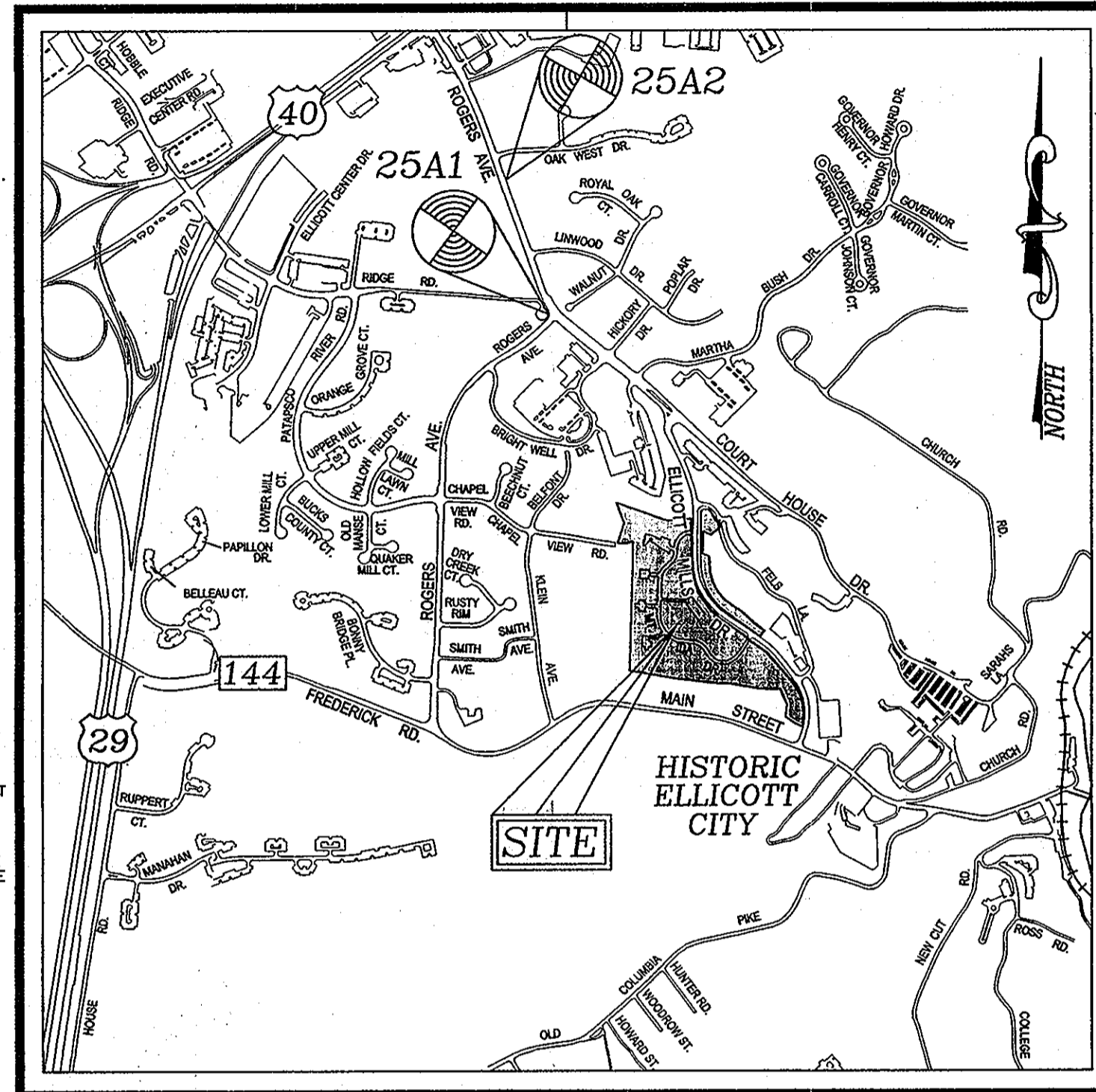


GENERAL NOTES

- THE PROPERTY LINES SHOWN HEREON IS BASED ON A FIELD-RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. ON FEBRUARY 2011.
- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, MARYLAND GEODETIC CONTROL STATIONS NO. 25A1 AND 25A2.
25A1 N 586,557.503 E 1,366,847.149
25A2 N 587,502.680 E 1,366,556.401
- THE SUBJECT PROPERTY IS ZONED R-VH, R-A-15 AND P.O.R. PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE ON 07/28/06.
- DPZ REFERENCES : ECP-11-051, SDP-75-61, SDP-77-013, SDP-04-027, SDP-11-051, F-02-166, BA-11-014V, CR-25-2011, CR-42-2011, PLAT 17/17-19, AND PLAT 16815.
- BRL DENOTES BUILDING RESTRICTION LINE.
- Ø DENOTES REBAR WITH #4 CAP SET.
- ∅ DENOTES IRON PIPE OR IRON BAR FOUND.
- ⊕ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- THE AREAS SHOWN HEREON ARE MORE OR LESS.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.
- PUBLIC WATER AVAILABLE THROUGH CONTRACT NO. 14-4709-D.
PUBLIC SEWER AVAILABLE THROUGH CONTRACT NO. 14-4709-D.
- THERE IS NO 100 YR FLOODPLAIN ON SITE.
- THERE ARE NO WETLANDS ONSITE BY A REPORT PREPARED BY MCCARTHY & ASSOCIATES, INC. DATED MARCH 2011.
- THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION EASEMENT), LOCATED IN, OVER AND THROUGH PARCELS A, C, D, AND E OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION EASEMENTS. ANY AND ALL CONVEYANCES OF THE AFORESAID PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL(S). DEVELOPER SHALL EXECUTE AND DELIVER A DEED FOR THE EASEMENT 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 CASE OF A FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF 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 EXCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION AREAS OR 100 YEAR FLOODPLAIN.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH - 12 FEET (16 FEET IF SERVING MORE THAN ONE RESIDENCE)
B. SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
C. GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
D. STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
F. STRUCTURE CLEARANCES - MINIMUM 12 FEET
G. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- THE FOREST STAND DELINEATION PLAN WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. IN MARCH 2011, AND WAS SUBMITTED AS PART OF ECP-11-051. THE FCP WAS SUBMITTED UNDER SDP-11-051.
- STORMWATER MANAGEMENT WATER WOV AND CPV IS BEING PROVIDED BY PERVIOUS PAVEMENT, MICRO BIORETENTION, SAND FILTERS AND GREENROOFS. REV WILL BE PROVIDED UNDER THE EXPANDED SAND FILTER. THE 100 YEAR QUANTITY MANAGEMENT PROVIDED BY PIPE STORAGE DETENTION SYSTEM. STORMWATER MANAGEMENT PROVIDED IN ACCORDANCE WITH MDE ESDV AND REDEVELOPMENT CRITERIA. FACILITIES TO BE PRIVATELY OWNED AND MAINTAINED BY MILLTOWNE ASSOCIATES LP. THE STORMWATER MANAGEMENT FACILITY LOCATIONS CAN BE FOUND ON SDP-11-051.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY OF \$ 112,950.00 FOR THE REQUIRED 93 EVERGREENS AND 330 SHADE TREES WILL BE POSTED WITH THE DEVELOPER'S AGREEMENT.
- ON MARCH 31, 2011 THIS PLAN CAME BEFORE THE HISTORIC DISTRICT COMMISSION AS CASE HDC-11-08 FOR ADVISORY COMMENTS. THE MAJORITY OF THE COMMISSION'S COMMENTS ARE FOCUSED ON LATER PHASES OF THIS PLAN, WHICH ARE LOCATED WITHIN THE ELLICOTT CITY HISTORIC DISTRICT.
- PUBLIC FOREST CONSERVATION EASEMENT #6 IS LOCATED WITHIN THE ELLICOTT CITY HISTORIC DISTRICT.

