

COORDINATES

Table with columns for NORTH and EAST coordinates, listing 121 pairs of values for various lots.

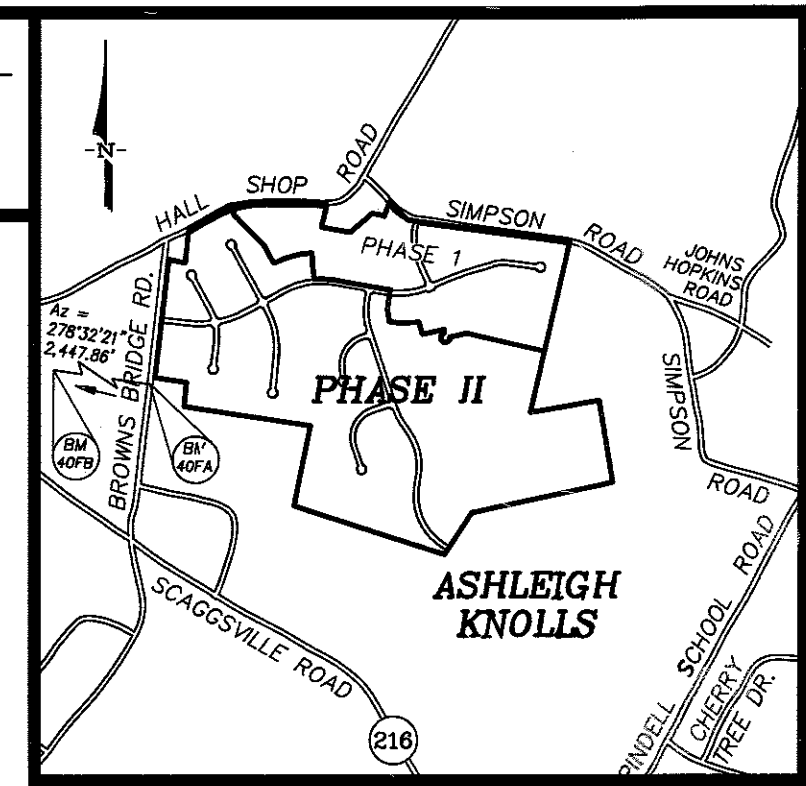
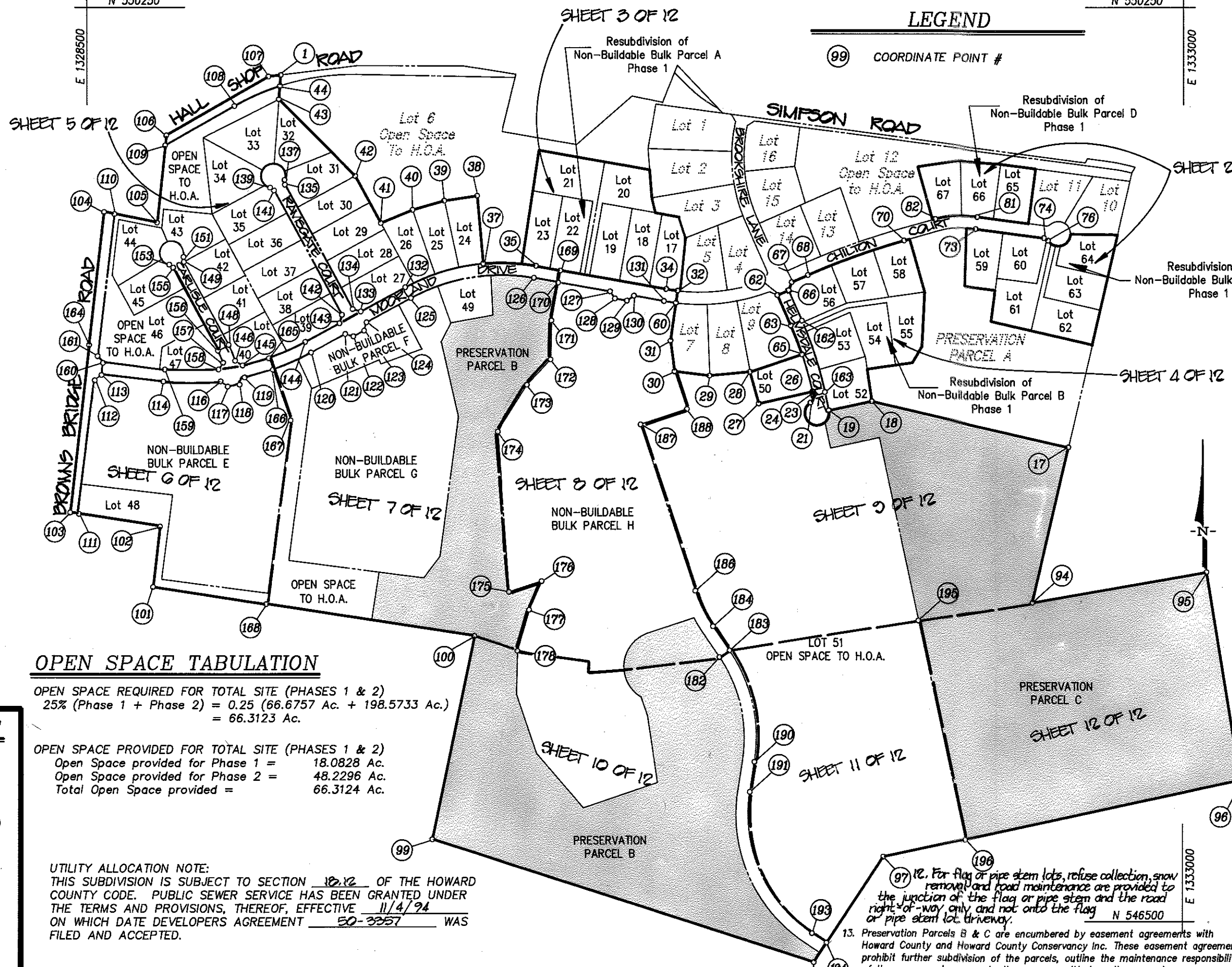
OWNER/DEVELOPER

WINCHESTER HOMES, INC.
6305 Ivy Lane, Suite 700
Greenbelt, Maryland 20770
(301) 474-4411
Attn: Mr. Ralph Bice, III

ENGINEER / SURVEYOR

MILDENBERG, MOCHI & ASSOCIATES, INC.
3300 North Ridge Road, Suite 235
Ellicott City, Maryland 21043
(410) 461-0078
Attn: Mr. Robert M. Mochi, P.E.

RECORDED AS PLAT NUMBER 11536
DATED 12-21-94
AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND



Vicinity Map

- Notes: 1. Coordinates based on NAD '83 Maryland Coordinate System... 2. Represents shared septic area... 3. Driveway(s) shall be provided to residential occupancy... 4. Denotes an iron pipe set... 5. BRL denotes Building Restriction Line... 6. This plot is based on a field run monumented boundary survey... 7. A tree maintenance easement, ten feet in width... 8. Floodplain delineation is based on a study prepared by Mildenberg, Mochi & Associates, Inc. on November 1992... 9. Future phases/sections of this subdivision may be subject to the receipt of additional unit density via the Density Exchange Option... 10. WP-93-68 was approved on January 27, 1993 to waive Section 16.116(a)(2)(ii) to allow grading, clearing and construction disturbances within the required 25 foot wetlands buffer... WP-94-62 was approved on March 1, 1993 to waive Section 16.116(a)(2)(ii) to permit construction activity within 75 feet of a perennial stream... WP-93-68 (Amended) was approved on March 3, 1993 to waive Section 16.115(b)(3) and (4) to reduce the minimum public road frontage requirements for Lots 58, 65, 73 and 74 from 25 feet to 20 feet each for adjoining pipestem lots and for Lots 20 and 24 from 50 feet to 20 feet each for non-adjacent pipestem lots.

OPEN SPACE TABULATION

OPEN SPACE REQUIRED FOR TOTAL SITE (PHASES 1 & 2)
25% (Phase 1 + Phase 2) = 0.25 (66.6757 Ac. + 198.5733 Ac.) = 66.3123 Ac.
OPEN SPACE PROVIDED FOR TOTAL SITE (PHASES 1 & 2)
Open Space provided for Phase 1 = 18,0828 Ac.
Open Space provided for Phase 2 = 48,2296 Ac.
Total Open Space provided = 66.3124 Ac.

UTILITY ALLOCATION NOTE:
THIS SUBDIVISION IS SUBJECT TO SECTION 10.12 OF THE HOWARD COUNTY CODE. PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 11/4/94 ON WHICH DATE DEVELOPERS AGREEMENT 50-3357 WAS FILED AND ACCEPTED.

SEWER NOTE:
PLANS FOR PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.
Winchester Homes, Inc.
John B. Mildenberg, R.L.S. 10718
1/19/94
DEVELOPERS SIGNATURE DATE

The requirements of § 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 has been complied with.

John B. Mildenberg, R.L.S. 10718
Jan. 14 1994
Date
Donald Knutson, Vice President
1/17/94
Date

- 13. Preservation Parcels B & C are encumbered by easement agreements with Howard County and Howard County Conservancy Inc. These easement agreements prohibit further subdivision of the parcels, outline the maintenance responsibilities of the owner and enumerate the uses permitted on the property.
14. Public sewerage will be provided within the "Ashleigh Knolls, Wastewater Collection, Treatment and Disposal System, Phase One", Contract No. 50-3357.
15. There are no existing structures on site.
16. The Homeowners Association Articles of Incorporation have been approved by the State Department of Assessment and Taxation on 2/14/94 and have been recorded among the Land Records of Howard County, Maryland on Feb. 14, 1994 in Liber 3587 at Folio 770
17. The payment of fee-in-lieu of providing stormwater management for the road was approved on July 19, 1993. The lots were determined to be exempt from the stormwater management requirement.
18. The payment of fee-in-lieu of providing road improvements was approved on February 24, 1994.

LOT TABULATION FOR THIS SHEET

TOTAL No. OF LOTS AND/OR PARCELS - 57 (1)
Buildable - 48
Open Space - 3
Preservation Parcel - 2
Non-Buildable Bulk Parcel - 4
TOTAL AREA OF LOTS AND/OR PARCELS - 212.3151 Ac. (2)
Buildable - 39.2314 Ac.
Open Space - 48.2296 Ac.
Preservation Parcel - 69.2954 Ac.
Non-Buildable Bulk Parcel - 55.5588 Ac.
Total Area of 100 Year Floodplain - 9.1293 Ac.
TOTAL AREA OF ROAD RIGHT-OF-WAY - 6.9759 Ac. (3)
Hall Shop Road - 0.4574 Ac.
Browns Bridge Road - 1.1393 Ac.
Carlisle Court - 0.7493 Ac.
Moorland Drive - 2.9987 Ac.
Ramsgate Court - 0.9010 Ac.
Helmsdale Court - 0.7302 Ac.
TOTAL GROSS AREA OF SUBDIVISION - 219.2910 Ac. (4)

- (1) Includes resubdivision of Non-Buildable Bulk Parcels A, B, C & D, Phase 1; 24 Buildable Lots
(2) Includes resubdivision of Non-Buildable Bulk Parcels A, B, C & D, Phase 1; 19,9875 Ac. Buildable Lots
(3) Includes resubdivision of Non-Buildable Bulk Parcel B, Phase 1, Helmsdale Court - 0.7302 Ac.
(4) Includes resubdivision of Non-Buildable Bulk Parcels A, B, C & D, Phase 1; 20.7177 Ac.

APPROVED: FOR PRIVATE WATER SYSTEMS AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWER FOR HOWARD COUNTY
Joyce M. Boyd M.D. 12-8-94
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Masha S. D'Angelo 1/14/94
DIRECTOR (Acting) DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS, PUBLIC SEWER AND PUBLIC ROADS
James G. Linn 12/13/94
DIRECTOR DATE

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 deed dated December 29, 1992 from Berwin Joint Venture, a Maryland General Partnership, to Winchester Homes, Inc., a Delaware Corporation, and recorded among the Land Records of Howard County, Maryland in Liber 2737 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, as amended.

John B. Mildenberg, R.L.S. 10718
Jan 14 1994
Date

Owner's Dedication

I, Donald Knutson, Vice President of Winchester Homes, Inc., a Delaware Corporation, owner 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 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 rights-of-way.

Witness my hands this 17 day of January 1994
John B. Mildenberg (SEAL)
Winchester Homes, Inc.
Donald Knutson, Vice President

PHASE TWO
Ashleigh Knolls

- Lots 17 through 23
(Resubdivision of Non-Buildable Bulk Parcel A, Phase One)
Lots 24 through 49 and 51
(Resubdivision of Non-Buildable Bulk Parcel B, Phase One)
Lots 50 and 52 through 58
(Resubdivision of Non-Buildable Bulk Parcel C, Phase One)
Lots 59 through 64
(Resubdivision of Non-Buildable Bulk Parcel D, Phase One)
Lots 65 through 67
(Resubdivision of Non-Buildable Bulk Parcel E, Phase One)
Non-Buildable Bulk Parcels F, G & H
Preservation Parcels B & C

Election District No. 5 Howard County, Maryland
Tax Map 40 Parcel 174 & Tax Map 41 Parcel 137
Scale: 1" = 400'
January 1994

MILDENBERG, MOCHI & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
3300 North Ridge Road, Suite 235, Ellicott City, Maryland 21043-3350
(410) 461-0078 D.C. Metro: (301) 621-5768 Fax (410) 750-6340
Current Zoning: RR
Sketch Plan: S-88-80
Prelim. Plan: P-89-25
Prelim. Equip. Sketch: SP-93-04
Waiver: WP-93-68
Final: (Phase 1) F-93-116

LEGEND

- (99) COORDINATE POINT #
- C/c 99 CURVE CENTER POINT #
- (99) CURVE #

ASHLEIGH KNOLLS
 PHASE 1
 SHEET 2 OF 4

OWNER/DEVELOPER

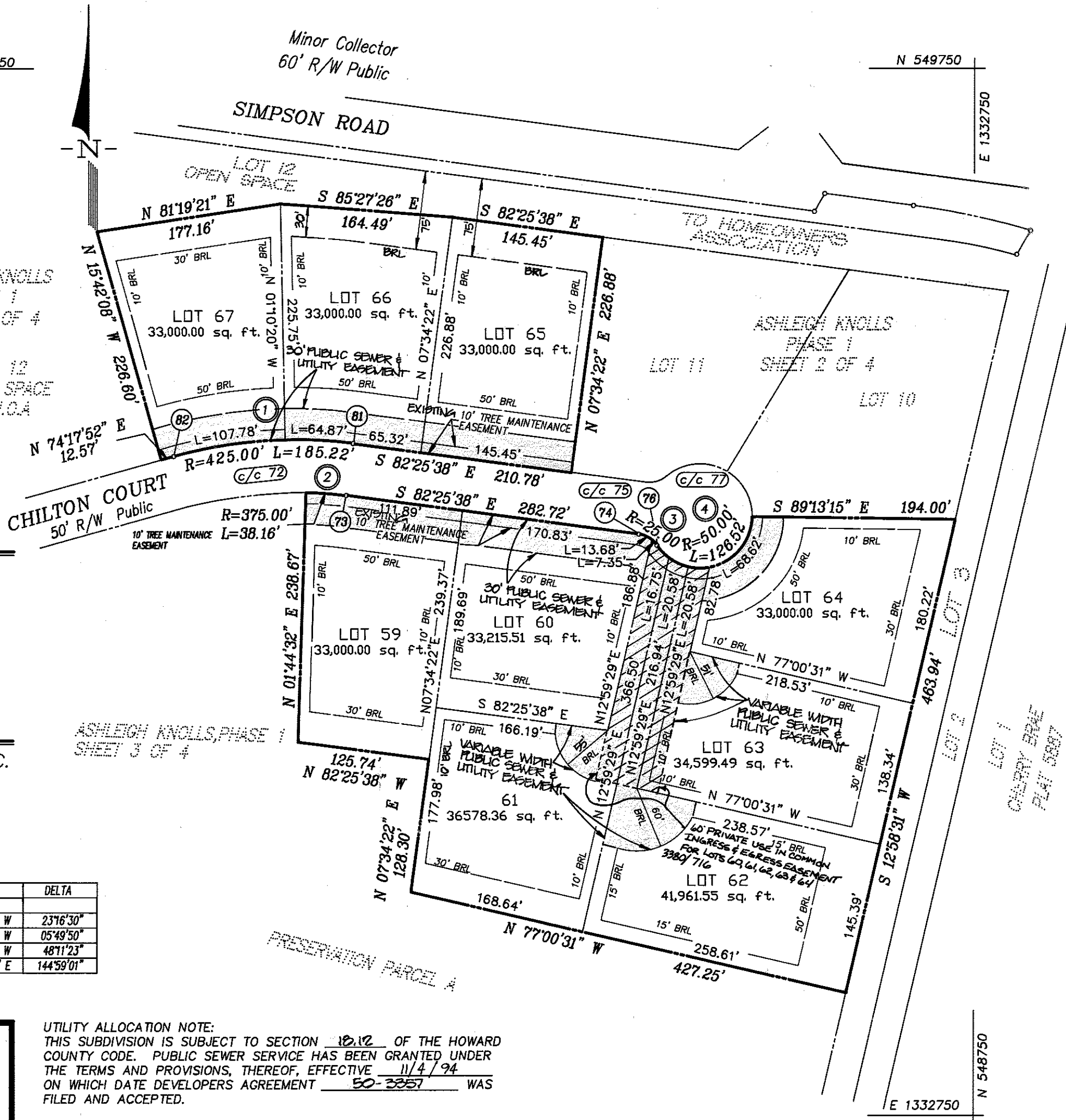
WINCHESTER HOMES, INC.
 6305 Ivy Lane, Suite 700
 Greenbelt, Maryland 20770
 (301) 474-4411
 Attn: Mr. Ralph Bice, III

ENGINEER / SURVEYOR

MILDENBERG, MOCHI & ASSOCIATES, INC.
 3300 North Ridge Road, Suite 235
 Ellicott City, Maryland 21043
 (410) 461-0078
 Attn: Mr. Robert M. Mochi, P.E.

