

1:2004(04041)dwg RECORD PLATS/RECORD PLAT-PARCELS I & J-SHEET 1.dwg, 7/1/2008 2:37:30 PM, \\f0067124" Mylar

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
1036	53674.4541	1339519.3101	163601.560835	408286.302323
1037	537056.6641	1339475.1514	163695.198626	408272.842737
1510	538019.9236	1340969.9642	163988.800699	408728.462573
1511	537831.4617	1340820.0273	163931.357408	408682.761715
1512	537997.4013	1340415.8166	163981.935903	408559.558076
1513	537963.2710	1340379.3176	163971.532953	408548.433147
1514	538006.8208	1340338.3514	163984.806957	408535.946632
1515	538015.8694	1340330.4264	163987.564996	408533.531062
1516	537927.8318	1340254.5640	163960.731075	408510.408159
1517	537762.5697	1340112.9279	163910.359083	408467.237397
1518	537278.0419	1339685.8369	163762.674710	408337.059812
6277	536933.3650	1339618.0001	163657.616984	408316.383090
6279	536924.1147	1339602.2595	163654.797486	408311.585358
6285	537033.9699	1339697.0026	163688.281404	408340.463104
6292	537092.2277	1339761.6233	163706.038437	408360.159549
6297	537128.2682	1339803.9571	163717.023590	408373.062924
6329	537637.1721	1340252.5387	163872.137802	408509.790842
6343	537718.5905	1340480.3813	163896.954194	408579.237435
6347	537704.2069	1340568.4409	163892.570070	408606.078042
6354	537715.4252	1340669.9176	163895.989409	408637.008188
6374	537752.5667	1340762.3397	163907.310170	408665.178510
6391	537829.6390	1340864.4974	163930.201832	408696.316235
6423	537996.5552	1340988.0958	163981.677995	408737.037104
6478	536726.8027	1339547.5654	163594.656682	408294.914551
6479	536768.4318	1339580.9381	163607.345243	408305.086572
6480	536830.2821	1339587.2103	163626.197266	408306.998358
6495	537839.6827	1340870.1864	163933.863167	408698.050254
6497	537871.8856	1340882.7033	163943.678644	408701.865413
6498	537885.4052	1340885.4088	163947.799429	408702.690045
6517	537944.6716	1340940.8548	163965.863854	408719.590028
6518	537959.5150	1340968.4565	163970.388141	408728.003026

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

Terrill A. Fisher 6/18/08
Date
TERRILL A. FISHER, L.S. #10692
(Registered Land Surveyor)

John Liparini 6/23/08
Date
Ice Crystal, LLC Owners
By John Liparini, Managing Member

General Notes: Continued

- Public Water And Sewer To Be Utilized For This Site.
- The Property Is Within The Metropolitan District.
- Stormwater Management For The Overall Cherrytree Park Project Is Provided By A Combination Of Four SWM Facilities. Two Extended Detention Wet Ponds Built Under F-01-14 As Facilities No. 1 And No. 2. An Underground SWM Facility No. 4 Built As Part Of SDP-05-22. For This Final Phase, SWM Facility #3 Will Be Constructed Underground With Water Quality Provided By A Stormceptor And To Be Located On Bulk Parcel 'I'.
- The 65 dBA Noise Contour Line Drawn On This Plat Is Advisory As Required By The Howard County Design Manual, Chapter 5, Revised February, 1992 And Cannot Be Considered To Exactly Locate The 65 dBA Noise Exposure. The 65 dBA Noise Line Was Established By Howard County To Alert Developers, Builders And Future Residents That Areas Beyond This Threshold May Exceed Generally Accepted Noise Levels Established By The U.S. Department Of Housing And Urban Development.

Reservation Of Public Utility Easements

Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage And Other Public Utilities, Located In, On, Over, And Through Bulk Parcels 'I' And 'J'. Any Conveyances Of The Aforesaid Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds) Conveying Said Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deeds) Of Easement In The Land Records Of Howard County.