HILLTOP REDEVELOPMENT - PHASE I RESIDENTIAL & RECREATION CENTER



VICINITY MAP

SCALE : 1" = 1000'
ADC MAP COORDINATES: 4816 / B7

GENERAL NOTES (CONT'D)

- TRASH COLLECTION AND RECYCLING WILL BE PRIVATE.
- REFERENCE VARIANCE BA-11-014V (APPROVED 4-10-11) TO:
1. REDUCE REQUIRED FRONT SETBACK TO ELLICOTT MILLS DRIVE (MINOR ARTERIAL) FROM 30' TO 29'.
2. REDUCE REQUIRED SETBACK FROM A R-SC DISTRICT FOR SINGLE FAMILY ATTACHED DWELLINGS FROM 75' TO 62'.
3. REDUCE REQUIRED SETBACK FROM A R-SC DISTRICT FOR APARTMENT DWELLINGS FROM 100' TO 60'.
4. REDUCE REQUIRED SETBACK FROM A R-SC DISTRICT (OTHER STRUCTURES AND USES) FROM 50' TO 10' FOR A RETAINING WALL, TO 11' FOR PARKING, TO 3' FOR 6'-8" FENCE HIGH AND TO 18' FOR A TRASH DUMPSTIE AND CLOSURE.
5. REDUCE REQUIRED SETBACK FROM A R-VH DISTRICT FOR APARTMENT DWELLING FROM 50' TO 30'.
6. REDUCE REQUIRED SETBACK FROM A R-VH DISTRICT (OTHER STRUCTURES AND USES) FROM 20' TO 10' FOR A PARKING LOT, TO 5' FOR 6'-8" HIGH FENCE AND TO 9' FOR A RETAINING WALL.
- REFERENCE COUNCIL RESOLUTION #25-2011 (APPROVED 5-02-11) FOR THE CLOSURE OF MOUNT IDA DRIVE.
- REFERENCE COUNCIL RESOLUTION #42-2011 (APPROVED 5-02-11) FOR THE FOLLOWING VARIANCES IN CONNECTION WITH THE RECREATION CENTER:
a. FOR THE PORTION OF THE SITE THAT IS IN THE R-A-15 DISTRICT REDUCE THE 50' SETBACK TO THE R-SC DISTRICT TO:
1. 10' FOR A PARKING DECK
2. 10' FOR A RETAINING WALL
3. 19' FOR PARKING
4. 31' FOR A DRIVEWAY
5. 1' FOR 6'-8" HIGH FENCE
b. FOR THE PORTION OF THE SITE THAT IS IN THE P.O.R DISTRICT REDUCE THE REQUIRED 75' SETBACK FROM THE R-20 DISTRICT TO:
1. 62' FOR A PARKING DECK
2. 69' FOR A RETAINING WALL
3. 50' FOR A 6'-8" HIGH FENCE
- REFERENCE WAIVER WP-11-204 APPROVED 7-13-11 TO PERMIT THE REMOVAL OF TWO SPECIMEN TREES (SECTION 16.1205 (a)(b)) AND GRADING IN STEEP SLOPES (SECTION 16.116 (b)).
APPROVAL IS SUBJECT TO FOLLOWING CONDITIONS:
1. IMPACTS TO STEEP SLOPES (25% OR GREATER) MAY NOT BE GREATER THAN A TOTAL OF 0.96 AC. AS DEPICTED ON THE WAIVER EXHIBIT, UNLESS IT CAN BE SUFFICIENTLY DEMONSTRATED BY THE APPLICANT TO BE JUSTIFIED.
2. WAIVER APPROVAL IS LIMITED TO THE REMOVAL OF SPECIMEN TREES #7 AND #9 AS DEPICTED ON THE WAIVER EXHIBIT. ANY PROPOSAL TO REMOVE ADDITIONAL SPECIMEN TREES WILL REQUIRE A NEW WAIVER REQUEST OR AN AMENDMENT TO THIS WAIVER REQUEST.
3. COMPLIANCE WITH THE SRC AGENCY COMMENTS ISSUED FOR SDP-11-051.
- REFERENCE DESIGN MANUAL WAIVER APPROVED 7-13-11 TO DECREASE THE ROAD WIDTH IN MULTI-FAMILY PROJECTS FROM 26' TO 24'.
- THIS PROJECT DOES NOT ABUT ANY SCENIC ROADS.
- THE FOREST CONSERVATION OBLIGATION FOR THIS PLAN HAS BEEN FULFILLED BY ON-SITE RETENTION OF 3.89 ACRES AND 0.29 AC. OF ON-SITE REFORESTATION. FINANCIAL SURETY FOR THE 0.29 AC OF REFORESTATION PLANTING SHALL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$6,317.00.
- WATER AND SEWER SERVICES TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWAGE ALOCATIONS WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE 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.
- LANDSCAPING FOR PARCELS A, C AND D IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH SDP-10-051 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- THERE ARE EXISTING DWELLINGS/STRUCTURES ON PARCELS C AND D TO BE REMOVED. AND THERE ARE EXISTING DWELLINGS/STRUCTURES ON PARCELS A, D, AND E TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.

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 BEING COMPLIED WITH.

Thomas M. Hoffman, Jr. 10-10-11
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267
Stacy Spann October 10 2011
STACY SPANN, EXECUTIVE DIRECTOR DATE
HOWARD COUNTY HOUSING COMMISSION

AREA TABULATION

NUMBER OF PARCELS TO BE RECORDED	4
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
NUMBER OF PARCELS AND LOTS TO BE RECORDED	4
AREA OF PARCELS TO BE RECORDED	18,7628 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC
AREA OF PARCELS AND LOTS TO BE RECORDED	18,7628 AC
AREA OF ROADWAY	4.0734 AC
AREA TO BE RECORDED	22.8362 AC

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLICOTT CITY, MARYLAND 21043
TEL: 410.461.7666 FAX: 410.461.8961

OWNER
HOWARD COUNTY HOUSING COMMISSION
6751 COLUMBIA GATEWAY DR.
3RD FLOOR
COLUMBIA, MD 21046
(410) 313-6320

DEVELOPER
STAVROU ASSOCIATES, INC.
2661 RIVA ROAD
BUILDING 300, SUITE 320
ANNAPOLIS, MARYLAND 21401
C/O STEPHEN J. MOORE
(410) 571-6610

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO VACATE, ANNUL, AND ABANDON LINES OF DIVISION, BUILDING RESTRICTION LINES, R/W'S FOR WATER AND SEWER, RECREATIONAL OPEN SPACE, AND FUTURE RIGHTS-OF-WAY, AND TO RE-SUBDIVIDE THE LAND AS SHOWN ON PLATS OF "FELLS LANE, URBAN RENEWAL PROJECT, ELLICOTT CITY", PLATS 17/17, 17/18, 17/19, 22/97, AND 16815, AND TO SUBDIVIDE TAX MAP 25, PARCEL 12 AND PARCEL 291 ELLICOTT MILLS DRIVE RESIDUE, AND TO ESTABLISH SEWER, WATER, AND FOREST CONSERVATION EASEMENTS.

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

B. Nielsen for Peter B. Silenon 10/14/11
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Stacy Spann 10/13/11
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Stacy Spann 10/20/11
DIRECTOR DATE

OWNER'S CERTIFICATE

HOWARD COUNTY HOUSING COMMISSION, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS 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, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

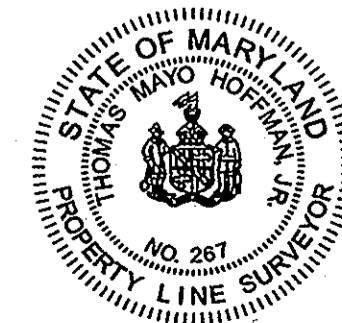
WITNESS OUR HANDS THIS 10 DAY OF OCTOBER 2011.

Stacy Spann October 10 2011 DATE
STACY SPANN, EXECUTIVE DIRECTOR
HOWARD COUNTY HOUSING COMMISSION
Witness WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF PART OF THE LAND CONVEYED BY HOWARD COUNTY, MARYLAND TO HOWARD COUNTY HOUSING COMMISSION, BY DEED DATED APRIL 7, 2011 AND RECORDED IN LIBER 13174 AT FOLIO 29 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
I ALSO CERTIFY ALL MONUMENTS ARE IN 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 AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2012.

Thomas M. Hoffman, Jr. 10-10-11
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267



RECORDED AS PLAT No. 21727 ON 10/21/11
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**HILLTOP REDEVELOPMENT - PHASE I
RESIDENTIAL & RECREATION CENTER**
PARCELS A, C, D, & E

A RE-SUBDIVISION OF EXISTING LOTS 1-20, 41-52, & 53-73, OPEN SPACE, PARCEL B, OPEN SPACE LOT 53, AND MOUNT IDA DRIVE AS SHOWN ON PLATS OF "FELLS LANE, URBAN RENEWAL PROJECT, ELLICOTT CITY", RECORDED AS PLATS 17/17, 17/18, 17/19, 22/97, & 16815, AND A SUBDIVISION OF TAX MAP 25, PARCELS 12 AND PARCEL 291 ELLICOTT MILLS DRIVE RESIDUE.

