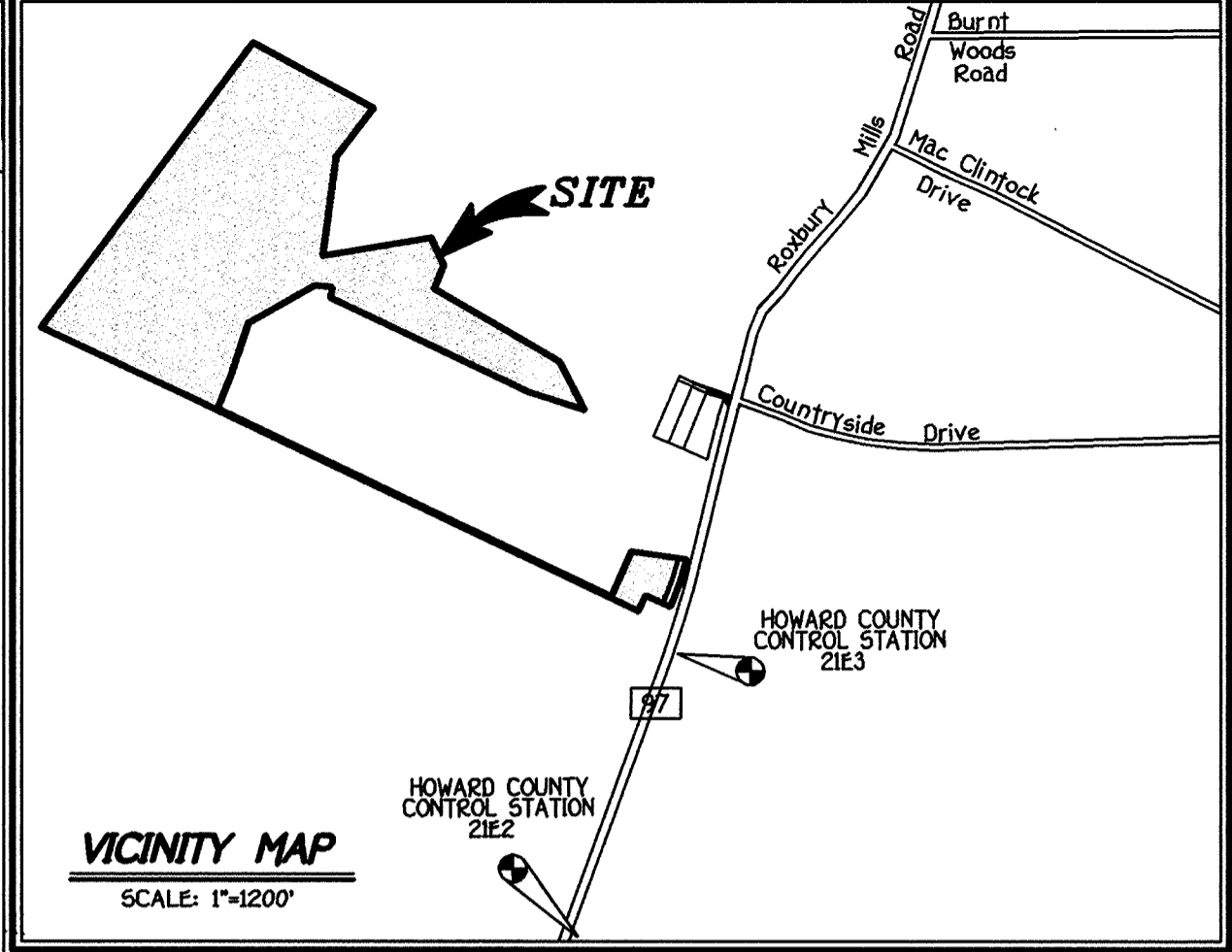


COORDINATE TABULATION		
POINT	NORTH	EAST
1	504616.193900	1301744.07830
75	506031.300350	1290993.630302
99	506552.790293	1297962.949155
264	504716.132156	1301793.000103
284	504630.413763	1301949.914057
286	504874.332455	1302044.035908
289	506204.076042	1299174.405482
290	506539.091402	1299290.607353
400	506041.211066	1301001.273545
603	506220.749993	1301200.053910
604	506723.750066	1300490.053956
605	506073.750060	1300563.053970
607	506950.750132	1299700.053970
608	507500.750123	1299093.054037
609	507093.750099	1300143.054065
610	500337.630291	1299303.243312
611	500327.452263	1299400.697264
670	506603.247359	1299833.456124
679	506755.012505	1299040.930013
680	506767.331373	1299729.232512
700	505914.936373	1301430.023026
704	504940.630041	1302064.052560
705	505000.097160	1301711.769163
706	504715.149245	1301573.635453
700	505997.060674	1299002.197020
054	507014.955926	1300203.002220
059	505900.171251	1299077.624190
066	504009.320151	1301994.300000
067	504949.449259	1302012.540942
060	504661.535660	1301903.495566

CURVE DATA TABULATION					
CURVE	RADIUS	ARC	DELTA	TAN LENGTH	CHORD BEARING & DISTANCE
286-284	1471.48'	254.32'	09°54'09"	127.48'	S 21°44'59" W 254.00'
866-868	1419.62'	245.56'	09°54'38"	123.25'	S 21°45'13" W 245.25'



The Requirements S3-100, The Real Property Article, Annotated Code Of Maryland, 1900 Replacement Volume, (As Supplemented As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

Terrell A. Fisher 5/20/99 Date
Terrell A. Fisher, L.S. #10692 (Registered Land Surveyor)

John J. Stamerro 5/20/99 Date
John J. Stamerro, Vice President
Cattail Creek Country Club, Inc.

MATCH LINE SEE SHEET 2 OF 2
N27°13'33"E 10.00'
(Match Line Only Not a Lot Line)

PROPERTY OF THE VILLAS AT CATTAIL CREEK, LLC
