

LINE	LENGTH	BEARING
D1	33.28	S09°14'54"W
D2	68.28	S08°56'13"E
D3	22.07	S82°27'57"W
D4	51.65	S87°46'48"E
D5	35.12	S32°13'10"W
D6	53.41	S08°24'27"W
D7	5.99	S77°25'38"W
D8	41.34	N82°27'57"E
D9	14.35	S88°20'31"E

LINE	LENGTH	BEARING
A1	22.87	S59°01'06"E
A2	18.20	S32°00'24"W
A3	18.01	N32°00'24"E
A4	1.54	S57°46'48"E
A5	26.65	S32°08'39"W
A6	9.44	N57°53'21"W
A7	5.00	S57°46'48"E
A8	5.00	S57°46'48"E
A9	18.87	N04°04'31"E
A10	23.52	S08°32'42"W
A11	26.64	N08°32'42"E
A12	13.67	N26°36'49"E
A13	13.67	S26°36'49"W
A14	31.65	S63°22'28"E
A15	36.00	S63°22'28"E
A16	2.43	N26°37'34"E
A17	5.00	S61°19'04"E
A18	5.00	N08°32'42"E
A19	8.45	N48°55'43"E

LINE	LENGTH	BEARING
P1	5.73	N61°19'03"W
P2	51.47	N21°10'43"E
P3	20.29	N16°28'38"E
P4	10.86	S41°01'52"E
P5	64.72	S03°50'00"W
P6	18.82	S48°55'43"W
P7	1.08	N63°33'52"W
P8	1.25	S63°27'18"E

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	151.90	670.00	12°59'24"	S15°01'51"W	151.58

NUMBER	NORTHING	EASTING	ELEVATION
LEATHER	595,104.33	1,351,131.70	503.02'
24AA	587,380.45	1,352,603.46	386.59

**AREA TABULATION CHART**

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:
  - BUILDABLE: 69
  - NON-BUILDABLE: 0
  - OPEN SPACE: 1
  - PRESERVATION PARCELS: 1
- TOTAL AREA OF LOTS AND/OR PARCELS:
  - BUILDABLE: 5.7866 AC
  - NON-BUILDABLE: N/A
  - OPEN SPACE: 9.1449 AC
  - PARCELS: 1.02735 AC
- TOTAL AREA OF ROADWAY TO BE RECORDED: N/A
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 15.3053 AC

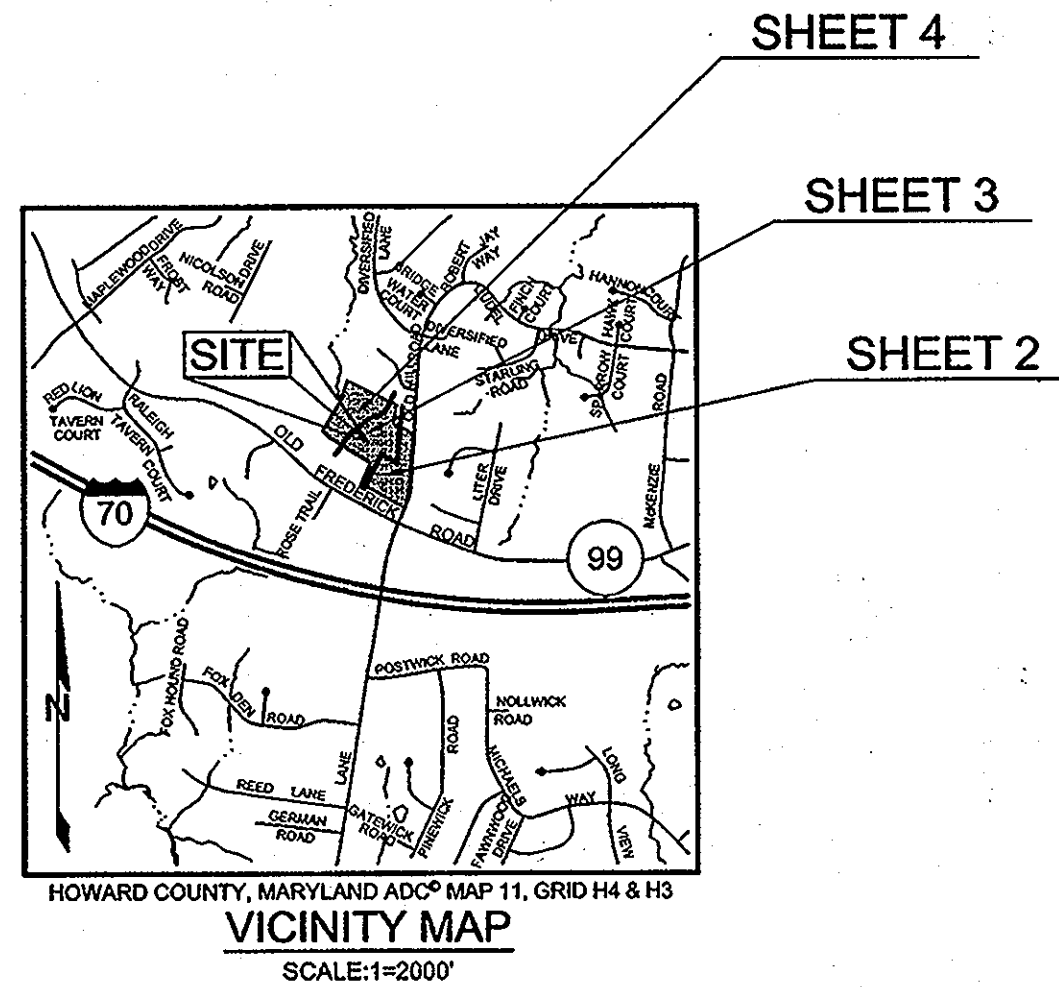
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
W1	40.07	S61°19'04"E	W45	29.00	S32°13'12"W
W2	29.52	S26°52'40"W	W46	29.34	S57°46'48"E
W3	6.98	S63°07'20"E	W47	1.00	S32°13'12"W
W4	12.70	S26°52'40"W	W48	42.92	S57°46'48"E
