

COORDINATE LIST

NO	NORTHING	EASTING	NO	NORTHING	EASTING	NO	NORTHING	EASTING
1	600809.5575	1269831.9116	22	601344.8281	1267854.2703	43	601012.4774	1268217.3462
2	600769.5557	1269335.6932	23	601324.5974	1267800.8801	44	601009.6680	1268193.6642
3	600804.7177	1269054.5002	24	601392.0484	1268016.6880	45	601123.7532	1268059.5714
4	601028.2232	1269077.1247	25	600975.3868	1268145.3888	46	601243.8613	1267987.5748
5	601028.1804	1268785.0118	26	600847.3229	1268104.4767	47	601318.3380	1267942.9311
6	600724.6931	1268785.8213	27	600850.3807	1268131.0777	48	601362.9040	1267885.2298
7	600849.0174	1268812.2053	28	600825.9893	1268270.4341	49	601370.1002	1267860.6234
8	600849.2958	1268458.3264	29	600578.4427	1268332.7227	50	601401.1376	1267843.5594
9	600954.9866	1268302.3288	30	600568.7732	1268423.0377	51	601313.8461	1267871.8353
10	601010.9388	1268282.9083	31	600580.6698	1268596.7425	52	601291.5631	1267900.6859
11	601023.1674	1268292.4422	32	600832.6592	1268606.4511	53	600814.3730	1269266.9640
12	600980.6267	1268398.6163	33	600700.6793	1268790.7580	54	601433.6280	1269091.6750
13	600909.4848	1268528.0640	34	600613.2678	1268922.8548	55	601561.8480	1268131.3090
14	601021.0838	1268560.1421	35	600608.3125	1269117.5148	56	601669.0260	1268158.1850
15	601136.5507	1268618.6240	36	600611.8708	1269158.7387	57	600511.2610	1268120.8470
16	601238.7197	1268349.4121	37	600269.2722	1269358.6002	58	600220.4020	1269492.6680
17	601329.9285	1268378.2588	38	600247.4863	1269461.3521	59	600087.9980	1269810.2420
18	601443.4684	1268309.9655	39	600457.6492	1269606.8278	60	600920.0750	1268059.7730
19	601485.0525	1268348.6689	40	600446.3450	1269364.5789	61	600802.8177	1268096.6421
20	601621.3121	1268202.2677	41	600959.8446	1268184.0000	62	601328.3245	1267822.3291
21	601558.5576	1268143.8604	42	600946.5715	1268198.2528	63	600148.9800	1270134.0100

NOTE:
COORDINATES AND GRIDS TICS SHOWN HEREON
ARE BASED ON NAD '83 AND ARE IN FEET, TO
CONVERT TO METERS DIVIDE BY 3.2808333.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	100.00	74.63	42°45'31"	39.15	N52°19'09"W	72.91
C2	275.00	179.21	37°20'19"	92.92	S49°36'33"E	176.06
C3	25.00	24.86	56°58'28"	13.57	N83°14'04"E	23.85
C4	55.00	270.98	282°17'44"			
C5	25.00	20.50	46°59'22"	10.87	N46°27'07"W	19.93
C6	325.00	221.26	39°00'24"	115.11	S50°26'36"E	217.01
C7	50.00	37.31	42°45'31"	19.57	N52°19'09"W	36.45
C8	12,253.43	228.90	01°04'08"	114.45	S15°07'19"W	228.90

LEGEND

- DENOTES WETLANDS
- DENOTES EXISTING PUBLIC FOREST CONSERVATION EASEMENT (PLAT # 22017)
- DENOTES EXISTING FOREST MITIGATION BANK (PLAT # 23044)
- DENOTES EXISTING PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT (PLAT # 22017)
- DENOTES EXISTING PRIVATE ENTRANCE SIGN EASEMENT

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

Gary E. Lane 07/09/15
GARY E. LANE, PROP. L.S. 574 DATE

Russell Dickens 7/10/15
RUSSELL DICKENS, MANAGER
CHELSEA KNOLLS, L.C. DATE

Sharon McKeown
SHARON MCKEOWN, VICE PRESIDENT
NVR INC. DATE

TOTAL AREA TABULATION

NUMBER OF BUILDABLE LOTS	2
NUMBER OF NON-BUILDABLE PRESERVATION PARCELS	1
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	3
AREA OF BUILDABLE LOTS	2.00 AC.
AREA OF NON-BUILDABLE PRESERVATION PARCELS	26.44 AC. ±
AREA OF BULK PARCELS	0 AC.
AREA OF RIGHT OF WAY	0.85 AC.
TOTAL AREA TO BE RECORDED	29.29 AC. ±

APPROVED FOR PRIVATE WATER, PRIVATE SEPTIC SYSTEM.

