - Recreational Open space required: 0.248 ac±
  - Recreational Open space Provided: 0.248 ac±
  - Open space Provided in F-04-III: 10.705 ac±
  - Open space Provided this Record Plat: 1.084 ac± (Open space Lot 59, HOA owned and maintained 0.655 ac±, plus Open space Lot 73 Howard County owned and maintained 0.429 ac±)
  - Percentage of open space Provided: 46.0% (11.789 Ac.± Total Open Space / 25.655 Ac.± Total Area of Subdivision)
- Perimeter landscaping for the entire site has been provided under F-04-III
- 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 issuance of the building permit if capacity is available at that time.
- Articles of Incorporation for the Homeowners Association were accepted by the State Department of Assessment and Taxation on October 25, 2004, Incorporation number D10276111.
- Mary Ann Lane, a private access place, has a 4'x10' concrete pad (4 inches thick) within the public right-of-way, see road construction plans F-04-III for location. This pad will be maintained by the owners of Lots 65 thru 72 pursuant to the Declaration of Right of Access and Maintenance Obligations recorded among the Land Records of Howard County, Maryland.
- The private access place maintenance agreement for Lots 65-72 has been recorded concurrent with this plat in the Land Records of Howard County, Maryland.
- Per settlement agreement recorded in Liber 2345 Folio 593. The owner of open space lot 59 is not responsible, nor liable for the access Driveway to parcels 456 and 457.

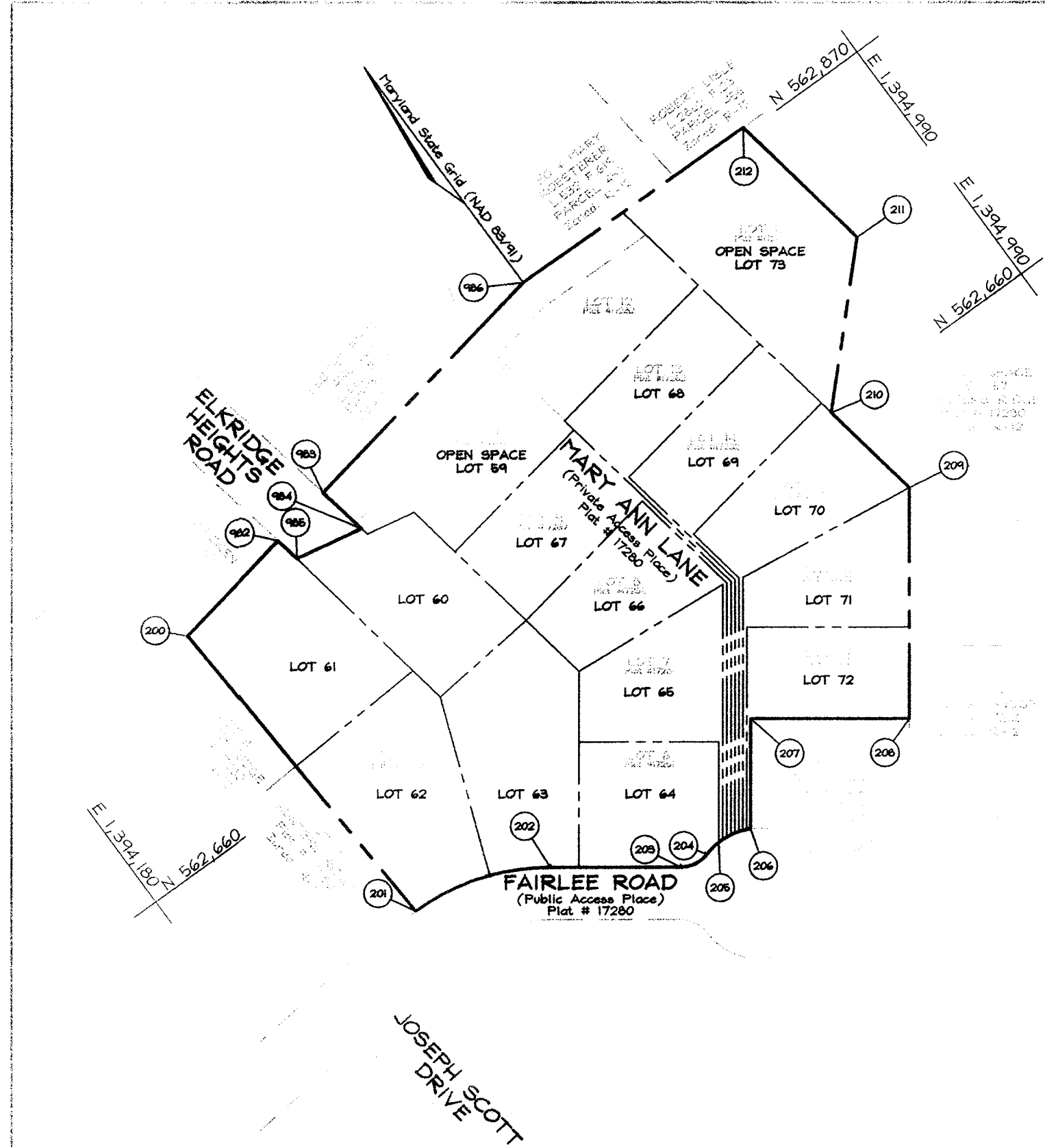
The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

