

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
106	57934.3720	1308493.1560	106	176459.549523	398829.511648
121	579310.4970	1308814.9560	121	176574.192652	398927.596485
135	579486.6950	1308918.9480	135	176627.897910	398959.293310
141	579811.4460	1308244.0780	141	176422.081603	398753.592522
142	579586.6120	1308349.3320	142	176658.352672	398785.674005
831	579491.2645	1308892.8976	831	176629.290704	398951.53141
832	579304.1693	1308779.1877	832	176572.263964	398916.694273
833	579112.8834	1308593.0310	833	176513.959904	398859.953622
834	579282.0250	1308358.2508	834	176457.615258	398788.392461
835	578851.7652	1308249.5526	835	176434.370926	398755.281197
856	578948.0044	1308383.6246	856	176463.704882	398796.128403
857	578959.3202	1308391.7317	857	176467.153757	398798.597460
858	579005.6374	1308450.5574	858	176481.271260	398816.527557
859	579010.8634	1308463.4594	859	176482.864151	398820.460105

Curve Data Chart						
Pnt-Pnt	Radius	Arc Length	Tangent	Delta	Chord Bearing	And Distance
834-835	1203.33'	132.85'	66.49'	6°19'32"	S54°58'50"W	132.78'
857-856	25.00'	14.11'	7.25'	32°19'48"	S35°37'10"W	13.92'
858-857	70.00'	79.00'	44.30'	64°39'37"	S51°47'04"W	74.87'
859-858	25.00'	14.11'	7.25'	32°19'48"	S67°56'58"W	13.92'
832-831	1170.00'	219.26'	109.95'	10°44'14"	N31°17'23"E	218.94'
833-832	1014.00'	267.69'	134.63'	15°07'33"	N44°13'17"E	266.92'

Minimum Lot Size Chart			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
Lot 2	42,186 Sq.Ft.	1,958 Sq.Ft.	40,228 Sq.Ft.
Lot 3	44,784 Sq.Ft.	2,030 Sq.Ft.	42,754 Sq.Ft.
Lot 4	65,293 Sq.Ft.	5,491 Sq.Ft.	59,802 Sq.Ft.

31. Density Tabulation
a) Gross Tract Area = (Section One, F-07-039) + (Section Two, F-07-040) = (6.369 Ac) + (133.88 Ac) = 140.25 Ac.
b) Area Of Floodplain = 1.74 Ac +
c) Area Of 25% Or Greater Slope = 0.45 Ac +
d) Net Tract Area = Gross Area-Floodplain Area-Steep Slope Area (140.25 Ac) - (1.74 Ac) - (0.45 Ac) = 138.06 Ac +
e) Allowed Development Rights = 33 D.U. (Gross Tract Area x 1 D.U./4.25 Ac +) (140.25 Ac. x 1 D.U./4.25 Ac) = 33 D.U. By Right Yield
f) Permitted Development Rights Under CEO = 69 D.U. (Net Tract Area x 1 D.U./2 Ac +) (138.06 Ac x 1 D.U./2 Ac +) = 69.03 D.U.
g) Number Of Buildable Lots And Buildable Preservation Parcels = 69
h) Number Of CEO Units To Be Transferred = 36 (Proposed Units - Allowed Units) (69 Units - 33 Units)
1) Rose Hill Farm, LLC (RE-06-01351 Plat No. 18602) = 16 CEO
2) Property Of William L. Pugh (RE-07-035 Plat No. 19094) = 3 CEO
3) Property Of Witching Hour Farm, LLC = 17 CEO