Curve Data Tabulation

Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Bearing & Distance
6279-6277	25.00'	18.69'	42°50'00"	9.81'	N 59°33'30" E 18.26'
6285-6292	25.00'	87.43'	19°38'42"	44.15'	S 47°57'51" W 87.00'
6292-6297	195.00'	55.79'	16°23'30"	28.09'	N 49°35'27" E 55.60'
6329-6343	250.00'	252.56'	57°52'54"	138.24'	S 70°20'09" W 241.95'
6347-6354	190.00'	103.36'	31°10'13"	53.00'	N 83°41'30" E 102.09'
6374-6391	245.00'	129.47'	30°16'42"	66.29'	N 52°58'03" E 127.97'
6391-6495	40.00'	11.58'	16°35'32"	5.83'	N 29°31'42" E 11.54'
6480-6279	50.00'	125.43'	143°43'37"	152.65'	S 09°08'42" W 95.03'
6497-6498	40.00'	13.86'	19°50'54"	7.00'	N 11°10'59" E 13.79'
6498-6517	61.00'	88.79'	83°24'04"	54.35'	S 43°05'33" W 81.16'
6517-6518	40.00'	32.20'	46°07'35"	17.03'	N 61°43'47" E 31.34'

This subdivision is subject to Section 18.122B of the Howard County Code. Public water and public sewer service has been granted under the terms and provisions, thereof, effective 9/12/08 On Which Date Developer Agreement 24-4542-0 was filed and accepted.

TOTAL AREA TABULATION

	Total
Total Number Of Buildable Lots To Be Recorded	0
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Bulk Parcels To Be Recorded	2
Total Number Of Lots/Parcels To Be Recorded	2
Total Area Of Buildable Lots To Be Recorded	0.000 Ac.±
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.±
Total Area Of Bulk Parcels To Be Recorded	7.994 Ac.±
Total Area Of Lots/Parcels To Be Recorded	7.994 Ac.±
Total Area Of Roadway To Be Recorded	0.000 Ac.±
Total Area To Be Recorded	7.994 Ac.±

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

Richard J. Davis 8/5/08
Howard County Health Officer SD Date

APPROVED: Howard County Department Of Planning And Zoning.

John Liparini 8/28/08
Chief, Development Engineering Division Date

Mark M. Loyell 9/15/08
Director Date

OWNER'S CERTIFICATE

Ice Crystal, LLC, By John Liparini, 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 Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 23rd Day Of June, 2008.

John Liparini
Ice Crystal, LLC, Owners
By: John Liparini, Managing Member

Terrill A. Fisher
Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Cherrytree Park, L.L.C. to Ice Crystal, LLC by deed dated January 9, 2006 and recorded in the Land Records of Howard County, Maryland in Liber No. 9798 at Folio 443, 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, Maryland as shown, in accordance with the Annotated Code of Maryland, as amended.

Terrill A. Fisher 6/18/08
TERRILL A. FISHER, L.S. #10692
PROFESSIONAL LAND SURVEYOR
Date