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	425.00'	172.65'	87.53'	171.46'	S 85°05'17" W	231°16'30"
2	375.00'	38.16'	19.10'	38.15'	N 85°20'33" W	05°49'50"
3	25.00'	21.03'	11.18'	20.41'	N 58°19'56" W	48°11'23"
4	50.00'	126.52'	158.50'	95.37'	N 73°16'15" E	144°59'01"



LOT TABULATION FOR THIS SHEET

TOTAL No. OF LOTS AND/OR PARCELS - 9
 Buildable - 9
 Open Space - 0
 Preservation Parcel - 0
 Non-Buildable Bulk Parcel - 0
 TOTAL AREA OF LOTS AND/OR PARCELS - 7.1477 Ac.
 Buildable - 7.1477 Ac.
 Open Space - 0 Ac.
 Preservation Parcel - 0 Ac.
 Non-Buildable Bulk Parcel - 0 Ac.
 Total Area of 100 Year Floodplain - 0 Ac.
 TOTAL AREA OF ROAD RIGHT-OF-WAY - 0 Ac.
 TOTAL GROSS AREA OF SUBDIVISION - 7.1477 Ac.

UTILITY ALLOCATION NOTE:
 THIS SUBDIVISION IS SUBJECT TO SECTION 12.12 OF THE HOWARD COUNTY CODE. PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 11/4/94 ON WHICH DATE DEVELOPERS AGREEMENT 50-3357 WAS FILED AND ACCEPTED.

SEWER NOTE:
 PLANS FOR PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

[Signature] 11/17/94
 DEVELOPERS SIGNATURE DATE

MINIMUM LOT SIZE TABULATION

LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
Lot 61	36,578.36 sq.ft.	3,578.36 sq.ft.	33,000.00 sq.ft.	0	0	33,000.00 sq.ft.
Lot 62	41,961.55 sq.ft.	4,366.20 sq.ft.	37,595.35 sq.ft.	0	0	37,595.35 sq.ft.
Lot 63	34,599.49 sq.ft.	1,599.49 sq.ft.	33,000.00 sq.ft.	0	0	33,000.00 sq.ft.

APPROVED: FOR PRIVATE WATER SYSTEMS AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWER FOR HOWARD COUNTY

[Signature] 12-8-94
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 12/1/94
 DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS, PUBLIC SEWER, AND PUBLIC ROADS

[Signature] 12/13/94
 DIRECTOR DATE

Surveyor's Certificate

I hereby certify that the final plat shown hereon is correct; that it is a resubdivision of Non-Buildable Bulk Parcels C and D, of "Ashleigh Knolls, Phase One", as indicated on Plats 11119 through 11122, as recorded on February 7, 1994 among the Land Records of Howard County, Maryland, being also part of the lands conveyed by deed dated December 29, 1992 from Berwin Joint Venture, a Maryland General Partnership, to Winchester Homes, Inc., a Delaware Corporation, and recorded among the aforementioned Land Records in Liber 2737 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, as amended.

[Signature] 11/14/94
 DEVELOPERS SIGNATURE DATE

[Signature] 11/14/94
 DATE

[Signature] 11/14/94
 JOHN B. MILDENBERG, P.L.S. 10718

Owner's Dedication

I, Donald Knutson, Vice President of Winchester Homes, Inc., a Delaware Corporation, owner 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:

- 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;
- 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
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

Witness my hands this 17 day of January, 1994
 (SEAL) WINCHESTER HOMES, INC.
[Signature]
 Attest: *[Signature]* Donald Knutson, Vice President

The requirements of § 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.

[Signature] 1/14/94
 John B. Mildenberg, P.L.S. 10718 Date
 Winchester Homes, Inc.
[Signature] 1/17/94
 Donald Knutson, Vice President Date

**PHASE TWO
 Ashleigh Knolls**

Lots 17 through 23
 (Resubdivision of Non-Buildable Bulk Parcel A, Phase One)
 Lots 24 through 49 and 51
 (Resubdivision of Non-Buildable Bulk Parcel B, Phase One)
 Lots 50 and 52 through 58
 (Resubdivision of Non-Buildable Bulk Parcel C, Phase One)
 Lots 59 through 64
 (Resubdivision of Non-Buildable Bulk Parcel D, Phase One)
 Lots 65 through 67
 (Resubdivision of Non-Buildable Bulk Parcel E, F, G & H)
 Preservation Parcels B & C

Election District No. 5 Howard County, Maryland
 Tax Map 40 Parcel 174 & Tax Map 41 Parcel 137
 Scale: 1" = 100'
 January 1994

MILDENBERG, MOCHI & ASSOCIATES, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 3300 North Ridge Road, Suite 235, Ellicott City, Maryland 21043-3350
 (410) 461-0078 B.C. Metro: (301) 621-5768 Fax: (410) 750-6340

Current Zoning: RR
 Sketch Plan: S-88-80
 Prelim. Plan: P-89-25
 Prelim. Equip. Sketch: SP-93-04
 Waiver: WP-93-68
 Final: (Phase 1) F-93-116

MINIMUM LOT SIZE TABULATION

LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
Lot 20	41,769.92 sq.ft.	6,000.00 sq.ft.	35,769.92 sq.ft.	0	0	35,769.92 sq.ft.
Lot 21	52,260.30 sq.ft.	6,000.00 sq.ft.	46,260.30 sq.ft.	0	0	46,260.30 sq.ft.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	825.00'	60.46'	30.24'	60.45'	S 81°59'50" E	471°57'
2	775.00'	47.63'	23.82'	47.62'	S 81°39'30" E	03°31'17"

RECORDED AS PLAT NUMBER 11538
 DATED 12-21-94
 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND

LEGEND

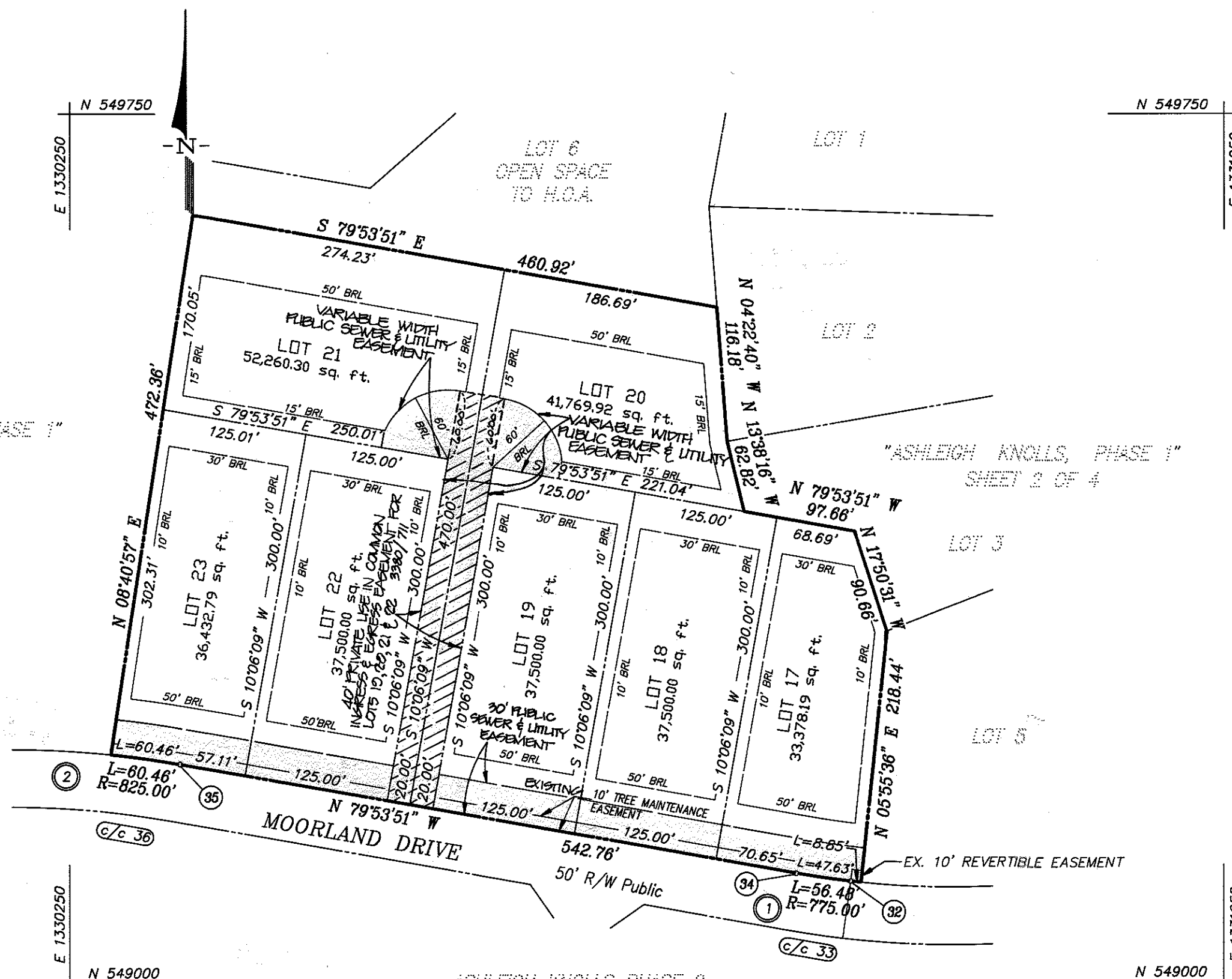
- 99 COORDINATE POINT #
- C/C 99 CURVE CENTER POINT #
- 99 CURVE #

OWNER/DEVELOPER

WINCHESTER HOMES, INC.
 6305 Ivy Lane, Suite 700
 Greenbelt, Maryland 20770
 (301) 474-4411
 Attn: Mr. Ralph Bice, III

ENGINEER / SURVEYOR

MILDENBERG, MOCHI & ASSOCIATES, INC.
 3300 North Ridge Road, Suite 235
 Ellicott City, Maryland 21043
 (410) 461-0078
 Attn: Mr. Robert M. Mochi, P.E.



LOT TABULATION FOR THIS SHEET

TOTAL No. OF LOTS AND/OR PARCELS - 7
 Buildable - 7
 Open Space - 0
 Preservation Parcel - 0
 Non-Buildable Bulk Parcel - 0
 TOTAL AREA OF LOTS AND/OR PARCELS - 6.3439 Ac.
 Buildable - 6.3439 Ac.
 Open Space - 0 Ac.
 Preservation Parcel - 0 Ac.
 Non-Buildable Bulk Parcel - 0 Ac.
 Total Area of 100 Year Floodplain - 0 Ac.
 TOTAL AREA OF ROAD RIGHT-OF-WAY - 0 Ac.

TOTAL GROSS AREA OF SUBDIVISION - 6.3439 Ac.

UTILITY ALLOCATION NOTE:
 THIS SUBDIVISION IS SUBJECT TO SECTION 12.12 OF THE HOWARD COUNTY CODE. PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 11/4/94 ON WHICH DATE DEVELOPERS AGREEMENT 60-3357 WAS FILED AND ACCEPTED.

SEWER NOTE:
 PLANS FOR PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

[Signature]
 DEVELOPERS SIGNATURE 1/19/94
 DATE

The requirements of § 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.

[Signature] John B. Mildenberg, R.L.S. 10718
 John B. Mildenberg, Inc.
 DATE JAN 14 1994

[Signature]
 Ronald Knutson, Vice President
 DATE 1/17/94

APPROVED: FOR PRIVATE WATER SYSTEMS AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWER FOR HOWARD COUNTY

[Signature] 12-8-94
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 12/10/94
 DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS, PUBLIC SEWER, AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

[Signature] 12/12/94
 DIRECTOR DATE

Surveyor's Certificate

I hereby certify that the final plat shown hereon is correct; that it is a resubdivision of Non-Buildable Bulk Parcel A, of "Ashleigh Knolls, Phase One", as indicated on Plats 11112 through 11122 as recorded on February 7, 1994 among the Land Records of Howard County, Maryland, being also part of the lands conveyed by deed dated December 29, 1992 from Berwin Joint Venture, a Maryland General Partnership, to Winchester Homes, Inc., a Delaware Corporation, and recorded among the aforementioned Land Records in Liber 2737 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, as amended.



JAN 14 1994
 Date John B. Mildenberg, R.L.S. 10718

Owner's Dedication

I, Donald Knutson, Vice President of Winchester Homes, Inc., a Delaware Corporation, owner 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:

- 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;
- 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
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

Witness my hands this 17 day of January, 1994
 (SEAL) WINCHESTER HOMES, INC.

[Signature]
 Attest: Ronald Knutson, Vice President

PHASE TWO
 Ashleigh Knolls

Lots 17 through 23
 (Resubdivision of Non-Buildable Bulk Parcel A, Phase One)
 Lots 24 through 49 and 51
 (Resubdivision of Non-Buildable Bulk Parcel B, Phase One)
 Lots 50 through 58
 (Resubdivision of Non-Buildable Bulk Parcel C, Phase One)
 Lots 59 through 64
 (Resubdivision of Non-Buildable Bulk Parcel D, Phase One)
 Lots 65 through 67
 (Resubdivision of Non-Buildable Bulk Parcel E, F, G & H)
 Non-Buildable Bulk Parcels E, F, G & H
 Preservation Parcels B & C

Election District No. 5 Howard County, Maryland
 Tax Map 40 Parcel 174 & Tax Map 41 Parcel 137
 Scale: 1" = 100' January 1994

MILDENBERG, MOCHI & ASSOCIATES, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 3300 North Ridge Road, Suite 235, Ellicott City, Maryland 21043-3350
 (410) 461-0078 D.C. Metro: (301) 621-5768 Fax: (410) 750-6340

Current Zoning: RR
 Sketch Plan: S-88-80
 Prelim. Plan: P-89-25
 Prelim. Equiv. Sketch: SP-93-04
 Waiver: WP-93-68
 Final: (Phase 1) F-93-116

F94.78

MINIMUM LOT SIZE TABULATION

LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
Lot 54	38,798.43 sq.ft.	3,882.35 sq.ft.	34,916.08 sq.ft.	0	0	34,916.08 sq.ft.
Lot 55	43,484.39 sq.ft.	7,153.11 sq.ft.	36,331.28 sq.ft.	0	0	36,331.28 sq.ft.

RECORDED AS PLAT NUMBER **11539**
 DATED **12-21-94**
 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND

LEGEND

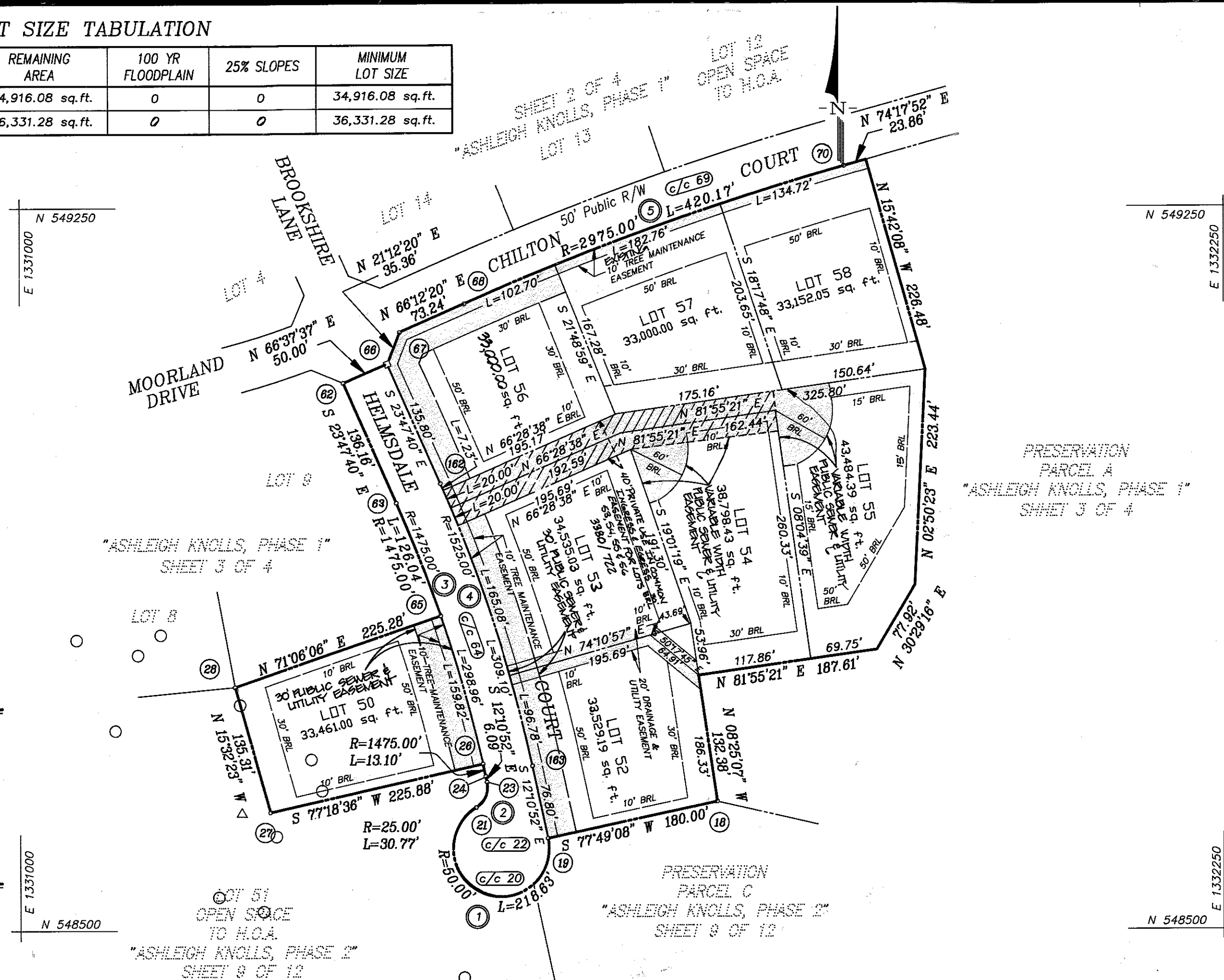
- Ⓢ COORDINATE POINT #
- Ⓒ/Ⓒ 99 CURVE CENTER POINT #
- Ⓢ CURVE #
- △ SOIL PERCOLATION TEST LOCATION
- FAILED SOIL PERCOLATION TEST

OWNER/DEVELOPER

WINCHESTER HOMES, INC.
 6305 Ivy Lane, Suite 700
 Greenbelt, Maryland 20878
 (301) 474-4411
 Attn: Mr. Ralph Bice, III

ENGINEER / SURVEYOR

MILDENBERG, MOCHI & ASSOCIATES, INC.
 3300 North Ridge Road, Suite 235
 Ellicott City, Maryland 21043
 (410) 461-0078
 Attn: Mr. Robert M. Mochi, P.E.



