

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	POINT	NORTH (meters)	EAST (meters)
406	592656.3265	1315709.1210	406	180642.009608	401028.942169
407	593042.2095	1315776.9100	407	180759.626982	401049.604301
414	593994.4625	1317829.8463	414	181049.874286	401675.279594
416	594104.1708	1318037.6122	416	181083.313459	401738.667707
510	594168.4308	1316787.8898	510	181102.899918	401357.690622
511	594279.4397	1317007.0290	511	181136.735518	401424.545333
517	593943.8323	1315912.5491	517	181034.442169	401090.947176
540	593299.2003	1315317.3901	540	180837.957959	400909.542360
590	593947.9528	1315478.2657	590	181035.698106	400957.967749
602	592798.5922	1314799.9011	602	180682.324281	400751.811387
603	593420.1885	1314947.4515	603	180874.834618	400786.784854
606	594357.0476	1315306.7832	606	181160.390436	401515.911856
607	594375.0751	1317769.2261	607	181165.885237	401656.863487
612	593850.2372	1315452.3358	612	181005.914337	400950.673881
623	593257.4790	1315262.1012	623	180825.241281	400892.690276
624	593178.3685	1315191.5644	624	180801.128329	400871.190616
630	592755.3345	1315115.3523	630	180872.187329	400847.961130
633	592795.7513	1314837.5199	633	180684.506377	400763.277637
640	593292.3485	1314945.9531	640	180835.869523	400786.328150
641	593411.6088	1314973.6796	641	180872.220117	400804.779196
659	593966.9900	1315166.8358	659	181041.500844	400863.653333
660	594004.8323	1315184.7632	660	181053.035009	400869.117601
661	593997.9070	1315220.2550	661	181050.924161	400879.935516
662	593954.5379	1315197.2852	662	181037.705260	400872.934330
729	592783.5086	1314834.8467	729	180680.774797	400762.462838
730	593512.5033	1316790.7048	730	180902.972816	401358.809589
731	594117.4771	1316589.1055	731	181087.369206	401297.175693
732	592742.9647	1315113.5529	732	180668.417007	400847.412655

Minimum Lot Size Chart				
LOT No.	GROSS AREA	PIPESTEM AREA	AREA RESERVED FOR FUTURE ROADWAY DEDICATION	REMAINING AREA
1	52,739 Sq.Ft.±	0 Sq.Ft.±	3,508 Sq.Ft.±	49,231 Sq.Ft.±
2	53,285 Sq.Ft.±	2,912 Sq.Ft.±	3,501 Sq.Ft.±	46,872 Sq.Ft.±
3	63,691 Sq.Ft.±	4,478 Sq.Ft.±	3,807 Sq.Ft.±	55,406 Sq.Ft.±

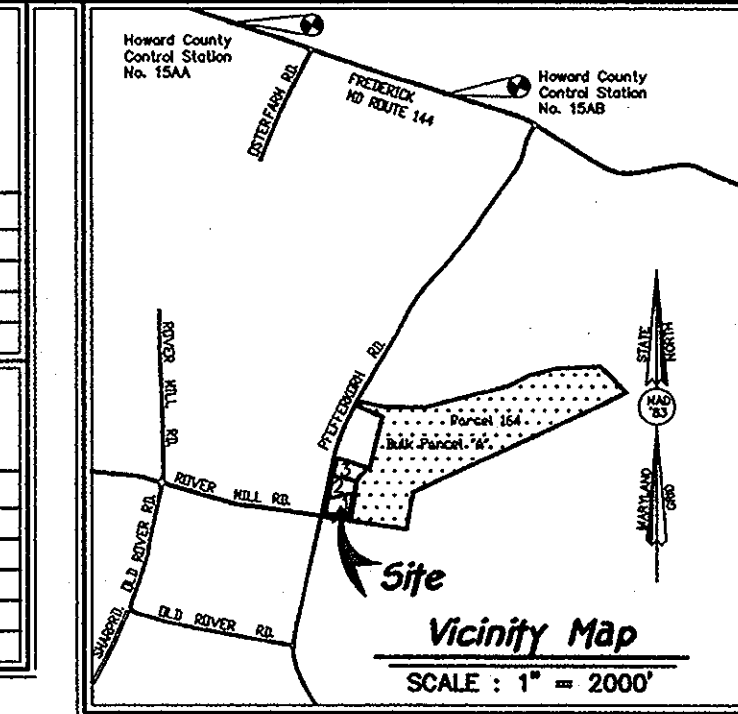
Curve Data Chart					
Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
640-641	4551.50	122.44'	01°32'29"	61.23'	N13°05'17"E 122.44'