L-4228, F-442

PARCEL 'B'
SECTION 2
CATTAIL CREEK COUNTRY CLUB
PLAT Nos. 11048 THRU 11052

General Notes

- Subject Property Zoned RC Per 10/10/93 Comprehensive Zoning Plan.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 21E2 And No. 21E3.
Sta. 21E2 N 177710.6600 meters E 396505.4940 meters
Sta. 21E3 N 170174.0040 meters E 396073.116 meters
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About August, 1997 By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- Denotes Area Of Preservation Easement Agreement With Howard County, Maryland And Cattail Ridge Homeowners Association, Inc.
- The purpose of this Plat of Easement is to extinguish permanently the right to develop 72.552 acs. of this land based on the DEO/CEO provision described in Section 106 of the Zoning Regulations. This property is encumbered by a preservation easement and is restricted by an accompanying "Deed of Preservation Easement" which outlines the uses and restrictions for this property.
- Articles of Incorporation for the Cattail Ridge HOA were filed with the State Dept. of Assessments and Taxation on 4-21-99.

DENSITY EXCHANGE	
INITIAL EXCHANGE	
SENDING PARCEL INFORMATION	CATTAIL CREEK COUNTRY CLUB, INC. TAX MAP 21, PARCEL 3, GRID 3
TOTAL PARCEL COMPUTED ACREAGE	72.626 Ac. + (72.552 Ac. + Road Widening Of 0.074 Ac.)
PRESERVATION PARCEL ACREAGE	72.552 Ac. +
CEO UNITS CREATED (1:4.25)	17
CEO UNITS SENT (1:4.25)	2 *
CEO UNITS RETAINED (1:4.25)	15
DEO UNITS CREATED (1:3)	0
DEO UNITS SENT (1:3)	0
DEO UNITS RETAINED (1:3)	0
RECEIVING PARCEL	WOODFORDS GRANT III (F-99-02) LOTS 1-21 AND PRESERVATION PARCEL A TAX MAP 10, BLOCK 22, PARCELS 293 & PART OF 30

* The exchange of these 2 development rights will require 8.50 acs. of easement, leaving 64.052 acs. for future use.

