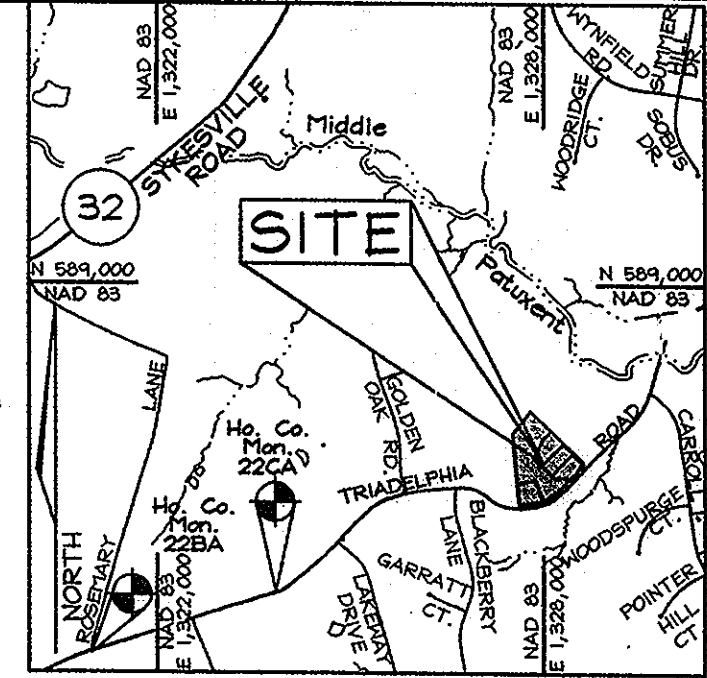


GENERAL NOTES

- The subject property is zoned RR-DEO per the 02/02/04 Comprehensive Zoning Plan and per the "Comp Lite" Zoning Regulation Amendments effective on 07/28/06.
- Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County, Geodetic Control Stations no. 22BA and no. 22CA. Denotes approximate location (see location map).
Sta. 22BA N 585,134.7433 E 1,323,322.6629 Eli 576.164 (feet)
Sta. 22CA N 585,763.3061 E 1,325,230.5994 Eli 574.248 (feet)
- Denotes iron pipe found.
- Denotes rebar and cap set.
- Denotes rebar and cap found.
- Denotes concrete monument or stone found.
- Denotes concrete monument set.
- Denotes Wetland Areas. Wetland areas delineated by Exploration Research Inc.
- Denotes Wetland Area outline.
- Denotes existing centerline of Stream Channel.
- Denotes Wetland Buffer outline.
- Denotes Stream Buffer outline.
- This area designates a private sewage easement of at least 10,000 square feet (or 10,000 square feet per lot for shared drain fields associated with a shared sewage disposal facility) as required by the Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.03). Improvements 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 variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- BRL Denotes Building Restriction Line.
- This plat is based on field run Monumented Boundary Survey performed on or about December, 2005 By FSH Associates. All lot areas are more or less (+/-).
- Field Run Topography Survey with two (2) foot contours, prepared by FSH Associates on or about December, 2005.
- 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 to the pipestem lot driveway.
- Driveway(s) shall be provided prior to issuance of a use and occupancy permit to ensure safe access for fire and emergency vehicles per the following 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 safely 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
- Distances shown based on surface measurement not reduced to NAD '83 grid measurement.
- There is no 100 Year Floodplain existing on-site.
- The lots shown hereon comply with the minimum ownership, width and lot area as required by the Maryland Department of the Environment.
- All wells and septic fields within 100' of property's boundary have been shown.
- The Forest Conservation has been established to fulfill the requirements of Section 16.1200 of the Howard County Code and Forest Conservation Act. No clearing, grading or construction is permitted within the Forest Conservation Easement; however, Forest management Practices as defined in the Deed of Forest Conservation Easement are allowed.
- Stormwater Management for this site is provided as follows:
a. This site is exempt from providing channel protection (Cpv).
b. Key and RV for the proposed house and driveway on Lots 1 thru 4 are provided by nonrooftop disconnects, sheet flow to buffer and natural conservation area stormwater management.
- Existing dwelling, built in 1987 on Buildable Preservation Parcel 'A' to remain, no new buildings, extensions/additions to the existing dwelling are to be constructed at a distance less than zoning regulations require.
- No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the limits of wetland, streams or their required buffers, floodplain and forest conservation area.
- Two (2) Use-in-Common Access Maintenance Agreements have been recorded simultaneously with this final plat in the Land Records Office of Howard County, MD. The first Use-in-Common Driveway is for the benefit of Lots 2-4 and Buildable Preservation Parcel 'A'. The second Use-in-Common Driveway is for the benefit of Lot 1 The Woods at Triadelphia and Lots 11 and 12 of Triadelphia Woods.
- This final plat is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill No. 45-2003 and the Amended Zoning Regulations per Council Bill No. 75-2003. Development or construction on this property 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 applications. See this sheet for continuation...

