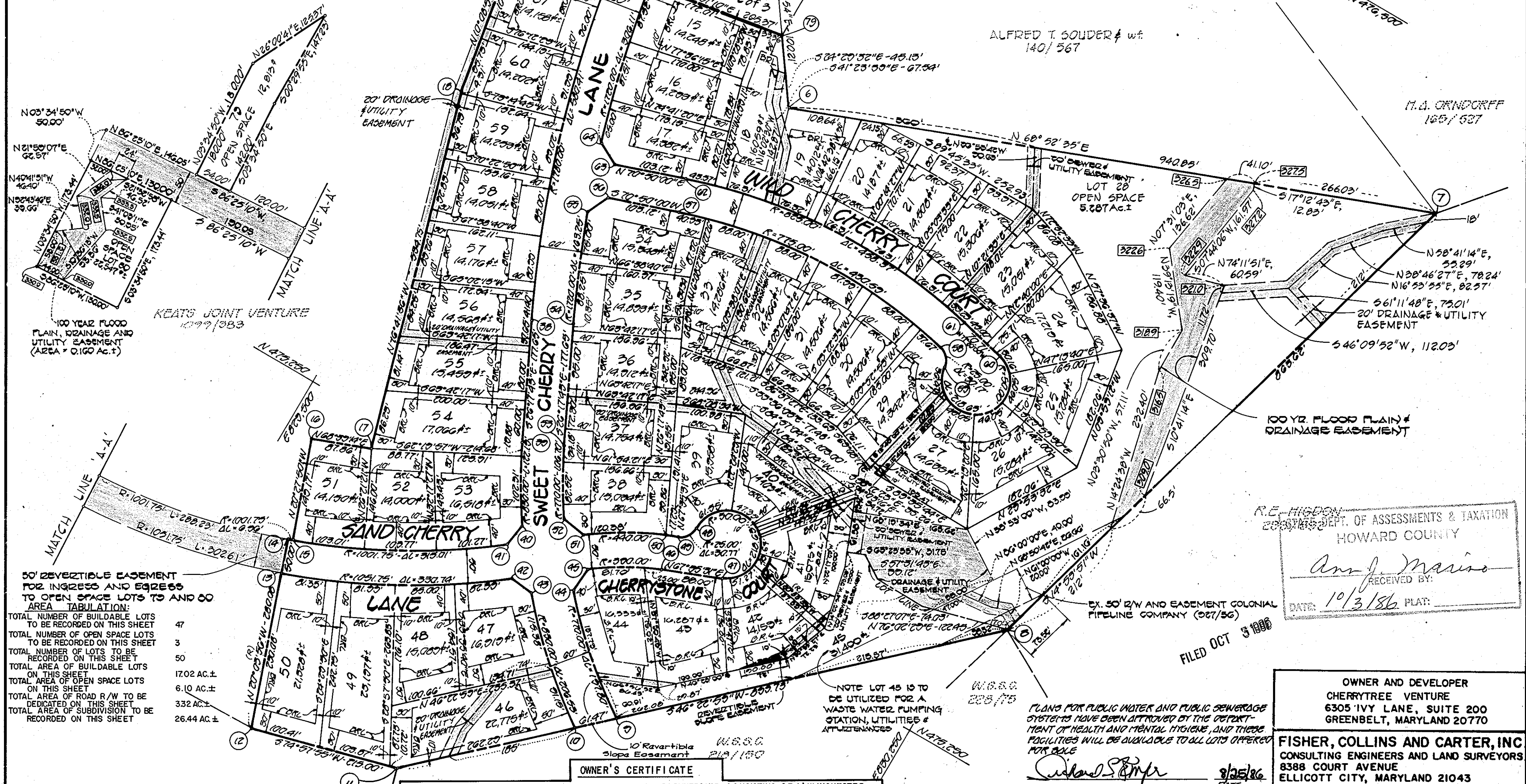


This subdivision is subject to Section 18,122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE AUGUST 25, 1986 ON WHICH DATE DEVELOPER AGREEMENT 24-1257-D was FILED AND ACCEPTED.

PLAT-C.M.P. NO. 6928



ALFRED T. SOUDER & WIFE
140/567

M.S. GRINDORFF
165/537

KEATS JOINT VENTURE
1077/383

R.E. HIGDON
DEPT. OF ASSESSMENTS & TAXATION
HOWARD COUNTY
Ann J. Manno
RECEIVED BY:
DATE: 10/3/86 PLAT:

50' REVEGETABLE EASEMENT FOR INGRESS AND EGRESS TO OPEN SPACE LOTS 75 AND 80 AREA TABULATION:
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED ON THIS SHEET 47
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED ON THIS SHEET 3
TOTAL NUMBER OF LOTS TO BE RECORDED ON THIS SHEET 50
TOTAL AREA OF BUILDABLE LOTS ON THIS SHEET 17.02 AC.±
TOTAL AREA OF OPEN SPACE LOTS ON THIS SHEET 6.10 AC.±
TOTAL AREA OF ROAD R/W TO BE DEDICATED ON THIS SHEET 332 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED ON THIS SHEET 26.44 AC.±

