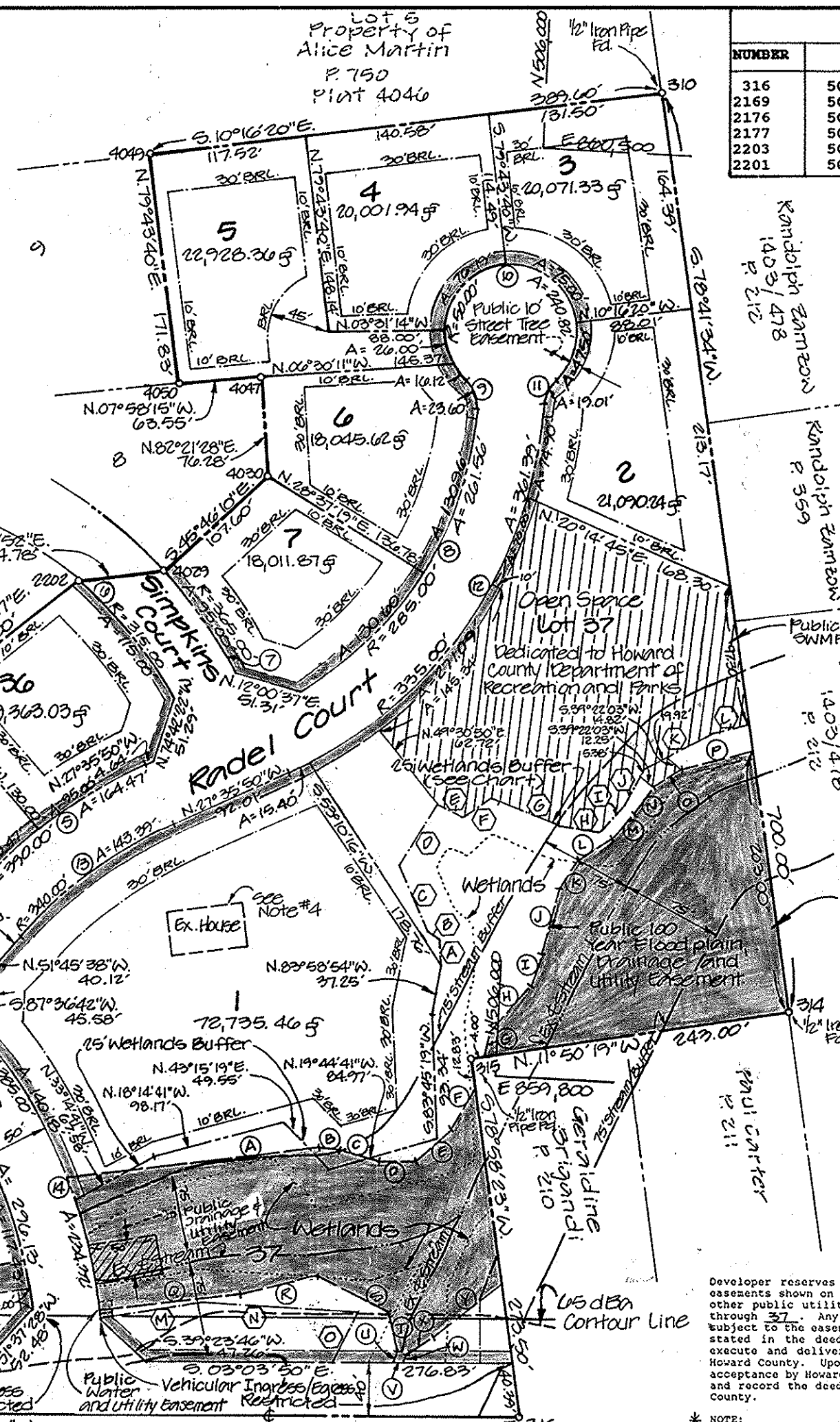


100 Year Flood Plain Chart			25' Wetlands Buffer Chart		
(A)	S. 10° 51' 00" E.	185.92'	(A)	N. 20° 21' 52" E.	22.93'
(B)	S. 03° 34' 35" W.	16.03'	(B)	N. 33° 56' 09" E.	11.65'
(C)	S. 13° 08' 02" W.	30.81'	(C)	N. 69° 24' 18" E.	53.72'
(D)	S. 04° 05' 08" E.	28.07'	(D)	S. 61° 41' 41" E.	53.55'
(E)	S. 45° 00' 00" E.	36.77'	(E)	S. 21° 21' 57" W.	22.19'
(F)	S. 64° 03' 28" E.	44.43'	(F)	S. 39° 57' 41" E.	24.66'
(G)	S. 81° 50' 08" E.	21.26'	(G)	S. 18° 09' 26" W.	56.39'
(H)	S. 52° 39' 02" E.	47.80'	(H)	S. 04° 54' 26" W.	33.24'
(I)	S. 73° 44' 23" E.	25.00'	(I)	S. 53° 05' 34" E.	26.40'
