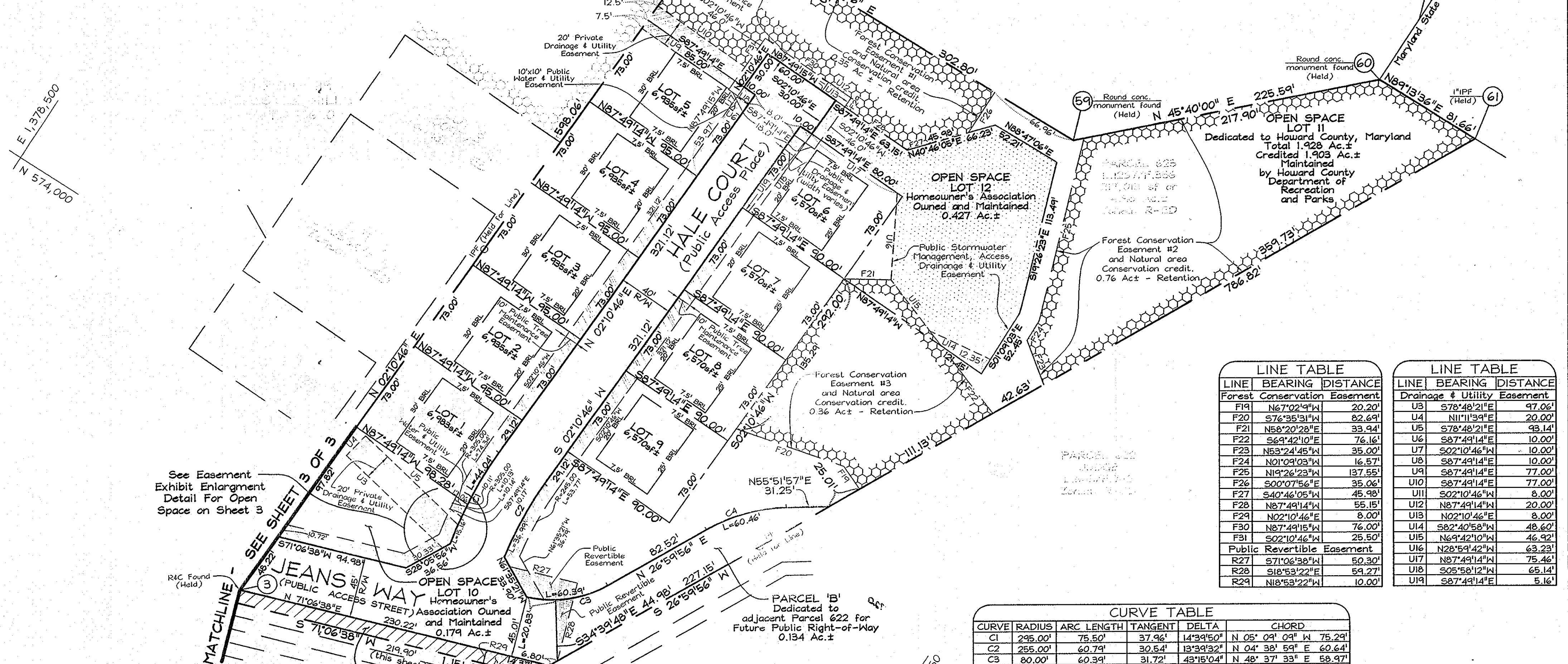


The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

*C. Brooke Miller*  
 C. Brooke Miller (MD Property Line Surveyor #135) 1-21-2010 Date  
 Donald R. Reutter, Jr., Managing Member 4-20-2010 Date

Existing Forest Conservation Easement L. 8422 F.139



**LINE TABLE**

LINE	BEARING	DISTANCE
F19	N67°02'49\"W	20.20'
F20	S76°35'31\"W	82.69'
F21	N58°20'28\"E	33.94'
F22	S69°42'10\"E	76.16'
F23	N53°24'45\"W	35.00'
F24	N01°09'03\"W	16.57'
F25	N19°26'23\"W	137.55'
F26	S00°07'56\"E	35.06'
F27	S40°46'05\"W	45.98'
F28	N87°49'14\"W	55.15'
F29	N02°10'46\"E	8.00'
F30	N87°49'15\"W	76.00'
F31	S02°10'46\"W	25.50'
Public Reversible Easement		
R27	S71°06'38\"W	50.30'
R28	S18°53'22\"E	59.27'
R29	N18°53'22\"W	10.00'