ZONED R-VH, R-A-15, P.O.R.

DPZ REF'S : ECP-11-051, SDP-75-61, SDP-77-013, SDP-04-027, SDP-11-051, F-02-166, PLAT 17/17-19, PLAT 22/97, AND PLAT 16815.

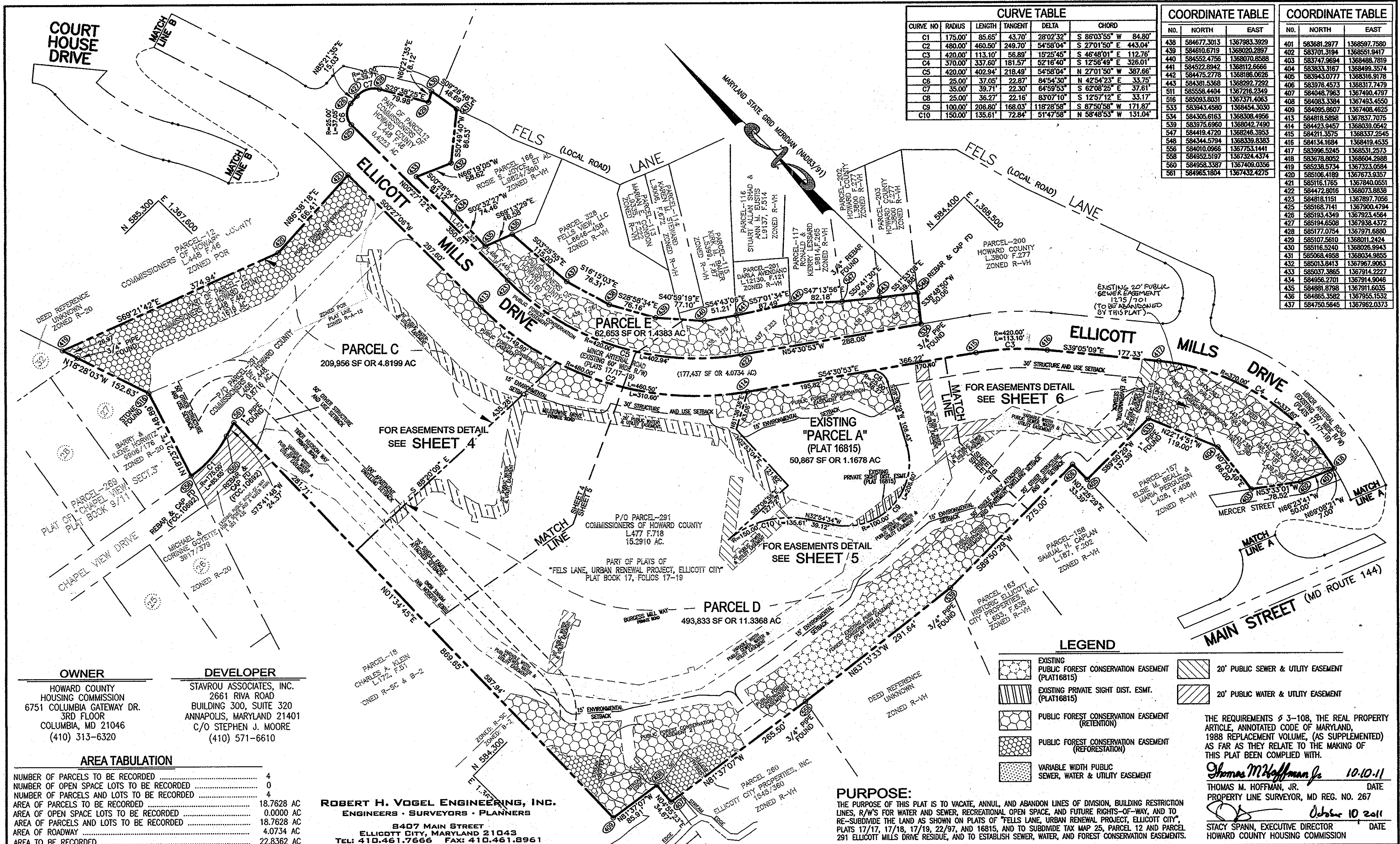
TAX MAP 25, GRID 7, PARCEL 291 & P/O PARCEL 12 AND
TAX MAP 25A, GRID 2, PARCELS 335 & 336
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE : NONE OCTOBER 10, 2011

CURVE TABLE					
CURVE NO	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	175.00'	85.65'	43.70'	28°02'32"	S 86°03'55" W 84.80'
C2	480.00'	460.50'	249.70'	54°58'04"	S 27°01'50" E 443.04'
C3	420.00'	113.10'	56.88'	15°25'45"	S 46°48'01" E 112.76'
C4	370.00'	337.60'	181.57'	52°16'40"	S 12°58'49" E 326.01'
C5	420.00'	402.94'	218.49'	54°58'04"	N 27°01'50" W 387.66'
C6	25.00'	37.05'	22.87'	84°54'30"	N 42°54'23" E 33.75'
C7	35.00'	39.71'	22.30'	64°59'53"	S 62°08'25" E 37.61'
C8	25.00'	36.27'	22.16'	83°07'10"	S 12°57'12" E 33.17'
C9	100.00'	208.80'	168.03'	118°28'58"	S 87°50'58" W 171.87'
C10	150.00'	135.61'	72.84'	51°47'58"	N 58°46'53" W 131.04'

COORDINATE TABLE		
NO.	NORTH	EAST
438	584677.3013	1367983.3929
439	584610.6719	1368020.2897
440	584552.4756	1368070.8588
441	584522.8942	1368112.6666
442	584475.2778	1368166.0626
443	584381.5368	1368292.7292
444	584355.4404	1367216.2349
445	584303.8031	1367371.4063
446	584294.4580	1368454.3030
447	584305.6163	1368303.4956
448	584375.6960	1368042.7490
449	584419.4720	1368245.3963
450	584344.5794	1368339.8383
451	584010.0966	1367753.1441
452	584958.5197	1367324.4374
453	584958.3387	1367409.0356
454	584985.1804	1367432.4275

COORDINATE TABLE		
NO.	NORTH	EAST
401	583681.2977	1368597.7580
402	583701.3194	1368551.9417
403	583747.9694	1368488.7819
404	583833.3167	1368499.3574
405	583943.0777	1368316.9178
406	583976.4573	1368317.7479
407	584048.7963	1367490.4797
408	584083.3394	1367493.4650
409	584095.8607	1367408.4625
410	584181.5898	1367837.7075
411	584223.9457	1368039.0542
412	584211.3575	1368337.2545
413	584134.1684	1368419.4535
414	583996.5245	1368531.2573
415	583678.9052	1368604.2988
416	583528.5174	1367323.0894
417	583516.1765	1367840.0551
418	584423.9457	1368039.0542
419	584375.6960	1368042.7490
420	584344.5794	1368339.8383
421	584303.8031	1367371.4063
422	584294.4580	1368454.3030
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437	584305.6163	1368303.4956



OWNER
HOWARD COUNTY HOUSING COMMISSION
6751 COLUMBIA GATEWAY DR.
3RD FLOOR
COLUMBIA, MD 21046
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DEVELOPER
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2661 RIVA ROAD
BUILDING 300, SUITE 320
ANNAPOLIS, MARYLAND 21401
C/O STEPHEN J. MOORE
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ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELlicott CITY, MARYLAND 21043
TEL: 410.461.7666 FAX: 410.461.8961

LEGEND

- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (PLAT 16815)
- EXISTING PRIVATE SIGHT DIST. ESMT. (PLAT 16815)
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION)
- VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
- 20' PUBLIC SEWER & UTILITY EASEMENT
- 20' PUBLIC WATER & UTILITY EASEMENT

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 BEEN COMPLIED WITH.