(J)	S. 78° 41' 24" E.	50.99'	(J)	S. 65° 35' 34" E.	31.67'
(K)	S. 61° 23' 28" E.	25.00'	(K)	S. 72° 35' 34" E.	56.76'
(L)	S. 36° 52' 12" E.	30.00'	(L)	S. 17° 17' 35" E.	36.75'
(M)	S. 51° 20' 25" E.	25.61'	(M)	S. 12° 31' 34" E.	75.08'
(N)	S. 59° 25' 15" E.	25.55'	(N)	S. 00° 06' 25" W.	118.13'
(O)	S. 33° 41' 24" E.	25.24'	(O)	N. 66° 29' 55" W.	45.35'
(P)	S. 17° 22' 11" E.	61.83'			
(Q)	S. 07° 51' 57" E.	103.20'			
(R)	S. 17° 14' 29" E.	59.33'			
(S)	S. 22° 42' 59" W.	61.07'			
(T)	S. 74° 34' 40" W.	30.08'			
(U)	N. 71° 33' 54" W.	11.98'			
(V)	S. 03° 03' 50" E.	8.62'			
(W)	S. 74° 34' 40" E.	8.20'			
(X)	S. 36° 52' 12" E.	25.00'			
(Y)	S. 41° 34' 17" E.	69.53'			

