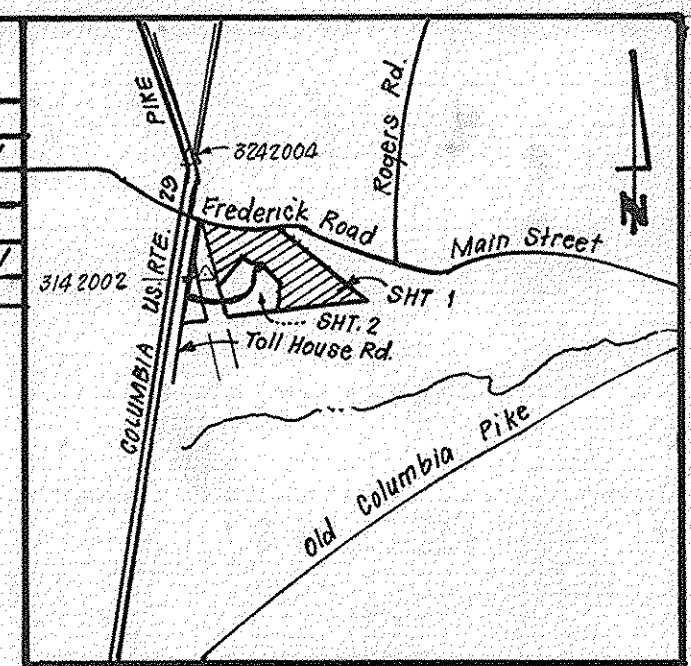


DENSITY TABULATION

| OPEN SPACE REQUIRED | OPEN SPACE PROVIDED | GROSS AREA | FLOOD PLAIN STEEP SLOPES | NET AREA | No. OF DWELLING UNITS ALLOWED | FLOOD PLAIN LOT ADJUSTMT. | TOTAL No. OF DWELLING UNITS ALLOWED | TOTAL No. OF DWELLING UNITS PROPOSED | DENSITY PER ACRE |
|---------------------|---------------------|------------|--------------------------|------------|-------------------------------|---------------------------|-------------------------------------|--------------------------------------|------------------|
| 4.49 Ac. | 6.394 Ac. | 22.440 Ac. | 0.775 Ac. | 21.665 Ac. | 44.88 | None | 44.88 | 42 | 1.87 DU/AC. |

CURVE DATA

| NOS | RADIUS | Δ | ARC | TAN. | CHORD & BEARING |
|-------|---------|------------|---------|---------|----------------------|
| 20-28 | 50.00' | 143°32'15" | 130.60' | 183.64' | 96.49' S73°34'45" W |
| 36-37 | 520.00' | 32°29'37" | 294.90' | 151.53' | 290.97' S84°10'44" E |
| 45-44 | 535.00' | 28°22'44" | 264.93' | 135.27' | 262.29' N86°14'11" W |
| 43-42 | 666.20' | 13°50'39" | 160.97' | 80.88' | 160.58' S15°47'46" W |
| 28-19 | 25.00' | 29°45'52" | 12.93' | 6.64' | 12.84' S13°41'33" W |



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, there of, effective 12-9-88 on which date developer agreement No. 14-1792D was filed and accepted.