W5	6.98	S63°07'20"E	W49	9.00	S32°13'12"W
W6	17.31	S26°52'40"W	W50	15.00	S57°46'48"E
W7	17.31	S57°47'07"E	W51	9.00	S32°13'12"W
W8	16.34	S49°22'40"W	W52	22.41	S57°46'48"E
W9	17.02	N85°37'20"W	W53	9.00	S32°13'12"W
W10	21.92	N18°07'20"W	W54	15.00	S57°46'48"E
W11	9.81	S63°07'20"E	W55	9.00	S32°13'12"W
W12	15.00	N26°52'40"E	W56	32.49	S57°46'48"E
W13	9.81	N63°07'20"W	W57	9.00	S32°13'12"W
W14	40.38	N26°52'40"E	W58	30.76	S57°46'48"E
W15	4.02	N63°07'20"W	W59	10.00	S32°13'12"W
W16	12.57	N26°52'40"E	W60	63.24	N57°46'48"W
W17	4.02	S63°07'20"E	W61	41.89	S32°13'12"W
W18	8.90	N26°52'40"E	W62	40.02	N08°32'42"E
W19	24.47	S86°09'54"E	W63	32.89	S08°32'42"W
W20	17.84	S04°04'56"W	W64	13.38	N76°27'44"E
W21	4.00	S85°55'04"E	W65	15.00	S13°32'16"E
W22	10.52	N86°13'45"W	W66	37.45	N26°25'06"W
W23	7.00	N85°57'57"W	W67	23.73	S08°32'42"W
W24	21.00	N85°56'48"W	W68	7.00	N81°27'18"W
W25	26.38	N36°04'02"W	W69	12.62	N08°32'42"E
W26	222.06	N04°03'12"E	W70	10.00	N81°27'18"W
W27	17.08	N85°53'09"W	W71	229.36	N08°32'42"E
W28	27.85	N04°04'32"E	W72	36.03	S32°13'12"W
W29	87.45	S85°56'50"E	W73	20.84	N58°28'15"W
W30	38.21	N03°55'48"E	W74	20.82	N31°44'43"E
W31	19.73	S86°19'00"E	W75	13.35	N57°46'48"W
W32	4.34	S04°03'10"W	W76	1.00	S32°13'11"W
W33	12.64	S85°56'50"E	W77	55.22	N57°46'48"W
W34	7.08	N03°59'14"E	W78	6.50	N32°13'11"E
W35	19.00	N85°55'04"W	W79	11.90	N76°27'44"E
W36	18.33	S04°04'56"W	W80	13.15	S13°31'26"E
W37	7.00	S85°56'46"E	W81	229.23	S63°19'26"E
W38	12.68	N04°04'56"E	W82	7.07	N71°40'01"E
W39	7.00	N85°56'46"W	W83	21.78	N63°19'26"W
W40	7.00	S32°13'12"W	W84	3.65	S26°39'29"W
W41	17.97	N57°46'48"W	W85	43.96	S18°38'28"W
W42	7.00	S32°13'12"W	W86	25.50	N19°34'16"W
W43	14.33	S32°13'12"W	W87	11.77	S26°39'29"W
W44	15.82	S57°46'48"E	W88	237.75	N63°19'26"W

