

LOT 6 OWNERS LOT 7 OWNER

AHMED NAKHLEH
SHIREEN NAKHLEH
7108 PENNY LANE
ELKBRIDGE, MD 21075
301-358-1550

NICOLE P. ALLAIN
7108 PENNY LANE
ELKBRIDGE, MD 21075
202-236-0466

LOT 8 OWNERS LOT 9 OWNERS

JOSEPH A. GORCHESKY
ELISE M. GORCHESKY
7104 PENNY LANE
ELKBRIDGE, MD 21075
301-876-1546

STEVEN J. SEVERSON
BARBARA SEVERSON
BRIAN K. SEVERSON
7102 PENNY LANE
ELKBRIDGE, MD 21075
410-465-7885

OWNERS

ATAPCO HOWARD SQUARE I
BUSINESS TRUST &
HOWARD SQUARE CENTRE COMMUNITY
ASSOCIATION, INC.
10 EAST BALTIMORE STREET, STE 1600
BALTIMORE, MD 21202
(410) 347-7146

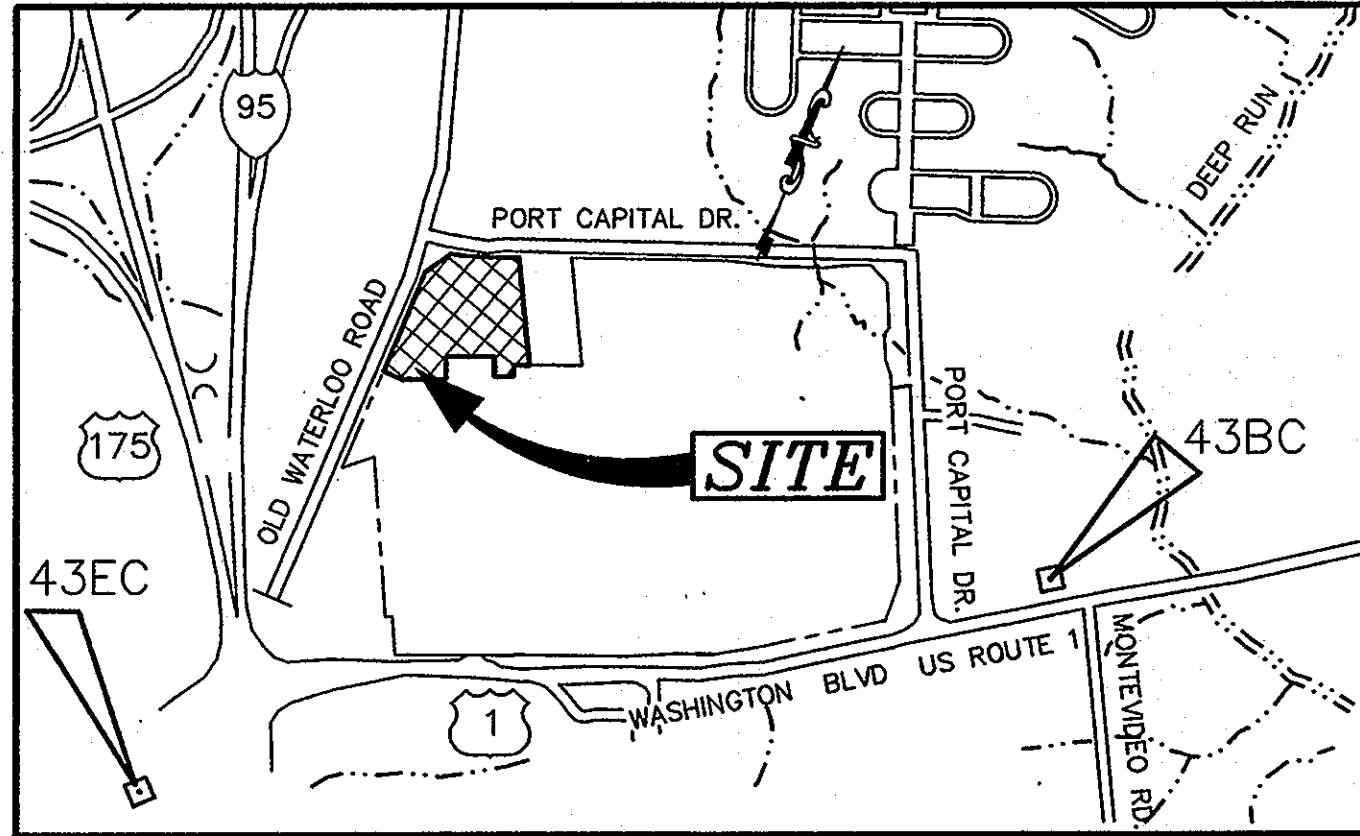
COORDINATE TABLE

POINT	NORTHING	EASTING
83	549790.084	1373337.276
85	549810.897	1373400.724
86	549844.073	1373486.326
104	549774.288	1373285.964
106	549690.906	1373229.813
119	549544.763	1373229.963
200	549526.311	1373596.631
201	549493.430	1373609.824
202	549470.960	1373555.053
203	549530.038	1373531.170
204	549472.196	1373390.456
205	549405.731	1373417.877
206	549355.307	1373293.147
207	549356.192	1373226.610

NOTE: COORDINATES AND GRID TICS SHOWN
HEREON ARE BASED ON NAD 83 AND
ARE IN U.S. SURVEY FEET, TO CONVERT
TO METERS DIVIDE BY 3.28083333.

AMENITY AREA

PROJECT PHASE	LIMIT OF DISTURBANCE	AMENITY AREA REQUIRED	AMENITY AREA PROVIDED	PROPOSED AMENITIES
PHASE 1 SECTION 1	2.97 AC	0.29 AC	0.33 AC	TOT-LOT, BENCHES



VICINITY MAP

SCALE: 1"=600'
ADC: 5054, E-2, E-36

THE REQUIREMENTS OF 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.

Gary E. Lane 04-06-11
GARY E. LANE, PROP. LS, MD NO. 574 DATE

OWNERS OF LOT 6:
Daniel N. Shireen 4/1/11
AHMED NAKHLEH DATE

Shireen Nakhleh 4/1/11
