

POINT	NORTH (feet)	EAST (feet)	POINT	NORTH (meters)	EAST (meters)
68	51007.140	132907.8210	68	15797.304299	40502.508877
249	51124.0280	132969.9830	249	15792.939106	40495.427186
519	50246.2490	132999.6530	519	15716.390924	40526.784901
549	51987.1990	132922.4020	549	15786.445737	40516.696263
523	52563.1110	132953.6320	523	15792.939106	40527.923245
524	52033.5760	132953.6320	524	15789.569283	40528.919597
535	52043.6450	132952.1450	535	15778.606870	40527.129868
543	52038.2110	132966.8970	543	15789.569283	40529.412640
591	52030.8940	132967.0030	591	15792.072356	40528.056328
593	52038.0000	132943.0000	593	15792.238270	40518.456910
599	52101.5020	132954.3540	599	15809.799423	40524.634433
608	52100.1500	132949.8990	608	158128.06993	40523.160519
609	52109.9680	132954.9480	609	158100.574465	40519.246574
810	52144.2830	132971.7460	810	158111.632289	40512.444644
820	52167.9640	132959.9360	820	15807.729529	40517.478283
997	52184.2510	132974.2220	997	15812.219968	40500.048911
998	52184.2510	132957.2320	998	15814.037757	40509.745550
999	52174.0070	132918.1790	999	15819.961511	40519.079239
2075	52193.5390	132867.8890	2075	15816.046956	40498.240173
2078	52108.9090	132959.7760	2078	15806.977135	40495.125670
2833	52107.6407	132779.4981	2833	15803.984985	40468.443246
2849	52092.0948	132792.4961	2849	15798.343866	40476.730375
2853	52103.2074	132857.6395	2853	15818.138523	40494.228170
2854	52091.8395	132859.6889	2854	15792.199274	40496.465207
5200	52072.3209	132913.0432	5200	15786.023162	40519.952298
5201	52073.6153	132939.3383	5201	15786.6356673	40520.728762
5202	52073.1572	132942.9048	5202	15786.317433	40521.014960
5203	52076.0037	132965.8337	5203	15785.5252571	40524.663684
5204	52072.9220	132967.6221	5204	15786.211396	40523.501832
5205	52072.2946	132976.6583	5205	15786.029129	40523.461956
5206	52069.1265	132963.5749	5206	15782.476722	40528.364229
5207	52061.1994	132963.6873	5207	15784.049128	40523.107428
5208	52071.6162	132942.0824	5208	15785.7236545	40520.470485
5209	52072.6095	132939.9197	5209	15787.538793	40520.684077
5210	52054.8067	132939.6836	5210	15786.0697920	40519.090802
5211	52046.0459	132964.3197	5211	15779.1530397	40527.654804

Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
524-521	1040.00'	315.07'	17°24'08"	159.16'	S81°31'55"W 314.66'
535-519	475.00'	210.98'	25°26'58"	107.26'	S07°30'06"W 209.25'
553-5205	425.00'	111.69'	15°03'25"	56.17'	S05°09'09"E 111.37'
553-5514	425.00'	155.35'	20°56'37"	78.55'	N02°12'32"W 154.49'
508-599	400.00'	110.70'	15°51'26"	55.71'	N25°37'32"W 110.35'
5202-5206	425.00'	111.69'	15°03'25"	56.17'	S05°09'09"E 111.37'
5514-5513	425.00'	89.73'	12°05'48"	45.03'	N14°18'41"E 89.56'

LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
6	55,912 Sq.Ft.	13,037 Sq.Ft.	42,875 Sq.Ft.

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 2 Thru 7 And Buildable Preservation Parcel "B". Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Lots. The Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A 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 Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deeds(s) Of Easement In The Land Records Of Howard County."

General Notes Continued:
 37. Density Tabulation:
 A. Total Area Of Subdivision (Including Lot 1 Recorded Under Plat No. 19195) = 32.49 Ac.
 B. Allowed Development Rights For Subdivision 0249 Acres X 1 Du/4.25 Acres = 7 Density Units
 C. Buildable Preservation Parcel "B" Contains 25,003 Acres, Which Exceeds Minimum 25 Acres Required For Buildable Preservation Parcel "B" Which is Considered To Be In Addition To 7 Allowed Density Units Identified In General Note 36 (B).
 D. Total Number Of Buildable Lots And Buildable Preservation Parcels Proposed (Lot 1 - Plat No. 19194 And 19195) And Lots 2 Thru 7 And Buildable Preservation Parcel "B" = 8 Density Units
 E. The 7 Buildable Cluster Lots Are The "By-Right" Yield And Per Section 104.F.L.C.H. The Fulton Manor II Subdivision Is Entitled To A Bonus Lot For A Total Of 8 Lots.