PRESERVATION PARCEL A
 "ASHLEIGH KNOLLS, PHASE 1"
 SHEET 3 OF 4

PRESERVATION PARCEL C
 "ASHLEIGH KNOLLS, PHASE 2"
 SHEET 9 OF 12

LOT TABULATION FOR THIS SHEET

TOTAL No. OF LOTS AND/OR PARCELS - 8
 Buildable - 8
 Open Space - 0
 Preservation Parcel - 0
 Non-Buildable Bulk Parcel - 0
 TOTAL AREA OF LOTS AND/OR PARCELS - 6.4959 Ac.
 Buildable - 6.4959 Ac.
 Open Space - 0 Ac.
 Preservation Parcel - 0 Ac.
 Non-Buildable Bulk Parcel - 0 Ac.
 Total Area of 100 Year Floodplain - 0 Ac.
 TOTAL AREA OF ROAD RIGHT-OF-WAY - 0.7301 Ac.
 TOTAL GROSS AREA OF SUBDIVISION - 7.2260 Ac.

UTILITY ALLOCATION NOTE:
 THIS SUBDIVISION IS SUBJECT TO SECTION 102.12 OF THE HOWARD COUNTY CODE. PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 11/4/94 ON WHICH DATE DEVELOPERS AGREEMENT 90-3357 WAS FILED AND ACCEPTED.

SEWER NOTE:
 PLANS FOR PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

DEVELOPERS SIGNATURE: *[Signature]* DATE: 1/12/94

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	50.00'	95.53'	70.71'	81.65'	N 66°55'01" W	109°28'16"
2	25.00'	30.77'	17.68'	28.67'	N 23°04'59" E	70°31'44"
3	1475.00'	298.96'	150.00'	298.45'	N 17°59'16" W	11°36'47"
4	1525.00'	9272.76'	155.08'	308.57'	S 17°59'16" E	348°23'13"
5	2975.00'	18272.30'	210.44'	419.83'	N 70°15'06" E	351°54'28"

The requirements of § 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.

John B. Mildenberg, R.L.S. 10718
 Winchester Homes, Inc.
 Date: JAN 14, 1994
 Donald Knutson, Vice President
 Date: 1/17/94

PHASE TWO
 Ashleigh Knolls

Lots 17 through 23
 (Resubdivision of Non-Buildable Bulk Parcel A, Phase One)
 Lots 24 through 49 and 51
 (Resubdivision of Non-Buildable Bulk Parcel B, Phase One)
 Lots 50 and 52 through 58
 (Resubdivision of Non-Buildable Bulk Parcel C, Phase One)
 Lots 59 through 64
 (Resubdivision of Non-Buildable Bulk Parcel D, Phase One)
 Lots 65 through 67
 (Resubdivision of Non-Buildable Bulk Parcel E, F, G & H)
 Non-Buildable Bulk Parcels E, F, G & H
 Preservation Parcels B & C

Election District No. 5 Howard County, Maryland
 Tax Map 40 Parcel 174 & Tax Map 41 Parcel 137
 Scale: 1" = 100'
 January 1994

MILDENBERG, MOCHI & ASSOCIATES, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 3300 North Ridge Road, Suite 235, Ellicott City, Maryland 21043-3350
 (410) 461-0078 D.C. Metro: (301) 621-5768 Fax: (410) 750-6340
 Current Zoning: RR
 Sketch Plan: S-88-80
 Prelim. Plan: P-89-25
 Prelim. Equiv. Sketch: SP-93-04
 Waiver: WP-93-04
 Final: (Phase 1) F-93-116

APPROVED: FOR PRIVATE WATER SYSTEMS AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWER FOR HOWARD COUNTY
 County Health Officer: *[Signature]* DATE: 12-8-94

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* DATE: 12/14/94

APPROVED: FOR STORM DRAINAGE SYSTEMS, PUBLIC SEWER, AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Director: *[Signature]* DATE: 12/14/94

Surveyor's Certificate

I hereby certify that the final plat shown hereon is correct; that it is a resubdivision of Non-Buildable Bulk Parcel B of "Ashleigh Knolls, Phase One", as indicated on Plats 11119 through 11122 as recorded on February 7, 1994 among the Land Records of Howard County, Maryland, being also part of the lands conveyed by deed dated December 29, 1992 from Berwin Joint Venture, a Maryland General Partnership, to Winchester Homes, Inc., a Delaware Corporation, and recorded among the aforementioned Land Records in Liber 2737 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, as amended.



Date: JAN 14, 1994
 John B. Mildenberg, R.L.S. 10718

Owner's Dedication

I, Donald Knutson, Vice President of Winchester Homes, Inc., a Delaware Corporation, owner 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:

- 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;
- 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 or floodplains, storm drainage facilities and open space where applicable; and
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

Witness my hands this 17 day of January, 1994
 (SEAL) WINCHESTER HOMES, INC.
 Attest: *[Signature]* Donald Knutson, Vice President

F94.78

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	825.00'	337.00'	170.88'	334.66'	S 73°10'38" W	23°24'15"
2	975.00'	553.05'	307.42'	586.38'	S 78°58'31" W	32°50'00"
3	326.64'	70.66'	35.47'	70.53'	N 22°19'38" W	12°23'43"
4	276.64'	53.93'	27.05'	53.84'	N 22°56'24" W	11°10'10"
5	50.00'	241.19'	44.72'	66.67'	S 61°28'31" W	27°22'46"
6	25.00'	21.03'	11.18'	20.41'	S 04°25'48" E	48°11'23"
7	25.00'	21.03'	11.18'	20.42'	N 52°36'35" W	48°12'35"
8	50.00'	241.19'	44.72'	66.67'	S 61°28'31" W	27°22'46"
9	25.00'	21.03'	11.18'	20.41'	S 04°25'48" E	48°11'23"
10	25.00'	21.03'	11.18'	20.41'	N 52°37'11" W	48°11'23"
11	980.00'	203.14'	101.94'	202.78'	S 66°25'00" W	11°52'36"

LEGEND

- 99 COORDINATE POINT #
- C/C 99 CURVE CENTER POINT #
- 99 CURVE #
- △ SOIL PERCOLATION TEST LOCATION
- FAILED SOIL PERCOLATION TEST

LINE	DIRECTION	DISTANCE
SB144	S 80°05'58" E	64.09'
SB145	S 62°49'35" E	52.90'
SB146	S 41°42'31" E	29.07'
SB147	N 42°52'00" W	23.20'
SB148	N 55°26'35" W	34.25'
SB149	R = 75.00' L=221.06'	
SB150	N 56°23'44" E	49.07'
SB151	N 90°00'00" W	50.11'
SB152	S 65°59'56" E	46.43'
SB153	N 52°25'52" W	61.83'
SB154	S 50°12'14" E	45.58'
SB155	S 41°42'31" E	14.23'
SB156	S 80°05'58" E	32.86'
WL367	S 77°36'08" E	31.47'
WL368	N 87°22'35" E	16.03'
WL369	S 61°13'41" E	20.50'
WL370	S 34°35'13" E	19.92'
WL371	S 53°44'20" E	41.27'
WL372	S 62°19'15" E	30.15'
WL373	S 58°56'42" E	41.80'
WL374	N 70°46'20" E	24.32'
WL375	S 37°26'03" W	13.80'
WL376	N 58°06'29" E	13.11'
WL377	N 56°16'24" W	8.45'
WL378	S 32°49'41" E	11.54'
WL379	N 37°56'32" E	7.59'
WL380	S 77°31'22" E	5.56'
WL381	N 44°42'49" W	10.58'
WL382	N 74°29'59" W	12.12'
WL383	N 21°04'01" E	25.18'
WL384	N 07°50'52" W	10.77'
WL385	N 43°05'32" E	13.65'
WL386	S 41°06'19" E	57.84'
WL387	S 00°26'05" E	16.12'
WL388	S 07°26'09" W	19.60'
WL389	S 38°29'20" E	20.73'
WL390	S 46°40'18" E	36.81'
WL391	S 52°17'59" E	23.77'
WL392	S 67°01'54" E	13.79'
WL393	S 78°56'27" E	46.72'

OWNER/DEVELOPER

WINCHESTER HOMES, INC.
6305 Ivy Lane, Suite 700
Greenbelt, Maryland 20770
(301) 474-4411
Attn: Mr. Ralph Bice, III

ENGINEER / SURVEYOR

MILDENBERG, MOCHI & ASSOCIATES, INC.
3300 North Ridge Road, Suite 235
Ellicott City, Maryland 21043
(410) 461-0078
Attn: Mr. Robert M. Mochi, P.E.

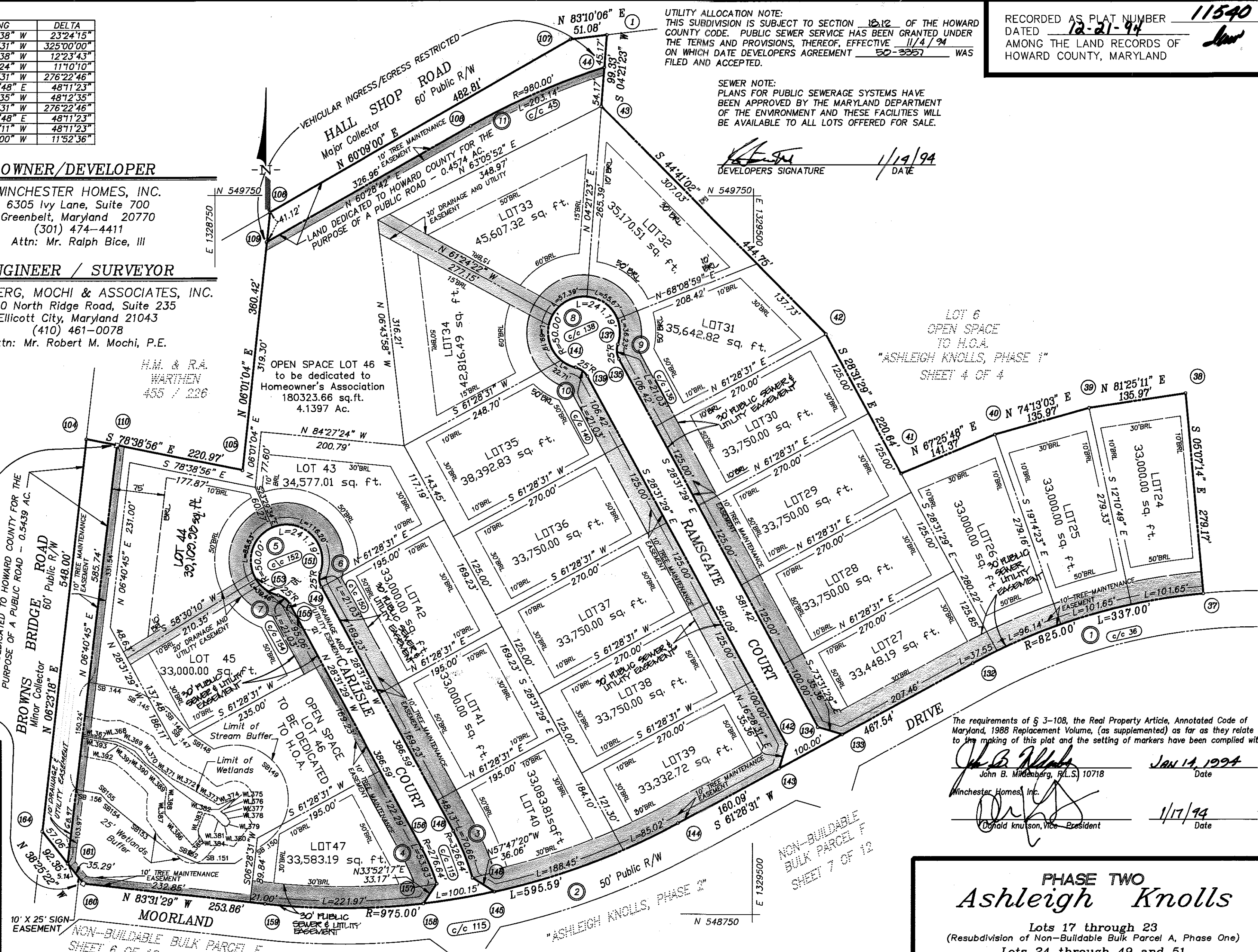
H.M. & R.A.
WARTHEN
455 / 226

UTILITY ALLOCATION NOTE:
THIS SUBDIVISION IS SUBJECT TO SECTION 12.12 OF THE HOWARD COUNTY CODE. PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 11/4/94 ON WHICH DATE DEVELOPERS AGREEMENT 50-3357 WAS FILED AND ACCEPTED.

SEWER NOTE:
PLANS FOR PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

DEVELOPERS SIGNATURE: *[Signature]* /1/19/94 DATE

RECORDED AS PLAT NUMBER 11540
DATED 12-21-94
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND



LOT TABULATION FOR THIS SHEET

TOTAL No. OF LOTS AND/OR PARCELS - 24
Buildable - 23
Open Space - 1
Preservation Parcel - 0
Non-Buildable Bulk Parcel - 0
TOTAL AREA OF LOTS AND/OR PARCELS - 22.6260 Ac.
Buildable - 18.4267 Ac.
Open Space - 4.1397 Ac.
Preservation Parcel - 0 Ac.
Non-Buildable Bulk Parcel - 0 Ac.
Total Area of 100 Year Floodplain - 0 Ac.
TOTAL AREA OF ROAD RIGHT-OF-WAY - 2.6516 Ac.
Hall Shop Road - 0.4574 Ac.
Browns Bridge Road - 0.5439 Ac.
Ramsgate Court - 0.9010 Ac.
Carlisle Court - 0.7493 Ac.
TOTAL GROSS AREA OF SUBDIVISION - 25.2776 Ac.

APPROVED: FOR PRIVATE WATER SYSTEMS AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWER FOR HOWARD COUNTY
[Signature] 12-8-94
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 1/14/94
DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS, PUBLIC SEWER AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 12/13/94
DIRECTOR DATE

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 deed dated December 29, 1992 from Berwin Joint Venture, a Maryland General Partnership, to Winchester Homes, Inc., a Delaware Corporation, and recorded among the Land Records of Howard County, Maryland in Liber 2737 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, as amended.

