

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (Feet)	EAST (Feet)	NORTH (Meters)	EAST (Meters)
109	528639.8643	1349531.3423	161129.72929	411337.972653
110	528413.0061	1349535.0436	161060.606407	411284.239903
411	528251.7250	1349170.7193	161009.369444	411228.059774
412	528198.0072	1349246.5924	160995.074801	411251.189282
500	528990.4482	1349718.1168	161114.690657	411394.904805
502	528955.5044	1349569.6588	160991.639647	411349.057764
534	528977.9949	1349593.4273	161019.424285	411377.760044
535	528983.5784	1349488.1130	161051.636792	411308.949255
527	528346.2080	1349560.4190	161040.248260	411346.847948
528	528354.0110	1349493.0458	161045.918499	411326.303024
529	528256.5772	1349463.1736	161012.926740	411317.197941
530	528233.9675	1349520.3562	161009.919482	411334.627299
531	528208.1291	1349512.5978	160998.159736	411362.742534
532	528204.2732	1349511.5336	160995.984474	411362.418165
533	528229.7918	1349519.0740	161004.782982	411334.236415
534	528277.9949	1349593.4273	161019.424285	411377.760044
535	528983.5784	1349488.1130	161051.636792	411308.949255
536	528399.2482	1349390.9713	161056.412977	411295.190646
537	528379.9433	1349371.5390	161050.528919	411299.207117
538	528296.5186	1349342.3801	161029.100912	411280.380021
539	528312.4649	1349302.7169	161029.961360	411288.290541
540	528301.9851	1349292.0991	161028.787124	411280.042146
541	528203.9002	1349258.0112	160996.870761	411254.664329
542	528208.1291	1349252.8812	160994.965996	411390.579932

The Requirements 5-108, The Real Property Article, Annotated Code of Maryland, 1988 Supplement Volume, Are Implemented As For As They Relate To The Marking Of The Property And The Setting Of Markers Have Been Complied With.

*Terrell A. Fisher, L.S. #10692*  
Professional Land Surveyor  
Date: 4/7/17

*Jared Spahn*  
Member, NVR, Inc. (Lot 21)  
By: Joseph Rutter, Member  
Date: 4/9/17

*Patrick McNeally, Vice President*  
NVR, Inc. (Lots 27 Thru 37)  
By: Patrick McNeally, Vice President  
Date: 3/30/17

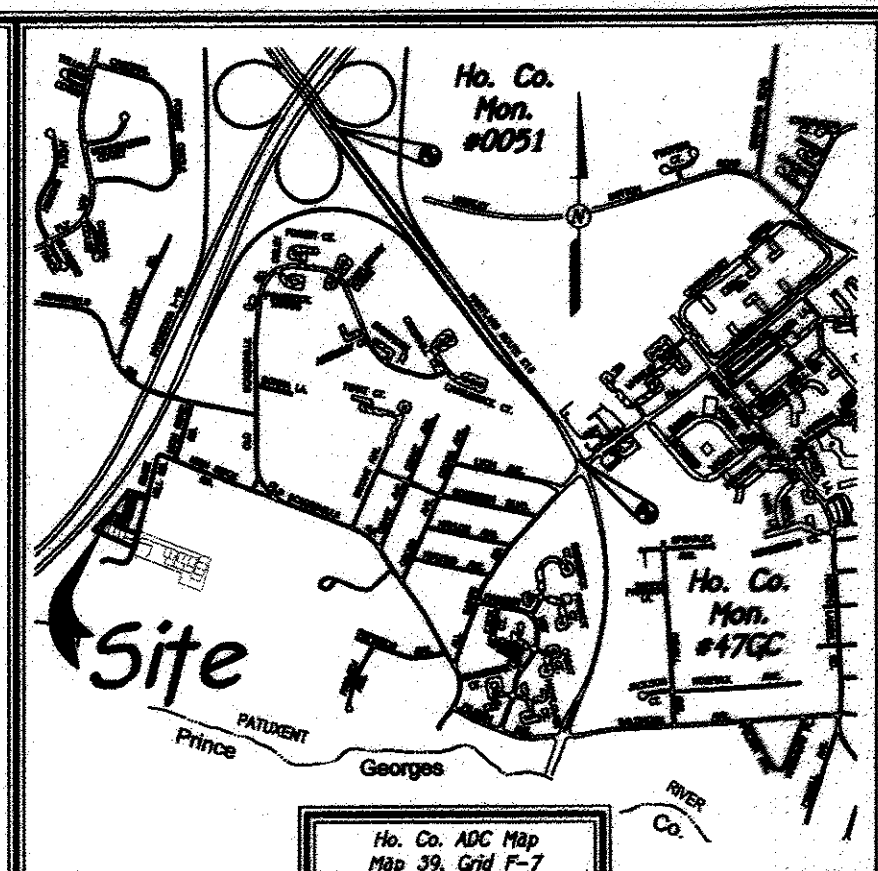
*Jared Spahn, President*  
Fox Wood Manor Homeowners Association, Inc. (Lot 40)  
By: Jared Spahn, President  
Date: 3/30/17

