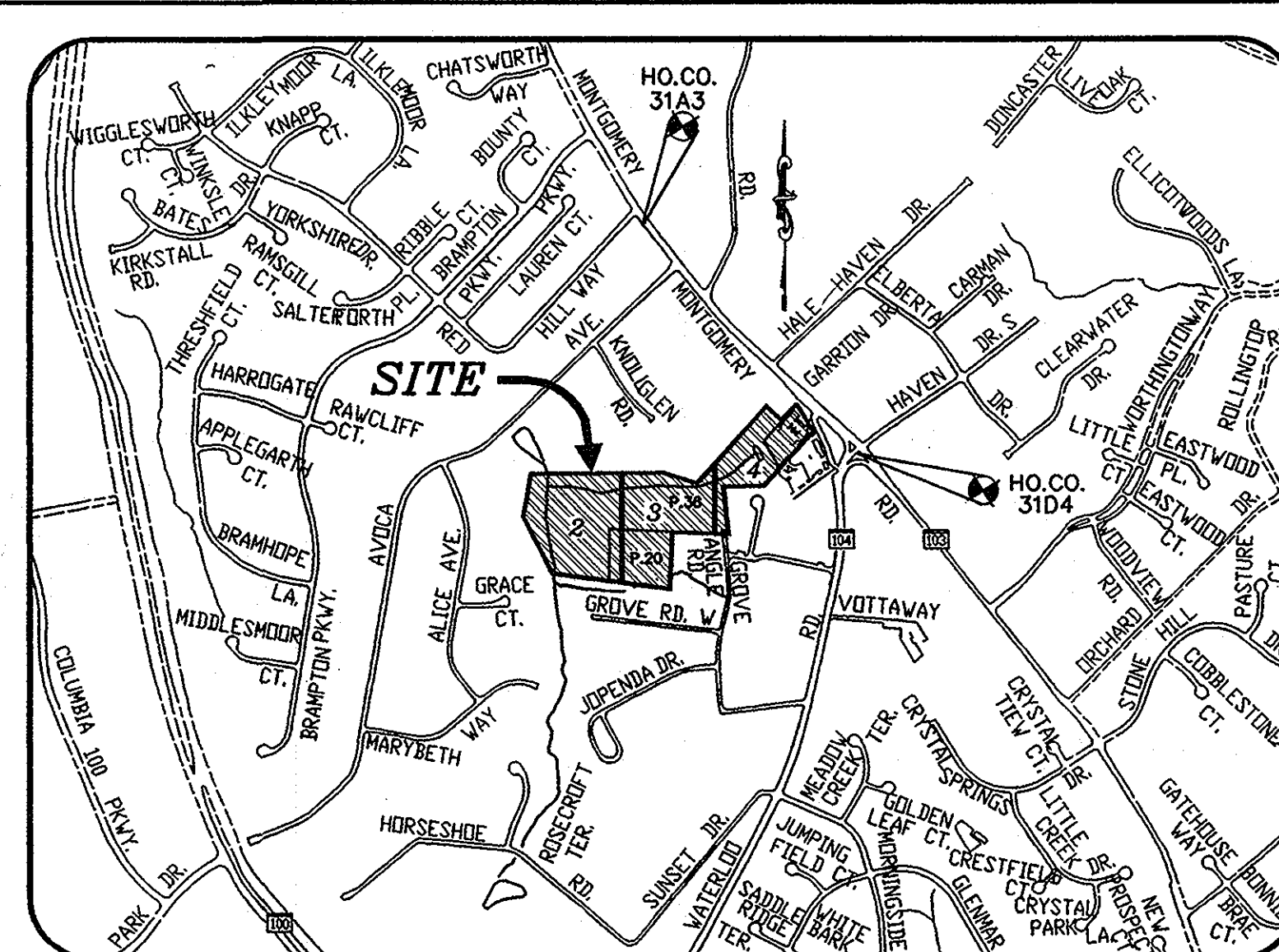


CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD & BEARING
EC1	37.00	65.10	32°33'51"	19.01	36.50 N23°34'39"W
EC2	10.74	45.00	13°40'06"	5.39	10.71 S03°35'51"W
EC3	7.17	35.00	11°44'04"	3.60	7.16 S02°37'50"W
EC4	39.27	25.00	90°00'00"	25.00	35.36 S42°18'08"E
EC5	23.56	15.00	90°00'00"	15.00	21.21 S42°18'08"E
EC6	13.93	20.47	58°59'50"	7.25	13.66 S58°52'44"E
EC7	7.91	10.47	43°18'11"	4.15	7.72 S58°46'54"E

