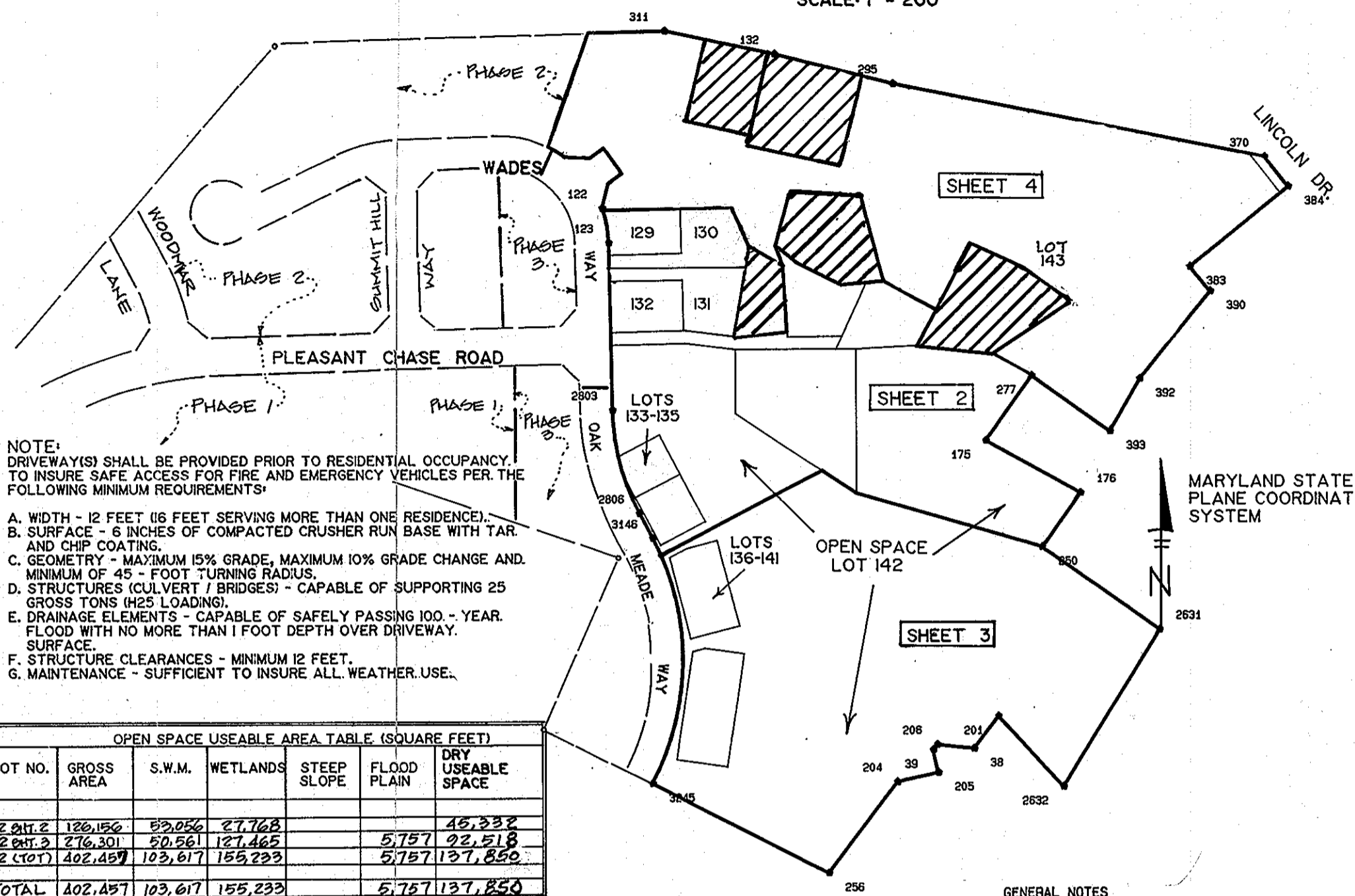


Plans for public water and sewerage systems have been approved by the Department of the Environment and these facilities will be available to all lots offered for sale.

Summit 3-11-94
Date

This subdivision is subject to Section 18.122B of the Howard County Code. Public water and public sewer service has been granted under the terms and provision, thereof, effective 1-14-93, on which date developer agreement 24-3201, 24-3202, 24-3203, and F92-146 was filed and accepted.

KEY MAP
SCALE: 1" = 200'



NOTE: DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:

- WIDTH - 12 FEET (6 FEET SERVING MORE THAN ONE RESIDENCE).
- SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
- GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
- STRUCTURES (CULVERT / BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
- DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
- STRUCTURE CLEARANCES - MINIMUM 12 FEET.
- MAINTENANCE - SUFFICIENT TO INSURE ALL-WEATHER USE.

