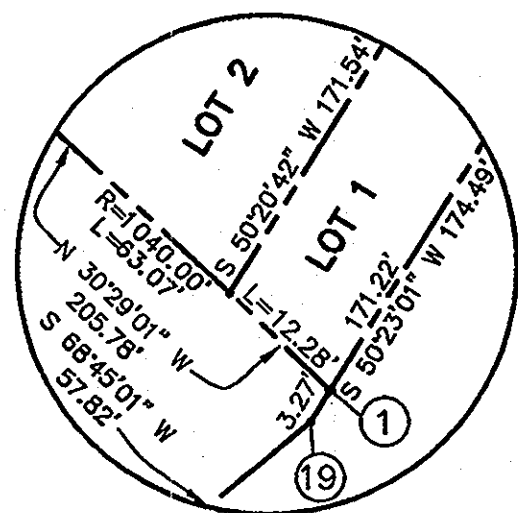


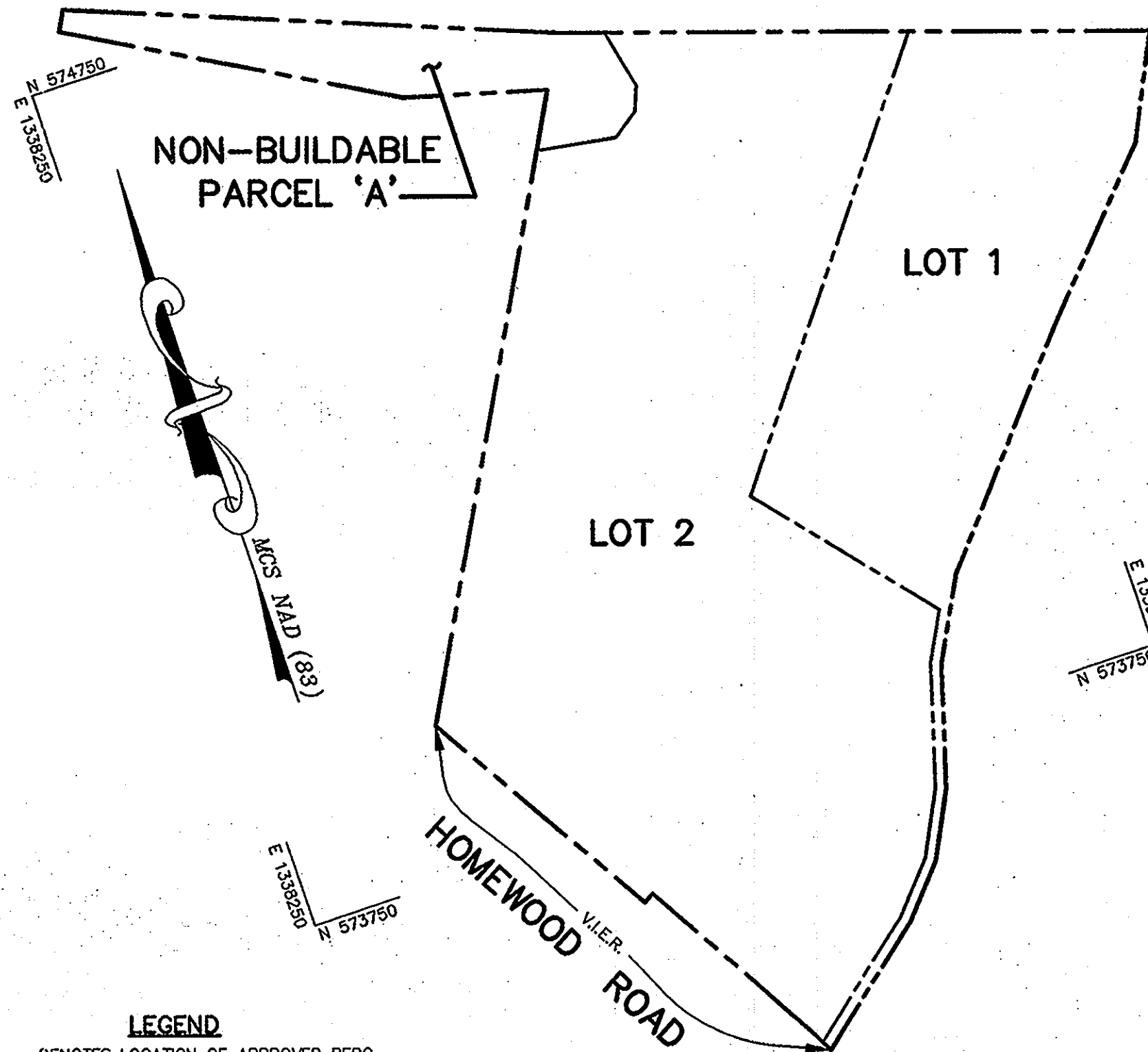
COORDINATE LIST		
POINT	NORTH	EAST
1	573429.7449	1338757.7212
2	573485.0335	1338727.3935
3	573662.3723	1338823.0014
4	573655.6482	1338611.7277
5	573923.5926	1338451.9143
6	574570.5918	1338802.8340
7	574614.6506	1338645.7986
8	574809.8132	1338302.2072
9	574832.0746	1338313.7981
10	574629.0057	1338835.7202
11	574417.0036	1339470.2592
12	574301.4771	1339414.2447
13	574136.5020	1339263.9515
14	573899.2508	1339065.1066
15	573808.5912	1339018.2521
16	573669.8062	1338976.1228
17	573594.9647	1338938.5354
18	573538.9216	1338889.6166
19	573427.6592	1338755.2014
20	573406.7034	1338701.3126
21	573547.1284	1338646.0643
22	573642.3963	1338589.5095