Private Use-In-Common Driveway Access For The Use And Benefit Of Lots 1, 2, & 3

LINE	Bearing & Distance
AE-1	N10°12'45"E 374.16'
AE-2	S79°47'15"E 24.00'
AE-3	S10°12'45"W 372.96'
AE-4	N81°43'23"W 24.01'

Area Reserved For Future Roadway Dedication

LINE	Bearing & Distance
RE-1	S34°42'10"E 34.17'
RE-2	S81°43'23"E 254.31'
RE-3	S10°12'45"W 37.52'
RE-4	N81°43'23"W 280.76'
RE-5	N12°19'02"E 62.66'

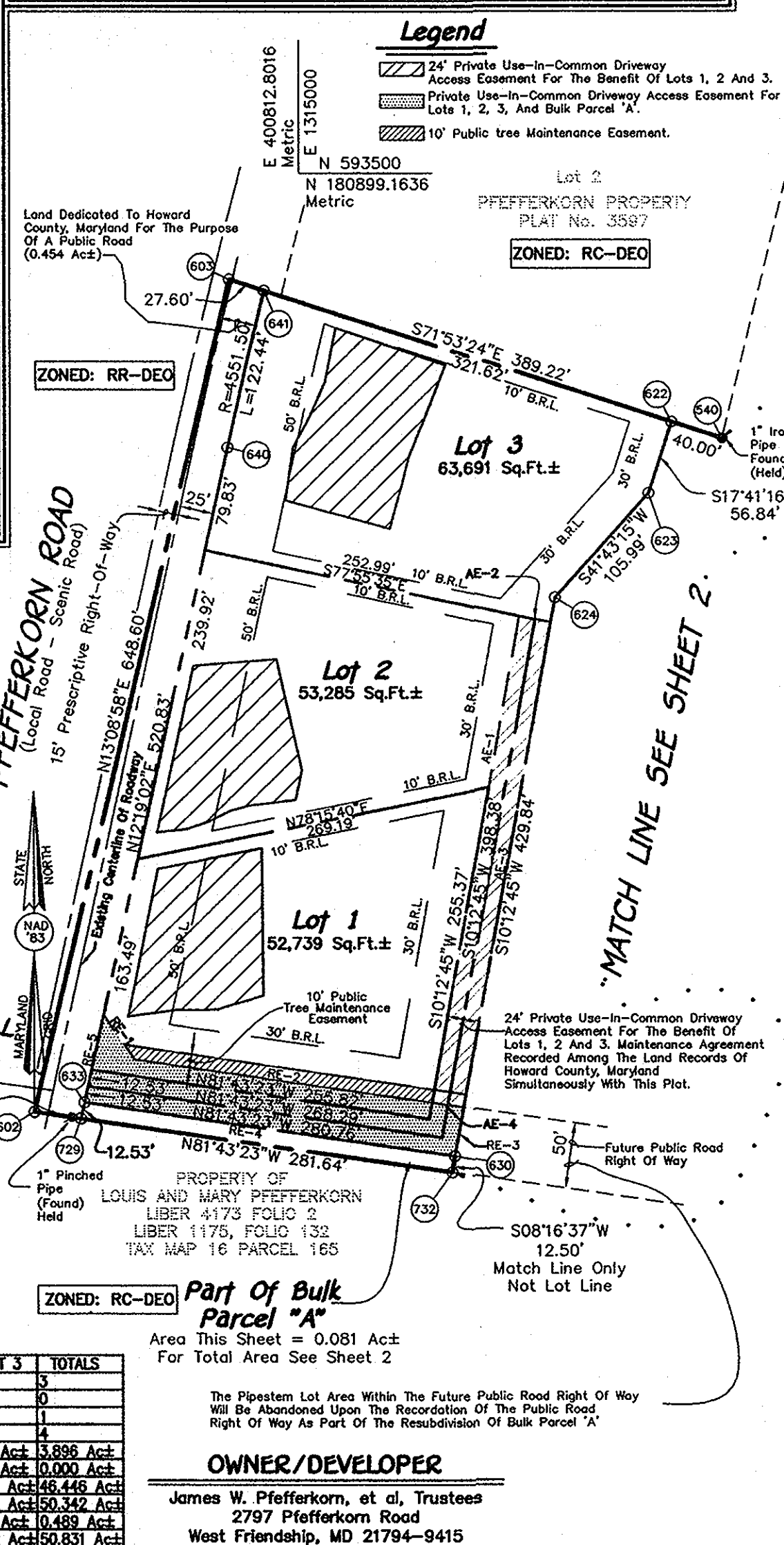


The Requirements 5-108, The Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Compiled With