LOT NO.	GROSS AREA	S.W.M.	WETLANDS	STEEP SLOPE	FLOOD PLAIN	DRY USEABLE SPACE
142 (TOT)	120,150	53,056	27,768			49,332
142 (TOT)	276,301	50,561	127,465		5,757	22,518
142 (TOT)	402,457	103,617	155,233		5,757	137,850
TOTAL	402,457	103,617	155,233		5,757	137,850

Category	Area (Ac.)
Total number of Lots to be recorded	15
Buildable	14
Open Space	1
Total area of Lots to be recorded	16,8393 AC. (703,522 SF)
Buildable	7,8003 AC. (331,065 SF)
Open Space	9,2391 AC. (402,457 SF)
Total area of roadway to be recorded	0.0236 AC. (1,028 SF)
Total area of this sheet to be recorded	16,8629 AC. (734,548 SF)

- GENERAL NOTES
- Coordinates based on NAD'83 Maryland Coordinate System as projected by Howard County Geodetic Control Monuments No. 0030 and No. 4366.
 - The property is zoned R-5C (Residential Single Cluster) as shown per the Comprehensive Zoning Plan dated 10-18-93.
 - No clearing, grading or construction is permitted within wetlands, stream buffers or 25' wetland buffers except as approved per MP-93-03.
 - This plat is subject to protective covenants including covenants governing the maintenance of community owned Open Space and use of Use-in-Common driveways dated MAY 20, 1993 and recorded among the land records of Howard County, Maryland in Liber 2954 at folio 415.
 - All Open Space lots will be deeded to The Homeowners Association (excepted as noted). Open Space Lots 142 is for recreation and drainage when necessary.
 - Boundary survey for this plat was prepared by The Interprofessional Planning and Design Studio, Ltd., on or about March, 1991.
 - Use-in-Common Driveway Maintenance Agreement for Lots 129-132 is recorded among the Howard County land records in Liber 3384 at Folio 430.
 - Except for the lots shown in the Minimum Lot Size Table no building lot contains pipestem area, 100 year flood plain or 25% (or greater) slopes.

NOTE: Developer reserves unto itself, its successors and assigns, all easements shown on this plat for water, sewer, storm drainage and other public utilities located in, over and through Lots 142. Any and all conveyances of aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lot(s). Developer shall execute and deliver deeds for the easements herein reserved to Howard County. Upon completion of the public utilities and their acceptance by Howard County, the County shall accept the easements and record the deed(s) of easement in the Land Records of Howard County.

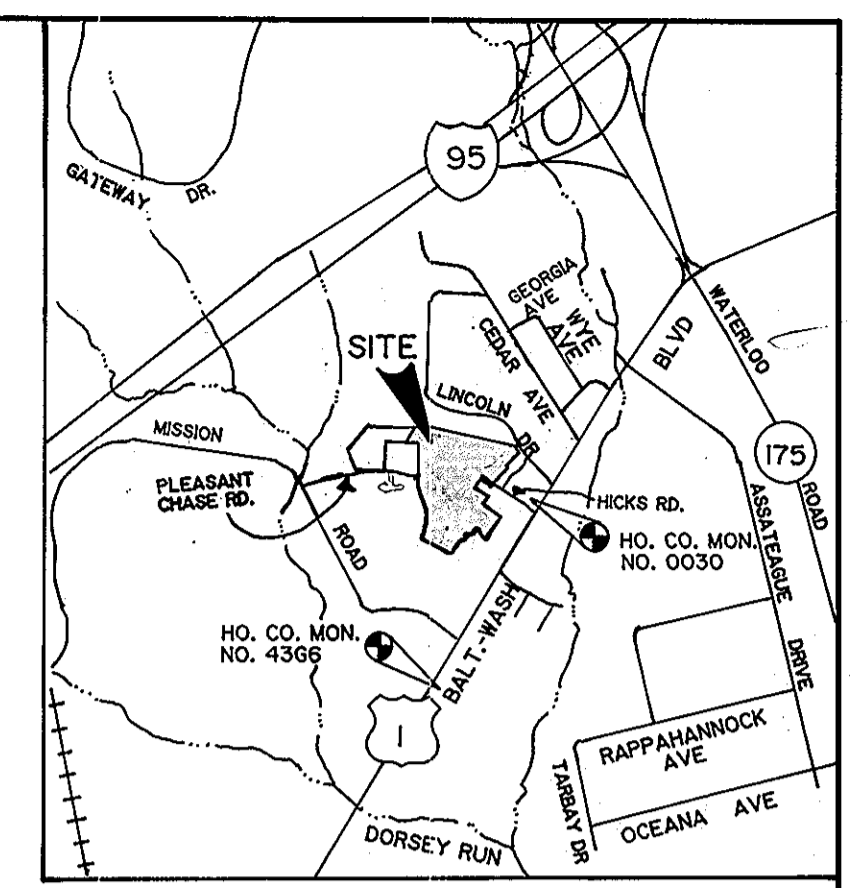
PHASE	GROSS AREA	FLOODPLAIN & STEEP SLOPES	NET AREA	# OF UNITS ALLOWED	# OF UNITS PROPOSED
PHASE 1	7,1607 AC.	0	7,1607 AC.	28.6	20
PHASE 2	5,6071 AC.	0	5,6071 AC.	22.4	39
PHASE 3	15,3010 AC.	0.1322 AC.	15,1688 AC.	60.7	51
PHASE 4	6,3084 AC.	0	6,3084 AC.	25.2	1
TOTAL	34,3772 AC.	0.1322 AC.	34,2450 AC.	137.0	111

PHASE	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED	DRY RECREATIONAL OPEN SPACE REQUIRED	DRY RECREATIONAL OPEN SPACE PROVIDED	DENSITY PER NET ACRE
PHASE 1	1,4321 AC.	1,2537 AC.	0.7161 AC.	0.1295 AC.	2.79
PHASE 2	1,1214 AC.	2,8652 AC.	0.5607 AC.	2,8652 AC.	6.96
PHASE 3	3,0602 AC.	10,5744 AC.	1,5301 AC.	4,3274 AC.	3.36
PHASE 4	1,2617 AC.	0	0.6308 AC.	0	0.16
TOTAL	6,8754 AC.	14,6933 AC.	3,4377 AC.	7,3221 AC.	3.23

* THIS INCLUDES PART OF OPEN SPACE LOT 122 AND ALL OF OPEN SPACE LOT 124. BOTH OF WHICH ARE NOT INCLUDED IN THIS RESUBDIVISION.