CURVE TABLE						MINIMUM LOT SIZE CHART				
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA	LOT No.	GROSS AREA	PIPE STEM AREA	MIN. LOT SIZE
1-2	1040.00'	63.07'	31.54'	63.06'	N 28°44'46" W	3°28'29"	1	173,698	6,347	167,351

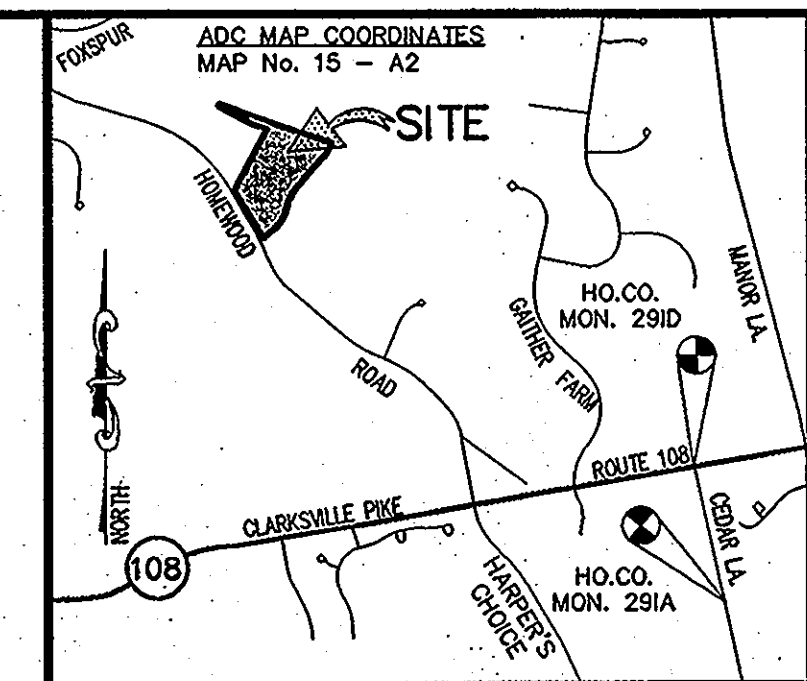
ALL AREAS SHOWN ABOVE ARE IN SQUARE FEET