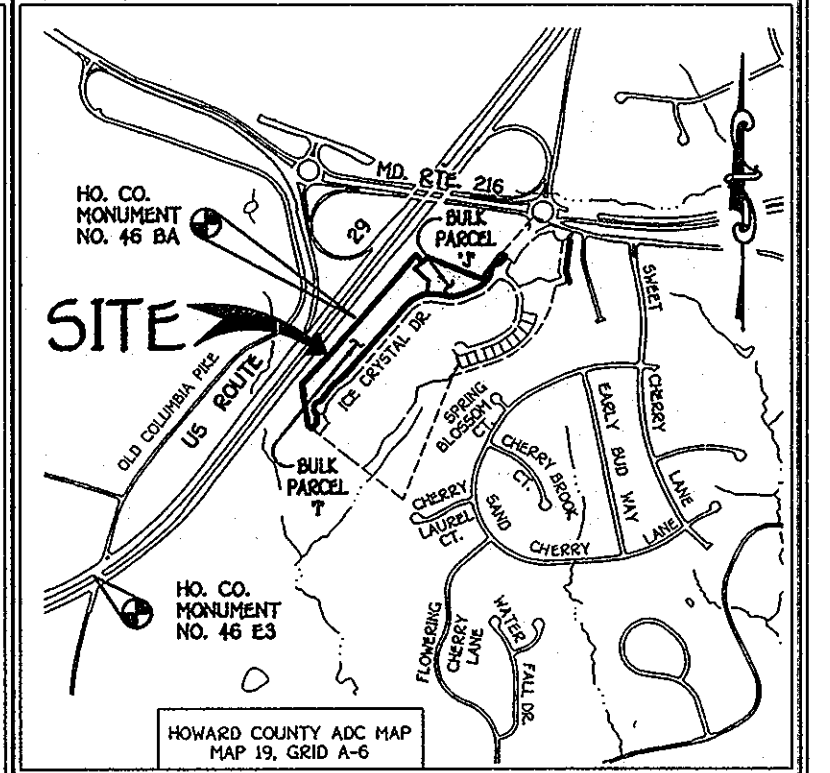
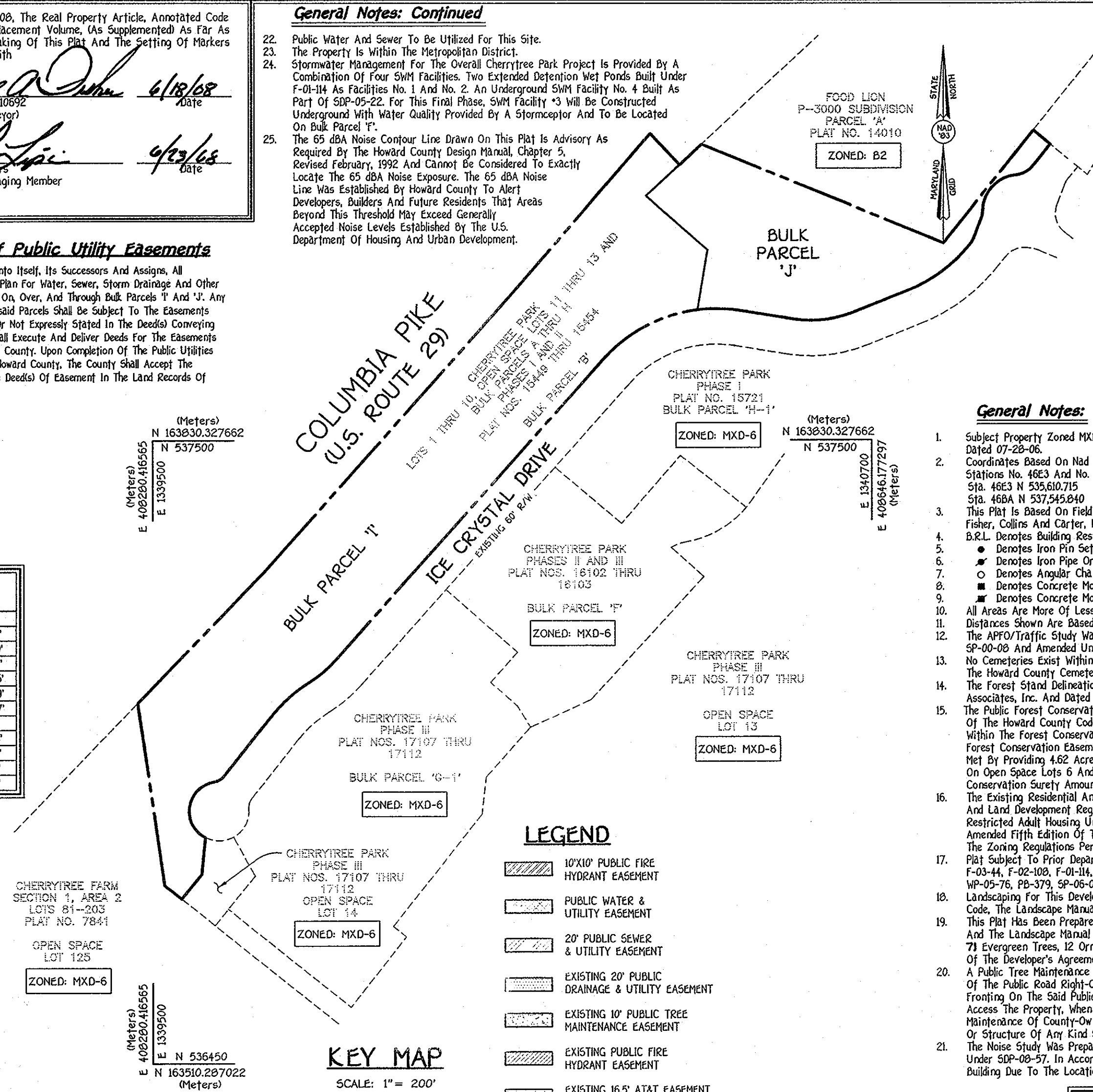
RECORDED AS PLAT No. 20209 ON 9/18/08
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