- This plat is subject to: MP-91-55, Section 16.120, to waive Preliminary Plan Submission, Sec.16.113(C) (10), to waive length of cul-de-sac restrictions, Sec.16.113(F) (8), to waive access restrictions on arterial roadways [approved July, 1991], Sec. 16.115(B) (5), to allow a private road to exceed 200' [approved February, 1992], MP-92-185, Sec.16.115(B) (15), to allow the private roads: Wades Way, Oak Meade Way and Summit Hill Way to exceed 200' and Sec.16.113(C) (3) to allow a dead end street, subject to all private roads being dedicated in the near future [approved May, 1992] and Sec.16.116(F) (1), to allow grading for a S.W.M. facility within the 20' landscape buffer [approved July, 1992].
- General purpose of resubdivision is to provide a comprehensive plan for multi-unit and single family home development.
 - Stormwater management facilities will be required on the lots shown on this plat in accordance with the design manuals. 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.
 - A Tree Maintenance Easement, of variable width, running along the edge of the public road right of way as shown on this plat of subdivision is reserved upon all lots fronting on the said road right of way. This easement allows Howard County the right to access the property, when necessary, for the specific purpose of installation, repair and maintenance of county owned trees located within the boundaries of private lots. No building or structure of any kind shall be located on or over said easement area.
 - For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and road right-of-way line and not to the flag or pipestem lot driveway.
 - Lot acreage shown is more or less.

DEVELOPER
NEW PANORAMA DEVELOPMENT CORPORATION
13200 BALTIMORE AVENUE
LAUREL, MARYLAND 20707
(301) 419-0000



VICINITY MAP
SCALE: 1" = 2000'

- LEGEND
- CONC. MONUMENT
 - REBAR W/CAP SET *LSG#199*
 - MONUMENT FOUND
 - H.O.A. HOME OWNERS ASSOCIATION
 - I.P.F. IRON PIPE FOUND
 - NOT PART OF SUBDIVISION

LOT NO.	GROSS AREA	PIPE STEM AREA	STEEP SLOPE AREA	FLOODPLAIN AREA	NET AREA
130	1114	2280			884
131	12121	2280			9841

THE REQUIREMENTS OF SUBSECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (66 SUPPLEMENTED), AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Kenneth A. Ramsay 5-3-95
DATE
KENNETH A. RAMSAY
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10702
NEW PANORAMA DEVELOPMENT CORPORATION
Summit 3-11-94
Date
Kenneth Yates
Owner

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS 44 THROUGH 49, LOTS 54 THRU 60 AND LOT 125 INTO LOTS 133 THROUGH 142 TO PROVIDE IMPROVED PARKING, SLOPE GRADES AND A RELOCATED SANITARY SEWER LINE THROUGH LOTS 54-60; RESUBDIVIDE LOTS 108 THRU 110 AND LOT 126 INTO LOTS 129 THROUGH 132 TO PROVIDE IMPROVED LOT ACCESS. THIS RESUBDIVISION PROVIDES NO CHANGE IN DENSITY REQUIREMENTS.

APPROVED FOR PUBLIC WATER & PUBLIC SEWER SYSTEMS. IN CONFORMANCE WITH THE MASTER PLAN FOR WATER AND SEWERAGE FOR HOWARD COUNTY
Joyce M. Boyd 5/24/95
DATE
HOWARD COUNTY HEALTH OFFICER

APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
James S. Smith 6/5/95
DATE
DIRECTOR

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James S. Smith 5/16/95
DATE
DIRECTOR

OWNER'S DEDICATION
We, New Panorama Development Corp., by Kenneth Yates (President), OWNER OF THE PROPERTIES SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, 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 rights-of-way and the specific easements shown hereon, (2) the right to require dedication for public use, the beds of the streets and/or roads, and floodplains and open space where applicable and for good and other valuable consideration, hereby grant the right and option to Howard County to acquire the fee simple title to the beds of the streets and/or roads and floodplains, storm drainage facilities and open space where applicable 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 our hands this 11TH day of March, 1992.