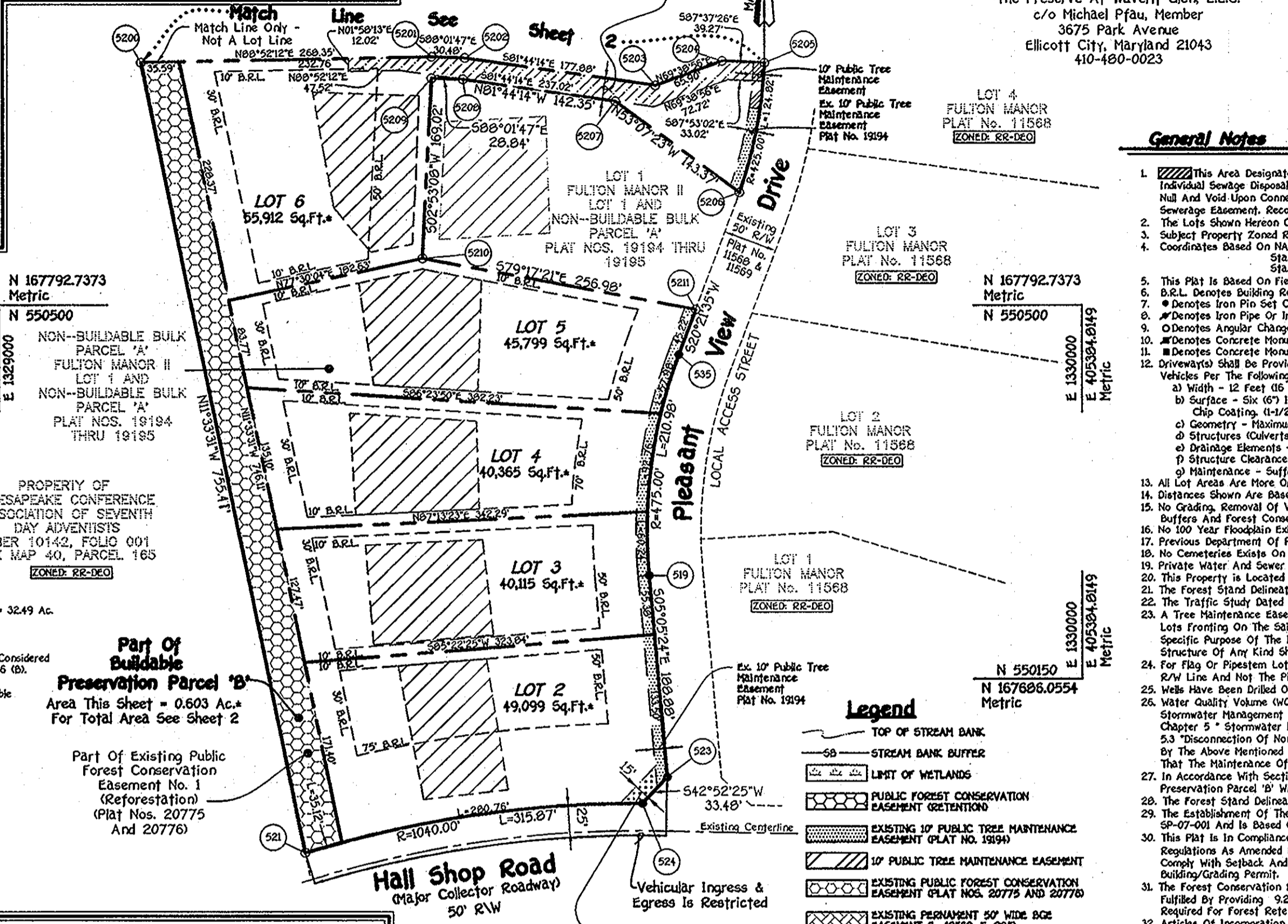
General Notes Continued - See Sheet 3

Area Tabulation This Sheet

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	5
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	5
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	5.310 Ac.*
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.603 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	5.913 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	5.913 Ac.*

