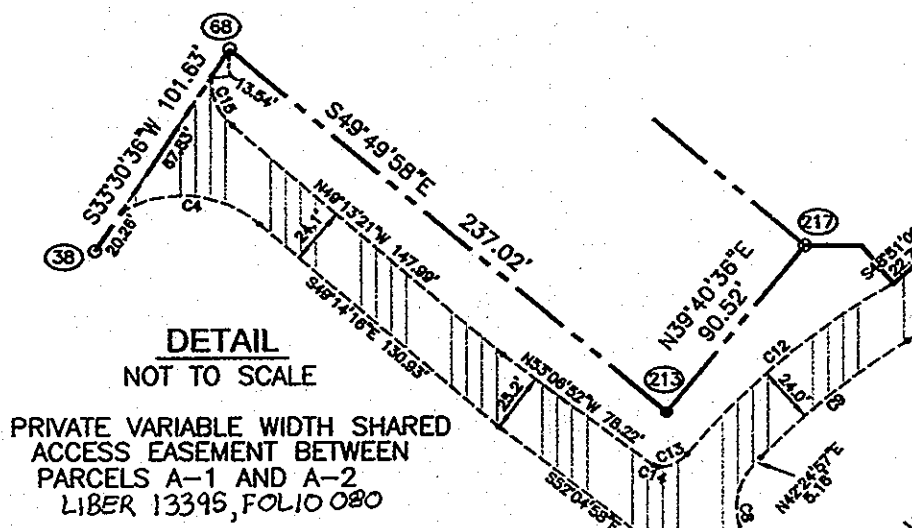
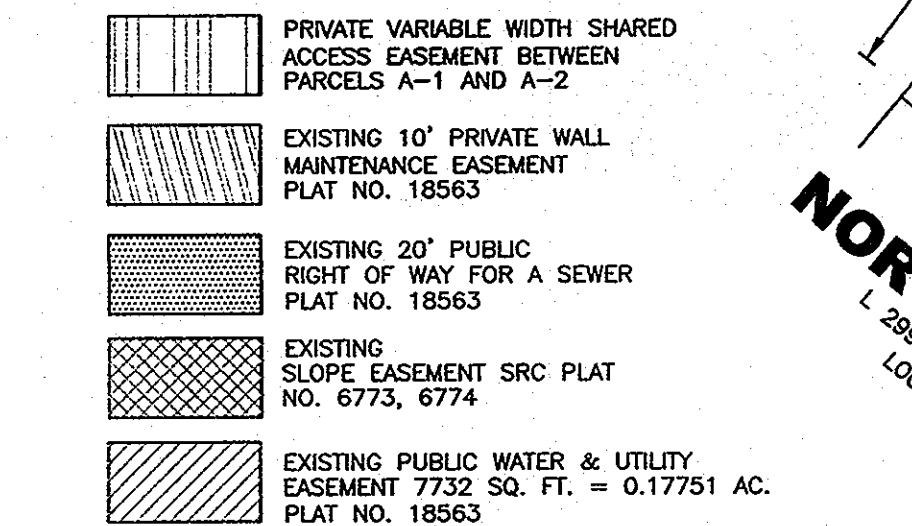


CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	250.73'	2430.33'	125.47'	05°54'40"	S31°46'01"W 250.62'
C2	305.36'	2430.33'	152.88'	07°11'56"	S38°19'31"W 305.15'
C3	299.11'	3600.00'	149.64'	04°45'38"	N35°53'25"E 299.03'
C4	61.38'	50.00'	35.23'	70°20'26"	N84°23'34"W 57.60'
C5	51.93'	50.00'	28.58'	59°30'26"	N22°15'39"W 49.63'
C6	75.95'	2430.33'	37.98'	01°47'26"	N37°33'23"E 75.94'
C7	54.99'	50.00'	30.65'	63°01'01"	S83°31'22"E 52.26'
C8	43.37'	25.13'	29.37'	98°54'16"	N07°09'44"W 38.13'
C9	78.47'	288.95'	39.47'	15°33'28"	S51°09'34"W 78.22'
C10	25.69'	200.00'	12.86'	07°21'33"	S55°17'05"W 25.67'
C11	9.00'	200.00'	39.47'	02°34'47"	N50°18'55"E 9.00'
C12	112.44'	304.68'	56.87'	21°08'40"	S50°09'47"W 111.80'
C13	13.82'	15.00'	7.44'	52°46'13"	S66°06'06"W 13.33'
C14	1.80'	3.00'	0.93'	34°23'57"	S70°18'49"E 1.77'
C15	23.27'	25.00'	12.56'	53°19'55"	S22°33'23"E 22.44'