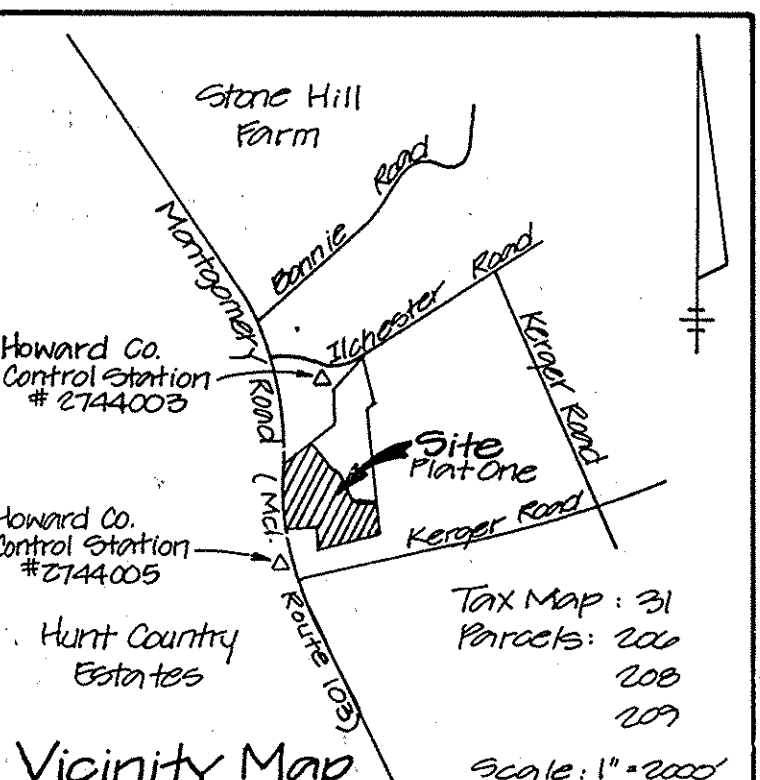


NUMBER	COORDINATES	
	NORTH	EAST
316	505960.70556	859547.09584
2169	506513.14396	859517.52712
2176	506711.46603	859770.75989
2177	506571.09246	859880.69502
2203	506542.39534	859921.70675
2201	506439.58274	860062.43983

Water and Sewer Note:
Plans for Public Water and Public Sewerage Systems have been approved by the Maryland State Department of the Environment and these facilities will be available for all lots offered for sale.

Utility Allocation Note:
This subdivision is subject to Section 10.122 B of the Howard County Code. Public Water and for Sewer Service has been granted under the terms and provisions, thereof, effective 3-17-95 on which date Developer Agreement 14-3371-D was filed and Accepted.

Note:
Horizontal and vertical control shown hereon is based on Maryland State Plane Coordinate System. Howard County Geodetic Control Station No. 2744003 and 2744005 were incorporated into Boundary Survey prepared prior to July 1992.



CURVE NO.	RADIUS	ARC.	DELTA	TAN.	CHD. BRG.	DIST.
1	335,000	296,126	50-38-49	158,522	N 54 29 28 E	286,578
2	345,000	20,075	3-20-02	10,041	N 30 50 05 E	20,073
3	295,000	15,000	2-54-48	7,502	S 30 37 27 W	14,998
4	385,000	9,333	1-23-20	4,667	S 29 51 44 W	9,333
5	390,000	164,474	24-09-48	83,478	S 39 40 44 E	163,258
6	315,000	115,000	20-55-03	58,147	N 47 43 36 E	114,362
7	365,000	115,000	14-54-45	47,770	N 51 41 12 E	94,752
8	285,000	261,557	52-34-58	148,803	S 61 24 12 E	252,474
9	25,000	23,600	54-05-18	12,762	N 65 15 03 E	22,734
10	50,000	240,818	275-57-24	45,054	S 03 48 54 E	66,941
11	25,000	19,011	43-34-11	9,992	N 67 37 17 W	18,556
12	335,000	361,388	61-48-32	200,529	N 58 30 06 W	344,118
13	340,000	143,388	29-09-48	72,776	N 39 40 44 W	142,328
14	385,000	234,324	34-52-20	120,918	S 64 25 11 W	230,724

Lot No	Gross Area	Pipe Stem Area	Steep Slope Area	Flood Plain Area	Net Area
1	78,735.46 sq	0	0	735 sq	78,000.46 sq
5	22,928.26 sq	2917 sq	0	0	20,011.30 sq
9	22,613.18 sq	1291 sq	0	0	21,322.18 sq

- Notes:
- Horizontal and Vertical control shown hereon is based upon Howard County Geodetic Control Station No. 2744003 and 2744005.
 - Subject property zoned R-20 per 10/18/93 Comprehensive Zoning Plan.
 - For flag or pipe stem lots refuse collection snow removal and road maintenance are provided to the junction of the flag or pipe stem lot and road right-of-way line and not to the flag or pipe stem lot drive.
 - Existing House on Lot 1 to remain, all other structures on Property to be removed.
 - Construction, the removal of vegetation and grading are prohibited within the wetlands, wetland buffers, stream bank buffers and Forest Conservation Easement Area.