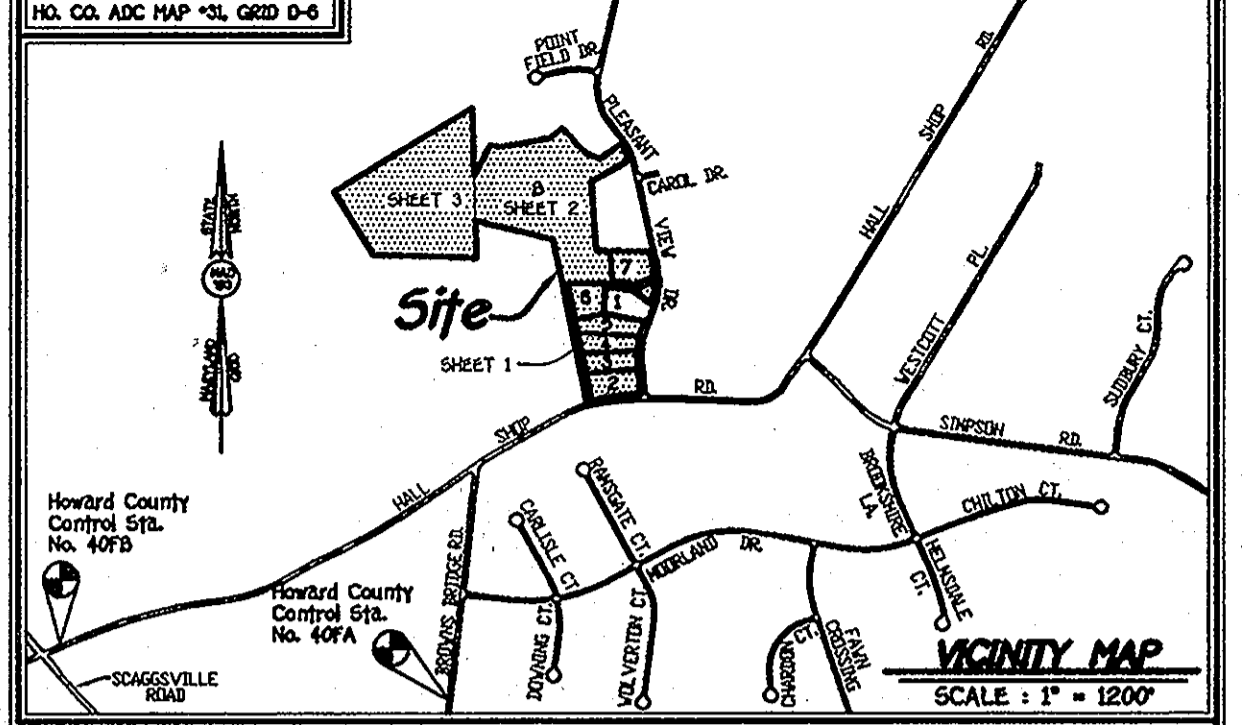
AREA TABULATION FOR ALL SHEETS

	Sheet 1	Sheet 2	Sheet 3	Total
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	5	1	0	6
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0	1	0	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	5	2	0	7
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	5.310 Ac.*	1.108 Ac.*	0.000 Ac.*	6.418 Ac.*
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.603 Ac.*	12.094 Ac.*	12.306 Ac.*	25.003 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	5.913 Ac.*	13.202 Ac.*	12.306 Ac.*	31.421 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*	0.000 Ac.*	0.000 Ac.*	0.000 Ac.*
TOTAL AREA TO BE RECORDED	5.913 Ac.*	13.202 Ac.*	12.306 Ac.*	31.421 Ac.*



The Requirements S3-100, The Real Property Article, Annotated Code Of Maryland, 1989 Replacement Volume, (As Supplemented As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Terrell A. Fisher 3/13/13
 (Registered Land Surveyor)
Michael Pfau 3/13/13
 The Preserve At Waverly Glen, L.L.C.
 By: Michael Pfau, Member



