

COORDINATE TABLE

POINT	NORTHING	EASTING
1	557,787.9465	1,371,516.3777
2	557,751.2220	1,371,586.2725
3	557,600.7179	1,371,507.4703
4	557,703.1646	1,371,166.6594
5	557,737.8293	1,371,170.7692
21	557,569.1062	1,371,283.9680
22	557,574.0466	1,371,310.9951
23	557,654.8377	1,371,327.4285
24	557,662.2094	1,371,302.9058
25	557,760.2175	1,371,317.8751

Reservation Of Public Utility Easements

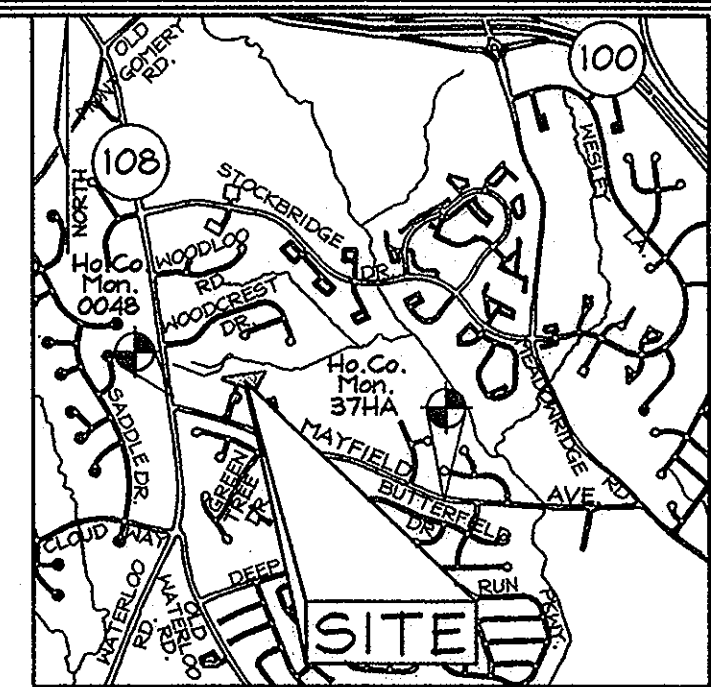
"Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage, other public utilities and forest conservation (designated as "Forest Conservation Area") located in, on, over, and through lots 1 thru 6, any conveyances of the aforesaid lots 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."

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA (sf)	PIPESTEM AREA (sf)	MINIMUM LOT SIZE
1	7,906±	591±	7,314±
3	8,149	638±	7,511±
4	8,674	1,091±	7,583±
5	9,806	1,373±	8,433±

LEGEND

- 24' & 25' Private Use-In-Common Access Drainage & Utility Easement
- 25' Public Access Easement
- 20' Public Sewer & Utility Easement
- Public Water & Utility Easement (Width varies)
- Stream
- Stream Buffer
- Wetland
- Wetland Buffer