PRESERVATION EASEMENT
Area This Sheet = 3.039 Ac. +
Total Area = 72.250 Ac. +

The Purpose of This Plat of Easement Is To Record The Transfer Of 2 CEO Units From The Preservation Easement Established By the Recordation Of This Plat.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461 - 2955

OWNER'S CERTIFICATE
Cattail Creek Country Club, Inc. By John J. Stamerro, Vice President, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plat; and In Consideration Of The Approval Of This Plat By The Department Of Planning And Zoning Establish The Preservation Easement To Be Considered A Sending Parcel For Development Rights. Witness My Hand This 20th Day Of MAY, 1999.

SURVEYOR'S CERTIFICATE
I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Cattail Creek Country Club, Inc. And Syndacon Property, Inc. To Cattail Creek Country Club, Inc. And Syndacon Property, Inc. By Confirmatory Deed Dated January 29, 1999 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 4617 At Folio 100, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

RECORDED AS PLAT No. 13798 ON July 20, 1999
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: Howard County Department Of Planning And Zoning.

Terrell A. Fisher 7/14/99 Date
Director

John J. Stamerro
John J. Stamerro, Vice President
Cattail Creek Country Club, Inc.

Robert White
Witness

Terrell A. Fisher 5/20/99 Date
Terrell A. Fisher, Professional Land Surveyor No. 10692

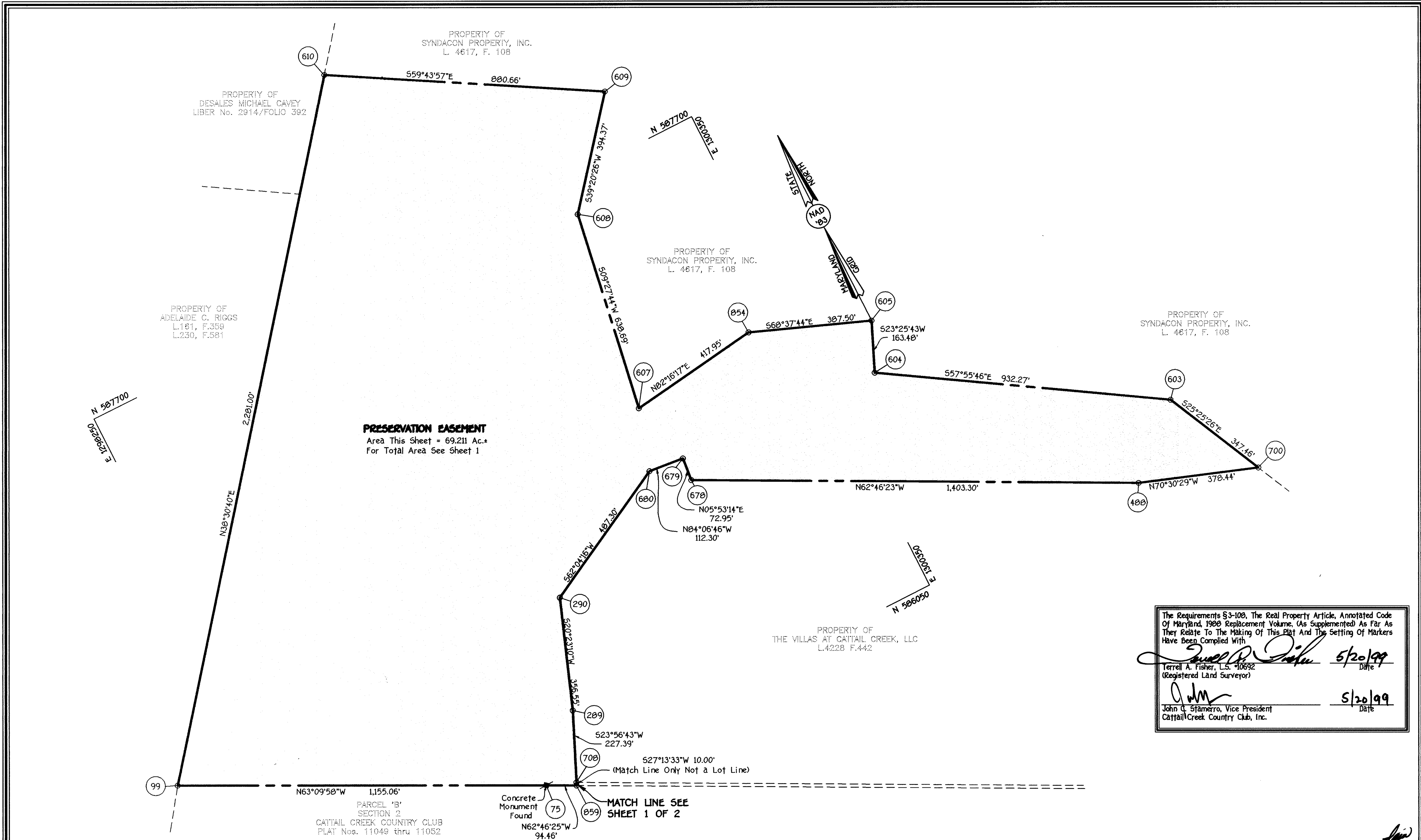
PLAT OF EASEMENT
PROPERTY OF
CATTAIL CREEK COUNTRY CLUB, INC.