POINT	NORTHING	EASTING
1	595,762.32060	1,352,783.37390
2	595,504.01526	1,353,297.89491
3	595,306.13915	1,353,268.07787
4	595,205.99164	1,353,468.5424
5	594,666.97962	1,353,431.52379
6	594,577.67660	1,353,418.34640
8	594,431.28610	1,353,379.03700
9	594,679.95518	1,352,924.50228
10	594,899.98680	1,353,021.26504
11	595,166.65051	1,352,598.42881
12	595,242.96558	1,352,528.92789
13	595,546.88657	1,352,722.30269
14	595,604.85122	1,352,729.40857
15	594,593.08872	1,353,083.28405

**LEGEND**

- EXISTING STREAMBANK BUFFER: SB
- EXISTING WETLANDS: W
- EXISTING WETLAND BUFFER: WB
- PROPOSED PRIVATE ACCESS, SEWER, DRAINAGE AND UTILITY EASEMENT: [Pattern]
- PROPOSED PUBLIC ACCESS EASEMENT: [Pattern]
- PROPOSED PRIVATE DRAINAGE AND UTILITY EASEMENT: [Pattern]
- PROPOSED PRIVATE WATER AND SEWER EASEMENT: [Pattern]

- GENERAL NOTES**
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 07/28/06.
  - COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY. GEODETIC CONTROL STATIONS NO. 7034 AND NO. 8510. DENOTES APPROXIMATE LOCATION (SEE LOCATION MAP)
  - DENOTES IRON PIPE FOUND.
  - ⊙ DENOTES REBAR AND CAP FOUND.
  - ⊗ DENOTES REBAR AND CAP SET.
  - ⊠ DENOTES CONCRETE MONUMENT OR STONE FOUND.
  - ⊡ DENOTES CONCRETE MONUMENT SET.
  - ⊢ 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.
  - THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER 2004 BY AB CONSULTANTS, INC. AND VERIFIED BY SILL, ADCOCK AND ASSOCIATES, LLC.
  - ALL LOT AREAS ARE MORE OR LESS (#-).
  - 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:
    - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
    - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
    - GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM OF 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
    - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 - LOADING);
    - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
  - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
  - NO GRADING, REMOVAL OF VEGETATIVE COVER TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS. DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD '83 GRID MEASUREMENT.
  - LANDSCAPING FOR THIS SUBDIVISION HAS BEEN PROVIDED BY SDP 05-117, VILLAGES OF ATHLONE.
  - STORMWATER MANAGEMENT QUANTITY AND WATER QUALITY TREATMENT PROPOSED FOR THIS SITE WILL BE ACHIEVED VIA STORMTECH CHAMBERS AND WILL BE PRIVATELY MAINTAINED, PER SDP 05-117, VILLAGES OF ATHLONE.
  - PER SDP 05-117, VILLAGES OF ATHLONE, LOT 1 & THE HARBIN PROPERTY MINOR SUBDIVISION, TOTAL FOREST CONSERVATION OBLIGATION OF 3.98 ACRES OF REFORESTATION PLANTING WILL BE SATISFIED BY 2.30 ACRES OF ON-SITE FOREST CONSERVATION EASEMENT AREAS AND 1.68 ACRES OF THE OFF-SITE FOREST CONSERVATION EASEMENT AREA. THE OFF-SITE EASEMENT AREA IS LOCATED ON WATERFORD FARM PROPERTY, PARCEL 3, TAX MAP 20, PARCEL 20. ON-SITE RETENTION IS 2.11 ACRES. TOTAL FOREST CONSERVATION SURETY AMOUNT IS \$105,066.72. FOREST CONSERVATION HAS BEEN ACCOUNTED FOR UNDER F-06-002.
  - PUBLIC WATER AND SEWER IS AVAILABLE THROUGH CONTRACT NUMBER: 24-43-23-D.
  - THERE ARE NO 100 YEAR FLOODPLAINS ON-SITE.
  - LAND HAS BEEN DEDICATED TO HOWARD COUNTY, MARYLAND, FOR THE PURPOSE OF A PUBLIC ROAD (0.0445 ACRES), AND LAND HAS BEEN DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD (0.49765 ACRES). THIS DEDICATION HAS BEEN ACCOUNTED FOR UNDER F-06-002.
  - WP-05-130 WAS APPROVED ON 7/20/05, APPROVING WAIVER OF SUBDIVISION REGULATIONS SECTION 16.118.a.1 AND 2.1 AND 11 TO ALLOW GRADING, REMOVAL OF VEGETATIVE COVER AND TREES AND PAVING WITHIN 25 FEET OF A WETLAND AND WITHIN 50 FEET OF AN INTERMITTENT STREAM AND 75 FEET OF A PERENNIAL STREAM FOR A PATHWAY FOR THE VILLAGES OF ATHLONE, AND AGE RESTRICTED ADULT HOUSING COMMUNITY PROPOSED FOR LOT 1 OF THE HARBIN PROPERTY MINOR SUBDIVISION.
  - WP-05-140 WAS APPROVED ON 9/23/05, SEEKING A WAIVER OF SUBDIVISION REGULATIONS SECTION 16.120.a.1&2 TO ALLOW LOTS 2 AND 3, RESPECTIVELY, OF THE PROPOSED HARBIN PROPERTY MINOR SUBDIVISION TO GAIN DIRECT ACCESS FROM AN ARTERIAL ROADWAY, OLD FREDERICK ROAD, SUBJECT TO THE FOLLOWING CONDITIONS:
    - COMPLIANCE WITH THE ATTACHED COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION AND THE STATE HIGHWAY ADMINISTRATION.
    - ON THE PLAT, RESTRICTION ACCESS NOTATIONS MUST BE SHOWN ALONG THE UNAPPROVED ACCESS AREAS ALONG OLD FREDERICK ROAD.
    - THE WAIVER PETITION NUMBER AND ITS CONDITIONS OF APPROVAL WILL BE ADDED TO THE PLAT.
  - PREVIOUS DPZ FILE NUMBERS: SDP-05-117, WP-05-130, AND WP-05-140.
  - AS A CONSEQUENCE OF BA-04-049, THE BUILDING RESTRICTION LINES SHOWN FOR LOT 1 ARE REQUIRED BY SECTION 181.N.1 OF THE ZONING REGULATIONS. SHOULD THIS LOT BE DEVELOPED WITH A SINGLE DETACHED RESIDENTIAL UNIT RATHER THAN THE PROJECT APPROVED WITH BA-04-049, THE BUILDING RESTRICTION LINES FROM SECTION 108.D.4. SHALL BE APPLIED.
  - OPEN SPACE REQUIREMENTS FOR THIS PROJECT HAVE BEEN FULFILLED UNDER F-06-002.
  - THIS PLAN IS SUBJECT TO BA CASE # 09-0096 WHICH ALLOWED THE REMOVAL OF THE COMMUNITY POOL AND REDUCTION OF THE SIZE OF THE COMMUNITY CENTER.



THE REQUIREMENTS § 3-108, 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.

*Michael D. Adcock* 8/10/09  
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE

*Bruce A. Harvey* 8/14/09  
BRUCE A. HARVEY, PRESIDENT DATE  
HEBRON MANOR I, LLC

*Jeffrey M. Alshire* 8/15/09  
JEFFREY M. ALSHIRE, TRUSTEE DATE  
SUSQUEHANNA BANK

*Greg G. Altieri* 8/13/09  
GREG G. ALTIERI, VICE-PRESIDENT DATE  
ALTIERI ENTERPRISES, INC., SOLE MEMBER OF ATHLONE, LLC

*Daniel Sadler* 7/30/09  
DANIEL SADLER, TRUSTEE DATE  
BRADFORD BANK

*George W. Wächter* 7/30/09  
GEORGE W. WÄCHTER, SENIOR VICE PRESIDENT DATE  
K.W. SERVICING CORP.

**OWNER/DEVELOPER**  
HEBRON MANOR I, LLC.  
5485 HARPERS FARM ROAD, SUITE 200  
COLUMBIA, MD 21044

ATHLONE, LLC.  
9017 RED BRANCH ROAD, SUITE 201  
COLUMBIA, MD 21045

K.W. SERVICING CORP.  
11407 CROWN HILL DRIVE, SUITE N  
OWINGS MILLS, MD 21117

**Sill · Adcock & Associates · LLC**  
Engineers · Surveyors · Planners  
3300 North Ridge Road, Suite 160  
Ellicott City, Maryland 21043  
Phone: 443.325.7682 Fax: 443.325.7685  
Email: info@saaland.com

THE PURPOSE OF THIS PLAT IS TO ELIMINATE THE CONDOMINIUM LAND UNITS AND RESUBDIVIDE THEM INTO FEE SIMPLE LOTS.