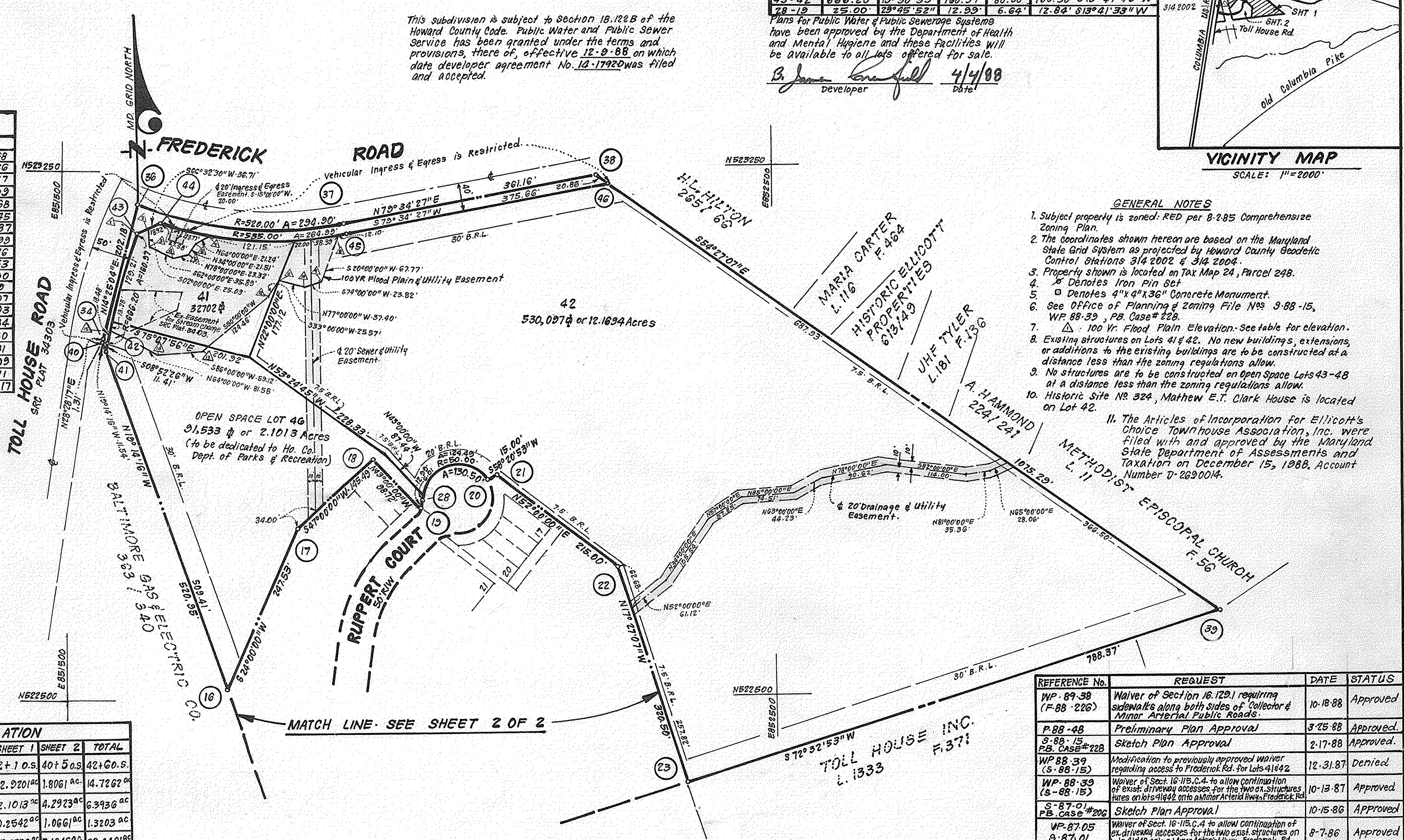
Plans for Public Water & Public Sewerage Systems have been approved by the Department of Health and Mental Hygiene and these facilities will be available to all lots offered for sale.
 B. James Greenfield 4/4/88
 Developer Date

COORDINATE TABLE

| NO. | NORTH | EAST |
|-----|-----------|-----------|
| 16 | 522514.18 | 851725.68 |
| 17 | 522740.31 | 851826.36 |
| 18 | 522839.54 | 851932.77 |
| 19 | 522767.34 | 852000.03 |
| 20 | 522807.09 | 852095.68 |
| 21 | 522814.36 | 852108.45 |
| 22 | 522682.60 | 852277.87 |
| 23 | 522376.85 | 852373.99 |
| 34 | 523007.19 | 851554.06 |
| 36 | 523202.60 | 851606.53 |
| 37 | 523173.09 | 851896.00 |
| 38 | 523238.44 | 852291.19 |
| 39 | 522613.29 | 853126.07 |
| 40 | 523006.04 | 851554.03 |
| 41 | 522995.15 | 851557.84 |
| 42 | 523006.42 | 851559.60 |
| 43 | 523160.94 | 851603.31 |
| 44 | 523175.55 | 851636.99 |
| 45 | 523158.36 | 851898.71 |
| 46 | 523226.31 | 852268.17 |

100YR. FLOOD PLAIN

| SYM. | ELEVATION |
|------|-----------|
| ▲ | 299.8 |
| ▲ | 299.8 |
| ▲ | 299.6 |
| ▲ | 299.5 |
| ▲ | 299.1 |
| ▲ | 299.1 |
| ▲ | 299.0 |
| ▲ | 299.0 |
| ▲ | 299.2 |
| ▲ | 299.0 |
| ▲ | 299.0 |
| ▲ | 299.0 |
| ▲ | 299.3 |
| ▲ | 299.4 |
| ▲ | 299.8 |



- GENERAL NOTES**
- Subject property is zoned: RED per 8-285 Comprehensive Zoning Plan.
 - The coordinates shown hereon are based on the Maryland State Grid System as projected by Howard County Geodetic Control Stations 314 2002 & 314 2004.
 - Property shown is located on Tax Map 24, Parcel 248.
 - ⊗ Denotes Iron Pin Set
 - ⊠ Denotes 4"x4"x36" Concrete Monument
 - See Office of Planning & Zoning File Nos. 3-88-15, WP-88-39, PB Case # 228.
 - ▲ 100 Yr. Flood Plain Elevation. See table for elevation.
 - Existing structures on Lots 41 & 42. No new buildings, extensions, or additions to the existing buildings are to be constructed at a distance less than the zoning regulations allow.
 - No structures are to be constructed on Open Space Lots 43-48 at a distance less than the zoning regulations allow.
 - Historic Site No. 324, Mathew E.T. Clark House is located on Lot 42.
 - The Articles of Incorporation for Ellicott's Choice Townhouse Association, Inc. were filed with and approved by the Maryland State Department of Assessments and Taxation on December 15, 1988, Account Number D-2620014.