HOWARD COUNTY HEALTH DEPARTMENT

Maureen Rossman 7/29/2015
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Shuman 8-19-15
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

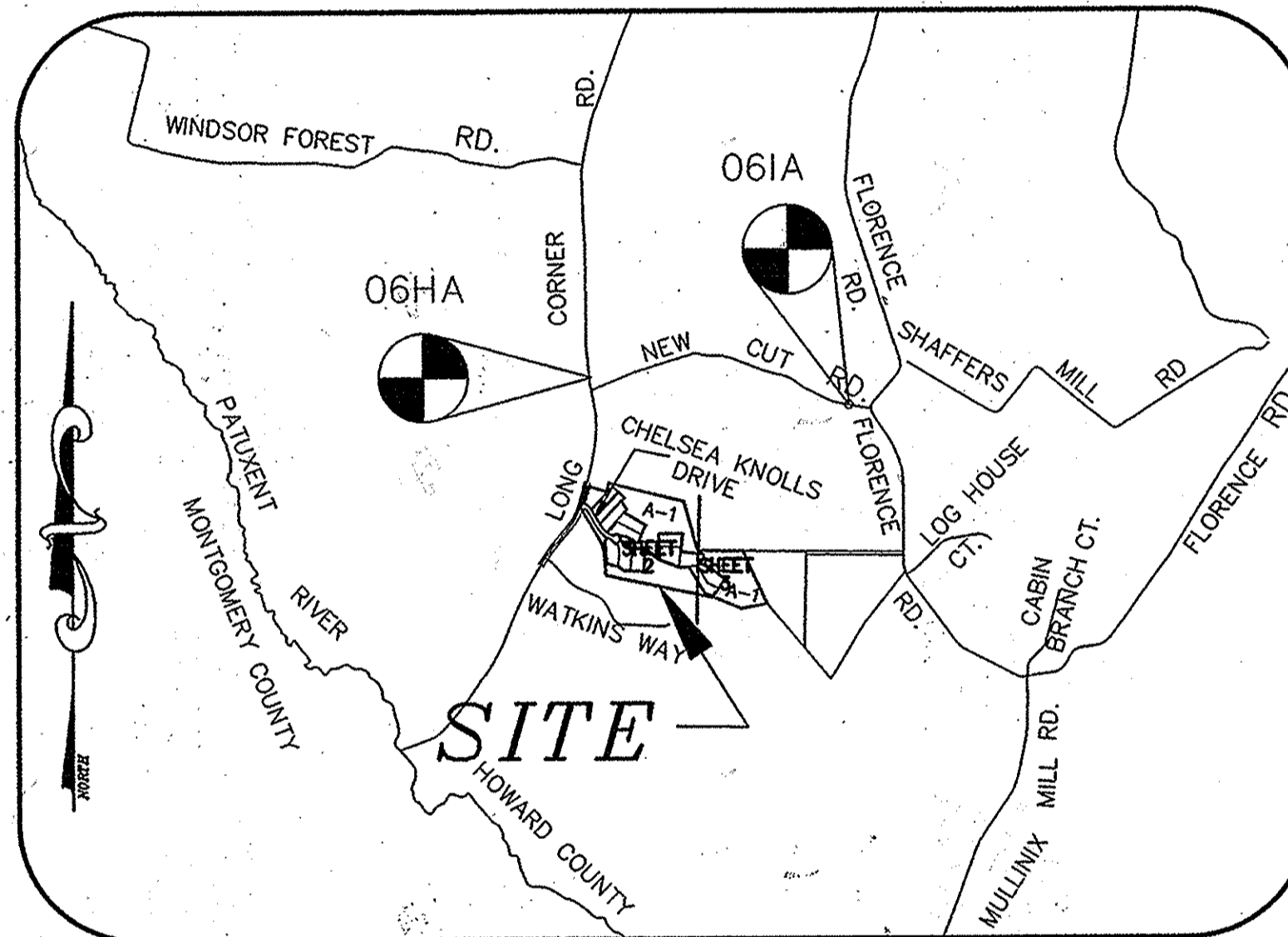
Kat DeLoraine 8-20-15
DIRECTOR DATE

OWNER/DEVELOPER

CHELSEA KNOLLS, L.C.
1355 BEVERLY RD. SUITE 240
MCLEAN, VIRGINIA 22101
(703) 734-9730
(410) 720-3021
ATTN: JASON VAN KIRK
NVR INC.
9720 PATUXENT WOODS DR.
COLUMBIA, MARYLAND 21046

VICINITY MAP

SCALE: 1"=2000'
ADC MAP COORDINATES: 7 D-8



24. THE PROPERTY IS NOT LOCATED IN THE METROPOLITAN DISTRICT.

25. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.

26. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.

GENERAL NOTES:

- SUBJECT PROPERTY IS ZONED RC-DEO PER THE 10/06/13 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER 2002 BY MILDENBERG, BOENDER & ASSOC., INC.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. 06HA, 06IA.
STA. 06HA N603004.896 E1267938.951 EL.786.421
STA. 06IA N602649.523 E1271163.330 EL.714.263
- BRL DENOTES A BUILDING RESTRICTION LINE
- DENOTES AN IRON PIN OR IRON PIPE FOUND
- DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- STEEP SLOPES EXIST ON THIS SITE.
- ALL AREAS ARE MORE OR LESS.
- THE WETLAND STUDY WAS PREPARED BY WILDMAN ENVIRONMENTAL SERVICES INC. IN JULY 2001 UNDER SP-02-01 AND RE-CERTIFIED BY MILDENBERG, BOENDER & ASSOCIATE INC. IN NOVEMBER 2013.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND, MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA IS RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (16 FEET 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 OF 45 FOOT TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 INCHES.
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- PERIMETER LANDSCAPING WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL UNDER F-07-072.
