

COORDINATE TABLE

Point	Northing	Easting
142	569708.9057	1378323.6772
153	569858.3664	1378458.5817
156	569817.0127	1378520.1177
207	569738.5989	1378350.4785
262	569681.4541	1378433.9651
269	569642.3314	1378424.4199

CURVE DATA TABLE

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C-1	200.99'	38.79'	76.63'	21°50'48"	76.17'	N 58°16'01" W
C-2	240.99'	49.00'	96.69'	22°59'19"	96.04'	N 58°52'17" W
C-3	219.50'	31.86'	63.28'	16°31'06"	63.06'	S 23°36'34" W

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.

Michael D. Martin 9-1-06
 Michael D. Martin, PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 21234

A. Hugo DeCesaris 9/01/06
 A. Hugo DeCesaris
 K. HOVNANIAN HOMES OF MARYLAND, LLC

Michael Keilty 9/1/06
 Michael Keilty, Managing Member
 Patapsco Landing I, LLC, Patapsco Landing II, LLC, Patapsco Landing III, LLC,
 Patapsco Landing IV, LLC, Patapsco Landing V, LLC, Patapsco Landing VI, LLC,
 and Patapsco Landing VII, LLC.

AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE.....	2
NON-BUILDABLE.....	0
OPEN SPACE.....	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE.....	0.7022 AC.
NON-BUILDABLE.....	0.0000 AC.
OPEN SPACE.....	0.0000 AC.
C. TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIP	
.....	0.0007 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED.....	
.....	0.7029 AC.



Daft · McCune · Walker, Inc.
 200 East Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 296-3333
 Fax 296-4705

A Team of Land Planners,
 Landscape Architects,
 Engineers, Surveyors &
 Environmental Professionals

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Robert J. Weber 10/18/06
 Robert J. Weber, Chief, Development Engineering Division Date

Michael D. Martin 10/20/06
 Michael D. Martin, Director Date

OWNER'S DEDICATION

We, K. HOVNANIAN HOMES OF MARYLAND LLC, a Maryland Corporation, Patapsco Landing I, LLC, Patapsco Landing II, LLC, Patapsco Landing III, LLC, Patapsco Landing IV, LLC, Patapsco Landing V, LLC, Patapsco Landing VI, LLC and Patapsco Landing VII, LLC, owners of the property shown and described hereon, hereby adopt this plat of revision, 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 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 easements shown hereon; the right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and 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 spaces, where applicable; the right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and that no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

Witness our hands this 9 day of SEPTEMBER, 2006
 K. HOVNANIAN HOMES OF MARYLAND LLC
 By: A. Hugo DeCesaris

Patapsco Landing I, LLC, Patapsco Landing II, LLC, Patapsco Landing III, LLC, Patapsco Landing IV, LLC, Patapsco Landing V, LLC, Patapsco Landing VI, LLC, and Patapsco Landing VII, LLC.
 By: Michael Keilty, Managing Member

Mike King
 ATTEST:

Michael D. Martin
 ATTEST:



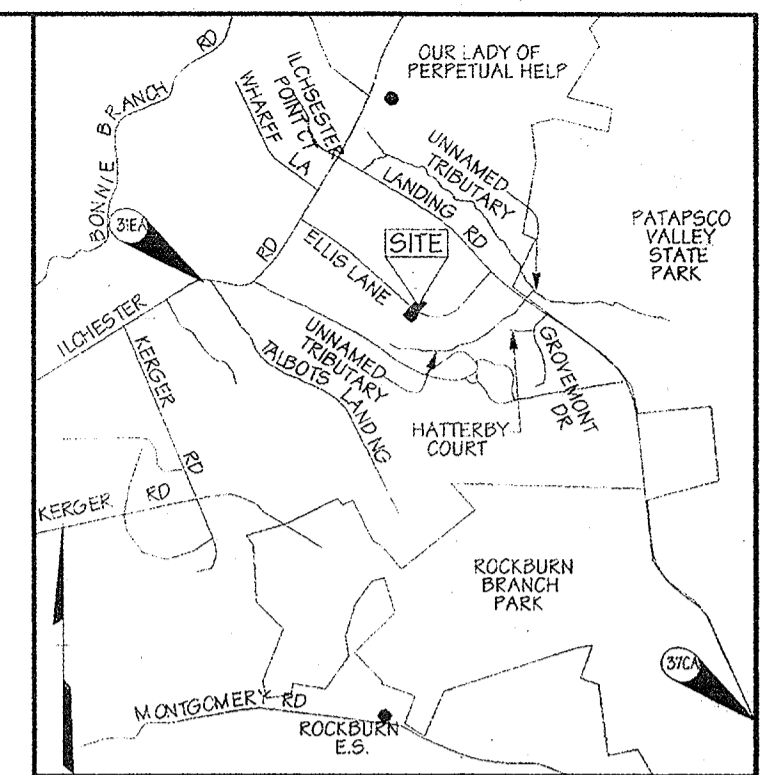
OWNER
 (LOTS 14 & 15)
 K HOVNANIAN HOMES OF MARYLAND LLC
 1802 BRIGHTSEAT ROAD FL 5
 LANDOVER, MD 20785

