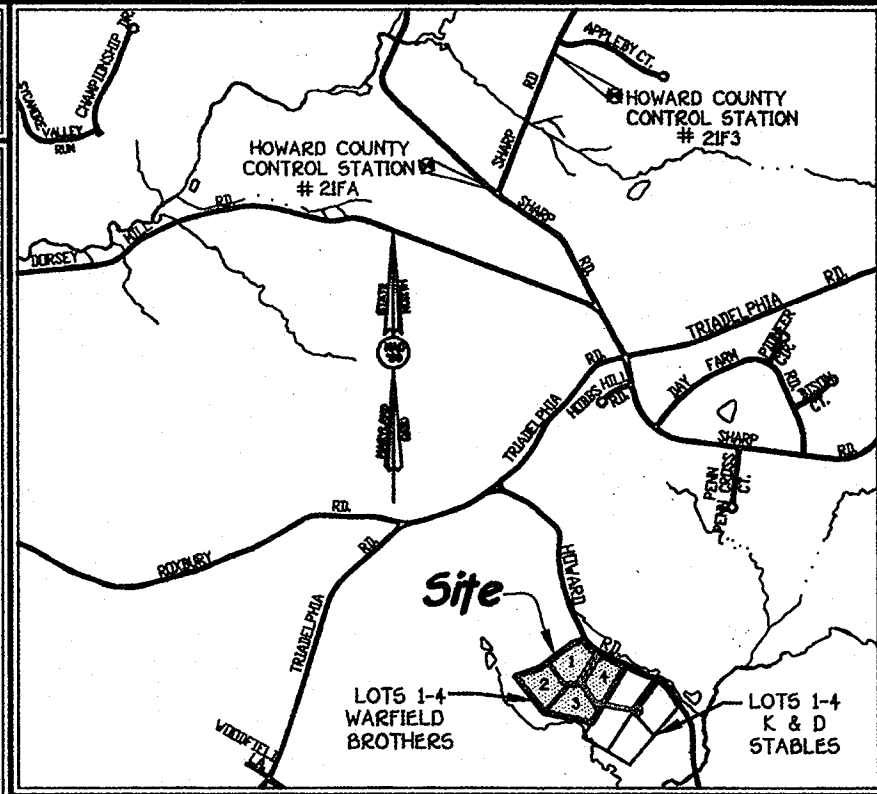


U.S. Equivalent Coordinate Table		Metric Coordinate Table	
POINT	NORTH (feet)	POINT	NORTH (meters)
395	57706.0310	395	175090.607655
396	576981.6970	396	175064.373221
397	576601.0699	397	175149.601471
398	576493.0770	398	175175.695173
607	577003.5140	607	175095.407110
613	577216.0593	613	175936.050590
622	577321.7966	622	175956.035565
623	577357.0933	623	175978.794012

Minimum Lot Size Chart			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	3.443 Ac.*	0.443 Ac.*	3.000 Ac.*
3	3.217 Ac.*	0.217 Ac.*	3.000 Ac.*

