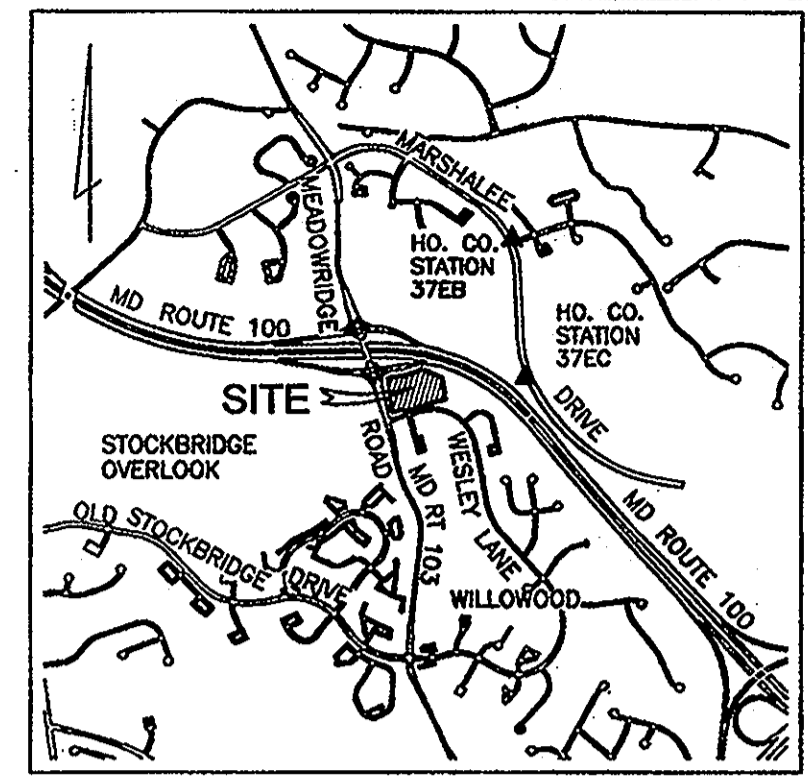


GENERAL NOTES

- SUBJECT PROPERTY ZONED R-SA-8 AS PER THE 2/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATIONS AMENDMENTS EFFECTIVE 7/28/06.
- COORDINATES REFERENCED ARE BASED ON THE NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL. STATION 37EC N 561099.801 E 1375580.430 STATION 37EB N 562552.473 E 1375430.820
- THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. IN JANUARY 2006.
- 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.
- ALL AREAS SHOWN HEREON ARE MORE OR LESS (+/-).
- THERE ARE NO STEEP SLOPES ONSITE.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON SITE.
- THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- 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:
 - WIDTH - 12 FEET (14 FEET IS SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- STORMWATER MANAGEMENT IS PROVIDED FOR THIS DEVELOPMENT. THE STORMWATER MANAGEMENT FACILITY IS A P-5 POCKET POND PROVIDING THE REQUIRED WOV AND CPV FOR THE DEVELOPMENT. THE FACILITY IS HAZARD CLASS A.
- WETLANDS SHOWN HEREON ARE BASED ON A FIELD INVESTIGATION BY ECO-SCIENCE PROFESSIONALS, INC. DATED JULY, 2006.
- THE ONSITE 100 YEAR FLOODPLAIN CONTAINING 12,262 S.F. OR 0.2815 AC. SHOWN HEREON IS BASED ON F-92-03, BRIGHTFIELD, SECTION 4, PLAT NO. 11145.
- A FOREST STAND DELINEATION WAS PREPARED FOR THIS SITE BY ECO-SCIENCE PROFESSIONALS, INC. DATED JULY, 2006.
- FOREST CONSERVATION REQUIREMENTS, IN ACCORDANCE WITH SECTION 16.1202 OF THE FOREST CONSERVATION MANUAL FOR THIS PROJECT SHALL BE FULFILLED BY: PLACEMENT OF 1.59 AC (69,260 SF) OF REFORESTATION INTO AN OFF-SITE FOREST CONSERVATION BANK, BRIGHTON OAKS FOREST MITIGATION BANK, SDP-11-090, ONSITE REFORESTATION OF 0.3949 AC (17,193 SF), ONSITE REFORESTATION OF 0.0996 AC (4,338 SF), SURETY REQUIRED - REFORESTATION INTO AN OFF-SITE FOREST CONSERVATION BANK: 1.59 AC (69,260 SF) = \$ 0.00, ON-SITE REFORESTATION: 0.3949 AC (17,193 SF) = \$0.00, ON-SITE REFORESTATION: 0.0996 AC (4,338 SF) = \$2,169.00, TOTAL SURETY \$2,169.00 PROVIDED WITH DEVELOPER'S FOREST CONSERVATION PLAN. DEVELOPER SHALL RECORD THE FOREST CONSERVATION PLAN WITH THE DEED OF FOREST CONSERVATION EASEMENT. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1202 OF 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.
- WATER AND SEWER FOR THIS PROJECT WILL BE PUBLIC AND PROVIDED THROUGH EXISTING WATER CONTRACT NO. 14-1828-D AND EXISTING SEWER CONTRACT NO. 14-3258-D.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- 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 AREA), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) AND CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HERIN RESERVED TO HOWARD COUNTY AND RECORD THE 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 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 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 LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- WP-07-112-APPROVED 8-10-07 TO WAIVE SECTION 16.121(C)(4)(VI) TO ACCEPT AMENITY OPEN SPACE AND RECREATION OPEN SPACE TO FULFILL RECREATION OPEN SPACE REQUIREMENT.
- NET AREA COMPUTATION: TRACT AREA = 4.3865 AC
100 YR FLOODPLAIN AREA = 0.28 AC
STEEP SLOPE AREA OUTSIDE FLOODPLAIN = 0.00 AC
NET AREA = 4.1065 AC
- THE NOISE STUDY WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. WITH SDP-07-007.
- THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE DECISION AND ORDER DATED MAY 6, 2010 FOR ADMINISTRATIVE ADJUSTMENT CASE NO. AA-10-007 FOR A VARIANCE OF THE 75 FOOT STRUCTURE SETBACK REQUIREMENT FROM ADJACENT RESIDENTIAL PROPERTY (ZONED R-SC). THIS ADMINISTRATIVE ADJUSTMENT PERMITS UNIT 16 TO BE LOCATED 63 FEET FROM THE PROPERTY LINE.
- LANDSCAPING AND SURETY IN ACCORDANCE WITH SECTION 16.124 OF THE LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON SDP-07-007.
- OPEN SPACE LOT 36 TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOA. OPEN SPACE LOT 37 IS TO BE OWNED AND MAINTAINED BY HOWARD COUNTY RECREATION AND PARKS.