LINE	LENGTH	BEARING
E2	5.12	N30°56'58"W
E3	65.66	N42°18'08"W
E4	39.92	N64°48'08"W
E5	41.46	N87°18'08"W
E6	7.10	N02°41'52"E
E7	124.00	N02°41'52"E
E8	7.10	S02°41'52"W
E9	55.18	N87°29'04"W
E10	7.28	N02°51'00"E
E11	151.84	N87°18'08"W
E12	7.10	S02°41'52"W
E13	21.47	N87°18'08"W
E14	12.20	N02°47'54"E
E15	10.00	N87°09'10"W
E16	12.23	S24°47'54"W
E17	35.63	N87°18'08"W
E18	103.06	N02°41'52"E
E19	2.30	N47°41'52"E
E20	99.28	S90°00'00"E
E21	33.03	N45°00'00"E
E22	115.17	N00°00'00"E
E23	10.42	N73°41'58"W
E24	20.00	N90°00'00"W
E25	119.81	S00°00'00"W
E26	2.32	S45°00'00"W
E27	98.74	N90°00'00"W
E28	18.32	S47°41'52"W
E29	54.66	S02°41'52"W
E30	7.10	N87°18'08"W
E31	87.81	S02°41'52"W
E32	7.10	S87°18'08"W
E33	63.81	S02°26'39"W
E34	7.10	N87°18'08"W
E35	112.35	S02°13'47"W
E36	7.10	S87°18'08"W
E37	36.69	S04°15'35"W
E38	5.86	S47°41'52"W
E39	25.60	N87°18'08"W
E40	8.09	N02°41'47"E
E41	10.00	N87°06'16"W
E42	8.13	S02°41'47"E
E43	60.30	N87°18'08"W
E44	25.97	N85°23'39"W
E45	118.88	N83°29'09"W
E46	8.28	N06°30'51"E
E47	10.00	N83°29'09"W
E48	8.28	S06°30'51"E
E49	6.07	N83°29'09"W
E50	25.01	N50°13'32"E
E51	9.32	N03°13'27"E
E52	3.16	N84°30'54"E
E53	82.20	N05°17'44"W
E54	5.09	S47°39'58"W
E55	21.71	N50°13'32"E
E56	9.80	N38°50'47"E
E57	10.00	N50°50'17"W
E58	3.90	S38°50'47"E
E59	12.00	N73°25'17"W
E60	100.77	S94°46'47"W
E61	3.10	S05°13'32"E
E62	9.92	S84°46'51"W
E63	20.00	S05°13'32"E
E64	103.61	N84°46'48"E
E65	40.79	S50°13'32"E
E66	22.32	S05°12'11"E
E67	17.12	S84°30'54"W
E68	10.00	S02°41'52"E
E69	17.10	N84°30'54"W
E70	21.63	S05°14'55"E
E71	16.95	S84°21'19"W
E72	10.00	S05°21'19"E
E73	16.93	N84°21'18"E

LINE	LENGTH	BEARING
E74	19.22	S05°13'32"E
E75	17.12	S84°30'54"W
E76	8.06	S05°23'12"E
E77	11.20	S10°09'33"E
E78	16.14	N84°30'54"W
E79	10.00	S02°41'52"E
E80	16.20	S50°13'32"E
E81	20.97	S35°40'02"W
E82	17.50	S45°55'23"E
E83	19.53	N35°40'02"E
E84	3.93	S50°13'32"E
E85	5.28	S72°14'09"E
E86	8.37	S03°14'12"E
E87	10.15	S83°17'30"E
E88	10.13	N03°14'12"W
E89	45.50	S83°29'02"W
E90	17.09	S06°38'20"W
E91	20.00	S83°25'25"E
E92	17.11	N06°38'20"E
E93	64.81	S83°29'13"E
E94	17.09	S06°38'20"W
E95	10.00	S83°21'40"E
E96	17.25	N06°38'20"E
E97	29.83	S88°24'39"E
E98	17.10	S02°41'52"W
E99	10.00	S87°18'02"E
E100	17.10	N02°41'52"E
E101	22.66	S87°18'08"E
E102	17.10	S02°41'52"W
E103	20.00	S87°17'48"E
E104	17.10	N02°41'52"E
E105	27.32	S87°18'18"E
E106	9.73	S88°24'39"E
E107	23.63	S87°18'18"E
E108	10.00	N02°41'52"E
E109	23.63	N87°18'08"W
E110	9.73	N02°41'52"E
E111	5.67	S87°18'08"E
E112	12.28	N47°41'52"E
E113	5.55	S45°01'13"E
E114	8.65	S73°13'25"E
E115	10.31	N02°41'08"E
E116	6.66	N73°13'25"E
E117	5.65	N45°01'13"E
E118	5.79	N47°41'52"E
E119	0.71	N02°41'52"E
E120	3.78	S88°15'45"E
E121	9.80	S87°22'27"E
E122	9.80	N02°41'06"E
E123	7.94	S87°22'27"E
E124	5.78	N83°29'09"W
E125	19.42	N02°41'52"E
E126	13.02	S87°34'02"E
E127	10.00	N02°41'52"E
E128	13.01	N87°15'22"W
E129	22.14	N02°23'07"E
E130	13.02	S87°27'14"E
E131	10.00	N02°41'52"E
E132	12.50	N87°29'09"W
E133	22.07	N02°41'52"E
E134	13.06	S87°34'23"E
E135	10.00	N02°41'52"E
E136	13.06	N87°25'00"W
E137	21.80	N02°41'52"E
E138	13.12	S87°08'26"E
E139	10.00	N02°41'52"E
E140	13.12	N87°14'13"E
E141	81.25	N02°41'52"E
E142	435.19	S87°18'08"E
E143	32.27	S65°01'39"E
E144	47.71	S42°18'08"E
E145	26.88	S87°18'08"E