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 Sewerage 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.
- Subject Property Zoned RC-Deo Per 2-02-04 Comprehensive Zoning Plan And The Comp-Lite Zoning Amendments Dated 07/28/05.
- Coordinates Based On Nad '83 Coordinate System As Projected By Howard County, Maryland Geodetic Stations No. 21fa And No. 21f3.
Sta. 21fa N 583,028.725, E 1,308,457.919
Sta. 21f3 N 583,441.186, E 1,309,075.57
- This Plat Is Based On Field Boundary Survey Performed On Or About April, 2005 By Fisher, Collins & Carter, Inc.
- Brl Denotes Building Restriction Line.
- Denotes Iron Pin Set Caped "fcc-106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Or Boundary Or Rights-of-way.
- Denotes Concrete Monument Set With Aluminum Plate "fcc-106".
- Denotes Stone Or Monument 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 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:
a) Width - 12 Feet (16 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 14% Grade, Maximum 10% Grade Change And 45-foot Turning Radius;
d) Structures (culverts/bridges) - Capable Of Supporting 25 Gross Tons (H25-loading);
e) Drainage Elements - Capable Of Safety 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 Measurements.
- No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On A Examination Of The Howard County Cemetery Inventory Map.
- Plat Subject To Prior Department Of Planning And Zoning File Nos. 5-02-14, P-05-14, RE-06-013 And RE-07-03.
- Wetland And Forest Stand Delineation Report Provided By Eco-science Professionals And Approved Under 5-02-14. No Non-Tidal Wetlands Exist Within Limits Of This Submission.
- This Property Is Located Outside The Metropolitan District.
- This Plat Is In Compliance With The Fourth Edition Of The Subdivision And Land Development Regulations Since The Preliminary Plan Was Submitted Prior To November 15, 2001.
- A Maintenance Agreement For The Private Use-In-Common Driveway Access For Lots 1 Thru 5 Will Be Recorded Among The Land Records Of Howard County, Maryland Simultaneously With The Recording Of This Plat.
- Quantity And Quality Stormwater Management Requirements Are Proposed To Be Met By Applying The Non-rooftop Disconnection And Rooftop Disconnection Credits In Accordance With Chapter 5 Of The 2000 Maryland Stormwater Design Manual.
- The Acreage For The Preservation Parcel Associated With The Development Of The Warfields II, Section One, Is Located As Part Of The Warfields II, Section Two And As Previously Approved On The Preliminary Plan For The Warfields II (P-05-014) AND F-07-040 (Section Two).
- Landscaping For Lots 1 Thru 5 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. Landscape Surety Provided In The Amount Of \$6,600.00 Based On 22 Shade Trees (5 Trees For Lot 1, 8 Trees For Lot 2, 4 Trees For Lot 3 & 5 Trees For Lot 4) @ \$300/ea. Will Be Posted With The Grading/Building Permit.
- The Traffic Report Prepared By Mars Group Dated September, 2001 And Approved Under 5-02-14.
- The Articles Of Incorporation Of The Warfields II Homeowners Association, Inc. Was Accepted By The State Department Of Assessment And Taxation On 11/07/07 Identified as ID # D12220331
- The Forest Conservation Obligation Associated With This Final Plan, "The Warfields II, Section One" (F-07-039) Will Be Located On "The Warfields II, Section Two" (F-07-040) Where The Required Forestation Of 1.27 Acres Is Proposed. Surety And Bonding For The 1.27 Acres Is \$2,660.60 (55321 Sq.Ft. X \$0.50/ Sq.Ft.) And Will Be Paid/Posted Under "The Warfields, Section One" (F-07-039).
- The Existing Well Shown On Lot 3 Will Be Abandoned Prior To Final Plat Recordation.
- The Existing Septic Trench On Lot 4 Shall Be Abandoned Prior To Final Plat Recordation.
- All Wells Need To Be Drilled Prior To Final Plat Signature. It Is The Developers Responsibility To Schedule The Well Drilling Prior To Final Plat Submission. It Will Not Be Considered "Government Delay" If The Well Drilling Holds-up The Health Department Signature Of The Record Plat.