- General Notes**
- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewerage Disposal Improvements Of Any Nature In This Area. The Restricted Individual 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 Adjustments To The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
 - The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment. Subject Property Zoned RR-DEO Per 02/02/00 Comprehensive Zoning Plan And Amended Comp-Lite Zoning Regulations Effective 7/29/06.
 - Coordinates Based On NAD 83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 40FA And No. 40FB. Sta. 40FA N 549,106.8956, E 1322,421.402 Sta. 40FB N 549,470.3199, E 1326,000.807
 - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About June, 1993 And November, 2005, By Fisher, Collins & Carter, Inc.
 - B.R.L. Denotes Building Restriction Line.
 - Denotes Iron Pin Set Capped "F.C.C. 106".
 - Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
 - Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
 - Denotes Concrete Monument Or Stone Found.
 - Driveway(s) Shall Be Provided Prior To Issuance Of A Residential Occupancy Permit For Any Dwelling To Insure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:
 a) Width - 12 Feet (15 Feet Servicing 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 1% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius
 d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H2S-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.
 - All Lot Areas Are More Or Less (+ or -).
 - No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Stream(s) Or Their Buffers And Forest Conservation Easement Areas.
 - No 100 Year Floodplain East On Site.
 - Previous Department Of Planning And Zoning File Numbers: SP-07-001, F-07-047, WP-11-030, WP-09-152 And WP-12-016.
 - No Cemeteries Exist On This Site Based On A Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
 - Private Water And Sewer Shall Be Utilized Within This Development.
 - This Property Is Located Outside Of The Metropolitan District.
 - The Forest Stand Delineation And Wetland Delineation Was Prepared By Eco-Science Professionals, Inc. And Approved Under SP-07-001.
 - The Traffic Study Dated December, 2005 Was Prepared By Mars Group And Approved Under SP-07-001.
 - A Tree Maintenance Easement Running Along The Edge Of The Public Road Right Of Way As Shown On This Plat Of Subdivision Is Reserved Upon All Lots Fronting On The Said Public Road Right Of Way. This Easement Allows Howard County The Right To Access The Property, When Necessary, For The Specific Purpose Of The Installation, Repair And Maintenance Of County Owned Trees Located Within The Boundaries Of The Private Lots. No Building Or Structure Of Any Kind Shall Be Located On Or Over The Said Easement Area.
 - For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipestem And The Road.
 - Wells Have Been Drilled On Lots Prior To Recordation Of The Final Record Plat.
 - Water Quality Volume (WQV) And Groundwater Recharge Volume (GRV) Requirements Will Be Met By Utilizing Criteria In Accordance With The 2000 Maryland Stormwater Management Design Manual, Chapter 3 "Performance Criteria For Urban BMP Design", Specifically Section 3.3 "Stormwater Infiltration" And Chapter 5 "Stormwater Management Credits For Innovative Site Planning", Specifically Section 5.2 "Disconnection Of Rooftop Runoff Credit" And Section 5.3 "Disconnection Of Non Rooftop Runoff Credit". Since The Proposed 1-Year Peak Discharges To All Study Points Are Less Than The 2.0 cfs Mandated By The Above Mentioned Manual For Channel Protection (CP), Management Of The 1 Year Storm Is Not Required. In Addition, It Should Be Noted That The Maintenance Of The Proposed Stormwater Management Facilities Will Be The Responsibility Of The Individual Homeowners.
 - In Accordance With Section 1616(K)(1) Wetlands Need Not Be Delineated In Cluster Subdivisions. The Wetlands And Buffers Located Within Buildable Preservation Parcel "B" Will Not Be Impacted By The Proposed Lots Or Development.
 - The Forest Stand Delineation And Wetland Delineation For This Project Was Prepared By Eco-Science Professionals, Inc., Dated July, 2006.
 - The Establishment Of The Preservation Parcel For Cluster Lot 1 (Plat No. 19195) Has Been Provided With This Resubdivision Plat As Approved On SP-07-001 And Is Based On 3179 Acres Or 4.25 Acres (-) 1071 Ac. (For Lot 1).
 - This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003 And Amended Zoning Regulations Effective 7/29/06. Development Or Construction On These Lots 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.
 - The Forest Conservation Requirements Per Section 161200 Of The Howard County Code And The Forest Conservation Manual For This Subdivision Will Be Fulfilled By Providing 9.25 Ac. Of On-Site Forest Retention. The Total Forest Conservation Area Is 9.25 Acres. The Forest Conservation Surety Is Not Required For Forest Retention.
 - Articles Of Incorporation Of The Fulton Manor II Homeowners Association, Inc. Is Filed With The State Department Of Assessments And Taxation On 2/26/08. Receipt Number 219104987.
 - This Subdivision Is In Compliance With The Landscaping Requirements Of Section 16124 Of The Howard County Code And The Landscape Manual With A Certified Plan On File With This Final Plat (F-08-102). A Landscape Surety In The Amount Of \$8,850.00 Based On 26 Shade Trees @ \$300/ea And 7 Evergreen Trees @ \$150.00/ea Will Be Addressed With Building Grading Permit Application.
 - The Use In Common Driveway Maintenance Agreement For Lot 6 And Buildable Preservation Parcel "B", Shown Hereon And Lot 1, As Shown On Plat No. 19194 And 19195 Has Been Recorded In The Howard County Land Records In Liber 11821 At Folio 245.
 - Buildable Preservation Parcel "B" Will Be Privately Owned And Maintained And Is Encumbered With An Easement Agreement With Howard County, Maryland And The Fulton Manor II Homeowners Association, Inc. The Easement Entered Into By The Owners Outlines Maintenance Responsibilities Of The Parcel Owners. This Agreement Prohibits Further Subdivision Of The Parcel, Outlines The Maintenance Responsibilities Of The Owner And Enumerates The Uses Permitted On The Property.
 - MD/COE Permit Application Has Been Submitted With Tracking No. 2008-00974-MIS.