- General Notes continued...
- Landscaping is provided in accordance with Section 16.124 of the Landscape Manual. Surety will be posted at grading permit stage for every lot individually; a surety of \$1500.00 will be posted with the grading permit for Lot 1, a surety of \$1500.00 will be posted with the grading permit for Lot 2, a surety of \$900.00 will be posted with the grading permit for Lot 3, and a surety of \$2100.00 will be posted with the grading permit for Lot 4, in the total amount of \$6,000.00 for 20 shade trees.
 - Wetlands and Forest Conservation analysis prepared by Exploration Research Inc. on or about January, 2007.
 - This plat will rectify a currently existing resubdivision of Lots 13 & 14, Plat #6286, created by a deed recorded in Liber 10478 Folio 282. This current plat is necessary because the deed recorded in Liber 10478 Folio 282 is not recognized by the County as a legal subdivision.
 - This plat is subject to Waiver Petition #P-06-090. On September 5, 2006 the planning director approved a waiver from section 16.119(f)(3) to allow direct access onto a major collector roadway from (2) two points of access. Subject to relocating the existing shared driveway for Lots 11, 12, 13, and 14 to fit within the limits of the existing 20-foot use-in-common access easement or recordation of a revision plat that removes the existing 20' use-in-common easement for lots 11, 12, 13 & 14 and establishing a proposed 24' use-in-common easement for lots 12, 13 & 14 (Lots 11, 12 and buildable preservation Parcel 'A') and a waiver from section 16.120(b)(4)(iii)(b). To allow for environmental features on a lot/buildable parcel smaller than 10 acres in size, subject to placing a Forest Conservation Easement on proposed buildable Preservation Parcel 'A'. This Easement shall encumber all land South of the northern stream buffer.
 - This plat complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation by retention and planting of forest and a fee-in-lieu payment. There shall be an easement containing 3.64 acres of retained and replanted forest. Surety in the amount of \$33,018.48 (retention of 154,202.40 s.f. x \$0.20 + afforestation planting of 4,356 s.f. x \$0.50/s.f.) will be posted with the Developers Agreement. The remainder of the forest planting obligations (0.25 acres, or 10,890 SF) will be fulfilled with a fee-in-lieu payment of \$6,167.50 (\$0.75/sf for 10,890 sf).
 - Articles of Incorporation for the Homeowners Association were accepted by the State Department of Assessment and Taxation on February 4, 2006, incorporation number D12352019.
 - There are no on-site cemeteries, historic sites or historic structures.
 - The purpose of preservation Parcel 'A' is to contain and preserve on site Environmental features and the existing dwelling.
- See this sheet for continuation...

- General Notes continued...
- Density Calculations:
a.) Total area of property = 10,050 Ac.±
b.) Net Area of property = 10,050 Ac.±
c.) Total number of Units based on own density: 10,050 Ac./4.25 Ac.per unit=2.36 units therefore 2 units.
d.) Maximum number of units allowed utilizing the DEO option: 10,050 Ac. / 2 Acres per Unit = 5 Units
e.) Number of DEO Units required = 5 - 2 = 3 DEO Units
 - Any stormwater management uses within the "Private Use-in-Common Access Drainage Stormwater Management and Utility Easement for Lots 2, 3, & 4" other than for purposes of non-rooftop disconnect, will have to comply with the 25' setback required by the Howard County Health Department.
 - Two (2) DEO units will be transferred to this site from "MBN Properties, LLC" Tax Map 7, Grid 12, Parcel 102.1 (one) DEO unit will be transferred to this site from "Property of Philip Carroll and Carmilla Carroll" Tax Map 23, Grid 10, Parcel 71.
 - Portion of the driveway to be abandoned that is currently serving Lot 14, future buildable Preservation Parcel 'A', shall be removed and seeded as soon as the Use-in-Common driveway serving Lots 2-4 and buildable Preservation Parcel 'A' is completed.
 - Preservation Parcel 'A' is encumbered by a preservation easement held by Howard County and the HOA. The permitted uses and restrictions associated with the easement are outlined in the Deed of Preservation Easement recorded concurrently with this plat.
 - The maintenance of 4' Use-in-Common Easement will be the sole responsibility of the owner of Lot 1.