BLOW UP DETAIL
NOT TO SCALE



PLAN
SCALE: 1" = 150'



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETIC CONTROL STATIONS No. 291A AND 291D.
 - ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
 - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY, 2006 BY PATTON HARRIS RUST & ASSOCIATES.
 - THE SUBJECT PROPERTY IS ZONED RC-DEO AS PER 02-02-04 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
 - THERE ARE NO VISIBLE SIGNS OF CEMETERIES OR HISTORIC FEATURES WITHIN THE SUBJECT PROPERTY.
 - DEVELOPMENT OF THE LOTS REQUIRE STORMWATER MANAGEMENT, WHICH CAN BE FOUND ON THE FINAL PLAN, ALONG WITH SECTIONS, PROFILES, AND DESIGN CRITERIA.
 - NO WETLANDS WERE PRESENT ON SITE AS FIELD VERIFIED BY PATTON HARRIS RUST & ASSOCIATES ON JULY 12, 2006.
 - THE FLOODPLAIN STUDY WAS TAKEN FROM THE FLOOD INSURANCE RATE MAP MAP No. 240044, PANEL No. 0027.
 - THERE IS AN EXISTING DWELLING LOCATED ON LOT 1 TO REMAIN, NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH- 12'(16' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE- 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN.);
 - GEOMETRY- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES)- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
 - DRAINAGE ELEMENTS- CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE- SUFFICIENT TO INSURE ALL WEATHER USE.
 - FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPE STEM LOT DRIVEWAY. TRASH & RECYCLABLE COLLECTION WILL BE AT HOMEWOOD ROAD WITHIN FIVE FEET (5') OF THE COUNTRY ROADWAY.
 - WATER AND SEWER SERVICE FOR LOTS 1 AND 2 ARE PRIVATE.
 - THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A REVERSED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
 - LANDSCAPING FOR LOTS 1 & 2 ARE PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
 - ALL WELLS TO BE DRILLED PRIOR TO FINAL PLAT RECORDATION. IT IS THE DEVELOPER'S 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.
 - DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH NON-BUILDABLE PARCEL 'A'. ANY CONVEYANCES OF THE 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 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 STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED BY THE USE OF A GRASS CHANNEL AND ONE INFILTRATION TRENCH.
 - LOT 1 IS EXEMPT FROM THE OPEN SPACE FEE BECAUSE IT CONTAINS AN EXISTING HOME. LOT 2 WILL BE REQUIRED TO PAY A FEE-IN-LIEU OF \$1,500.00 FOR OPEN SPACE.
 - 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, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
 - THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENT 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.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.
- (GENERAL NOTES ARE CONTINUED ON PLAT SHEET 2)

I FURTHER CERTIFY THAT 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.

HOMEWOOD D.L.C.
 GARY B. SMITH, MANAGING MEMBER 10/19/08 DATE
 ARTHUR M. BOTTERILL, No. 10886 11/03/08 DATE

TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	3
BUILDABLE	2
NON-BUILDABLE	1
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	14.5574 AC.±
BUILDABLE	13.5383 AC.±
NON-BUILDABLE	1.0191 AC.±
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0.2774 AC.±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED:	14.8348 AC.±

- LEGEND**
- DENOTES LOCATION OF APPROVED PERC HOLES AS LOCATED BY PATTON HARRIS RUST & ASSOCIATES, PC
 - DENOTES CAPPED IRON REBAR TO BE SET
 - ⊕ CONCRETE MONUMENT FOUND (C.M.F.)
 - ⊙ IRON PIPE FOUND (I.P.F.)
 - B.R.L. BUILDING RESTRICTION LINE
 - V.I.E.R. VEHICLE INGRESS & EGRESS RESTRICTED
 - 326.0 DENOTES FLOODPLAIN ELEVATION
 - /// DENOTES PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
 - ▨ DENOTES EX. 40' RIGHT OF WAY FOR INGRESS AND EGRESS FOR PARCELS 117 & 291 (LOTS 1 & 2)
 - ▧ DENOTES 40' RIGHT OF WAY INGRESS & EGRESS EASEMENT FOR PARCELS 117, 291 (LOTS 1 & 2), LOTS 1, 2, & FUTURE LOTS 3 & 4
 - ▩ DENOTES FOREST CONSERVATION EASEMENT (RETENTION)
 - DENOTES FOREST CONSERVATION EASEMENT (FORESTED FLOODPLAIN)