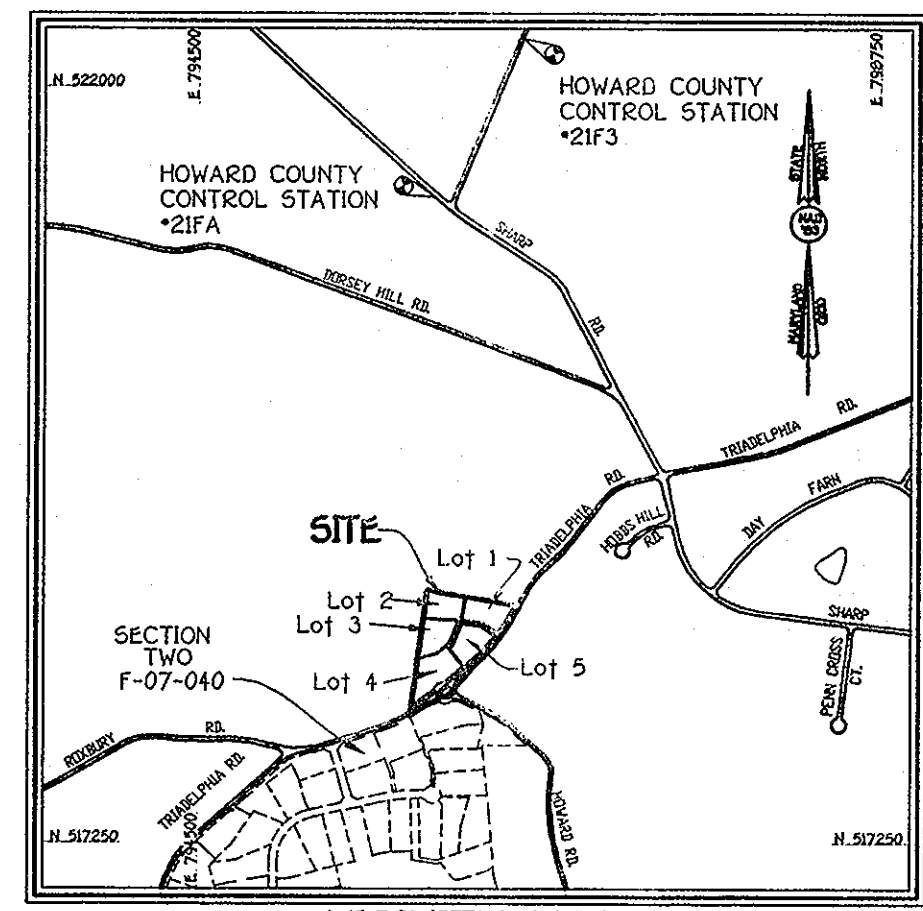
Reservation Of Public Utility
Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage And Other Public Utilities, Located In, On, Over, And Through Lots 1 Through 5. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds(s) Conveying Said Lot(s). 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(s) Of Easement In The Land Records Of Howard County."

Private Use-In-Common Access Easement Across Lots 2, 3, And 4 For The Use And Benefit Of Lots 1 Thru 5

Sym	Bearing & Distance
AE-1	R-1014.00' L-12.00'
AE-2	S53°20'30"E 102.26'
AE-3	N81°43'33"W 153.92'
AE-4	N08°16'27"E 24.00'
AE-5	S81°43'33"E 159.99'
AE-6	S53°20'30"E 108.34'
AE-7	R-1170.00' L-12.00'

Private Use-In-Common Access Easement Across Lots 2 And 3, For The Use And Benefit Of Lots 2 And 3

Sym	Bearing & Distance
AE-8	N08°16'27"E 24.00'
AE-9	N81°43'33"W 46.08'
AE-10	N86°28'31"W 64.70'
AE-11	N03°31'29"E 24.00'
AE-12	S81°43'33"E 47.08'



LEGEND

- Private Use-In-Common Access Easement For The Use And Benefit Of Lots 2 And 3.
- Private Use-In-Common Access Easement For The Use And Benefit Of Lots 1 Thru 5.
- 15' Public Revertible Slope And Grading Easement

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 4/5/08 Date
Terrell A. Fisher, L.S. #10692 (Registered Land Surveyor)

Kennard Warfield, Jr. 6-5-08 Date
The Kennard Warfield, Jr. Family LLLP
By: Kennard Warfield, Jr., Resident Agent

