

PURPOSE NOTE

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 7 AND LOT 8, E.G.U., SECTION 2, AREA 2; PARCEL A AND PARCEL B, E.G.U., SECTION 2, AREA 4; TO CREATE NEW LOTS 24, 25, 26, 27 AND 28, MINSTREL CROSSING AND CREATE LAND TO BE DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD.

2. TO CREATE PUBLIC WATER AND UTILITY EASEMENTS, AND A PUBLIC WATER, SEWER AND UTILITY EASEMENT.

THE REQUIREMENTS OF SECTION 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.

Pattianne Smith 10-22-07
 PATTIANNE SMITH, PROFESSIONAL LAND SURVEYOR DATE
 MARYLAND REGISTRATION NO. 21267

SNOWDEN ROCK, LLC; PILL ROCK, LLC; TRANSITION ROCK, LLC
 OWNER

Mark Levy 10/11/07
 MARK LEVY, MANAGER DATE

BRANCH BANKING & TRUST COMPANY
 OWNER

Edward P. Barker 10/11/07
 EDWARD P. BARKER, TRUSTEE DATE

BRANCH BANKING & TRUST COMPANY
 OWNER

Robert L. Smith 10/11/07
 ROBERT L. SMITH, TRUSTEE DATE

COLEMAN ROCK, LLC; OTO ROCK, LLC
 OWNER

Vincent Tiberi 10/11/07
 VINCENT TIBERI, AGENT DATE

CAROLINA FIRST BANK
 OWNER

John Montgomery 10/11/07
 JOHN MONTGOMERY, V.P. PRESIDENT DATE

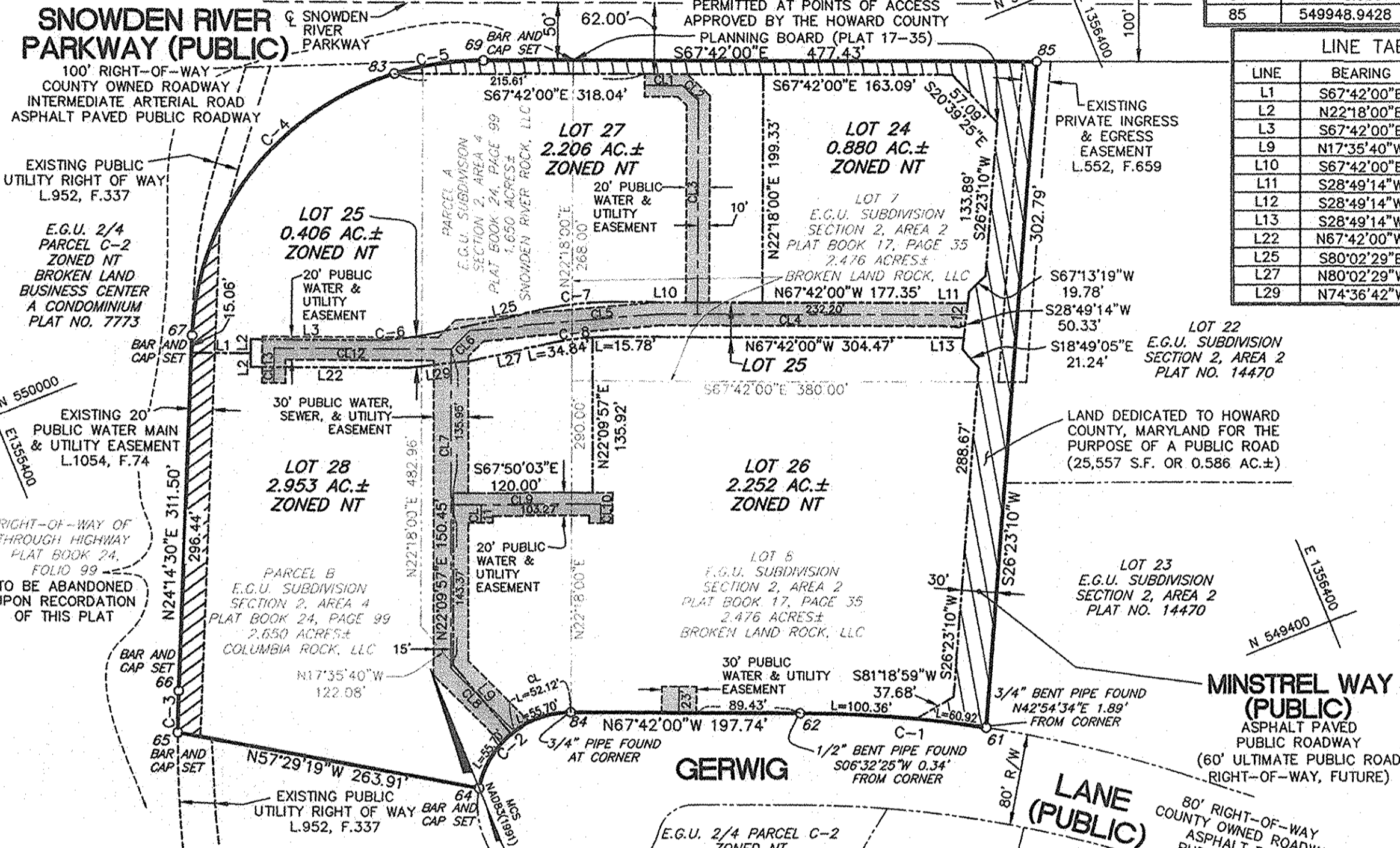
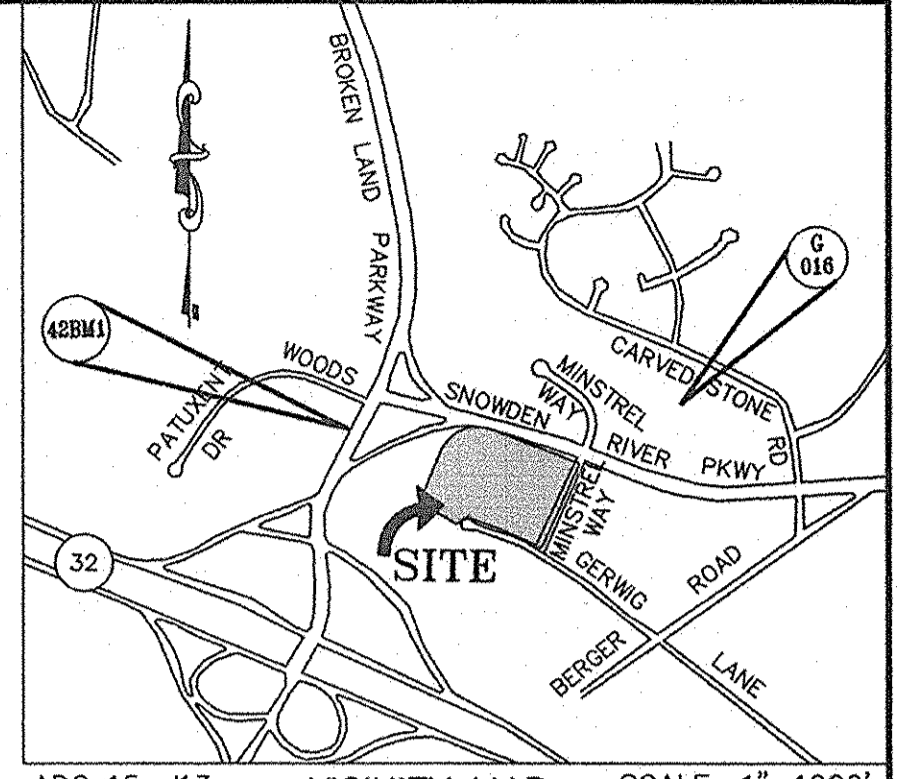
CHEVY CHASE BANK F.S.B.
 OWNER

Joseph B. Pearson, Jr. 10/11/07
 JOSEPH B. PEARSON, JR. VICE PRESIDENT DATE
 REAL ESTATE DEVELOPMENT

CURVE DATA					
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING
C-1	1080.00'	8'33'22"	161.28'	80.79'	N63°25'19"W 161.13'
C-2	80.00'	79°47'04"	111.40'	66.87'	S72°24'28"W 102.62'
C-3	1075.92'	1°55'37"	36.18'	18.09'	N23°16'41"E 36.18'
C-4	250.00'	70°14'01"	306.45'	175.81'	S59°21'32"W 287.62'
C-5	250.00'	17°49'26"	77.77'	39.20'	S78°38'44"E 77.46'
C-6	235.00'	12°20'29"	50.62'	25.41'	S73°52'15"E 50.52'
C-7	265.00'	12°20'29"	57.08'	28.65'	S73°52'15"E 56.97'
C-8	235.00'	12°20'29"	50.62'	25.41'	S73°52'15"E 50.52'