James W. Pfefferkorn 9/16/07
Alcinda Hatfield 10/22/07
James W. Pfefferkorn 10/22/07
Alcinda Hatfield 10/22/07
James W. Pfefferkorn 10/22/07
Rebecca Dongarra 10/23/07
Samuel Jonathan Pfefferkorn 10/23/07
James W. Pfefferkorn 10/25/07
Avis S. Pfefferkorn Deceased

AREA TABULATION AREA THIS SHEET

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	3
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3.896 Ac±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac±
TOTAL AREA OF BULK PARCELS TO BE RECORDED	0.081 Ac±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	3.977 Ac±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.454 Ac±
TOTAL AREA TO BE RECORDED	4.431 Ac±



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 1 Thru 3 And Bulk 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, 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 Deed(s) Of Easement In The Land Records Of Howard County.

General Notes:

- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet 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 Adjuncts/Right To The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary. The Lots Shown Herein Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
- Subject Property Zoned RC-DEO Per 02/02/04 Comprehensive Zoning Plan And The "Comp Lite" Zoning Amendments Effective 07/28/06. Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County.
- Geodetic Control Stations No. 15AA And No. 15AB. Sta. 15AA: 591743.488 (meters), E 1312790.714 (meters). Sta. 15AB: 598558.934 (meters), E 1316925.177 (meters).
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About September, 2005, By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.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 "F.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 For Pfefferkorn Road And Not On To The Pipestem Lot Driveway.
- Driveway(s) 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:
 - Width - 12 Feet (16 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 (Overhangs/Buildings) 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.
- 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 Tree, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Stream(s), Or Their Buffers And Forest Conservation Easement Areas.
- Previous Department Of Planning And Zoning File Numbers: NCU-07-01.
- Articles Of Incorporation By The State Department Of Assessments And Taxation For The Pfefferkorn Overlook Homeowner's Association, Inc. Were Accepted And Approved On August 20, 2007.
- Landscape For Lots 1, 2 And 3 On File With This Plat Is Provided In Accordance With A Certified Landscape Plan In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual. Bulk Parcel A Is Exempt From The Perimeter Landscape Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual Because Bulk Parcel "A" Contains An Existing Dwelling To Remain. Landscape Surety Provided In The Amount Of \$9,000 For 30 Shade Trees At \$300/Each Will Be Posted With The Stormwater Management Developer's Agreement. Lot 1 Surety = \$2400.00; Lot 2 Surety = \$1200.00; Lot 3 Surety = \$5400.00.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003. 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.
- No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
- No Steep Slopes, 100-year Floodplains, Forests, Non tidal Wetlands, Buffers, Streams or Stream Buffers Exist On Lots 1, 2 And 3 Of This Subdivision.
- In Accordance With Section 104.F.1.h. Of The County Zoning Regulations, The Establishment Of A Preservation Parcel To Support The Creation Of Lots 1, 2 And 3 Will Be Deferred Until Bulk Parcel "A" Is Resubdivided As A Major Subdivision. The Acreage Obligation On The Future Preservation Parcel To Support The Creation Of The 3 Proposed Cluster Lots (3 Lots x 4.25 Acres/Lot = 12.75 Acres (-) 3.896 Acres) Is 8.854 Acres Obligation On The Future Preservation Parcel.
- The Owners Of Lots 1, 2 And 3 Are Advised That These Lots Will Have To Be Resubdivided In Conjunction With The Proposed Subdivision Of The Residue To Convert Their Fee Simple Pipestems Into A Public Road Right-Of-Way. The Shared Driveway Maintenance Agreement For Lots 1, 2, 3 And Bulk Parcel "A" Has Been Recorded Among The Land Records Of Howard County Simultaneously With The Recordation Of This Plat.
- Part Of The Private Use In Common Driveway Access Easement Within The Future Public Road Right Of Way Will Be Abandoned Upon The Recordation Of The Public Road Right Of Way As Part Of The Resubdivision.
- WV and Rev Stormwater Management Requirements Are Proposed To Be Met In Accordance With Chapter 5 Of The Maryland Stormwater Design Manual By Applying Non-Rooftop And Rooftop Disconnection Credits Along With The Utilization Of Bioretention Facilities To Compensate For Areas With Disconnection Lengths of Less Than 75 Feet. The Site Is Exempt From Cpv Because The Cpv Inflow Rate Is Less Than 2.0 cfs. However Upon Resubdivision Of Parcel 164, the Cpv Criteria Shall Be Reanalyzed to Include Lots 1 Thru 3.
- Plat Is Subject To Historical District Commission Approval On August, 2006 As File 10-566.
- All Walls To Be Drilled Prior To Final Plat Approval. It Is The Developer's Responsibility To Schedule The Wall Drilling Prior To Final Plat Submission. It Will Not Be Considered "Government Delay" If The Wall Drilling Holds Up The Health Department Signature Of The Record Plat.
- There Are Existing Dwellings And Structures Located On Bulk Parcel "A" To Remain. No New Buildings, Extensions Or Additions To The Existing Dwellings Are To Be Constructed At A Distance Less Than The Zoning Regulations Require. See Sheet 2 Of The Supplemental Plan For The Circumstances Of The Existing Dwellings And Structures.
- Denotes A Public Tree Maintenance Easement, Ten Feet In Width, Running Along The Edge Of The Public Road Right-Of-Way As Shown On This Plat Of Subdivision Is Reserved Upon All Lots Fronting On The Said Public Road Right-Of-Way. This Easement Allows Howard County The Right To Access The Property, When Necessary, For The Specific Purpose Of Installation, Repair And Maintenance Of County-Owned Trees Located Within The Boundaries Of Private Lots. No Building Or Structure Of Any Kind Shall Be Located On Or Over The Said Easement Area.