- REF. WP-12-169 APPROVED 06-20-2012 TO WAIVE SECTION 16.120(C)(4), WHICH REQUIRES A MINIMUM OF 15 FEET OF FRONTAGE ON A PUBLIC ROAD, OR, FOR SINGLE FAMILY ATTACHED LOTS, THAT THEY FRONT ON A COMMONLY OWNED AREA CONTAINING A PARKING AREA OR PRIVATE ROAD NOT EXCEEDING A LENGTH OF 200 FEET MEASURED FROM THE EDGE OF THE PUBLIC RIGHT-OF-WAY ALONG THE CENTERLINE OF THE PRIVATE ROAD. THE PLANNING DIRECTOR ALSO APPROVED THE REQUEST TO WAIVE SECTION 16.144(B), WHICH REQUIRES THE DEVELOPER TO SUBMIT A SKETCH PLAN OR PRELIMINARY EQUIVALENT SKETCH PLAN TO BEGIN THE SUBDIVISION PROCESS. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE PETITIONER OR DESIGNEE SHALL BE RESPONSIBLE FOR MAINTENANCE OF SAFE VEHICULAR ACCESS TO ALL RESIDENTIAL UNITS. THIS SHALL INCLUDE BUT NOT BE LIMITED TO, MAINTENANCE OF THE PRIVATE ROAD PROVIDING ACCESS FROM WESLEY LANE TO RESIDENTIAL UNITS, AND SNOW REMOVAL FROM THE PRIVATE ROAD.
 - UPON COMPLETION OF ANY PORTION OF THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PETITIONER OR DESIGNEE SHALL PROVIDE PRIVATE TRASH REMOVAL SERVICES TO THE DEVELOPMENT.
 - ON THE SITE DEVELOPMENT PLAN (SDP-07-007), AND ON ALL FUTURE SUBDIVISION PLANS, YOU MUST PROVIDE A BRIEF DESCRIPTION OF THIS WAIVER PETITION (WP-12-169) AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION, AND DATES ASSOCIATED WITH THE WAIVER PETITION.
 - A HOMEOWNERS ASSOCIATION (HOA) SHALL BE CREATED FOR THE SINGLE FAMILY ATTACHED (SFA) DEVELOPMENT OF THE SITE IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS, SECTION 16.121(C).
 - THE PRIVATE ROADS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEVELOPMENT ENGINEERING DIVISION (DED), THE DEPARTMENT OF PUBLIC WORKS (DPW), AND THE DEPARTMENT OF FIRE AND RESCUE SERVICES (DFRS).
 - THE PRIVATE ROADS SHALL BE MAINTAINED BY THE HOA PRIOR TO THE SIGNATURE OF ANY SITE DEVELOPMENT PLAN, A PRIVATE ROAD MAINTENANCE AGREEMENT MUST BE RECORDED IN THE HOWARD COUNTY LAND RECORDS OFFICE STATING THAT THE COMMON PRIVATE ROADS WILL BE MAINTAINED BY THE HOA.
 - THE HOA SHALL BE RESPONSIBLE FOR STORM WATER MANAGEMENT FACILITIES' CONVEYANCE AND MANAGEMENT AS DETERMINED AND APPROVED BY DED AND DPW. ALSO, WATER AND SEWER SHALL BE PUBLIC AND MAINTAINED FOR EACH UNIT WITHIN A RECORDED PUBLIC EASEMENT AS DETERMINED AND APPROVED BY DED AND DPW.
 - A NOTE MUST BE PROVIDED ON THE PLAT THAT THE HOA WILL OWN AND MAINTAIN OPEN SPACE LOT 36.
 - A NEW SUBDIVISION PLAT TO CREATE THE FEE SIMPLE SFA LOTS SHALL BE SUBMITTED TO, AND APPROVED BY, THE DEPARTMENT OF PLANNING AND ZONING, AND RECORDED IN THE HOWARD COUNTY LAND RECORDS OFFICE TO REPLACE VOIDED FINAL PLAT F-07-143.
 - WATER AND SEWER PLANS SHALL BE RED-LINED TO REFLECT ANY CHANGES TO THE DESIGN AND/OR ASSOCIATED EASEMENTS PRIOR TO SIGNATURE OF THE PROPOSED PLAT. PLEASE NOTE THAT THE REVISED WATER AND SEWER DRAWINGS MUST ALSO SHOW THE PROPOSED FEE SIMPLE LOT LINES. THE APPLICANT SHALL COORDINATE THE WATER AND SEWER PLAN REVISION WITH DED.
 - COMPLIANCE WITH ANY AND ALL CONDITIONS OUTLINED IN THE DECISION AND ORDER DATED 5-06-2010 FOR ADMINISTRATIVE ADJUSTMENT CASE NUMBER AA-10-007, FOR A VARIANCE OF THE 75 FOOT STRUCTURE SETBACK REQUIREMENT FROM ADJACENT RESIDENTIAL PROPERTIES (ZONED R-SC). THE APPLICANT MUST ALSO PROVIDE VERIFICATION FROM THE DIVISION OF PUBLIC SERVICE AND ZONING ADMINISTRATION STATING THAT AA-10-007 IS STILL VALID.
- HOA DOCUMENTS HAVE BEEN FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION AS 1 DISCAD116 ON 1-22-2013
- MODERATE INCOME HOUSING UNIT (MIHU) AGREEMENT AND THE MIHU COVENANTS ARE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD. SIMULTANEOUSLY WITH THIS PLAT.
- HOA DECLARATION OF COVENANTS ARE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD. SIMULTANEOUSLY WITH THIS PLAT.
- REF. WP-13-006 APPROVED 07-25-2012 TO WAIVE SECTION 16.156(k),(l)&(m) REQUIRING THE EXECUTION OF THE DEVELOPERS AGREEMENT, PAYMENT OF FEES, POSTING OF FINANCIAL OBLIGATIONS AND SUBMISSION OF THE SITE DEVELOPMENT PLAN ORIGINALS WITHIN 180 DAYS OF THE APPROVAL FOR SDP-07-007/FOX HUNT ESTATES, SUBJECT TO THE FOLLOWING CONDITIONS:
 - A FINAL PLAT MUST BE SUBMITTED TO SHOW FEE SIMPLE LOTS AND WILL REPLACE THE FINAL PLAT, F-07-143, WHICH HAS BEEN VOIDED. THE NEW PLAT MUST BE RECORDED PRIOR TO SUBMISSION OF THE SITE DEVELOPMENT PLAN ORIGINALS.
 - A 180 DAY EXTENSION OF TIME IS APPROVED FROM THE AUGUST 14, 2012 DEADLINE DATE BY WHICH TO EXECUTE THE DEVELOPERS AGREEMENT, MAKE PAYMENT OF FEES, POST FINANCIAL OBLIGATIONS AND SUBMIT THE SITE DEVELOPMENT PLAN ORIGINALS FOR SDP-07-007. THE NEW DEADLINE DATE IS ON OR BEFORE JANUARY 31, 2013.
 - INCREASE OF ANY PROCESSING FEES PREVIOUSLY INDICATED IN THE APPROVAL LETTER FOR SDP-07-007 MUST BE PAID AT THE TIME OF SUBMISSION OF APPLICABLE PLANS.