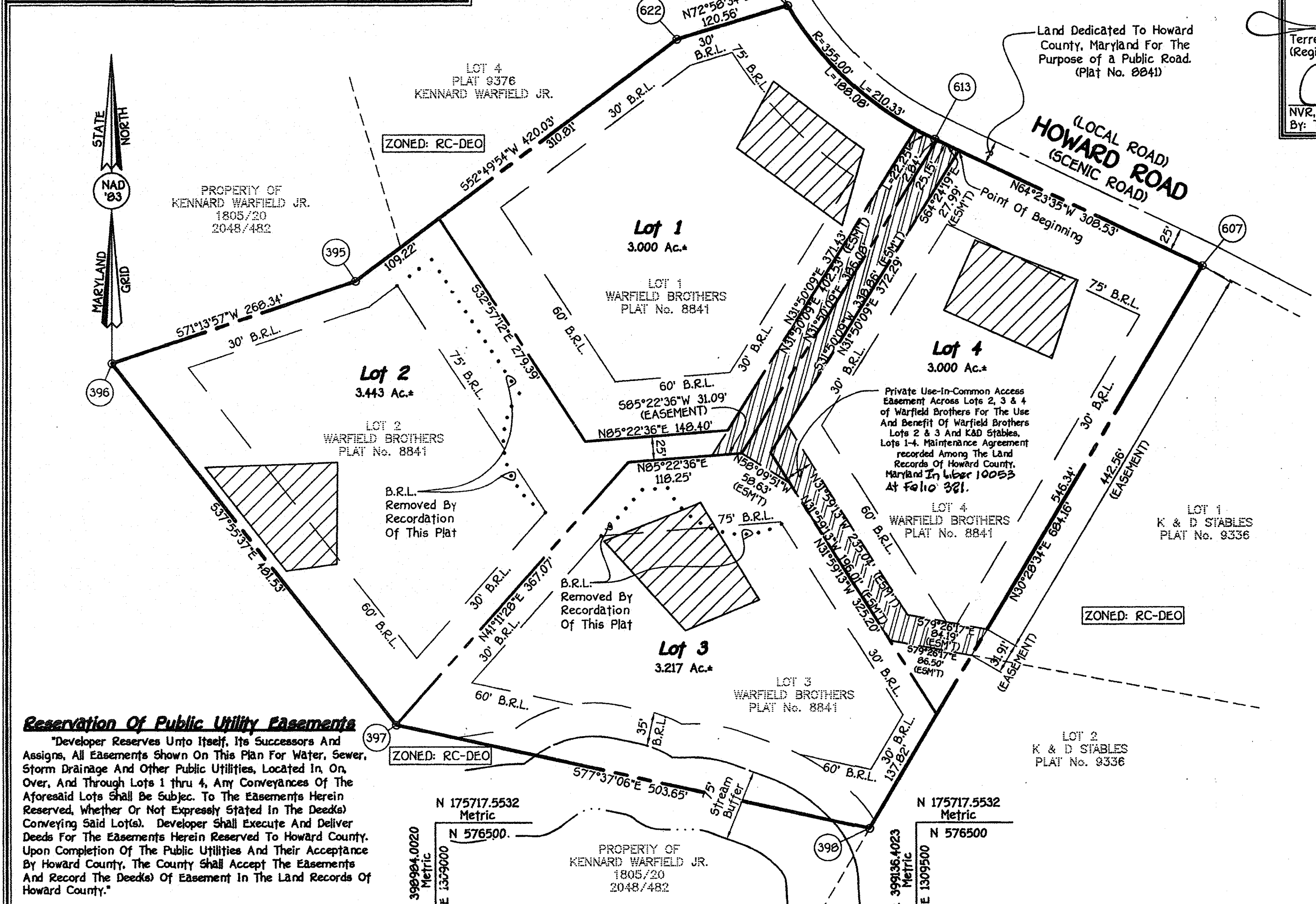
Curve Data Chart					
Prnt-Prnt	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
623-613	355.00	210.33	33°56'46"	100.35	S47°25'10"E 207.26



The Requirements §3-100, The Real Property Article, Annotated Code Of Maryland, 1989 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 5/23/06 Date
Terrell A. Fisher, L.S. #10692 (Registered Land Surveyor)