SHIREEN NAKHLEH DATE

OWNER OF LOT 7:
Nicole P. Allain 3/31/11
NICOLE P. ALLAIN DATE

OWNERS OF LOT 8:
Joseph A. Gorchesky 3/29/11
JOSEPH A. GORCHESKY DATE

Elise M. Gorchesky 3/29/11
ELISE M. GORCHESKY DATE

OWNERS OF LOT 9:
Steven J. Severson 4/1/11
STEVEN J. SEVERSON DATE

Barbara Severson 4/1/11
BARBARA SEVERSON DATE

Brian K. Severson 4/2/11
BRIAN K. SEVERSON DATE

(BY STEVEN J. SEVERSON HIS ATTORNEY-IN-FACT PURSUANT TO POWER OF ATTORNEY RECORDED AMONG THE LAND RECORD OF HOWARD COUNTY).

ATAPCO HOWARD SQUARE I BUSINESS TRUST
BY: ATAPCO HOWARD SQUARE TRUSTEE, LLC, ITS TRUSTEE
Jeffrey P. McCormack 4/5/11
JEFFREY P. MCCORMACK, VICE PRESIDENT & SECRETARY DATE

HOWARD SQUARE CENTRE COMMUNITY ASSOCIATION, INC.
Patrick Coggins 4/5/11
PATRICK COGGINS, PRESIDENT DATE

NVR, INC.
Sharon McKeown 3/29/11
SHARON MCKEOWN, VICE PRESIDENT DATE

AREA TABULATION (TOTAL)

NUMBER OF BUILDABLE LOTS	43
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	45
AREA OF BUILDABLE LOTS OR PARCELS	1.03 AC ±
AREA OF OPEN SPACE LOTS	1.88 AC ±
AREA OF BULK PARCEL	0
AREA OF 100 YEAR FLOODPLAIN	0
AREA OF PROPOSED ROADWAY	0
TOTAL AREA	2.91 AC ±

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

Brian P. Peterson 4/18/2011
HOWARD COUNTY HEALTH OFFICER (R.92) DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF
PLANNING AND ZONING

Chad Edwards 4-13-11
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kat Chedoke 4-21-11
DIRECTOR DATE

26. WP-10-140 WAS APPROVED IN MAY 2010, WAIVING SECTION 16.120 (c)(4) WHICH REQUIRES THAT SFA LOTS SHALL HAVE A MINIMUM OF 15' OF FRONTAGE ON A PUBLIC ROAD.

