

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
934	56215.1114	1373737.5096	934	171333.037777	418716.030395
935	561867.0514	1373824.8042	935	171257.419795	418742.637852
936	561711.4782	1373925.4642	936	171210.000374	418773.319091
937	561693.2065	1374020.4838	937	171204.431759	418802.281109
938	561679.6924	1374146.2398	938	171200.312668	418840.611602
939	561652.4437	1374237.6342	939	171192.007229	418868.468680
940	561613.3053	1374313.8140	940	171180.077833	418891.688333
2201	562462.8229	1373661.4053	2201	171439.020465	418692.833763
2202	562462.1203	1373743.3379	2202	171438.797176	418717.808855
2204	562239.2775	1373746.4177	2204	171370.874539	418718.745994
2224	562232.6688	1373946.5578	2224	171368.860196	418779.748418
2243	562354.0678	1373658.8513	2243	171405.862688	418692.055314
2244	562145.5611	1373689.5740	2244	171342.309719	418701.419586
2245	562099.2518	1373705.5519	2245	171328.194618	418706.289688
3711	562116.5689	1374149.9945	3711	171333.472875	418841.756046
3712	562115.6023	1374118.6802	3712	171333.178255	418832.211434
3713	562126.5186	1374081.4479	3713	171336.905561	418820.863012
3714	562199.5944	1373961.3407	3714	171358.779105	418784.254257
3715	562221.4271	1373945.5452	3715	171365.433717	418779.439776
3721	561857.9110	1374344.9706	3721	171254.633811	418901.184873
3722	561866.3534	1374313.4619	3722	171257.207059	418891.581006
3723	561880.5505	1374270.9834	3723	171261.534325	418878.633553
3724	561914.7700	1374244.6095	3724	171271.964472	418870.594752
3725	561932.4620	1374212.6424	3725	171277.357002	418860.851158
3726	561959.5647	1374197.5990	3726	171285.617899	418856.265938
3727	561984.4087	1374208.5054	3727	171293.190390	418859.590222
3728	562015.6521	1374203.9924	3728	171302.713369	418858.214656
3729	562071.9028	1374186.2349	3729	171319.858634	418852.802143