VICINITY MAP
SCALE: 1"=200'
ADC MAP 10 GRID E7

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA (SF)	PIPESTEM AREA (SF)	MINIMUM LOT SIZE (SF)
3	49,076 ±	2,761 ±	46,315 ±
4	50,827 ±	4,381 ±	46,446 ±

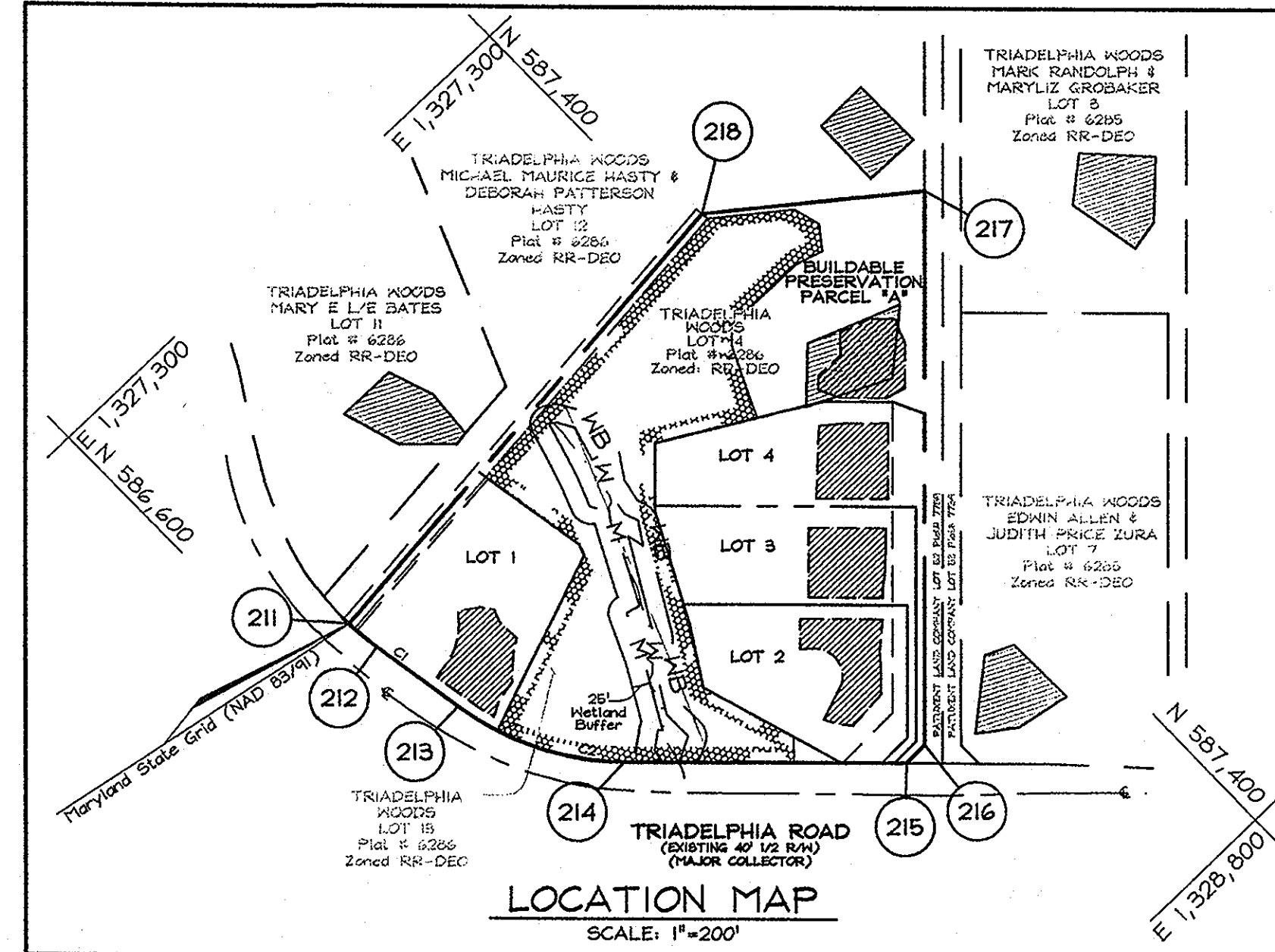
Reservation Of Public Utility Easements
"Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage, other public utilities and forest conservation (designated as "Forest Conservation Area") located in, on, over, and through Buildable Preservation Parcel 'A' & lots 1 thru 4. Any conveyances of the aforesaid lots shall be subject to easements herein reserved, whether or not expressly stated in deed(s) conveying said lot(s). Developer shall execute and deliver deeds for easements herein reserved to Howard County, with a Metes and Bounds Description of 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 obligation 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."