Summit 3-11-94
Date
Kenneth Yates

Thomas M. Madala 3-11-94
Date
Witness

Thomas M. Madala 3-11-94
Date
Witness

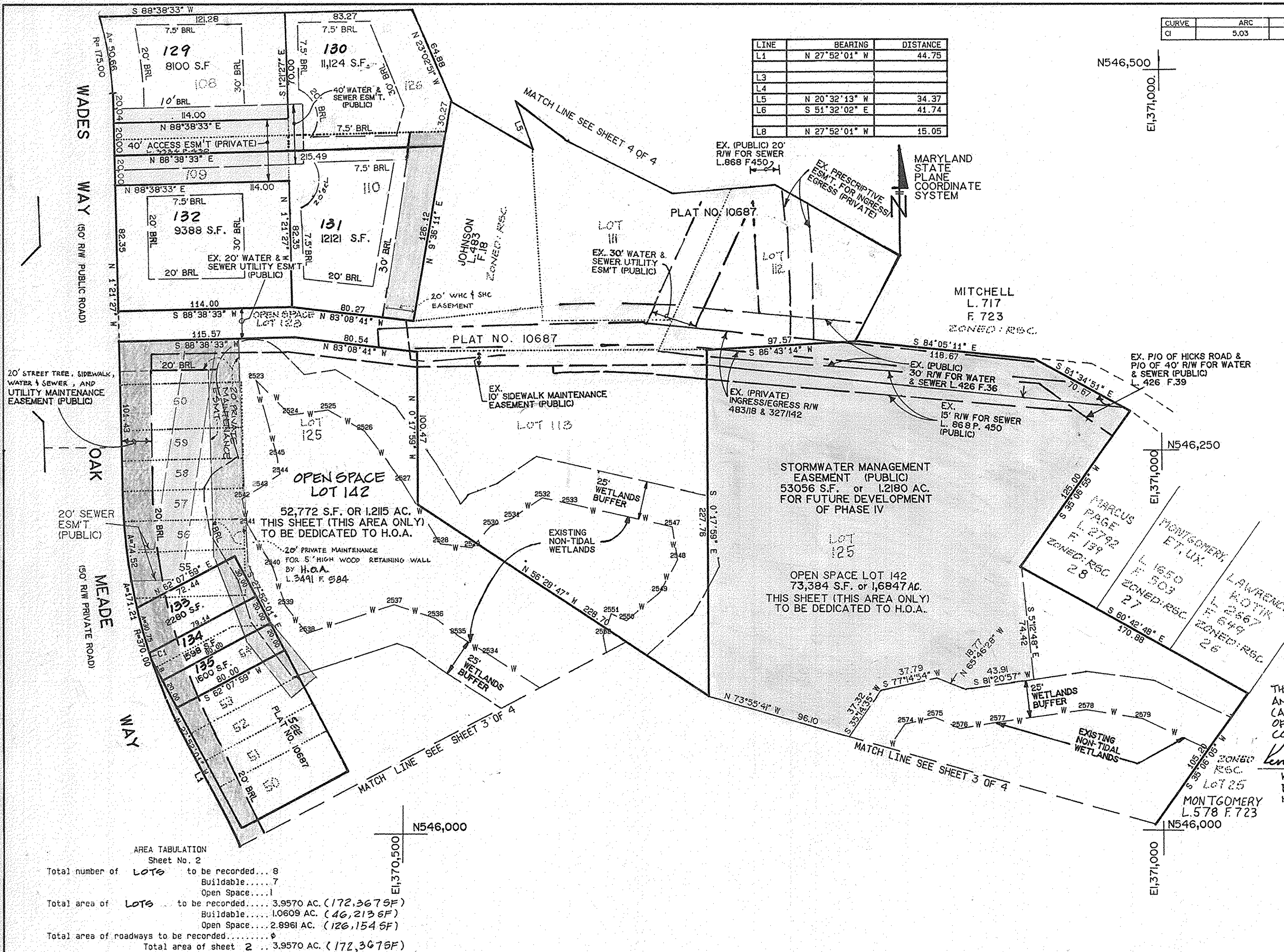
SURVEYOR'S CERTIFICATE
I hereby certify that the final plat shown hereon is correct, that it is a subdivision of part of the lands acquired by New Panorama Development Corp., a Maryland Corporation, from Robert F. Simpson, individually and as Personal Representative of the Estates of Julia V. Simpson and Willis Earl Simpson, AND FROM ROSETTA JONES, SURVIVING TENANT BY THE ENTIRETY OF CORNELIUS JONES, by deeds dated December 31, 1992, AND FEBRUARY 22, 1994, RESPECTIVELY, and recorded among the land records of Howard County, Maryland in Liber 2758 at Folio 209, AND IN LIBER 3108 AT FOLIO 131, RESPECTIVELY; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

Kenneth A. Ramsay 5-3-95
DATE
KENNETH A. RAMSAY
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10702

RECORDED AS PLAT 11757 ON 6-13-95
AMONG THE LAND RECORDS OF HOWARD
PLEASANT CHASE
SECTION 1, PHASES 3 AND 4
LOTS 129 THRU 143
(A RESUBDIVISION OF LOTS 44-49, 54-60, 108-110, 125 & 126)
PLEASANT CHASE PLAT NO'S 10687-10690
TAX MAP 43, PARCELS 211, 620, 623, 634, 424, 491, 493 & 494
RE: DPZ FILE NOS. S91-04, PB 272, WP-91-55, WP-92-185, WP-93-03, F92-146, SDP93-103, SDP94-06
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 200' DATE: MARCH, 1994
SHEET 1 OF 4 ZONED RSC

CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS-PLANNERS-SURVEYORS
5010 SUNNYSIDE AVE. # 106
BELTSVILLE, MD. 20705
TEL (301) 982-1781 FAX (301) 982-1994

F-95-158



LINE	BEARING	DISTANCE
L1	N 27°52'01" W	44.75
L3		
L4		
L5	N 20°32'13" W	34.37
L6	S 51°32'02" E	41.74
L8	N 27°52'01" W	15.05

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	5.03	0°46'42"	370.00	5.03	S 18°02'32" E	2.51

POINT	NORTH	EAST	ELEV
38	545667.173	1370887.659	
39	545664.698	1370823.143	
74	545649.944	1369569.617	
109	546803.374	1369783.149	
132	546782.433	1370571.403	
175	546174.843	1370805.589	
176	546051.251	1371054.629	
201	545738.173	1370928.091	
204	545634.432	1370766.810	
205	545649.322	1370831.303	
206	545693.191	1370829.590	
250	546005.183	1370994.136	
256	545490.976	1370658.708	
277	546277.093	1370977.492	
295	546736.121	1370758.364	
311	546819.038	1370397.950	
370	546621.254	1371345.095	
383	546449.192	1371227.797	
384	546574.885	1371382.405	
390	546410.395	1371259.338	
392	546272.647	1371147.812	
393	546189.834	1371101.052	
2631	545874.709	1371179.774	
2632	545627.427	1371028.433	
3245	545651.180	1370381.081	

Plans for public water and sewerage systems have been approved by the Department of the Environment and these facilities will be available to all lots offered for sale.