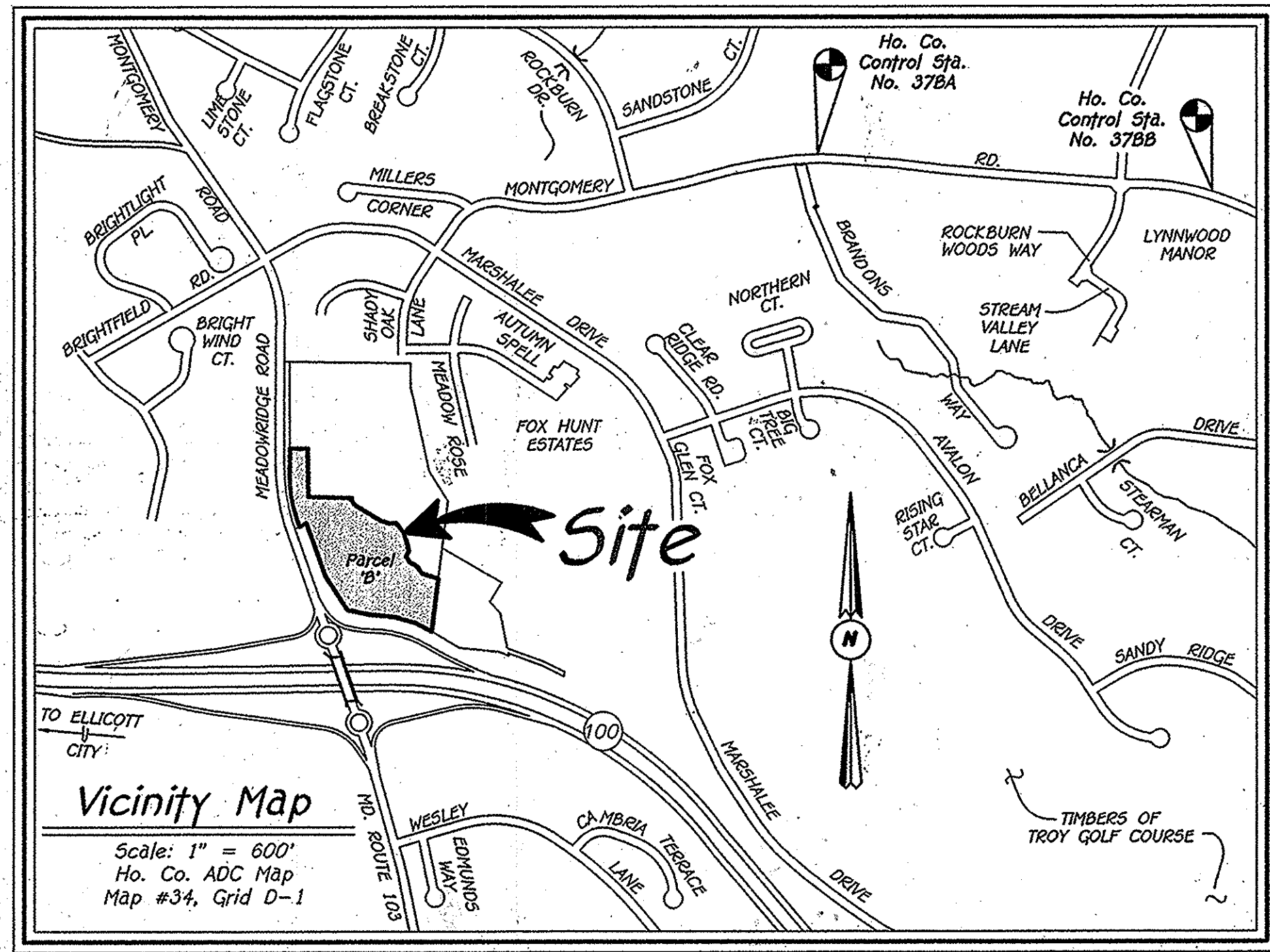
Curve Data Tabulation					
Point-Point	Radius	Arc	Delta	Tangent	Chord Bearing And Distance
2243-2201	3363.00'	108.82'	01°51'14"	54.41'	N01°20'42"E 108.82'
2244-2243	570.00'	211.98'	21°18'28"	107.23'	N08°22'59"W 210.76'

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'. Any Conveyances Of The Aforesaid Parcel Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Parcel. 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."

General Notes:

- Subject Property Zoned POR Per 02/02/04 Comprehensive Zoning Plan And The "Comp-Lite" Zoning Amendments Effective 7/20/06.
- Coordinates Based On NAD 83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 31K1 And No. 37B4. Sta. 37B4 N 563,726.618 E 1,378,348.172 Sta. 37B5 N 563,663.415 E 1,378,040.471
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About August, 1990, By Fisher, Collins & Carter, Inc. And About May, 2004 By Patton Harris Rust & Associates, P.C.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- Use-In-Common Driveway(s) Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 - Width - 12 Feet (16 Feet Serving More Than One Residence);
 - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 - 1/2" Minimum);
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (1-125-Loading);
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 - Structure Clearances - Minimum 12 Feet;
 - Maintenances - Sufficient To Ensure All Weather Use.
- All Parcel Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Stream(s), Or Their Buffers And Forest Conservation Easement Areas.
- No Cemeteries Exist On Site By Visual Observation.
- Previous Department Of Planning Zoning File Nos: SDP-02-55, F-03-099, SDP-07-005, ZB 877 R+M, ZB 1005 M, S-91-011, S-93-002, P-93-011, F-94-026, F-94-096, F-96-115, F-97-095, F-02-029, F-03-064, F-03-099, WP-02-047, WP-09-209, SDP-05-063, F-08-035, F-09-010, SDP-13-065 And F-14-107.
- Stormwater Management Is Provided With The Site Development Plan SDP-07-005 And SDP-13-065.
- Landscaping Obligation Is Provided With The Site Development Plan, SDP-07-007 And SDP-13-065.
- Forest Conservation Obligation For The Development On Parcels 'A' And 'B' (The Wellness Center Of Howard County) Is Addressed By Providing 0.6 Acres Forest Retention On-Site. Financial Surety Is Not Required For Retention Of Forest Resources. The Remaining Forest Obligation For The Courtyards At The Timbers Was Provided With F-03-099.
- Public Water And Sewage Allocation 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.
- This Plat And The Easement To Parcel E-1, Lyndwood Square (Plat No. 15725) May Be Re-Recorded By The Owner Of Parcel 'B', The Courtyards At The Timbers, Its Successors And Assigns, At Any Time, And From Time To Time, Without The Joinder Or Consent Of The Owner Of Parcel E-1, Lyndwood Square (Plat No. 15725) Or Any Other Party Who Has An Interest In Parcel E-1, Lyndwood Square (Plat No. 15725). Conditions Related To The Easement To Parcel E-1, Lyndwood Square (Plat No. 15725) Are Set Forth In A Driveway And Utility Declaration By 100/103 Center, LLC, et al Recorded Among The Land Records Of Howard County, Maryland. Any Relocation Of The Access Easement Must Maintain Access To Parcel E-1 At All Times And The Plat Must Be Re-Recorded Showing Any Change To This Easement.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003. Development Or Construction On These Parcels 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 And Per The Comp-Lite Zoning Dated July 28, 2006.