*C. Brooke Miller* 12-6-2006  
 C. Brooke Miller (Maryland Property Line Surveyor #135) Date

*Mark T. Boostfield* 12/5/2006  
 Richmond American Homes of Maryland, Inc. Date  
 Mark T. Boostfield, V.P., Land

**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 59-73, any conveyances of the aforesaid lots shall be subject to easements herein reserved, whether or not expressly stated in deed(s) conveying said lot(s). Developer shall execute and deliver deeds for easements herein reserved to Howard County, with a Metes and Bounds Description of 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 obligation 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."



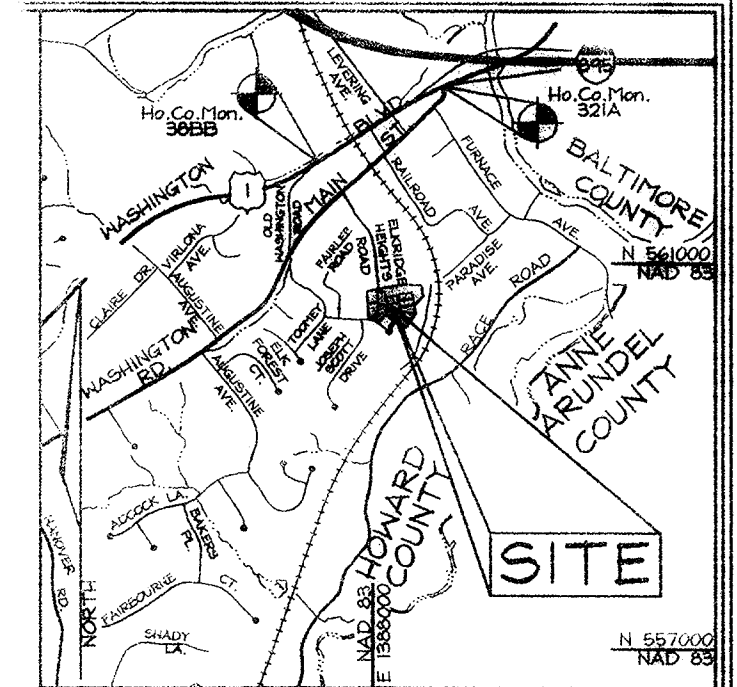
**LOCATION MAP**  
 SCALE: 1"=100'

**AREA TABULATION CHART**

- Total number of Buildable Lots to be recorded: 13
- Total area of Buildable Lots to be recorded: 3.302 Acres±
- Total number of Open Space Lots to be recorded: 2
- Total area of Open Space Lots to be recorded: 1.084±
- Total area of subdivision to be recorded: 4.386 Acres±