Lot No.	Credited Open Space Area	Non-Credited Open Space Area	Total Open Space Area
38	0.543 Ac.	0.000 Ac.	0.543 Ac.
39	0.000 Ac.	0.733 Ac.	0.733 Ac.
41	0.387 Ac.	0.072 Ac.	0.459 Ac.
42	0.562 Ac.	0.000 Ac.	0.562 Ac.
43	0.322 Ac.	0.000 Ac.	0.322 Ac.
56	0.983 Ac.	0.104 Ac.	1.087 Ac.
Total	2.797 Ac.	0.909 Ac.	3.706 Ac.

Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
44	7,864 Sq. Ft.	630 Sq. Ft.	7,234 Sq. Ft.

**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 Lots 44 Thru 55 and Open Space Lot 56. 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 Lots. 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."

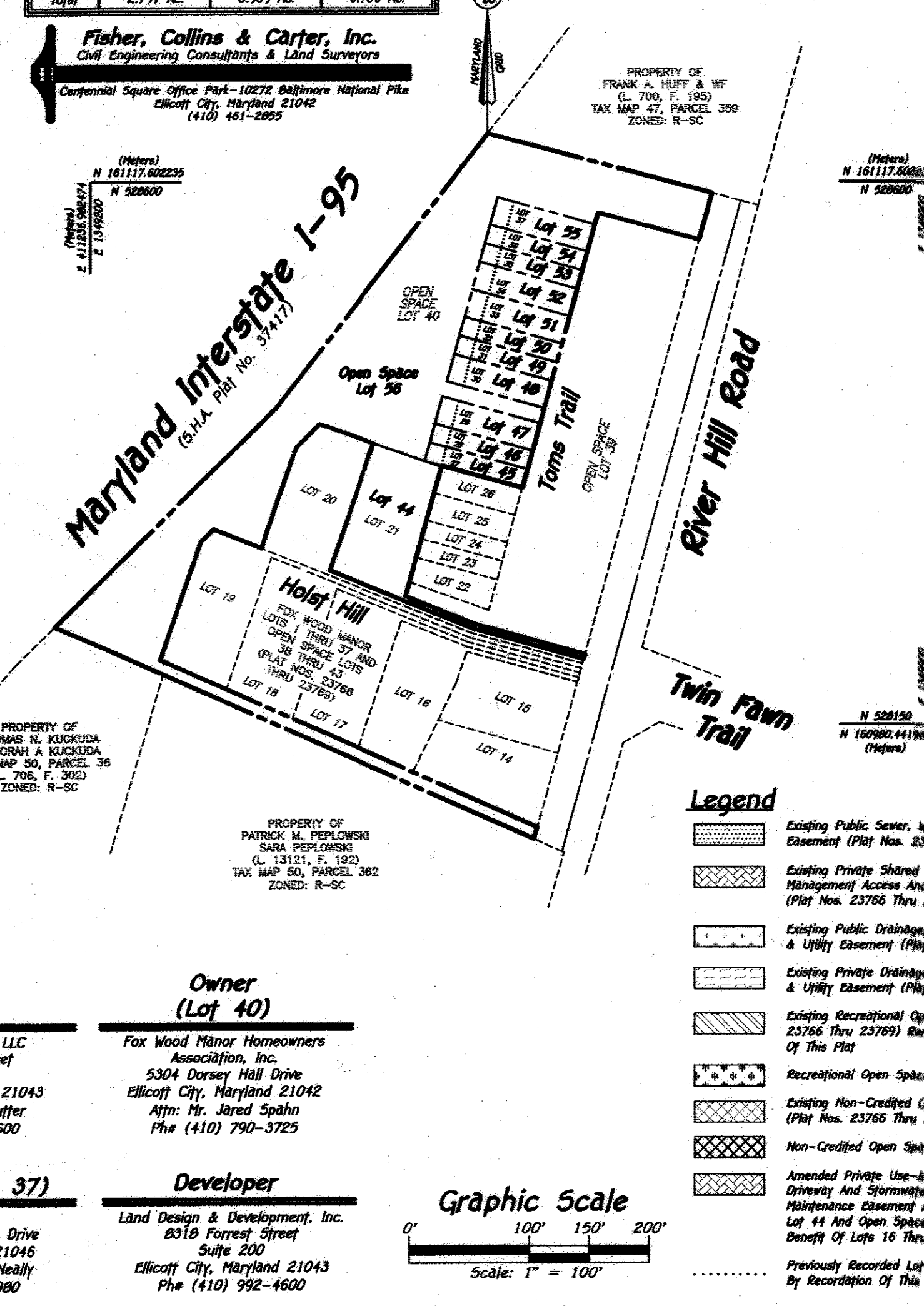


**General Notes Continued:**

- Articles of Incorporation For The Fox Wood Manor Homeowners Association, Inc. Was Filed With The State Department of Assessments And Taxation On 11/16/15, Receipt No. D18286809.
- A Pre-Submission Community Meeting Was Held For This Project On October 3, 2012.
- The SWM Facilities Located On H.O.A. Open Space Lot 56 Will Be Owned And Maintained By The Fox Wood Manor Homeowners Association, Inc.
- A Landscape Surety In The Amount Of \$13,590.00 For Perimeter Landscape Requirements (20 Shade Trees @ \$300/shade Tree And 40 Evergreen Trees @ \$150/evergreen Tree And 13 Shrubs @ \$30/shrub) of Section 16.121 Of The Howard County Code And Landscape Manual Has Been Posted With The Final Plan Developers Approval.
- A Site Development Plan Is Required For The Development Of All Residential Lots Within This Subdivision Prior To Issuance Of Any Grading Or Building Permits For New House Construction In Accordance With Section 16.125 Of The Subdivision And Land Development Regulations.
- Open Space Lot 56 Is Owned And Maintained By The Fox Wood Manor Homeowners Association, Inc.
- Only Passive Recreation Is Allowed Within The Portion Reserved As Recreation Area That Falls Within The 20' Structure And Use Setback.
- Moderate Income Housing Unit Agreement And Restrictions Are Recorded Among The Land Records Of Howard County, Maryland In Liber 16835, Folio 145 And Folio 153, Respectively.
- Declaration Of Covenants And Restrictions For The Fox Wood Manor Homeowners Association, Inc. Are Recorded Among The Land Records Of Howard County, Maryland In Liber 16835 At Folio 87.