[Signature]
John B. Mildeberg, R.L.S. 10718
Date: Jan 14, 1994

Owner's Dedication

I, Donald Knutson, Vice President of Winchester Homes, Inc., a Delaware Corporation, owner 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:

- 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;
- 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
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

Witness my hands this 17 day of January, 1994
Attest: *[Signature]* (SEAL) DONALD KNUTSON, Vice President

The requirements of § 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.
[Signature] Jan 14, 1994
John B. Mildeberg, R.L.S. 10718 Date
Winchester Homes, Inc.
[Signature] 1/17/94
Donald Knutson, Vice President Date

PHASE TWO
Ashleigh Knolls
Lots 17 through 23 (Resubdivision of Non-Buildable Bulk Parcel A, Phase One)
Lots 24 through 49 and 51 (Resubdivision of Non-Buildable Bulk Parcel B, Phase One)
Lots 50 and 52 through 58 (Resubdivision of Non-Buildable Bulk Parcel C, Phase One)
Lots 59 through 64 (Resubdivision of Non-Buildable Bulk Parcel D, Phase One)
Lots 65 through 67 (Resubdivision of Non-Buildable Bulk Parcel E, F, G & H)
Non-Buildable Bulk Parcels E, F, G & H
Preservation Parcels B & C
Election District No. 5 Howard County, Maryland
Tax Map 40 Parcel 174 & Tax Map 41 Parcel 137
Scale: 1" = 100'
January 1994
MILDENBERG, MOCHI & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
3300 North Ridge Road, Suite 235, Ellicott City, Maryland 21043-3350
(410) 461-0078 D.C. Metro: (301) 621-5768 Fax: (410) 750-6340
Current Zoning: RR
Sketch Plan: S-88-80
Prelim. Plan: P-89-25
Prelim. Equip. Sketch: SP-93-04
Waiver: WP-93-68
Final: (Phase 1) F-93-116
89027.06 JLM SRP TJP SHEET 5 OF 12

F94.78

RECORDED AS PLAT NUMBER 11541
 DATED 12-21-94
 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	975.00'	434.71'	221.03'	431.12'	N 83°42'08" E	25°32'45"
2	1025.00'	236.30'	118.68'	235.78'	N 89°52'14" E	13°12'33"
3	1025.00'	120.66'	60.40'	120.59'	N 74°18'06" E	06°44'41"

LEGEND

- Ⓢ COORDINATE POINT #
- Ⓒ/Ⓒ 99 CURVE CENTER POINT #
- Ⓢ CURVE #
- △ SOIL PERCOLATION TEST LOCATION
- FAILED SOIL PERCOLATION TEST

OWNER/DEVELOPER

WINCHESTER HOMES, INC.
 6305 Ivy Lane, Suite 700
 Greenbelt, Maryland 20770
 (301) 474-4411
 Attn: Mr. Ralph Bice, III

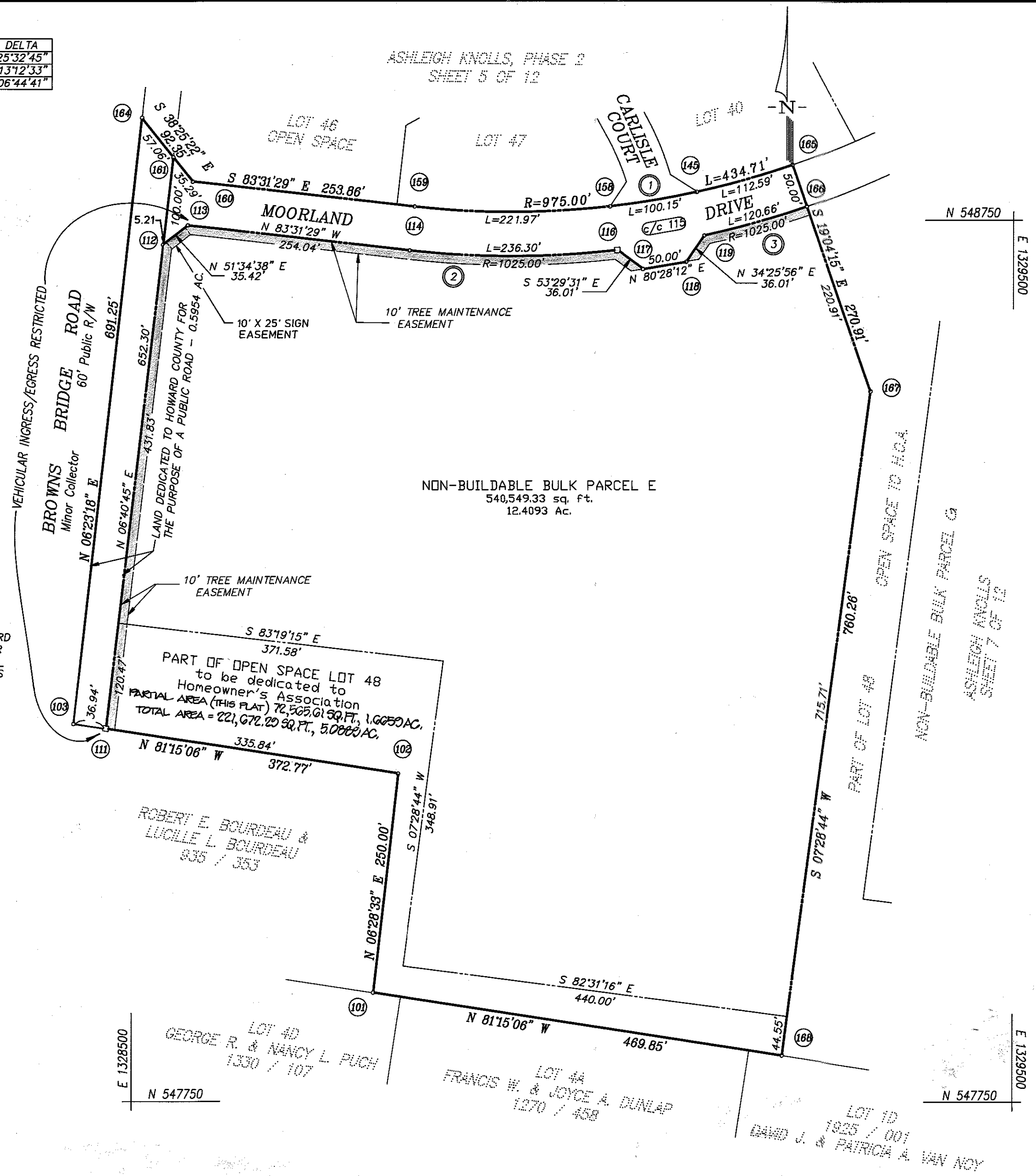
ENGINEER / SURVEYOR

MILDENBERG, MOCHI & ASSOCIATES, INC.
 3300 North Ridge Road, Suite 235
 Ellicott City, Maryland 21043
 (410) 461-0078
 Attn: Mr. Robert M. Mochi, P.E.

UTILITY ALLOCATION NOTE:
 THIS SUBDIVISION IS SUBJECT TO SECTION 10.12 OF THE HOWARD COUNTY CODE. PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 11/4/94 ON WHICH DATE DEVELOPERS AGREEMENT 50-3257 WAS FILED AND ACCEPTED.

SEWER NOTE:
 PLANS FOR PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

[Signature] 1/14/94
 DEVELOPERS SIGNATURE DATE



LOT TABULATION FOR THIS SHEET

TOTAL No. OF LOTS AND/OR PARCELS - 2
 Buildable - 0
 Open Space - 1
 Preservation Parcel - 0
 Non-Buildable Bulk Parcel - 1
 TOTAL AREA OF LOTS AND/OR PARCELS - 14.0752 Ac.
 Buildable - 0 Ac.
 Open Space - 1.6659 Ac.
 Preservation Parcel - 0 Ac.
 Non-Buildable Bulk Parcel - 12.4093 Ac.
 Total Area of 100 Year Floodplain - 0 Ac.
 TOTAL AREA OF ROAD RIGHT-OF-WAY - 1.4845 Ac.
 Browns Bridge Road - 0.5954 Ac.
 Moorland Drive - 0.8891 Ac.
 TOTAL GROSS AREA OF SUBDIVISION - 15.5597 Ac.

APPROVED: FOR PRIVATE WATER SYSTEMS AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWER FOR HOWARD COUNTY
[Signature] 12-8-94
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 12/16/94
 DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS, PUBLIC SEWER AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 12/16/94
 DIRECTOR DATE

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 deed dated December 29, 1992 from Berwin Joint Venture, a Maryland General Partnership, to Winchester Homes, Inc., a Delaware Corporation, and recorded among the Land Records of Howard County, Maryland in Liber 2737 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, as amended.
[Signature]
 John B. Mildeberg, R.L.S. 10718
 Date: JAN. 14, 1994

Owner's Dedication
 I, Donald Knutson, Vice President of Winchester Homes, Inc., a Delaware Corporation, owner 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 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 rights-of-way.
 Witness my hands this 17 day of January, 1994
 (SEAL)
[Signature]
 Donald Knutson, Vice President

The requirements of § 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.
[Signature] 1/17/94
 John B. Mildeberg, R.L.S. 10718 Date
 Winchester Homes, Inc.
[Signature] 1/17/94
 Donald Knutson, Vice President Date

PHASE TWO Ashleigh Knolls
 Lots 17 through 23
 (Resubdivision of Non-Buildable Bulk Parcel A, Phase One)
 Lots 24 through 49 and 51
 (Resubdivision of Non-Buildable Bulk Parcel B, Phase One)
 Lots 50 and 52 through 58
 (Resubdivision of Non-Buildable Bulk Parcel C, Phase One)
 Lots 59 through 64
 (Resubdivision of Non-Buildable Bulk Parcel D, Phase One)
 Lots 65 through 67
 (Resubdivision of Non-Buildable Bulk Parcel E, Phase One)
 Non-Buildable Bulk Parcels E, F, G & H
 Preservation Parcels B & C
 Election District No. 5 Howard County, Maryland
 Tax Map 40 Parcel 174 & Tax Map 41 Parcel 137
 Scale: 1" = 100'
 January 1994
 Current Zoning: RR
 Sketch Plan: S-88-80
 Prelim. Plan: P-89-25
 Prelim. Equip. Sketch: SP-93-04
 Waiver: WP-93-68
 Final: (Phase 1) F-93-116
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 89027.06 JLM SRP TJP SHEET 6 OF 12
 F94-78

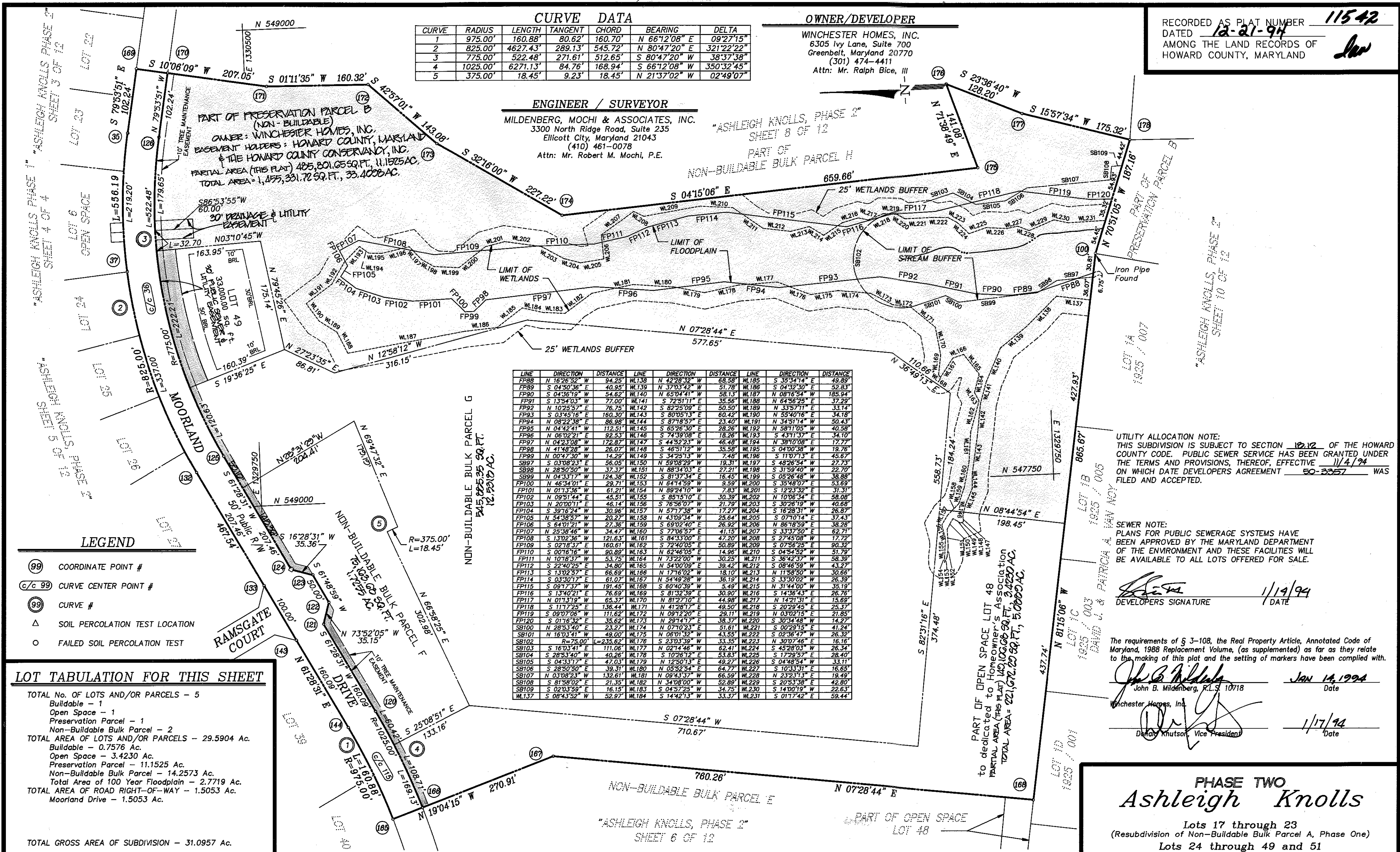
RECORDED AS PLAT NUMBER **11542**
 DATED **12-21-94**
 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	975.00'	160.88'	80.62'	160.70'	N 66°12'08" E	09°27'15"
2	825.00'	4627.43'	289.13'	545.72'	N 80°47'20" E	321°22'22"
3	775.00'	522.48'	271.61'	512.65'	S 80°47'20" W	38°37'38"
4	1025.00'	6271.13'	84.76'	168.94'	S 66°12'08" W	350°32'45"
5	375.00'	18.45'	9.23'	18.45'	N 21°37'02" W	02°49'07"

OWNER/DEVELOPER
 WINCHESTER HOMES, INC.
 6305 Ivy Lane, Suite 700
 Greenbelt, Maryland 20770
 (301) 474-4411
 Attn: Mr. Ralph Bice, III

ENGINEER / SURVEYOR
 MILDENBERG, MOCHI & ASSOCIATES, INC.
 3300 North Ridge Road, Suite 235
 Ellicott City, Maryland 21043
 (410) 461-0078
 Attn: Mr. Robert M. Mochi, P.E.



LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
FP88	N 16°26'52" W	94.25'	WL138	N 42°28'32" W	68.58'	WL185	S 35°34'14" E	48.89'
FP89	S 04°30'26" E	40.95'	WL139	N 37°03'42" W	51.78'	WL186	S 04°32'30" E	52.83'
FP90	S 04°36'19" W	54.63'	WL140	N 63°04'41" W	28.13'	WL187	N 08°18'54" W	186.94'
FP91	S 13°54'03" E	77.00'	WL141	S 72°51'11" E	35.56'	WL188	N 64°56'26" E	37.28'
FP92	N 10°25'57" E	76.75'	WL142	S 82°25'09" E	50.50'	WL189	N 33°57'11" E	33.14'
FP93	S 03°45'16" E	160.30'	WL143	S 80°05'13" E	60.42'	WL190	N 55°40'16" E	34.18'
FP94	N 08°22'36" E	86.98'	WL144	S 87°18'57" E	23.40'	WL191	N 34°51'14" W	50.43'
FP95	N 04°42'41" W	112.51'	WL145	S 63°26'30" E	28.26'	WL192	N 58°11'05" W	40.58'
FP96	N 06°02'21" E	92.53'	WL146	S 74°39'08" E	18.26'	WL193	S 43°11'37" E	34.10'
FP97	N 04°23'08" W	172.87'	WL147	S 44°52'23" W	46.48'	WL194	N 38°10'08" E	17.77'
FP98	N 41°48'28" W	26.07'	WL148	S 46°51'12" W	35.58'	WL195	S 04°00'38" W	18.76'
FP99	N 00°47'30" W	14.29'	WL149	S 34°25'13" W	7.48'	WL196	S 11°07'13" E	45.67'
SB97	S 03°02'33" E	55.05'	WL150	N 50°02'29" W	19.31'	WL197	S 48°26'54" W	27.73'
SB98	N 28°50'50" W	37.37'	WL151	N 88°34'03" E	27.21'	WL198	S 31°59'40" W	22.70'
SB99	N 04°33'17" W	124.38'	WL152	S 74°39'08" E	18.26'	WL199	S 05°26'48" W	38.88'
FP100	N 46°34'01" E	29.71'	WL153	N 64°14'59" W	9.59'	WL200	S 35°48'07" E	53.69'
FP101	N 07°13'36" W	61.21'	WL154	N 89°24'10" W	7.83'	WL201	S 12°23'32" E	31.31'
FP102	N 08°57'44" E	45.51'	WL155	S 85°51'04" E	30.39'	WL202	N 10°26'34" E	58.08'
FP103	N 20°01'11" E	46.14'	WL156	S 76°56'07" W	17.79'	WL203	S 30°26'19" W	10.66'
FP104	S 39°16'24" W	30.96'	WL157	N 57°17'38" W	17.27'	WL204	S 16°28'31" W	26.87'
FP105	N 54°38'57" W	20.27'	WL158	N 43°09'34" W	25.64'	WL205	S 07°10'14" E	37.43'
FP106	S 64°01'21" W	27.36'	WL159	S 69°02'40" E	26.92'	WL206	N 86°18'59" E	38.28'
FP107	N 25°38'46" W	34.47'	WL160	S 77°06'57" E	41.15'	WL207	S 33°37'50" E	62.77'
FP108	S 13°02'36" W	121.63'	WL161	S 84°33'00" E	47.07'	WL208	S 27°45'08" W	17.72'
FP109	S 02°18'37" E	160.61'	WL162	S 72°40'05" E	50.89'	WL209	S 07°36'25" E	90.32'
FP110	S 00°16'16" W	90.89'	WL163	N 62°46'05" E	14.96'	WL210	S 04°54'52" W	51.79'
FP111	N 10°18'37" W	53.75'	WL164	N 73°22'00" W	30.25'	WL211	S 36°42'37" W	58.39'
FP112	S 22°40'25" E	34.80'	WL165	N 34°00'09" E	39.42'	WL212	S 08°46'59" W	43.27'
FP113	S 13°02'36" W	121.63'	WL166	N 17°16'02" W	18.10'	WL213	N 11°58'50" W	30.66'
FP114	S 03°30'17" E	61.07'	WL167	N 54°48'28" W	36.19'	WL214	S 33°30'02" W	26.39'
FP115	S 09°17'37" W	191.45'	WL168	S 60°40'39" W	5.49'	WL215	N 31°44'00" W	35.19'
FP116	S 13°40'21" E	76.69'	WL169	S 81°32'39" E	30.90'	WL216	S 14°36'43" E	26.76'
FP117	N 07°13'36" W	61.21'	WL170	N 81°27'10" E	44.98'	WL217	N 14°21'31" E	15.68'
FP118	S 11°17'28" E	136.44'	WL171	N 41°28'17" E	49.50'	WL218	S 20°29'45" E	25.37'
FP119	S 09°07'08" W	110.62'	WL172	N 08°12'20" E	28.71'	WL219	N 03°02'15" E	21.85'
FP120	S 01°16'32" E	35.62'	WL173	N 29°14'17" E	38.37'	WL220	S 30°34'48" W	14.27'
SB100	N 28°53'40" E	23.27'	WL174	N 07°10'23" E	51.61'	WL221	S 00°28'15" E	41.24'
SB101	N 16°03'47" W	49.00'	WL175	N 06°01'32" W	43.55'	WL222	S 02°36'47" W	26.32'
SB102	S 6°27'00" E	235.62'	WL176	S 23°03'57" W	33.35'	WL223	N 30°27'46" E	16.16'
SB103	S 16°04'11" E	111.06'	WL177	N 02°42'28" W	62.81'	WL224	S 27°45'08" W	17.72'
SB104	S 28°53'40" W	40.26'	WL178	S 10°26'12" E	53.83'	WL225	S 17°29'57" E	28.40'
SB105	S 04°33'17" E	47.03'	WL179	N 12°50'13" E	49.27'	WL226	S 04°48'54" W	33.11'
SB106	S 28°50'50" E	39.31'	WL180	N 05°52'54" E	64.77'	WL227	S 10°33'31" E	16.65'
SB107	N 03°08'23" W	132.61'	WL181	N 08°43'57" W	66.59'	WL228	N 23°21'3" E	19.49'
SB108	S 81°58'02" E	21.35'	WL182	N 34°08'00" E	52.89'	WL229	S 20°53'38" E	42.80'
SB109	S 02°03'59" E	16.15'	WL183	S 04°57'25" W	34.75'	WL230	S 14°00'19" W	22.63'
WL137	S 08°43'52" W	52.97'	WL184	S 14°42'13" W	33.37'	WL231	S 01°17'42" E	59.44'

- LEGEND**
- 99 COORDINATE POINT #
 - C/C 99 CURVE CENTER POINT #
 - 99 CURVE #
 - △ SOIL PERCOLATION TEST LOCATION
 - FAILED SOIL PERCOLATION TEST

LOT TABULATION FOR THIS SHEET

TOTAL No. OF LOTS AND/OR PARCELS - 5
 Buildable - 1
 Open Space - 1
 Preservation Parcel - 1
 Non-Buildable Bulk Parcel - 2

TOTAL AREA OF LOTS AND/OR PARCELS - 29.5904 Ac.
 Buildable - 0.7576 Ac.
 Open Space - 3.4230 Ac.
 Preservation Parcel - 11.1525 Ac.
 Non-Buildable Bulk Parcel - 14.2573 Ac.