**COORDINATE TABLE**

POINT	NORTHING	EASTING
200	562,809.1229	1,394,318.94
201	562,538.4082	1,394,534.24
202	562,505.5936	1,394,435.94
203	562,447.4086	1,394,515.44
204	562,443.6655	1,394,537.54
205	562,445.7850	1,394,549.94
206	562,440.0363	1,394,575.44
207	562,507.4391	1,394,624.74
208	562,436.5638	1,394,721.616
209	562,578.0472	1,394,825.1727
210	562,659.0888	1,394,811.3872
211	562,756.1491	1,394,906.4570
212	562,874.4425	1,394,886.3348
982	562,827.3487	1,394,416.2673
983	562,836.5543	1,394,465.4126
984	562,797.2381	1,394,472.7771
985	562,807.6906	1,394,419.9496
986	562,877.2192	1,394,682.5069



**VICINITY MAP**  
 SCALE: 1"=2000'

**LEGEND**

- Ex. Storm Water Credit Easement to be Abandoned
- Ex. Private Use-In-Common Access and Utility Easement to be Abandoned
- Public Water, Sewer and Utility Easement
- Ex. Drainage, Sewer and Utility Easement
- Ex. Private HOA Retaining Wall Maintenance Easement to be Abandoned
- Private Access Place Easement
- Ex. Private Use-In-Common & Private Use-In-Common Driveway Easement
- Private Use-In-Common Access Utility Easement
- Ex. Private H.O.A Retaining Wall Maintenance Easement
- Forest Conservation Easement

**MINIMUM LOT SIZE CHART**

LOT NUMBER	GROSS AREA (sf)	PIPESTEM AREA (sf)	MINIMUM LOT SIZE
65	9,641±	226±	9,415±
66	9,660±	582±	9,078±
67	10,522±	847±	9,675±
68	10,336±	911±	9,425±
69	9,949±	719±	9,230±
70	10,428±	577±	9,851±
71	9,517±	462±	9,055±
72	8,800±	251±	8,549±

**FSH Associates**

Engineers Planners Surveyors  
 6339 Howard Lane Elkridge, MD 21075  
 Tel: 410-567-5200 Fax: 410-796-1562  
 E-mail: info@fshen.com

**OWNER/DEVELOPER**

**RICHMOND AMERICAN HOMES OF MARYLAND, INC.**  
 6200 Old Dobbin Lane  
 Columbia, Md 21045  
 410.872.0267

The purpose of this resubdivision plat is to resubdivide lots 5 thru 17, Hunters Ridge to create new Open Space lots 59 and 73 and lots 60-72, Hunters Ridge, and to create and abandon various easements and parts of easements.

Howard County Health Department  
 APPROVED: For Public Water and Sewerage Systems

*Robert J. Wilson* 1/8/07  
 Howard County Health Office. Date

APPROVED: Howard County Department of Planning and Zoning

*David J. ...* 12/20/06  
 Chief, Development Engineering Division Date

*David ...* 1/5/07  
 Director Date

**OWNER'S CERTIFICATE**

We, Richmond American Homes of Maryland, Inc., 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 road 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 said Easements and Rights-of-Way.

Witness my hand this 5th day of DECEMBER, 2006

*Mark T. Boostfield*  
 Richmond American Homes of Maryland, Inc.  
 Mark T. Boostfield, V.P., Land

*David ...*  
 Witness

**SURVEYOR'S CERTIFICATE**

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of part of the lands conveyed by Michael G. Kuhn to Richmond American Homes of Maryland, Inc. by deed dated July 30, 2004 and recorded in the Land Records of Howard County, Maryland in Liber 8568 Folio 661, and all of the lands conveyed by C&C Development, LLC to Richmond American Homes of Maryland, Inc. by deed dated October 06, 2004 and recorded in the Land Records of Howard County, Maryland in Liber 8708 Folio 665, 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.

*C. Brooke Miller* 12-6-2006  
 C. Brooke Miller (MD Property Line Surveyor #135) Date

Recorded as Plat No. 18766 on 1/12/07  
 Among the Land Records of Howard County, Maryland.