VICINITY MAP
SCALE: 1"=1000'

NO.	NORTH	EAST
1	571,870.5923	1,369,319.8039
2	572,044.2213	1,369,216.9953
3	571,942.0959	1,369,125.4951
4	572,030.4931	1,369,028.8329
5	571,542.2262	1,368,589.3659
6	571,603.9755	1,368,738.2095
7	571,600.2770	1,367,539.5770
8	571,328.4176	1,367,491.9487
9	570,971.0582	1,367,874.6805
10	570,928.8770	1,368,035.3170
11	570,886.3988	1,368,416.0898
12	571,244.6203	1,368,432.9697
13	571,227.9922	1,368,785.8325
14	571,521.2414	1,368,756.1401
15	571,525.7264	1,369,011.1007
16	571,232.6768	1,368,686.4314
17	571,271.7615	1,368,688.2731
18	571,267.3521	1,368,781.8472

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD 83 AND ARE IN FEET. TO CONVERT TO METERS MULTIPLY BY 0.3048.

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD & BEARING
CT	201.98	1,382.40	08°22'14"	101.18	201.78 N30°37'50"W

- 23. DENOTES A FOREST CONSERVATION EASEMENT (RETENTION).
- 23. DENOTES A FOREST CONSERVATION EASEMENT (AFFORESTATION).
- 24. DENOTES A PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE, & UTILITY EASEMENT.
- 25. DENOTES A PUBLIC WATER AND UTILITY EASEMENT.
- 26. DENOTES AN EXISTING SEWER AND UTILITY EASEMENT.
- 27. DENOTES EXISTING WETLANDS.
- 28. DENOTES AREA DEDICATED TO HOWARD COUNTY, MARYLAND FOR A PUBLIC ROAD.

DEVELOPER
LAND DESIGN & DEVELOPMENT, INC.
3500 DORSEY HALL DRIVE, SUITE 102
ELICOTT CITY, MD. 21042
443-367-0415

OWNER (P. 36)
ALEXANDER ADAMS, TRUSTEE
BETTY SMITH, TRUSTEE
8808 CENTRE PARK DR STE 205
COLUMBIA MD 21045-2221

OWNER (P. 20)
ELICOTT CITY LAND HOLDING, INC.
3500 DORSEY HALL DRIVE, SUITE 102
ELICOTT CITY, MD. 21042
443-367-0415

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
F1	29.64	N19°48'45"E	F27	22.35	S70°47'24"W
F2	19.94	N13°38'12"E	F28	24.29	S68°34'13"W
F3	28.01	N03°24'26"W	F29	55.52	S78°59'09"W
F4	23.69	N10°33'01"W	F30	44.38	S63°08'57"W
F5	30.60	N19°29'28"W	F31	15.94	S72°12'03"W
F6	38.80	N37°07'03"W	F32	14.74	S64°00'18"W
F7	27.52	N56°12'27"W	F33	28.13	S48°34'29"W
F8	34.72	N03°34'46"W	F34	35.23	S28°48'29"W
F9	54.21	N19°16'15"W	F35	22.93	S28°12'25"W
F10	48.85	N09°21'48"W	F36	34.28	S02°43'16"E
F11	81.14	N18°36'58"W	F37	54.40	S09°45'18"W
F12	43.48	N08°26'37"W	F38	24.46	S05°05'28"E
F13	54.11	N13°24'49"E	F39	34.40	S06°43'45"W
F14	3.91	F40	47.50	S17°27'36"E	
F15	81.69	N18°34'32"E	F41	28.77	S18°17'28"E
F16	18.24	N18°34'32"E	F42	29.21	S04°28'54"E
F17	9.51	N04°20'11"W	F43	26.87	S05°39'15"E
F18	364.89	N89°44'50"E	F44	25.68	S00°18'17"E
F19	15.58	S07°30'01"E	F45	24.50	S05°52'32"W
F20	11.48	S20°00'20"E	F46	10.00	S13°55'13"E
F21	13.20	S19°05'08"E	F47	25.15	S11°21'06"E
F22	20.92	S39°19'20"E	F48	23.92	S01°13'33"E
F23	17.70	S48°39'23"E	F49	1.48	S01°32'31"E
F24	15.39	S30°40'48"W	F50	18.49	S23°17'43"E
F25	19.60	S31°43'53"W	F51	81.24	N83°28'09"W
F26	18.28	S59°19'50"W	F52	74.62	N27°04'48"W

GENERAL NOTES:

- TAX MAP: 31, PARCEL: 36 & 20, BLOCK: 7
- SUBJECT PROPERTY ZONED R-20 & B-1 AS PER THE 02/02/04 COMPREHENSIVE ZONING PLAN.
- B-1 ZONED AREA DEVELOPED PER SDP-87-159.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT SEPT 2004.
- COORDINATES BASED ON NAD '83 (HORIZ.) AND NGVD '29 (VERT.) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 31A3 & 31D4
STATION 31A3 STATION 31D4
NORTHING 573217.878 NORTHING 571700.65
EASTING 1368237.74 EASTING 1369606.36
ELEVATION 486.969 ELEVATION 494.507
- DENOTES AN IRON PIPE FOUND.
○ DENOTES AN ANGULAR BREAK.
□ DENOTES A MONUMENT FOUND.
BRL DENOTES A BUILDING RESTRICTION LINE.
URL DENOTES A USE RESTRICTION LINE.
ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- FLOODPLAIN STUDY PREPARED BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT AUGUST 2005.
- NO STEEP SLOPES EXIST ON-SITE OF CONTIGUOUS AREA GREATER THAN 20,000 SF.
- WETLAND STUDY AND FOREST STAND DELINEATION PREPARED BY ECO-SCIENCE, DATED AUGUST 2005. WETLANDS DO EXIST ON-SITE AS SHOWN ON PLAT.
- WATER TO BE PUBLIC. SEWER TO BE PUBLIC AND PRIVATE. CONNECTION TO CONTRACT NO. 302-S AND 64-W. PROPOSED WATER AND SEWER CONTRACT # 24-4319-D.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND SWM DESIGN MANUAL. SWM WILL BE PRIVATE AND INCLUDES GRASS SWALE CREDIT, SAND FILTERS, ROOFTOP DISCONNECTION AND BUFFER CREDITS. SWM FACILITIES ARE PRIVATELY OWNED AND MAINTAINED. SEE SDP-06-030.
- NO HISTORIC STRUCTURES, CEMETERIES, OR GRAVE SITES EXIST ON-SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- WATER AND SEWER SERVICE TO THESE UNITS WILL BE GRANTED UNDER THE PROVISION OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THIS PROJECT IS SUBJECT TO BOARD OF APPEALS CASE 05-006C GRANTED AUGUST 22, 2005 TO ALLOW AGE RESTRICTED ADULT HOUSING IN R-20 ZONING. THIS FINAL PLAT IS SUBJECT TO FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- LANDSCAPING PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPING PLAN ON FILE WITH SDP-06-030, HEARTHSTONE AT ELICOTT MILLS II, PARCELS A & B IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- FOREST CONSERVATION EASEMENT(S) HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS FOR SDP-06-030 HEARTHSTONE AT ELICOTT MILLS II, PARCELS A & B, PHASE I WITH RESPECT TO SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO GRADING, REMOVAL OF VEGETATIVE COVER OF TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS(S), OR THEIR BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS EXCEPT AS SHOWN ON THE APPROVED SITE DEVELOPMENT PLAN. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAVE BEEN MET BY SDP-06-030 BY PROVIDING ONSITE RETENTION OF 2.13 ACRES (92,782.8 SQ. FT.) AND REFORESTATION OF 2.43 AC. (105,850.8 SQ. FT.).
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION EASEMENT"), LOCATED IN, ON, OVER AND THROUGH BULK PARCEL A, ANY CONVEYANCE OF AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION EASEMENT. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT,

DEVELOPER
 LAND DESIGN & DEVELOPMENT, INC.
 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MD. 21042
 443-367-0415

OWNER (P. 36)
 ALEXANDER ADAMS, TRUSTEE
 BETTY SMITH, TRUSTEE
 8808 CENTRE PARK DR STE 205
 COLUMBIA MD 21045-2221

OWNER (P. 20)
 ELLICOTT CITY LAND HOLDING, INC.
 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MD. 21042
 443-367-0415

TOTAL AREA TABULATION
 (THIS SHEET)

NUMBER OF BUILDABLE LOTS/PARCELS	2
NUMBER OF OPEN SPACE LOTS	0
TOTAL NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS/PARCELS	8.31AC±
AREA OF OPEN SPACE LOTS	0
AREA OF 100 YEAR FLOODPLAIN	2.70AC±
AREA OF PUBLIC ROADWAY DEDICATION	0AC±
TOTAL AREA OF SUBDIVISION	8.31AC±

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.