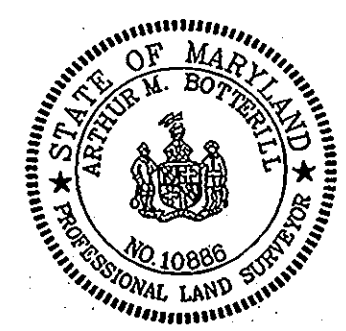
Patton Harris Rust & Associates, pc
 Engineers. Surveyors. Planners. Landscape Architects.
 8818 Centre Park Drive
 Columbia, MD 21045
 T 410.997.8900
 F 410.997.9282

OWNER
 HOMEWOOD L.L.C.
 GARY B. SMITH
 11362 HOMEWOOD ROAD
 ELLICOTT CITY, MD 21042
 TEL. (410) 964-0260

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT
 HOWARD COUNTY HEALTH OFFICER 11/26/08 DATE
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
 CHIEF, DEVELOPMENT ENGINEERING DIVISION 12/1/08 DATE
 DIRECTOR 12/2/08 DATE

SURVEYOR'S CERTIFICATE
 I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS CONVEYED BY STACIA SMITH, TRUSTEE OF THE STACIA SMITH REVOCABLE TRUST, KEVIN MCGOVERN AND DENISE MCGOVERN TO HOMEWOOD FARM, LLC, BY DEED DATED AUGUST 21, 2007 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10853 AT FOLIO 588 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. THIS SURVEY WAS PREPARED BY ME PERSONALLY, OR UNDER MY RESPONSIBLE CHARGE, AND THE SURVEY WORK REFLECTED IN IT ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION .12 OF CHAPTER 6 OF THE MINIMUM STANDARDS OF PRACTICE OF MARYLAND.

ARTHUR M. BOTTERILL
 PROFESSIONAL LAND SURVEYOR
 MD REGISTRATION No. 10886
 11/03/08 DATE



OWNER'S CERTIFICATE
 WE, HOMEWOOD L.L.C., BY GARY B. SMITH, MANAGING MEMBER, 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 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY/OUR HANDS THIS 19 DAY OF October, 2008.