LEGEND

- Private Use-in-Common Access Drainage and Utility Easement
- Forest Conservation Easement
- Proposed Septic Easement
- Existing Septic Easement

COORDINATE TABLE

POINT	NORTHING	EASTING
211	586,695.2031	1,327,749.8970
212	586,700.3675	1,327,798.8420
213	586,723.5019	1,327,934.4528
214	586,834.6915	1,328,145.7800
215	587,110.7932	1,328,413.0949
216	587,146.1934	1,328,413.5801
217	587,679.2846	1,327,864.9625
218	587,438.1533	1,327,676.5701



LOCATION MAP
SCALE: 1"=200'

DENSITY RECEIVING CHART

RECEIVING PARCEL:	The Woods At Triadelphia Tax Map 22, Grids 5 & 6 Parcel 528 Liber 10478 Folio 282 F-07-124	The Woods At Triadelphia Tax Map 22, Grids 5 & 6 Parcel 528 Liber 10478 Folio 282 F-07-124
TOTAL Area of Subdivision:	10.050 Acres±	10.050 Acres±
Allowed Density Units	10.050 Ac./4.25 = 2 Units	10.050 Ac./4.25 = 2 Units
Net Acreage of Subdivision	10.050 Acres±	10.050 Acres±
Maximum Density Units allowed	10.050 Ac. / 2 = 5 Units	10.050 Ac. / 2 = 5 Units
Proposed Density Units	3 Units	3 Units
DEO units Required	5 Units-2 Units = 3 Units	5 Units-2 Units = 3 Units
Total Receiving Parcel Area:	10.050 Acres±	10.050 Acres±
DEO units Required	(1 : 3) = 3 Units	(1 : 3) = 3 Units
DEO units Received:	(1 : 3) = 1 Units	(1 : 3) = 2 Units
SENDING PARCEL INFORMATION	Property of Philip Carroll & Carmilla Carroll F-64 Tax Map 23 Parcel 71, Grid 10 F-07-124-S2	MBN PROPERTIES, LLC L. 10832 F. 419 Tax Map 7 Grid 12 Parcel 102 F-07-124-S1
DEO units sent:	(1 : 3) = 1 Units	(1 : 3) = 2 Units

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD/CHORD LENGTH
C1	385.00	49.25	7°19'46"	24.66	N83°58'36"N 49.22
C2	385.00	242.80	36°07'59"	125.59	N62°14'56"W 238.79

AREA TABULATION CHART

- Total number of Buildable Lots to be recorded: 4
- Total area of Buildable Lots to be recorded: 4.853 Ac.±
- Total number of Buildable Preservation Parcels to be recorded: 1
- Total area of Buildable Preservation Parcels to be recorded: 6.197 Ac.±
- Total area of Public Right of Way to be recorded: 0.000 Ac.±
- Total area of Subdivision to be recorded: 10.050 Ac.±