Thomas M. Hoffman, Jr. 10-10-11
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267
Stacy Spann October 10 2011
STACY SPANN, EXECUTIVE DIRECTOR DATE
HOWARD COUNTY HOUSING COMMISSION

PURPOSE:
THE PURPOSE OF THIS PLAT IS TO VACATE, ANNUL, AND ABANDON LINES OF DIVISION, BUILDING RESTRICTION LINES, R/W'S FOR WATER AND SEWER, RECREATIONAL OPEN SPACE, AND FUTURE RIGHTS-OF-WAY, AND TO RE-SUBDIVIDE THE LAND AS SHOWN ON PLATS OF "FELLS LANE, URBAN RENEWAL PROJECT, ELlicott CITY", PLATS 17/17, 17/18, 17/19, 22/97, AND 16815, AND TO SUBDIVIDE TAX MAP 25, PARCEL 12 AND PARCEL 291 ELlicott MILLS DRIVE RESIDUE, AND TO ESTABLISH SEWER, WATER, AND FOREST CONSERVATION EASEMENTS.

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

B. Wilson for Peter B. Selouson 10/14/11
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Robert H. Vogel 10/13/11
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Stacy Spann 10/20/11
DIRECTOR DATE

OWNER'S CERTIFICATE

HOWARD COUNTY HOUSING COMMISSION, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS 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, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS OUR HANDS THIS 10 DAY OF OCTOBER 2011.

Stacy Spann October 10 2011
STACY SPANN, EXECUTIVE DIRECTOR DATE
HOWARD COUNTY HOUSING COMMISSION

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF PART OF THE LAND CONVEYED BY HOWARD COUNTY, MARYLAND TO HOWARD COUNTY HOUSING COMMISSION, BY DEED DATED APRIL 7, 2011 AND RECORDED IN LIBER 13174 AT FOLIO 29 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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 AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2012.

Thomas M. Hoffman, Jr. 10-10-11
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT No. 21728 ON 10/27/11
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

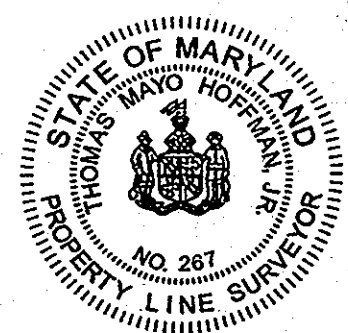
PLAT OF RE-SUBDIVISION
**HILLTOP REDEVELOPMENT - PHASE I
RESIDENTIAL & RECREATION CENTER**
PARCELS A, C, D, & E

A RE-SUBDIVISION OF EXISTING LOTS 1-20, 41-52, & 53-73, OPEN SPACE, PARCEL B, OPEN SPACE LOT 53, AND MOUNT IDA DRIVE AS SHOWN ON PLATS OF "FELLS LANE, URBAN RENEWAL PROJECT, ELlicott CITY", RECORDED AS PLATS 17/17, 17/18, 17/19, 22/97, & 16815, AND A SUBDIVISION OF TAX MAP 25, PARCELS 12 AND PARCEL 291 ELlicott MILLS DRIVE RESIDUE.

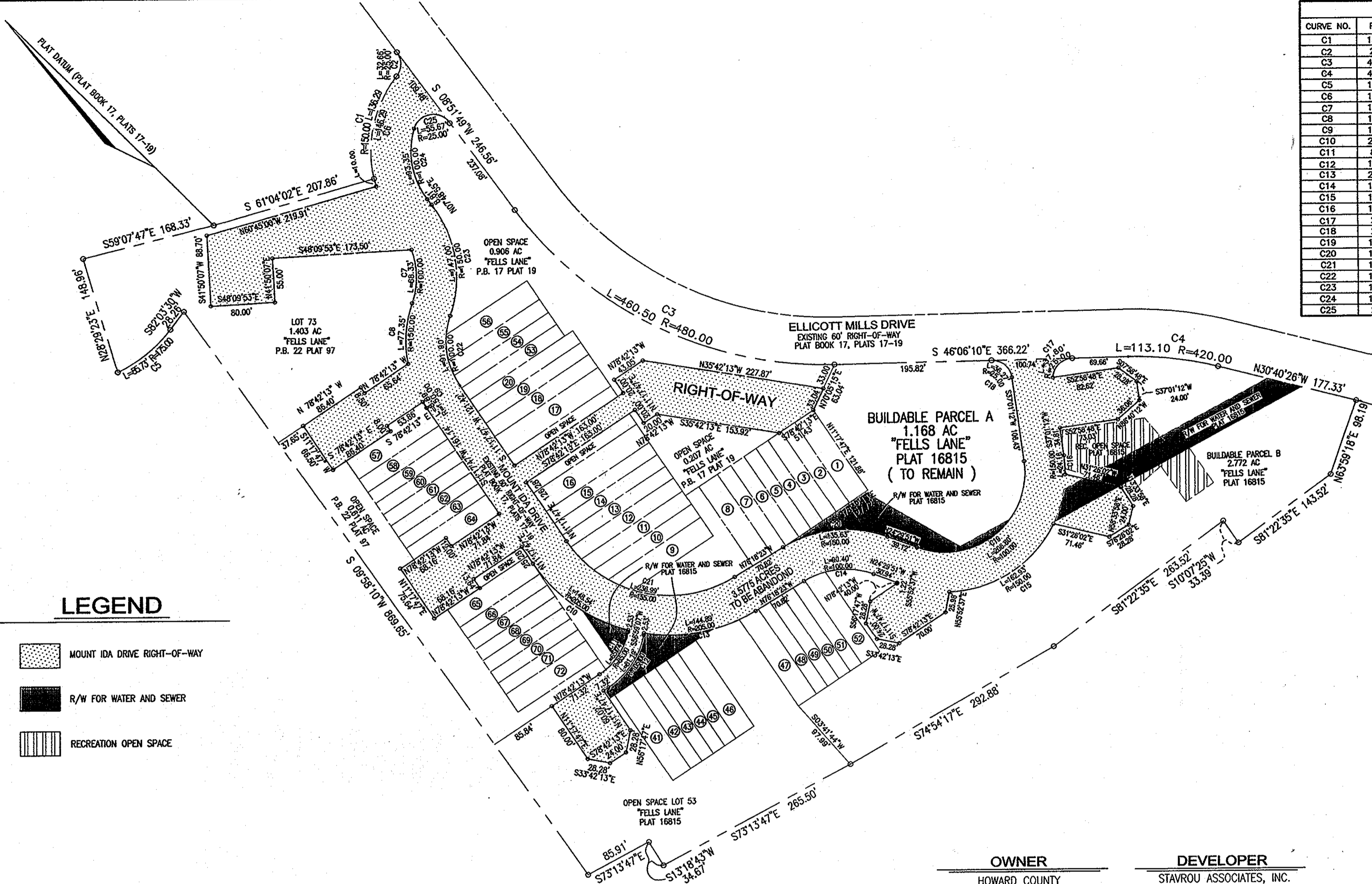
ZONED R-VH, R-A-15, P.O.R.
DPZ REF'S: ECP-11-051, SDP-75-61, SDP-77-013, SDP-04-027, SDP-11-051, F-02-166, PLAT 17/17-19, PLAT 22/97, AND PLAT 16815.
TAX MAP 25, GRID 7, PARCEL 291 & P/O PARCEL 12 AND TAX MAP 25A, GRID 2, PARCELS 335 & 336
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 100'
GRAPHIC SCALE
OCTOBER 10, 2011