- The Project Is In Conformance With The Latest Howard County Standards Unless Noted Otherwise.
- Declaration Of Use-In-Common Shared Driveway And Stormwater Management Access And Maintenance Agreement Recorded In Liber 16835 At Folio 124.
- The Wetland Report For This Project Was Prepared By ECO-Tone Inc., Dated March 4, 2014 And Approved On 07/31/2014. No Wetland Impacts Are Proposed That Require 401 Or 404 Permitting.
- There Is An Existing Noise Wall Along The Interstate I-95 Right-Of-Way, The 67DBA Mitigated Noise Line As Projected By Maryland State Highway Administration Does Not Impact This Property.
- The Lots Created By This Subdivision Plat Are Subject To A Fee Or Assessment To Cover Or Defray All Or Part Of The Developers Cost Of The Installation Of The Water And Sewer Facilities, Pursuant To The Howard County Code Section 16.112. This Fee Or Assessment, Which Runs With The Land, Is A Contractual Obligation Between The Developer And Each Owner Of This Property And Is Not In Any Way A Fee Or Assessment Of Howard County.
- The Forest Conservation Requirements For This Subdivision Have Been Fulfilled By On-Site Retention Of 0.45 Acres, On-Site Plantings Of 0.47 Acres And Off-Site Plantings Of 2.55 Acres On SDP-97-115 And F-99-019, Rosebar. Forest Surety Is Not Required For Both On-Site Retention And Off-Site Planting On The Rosebar Property. Forest Surety For On-Site Planting Is \$10,237.00 (0.47 Acres x \$43,900 Sq. Ft./Acre x \$40.50/Sq. Ft.).
- There Are No Existing Structures/Dwellings Within The Limits Of This Plat Submission.
- Open Space Tabulation:
  - Open Space Required = 2,347 Acres (9.387 Acres x 25%) Total Area (F-15-053) (9.387 Ac. x 25%)
  - Total Open Space Provided = 3,706 Acres
    - Total Credited Open Space = 2,797 Acres
    - Total Non-Credited Open Space = 0.909 Acres
  - Percentage Of Open Space Required = 25%
  - Percentage Of Open Space Provided = 2,797 Ac./2,347 Ac. = 119%
- Recreational Open Space Tabulation:
  - Recreational Open Space Required = 12,700 Sq. Ft.
    - Single Family Detached (21 Units x 300 Sq. Ft./Unit) = 6,300 Sq. Ft.
    - Single Family Attached (16 Units x 400 Sq. Ft./Unit) = 6,400 Sq. Ft.
  - Recreational Open Space Provided = 16,802 Sq. Ft.
- No Floodplain Exists Within The Limits Of This Plat Submission.