[Signature] 2/12/07
 DATE
[Signature] 2/12/07
 DATE
[Signature] 2-12-07
 DATE
 DONALD R. REUWER, JR. DATE

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

[Signature] 5/2/2007
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 2/12/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 5/1/07
 DIRECTOR DATE

OWNER'S STATEMENT

ELLICOTT CITY LAND HOLDING, INC. AND E. ALEXANDER ADAMS AND BETTY SMITH ADAMS, TRUSTEES, 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS DAY OF
[Signature] 2-12-07
 E. ALEXANDER ADAMS
[Signature] 2-12-07
 BETTY SMITH ADAMS
 DONALD R. REUWER, JR. - ELLICOTT CITY LAND HOLDING, INC. WITNESS
[Signature]
 WITNESS
[Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY E. ALEXANDER ADAMS AND BETTY SMITH ADAMS, PERSONAL REPRESENTATIVES OF THE ESTATE OF DOROTHY T. JONES TO E. ALEXANDER ADAMS AND BETTY SMITH ADAMS, TRUSTEES, BY DEED DATED OCTOBER 26, 2004 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8731 AT FOLIO 302 AND THE LAND CONVEYED BY JOSEPH ALBERT LOUGH AND CHARLOTTE ANN LOUGH TO ELLICOTT CITY LAND HOLDING, INC. BY DEED DATED JUNE 21, 2006 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10080 AT FOLIO 287 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

[Signature] 2/12/07
 JOHN B. MILDENBERG, L.S. NO. 0716 DATE

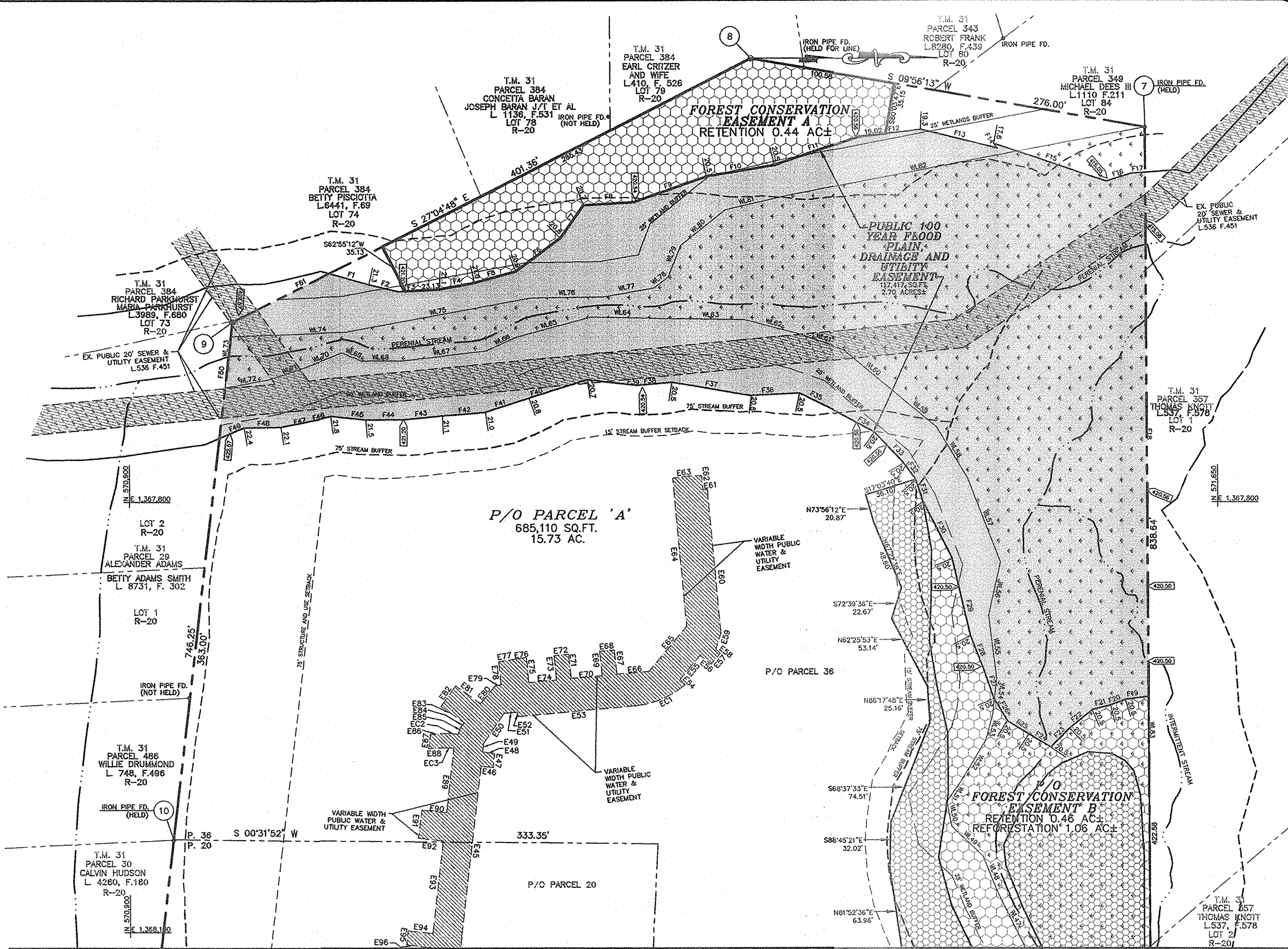
RECORDED AS PLAT 19121 ON 5/15/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