- APPROVAL IS SUBJECT TO THE FOLLOWING:
1. APPLICANT MUST COORDINATE WITH DED AND DPW CONCERNING THE PRIVATE/PUBLIC STATUS OF ANY ON-SITE UTILITY LINES. THE APPROPRIATE EASEMENT DESIGNATION MUST BE REFLECTED ON THE FORTHCOMING PLATS AND INCORPORATED ONTO PREVIOUSLY APPROVED PLANS THROUGH THE RED-LINE PROCESS.
 2. THE CONSULTANT SHALL SUBMIT THE RESUBDIVISION PLAT TO CREATE THE FEE-SIMPLE LOTS, DESIGNATE THE HOA OWNERSHIP OF THE OPEN SPACE LOT AND SHOW REQUIRED EASEMENTS.
 3. A HOMEOWNERS ASSOCIATION WILL BE CREATED THAT WILL BE THE RESPONSIBLE PARTY FOR THE MAINTENANCE OF THE PRIVATE ROADS AND STORMWATER CONVEYANCE AND MANAGEMENT FACILITIES. WATER AND SEWER SHALL BE PUBLIC AND MAINTAINED FOR EACH UNIT WITH THE RECORDED PUBLIC EASEMENT.
 4. AFTER THE RESUBDIVISION PLAT IS RECORDED, SDP-08-046 SHALL BE SUBMITTED TO BE RED-LINED.

OWNER'S STATEMENT

WE, JEFFREY P. MCCORMACK, VICE PRESIDENT & SECRETARY FOR ATAPCO HOWARD SQUARE TRUSTEE, LLC, TRUSTEE FOR ATAPCO HOWARD SQUARE I BUSINESS TRUST & PATRICK COGGINS, PRESIDENT OF HOWARD SQUARE CENTRE COMMUNITY ASSOCIATION, INC. & SHARON MCKEOWN, VICE-PRESIDENT OF NVR, INC., AHMED NAKHLEH & SHIREEN NAKHLEH, NICOLE P. ALLAIN, JOSEPH A. GORCHESKY & ELISE M. GORCHESKY, STEVEN J. SEVERSON, BARBARA SEVERSON AND BRIAN K. SEVERSON, 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 ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS DAY OF MARCH, 2011.

OWNERS OF LOT 6:
Ahmed Nakhleh
AHMED NAKHLEH
Shireen Nakhleh
SHIREEN NAKHLEH

OWNER OF LOT 7:
Nicole P. Allain
NICOLE P. ALLAIN

OWNERS OF LOT 8:
Joseph A. Gorchesky
JOSEPH A. GORCHESKY
Elise M. Gorchesky
ELISE M. GORCHESKY

OWNER OF LOT 9:
Steven J. Severson
STEVEN J. SEVERSON
Barbara Severson
BARBARA SEVERSON
Brian K. Severson
BRIAN K. SEVERSON

(BY STEVEN J. SEVERSON HIS ATTORNEY-IN-FACT PURSUANT TO POWER OF ATTORNEY RECORDED AMONG THE LAND RECORD OF HOWARD COUNTY).

ATAPCO HOWARD SQUARE I BUSINESS TRUST
BY: ATAPCO HOWARD SQUARE TRUSTEE, LLC, ITS TRUSTEE
Jeffrey P. McCormack
JEFFREY P. MCCORMACK, VICE PRESIDENT & SECRETARY