**Area Tabulation For This Submission**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	12
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	13
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.593 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1.087 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	1.680 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	1.680 Ac.±



**Legend**

- Existing Public Sewer, Water & Utility Easement (Plat Nos. 23766 Thru 23769)
- Existing Private Shared Driveway And Stormwater Management Access And Maintenance Easement (Plat Nos. 23766 Thru 23769)
- Existing Public Drainage, Stormwater Management & Utility Easement (Plat Nos. 23766 Thru 23769)
- Existing Private Drainage, Stormwater Management & Utility Easement (Plat Nos. 23766 Thru 23769)
- Existing Recreational Open Space (Plat Nos. 23766 Thru 23769) Removed By Recordation Of This Plat
- Recreational Open Space
- Existing Non-Credited Open Space (Plat Nos. 23766 Thru 23769)
- Non-Credited Open Space
- Amended Private Use-In-Common Shared Driveway And Stormwater Management Access And Maintenance Easement Across Lots 16 Thru 20, Lot 44 And Open Space Lot 56 For The Use And Benefit Of Lots 16 Thru 20 And Lot 44.
- Previously Recorded Lot Lines Removed By Recordation Of This Plat

**General Notes:**

- Subject Property Zoned E-SC Per 10/06/13 Comprehensive Zoning Plan. Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 47GC And No. 0051.  
Station No. 47GC North 528,939.7201 East 1,354,223.5536 Elev. = 226.272  
Station No. 0051 North 532,404.1563 East 1,351,627.3343 Elev. = 349.698
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About November, 2012 By Fisher, Collins & Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set With Cap "F.C.C. 106".
- ⊕ Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Or Rights-Of-Way.
- ⊕ Denotes Concrete Monument Set With Cap "F.C.C. 106".
- ⊕ Denotes Concrete Monument Or Stone Found.
- For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipestem And The Road R/W Line And Not Onto The Pipestem Lot Driveway. The Fox Wood Manor Homeowners Association, Inc. (The "HOA") Declaration Of Covenants, Conditions And Restrictions, Which Shall Be Recorded Simultaneously With The Recordation Of This Plat, Contains An Attachment Entitled, "Damage Waiver For Refuse Or Recycling Collection In Private Areas Or On Private Roadways" (The "Waiver"). The Waiver Incorporates The County Requirement That, In Consideration Of The County Providing Trash Collection And/Or Recycling Services, The HOA, Its Members, And Each Owner Of Any Part Of The Property (i) Waives And Releases And All Claims Against The County For Damage Or Any Type In Open Space Lot 39 Caused By Vehicles In Connection With Such Trash And/Or Recycling Collection; And (ii) Indemnifies And Holds Harmless The County In Such Regard.
- Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings 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 (H25-Loading);
  - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
  - Structure Clearance - Minimum 12 Feet;
  - Maintenance - Sufficient To Ensure All Weather Use.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
- The Traffic Study Dated December 18, 2013 For This Project Was Prepared By The Traffic Group And Approved On August 18, 2014.
- No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map. No Historic Structures Or Features Exist On-Site.
- Property Subject To Department Of Planning And Zoning File Numbers: SDP-05-067, SP-14-003, ECP-13-074, Contract No. 24-4849-D And F-15-053.
- The Natural Resource Inventory/Forest Stand Delineation Plan For This Project Was Prepared By Eco-Tone Inc., On February 20, 2014 And Approved On 07/31/14.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The 10/06/13 Comprehensive Zoning Plan. Development Or Construction On These Lots 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.
- The Amended Private Use-In-Common Driveway Easement And Maintenance Agreement For Lots 16 Thru 20 And Lot 44 Shall Be Recorded Simultaneously With The Final Record Plat.