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

C. Brooke Miller
C. Brooke Miller (MD Property Line Surveyor #135) 4/3/2008 Date
Samuel M. Rozolem
Triadelphia Estates, LLC Wayne Greenfield (member) 4-3-08 Date
Samuel M. Rozolem
Samuel M. Rozolem 4-3-08 Date
Andrea Rozolem
Andrea Rozolem 4-3-08 Date

SHEET INDEX

TITLE SHEET	DESCRIPTION	SHEET No.
		1 of 2
	Plat for Lots 1 Thru 4 & Buildable Preservation Parcel 'A'	2 of 2

PURPOSE NOTE:
The purpose of this plat is to resubdivide Lots 13 and 14 of Triadelphia Woods Plat #6286 into four (4) buildable cluster lots and one buildable preservation parcel and to receive three (3) DEOs from two (2) sending plats.

OWNERS
SAMUEL M. & ANDREA ROZOLEM
12500 Triadelphia Road
Ellicott City, Maryland 21042

OWNER/DEVELOPER
TRIDELPHIA ESTATES, LLC
6656 Luster Drive
Highland, Maryland 20777
(410) 781-6782

FSH Associates
Engineers Planners Surveyors
6339 Howard Lane, Elkridge, MD 21075
Tel: 410-567-5200 Fax: 410-796-1582
E-mail: info@fisher.com

APPROVED: For Private Water and Private Sewerage Systems Lots 1 thru 4 and Buildable Preservation Parcel 'A'. Howard County Health Department.

B. D. ... 5/8/2008 Date
Howard County Health Officer

APPROVED: Howard County Department of Planning and Zoning

... 4/16/08 Date
Chief, Development Engineering Division

... 5/1/08 Date
Director

OWNER'S CERTIFICATE
We, Triadelphia Estates, LLC, Samuel M. Rozolem, and Andrea Rozolem, 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 road and street Rights-of-Way and the specific easement areas shown hereon; (2) The right to require dedication for Public use of 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 said Easements and Rights-of-Way. Witness my hand this 3rd day of April, 2008.

Samuel M. Rozolem
Triadelphia Estates, LLC Wayne Greenfield (member)
Witness
Andrea Rozolem
Andrea Rozolem
Witness
...
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 Terje Gulbrandsen and Lorraine Gulbrandsen to Triadelphia Estates, LLC, a Maryland Limited Liability Company, by deed dated March 15, 2006 and recorded among the Land Records of Howard County, Maryland in Liber 9960, Folio 271, also part of the lands conveyed by Triadelphia Estates, LLC to Samuel M. Rozolem and Andrea Rozolem, his wife by deed dated December 1, 2006 and recorded among the Land Records of Howard County, Maryland in Liber 10478, Folio 282, 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.

