

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.

BY: *[Signature]* DATE: 04/20/10

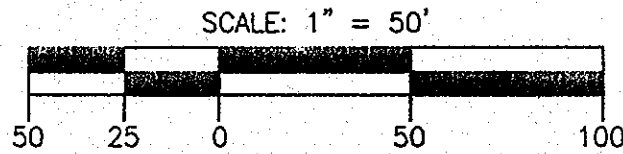
MICHAEL JOE BOYCE
FOR E.S.E. CONSULTANTS
MD LICENSE No. 21328

BY: *[Signature]* DATE: 4-20-2010

JOHN HARRIS, DIVISION VICE PRESIDENT OF TOLL MD II LAND CORP.
NO. 43, GENERAL PARTNER OF TOLL MD II LIMITED PARTNERSHIP

| COORDINATE TABLE | | |
|------------------|-------------|--------------|
| | NORTHING | EASTING |
| 1 | 583269.6401 | 1312390.0682 |
| 2 | 583524.3887 | 1312390.9241 |
| 3 | 583530.8972 | 1312171.1143 |

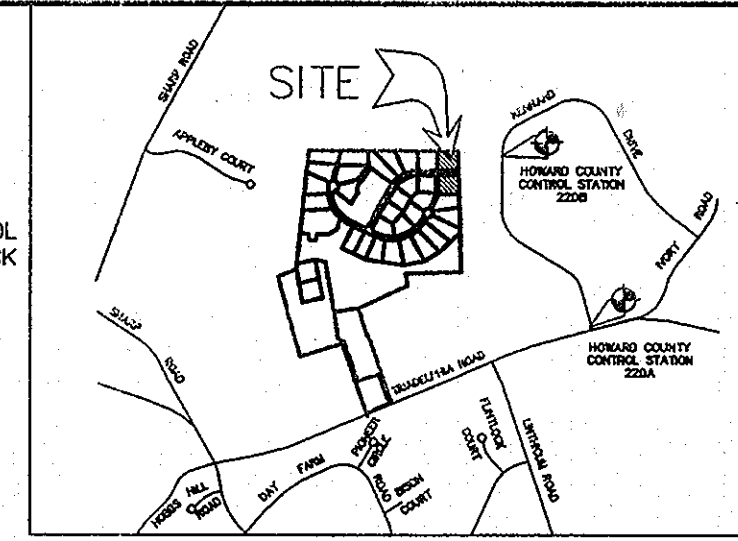
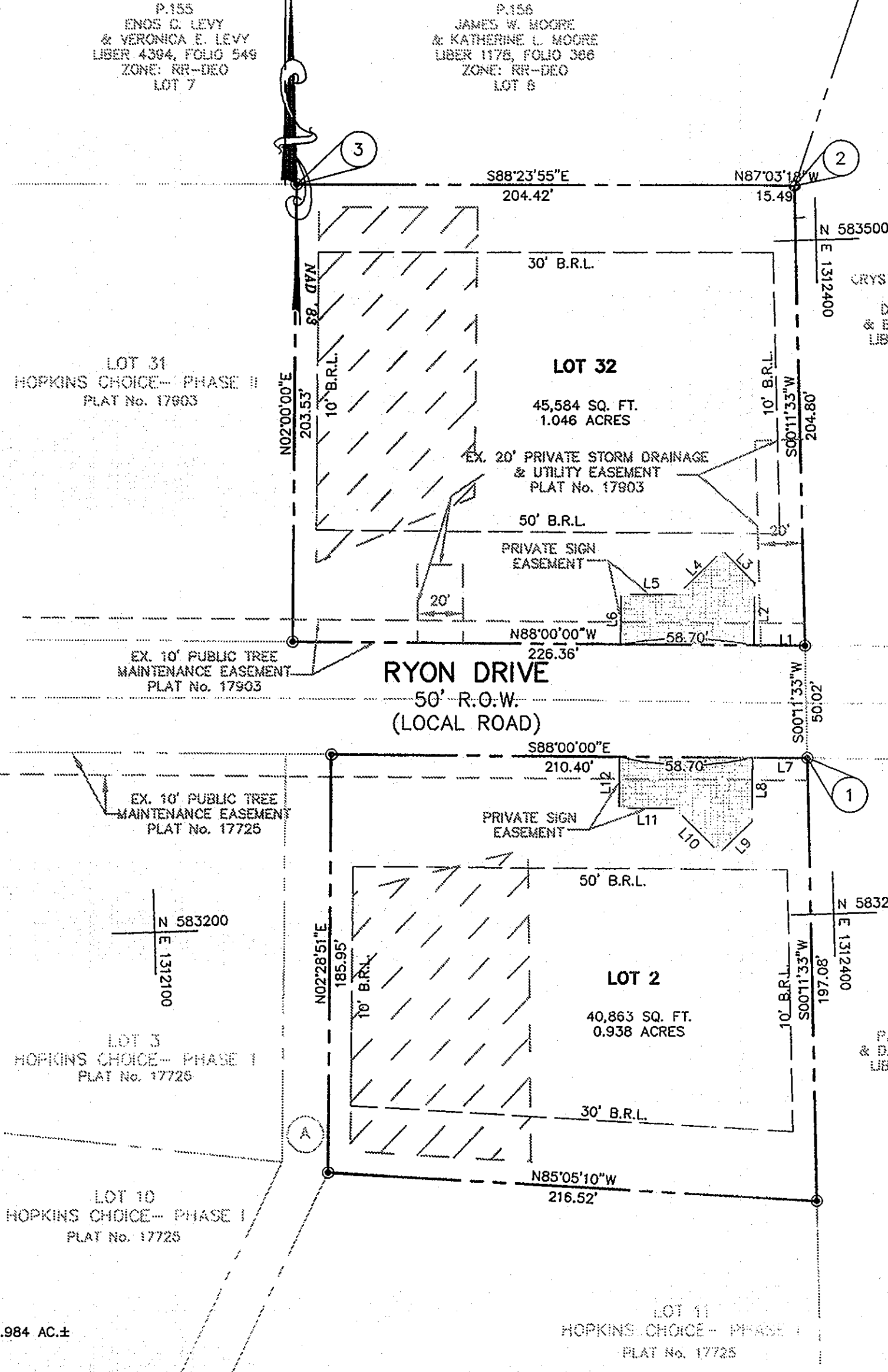
| LINE DATA | | |
|-----------|-------------|--------|
| | BEARING | DIST. |
| L1 | N88°00'00"W | 22.67' |
| L2 | N02°00'00"E | 28.10' |
| L3 | N43°00'00"W | 20.00' |
| L4 | S47°00'00"W | 27.86' |
| L5 | N88°00'00"W | 24.86' |
| L6 | S02°00'00"W | 22.54' |
| L7 | N88°00'00"W | 24.36' |