**LINE TABLE**

LINE	BEARING	DISTANCE
U3	S78°48'21\"E	97.06'
U4	N11°11'39\"E	20.00'
U5	S78°48'21\"E	93.14'
U6	S87°49'14\"E	10.00'
U7	S02°10'46\"W	10.00'
U8	S87°49'14\"E	10.00'
U9	S87°49'14\"E	77.00'
U10	S87°49'14\"E	77.00'
U11	S02°10'46\"W	8.00'
U12	N87°49'14\"W	20.00'
U13	N02°10'46\"E	8.00'
U14	S82°40'58\"W	48.60'
U15	N69°42'10\"W	46.92'
U16	N28°59'42\"W	63.23'
U17	N87°49'14\"W	75.46'
U18	S05°58'12\"W	65.14'
U19	S87°49'14\"E	5.16'

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA	CHORD
C1	295.00'	75.50'	37.96'	141°39'50\"	N 05° 09' 09\" W 75.29'
C2	255.00'	60.79'	30.54'	131°39'32\"	N 04° 38' 59\" E 60.64'
C3	80.00'	60.39'	31.72'	43°15'04\"	N 48° 37' 33\" E 58.97'
C4	120.00'	60.46'	30.89'	28°52'01\"	N 41° 25' 56\" E 59.82'

**AREA TABULATION CHART (This Sheet)**

- Total number of Buildable Lots to be recorded: 9
- Total area of Buildable Lots to be recorded: 1.400 Acres±
- Total number of Open Space Lots to be recorded: 3
- Total area of Open Space Lots to be recorded: 2.534 Acres±
- Total area of proposed Parcel 'A': 0.052 Acres±
- Total area of proposed Parcel 'B': 0.134 Acres±
- Total area of proposed Public R/W to be recorded: 0.665 Acres±
- Total area of subdivision to be recorded, this sheet: 4.785 Acres±

PARCEL 'A' Privately Owned by the Owner/Developer of Ilchester Heights  
 Total Area = 0.265 Ac±  
 this sheet = 0.052 Ac±

Howard County Health Department  
 APPROVED: For Public Water and Sewerage Systems  
*B. Wilson for Peter Biselersen* 5/10/2010  
 Howard County Health Officer Date  
 APPROVED: Howard County Department of Planning and Zoning  
*Donald R. Reutter, Jr.* 4/27/10  
 Chief, Development Engineering Division Date  
*Kat Steinhilber* 5/11/10  
 Director Date

**OWNER'S CERTIFICATE**

We, FAL Developers, LLC, 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 the said easements and rights-of-way.

Witness our hands this 20th day of April, 2010.

*Donald R. Reutter, Jr.*  
 Donald R. Reutter, Jr., Managing Member

**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 Robert A. Hale & Lily Kim Hale, parties of the first part and FAL Developers LLC, a Maryland Limited Liability company, party of the second part by deed dated December 16, 2009 and recorded in the Land Records of Howard County in Liber 12224 at Folio 029, 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 (Maryland Property Line Surveyor #135) 1-21-2010 Date

Recorded as Plat No. 21136 on 5/19/10  
 Among the Land Records of Howard County, Maryland.

**ILCHESTER HEIGHTS**

LOTS 1 THRU 9, OPEN SPACE LOTS 10 THRU 12 AND PARCELS 'A' AND 'B'  
 A SUBDIVISION OF PARCEL No. 623  
 TAX MAP 31 GRID 5  
 1ST ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

