

COORDINATE TABLE

| POINT | NORTHING | EASTING |
|-------|--------------|----------------|
| 1 | 528,828.7240 | 1,360,509.9341 |
| 2 | 528,803.8324 | 1,360,490.3484 |
| 3 | 528,790.8113 | 1,360,443.0583 |
| 4 | 528,667.8038 | 1,360,352.8834 |
| 5 | 528,606.8396 | 1,360,355.4914 |
| 6 | 528,503.6830 | 1,360,486.7457 |
| 7 | 528,479.4857 | 1,360,469.0070 |
| 8 | 528,668.7766 | 1,360,228.1597 |
| 9 | 528,671.5378 | 1,360,230.1946 |
| 10 | 529,028.8261 | 1,359,770.8355 |
| 11 | 529,242.7502 | 1,359,776.8965 |
| 12 | 529,403.8259 | 1,359,779.0476 |

General Notes continued...

- 24. This site is subject to all conditions set forth in the approved waiver petition no. WP-92-175 granted on May 8, 1992 for record plat no. F-92-151, a waiver from Section 16.113(f)(8) to allow direct access onto U.S. Route 1 and from Section 16.115(b)(9) to reduce the minimum public road frontage for Parcel 'B'.
- 25. The existing mobile homes structures on Parcel 'B' are to be removed.
- 26. This plat is subject to WP-10-089 from the Subdivision and Land Development Regulations. On January 28, 2010 the Planning Director granted unconditional approval for a waiver from Section 16.1205(a)(10) which requires the retention of specimen trees that are not contained within other priority forest retention areas as outlined in section 16.1205(a)(1-a).
- 27. No grading, removal or vegetative cover or trees, paving and new structures shall be permitted within the limits of wetlands, streams, or required buffers, 100 year flood plain and forest conservation easement areas.
- 28. The following DPZ files are applicable to this property, F-92-151, WP-92-175, BAC-90-05 N&V, F-10-069, WP-10-089 and AA-10-003, Water and Sewer Contract #24-0992-D, #1-W, #24-1658-D, and 24-4656-D.
- 29. This plat is subject to a waiver from Design Manual Volume IV detail R-6.09 allowing to reduce the width of a segment of the two way driveway from 24 feet to 20 feet and detail R-4.03 to reduce the width of the monolithic curb and sidewalk from 6 feet to 4 feet 8 inches. The waiver was approved by the Development Engineering Division on January 21, 2010.

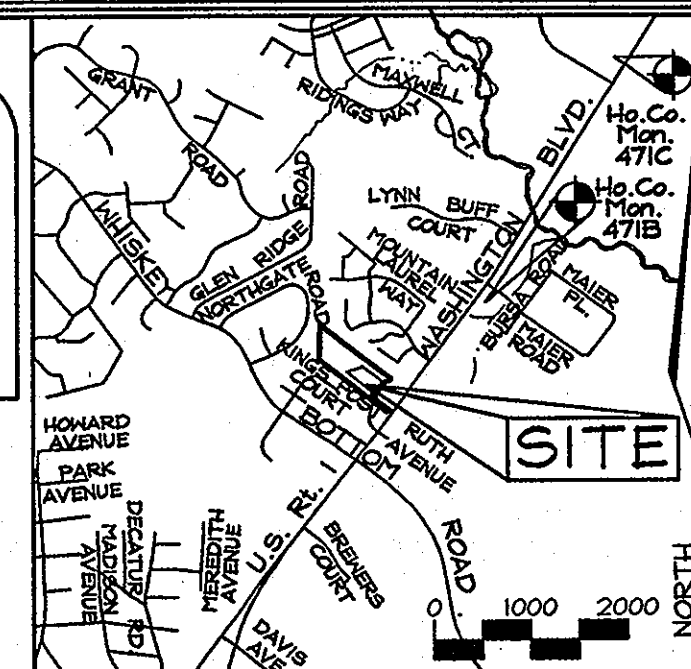
See this sheet for continuation...