**HUNTERS RIDGE**

LOTS 59 - 73  
 (A RE-SUBDIVISION OF  
 LOTS 5 THRU 17 PLAT #17261 & #17282)  
 EX MAP 38 GRIDS 4 & 10 PARCEL 163  
 1ST ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 Scale: As Shown  
 Date: Nov 27, 2006  
 Sheet 1 of 2  
 3-12; 5-99-16; 5-01-24; WP-99-87,  
 F-02-21; F-04-III



The Requirements § 3-106, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the setting of Markers have been complied with.

*C. Brooke Miller*  
 C. Brooke Miller (Maryland Property Line Surveyor #1135) Date **12-6-2006**  
*Mark T. Boastfield*  
 Richmond American Homes of Maryland, Inc. Date **12/5/2006**  
 Mark T. Boastfield, V.P., Land

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD
C1	170.00'	108.69'	36°37'59"	56.28'	N72°6'54"W 106.85'
C2	50.00'	39.09'	44°47'22"	20.60'	N84°32'2"W 38.09'
C3	163.19'	111.23'	39°03'10"	57.87'	S78°46'49"W 109.09'
C4	180.00'	168.76'	53°43'05"	91.16'	S72°31'32"W 162.65'
C5	25.00'	23.18'	53°07'48"	12.50'	S60°21'49"E 22.36'

**SEWER AND UTILITY EASEMENT LINE TABLE**

LINE	LENGTH	BEARING
E1	147.74'	N80°36'55"W
E2	66.70'	S75°55'32"E
E3	97.27'	S52°40'36"W
E4	23.32'	S68°15'16"E
E5	113.37'	N52°40'36"E
E6	73.73'	N75°30'17"E
E7	163.25'	S80°36'55"E
E8	20.00'	S9°23'5"W

**ACCESS AND UTILITY EASEMENT LINE TABLE**

LINE	LENGTH	BEARING
A9	73.04'	S78°43'52"E
A10	50.62'	N10°29'25"E
A11	70.31'	S45°40'0"W
A12	25.72'	N80°36'55"W

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Howard County Health Department  
 APPROVED: For Public Water and Sewerage Systems

*Robert J. Weber*  
 Howard County Health Officer Date **11/8/07**

APPROVED: Howard County Department of Planning and Zoning  
*Mark T. Boastfield*  
 Chief, Development Engineering Division Date **12/20/06**  
*Mark T. Boastfield*  
 Director Date **1/5/07**