- THE EXISTING FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS FOR F-07-072, CHELSEA KNOLLS, WITH RESPECT TO SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO GRADING, REMOVAL OF VEGETATIVE COVER OF TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS; HOWEVER, FOREST MANAGEMENT PRACTICES, AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT, ARE ALLOWED.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMIT OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, 100 YEAR FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- PRIVATE WATER AND PRIVATE SEWER WILL BE UTILIZED.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN 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 HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. 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, 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 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.
- THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT 2 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
- NO HISTORIC STRUCTURES EXIST ON SITE AND THE SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
- FOR ALL OTHER PERTINENT NOTES AND DETAIL REFER TO F-07-072 AND PLAT#22016-19.
- STORMWATER MANAGEMENT IS PROVIDED AND APPROVED UNDER F-07-072.

THE PURPOSE OF THIS PLAT IS TO REVISE THE CONFIGURATION OF PUBLIC RIGHT-OF-WAY OF CHELSEA KNOLLS DRIVE, NON-BUILDABLE PRESERVATION PARCEL "A" AND LOTS 1 AND 2 AS RECORDED UNDER PLAT #22016-019, AND PLAT # 23044-046 FOR SIGHT DISTANCE SAFETY REASONS

RECORDED AS PLAT 23471 ON 8/27/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

REVISION PLAT
CHELSEA KNOLLS LOTS 15, 16 AND NON-BUILDABLE PRESERVATION PARCEL 'A-1' AND PUBLIC ROAD RIGHT-OF-WAY RESUBDIVISION OF LOTS 1, 2 AND NON-BUILDABLE PRESERVATION PARCEL, A SHEET 1 OF 3

TAX MAP 6 GRID 22 HOWARD COUNTY, MARYLAND DPZ FILES: SP-02-001
TAX MAP 12 GRID 5 EX ZONING RC-DEO WP-04-034, WP-09-216
PARCEL 78 SCALE: 1"=100' WF-12-057, F-07-072,
4TH ELECTION DISTRICT DATE: JULY 2015 SDP-14-032, F-14-063

MILDENBERG, BOENDER & ASSOC., INC.