Reservation Of Public Utility and Forest Conservation Easements Parcel 'B' and Open Space Lot 1

"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 Parcel 'B' and Open Space Lot 1, 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 of 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 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."

SHEET INDEX

| DESCRIPTION | SHEET No. |
|-------------|-----------|
| Title Sheet | 1 of 2 |
| Plan view | 2 of 2 |

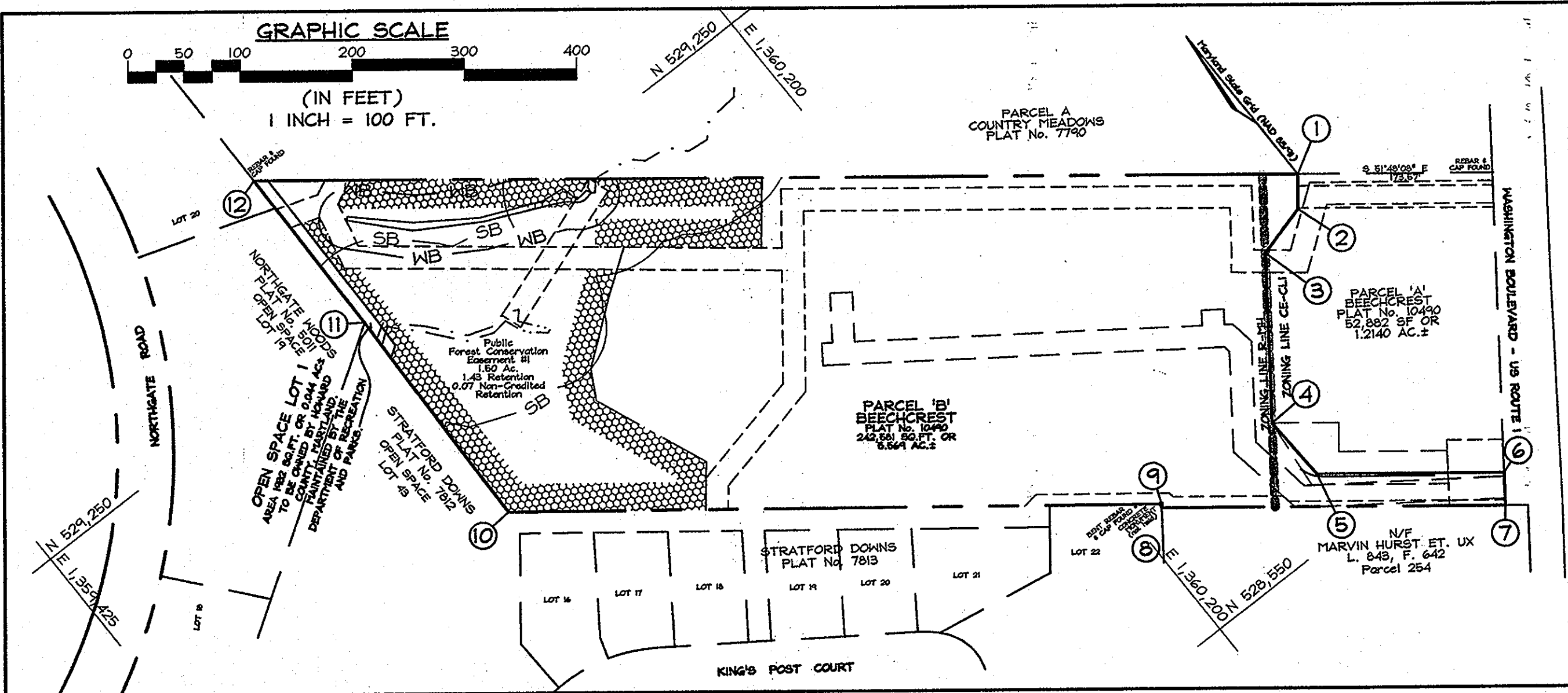


VICINITY MAP

SCALE: 1"=2000'
ADC MAP 5169 GRID: II-B

GENERAL NOTES

1. The subject property is zoned R-MH & CE-CLI per the 02/02/04 Comprehensive Zoning Plan and the Comp Lite Zoning Amendments adopted on 7/28/2006.
2. The coordinates shown hereon are based upon Howard County Geodetic Control, which is based upon the Maryland State Plane Coordinate System. Howard County Monument Nos. 471C and 471B were used for this project.
3. Sta. 471B N 529,701.5413 E 1,361,469.7379 Elev. 179.884 (feet)
4. Sta. 471C N 532,036.8697 E 1,362,819.0718 Elev. 188.267 (feet)
5. Denotes iron pipe found.
6. Denotes rebar and cap set.
7. Denotes rebar and cap found.
8. Denotes concrete monument or stone found.
9. Denotes concrete monument set.
10. Denotes Wetland Areas (delineated by Exploration Research Inc.)
11. W Denotes Wetland Area outline.
12. Denotes existing centerline of Stream Channel.
13. WB Denotes Wetland Buffer outline.
14. SB Denotes Stream Buffer outline.
15. BRL Denotes Building Restriction Line.
16. This plat is based on field run Monumented Boundary Survey performed in March, 2007 by Mufti & Associates, Inc. signed / sealed by M. Najib Roshan PLS #1049.
17. Parcel area is 5.613 acres more or less.
18. There is no 100 Year Floodplain existing on-site.
19. 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.
20. Forest Conservation and Landscape surety has been posted together with the developers agreement for SDP-10-050.