Legend

- TOP OF STREAM BANK
- SB - STREAM BANK BUFFER
- LIMIT OF WETLANDS
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- EXISTING 10' PUBLIC TREE MAINTENANCE EASEMENT (PLAT NO. 19194)
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (PLAT NOS. 20775 AND 20776)
- EXISTING PERMANENT 50' WIDE BGE EASEMENT (L. 12562, F. 295)
- EXISTING TEMPORARY CONSTRUCTION EASEMENT (L. 12562, F. 295)
- EXISTING PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOT 6, BUILDABLE PRESERVATION PARCEL "B" AND ALSO LOT 1 (PLAT NOS. 19194 & 19195)
- EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT (L. 3385, F. 0322)
- 15' PRIVATE ENTRANCE FEATURE, LANDSCAPE AND MAINTENANCE EASEMENT

OWNER'S CERTIFICATE

The Preserve At Waverly Glen, L.L.C., By Michael Pfau, Member, Owner Of The Property Shown And Described Hereon, Herby 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, Herby 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 My Hand This 13 Day Of March, 2013.

Michael Pfau
 The Preserve At Waverly Glen, L.L.C.
 By: Michael Pfau, Member

SURVEYOR'S CERTIFICATE

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Was Prepared By Me Or Under My Responsible Charge, That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All The Lands Conveyed By Donald Glenn Upchurch, Successor Trustee Of The Upchurch Living Trust, To The Preserve At Waverly Glen, L.L.C. By Deed Dated 5/19/13 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 14944 At Folio 008; 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.

Terrell A. Fisher 3/13/13
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date December 13, 2013

APPROVED: For Private Water And Private Sewerage Systems
 Howard County Health Department.
B. W. Ryan for *Maura Rosman* 7/3/2013
 Howard County Health Officer Date 2013

APPROVED: Howard County Department Of Planning And Zoning.
Walter D. ... 7/10/13
 Chief, Development Engineering Division Date
Walter D. ... 7/15/13
 Director Date

RECORDED AS PLAT No. **22479** ON **7/19/13**
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Fulton Manor II
Lots 2 Thru 7, And Buildable Preservation Parcel "B"
 (A Resubdivision Of Non-Buildable Bulk Parcel "A" Fulton Manor II - Plat Nos. 19194 And 19195 And Deeded Parcel Recorded In Liber 12050 At Folio 319)
 Zoned: RR-DEO
 Tax Map: 40 Parcels: 94 And P/O 205 Grid: 6
 Fifth Election District
 Howard County, Maryland
 Scale: 1" = 100'
 Date: March 13, 2013
 Sheet 1 of 3

F-08-102

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 2 Thru 7 And Buildable Preservation Parcel 'B', Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Lot(s). Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A 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 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

- TOP OF STREAM BANK
- STREAM BANK BUFFER
- LIMIT OF WETLANDS
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- EXISTING 10' PUBLIC TREE MAINTENANCE EASEMENT (PLAT NO. 19194)
- 10' PUBLIC TREE MAINTENANCE EASEMENT
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (PLAT NOS. 20775 AND 20776)
- EXISTING EASEMENT 50' WIDE BCE EASEMENT (L. 12562, P. 269)
- EXISTING TEMPORARY CONSTRUCTION EASEMENT (L. 12562, P. 229)
- EXISTING PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOT 6 BUILDABLE PRESERVATION PARCEL 'B' AND ALSO LOT 1 (PLAT NOS. 19194 & 19195)
- EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT (L. 3365, P. 0322)
- 15' PRIVATE ENTRANCE FEATURE, LANDSCAPE AND MAINTENANCE EASEMENT

