

CENTERLINE 20' WIDE WATER EASEMENT - OAKTON LANE					
#	BEARING	DISTANCE	#	BEARING	DISTANCE
100	N 17°24'53" W	114.00'	117	S 41°06'44" E	32.00'
101	N 43°08'05" W	50.71'			
102	N 54°38'37" W	81.07'	119	N 56°35'25" W	30.00'
103	S 37°40'30" E	56.32'	119A	S 52°19'30" W	20.00'
104	S 06°16'14" W	22.08'	119B	S 79°28'57" W	33.00'
105	S 78°01'03" E	51.00'			
106	S 33°01'03" E	22.00'			
107	S 10°31'03" E	34.00'			
108	S 50°33'46" E	67.00'			
109	S 28°03'46" E	44.00'			
110	S 51°16'45" W	21.51'			
111	S 66°55'24" W	125.00'			

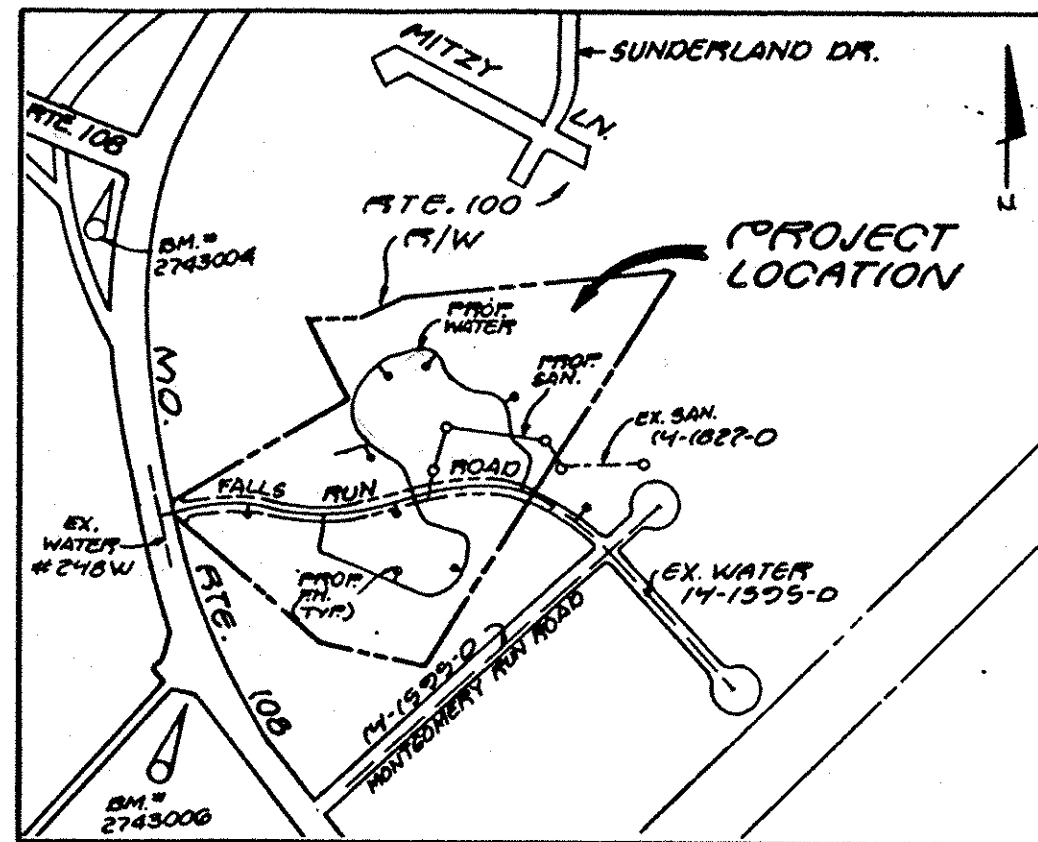
CENTERLINE 20' WIDE WATER EASEMENT - COTONEASTER DRIVE					
#	BEARING	DISTANCE	#	BEARING	DISTANCE
120	S 15°02'09" E	23.39'			
121	S 77°39'19" E	41.28'	137	N 19°57'29" E	15.00'
122	S 67°18'49" E	11.90'	138	N 47°03'58" W	15.00'
123	S 81°15'35" E	22.51'			
124	N 76°55'00" E	58.33'			
125	N 53°15'28" E	26.16'			
126	N 13°42'31" E	18.15'			
127	N 06°24'50" W	74.77'			
128	N 60°04'11" W	67.56'			
129	N 84°24'09" W	89.31'			
130	N 36°45'34" W	34.06'			
131	N 17°24'53" W	60.00'			