GARY B. SMITH, MANAGING MEMBER 10/19/08 DATE
 WITNESS 10-19-08 DATE

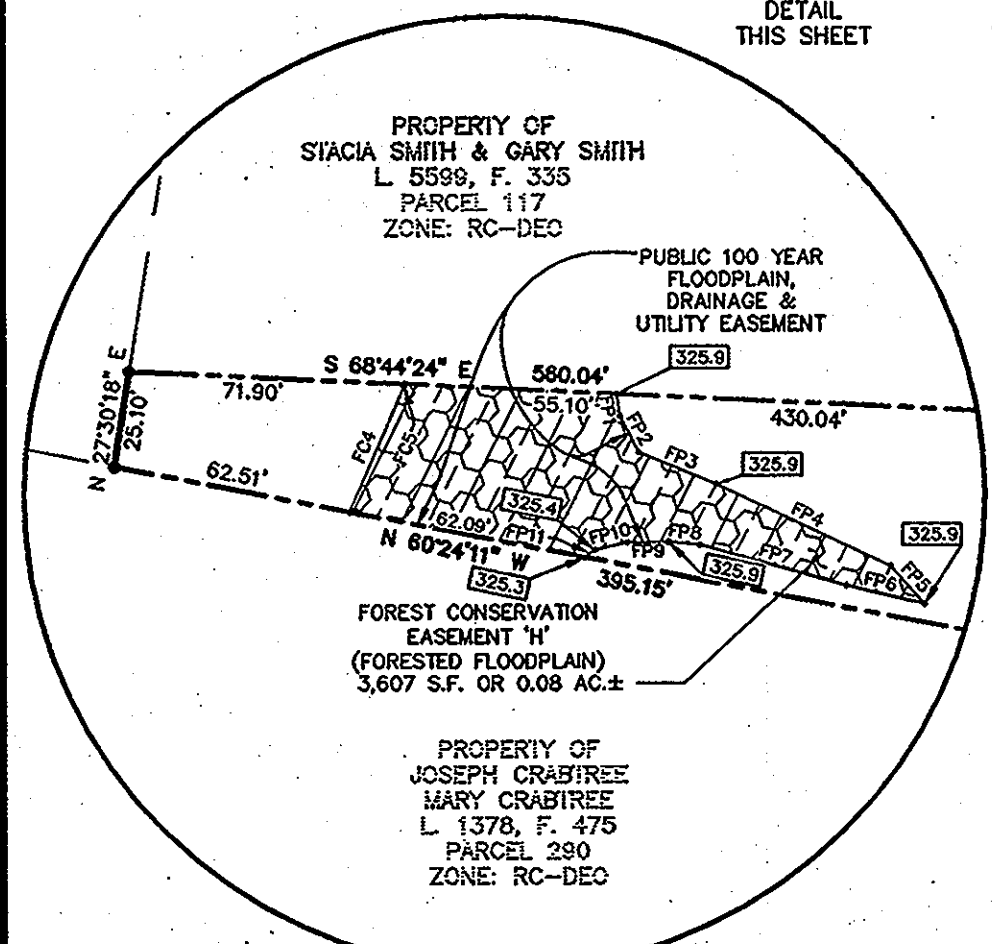
RECORDED AS PLAT No. 20349
 ON 12/5/08
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

HOMEWOOD FARM LOTS 1 & 2 AND NON-BUILDABLE PARCEL 'A'

3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 TAX MAP No. 29 GRID No. 3 PARCEL 303 ZONED: RC-DEO
 SCALE: AS SHOWN DATE: 10-10-08 SHEET: 1 OF 2
 14520/1-0/SURVEY/FINAL/001 PLAT FINAL.DWG

PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
FP1	S 10°40'41" W	6.03'
FP2	S 09°01'47" E	10.58'
FP3	S 49°10'18" E	21.60'
FP4	S 45°58'06" E	50.07'
FP5	S 23°18'57" E	13.16'
FP6	S 58°06'54" E	20.84'
FP7	S 55°49'58" E	39.50'
FP8	S 65°52'24" E	8.09'
FP9	S 71°54'43" E	10.70'
FP10	S 85°11'48" E	8.74'
FP11	N 73°06'19" E	3.18'



BLOW-UP DETAIL
SCALE: 1" = 50'

FOREST CONSERVATION EASEMENT LINE TABLE

LINE	BEARING	LENGTH
FC1	N 75°30'29" E	29.07'
FC2	N 26°46'10" E	91.82'
FC3	N 22°16'24" E	25.41'
FC4	N 41°59'14" E	35.69'
FC5	N 34°46'26" E	0.85'

FOREST CONSERVATION EASEMENT BREAKDOWN TABLE

AREA	SQ. FT.	AC.±
100 YEAR FLOODPLAIN	3,607 S.F.	0.08 AC.±
FOREST RETENTION	31,988 S.F.	0.73 AC.±
TOTAL	35,595 S.F.	0.81 AC.±

TOTAL TABULATION THIS SUBMISSION

	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	3
BUILDABLE	2
NON-BUILDABLE	1
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	14,5574 AC.±
BUILDABLE	13,5383 AC.±
NON-BUILDABLE	1,0191 AC.±
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0.2774 AC.±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED:	14,8348 AC.±