| L8 | S02°00'00"W | 28.61' |
| L9 | S47°00'00"W | 20.00' |
| L10 | N43°00'00"W | 27.86' |
| L11 | N88°00'00"W | 24.86' |
| L12 | N02°00'00"E | 23.05' |



LEGEND

- = REBAR & CAP FOUND
- ⊙ = CAPPED IRON REBAR TO BE SET
- B.R.L. = BUILDING RESTRICTION LINE
- = DENOTES PRIVATE SIGN EASEMENT

| TOTAL TABULATION THIS SUBMISSION | TOTALS |
|---|---------------------------|
| TOTAL NUMBER OF LOTS TO BE RECORDED..... | 2 |
| BUILDABLE LOTS..... | 2 |
| NON-BUILDABLE LOTS..... | 0 |
| OPEN SPACE..... | 0 |
| PRESERVATION PARCELS (BUILDABLE)..... | 0 |
| TOTAL AREA OF LOTS TO BE RECORDED: | |
| BUILDABLE LOTS..... | 86,447 S.F. OR 1.984 AC.± |
| NON-BUILDABLE LOTS..... | 0 |
| OPEN SPACE..... | 0 |
| PRESERVATION PARCELS (BUILDABLE)..... | 0 |
| TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS..... | 0 |
| TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED..... | 86,447 S.F. OR 1.984 AC.± |