FILED OCT 3 1986

OWNER AND DEVELOPER
CHERRYTREE VENTURE
6305 IVY LANE, SUITE 200
GREENBELT, MARYLAND 20770

FISHER, COLLINS AND CARTER, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
8388 COURT AVENUE
ELLCOTT CITY, MARYLAND 21043

OWNER'S CERTIFICATE

WE, CHERRYTREE VENTURE, A MARYLAND GENERAL PARTNERSHIP CONSISTING OF 1) WINCHESTER HOMES INC. A DELAWARE CORPORATION BY PETER G. BYRNES, VICE PRESIDENT AND CAROL J. MOYNIHAN ASSISTANT SECRETARY AND 2) ASSOCIATED INVESTMENT COMPANY, INC. A MARYLAND CORPORATION BY RICHARD G. KEMPA VICE PRESIDENT AND WILLIAM L. BUSH, JR. ASSISTANT SECRETARY, 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 OFFICE 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF 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 STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCES; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER SAID EASEMENTS AND RIGHT-OF-WAYS.
WITNESS, MY/OUR HANDS THIS 25TH DAY OF AUGUST, 1986.

WINCHESTER HOMES, INC.
Peter G. Byrnes
PETER G. BYRNES, VICE PRESIDENT
Carol J. Moynihan
CAROL J. MOYNIHAN, ASST. SECRETARY
Richard G. Kempa
RICHARD G. KEMPA VICE PRESIDENT
William L. Bush, Jr.
WILLIAM L. BUSH, JR. ASST. SECRETARY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IS A SUBDIVISION OF A PART OF THE LANDS CONVEYED BY WINCHESTER HOMES INC. TO CHERRYTREE VENTURE, A MARYLAND GENERAL PARTNERSHIP BY DEED DATED DECEMBER 20, 1985 RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1476 AT FOLIO 201 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.

Charles W. Crovo, Sr.
CHARLES W. CROVO, SR. L.S. #10763
8/25/86
DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.
County Health Officer
9-29-86
DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
Director
10-1-86
DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, PUBLIC SEWERAGE AND WATER, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
Director
9-26-86
DATE

RECORDED AS PLAT NUMBER 6928 ON 10/03/1986, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

CHERRYTREE FARM
SECTION 1, AREA 1
LOTS 1 THRU 80
TAX MAP #46 PARCEL 190 *255
6TH ELECTION DIST. HOWARD CO., MD
SCALE: 1"=100' DEC 31, 1983
SHEET 3 of 3
F83-28 S81-22 F84-810

F-84-219

LAND DEDICATED TO PUBLIC USE FOR THE PURPOSE OF A PUBLIC ROAD. AREA: 0.274 AC ±

J.R. BROWN
466/482 & 288/372

M.G. BROWN
P. 53

PROPERTY OF
ALFRED T. SOUDER & W.F.
140/567

PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF HEALTH AND MENTAL HYGIENE AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

Richard Kempa 8/25/86
DATE

AREA TABULATION:

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED ON THIS SHEET	29
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED ON THIS SHEET	1
TOTAL NUMBER OF LOTS TO BE RECORDED ON THIS SHEET	30
TOTAL AREA OF BUILDABLE LOTS ON THIS SHEET	9.93 AC. ±
TOTAL AREA OF OPEN SPACE LOTS ON THIS SHEET	1.41 AC. ±
TOTAL AREA OF ROAD R/W TO BE DEDICATED ON THIS SHEET	2.48 AC. ±
TOTAL AREA OF SUBDIVISION TO BE RECORDED ON THIS SHEET	13.82 AC. ±

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 AUGUST 25, 1986, ON WHICH DATE DEVELOPER AGREEMENT 24-1287-D WAS FILED AND ACCEPTED.

STATE DEPT. C
Ann J. Mann
DATE 10/3/86

OWNER AND DEVELOPER
CHERRYTREE VENTURE
6305 IVY LANE, SUITE 200
GREENBELT, MARYLAND 21070

FISHER, COLLINS AND CARTER, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
8388 COURT AVENUE
ELLCOTT CITY, MARYLAND 21043

FILED OCT 3 1986

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.
Joseph H. Boyd, M.D., P.E. 7-29-86
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
Thomas L. Harris 10-1-86
DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, PUBLIC SEWERAGE AND WATER, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
Robert M. Bennett, P.E. 9-26-86
DIRECTOR DATE

OWNER'S CERTIFICATE

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Peter G. Byrnes WINCHESTER HOMES, INC.
PETER G. BYRNES, VICE PRESIDENT

Carol J. Moynihan CAROL J. MOYNIHAN, ASST. SECRETARY

Richard G. Kempa ASSOCIATED INVESTMENT COMPANY, INC.
RICHARD G. KEMPA VICE PRESIDENT

William L. Bush, Jr. WILLIAM L. BUSH, JR. ASST. SECRETARY

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Charles J. Groves, Jr. L.S. #10763
DATE 8/25/86

RECORDED AS PLAT NUMBER 6928
ON 10/03, 1986, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

CHERRYTREE FARM
SECTION 1, AREA 1
LOTS 1 THRU 80

TAX MAP #46 PARCEL 190x225
6TH ELECTION DIST. HOWARD CO., MD.
SCALE: 1"=100' DEC. 31, 1983
SHEET 2 of 3
P03-28 501-22 F04-019