HOWARD SQUARE CENTRE COMMUNITY ASSOCIATION, INC.
BY: *Patrick Coggins*
PATRICK COGGINS, PRESIDENT

NVR, INC.
BY: *Sharon McKeown*
SHARON MCKEOWN, VICE-PRESIDENT

LINE TABLE

LINE	LENGTH	BEARING
L1	4.96	S21°52'13"E
L2	5.00	N67°07'50"E
L3	5.00	N21°52'10"E
L4	5.00	N68°07'50"E
L5	2.80	N68°07'47"E
L6	5.00	N21°52'10"E
L7	2.80	N68°07'50"E
L8	5.01	N68°09'54"E
L9	5.00	N21°52'13"E
L10	5.00	N68°07'50"E
L11	1.37	N68°07'47"E
L12	5.00	S21°52'10"E
L13	1.37	N68°07'50"E
L14	1.34	S67°06'45"E
L15	4.98	S21°52'10"E
L16	1.32	N68°07'50"E
L17	1.63	S68°07'50"E
L18	5.00	S21°52'10"E
L19	1.63	N68°07'50"E
L20	3.96	S68°07'50"E
L21	5.00	S21°52'10"E
L22	3.96	N68°07'50"E
L23	3.40	S68°07'50"E
L24	5.00	N21°52'10"E
L25	3.96	N68°07'50"E
L26	5.04	N68°07'50"E
L27	5.00	S21°52'10"E
L28	5.00	S68°07'50"E
L29	3.42	N68°07'50"E
L30	5.00	N21°52'10"E
L31	3.38	N68°07'50"E
L32	5.09	N68°07'50"E
L33	5.00	S21°17'53"E
L34	5.00	S68°07'50"E
L35	0.86	N68°07'50"E
L36	5.00	N21°52'10"E
L37	0.90	S68°07'50"E
L38	3.68	S68°07'50"E
L39	5.00	N21°52'10"E
L40	3.64	N68°07'50"E
L41	3.71	S68°07'50"E
L42	5.00	N21°52'10"E
L43	3.67	N68°07'50"E
L44	2.96	N68°07'50"E
L45	5.00	S21°52'10"E
L46	2.92	S68°07'50"E
L47	5.14	N68°07'50"E
L48	5.00	N23°54'15"E
L49	5.01	N68°07'50"E
L50	5.58	N68°07'50"E
L51	5.00	N23°23'20"E
L52	5.49	N68°07'50"E

GENERAL NOTES

1. TAX MAP: 43, PARCEL: 657, GRID: 3 & 9
2. ZONING: PROPERTY IS ZONED CAC-CU PER THE 2/2/2004 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
3. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 2005 BY MILDENBERG, BOENDER & ASSOC., INC.
4. COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NAVD '88 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 43EC & 43BC
STA. NO. 43EC N 547,821.272 E 1,372,882.450 ELEV. 220.415
STA. NO. 43BC N 549,592.091 E 1,375,466.620 ELEV. 214.870
5. • DENOTES AN IRON PIN OR IRON PIPE FOUND.
○ DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
BRL DENOTES A BUILDING RESTRICTION LINE.
6. SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
7. ALL AREAS ARE MORE OR LESS.
8. THIS PROPERTY IS IN THE METROPOLITAN DISTRICT.
9. NO BURIAL GROUNDS, CEMETERIES, HISTORIC STRUCTURES OR STEEP SLOPES (25% OR GREATER) EXIST ON-SITE.
10. NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
11. [Symbol] DENOTES EXISTING PUBLIC 100-YEAR FLOODPLAIN EASEMENT
12. [Symbol] DENOTES EXISTING PUBLIC FOREST CONSERVATION EASEMENT
13. [Symbol] DENOTES EXISTING WATER AND SEWER AND UTILITY EASEMENT (PLAT # 21361-21363)
14. [Symbol] DENOTES PUBLIC WATER AND SEWER AND UTILITY EASEMENT (PLAT # 21361-21363).
15. [Symbol] DENOTES PRIVATE UTILITY MAINTENANCE EASEMENT
16. [Symbol] DENOTES PUBLIC WATER AND SEWER AND UTILITY EASEMENT
17. WP-05-114 WAS APPROVED ON AUGUST 28, 2006 WAIVING SECTION 16.119(f) OF THE SUBDIVISION REGULATIONS. THE APPROVAL WAS SUBJECT TO THE FOLLOWING CONDITION:
 1. THE PROPOSED ROAD AND ACCESS IMPROVEMENTS WILL REQUIRE AN ACCESS PERMIT ISSUED BY THE STATE ENGINEERING ACCESS PERMITS DIVISION. THE DEVELOPER MUST MEET ALL TERMS AND CONDITIONS OF THE ACCESS PERMIT.
18. WATER AND SEWER SERVICE TO THESE LOTS WAS GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
19. COMPLIANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL WAS PROVIDED WITH SDP-08-046 APPLICATION.
20. WP-07-129 WAS APPROVED ON JULY 24, 2007, WAIVING SECTION 16.144(f) REQUIRING PRELIMINARY PLAN SUBMISSION. THE APPROVAL IS SUBJECT TO THE FOLLOWING:
 1. THE ENTIRE PUBLIC ROAD SYSTEM MUST BE DESIGNED WITH THE NEXT SUBMITTED FINAL PLAT AND PLAN FOR THE PROPERTY.
 2. STORMWATER MANAGEMENT MUST BE DESIGNED FOR ALL PUBLIC IMPROVEMENTS WITH THE NEXT SUBMITTED FINAL PLAT AND PLAN FOR THE PROPERTY.
 3. PRELIMINARY WATER AND SEWER PLANS MUST BE SUBMITTED PRIOR TO OR CONCURRENTLY WITH THE NEXT SUBMITTED FINAL PLAT AND PLAN FOR THE PROPERTY.