This Subdivision Is Subject To Section 18.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 09/13/07. On Which Date Developer Agreement 14-4276-D Was Filed And Accepted And 04/01/14 On Which Date Developer Agreement 14-4792-D Was Filed And Accepted.

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 And The Setting Of Markers Have Been Complied With.

Terrell A. Fisher, L.S. #10692
Date: 2-2-16
(Registered Land Surveyor)

Scott LaBorwit
Date: 2/8/16
Freckled Ostrich Properties, LLC
By: Scott LaBorwit, Member

Donald R. Reuwer, Jr.
Date: 2/8/16
100-103 Center, LLC And Courtyards At Timbers, LLC
By: Donald R. Reuwer, Jr., Member

Legend

- Existing Private Sight Distance Easement (Plat Nos. 16174 And 16175 And L. 6533, F. 39)
- Existing Public Water & Utility Easement (Plat Nos. 16174, 16175, 19516 And 19517)
- Existing Public Sewer And Utility Easement (Plat Nos. 16174 And 16175)
- Existing Public Drainage And Utility Easement (Plat No. 15559)
- Existing Private Ingress And Egress Easement For The Use & Benefit Of Both Parcel 'B', The Courtyards At The Timbers, And Parcel E-1, Lyndwood Square (Plat Nos. 19516 And 19517)
- Existing Private Ingress And Egress Easement For The Use And Benefit Of Parcels 'A' & 'B' (Plat Nos. 16174 And 16175)
- Existing Wetland Buffer (Plat Nos. 16174 And 16175)
- Existing 50' Stream Buffer (Plat Nos. 16174 And 16175)
- Existing 20' Public Water & Utility Easement (Plat Nos. 22805 And 22806)
- 10' Private Sewer & Utility Easement
- 20' Private Retaining Wall Easement

Owners

100-103 Center, LLC
And
Courtyards At Timbers, LLC
5300 Dorsey Hall Drive
Suite 102
Ellicott City, Maryland 21042
Phone# (443)-367-0422
Attn: Mr. Donald R. Reuwer, Jr.

Freckled Ostrich Properties, LLC
5800 Laurel Leaves Lane
Clarksville, Maryland 21029
Attn: Mr. Scott LaBorwit

Developers

Land Design And Development, Inc.
5300 Dorsey Hall Drive
Suite 102
Ellicott City, Maryland 21042
Phone# (443)-367-0422
Attn: Mr. Donald R. Reuwer, Jr.