HOWARD COUNTY HEALTH DEPARTMENT  
APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS

*Richard Peter Besikerson* 9/8/2009  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Richard Peter Besikerson* 8/14/09  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Cindy Hamilton* 7/15/09  
DIRECTOR DATE

**DEDICATION FOR CORPORATIONS**

WE, HEBRON MANOR I, LLC, A MARYLAND LIMITED PARTNERSHIP BY BRUCE A. HARVEY, PRESIDENT; ALTIERI ENTERPRISES, INC., SOLE MEMBER OF ATHLONE, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY GREG G. ALTIERI, VICE - PRESIDENT; AND K.W. SERVICING CORPORATION BY GEORGE W. WÄCHTER, SENIOR VICE - PRESIDENT, 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 OF 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 ERRECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS DAY OF 2009.

*Bruce A. Harvey* 8/14/09  
BRUCE A. HARVEY, PRESIDENT, HEBRON MANOR I, LLC DATE

*Greg G. Altieri* 8/13/09  
GREG G. ALTIERI, VICE - PRESIDENT, ALTIERI ENTERPRISES, INC., SOLE MEMBER OF ATHLONE, LLC DATE

*Jeffrey M. Alshire* 8/15/09  
JEFFREY M. ALSHIRE, TRUSTEE, SUSQUEHANNA BANK DATE

*Daniel Sadler* 7/30/09  
DANIEL SADLER, TRUSTEE, BRADFORD BANK DATE

*George W. Wächter* 7/30/09  
GEORGE W. WÄCHTER, SENIOR VICE PRESIDENT, K.W. SERVICING CORPORATION DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY ATHLONE LLC, A MARYLAND LIMITED LIABILITY COMPANY, UNTO HEBRON MANOR I, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 17, 2008 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 11451 AT FOLIO 160, AND THAT IT IS ALSO A SUBDIVISION OF PART OF THE LANDS CONVEYED BY EDNA M. HARBIN UNTO ATHLONE, LLC BY DEED DATED MARCH 22, 2006 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 9912 AT FOLIO 582, SAID FINAL PLAT SHOWN HEREON IS ALSO A RESUBDIVISION OF LOT 1 OF "HARBIN PROPERTY", MINOR SUBDIVISION" RECORDED AS PLAT NO.'S 18317 THROUGH 18319, 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.

*Michael D. Adcock* 8/10/09  
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE  
MD, REG. NO. 21257

RECORDED AS PLAT NUMBER 20757 ON 9/17/09  
IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**SUBDIVISION PLAT**  
**ENCLAVE AT ELLICOTT STATION**  
LOTS 1-69, OPEN SPACE LOT 70 AND PARCEL 'A'

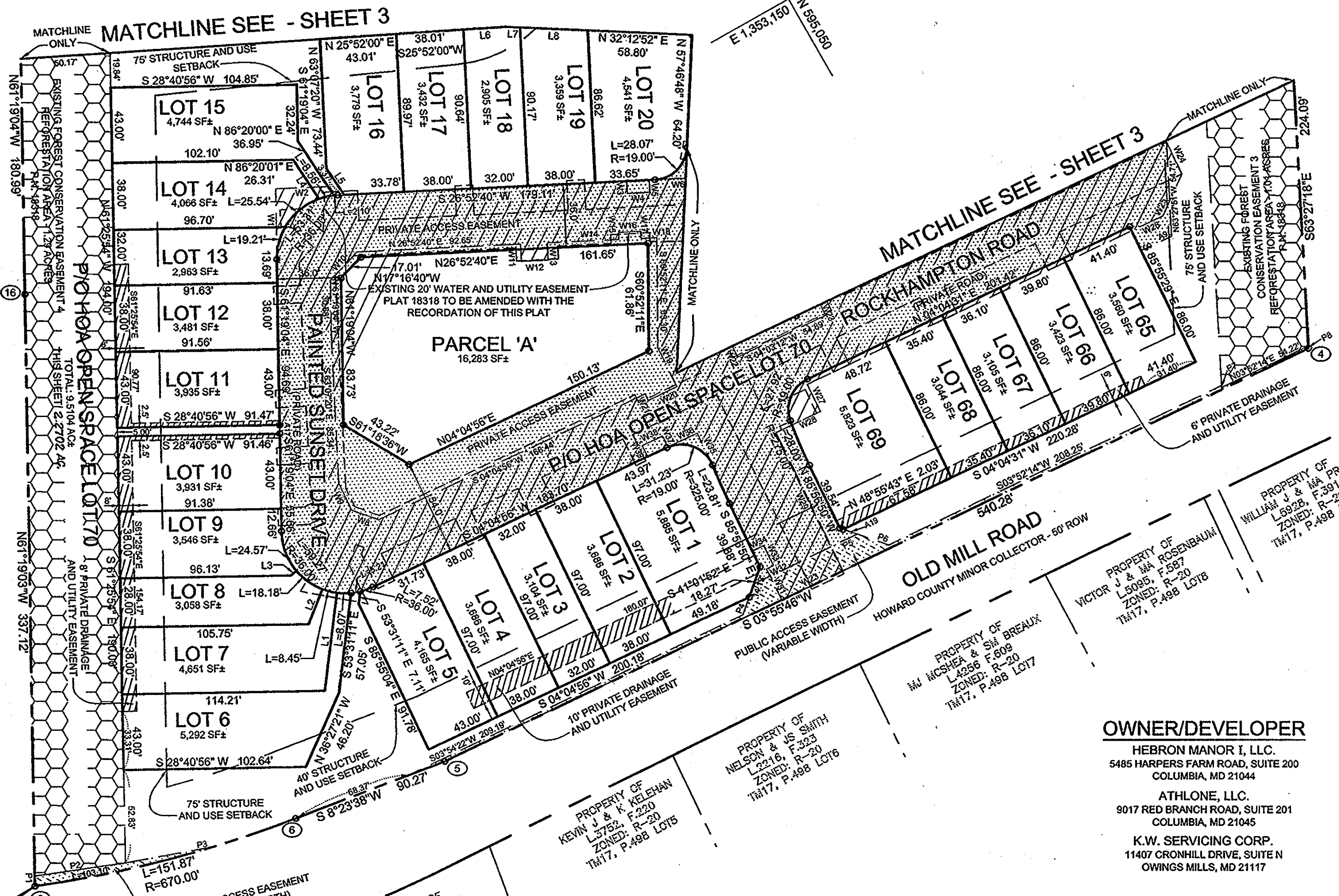
A RESUBDIVISION OF LOT 1 OF  
"HARBIN PROPERTY, MINOR SUBDIVISION"  
PLAT NO.'S. 18317 THROUGH 18319