CHERRYTREE PARK
BULK PARCELS 'I' AND 'J',
PHASES I AND II

A Resubdivision Of Bulk Parcel 'B', As Shown On Plats Entitled "Cherrytree Park, Lots 1 Thru 10, Open Space Lots 11 Thru 13 And Bulk Parcels 'A' Thru 'H', Phases I And II" And Recorded As Plat Nos. 15449 Thru 15454.

Zoned: MXD-6
Tax Map: 46, Parcel 156, Grid 4
Sixth Election District
Howard County, Maryland

Scale: As Shown
Date: June 18, 2008 Sheet 1 of 2



VICINITY MAP
SCALE: 1" = 2,000'

General Notes:

- Subject Property Zoned MXD-6 Per The 02-02-04 Zoning Regulations And The Comp-Life Zoning Amendments Dated 07-28-06.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 46E3 And No. 46BA. Sta. 46E3 N 535,610.715 E 1,337,927.633 Sta. 46BA N 537,545.840 E 1,339,849.050
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About December 2000, By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- 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.
- All Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- The APFO/Traffic Study Was Prepared By The Traffic Group, Inc. And Is Dated July, 2000 And Approved Under SP-00-08 And Amended Under The SP-06-017 And Approved On May 10, 2007.
- No Cemeteries Exist Within This Subdivision By Visual Observation And Based On An Examination Of The Howard County Cemetery Inventory Map.
- The Forest Stand Delineation, Forest Conservation And Wetlands Analysis Was Prepared By McCarthy And Associates, Inc. And Dated July, 2000 As Part Of SP-00-08.
- The Public Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 16.120 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 Forest Conservation Requirements For The Entire Site Were Met By Providing 4.62 Acres Of On-Site Forest Retention And 5.89 Acres Of Off-Site Afforestation Planting On Open Space Lots 6 And 129 Of The Ashleigh Knolls Subdivision Known As F-93-116 And F-96-22. The Forest Conservation Surety Amount For This Project Was \$188,533.40 Under F-01-14.
- The Existing Residential And Retail Uses Are Grandfathered To The Fourth Edition Of The Subdivision And Land Development Regulations As Developed Under SP-00-08 And ZB Case No. 9734. The Proposed Age Restricted Adult Housing Units That Are To Be Developed Under SDP-08-057 Are Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill No. 45-2003 And The Zoning Regulations Per Council Bill No. 75-2003.
- Plat Subject To Prior Department Of Planning And Zoning File Nos. ZB-1042M, ZB 973M, SP-00-08, PB-347, F-03-44, F-02-108, F-01-114, F-03-153, F-04-101, F-04-112, SDP-02-111, SDP-03-52, SDP-04-02, SDP-05-22, WP-05-76, PB-379, SP-06-017, SDP-07-051, SDP-04-157 & SDP-08-57.
- Landscape For This Development Shall Be Provided In Accordance With Section 16.124 Of The Howard County Code, The Landscape Manual And The Development Criteria Addendums Approved Under ZB Case No. 9734.
- This Plat Has Been Prepared In Accordance With The Provisions Of Section 16.124 Of The Howard County Code And The Landscape Manual And Was Provided Under SDP-08-57. Financial Surety For The Required 101 Shade & 71 Evergreen Trees, 12 Ornamental Trees, 94 Shrubs And 272 L.F. Of Retaining Wall Will Be Posted As Part Of The Developer's Agreement In The Amount Of \$51,010.00.
- A Public Tree Maintenance Easement, Ten Feet In Width, 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 Installation, Repair And Maintenance Of County-Owned Trees Located Within The Boundaries Of Private Lots. No Building Or Structure Of Any Kind Shall Be Located On Or Over The Said Easement Area.
- The Noise Study Was Prepared By Mars Group, Dated February, 2006, Updated May, 2006 And Was Provided Under SDP-08-57. In Accordance With This Study, Balconies Are Not Permitted On The West Side Of The Building Due To The Location Of The 65 dBA Line Unless Mitigated.