ZONED: RC-DEO
TAX MAP 21 PART OF PARCEL 3 GRID 3
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: MAY 20, 1999

0' 50' 100' 200' 400'
Scale: 1" = 200'

SHEET 1 OF 2

3069 Villas At Cattail Creek/Cattail Ridge/Clubhouse/0089 Sending Plat Concrete 100 Bltzang



The Requirements S3-100, The Real Property Article, Annotated Code Of Maryland, 1980 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

Terrell A. Fisher 5/20/99
 Terrell A. Fisher, L.S. 10692
 (Registered Land Surveyor) Date

John C. Stamerro 5/20/99
 John C. Stamerro, Vice President
 Cattail Creek Country Club, Inc. Date

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461 - 2855

APPROVED: Howard County Department Of Planning And Zoning

Joseph Butler 7/14/99
 Director Date

OWNER'S CERTIFICATE

Cattail Creek Country Club, Inc. By John C. Stamerro, Vice President, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plat; and In Consideration Of The Approval Of This Plat By The Department Of Planning And Zoning Establish The Preservation Easement To Be Considered A Sending Parcel For Development Rights. Witness My Hand This 20th Day Of May, 1999.

John C. Stamerro
 John C. Stamerro, Vice President
 Cattail Creek Country Club, Inc.

Robert Webster
 Witness

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Cattail Creek Country Club, Inc. To Cattail Creek Country Club, Inc. By Confirmatory Deed Dated January 29, 1999 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 4617 At Folio 100, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Terrell A. Fisher 5/20/99
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 13799 ON JULY 20, 1999
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF EASEMENT
 PROPERTY OF
 CATTAIL CREEK
 COUNTRY CLUB, INC.**

ZONED: RC-DE0
 TAX MAP 21 PARCEL 3 GRID 3
 FOURTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DATE: MAY 20, 1999

0' 50' 100' 200' 400'
 Scale: 1" = 200'

SHEET 2 OF 2

COORDINATE TABULATION			
U.S. EQUIVALENT		METRIC EQUIVALENT	
POINT	NORTH	POINT	EAST
10	584237.209	130529.985	397926.335
11	584045.947	130584.366	398021.944
12	582824.118	1305470.250	397908.128
13	583154.451	1305971.659	398060.958
15	583168.072	1305491.584	397914.631
17	582297.605	1305100.268	397795.357
18	582307.512	1305110.937	397798.609
20	582381.208	1304830.341	397713.083
25	582296.736	1305432.163	397896.519
266	583050.635	1304733.668	397683.617
270	583412.683	1304767.146	397693.821
543	584407.378	1305231.705	397835.419
546	583317.700	1304933.366	397744.485
561	582156.060	1303990.156	397456.980
600	583308.176	1305375.957	397879.387
604	581235.822	1304251.441	397536.634
606	581290.677	1304518.873	397618.148
607	581309.892	1304642.991	397655.979
608	581483.103	1304752.557	397689.375
610	582665.042	1306005.810	398071.367
611	582092.539	1304754.826	397690.050
612	581980.926	1305050.048	397738.141
622	581974.701	1305048.875	397779.692
623	581892.126	1305084.538	397790.563
624	581887.689	1305093.600	397793.325
625	581621.104	1305007.970	397767.225
3004	582556.985	1304629.231	397651.785
3005	582357.399	1304509.893	397615.411