TOTAL AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	5
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	5
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	5,499 Ac.+
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.+
TOTAL AREA OF LOTS TO BE RECORDED	5,499 Ac.+
TOTAL AREA OF ROADWAY TO BE RECORDED	0.870 Ac.+
TOTAL AREA TO BE RECORDED	6.369 Ac.+

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PkE
ELLICOTT CITY, MARYLAND 21112
(410) 461 - 2855

OWNER
Kennard Warfield, Jr. Family LLLP
14451 Triadelphia Road
Glenelg, Maryland 21737
(410) 442-2337

DEVELOPER
Ten Oaks Properties, Inc
C/O Kennard Warfield, Jr.
14451 Triadelphia Road
Glenelg, Maryland 21737
(410) 442-2337

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

B. Wilson for Peter Besilovsen 9/23/08 Date
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Michael M. Taylor 9/25/08 Date
Chief, Development Engineering Division

Mark A. Taylor 9/24/08 Date
Director

OWNER'S CERTIFICATE

The Kennard Warfield, Jr. Family LLLP By Kennard Warfield, Jr., Resident Agent, 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 5th Day Of June 2008.

Kennard Warfield, Jr.
Kennard Warfield, Jr. Family LLLP
By: Kennard Warfield, Jr., Resident Agent

Terrell A. Fisher
Witness

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Thomas G. Clark And Dorothy A. Clark To Kennard Warfield, Jr Family Limited Partnership By Deed Dated December 1, 1997 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 4126 Folio 119, And A Certificate Of Amendment Dated December 1, 2001 To The Certificate Of Limited Partnership Of The Kennard Warfield, Jr Family Limited Partnership Has Changed The Name Of The Partnership To The Kennard Warfield, Jr Family LLLP 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.

Terrell A. Fisher 4/5/08 Date
Terrell A. Fisher, Professional Land Surveyor No. 10692

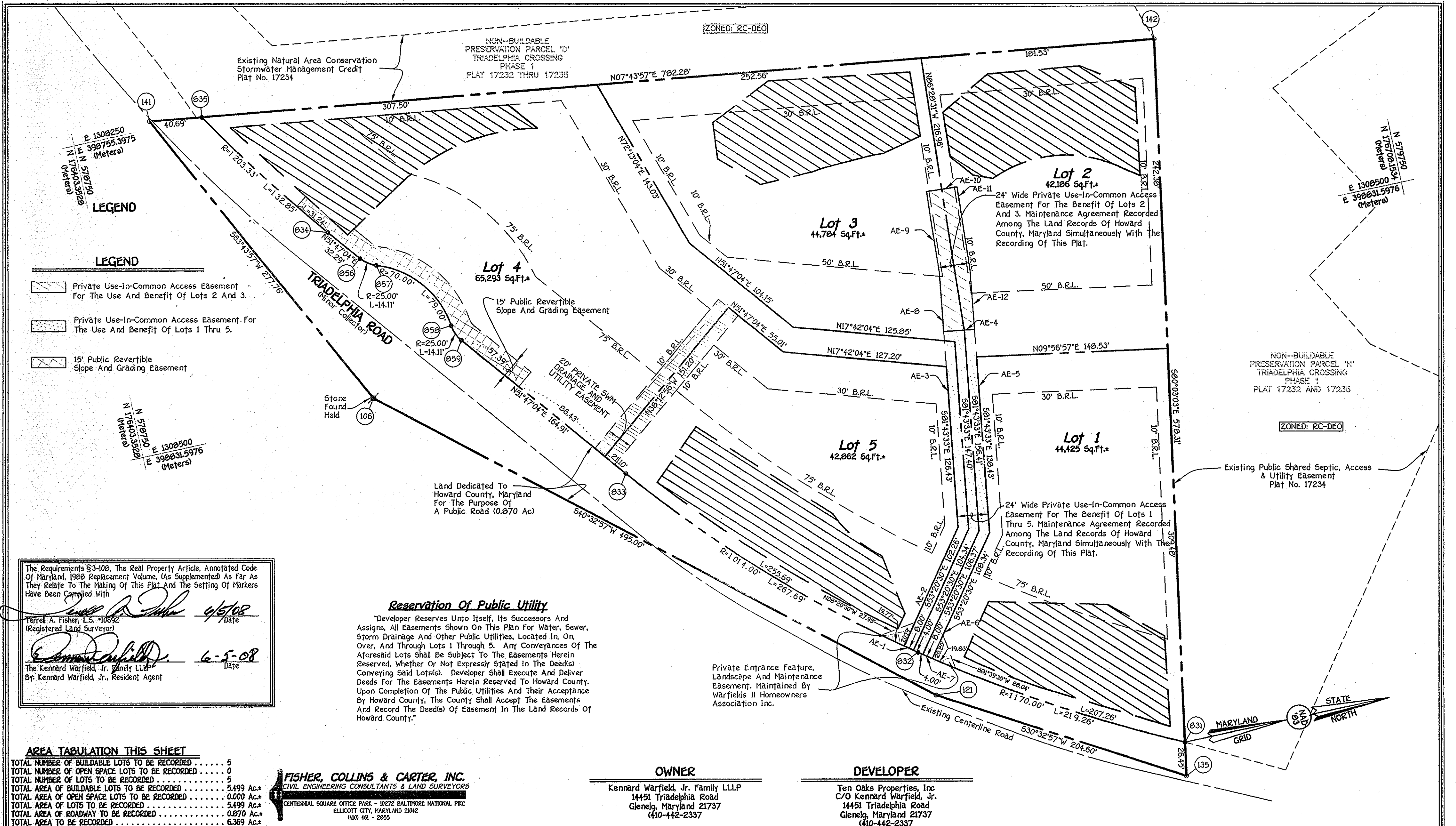
RECORDED AS PLAT No. 20245 ON 10/31/08
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE WARFIELDS II
SECTION ONE
LOTS 1 THRU 5
Zoned: RC-DEO