OWNER/DEVELOPER
ICE CRYSTAL, LLC
8835-P COLUMBIA 100 PARKWAY
COLUMBIA, MARYLAND 21045
(PH) 410-730-0810
ATTN: MR. JOHN LIPARINI

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

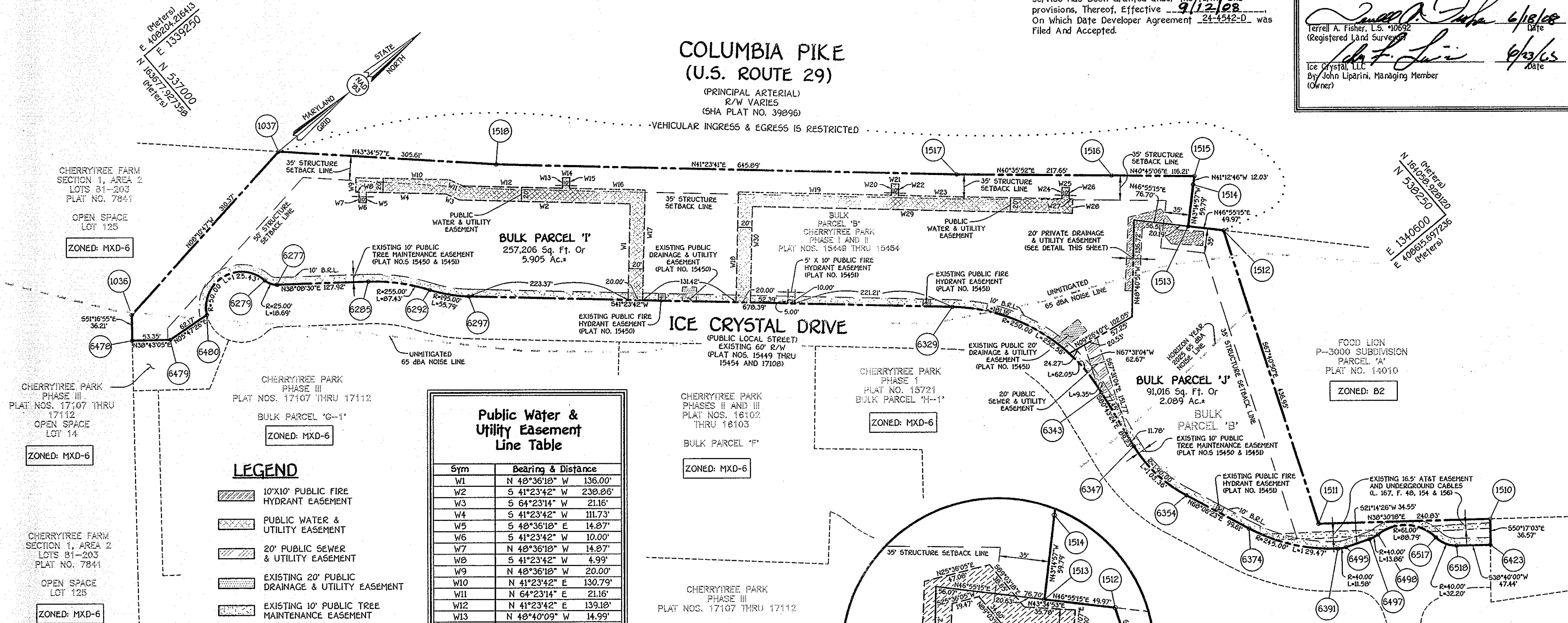
Terrell A. Fisher 6/18/08
 Terrell A. Fisher, L.S. #10692 Date
 (Registered Land Surveyor)