COORDINATE TABLE		
POINT	NORTH	EAST
61	549426.2290	1356090.4324
62	549498.3216	1355946.3287
64	549542.3406	1355665.5616
65	549684.1808	1355443.0142
66	549717.4181	1355457.3135
67	550001.4507	1355585.2108
69	550130.1061	1355908.0281
83	550148.0406	1355832.6748
84	549573.3551	1355763.3776
85	549948.9428	1356349.7512

LINE TABLE		
LINE	BEARING	LENGTH
L1	S67°42'00"E	50.94'
L2	N22°18'00"E	12.00'
L3	S67°42'00"E	104.34'
L9	N17°35'40"W	78.34'
L10	S67°42'00"E	130.55'
L11	S28°49'14"W	10.07'
L12	S28°49'14"W	30.20'
L13	S28°49'14"W	10.07'
L22	N67°42'00"W	136.11'
L25	S80°02'29"E	101.53'
L27	N80°02'29"W	71.19'
L29	N74°36'42"W	54.91'



- GENERAL NOTES**
- THE SUBJECT PROPERTY IS ZONED: NT (NEW TOWN) PER THE 07/28/2006 COMPREHENSIVE ZONING PLAN.
 - COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM (NAD83/91) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC SURVEY CONTROL STATIONS:
 42B2 N 551778.365 E 1358460.56
 0016 N 550279.382 E 1357328.96
 - THERE ARE NO WETLANDS, STREAMS OR FLOODPLAINS LOCATED ON THIS PARCEL.
 - ROAD DEDICATION "LAND DEDICATED TO HOWARD COUNTY, MARYLAND, FOR PURPOSES OF A PUBLIC ROAD 0.586 ACRES ±."
 - NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURES LOCATED HEREON ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN CURRENT ZONING REGULATIONS REQUIRE.
 - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY COMPLETED 02/16/2006 BY LITTLE & ASSOCIATES, INC.
 - AREAS SHOWN HEREON ARE "MORE OR LESS".
 - NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
 - "BAR AND CAP SET" DENOTES A 1/2-INCH DIAMETER REBAR WITH YELLOW CAP MARKED "L#1130 PROP MARK" SET
 - MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND PUBLIC RIGHT-OF-WAY LINES TO BE IN ACCORDANCE WITH THE RECORDED FINAL DEVELOPMENT PLAN CRITERIA (FDP PHASE 55, LIBER 16 FOLIO 118-121) FOR LOTS 7 AND 8 AND FDP 99A FOR PARCELS A AND B.
 - IN ACCORDANCE WITH SUBDIVISION SECTION 16-1202(b)(1)(iv), THIS PLAT IS EXEMPT FROM COMPLIANCE WITH THE REQUIREMENTS OF THE FOREST CONSERVATION ACT BECAUSE THIS LOT IS A PART OF A PLANNED UNIT DEVELOPMENT WHICH HAD PRELIMINARY DEVELOPMENT PLAN APPROVAL AND 50% OR MORE OF THE LAND WAS RECORDED AND SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 31, 1992.
 - STORMWATER MANAGEMENT FOR THE EXISTING IMPERVIOUS SURFACE IS TREATED IN AN EXISTING FACILITY SOUTH OF BERGER ROAD (PLAT 5256). THE TOTAL AREA OF THE SITE IS 9.283 ACRES. THE EXISTING ONSITE IMPERVIOUS IS THEREFORE 9.283 AC. (OUTLINED IN A GEOTECHNICAL REPORT BY HILLIS-CARNES DATED JAN 11, 2007), AND THE PROPOSED ONSITE IMPERVIOUS IS 7.42 AC. THE RESULTS IN A NET REDUCTION OF 1.863 AC, OR 20.1% (1.863 / 9.283). AS PER THE 2000 MD SWM DESIGN MANUAL, SWM IS NOT REQUIRED WHEN SITE IMPERVIOUS IS REDUCED BY 20%.
 - THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER SERVICE SHALL BE GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE ON WHICHEVER DATE THE DEVELOPER AGREEMENT 244-47-7032 WAS FILED AND ACCEPTED.
 - RELATED HOWARD COUNTY FILE NUMBERS: F-69-26c, F-73-054c, FDP 55, FDP 99A PART 1, SDP-72-51c, SDP-81-167c, SDP-06-124, SDP-07-078.
 - DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH THE LOTS SHOWN HEREON. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) 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.
 - FOR COVENANTS, CONDITIONS AND RESTRICTIONS RELATING TO PRIVATE ROAD ACCESS AND ANY OTHER RESTRICTIVE ITEMS SEE THE DECLARATION ESTABLISHING "MINSTREL CROSSING LAND CONDOMINIUM", RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER M.D.R. 10574, FOLIO 502 AND THE FIRST AMENDMENT TO THE DECLARATION RECORDED IN LIBER M.D.R. 10638, FOLIO 203 AND THE SECOND AMENDMENT TO THE DECLARATION RECORDED IN LIBER M.D.R. 10710, FOLIO 506. ALL LOTS SHOWN HEREON WILL SHARE ACCESS AND PARKING BASED ON THE ABOVE REFERENCED DECLARATIONS.