SHEET 2 OF 6
F-12-008



CURVE DATA TABLE						
CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD LENGTH	CHORD BEARING
C1	150.00'	136.29'	73.26'	52°03'32"	131.65'	N 57°41'04" E
C2	25.00'	32.66'	19.13'	74°50'55"	30.39'	N 46°17'23" E
C3	480.00'	460.50'	249.70'	54°58'05"	443.04'	S 18°37'07" E
C4	420.00'	113.10'	56.89'	15°25'44"	112.76'	S 38°23'18" E
C5	175.00'	85.74'	43.75'	28°04'18"	84.88'	N 83°54'21" W
C6	150.00'	146.29'	79.55'	55°52'43"	140.56'	S 55°46'28" W
C7	100.00'	68.33'	35.56'	39°09'01"	67.01'	S 44°23'24" W
C8	150.00'	77.35'	39.56'	29°32'44"	76.50'	S 49°11'32" W
C9	150.00'	8.88'	4.44'	03°23'31"	8.88'	S 12°59'32" W
C10	205.00'	148.54'	77.70'	41°30'54"	145.31'	S 09°27'40" E
C11	85.00'	65.74'	34.61'	44°18'40"	64.11'	S 79°08'27" W
C12	105.00'	81.20'	42.75'	44°18'40"	79.20'	N 79°08'27" E
C13	205.00'	144.89'	75.62'	40°29'44"	141.89'	S 56°03'31" E
C14	100.00'	90.42'	48.57'	51°48'32"	87.37'	S 50°24'07" E
C15	150.00'	163.93'	90.55'	62°14'05"	155.04'	S 77°59'56" E
C16	150.00'	24.16'	12.11'	09°13'42"	24.13'	N 41°38'03" E
C17	25.00'	37.80'	23.57'	86°37'52"	34.30'	S 89°25'06" E
C18	25.00'	36.27'	22.17'	83°07'22"	33.17'	S 04°32'29" E
C19	100.00'	206.79'	168.03'	118°28'57"	171.87'	N 83°44'19" W
C20	150.00'	135.64'	72.85'	51°48'32"	131.06'	N 50°24'07" W
C21	155.00'	236.99'	148.65'	87°36'10"	214.57'	N 32°30'18" W
C22	100.00'	91.90'	49.48'	52°39'17"	88.70'	N 37°37'26" E
C23	150.00'	147.00'	80.01'	56°09'00"	141.19'	N 35°53'35" E
C24	100.00'	93.35'	50.39'	53°29'08"	90.00'	N 34°33'29" E
C25	25.00'	55.66'	50.77'	127°33'52"	44.86'	S 54°55'01" E



LEGEND

- MOUNT IDA DRIVE RIGHT-OF-WAY
- R/W FOR WATER AND SEWER
- RECREATION OPEN SPACE

EXHIBIT OF ABANDONMENT
MOUNT IDA DRIVE RIGHT-OF-WAY, LOTS 1-20, 41-52, & 53-73,
OPEN SPACE, PARCEL B, OPEN SPACE LOT 53, AND EASEMENTS
(PLATS 17/17-17/19, 22/97, & 16815)

(ALL LINES OF DIVISION, EXCEPT PARCEL A, TO BE ABANDONED BY THIS PLAT)
 (ALL EASEMENTS SHOWN HEREON TO BE ABANDONED BY THIS PLAT)

SCALE: 1"=100'

<p align="center">OWNER</p> <p>HOWARD COUNTY HOUSING COMMISSION 6751 COLUMBIA GATEWAY DR. 3RD FLOOR COLUMBIA, MD 21046 (410) 313-6320</p>	<p align="center">DEVELOPER</p> <p>STAVROU ASSOCIATES, INC. 2661 RIVA ROAD BUILDING 300, SUITE 320 ANNAPOLIS, MARYLAND 21401 C/O STEPHEN J. MOORE (410) 571-6610</p>
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ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 TEL: 410.461.7666 FAX: 410.461.8961

PURPOSE:
 THE PURPOSE OF THIS PLAT IS TO VACATE, ANNUL, AND ABANDON LINES OF DIVISION, BUILDING RESTRICTION LINES, R/W'S FOR WATER AND SEWER, RECREATIONAL OPEN SPACE, AND FUTURE RIGHTS-OF-WAY, AND TO RE-SUBDIVIDE THE LAND AS SHOWN ON PLATS OF "FELLS LANE, URBAN RENEWAL PROJECT, ELLICOTT CITY", PLATS 17/17, 17/18, 17/19, 22/97, AND 16815, AND TO SUBDIVIDE TAX MAP 25, PARCEL 12 AND PARCEL 291 ELLICOTT MILLS DRIVE RESIDUE, AND TO ESTABLISH SEWER, WATER, AND FOREST CONSERVATION EASEMENTS.

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 BEEN COMPLIED WITH.

Thomas M. Hoffman, Jr. 10-10-11
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

Stacy Spann October 10, 2011
 STACY SPANN, EXECUTIVE DIRECTOR DATE
 HOWARD COUNTY HOUSING COMMISSION

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

William Peter Beilenson 10/11/11
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Keith Sheehan 10/12/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Stacy Spann 10/20/11
 DIRECTOR DATE

OWNER'S CERTIFICATE

HOWARD COUNTY HOUSING COMMISSION, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS 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, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS OUR HANDS THIS 10 DAY OF OCTOBER 2011.

Stacy Spann October 10, 2011 DATE
 STACY SPANN, EXECUTIVE DIRECTOR
 HOWARD COUNTY HOUSING COMMISSION

[Signature] WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF PART OF THE LAND CONVEYED BY HOWARD COUNTY, MARYLAND TO HOWARD COUNTY HOUSING COMMISSION, BY DEED DATED APRIL 7, 2011 AND RECORDED IN LIBER 13174 AT FOLIO 29 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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 AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2012.

Thomas M. Hoffman, Jr. 10-10-11
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT No. 21729 ON 10/12/11
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RE-SUBDIVISION
HILLTOP REDEVELOPMENT - PHASE I
RESIDENTIAL & RECREATION CENTER
 PARCELS A, C, D, & E

A RE-SUBDIVISION OF EXISTING LOTS 1-20, 41-52, & 53-73, OPEN SPACE, PARCEL B, OPEN SPACE LOT 53, AND MOUNT IDA DRIVE AS SHOWN ON PLATS OF "FELLS LANE, URBAN RENEWAL PROJECT, ELLICOTT CITY", RECORDED AS PLATS 17/17, 17/18, 17/19, 22/97, & 16815, AND A SUBDIVISION OF TAX MAP 25, PARCELS 12 AND PARCEL 291 ELLICOTT MILLS DRIVE RESIDUE.

ZONED R-VH, R-A-15, P.O.R.

DPZ REF'S : ECP-11-051, SDP-75-61, SDP-77-013, SDP-04-027, SDP-11-051, F-02-166, PLAT 17/17-19, PLAT 22/97, AND PLAT 16815.

TAX MAP 25, GRID 7, PARCEL 291 & P/O PARCEL 12 AND TAX MAP 25A, GRID 2, PARCELS 335 & 336

2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE : 1"= 100'