General Notes: Continued

- Plat Subject To WP-09-209 Which On 06-15-09, The Planning Director Approved A Request To Waive Section 16.144(g) And Granted A 180 Day Extension From The Deadline To Submit The Plat Originals For Signature Processing And Recording Subject To Compliance With The Extended Deadline Date Of 12-12-09 Or The Resubmission Plat F-09-010. Shall Become Null And Void And Removed From Processing.
- Waiver Petition WP-02-047 Was Approved On December 28, 2001 Waiving Section 16.120(c) (To Permit The Required Road Frontage Of 60 Feet For A Non-Residential Parcel (E-1) To Be Reduced To Zero Feet), Subject To The Following Conditions:
 - Access To Parcel E-1 Shall Be Provided By A Recorded Vehicular Access Easement That Is To Be Shown On Final Plat F-02-029.
 - State Highway Administration Will Not Be Responsible For Any Noise Mitigation.
- Wetland Delineation Shown Hereon Is Based On Recorded Plat Nos. 16174, 16175, 19516, 19517 And 20885.
- Floodplain Delineation Shown Hereon Is Based On Recorded Plat Nos. 16174, 16175, 19516, 19517 And 20885.
- There Are No Historic Structures Located On Parcel 'B' (The Wellness Center).
- Existing Buildings/Structures Exist On Parcel 'B'. No New Buildings, Extensions Or Additions To The Existing Building/Structure Are To Be Constructed At A Distance Less Than The Zoning Regulations Requirements.

Area Tabulation This Submission

Total Number Of Buildable Lots To Be Recorded	0
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Parcels To Be Recorded	1
Total Number Of Lots/Parcels To Be Recorded	1
Total Area Of Buildable Lots To Be Recorded	0.000 Ac.
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.
Total Area Of Parcels To Be Recorded	5.776 Ac.±
Total Area Of Lots/Parcels To Be Recorded	5.776 Ac.±
Total Area Of Roadway To Be Recorded	0.000 Ac.±
Total Area To Be Recorded	5.776 Ac.±

APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.

William for Maurea Reuwer 3/4/2016
Howard County Health Officer W.O. Date

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division 3-16-16
Date

Director 3-21-16
Date

Owner's Certificate

Freckled Ostrich Properties, LLC, By Scott LaBorwit, Member, And 100-103 Center, LLC, And Courtyards At Timbers, LLC, By Donald R. Reuwer, Jr., 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 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 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 9th Day Of February, 2016.

Scott LaBorwit
Freckled Ostrich Properties, LLC
By: Scott LaBorwit, Member

Donald R. Reuwer, Jr.
100-103 Center, LLC And Courtyards At Timbers, LLC
By: Donald R. Reuwer, Jr., Member

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 Parcel Of Land As Described In A Declaration Entitled "100-103 Center Condominium- Condominium Declaration" Dated November 27, 2012 And Recorded Among The Land Records Of Howard County, Maryland In Liber 14479 At Folio 486; Said Property Also Being The Property Identified On Plats Entitled "Condominium Plat, 100-103 Center Condominium, Buildings One And Two" Recorded As Plat Nos. 22155 Thru 22158; And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Terrell A. Fisher 2/10/16
Terrell A. Fisher, Professional Land Surveyor No. 10692
Expiration Date: December 13, 2017

Purpose Statement

The Purpose Of This Plat Is (1) To Create A 10' Private Sewer & Utility Easement On Parcel 'B', As Shown On Plats Entitled "The Wellness Center Of Howard County, Parcels 'A' And 'B'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 22805 And 22806; And (2) To Create A 20' Private Retaining Wall Easement.

RECORDED AS PLAT No. 23721 ON 3/24/16
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Revision Plat
The Wellness Center
Of Howard County
Parcel 'B'**

(Being A Revision To Parcel 'B', As Shown On Plats Entitled "The Wellness Center Of Howard County, Parcels 'A' And 'B'" Recorded As Plat Nos. 22805 And 22806)

Zoned: POR
Tax Map: 37, Parcel: 617, Grid: 3
First Election District: Howard County, Maryland
Date: December 30, 2015 Scale: As Shown Sheet 1 Of 3

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 And The Setting Of Markers Have Been Complied With.