CENTERLINE LINE TABLE		
LINE	BEARING	LENGTH
CL1	N67°42'00"W	32.81'
CL2	S23°35'26"E	18.97'
CL3	S22°18'00"W	186.13'
CL4	N67°42'00"W	264.54'
CL5	S72°48'59"E	164.57'
CL6	S67°09'57"W	22.74'
CL7	S22°09'57"W	279.32'
CL8	S22°44'45"E	77.77'
CL9	S67°50'03"E	129.25'
CL10	S22°09'57"E	16.61'
CL11	S22°09'57"E	16.00'
CL12	N67°42'00"W	152.61'
CL13	S22°18'00"W	30.56'

AREA TABULATION CHART

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:

BUILDABLE	5
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0

B. TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED:

BUILDABLE	8.697 AC.±
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0

C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS:

COUNTY: 25,557 S.F. OR 0.586 AC.±

D. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 9.283 AC.±

OWNER'S CERTIFICATE

SNOWDEN ROCK, LLC, PILL ROCK, LLC AND TRANSITION ROCK, LLC; ALL MARYLAND LIMITED LIABILITY COMPANIES BY MARK LEVY, MANAGER; EDWARD P. BARKER AND ROBERT L. SMITH, TRUSTEES OF BRANCH BANKING & TRUST COMPANY; OTO ROCK, LLC AND COLEMAN ROCK, LLC; ALL MARYLAND LIMITED LIABILITY COMPANIES BY VINCENT TIBERI, AGENT; JOHN MONTGOMERY, TRUSTEE OF CAROLINA FIRST BANK; AND CHEVY CHASE BANK, F.S.B. BY JOSEPH B. PEARSON, JR., VICE PRESIDENT REAL ESTATE DEVELOPMENT, OWNERS OF THE PROPERTIES SHOWN AND DESCRIBED HEREON, HEREBY ADOPTED 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, MD, 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 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 STREET 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY/OUR HANDS THIS 11th DAY OF OCTOBER 2007.

BY: *Mark Levy* 10/11/07
 SNOWDEN ROCK, LLC, PILL ROCK, LLC AND TRANSITION ROCK, LLC ATTEST DATE

BY: *Edward P. Barker* 10/11/07
 EDWARD P. BARKER, TRUSTEE ATTEST DATE
 BRANCH BANKING & TRUST COMPANY

BY: *Robert L. Smith* 10/11/07
 ROBERT L. SMITH, TRUSTEE ATTEST DATE
 BRANCH BANKING & TRUST COMPANY

BY: *Vincent Tiberi* 10/11/07
 VINCENT TIBERI, AGENT ATTEST DATE
 COLEMAN ROCK, LLC AND OTO ROCK, LLC

BY: *John Montgomery* 10/11/07
 JOHN MONTGOMERY, V.P. PRESIDENT ATTEST DATE
 CAROLINA FIRST BANK

BY: *Joseph B. Pearson, Jr.* 10/11/07
 JOSEPH B. PEARSON, JR., V.P. ATTEST DATE
 CHEVY CHASE BANK F.S.B.