- LEGEND**
- PT DENOTES LOCATION OF APPROVED PERC HOLES AS LOCATED BY PATTON HARRIS RUST & ASSOCIATES, PC
 - DENOTES CAPPED IRON REBAR TO BE SET
 - CONCRETE MONUMENT FOUND (C.M.F.)
 - ⊙ IRON PIPE FOUND (I.P.F.)
 - B.R.L. BUILDING RESTRICTION LINE
 - V.I.E.R. VEHICLE INGRESS & EGRESS RESTRICTED
 - 326.0 DENOTES FLOODPLAIN ELEVATION
 - [Pattern] DENOTES PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
 - [Pattern] DENOTES EX. 40' RIGHT OF WAY FOR INGRESS AND EGRESS FOR PARCELS 117 & 291 (LOTS 1 & 2)
 - [Pattern] DENOTES 40' RIGHT OF WAY INGRESS & EGRESS EASEMENT FOR PARCELS 117, 291 (LOTS 1 & 2), LOTS 1, 2, & FUTURE LOTS 3 & 4
 - [Pattern] DENOTES FOREST CONSERVATION EASEMENT (RETENTION)
 - [Pattern] DENOTES FOREST CONSERVATION EASEMENT (FORESTED FLOODPLAIN)

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.

8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

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

William P. Steiner 11/26/08
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

John P. Sullivan 12/1/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Thomas G. Sullivan 12/1/08
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS CONVEYED BY STACIA SMITH, TRUSTEE OF THE STACIA SMITH REVOCABLE TRUST, KEVIN MCGOVERN AND DENISE MCGOVERN TO HOMEWOOD FARM, LLC, BY DEED DATED AUGUST 21, 2007 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10853 AT FOLIO 588 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. THIS SURVEY WAS PREPARED BY ME PERSONALLY, OR UNDER MY RESPONSIBLE CHARGE, AND THE SURVEY WORK REFLECTED IN IT ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION .12 OF CHAPTER 6 OF THE MINIMUM STANDARDS OF PRACTICE OF MARYLAND.

Arthur M. Botterill 11/02/08
ARTHUR M. BOTTERILL
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 10886

OWNER'S CERTIFICATE

WE, HOMEWOOD L.L.C., BY GARY B. SMITH, MANAGING MEMBER, 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 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY/OUR HANDS THIS 19 DAY OF October, 2008.

Gary B. Smith 10/19/08
GARY B. SMITH, MANAGING MEMBER DATE

Arthur M. Botterill 10/19/08
ARTHUR M. BOTTERILL, No. 10886 WITNESS DATE

RECORDED AS PLAT No. 20350 ON 12/1/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

HOMEWOOD FARM LOTS 1 & 2 AND NON-BUILDABLE PARCEL 'A'

3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TAX MAP No. 29 GRID No. 3 PARCEL 303 ZONED: RC-DEO
SCALE: 1" = 100' DATE: 10-10-08 SHEET: 2 OF 2
14520/1-0/SURVEY/FINAL/001 PLAT FINAL.DWG

GENERAL NOTES (CONTINUED)