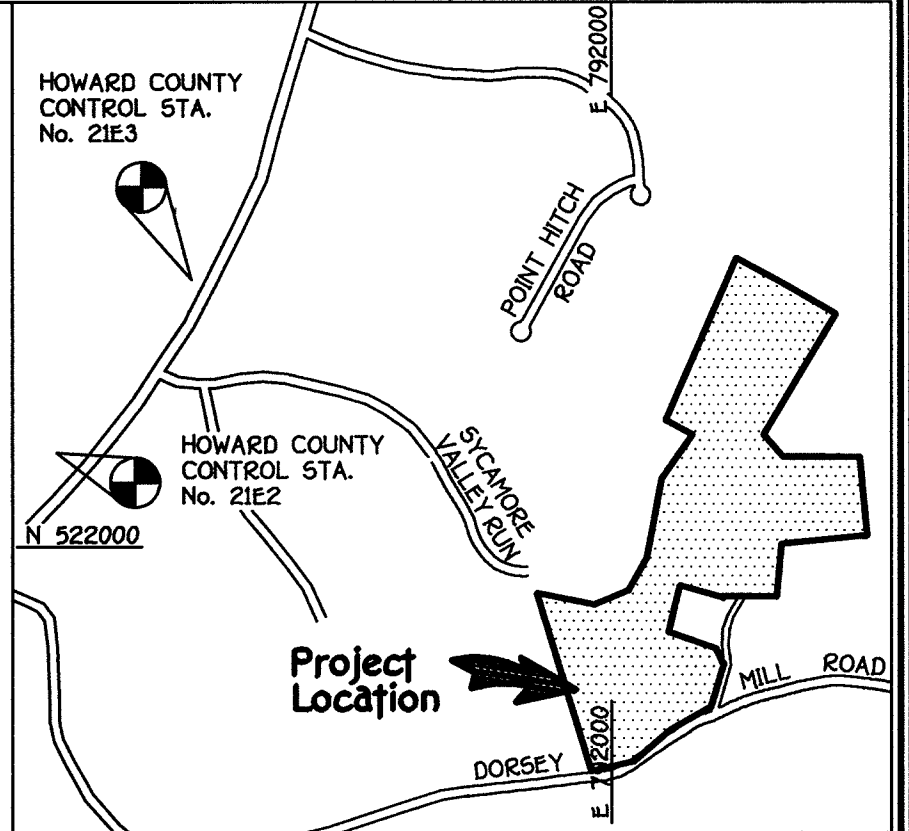
DENSITY EXCHANGE		
	INITIAL EXCHANGE (PLAT No. 13486)	SECOND EXCHANGE
TOTAL PARCEL COMPUTED ACREAGE	56.750 AC.*	56.750 AC.*
PRESERVATION PARCEL ACREAGE(*)	56.750 AC.*	56.750 AC.*
CEO UNITS CREATED (1:4.25)	38.250 AC.* ÷ 4.25 = 9	12.750 AC.* ÷ 4.25 = 3
CEO UNITS SENT (1:4.25)	9	3 ***
CEO UNITS RETAINED (1:4.25)	56.750 AC.* - 38.250 AC.* = 18.500 AC.* ÷ 4.25 = 4*	18.500 AC.* - 12.750 AC.* = 5.75 AC.* ÷ 4.25 = 1*
DEO UNITS CREATED (1:3)	0	0
DEO UNITS SENT (1:3)	0	0
DEO UNITS RETAINED (1:3)	0	0
RECEIVING PARCEL INFORMATION	GAITHER HUNT, SECTION 1, AREA 2, LOTS 34 THRU 62 AND BUILDABLE PRESERVATION PARCEL 'A' (F98-76) TAX MAP No. 23, PARCEL No. 128, GRID No. 23	WOODFORDS GRANT III (F99-02) LOTS 1-21 AND PRESERVATION PARCEL A TAX MAP No. 10, BLOCK 22, PARCELS 293 & PART OF 30