Total Area of 100 Year Floodplain - 2.7719 Ac.
 TOTAL AREA OF ROAD RIGHT-OF-WAY - 1.5053 Ac.
 Moorland Drive - 1.5053 Ac.

TOTAL GROSS AREA OF SUBDIVISION - 31.0957 Ac.

APPROVED: FOR PRIVATE WATER SYSTEMS AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWER FOR HOWARD COUNTY

Joyce M. Boyd M.P.E. S.S. 12-8-94
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Mark V. DeLughe 12/14/94
 DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS, PUBLIC SEWER, AND PUBLIC ROADS

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

James J. Shaw 12/13/94
 DIRECTOR DATE

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 deed dated December 29, 1992 from Berwin Joint Venture, a Maryland General Partnership, to Winchester Homes, Inc., a Delaware Corporation, and recorded among the Land Records of Howard County, Maryland in Liber 2737 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, as amended.

John B. Mildenberg
 JOHN B. MILDENBERG, F.L.S., 10718
 Date: JAN. 14, 1994

Owner's Dedication

I, Donald Knutson, Vice President of Winchester Homes, Inc., a Delaware Corporation, owner 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:

- 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;
- 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
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

Witness my hands this 17 day of January, 1994

Donald Knutson
 Donald Knutson, Vice President

UTILITY ALLOCATION NOTE:
 THIS SUBDIVISION IS SUBJECT TO SECTION 10.12 OF THE HOWARD COUNTY CODE. PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 1/14/94 ON WHICH DATE DEVELOPERS AGREEMENT 50-3357 WAS FILED AND ACCEPTED.

SEWER NOTE:
 PLANS FOR PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

David J. Knutson 1/19/94
 DEVELOPERS SIGNATURE DATE

John B. Mildenberg JAN 14, 1994
 John B. Mildenberg, F.L.S. 10718 Date

Donald Knutson 1/17/94
 Donald Knutson, Vice President DATE

PHASE TWO
Ashleigh Knolls

Lots 17 through 23
 (Resubdivision of Non-Buildable Bulk Parcel A, Phase One)

Lots 24 through 49 and 51
 (Resubdivision of Non-Buildable Bulk Parcel B, Phase One)

Lots 50 and 52 through 58
 (Resubdivision of Non-Buildable Bulk Parcel C, Phase One)

Lots 59 through 64
 (Resubdivision of Non-Buildable Bulk Parcel D, Phase One)

Lots 65 through 67
 (Resubdivision of Non-Buildable Bulk Parcel E, Phase One)

Non-Buildable Bulk Parcels E, F, G & H
 Preservation Parcels B & C

Election District No. 5 Howard County, Maryland
 Tax Map 40 Parcel 174 & Tax Map 41 Parcel 137
 Scale: 1" = 100' January 1994

MILDENBERG, MOCHI & ASSOCIATES, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 3300 North Ridge Road, Suite 235, Ellicott City, Maryland 21043-3350
 (410) 461-0078 D.C. Metro: (301) 621-5768 Fax: (410) 750-6340

Current Zoning: RR
 Sketch Plan: S-88-80
 Prelim. Plan: P-89-25
 Prelim. Equiv. Sketch: SP-93-04
 Waiver: WP-93-68
 Final: (Phase 1) F-93-116

89027.06 JLM SRP TJP SHEET 7 OF 12

LEGEND

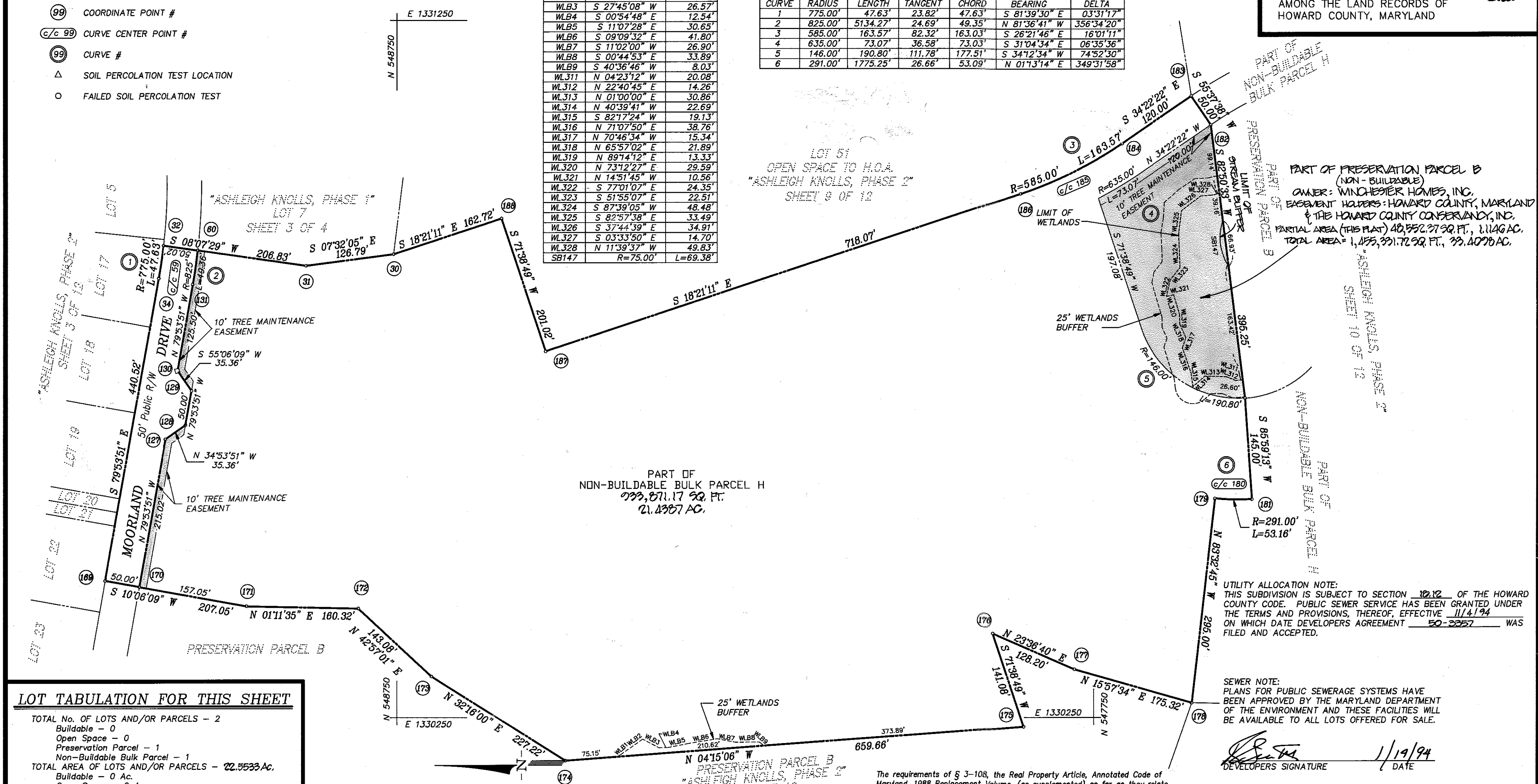
- (99) COORDINATE POINT #
- C/C 99 CURVE CENTER POINT #
- (99) CURVE #
- Δ SOIL PERCOLATION TEST LOCATION
- FAILED SOIL PERCOLATION TEST

LINE	DIRECTION	DISTANCE
WL1	S 32°44'22" E	4.45'
WL2	S 34°58'56" E	39.68'
WL3	S 27°45'08" W	26.57'
WL4	S 00°54'48" E	12.54'
WL5	S 11°07'28" E	30.65'
WL6	S 09°09'32" E	41.80'
WL7	S 11°02'00" W	26.90'
WL8	S 00°44'53" E	33.89'
WL9	S 40°36'46" W	8.03'
WL311	N 04°23'12" W	20.08'
WL312	N 22°40'45" E	14.26'
WL313	N 01°00'00" E	30.86'
WL314	N 40°39'41" W	22.69'
WL315	S 82°17'24" W	19.13'
WL316	N 71°07'50" E	38.76'
WL317	N 70°46'34" W	15.34'
WL318	N 65°57'02" E	21.89'
WL319	N 89°14'12" E	13.33'
WL320	N 73°12'27" E	29.59'
WL321	N 14°51'45" W	10.56'
WL322	S 77°01'07" E	24.35'
WL323	S 51°55'07" E	22.51'
WL324	S 87°39'05" W	48.48'
WL325	S 82°57'38" E	33.49'
WL326	S 37°44'39" E	34.91'
WL327	S 03°33'50" E	14.70'
WL328	N 11°39'37" W	49.83'
SB147	R=75.00' L=69.38'	

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	775.00'	47.63'	23.82'	47.63'	S 81°39'30" E	03°31'17"
2	825.00'	5134.27'	24.69'	49.35'	N 81°36'41" W	356°34'20"
3	585.00'	163.57'	82.32'	163.03'	S 26°21'46" E	16°01'11"
4	635.00'	73.07'	36.58'	73.03'	S 31°04'34" E	06°35'36"
5	146.00'	190.80'	111.78'	177.51'	S 34°12'34" W	74°52'30"
6	291.00'	1775.25'	26.66'	53.09'	N 01°13'14" E	349°31'58"

RECORDED AS PLAT NUMBER 11549
 DATED 12-21-94
 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND



LOT TABULATION FOR THIS SHEET

TOTAL No. OF LOTS AND/OR PARCELS - 2
 Buildable - 0
 Open Space - 0
 Preservation Parcel - 1
 Non-Buildable Bulk Parcel - 1
 TOTAL AREA OF LOTS AND/OR PARCELS - 22.5533 Ac.
 Buildable - 0 Ac.
 Open Space - 0 Ac.
 Preservation Parcel - 1.1146 Ac.
 Non-Buildable Bulk Parcel - 21.4387 Ac.
 Total Area of 100 Year Floodplain - 0 Ac.
 TOTAL AREA OF ROAD RIGHT-OF-WAY - 0.6044 Ac.
 Moorland Drive - 0.6044 Ac.
 TOTAL GROSS AREA OF SUBDIVISION - 23.1577 Ac.

ENGINEER / SURVEYOR
 MILDENBERG, MOCHI & ASSOCIATES, INC.
 3300 North Ridge Road, Suite 235
 Ellicott City, Maryland 21043
 (410) 461-0078
 Attn: Mr. Robert M. Mochi, P.E.

OWNER/DEVELOPER
 WINCHESTER HOMES, INC.
 6305 Ivy Lane, Suite 700
 Greenbelt, Maryland 20770
 (301) 474-4411
 Attn: Mr. Ralph Bice, III

The requirements of § 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.
 John B. Mildenberg, R.L.S. 10718
 Winchester Homes, Inc.
 1/17/94
 Date

DEVELOPERS SIGNATURE [Signature] 1/19/94
 DATE

APPROVED: FOR PRIVATE WATER SYSTEMS AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWER FOR HOWARD COUNTY
[Signature] 12-8-94
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 12/16/94
 DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS, PUBLIC SEWER, AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 12/13/94
 DIRECTOR DATE

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 deed dated December 29, 1992 from Berwin Joint Venture, a Maryland General Partnership, to Winchester Homes, Inc., a Delaware Corporation, and recorded among the Land Records of Howard County, Maryland in Liber 2737 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, as amended.
[Signature] 1/14, 1994
 John B. Mildenberg, R.L.S. 10718

Owner's Dedication
 I, Donald Knutson, vice President of Winchester Homes, Inc., a Delaware Corporation, owner 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 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 rights-of-way.
 Witness my hands this 17 day of January, 1994
 (SEAL) [Signature] WINCHESTER HOMES, INC.
 Attest: [Signature] Donald Knutson, Vice President

PHASE TWO
Ashleigh Knolls
 (Resubdivision of Non-Buildable Bulk Parcel A, Phase One)
 Lots 24 through 49 and 51
 (Resubdivision of Non-Buildable Bulk Parcel B, Phase One)
 Lots 50 and 52 through 58
 (Resubdivision of Non-Buildable Bulk Parcel C, Phase One)
 Lots 59 through 64
 (Resubdivision of Non-Buildable Bulk Parcel D, Phase One)
 Lots 65 through 67
 (Resubdivision of Non-Buildable Bulk Parcels E, F, G & H)
 Preservation Parcels B & C

Election District No. 5 Howard County, Maryland
 Tax Map 40 Parcel 174 & Tax Map 41 Parcel 137
 Scale: 1" = 100' January 1994

MILDENBERG, MOCHI & ASSOCIATES, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 3300 North Ridge Road, Suite 235, Ellicott City, Maryland 21043-3350
 (410) 461-0078 D.C. Metro: (301) 621-5768 Fax: (410) 750-6340

Current Zoning: RR
 Sketch Plan: S-88-80
 Prelim. Plan: P-89-25
 Prelim. Equiv. Sketch: SP-93-04
 Waiver: WP-93-68
 Final: (Phase 1) F-93-116

89027.06 JLM SRP TJP SHEET 8 OF 12

F94.78

LINE	DIRECTION	DISTANCE
FP9	N 28°52'51" W	25.17
FP10	N 04°44'55" W	129.98
FP11	N 03°30'08" W	162.52
FP12	N 2°01'35" W	101.36
FP13	N 06°51'18" W	85.24
FP14	N 04°20'27" E	60.26
FP15	N 12°45'27" W	71.34
FP16	N 23°23'50" W	82.22
FP17	N 08°10'35" W	51.30
FP18	S 10°29'47" W	29.29
FP19	N 30°17'24" E	39.80
FP20	N 28°06'17" W	18.73
FP43	S 07°28'33" W	12.15
FP44	N 18°14'22" E	48.91
FP45	S 32°47'33" W	55.26
FP46	S 10°55'50" W	45.50
FP47	N 14°31'25" W	36.64
FP48	S 37°27'08" E	28.22
FP49	N 62°10'20" W	49.63
FP50	S 00°00'36" E	28.13
FP51	S 09°52'28" E	48.55
FP52	S 05°22'47" W	90.34
FP53	S 06°38'19" E	104.80
FP54	S 02°33'42" E	64.46
FP55	S 08°13'58" E	143.61
FP56	S 07°28'09" W	29.26
SB18	N 17°50'49" W	64.79
SB19	N 17°55'10" E	53.86
SB20	S 39°27'24" E	74.97
SB21	N 18°08'47" E	57.37
SB22	N 04°18'31" W	46.85
SB23	S 42°28'47" E	35.36
SB24	S 11°41'12" E	73.48
SB25	N 34°38'09" E	20.80
SB26	S 64°19'57" E	23.91
SB27	S 81°31'06" E	82.10
SB28	S 07°12'36" W	77.47
SB29	N 18°44'17" W	46.49
SB30	N 25°00'05" W	91.46
SB31	N 50°56'59" W	110.31
SB32	N 10°12'49" W	83.55
SB33	R=75.00' L=31.90'	
SB33A	S 10°12'49" E	23.49
SB34	S 50°58'59" E	49.89
SB35	S 25°00'05" E	134.28
SB36	S 18°41'17" E	82.26
SB37	N 07°12'36" E	65.91
SB38	N 64°39'27" W	28.18
SB39	N 47°57'37" W	45.67
SB40	N 01°33'53" E	72.92
SB41	N 20°41'04" W	24.14
SB42	N 04°18'31" W	45.05
SB43	N 41°43'42" W	46.37
SB44	S 18°08'47" W	69.77
SB45	S 58°38'31" E	36.88
SB46	N 04°13'00" E	116.30
SB47	S 17°55'10" W	14.83
SB48	N 17°50'49" W	39.51
WL40	N 04°21'55" W	5.98
WL41	N 27°33'54" W	37.41
WL42	S 34°03'42" W	16.79
WL43	S 00°51'42" E	32.74
WL44	S 14°04'58" W	46.97
WL45	N 57°15'31" W	36.38
WL46	N 08°53'43" W	33.04
WL47	N 01°10'59" E	47.71
WL48	N 31°50'27" W	13.18
WL49	S 08°46'01" E	15.54
WL50	S 41°52'52" W	17.58
WL51	S 06°22'53" E	84.47
WL52	S 19°21'09" W	15.09
WL53	N 54°31'44" E	14.26
WL55	S 27°01'37" E	14.58
WL56	S 80°59'47" E	44.86
WL57	S 25°11'45" E	34.53
WL58	N 08°16'51" W	28.03
WL59	S 13°46'35" W	39.70
WL60	N 28°49'07" W	32.40
WL61	S 55°49'06" E	18.44
WL62	S 16°49'12" E	24.08
WL63	S 43°07'46" E	22.65
WL64	N 27°08'09" W	34.70
WL65	S 63°31'06" E	46.53
WL66	N 42°30'25" W	25.80
WL67	N 79°20'21" W	42.65
WL68	S 36°37'12" E	17.14
WL69	S 65°22'48" E	49.74
WL70	N 39°43'50" E	63.02
WL71	N 62°59'49" E	172.55
WL72	S 57°01'19" W	92.24
WL73	N 45°11'42" E	144.11
WL74	R=136.38' L=108.83	
WL75	N 11°39'46" W	167.99
WL76	S 08°39'09" E	113.34
WL77	N 00°49'22" E	76.63
WL78	N 05°54'42" W	10.11

LEGEND

- ⊙ COORDINATE POINT #
- ⊙(C/C) CURVE CENTER POINT #
- ⊙ CURVE #
- △ SOIL PERCOLATION TEST LOCATION
- FAILED SOIL PERCOLATION TEST

LOT TABULATION FOR THIS SHEET

TOTAL No. OF LOTS AND/OR PARCELS - 2

- Buildable - 0
- Open Space - 1
- Preservation Parcel - 1
- Non-Buildable Bulk Parcel - 0

TOTAL AREA OF LOTS AND/OR PARCELS - 31.8390 Ac.