21. Water and sewer service to this parcel will be granted under the provisions of Section 18.122.B of the Howard County Code.
22. This subdivision is subject to Section 18.122B of the Howard County Code. Public water and/or sewer service has been granted under the terms and provisions thereof, effective JUNE 13, 2011, on which date developers agreement #24-4656-D was filed and accepted.
23. Landscaping is provided in accordance with a certified Landscape Plan included with the SDP-10-050 set in accordance with section 16.124 of the Howard County Code and the Landscape Manual. Financial surety for the required landscaping will be posted as part of the Developer's Agreement for SDP-10-050 in the amount of \$29,250.00 (76 shade trees @ \$300 ea. and 43 evergreen trees @ \$150 ea.)
24. Stormwater management is provided for Parcel 'B' thusly: Water Quality is provided through a type F-4 Organic Filter and a type F-1 surface sand filter. Recharge is provided through additional stone storage beneath the Organic Filter. Channel Protection is provided through extended detention of the one-year storm within the proposed type P-5 Pocket Pond. See SDP-10-050 for design details. The sand filter, organic filter, and pocket pond are privately owned and maintained.
25. This project complies with the requirements of section 16.1200 of the Howard County Code for Forest Conservation by retaining 1.43 acres of existing forest within one Forest Conservation Easement. The easement also contains 0.07 acres of non-credited drainage easement retention. Total easement area is 1.50 acres. A sewer easement overlaps the FCE, but is excluded from its area calculation. The forest conservation surety in the amount of \$12,459.00 (1.43 ac./62,291 sq. ft. x \$0.20) shall be posted with the Developer's Agreement. For the remaining 0.06 acres of obligation we shall request it be satisfied by a fee-in-lieu of \$196,000 (2,614 sq. ft. x \$0.75). All required forest conservation will be addressed in SDP-10-050.



LOCATION MAP

SCALE: 1"=100'

General Notes continued...