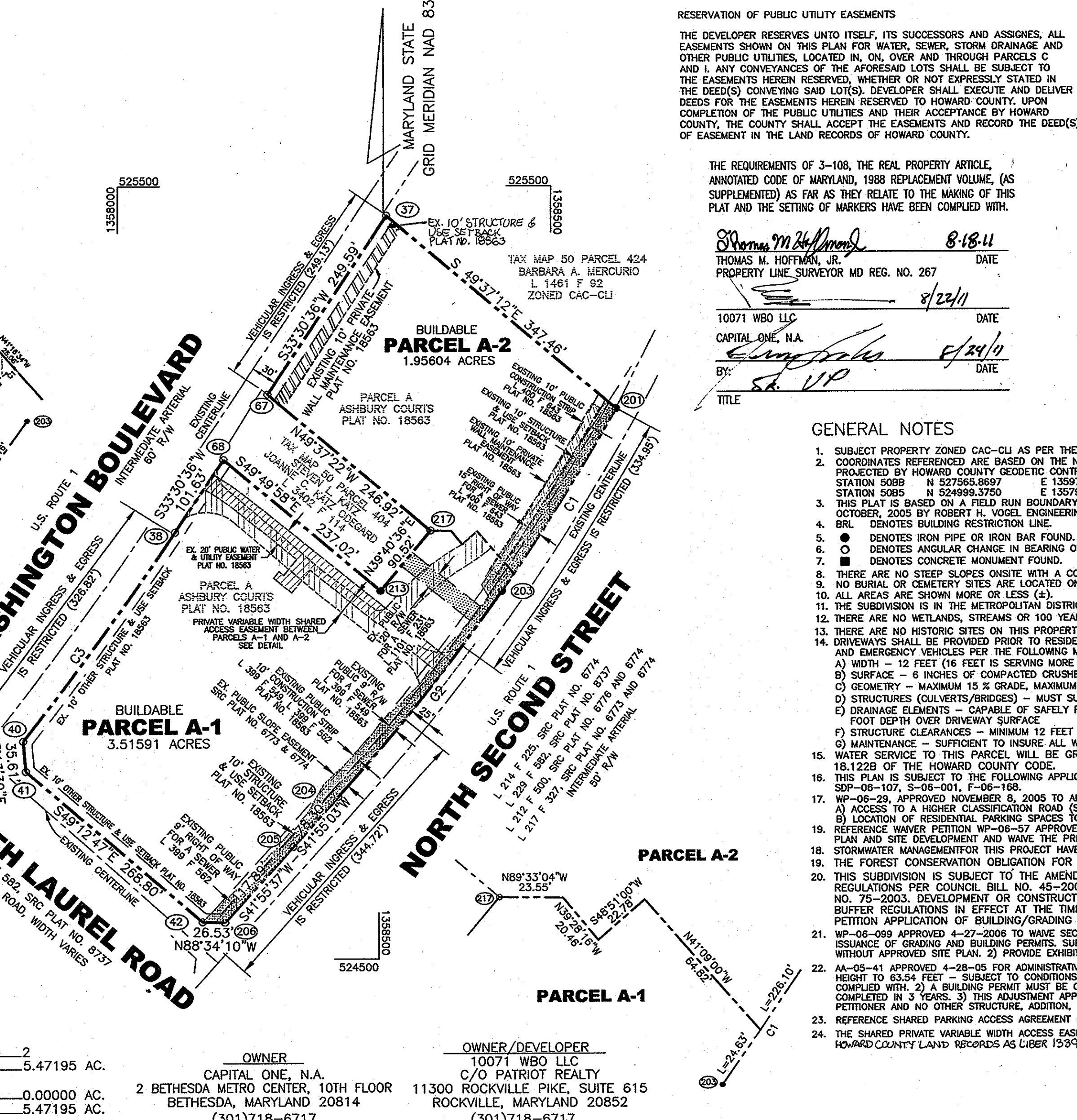


COORDINATE LIST		
POINT	NORTH	EAST
37	525466.04760	1358309.81790
38	525096.45494	1358065.09669
40	524854.19823	1357889.79433
41	524818.73171	1357893.03757
42	524643.13596	1358096.56002
67	525257.94055	1358172.02240
68	525181.19254	1358121.20465
201	525240.94300	1358174.50200
203	525027.86876	1358442.55921
204	524788.46803	1358253.32270
205	524730.30445	1358201.01357
206	524642.49459	1358122.24154
213	525028.31000	1358302.32700
217	525097.98314	1358360.12256



ROBERT H. VOGEL ENGINEERING, INC.
 8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 410-461-7666

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED 2
 TOTAL AREA OF LOTS AND/OR PARCELS 5.47195 AC.
 TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS 0.00000 AC.
 TOTAL AREA OF SUBDIVISION TO BE RECORDED 5.47195 AC.