Area Dedicated to Maryland State Highway Administration

Area Tabulation - This Sheet Only

Total Number of Buildable Lots/Parcels to be Recorded	15
Total Number of Open Space Lots/Parcels to be Recorded	1
Total Area of Buildable Lots/Parcels to be Recorded	6,997.9 Ac.
Total Area of Roadways to be Recorded	2,800 Ac.
Total Area of Open Space to be Recorded	3,478.7 Ac.
(Total Area of Required Recreational Open Space - 200 sq. ft. x 35 Buildable Lots = 7000 sq. ft.)	
Total Area of Flood Plain in Open Space	0.3330 Ac.
Total Open Space Required (10%)	2,800 Ac.
Total Area of Subdivision to be Recorded	12,671.2 Ac.

Area Tabulation - Sheets 1 + 2 Combined

Total Area of Overall Subdivision	26,008 Ac.
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Notes (Continued):

- The 65d Ba noise contours are based on a noise study prepared by Scott Harvey Acoustical Engineer dated October 2, 1992 as approved by Howard County at Preliminary Plan P-93-01.
- Stormwater Management facilities will be required on the parcels shown on this Plat in accordance with the Design Manual. Prior to signature approval of the site development plan, the developer will be required to execute the developer's agreement for the construction of the stormwater management facility and a maintenance agreement.
- This Plat is based on a field run monumented boundary survey performed on or about June, 1992 by Daniel P. Lavelle, RLS, Lavelle & Associates, Inc.
- Areas shown hereon are more or less.
- For SWM Pond: County will only cut Grass once per year and perform yearly inspections.

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 FRANKLIN O. BAKER TO THE PICH CORPORATION BY DEED DATED February 1, 1995 AND RECORDED AMONG THE LAND RECORDS IN LIBER 2430 AT FOLIO 073, AND PART OF THE LANDS CONVEYED TO FRANKLIN O. BAKER AND RECORDED IN LIBER 1564 AT FOLIO 542 AND LAND CONVEYED BY THOMAS B. SPAFFORD AND Lucy F. SPAFFORD TO THE PICH CORPORATION DEED DATED February 1, 1995 AND RECORDED AMONG THE LAND RECORDS IN LIBER 2430 AT FOLIO 076, AND ALSO LAND CONVEYED BY SHIRLEY CARTER AND HENRY WEHLAND, ADMINISTRATORS OF THE STATE OF RUDOLPH H. WEHLAND (DECEASED) TO THE PICH CORPORATION DEED DATED February 1, 1995 AND RECORDED AMONG THE LAND RECORDS IN LIBER 2430 AT FOLIO 073. THE FOREMENTIONED DEEDS ALL BEING RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; AND THAT ALL THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS 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 AT THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Legend

- Iron Pipe to be set
- Wetlands Limits
- 100 Year Flood Plain Limits
- Building Restriction Lines/Wetlands Buffer Line
- Curve Data No
- Flood Plain No
- Wetlands Buffer No

OWNER'S CERTIFICATION

THE PICH CORPORATION, A MARYLAND CORPORATION AND FRANKLIN O. BAKER, HEREBY ADOPT THIS PLAT 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 TO 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 EASEMENTS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, 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 ERRECTED ON OR OVER SAID EASEMENTS AND RIGHT-OF-WAYS.

THE REQUIREMENTS 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.

WITNESS OUR HANDS:

The Columbia Bank
Deed of Trust and Security Agreement
Liber 3330 Folio 080

Michael Pich, President
Charles C. Holman, Trustee
Scott C. Nicholson, Trustee

Franklin O. Baker, Witness

Approved: For Public Water and Public Sewer Systems, In conformance with the Master Plan of Water and Sewerage for Howard County.

Joyce M. Boyd, per [Signature] 3/28/95
Howard County Health Officer

Approved: Howard County Department of Planning and Zoning.

[Signature] 3/6/95
Director

Approved: For Public Water and Public Sewerage Systems, Storm Drainage Systems and Roads, Howard County Department of Public Works.

[Signature] 3/24/95
Director

Daniel P. Lavelle
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION #10848

2/10/95

Recorded as Plat 11674 on APRIL 5, 1995 among the Land Records of Howard County, Maryland.