**Purpose Statement**

The Purpose Of This Plat Is To (1) Resubdivide Lots 21, 27 Thru 37 And Open Space Lot 40, As Shown On Plats Entitled "Fox Wood Manor, Lots 1 Thru 37 And Open Space Lots 38 Thru 44" Recorded As Plat Nos. 23766 Thru 23769, Creating Lots 44 Thru 55 And Open Space Lot 56; And (2) To Revise The Credited Recreational Open Space Outline.

RECORDED AS PLAT No. 24199 ON 5/11/17  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Fox Wood Manor**  
Lots 44 Thru 55 And  
Open Space Lot 56

(Being A Resubdivision Of Lots 21, 27 Thru 37 And Open Space Lot 40, As Shown On Plats Entitled "Fox Wood Manor, Lots 1 Thru 37 And Open Space Lots 38 Thru 44" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23766 Thru 23769)

Zoned: R-SC  
Tax Map: 50, Parcel: 429, Grid: 1  
Sixth Election District - Howard County, Maryland  
Date: March 22, 2017 Scale: As Shown Sheet 1 Of 2  
SP-14-003, ECP-13-074, Contr. No. 24-4849-D And F-15-053

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

*Bridgette for Maurine Roseman* 4/24/2017  
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Chad Clark* 5-5-17  
Chief, Development Engineering Division NY Date

*Kent Blawie* 5-4-17  
Director Date

**Owner's Certificate**

Double R Ventures, LLC, By Joseph Rutter, Member, NVR, Inc., By Patrick McNeally, Vice President, And Fox Wood Manor Homeowners Association, Inc., By Jared Spahn, President Authorized Director, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision; And In Consideration Of The Approval Of This Plat By The Department Of Planning And Zoning Establish The Minimum Building Restriction Lines. All Easements Of (Or) Rights-Of-Way Affecting The Property Are Included In This Plan Of Subdivision. Witness My/Our Hand/s This 9th Day Of April, 2017.

*Joseph Rutter*  
Double R Ventures, LLC  
By: Joseph Rutter, Member

*Patrick McNeally*  
NVR, Inc.  
By: Patrick McNeally, Vice President

*Jared Spahn*  
Fox Wood Manor Homeowners Association, Inc.  
By: Jared Spahn, President

*Terrell A. Fisher*  
Witness

*Terrell A. Fisher*  
Witness

*Terrell A. Fisher*  
Witness

**Surveyor's Certificate**

I Heresby Certify To The Best Of My Knowledge 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) Part Of The Land Conveyed By Leo C. Marcelino-Baker And Kenneth E. Ecker To Double R Ventures, LLC By Deed Dated December 31, 2015 And Recorded Among The Land Records Of Howard County, Maryland In Liber 16686 At Folio 464; (2) Part Of The Land Conveyed By Double R Ventures, LLC To NVR, Inc. By Deed Dated February 22, 2017 And Recorded Among The Aforesaid Land Records In Liber 17467 At Folio 001; (3) All Of The Land Conveyed By Double R Ventures, LLC To NVR, Inc. By Deed Dated March 7, 2017 And Recorded Among The Aforesaid Land Records In Liber 17490 At Folio 113; (4) All The Land Conveyed By Double R Ventures, LLC To NVR, Inc. By Deed Dated March 22, 2017 And Recorded Among The Aforesaid Land Records In Liber 17509 At Folio 019; And (5) Part Of The Land Conveyed By Michael R. Marcelino And Double R Ventures, LLC To Fox Wood Manor Homeowners Association, Inc. By Deed Dated March 21, 2016 And Recorded Among The Aforesaid Land Records In Liber 16835 At Folio 118; And Being Lots 21, 27 Thru 37 And Open Space Lot 40, As Shown On Plats Entitled "Fox Wood Manor, Lots 1 Thru 37 And Open Space Lots 38 Thru 44" Recorded Among The Aforesaid Land Records As Plat Nos. 23766 Thru 23769; 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, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