John Liparini 6/15/08
 Ice Crystal, LLC Date
 By: John Liparini, Managing Member (Owner)

This subdivision is subject to Section 18.122B of the Howard County Code. Public water and public sewer service Has Been Granted under the terms and provisions, Thereof, Effective 9/12/08 On Which Date Developer Agreement 24-1542-D was Filed And Accepted.

COLUMBIA PIKE
 (U.S. ROUTE 29)
 (PRINCIPAL ARTERIAL)
 R/W VARIES
 (SHA PLAT NO. 39896)

VEHICULAR INGRESS & EGRESS IS RESTRICTED



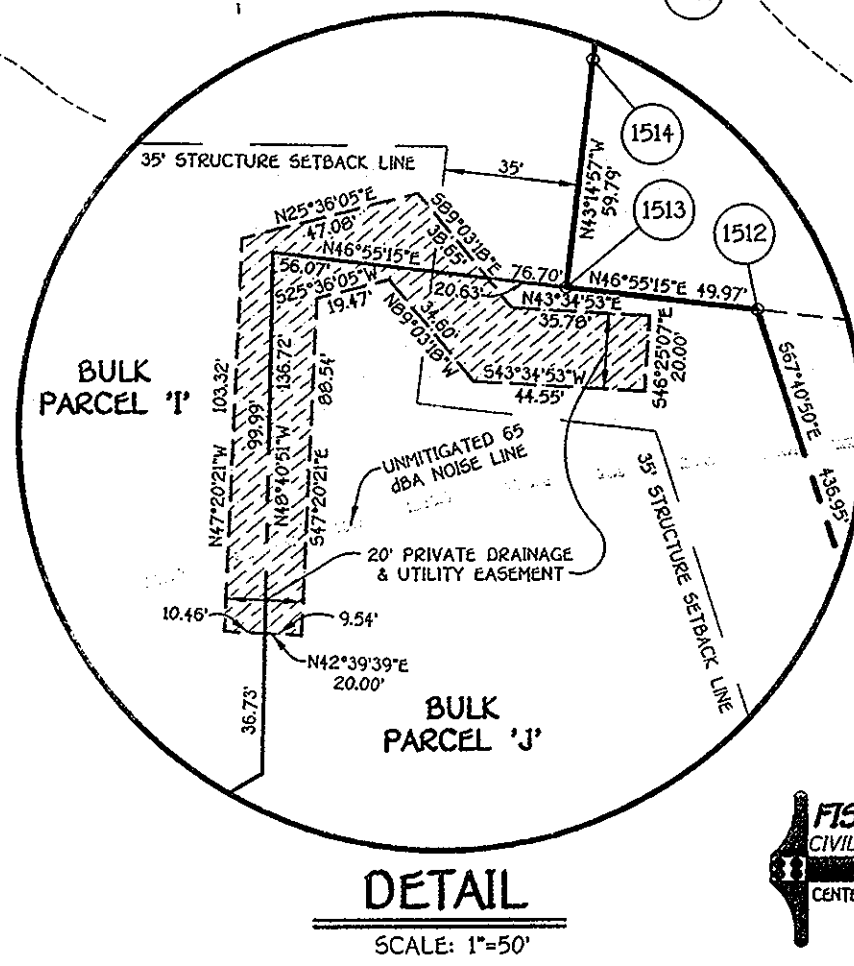
- LEGEND**
- 10'x10' PUBLIC FIRE HYDRANT EASEMENT
 - PUBLIC WATER & UTILITY EASEMENT
 - 20' PUBLIC SEWER & UTILITY EASEMENT
 - EXISTING 20' PUBLIC DRAINAGE & UTILITY EASEMENT
 - EXISTING 10' PUBLIC TREE MAINTENANCE EASEMENT
 - EXISTING PUBLIC FIRE HYDRANT EASEMENT
 - EXISTING 16.5' AT&T EASEMENT AND UNDERGROUND CABLES
 - 20' PRIVATE DRAINAGE & UTILITY EASEMENT