ALL OF THESE CONDITIONS HAVE BEEN MET WITH THIS SUBMISSION. ROCKSIDE AVENUE IS THE ONLY PUBLIC ROAD WITHIN THIS PROJECT. STORMWATER MANAGEMENT IS BEING PROVIDED VIA AN UNDERGROUND STORMWATER MANAGEMENT FACILITY. PRELIMINARY WATER AND SEWER HAS BEEN SUBMITTED FOR REVIEW.
21. THERE ARE NO ENVIRONMENTAL FEATURES OR CORRESPONDING BUFFERS WITHIN PROPOSED LOTS 1-43 OR OPEN SPACE LOT 44. THE FOREST CONSERVATION ACT HAS BEEN SATISFIED UNDER F-09-007 AND SDP-08-046.
22. WP-08-020 WAS APPROVED ON OCTOBER 3, 2007, WAIVING SECTION 16.155 (APPLICABILITY) WHICH REQUIRED THE SUBMISSION OF SITE DEVELOPMENT PLAN FOR NEW OR EXPANDED NON-RESIDENTIAL DEVELOPMENT AND NON-RESIDENTIAL DEVELOPMENT INCLUDING SINGLE-FAMILY ATTACHED, APARTMENT AND MOBILE HOME RESIDENTIAL DEVELOPMENT. APPROVAL IS SUBJECT TO THE FOLLOWING:
 1. HSCD MUST APPROVE THE ASSOCIATED GRADING PERMIT.
 2. THE APPLICANT AND HIS CONSULTANT MUST SCHEDULE A MEETING WITH ALL APPLICABLE COUNTY AND STATE AGENCIES TO ADDRESS THE COMMENTS FOR F-08-013 ISSUED IN THE DEPARTMENT OF PLANNING AND ZONING'S LETTER DATED SEPTEMBER 27, 2007.
23. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT UNDER F-09-007 AND SDP-08-046. 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.
24. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION EASEMENT"), LOCATED IN, ON, OVER AND THROUGH LOTS 1-44, ANY CONVEYANCE OF AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION EASEMENT. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
25. WP-11-117 WAS APPROVED IN AUGUST 2010, WAIVING SECTION 16.156(g)(2) WHICH ESTABLISHES TIMELINES (45 DAYS) FOR THE SUBMISSION OF REVISED PLANS AND SECTION 16.1104(b) WHICH OUTLINES THE PHASING PROCESS AND THE ESTABLISHMENT OF THE PHASING SCHEDULE AND ASSOCIATED MILESTONES. WAIVER APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 1. THE DEVELOPER MUST SUBMIT REVISED PLANS IN ASSOCIATION WITH SDP-08-078 FOR THE REMAINING 105 UNITS ON OR BEFORE MAY 14, 2011.
 2. THE DEVELOPER MUST SUBMIT THE NEXT PHASE FOR 73 UNITS ON OR BEFORE SEPTEMBER 30, 2011.
 3. REVISED PLANS WILL BE SUBMITTED TO ALL SRC AGENCIES FOR REVIEW.

PURPOSE OF THIS PLAT IS TO CORRECT LOT AREAS AND PROVIDE 20' PUBLIC WATER EASEMENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION TO HOWARD SQUARE, PHASE 1, SECTION 1 (2.91 ACRES) RECORDED AS PLAT NO. 21361-21363 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD AS CONVEYED ON APRIL 15, 2010 BY JOHN DUFFY AND KIRK KUBISTA, SUBSTITUTE TRUSTEES, HAVING BEEN APPOINTED PURSUANT TO DEEDS OF APPOINTMENT OF SUBSTITUTE TRUSTEES DATED FEBRUARY 19, 2010, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD IN LIBER 12317, FOLIOS 312, 327 AND 341, AND LIBER 12638 FOLIO 179, TO ATAPCO HOWARD SQUARE I BUSINESS TRUST, A MARYLAND STATUTORY TRUST, AND BY ATAPCO HOWARD SQUARE I BUSINESS TRUST TO HOWARD SQUARE CENTRE COMMUNITY ASSOCIATION, INC. IN LIBER 12225 FOLIO 238, AND BY ATAPCO HOWARD SQUARE I BUSINESS TRUST TO NVR, INC. IN LIBER 12849 FOLIO 109 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.