- 30. This plat is subject to Administrative Adjustment (AA) case #AA-10-003. On March 3, 2010 the planning director ordered that the petition for Administrative Adjustment (AA) from section 13.1.D.2 of the Howard County Zoning Regulations to reduce the 50 foot structure and use setback to 40 to construct two apartment buildings and associated parking be granted.
- 31. Minimum building setback restrictions from property lines for Parcel 'B' shall be in accordance with approved decision and order for Board of Appeals case #BA-90-05 N&V.
- 32. A Noise Study prepared by The Wilson T. Ballard Company dated January 2010 demonstrates that the 65dBA unmitigated noise line along Rte. 1 has no impact on the proposed building on site.
- 33. Open space required for R-MH: 25% of gross site area or 5.613 ac. x 25% = 1.403 ac. Open Space obligations for the Beechcrest apartments are met as follows: Open Space Lot 1 (0.044 Ac.) is dedicated to the Department of Recreation and Parks, Howard County, Maryland for pedestrian access to be part of a pathway system. The Open Space on Parcel 'B' is 3.224 Ac. Total open space provided is 3.268 Ac.
- 34. Open Space Lot 1 will be owned and maintained by the Department of Recreation and Parks, Howard County, Maryland.
- 35. The site consists of three steep slopes areas totaling 0.312 ac.
- 36. A 5'-10' wide public pedestrian access easement is provided per the Department of Recreation and Parks request to be part of a pathway system.
- 37. The Forest Conservation Easement will be cleared of all debris and trash. It is understood that the 2-year Forest Conservation Easement monitoring clock will not begin until the issue has been addressed.

The purpose of this plat of Revision is to record new Forest Conservation and Utility Easements, delineate wetlands, stream and their buffers, create Open Space Lot 1, abandon parts of Existing Sewer & Utility Easements on Parcel 'B', and to extinguish Ruth Avenue.

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.

M. Najib Roshan 05/25/11
M. Najib Roshan (Maryland Professional Surveyor #11049) Date
Rita Sallam 5/24/11
Rita Sallam Managing Partner Date
Beechcrest Development, LLC

AREA TABULATION CHART

1. Total number of Buildable Parcels to be recorded: 1
2. Total area of Buildable Parcel to be recorded: 5.569 Acres±
3. Total number of Open Space Lots to be recorded: 1
4. Total area of Open Space Lot to be recorded: 0.044 Acres±
5. Total area of subdivision to be recorded: 5.613 Acres±

Howard County Health Department
APPROVED: For Public Water and Sewerage Systems

Barbara P. Beleson 6/16/2011
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

M. Najib Roshan 6/6/11
Chief, Development Engineering Division Date
Robert S. ... 6/21/11
Director Date

OWNER'S CERTIFICATE

Beechcrest Development, LLC, a Maryland Limited Liability Corporation, 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 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 24th day of MAY, 2011.

Rita Sallam Managing Partner
Beechcrest Development, LLC
Zacharia ... Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is Parcel 'B' of a subdivision of all of the lands conveyed by Amina Limited Partnership party of the first part, Grantor to Beechcrest Development, LLC, a Maryland Limited Liability Corporation, party of the second part, Grantee by deed dated February 15, 2006 and recorded in the Land Records of Howard County in Liber 9865 Folio 193, and that all monuments are in place or will be in place prior to the acceptance of the Site Development Plan by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.