Tax Map: 21 Parcel: 96 Grid: 23
Fourth Election District
Howard County, Maryland

Scale: 1" = 50'
Date: May 7, 2008

Sheet 1 of 2 F-07-039



LEGEND

- Private Use-In-Common Access Easement For The Use And Benefit Of Lots 2 And 3.
- Private Use-In-Common Access Easement For The Use And Benefit Of Lots 1 Thru 5.
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Terrell A. Fisher 4/5/08
Terrell A. Fisher, L.S. #10692 / Date
(Registered Land Surveyor)

Kennard Warfield, Jr. 6-5-08
The Kennard Warfield, Jr. Family LLLP / Date
By: Kennard Warfield, Jr., Resident Agent

Reservation Of Public Utility

"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 Through 5. 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. 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 THIS SHEET

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

B. Nyeen for Peter Brilman 9/23/08
Howard County Health Officer / Date

APPROVED: Howard County Department Of Planning And Zoning.

Mark D. Weyer 9/25/08
Chief, Development Engineering Division / Date

Mark D. Weyer 9/26/08
Director / Date

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The Kennard Warfield, Jr. Family LLLP By Kennard Warfield, Jr. Resident Agent, 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 5th Day Of June, 2008.

Kennard Warfield, Jr.
Kennard Warfield, Jr. Family LLLP
By: Kennard Warfield, Jr., Resident Agent

Terrell A. Fisher
Witness

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Terrell A. Fisher 4/5/08
Terrell A. Fisher, Professional Land Surveyor No. 10692 / Date

RECORDED AS PLAT No. 20240 ON 10/3/08
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE WARFIELDS II
SECTION ONE
LOTS 1 THRU 5
Zoned: RC-DEO

Tax Map: 21 Parcel: 96 Grid: 23
Fourth Election District
Howard County, Maryland

Scale: 1" = 50'
Date: May 7, 2008
Sheet 2 of 2

F-07-039

K:\Drawings\310310 Warfield Homestead\DWG\310310 Lots 1 Thru 5 Sec 1.dwg, 6/2/2008 10:15:50 AM