Timothy Naughton 5/23/06 Date
NVR, Inc. By: Timothy Naughton, Vice President



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. 21FA And No. 21F3.
Sta. 21FA N 503,020.725, E 1,308,457.919
Sta. 21F3 N 503,441.155, E 1,309,305.240.
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About April, 2005, By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "T.C.C. 105".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "T.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- 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.
- Driveways Shall Be Provided Prior To Issuance Of A Residential Occupancy Permit For Any New Dwelling To Insure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:
a) Width - 12 Feet (14 Feet Serving More Than One Residence)
b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, (1-1/2" Minimum)
c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius
d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (1-125-Loading)
e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface
f) Structure Clearances - Minimum 12 Feet
g) Maintenance - Sufficient To Ensure All Weather Use.
- All Lot Areas Are More Or Less (+ or -).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Streams, Or Their Buffers And Forest Conservation Easement Areas.
- Previous Department Of Planning And Zoning File Number: F-09-233.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit.
- This Subdivision Is Exempt From The Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual, Since It Is A Plat Of Revision.
- This Plan Is Exempt From Forest Conservation With Section 16.120(b)(7)(vii) Of The Howard County Code And Forest Conservation Manual Since It Is A Resubdivision That Does Not Create Any Additional Lots.
- No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
- This Area Designates An Existing Private Sewerage Easement Of 10,000 Square Feet (Plat No. 9336) As Required By The Maryland State Department Of The Environment For Individual Sewage Disposal Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Adjustments To The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
- The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
- Houses Under Construction on Lots 1, 3 And 4.

Reservation Of Public Utility Easements
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 Lots 1 Thru 4, 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, Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deeds Of Easement In The Land Records Of Howard County.

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	12.660 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.
TOTAL AREA OF LOTS TO BE RECORDED	12.660 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.
TOTAL AREA TO BE RECORDED	12.660 Ac.*

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 481 - 2955

OWNER/DEVELOPER
NVR, Inc.
6085 MARSHALEE DRIVE
ELKCRIDGE, MD. 21075

Legend

- Private Use-In-Common Driveway Access And Maintenance Easement
- Centerline Of Existing Stream

The Purpose Of This Plat Is To

- Revise Building Restriction Lines Of Lots 1 Thru 4 (Plat No. 0041) To Conform To Current RC-DEO Setbacks.
- Add 35 Foot Building Restriction Setback From Existing 75' Stream Buffer Shown On Plat No. 0041.
- Create Private Use In Common Driveway Access Easement Across Lots 2, 3, And 4 Of The Warfield Brothers Subdivision To Provide Access To The Lots 2 And 3 Of The Warfield Brothers Subdivision And Adjoining Lots 1 Thru 4 The K & D Stables Subdivision.

APPROVED: For Private Water And Private Sewerage Systems
Howard County Health Department.

Robert J. Waler 6/21/06 Date
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Paul L. Goggin 7/6/06 Date
Chief, Development Engineering Division

Paul L. Goggin 7/18/06 Date
Director

OWNER'S CERTIFICATE
NVR, Inc. By Timothy Naughton, Vice President, 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 Day Of May, 2006.

Timothy Naughton
NVR, Inc. By: Timothy Naughton, Vice President

Terrell A. Fisher
Witness

SURVEYOR'S CERTIFICATE
I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct And That It Is Comprised Of (1) All Of The Land Conveyed By Ten Oaks Properties, Inc. To NVR, Inc. By Deed Dated November 3, 2005 And Recorded Among The Land Records Of Howard County, Maryland In Liber 9725 At Folio 675 (Being Lots 1, 2, And 3 As Shown On Plat 0041); (2) All Of The Land Conveyed By Ten Oaks Properties, Inc. To NVR, Inc. By Deed Dated November 3, 2005 And Recorded Among The Aforesaid Land Records In Liber 9651 At Folio 214 (Being Lot 4 As Shown On Plat No. 0041) And That All Monuments Are In Place As Shown Or Will Be In Place Prior To Acceptance Of The Sheets In The Subdivision By Howard County As Shown In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 5/23/06 Date
Terrell A. Fisher, Professional Land Surveyor No. 10692

RECORDED AS PLAT No. 18453 ON July 20, 2006
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Revision Plat
Warfield Brothers
Lots 1 - 4
(A Revision Plat Of Warfield Brothers, Lots 1 Thru 4, Plat No. 0041)
Zoned: RC-DEO
Tax Map: 21 Parcel: 207 Grid: 23
Fifth Election District
Howard County, Maryland
Scale: 1" = 100'
Date: May 22, 2006
Sheet 1 of 1