James Yates 3-11-94
Date

This subdivision is subject to Section 18.122B of the Howard County Code. Public water and public sewer service has been granted under the terms and provision, thereof, effective 1-14-93, on which date developer agreement 24-3201, 24-3202, 24-3203, and F92-146 was filed and accepted.

THE REQUIREMENTS OF SUBSECTION 3-10B, 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.

Kenneth A. Ramsey 5-3-95
KENNETH A. RAMSEY DATE
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10702

James Yates 3-11-94
James Yates
Owner Date

DEVELOPER
NEW PANORAMA DEVELOPMENT CORPORATION
13299 BALTIMORE AVENUE
LAUREL, MARYLAND 20707
(301) 369-4000

APPROVED
FOR PUBLIC WATER & PUBLIC SEWER SYSTEMS. IN CONFORMANCE WITH THE MASTER PLAN FOR WATER AND SEWAGE FOR HOWARD COUNTY
James M. Boyd 5/24/95
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
James R. Rutter 6/3/95
DIRECTOR DATE

APPROVED
FOR PUBLIC WATER AND PUBLIC SEWERAGE. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James J. New 5/16/95
DIRECTOR DATE

OWNER'S DEDICATION
We, New Panorama Development Corp., by Kenneth Yates (President), OWNER OF THE PROPERTIES SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, 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 rights-of-way and the specific easements shown hereon, (2) the right to require dedication for public use, the beds of the streets and/or roads, and floodplains and open space where applicable and for good and other valuable consideration, hereby grant the right and option to Howard County to acquire the fee simple title to the beds of the streets and/or roads and floodplains, storm drainage facilities and open space where applicable 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 our hands this 11TH day of March, 1992.

James Yates 3-11-94
Kenneth Yates Date

Thomas E. Beard 3-11-94
Witness Date

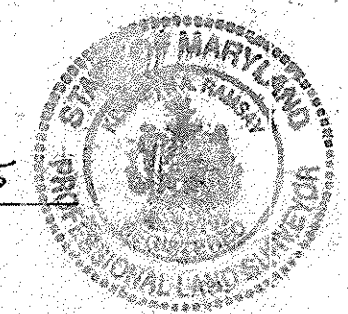
Thomas M. Matyska 3-11-94
Witness Date

SURVEYOR'S CERTIFICATE
I hereby certify that the final plat shown hereon is correct, that it is a subdivision of part of the lands acquired by New Panorama Development Corp., a Maryland Corporation, from Robert F. Simpson, individually and as Personal Representative of the Estates of Julia V. Simpson and Willis Earl Simpson, AND FROM ROSETTA JONES, SURVIVING TENANT BY THE ENTIRETY OF Cornelius Jones, by deeds dated December 31, 1992, AND FEBRUARY 22, 1994, RESPECTIVELY, and recorded among the land records of Howard County, Maryland in Liber 2758 at Folio 209, AND IN LIBER 3108 AT FOLIO 131 RESPECTIVELY; 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.

Kenneth A. Ramsey 5-3-95
KENNETH A. RAMSEY
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10702