COORDINATES		
PT	NORTH	EAST
200	561083.10122	1374157.73711
201	561111.00629	1374310.35699
202	561144.95601	1374428.25633
203	561179.17649	1374489.11511
204	561148.89639	1374575.53764
205	560731.84941	1374337.16570
208	560757.58777	1374322.46900
210	560725.78406	1374196.83189
211	560960.23514	1374161.02272
212	560864.65584	1374736.57806
213	561085.30148	1374708.15996



VICINITY MAP
SCALE 1" = 2000'
ADC 16J7

OPEN SPACE CALCULATIONS

OPEN SPACE CALCULATION:	25% OF GROSS PROPERTY AREA
OPEN SPACE REQUIRED:	1.10 AC (47,916 SF)
CREDITED OPEN SPACE PROVIDED ON LOT 36:	2.02 AC (87,923 SF)
NON-CREDITED OPEN SPACE PROVIDED ON LOT 36:	0.56 AC (24,284 SF)
TOTAL OPEN SPACE PROVIDED ON LOT 36:	2.58 AC (112,207 SF)
OWNED AND MAINTAINED BY HOA	
OPEN SPACE PROVIDED ON LOT 37:	0.68 AC (29,455 SF)
OWNED AND MAINTAINED BY HOWARD COUNTY RECREATION & PARKS	
TOTAL OPEN SPACE PROVIDED:	3.26 AC (141,663 SF)
RECREATION OPEN SPACE REQUIRED:	400 SF PER UNIT X 32
	0.29 AC (12,800 SF)
*RECREATIONAL OPEN SPACE PROVIDED:	0.19 AC (8,263 SF)
*AMENITY OPEN SPACE PROVIDED:	0.13 AC (5,642 SF)
*TOTAL RECREATION+AMENITY OPEN SPACE PROVIDED:	0.32 AC (13,905 SF)
*SEE GENERAL NOTE NUMBER 25.	

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.

