

GENERAL NOTES CONTINUED...

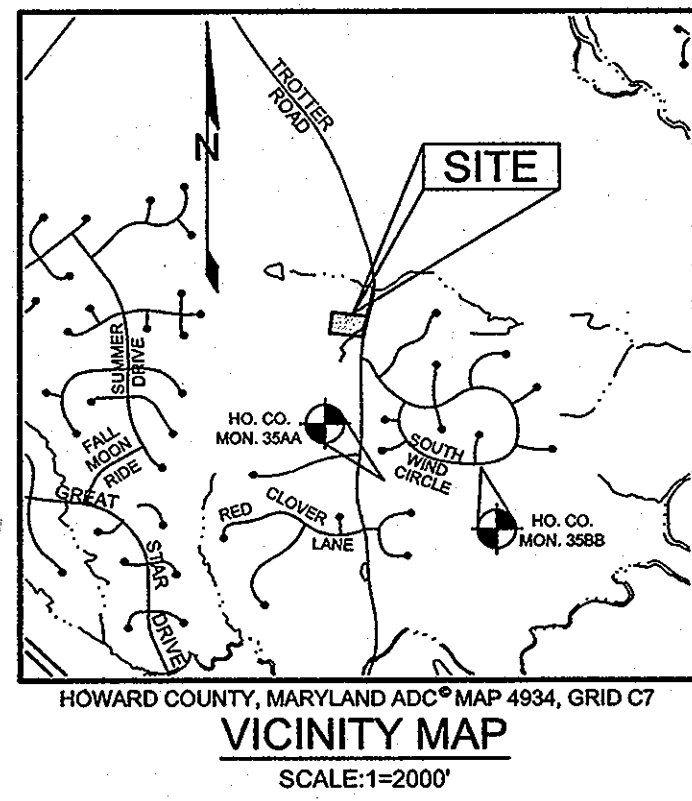
26. THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 5 AND 6 WILL BE RECORDED CONCURRENTLY WITH THE RECORDING OF THIS PLAT IN HOWARD COUNTY LAND RECORDS.
27. OPEN SPACE DEDICATION:  
THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.
28. AREA OF PROPOSED OPEN SPACE LOT: 0.82 AC±  
OPEN SPACE REQUIRED (6% OF GROSS AREA OF SITE SUBJECT TO SUBDIVISION): 5.07 AC. x 6% = 0.30 AC.  
CREDITED OPEN SPACE PROVIDED: 0.80 AC±  
NON-CREDITED OPEN SPACE PROVIDED: 0.02 AC±  
TOTAL OPEN SPACE PROVIDED: 0.82 AC±
29. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
30. A WAIVER PETITION (WP-09-166) TO WAIVE SECTION 16.144(k)(3)(i) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO GRANT AN EXTENSION OF THE DEADLINE TO SUBMIT FINAL PLANS FOR INITIAL REVIEW WAS APPROVED ON APRIL 18, 2009, SUBJECT TO THE FOLLOWING CONDITION:  
1) THE FINAL PLAT AND PLAN MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE OCTOBER 18, 2009.  
2) WHILE NOT A CONDITION OF THE WAIVER APPROVAL, THE APPLICANT IS ADVISED TO CONTACT JEFF BRONOW, CHIEF OF THE DIVISION OF RESEARCH IN THE DEPARTMENT OF PLANNING AND ZONING REGARDING THE APPLICABILITY OF COUNCIL BILL 8-2009 TO THIS PROJECT. THAT BILL, SCHEDULED TO TAKE EFFECT ON MAY 6, 2009, PROVIDES FOR ALTERING THE ALLOCATION YEAR FOR A PROJECT WITHOUT BREAKING THE PLAN INTO PHASES. BY TAKING ADVANTAGE OF THAT NEW LEGISLATION, THE APPLICANT COULD SELECT A DIFFERENT ALLOCATION YEAR AND COMPLY WITH THE ASSOCIATED SUBMISSION DEADLINES.
31. A WAIVER PETITION (WP-11-007) TO WAIVE SECTION 16.144(p) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, REQUIRING THE PAYMENT OF FEES AND POSTING OF FINANCIAL OBLIGATIONS WITHIN 120 DAYS FROM THE APPROVAL DATE OF THE SUBDIVISION PLAN; AND SECTION 16.144(q) REQUIRING THE SUBMISSION OF THE FINAL SUBDIVISION PLAN FOR RECORDATION OF WITHIN 180 DAYS FROM THE APPROVAL DATE OF THE SUBDIVISION PLAN. EXTENSION OF THE DEADLINE TO SUBMIT FINAL PLANS FOR INITIAL REVIEW WAS APPROVED ON AUGUST 11, 2010, SUBJECT TO THE FOLLOWING CONDITION:  
1) THE DEVELOPER'S AGREEMENT, PAYMENT OF FEES, AND ORIGINAL PLAT SUBMISSION MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE APRIL 11, 2011.