VICINITY MAP
1" = 2000'

- NOTES:**
- THE LOTS SHOWN HEREON WERE RECORDED ON THE PLAT ENTITLED "RESUBDIVISION OF LOT 1 AND NON-BUILDABLE BULK PARCEL 'A' AND PARCEL 163, HOPKINS CHOICE-PHASE 1, LOTS 2-15, NON-BUILDABLE PARCEL 'A', NON-BUILDABLE PRESERVATION PARCELS B, D, E & H AND NON-BUILDABLE BULK PARCELS C, F & G, SHEET 2 OF 3", PLAT No 17725, AND THE PLAT ENTITLED "HOPKINS CHOICE-PHASE 2, LOTS 16-32 AND BUILDABLE PRESERVATION PARCEL 'I', RESUBDIVISION OF NON-BUILDABLE BULK PARCELS 'C', 'F' AND 'G', PLAT #16468, SHEET 2 OF 3", PLAT No. 17903. REFER TO THESE PLATS FOR ANY RESTRICTIONS AND/OR PROVISIONS.
 - THIS SUBDIVISION PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
 - THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS/PARCEL DIVISIONS.
 - THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE.
 - COORDINATES ARE BASED ON NAD 83' MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 22BA & 22BD.
 - THE PROPERTY DELINEATED HEREON IS LOCATED ON HOWARD COUNTY TAX MAP 21, GRID 12.
 - SUBJECT PROPERTY ZONED "RR-DEO" PER THE 2-2-04 COMPREHENSIVE ZONING PLAN.
 - THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET (OR 10,000 SQUARE FEET PER LOT FOR SHARED DRAIN FIELDS ASSOCIATED WITH A SHARED SEWAGE DISPOSAL FACILITY) AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS IN ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDED OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
 - "B.R.L." REPRESENTS BUILDING RESTRICTION LINE.

- DRIVEWAYS 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 MINIMUM REQUIREMENTS:
 - WIDTH- 12' (16' SERVING MORE THAN ONE RESIDENCE)
 - SURFACE- 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
 - GEOMETRY- MAX 14% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES)- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
 - DRAINAGE ELEMENTS- CAPABLE OF SAFELY PASSING 100-YR. FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE- SUFFICIENT TO ENSURE ALL WEATHER USE.
- AREAS AS STATED ON THIS PLAT ARE TO BE TAKEN AS MORE OR LESS (±), UNLESS OTHERWISE NOTED.
- THIS PROJECT IS SUBJECT TO THE 5TH EDITION SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BECAUSE SP-03-09 WAS SUBMITTED ON DECEMBER 11, 2002. IT IS SUBJECT TO THE 1993 ZONING REGULATIONS AS AMENDED BY CB50-2001, EFFECTIVE JAN. 8, 2002 BECAUSE SP-03-09 WAS TECHNICALLY COMPLETE ON JUNE 6, 2003.
- ARTICLES OF INCORPORATION FOR THE HOPKINS CHOICE HOME OWNERS ASSOCIATION INC. WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS & TAXATION ON JUNE 20, 2005, IDENTIFICATION #MD D10707784. COMMUNITY ASSOCIATION DOCUMENTS HAVE BEEN RECORDED.
- ALL INFRASTRUCTURE IMPROVEMENTS, FOREST CONSERVATION AND PERIMETER LANDSCAPING OBLIGATIONS ASSOCIATED WITH THE DEVELOPER'S AGREEMENTS WERE PROVIDED WITH PHASE 1 UNDER F-05-29.
- DEVELOPMENT OR CONSTRUCTION ON THESE LOTS OR PARCELS MUST COMPLY WITH SETBACK BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE BUILDING OR GRADING PERMITS.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- THIS PROPERTY FALLS WITHIN ZONE "C" UNSHADED OF THE FEMO FLOOD INSURANCE RATE MAP; PANEL 21 OF 45, MAP #2400440021B, DATED 12/04/86.