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

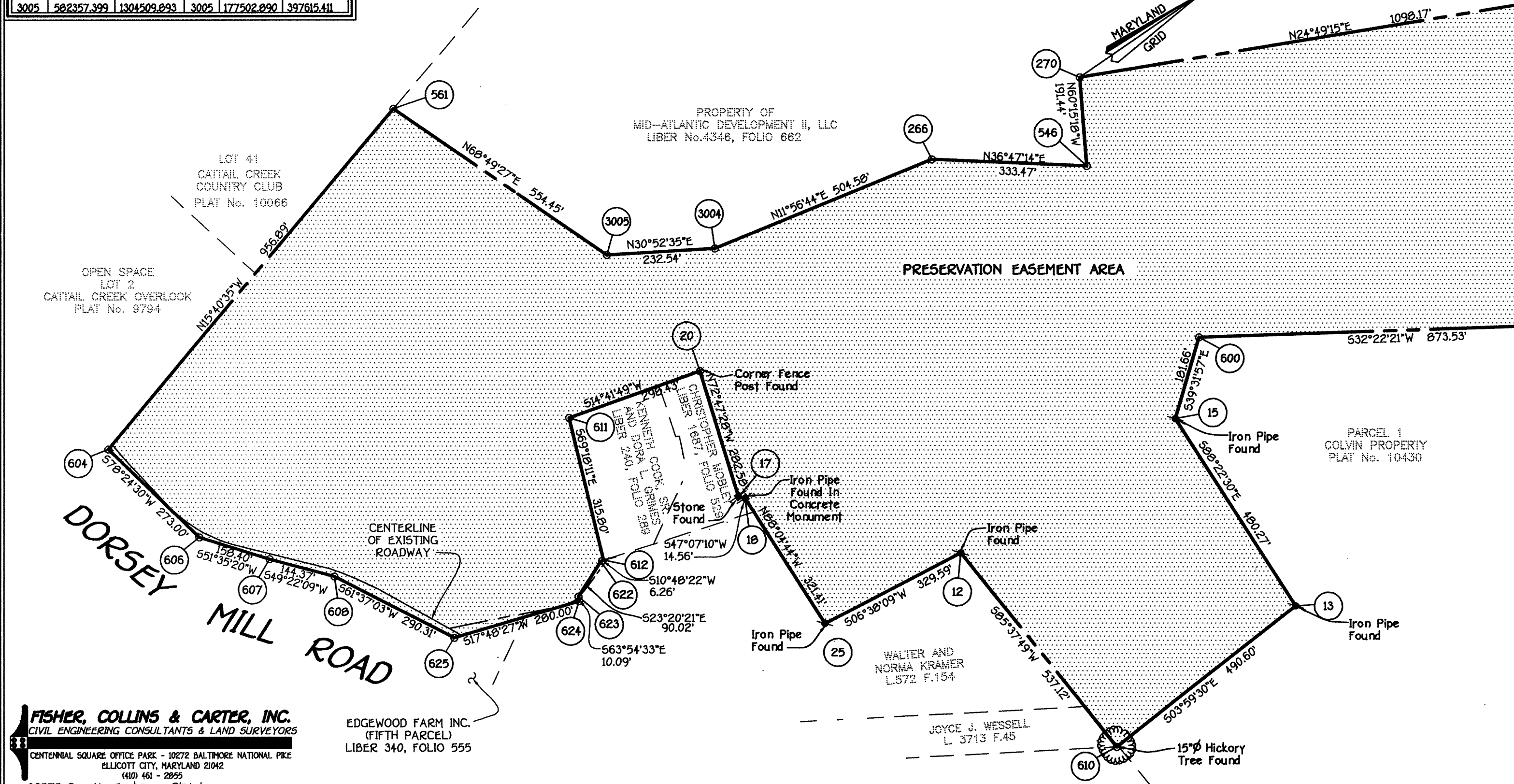
Terrell A. Fisher 5/20/99
TERRELL A. FISHER, L.S. #10692 (Registered Land Surveyor) DATE