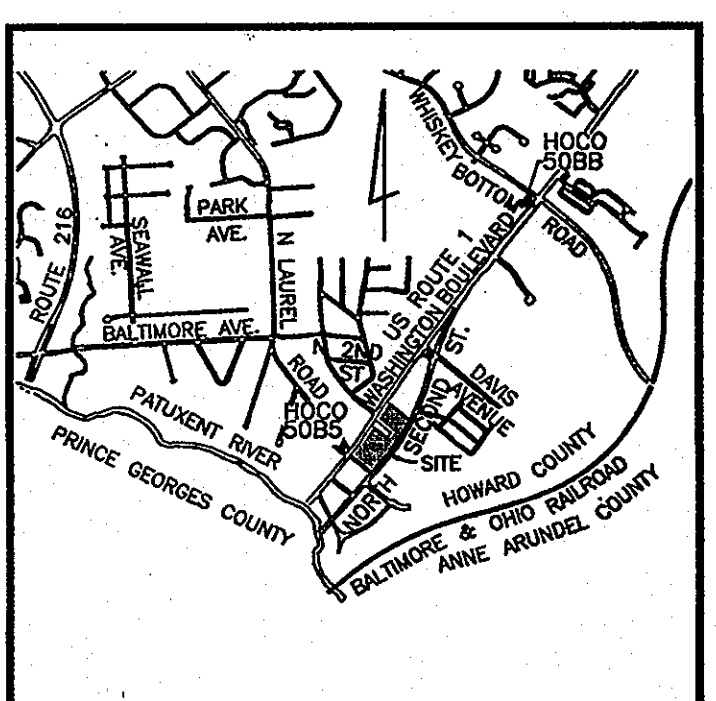


RESERVATION OF PUBLIC UTILITY EASEMENTS

THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNEES, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH PARCELS C AND I. ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

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.

Thomas M. Hoffman, Jr. 8-18-11 DATE
 THOMAS M. HOFFMAN, JR. PROPERTY LINE SURVEYOR MD REG. NO. 267
 10071 WBO LLC DATE 8/22/11
 CAPITAL ONE, N.A. DATE 8/24/11
 BY: *S.R. VP* DATE
 TITLE



VICINITY MAP
 ADC MAP 5169 F3
 SCALE 1" = 2000'