OWNER'S CERTIFICATE

James W. Pfefferkorn, Alcinda Hatfield, James W. Pfefferkorn, Jr., Samuel Jonathan Pfefferkorn And Rebecca Dongarra, Trustees Of The James W. Pfefferkorn Revocable Living Trust, And James Walter Pfefferkorn And Avis S. Pfefferkorn, Owners Of The Property Shown And Described Hereon, Herby 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, Herby 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; (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 30th Day Of October, 2007.

James W. Pfefferkorn *Alcinda Hatfield* *James W. Pfefferkorn Jr.* *Samuel Jonathan Pfefferkorn* *Rebecca Dongarra* *James Walter Pfefferkorn* *Avis S. Pfefferkorn*

SURVEYOR'S CERTIFICATE

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of (1) All Of The Lands Conveyed By James Walter Pfefferkorn To James W. Pfefferkorn, Alcinda Hatfield, James W. Pfefferkorn, Jr., Samuel Jonathan Pfefferkorn And Rebecca Dongarra, Trustees Of The James W. Pfefferkorn Revocable Living Trust By Deed Dated May 24, 1999 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 4982, Folio 223, (2) All Of The Lands Conveyed By Beatrice S. C. Pfefferkorn, Samuel L. Pfefferkorn, Jr., Ethel M. Pfefferkorn, William Roberts Pfefferkorn, Luciene R. Pfefferkorn, Louis Charles Pfefferkorn, Mary S. Pfefferkorn James Walter Pfefferkorn, Avis S. Pfefferkorn To James Walter Pfefferkorn And Avis S. Pfefferkorn By Deed Dated July 12, 1983 And Recorded In The Land Records Of Howard County, Maryland In Liber 1175 At Folio 132 And (3) All Of The Lands Conveyed By Guinevere Werfield To James W. Pfefferkorn And Avis S. Pfefferkorn By Deed Dated December 14, 1976 And Recorded In The Land Records Of Howard County, Maryland In Liber 800 At Folio 107; And That All Monuments Are In Place Or Will Be In Place Prior To The Recordation Of The Streets In The Subdivision By Howard County As Shown In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 9/16/07
 Terrell A. Fisher, Professional Land Surveyor No. 10692

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

Bruce A. Peterson 12/5/07
 Bruce A. Peterson, Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

David A. Hinkle 12/11/07
 David A. Hinkle, Chief, Development Engineering Division

David A. Hinkle 12/11/07
 David A. Hinkle, Director

RECORDED AS PLAT No. **19596** ON **12/14/07**
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