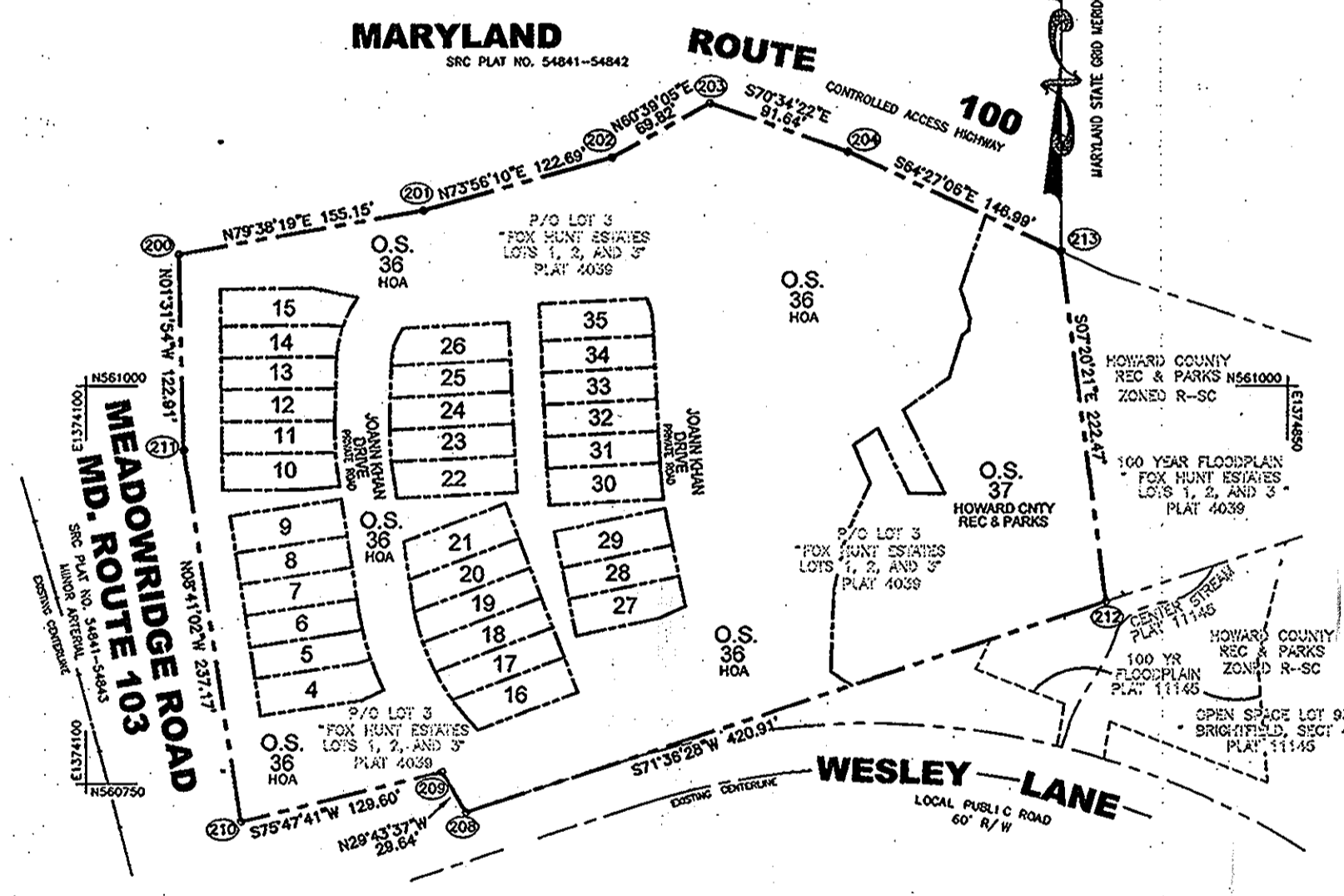
Thomas M. Hoffman, Jr. 1-17-13
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267

MEADOWRIDGE PROPERTIES INC. 1-23-13
AHSA S. KHAN, PRESIDENT DATE

PURPOSE

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 3 AS SHOWN ON THE PLAT OF FOX HUNT ESTATES RECORDED AS PLAT NO. 4039 TO CREATE NEW LOTS 4-35 AND OPEN SPACE LOTS 36 & 37 AND TO ADD:

- PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- WETLANDS AND WETLAND BUFFER
- ENVIRONMENTAL SETBACK
- BUILDING RESTRICTION LINES
- VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT
- PUBLIC STORMWATER MANAGEMENT CREDIT EASEMENT



AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	32
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	2
TOTAL NUMBER OF LOTS TO BE RECORDED	34
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.1344 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	3.2521 AC
TOTAL AREA TO BE RECORDED	4.3865 AC

OWNER
MEADOWRIDGE PROPERTIES INC.
1710 WILLOW SPRINGS DRIVE
SYKESVILLE, MARYLAND
21784-5600
410-442-1685

DEVELOPER
100% LAND INC.
5300 DORSEY HALL DRIVE, STE 102
ELLICOTT CITY, MARYLAND
21042-7819
443-387-0422

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

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

B. Wilson for Maureen Rogerson 2/20/13
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

William M. Hoffman 2/6/13
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Karl S. ... 2/21/13
DIRECTOR DATE

OWNER'S CERTIFICATE

MEADOWRIDGE PROPERTIES INC., BY AHSA S. KHAN, PRESIDENT, OWNER 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 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, 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 23rd DAY OF January, 2013.

Ahsa S. Khan
MEADOWRIDGE PROPERTIES INC.
AHSA S. KHAN, PRESIDENT

Devin A. Ziller
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY AHSA S. KHAN AND JO-ANN B. KHAN TO MEADOWRIDGE PROPERTIES INC. BY DEED DATED MARCH 20, 1996 AND RECORDED IN LIBER 3686, FOLIO 479 AMONG 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.

I ALSO CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2014.