HEARTHSTONE AT ELLICOTT MILLS II, PARCELS A & B

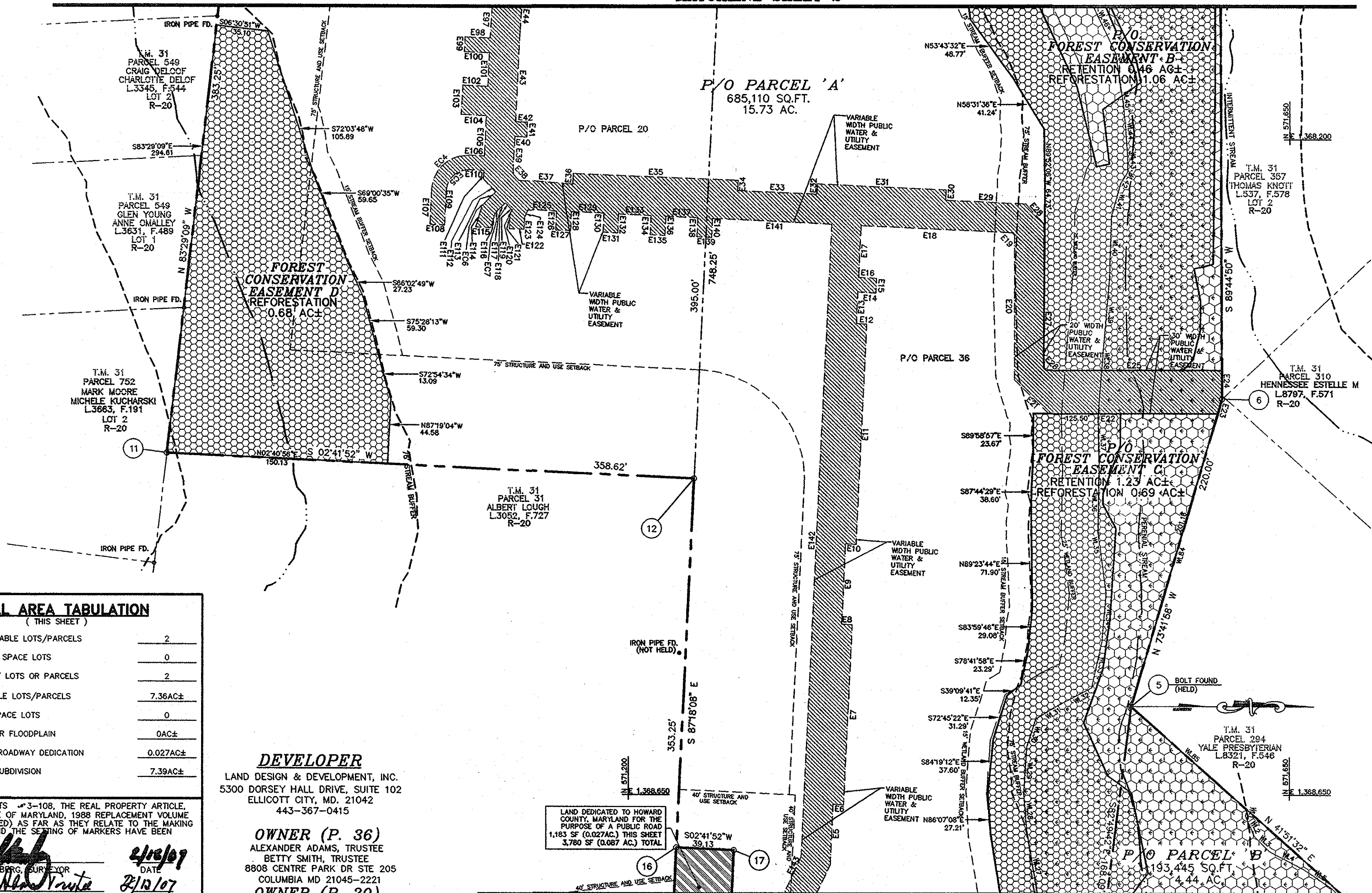
TAX MAP 31 PARCELS 36 & 20 BLOCK 7 SECOND ELECTION DISTRICT HOWARD COUNTY, MD EX. ZONING R-20 & B-1 SCALE: 1" = 50' DATE: FEB 2007 DPZ FILE NOS. SDP-06-030 BA-05-006C SHEET 2 OF 4

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Ball. (410) 997-0298 Fax.