Public Water & Utility Easement Line Table

Sym	Bearing & Distance
W1	N 48°36'18" W 136.00'
W2	S 41°23'42" W 238.86'
W3	S 64°23'14" W 21.16'
W4	S 41°23'42" W 111.73'
W5	S 48°36'18" E 14.87'
W6	S 41°23'42" W 10.00'
W7	N 48°36'18" W 14.87'
W8	S 41°23'42" W 4.99'
W9	N 48°36'18" W 20.00'
W10	N 41°23'42" E 130.79'
W11	N 64°23'14" E 21.16'
W12	N 41°23'42" E 139.18'
W13	N 48°40'09" W 14.99'
W14	N 41°19'51" E 10.00'
W15	S 48°40'09" E 15.01'
W16	N 41°23'42" E 240.71'
W17	S 48°36'18" E 156.00'
W18	N 48°36'18" W 156.01'
W19	N 41°23'42" E 214.64'
W20	N 48°36'18" W 15.99'
W21	N 41°23'42" E 10.00'
W22	S 48°36'18" E 15.99'
W23	N 41°23'42" E 229.33'
W24	N 48°36'18" W 15.99'
W25	N 41°23'42" E 10.00'
W26	S 48°36'18" E 15.99'
W27	N 41°23'42" E 5.00'
W28	S 48°36'18" E 20.00'
W29	S 41°23'42" W 448.97'
W30	S 48°36'18" E 136.01'

AREA TABULATION FOR SHEET 2

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BULK PARCELS TO BE RECORDED	2
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.
TOTAL AREA OF BULK PARCELS TO BE RECORDED	7.994 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	7.994 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.
TOTAL AREA TO BE RECORDED	7.994 Ac.±



Reservation Of Public Utility Easements

"Developer Reserves unto itself, its Successors and Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage And Other Public Utilities, Located In, On, Over, And Through Bulk Parcels 'I' And 'J'. Any Conveyances Of The Aforesaid Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deeds(s) Of Easement In The Land Records Of Howard County."

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTHORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461 - 2055

OWNER/DEVELOPER
 ICE CRYSTAL, LLC
 8835-P COLUMBIA 100 PARKWAY
 COLUMBIA, MARYLAND 21045
 (PH) 410-730-0810
 ATTN: MR. JOHN LIPARINI

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

Michael J. Davis 6/5/08
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

John Liparini 6/15/08
 Chief, Development Engineering Division Date

John Liparini 6/15/08
 Director Date

OWNER'S CERTIFICATE

Ice Crystal, LLC, By John Liparini, 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 Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 25th Day Of JUNE, 2008.

John Liparini
 Ice Crystal, LLC, Owners
 By: John Liparini, Managing Member

Terrell A. Fisher
 Witness

SURVEYOR'S CERTIFICATE

I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Cherrytree Park, L.L.C. To Ice Crystal, LLC By Deed Dated January 9, 2006 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 9798 At Folio 443, 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, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 6/18/08
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 20210 ON 9/18/08
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

CHERRYTREE PARK
BULK PARCELS 'I' AND 'J',
PHASES I AND II

A Resubdivision Of Bulk Parcel 'B', As Shown On Plats Entitled "Cherrytree Park, Lots 1 Thru 10, Open Space Lots 11 Thru 13 And Bulk Parcels 'A' Thru 'H', Phases I And II" And Recorded As Plat Nos. 15449 Thru 15454.

Zoned: MXD-6
 Tax Map: 45, Parcel: 156, Grid: 4
 Sixth Election District, Howard County, Maryland

Scale: 1" = 100'
 Date: June 18, 2008 Sheet 2 of 2

F-08-170

I:\2004\04041.dwg RECORD PLATS\RECORD PLAT-PARCELS I & J-SHEET 2.dwg, 7/1/2008 2:38:48 PM, \FC06724" Mylar