ESTATE OF ELIZABETH SMITH
LIBER 181, FOLIO 261
TAX MAP 40, PARCEL 94
ZONED: RR-DEO

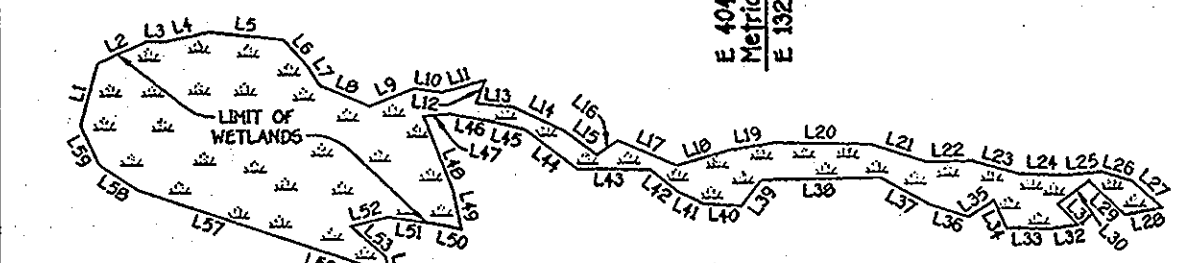
Part Of Buildable Preservation Parcel 'B'
Area This Sheet = 12.094 Ac.
Total Area = 25.003 Ac.

NON-BUILDABLE BULK PARCEL 'A' FULTON MANOR II LOT 1 AND NON-BUILDABLE BULK PARCEL 'A' PLAT NOS. 19194 THRU 19195

Part of Existing Private Use-in-Common Access Easement Across Lot 6 & Buildable Preservation Parcel 'B'. For The Use And Benefit Of Lot 6, Buildable Preservation Parcel 'B' And Also Lot 1, As Shown On Plat Fulton Manor II, Plat Nos. 19194 Thru 19195, Maintenance Agreement Recorded Among The Land Records Of Howard County, Maryland In Liber 11821 At Folio 245.

Part Of Existing Public Forest Conservation Easement No. 1 (Reforestation) (Plat Nos. 20775 And 20776)

Owner/Developer
The Preserve At Waverly Glen, L.L.C.
c/o Michael Pfau, Member
3675 Park Avenue
Ellicott City, Maryland 21043
410-480-0023



Wetlands Detail
Scale: 1"=100'

Area Tabulation This Sheet

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	11.08 Ac.
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	12.094 Ac.
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	13.202 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.
TOTAL AREA TO BE RECORDED	13.202 Ac.

The Requirements S3-108, 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

Terrell A. Fisher 3/13/13 Date
Terrell A. Fisher, L.S. #10692 (Registered Land Surveyor)
Michael Pfau 3/13/13 Date
The Preserve At Waverly Glen, L.L.C.
By: Michael Pfau, Member

Limit Of Wetlands Line Table

LINE	BEARING	LENGTH
L1	N 15°29'39" E	33.74'
L2	N 66°11'31" E	28.14'
L3	S 87°26'47" E	9.30'
L4	N 76°51'20" E	23.75'
L5	S 83°37'49" E	38.89'
L6	S 41°56'17" E	19.11'
L7	S 32°00'52" E	11.62'
L8	S 67°29'12" E	28.01'
L9	N 68°21'10" E	24.85'
L10	S 81°01'04" E	14.53'
L11	N 74°31'52" E	23.58'
L12	S 21°20'45" W	12.92'
L13	S 84°19'30" E	19.33'
L14	S 64°54'29" E	29.30'
L15	S 52°48'07" E	21.07'
L16	N 55°50'20" E	13.07'
L17	S 66°39'02" E	33.32'
L18	N 73°42'04" E	27.89'
L19	N 80°43'58" E	24.15'
L20	S 89°00'25" E	49.97'
L21	S 72°21'25" E	30.32'
L22	N 89°29'39" E	24.47'
L23	S 73°53'47" E	24.82'
L24	S 88°27'49" E	25.26'
L25	N 84°33'05" E	17.89'
L26	S 73°02'02" E	16.19'
L27	S 47°57'27" E	21.03'
L28	S 79°18'05" W	19.63'
L29	N 46°23'00" W	25.81'
L30	S 53°10'48" W	19.89'
L31	S 41°58'18" E	15.38'
L32	S 82°57'29" W	13.32'
L33	N 89°40'05" W	23.91'
L34	N 23°21'23" W	16.14'
L35	S 57°02'34" W	15.90'
L36	N 71°56'45" W	20.47'
L37	N 61°23'54" W	29.89'
L38	S 89°04'20" W	61.78'
L39	S 35°48'23" W	17.04'
L40	N 86°13'57" W	19.55'
L41	N 64°43'57" W	14.33'
L42	N 51°55'38" W	19.02'
L43	N 88°53'00" W	37.70'
L44	N 53°00'47" W	34.28'
L45	N 76°12'02" W	15.95'
L46	N 78°52'23" W	23.89'
L47	S 84°16'29" W	13.73'
L48	S 21°18'39" W	42.07'
L49	S 11°32'00" W	20.71'
L50	N 76°32'41" W	10.22'
L51	N 81°22'51" W	28.27'
L52	S 76°19'51" W	20.00'
L53	S 48°07'47" E	24.04'
L54	S 12°49'22" E	17.78'
L55	N 50°41'32" W	21.26'
L56	N 71°28'33" W	39.52'
L57	N 71°22'25" W	83.27'
L58	N 58°18'52" W	23.92'
L59	N 25°26'28" W	22.99'