H:\04-021\dwg\esmt-1-plat.dwg



TOTAL AREA TABULATION
(THIS SHEET)

NUMBER OF BUILDABLE LOTS/PARCELS	2
NUMBER OF OPEN SPACE LOTS	0
TOTAL NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS/PARCELS	7.36AC±
AREA OF OPEN SPACE LOTS	0
AREA OF 100 YEAR FLOODPLAIN	0AC±
AREA OF PUBLIC ROADWAY DEDICATION	0.027AC±
TOTAL AREA OF SUBDIVISION	7.39AC±

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

John B. Mildeberg 2/12/07
 JOHN B. MILDEBERG, SURVEYOR
 DATE
E. Alexander Adams 2/12/07
 E. ALEXANDER ADAMS
 DATE
Betty Smith Adams 2-12-07
 BETTY SMITH ADAMS
 DATE
Donald R. Reuwer, Jr.
 DONALD R. REUWER, JR.
 DATE

DEVELOPER

LAND DESIGN & DEVELOPMENT, INC.
 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MD. 21042
 443-367-0415

OWNER (P. 36)

ALEXANDER ADAMS, TRUSTEE
 BETTY SMITH, TRUSTEE
 8808 CENTRE PARK DR STE 205
 COLUMBIA MD 21045-2221

OWNER (P. 22)

ELLICOTT CITY LAND HOLDING, INC.
 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MD. 21042
 443-367-0415

LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD 1,183 SF (0.027AC) THIS SHEET 3,780 SF (0.087 AC) TOTAL

OWNER'S STATEMENT

ELLICOTT CITY LAND HOLDING, INC. AND E. ALEXANDER ADAMS AND BETTY SMITH ADAMS, TRUSTEES, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS DAY OF
E. Alexander Adams 2-12-07
 E. ALEXANDER ADAMS
Betty Smith Adams 2-12-07
 BETTY SMITH ADAMS
Donald R. Reuwer, Jr.
 DONALD R. REUWER, JR. - ELLICOTT CITY LAND HOLDING, INC.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY E. ALEXANDER ADAMS AND BETTY SMITH ADAMS, PERSONAL REPRESENTATIVES OF THE ESTATE OF DOROTHY T. JONES TO E. ALEXANDER ADAMS AND BETTY SMITH ADAMS, TRUSTEES, BY DEED DATED OCTOBER 26, 2004 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8731 AT FOLIO 302 AND THE LAND CONVEYED BY JOSEPH ALBERT LOUGH AND CHARLOTTE ANN LOUGH TO ELLICOTT CITY LAND HOLDING, INC. BY DEED DATED JUNE 21, 2006 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10080 AT FOLIO 287 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

John B. Mildeberg 2/12/07
 JOHN B. MILDEBERG, L.S. NO. 07118
 DATE

RECORDED AS PLAT *A122* ON *2/12/07* AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

HEARTHSTONE AT ELLICOTT MILLS II, PARCELS A & B

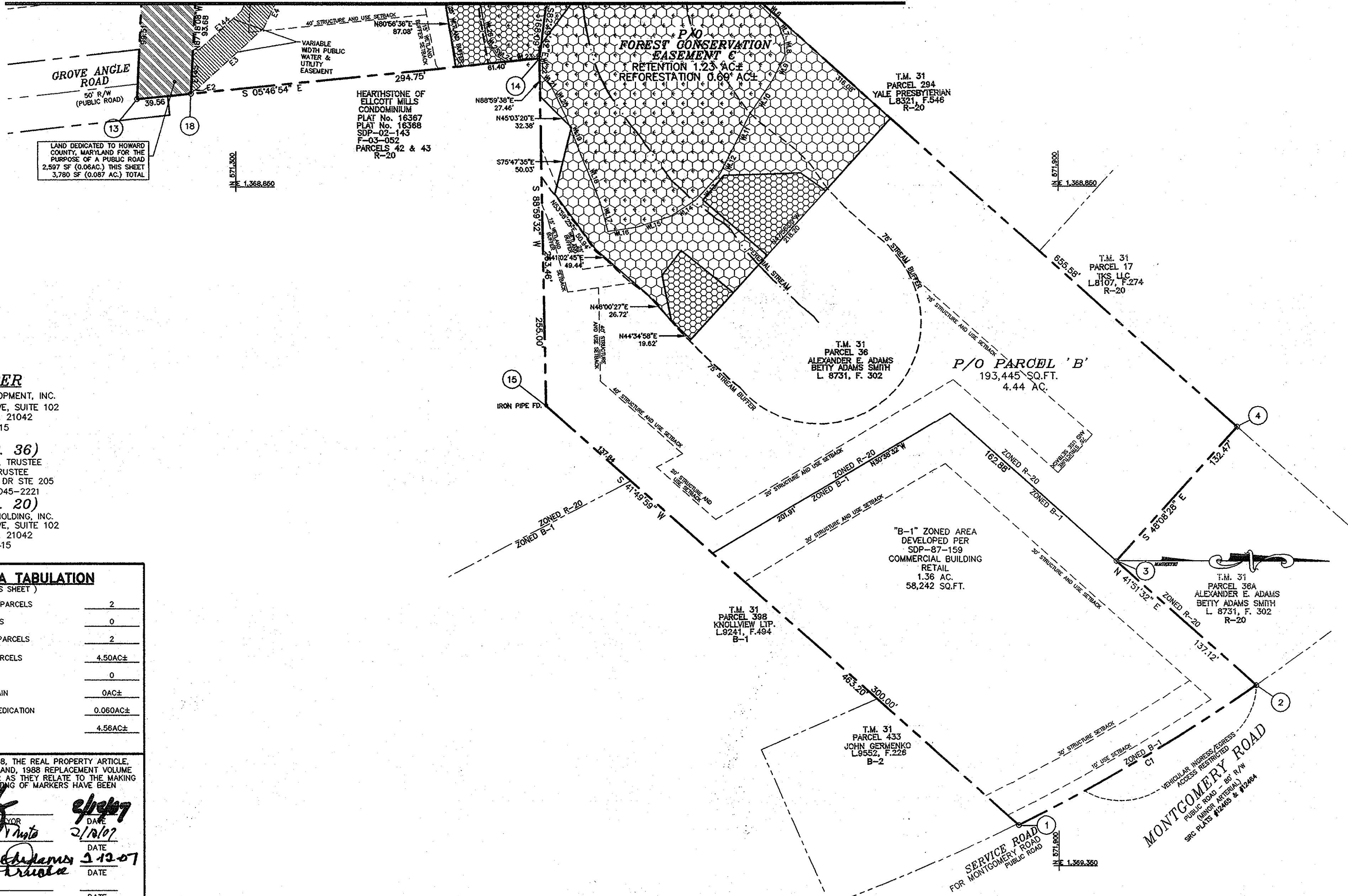
SHEET 3 OF 4
 TAX MAP 31 SECOND ELECTION DISTRICT SCALE: 1" = 50'
 PARCELS 36 & 20 HOWARD COUNTY, MD DATE: FEB 2007
 BLOCK 7 EX. ZONING R-20 & B-1 DPZ FILE NOS. SDP-06-030
 BA-05-006C

MILDEBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Fax (410) 997-0298 Fax

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MATCHLINE SHEET 3



DEVELOPER
 LAND DESIGN & DEVELOPMENT, INC.
 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MD. 21042
 443-367-0415

OWNER (P. 36)
 ALEXANDER ADAMS, TRUSTEE
 BETTY SMITH, TRUSTEE
 8808 CENTRE PARK DR STE 205
 COLUMBIA MD 21045-2221

OWNER (P. 20)
 ELLICOTT CITY LAND HOLDING, INC.
 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MD. 21042
 443-367-0415

TOTAL AREA TABULATION
 (THIS SHEET)

NUMBER OF BUILDABLE LOTS/PARCELS	2
NUMBER OF OPEN SPACE LOTS	0
TOTAL NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS/PARCELS	4.50AC±
AREA OF OPEN SPACE LOTS	0
AREA OF 100 YEAR FLOODPLAIN	0AC±
AREA OF PUBLIC ROADWAY DEDICATION	0.060AC±
TOTAL AREA OF SUBDIVISION	4.56AC±

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.

[Signature] DATE 2/12/07
 JOHN B. MILDENBERG, SURVEYOR

[Signature] DATE 2/12/07
 E. ALEXANDER ADAMS

[Signature] DATE 2/12/07
 BETTY SMITH ADAMS

[Signature] DATE
 DONALD R. REUWER, JR.

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

[Signature] 5/1/07
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 2/21/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 5/1/07
 DIRECTOR

OWNER'S STATEMENT

ELLICOTT CITY LAND HOLDING, INC. AND E. ALEXANDER ADAMS AND BETTY SMITH ADAMS, TRUSTEES, 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS DAY OF
 E. Alexander Adams, Trustee 2-12-07
 Betty Smith Adams, Trustee 2-12-07
 DONALD R. REUWER, JR. ELLICOTT CITY LAND HOLDING, INC.

[Signature] WITNESS
[Signature] WITNESS
[Signature] WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY E. ALEXANDER ADAMS AND BETTY SMITH ADAMS, PERSONAL REPRESENTATIVES OF THE ESTATE OF DOROTHY T. JONES TO E. ALEXANDER ADAMS AND BETTY SMITH ADAMS, TRUSTEES, BY DEED DATED OCTOBER 26, 2004 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8731 AT FOLIO 302 AND THE LAND CONVEYED BY JOSEPH ALBERT LOUGH AND CHARLOTTE ANN LOUGH TO ELLICOTT CITY LAND HOLDING, INC. BY DEED DATED JUNE 21, 2006 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10080 AT FOLIO 287 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

[Signature] 2/12/07
 JOHN B. MILDENBERG, L.S. NO. 17718

RECORDED AS PLAT 19123 ON 5/15/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

HEARTHSTONE AT ELLICOTT MILLS II, PARCELS A & B

SHEET 4 OF 4

TAX MAP 31 SECOND ELECTION DISTRICT SCALE: 1" = 50'
 PARCEL NO 36 & 20 HOWARD COUNTY, MD DATE: FEB 2007
 BLOCK 7 EX. ZONING R-20 & B-1 DPZ FILE NOS. SDP-06-030
 BA-05-006C

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 Engineers Planners Surveyors
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 (410) 997-0296 Balt. (410) 997-0296 Paz.

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