Thomas M. Hoffman, Jr. 1-17-13
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT No. 22286 ON 2/22/13
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
FOX HUNT ESTATES
LOTS 4-35 AND OPEN SPACE LOTS 36 & 37.
A RESUBDIVISION OF LOT 3
PLAT OF FOX HUNT ESTATES, LOTS 1-3
RECORDED AS PLAT NO. 4039
ZONED R-SA-8

DPZ FILES: F-78-153/PLAT 4039, F-92-003/PLAT 11145 (BRIGHTFIELD), F-07-143 (VOID), SDP-07-007, SDP-11-056, AA-07-20, AA-10-007, WP-07-112, WP-12-169, WP-13-006

TAX MAP 37, GRID 3, PARCEL 606
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE 1" = 100' GRAPHIC SCALE JANUARY 17, 2013

SHEET 1 OF 3

COORDINATE TABLE		
PT	NORTH	EAST
200	561083.1012	1374157.7371
201	561111.0063	1374310.3570
202	561144.9580	1374428.2683
203	561179.1765	1374489.1151
204	561148.6964	1374575.5376
205	560731.8494	1374337.1657
206	560757.5878	1374322.4690
207	560725.7641	1374196.8319
208	560960.2351	1374161.0227
209	560864.6558	1374736.5781
210	561085.3015	1374708.1590
211	560792.9140	1374209.1710
212	561061.0906	1374183.9754
213	561039.8698	1374363.7682
214	560807.5878	1374406.9078
215	560843.1265	1374406.1132
216	561051.8172	1374382.8620

FLOODPLAIN LINE TABLE		
LINE	BEARING	DISTANCE
L40	N12°27'29"E	110.07'
L43	N33°02'38"W	26.65'
L44	N15°26'07"E	60.92'
L45	N00°25'43"E	38.61'
L49	N14°05'16"W	23.09'

WETLAND LINE TABLE		
LINE	BEARING	DISTANCE
W1	N55°14'15"W	20.53'
W2	N01°50'36"E	35.16'
W3	N12°30'33"E	30.39'
W4	N24°15'24"E	38.49'
W5	S89°33'05"E	34.87'
W6	N43°09'18"W	31.41'
W7	N31°07'58"E	23.17'
W8	N56°05'27"E	24.65'
W9	N16°47'45"E	28.67'
W10	N54°19'21"E	21.32'
W11	N20°32'20"E	24.04'
W12	N44°21'26"E	23.43'