N 168097.5379
Metric
N 551500

N 167945.1376
Metric
N 551000

E 405384.8419
Metric
E 1330000

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 481 - 2955

APPROVED: For Private Water And Private Sewerage Systems
Howard County Health Department.

Rajivon for Monica Rosman 7/3/2013
Howard County Health Officer Date *1990*

APPROVED: Howard County Department Of Planning And Zoning.

Michael Pfau 7/10/13
Chief, Development Engineering Division Date

Michael Pfau 7/15/13
Director Date

OWNER'S CERTIFICATE

The Preserve At Waverly Glen, L.L.C., By Michael Pfau, Member, Owner 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 Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This *13th* Day Of *March*, 2013.

Michael Pfau
The Preserve At Waverly Glen, L.L.C.
By: Michael Pfau, Member

Terrell A. Fisher
Witness

SURVEYOR'S CERTIFICATE

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Was Prepared By Me Or Under My Responsible Charge, That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All The Lands Conveyed By Donald Glenn Upchurch, Successor Trustee Of The Upchurch Living Trust, To The Preserve At Waverly Glen, L.L.C. By Deed Dated *5/20/13* And Recorded Among The Land Records Of Howard County, Maryland In Liber No. *14994* At Folio *609* 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.

Terrell A. Fisher 3/13/13
Terrell A. Fisher, Professional Land Surveyor No. 10692
Expiration Date December 13, 2013

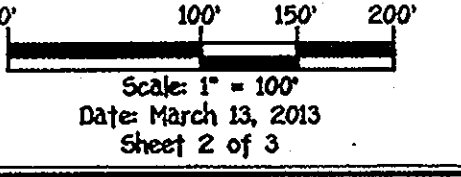


RECORDED AS PLAT No. *22480* ON *7/19/13*
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Fulton Manor II
Lots 2 Thru 7, And Buildable Preservation Parcel 'B'

(A Resubdivision Of Non-Buildable Bulk Parcel 'A' Fulton Manor II - Plat Nos. 19194 And 19195 And Deeded Parcel, Liber 12050 At Folio 319)

Zoned: RR-DEO
Tax Map: 40 Parcels: 94 And P/O 205 Grid: 6
Fifth Election District
Howard County, Maryland



F-08-102

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 2 Thru 7 And Buildable Preservation Parcel 'B'. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot(s). Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A 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 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.

RAYMOND REGAN
MARIAN REGAN
LIBER 721, FOLIO 293
TAX MAP 34, PARCEL 200
ZONED: RR-DEO

The Requirements §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.
Terrell A. Fisher, L.S. #10692
(Registered Land Surveyor)
Michael Pfau
The Preserve At Waverly Glen, L.L.C.
By: Michael Pfau, Member
3/13/13 Date
3/13/13 Date