Terrell A. Fisher 2/16/16
 Terrell A. Fisher, L.S. #10692 Date
 (Registered Land Surveyor)

Scott Laborvit 2-2-16
 Freckled Ostrich Properties, LLC Date
 By: Scott Laborvit, Member

Donald R. Reuwer, Jr. 2/8/16
 100-103 Center, LLC And
 Courtyards At Timbers, LLC Date
 By: Donald R. Reuwer, Jr., Member

10' Private Sewer & Utility Easement Line Table

LINE	BEARING	LENGTH
51	R=729.97'	L=7.20'
52	N 21°33'29" W	188.43'
53	R=95.00'	L=22.10'
54	R=1975.68'	L=142.08'
55	R=30.00'	L=24.68'
56	N 16°21'50" E	35.14'
57	R=30.00'	L=22.35'
58	S 06°53'17" W	3.18'
59	S 83°06'43" E	11.96'
510	S 57°54'32" W	7.90'
511	R=20.00'	L=14.50'
512	S 16°21'50" W	35.14'
513	R=20.00'	L=16.45'
514	R=1965.68'	L=141.36'
515	R=105.00'	L=24.43'
516	S 21°33'29" E	188.12'
517	R=719.97'	L=3.23'

This Subdivision Is Subject To Section 18.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 09/13/07. On Which Date Developer Agreement 14-4276-D Was Filed And Accepted And 04/01/14. On Which Date Developer Agreement 14-4798-D Was Filed And Accepted.

Area Tabulation Sheet 2

Total Number Of Buildable Lots To Be Recorded.....	0
Total Number Of Open Space Lots To Be Recorded.....	0
Total Number Of Parcels To Be Recorded.....	1
Total Number Of Lots/Parcels To Be Recorded.....	1
Total Area Of Buildable Lots To Be Recorded.....	0.000 Ac.
Total Area Of Open Space Lots To Be Recorded.....	0.000 Ac.
Total Area Of Parcels To Be Recorded.....	2.292 Ac.*
Total Area Of Lots/Parcels To Be Recorded.....	2.292 Ac.*
Total Area Of Roadway To Be Recorded.....	0.000 Ac.*
Total Area To Be Recorded.....	2.292 Ac.*

APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.

Maura Roseman 3/4/2016
 Howard County Health Officer H.O. Date

APPROVED: Howard County Department Of Planning And Zoning.

Chad Edman 3-16-16
 Chief, Development Engineering Division Date

Kurt Schaefer 3-21-16
 Director Date

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'. Any Conveyances Of The Aforesaid Parcel Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Parcel. Developer Shall Execute And Deliver Deeds For The Easements 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."

Owner's Certificate

Freckled Ostrich Properties, LLC, By Scott Laborvit, Member, And 100-103 Center, LLC, And Courtyards At Timbers, LLC, By Donald R. Reuwer, Jr., 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 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 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 4th Day Of February, 2016.

Scott Laborvit
 Freckled Ostrich Properties, LLC
 By: Scott Laborvit, Member
 100-103 Center, LLC And Courtyards At Timbers, LLC
 By: Donald R. Reuwer, Jr., Member

Surveyor's Certificate

I Herby 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 Parcel Of Land As Described In A Declaration Entitled "100-103 Center Condominium-Declaration" Dated November 27, 2012 And Recorded Among The Land Records Of Howard County, Maryland In Liber 14479 At Folio 486; Said Property Also Being The Property Identified On Plats Entitled "Condominium Plat, 100-103 Center Condominium, Buildings One And Two" Recorded As Plat Nos. 22155 Thru 22158; And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Terrell A. Fisher 2/16/16
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2017

RECORDED AS PLAT No. 23722 ON 3/24/16
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Revision Plat
 The Wellness Center
 Of Howard County
 Parcel 'B'**

(Being A Revision To Parcel 'B', As Shown On Plats Entitled "The Wellness Center Of Howard County, Parcels 'A' And 'B'" Recorded As Plat Nos. 22805 And 22806)

Zoned: POR
 Tax Map: 37, Parcel: 617, Grid: 3
 First Election District - Howard County, Maryland
 Date: December 30, 2015 Scale: 1"=50' Sheet 2 Of 3

Owners

100-103 Center, LLC
 And
 Courtyards At Timbers, LLC
 5300 Dorsey Hall Drive
 Suite 102
 Ellicott City, Maryland 21042
 Phone# (443)-367-0422
 Attn: Mr. Donald R. Reuwer, Jr.