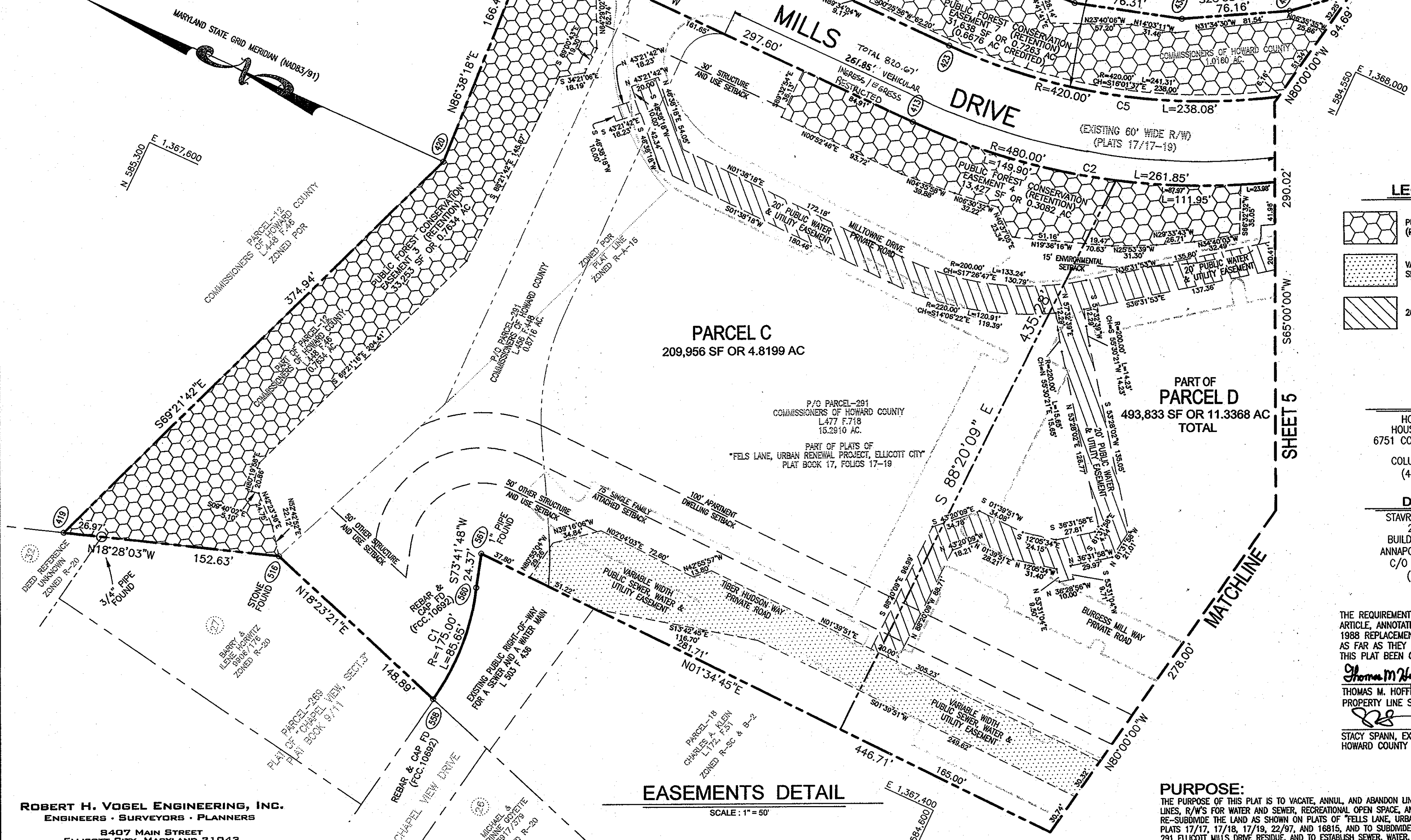
OCTOBER 10, 2011

SHEET 3 OF 6

F-12-008

CURVE TABLE					
CURVE NO	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	175.00'	85.65'	43.70'	28°02'32"	S 86°03'56" W 84.80'
C2	480.00'	261.85'	134.27'	31°15'22"	S 15°10'29" E 258.62'
C5	420.00'	238.08'	122.33'	32°28'42"	S 15°47'09" E 234.90'

COORDINATE TABLE		
NO.	NORTH	EAST
413	584818.5898	1367837.7075
419	585238.5734	1367323.0584
420	585106.4189	1367673.9357
421	585116.1765	1367840.0551
423	584818.1151	1367897.7056
434	584956.2701	1367914.5046
435	584881.8798	1367911.6035
436	584665.3582	1367955.1532
437	584750.5645	1367962.0373
438	584677.3013	1367962.0373
439	584610.6719	1368020.2897
516	585093.8051	1367371.4063
558	584952.5197	1367324.4374
560	584958.3387	1367409.0356
561	584965.1804	1367432.4275



LEGEND	
	PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION) RETENTION
	VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
	20' PUBLIC WATER & UTILITY EASEMENT

OWNER
 HOWARD COUNTY HOUSING COMMISSION
 6751 COLUMBIA GATEWAY DR.
 3RD FLOOR
 COLUMBIA, MD 21046
 (410) 313-6320

DEVELOPER
 STAVROS ASSOCIATES, INC.
 2661 RIVA ROAD
 BUILDING 300, SUITE 320
 ANNAPOLIS, MARYLAND 21401
 C/O STEPHEN J. MOORE
 (410) 571-6610

THE REQUIREMENTS 9-3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT BEEN COMPLIED WITH.

Thomas M. Hoffman, Jr. 10.10.11
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

Stacy Spann October 10, 2011
 STACY SPANN, EXECUTIVE DIRECTOR DATE
 HOWARD COUNTY HOUSING COMMISSION

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 TEL: 410.461.7666 FAX: 410.461.8961

EASEMENTS DETAIL
 SCALE: 1" = 50'

PURPOSE:
 THE PURPOSE OF THIS PLAT IS TO VACATE, ANNUL, AND ABANDON LINES OF DIVISION, BUILDING RESTRICTION LINES, R/W'S FOR WATER AND SEWER, RECREATIONAL OPEN SPACE, AND FUTURE RIGHTS-OF-WAY, AND TO RE-SUBDIVIDE THE LAND AS SHOWN ON PLATS OF "FELLS LANE, URBAN RENEWAL PROJECT, ELLICOTT CITY", PLATS 17/17, 17/18, 17/19, 22/97, AND 16815, AND TO SUBDIVIDE TAX MAP 25, PARCEL 12 AND PARCEL 291 ELLICOTT MILLS DRIVE RESIDUE, AND TO ESTABLISH SEWER, WATER, AND FOREST CONSERVATION EASEMENTS.

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

Barbara for Peter Bieleman 10/14/11
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Danner 10/13/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kat Seidman 10/20/11
 DIRECTOR DATE

OWNER'S CERTIFICATE

HOWARD COUNTY HOUSING COMMISSION, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS 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, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS OUR HANDS THIS 10 DAY OF OCTOBER 2011

Stacy Spann October 10, 2011
 STACY SPANN, EXECUTIVE DIRECTOR DATE
 HOWARD COUNTY HOUSING COMMISSION

[Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

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Thomas M. Hoffman, Jr. 10-10-11
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT No. 21730 ON 10/12/11
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RE-SUBDIVISION
**HILLTOP REDEVELOPMENT - PHASE I
 RESIDENTIAL & RECREATION CENTER**
 PARCELS A, C, D, & E

A RE-SUBDIVISION OF EXISTING LOTS 1-20, 41-52, & 53-73, OPEN SPACE, PARCEL B, OPEN SPACE LOT 53, AND MOUNT IDA DRIVE AS SHOWN ON PLATS OF "FELLS LANE, URBAN RENEWAL PROJECT, ELLICOTT CITY", RECORDED AS PLATS 17/17, 17/18, 17/19, 22/97, & 16815, AND A SUBDIVISION OF TAX MAP 25, PARCELS 12 AND PARCEL 291 ELLICOTT MILLS DRIVE RESIDUE.

ZONED R-VH, R-A-15, P.O.R.

DPZ REF'S : ECP-11-051, SDP-75-61, SDP-77-013, SDP-04-027, SDP-11-051, F-02-166, PLAT 17/17-19, PLAT 22/97, AND PLAT 16815.

TAX MAP 25, GRID 7, PARCEL 291 & P/O PARCEL 12 AND TAX MAP 25A, GRID 2, PARCELS 335 & 336

2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'

GRAPHIC SCALE
 50' 0 50' 100' 150'

OCTOBER 10, 2011

SHEET 4 OF 6

LEGEND

- EXISTING FOREST CONSERVATION EASEMENT 1 (RETENTION)
- EXISTING PRIVATE SIGHT DIST. ESMT. (PLAT 16815)
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION) (NON-CREDITED)
- PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION)
- VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT

COORDINATE TABLE

NO.	NORTH	EAST
407	584048.7963	1367490.4797
408	584083.3384	1367493.4550
409	584095.8607	1367408.4625
414	584423.9457	1368073.8838
422	584472.8016	1368073.8838
440	584552.4756	1368070.8888
441	584522.8942	1368112.6666
442	584475.2778	1368186.0626
443	584381.5368	1368292.7292
534	584305.6163	1368308.4956
539	583975.8960	1368042.7480
547	584419.4720	1368246.3953
548	584344.5794	1368339.8383
556	584010.0966	1367533.1441

CURVE TABLE

CURVE NO	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C2	480.00'	198.65'	100.77'	23°42'42"	S 42°39'31" E 197.23'
C5	420.00'	164.88'	83.50'	22°29'22"	N 43°16'11" W 163.80'
C8	25.00'	38.27'	22.16'	83°07'10"	S 12°57'12" E 33.17'
C9	100.00'	206.80'	168.03'	118°28'58"	S 87°50'58" W 171.87'
C10	150.00'	135.61'	72.84'	51°47'58"	N 58°48'53" W 131.04'