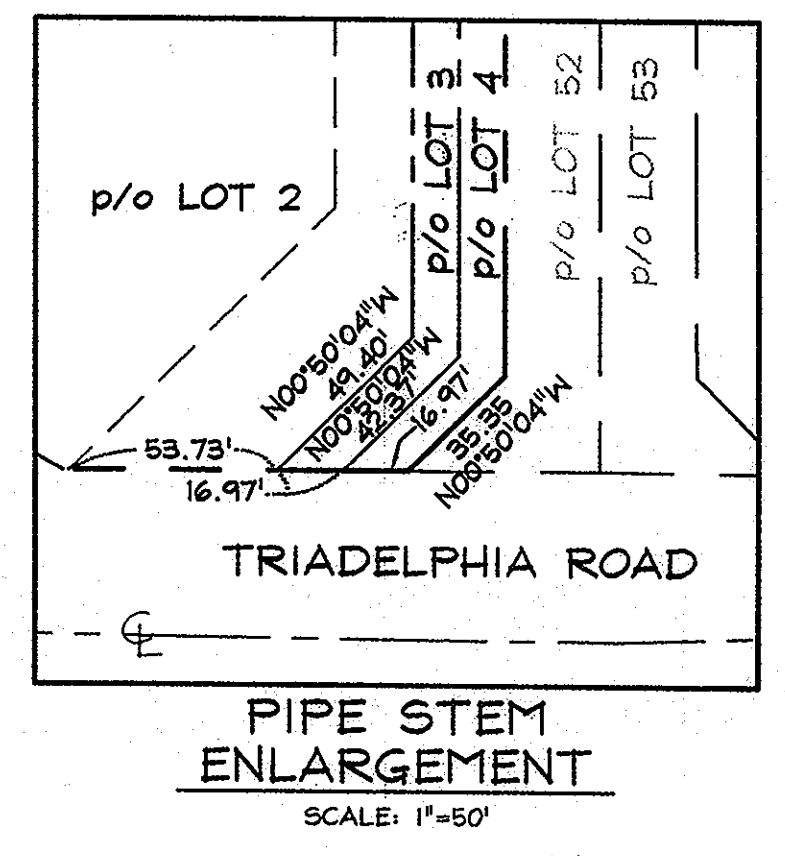
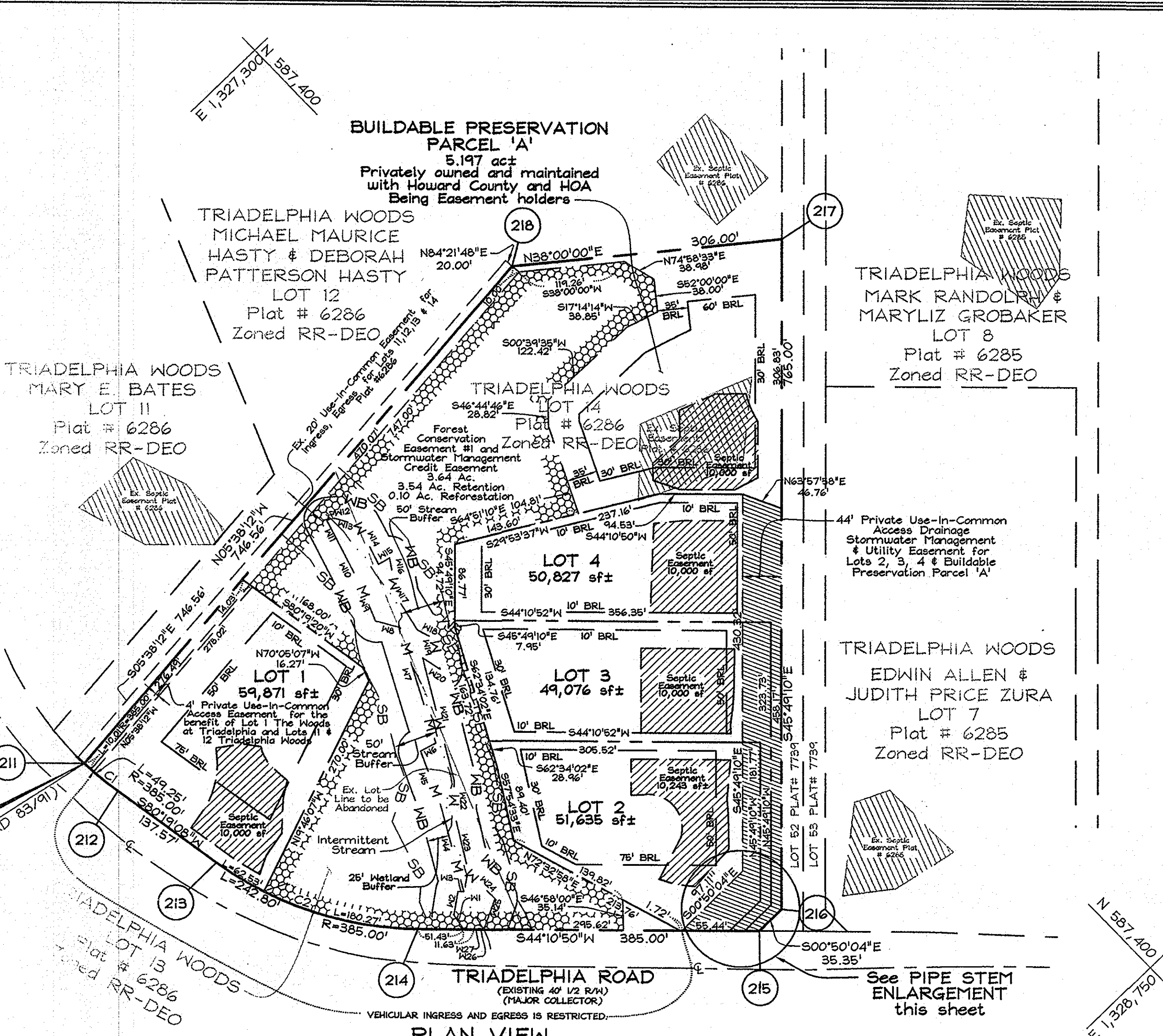