*Terrell A. Fisher* 4/7/17  
Terrell A. Fisher, Professional Land Surveyor No. 10692  
Expiration Date: December 13, 2017

**F-17-087**

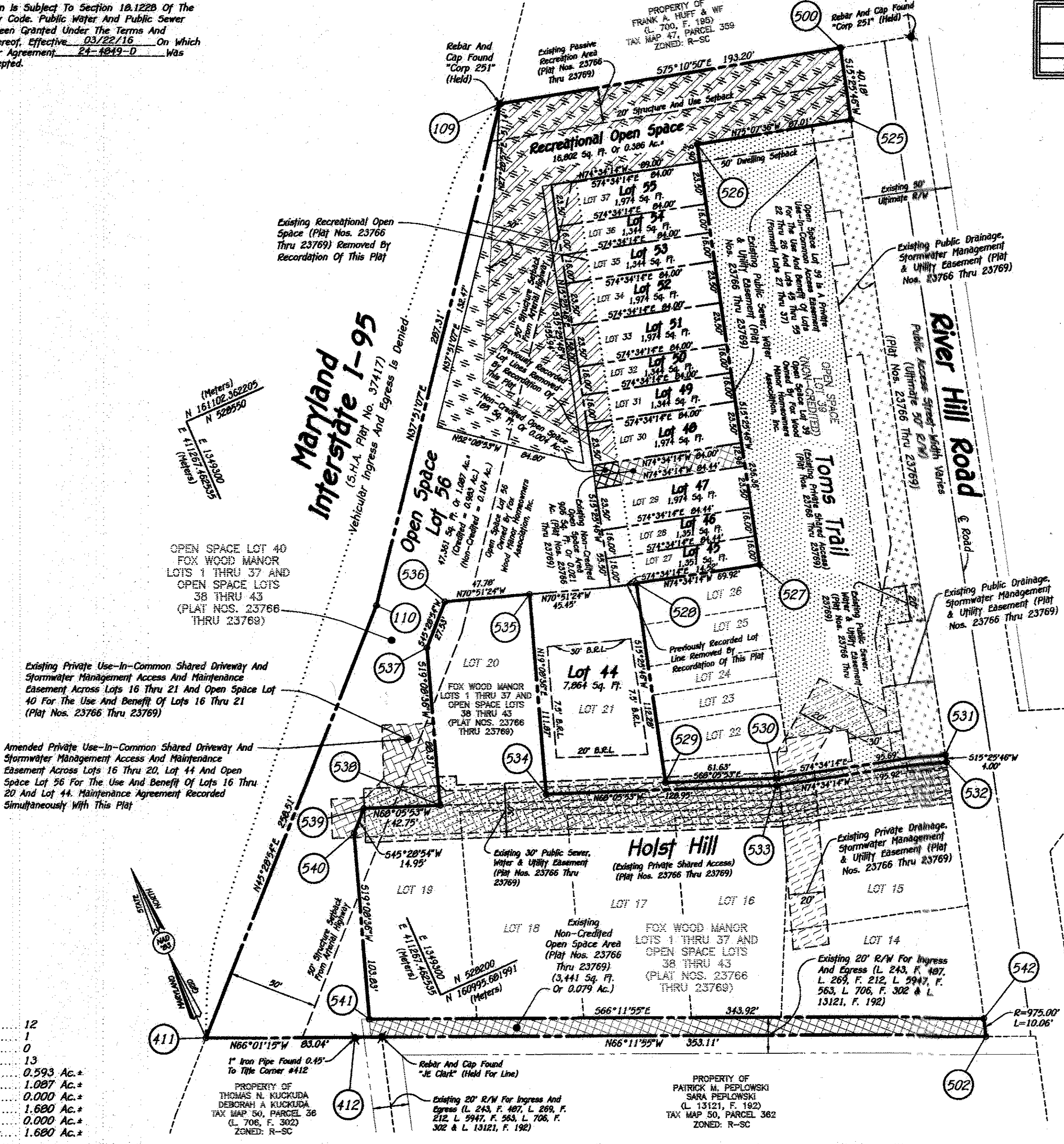
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I:\2012\12036.dwg\RECORD PLATS\12036-3001 REVISION PLAT-LOTS 27-37 & OPEN SPACE LOT 40-SHEET 2.dwg, 3/29/2017 8:35:38 AM, Downstairs TL500 (temporary).pc3