Engineers Planners Surveyors
7350-B Cruse Drive, Columbia, Maryland 21044
(410) 997-0236, Bull. (410) 997-0298 Fax.

OWNER'S STATEMENT

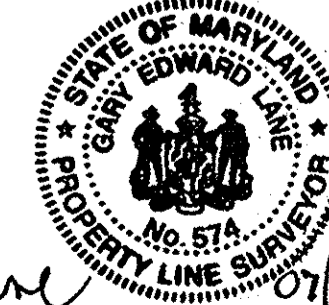
WE, CHELSEA KNOLLS L.C. AND NVR INC. OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 10th DAY OF July 2015

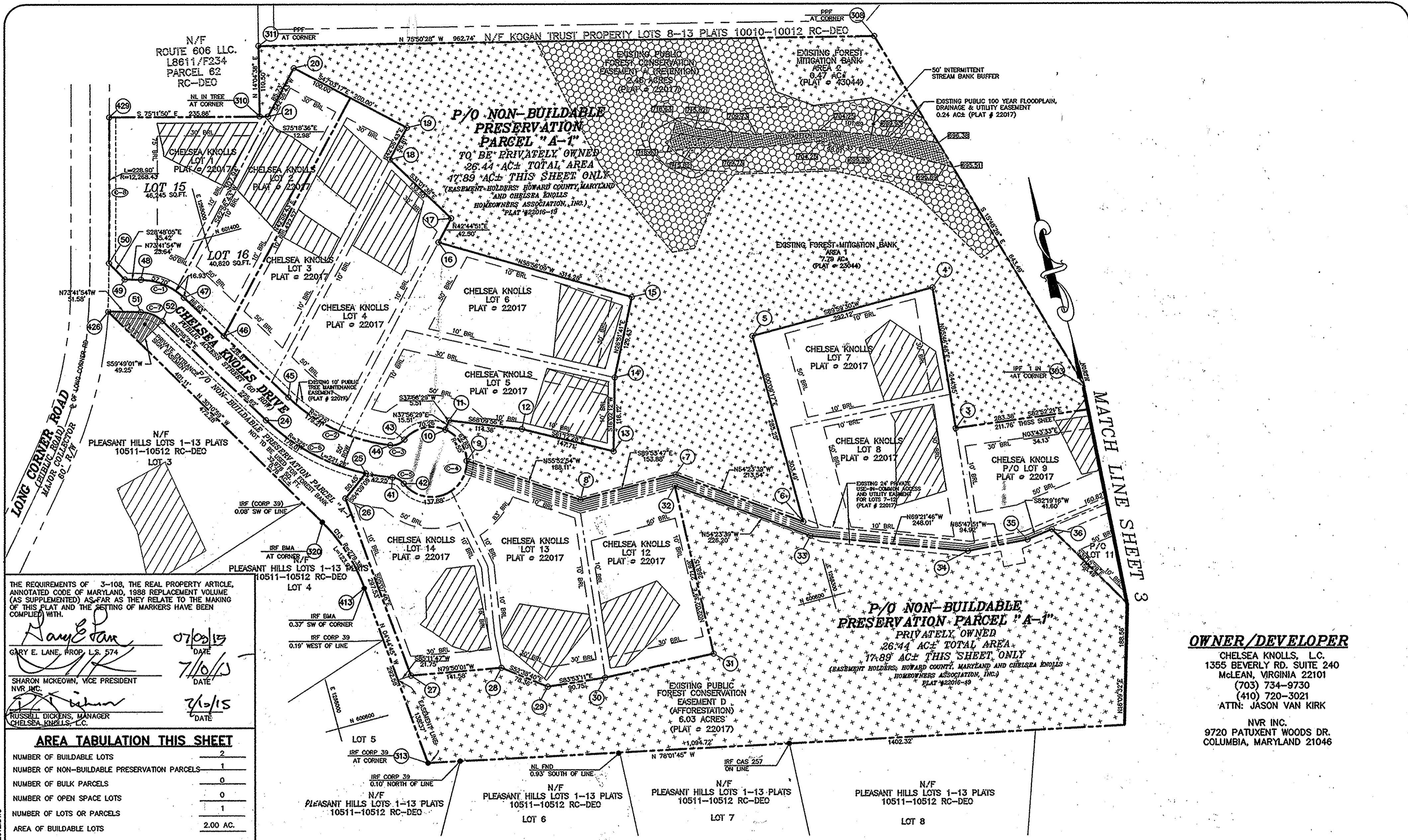
Russell Dickens
RUSSELL DICKENS, MANAGER
CHELSEA KNOLLS, L.C.
Sharon McKeown
SHARON MCKEOWN, VICE PRESIDENT
NVR INC.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THAT LAND CONVEYED BY DONNA LYNN SHAPIRO TO CHELSEA KNOLLS, L.C. BY A DEED DATED SEPTEMBER 21, 2004 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY AS LIBER 08717 FOLIO 578; AND A PART OF THAT LAND CONVEYED BY CHELSEA KNOLLS, L.C. TO NVR INC. BY A DEED DATED JULY 22, 2014 AND RECORDED AMONG THE AFORESAID LAND RECORDS AS LIBER 15746, FOLIO 477; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.