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 LOT(S)/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOT(S)/PARCELS SHALL BE SUBJECT TO EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. 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 OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE 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.

GENERAL NOTES

1. SUBJECT PROPERTY IS ZONED "R-20" PER THE 2/02/04 COMPREHENSIVE ZONING PLAN AND THE "COMP-LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
2. COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 35AA AND NO. 47EB  
● DENOTES APPROXIMATE LOCATION (SEE LOCATION MAP)  
STA. NO. 35AA N 560767.7141 E 1335483.8522  
STA. NO. 35BB N 560790.4066 E 1336537.2658
- DENOTES IRON PIPE FOUND.  
○ DENOTES REBAR AND CAP FOUND.  
⊗ DENOTES REBAR AND CAP SET.  
■ DENOTES CONCRETE MONUMENT OR STONE FOUND.  
□ DENOTES CONCRETE MONUMENT SET.
3. THIS PLAT IS BASED ON A FIELD RUM MONUMENTED BOUNDARY SURVEY PREPARED BY SILL, ADCOCK & ASSOCIATES, LLC. ON OR ABOUT FEBRUARY 2008.
4. ALL LOT AREAS ARE MORE LESS (+/-).
5. PREVIOUS HOWARD COUNTY FILE NUMBERS: SP-08-15; CONTR.#34-4575-D; WP-09-166; WP-11-007.
6. THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
7. THIS PROPERTY IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
8. WATER AND SEWER SERVICES TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER WILL BE USED WITHIN THIS SITE. WATER AND SEWER SERVICE WILL BE PROVIDED BY AN EXTENSION OF CONTRACT #34-4345 UNDER CONTRACT # 34-4575-D.
9. THERE ARE NO STEEP SLOPES, WETLANDS, FLOODPLAIN, HISTORIC STRUCTURES OR CEMETERIES WITHIN THE PROJECT BOUNDARY.
10. NO WETLANDS EXIST ON-SITE PER SITE VISIT PERFORMED BY SILL, ADCOCK AND ASSOCIATES, LLC. ON OR ABOUT MARCH 4, 2008.
11. THE TRAFFIC STUDY FOR THIS PROJECT WERE PREPARED BY MARS GROUP, DATED MARCH 2008.
12. THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.125 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WHICH REQUIRES A 35' BUFFER OF EXISTING FOREST OR WOODED AREA BETWEEN THE SCENIC ROAD AND THE PROPOSED DEVELOPMENT.
13. THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY THE ON-SITE RETENTION OF 0.60 ACRES (26,136 SQ.FT.) OF FOREST, REFORESTATION PLANTING OF 0.11 ACRES (4,792 SQ.FT.) OF FOREST, AND THE REMAINING 1.04 ACRES (45,302.4 SQ.FT.) OF FOREST PLANTING WILL BE PROVIDED BY THE FRIENDSHIP LAKES FOREST MITIGATION BANK (SDP-02-117). SURETY IN THE AMOUNT OF \$7,624.00 (26,136SQ.FT. x \$0.20= \$5,228.00 + 4,792SQ.FT. x \$0.50= \$2,396.00) SHALL BE PAID WITH THE DEVELOPER'S AGREEMENT FOR THIS PLAN.
14. THE FOREST CONSERVATION BANK SDP (FRIENDSHIP LAKES) MUST BE RED-LINED TO REFLECT THE OBLIGATION MET WITH THE BANK PRIOR TO THE RECORDATION OF THIS SUBDIVISION.
15. 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 EASEMENT ARE ALLOWED.
16. THE DIVISION OF LAND DEVELOPMENT HAS DETERMINED THE MINOR DISTURBANCE TO THE STREAM BUFFER TO BE ESSENTIAL BECAUSE THE SITE LACKS A VIABLE ACCESS ALTERNATIVE AS PER SECTION 16.116(c) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
17. A DESIGN MANUAL WAIVER REQUEST TO DESIGN MANUAL, VOLUME IV, STANDARD DETAIL R-1.01, TO ALLOW OPEN SECTION ROADS IN THE PLANNED SERVICE AREA, WAS DENIED ON SEPTEMBER 3, 2008.
18. DRIVEWAY ENTRANCES PER HOWARD COUNTY DESIGN MANUAL IV, DETAIL R.8.03.
19. 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:  
1) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);  
2) SURFACE - SIX (6") INCH COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);  
3) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;  
4) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING);  
5) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;  
6) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
20. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
21. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
22. STORMWATER MANAGEMENT IS PROVIDED FOR THIS PROJECT. WATER QUALITY AND RECHARGE OBLIGATIONS WILL BE MET BY UTILIZING ROOFTOP DISCONNECTS, DRYWELLS, BIORETENTION FACILITIES AND SHEET FLOW TO BUFFER CREDITS. CHANNEL PROTECTION IS NOT REQUIRED BECAUSE THE POST DEVELOPED 1 YEAR STORM RUNOFF IS LESS THAN 2 CFS. BIORETENTION FACILITIES 'B' THRU 'M', AS SHOWN ON APPROVED FINAL ROAD CONSTRUCTION PLAN (F-10-039), LOCATED ON A LOT SHALL BE OWNED AND MAINTAINED BY EACH LOT OWNER. BIORETENTION FACILITY 'A', AS SHOWN ON APPROVED FINAL ROAD CONSTRUCTION PLAN (F-10-039), SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
23. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$4,800.00 (16 SHADE TREES @ \$300.00 EACH). STREET TREES AND PERIMETER LANDSCAPE TREES WILL BE PLANTED AT THE SITE DEVELOPMENT PLAN STAGE. LANDSCAPING FOR LOTS 1 THRU 8 WILL BE PROVIDED FOR AT THE SITE DEVELOPMENT PLAN STAGE IN ACCORDANCE WITH SECTION 16.124 OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
24. OPEN SPACE LOTS 9 AND 10 WILL BE OWNED AND MAINTAINED BY THE TROTTER LANDING HOMEOWNERS ASSOCIATION.
25. ARTICLES OF INCORPORATION FOR THE HOMEOWNER'S ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON JANUARY 21, 2010, INCORPORATION NO. 1000361999273879. SEE THIS SHEET FOR CONTINUATION.