Scale: 1"=50'  
 Date: January 11, 2010  
 Sheet 2 of 3  
 SP-04-03



**GENERAL NOTES**

- Subject property zoned R-ED per 2/2/04 Comprehensive Zoning Plan, and per the Comp. Lite Zoning Regulation amendments effective on 07/28/06.
- The property was incorporated within the Metropolitan district on December 29, 2003
- The coordinates shown hereon are based NAD83, Maryland Coordinate System, as projected Howard County Geodetic Control Stations: Nos. 31E6 and 31E7  
Sta. 31E6 N 570,852.353 E 1,376,700.524 El.: 482.760  
Sta. 31E7 N 572,335.322 E 1,377,503.920 El.: 478.648
- This plat is based on a field run Survey prepared by C.B. Miller & Associates in December 2002.
- 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 15% 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 clearance - minimum 12 feet;  
G) Maintenance - sufficient to ensure all weather use
- No clearing, grading or construction is permitted within wetland or stream system buffers unless approved by the Department Of Planning And Zoning.
- Open space tabulation:  
A. Open space required: 4.998 Ac. x 50% = 2.499Ac.  
B. Credited open space provided:  
a) Credited open space provided: 2.509 ac±  
b) Non-credited open space provided: 0.025 ac±  
c) Total open space provided: 2.534 ac±
- 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.
- This plat shall be subject to compliance with the Amended Fifth Edition of Howard County Subdivision and Land Development Regulations and the Amended Zoning Regulations per Council Bill 50-2001.
- The lots shown hereon shall comply with the minimum lot width and area required by the Maryland State Department of the Environment.
- There are no visible burial grounds on-site.
- Landscaping for Lots 1 thru 9 is provided in accordance with a certified Landscape Plan included with the Road Construction Plan set in accordance with Section 16.124 of the Howard County Subdivision Regulations and the Landscape Manual.
- Articles of Incorporation for the Homeowners Association were accepted by the State Department of Assessment and Taxation on 1-14-2010 Incorporation number D13387741
- The Project is in conformance with the latest Howard County Standards unless waivers have been approved.
- This subdivision is subject to Section 18.122B of the Howard County Code. Public Water and sewer service has been granted under the terms and provisions, thereof, effective 1-29-10 on which date Developer Agreement # 11-18-09 was filed and accepted.
- There is an existing dwelling on lots 7 and 8 to be removed.
- Open Space lots 10 and 12 are hereby dedicated to a property owners association for the residents of this subdivision. Open Space Lot 11 is dedicated to the Department of Recreation and Parks.
- Financial surety for the required landscaping shall be posted as part of the Developer's Agreement in the amount of \$3,750 (4 shade trees @ \$300 each and 17 evergreen trees @ \$150 each.)
- Financial surety for the Forest conservation, retention, shall be posted as part of the Developer's Agreement in the amount of \$12,700.00 (63,597.60 sf of retention @ \$0.20 per square foot).
- This Property has 10' of frontage on a scenic road (Ilchester Road). Within the 10' of frontage, no change is proposed to the view from Ilchester Road. The proposed subdivision is not visible from Ilchester Road.
- This plan is subject to Planning Board Case #364 approved by Howard County Planning Board on 6/11/2004
- Parcel 'A' is a non-buildable parcel to be privately owned and maintained by the owner/developer of Ilchester Heights. It is part of an existing 60' use-in-common access strip and is subject to all uses/restrictions associated with that strip, per agreement recorded in L. 643 F. 716, et seq.
- After recordation of the Ilchester Heights Plat, Parcel B shall be transferred to the owner of adjacent Parcel 622 free of charge for the purpose of a future public road right-of-way, in-lieu of construction of a road at this time. Parcel B is devoid of Development Density for Parcel 622.
- Areas not meant to be taken for exact are marked more or less (+/-)

**AREA TABULATION CHART**

- Total number of Buildable Lots to be recorded: 9  
Total area of Buildable Lots to be recorded: 1.400 Acres±
- Total number of Open Space Lots to be recorded: 3  
Total area of Open Space Lots to be recorded: 2.534 Acres±
- Total number of Parcels to be recorded: 2  
Total area of Parcels to be recorded: 0.399 Acres±
- Total area of proposed public R/W to be recorded: 0.665 Acres±
- Total area of subdivision to be recorded: 4.998 Acres±