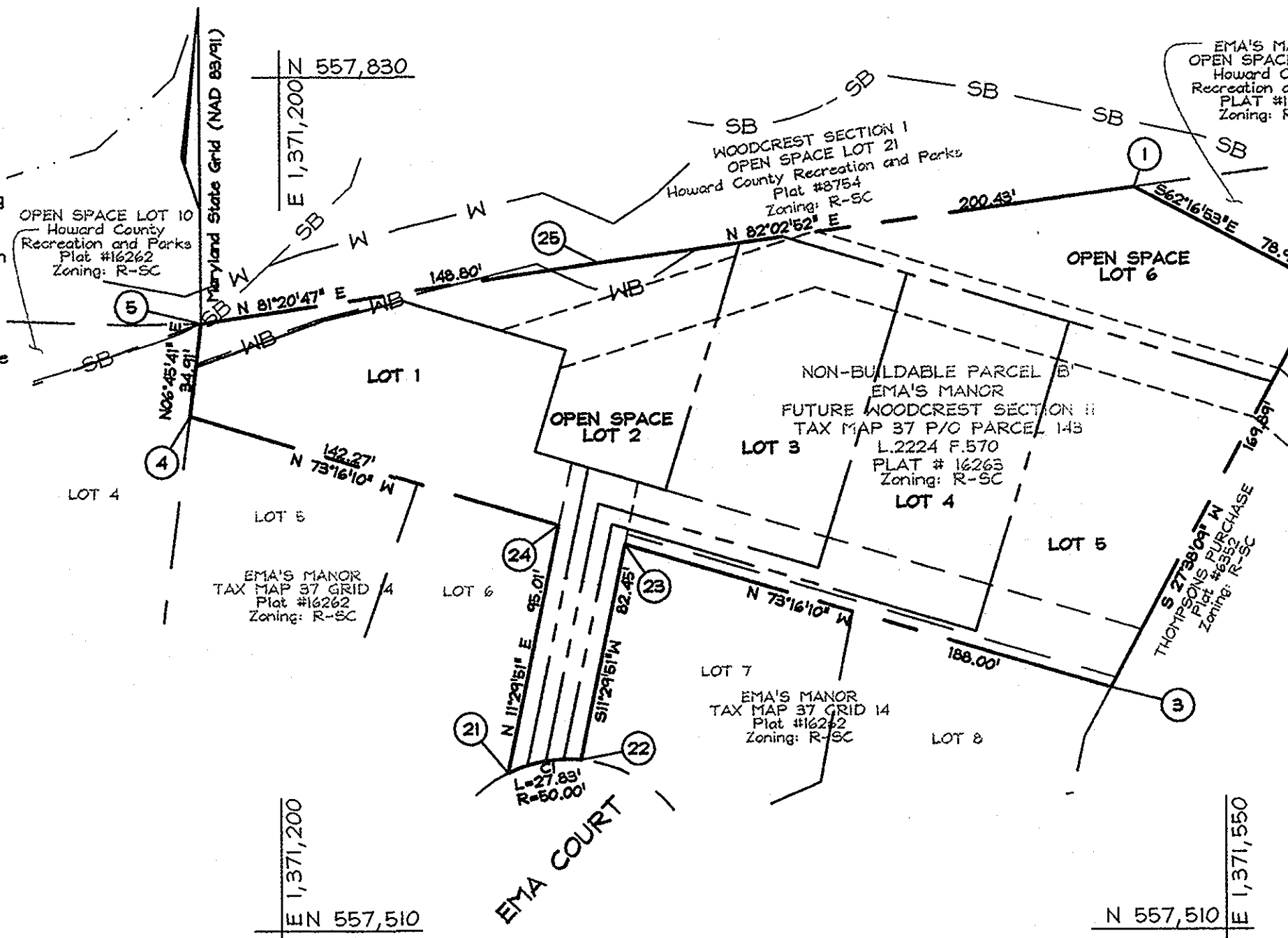


VICINITY MAP

SCALE: 1:2000'
ADC page 16 grid G9

General Notes continued...

23. A Use-in-Common Access Maintenance Agreement has been recorded simultaneously with this final plat in the Land Records Office of Howard County, MD.
24. 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.
25. Property is subject WP-07-121. On July 5, 2007 the planning director approved a waiver from Section 16.121(a)(3)(iii) to permit narrow strips of open space less than 35 feet in width to be considered credited open space. Subject to the following conditions:
 1. The wetlands buffer shall become an open space dedicated to Howard County.
 2. A Public Access Easement to Open Space Lot 2 from public road Erma Court shall be provided across proposed Lots 1, 3, 4, and 5.
 3. Open Space and Forest Conservation requirements shall be based on the acreage of Non-Buildable Parcel 'B' recorded in Plat # 16263.
 On August 31, 2007 the Planning Director approved a waiver from Section 16.146 to not be required to submit the required preliminary plan.
26. There are no on-site cemeteries, historic sites or historic structures.
27. Previous Howard County file numbers: F-02-54, WP-02-120, PLAT #16263, F-89-14, PLAT #8755, Water and Sewer Contract #14-1331-D, 14-4004-D, S-03-15 and WP-07-121.
28. This site is exempt from providing CPV, Channel Protection management. Water quality WQV and Recharge REV is provided by sheet flow to buffer credit.