STORMWATER MANAGEMENT PRACTICES			
LOT NUMBER	ADDRESS	SHEETFLOW TO CONSERVATION AREAS N-3 (Y/N)	MICRO-BIORETENTION M-6 (NUMBER)
1	11804 SCENIC HILLS COURT		
2	11808 SCENIC HILLS COURT	Y	2
3	11812 SCENIC HILLS COURT		2
4	11816 SCENIC HILLS COURT		2
5	11819 SCENIC HILLS COURT		2
6	11815 SCENIC HILLS COURT		2
7	11811 SCENIC HILLS COURT		2
8	11807 SCENIC HILLS COURT	Y	

AREA TABULATION CHART

1. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED  
A. BUILDABLE: 8  
B. NON-BUILDABLE: 0  
C. OPEN SPACE: 2  
D. PRESERVATION PARCELS: 0
2. TOTAL AREA OF LOTS AND/OR PARCELS  
A. BUILDABLE: 3.6731 AC  
B. NON-BUILDABLE: 0.0000 AC  
C. OPEN SPACE: 0.8179 AC  
D. PRESERVATION PARCELS: 0.0000 AC
3. TOTAL AREA OF ROADWAY TO BE RECORDED: 0.5788 AC
4. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 5.0698 AC

THE REQUIREMENTS § 9-108, 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.