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

*Signature: Peter B. Silveanu*  
Howard County Health Officer  
Date: 5/10/2010

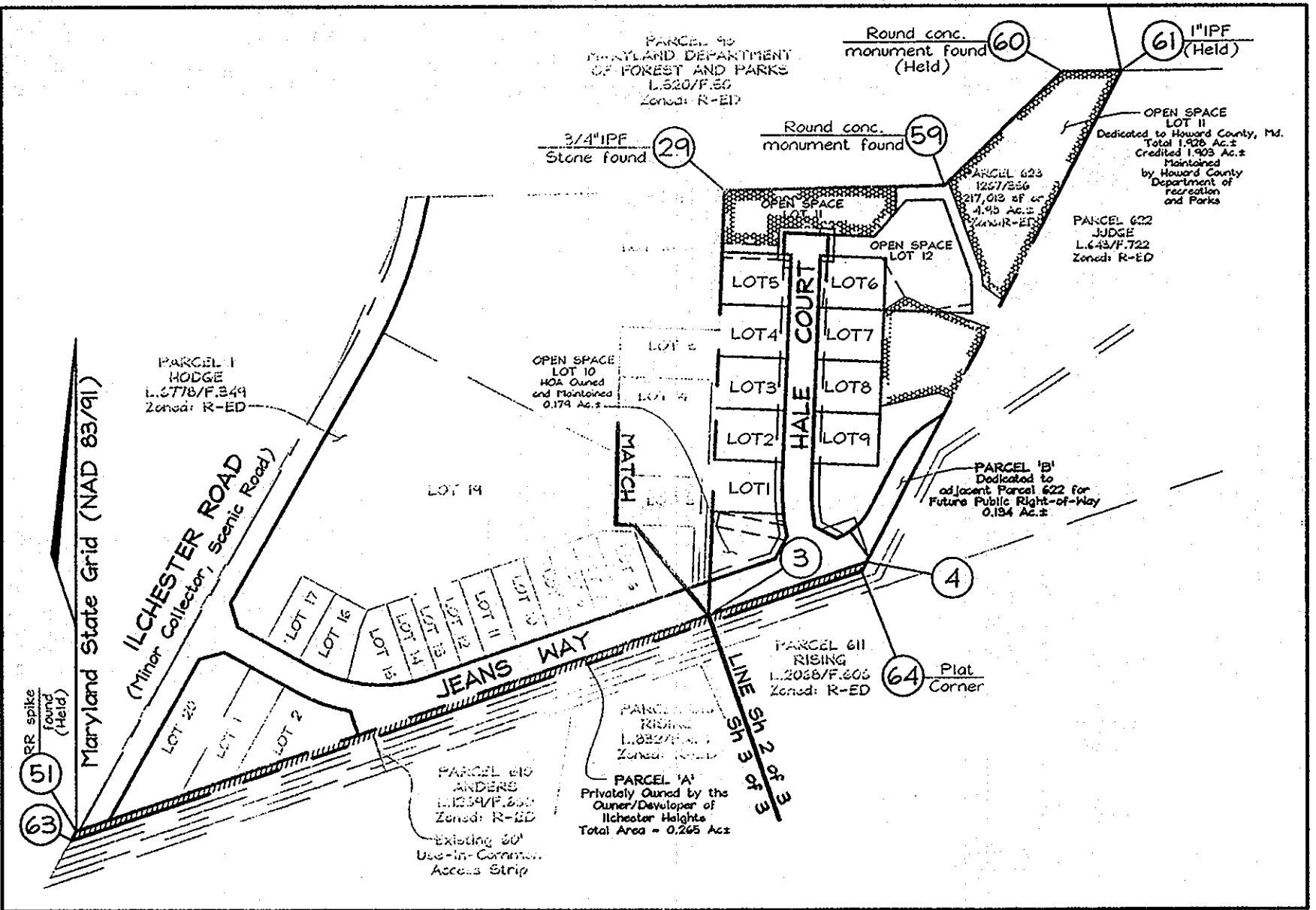
APPROVED: Howard County Department of Planning and Zoning  
*Signature: [Redacted]*  
Chief, Development Engineering Division  
Date: 4/27/10  
*Signature: [Redacted]*  
Director  
Date: 5/11/10

**Reservation of Public Utility and Forest Conservation 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 12, 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."