Gary E. Lane 07/09/15
GARY E. LANE, PROP. L.S. 574 DATE
EXPIRATION DATE 03/21/17



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

Gary E. Lane 07/03/15
 GARY E. LANE, PROP. L.S. 574
 DATE

Sharon Mckeown 7/10/15
 SHARON MCKEOWN, VICE PRESIDENT
 NVR INC.
 DATE

Russell Dickens 7/1/15
 RUSSELL DICKENS, MANAGER
 CHELSEA KNOLLS, L.C.
 DATE

AREA TABULATION THIS SHEET

NUMBER OF BUILDABLE LOTS	2
NUMBER OF NON-BUILDABLE PRESERVATION PARCELS	1
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	1
AREA OF BUILDABLE LOTS	2.00 AC.
AREA OF NON-BUILDABLE PRESERVATION PARCEL	17.91 AC. ±
AREA OF BULK PARCELS	0 AC.
AREA OF RIGHT OF WAY	0.85 AC.
AREA OF SUBDIVISION FOR THIS SHEET	20.74 AC. ±

APPROVED FOR PRIVATE WATER, PRIVATE SEPTIC SYSTEM.

HOWARD COUNTY HEALTH DEPARTMENT

Debra Ann for Maureen Rozman 7/29/2015
 HOWARD COUNTY HEALTH OFFICER
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edinger 8-19-15
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

Wetzel 8-20-15
 DIRECTOR
 DATE

OWNER'S STATEMENT

WE, CHELSEA KNOLLS L.C. 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; DRAINAGE, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREETS RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 10th DAY OF July 2015

Russell Dickens
 RUSSELL DICKENS, MANAGER
 CHELSEA KNOLLS, L.C.

Sharon Mckeown
 SHARON MCKEOWN, VICE PRESIDENT
 NVR INC.

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THAT LAND CONVEYED BY DONNA LYNN SHAPIRO TO CHELSEA KNOLLS, L.C. BY A DEED DATED SEPTEMBER 21, 2004 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY AS LIBER 08717 FOLIO 579; AND A PART OF THAT LAND CONVEYED BY CHELSEA KNOLLS, L.C. TO NVR INC. BY A DEED DATED JULY 22, 2014 AND RECORDED AMONG THE AFORESAID LAND RECORDS AS LIBER 15748, FOLIO 477; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

Gary E. Lane 07/03/15
 GARY E. LANE, PROP. L.S. 574
 EXPIRATION DATE 03/21/17
 DATE

STATE OF MARYLAND
 GARY E. LANE
 PROPERTY LINE SURVEYOR
 No. 574

RECORDED AS PLAT 23472 ON 8/27/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