*Michael D. Adcock* 4-14-11  
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE

*Robert C. Corbett* 4-14-11  
ROBERT C. CORBETT, VICE PRESIDENT  
WILLIAMSBURG GROUP, LLC. DATE

OWNER/DEVELOPER  
WILLIAMSBURG GROUP, LLC  
C/O ROBERT CORBETT  
5485 HARPERS FARM ROAD, SUITE 200  
COLUMBIA, MD 21044  
410.997.8800

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@sailand.com

DEDICATION FOR CORPORATIONS

WE, WILLIAMSBURG GROUP, L.L.C., A MARYLAND LIMITED LIABILITY PARTNERSHIP BY AUTHORIZED AGENT, 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 14th DAY OF April, 2011.

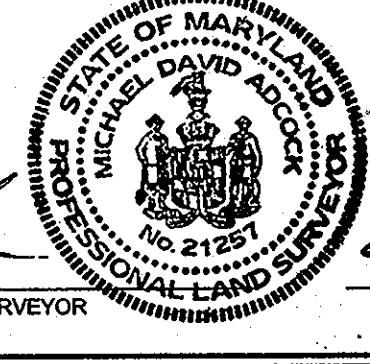
*Robert C. Corbett* 4-14-11  
ROBERT C. CORBETT, VICE PRESIDENT  
WILLIAMSBURG GROUP, LLC. DATE

*Antler E. Mandala* 4-14-11  
WITNESS 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 HOWARD W. JANOSKE AND BARBARA W. JANOSKE TO WILLIAMSBURG GROUP, L.L.C. BY A DEED DATED THE 22ND OF FEBRUARY, 2011, RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 13088 AT FOLIO 26, ALSO BEING ALL THE LAND CONVEYED BY JANE J. ATHEY TO WILLIAMSBURG GROUP, L.L.C. BY DEED DATED THE 22ND OF FEBRUARY, 2011, RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 13088 AT FOLIO 32. THIS FINAL PLAT IS ALSO A RESUBDIVISION OF LOTS 9 AND 10 OF A SUBDIVISION PLAT TITLED "FOREST HILLS" AND RECORDED IN THE AFORESAID LAND RECORDS IN PLAT BOOK 5 PAGE NO. 4, 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* 4-14-11  
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE  
MD. REG. NO. 21257



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

*Peter Beilenson* 4/29/11  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Robert C. Corbett* 4/21/11  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Robert C. Corbett* 5/03/11  
DIRECTOR DATE

RECORDED AS PLAT NUMBER 21501 ON 5/5/2011  
IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SUBDIVISION PLAT  
TROTTER LANDING  
LOTS 1 THRU 8 AND OPEN SPACE LOTS 9 AND 10  
A RESUBDIVISION OF LOTS 9 AND 10  
FOREST HILLS  
PARCELS 164 AND 12 5TH ELECTION DISTRICT  
TAX MAP 35 GRID 2 HOWARD COUNTY, MARYLAND  
PREVIOUS DPZ FILE NO.S:  
SP-08-015, WP-09-166, WP-11-007  
ZONED: R-20  
SCALE: AS SHOWN  
DATE: APRIL 14, 2011 SHEET 1 OF 2

**U.S. EQUIVALENT COORDINATE TABLE**

POINT	NORTHING	EASTING
16	562,458.17831	1,335,351.77175
203	562,215.77157	1,335,292.48229
202	562,091.49482	1,335,287.42006
205	562,076.99606	1,334,987.04145
207	562,393.48277	1,334,706.20953
219	562,055.38429	1,334,639.28055
21	562,336.98141	1,335,322.12371
22	562,317.91604	1,335,291.73859
26	562,310.60220	1,335,124.52540
28	562,269.13707	1,334,973.98150
30	562,257.47095	1,334,888.82902
31	562,270.27507	1,334,889.21712
32	562,271.48692	1,334,849.23548
33	562,195.52180	1,334,846.93296
34	562,194.30995	1,334,886.91460
35	562,207.46909	1,334,887.31346
36	562,220.93217	1,334,987.25884
37	562,262.39730	1,335,137.80274
38	562,269.25109	1,335,279.83837
39	562,239.73727	1,335,298.34398

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	143.36	325.00	25°16'28"	S87°14'15"W	142.20
C2	101.15	375.00	15°27'19"	N82°19'41"E	100.85
C3	86.20	325.00	15°11'48"	N82°11'56"E	85.95
C4	168.79	375.00	25°47'24"	S87°29'44"W	167.37