Freckled Ostrich Properties, LLC
 5800 Laurel Leaves Lane
 Clarksville, Maryland 21029
 Attn: Mr. Scott Laborvit

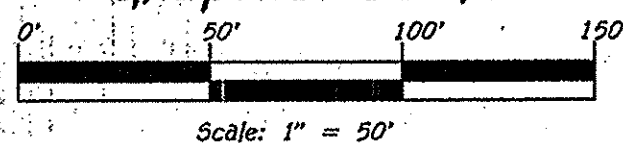
Developers

Land Design And Development, Inc.
 5300 Dorsey Hall Drive
 Suite 102
 Ellicott City, Maryland 21042
 Phone# (443)-367-0422
 Attn: Mr. Donald R. Reuwer, Jr.

Legend

- Existing Private Sight Distance Easement (Plat Nos. 16174 And 16175 And L. 6533, F. 39)
- Existing Public Water & Utility Easement (Plat Nos. 16174, 16175, 19516 And 19517)
- Existing Public Sewer And Utility Easement (Plat Nos. 16174 And 16175)
- Existing Public Drainage And Utility Easement (Plat No. 19559)
- Existing Private Ingress And Egress Easement For The Use & Benefit Of Both Parcel 'B', The Courtyards At The Timbers And Parcel E-1, Lyndwood Square (Plat Nos. 19516 And 19517)
- Existing Private Ingress And Egress Easement For The Use And Benefit Of Parcels 'A' & 'B' (Plat Nos. 16174 And 16175)
- Existing Wetland Buffer (Plat Nos. 16174 And 16175)
- Existing 50' Stream Buffer (Plat Nos. 16174 And 16175)
- Existing 20' Public Water & Utility Easement (Plat Nos. 22805 And 22806)
- 10' Private Sewer & Utility Easement
- 20' Private Retaining Wall Easement

Graphic Scale



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461 - 2895

E:\2014\04\008\dwg\RECORD PLATS\04008-4004 Revision Plats-Parcels A and B-Plat 2.dwg, 1/4/2016 8:06:55 AM, Cse TDS750 Mylar.pcl

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 And The Setting Of Markers Have Been Complied With.

Terrell A. Fisher 2/10/16
 Terrell A. Fisher, L.S. #10692 Date
 (Registered Land Surveyor)

SA E. Laborvit 2-2-16
 Freckled Ostrich Properties, LLC Date
 By: Scott Laborvit, Member

Donald R. Reuwer, Jr. 2/8/16
 100-103 Center, LLC And
 Courtyards At Timbers, LLC Date
 By: Donald R. Reuwer, Jr., Member

This Subdivision Is Subject To Section 10.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 09/13/07. On Which Date Developer Agreement 14-4276-D Was Filed And Accepted And 04/01/14. On Which Date Developer Agreement 14-4790-D Was Filed And Accepted.

- Legend**
- Existing Private Sight Distance Easement (Plat Nos. 16174 And 16175 And L. 6533, F. 39)
 - Existing Public Water & Utility Easement (Plat Nos. 16174, 16175, 19516 And 19517)
 - Existing Public Sewer And Utility Easement (Plat Nos. 16174 And 16175)
 - Existing Public Drainage And Utility Easement (Plat No. 15559)
 - Existing Private Ingress And Egress Easement For The Use & Benefit Of Both Parcel 'B', The Courtyards At The Timbers And Parcel E-1, Lyndwood Square (Plat Nos. 19516 And 19517)
 - Existing Private Ingress And Egress Easement For The Use And Benefit Of Parcels 'A' & 'B' (Plat Nos. 16174 And 16175)
 - Existing Wetland Buffer (Plat Nos. 16174 And 16175)
 - Existing 50' Stream Buffer (Plat Nos. 16174 And 16175)
 - Existing 20' Public Water & Utility Easement (Plat Nos. 22005 And 22006)
 - 10' Private Sewer & Utility Easement
 - 20' Private Retaining Wall Easement