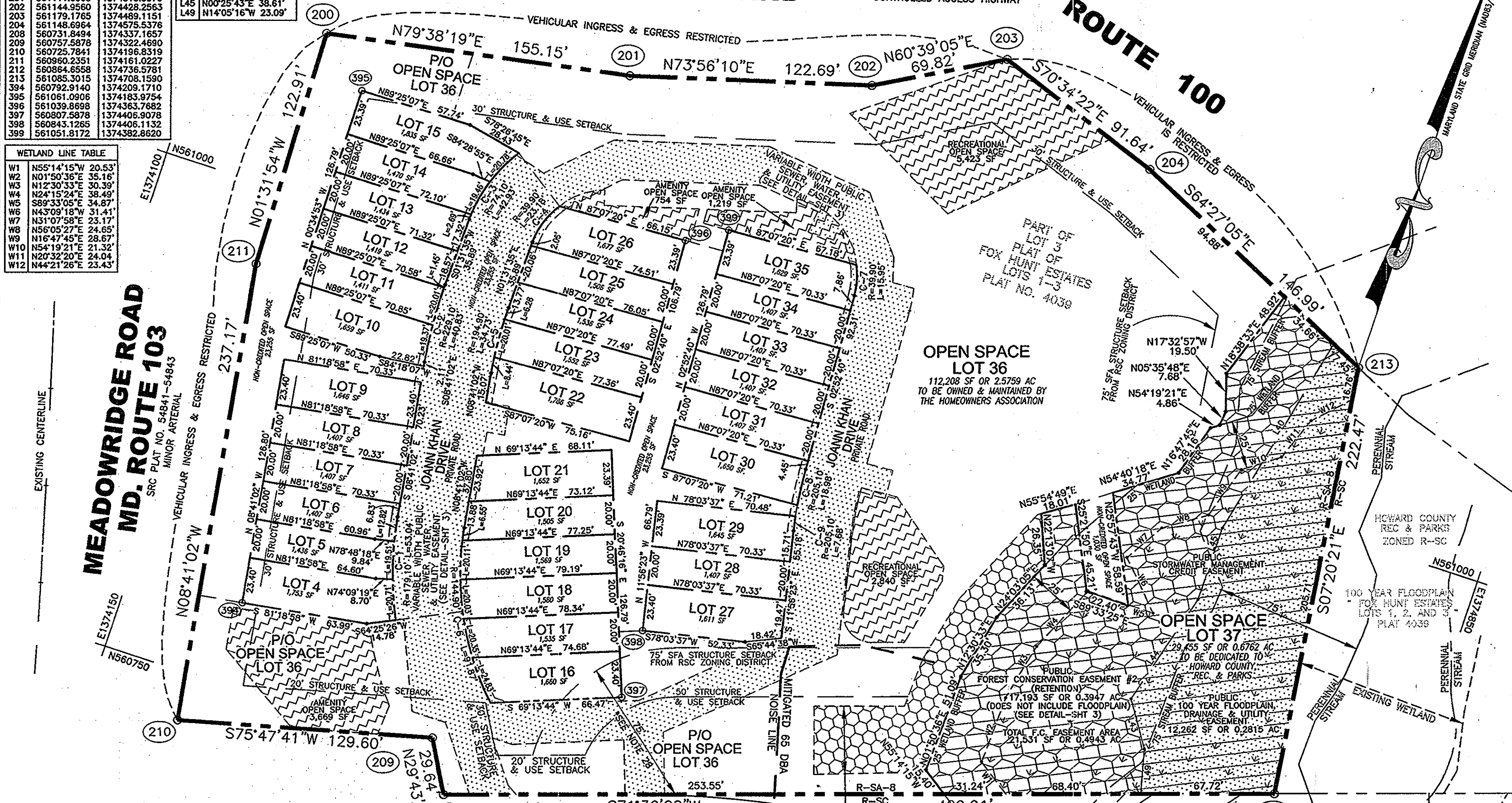
MARYLAND

SRC PLAT NO. 54841-54842
CONTROLLED ACCESS HIGHWAY

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	179.10	53.04	26.72	165°09'	S 17°10'07" E 52.85'
C2	229.10	40.83	20.47	101°12'37"	S 03°34'44" E 40.77'
C3	74.10	42.93	22.09	33°11'49"	S 18°07'29" W 42.34'
C4	39.90	23.18	11.92	33°16'47"	N 18°09'59" E 22.85'
C5	194.90	34.73	17.41	101°12'37"	N 03°34'44" W 34.69'
C6	144.90	91.87	47.54	35°19'31"	N 28°50'48" W 90.33'
C7	39.90	15.95	8.08	22°54'04"	S 14°19'42" E 15.84'
C8	205.10	18.98	9.50	05°18'06"	S 05°31'42" E 18.97'
C9	205.10	7.68	3.84	02°08'45"	S 10°52'00" E 7.68'

LEGEND

- WETLANDS
- PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION)
- PUBLIC STORMWATER MANAGEMENT CREDIT EASEMENT
- RECREATION OPEN SPACE



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. 1-17-13
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267
Ahsan S. Khan 1-23-13
MEADOWRIDGE PROPERTIES INC. DATE
AHSAN S. KHAN, PRESIDENT

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

AREA TABULATION	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	32
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	2
TOTAL NUMBER OF LOTS TO BE RECORDED	34
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1,134.4 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	3,252.1 AC
TOTAL AREA TO BE RECORDED	4,386.5 AC

OWNER
MEADOWRIDGE PROPERTIES INC.
1710 WILLOW SPRINGS DRIVE
SYKESVILLE, MARYLAND
21784-5600
410-442-1685

DEVELOPER
100% LAND, INC.
5300 DORSEY HALL DRIVE, STE 102
ELLCOTT CITY, MARYLAND
21042-7819
443-367-0422

- PURPOSE**
- THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 3 AS SHOWN ON THE PLAT OF FOX HUNT ESTATES RECORDED AS PLAT NO. 4039 TO CREATE NEW LOTS 4-35 AND OPEN SPACE LOTS 36 & 37 AND TO ADD:
- 1.) PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
 - 2.) WETLANDS AND WETLAND BUFFER
 - 3.) ENVIRONMENTAL SETBACK
 - 4.) BUILDING RESTRICTION LINES
 - 5.) VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
 - 6.) PUBLIC FOREST CONSERVATION EASEMENT
 - 7.) PUBLIC STORMWATER MANAGEMENT CREDIT EASEMENT

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

B. Nijon for Maureen Rossman 2/20/13
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 2/6/13
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 2/21/13
DIRECTOR DATE

OWNER'S CERTIFICATE

MEADOWRIDGE PROPERTIES INC., BY AHSAN S. KHAN, PRESIDENT, OWNER 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 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, 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 ERCTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 23rd DAY OF January, 2013.

[Signature]
MEADOWRIDGE PROPERTIES INC.
AHSAN S. KHAN, PRESIDENT

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY AHSAN S. KHAN AND JO-ANN B. KHAN TO MEADOWRIDGE PROPERTIES INC. BY DEED DATED MARCH 20, 1996 AND RECORDED IN LIBER 3686, FOLIO 479 AMONG 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.

I ALSO CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2014.

[Signature] 1-17-13
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267



RECORDED AS PLAT No. 22287 ON 2/22/13
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

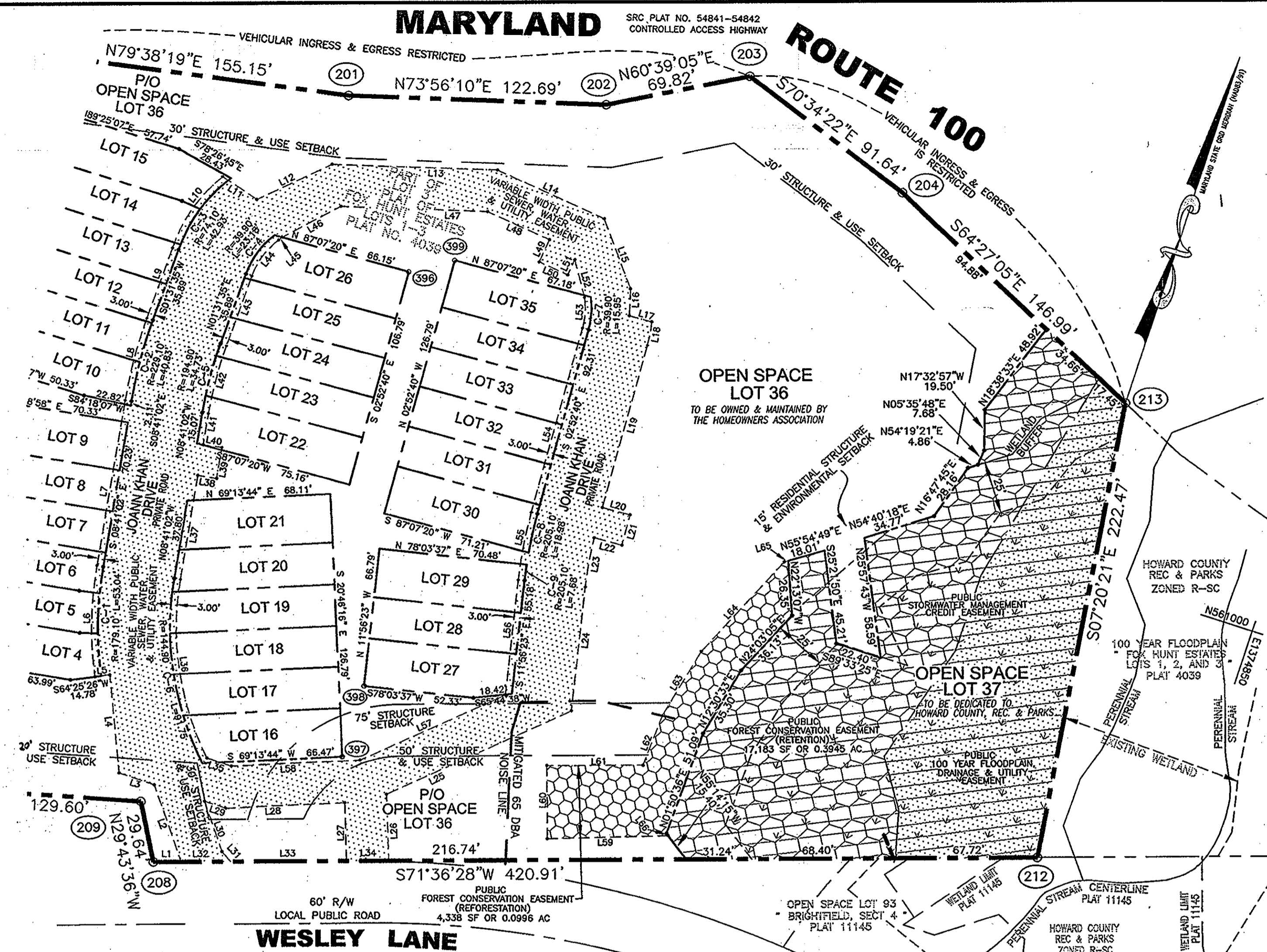
PLAT OF RESUBDIVISION
FOX HUNT ESTATES
LOTS 4-35 AND OPEN SPACE LOTS 36 & 37
A RESUBDIVISION OF LOT 3
PLAT OF FOX HUNT ESTATES, LOTS 1-3
RECORDED AS PLAT NO. 4039