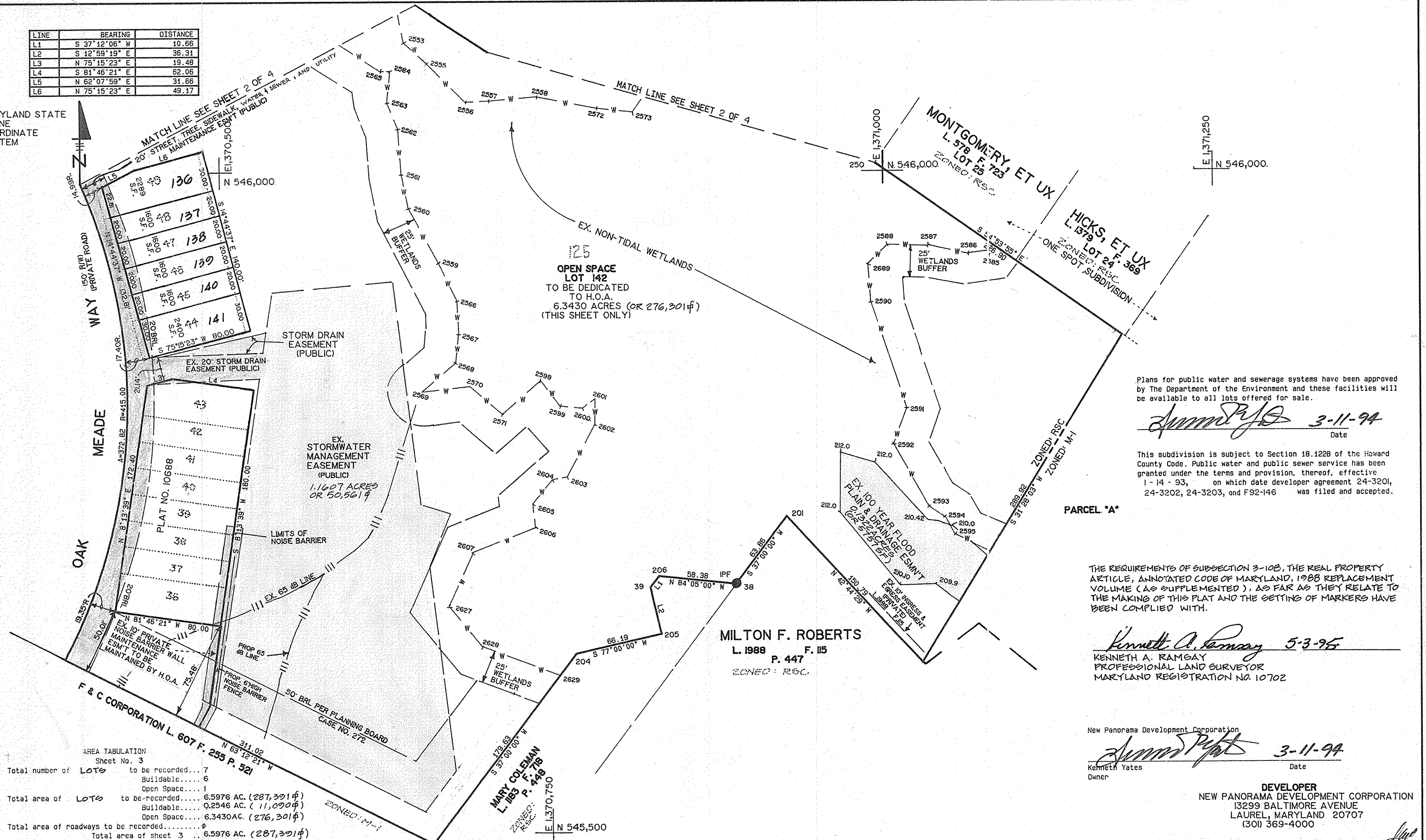
RECORDED AS PLAT 11758 ON 6-13-95
AMONG THE LAND RECORDS OF HOWARD
PLEASANT CHASE
SECTION 1, PHASES 3 AND 4
LOTS 120 THRU 143
(A RESUBDIVISION OF LOTS 11-49, 54-60, 108-110, 125, AND 126)
PLEASANT CHASE PLAT NO. 5 10687-10690
TAX MAP 43, PARCELS 211, 620, 623, 634, 424, 491, 493 & 494
THIS SHEET BEING
RESUBDIVISION OF LOTS 54-60, 108-110, 125 AND 126
PLEASANT CHASE PLAT NO. 10687 AND NO. 10690
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' DATE: MARCH, 1994
SHEET 2 OF 4 ZONED RSC

CAPITOL DEVELOPMENT DESIGN INC.
ENGINEERS · PLANNERS · SURVEYORS
5010 SUNNYSIDE AVENUE, #106
BELTSVILLE MARYLAND 20705
TEL: (301) 982-1781 FAX: (301) 982-1074



LINE	BEARING	DISTANCE
L1	S 37° 12' 06" W	10.66
L2	S 12° 59' 19" E	36.31
L3	N 75° 15' 23" E	19.48
L4	S 81° 46' 21" E	62.06
L5	N 62° 07' 59" E	31.66
L6	N 75° 15' 23" E	49.17

MARYLAND STATE
PLANE
COORDINATE
SYSTEM



Plans for public water and sewerage systems have been approved by the Department of the Environment and these facilities will be available to all lots offered for sale.

Summit P&J 3-11-94
Date

This subdivision is subject to Section 18.122B of the Howard County Code. Public water and public sewer service has been granted under the terms and provision, thereof, effective 1-14-93, on which date developer agreement 24-3201, 24-3202, 24-3203, and F92-146 was filed and accepted.

PARCEL "A"

THE REQUIREMENTS OF SUBSECTION 3-10B, 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.

Kenneth A. Ramsay 5-3-95
KENNETH A. RAMSAY
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10702

New Panorama Development Corporation
Summit P&J 3-11-94
Kenneth Yates
Owner

DEVELOPER
NEW PANORAMA DEVELOPMENT CORPORATION
13299 BALTIMORE AVENUE
LAUREL, MARYLAND 20707
(301) 369-4000

AREA TABULATION
Sheet No. 3

Total number of LOTS to be recorded	7
Buildable	6
Open Space	1
Total area of LOTS to be recorded	6.5976 AC. (287,321 $\frac{1}{2}$ sq ft)
Buildable	0.2546 AC. (11,090 $\frac{1}{2}$ sq ft)
Open Space	6.3430 AC. (276,301 $\frac{1}{2}$ sq ft)
Total area of roadways to be recorded	0
Total area of sheet 3	6.5976 AC. (287,321 $\frac{1}{2}$ sq ft)

APPROVED FOR PUBLIC WATER & PUBLIC SEWER SYSTEMS. IN CONFORMANCE WITH THE MASTER PLAN FOR WATER AND SEWAGE FOR HOWARD COUNTY.
Joyce M. Boydland per Jim 5/24/95
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
James S. Smith 6/6/95
DIRECTOR DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James G. Thur 5/16/95
DIRECTOR DATE

OWNER'S DEDICATION
We, New Panorama Development Corp., by Kenneth Yates (President), OWNER OF THE PROPERTIES SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, 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 rights-of-way and the specific easements shown hereon, (2) the right to require dedication for public use, the beds of the streets and/or roads, and floodplains and open space where applicable and for good and other valuable consideration, hereby grant the right and option to Howard County to acquire the fee simple title to the beds of the streets and/or roads and floodplains, storm drainage facilities and open space where applicable 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 our hands this 11TH day of March, 1992.