OWNER/DEVELOPER
 (ELLIS LANE)
 PATAPSCO LANDING LLC
 P.O. BOX 528
 TIMONIUM, MD 21093

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat of revision shown hereon is correct, that it is a revision to Lots 14 and 15, conveyed by Patapsco Landing I, LLC, Patapsco Landing II, LLC, Patapsco Landing III, LLC, Patapsco Landing IV, LLC, Patapsco Landing V, LLC, Patapsco Landing VI, LLC, Patapsco Landing VII, LLC, Patapsco Landing VIII, LLC to K. Hovnanian Homes of Maryland LLC, Maryland and recorded among the Land Records of Howard County, Maryland in Liber 9662 at Folio 202; and a revision to Ellis Lane, conveyed by Eileen Lankford, et al to Patapsco Landing I, LLC, Patapsco Landing II, LLC, Patapsco Landing III, LLC, Patapsco Landing IV, LLC, Patapsco Landing V, LLC, Patapsco Landing VI, LLC, and Patapsco Landing VII, LLC and recorded among the said Land Records in Liber 7475, Folio 626; that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County as shown.

Michael D. Martin 9-1-06
 Michael D. Martin, Professional Land Surveyor
 Maryland Registration No. 21234 Date



VICINITY MAP
 1"=2000'

GENERAL NOTES:

- COORDINATES ARE BASED ON THE MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31EA AND 37CA.
- SUBJECT PROPERTY ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN. THE PLAT IS SUBJECT TO THE 4TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED SEPTEMBER 2002 BY DAFT-MCCUNE-WALKER, INC.
- DENOTES AN IRON PIN OR IRON PIPE FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- BRL DENOTES A BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- 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.
- THE FOREST CONSERVATION OBLIGATIONS ASSOCIATED WITH THIS SITE WAS PREVIOUSLY ADDRESSED UNDER F-04-29. THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION ACT PER SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY ADDITIONAL LOTS.
- LANDSCAPING FOR THIS SITE WILL BE PROVIDED IN ACCORDANCE WITH THE APPROVED CERTIFIED LANDSCAPE PLAN UNDER F-04-29, AND IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING, AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAINS AND FOREST CONSERVATION EASEMENTS.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. 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 THE 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.

THE PURPOSE OF THIS PLAT IS TO REVISE A PORTION OF THE RIGHT OF WAY FOR ELLIS LANE AND LOTS 14 AND 15 OF THE OWENS PROPERTY PHASE I (F-04-29) AS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN PLATS 17534 AND 17536.

RECORDED AS PLAT NO. 18610
 ON 10-26-06 IN THE
 LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF REVISION

OWENS PROPERTY PHASE I

LOTS 98 AND 99
 A REVISION TO LOTS 14 AND 15
 OWENS PROPERTY, PHASE I LOTS 1 THROUGH 42
 NON BUILDABLE BULK PARCELS A & B
 PLATS 17534 AND 17536
 ZONED: R-20
 DPZ REF: S-02-15, P-03-08, P-04-013, F-04-29
 TAX MAP NO. 31, GRID 10, PARCEL NO. 243
 1ST ELECTION DISTRICT
 HOWARD COUNTY MARYLAND
 AUGUST 18, 2006
 GRAPHIC SCALE