ZONED R-SA-8
DPZ FILES : F-78-153/PLAT 4039, F-92-003/PLAT 11145 (BRIGHTFIELD), F-07-143 (VOID), SDP-07-007, SDP-11-056, AA-07-20 AA-10-007, WP-07-112, WP-12-169, WP-13-006
TAX MAP 37, GRID 3, PARCEL 606
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE 1" = 40'
GRAPHIC SCALE
JANUARY 17, 2013
SHEET 2 OF 3

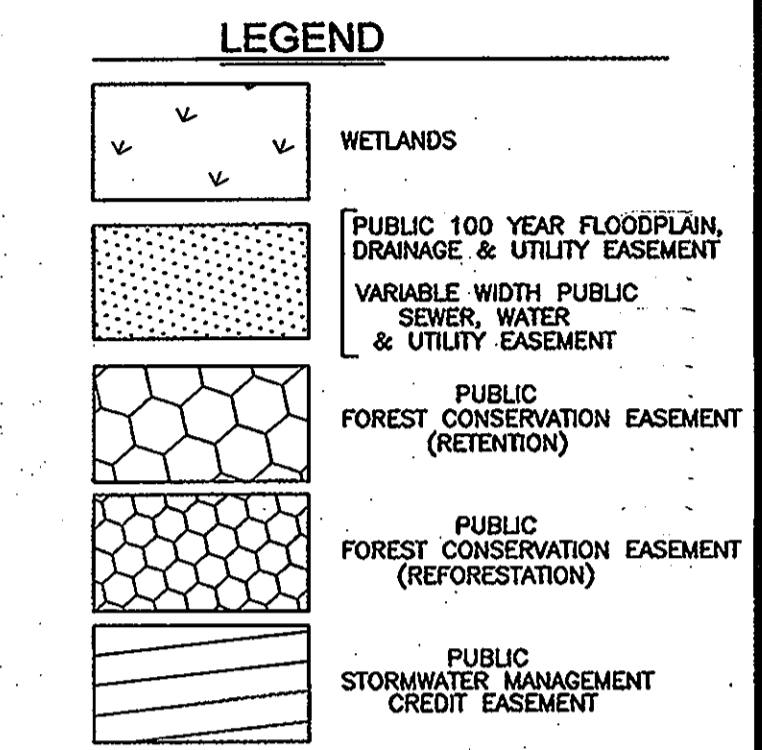
COORDINATE TABLE		
PT	NORTH	EAST
201	561111.0063	1374310.3570
202	561144.9560	1374428.2563
203	561179.1765	1374489.1151
204	561148.6964	1374575.5376
208	560731.8494	1374337.1657
209	560757.5978	1374322.4690
212	561085.6558	1374736.5781
213	561085.3015	1374708.1590
396	561039.8698	1374363.7682
397	560807.5878	1374406.9078
398	560843.1265	1374406.1132
399	561051.8172	1374382.8620

VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT LINE TABLE			
L1	S 71°36'28" W 13.13'	L30	S 36°58'40" E 25.50'
L2	N 86°59'40" W 39.04'	L31	S 59°29'40" E 6.30'
L3	N 89°38'35" W 17.72'	L32	S 71°36'28" W 23.64'
L4	N 23°40'33" W 47.39'	L33	S 71°36'28" W 55.11'
L5	S 64°25'26" W 7.02'	L34	S 71°36'28" W 20.01'
L6	R=182.10' L=53.93'	L35	N 89°38'35" W 12.23'
L7	CH=N17°10'05" W 53.73'	L36	R=141.90' L=88.68'
L8	N 08°41'02" W 19.88'	L37	CH=N28°35'12" W 87.24'
L9	R=232.10' L=41.36'	L38	N 08°41'02" W 50.51'
L10	CH=N03°34'44" W 41.31'	L39	N 81°18'58" E 9.00'
L11	N 01°31'35" E 35.89'	L40	N 08°41'02" W 15.00'
L12	R=77.10' L=42.01'	L41	S 81°18'58" W 9.00'
L13	CH=N17°08'14" E 41.50'	L42	N 08°41'02" W 15.13'
L14	S 74°10'01" E 19.88'	L43	R=191.90' L=34.20'
L15	N 46°31'35" E 39.52'	L44	CH=N03°34'44" W 34.15'
L16	N 73°56'10" E 78.70'	L45	N 01°31'35" E 35.89'
L17	S 83°33'50" E 55.94'	L46	R=36.90' L=21.58'
L18	S 38°33'50" E 35.67'	L47	CH=N18°17'03" E 21.28'
L19	S 16°03'50" E 13.11'	L48	N 33°02'32" E 2.03'
L20	N 87°07'20" E 11.09'	L49	N 44°06'09" E 31.71'
L21	N 03°17'10" E 15.00'	L50	N 73°56'10" E 69.85'
L22	S 86°42'50" W 13.68'	L51	N 06°26'10" W 8.00'
L23	R=176.00' L=23.91'	L52	S 32°22'39" E 18.80'
L24	CH=S08°02'50" E 23.90'	L53	R=36.90' L=14.90'
L25	S 11°56'23" E 60.36'	L54	CH=N14°26'30" W 14.79'
L26	S 47°27'51" W 96.82'	L55	R=208.10' L=32.91'
L27	S 19°56'47" E 31.92'	L56	CH=S07°24'31" E 32.88'
L28	N 19°56'47" W 27.90'	L57	S 11°56'23" E 56.10'
L29	S 69°13'44" W 56.72'	L58	S 47°27'51" W 75.90'
L30	N 89°38'35" W 10.52'	L59	S 69°13'44" W 61.21'

PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION) LINE TABLE	
L59	S70°25'46" W 57.66'
L60	N18°21'50" W 35.04'
L61	N71°38'10" E 45.81'
L62	N02°58'15" E 25.45'
L63	N12°36'28" E 36.39'
L64	N24°15'24" E 58.37'
L65	N55°54'49" E 1.99'
L66	S55°14'15" E 1.28'



CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	179.10'	53.04'	26.72'	16°58'09"	S 17°10'07" E 52.85'
C2	229.10'	40.83'	20.47'	10°12'37"	S 03°34'44" E 40.77'
C3	74.10'	42.93'	22.09'	33°11'49"	S 18°07'29" W 42.34'
C4	38.90'	23.18'	11.92'	33°16'47"	N 18°09'59" E 22.86'
C5	184.80'	34.73'	17.41'	10°12'37"	N 03°34'44" W 34.69'
C6	144.90'	91.87'	47.54'	36°19'31"	N 26°50'48" W 90.33'
C7	38.90'	15.95'	8.08'	22°34'04"	S 14°19'42" E 15.84'
C8	205.10'	18.98'	9.50'	05°18'06"	S 05°31'42" E 18.97'
C9	205.10'	7.68'	3.84'	02°08'45"	S 10°52'00" E 7.68'



THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ACT, 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. 1-17-13
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

Ahsan S. Khan 1-23-13
 MEADOWRIDGE PROPERTIES INC. DATE
 AHSAN S. KHAN, PRESIDENT

PURPOSE

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 3 AS SHOWN ON THE PLAT OF FOX HUNT ESTATES RECORDED AS PLAT NO. 4039 TO CREATE NEW LOTS 4-35 AND OPEN SPACE LOTS 36 & 37 AND TO ADD:

- 1.) PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- 2.) WETLANDS AND WETLAND BUFFER
- 3.) ENVIRONMENTAL SETBACK
- 4.) BUILDING RESTRICTION LINES
- 5.) VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
- 6.) PUBLIC FOREST CONSERVATION EASEMENT
- 7.) PUBLIC STORMWATER MANAGEMENT CREDIT EASEMENT

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

OWNER
 MEADOWRIDGE PROPERTIES INC.
 1710 WILLOW SPRINGS DRIVE
 SYKESVILLE, MARYLAND
 21784-5600
 410-442-1685

DEVELOPER
 100% LAND, INC.
 5300 DORSEY HALL DRIVE, STE 102
 ELLICOTT CITY, MARYLAND
 21042-7819
 443-367-0422

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

B. Nifon for Maure Roseman 2/20/13
 HOWARD COUNTY OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 2/6/13
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 2/21/13
 DIRECTOR DATE

OWNER'S CERTIFICATE

MEADOWRIDGE PROPERTIES INC., BY AHSAN S. KHAN, PRESIDENT, OWNER 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 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, 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 23rd DAY OF January, 2013

[Signature]
 MEADOWRIDGE PROPERTIES INC.
 AHSAN S. KHAN, PRESIDENT

[Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY AHSAN S. KHAN AND JO-ANN B. KHAN TO MEADOWRIDGE PROPERTIES INC. BY DEED DATED MARCH 20, 1996 AND RECORDED IN LIBER 3686, FOLIO 479 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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I ALSO CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2014.

[Signature] 1-17-13
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT No. 22288 ON 2/22/13
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
FOX HUNT ESTATES
 LOTS 4-35 AND OPEN SPACE LOTS 36 & 37
 A RESUBDIVISION OF LOT 3
 PLAT OF FOX HUNT ESTATES, LOTS 1-3
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TAX MAP 37, GRID 3, PARCEL: 606
 FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE 1" = 40'
 GRAPHIC SCALE
 JANUARY 17, 2013

SHEET 3 OF 3