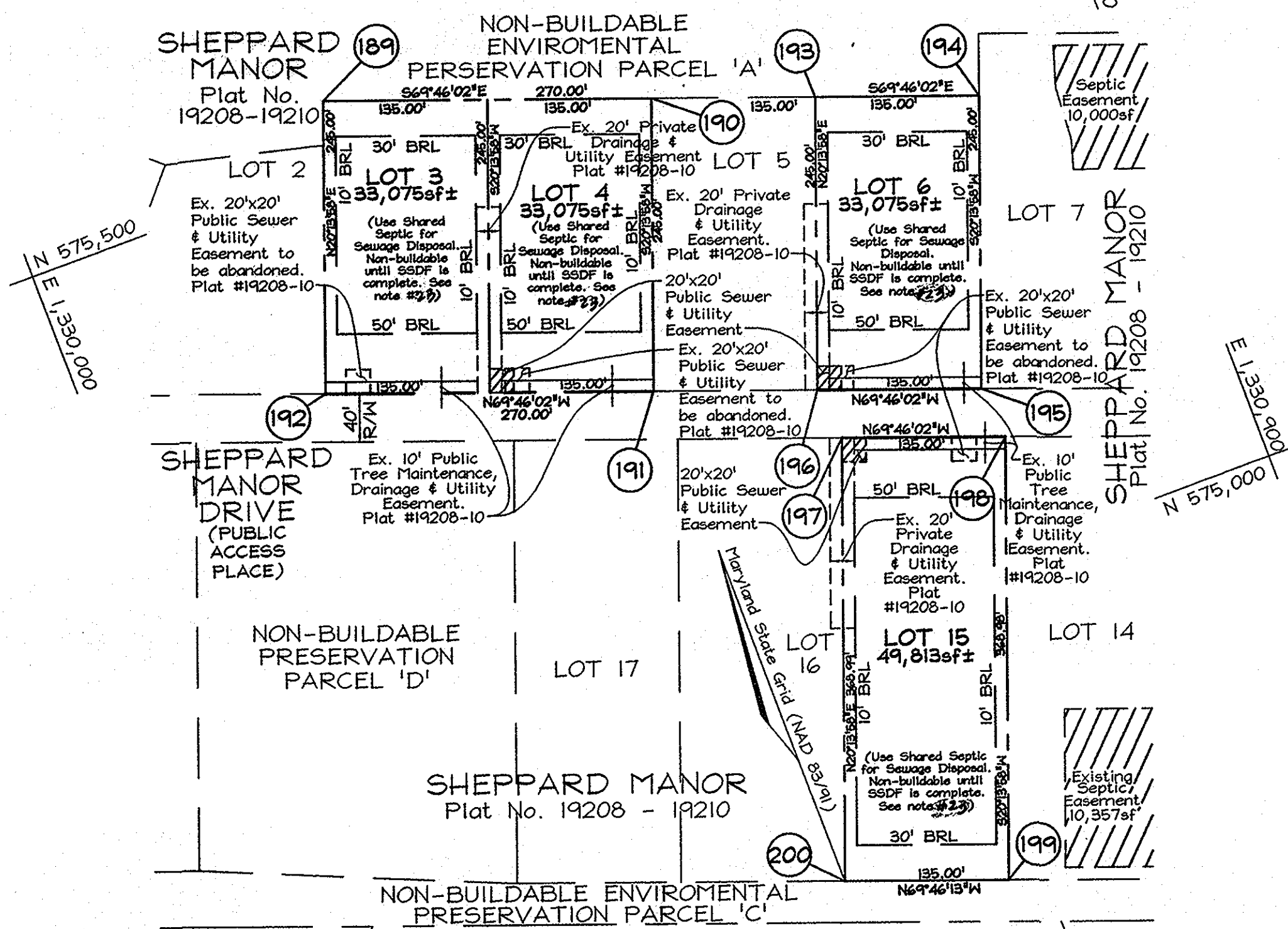
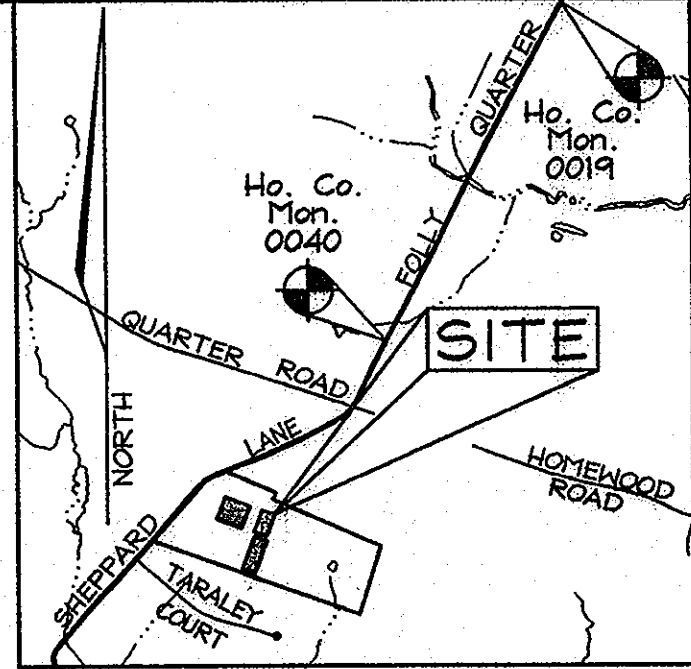