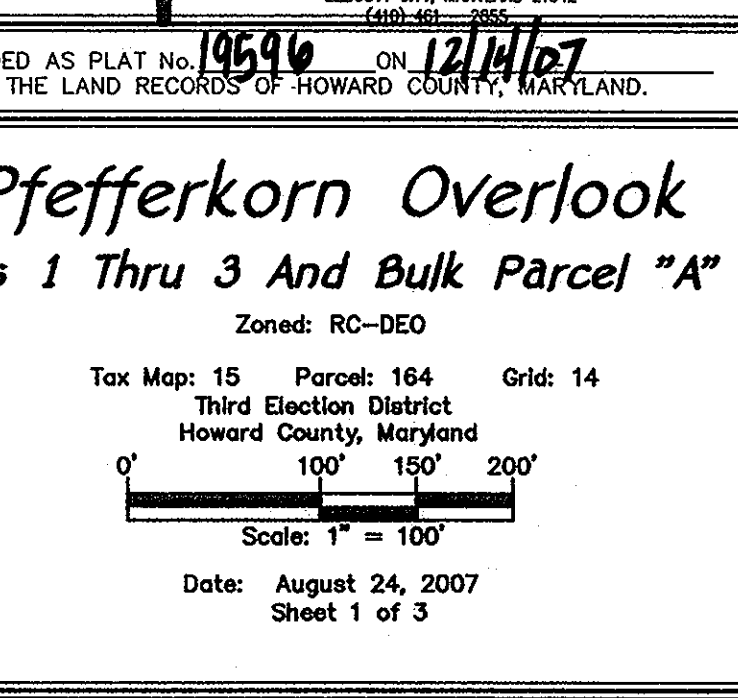
Pfefferkorn Overlook
 Lots 1 Thru 3 And Bulk Parcel "A"

Zoned: RC-DEO

Tax Map: 15 Parcel: 164 Grid: 14
 Third Election District
 Howard County, Maryland

Scale: 1" = 100'

Date: August 24, 2007
 Sheet 1 of 3



OWNER'S CERTIFICATE

James W. Pfefferkorn, Alcinda Hatfield, James W. Pfefferkorn, Jr., Samuel Jonathan Pfefferkorn And Rebecca Dongarra, Trustees Of The James W. Pfefferkorn Revocable Living Trust, And James Walter Pfefferkorn And Avis S. Pfefferkorn, Owners Of The Property Shown And Described Hereon, Herby 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, Herby 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; (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 30th Day Of October, 2007.

James W. Pfefferkorn *Alcinda Hatfield* *James W. Pfefferkorn Jr.* *Samuel Jonathan Pfefferkorn* *Rebecca Dongarra* *James Walter Pfefferkorn* *Avis S. Pfefferkorn*

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Terrell A. Fisher 9/16/07
 Terrell A. Fisher, Professional Land Surveyor No. 10692

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

Bruce A. Peterson 12/5/07
 Bruce A. Peterson, Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

David A. Hinkle 12/11/07
 David A. Hinkle, Chief, Development Engineering Division

David A. Hinkle 12/11/07
 David A. Hinkle, Director

F01-007

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 9/10/07 Date
 (Registered Land Surveyor)
James W. Pfefferkorn 10/13/07 Date
 The James W. Pfefferkorn
 Revocable Living Trust
Alicinda Hatfield 10/14/07 Date
 The James W. Pfefferkorn
 Revocable Living Trust
Samuel Jonathan Pfefferkorn 10/30/07 Date
 The James W. Pfefferkorn
 Revocable Living Trust
Rebecca Dongarra 10/23/07 Date
 The James W. Pfefferkorn
 Revocable Living Trust
Samuel Jonathan Pfefferkorn 10/30/07 Date
 The James W. Pfefferkorn
 Revocable Living Trust
James Walter Pfefferkorn 10/23/07 Date
 Deceased
 Avis S. Pfefferkorn

E 1314750
 N 180746.7614
 (Meters)
 E 1314750
 N 593000
 (Meters)