PLAN VIEW
SCALE: 1:50'

GENERAL NOTES

1. The subject is zoned R-SC per the 02/02/04 Comprehensive Zoning Plan and the Comp Lite Zoning Regulation Amendments effective on 07/26/06.
2. Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County. Geodetic Control Stations no. 0048 and no. 37HA. ⬤ Denotes approximate location (see location map).
Sta.37HA N 556,446.3947 (feet) E 1,373,465.9485 (feet)
Elev. 283.747 (feet) (NAVD 88 vertical)
Sta.0048 N 557,526.3456 (feet) E 1,370,661.9895 (feet)
Elev. 348.034 (feet) (NAVD 88 vertical)
3. ○ Denotes iron pipe found.
4. ● Denotes rebar and cap set.
5. ◊ Denotes rebar and cap found.
6. □ Denotes concrete monument or stone found.
7. ■ Denotes concrete monument set.
8. ■■■■ Denotes Public Forest Conservation Easement. The Forest Conservation Easement 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 Easements are allowed.
9. ■■■■ Denotes Wetland Areas. Wetland areas delineated by Exploration Research Inc.
10. ---W--- Denotes Wetland Area outline.
11. ---C--- Denotes existing centerline of Stream Channel.
12. ---WB--- Denotes Wetland Buffer outline.
13. BRL Denotes Building Restriction Line.
14. This plat is based on field run Monumented Boundary Survey performed on or about February 21, 2007 by FSH Associates, Inc. All lot areas are more or less (+/-).
15. 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 onto the pipestem lot driveway.
16. Driveway(s) shall be provided prior to issuance of a use and occupancy permit for any new dwellings to ensure safe access for fire and emergency vehicles per the following requirements:
 - 1) Width - 12 feet (16 feet serving more than one residence);
 - 2) Surface - six (6") inches of compacted crusher run base with tar and chip coating (1-1/2" Minimum);
 - 3) Geometry - Maximum 14% grade, Maximum 10% grade change and 45-foot turning radius;
 - 4) Structures (culverts/bridges) - capable of supporting 25 gross tons (H25-loading);
 - 5) Drainage elements - capable of safely passing 100 year flood with no more than 1 foot depth over driveway surface;
 - 6) Maintenance - sufficient to ensure all weather use
17. There is no 100 Year Floodplain existing on-site.
18. Open space tabulation:
 - A. Open space required: 1.087ac. x 25% = 0.272ac. OR 11,837sf+/-
 - B. Open space provided 12,830 sf± or 0.294 ac.±
19. No clearing, grading or construction is permitted within wetland or stream system buffers unless approved by the Department Of Planning And Zoning.
20. This subdivision is subject to section 18.122B of the Howard County Code. Public water and public sewer has been granted under the terms and provisions, therefor effective 04/04/08 on which date developer agreement #14-4528-D was filed and accepted.
21. Landscaping and Landscape surety for Lots 1, 3-5 and Open Space Lot 2 shall be determined and be a part of the required site development plan and the requirements for the development of Lots 1, 3-5.
22. The forest conservation obligation of 0.66 acres of reforestation for this resubdivision plat has been met by the fee-in-lieu payment of \$21,562.50 (28,750 sf @ \$0.75/sf) that was made to the Howard County Forest Conservation Fund.
See this sheet for continuation...

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 4/24/2008
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Richard Azrael 4-14-08
Richard Azrael Date

Neil Glasser 4/10/08
Neil Glasser Date

SHEET INDEX

DESCRIPTION	SHEET No.
Title Sheet	1 of 2
Plat for Lots 1 Thru 6	2 of 2

AREA TABULATION CHART

1. Total number of Buildable Lots to be recorded: 4
2. Total area of Buildable Lots to be recorded: 34,535 sf± or 0.793 Acres±
3. Total number of Open Space lots to be recorded: 2
4. Total area of Open Space lots to be recorded: 12,830 sf± or 0.294 Acres±
5. Total area of road widening to be recorded: 0.0 Acres±
6. Total area of subdivision to be recorded: 1.087 Acres±

The purpose of this resubdivision plat is to resubdivide Non-buildable Parcel 'B' EMA's Manor, to create new Lots 1, 3, 4, & 5 and Open Space Lots 2 & 6, Woodcrest II, and to create various easements.