THE PURPOSE OF THIS PLAT IS FOR THE CREATION OF A PRIVATE SIGN EASEMENT TO BE PLACED ON LOT 2, AS SHOWN ON A PLAT ENTITLED "RESUBDIVISION OF LOT 1 AND NON-BUILDABLE BULK PARCEL 'A' AND PARCEL 163, HOPKINS CHOICE-PHASE 1, LOTS 2-15, NON-BUILDABLE PARCEL 'A', NON-BUILDABLE PRESERVATION PARCELS B, D, E & H AND NON-BUILDABLE BULK PARCELS C, F & G, SHEET 2 OF 3", SAID PLAT IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT M.D.R. No. 17725; AND LOT 32, AS SHOWN ON A PLAT ENTITLED "HOPKINS CHOICE-PHASE 2, LOTS 16-32 AND BUILDABLE PRESERVATION PARCEL 'I', RESUBDIVISION OF NON-BUILDABLE BULK PARCELS 'C', 'F' AND 'G', PLAT #16468, SHEET 2 OF 3", SAID PLAT IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT M.D.R. No. 17903. THE PURPOSE FOR THE CREATION OF A PRIVATE SIGN EASEMENT(S) IS FOR ENTRANCE MONUMENTS TO THE SUBDIVISION.

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

[Signature] 5/7/2010
HOWARD COUNTY HEALTH OFFICER

APPROVED: FOR HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 5-12-10
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 5-13-10
DIRECTOR

OWNERS CERTIFICATE

TOLL MD II LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP AND THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTED THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 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 OR OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE FEE SIMPLE TITLE TO THE BEDS OF THE STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND 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 THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY HAND THIS 20 DAY OF APRIL 2010

BY: *[Signature]* DATE: 4-20-2010
JOHN HARRIS, DIVISION VICE PRESIDENT OF TOLL MD II LAND CORP.
NO. 43, GENERAL PARTNER OF TOLL MD II LIMITED PARTNERSHIP

BY: *[Signature]* DATE: 4-20-2010
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; THAT IT IS A REVISION TO THE SUBDIVISION OF PART OF THE LAND CONVEYED BY TRIADDELPHIA FARM, LLC. TO TOLL MD II LIMITED PARTNERSHIP, BY A DEED DATED DECEMBER 1, 2009 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 12186 AT FOLIO 256, 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.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 86,447 SQUARE FEET OR 1.9846± ACRES, OF WHICH 3,421 SQUARE FEET IS DEDICATED FOR THE CREATION OF A PRIVATE SIGN EASEMENT(S).

DATE: *[Signature]* 04/20/10

MICHAEL JOE BOYCE
FOR E.S.E. CONSULTANTS
MD LICENSE No. 21328

7164 COLUMBIA GATEWAY DRIVE
COLUMBIA, MD 21046
(410)-381-3034

RECORDED AS PLAT No. 21133 ON 5/18/10 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD

PLAT OF EASEMENT
HOPKINS CHOICE- PHASE I & II

REVISION OF LOT 2, "HOPKINS CHOICE- PHASE 1"; AND LOT 32, "HOPKINS CHOICE- PHASE 2"
(PHASE 1- PLAT #17725 & PHASE 2- PLAT #17903)
4TH ELECTION DISTRICT, TAX MAP #21, PARCEL 111, LOTS 2 & 32, GRID 12, ZONE: RR-DEO
HOWARD COUNTY, MARYLAND

SCALE: 1"=50' DATE: 2/10/10 F-03-159, SP-03-09, F-05-29, F-06-26 SHEET 1 OF 1

PREPARED BY:

ESE Land Planning Engineering Land Surveying

ESE Consultants Inc.
7164 Columbia Gateway Dr.
Suite 203
Columbia, MD 21046
TEL: 410-872-9106
FAX: 410-872-1670

F-10-096

Apr 14, 2010 1:00 pm P:\Projects\2975 Hopkins Choice (Surveys)\Record Plat\2975-Lot 2 and 32 Sign Easement Plat.dwg COWWY