The Requirements 3-108, The Real Property Article, Annotated Code of Maryland, 1989 Replacement Volume, (As Supplemented) As For As They Relate To The Matters Of This Plan, The Licensing Of Matters Herein, Complied With.  
Terrell A. Fisher, L.S. No. 10692  
Professional Land Surveyor  
Date: 4/1/17  
Patrick McNeally, Vice President  
Date: 3/30/17  
Joseph Ruffer, Member  
Date: 4/9/17  
NVR, Inc. (Liber 27 Thru 37)  
Date: 3/30/17  
Fox Wood Manor Homeowners Association, Inc. (Lot 40)  
Date: 3/30/17

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 03/22/16 On Which Date Developer Agreement 24-4849-D Was Filed And Accepted.

- Legend**
- Existing Public Sewer, Water & Utility Easement (Plat Nos. 23766 Thru 23769)
  - Existing Private Shared Driveway And Stormwater Management Access And Maintenance Easement (Plat Nos. 23766 Thru 23769)
  - Existing Public Drainage, Stormwater Management & Utility Easement (Plat Nos. 23766 Thru 23769)
  - Existing Private Drainage, Stormwater Management & Utility Easement (Plat Nos. 23766 Thru 23769)
  - Existing Recreational Open Space (Plat Nos. 23766 Thru 23769) Removed By Recordation Of This Plat
  - Recreational Open Space
  - Existing Non-Credited Open Space (Plat Nos. 23766 Thru 23769)
  - Non-Credited Open Space
  - Amended Private Use-In-Common Shared Driveway And Stormwater Management Access And Maintenance Easement Across Lots 16 Thru 20, Lot 44 And Open Space Lot 56 For The Use And Benefit Of Lots 16 Thru 20 And Lot 44.
  - Previously Recorded Lot Lines Removed By Recordation Of This Plat



**Curve Data Tabulation**

Point-Point	Radius	Arc Length	Delta	Tangent	Bearing & Distance
542-502	975.00'	10.06'	00°35'29"	5.03'	S 17°25'11" W 10.06'

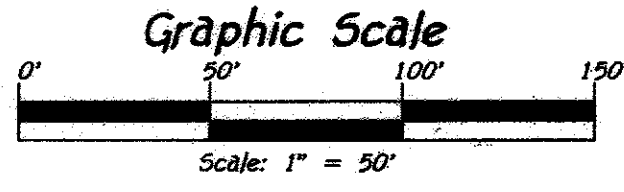
**Reservation Of Public Utility Easements**  
Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lots 44 Thru 55 And Open Space Lot 56. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. 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.

**Fisher, Collins & Carter, Inc.**  
Civil Engineering Consultants & Land Surveyors  
Centennial Square Office Park-10272 Baltimore National Pike  
Ellicott City, Maryland 21042  
(410) 461-2855

**Area Tabulation For This Submission**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	12
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	13
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.593 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1.007 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	1.600 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	1.600 Ac.±