Howard County Health Department
APPROVED: For Public Water and Sewerage Systems

Neil Glasser 5/29/2008
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

Neil Glasser 5/10/08
Chief, Development Engineering Division Date

Neil Glasser 6/2/08
Director Date

OWNER'S CERTIFICATE

Owner of the property, Chateau Homes Inc., a Maryland Corporation, 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 14th day of APRIL, 2008

Richard Azrael
Richard Azrael

Neil Glasser
Neil Glasser

Neil Glasser
Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of part of the lands conveyed by William Francis Whipps and Helen S. Whipps to Chateau Homes, Inc. by Confirmatory Deed dated August 15, 1990 and recorded in the Land Records of Howard County in Liber 2224 Folio 570, 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.

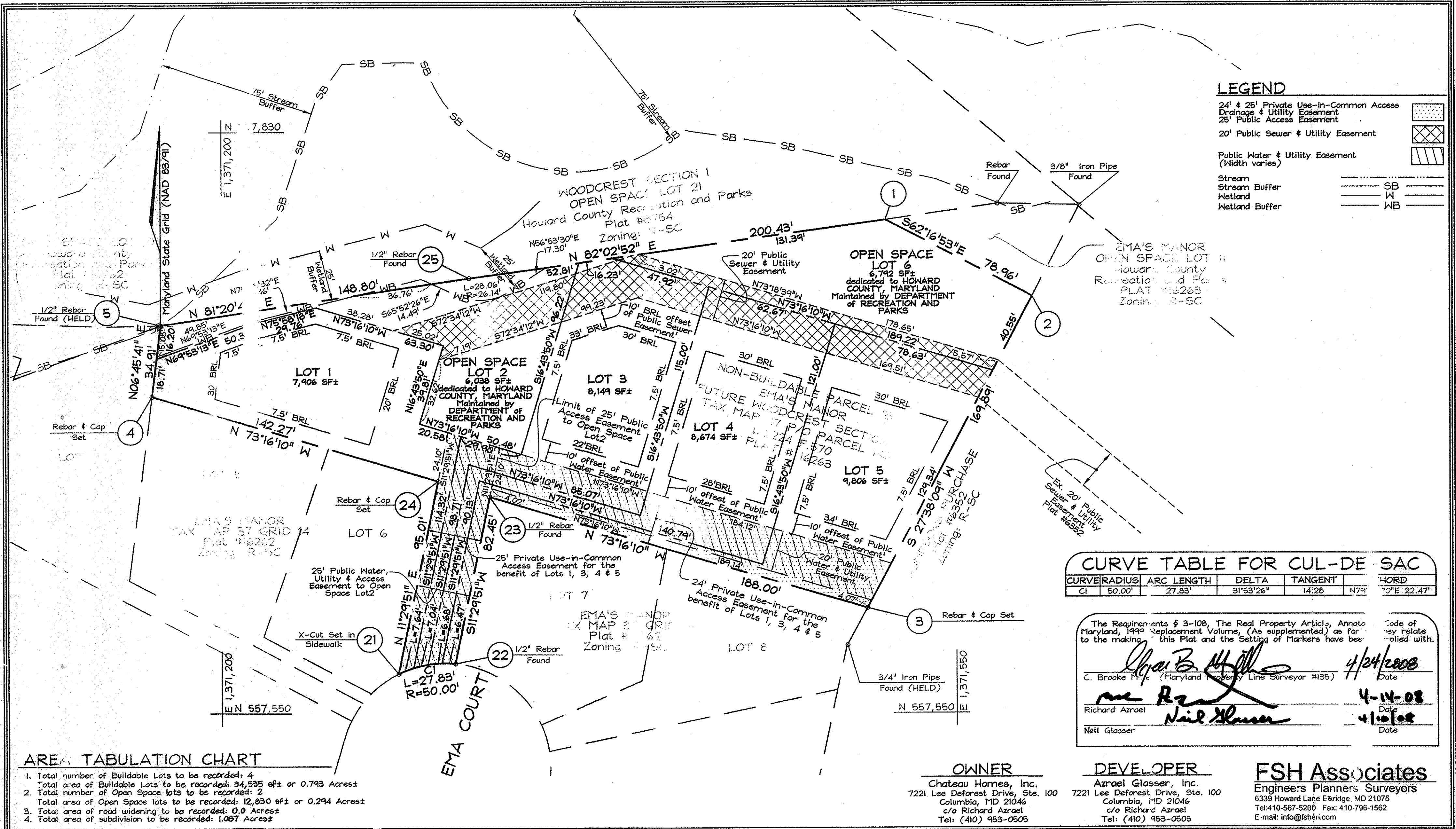
C. Brooke Miller 4/24/2008
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Recorded as Plat No. 19983 on 6-13-08
Among the Land Records of Howard County, Maryland.