PART OF PARCELS 26 & 27 TAX MAP 17 GRIDS 8 & 14  
2ND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
PREVIOUS DPZ FILE NO.'S: SDP-05-117,  
WP-05-130 AND WP-05-140

SCALE: 1"=50'  
DATE: JULY 30, 2009 SHEET 1 OF 4

F-10-019





LINE	LENGTH	BEARING
L1	56.25	S53°31'11"E
L2	21.51	S39°22'44"E
L3	4.17	S10°25'59"E
L4	26.31	N86°20'01"E
L5	18.31	N86°20'00"E
L6	22.67	N25°52'00"E
L7	9.37	N32°12'52"E
L8	38.17	N32°12'52"E

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.

*Michael D. Adcock* 10/10/09  
MICHAEL D. ADCKOCK, PROFESSIONAL LAND SURVEYOR DATE

*Bruce A. Harvey* 8/14/09  
BRUCE A. HARVEY, PRESIDENT, HEBRON MANOR I, LLC DATE

*Jeffrey M. Aleshnik* 8/5/09  
JEFFREY M. ALESNIK, TRUSTEE, SUSQUEHANNA BANK DATE

*Greg G. Altieri* 8/3/09  
GREG G. ALTIERI, VICE - PRESIDENT, ALTIERI ENTERPRISES, INC. DATE  
SOLE MEMBER OF ATHLONE, LLC

*Daniel J. Sadler* 7/30/09  
DANIEL J. SADLER, TRUSTEE, BRADFORD BANK DATE

*George W. Wachter* 7/30/09  
GEORGE W. WACHTER, SENIOR VICE PRESIDENT, K.W. SERVICING CORP. DATE

**AREA TABULATION CHART (THIS SHEET)**

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:
  - BUILDABLE: 25
  - NON-BUILDABLE: 0
  - OPEN SPACE: 1
  - PRESERVATION PARCELS: 1
- TOTAL AREA OF LOTS AND/OR PARCELS:
  - BUILDABLE: 2,230.6 AC
  - NON-BUILDABLE: N/A
  - OPEN SPACE: 2,270.2 AC
  - PARCELS: 0.3728 AC
- TOTAL AREA OF ROADWAY TO BE RECORDED: N/A
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 4.8746 AC



ANDREW J. & ROBERT L. HARBIN, ET AL.  
LIBER 4008 FOLIO 458  
MAP 17 PARCEL 27

**OWNER/DEVELOPER**  
HEBRON MANOR I, LLC.  
5485 HARPERS FARM ROAD, SUITE 200  
COLUMBIA, MD 21044

ATHLONE, LLC.  
9017 RED BRANCH ROAD, SUITE 201  
COLUMBIA, MD 21045

K.W. SERVICING CORP.  
11407 CRONHILL DRIVE, SUITE N  
OWINGS MILLS, MD 21117

**Sill · Adcock & Associates · LLC**  
Engineers · Surveyors · Planners  
3300 North Ridge Road, Suite 160  
Ellicott City, Maryland 21043  
Phone: 443.325.7682 Fax: 443.325.7685  
Email: info@saaland.com

HOWARD COUNTY HEALTH DEPARTMENT  
APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS

*B. Wilson for Peter B. Silen* 9/8/09  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Cindy Hamilton* 9/15/09  
DIRECTOR DATE

**DEDICATION FOR CORPORATIONS**

WE, HEBRON MANOR I, LLC, A MARYLAND LIMITED PARTNERSHIP BY BRUCE A. HARVEY, PRESIDENT; ALTIERI ENTERPRISES, INC., SOLE MEMBER OF ATHLONE, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY GREG G. ALTIERI, VICE - PRESIDENT; AND K.W. SERVICING CORPORATION BY GEORGE W. WACHTER, SENIOR VICE - PRESIDENT, 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 FLOOD PLAINS 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 FLOOD PLAINS, 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 ERRECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS DAY OF 2009.

*Bruce A. Harvey* 8/14/09  
BRUCE A. HARVEY, PRESIDENT, HEBRON MANOR I, LLC DATE

*Greg G. Altieri* 8/3/09  
GREG G. ALTIERI, VICE - PRESIDENT, ALTIERI ENTERPRISES, INC., SOLE MEMBER OF ATHLONE, LLC DATE

*Jeffrey M. Alesnik* 8/5/09  
JEFFREY M. ALESNIK, TRUSTEE, SUSQUEHANNA BANK DATE

*Daniel J. Sadler* 7/30/09  
DANIEL J. SADLER, TRUSTEE, BRADFORD BANK DATE

*George W. Wachter* 7/30/09  
GEORGE W. WACHTER, SENIOR VICE PRESIDENT, K.W. SERVICING CORPORATION DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY ATHLONE LLC, A MARYLAND LIMITED LIABILITY COMPANY, UNTO HEBRON MANOR I, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 17, 2008 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 11451 AT FOLIO 160, AND THAT IT IS ALSO A SUBDIVISION OF PART OF THE LANDS CONVEYED BY EDNA M. HARBIN UNTO ATHLONE, LLC BY DEED DATED MARCH 22, 2006 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 9912 AT FOLIO 582, SAID FINAL PLAT SHOWN HEREON IS ALSO A RESUBDIVISION OF LOT 1 OF "HARBIN PROPERTY, MINOR SUBDIVISION" RECORDED AS PLAT NO.'S 18317 THROUGH 18319, 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.