22. WP-07-079 WAIVER REQUEST TO WAIVE SECTIONS 16.120(c)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND REGULATIONS, WHICH REQUIRES ALL LOTS, PRESERVATION PARCELS OR BULK PARCELS FOR SINGLE-FAMILY DETACHED DWELLINGS TO HAVE MINIMUM LOT FRONTAGES ON APPROVED STREETS WITHIN A PUBLIC RIGHT-OF-WAY WHICH PROVIDE ACCESS TO THE PROPERTY, RESPECTIVELY WAS APPROVED ON APRIL 13, 2007, SUBJECT TO THE FOLLOWING CONDITIONS:
 - 1) THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PREPARATION OF A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR THE EXISTING 40' WIDE RIGHT-OF-WAY SERVING PARCEL 117, PARCEL 291, AND NEW LOTS 1, 3, & 4. THIS MAINTENANCE DOCUMENT MAY BE RECORDED PRIOR TO, OR CONCURRENTLY WITH THE RECORDATION OF THE PLATS CREATING LOTS 1, 3, & 4 FROM PARCEL 303. IN ADDITION, A SEPARATE MAINTENANCE AGREEMENT WILL BE REQUIRED FOR THE 24' WIDE SHARED ACCESS EASEMENT (DESIGNED TO SERVE LOTS 3 AND 4 ONLY) WHICH WILL BE CREATED ON THE FORTHCOMING PLAT CREATING LOTS 1 & 2. THIS MAINTENANCE AGREEMENT WILL BE RECORDED WITH THE PLAT CREATING LOTS 3 & 4.
 - 2) BY RECORD PLAT, THE DEVELOPER SHALL CREATE A 24' WIDE SHARED ACCESS EASEMENT FOR LOTS 3 AND 4. WITHIN THIS SHARED ACCESS, A 16' USE-IN-COMMON DRIVEWAY (MEETING DESIGN MANUAL STANDARDS) SHALL BE CONSTRUCTED. THE USE-IN-COMMON DRIVEWAY FOR LOTS 3 AND 4 WILL JOIN WITH THE IMPROVED 18' DRIVEWAY LOCATED WITHIN THE CONFINES OF THE 40' RIGHT-OF-WAY.
 - 3) THE DEVELOPER SHALL IMPROVE THE EXISTING DRIVEWAY (CONTAINED WITHIN THE EXISTING 40' RIGHT-OF-WAY) TO 18 FEET FROM HOMEWOOD ROAD NORTH TO THE LAST ACCESS POINT FOR PROPOSED LOT 1.
 - 4) PLAN DETAILS FOR THE PROPOSED GATE SHOWING PROVISIONS FOR EMERGENCY ACCESS SHALL BE PROVIDED TO DEPARTMENT OF FIRE AND RESCUE SERVICES AND APPROVED BY THAT DEPARTMENT PRIOR TO THE RECORDATION OF THE PLAT CREATING LOTS 1 & 2.
 - 5) THE DEVELOPER SHALL COMPLY WITH THE PREVIOUSLY FORWARDED COMMENTS FROM THE DEPARTMENT OF FIRE AND RESCUE SERVICES (DATE 2/14/07) REGARDING ADDRESS SIGNAGE AND DRIVEWAY TURNING RADIUS.
 - 6) ON THE FORTHCOMING PLAT WHICH WILL CREATE LOTS 1-3, NOTE ALL OF THE FRONTAGE ALONG HOMEWOOD ROAD AS "VEHICULAR INGRESS AND EGRESS RESTRICTED." CLEARLY NOTE THAT ALL ACCESS IS TO BE DERIVED VIA PARCEL 117.
- WP-07-079 (AMENDED APRIL 25, 2007) WAIVER REQUEST TO WAIVE SECTIONS 16.120(b)(4)(iii)(b) WHICH PROHIBITS THE PLACEMENT OF ENVIRONMENTAL FEATURES (INCLUDING FLOODPLAINS, WETLANDS, STREAMS, BUFFERS AND FOREST CONSERVATION EASEMENTS) ON LOTS OR BUILDABLE PRESERVATION PARCELS LESS THAN 10 ACRES IN SIZE WAS APPROVED ON JUNE 22, 2007, SUBJECT TO THE FOLLOWING CONDITIONS:
 - 1) BULK PARCEL A SHALL BE DESIGNATED AS NON-BUILDABLE PARCEL A WITH F-07-187.
 - 2) NON-BUILDABLE PARCEL A WILL BE ENCLUMBERED BY A FOREST CONSERVATION EASEMENT IN ITS ENTIRETY, ENCOMPASSING EXISTING FOREST AND FLOODPLAIN.
 - 3) NON-BUILDABLE PARCEL A SHALL BE CONVEYED TO THE OWNERS OF ADJOINING PARCEL 117 IMMEDIATELY FOLLOWING THE RECORDATION OF THE PENDING PLAT (F-07-187). BE ADVISED THAT THIS NON-BUILDABLE 1.0191-ACRE PARCEL WILL BE A SEPARATE ENTITY FROM PARCEL 117 AND MAY ONLY BE MERGED WITH THAT PARCEL THROUGH THE RECORDATION OF A SUBDIVISION PLAT.
- WP-07-079 (REQUEST FOR RECONSIDERATION) WAIVER REQUEST TO WAIVE SECTIONS 16.120(b)(4)(iii)(b) OF THE HOWARD COUNTY SUBDIVISION AND LAND REGULATIONS, WHICH REQUIRES PROHIBITS THE PLACEMENT OF ENVIRONMENTAL FEATURES (INCLUDING FLOODPLAINS, WETLANDS, STREAMS, BUFFERS AND FOREST CONSERVATION EASEMENTS) ON LOTS OR BUILDABLE PRESERVATION PARCELS LESS THAN 10 ACRES IN SIZE WAS APPROVED SPECIFIC TO PARCEL 291-LOTS/PARCELS 1 AND 2 ON SEPTEMBER 10, 2007, SUBJECT TO THE FOLLOWING CONDITIONS:
 - 1) BULK PARCEL A SHALL BE DESIGNATED AS NON-BUILDABLE PARCEL A WITH F-07-187 AND F-07-213.
 - 2) A PLAT OF EASEMENT FOR THE PARCELS PROVIDING FOR OFF-SITE FOREST CONSERVATION (INCLUDING PARCEL 291, PARCELS/LOTS 1 & 2) WILL NEED TO BE SUBMITTED. THIS PLAT MUST BE RECORDED PRIOR TO OR CONCURRENTLY WITH F-07-187.
23. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. FINANCIAL SURETY FOR FOREST CONSERVATION WILL BE ADDRESSED WITH THE REQUIRED DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$50,965.20. THIS AMOUNT INCLUDES ON-SITE RETENTION (NON-FLOODPLAIN AREA): (30,492 SF X \$0.20=\$6,098.40) AND THE PLANTING OBLIGATION FOR F-07-187 OF 2.50 AC BY PROVIDING SURETY FOR THE OFF-SITE RETENTION AT 2 TO 1: (191,664 SF X \$0.20=\$38,332.80) AND FOR THE OFF-SITE PLANTING (AFFORESTATION): (13,008 SF X \$0.50=\$6,534.00).
24. FOR LOTS 1 & 2 AND ANY FUTURE LOTS, VEHICULAR INGRESS AND EGRESS IS TO BE DERIVED VIA PARCEL 117 AND THE 40' INGRESS AND EGRESS RIGHT OF WAY EASEMENT.
25. A LANDSCAPE SURETY OF \$9,600.00 WILL NEED TO BE POSTED WITH THE GRADING PERMIT FOR LOT 2.
26. THERE ARE NO KNOWN CEMETERIES OR BURIAL PLOTS LOCATED ON THE SITE, ACCORDING TO THE HOWARD COUNTY CEMETERIES INVENTORY. THERE ARE ALSO NO VISIBLE SIGNS OF CEMETERIES OR HISTORIC SITES/FEATURES WITHIN THE SUBJECT PROPERTY.

I FURTHER CERTIFY THAT 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.

Gary B. Smith 10/19/08
GARY B. SMITH, MANAGING MEMBER DATE

Arthur M. Botterill 11/02/08
ARTHUR M. BOTTERILL, No. 10886 DATE

OWNER
HOMEWOOD L.L.C.
GARY B. SMITH
11362 HOMEWOOD ROAD
ELLCOTT CITY, MD 21042
TEL. (410) 964-0260