WOODCREST II
LOTS 1, 3, 4 & 5
AND OPEN SPACE LOTS 2 & 6
(A RESUBDIVISION OF NON-BUILDABLE PARCEL 'B' EMA'S MANOR PLAT # 16263)

TAX MAP 37 GRID 14 P/O PARCEL 143
1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: As shown
Date: April 3, 2008
Sheet 1 of 2
(S-03-15)

C. Brooke Miller 4/24/2008
C. Brooke Miller (Maryland Property Line Surveyor #135) Date



LEGEND

24' & 25' Private Use-in-Common Access Drainage & Utility Easement	
25' Public Access Easement	
20' Public Sewer & Utility Easement	
Public Water & Utility Easement (Width varies)	
Stream	
Stream Buffer	
Wetland	
Wetland Buffer	

CURVE TABLE FOR CUL-DE-SAC

CURVE RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD
CI 50.00'	27.83'	31°53'26"	14.28	N79°00'E 22.47'

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1992 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 (Maryland Property Line Surveyor #135) 4/24/2008 Date
Richard Azrael 4-14-08 Date
Neil Glasser 4-10-08 Date

AREA TABULATION CHART

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- Total area of subdivision to be recorded: 1.087 Acres±

OWNER
 Chateau Homes, Inc.
 7221 Lee Deforest Drive, Ste. 100
 Columbia, MD 21046
 c/o Richard Azrael
 Tel: (410) 953-0505

DEVELOPER
 Azrael Glasser, Inc.
 7221 Lee Deforest Drive, Ste. 100
 Columbia, MD 21046
 c/o Richard Azrael
 Tel: (410) 953-0505

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

Howard County Health Department
 APPROVED: For Public Water and Sewerage Systems

B. Wilson for Peter Biselsson 5/29/2008 Date
 Howard County Health Officer

APPROVED: Howard County Department of Planning and Zoning

Michael D. Wynn 5/6/08 Date
 Chief, Development Engineering Dept.

Paul D. Wynn 6/2/08 Date
 Director

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Witness my hand this 14th day of APRIL, 2008.

Richard Azrael Richard Azrael
Neil Glasser Neil Glasser

Neil Glasser Witness
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C. Brooke Miller (Maryland Property Line Surveyor #135) 4/24/2008 Date

Recorded as Plat No. 19984 on 6-13-08
 Among the Land Records of Howard County, Maryland.

WOODCREST II
 LOTS 1, 3, 4 & 5
 AND OPEN SPACE LOTS 2 & 6
 (A RESUBDIVISION OF NON-BUILDABLE
 PARCEL 'B' EMA'S MANOR PLAT # 16263)

TAX MAP 37 GRID 14 P/O PARCEL 143
 1ST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 Scale: 1" = 30'
 Date: April 3, 2008
 Sheet 2 of 2
 (S-03-15)