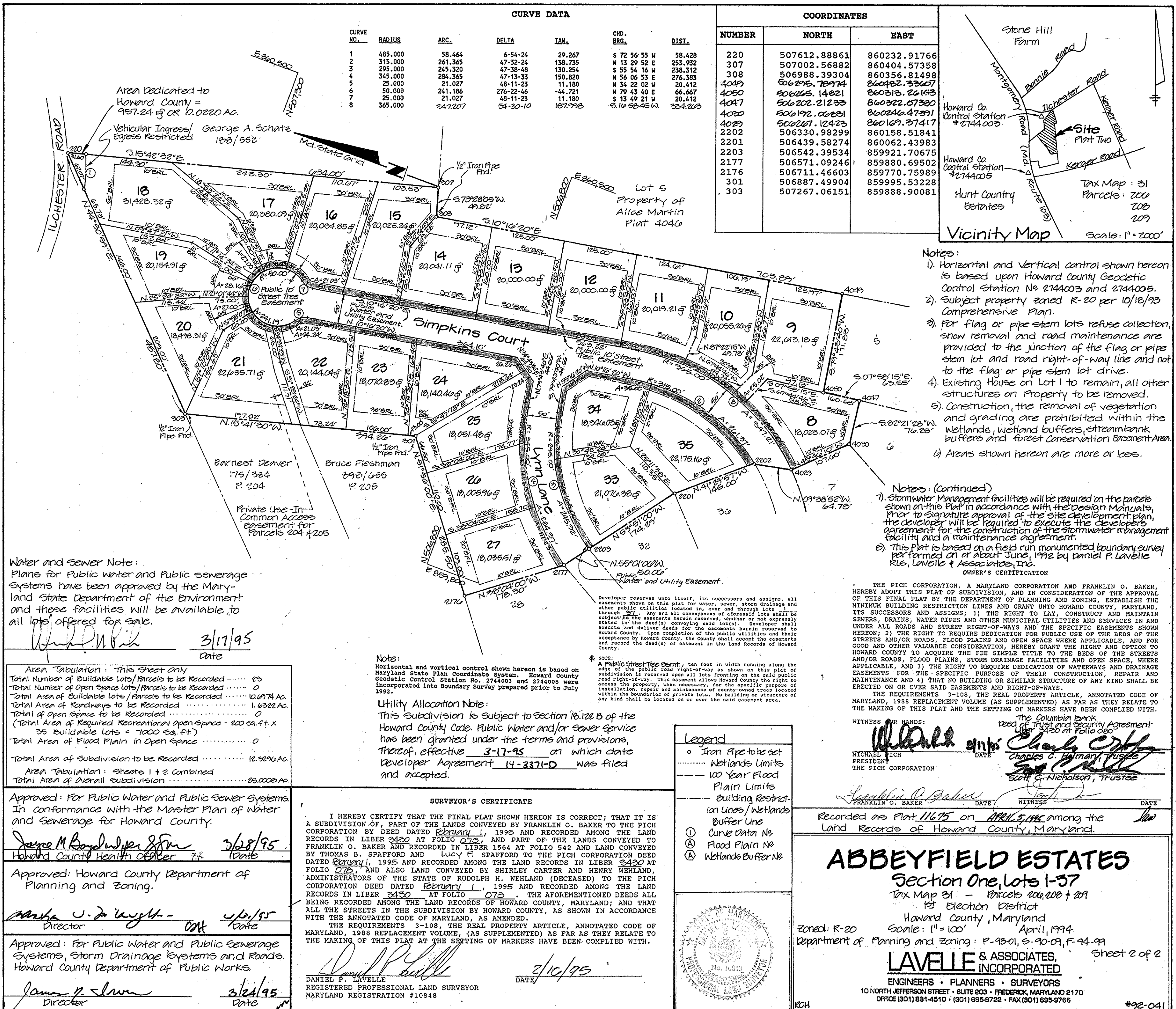
ABBNEYFIELD ESTATES

Section One, Lots 1-37
Tax Map 31 - Parcels 204, 208 + 209
1st Election District
Howard County, Maryland
Zoned: R-20
Scale: 1" = 100'
April, 1994
Department of Planning and Zoning: P-93-01, S-90-09, F-94-99