- GENERAL NOTES**
- SUBJECT PROPERTY ZONED CAC-CL1 AS PER THE 2/02/04 COMPREHENSIVE ZONING PLAN.
 - COORDINATES REFERENCED ARE BASED ON THE NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION 5085 (N 527565.8897 E 1359782.8206 STATION 5085 N 524899.3750 E 1357925.7480)
 - THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER, 2005 BY ROBERT H. VOGEL ENGINEERING, INC.
 - BRL DENOTES BUILDING RESTRICTION LINE.
 - DENOTES IRON PIPE OR IRON BAR FOUND.
 - DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
 - DENOTES CONCRETE MONUMENT FOUND.
 - THERE ARE NO STEEP SLOPES ONSITE WITH A CONTIGUOUS AREA OF 20,000 SF OR GREATER.
 - NO BURIAL OR CEMETERY SITES ARE LOCATED ON THE SITE.
 - ALL AREAS ARE SHOWN MORE OR LESS (±).
 - THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
 - THERE ARE NO WETLANDS, STREAMS OR 100 YEAR FLOODPLAIN LOCATED ON THIS PROPERTY.
 - THERE ARE NO HISTORIC SITES ON THIS PROPERTY.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENT OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A) WIDTH - 12 FEET (16 FEET IS 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
 - WATER SERVICE TO THIS PARCEL WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE.
 - THIS PLAN IS SUBJECT TO THE FOLLOWING APPLICABLE DPZ FILES: WP-06-29, WP-06-57, WP-06-99, AA-05-41 SDP-06-107, S-06-001, F-06-168.
 - WP-06-29, APPROVED NOVEMBER 8, 2005 TO ALLOW:
 A) ACCESS TO A HIGHER CLASSIFICATION ROAD (SECTION 126.119 (F))
 B) LOCATION OF RESIDENTIAL PARKING SPACES TO EXCEED 200' FROM THE APARTMENT BUILDING ENTRANCE (SEC. 16.120(B)(12)).
 REFERENCE WAIVER PETITION WP-06-57 APPROVED JANUARY 9, 2006 TO ALLOW SUBMISSION OF A FINAL SUBDIVISION PLAN AND SITE DEVELOPMENT AND WAIVE THE PRELIMINARY PLAN REQUIREMENT.
 - STORMWATER MANAGEMENT FOR THIS PROJECT HAS BEEN PROVIDED PREVIOUSLY UNDER SDP-06-107.
 - THE FOREST CONSERVATION OBLIGATION FOR THIS PROJECT WAS ADDRESSED UNDER SDP-06-107 AND F-06-168.
 - THIS SUBDIVISION IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE AMENDED ZONING REGULATIONS PER COUNCIL BILL NO. 75-2003. 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 OF BUILDING/GRADING PERMIT APPLICATIONS.
 - WP-06-099 APPROVED 4-27-2006 TO WAIVE SECTION 16.155(A)(1)(2) REQUIRING SITE DEVELOPMENT PLAN APPROVAL PRIOR TO ISSUANCE OF GRADING AND BUILDING PERMITS. SUBJECT TO CONDITIONS 1) NO PERMANENT IMPROVEMENTS SHALL BE CONSTRUCTED WITHOUT APPROVED SITE PLAN. 2) PROVIDE EXHIBIT SHOWING PROPOSED IMPROVEMENTS UNDER GRADING PERMIT.
 - AA-05-41 APPROVED 4-28-05 FOR ADMINISTRATIVE ADJUSTMENT FROM SEC 127.5.D.2.A TO INCREASE THE 55' MAX. BUILDING HEIGHT TO 63.54 FEET - SUBJECT TO CONDITIONS 1) ALL FEDERAL, STATE AND COUNTY LAWS AND REGULATIONS MUST BE COMPLIED WITH. 2) A BUILDING PERMIT MUST BE OBTAINED WITHIN 2 YEARS OF 12-28-05 AND SUBSTANTIAL CONSTRUCTION COMPLETED IN 3 YEARS. 3) THIS ADJUSTMENT APPLIES ONLY TO THE STRUCTURE AS DEPICTED ON THE PLAN SUBMITTED BY THE PETITIONER AND NO OTHER STRUCTURE, ADDITION, BUILDING OR USE.
 - REFERENCE SHARED PARKING ACCESS AGREEMENT BETWEEN PARCELS A-1 AND A-2 (LIBER 13395 FOLIO 080).
 - THE SHARED PRIVATE VARIABLE WIDTH ACCESS EASEMENT BETWEEN PARCELS A-1 AND A-2 HAS BEEN RECORDED AMONG THE HOWARD COUNTY LAND RECORDS AS LIBER 13395, FOLIO 080.

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE BUILDABLE PARCEL A INTO 2 BUILDABLE PARCELS. AND TO CREATE A PRIVATE VARIABLE WIDTH SHARED ACCESS EASEMENT FOR PROPOSED PARCELS A-1 & A-2.

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

B. Nye for Peter Bilsenon 9/30/11
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

Michael Dumas 9/20/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Victor Shadrach 10/05/11
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, 10071 WBO LLC AND CAPITAL ONE, N.A., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 ASSIGNEES; 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 OF THE BEDS OF THE STREETS AND/OR ROADS, THE 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 STREET 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 RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 22 DAY OF AUGUST, 2011.

LEITH WAIN 10071 WBO LLC
 CAPITAL ONE, N.A.
 BY: *Thomas M. Hoffman, Jr.*
 THOMAS M. HOFFMAN, JR. PROPERTY LINE SURVEYOR MD REG. NO. 267
 TITLE: *S.R. VP*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY COHEN AND MASON LIMITED PARTNERSHIP TO 10071 WBO LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED MARCH 21, 2006 RECORDED IN LIBER 9901 FOLIO 220 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I HEREBY CERTIFY THAT 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 THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Thomas M. Hoffman, Jr. 8-18-11 DATE
 THOMAS M. HOFFMAN, JR. PROPERTY LINE SURVEYOR MD REG. NO. 267

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.

RECORDED AS PLAT No. 21709 ON 10/6/11
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

RESUBDIVISION PLAT
ASHBURY COURTS
 BUILDABLE PARCEL A-1 AND A-2
 A RESUBDIVISION OF BUILDABLE PARCEL A,
 ASHURY COURTS, PLAT NO. 18563
 TAX MAP 50, GRID 10, PARCEL 408
 ZONED CAC-CL1
 SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 DPZ FILES WP-06-57, WP-06-99, SDP-06-107,
 AA-05-41, WP-06-29, S-06-01, F-06-168.
 SCALE 1" = 100' AUGUST 18, 2011
 GRAPHIC SCALE