**ROAD CLASSIFICATION**

ROAD NAME	CLASSIFICATION	R/W
Jeans Way	Public Access Street 7+35.22 - 9+64.43	54±
Hale Court	Public Access Place 0+00 - 4+64.27	40'



**LOCATION MAP**

SCALE: 1"=200'

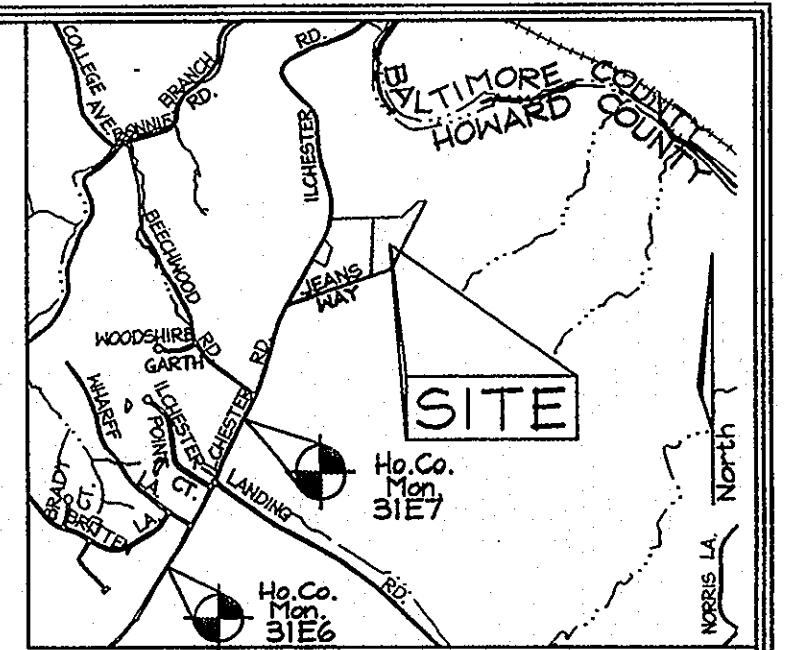
The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.  
*Signature: C. Brooke Miller*  
C. Brooke Miller (MD Property Line Surveyor #135)  
Date: 1-21-2010  
*Signature: Donald R. Reuwer, Jr.*  
Donald R. Reuwer, Jr., Managing Member  
Date: 4-28-2010

**OWNER'S CERTIFICATE**

We, FAL Developers, LLC, 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 the said easements and rights-of-way.  
Witness our hands this 20th day of April, 2010.  
*Signature: Donald R. Reuwer, Jr.*  
Donald R. Reuwer, Jr., Managing Member  
*Signature: [Redacted]*  
Witness

**LEGEND**

- Denotes Wetland Area outline.
- - - - Denotes existing Stream.
- WB --- Denotes Wetland Buffer outline.
- SB --- Denotes Stream Buffer outline.
- Denotes iron pipe found.
- Denotes rebar and cap set.
- Denotes concrete monument found.
- Denotes concrete monument set.
- ▨ Denotes Public Forest Conservation Easement.
- ▩ Denotes Public Drainage and Utility Easement.
- ▧ Denotes Private Wall or Sign Easement for Entry Feature.
- ▦ Denotes Public Stormwater Management Drainage and Utility Easement.
- ▥ Denotes Public Reversible Easement.
- ▤ Denotes Tree Line Easement.
- ▣ Denotes Public Water Easement.



**VICINITY MAP**

SCALE: 1"=2000'  
ADC MAP 17A1

**COORDINATE TABLE**

POINT	NORTHING	EASTING
51	573,522.498	1,377,935.686
3	573,820.374	1,378,806.234
29	574,417.998	1,378,828.977
59	574,424.418	1,379,131.707
60	574,582.069	1,379,293.069
61	574,583.171	1,379,374.726
64	573,882.105	1,379,017.533
63	573,509.465	1,377,928.486
4	573,894.906	1,379,024.055