LAVELLE & ASSOCIATES, INCORPORATED

ENGINEERS • PLANNERS • SURVEYORS
10 NORTH JEFFERSON STREET • SUITE 203 • FREDERICK, MARYLAND 2170
OFFICE (301) 831-4510 • (301) 695-9722 • FAX (301) 685-6766

Sheet 1 of 2



CURVE DATA

CURVE NO.	RADIUS	ARC.	DELTA	TAN.	CHD. BRG.	DIST.
1	485.000	58.464	6-54-24	29.267	S 72 56 55 W	58.428
2	315.000	261.365	47-32-24	138.735	N 13 29 52 E	253.932
3	295.000	245.320	47-38-48	130.254	S 55 54 16 W	276.383
4	345.000	284.365	47-13-33	150.820	N 56 06 55 E	276.383
5	25.000	21.027	48-11-23	11.180	N 34 22 42 W	20.412
6	50.000	241.186	276-22-46	-44.721	N 79 43 48 E	66.667
7	25.000	21.027	48-11-23	11.180	S 13 49 21 W	20.412
8	365.000	247.207	54-30-10	187.798	S 10 58 45 W	354.203

COORDINATES

NUMBER	NORTH	EAST
220	507612.88861	860232.91766
307	507002.56882	860404.57358
308	506988.39304	860356.81498
4049	506295.78974	860182.33607
4050	506265.14821	860313.26153
4047	506202.21233	860322.07380
4030	506192.06831	860246.47351
4029	506267.12423	860169.37417
2202	506330.98299	860158.51841
2201	506439.58274	860062.43983
2203	506542.39534	859921.70675
2177	506571.09246	859880.69502
2176	506711.46603	859770.75989
301	506887.49904	859995.53228
303	507267.06151	859888.90081

- Notes:**
- Horizontal and vertical control shown hereon is based upon Howard County Geodetic Control Station No. 2744003 and 2744005.
 - Subject property zoned R-20 per 10/18/93 Comprehensive Plan.
 - For flag or pipe stem lots refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipe stem lot and road right-of-way line and not to the flag or pipe stem lot drive.
 - Existing House on Lot 1 to remain, all other structures on Property to be removed.
 - Construction, the removal of vegetation and grading are prohibited within the wetlands, wetland buffers, streambank buffers and forest conservation treatment area.
 - Areas shown hereon are more or less.

- Notes: (Continued)**
- Stormwater Management facilities will be required on the parcels shown on this Plat in accordance with the Design Manual. Prior to signature approval of the site development plan, the developer will be required to execute the developers agreement for the construction of the stormwater management facility and a maintenance agreement.
 - This Plat is based on a field run monumented boundary survey performed on or about June, 1992 by Daniel P. Lavelle RLS, Lavelle & Associates, Inc.

Water and Sewer Note:
Plans for Public water and Public sewerage Systems have been approved by the Maryland State Department of the Environment and these facilities will be available to all lots offered for sale.

[Signature] 3/17/95
Date

Area Tabulation: This Sheet Only

Total Number of Buildable Lots/Parcels to be Recorded	25
Total Number of Open Space Lots/Parcels to be Recorded	0
Total Area of Buildable Lots/Parcels to be Recorded	10.0774 Ac.
Total Area of Open Space Lots/Parcels to be Recorded	1.6322 Ac.
Total Area of Required Recreational Open Space - 200 Sq. Ft. X 25 Buildable Lots = 7000 Sq. Ft.	0
Total Area of Flood Plain in Open Space	0
Total Area of Subdivision to be Recorded	12.3096 Ac.
Area Tabulation: Sheets 1 + 2 Combined	
Total Area of Overall Subdivision	25.0008 Ac.

Approved: For Public Water and Public Sewer Systems in conformance with the Master Plan of Water and Sewerage for Howard County.