GENERAL NOTES

- The subject property is zoned "RC-DEO" per the 2/02/04 Comprehensive Zoning Plan and per the Comp. Lite Zoning Regulation amendments effective on 07/28/06.
- Coordinates based on NAD '83/91, Maryland Coordinate System as projected by Howard County. Geodetic Control Stations no. 0019 and no. 0040 (last adjustment 06/26/99). \odot Denotes approximate location (see vicinity map).
Sta. 0019 N 580,468.128 E 1,333,675.518 El.: 385.846 (feet)
Sta. 0040 N 577,270.584 E 1,332,002.575 El.: 365.309 (feet)
- This plat complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation by retaining 6.52 acres and planting 0.85 acres of forest within Forest Conservation Easement 1, and retaining 4.99 acres of forest within Forest Conservation Easement 2.
Total retention = 11.51 acres. Total planting provided = 0.85 acres.
Provided under F-06-99.
- BRL Denotes Building Restriction Line.
- Private water and private sewerage systems for Lots 7 thru 14 and private water and public sewer systems for Lots 1 thru 6 and Lots 15 thru 19 will be used within this site.
- The lots shown herein comply with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.
- All wells have been drilled.
- Ground water appropriation permit number HO2005G007 (01).
- A.P.F.O. traffic study prepared by Street Traffic Studies, Ltd., September 24, 2004, and approved under SP-05-08 on June 15, 2005.
- Wetlands delineation and report and Forest Stand delineation prepared by Exploration Research Inc. and approved under SP-05-08 on June 15, 2005.
- The project is not within the metropolitan district.
- The project is in conformance with the latest Howard County Standards unless waivers have been approved.
- S.W.M. for cpy and way is provided in a Micro Pool Extended Detention facility and grass channels. Rev will be provided in grass swales. The facility will be privately owned with joint maintenance by the H.O.A. and Howard County.
- Grading, removal of vegetative cover or trees, paving and new structures shall not be permitted within the limits of wetlands, stream(s), or their required buffers, floodplain and forest conservation easement areas. The breach of the existing dam is considered a necessary disturbance.
- Areas shown are more or less.
- Articles of Incorporation for the Homeowners Association were accepted by the State Dept. of Assessment and Taxation on September 14, 2006, Incorporation number DI1501236.
- This Plat is based on a field run monumented boundary survey performed on or about 1/12/04 by FSH Associates.
- Landscape met under F-06-99.
- 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 (14 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 14% 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 clearances - minimum 12 Feet;
G) Maintenance - sufficient to ensure all weather use
- This 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.
- Lots 1 thru 6 and Lots 15 thru 19 are utilizing a Public Shared Septic System, owned and maintained by Howard County, Maryland.
- The scenic road exhibit for this project was approved under SP-05-08.
- Lots 1 thru 6 and 15 thru 19 of this subdivision are connected to the Shared Sewage Disposal Facility governed by Section 16.1200 et seq. of the Howard County Code. The developer is obligated to construct the Facility under the provisions of the Developer Agreement Number 50-4957D dated May 3, 2007. A building permit for lots 1 thru 6 and 15 thru 19 may not be issued until the construction of the Facility is completed. Activity on these lots is restricted and is subject to the Declaration of Covenants, Conditions, Right-of-Entry, and Restrictions for Shared Sewage Disposal Facility intended to be recorded among the Land records of Howard County, Maryland. Lots 1 thru 6 and 15 thru 19 shall be assessed Shared Sewage Disposal Facilities Charges and Assessments pursuant to Sections 20.800 et seq. of Howard County Code.
- Non-buildable, Howard County owned, preservation parcel 'B' is subject to the conditions and restriction applicable to a "preservation parcel" as set forth in the Zoning Regulations of Howard County, Maryland which shall continue to bind the property herein conveyed as restrictive covenants attaching to and running with the Land in perpetuity.