*Michael D. Adcock* 8/10/09  
MICHAEL D. ADCKOCK, PROFESSIONAL LAND SURVEYOR DATE  
MD. REG. NO. 21257

THE PURPOSE OF THIS PLAT IS TO ELIMINATE THE CONDOMINIUM LAND UNITS AND RESUBDIVIDE THEM INTO FEE SIMPLE LOTS.

RECORDED AS PLAT NUMBER 20758 ON 9/17/09  
IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**SUBDIVISION PLAT**  
**ENCLAVE AT ELLICOTT STATION**  
LOTS 1-69, OPEN SPACE LOT 70 AND PARCEL 'A'

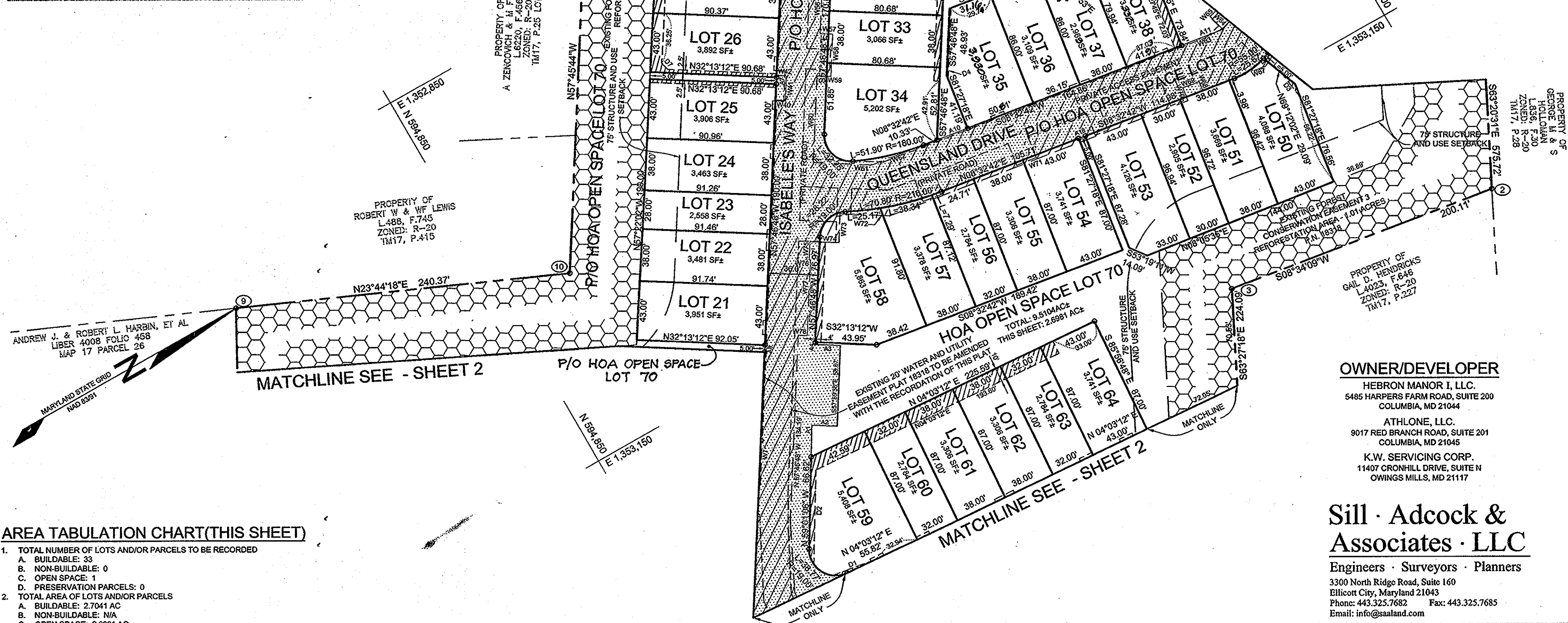
A RESUBDIVISION OF LOT 1 OF  
"HARBIN PROPERTY, MINOR SUBDIVISION"  
PLAT NO.'S. 18317 THROUGH 18319

PART OF PARCELS 26 & 27 TAX MAP 17 GRIDS 8 & 14  
2ND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
PREVIOUS DPZ FILE NO.'S: SDP-05-117,  
WP-05-130 AND WP-05-140

SCALE: 1"=50'  
DATE: JULY 30, 2009 SHEET 2 OF 4

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.

<i>Michael D. Adcock</i>	8-10-09
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR	DATE
<i>Bruce A. Harvey</i>	8/4/09
BRUCE A. HARVEY, PRESIDENT	DATE
<i>Greg G. Altieri</i>	8/5/09
GREIG G. ALTIERI, VICE PRESIDENT	DATE
<i>Jeffrey M. Aleshire</i>	8/5/09
JEFFREY M. ALESHIRE, TRUSTEE	DATE
<i>Greg G. Altieri</i>	8/5/09
GREIG G. ALTIERI, VICE PRESIDENT	DATE
<i>Jeffrey M. Aleshire</i>	8/5/09
JEFFREY M. ALESHIRE, TRUSTEE	DATE
<i>J. Daniel Sadler</i>	7/30/09
J. DANIEL SADLER, TRUSTEE	DATE
<i>George W. Wachter</i>	7/30/09
GEORGE W. WACHTER, SENIOR VICE PRESIDENT	DATE



**AREA TABULATION CHART (THIS SHEET)**

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
  - BUILDABLE: 33
  - NON-BUILDABLE: 0
  - OPEN SPACE: 1
  - PRESERVATION PARCELS: 0
- TOTAL AREA OF LOTS AND/OR PARCELS
  - BUILDABLE: 2,7041 AC
  - NON-BUILDABLE: N/A
  - OPEN SPACE: 2,6981 AC
  - PARCELS: N/A
- TOTAL AREA OF ROADWAY TO BE RECORDED: N/A
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 5.4022 AC

**OWNER/DEVELOPER**  
 HEBRON MANOR I, LLC.  
 5485 HARPERS FARM ROAD, SUITE 200  
 COLUMBIA, MD 21044  
 ATHLONE, LLC.  
 9017 RED BRANCH ROAD, SUITE 201  
 COLUMBIA, MD 21045  
 K.W. SERVICING CORP.  
 11407 CROWN HILL DRIVE, SUITE N  
 OWINGS MILLS, MD 21117

**Sill · Adcock & Associates · LLC**

Engineers · Surveyors · Planners  
 3300 North Ridge Road, Suite 160  
 Ellicott City, Maryland 21043  
 Phone: 443.325.7682 Fax: 443.325.7685  
 Email: info@saaland.com

THE PURPOSE OF THIS PLAT IS TO ELIMINATE THE CONDOMINIUM LAND UNITS AND RESUBDIVIDE THEM INTO FEE SIMPLE LOTS.