LINE TABLE

LINE	BEARING	DIST.
L1	N 05°35'35" W	22.49'
L2	N 35°50'58" W	16.88'
L3	S 36°39'27" W	25.90'
L4	N 23°58'18" W	9.98'
L5	N 82°22'07" W	16.00'
L6	N 16°35'39" W	37.28'
L7	N 16°35'39" E	12.43'
L8	S 79°30'47" W	6.98'
L9	N 40°31'40" W	18.34'
L10	N 09°25'13" W	16.93'
L11	N 54°43'06" E	20.34'
L12	N 24°05'10" E	45.76'
L13	N 43°05'30" W	13.21'
L14	S 50°20'06" W	8.90'
L15	S 75°50'54" W	9.36'
L16	N 34°49'53" W	35.66'
L17	N 71°10'39" W	8.35'
L18	S 29°43'39" W	20.62'
L19	S 52°18'11" W	25.39'
L20	N 23°40'56" E	6.28'
L21	N 43°23'29" W	19.81'
L22	N 81°33'47" W	16.70'
L23	N 42°25'03" E	9.83'
L24	N 09°14'36" W	13.52'
L25	S 00°08'55" W	16.58'
L26	N 54°29'52" W	50.49'
L27	N 08°47'08" W	16.27'
L28	N 05°11'40" E	8.08'
L29	S 56°14'07" E	26.24'
L30	S 86°47'40" E	11.30'
L31	N 88°17'11" E	15.65'
L32	N 60°05'28" W	15.49'
L33	N 70°23'35" W	12.48'
L34	S 22°56'02" E	14.00'
L35	S 37°25'08" W	14.84'
L36	S 03°36'56" W	9.03'
L37	S 72°39'11" E	20.59'
L38	N 03°36'56" E	7.77'

OWNER
 HOWARD COUNTY HOUSING COMMISSION
 6751 COLUMBIA GATEWAY DR.
 3RD FLOOR
 COLUMBIA, MD 21046
 (410) 313-6320

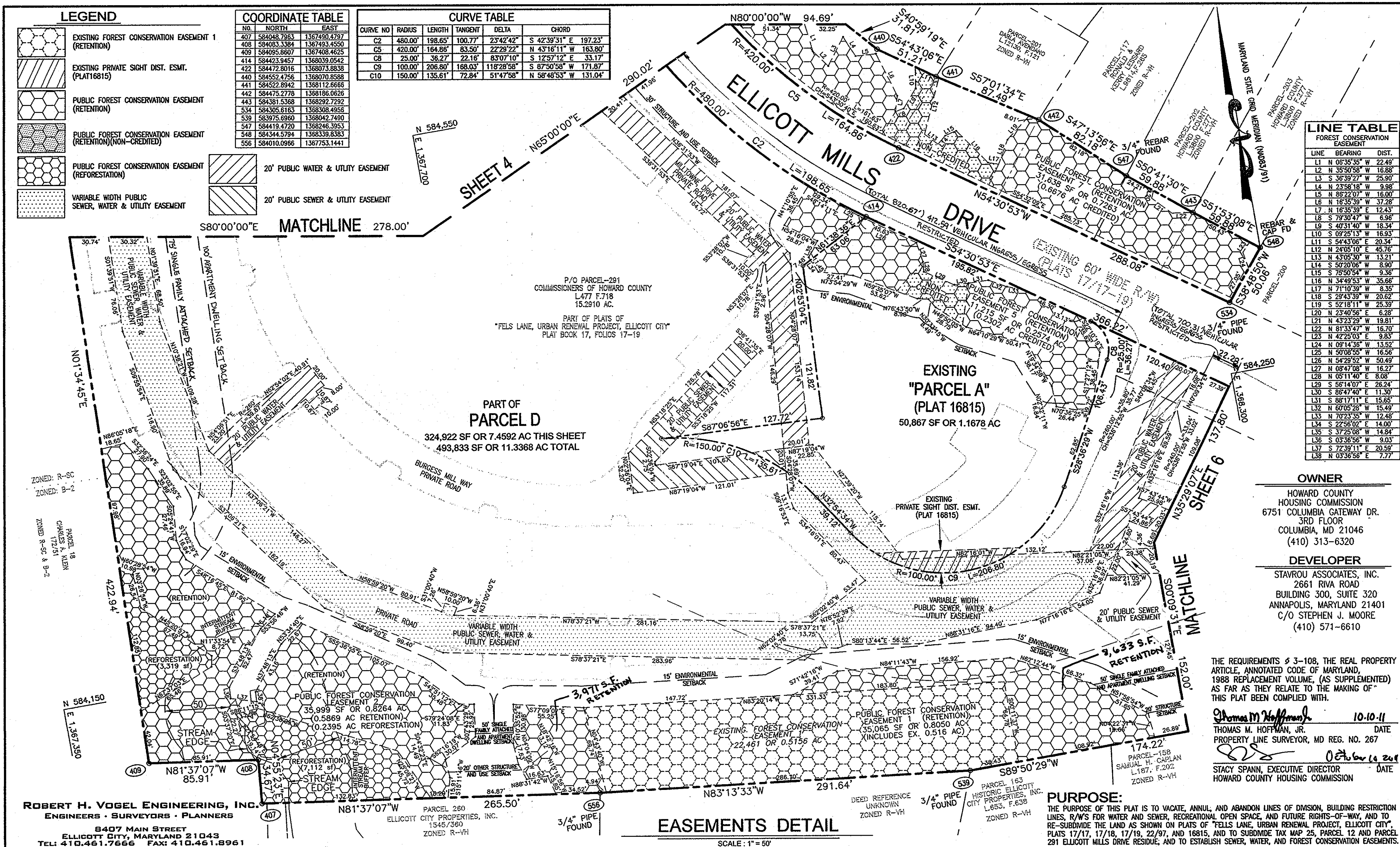
DEVELOPER
 STAVROU ASSOCIATES, INC.
 2661 RIVA ROAD
 BUILDING 300, SUITE 320
 ANNAPOLIS, MARYLAND 21401
 C/O STEPHEN J. MOORE
 (410) 571-6610

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 BEEN COMPLIED WITH.

Thomas M. Hoffmann 10-10-11
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

Stacy Spann October 10, 2011
 STACY SPANN, EXECUTIVE DIRECTOR DATE
 HOWARD COUNTY HOUSING COMMISSION

PURPOSE:
 THE PURPOSE OF THIS PLAT IS TO VACATE, ANNUAL, AND ABANDON LINES OF DIVISION, BUILDING RESTRICTION LINES, R/W'S FOR WATER AND SEWER, RECREATIONAL OPEN SPACE, AND FUTURE RIGHTS-OF-WAY, AND TO RE-SUBDIVIDE THE LAND AS SHOWN ON PLATS OF "FELLS LANE, URBAN RENEWAL PROJECT, ELLICOTT CITY", PLATS 17/17, 17/18, 17/19, 22/97, AND 16815, AND TO SUBDIVIDE TAX MAP 25, PARCEL 12 AND PARCEL 291 ELLICOTT MILLS DRIVE RESIDUE; AND TO ESTABLISH SEWER, WATER, AND FOREST CONSERVATION EASEMENTS.



ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 TEL: 410.461.7666 FAX: 410.461.8961

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

William Forster Belanson 10/14/11
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Stacy Spann 10/13/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kurt Schuchman 10/20/11
 DIRECTOR DATE

OWNER'S CERTIFICATE

HOWARD COUNTY HOUSING COMMISSION, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS 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, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS OUR HANDS THIS 10 DAY OF OCTOBER 2011

Stacy Spann October 10, 2011
 STACY SPANN, EXECUTIVE DIRECTOR DATE
 HOWARD COUNTY HOUSING COMMISSION

[Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF PART OF THE LAND CONVEYED BY HOWARD COUNTY, MARYLAND TO HOWARD COUNTY HOUSING COMMISSION, BY DEED DATED APRIL 7, 2011 AND RECORDED IN LIBER 13174 AT FOLIO 29 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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 AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2012.

Thomas M. Hoffmann 10-10-11
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT No. 21731 ON 10/27/11
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RE-SUBDIVISION
**HILLTOP REDEVELOPMENT - PHASE I
 RESIDENTIAL & RECREATION CENTER**
 PARCELS A, C, D, & E

A RE-SUBDIVISION OF EXISTING LOTS 1-20, 41-52, & 53-73, OPEN SPACE, PARCEL B, OPEN SPACE LOT 53, AND MOUNT IDA DRIVE AS SHOWN ON PLATS OF "FELLS LANE, URBAN RENEWAL PROJECT, ELLICOTT CITY", RECORDED AS PLATS 17/17, 17/18, 17/19, 22/97, & 16815, AND A SUBDIVISION OF TAX MAP 25, PARCELS 12 AND PARCEL 291 ELLICOTT MILLS DRIVE RESIDUE.

ZONED R-VH, R-A-15, P.O.R.

DPZ REF'S: ECP-11-051, SDP-75-61, SDP-77-013, SDP-04-027, SDP-11-051, F-02-166, PLAT 17/17-19, PLAT 22/97, AND PLAT 16815.