CURVE DATA - FALLS RUN ROAD					
CURVE	DELTA	RADIUS	LENGTH	CHD. LENGTH	CHD. BEARING
302-303	23°03'11.49"	633.00'	254.69'	252.98'	S 88°44'21" W
304-305	27°04'42.26"	640.00'	302.47'	299.66'	S 86°43'35" W
306-307	27°48'11"	680.00'	329.97'	326.75'	N 87°05'20" E
308-309	26°09'31"	620.00'	283.06'	280.61'	N 86°15'59.5E
310-311	27°04'42.26"	700.00'	330.83'	327.75'	S 86°43'35" W
312-313	23°03'11.49"	573.00'	230.55'	229.00'	S 88°44'21" W

CURVE DATA - CENTERLINE 20' WIDE WATER EASEMENT - OAKTON LANE					
CURVE	DELTA	RADIUS	LENGTH	CHD. LENGTH	CHD. BEARING
112	68°31'20"	217.00'	259.52'	244.41'	N 20°22'41" W
113	86°34'16"	243.00'	367.16'	333.22'	N 56°13'37" E
114	39°33'30"	250.00'	172.61'	169.20'	S 55°31'03" E
115	32°18'42"	310.00'	174.82'	119.96'	S 30°13'07" E
116	03°34'28"	1750.00'	109.18'	109.16'	S 15°03'23" W

CURVE DATA - CENTERLINE 20' WIDE WATER EASEMENT - COTONEASTER DRIVE					
CURVE	DELTA	RADIUS	LENGTH	CHD. LENGTH	CHD. BEARING
132	04°42'25"	1599.00'	128.07'	128.09'	S 12°35'38" W
133	10°41'03"	976.50'	182.09'	181.83'	S 72°12'48" E
134	12°03'33"	794.00'	167.11'	166.80'	S 72°51'59" E
135	33°46'09"	221.50'	130.55'	128.67'	N 30°33'46" E

FALLS RUN ROAD RIGHT OF WAY					
#	BEARING	DISTANCE	#	BEARING	DISTANCE
200	N 57°47'15" W	25.42'	204	S 73°11'14" W	250.42'
201	S 77°12'45" W	4.39'	205	N 79°44'04" W	63.55'
202	N 79°44'04" W	63.55'	206	S 77°12'45" W	4.39'
203	S 73°11'14" W	250.42'	207	S 32°12'45" W	35.34'



LOCATION MAP  
SCALE: 1" = 600'

Plans for (public) water and (public) sewage system(s) have been approved by the Department of Health and Hygiene, and these facilities will be available to all lots offered for sale.

Signed: *David F. Tufaro* 12/22/89  
(Owner) General Partner (Date)

DENSITY TABULATION:	
GROSS AREA	26.2526 ACRES
FLOODPLAIN	1.1376 ACRES
25% SLOPES	24.0428 ACRES
	2
	133 UNITS

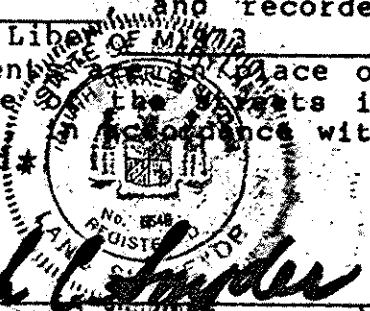
FLOODPLAIN ADJUSTMENT TOTAL UNITS	
	1.1376 x 8 = 9
	202 UNITS

OWNER / DEVELOPER  
ASHTON WOODS ASSOC. LTD. PARTNERSHIP  
(SUMMIT PROPERTIES)  
203 KEY HIGHWAY  
BALTIMORE, MARYLAND 21230  
301-234-0070

RECORDED PLAT 9109  
1-9-90 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

SURVEYOR'S CERTIFICATE

I hereby certify that the Final Plat shown hereon is correct; that it is a subdivision of part of the lands conveyed by Montgomery Road One Limited Partnership to Ashton Woods Associate Limited Partnership owner(s) deed dated March 22, 1989 and recorded in the Land Records of Howard County in Liber of *M-1472*, Folio *634*, and that all monuments in place or will be in place prior to the acceptance of the plats in the subdivision by Howard County as shown in accordance with the Annotated Code of Maryland, as amended.