Owners

100-103 Center, LLC
 And
 Courtyards At Timbers, LLC
 5300 Dorsey Hall Drive
 Suite 102
 Ellicott City, Maryland 21042
 Phone# (443)-367-0422
 Attn: Mr. Donald R. Reuwer, Jr.

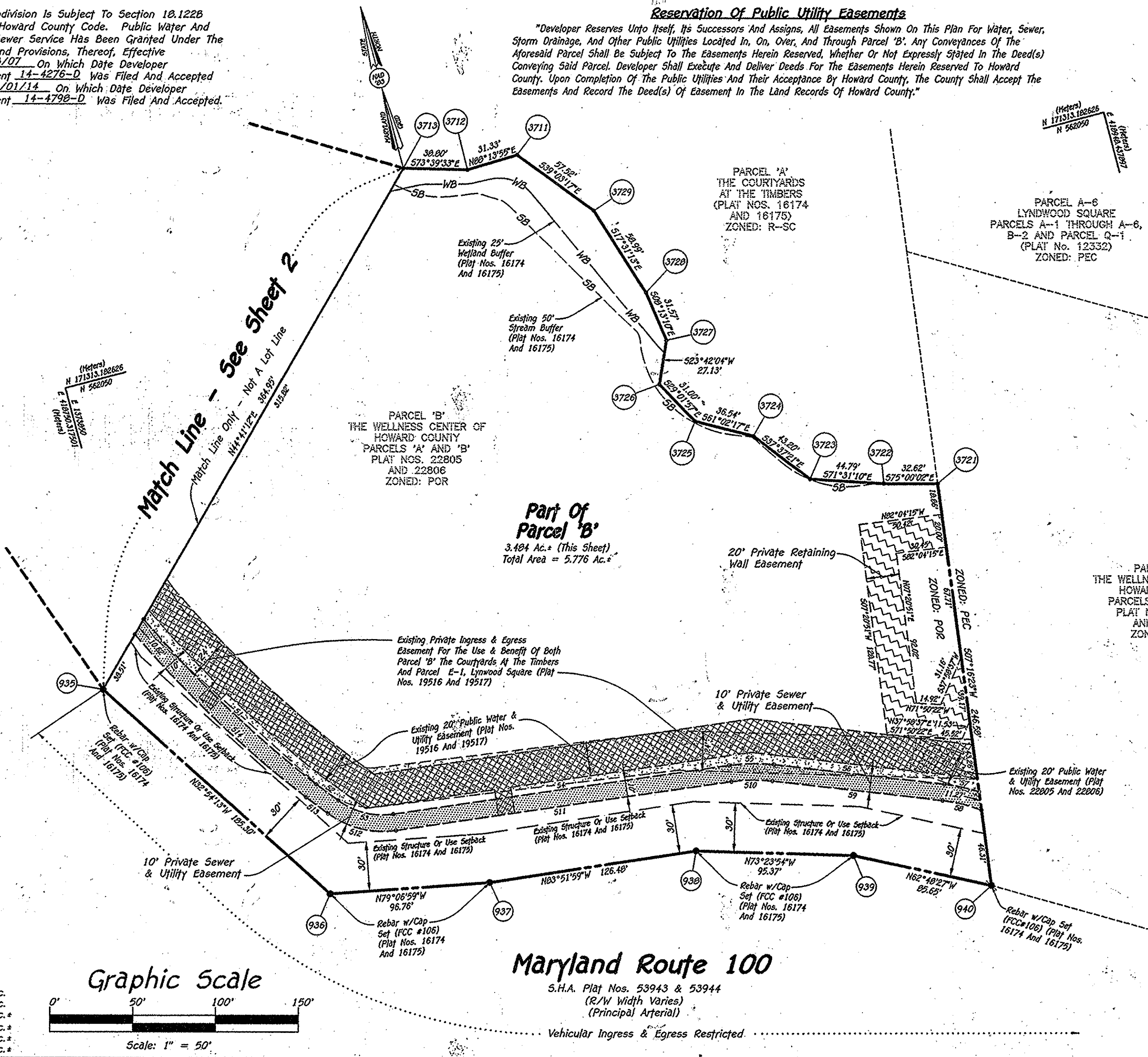
Freckled Ostrich Properties, LLC
 5000 Laurel Leaves Lane
 Clarksville, Maryland 21029
 Attn: Mr. Scott Laborvit