ENGINEER/SURVEYOR

LITTLE & ASSOCIATES, INC.
 ENGINEERS--LAND PLANNERS--SURVEYORS
 1055 TAYLOR AVENUE, SUITE 307
 TOWSON, MARYLAND 21286
 PHONE: (410)296-1636 FAX: (410)296-1639

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT THIS IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED:

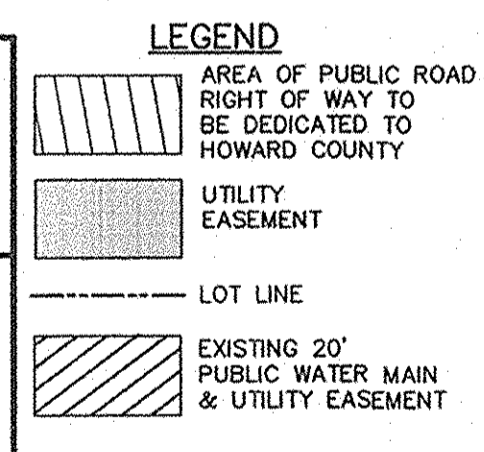
- FROM R.W. TRULAND I, LLC TO MINSTREL WAY, LLC BY DEED DATED FEBRUARY 15, 2005, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD IN LIBER M.D.R. 8989, FOLIO 172;
- FROM R.W. TRULAND I, LLC TO BROKEN LAND ROCK, LLC BY DEED DATED FEBRUARY 15, 2005, AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER M.D.R. 8989, FOLIO 178;
- FROM R.W. TRULAND I, LLC TO SNOWDEN RIVER ROCK, LLC BY DEED DATED FEBRUARY 15, 2005, AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER M.D.R. 8989, FOLIO 183; AND
- FROM R.W. TRULAND I, LLC TO COLUMBIA ROCK, LLC BY DEED DATED FEBRUARY 15, 2005, AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER M.D.R. 8989, FOLIO 188;

SUBSEQUENTLY, BY A DEED DATED APRIL 17, 2007, AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER M.D.R. 10638, FOLIO 211, PORTIONS OF LOTS 7 AND 8, PARCEL A AND PARCEL B WERE CONVEYED TO OTO ROCK, LLC, COLEMAN ROCK, LLC, SNOWDEN ROCK, LLC, PILL ROCK, LLC, TRANSITION ROCK, LLC AND CHEVY CHASE BANK, LLC.

SUBSEQUENTLY, BY A DEED DATED JULY 10, 2007, AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER M.D.R. 10797, FOLIO 394, CHEVY CHASE BANK, LLC CONVEYED ITS PORTION TO CHEVY CHASE BANK, F.S.B.

- AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Pattianne Smith 10-22-07
 PATTIANNE SMITH, PROFESSIONAL LAND SURVEYOR DATE
 MARYLAND REGISTRATION NO. 21267



OWNERS/DEVELOPERS

SNOWDEN ROCK, LLC, PILL ROCK, LLC, TRANSITION ROCK, LLC
 C/O H&H ROCK
 6800 DEERPATH ROAD ELK RIDGE, MD 21075
 410-579-2442
 TAX ACCT NO. 16-126136, 16-218308, 16-218294

OTO ROCK, LLC AND COLEMAN ROCK, LLC
 C/O OTO DEVELOPMENT
 961 E. MAIN STREET SPARTANBURG, SC 29302
 864-327-4035
 TAX ACCT NO. 16-218324, 16-218316

CHEVY CHASE BANK F.S.B. C/O CHEVY CHASE BANK
 7501 WISCONSIN AVENUE, 9TH FLOOR BETHESDA, MD 20814
 240-497-7032
 TAX ACCT NO. 16-218286

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MARYLAND.

Bruce P. Belenson 11/8/2007
 COUNTY HEALTH OFFICER 50 790 DATE

RECORDED AS PLAT NUMBER 19555 ON 11/16/07 AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND.



MINSTREL CROSSING LOTS 24 THROUGH 28		DATE OCTOBER 9, 2007	F-07-114
A RESUBDIVISION OF LOT 7 AND LOT 8, E.G.U., SECTION 2, AREA 2 PLAT BOOK 17, FOLIO 35 AND PARCELS A AND B, E.G.U., SECTION 2, AREA 4 PLAT BOOK 24, FOLIO 99		SCALE 1"=100'	DRAWING NO.
SIXTH ELECTION DISTRICT ZONED: NT (NEW TOWN)		CHECKED BY	SHEET 1 OF 1
TAX MAP 42 GRID 3 AND 9, P/O TM PARCELS 375 AND 399		DRAWN BY AMK/PS	JOB NUMBER 05974A