July 10, 1989  
(Date)

GENERAL NOTES:

- "SUBJECT PROPERTY ZONED R-SA-8 FOR 1985 COMPREHENSIVE ZONING PLAN." HOWARD COUNTY FILE # S-89-34  
REFERENCE: WP-89-49  
WP-89-94  
WP-89-66
- COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE PLANE COORDINATE GRID SYSTEM.
- APPLICABLE PLANNING AND ZONING FILES:  
WP-89-49 WAIVER PETITION - WAIVER OF REQUIREMENT FOR SPECIFIC SIDEWALKS  
WP-89-94 WAIVER PETITION - WAIVER OF REQUIREMENT FOR PRELIMINARY PLAN  
S-89-34 SKETCH PLAN  
WP-89-66 WAIVER OF RESUBDIVISION PLAT
- ON NOVEMBER 17, 1988, A WAIVER WAS GRANTED FROM SECTION 16.137.8 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS REQUIRING A RESUBDIVISION PLAN FOR THE SUBJECT PROPERTY FOR CONVEYANCE OF A PORTION OF THIS PROPERTY TO THE SHA FOR MARYLAND ROUTE 100 (WP-89-66).

PLAN REFERENCE:  
S-89-34 SKETCH PLAN  
89-254 SDP

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 my/our hands this 10 day of July 1989.

*Ashton Woods Associates Limited Partnership*

(CORPORATE SEAL)

By: *David F. Tufaro*  
(General & Managing Partner)

Attest: *Robert C. Lyman*

TABULATIONS

- TOTAL NUMBER OF LOTS AND OR PARCELS TO BE RECORDED: 2
- TOTAL AREA OF LOTS/OR PARCELS: 24.56 Acs.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 1.69 Acs.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 26.25 Acs.
- TOTAL AREA OF OPEN SPACE: 19.79 Acs., %: 75.38

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.

*James M. Bogdan* 1-8-90  
COUNTY HEALTH OFFICER DATE

APPROVED HOWARD CO. DEPARTMENT OF PLANNING & ZONING

*James M. Bogdan* 1/9/90  
DIRECTOR DATE

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS & PUBLIC ROADS

DEPARTMENT OF PUBLIC WORKS  
*James M. Bogdan* 1/5/89  
DIRECTOR DATE

DEDICATION FOR INDIVIDUALS

We, Ashton Woods Associates Limited Partnership, a North Carolina Limited Partnership, by David F. Tufaro, General and Managing Partner, owner of the property shown

and described hereon, hereby adopted this plan of subdivision, and in consideration of the approval of this Final Plat by the Dept. 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 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 street 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