Gary E. Lane
GARY E. LANE, PROP. LS, MD NO. 574
04-06-11 DATE



RECORDED AS PLAT 21566 ON 4/29/11 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**REVISION PLAT
HOWARD SQUARE
PHASE 1, SECTION 1
LOTS: 1-43, OPEN SPACE LOT 44 (PLAT # 21361-63)**

TAX MAP 43
GRID 3 & 9
PARCEL: 657
SCALE: AS SHOWN

FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
EX. ZONING CAC-CU

DATE: MARCH 2011
DPZ FILE NOS. SDP-92-79; WP-92-165
WP-93-44; WP-93-94; WP-94-47
WP-06-114; WP-07-052; S-06-010;
WP-07-129; F-09-007; F-08-013
SDP-08-046; SDP-08-078; F-09-053
WP-10-140; WP-11-117; F-10-118

**MILDENBERG,
BOENDER & ASSOC., INC.**
Engineers Planners Surveyors
6800 Deerpath Rd., Suite 150, Elkridge, Maryland 21075
(410) 997-0296 Balt. (410) 997-0298 Fax

OWNER'S STATEMENT CONTINUED

OWNERS OF LOT 6:
 AHMED NAKHLEH
 SHIREEN NAKHLEH
 OWNER OF LOT
 NICOLE P. ALLAIN
 OWNERS OF LOT 8:
 JOSEPH A. GORCHESKY
 ELISE M. GORCHESKY
 OWNERS OF LOT 9:
 STEVEN J. SEVERSON
 BARBARA SEVERSON
 BRIAN K. SEVERSON
 (BY STEVEN J. SEVERSON HIS ATTORNEY-IN-FACT PURSUANT TO POWER OF ATTORNEY RECORDED AMONG THE LAND RECORD OF HOWARD COUNTY).

WITNESS
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THE REQUIREMENTS OF 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.

OWNERS OF LOT 1:
 GARY E. LANE, PROP. L.S. MD NO. 574
 DATE: 4-06-11

OWNERS OF LOT 2:
 AHMED NAKHLEH
 SHIREEN NAKHLEH
 DATE: 4/11/11

OWNER OF LOT 7:
 NICOLE P. ALLAIN
 DATE: 3/31/11

OWNERS OF LOT 8:
 JOSEPH A. GORCHESKY
 ELISE M. GORCHESKY
 DATE: 3/29/11

OWNERS OF LOT 9:
 STEVEN J. SEVERSON
 BARBARA SEVERSON
 DATE: 4/2/11

BRIAN K. SEVERSON
 (BY STEVEN J. SEVERSON HIS ATTORNEY-IN-FACT PURSUANT TO POWER OF ATTORNEY RECORDED AMONG THE LAND RECORD OF HOWARD COUNTY).
 ATAPCO HOWARD SQUARE I BUSINESS TRUST
 BY: ATAPCO HOWARD SQUARE TRUSTEE, LLC, ITS TRUSTEE
 JEREMY P. MCCORMACK, VICE PRESIDENT & SECRETARY
 DATE: 4/5/11

HOWARD SQUARE CENTRE COMMUNITY ASSOCIATION, INC.
 PATRICK COGGINS, PRESIDENT
 DATE: 4/5/11

NVR, INC.
 SHARON MCKEOWN, VICE PRESIDENT
 DATE: 3/30/11

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	43
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	45
AREA OF BUILDABLE LOTS OR PARCELS	1.03 AC ±
AREA OF OPEN SPACE LOTS	1.88 AC ±
AREA OF BULK PARCEL	0
AREA OF 100 YEAR FLOODPLAIN	0
AREA OF PROPOSED ROADWAY	0
TOTAL AREA (THIS SHEET)	2.91 AC ±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 [Signature] 4/18/2011
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 4-21-11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DIRECTOR