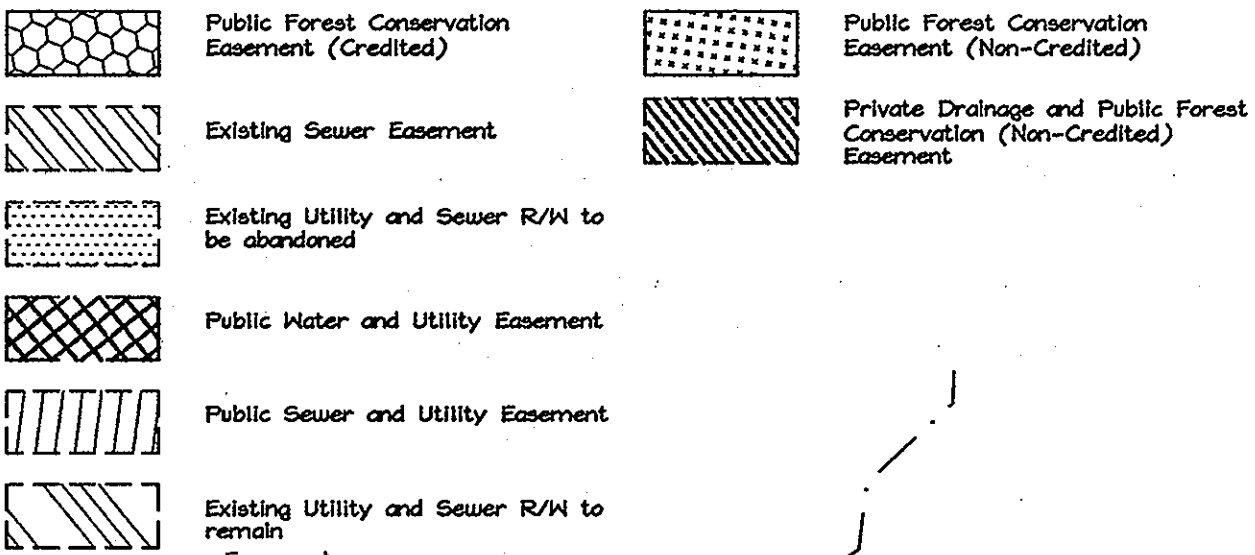
M. Najib Roshan 05/25/11
M. Najib Roshan (Maryland Professional Surveyor #11049) Date

Recorded as Plat No. 21653 on 7/13/11
Among the Land Records of Howard County, Maryland.

PLAT OF REVISION
BEECHCREST
APARTMENTS
PARCEL "B": PLAT #10490
& OPEN SPACE LOT 1
TAX MAP 47, GRID 22#23, PARCEL 435
TAX MAP 50, GRID 4#5, PARCEL 435
ZONING: R-MH & CE-CLI
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: As Shown
Date: May 23, 2011
Sheet 1 of 2
Related DPZ Plan: SDP-10-050