AREA TABULATION

| | SHEET 1 | SHEET 2 | TOTAL |
|---|-----------------------|----------------------|-----------------------|
| TOTAL NO. OF LOTS TO BE RECORDED: | 2+1 0.S. | 40+5 0.S. | 42+6 0.S. |
| TOTAL AREA OF LOTS TO BE RECORDED: | 12.9201 ^{ac} | 1.8061 ^{ac} | 14.7262 ^{ac} |
| TOTAL AREA OF OPEN SPACE TO BE RECORDED: | 2.1013 ^{ac} | 4.2923 ^{ac} | 6.3936 ^{ac} |
| TOTAL AREA OF R/W TO BE RECORDED: | 0.2542 ^{ac} | 1.0661 ^{ac} | 1.3203 ^{ac} |
| TOTAL AREA OF SUBDIVISION TO BE RECORDED: | 15.2756 ^{ac} | 7.1646 ^{ac} | 22.4401 ^{ac} |

OWNER'S DEDICATION

We, F. Patrick Ruppert and Joan M. Ruppert, owners, and Columbia Builders, Inc., contract purchaser, 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 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 right-of-ways.

Witness our hands this 5th day of April, 1988
 ATTEST: Richard P. Blasing seal B. James Greenfield
 ATTEST: Joan M. Ruppert BY: F. Patrick Ruppert
 Joan M. Ruppert F. Patrick Ruppert

SURVEYOR'S CERTIFICATE

I hereby certify that the Final Plat shown hereon is correct; that it is a subdivision of all of the land conveyed by Edward T. Clark and Andrew Alton Clark to F. Patrick Ruppert and Joan M. Ruppert, by a deed dated August 16, 1977 and recorded in Liber 840 of Folio 239, and being all the land assigned to Columbia Builders, Inc., contract purchaser, from F. Patrick Ruppert and Joan M. Ruppert, by a contract for purchase and sale dated April 5, 1988 and recorded in Liber 1804 of Folio 417, both recorded among the Land Records of Howard County, Maryland; and that all monuments are in place, or will be in place, prior to acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.
 April 5, 1988
 DONALD B. SACKETT
 Registered Land Surveyor
 Md. No. 0059

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD CO.
 County Health Officer 1-3089 DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING.
 Director 2.14.88 DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPT. OF PUBLIC WORKS.
 Director 1/25/88 DATE

| REFERENCE No. | REQUEST | DATE | STATUS |
|-----------------------|---|----------|----------|
| WP-89-38 (F-88-226) | Waiver of Section 16.129.1 requiring sidewalks along both sides of Collector & Minor Arterial Public Roads. | 10-18-88 | Approved |
| P-88-48 | Preliminary Plan Approval | 3-25-88 | Approved |
| S-88-15 PB CASE # 728 | Sketch Plan Approval | 2-17-88 | Approved |
| WP-88-39 (S-88-15) | Modification to previously approved waiver regarding access to Frederick Rd. for Lots 41&42 | 12-31-87 | Denied |
| WP-88-39 (S-88-15) | Waiver of Sect. 16-115.C.4 to allow continuation of exist. driveway accesses for the two ex. structures on lots 41&42 onto a Minor Arterial Hwy., Frederick Rd. | 10-13-87 | Approved |
| S-87-01 PB CASE # 206 | Sketch Plan Approval | 10-15-86 | Approved |
| WP-87-05 S-87-01 | Waiver of Sect. 16-115.C.4 to allow continuation of ex. driveway accesses for the two exist. structures on lots 41&42 onto a Minor Arterial Hwy., Frederick Rd. | 8-7-86 | Approved |

RECORDED AS PLAT 8425 ON 2-16-89 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

RUPPERT PROPERTY
 LOTS 1 THRU 48

SHEET 1 OF 2
 TAX MAP #24 TAX MAP PARCEL # 248
 2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1"=100' APRIL, 1988

CLARK-FINEFROCK & SACKETT, INC.
 ENGINEERS, PLANNERS, SURVEYORS
 7135 MINISTREL WAY
 COLUMBIA, MD. 21045