OWNERS
 ATAPCO HOWARD SQUARE I BUSINESS TRUST & HOWARD SQUARE CENTRE COMMUNITY ASSOCIATION, INC.
 10 EAST BALTIMORE STREET, STE 1600 BALTIMORE, MD 21202 (410) 347-7146

LOT 6 OWNERS
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LOT 9 OWNER
 STEVEN J. SEVERSON
 BARBARA SEVERSON
 BRIAN K. SEVERSON
 7102 PENNY LANE ELKBRIDGE, MD 21075 410-465-7685

OLD WATERLOO ROAD
 PUBLIC LOCAL ROAD (SHA PLAT 24048)
 70' RIGHT OF WAY

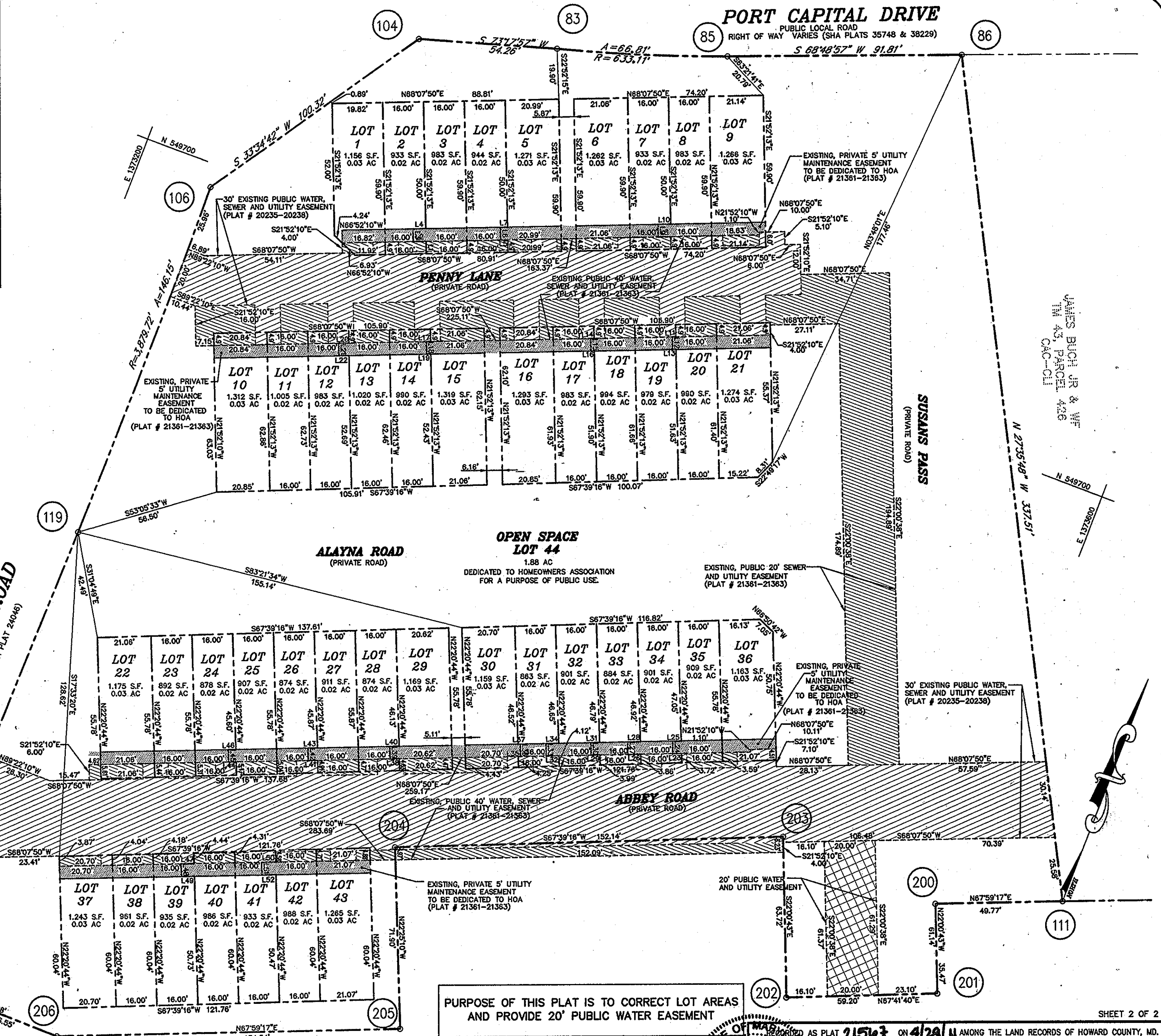
ALAYNA ROAD
 (PRIVATE ROAD)

OPEN SPACE LOT 44
 1.88 AC
 DEDICATED TO HOMEOWNERS ASSOCIATION FOR A PURPOSE OF PUBLIC USE.