RECORDED AS PLAT NUMBER **20759** ON **9/17/09** IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**SUBDIVISION PLAT**  
**ENCLAVE AT ELLICOTT STATION**  
 LOTS 1-69, OPEN SPACE LOT 70 AND PARCEL 'A'

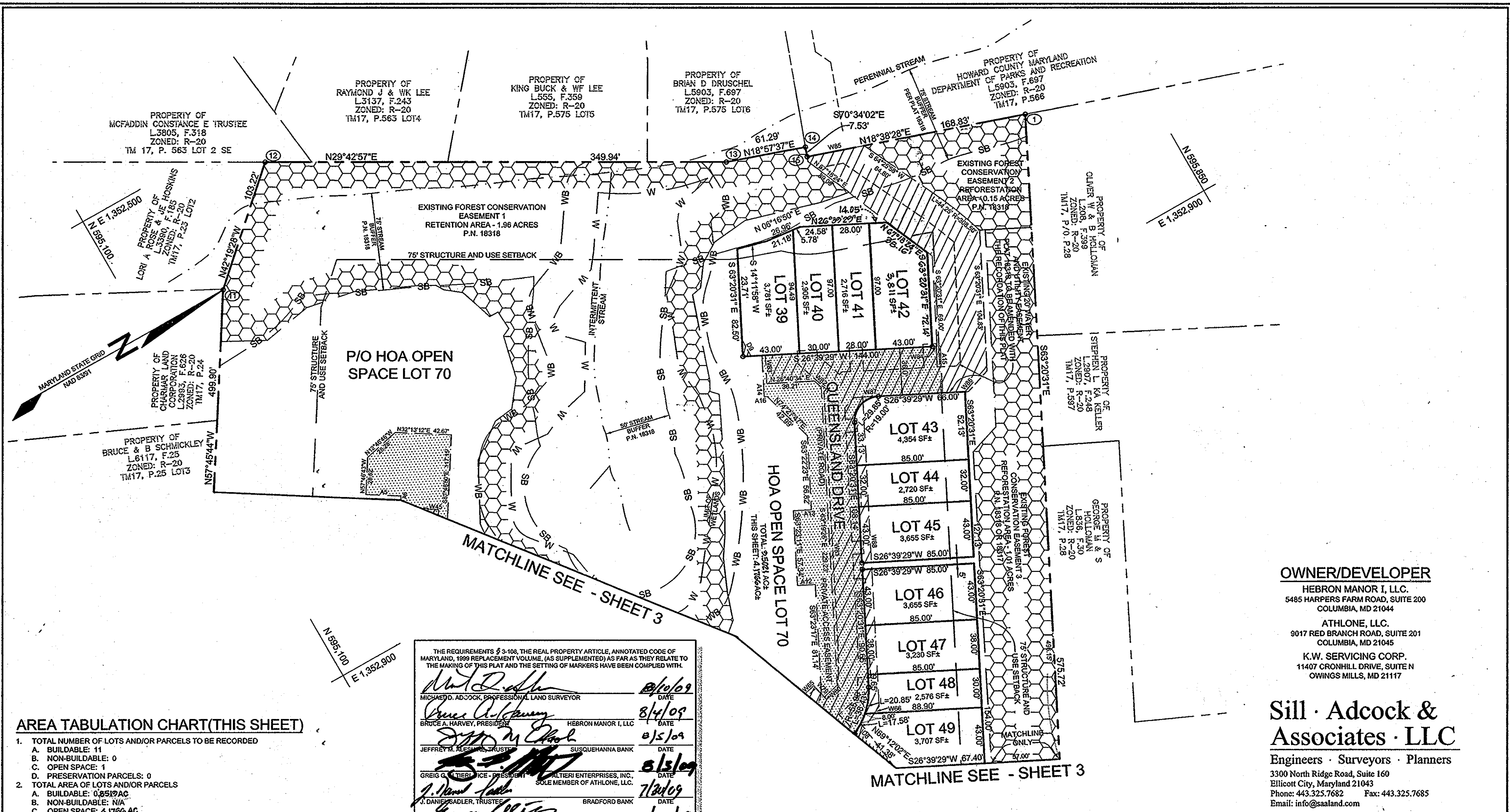
A RESUBDIVISION OF LOT 1 OF "HARBIN PROPERTY, MINOR SUBDIVISION" PLAT NO'S. 18317 THROUGH 18319  
 PART OF PARCELS 26 & 27 TAX MAP 17 GRIDS 8 & 14 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 PREVIOUS DPZ FILE NO.'S: SDP-05-117, WP-05-130 AND WP-05-140  
 SCALE: 1"=50'  
 DATE: JULY 30, 2009 SHEET 3 OF 4

HOWARD COUNTY HEALTH DEPARTMENT  
 APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS  
*Brian P. Biederman* 9/18/2009  
 HOWARD COUNTY HEALTH OFFICER DATE  
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Chris Hamilton* 9/15/09  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
 DIRECTOR DATE