- Buildable - 0 Ac.
- Open Space - 19.9526 Ac.
- Preservation Parcel - 11.8864 Ac.
- Non-Buildable Bulk Parcel - 0 Ac.

Total Area of 100 Year Floodplain - 1.8965 Ac.

TOTAL AREA OF ROAD RIGHT-OF-WAY - 0 Ac.

TOTAL GROSS AREA OF SUBDIVISION - 31.8390 Ac.

APPROVED: FOR PRIVATE WATER SYSTEMS, AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWER FOR HOWARD COUNTY

Joyce M. Boyd-Moore, F.S. 12-8-94
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Mark V. DeLoach 12/10/94
DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS, PUBLIC SEWER, AND PUBLIC ROADS

James J. DeLoach 12/13/94
DIRECTOR DATE

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 deed dated December 29, 1992 from Berwin Joint Venture, a Maryland General Partnership, to Winchester Homes, Inc., a Delaware Corporation, and recorded among the Land Records of Howard County, Maryland in Liber 2737 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, as amended.

John B. Miltenberg, R.L.S. 10718
Jan 14, 1994 Date

Owner's Dedication

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- (1) The right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services, 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 rights-of-way.

Witness my hands this 17 day of January, 1994

Donald Knutson WINCHESTER HOMES, INC.
Attest: (SEAL)

PHASE TWO
Ashleigh Knolls

(Resubdivision of Non-Buildable Bulk Parcel A, Phase One)

Lots 24 through 49 and 51
(Resubdivision of Non-Buildable Bulk Parcel B, Phase One)

Lots 59 through 64
(Resubdivision of Non-Buildable Bulk Parcel C, Phase One)

Lots 65 through 67
(Resubdivision of Non-Buildable Bulk Parcel D, Phase One)

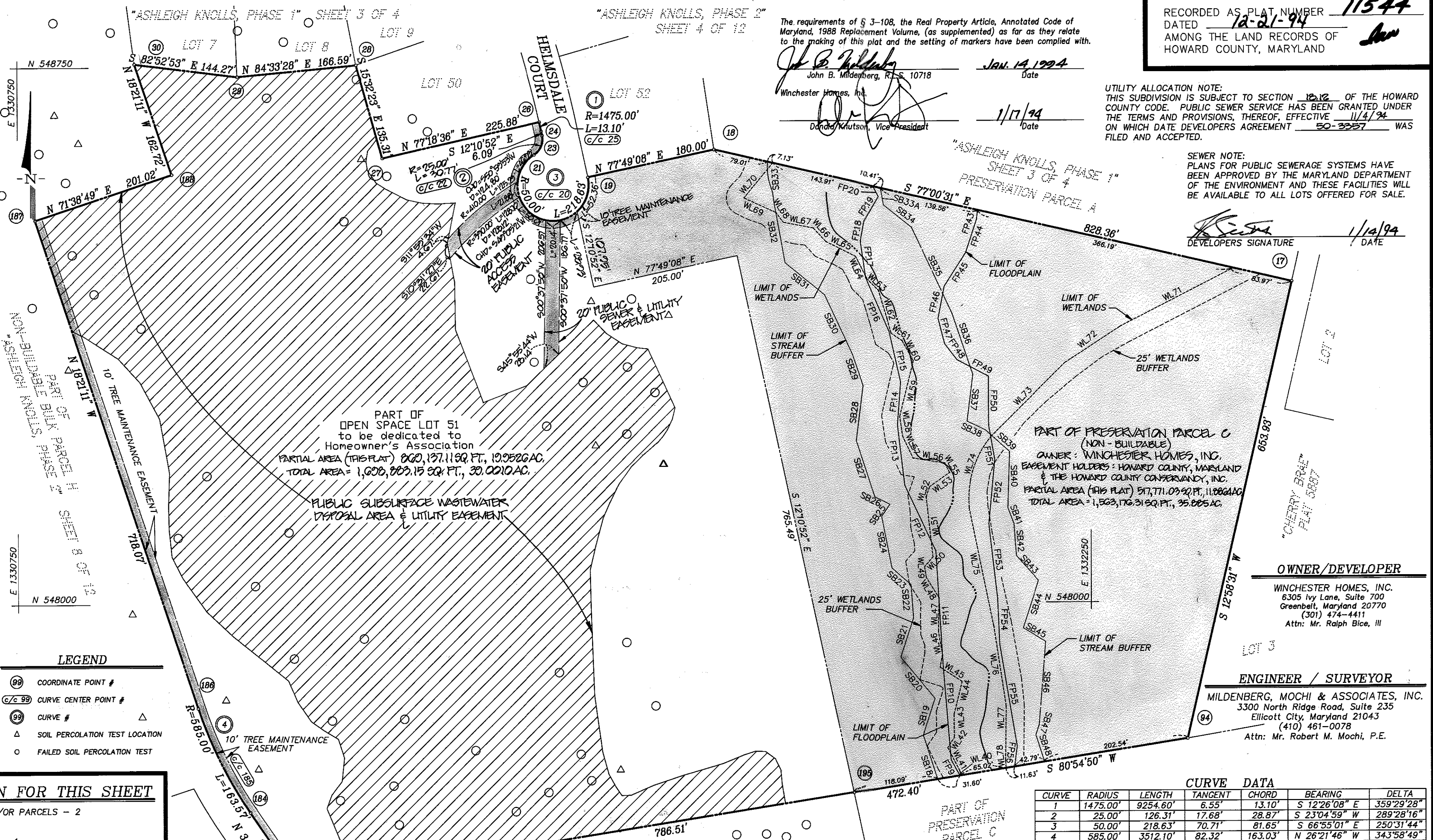
Non-Buildable Bulk Parcels E, F, G & H
Preservation Parcels B & C

Election District No. 5 Howard County, Maryland
Tax Map 40 Parcel 174 & Tax Map 41 Parcel 137
Scale: 1" = 100' January 1994

MILDENBERG MOCHI & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
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(410) 461-0078 D.C. Metro: (301) 621-5768 Fax: (410) 750-6340

Current Zoning: RR
Sketch Plan: S-88-80
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Prelim. Equiv. Sketch: SP-93-04
Waiver: WP-93-68
Final: (Phase 1) F-93-116

89027.06 JLM SRP TJP SHEET 9 OF 12



The requirements of § 3-108, the Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (as supplemented) as for as they relate to the making of this plat and the setting of markers have been complied with.

John B. Miltenberg, R.L.S. 10718
Winchester Homes, Inc.
Date: Jan 14, 1994

Donald Knutson, Vice President
Date: 1/17/94

RECORDED AS PLAT NUMBER **11544**
DATED **12-21-94**
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

UTILITY ALLOCATION NOTE:
THIS SUBDIVISION IS SUBJECT TO SECTION 12.12 OF THE HOWARD COUNTY CODE. PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 11/4/94 ON WHICH DATE DEVELOPERS AGREEMENT 50-3557 WAS FILED AND ACCEPTED.

SEWER NOTE:
PLANS FOR PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

John B. Miltenberg 1/14/94
DEVELOPERS SIGNATURE DATE

OWNER/DEVELOPER
WINCHESTER HOMES, INC.
6305 Ivy Lane, Suite 700
Greenbelt, Maryland 20770
(301) 474-4411
Attn: Mr. Ralph Bice, III

ENGINEER / SURVEYOR
MILDENBERG, MOCHI & ASSOCIATES, INC.
3300 North Ridge Road, Suite 235
Ellicott City, Maryland 21043
(410) 461-0078
Attn: Mr. Robert M. Mochi, P.E.

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	1475.00'	9254.60'	6.55'	13.10'	S 12°26'08" E	359°29'28"
2	25.00'	126.31'	17.68'	28.87'	S 23°04'59" W	289°28'16"
3	50.00'	218.63'	70.71'	81.65'	S 66°55'01" E	250°31'44"
4	585.00'	3512.10'	82.32'	163.03'	N 26°21'46" W	343°58'49"

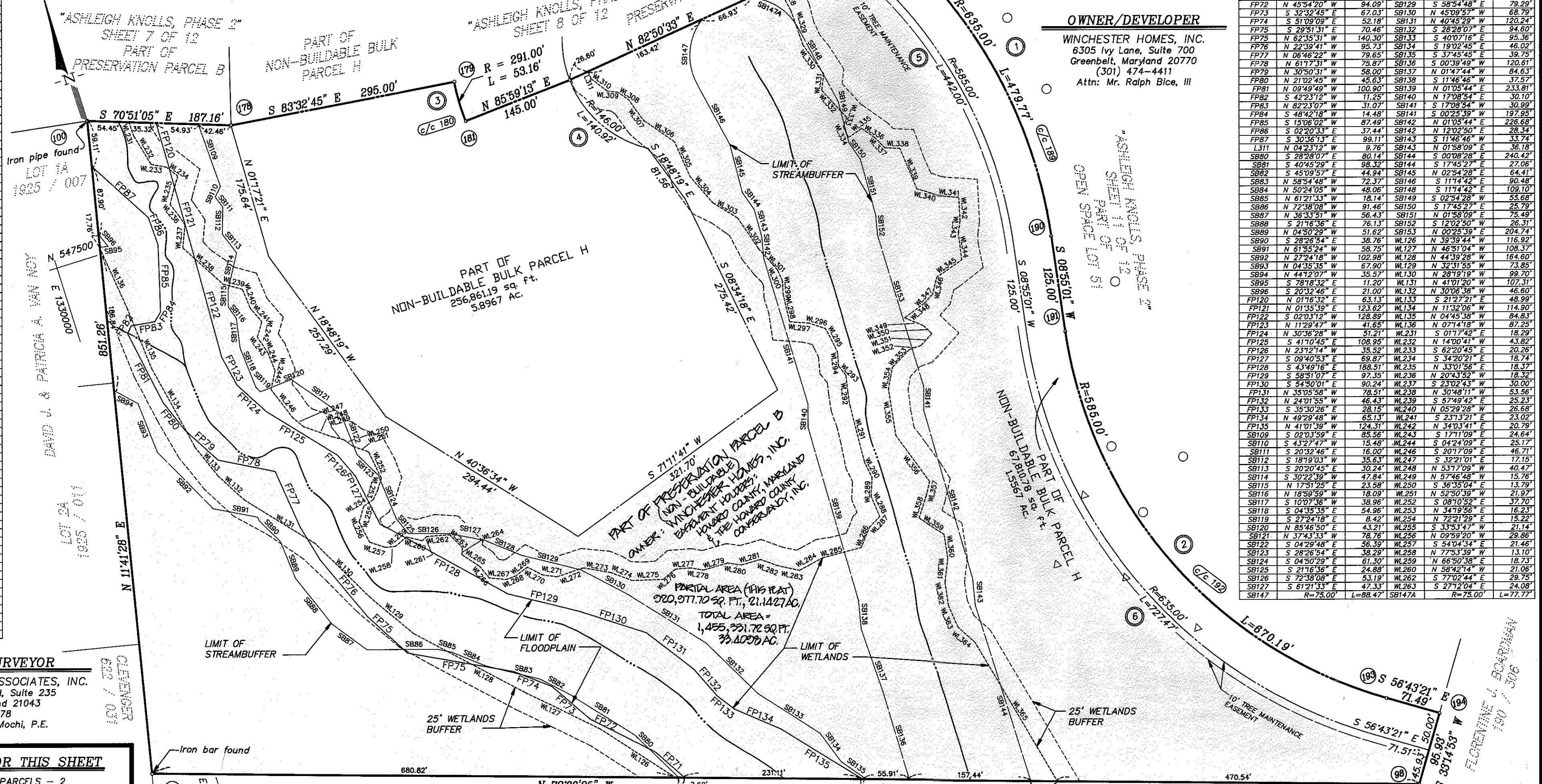
F94-78

RECORDED AS PLAT NUMBER **11545**
 DATED **12-21-94**
 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND

LINE	DIRECTION	DISTANCE
WL264	N 23°43'37" E	8.82'
WL265	S 39°23'18" E	22.47'
WL266	N 22°08'59" W	19.74'
WL267	S 67°02'10" E	22.34'
WL268	S 88°43'37" W	13.07'
WL269	S 70°10'56" W	18.90'
WL270	N 45°12'59" W	22.03'
WL271	N 62°36'32" W	18.60'
WL272	N 88°55'06" E	36.94'
WL273	N 82°30'42" W	35.69'
WL274	S 02°55'56" E	30.28'
WL275	N 74°34'45" W	40.59'
WL276	N 68°42'16" E	20.66'
WL277	N 77°04'15" W	19.83'
WL278	S 62°54'41" E	17.22'
WL279	S 88°46'32" E	32.84'
WL280	S 84°23'32" E	17.92'
WL281	N 88°27'44" W	25.82'
WL282	N 82°31'18" W	22.87'
WL283	S 80°26'25" E	28.80'
WL284	N 78°56'16" E	18.81'
WL285	S 87°15'30" E	51.56'
WL286	N 39°19'24" E	28.89'
WL287	N 88°42'16" E	18.36'
WL288	S 05°30'04" E	28.89'
WL289	N 20°19'30" E	24.40'
WL290	S 09°04'23" E	22.58'
WL291	N 02°30'12" E	74.75'
WL292	S 08°41'45" W	18.78'
WL293	S 21°31'18" W	45.15'
WL294	N 12°30'22" E	18.20'
WL295	S 08°30'58" E	17.41'
WL296	N 54°15'47" W	22.64'
WL297	S 68°27'26" E	26.49'
WL298	N 04°02'09" E	39.27'
WL299	N 14°41'08" E	17.86'
WL300	N 07°20'46" W	14.97'
WL301	N 24°30'15" W	37.45'
WL302	N 16°53'18" W	47.99'
WL303	N 41°20'07" W	37.67'
WL304	N 23°57'02" W	45.15'
WL305	N 06°35'13" W	49.75'
WL306	N 37°40'10" W	48.60'
WL307	N 18°37'20" W	33.73'
WL308	N 37°56'38" W	16.87'
WL309	N 65°00'48" W	14.38'
WL310	N 35°13'42" W	28.25'
WL311	N 11°39'37" W	37.49'
WL312	S 02°08'48" E	47.65'
WL313	S 18°29'13" E	46.27'
WL314	S 24°03'29" W	21.51'
WL315	S 24°58'24" E	7.53'
WL316	S 32°42'22" E	12.99'
WL317	N 08°45'45" W	15.17'
WL318	S 73°27'58" W	20.77'
WL319	N 37°26'18" W	21.04'
WL320	N 27°27'41" W	18.24'
WL321	N 70°28'00" W	29.71'
WL322	S 05°16'34" E	57.35'
WL323	N 86°16'58" W	29.40'
WL324	S 88°52'38" E	26.13'
WL325	S 14°26'11" W	30.55'
WL326	S 23°36'58" W	16.90'
WL327	S 09°51'40" W	15.12'
WL328	N 72°22'25" E	39.47'
WL329	N 31°28'48" E	23.50'
WL330	S 59°14'46" W	16.76'
WL331	S 70°37'27" W	31.73'
WL332	N 50°18'33" W	26.20'
WL333	S 29°41'34" E	15.09'
WL334	S 89°27'56" W	21.08'
WL335	S 87°47'10" W	15.91'
WL336	N 61°14'10" E	31.78'
WL337	N 27°33'13" E	28.40'
WL338	N 08°13'18" E	67.19'
WL339	N 18°52'17" W	73.78'
WL340	N 30°40'22" E	19.49'
WL341	N 34°56'39" E	29.96'
WL342	N 38°36'38" W	15.00'
WL343	S 08°34'57" W	30.94'
WL344	S 23°59'26" W	31.55'
WL345	N 08°32'21" E	30.69'
WL346	S 06°26'19" E	30.49'
WL347	S 30°53'54" E	29.57'
WL348	S 13°16'35" E	210.16'
WL349	S 29°43'34" W	24.82'

