

Reservation Of Public Utility Easements

"Developer Reserves unto itself, its Successors and Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located in, On, Over, And Through Parcel 'B' And Lot 5. Any Conveyances Of The Aforesaid Parcel/Lot Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Parcel/Lot. 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."

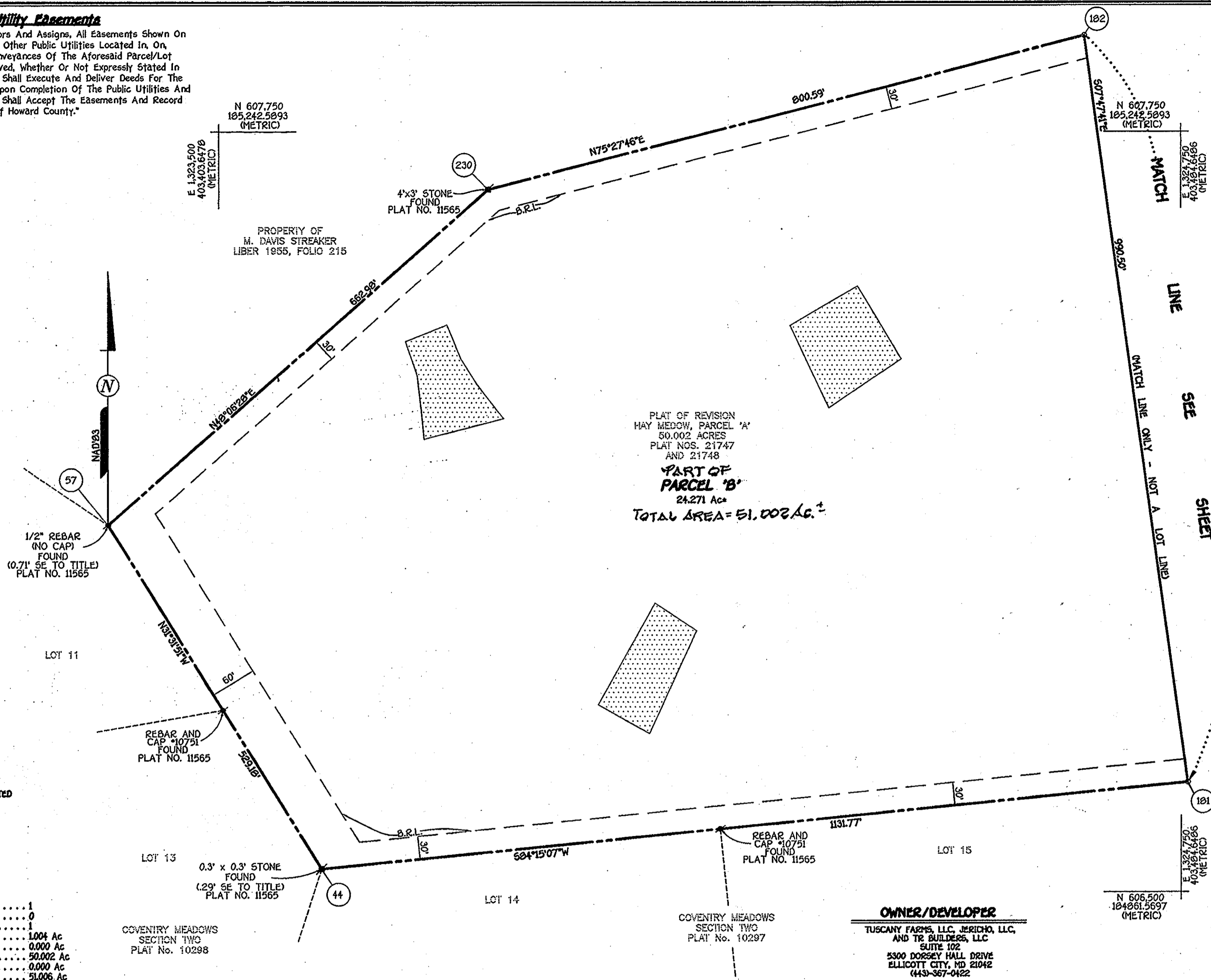
THE REQUIREMENT OF 3-106, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1980 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THE PLATS AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Don P. Pistorio 1/30/13
TUSCANY FARMS, LLC
By Don Pistorio, Managing Member
DATE

Jericho, LLC 1/30/13
By Gary Carlton, Managing Member
DATE

TR Builders, LLC 1/30/13
By Donald R. Reuwer, III, Managing Member
DATE

Terrell A. Fisher 2/4/13
SURVEYOR #10692
DATE



PLAT OF REVISION
HAY MEADOW, PARCEL 'A'
50.002 ACRES
PLAT NOS. 21747
AND 21748
PART OF
PARCEL 'B'
24.271 AC
TOTAL AREA = 51.002 AC.