**OWNER'S CERTIFICATE**

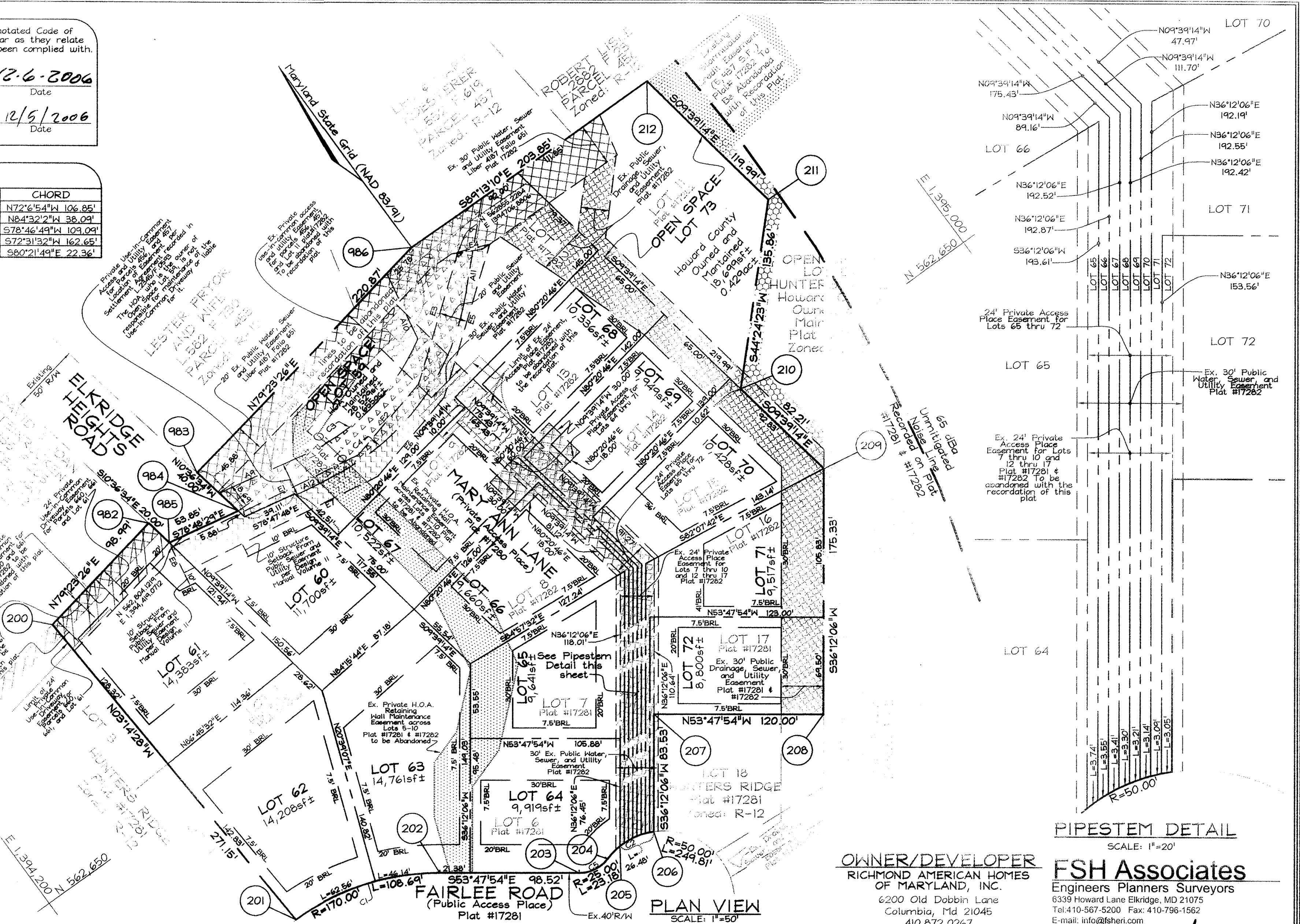
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 Witness my hand this **5<sup>th</sup>** day of **DECEMBER**, 2006.

*Mark T. Boastfield*  
 Richmond American Homes of Maryland, Inc.  
 Mark T. Boastfield, V.P., Land  
 Witness  
*Robert J. Weber*

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*C. Brooke Miller*  
 C. Brooke Miller (MD Property Line Surveyor #1135) Date **12-6-2006**



**PIPESTEM DETAIL**  
 SCALE: 1"=20'

**OWNER/DEVELOPER**  
 RICHMOND AMERICAN HOMES OF MARYLAND, INC.  
 6200 Old Dobbin Lane  
 Columbia, Md 21045  
 410.872.0267

**FSH Associates**  
 Engineers Planners Surveyors  
 6339 Howard Lane Elkridge, MD 21075  
 Tel: 410-567-5200 Fax: 410-796-1562  
 E-mail: info@fsher.com

Recorded as Plat No. **1976** on **11/14/07**  
 Among the Land Records of Howard County, Maryland.

**HUNTERS RIDGE**

LOTS 59 - 73  
 (A RE-SUBDIVISION OF  
 LOTS 5 THRU 17 PLAT #17281 & #17282)  
 TAX MAP 38 GRIDS 4 & 10 PARCEL 163  
 1ST ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 Scale: As Shown  
 Date: Nov 27, 2006  
 Sheet 2 of 2  
 P-03-12; S-99-16; S-01-24; WP-99-87;  
 F02-21; F-04-111