TAX MAP 25, GRID 7, PARCEL 291 & P/O PARCEL 12 AND TAX MAP 25A, GRID 2, PARCELS 335 & 336

2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'

GRAPHIC SCALE
 0 50' 100' 150'

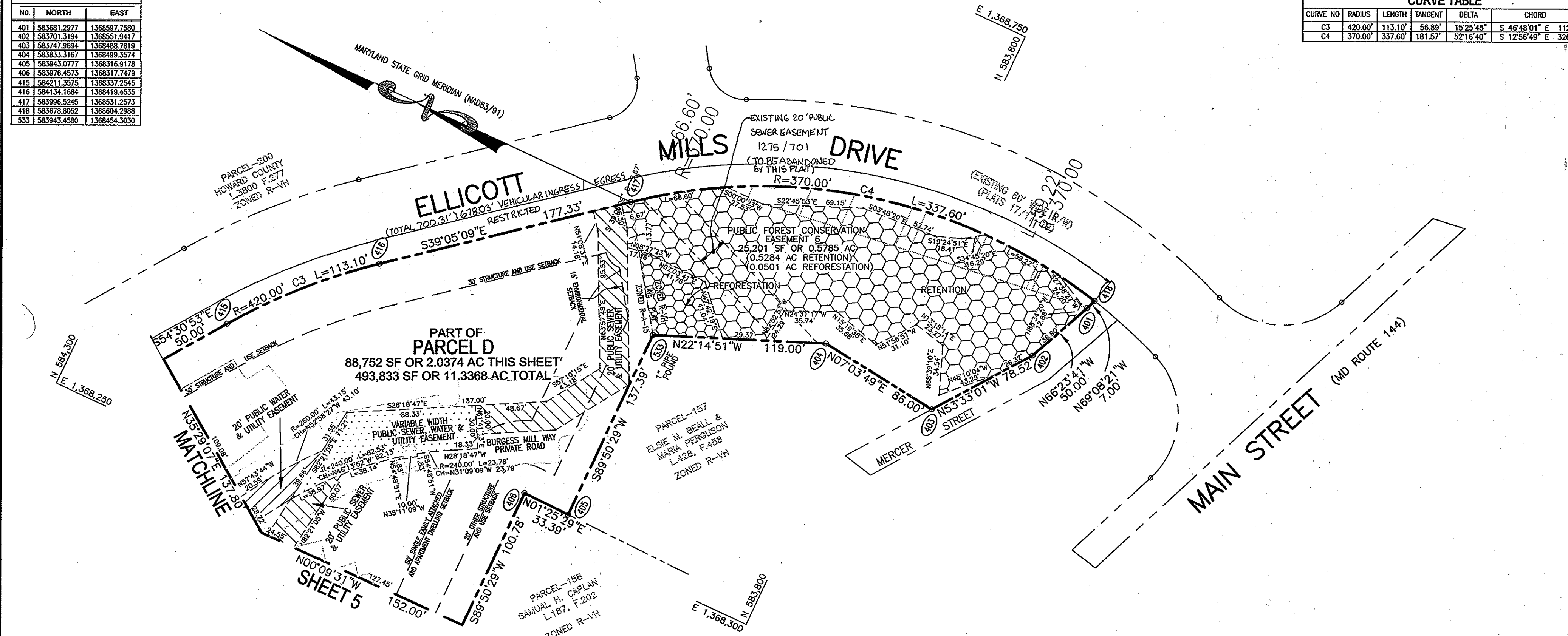
OCTOBER 10, 2011

SHEET 5 OF 6

F-12-008

COORDINATE TABLE		
NO.	NORTH	EAST
401	583681.2977	1368597.7580
402	583701.3194	1368551.9417
403	583747.9694	1368488.7819
404	583833.3167	1368499.3574
405	583943.0777	1368316.9178
406	583976.4573	1368317.7479
415	584211.3575	1368337.2545
416	584134.1684	1368419.4535
417	583996.5245	1368531.2573
418	583678.8052	1368604.2988
533	583943.4580	1368454.3030

CURVE TABLE					
CURVE NO	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C3	420.00'	113.10'	56.89'	15°25'45"	S 46°48'01" E 112.76'
C4	370.00'	337.60'	181.57'	52°16'40"	S 12°56'49" E 326.01'



LEGEND

- PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION)
- VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
- 20' PUBLIC WATER & UTILITY EASEMENT
- 20' PUBLIC SEWER & UTILITY EASEMENT

EASEMENTS DETAIL

SCALE: 1" = 50'

ROBERT H. VOGEL ENGINEERING, INC.
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 TEL: 410.461.7666 FAX: 410.461.8961

OWNER
 HOWARD COUNTY HOUSING COMMISSION
 6751 COLUMBIA GATEWAY DR.
 3RD FLOOR
 COLUMBIA, MD 21046
 (410) 313-6320

DEVELOPER
 STAVROU ASSOCIATES, INC.
 2661 RIVA ROAD
 BUILDING 300, SUITE 320
 ANNAPOLIS, MARYLAND 21401
 C/O STEPHEN J. MOORE
 (410) 571-6610

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO VACATE, ANNUL, AND ABANDON LINES OF DIVISION, BUILDING RESTRICTION LINES, R/W'S FOR WATER AND SEWER, RECREATIONAL OPEN SPACE, AND FUTURE RIGHTS-OF-WAY, AND TO RE-SUBDIVIDE THE LAND AS SHOWN ON PLATS OF 'FELLS LANE, URBAN RENEWAL PROJECT, ELLICOTT CITY', PLATS 17/17, 17/18, 17/19, 22/97, AND 16815, AND TO SUBDIVIDE TAX MAP 25, PARCEL 12 AND PARCEL 291 ELLICOTT MILLS DRIVE RESIDUE, AND TO ESTABLISH SEWER, WATER, AND FOREST CONSERVATION EASEMENTS.

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 BEEN COMPLIED WITH.

Thomas M. Hoffman, Jr. 10-10-11
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

Stacy Spann October 10, 2011
 STACY SPANN, EXECUTIVE DIRECTOR DATE
 HOWARD COUNTY HOUSING COMMISSION

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

B. Wilson for Peter Bilanow 10/14/11
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mr. [Signature] 10/31/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kent [Signature] 10/24/11
 DIRECTOR DATE

OWNER'S CERTIFICATE

HOWARD COUNTY HOUSING COMMISSION, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS 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, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS OUR HANDS THIS 10 DAY OF OCTOBER 2011

Stacy Spann October 10, 2011
 STACY SPANN, EXECUTIVE DIRECTOR DATE
 HOWARD COUNTY HOUSING COMMISSION

[Signature]
 WITNESS

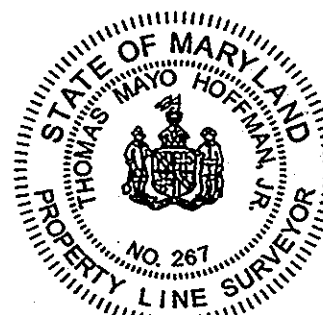
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF PART OF THE LAND CONVEYED BY HOWARD COUNTY, MARYLAND TO HOWARD COUNTY HOUSING COMMISSION, BY DEED DATED APRIL 7, 2011 AND RECORDED IN LIBER 13174 AT FOLIO 29 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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Thomas M. Hoffman, Jr. 10-10-11
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267



RECORDED AS PLAT No. 21732 ON 10/27/11
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**HILLTOP REDEVELOPMENT - PHASE I
 RESIDENTIAL & RECREATION CENTER**

PARCELS A, C, D, & E
 A RE-SUBDIVISION OF EXISTING LOTS 1-20, 41-52, & 53-73, OPEN SPACE, PARCEL B, OPEN SPACE LOT 53, AND MOUNT IDA DRIVE AS SHOWN ON PLATS OF 'FELLS LANE, URBAN RENEWAL PROJECT, ELLICOTT CITY', RECORDED AS PLATS 17/17, 17/18, 17/19, 22/97, & 16815, AND A SUBDIVISION OF TAX MAP 25, PARCELS 12 AND PARCEL 291 ELLICOTT MILLS DRIVE RESIDUE.

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 TAX MAP 25, GRID 7, PARCEL 291 & P/O PARCEL 12 AND TAX MAP 25A, GRID 2, PARCELS 335 & 336
 2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50'
 GRAPHIC SCALE
 OCTOBER 10, 2011