OWNER/DEVELOPER
TUSCANY FARMS, LLC, JERICO, LLC,
AND TR BUILDERS, LLC
SUITE 102
5300 DORSEY HALL DRIVE
ELLCOTT CITY, MD 21042
(443)-367-0422

LEGEND

- DENOTES EXISTING PUBLIC FOREST CONSERVATION EASEMENT (PLAT NOS. 21747 AND 21748)
- DENOTES EXISTING 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT RECORDED IN L. 315, F. 411 TERMINATED BY RECORDATION OF THIS PLAT
- DENOTES AMENDED 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR THE BENEFIT OF LOT 5 AND PARCEL 'B'

AREA TABULATION THIS SUBMISSION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.004 Ac
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac
TOTAL AREA OF PARCELS TO BE RECORDED	50.002 Ac
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac
TOTAL AREA TO BE RECORDED	51.006 Ac

APPROVED: For Private Water And Private Sewerage Systems
Howard County Health Department.

B. Wilson 3/22/13
Howard County Health Officer
Date

APPROVED: Howard County Department Of Planning And Zoning.

Terrell A. Fisher 4/2/13
Chief, Development Engineering Division
Date

Terrell A. Fisher 4/03/13
Director
Date

OWNER'S CERTIFICATE

Tuscany Farms, LLC, By Don Pistorio, Managing Member, Jericho, LLC, By Gary Carlton, Managing Member, And TR Builders, LLC By Donald R. Reuwer, III, Managing Member, 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 Easement Areas Shown Hereon; (2) The Right To Require Dedication 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 Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 30th Day Of January, 2013.

Don P. Pistorio
Tuscany Farms, LLC
By Don Pistorio, Managing Member

Jericho, LLC
By Gary Carlton, Managing Member

TR Builders, LLC
By Donald R. Reuwer, III, Managing Member

Courtney Kehoe
Witness

Courtney Kehoe
Witness

Courtney Kehoe
Witness

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of (1) All Of The Lands Conveyed By Scott Richard Nickel And Kathleen A. Nickel To Tuscany Farms, LLC By Deed Dated July 15, 2004 And Recorded Among The Land Records Of Howard County, Maryland In Liber 0502 At Folio 214 (Being Lot 4 - Hay Meadow - Plat Nos. 11244 Thru 11246) And (2) All The Lands Conveyed By *Don Pistorio* To Jericho, LLC (As To A 50% Interest) To Jericho, LLC By Deed Dated July 21, 2012 And Recorded Among The Aforesaid Land Records Of Howard County, Maryland In Liber 11244 At Folio 496 (Being Parcel 'A') (As To A 50% Interest) And (3) All The Lands Conveyed By Tuscany Farms, LLC To TR Builders, LLC (As To A 50% Interest) And TR Builders, LLC By Deed Dated July 25, 2011 And Recorded Among The Land Records In Liber 13350 At Folio 496 (Being Parcel 'A') (As To A 50% Interest) (As Amended). All Monuments Are In Place In Accordance With The Laws Of Maryland, As Amended.

Terrell A. Fisher
Terrell A. Fisher, Professional Land Surveyor No. 10692
Expiration Date: December 13, 2013

RECORDED AS PLAT No. *MA 232* ON *4/2/13*
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Hay Meadow Parcel 'B' And Lot 5

(BEING A RESUBDIVISION OF LOT 4, AS SHOWN ON A PLATS ENTITLED "HAY MEADOW, LOTS 1-4 AND PARCEL 'A' RECORDED AS PLAT NOS. 11244 THRU 11246, AND PARCEL 'A', AS SHOWN ON PLATS ENTITLED "PLAT OF REVISION, HAY MEADOW, PARCEL 'A' RECORDED AS PLAT NOS. 21747 AND 21748)

ZONED: RC-DEO
TAX MAP 9 PART OF PARCEL 335, GRID 11 - THIRD ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE IN FEET

DATE: JANUARY 29, 2013 SHEET 2 OF 2

K:\Drawings\310438 Streaker Property - Green\dwg\310438 Record Plat Sheet 2.dwg, Model: 1/30/2013 2:37:49 PM, 1:100