General Notes Continued

- 36. Plat Subject To WP-09-152 Which The Planning Director On April 14, 2009 Approved A Waiver To Section 16.144(p) And Section 16.144(q) To:
 - (1) Extend Submission Of Developers Agreement And Payment Of Fees To September 20, 2009.
 - (2) Extend Submission Of Final Plat For Recordation To November 19, 2009.
- 39. Plat Subject To WP-09-152 Which The Planning Director On September 9, 2009 Approved A Waiver To Section 16.144(p) And Section 16.144(q) To:
 - (1) Extend Submission Of Developers Agreement And Payment Of Fees To October 28, 2010.
 - (2) Extend Submission Of Final Plat For Recordation To December 27, 2010.
- 40. Plat Subject To WP-09-152 Which The Planning Director On September 14, 2010 Approved A Waiver To Section 16.144(p) And Section 16.144(q) To:
 - (1) Extend Submission Of Developers Agreement And Payment Of Fees To October 28, 2011.
 - (2) Extend Submission Of Final Plat For Recordation To December 27, 2011.
- 41. Plat Subject To WP-09-152 Which The Planning Director On August 9, 2011 Approved A Waiver To Section 16.144(p) And Section 16.144(q) To:
 - (1) Extend Submission Of Developers Agreement And Payment Of Fees To October 28, 2012.
 - (2) Extend Submission Of Final Plat For Recordation To December 27, 2012.

Legend

- TOP OF STREAM BANK
- STREAM BANK BUFFER
- LIMIT OF WETLANDS
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- EXISTING 10' PUBLIC TREE MAINTENANCE EASEMENT (PLAT NO. 19194)
- 10' PUBLIC TREE MAINTENANCE EASEMENT
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (PLAT NOS. 20775 AND 20776)
- EXISTING PERMANENT 50' WIDE BGE EASEMENT (L. 12562, F. 205)
- EXISTING TEMPORARY CONSTRUCTION EASEMENT (L. 12562, F. 205)
- EXISTING PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOT 6, BUILDABLE PRESERVATION PARCEL 'B' AND ALSO LOT 1 (PLAT NOS. 19194 & 19195)
- EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT (L. 3305, F. 0322)
- 15' PRIVATE ENTRANCE FEATURE, LANDSCAPE AND MAINTENANCE EASEMENT

Owner/Developer

The Preserve At Waverly Glen, L.L.C.
c/o Michael Pfau, Member
3675 Park Avenue
Ellicott City, Maryland 21043
410-480-0023

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PKWY
ELLICOTT CITY, MARYLAND 21042
(410) 481-2895

Area Tabulation This Sheet

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	12.306 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	12.306 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	12.306 Ac.±

APPROVED: For Private Water And Private Sewerage Systems
Howard County Health Department.

Bradford for Maura Roseman 7/3/2013
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Michael Pfau 7/10/13
Chief, Development Engineering Division Date

Kat Shindler 7/15/13
Director Date

OWNER'S CERTIFICATE

The Preserve At Waverly Glen, L.L.C., By Michael Pfau, Member, Owner 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 Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 13 Day Of March, 2013.

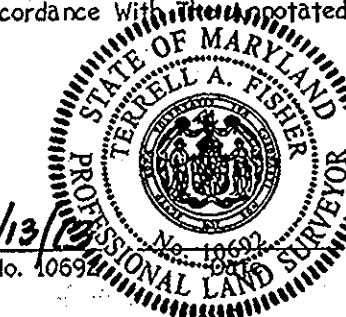
Michael Pfau
The Preserve At Waverly Glen, L.L.C.
By: Michael Pfau, Member

James Stearn
Witness

SURVEYOR'S CERTIFICATE

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct: That It Was Prepared By Me Or Under My Responsible Charge, That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All The Lands Conveyed By Donald Glenn Upchurch, Successor Trustee Of The Upchurch Living Trust, To The Preserve At Waverly Glen, L.L.C. By Deed Dated 8/13/13 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 14314 At Folio 009 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.

Terrell A. Fisher 3/13/13
Terrell A. Fisher, Professional Land Surveyor No. 10692
Expiration Date December 13, 2013



RECORDED AS PLAT No. 22481 ON 7/19/13
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Fulton Manor II
Lots 2 Thru 7, And Buildable Preservation Parcel 'B'

(A Resubdivision Of Non-Buildable Bulk Parcel 'A' Fulton Manor II - Plat Nos. 19194 And 19195 And Deeded Parcel, Liber 12050 At Folio 319)

Zoned: RR-DEO
Tax Map: 40 Parcels: 94 And P/O 205 Grid: 6
Fifth Election District
Howard County, Maryland

Scale: 1" = 100'
Date: March 13, 2013
Sheet 3 of 3

F-08-102