Developers

Land Design And Development, Inc.
 5300 Dorsey Hall Drive
 Suite 102
 Ellicott City, Maryland 21042
 Phone# (443)-367-0422
 Attn: Mr. Donald R. Reuwer, Jr.

Area Tabulation Sheet 3

Total Number Of Buildable Lots To Be Recorded	0
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Parcels To Be Recorded	0
Total Number Of Lots/Parcels To Be Recorded	0
Total Area Of Buildable Lots To Be Recorded	0.000 Ac.
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.
Total Area Of Parcels To Be Recorded	3.484 Ac.*
Total Area Of Lots/Parcels To Be Recorded	3.484 Ac.*
Total Area Of Roadway To Be Recorded	0.000 Ac.*
Total Area To Be Recorded	3.484 Ac.*



10' Private Sewer & Utility Easement Line Table

LINE	BEARING	LENGTH
51	R=719.97'	L=145.03'
52	S 30°27'19" E	16.56'
53	R=45.00'	L=35.34'
54	S 03°27'19" E	205.49'
55	R=105.00'	L=27.49'
56	S 60°27'19" E	103.77'
57	R=105.00'	L=21.42'
58	R=95.00'	L=24.32'
59	N 68°27'19" W	103.77'
510	R=95.00'	L=24.87'
511	N 03°27'19" W	205.49'
512	R=95.00'	L=43.20'
513	N 30°27'19" W	16.69'
514	R=729.97'	L=143.97'

APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.

Maureen Rosaman 3/4/2016
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Clint Robinson 3-16-16
 Chief, Development Engineering Division

Scott Laborvit 3-21-16
 Director

Owner's Certificate

Freckled Ostrich Properties, LLC, By Scott Laborvit, Member, And 100-103 Center, LLC, And Courtyards At Timbers, LLC, By Donald R. Reuwer, Jr., Member, Owners Of The Property Shown And Described Hereon, Herby 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 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, Herby 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 9th Day of February, 2016.

SA E. Laborvit
 Freckled Ostrich Properties, LLC
 By: Scott Laborvit, Member

Donald R. Reuwer, Jr.
 100-103 Center, LLC And Courtyards At Timbers, LLC
 By: Donald R. Reuwer, Jr., Member

Surveyor's Certificate

I Herby 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 Duty Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Parcel Of Land As Described In A Declaration Entitled "100-103 Center Condominium- Condominium Declaration" Dated November 27, 2012 And Recorded Among The Land Records Of Howard County, Maryland In Liber 14479 At Folio 486; Said Property Also Being The Property Identified On Plats Entitled "Condominium Plat, 100-103 Center Condominium, Buildings One And Two" Recorded As Plat Nos. 22155 Thru 22158; And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Terrell A. Fisher 2/10/16
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2017

RECORDED AS PLAT No. 23123 ON 2/23/16
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Revision Plat
The Wellness Center
Of Howard County
Parcel 'B'

(Being A Revision To Parcel 'B', As Shown On Plats Entitled "The Wellness Center Of Howard County, Parcels 'A' And 'B'" Recorded As Plat Nos. 22805 And 22806)

Zoned: POR
 Tax Map: 37, Parcel: 617, Grid: 3
 First Election District: Howard County, Maryland
 Date: December 30, 2015 Scale: 1"=50' Sheet 3 Of 3

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2255