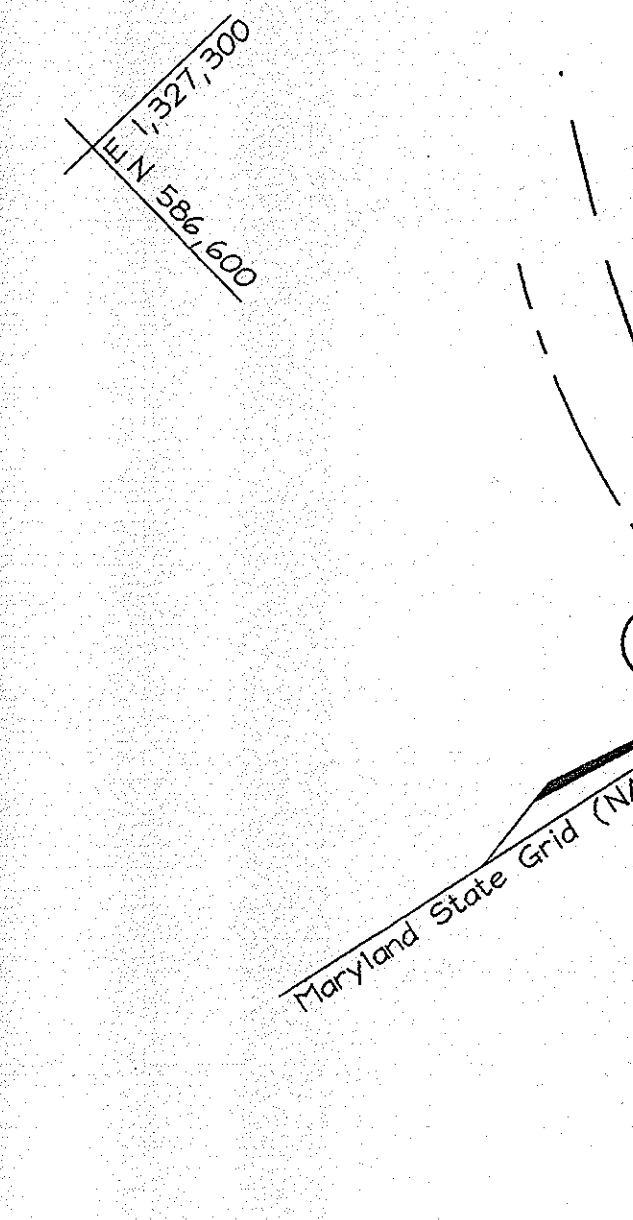
C. Brooke Miller
C. Brooke Miller (MD Property Line Surveyor #135) 4/3/2008 Date