MATCH LINE SEE SHEET 1
 MATCH LINE SEE SHEET 3
 MATCH LINE ONLY NOT A LOT LINE

AREA TABULATION THIS SHEET

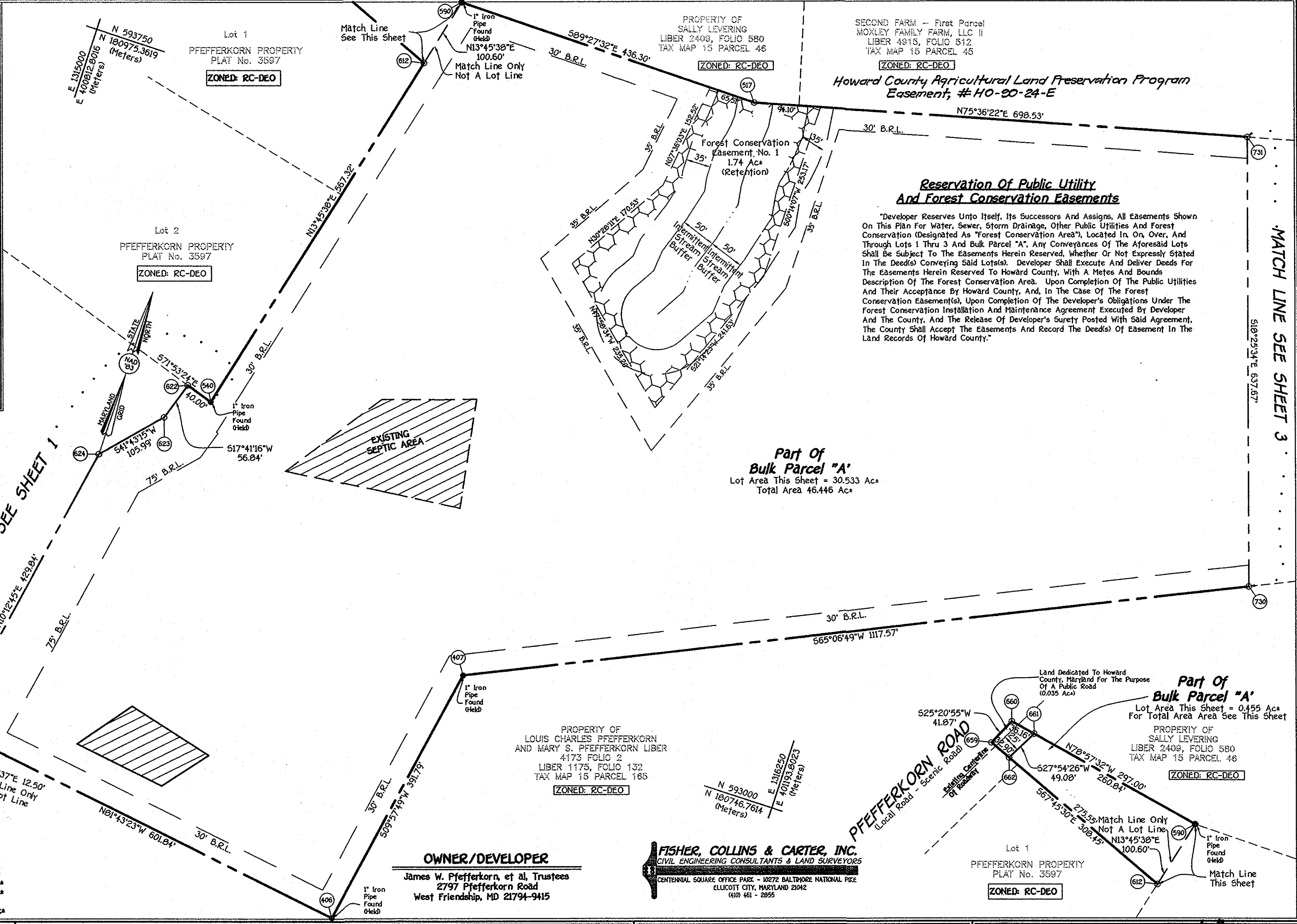
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BULK PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Aca
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Aca
TOTAL AREA OF BULK PARCELS TO BE RECORDED	30.533 Aca
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	30.533 Aca
TOTAL AREA OF ROADWAY TO BE RECORDED	0.035 Aca
TOTAL AREA TO BE RECORDED	30.568 Aca

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

B. N. Nye 12/5/07 Date
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

David L. Taylor 12/14/07 Date
 Chief, Development Engineering Division
James W. Pfefferkorn 12/14/07 Date
 Director



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James W. Pfefferkorn Debra Zieff
 The James W. Pfefferkorn
 Revocable Living Trust
Alicinda Hatfield Debra Zieff
 The James W. Pfefferkorn
 Revocable Living Trust
Samuel Jonathan Pfefferkorn Debra Zieff
 The James W. Pfefferkorn
 Revocable Living Trust
Rebecca Dongarra Debra Zieff
 The James W. Pfefferkorn
 Revocable Living Trust
James Walter Pfefferkorn Debra Zieff
 Deceased
 Avis S. Pfefferkorn

SURVEYOR'S CERTIFICATE

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Terrell A. Fisher 9/10/07 Date
 Terrell A. Fisher, Registered Land Surveyor No. 10692

RECORDED AS PLAT No. 19597 ON 12/14/07
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Pfefferkorn Overlook
 Lots 1 Thru 3 And Bulk Parcel "A"

Zoned: RC-DEO

Tax Map: 15 Parcel 164 Grid: 14
 Third Election District
 Howard County, Maryland

Scale: 1" = 100'