Summit P&J 3-11-94
Kenneth Yates Date
Thomas G. Beard 3-11-94
Witness Date
Thomas M. Matyja 3-11-94
Witness Date

SURVEYOR'S CERTIFICATE
I hereby certify that the final plat shown herein is correct, that it is a subdivision of part of the lands acquired by New Panorama Development Corp., a Maryland Corporation, from Robert F. Simpson, individually and as Personal Representative of the Estates of Julia V. Simpson and Willis Earl Simpson, AND FROM ROSEBETTA JONES, SURVIVING TENANT BY THE ENTIRETY OF CORNELIUS JONES, by deeds dated December 31, 1992, AND FEBRUARY 22, 1994, RESPECTIVELY and recorded among the land records of Howard County, Maryland in Liber 2718 at Folio 209, AND IN LIBER 3198 AT FOLIO 131, RESPECTIVELY; AND THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREET IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

Kenneth A. Ramsay 5-3-95
KENNETH A. RAMSAY
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10702

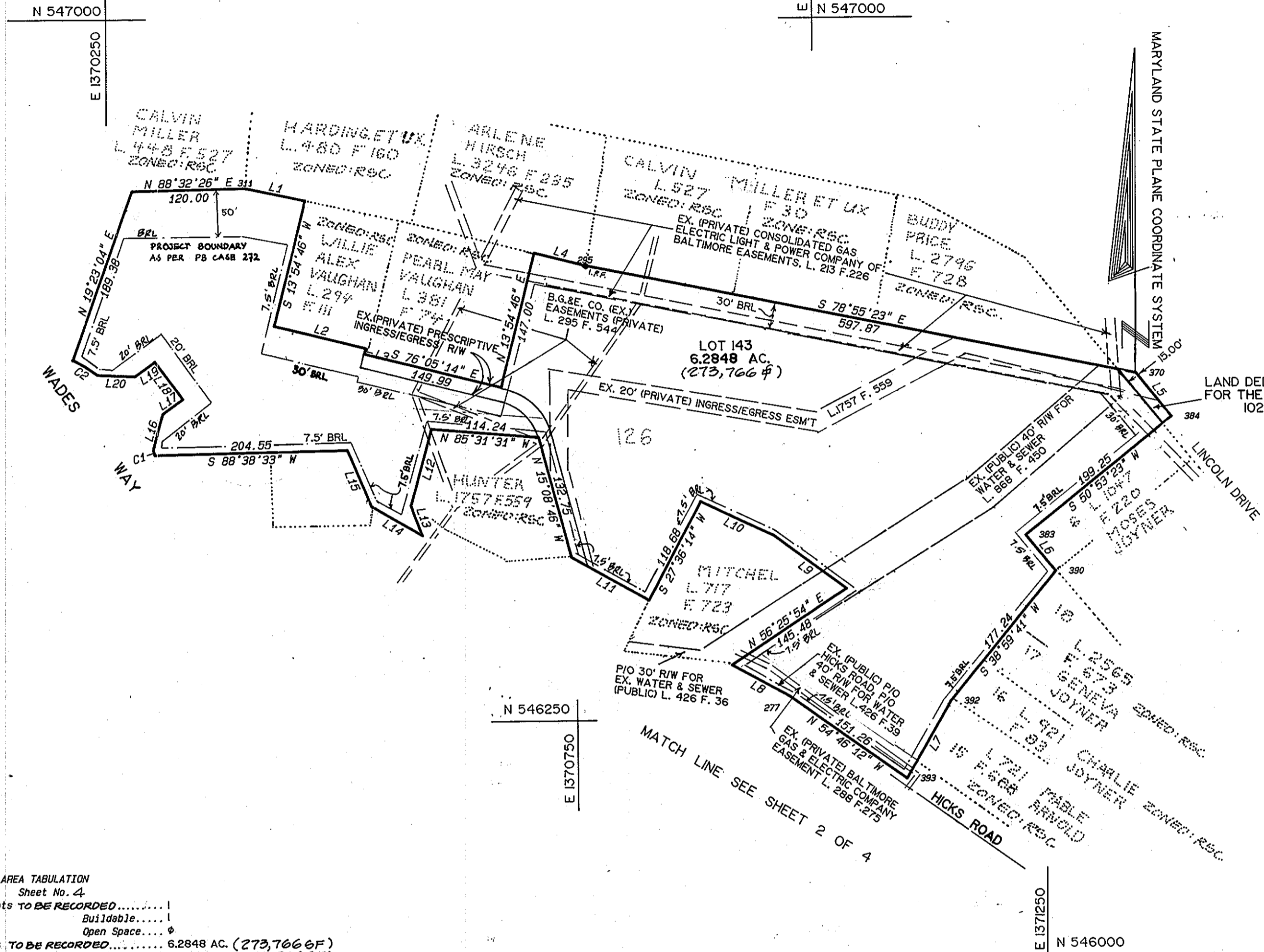
RECORDED AS PLAT 11759 ON 6-13-95
AMONG THE LAND RECORDS OF HOWARD
PLEASANT CHASE
SECTION 1, PHASES 3 AND 4
LOTS 129 THRU 143
(A RESUBDIVISION OF LOTS 44-49, 54-60, 108-110, 125 & 126)
PLEASANT CHASE PLAT NO. 10687 - 10690
TAX MAP 43, PARCELS 211,620,623,634,424,491,493,444
THIS SHEET BEING
A RESUBDIVISION OF LOTS 44-49 AND 125 PLEASANT CHASE
PLAT NUMBER 10688
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' DATE: MARCH, 1994
SHEET 3 OF 4 ZONED RSC