F-10-069

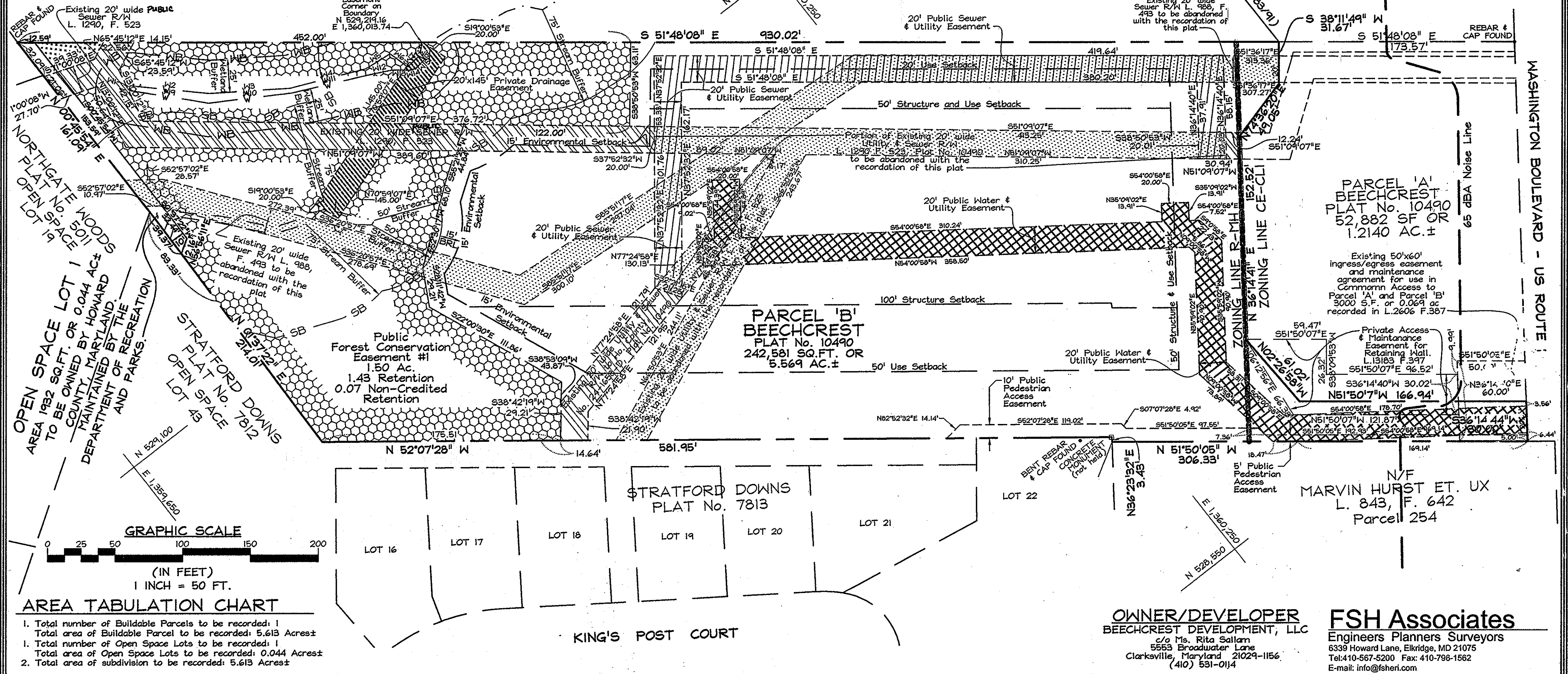
| LINE | LENGTH | BEARING |
|------|--------|-------------|
| W1 | 3.59 | N48°19'23"E |
| W2 | 58.77 | S46°07'06"E |
| W3 | 59.87 | S55°34'01"E |
| W4 | 57.66 | S66°35'27"E |
| W5 | 21.04 | S83°58'12"E |
| W6 | 16.16 | S14°23'59"E |
| W7 | 11.62 | N84°20'29"E |
| W8 | 5.00 | S23°25'33"E |
| W9 | 59.32 | S42°36'33"E |
| W10 | 62.52 | S58°46'19"E |
| W11 | 57.94 | S65°24'31"E |
| W12 | 17.12 | S64°03'51"E |
| W13 | 13.59 | S51°40'13"E |
| W14 | 4.30 | S69°16'15"E |
| W15 | 9.52 | N82°44'11"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.

M. Najib Roshan 05/25/11
M. Najib Roshan (Maryland Professional Surveyor #11049) Date

Rita Salla Managing Partner 5/24/11
Beechcrest Development, LLC Date



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Total area of Open Space Lots to be recorded: 0.044 Acres±
- Total area of subdivision to be recorded: 5.613 Acres±

Howard County Health Department
APPROVED: For Public Water and Sewerage Systems

B. Wilson for Peter Bsileason 6/16/2011
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

Kevin Shulman 6/16/11
Chief, Development Engineering Division Date

Kevin Shulman 6/21/11
Director Date

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Witness my hand this 24th day of MAY, 2011.

Rita Salla, Managing Partner
Beechcrest Development, LLC

Eckhard Zisch
Witness

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M. Najib Roshan 05/25/11
M. Najib Roshan (Maryland Professional Surveyor #11049) Date

Recorded as Plat No. ~~21654~~ on 7/13/11
Among the Land Records of Howard County, Maryland.

**PLAT OF REVISION
BEECHCREST
APARTMENTS**

PARCEL "B": PLAT #10490
\$ OPEN SPACE LOT 1
TAX MAP 47, GRID 22#23, PARCEL 435
TAX MAP 50, GRID 4#5, PARCEL 435
ZONING: R-MH & CE-CL1
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

Scale: 1" = 50'
Date: May 23, 2011
Sheet 2 of 2
Related DPZ Plans: SDP-10-050