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	635.00'	479.77'	251.99'	468.44'	S 12°43'41" E	43°17'23"
2	585.00'	670.19'	377.29'	634.14'	S 23°54'10" E	65°38'22"
3	291.00'	53.16'	26.66'	53.09'	S 01°13'14" W	10°28'02"
4	146.00'	140.92'	76.50'	135.52'	S 31°39'54" E	55°18'14"
5	585.00'	442.00'	232.15'	431.56'	S 12°43'41" E	43°17'23"
6	635.00'	727.47'	409.54'	688.34'	S 23°54'10" E	65°38'22"

LEGEND
 (99) COORDINATE POINT #
 (C/C 99) CURVE CENTER POINT #
 (99) CURVE #
 Δ SOIL PERCOLATION TEST LOCATION
 ○ FAILED SOIL PERCOLATION TEST



OWNER/DEVELOPER
 WINCHESTER HOMES, INC.
 6305 Ivy Lane, Suite 700
 Greenbelt, Maryland 20770
 (301) 474-4411
 Attn: Mr. Ralph Bice, III

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
FP71	S 31°22'19" E	81.01'	SB128	S 50°24'05" E	51.28'
FP72	N 45°54'20" W	94.09'	SB129	S 58°54'48" E	79.29'
FP73	S 32°32'45" E	67.03'	SB130	N 45°09'57" W	68.79'
FP74	S 51°09'09" E	52.18'	SB131	N 40°45'29" W	120.24'
FP75	S 29°31'31" E	70.46'	SB132	S 28°28'07" E	94.60'
FP76	N 62°07'16" W	140.30'	SB133	S 20°17'16" E	95.36'
FP76	N 22°39'41" W	95.73'	SB134	S 19°02'45" E	46.02'
FP77	N 06°46'22" W	79.65'	SB135	S 37°45'45" E	39.75'
FP78	N 61°17'31" W	75.87'	SB136	S 00°39'49" W	120.61'
FP79	N 30°50'31" W	58.00'	SB137	N 01°47'44" W	84.63'
FP80	N 21°02'45" W	45.63'	SB138	S 11°48'46" W	37.57'
FP81	N 09°49'48" W	100.90'	SB139	N 01°05'44" E	233.81'
FP82	S 42°23'12" W	11.25'	SB140	N 17°08'54" E	30.10'
FP83	N 82°23'07" W	31.07'	SB141	S 17°08'54" W	30.99'
FP84	S 48°42'18" W	14.48'	SB142	S 00°25'39" W	197.95'
FP85	S 15°08'02" W	87.49'	SB143	N 01°35'44" E	226.62'
FP86	S 02°20'31" E	37.44'	SB144	N 02°54'28" E	64.41'
FP87	S 30°38'13" E	99.11'	SB145	S 11°46'46" W	33.74'
LP11	N 04°23'12" W	9.76'	SB146	N 01°58'09" E	36.18'
SB80	S 28°28'07" E	80.14'	SB147	S 00°08'28" E	240.42'
SB81	S 40°45'29" E	98.32'	SB148	S 17°45'27" E	27.06'
SB82	S 45°09'57" E	44.94'	SB149	N 02°54'28" E	64.41'
SB83	N 58°54'48" W	72.37'	SB150	S 11°46'46" W	90.48'
SB84	N 50°24'05" W	48.06'	SB151	S 11°46'46" W	109.10'
SB85	N 61°21'33" W	18.14'	SB152	S 02°34'28" W	55.68'
SB86	N 72°38'08" W	91.46'	SB153	S 17°45'27" E	25.79'
SB87	N 36°33'51" W	56.43'	SB154	N 01°58'09" E	75.97'
SB88	S 21°36'26" E	76.13'	SB155	S 12°02'50" W	26.31'
SB89	N 04°50'29" W	51.62'	SB156	N 02°25'39" E	204.74'
SB90	S 28°26'54" E	38.76'	SB157	N 39°39'44" W	116.92'
SB91	N 61°55'24" W	58.75'	SB158	N 46°31'04" W	108.37'
SB92	N 27°24'18" W	102.98'	SB159	N 44°39'28" W	164.60'
SB93	N 04°35'33" W	67.90'	SB160	N 32°15'55" W	73.85'
SB94	N 44°12'07" W	35.57'	SB161	N 28°19'19" W	98.70'
SB95	S 78°18'32" E	11.20'	SB162	N 41°01'20" W	107.31'
SB96	S 20°32'46" E	21.00'	SB163	N 30°06'38" W	46.60'
FP120	N 01°16'32" E	63.13'	SB164	S 21°27'21" E	48.99'
FP121	N 01°35'39" E	123.62'	SB165	N 11°32'06" W	114.90'
FP122	S 02°03'12" W	128.89'	SB166	N 04°45'38" W	84.83'
FP123	N 11°29'47" W	41.65'	SB167	N 07°14'18" W	82.25'
FP124	N 30°36'28" W	51.21'	SB168	S 01°17'42" E	18.29'
FP125	S 41°10'45" E	108.95'	SB169	N 14°00'41" W	43.82'
FP126	N 23°12'44" W	35.52'	SB170	S 62°20'45" E	20.26'
FP127	S 08°40'53" E	69.87'	SB171	S 34°20'21" E	48.71'
FP128	S 43°49'16" E	188.51'	SB172	S 32°21'01" W	17.15'
FP129	S 58°51'07" E	97.35'	SB173	N 20°43'52" W	18.32'
FP130	S 54°30'01" E	90.24'	SB174	S 23°02'43" W	30.00'
FP131	N 38°05'58" W	78.51'	SB175	N 30°48'11" W	53.56'
FP132	N 24°01'55" W	46.43'	SB176	S 87°49'42" E	25.23'
FP133	S 35°30'26" E	28.15'	SB177	N 05°29'28" W	26.68'
FP134	N 49°29'48" W	65.13'	SB178	S 23°13'21" E	23.02'
FP135	N 41°01'39" W	124.31'	SB179	N 34°03'41" E	20.79'
SB109	S 02°03'59" E	85.56'	SB180	S 17°11'09" E	24.64'
SB110	S 43°27'47" W	15.48'	SB181	S 04°24'09" E	25.17'
SB111	S 20°32'46" E	16.00'	SB182	S 20°17'09" E	46.71'
SB112	S 18°10'31" W	35.63'	SB183	S 12°21'01" W	17.15'
SB113	S 20°20'45" E	30.24'	SB184	N 53°17'09" W	40.47'
SB114	S 30°22'39" W	47.84'	SB185	N 57°46'48" W	15.76'
SB115	N 17°31'25" E	23.58'	SB186	S 36°35'04" E	13.79'
SB116	N 18°59'59" W	18.09'	SB187	N 52°30'39" W	21.97'
SB117	S 10°13'36" E	38.96'	SB188	S 08°10'52" E	34.70'
SB118	N 04°35'33" E	54.96'	SB189	N 34°19'56" E	16.23'
SB119	S 27°24'18" E	8.42'	SB190	N 72°21'29" E	15.22'
SB120	N 85°46'50" E	43.21'	SB191	S 33°53'47" W	21.14'
SB121	N 37°43'33" W	78.76'	SB192	N 09°59'20" W	29.86'
SB122	S 04°29'48" E	56.39'	SB193	S 54°04'34" E	21.40'
SB123	S 28°28'07" E	38.29'	SB194	N 73°33'59" W	13.10'
SB124	N 04°50'29" E	61.30'	SB195	N 66°50'38" E	18.73'
SB125	S 21°16'36" E	24.88'	SB196	N 58°42'14" W	21.06'
SB126	S 72°38'08" W	53.19'	SB197	S 77°02'44" E	29.78'
SB127	S 61°21'33" E	47.33'	SB198	S 27°12'04" E	24.08'
SB147	R=75.00'	L=88.47'	SB147A	R=75.00'	L=77.77'

ENGINEER / SURVEYOR
 MILDENBERG, MOCHI & ASSOCIATES, INC.
 3300 North Ridge Road, Suite 235
 Ellicott City, Maryland 21043
 (410) 461-0078
 Attn: Mr. Robert M. Mochi, P.E.

LOT TABULATION FOR THIS SHEET
 TOTAL No. of LOTS AND/OR PARCELS - 2
 Buildable - 0
 Open Space - 0
 Preservation Parcel - 1
 Non-Buildable Bulk Parcel - 1
 TOTAL AREA OF LOTS AND/OR PARCELS - 20,500 AC.
 Buildable - 0 Ac.
 Open Space - 0 Ac.
 Preservation Parcel - 21,142 Ac.
 Non-Buildable Bulk Parcel - 7,453 Ac.
 Total Area of 100 Year Floodplain - 2,815.3 Ac.
 TOTAL AREA OF ROAD RIGHT-OF-WAY - 0 Ac.
 TOTAL GROSS AREA OF SUBDIVISION - 28,596.1 Ac.

UTILITY ALLOCATION NOTE:
 THIS SUBDIVISION IS SUBJECT TO SECTION 12.12 OF THE HOWARD COUNTY CODE. PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 11/4/94 ON WHICH DATE DEVELOPERS AGREEMENT 50-3357 WAS FILED AND ACCEPTED.

SEWER NOTE:
 PLANS FOR PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

DEVELOPERS SIGNATURE: *John B. Mildenberg* DATE: 1/19/94

The requirements of § 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.

John B. Mildenberg, R.L.S. 10718
 John B. Mildenberg, Inc.
 DATE: 1/14/94

Donald Knutson, Vice President
 DATE: 1/17/94

APPROVED: FOR PRIVATE WATER SYSTEMS, AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWER FOR HOWARD COUNTY
 Joya M. Reed per F.S. 12-8-94
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Mark J. A. Taylor 12/11/94
 DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS, PUBLIC SEWER, AND PUBLIC ROADS
 James G. Lewis 12/13/94
 DIRECTOR DATE

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 deed dated December 29, 1992 from Berwin Joint Venture, a Maryland General Partnership, to Winchester Homes, Inc., a Delaware Corporation, and recorded among the Land Records of Howard County, Maryland in Liber 2737 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, as amended.

John B. Mildenberg, R.L.S. 10718
 DATE: JAN 14 1994

Owner's Dedication
 I, Donald Knutson, Vice President of Winchester Homes, Inc., a Delaware Corporation, owner 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:

- 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;
- 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
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

Witness my hands this 17 day of January, 1994
 (SEAL) WINCHESTER HOMES, INC.
 Attest: *Donald Knutson* Donald Knutson, Vice President

PHASE TWO
Ashleigh Knolls
 (Resubdivision of Non-Buildable Bulk Parcel A, Phase One)
 Lots 17 through 23
 (Resubdivision of Non-Buildable Bulk Parcel B, Phase One)
 Lots 24 through 49 and 51
 (Resubdivision of Non-Buildable Bulk Parcel C, Phase One)
 Lots 50 and 52 through 58
 (Resubdivision of Non-Buildable Bulk Parcel D, Phase One)
 Lots 59 through 64
 (Resubdivision of Non-Buildable Bulk Parcel E, F, G & H)
 Lots 65 through 67
 Non-Buildable Bulk Parcels E, F, G & H
 Preservation Parcels B & C

Election District No. 5 Howard County, Maryland
 Tax Map 40 Parcel 174 & Tax Map 41 Parcel 137
 Scale: 1" = 100' January 1994

MILDENBERG MOCHI & ASSOCIATES, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 3300 North Ridge Road, Suite 235, Ellicott City, Maryland 21043-3350
 (410) 461-0078 D.C. Metro: (301) 621-5768 Fax (410) 750-6340

Current Zoning: RR
 Sketch Plan: S-88-80
 Prelim. Plan: P-89-25
 Prelim. Equiv. Sketch: SP-93-04
 Waiver: WP-93-68
 Final: (Phase 1) F-93-116

89027.06 JLM SRP TJP SHEET 10 OF 12
 F 94-78

RECORDED AS PLAT NUMBER **11546**
 DATED **12-21-94**
 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	635.00'	479.77'	251.99'	468.44'	N 12°43'41" W	43°17'23"
2	585.00'	670.19'	377.29'	634.14'	N 23°54'10" W	65°38'22"

"ASHLEIGH KNOLLS", PHASE 2
 SHEET 12 OF 12

LEGEND

- (99) COORDINATE POINT #
- c/c 99 CURVE CENTER POINT #
- (99) CURVE #
- △ SOIL PERCOLATION TEST LOCATION
- FAILED SOIL PERCOLATION TEST

OWNER/DEVELOPER

WINCHESTER HOMES, INC.
 6305 Ivy Lane, Suite 700
 Greenbelt, Maryland 20770
 (301) 474-4411
 Attn: Mr. Ralph Bice, III

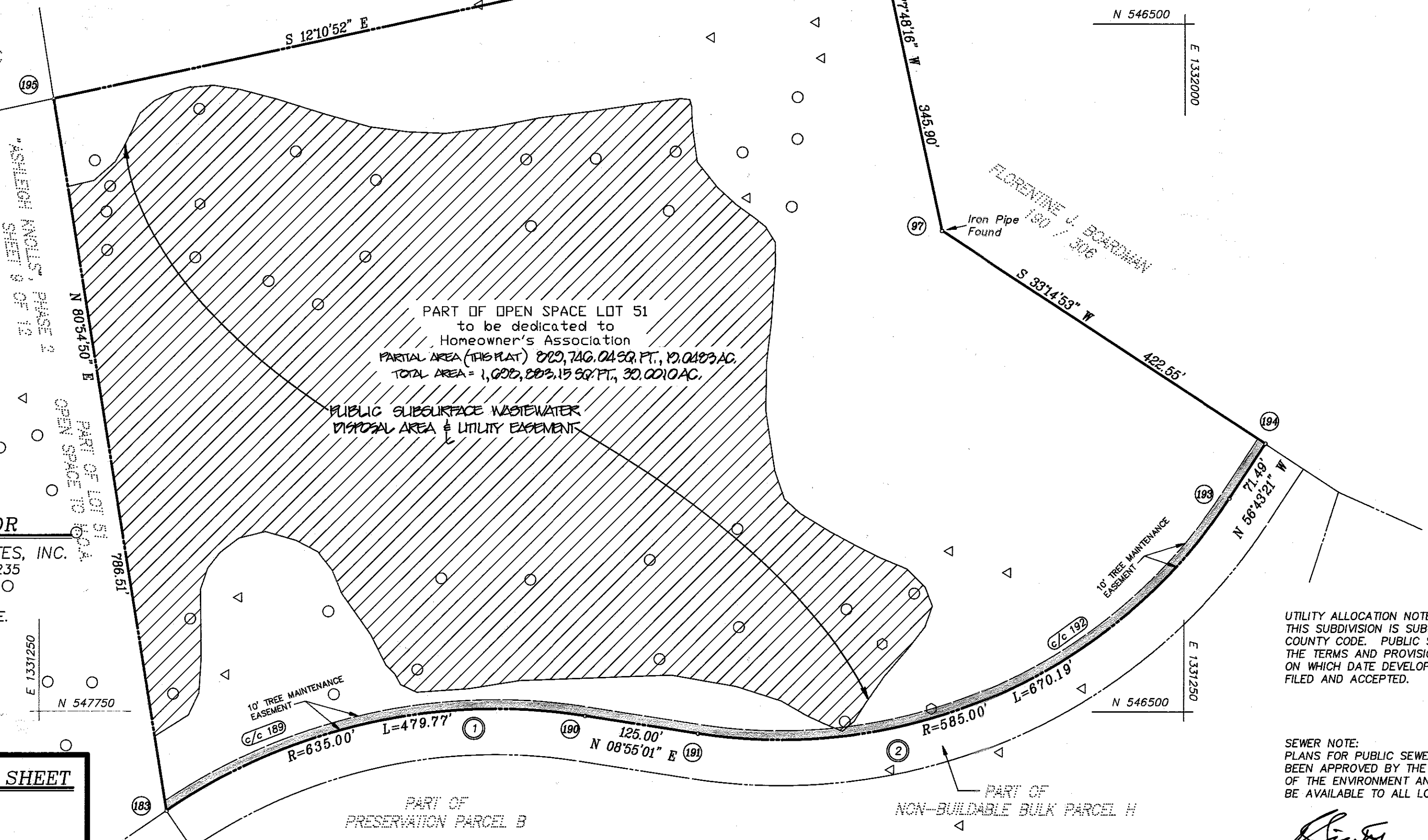
ENGINEER / SURVEYOR

MILDENBERG, MOCHI & ASSOCIATES, INC.
 3300 North Ridge Road, Suite 235
 Ellicott City, Maryland 21043
 (410) 461-0078
 Attn: Mr. Robert M. Mochi, P.E.

LOT TABULATION FOR THIS SHEET

TOTAL No. OF LOTS AND/OR PARCELS - 1
 Buildable - 0
 Open Space - 1
 Preservation Parcel - 0
 Non-Buildable Bulk Parcel - 0
 TOTAL AREA OF LOTS AND/OR PARCELS - 19.0483 Ac.
 Buildable - 0 Ac.
 Open Space - 19.0483 Ac.
 Preservation Parcel - 0 Ac.
 Non-Buildable Bulk Parcel - 0 Ac.
 Total Area of 100 Year Floodplain - 0 Ac.
 TOTAL AREA OF ROAD RIGHT-OF-WAY - 0 Ac.

TOTAL GROSS AREA OF SUBDIVISION - 19.0483 Ac.



UTILITY ALLOCATION NOTE:
 THIS SUBDIVISION IS SUBJECT TO SECTION 10.12 OF THE HOWARD COUNTY CODE. PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 11/4/94 ON WHICH DATE DEVELOPERS AGREEMENT 50-3957 WAS FILED AND ACCEPTED.

SEWER NOTE:
 PLANS FOR PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

The requirements of § 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.