COORDINATE TABLE

| POINT | NORTHING | EASTING |
|-------|---------------|--------------|
| 189 | N 1330275.487 | E 575552.933 |
| 190 | N 1330528.827 | E 575459.558 |
| 191 | N 1330444.098 | E 575229.675 |
| 192 | N 1330190.758 | E 575323.050 |
| 193 | N 1330655.497 | E 575412.870 |
| 194 | N 1330782.167 | E 575366.182 |
| 195 | N 1330697.437 | E 575136.300 |
| 196 | N 1330570.768 | E 575182.988 |
| 197 | N 1330575.497 | E 575139.614 |
| 198 | N 1330702.167 | E 575091.926 |
| 199 | N 1330574.562 | E 574745.715 |
| 200 | N 1330447.889 | E 574792.396 |

AREA TABULATION CHART

- Total number of Buildable Lots to be recorded: 4
Total area of Buildable Lots to be recorded: 3.421 Ac.±
- Total area of Subdivision to be recorded: 3.421 Ac.±

APPROVED: For Private Water and PUBLIC "SHARED" SEWERAGE, LOTS 3, 4, 6, and 15 Howard County Health Department.

B. Nijon for Peter Zsilenson 6/16/2008
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning
[Signature] 6/20/08
Chief, Development Engineering Division Date
[Signature] 6/24/08
Director Date

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 Lots 3, 4, 6, and 15, 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. Upon completion of the public utilities and their acceptance by Howard 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 Requirements § 3-10B, 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] 4-15-2008
C. Brooke Miller (MD Property Line Surveyor #135) Date
[Signature] 4-15-08
Williamsburg Group, L.L.C. Date

PURPOSE NOTE
The purpose of this Amendment Plat is to abandon the existing 20'x20' Public Sewer & Utility Easements on Lots 3, 4, 6, and 15; and to record new 20'x20' Public Sewer & Utility Easements on Lots 4, 6, and 15.

OWNER/DEVELOPER **FSH Associates**
WILLIAMSBURG GROUP, L.L.C.
5485 Harpers Farm Road #200
Columbia, Maryland 21044-3834
Telephone: (410) 997-8800
Fax: (410) 997-4358

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

OWNER'S CERTIFICATE
We, Williamsburg Group, L.L.C., 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 said Easements and Rights-of-Way.
Witness my hand this _____ day of _____, 2008.

[Signature] V.P.
Williamsburg Group, L.L.C.

[Signature] 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 David C. Feddicard to Williamsburg Group, L.L.C. by deed dated February 8, 2007 recorded in the Land Records of Howard County in 11ber 10522, folio 064, 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] 4-15-2008
C. Brooke Miller (MD Property Line Surveyor #135) Date

Recorded as Plat No. 20013 on 6/23/08
Among the Land Records of Howard County, Maryland.

AMENDMENT PLAT
SHEPPARD MANOR
LOTS 3, 4, 6, AND 15
(Plat #19208-19210)

TAX MAP 29 GRID 01, PARCEL 268
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

Scale: 1"=100'
Date: April 3, 2008
Sheet: 1 of 1
SP-05-08, F-06-99