ABBAY ROAD
 (PRIVATE ROAD)

PENNY LANE
 (PRIVATE ROAD)

SUSANS PASS
 (PRIVATE ROAD)



PURPOSE OF THIS PLAT IS TO CORRECT LOT AREAS AND PROVIDE 20' PUBLIC WATER EASEMENT

OWNER'S STATEMENT

WE, JEFFREY P. MCCORMACK, VICE PRESIDENT & SECRETARY FOR ATAPCO HOWARD SQUARE I BUSINESS TRUST & PATRICK COGGINS, PRESIDENT OF HOWARD SQUARE CENTRE COMMUNITY ASSOCIATION, INC. & SHARON MCKEOWN, VICE-PRESIDENT OF NVR, INC., AHMED NAKHLEH & SHIREEN NAKHLEH, NICOLE P. ALLAIN, JOSEPH A. GORCHESKY & ELISE M. GORCHESKY, STEVEN J. SEVERSON, BARBARA SEVERSON AND BRIAN K. SEVERSON, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF 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 ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY. WITNESS MY HAND THIS DAY OF MARCH, 2011.

ATAPCO HOWARD SQUARE I BUSINESS TRUST
 BY: [Signature] ATAPCO HOWARD SQUARE TRUSTEE, LLC, ITS TRUSTEE
 JEFFREY P. MCCORMACK, VICE PRESIDENT & SECRETARY
 HOWARD SQUARE CENTRE COMMUNITY ASSOCIATION, INC.
 PATRICK COGGINS, PRESIDENT
 NVR, INC.
 BY: [Signature] SHARON MCKEOWN, VICE-PRESIDENT

[Signature] WITNESS
 [Signature] WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION TO HOWARD SQUARE, PHASE 1, SECTION 1 (2.91 ACRES) RECORDED AS PLAT NO. 21361-21363 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD AS CONVEYED ON APRIL 15, 2010 BY JOHN DUFFY AND MIK KUBISTA, SUBSTITUTE TRUSTEES, HAVING BEEN APPOINTED PURSUANT TO DEEDS OF APPOINTMENT OF SUBSTITUTE TRUSTEES DATED FEBRUARY 19, 2010, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD IN LIBER 12317, FOLIOS 312, 327 AND 341, AND LIBER 12338 FOLIO 179, TO ATAPCO HOWARD SQUARE I BUSINESS TRUST, A MARYLAND STATUTORY TRUST, AND BY ATAPCO HOWARD SQUARE I BUSINESS TRUST TO HOWARD SQUARE CENTRE COMMUNITY ASSOCIATION, INC. IN LIBER 12325 FOLIO 238, AND BY ATAPCO HOWARD SQUARE I BUSINESS TRUST TO NVR, INC. IN LIBER 12348 FOLIO 109 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] GARY E. LANE, PROP. L.S. MD NO. 574
 DATE: 4-06-11

REVISION PLAT
HOWARD SQUARE
 PHASE 1, SECTION 1
 LOTS: 1-43, OPEN SPACE LOT 44 (PLAT # 21361-63)

TAX MAP 43
 GRIDS 3 & 9
 PARCEL: 657
 SCALE: 1"=30'

FIRST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 EX. ZONING CAC-CL1

DATE: MARCH 2011
 DPZ FILE NOS. SDP-92-79, WP-92-165
 WP-93-44, WP-93-84, WP-94-47
 WP-06-114, WP-07-052, S-06-010,
 WP-07-129, F-09-007, F-08-013
 SDP-08-046, SDP-08-078, F-09-053
 WP-10-140, WP-11-117, F-10-118

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 6800 Deerpath Rd., Suite 150, Elbridge, Maryland 21075
 (410) 997-0286 Balt. (410) 997-0288 Paz.

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