John B. Mildenberg JAN. 14, 1994
 John B. Mildenberg, R.L.S. 10718 Date
 Winchester Homes, Inc.
Donald Knutson 1/17/94
 Donald Knutson, Vice President Date

Ralph Bice 1/19/94
 DEVELOPERS SIGNATURE DATE

**PHASE TWO
 Ashleigh Knolls**

Lots 17 through 23
 (Resubdivision of Non-Buildable Bulk Parcel A, Phase One)
 Lots 24 through 49 and 51
 (Resubdivision of Non-Buildable Bulk Parcel B, Phase One)
 Lots 50 and 52 through 58
 (Resubdivision of Non-Buildable Bulk Parcel C, Phase One)
 Lots 59 through 64
 (Resubdivision of Non-Buildable Bulk Parcel D, Phase One)
 Lots 65 through 67
 (Resubdivision of Non-Buildable Bulk Parcel E, F, G & H Preservation Parcels B & C)

Election District No. 5 Howard County, Maryland
 Tax Map 40 Parcel 174 & Tax Map 41 Parcel 137
 Scale: 1" = 100'
 January 1994

MILDENBERG, MOCHI & ASSOCIATES, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 3300 North Ridge Road, Suite 235, Ellicott City, Maryland 21043-3350
 (410) 461-0078 D.C. Metro: (301) 621-5768 Fax: (410) 750-6340

Current Zoning: RR
 Sketch Plan: S-88-80
 Prelim. Plan: P-89-25
 Prelim. Equip. Sketch: SP-93-04
 Waiver: WP-93-68
 Final: (Phase 1) F-93-116

APPROVED: FOR PRIVATE WATER SYSTEMS AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWER FOR HOWARD COUNTY
Joyce M. Boyd 12-8-94
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Marsha J. Delangle 12/16/94
 DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS, PUBLIC SEWER AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James J. Schum 12/13/94
 DIRECTOR DATE

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 deed dated December 29, 1992 from Berwin Joint Venture, a Maryland General Partnership, to Winchester Homes, Inc., a Delaware Corporation, and recorded among the Land Records of Howard County, Maryland in Liber 2737 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, as amended.

John B. Mildenberg JAN 14, 1994
 John B. Mildenberg, R.L.S. 10718
 Date

Owner's Dedication

I, Donald Knutson, Vice President of Winchester Homes, Inc., a Delaware Corporation, owner 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 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 rights-of-way.

Witness my hands this 17 day of January, 1994
 (SEAL) WINCHESTER HOMES, INC.
Donald Knutson
 Attest: Donald Knutson, Vice President

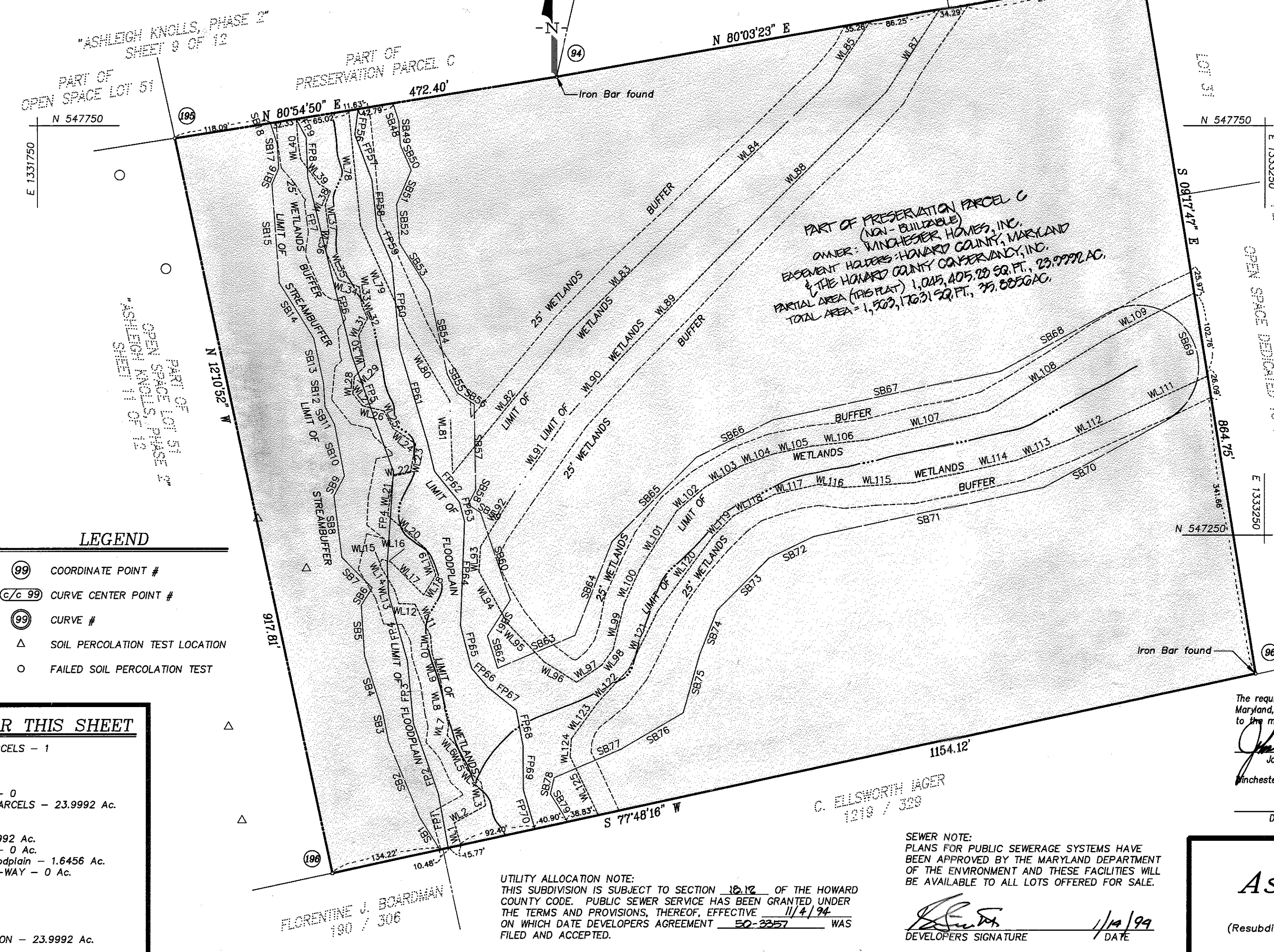
F94.78

RECORDED AS PLAT NUMBER **11547**
 DATED **12-21-94**
 AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND

LINE	DIRECTION	DISTANCE
FP1	N 10°28'21" W	66.76'
FP2	S 19°38'57" E	91.54'
FP3	S 05°29'18" E	76.47'
FP4	N 15°49'29" W	84.35'
FP5	N 03°49'03" W	114.24'
FP6	S 19°41'11" E	150.95'
FP7	S 14°10'31" E	95.15'
FP8	N 13°49'32" W	129.50'
FP9	S 02°26'37" E	47.99'
FP10	S 28°52'51" E	51.45'
SB1	S 32°07'26" E	47.08'
SB2	N 22°19'35" W	99.63'
SB3	S 11°16'12" E	35.90'
SB4	S 17°47'36" E	72.86'
SB5	S 03°53'43" E	62.20'
SB6	N 32°46'46" E	24.66'
SB7	S 44°38'08" E	52.52'
SB8	N 07°31'35" W	75.76'
SB9	N 27°38'04" E	27.53'
WB1	N 08°54'05" W	28.82'
WB2	S 61°04'54" W	28.68'
WB3	S 11°11'49" E	28.75'
WB4	N 47°32'35" W	22.47'
WB5	N 24°29'51" W	31.99'
WB6	S 41°32'16" E	17.56'
WB7	S 07°32'59" W	12.73'
WB8	N 08°54'05" W	21.44'
WB9	S 17°38'00" E	20.88'
FP56	N 07°28'09" E	60.88'
FP57	S 20°22'11" E	60.15'
FP58	N 06°04'23" W	59.04'
FP59	S 22°50'50" E	46.90'
FP60	N 05°19'10" W	104.04'
FP61	S 16°33'35" E	115.22'
FP62	N 38°53'46" W	48.01'
FP63	S 14°48'27" E	24.09'
FP64	S 02°12'46" W	126.69'
FP65	S 14°28'38" E	54.45'
FP66	N 40°48'05" W	31.14'
FP67	S 51°18'21" E	44.07'
FP68	N 10°41'24" W	44.49'
FP69	S 07°13'24" E	45.34'
FP70	N 16°28'49" W	49.61'
SB10	N 10°55'01" W	63.81'
SB11	N 28°17'47" W	24.88'
SB12	N 03°30'25" W	28.20'
SB13	S 12°25'23" E	56.86'
SB14	S 32°04'59" E	79.25'
SB15	N 04°30'35" W	45.34'
SB16	N 23°04'10" E	21.16'
SB17	S 03°40'42" E	29.20'
SB18	N 17°50'49" W	92.40'
SB19	N 17°50'49" W	62.64'
SB20	S 03°40'42" E	29.26'
SB21	N 23°13'42" W	33.77'
SB22	S 23°04'10" E	45.34'
SB23	N 04°20'35" W	47.61'
SB24	S 32°04'59" E	68.20'
SB25	S 12°25'23" E	105.17'
SB26	S 28°17'47" E	25.28'
SB27	S 55°55'52" E	24.99'
SB28	N 01°01'58" W	104.27'
SB29	S 27°38'04" E	20.21'
SB30	S 07°13'24" E	18.23'
SB31	S 18°55'22" E	112.84'
SB32	N 32°46'46" E	51.92'
SB33	S 17°47'36" E	41.55'
SB34	N 67°02'04" E	102.95'
SB35	N 21°34'51" E	123.08'
SB36	N 45°00'32" E	146.15'
SB37	N 64°05'49" E	103.51'
SB38	N 77°45'49" E	284.25'
SB39	N 61°24'47" E	149.18'
SB40	R=75.00' L=235.62'	
SB41	N 61°24'47" E	170.73'
SB42	N 77°45'49" E	287.82'
SB43	S 64°05'49" W	60.32'
SB44	S 45°00'32" W	89.83'
SB45	N 21°34'51" E	47.61'
SB46	S 15°48'52" W	74.66'
SB47	N 59°41'53" E	88.42'
SB48	N 67°02'04" E	88.53'
SB49	N 13°05'20" E	20.22'
SB50	N 32°07'26" W	40.23'
WB10	S 05°08'47" E	20.81'
WB11	S 26°20'49" E	43.37'

OWNER/DEVELOPER
 WINCHESTER HOMES, INC.
 6305 Ivy Lane, Suite 700
 Greenbelt, Maryland 20770
 (301) 474-4411
 Attn: Mr. Ralph Bice, III

ENGINEER / SURVEYOR
 MILDENBERG, MOCHI & ASSOCIATES, INC.
 3300 North Ridge Road, Suite 235
 Ellicott City, Maryland 21043
 (410) 461-0078
 Attn: Mr. Robert M. Mochi, P.E.



LEGEND

- ⊙ COORDINATE POINT #
- ⊙/⊙ CURVE CENTER POINT #
- ⊙ CURVE #
- △ SOIL PERCOLATION TEST LOCATION
- FAILED SOIL PERCOLATION TEST

LOT TABULATION FOR THIS SHEET

TOTAL No. OF LOTS AND/OR PARCELS - 1
 Buildable - 0
 Open Space - 0
 Preservation Parcel - 1
 Non-Buildable Bulk Parcel - 0
 TOTAL AREA OF LOTS AND/OR PARCELS - 23.9992 Ac.
 Buildable - 0 Ac.
 Open Space - 0 Ac.
 Preservation Parcel - 23.9992 Ac.
 Non-Buildable Bulk Parcel - 0 Ac.
 Total Area of 100 Year Floodplain - 1.6456 Ac.
 TOTAL AREA OF ROAD RIGHT-OF-WAY - 0 Ac.
 TOTAL GROSS AREA OF SUBDIVISION - 23.9992 Ac.

APPROVED: FOR PRIVATE WATER SYSTEMS AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWER FOR HOWARD COUNTY
 J. M. Boyd, M.D. 12-8-94
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Donke S. Knutson 12/10/94
 DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS, PUBLIC SEWER, AND PUBLIC ROADS
 Howard County Department of Public Works
 James P. Shaw 12/13/94
 DIRECTOR DATE

Surveyor's Certificate

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Jan. 14, 1994
 Date
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Witness my hands this 17 day of January, 1994
 (SEAL)
 Attest: Donald Knutson, Vice President

PHASE TWO
Ashleigh Knolls

Lots 17 through 23
 (Resubdivision of Non-Buildable Bulk Parcel A, Phase One)

Lots 24 through 49 and 51
 (Resubdivision of Non-Buildable Bulk Parcel B, Phase One)

Lots 50 and 52 through 58
 (Resubdivision of Non-Buildable Bulk Parcel C, Phase One)

Lots 59 through 64
 (Resubdivision of Non-Buildable Bulk Parcel D, Phase One)

Lots 65 through 67
 (Resubdivision of Non-Buildable Bulk Parcel E, F, G & H)

Preservation Parcels B & C

Election District No. 5
 Tax Map 40 Parcel 174 & Tax Map 41 Parcel 137
 Scale: 1" = 100'
 January 1994

Current Zoning: RR
 Sketch Plan: S-88-80
 Prelim. Plan: P-89-25
 Prelim. Equiv. Sketch: SP-93-04
 Waiver: WP-93-68
 Final: (Phase 1) F-93-116

MILDENBERG, MOCHI & ASSOCIATES, INC.
 ENGINEERS - SURVEYORS - PLANNERS
 3300 North Ridge Road, Suite 235, Ellicott City, Maryland 21043-3350
 (410) 461-0078 D.C. Metro: (301) 621-5768 Fax: (410) 750-6340

89027.06 JLM SRP TJP SHEET 12 OF 12

The requirements of § 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.

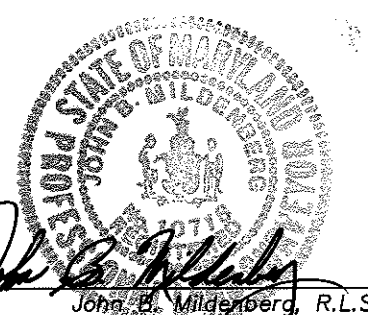
John B. Mildenberg, R.L.S. 10718
 Date: JAN. 14, 1994

Donald Knutson, Vice President
 Date: 1/17/94

SEWER NOTE:
 PLANS FOR PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

1/12/94
 DEVELOPERS SIGNATURE DATE

UTILITY ALLOCATION NOTE:
 THIS SUBDIVISION IS SUBJECT TO SECTION 10.12 OF THE HOWARD COUNTY CODE. PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 11/4/94 ON WHICH DATE DEVELOPERS AGREEMENT 50-2257 WAS FILED AND ACCEPTED.



WL12	N 88°27'37" W	19.53'
WL13	S 17°29'48" E	17.52'
WL14	N 30°20'03" W	16.56'
WL15	S 13°13'05" W	7.74'
WL16	S 73°13'09" E	12.12'
WL17	S 45°10'17" E	56.32'
WL18	S 31°59'22" W	28.45'
WL19	N 21°09'38" W	34.03'
WL20	N 48°44'01" W	62.25'
WL21	N 08°04'27" W	48.62'
WL22	N 78°09'48" E	20.94'
WL23	S 10°38'00" W	35.59'
WL24	N 55°41'37" W	33.84'
WL25	N 26°02'49" W	23.54'
WL26	N 76°34'11" W	27.06'
WL27	S 38°39'54" E	19.36'
WL28	S 05°39'35" W	23.65'
WL29	S 45°23'50" W	18.19'
WL30	S 11°31'55" E	38.33'
WL31	N 27°21'58" E	23.33'
WL32	S 22°51'09" E	18.10'
WL33	N 07°54'16" W	22.39'
WL34	S 71°31'42" E	26.98'
WL35	N 23°56'24" W	143.33'
WL36	S 09°01'50" W	23.04'
WL37	N 07°23'51" W	18.12'
WL38	S 20°35'51" W	18.18'
WL39	N 36°32'59" W	37.74'
WL40	N 04°21'55" W	33.32'
WL78	N 05°54'47" W	151.70'
WL79	S 24°13'34" W	143.33'
WL80	S 30°59'06" W	98.14'
WL81	N 02°20'17" W	88.44'
WL82	N 39°29'50" E	225.04'
WL83	N 45°39'48" E	185.04'
WL84	N 46°35'50" E	256.25'
WL85	N 33°44'54" E	86.59'
WL86	S 32°53'30" W	119.17'
WL87	S 30°59'06" W	64.47'
WL88	S 44°14'33" W	162.30'
WL89	S 42°19'12" W	95.18'
WL90	N 35°31'32" E	115.97'
WL91	S 31°58'56" W	80.21'
WL92	S 03°22'18" W	30.57'
WL93	S 29°14'38" E	72.55'
WL94	S 43°21'27" W	45.23'
WL95	S 58°15'23" E	37.24'
WL96	S 55°33'25" W	36.60'
WL97	S 35°53'27" W	24.61'
WL98	S 13°38'32" W	58.16'
WL99	S 24°28'52" W	43.22'
WL100	N 32°11'13" E	85.40'
WL101	S 50°32'02" W	45.23'
WL102	S 30°59'48" W	50.74'
WL103	S 69°34'31" W	43.50'
WL104	S 78°45'23" W	48.76'
WL105	S 83°40'13" W	66.66'
WL106	N 76°10'19" E	152.49'
WL107	S 58°31'26" W	167.56'
WL108	N 62°32'23" E	121.83'
WL109	S 65°15'03" W	124.51'
WL110	S 65°31'15" W	64.03'
WL111	N 68°51'08" E	67.10'
WL112	N 77°16'18" E	128.11'
WL113	N 86°03'40" E	84.74'
WL114	S 83°21'50" E	32.06'
WL115	N 77°12'09" E	56.07'
WL116	N 82°21'07" E	55.50'
WL117	N 44°56'23" E	35.36'
WL118	S 36°35'34" W	113.83'
WL119	S 26°18'17" W	78.62'
WL120	N 42°59'09" E	55.93'
WL121	S 35°57'57" W	54.88'
WL122	N 03°37'38" E	21.83'
WL123	S 26°01'05" E	79.67'