**USE-IN-COMMON ACCESS EASEMENT LINE TABLE**

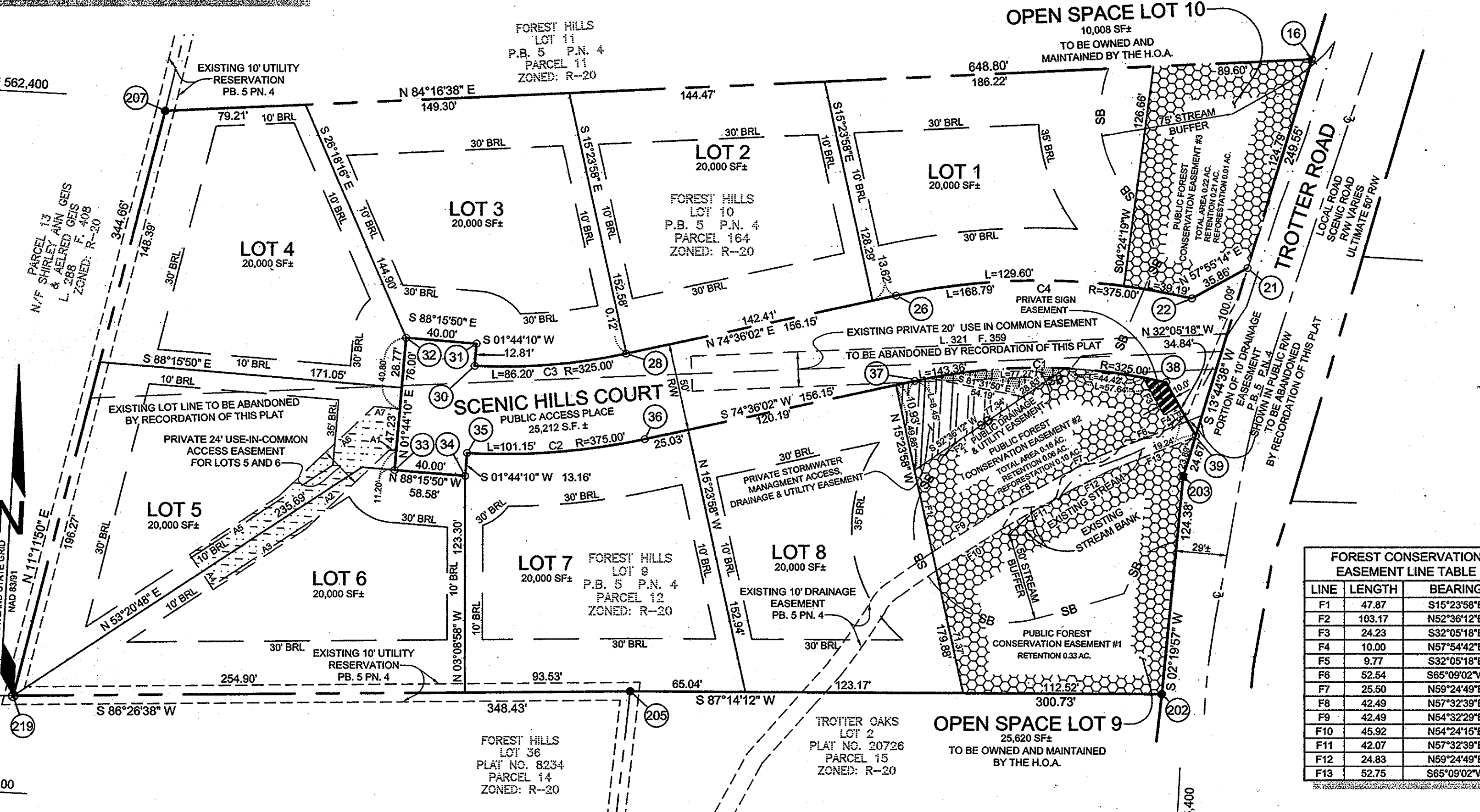
LINE	LENGTH	BEARING
A1	3.84	S88°15'50"E
A2	65.87	N43°10'33"E
A3	62.02	S53°20'48"W
A4	24.00	S36°39'12"E
A5	59.88	S53°20'48"W
A6	74.56	N43°10'33"E
A7	14.67	S88°15'50"E