**DEDICATION FOR CORPORATIONS**  
 WE, HEBRON MANOR I, LLC, A MARYLAND LIMITED PARTNERSHIP BY BRUCE A. HARVEY, PRESIDENT; ALTIERI ENTERPRISES, INC., SOLE MEMBER OF ATHLONE, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY GREIG G. ALTIERI, VICE - PRESIDENT; AND K.W. SERVICING CORPORATION BY GEORGE W. WACHTER, SENIOR VICE-PRESIDENT, 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 FLOODPLANS 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 FLOODPLANS, 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 ERRECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.  
 WITNESS MY HAND THIS DAY OF 2009.  
*Bruce A. Harvey*  
 BRUCE A. HARVEY, PRESIDENT, HEBRON MANOR I, LLC  
*Greg G. Altieri*  
 GREIG G. ALTIERI, VICE - PRESIDENT, ALTIERI ENTERPRISES, INC., SOLE MEMBER OF ATHLONE, LLC  
*Jeffrey M. Aleshire*  
 JEFFREY M. ALESHIRE, TRUSTEE, SUSQUEHANNA BANK  
*J. Daniel Sadler*  
 J. DANIEL SADLER, TRUSTEE, BRADFORD BANK  
*George W. Wachter*  
 GEORGE W. WACHTER, SENIOR VICE PRESIDENT, K.W. SERVICING CORPORATION

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY ATHLONE LLC, A MARYLAND LIMITED LIABILITY COMPANY, UNTO HEBRON MANOR I, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED DECEMBER 17, 2008 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 11451 AT FOLIO 160, AND THAT IT IS ALSO A SUBDIVISION OF PART OF THE LANDS CONVEYED BY EDNA M. HARBIN UNTO ATHLONE, LLC BY DEED DATED MARCH 22, 2006 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 9912 AT FOLIO 582, SAID FINAL PLAT SHOWN HEREON IS ALSO A RESUBDIVISION OF LOT 1 OF "HARBIN PROPERTY, MINOR SUBDIVISION" RECORDED AS PLAT NO.'S 18317 THROUGH 18319, 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.  
*Michael D. Adcock*  
 MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 21257  
 8-10-09  
 DATE





**AREA TABULATION CHART (THIS SHEET)**

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:
  - BUILDABLE: 11
  - NON-BUILDABLE: 0
  - OPEN SPACE: 1
  - PRESERVATION PARCELS: 0
- TOTAL AREA OF LOTS AND/OR PARCELS:
  - BUILDABLE: 0.8519 AC
  - NON-BUILDABLE: N/A
  - OPEN SPACE: 4.1766 AC
  - PARCELS: N/A
- TOTAL AREA OF ROADWAY TO BE RECORDED: N/A
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 5.0285 AC

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.

<i>Michael D. Adcock</i>	8/10/09
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR	DATE
<i>Bruce A. Harvey</i>	8/4/09
BRUCE A. HARVEY, PRESIDENT, HEBRON MANOR I, LLC	DATE
<i>Jeffrey M. Alessi</i>	8/5/09
JEFFREY M. ALESSI, TRUSTEE, SUSQUEHANNA BANK	DATE
<i>Greg G. Altieri</i>	8/5/09
GREIG G. ALTIERI, VICE - PRESIDENT, ALTIERI ENTERPRISES, INC., SOLE MEMBER OF ATHLONE, LLC.	DATE
<i>J. Daniel Sadler</i>	7/30/09
J. DANIEL SADLER, TRUSTEE, BRADFORD BANK	DATE
<i>George W. Wachter</i>	7/30/09
GEORGE W. WACHTER, SENIOR VICE PRESIDENT, K.W. SERVICING CORP.	DATE

**OWNER/DEVELOPER**

HEBRON MANOR I, LLC.  
5485 HARPERS FARM ROAD, SUITE 200  
COLUMBIA, MD 21044

ATHLONE, LLC.  
9017 RED BRANCH ROAD, SUITE 201  
COLUMBIA, MD 21045

K.W. SERVICING CORP.  
11407 CRONHILL DRIVE, SUITE N  
OWINGS MILLS, MD 21117

**Sill · Adcock & Associates · LLC**

Engineers · Surveyors · Planners  
3300 North Ridge Road, Suite 160  
Ellicott City, Maryland 21043  
Phone: 443.325.7682 Fax: 443.325.7685  
Email: info@saaland.com

THE PURPOSE OF THIS PLAT IS TO ELIMINATE THE CONDOMINIUM LAND UNITS AND RESUBDIVIDE THEM INTO FEE SIMPLE LOTS.

HOWARD COUNTY HEALTH DEPARTMENT  
APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS

*Robert Peter Bilsenon* 9/8/2009  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Michael D. Adcock* 8/10/09  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Cindy Hamilton* 9/15/09  
DIRECTOR DATE

**DEDICATION FOR CORPORATIONS**

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*Greg G. Altieri*  
GREIG G. ALTIERI, VICE - PRESIDENT, ALTIERI ENTERPRISES, INC., SOLE MEMBER OF ATHLONE, LLC

*Jeffrey M. Alessi*  
JEFFREY M. ALESSI, TRUSTEE, SUSQUEHANNA BANK

*J. Daniel Sadler*  
J. DANIEL SADLER, TRUSTEE, BRADFORD BANK

*George W. Wachter*  
GEORGE W. WACHTER, SENIOR VICE PRESIDENT, K.W. SERVICING CORPORATION

**SURVEYOR'S CERTIFICATE**

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*Michael D. Adcock*  
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 21257

8/10/09  
DATE

RECORDED AS PLAT NUMBER 20760 ON 9/17/09  
IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**SUBDIVISION PLAT**

**ENCLAVE AT ELLICOTT STATION**  
LOTS 1-69, OPEN SPACE LOT 70 AND PARCEL 'A'

A RESUBDIVISION OF LOT 1 OF  
"HARBIN PROPERTY, MINOR SUBDIVISION"  
PLAT NO.'S. 18317 THROUGH 18319

PART OF PARCELS 26 & 27 TAX MAP 17 GRIDS 8 & 14  
2ND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
PREVIOUS DPZ FILE NO.'S: SDP-05-117,  
WP-05-130 AND WP-05-140

SCALE: 1"=50'  
DATE: JULY 30, 2009 SHEET 4 OF 4