COORDINATE TABLE					
NO.	NORTH	EAST	NO.	NORTH	EAST
4	505515.00	855118.00	40	505156.00	855365.00
5	505498.00	855148.00	41	505173.00	855342.00
6	505452.00	855184.00	42	505213.00	855340.00
7	505458.00	855204.00	43	505289.00	855305.00
8	505450.00	855212.00	44	505336.00	855257.00
9	505400.00	855155.00	45	505346.00	855228.00
10	505414.00	855131.00	46	505363.00	855212.00
11	505468.00	855107.00	47	505384.00	855217.00
12	505483.00	855082.00	53	504745.96	854953.32
13	505486.00	855052.00	55	504843.24	855333.04
14	505501.12	855027.79	56	504800.31	855292.54
15	505395.00	855230.00	57	505029.68	855361.57
16	505397.00	855259.00	58	505055.60	855406.43
17	505362.00	855280.00	60	505061.53	855194.87
18	505286.00	855352.00	63	505140.80	855430.37
19	505227.00	855362.00	64	505172.10	855438.21
20	505183.00	855389.00	65	505185.90	855441.68
21	505152.00	855529.00	74	505106.66	855702.66
22	505135.00	855554.00	75	505129.12	855602.84
23	505132.00	855587.00	76	505142.65	855542.75
24	505122.00	855642.00	77	505138.71	855450.44
25	505145.00	855714.00	78	505042.40	855423.57
26	505139.00	855740.00	79	505016.32	855378.43
27	505140.00	855770.00	80	504794.54	855311.69
28	505133.00	855817.00	81	504850.85	855358.26
29	505105.00	855823.00	84	504205.02	855381.71
30	505108.53	855850.76	85	504307.96	854986.57
31	505055.28	855823.11	86	504574.37	854723.57
32	505060.00	855800.00	87	504671.52	854630.57
33	505090.00	855778.00	88	504,737.87	854,587.90
34	505110.00	855708.00	89	504,766.72	854,581.35
35	505085.00	855668.00	90	505273.36	855085.69
36	505078.00	855606.00	91	505521.98	855022.51
37	505100.00	855576.00	92	505510.15	855158.65
38	505135.00	855486.00	93	505547.40	855329.57
39	505145.00	855390.00	94	505498.49	856009.09
			95	505490.11	856048.86
			96	505183.25	855453.46
			97	505396.02	855156.97
			98	505433.46	855104.21
			99	505372.05	855060.62
70	504864.07	854559.47	100	505397.49	855054.16
300	504868.69	854565.40	101	505445.04	855087.90
301	504855.14	854586.90	102	505484.73	855031.98
314	504796.63	854600.19	103	505411.98	855169.03

STV/LYON ASSOCIATES.  
ENGINEERS, ARCHITECTS & PLANNERS.

21 GOVERNOR'S COURT  
BALTIMORE, MARYLAND 21207-2722  
301/944-9112

RECORD PLAT  
ASHTON WOODS  
PART OF LOT 2  
MONTGOMERY ROAD I  
PLAT NO. 7523  
TAX MAP NO. 31 PARCEL NO. 423  
1ST ELECTION DISTRICT  
HOWARD CO., MARYLAND  
ZONING: R-SA-8

SHEET 1 OF 2  
SCALE: NONE  
DATE: 7/10/89

F-90-11

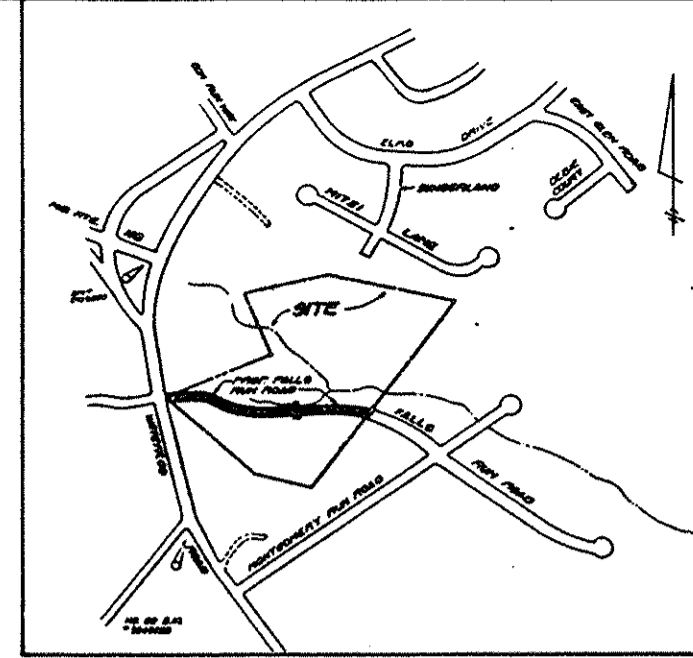
FALLS RUN ROAD COORDINATE TABLE		
NO.	NORTH	EAST
302	504856.12	854591.19
303	504861.68	854844.10
304	504850.36	854906.63
305	504867.47	855205.81
306	504939.90	855445.53
307	504956.49	855771.84
308	504900.74	855742.89
309	504882.47	855462.88
310	504810.03	855223.16
311	504791.32	854895.94
312	504802.64	854833.41
313	504797.60	854604.47

THROUGHOUT THIS PORTION OF THE RIGHT OF WAY LINE ALL VEHICULAR ACCESS IS DENIED.