**Twin Fawn Trail**  
(Existing 50' R/W)  
(Plat Nos. 23766 Thru 23769)



- Owner (Lot 21)**  
Double R Ventures, LLC  
8318 Forrest Street  
Suite 200  
Ellicott City, Maryland 21043  
Attn: Mr. Joseph Ruffer  
Ph# (410) 992-4600
- Owner (Lots 27 Thru 37)**  
NVR, Inc.  
9720 Patuxent Woods Drive  
Columbia, Maryland 21046  
Attn: Mr. Patrick McNeally  
Ph# (410) 796-0900
- Owner (Lot 40)**  
Fox Wood Manor Homeowners Association, Inc.  
5304 Dorsey Hall Drive  
Ellicott City, Maryland 21042  
Attn: Mr. Jared Spahn  
Ph# (410) 790-3725
- Developer**  
Land Design & Development, Inc.  
8318 Forrest Street  
Suite 200  
Ellicott City, Maryland 21043  
Ph# (410) 992-4600

APPROVED: For Public Water And Public Sewerage Systems.  
Howard County Health Department.  
*Bradley for Maura Rogerson* 4/26/2017  
Howard County Health Officer Date  
APPROVED: Howard County Department Of Planning And Zoning.  
*Chris Edwards* 5-9-17  
Chief, Development Engineering Division Date  
*Kirsten Schaeffer* 5-9-17  
Director Date

**Owner's Certificate**  
Double R Ventures, LLC, By Joseph Ruffer, Member, NVR, Inc., By Patrick McNeally, Vice President, And Fox Wood Manor Homeowners Association, Inc., By Jared Spahn, President Authorized Director, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision; And In Consideration Of The Approval Of This Plat By The Department Of Planning And Zoning Establish The Minimum Building Restriction Lines. All Easements Of (Or) Rights-Of-Way Affecting The Property Are Included In This Plan Of Subdivision. Witness My/Our Hand/s This 9<sup>th</sup> Day Of April, 2017.  
*Joseph Ruffer* Witness  
*Patrick McNeally* Witness  
*Jared Spahn* Witness  
NVR, Inc.  
By: Patrick McNeally, Vice President  
Fox Wood Manor Homeowners Association, Inc.  
By: Jared Spahn, President

**Surveyor's Certificate**  
I Herby Certify To The Best Of My Knowledge 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 Subdivision Of (1) Part Of The Lands Conveyed By Lisa C. Marcellino-Ecker And Kenneth E. Ecker To Double R Ventures, LLC By Deed Dated December 31, 2015 And Recorded Among The Land Records Of Howard County, Maryland In Liber 16668 At Folio 454; (2) Part Of The Lands Conveyed By Double R Ventures, LLC To NVR, Inc. By Deed Dated February 22, 2017 And Recorded Among The Aforesaid Land Records In Liber 17467 At Folio 001; (3) All Of The Lands Conveyed By Double R Ventures, LLC To NVR, Inc. By Deed Dated March 7, 2017 And Recorded Among The Aforesaid Land Records In Liber 17490 At Folio 113; (4) All The Lands Conveyed By Double R Ventures, LLC To NVR, Inc. By Deed Dated March 22, 2017 And Recorded Among The Aforesaid Land Records In Liber 17509 At Folio 015; And (5) Part Of The Lands Conveyed By Michael R. Marcellino And Double R Ventures, LLC To Fox Wood Manor Homeowners Association, Inc. By Deed Dated March 21, 2016 And Recorded Among The Aforesaid Land Records In Liber 16835 At Folio 118; And Being Lots 21, 27 Thru 37 And Open Space Lot 40, As Shown On Plats Entitled "Fox Wood Manor, Lots 1 Thru 37 And Open Space Lots 38 Thru 43" Recorded Among The Aforesaid Land Records As Plat Nos. 23766 Thru 23769; And That All The Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.  
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date: 4/1/17  
Expiration Date: December 13, 2017

RECORDED AS PLAT No. 247.00 ON 5/11/17  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.  
**Fox Wood Manor**  
Lots 44 Thru 55 And  
Open Space Lot 56  
(Being A Resubdivision Of Lots 21, 27 Thru 37 And Open Space Lot 40, As Shown On Plats Entitled "Fox Wood Manor, Lots 1 Thru 37 And Open Space Lots 38 Thru 43" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23766 Thru 23769)  
Zoned: R-5C  
Tax Map: 50, Parcel: 429, Grid: 1  
Sixth Election District - Howard County, Maryland  
Date: March 22, 2017 Scale: As Shown Sheet 2 Of 2  
SP-14-003, ECP-13-074, Confr. No. 24-4849-D And F-15-053