Date: August 24, 2007
 Sheet 2 of 3

F-07-007

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

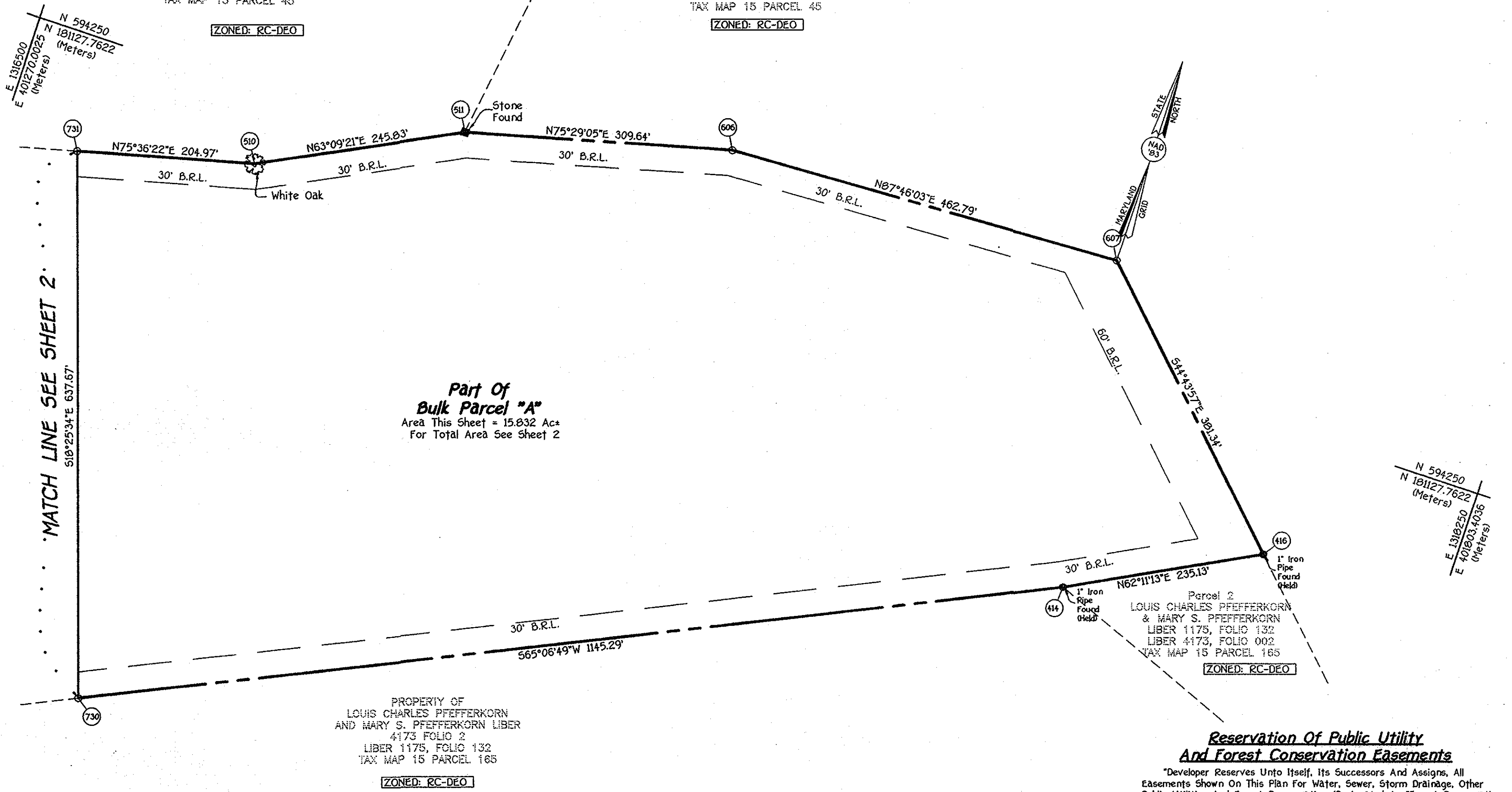
Terrell A. Fisher 9/10/07 Date
 Terrell A. Fisher, L.S. #10692 (Registered Land Surveyor)
James W. Pfefferkorn 10/23/07 Date
 The James W. Pfefferkorn Revocable Living Trust
Alinda Hatfield 10/27/07 Date
 The James W. Pfefferkorn Revocable Living Trust
James W. Pfefferkorn, Jr. 10/30/07 Date
 The James W. Pfefferkorn Revocable Living Trust
Rebecca Dongarra 10/23/07 Date
 The James W. Pfefferkorn Revocable Living Trust
Samuel Jonathan Pfefferkorn 10/30/07 Date
 The James W. Pfefferkorn Revocable Living Trust
James Walter Pfefferkorn 10/27/07 Date
 Deceased
 Avis S. Pfefferkorn