REVISION PLAT

CHELSEA KNOLLS LOTS 15, 16 AND NON-BUILDABLE PRESERVATION PARCEL 'A-1' AND PUBLIC ROAD RIGHT-OF-WAY

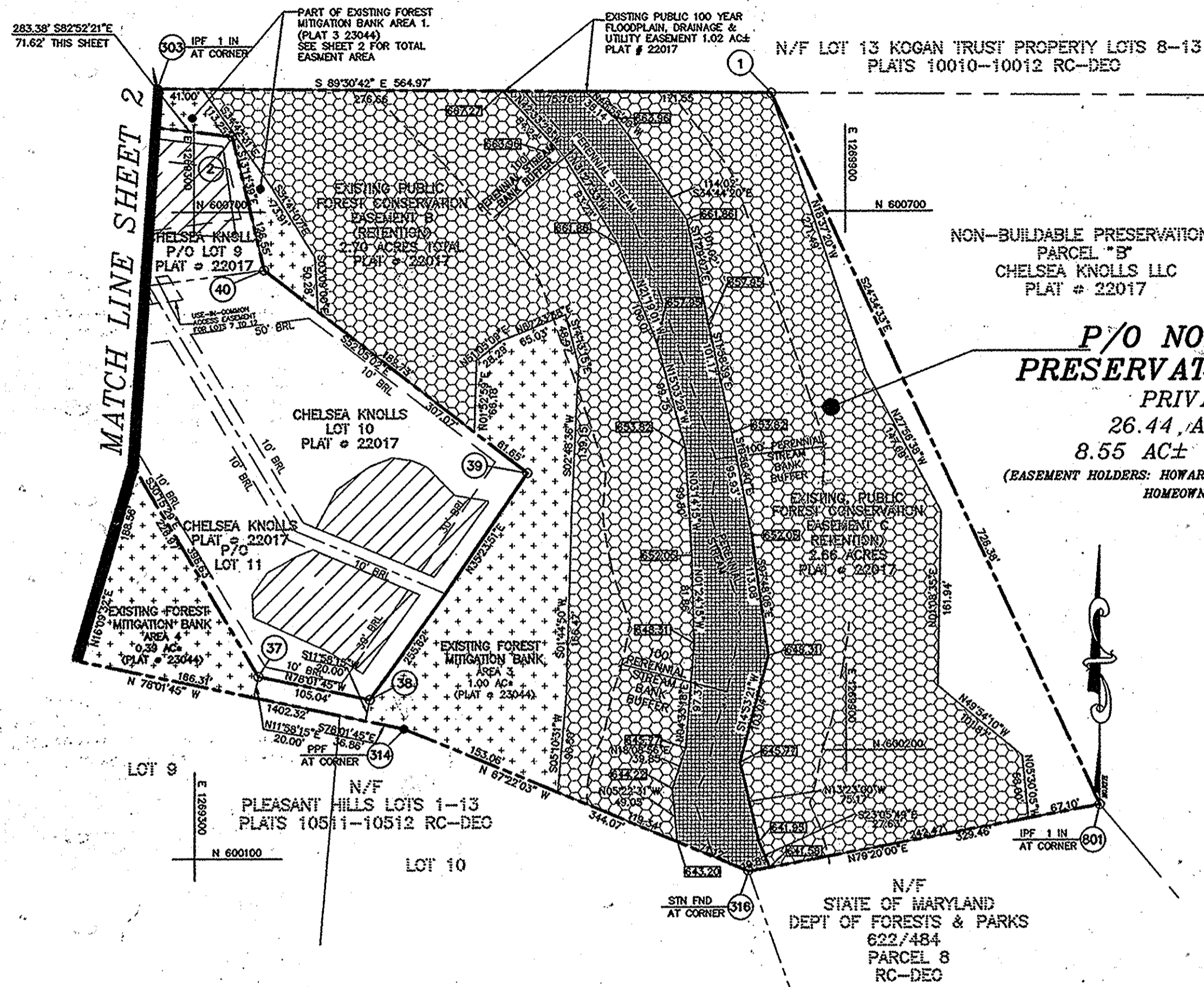
RESUBDIVISION OF LOTS 1, 2 AND NON-BUILDABLE PRESERVATION PARCEL A SHEET 2 OF 3

TAX MAP 6 GRID 22
 TAX MAP 12 GRID 5
 PARCEL 78
 4TH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND
 EX. ZONING RC-DEC
 SCALE: 1"=100'
 DATE: JULY 2015

DPZ FILES: SP-02-001
 WP-04-034, WP-09-216,
 WP-12-067, F-07-072,
 SDP-14-032, F-14-063

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 7350-B Grace Drive, Columbia, Maryland 21044
 (410) 997-0296 Balt. (410) 997-0298 Fax.