100 YR. FLOOD PLAIN, DRAINAGE AND UTILITY EASEMENT

ALO A. NICKENS  
L703 F.510

PARCELS A & B  
OWNER  
SUMMIT PROPERTIES



VICINITY MAP  
Scale: 1"=1000'

NEWMISS LTD. PARTNERSHIP  
1977/103

No.	Elev.	No.	Elev.
4	453.72	24	433.92
5	453.39	25	433.14
6	452.74	26	432.88
7	451.86	27	431.75
8	449.85	28	431.19
9	449.85	29	430.08
10	452.74	30	429.50
11	453.39	31	429.50
12	454.04	32	429.79
13	454.37	33	431.19
14	454.69	34	432.88
15	447.66	35	433.66
16	447.72	36	434.18
17	444.83	37	435.09
18	442.69	38	437.67
19	441.62	39	439.41
20	439.96	40	439.96
21	436.38	41	440.52
22	435.73	42	441.62
23	435.09	43	443.76
		44	444.83
		45	447.72
		46	447.66
		47	447.66

1. THE WETLAND (STREAM) BUFFER INDICATED ON THIS FINAL PLAT DOES NOT EFFECT THE INITIAL CONSTRUCTION OF A RESIDENTIAL UNIT ON ANY LOT. IT DOES PROHIBIT SUBSEQUENT CLEARING, GRADING, OR CONSTRUCTION IN THE BUFFER AREA. MAINTENANCE OF RESIDENCES, LANDSCAPING, AND UTILITIES IS PERMITTED.

2. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122 B OF HOWARD CO. CODE, PUBLIC WATER AND OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 12/14/89 ON WHICH DATE DEVELOPERS AGREEMENT 14-1976-D WAS FILED AND ACCEPTED.

RECORDED PLAT 9110  
1-9-90 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

Plans for (public) water and (public) sewerage system(s) have been approved by the Department of Health and Mental Hygiene, and these facilities will be available to all lots offered for sale.  
ASHTON WOODS ASSOCIATES LIMITED PARTNERSHIP  
Signed: By James P. Jones 12/22/89  
(Owner) General Partner (Date)

STV/LYON ASSOCIATES.  
ENGINEERS, ARCHITECTS & PLANNERS.

21 GOVERNOR'S COURT  
BALTIMORE, MARYLAND 21207-2722  
301/944-9112

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.  
Jocelyn Boggs 1-8-90  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD CO. DEPARTMENT OF PLANNING & ZONING  
James P. Jones 1/9/90  
DIRECTOR DATE

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS & PUBLIC ROADS  
DEPARTMENT OF PUBLIC WORKS  
James P. Jones 1/5/90  
DIRECTOR DATE

DEDICATION FOR INDIVIDUALS

We, Ashton Woods Associates Limited Partnership, a North Carolina Limited Partnership, by David F. Tufano, General and Managing Partner, owner of the property shown and described hereon, hereby adopted this plan of subdivision, and in consideration of the approval of this Final Plat by the DEPT. 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 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 street 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 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 my/our hands this 10 day of July 1989.

Ashton Woods Associates Limited Partnership  
By: David F. Tufano  
(General & Managing Partner)

Attest: David F. Tufano  
(Date) July 10, 1989

SURVEYOR'S CERTIFICATE

I hereby certify that the Final Plat shown hereon is correct; that it is a subdivision of part of the lands conveyed by Montgomery Road One Limited Partnership to Ashton Woods Associate Limited Partnership owner(s) deed dated March 22, 1989 and recorded in the Land Records of Howard County in Liber 1079, Folio 634, and that all monuments and boundaries or will be in place prior to the acceptance of the plat in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.

Ralph L. Jones  
REGISTERED LAND SURVEYOR

ASHTON WOODS PARCEL A AND B,  
A SUBDIVISION PART OF LOT 2  
MONTGOMERY ROAD 1

TAX MAP NO. 31 PARCEL NO. 423  
1ST ELECTION DISTRICT  
HOWARD CO., MARYLAND  
ZONING: R-SA-8

SHEET 2 OF 2  
SCALE: 1"=100'  
DATE: 7/10/89

F-70-11