[Signature] 3/28/95
Howard County Health Officer

Approved: Howard County Department of Planning and Zoning.

[Signature] 3/16/95
Director

Approved: For Public Water and Public Sewerage Systems, Storm Drainage Systems and Roads. Howard County Department of Public Works.

[Signature] 3/24/95
Director

Notes:
Horizontal and vertical control shown hereon is based on Maryland State Plan Coordinate System. Howard County Geodetic Control Station No. 2744003 and 2744005 were incorporated into Boundary Survey prepared prior to July 1992.

Utility Allocation Note:
This subdivision is subject to Section 18.122 B of the Howard County Code. Public Water and/or Sewer Service has been granted under the terms and provisions, thereof, effective 3-17-95 on which date Developer Agreement 14-3371-D was filed and accepted.

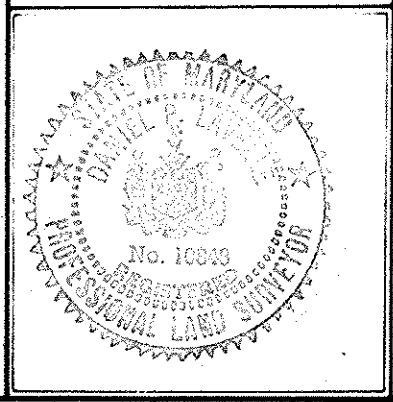
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF, PART OF THE LANDS CONVEYED BY FRANKLIN O. BAKER TO THE PICH CORPORATION BY DEED DATED February 1, 1995 and RECORDED AMONG THE LAND RECORDS IN LIBER 2430 AT FOLIO 075, AND PART OF THE LANDS CONVEYED BY FRANKLIN O. BAKER AND RECORDED IN LIBER 1564 AT FOLIO 542 AND LAND CONVEYED BY THOMAS B. SPAFFORD AND LUCY F. SPAFFORD TO THE PICH CORPORATION DEED DATED February 1, 1995 and RECORDED AMONG THE LAND RECORDS IN LIBER 3430 AT FOLIO 076, AND ALSO LAND CONVEYED BY SHIRLEY CARTER AND HENRY WEHLAND, ADMINISTRATORS OF THE STATE OF RUDOLPH H. WEHLAND (DECEASED) TO THE PICH CORPORATION DEED DATED February 1, 1995 and RECORDED AMONG THE LAND RECORDS IN LIBER 3430 AT FOLIO 073. THE AFOREMENTIONED DEEDS ALL BEING RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; AND THAT ALL THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS 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 AT THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

[Signature] 3/16/95
DANIEL P. LAVELLE
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION #10848

- Legend**
- Iron Pipe to be set
 - Wetlands Limits
 - 100 Year Flood Plain Limits
 - Building Restriction Lines/Wetlands Buffer Line
 - Curve Data No.
 - Flood Plain No.
 - Wetlands Buffer No.



OWNER'S CERTIFICATION

THE PICH CORPORATION, A MARYLAND CORPORATION AND FRANKLIN O. BAKER, HEREBY ADOPT THIS PLAT 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 EASEMENTS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, 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 ERRECTED ON OR OVER SAID EASEMENTS AND RIGHT-OF-WAYS.

THE REQUIREMENTS 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.

WITNESS MY HANDS:
[Signature] DATE
MICHAEL PICH
PRESIDENT
THE PICH CORPORATION

[Signature] DATE
FRANKLIN O. BAKER
WITNESS

Recorded as Plat 11675 on APRIL 5, 1995 among the Land Records of Howard County, Maryland.

ABBNEYFIELD ESTATES
Section One, Lots 1-37
Tax Map 31 - Parcels 200, 208 + 209
1st Election District
Howard County, Maryland
Zoned: R-20
Scale: 1" = 100'
Department of Planning and Zoning: P-93-01, S-90-09, F-94-99

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Sheet 2 of 2
#92-041