**LEGEND**

PRIVATE USE IN COMMON ACCESS EASEMENT	
PUBLIC FOREST CONSERVATION EASEMENT	
PRIVATE STORMWATER, ACCESS, DRAINAGE & UTILITY EASEMENT	
PRIVATE SIGN EASEMENT	
PUBLIC DRAINAGE & UTILITY EASEMENT	

**AREA TABULATION CHART**

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- TOTAL AREA OF ROADWAY TO BE RECORDED: 0.5788 AC
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 5.0698 AC



LINE	LENGTH	BEARING
F1	47.87	S15°23'56"E
F2	103.17	N52°36'12"E
F3	24.23	S32°05'18"E
F4	10.00	N57°54'42"E
F5	9.77	S32°05'18"E
F6	52.54	S65°09'02"W
F7	25.50	N59°24'49"E
F8	42.49	N57°32'39"E
F9	42.49	N54°32'29"E
F10	45.92	N54°24'15"E
F11	42.07	N57°32'39"E
F12	24.83	N59°24'49"E
F13	52.75	S65°09'02"W

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.

*Michael D. Adcock* 4-14-11  
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE

*Robert C. Corbett* 4-14-11  
ROBERT C. CORBETT, VICE PRESIDENT WILLIAMSBURG GROUP, L.L.C. DATE

**OWNER/DEVELOPER**  
WILLIAMSBURG GROUP, LLC  
C/O ROBERT CORBETT  
5485 HARPERS FARM ROAD, SUITE 200  
COLUMBIA, MD 21044  
410.997.8800

**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

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

*William Peter Zieseman* 4/28/11  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Robert C. Corbett* 4/21/11  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Robert C. Corbett* 5/03/11  
DIRECTOR DATE

**DEDICATION FOR CORPORATIONS**

WE, WILLIAMSBURG GROUP, L.L.C., A MARYLAND LIMITED LIABILITY PARTNERSHIP BY AUTHORIZED AGENT, 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 ERRECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 14<sup>th</sup> DAY OF April, 2011.

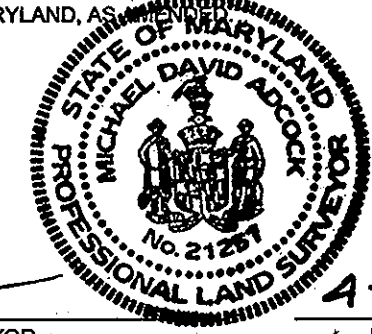
*Robert C. Corbett* 4-14-11 DATE  
ROBERT C. CORBETT, VICE PRESIDENT WILLIAMSBURG GROUP, L.L.C.

*Curtis E. Mandala* 4-14-11 DATE  
WITNESS

**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 HOWARD W. JANOSKE AND BARBARA W. JANOSKE TO WILLIAMSBURG GROUP, L.L.C. BY A DEED DATED THE 22ND OF FEBRUARY, 2011, RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 13088 AT FOLIO 26, ALSO BEING ALL THE LAND CONVEYED BY JANE J. ATHEY TO WILLIAMSBURG GROUP, L.L.C. BY DEED DATED THE 22ND OF FEBRUARY, 2011, RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 13088 AT FOLIO 32. THIS FINAL PLAT IS ALSO A RESUBDIVISION OF LOTS 9 AND 10 OF A SUBDIVISION PLAT TITLED "FOREST HILLS" AND RECORDED IN THE AFORESAID LAND RECORDS IN PLAT BOOK 5 PAGE NO. 4, 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* 4-14-11 DATE  
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR MD. REG. NO. 21257



RECORDED AS PLAT NUMBER 21578 ON 5/5/11  
IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**SUBDIVISION PLAT**  
**TROTTER LANDING**  
LOTS 1 THRU 8 AND OPEN SPACE LOTS 9 AND 10  
A RESUBDIVISION OF LOTS 9 AND 10  
FOREST HILLS

PARCELS 164 AND 12 5TH ELECTION DISTRICT  
TAX MAP 35 GRID 2 HOWARD COUNTY, MARYLAND

PREVIOUS DPZ FILE NO.S:  
SP-08-015, WP-09-166, WP-11-007

ZONED: R-20  
SCALE: 1"=50'

DATE: APRIL 14, 2011 SHEET 2 OF 2