Recorded as Plat No. 19925 on 5-22-08 Among the Land Records of Howard County, Maryland.

THE WOODS AT TRIADDELPHIA
LOTS 1-4 & BUILDABLE PRESERVATION PARCEL 'A'
(A RESUBDIVISION OF LOTS 13 & 14) TRIADDELPHIA WOODS PLAT# 6286
TAX MAP 22 GRIDS 5 & 6, PARCEL 528 3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
Scale: As Shown
Date: March 31, 2008
Sheet: 1 of 2
F-65-24, WP-06-090

WETLAND BUFFER LINE TABLE

LINE	BEARING	DISTANCE
W1	N79°30'48"W	19.81'
W2	N36°26'18"W	27.38'
W3	N44°41'11"E	6.69'
W4	N60°36'48"W	102.89'
W5	N65°50'39"W	65.55'
W6	N15°36'51"E	19.58'
W7	N62°44'35"W	136.85'
W8	S58°59'48"W	28.81'
W9	N68°41'36"W	44.16'
W10	N73°11'46"W	45.66'
W11	N73°33'47"W	37.90'
W12	N35°11'48"E	9.77'
W13	N60°10'15"E	27.30'
W14	S73°22'26"E	50.06'
W15	N13°39'11"E	14.33'
W16	S56°25'57"E	44.84'
W17	S77°35'46"E	44.30'
W18	N71°13'29"W	21.23'
W19	S56°29'19"E	35.26'
W20	S76°45'57"W	23.26'
W21	S59°58'29"E	143.33'
W22	S46°31'42"E	37.49'
W23	S58°58'44"E	70.69'
W24	N88°45'44"E	41.71'
W25	S26°15'43"E	36.63'
W26	S43°33'35"W	6.42'
W27	S31°07'09"W	5.12'



AREA TABULATION CHART (This Sheet)

- Total number of Buildable Lots to be recorded this sheet: 4
Total area of Buildable Lots to be recorded this sheet: 4.853 Ac.±
- Total number of Buildable Preservation Parcel to be recorded this sheet: 1
Total area of Buildable Preservation Parcel to be recorded this sheet: 5.197 Ac.±
- Total area of Public Road Right of Way to be recorded on this sheet: 0.000 Ac.±
- Total area of subdivision to be recorded this sheet: 10.050 Ac.±

APPROVED: For Private Water and Private Sewerage Systems Lots 1 thru 4 and Buildable Preservation Parcel 'A'.
Howard County Health Department.

Richard P. Oster 5/8/2008
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

Marka M. Kaylor 4/16/08
Chief, Development Engineering Division Date

Marka M. Kaylor 5/1/08
Director Date

OWNER'S CERTIFICATE

We, Tridelphia Estates, LLC, Samuel M. Rozolem, and Andrea Rozolem, 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 road 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 said Easements and Rights-of-Way.

Witness my hand this 3rd day of April, 2008.

Wayne Greenfield
Tridelphia Estates, LLC Wayne Greenfield (member) Witness

Samuel M. Rozolem
Samuel M. Rozolem Witness

Andrea Rozolem
Andrea Rozolem 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 Terje Gulbrandsen and Lorraine Gulbrandsen to Tridelphia Estates, LLC, a Maryland Limited Liability Company, by deed dated March 15, 2006 and recorded among the Land Records of Howard County, Maryland in Liber 9960, Folio 271, also part of the lands conveyed by Tridelphia Estates, LLC to Samuel M. Rozolem and Andrea Rozolem, his wife by deed dated December 1, 2006 and recorded among the Land Records of Howard County, Maryland in Liber 10478, Folio 282, 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.

C. Brooke Miller
C. Brooke Miller (MD Property Line Surveyor) Date

Recorded as Plat No. 19926 on 5-22-08
Among the Land Records of Howard County, Maryland.

THE WOODS AT TRIADELPHIA

LOTS 1-4 & BUILDABLE PRESERVATION PARCEL 'A'
(A RESUBDIVISION OF LOTS 13 & 14)
TRIADELPHIA WOODS
PLAT# 6286

TAX MAP 22 GRIDS 5 & 6, PARCEL 528
3RD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

Scale: As Shown
Date: March 31, 2008
Sheet: 2 of 2
F-85-24, WP-06-090

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

<i>C. Brooke Miller</i> C. Brooke Miller (MD Property Line Surveyor #135)	4-3-2008 Date
<i>Wayne Greenfield</i> Tridelphia Estates, LLC Wayne Greenfield (member)	4-3-08 Date
<i>Samuel M. Rozolem</i> Samuel M. Rozolem	4-3-08 Date
<i>Andrea Rozolem</i> Andrea Rozolem	4-3-08 Date

OWNERS
SAMUEL M. & ANDREA ROZOLEM
12500 Triadelphia Road
Elliott City, Maryland 21042

OWNER/DEVELOPER
TRIADELPHIA ESTATES, LLC
6656 Luster Drive
Highland, Maryland 20777
(410) 781-6782

FSH Associates
Engineers Planners Surveyors
6339 Howard Lane, Elkridge, MD 21075
Tel: 410-567-5200 Fax: 410-796-1562
E-mail: info@fsheri.com