**General Notes Continued**

- The Stormwater Management, Access, Stormdrain, Drainage and Utility Easement is maintained jointly by Howard County, Maryland and the Homeowners Association.
- This plat is subject to waivers from the following sections of Design Manuals Volumes III and IV which were approved for this project on June 17, 2008.
  - A waiver from "Appendix A" in chapter 2 of Design Manual Volume III to allow the right-of-way width of Hale Court be 40 feet instead of 50 feet wide and Jeans Way be 45 feet instead of 50 feet.
  - A waiver from detail R-1.02 in design Manual Volume IV to allow to reduce the space between the curb and sidewalk from 8 feet to 3 feet and place a 10 foot Tree Maintenance Easement along the right-of-way lines.
  - A waiver from detail R-5.05 to provide an eight (8) foot Public Perimeter Easement outside of the paving at the Hale Court T-Turnaround in lieu of a public right-of-way.
- This plat is subject to WP-09-059. On November 20, 2008 the Planning Director approved a waiver from Section 16.144(o) requiring a payment and posting of financial surety within 120 days from the approval date of the Subdivision plan and Section 16.144(p) requiring the submission of the original plat within 180 days from the approval date of the subdivision plan. The waiver was approved subject to the Developers Agreement executed by May 18, 2009 and the plats submitted by July 17, 2009.
- This plat is subject to WP-09-224. On October 15, 2009 the Planning Director approved a waiver from Section 16.144(p) requiring the payment and posting of financial obligation within 120 days from the approval date of the subdivision plan and Section 16.144(a) requiring the submission of the original Final Plat within 180 days from the approval date of the subdivision plan. The waiver is approved subject to the Developers Agreement and payment of fees must be completed by October 28, 2010 and Final Plat originals must be submitted by December 27, 2010.

**SHEET INDEX**

DESCRIPTION	SHEET NO.
Location Map & Notes	1 of 3
Northeast Portion of Property	2 of 3
Southwest Portion of Property	3 of 3

**OWNER/DEVELOPER**

FAL Developers, LLC  
c/o Donald R. Reuwer, Jr.  
5300 Darsey Hall Drive  
Suite 102  
Ellicott City, MD 21042  
Tel: 410-707-7054

**FSH Associates**

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

**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 Robert A. Hale & Lily Kim Hale, parties of the first part and FAL Developers LLC, a Maryland Limited Liability company, party of the second part by deed dated December 16, 2009 and recorded in the Land Records of Howard County in Liber 12224 at Folio 029, 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.  
*Signature: C. Brooke Miller*  
C. Brooke Miller (Maryland Property Line Surveyor #135)  
Date: 1-21-2010

Recorded as Plat No. 21135 on 5/18/10  
Among the Land Records of Howard County, Maryland.