CAPITOL DEVELOPMENT DESIGN INC.
ENGINEERS, PLANNERS, SURVEYORS
5010 SUNNYSIDE AVE. #106
BELTSVILLE MD 20705
TEL (301) 982-1781 FAX (301) 982-1994

F. 95-158

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	5.47	1°47'29"	175.00	5.47	N 18°50'24" W	2.74
C2	30.38	9°56'45"	175.00	30.34	N 57°59'47" W	15.23

LINE	BEARING	DISTANCE
L1	S 78°05'04" E	65.27
L2	S 76°05'14" E	99.94
L3	S 13°54'46" W	6.10
L4	S 76°05'14" E	54.61
L5	S 38°49'14" E	59.52
L6	S 39°06'37" E	50.00
L7	S 29°27'05" W	95.10
L8	N 61°34'51" W	70.67
L9	N 53°14'47" W	95.80
L10	N 65°00'46" W	85.92
L11	N 60°49'53" W	94.54
L12	S 14°49'07" W	84.40
L13	S 20°32'13" E	34.37
L14	N 59°50'35" W	62.79
L15	N 23°02'51" W	64.88
L16	N 14°51'20" E	40.13
L17	N 63°37'13" E	26.04
L18	N 36°22'47" W	50.00
L19	S 53°37'14" W	26.04
L20	N 87°36'53" W	40.13



LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD. 1027 S.F. or 0.0236 AC.

Plans for public water and sewerage systems have been approved by The Department of the Environment and these facilities will be available to all lots offered for sale.

Summit Yates Oct. 22, 94
Date

This subdivision is subject to Section 18.122B of the Howard County Code. Public water and public sewer service has been granted under the terms and provision, thereof, effective January 14, 1993 on which date developer agreement 24-3201, 24-3202, 24-3203 and F92-146 was filed and accepted.

The requirements of Subsection 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.

Kenneth A. Ramsay 5-3-95
KENNETH A. RAMSAY Date
Registered Professional Land Surveyor

New Panorama Development Corporation
Summit Yates Oct. 22, 94
Kenneth Yates Date
Owner

DEVELOPER
NEW PANORAMA DEVELOPMENT CORPORATION
13299 BALTIMORE AVENUE
LAUREL, MARYLAND 20707
(301) 369-4000

AREA TABULATION
Sheet No. 4

Total number of lots to be recorded	1
Buildable	1
Open Space	0
Total area of lots TO BE RECORDED	6.2848 AC. (273,766 SF)
Buildable	6.2848 AC. (273,766 SF)
Open Space	0
Total area of roadways to be recorded	0.0236 AC. (1,028 SF)
Total area of sheet	6.3084 AC. (274,794 SF)

APPROVED

FOR PUBLIC WATER & PUBLIC SEWER SYSTEMS. IN CONFORMANCE WITH THE MASTER PLAN FOR WATER AND SEWAGE FOR HOWARD COUNTY

Joyce M. Boyd 5/24/95
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Summit Yates 6/15/95
DIRECTOR DATE

APPROVED

FOR PUBLIC WATER AND PUBLIC SEWERAGE. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

Thomas M. Matyska 5/16/95
DIRECTOR DATE

OWNER'S DEDICATION

We, New Panorama Development Corp., by Kenneth Yates (President), OWNER OF THE PROPERTIES SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, 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 rights-of-way and the specific easements shown hereon, (2) the right to require dedication for public use, the beds of the streets and/or roads, and floodplains and open space where applicable and for good and other valuable consideration, hereby grant the right and option to Howard County to acquire the fee simple title to the beds of the streets and/or roads and floodplains, storm drainage facilities and open space where applicable 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 our hands this 22nd day of October, 1994.

Summit Yates Oct. 22, 94
Kenneth Yates Date

Thomas M. Matyska Oct 22, 94
Witness Date

Thomas M. Matyska Oct 22, 94
Witness 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 acquired by New Panorama Development Corp., a Maryland Corporation, from Robert F. Simpson, individually and as Personal Representative of the Estates of Julia V. Simpson and Willis Earl Simpson, AND FROM ROSETTA JONES, SURVIVING TENANT BY THE ENTIRETY OF CORNELIUS JONES, by deeds dated December 31, 1992, AND FEBRUARY 22, 1994, respectively, and recorded among the land records of Howard County, Maryland in Liber 2758 at Folio 109, AND IN LIBER 3198 AT FOLIO 131, RESPECTIVELY; AND THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THIS STREET IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Kenneth A. Ramsay 5-3-95
KENNETH A. RAMSAY Date
Registered Professional Land Surveyor
Maryland License Number 10702

RECORDED AS PLAT 11760 ON 6-13-95
AMONG THE LAND RECORDS OF HOWARD

PLEASANT CHASE
SECTION 1, PHASES 3 AND 4
LOTS 126 THRU 143
(A RESUBDIVISION OF LOTS 24-40, 54-60, 108-110, 121, 125, 126)
PLEASANT CHASE PLAT NUMBER 10087-10690
TAX MAP 43, PARCELS 211,620,623,634,424,491,493, & 494
THIS SHEET BEING
A RESUBDIVISION OF LOT 126, PLEASANT CHASE PLAT
NUMBER 10690
SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' DATE: OCTOBER, 1994
SHEET 4 OF 4 ZONED RSC

CAPITOL DEVELOPMENT DESIGN INC.
ENGINEERS · PLANNERS · SURVEYORS
5010 SUNNYSIDE AVENUE # 106
BELTSVILLE MARYLAND 20705
TEL (301) 982-1781, FAX (301) 982-1994

F-95-158