Howard County Agricultural Land Preservation Program Easement, #HO-90-24-E

SECOND FARM - First Parcel
 MOXLEY FAMILY FARM, LLC II
 LIBER 4915, FOLIO 512
 TAX MAP 15 PARCEL 45

Howard County Agricultural Land Preservation Program Easement, #HO-90-24-E

FIRST FARM - Second Parcel
 MOXLEY FAMILY FARM, LLC II
 LIBER 4915, FOLIO 512
 TAX MAP 15 PARCEL 45



Part Of Bulk Parcel "A"
 Area This Sheet = 15.832 Aca
 For Total Area See Sheet 2

PROPERTY OF
 LOUIS CHARLES PFEFFERKORN
 AND MARY S. PFEFFERKORN LIBER
 4173 FOLIO 2
 LIBER 1175, FOLIO 132
 TAX MAP 15 PARCEL 165
 ZONED: RC-DEO

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 1 Thru 3 And Bulk 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(s). Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To 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 Deed(s) Of Easement In The Land Records Of Howard County."

AREA TABULATION THIS SHEET

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Aca
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Aca
TOTAL AREA OF BULK PARCELS TO BE RECORDED	15.832 Aca
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	15.832 Aca
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Aca
TOTAL AREA TO BE RECORDED	15.832 Aca

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2855

OWNER/DEVELOPER
 James W. Pfefferkorn, et al, Trustees
 2797 Pfefferkorn Road
 West Friendship, MD 21794-9415

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

B. Wilson for Peter Brilowson 12/5/07 Date
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Michelle Cummings 12/11/07 Date
 Chief, Development Engineering Division
James M. Wright 12/11/07 Date
 Director

OWNER'S CERTIFICATE

James W. Pfefferkorn, Alinda Hatfield, James W. Pfefferkorn, Jr., Samuel Jonathan Pfefferkorn And Rebecca Dongarra, Trustees Of The James W. Pfefferkorn Revocable Living Trust, And James Walter Pfefferkorn And Avis S. Pfefferkorn, 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 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 30th Day Of Oct. 2007.

James W. Pfefferkorn James W. Pfefferkorn, Trustee
Alinda Hatfield Alinda Hatfield, Trustee
James W. Pfefferkorn, Jr. James W. Pfefferkorn, Jr., Trustee
Samuel Jonathan Pfefferkorn Samuel Jonathan Pfefferkorn, Trustee
James Walter Pfefferkorn James Walter Pfefferkorn, Trustee
Avis S. Pfefferkorn Avis S. Pfefferkorn, Trustee
 Deceased
 Witnesses: *Debbie Zies*, *Debbie Zies*, *Debbie Zies*, *Debbie Zies*

SURVEYOR'S CERTIFICATE

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of (1) All Of The Lands Conveyed By James Walter Pfefferkorn To James W. Pfefferkorn, Alinda Hatfield, James W. Pfefferkorn, Jr., Samuel Jonathan Pfefferkorn And Rebecca Dongarra, Trustees Of The James W. Pfefferkorn Revocable Living Trust By Deed Dated May 24, 1999 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 4902, Folio 223, (2) All Of The Lands Conveyed By Beatrice S. C. Pfefferkorn, Samuel L. Pfefferkorn, Jr., Ethel M. Pfefferkorn, William Roberts Pfefferkorn, Luciene R. Pfefferkorn, Louis Charles Pfefferkorn, Mary S. Pfefferkorn, James Walter Pfefferkorn, Avis S. Pfefferkorn To James Walter Pfefferkorn And Avis S. Pfefferkorn By Deed Dated July 12, 1983 And Recorded In The Land Records Of Howard County, Maryland In Liber 1175 A1 Folio 132 And (3) All Of The Lands Conveyed By Guinevere Warfield To James W. Pfefferkorn And Avis Selby Pfefferkorn By Deed Dated December 15, 1976 And Recorded In The Land Records Of Howard County, Maryland In Liber 2800 Folio 497; And That All Monuments Are In Place Or Will Be In Place Prior To THE RESERVANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND, AS AMENDED IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Terrell A. Fisher 9/10/07 Date
 Terrell A. Fisher, Professional Land Surveyor No. 10692

RECORDED AS PLAT No. 19598 ON 12/11/07
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Pfefferkorn Overlook
 Lots 1 Thru 3 And Bulk Parcel "A"

Zoned: RC-DEO
 Tax Map: 15 Parcel: 164 Grid: 14
 Third Election District
 Howard County, Maryland
 Scale: 1" = 100'
 Date: August 24, 2007
 Sheet 3 of 3