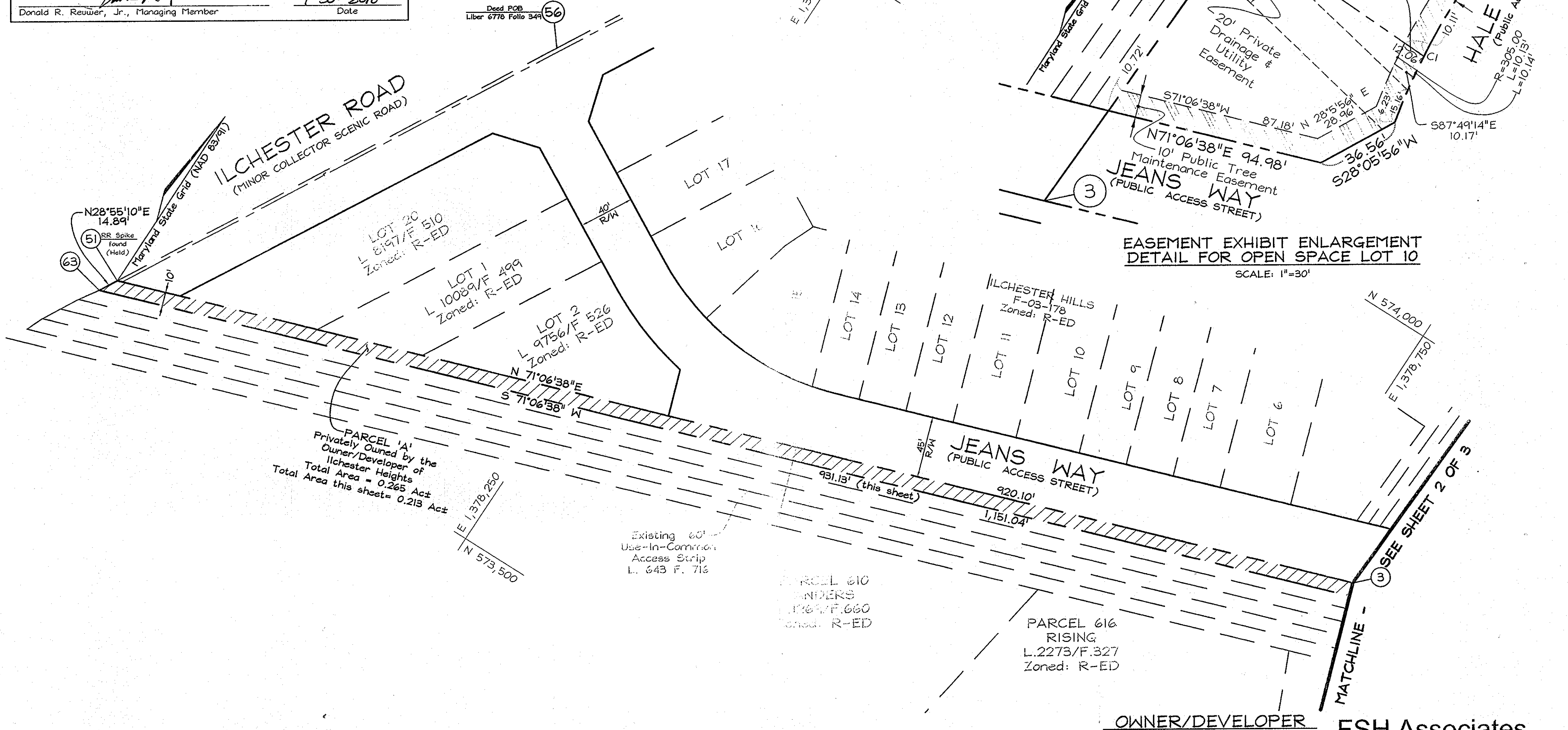
**ILCHESTER HEIGHTS**

LOTS 1 THRU 9, OPEN SPACE LOTS 10 THRU 12 AND PARCELS 'A' AND 'B'  
A SUBDIVISION OF PARCEL No. 623  
TAX MAP 31 GRID 5  
1ST ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
Scale: As Shown  
Date: January 11, 2010  
Sheet 1 of 3  
SP-04-03



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.

*Janet B. Miller*  
 C. Brooke Miller (MD Property Line Surveyor #135) Date 1-21-2010  
*Donald R. Reuwer, Jr.*  
 Donald R. Reuwer, Jr., Managing Member Date 4-20-2010



**AREA TABULATION CHART (This Sheet)**  
 1. Total area of proposed Parcel 'A': 0.213 Acres±

**OWNER/DEVELOPER**  
 FAL Developers, LLC  
 c/o Donald R. Reuwer, Jr.  
 5300 Dorsey Hall Drive  
 Suite 102  
 Ellicott City, MD 21042  
 Tel: 410-707-7054

**FSH Associates**  
 Engineers Planners Surveyors  
 6339 Howard Lane Ellicott City, 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 B. Silawan* 5/10/2010  
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

*Donald R. Reuwer, Jr.* 4/27/10  
 Chief, Development Engineering Division Date

*Kevin S. ...* 5/11/10  
 Director Date

**OWNER'S CERTIFICATE**

We, FAL Developers, LLC, 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 the said easements and rights-of-way.

Witness our hands this 20th day of April, 2010.

*Donald R. Reuwer, Jr.*  
 Donald R. Reuwer, Jr., Managing Member

**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 Robert A. Hale & Lily Kim Hale, parties of the first part and FAL Developers LLC, a Maryland Limited Liability company, party of the second part by deed dated December 16, 2009 and recorded in the Land Records of Howard County in Liber 12224 at Folio 029, 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.

*Janet B. Miller* 1-21-2010  
 C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Recorded as Plat No. 21137 on 5/18/10  
 Among the Land Records of Howard County, Maryland.

**ILCHESTER HEIGHTS**

LOTS 1 THRU 9, OPEN SPACE LOTS 10 THRU 12 AND PARCELS 'A' AND 'B'

A SUBDIVISION OF PARCEL No. 623  
 TAX MAP 31 GRID 5  
 1ST ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

Scale: 1"=50'  
 Date: January 11, 2010  
 Sheet 3 of 3  
 SP-04-03