P/O NON-BUILDABLE PRESERVATION PARCEL "A-1"
 PRIVATELY OWNED
 26.44 AC± TOTAL AREA
 8.55 AC± THIS SHEET ONLY
 (EASEMENT HOLDERS: HOWARD COUNTY, MARYLAND AND CHELSEA KNOLLS HOMEOWNERS ASSOCIATION, INC.)
 PLAT #22016-19

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

Gary E. Lane 07/09/15
 GARY E. LANE, PROP. L.S. 574 DATE

Sharon Mckeown 7/10/15
 SHARON MCKEOWN, VICE PRESIDENT NVR INC. DATE

Russell Dickens 7/10/15
 RUSSELL DICKENS, MANAGER CHELSEA KNOLLS, L.C. DATE

AREA TABULATION THIS SHEET

NUMBER OF BUILDABLE LOTS	0
NUMBER OF NON-BUILDABLE PRESERVATION PARCELS	1
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	1
AREA OF BUILDABLE LOTS	0 AC. ±
AREA OF NON-BUILDABLE PRESERVATION PARCELS	8.55 AC. ±
AREA OF BULK PARCELS	0 AC. ±
AREA OF RIGHT OF WAY	0 AC. ±
AREA THIS SHEET	8.55 AC. ±

OWNER/DEVELOPER
 CHELSEA KNOLLS, L.C.
 1355 BEVERLY RD. SUITE 240
 MCLEAN, VIRGINIA 22101
 (703) 734-9730
 (410) 720-3021
 ATTN: JASON VAN KIRK

NVR INC.
 9720 PATUXENT WOODS DR.
 COLUMBIA, MARYLAND 21046

OWNER'S STATEMENT

WE, CHELSEA KNOLLS L.C. OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 10th DAY OF July 2015

Russell Dickens
 RUSSELL DICKENS, MANAGER, CHELSEA KNOLLS, L.C.

Sharon Mckeown
 SHARON MCKEOWN, VICE PRESIDENT NVR INC.

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THAT LAND CONVEYED BY DONNA LYNN SHAPIRO TO CHELSEA KNOLLS, L.C. BY A DEED DATED SEPTEMBER 21, 2004 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY AS LIBER 08717 FOLIO 579; AND A PART OF THAT LAND CONVEYED BY CHELSEA KNOLLS, L.C. TO NVR INC. BY A DEED DATED JULY 22, 2014 AND RECORDED AMONG THE AFORESAID LAND RECORDS AS LIBER 15746 FOLIO 477; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND.

Gary E. Lane
 GARY E. LANE, PROP. L.S. 574
 EXPIRATION DATE 03/21/17

DATE 07/09/15

RECORDED AS PLAT 23479 ON 8/27/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.
 REVISION PLAT
 CHELSEA KNOLLS LOTS 15, 16 AND NON-BUILDABLE PRESERVATION PARCEL "A-1" AND PUBLIC ROAD RIGHT-OF-WAY RESUBDIVISION OF LOTS 1, 2 AND NON-BUILDABLE PRESERVATION PARCEL A SHEET 3 OF 3

TAX MAP 6 GRID 22 HOWARD COUNTY, MARYLAND DPZ FILES: SP-02-001
 TAX MAP 12 GRID 5 EX. ZONING RC-DEO WP-04-034, WP-09-216,
 PARCEL 78 SCALE: 1"=100' WP-12-067, F-07-072,
 4TH ELECTION DISTRICT DATE: JULY 2015 SDP-14-032, F-14-063

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 7350-B Grace Drive, Columbia, Maryland 21044
 (410) 997-0296 Balt. (410) 997-0298 Fax

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