E. Alexander Adams 5/21/99
E. ALEXANDER ADAMS (Owner) DATE

Betty Smith Adams 5-21-99
BETTY SMITH ADAMS (Owner) DATE



* INDICATES 1 BUILDING UNIT TO BE RETAINED FOR EXISTING DWELLING (AT A RATE OF 4.25 ACS.)
 *** FOLLOWING THIS TRANSFER, 5.75 ACS. OF EASEMENT REMAIN, OF WHICH 4.25 ACS MUST BE RETAINED TO SUPPORT THE EX. DWELLING



GENERAL NOTES:

- SUBJECT PROPERTY ZONED RC-DEO PER ZONING BOARD CASE No. ZB-972.
- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 21E2 AND No. 21E3.
 STA. 21E2 N 177718.6600 meters
 E 398505.4940 meters
 STA. 21E3 N 178174.0848 meters
 E 398873.1116 meters
- THIS PLAT IS BASED ON FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST 1996 BY FISHER, COLLINS AND CARTER, INC.
- B.R.L. DENOTES BUILDING RESTRICTION LINE ESTABLISHED BY ZONING.
- DENOTES IRON PIN SET CAPPED "F.C.C. 106".
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES CONCRETE MONUMENT SET WITH ALUMINUM PLATE "F.C.C. 106".
- DENOTES STONE OR MONUMENT FOUND.
- DENOTES AREA OF PRESERVATION EASEMENT AGREEMENT WITH HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM AND E. ALEXANDER ADAMS AND BETTY SMITH ADAMS PROPERTY. (TOTAL AREA = 56.750 AC.)
- THIS PRESERVATION EASEMENT WAS CREATED BY THE RECORDATION OF PLAT # 13486 ON 12-17-98.

THE PURPOSE OF THIS PLAT IS TO EXTINGUISH PERMANENTLY, THE RIGHT TO SUBDIVIDE A PORTION OF THIS SUBDIVISION; 9 (NINE) DEVELOPMENT RIGHTS ARE TRANSFERRED TO THE SUBDIVISION OF GAITHER HUNT, SECTION 1, AREA 2, LOTS 34 THRU 62 AND BUILDABLE PRESERVATION PARCEL 'A' (F98-76) AND 3 (THREE) DEVELOPMENT RIGHTS; TRANSFERRED TO THE SUBDIVISION OF WOODFORDS GRANT III, LOTS 1 THRU 21 AND PRESERVATION PARCEL 'A' (F99-02) FOR RESIDENTIAL CLUSTER LOTS BASED ON THE CEO OF SECTION 106 OF THE 1993 ZONING REGULATIONS.

NOTE: THE REQUIREMENT 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 THE PLATS AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

E. Alexander Adams 5/21/99
E. ALEXANDER ADAMS DATE

Betty Smith Adams 5/21/99
BETTY SMITH ADAMS DATE

Terrell A. Fisher 5/21/99
TERRELL A. FISHER, (SURVEYOR) DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
James S. Smith 7/14/99
DIRECTOR DATE

OWNER'S CERTIFICATE

E. ALEXANDER ADAMS AND BETTY SMITH ADAMS, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE PRESERVATION EASEMENT TO BE CONSIDERED A STANDING PARCEL FOR DEVELOPMENT RIGHTS. WITNESS OUR HANDS THIS 21 DAY OF MAY, 1999.

E. Alexander Adams
E. ALEXANDER ADAMS

Betty Smith Adams
BETTY SMITH ADAMS

Kelly Lee Maslar
WITNESS

Kelly Lee Maslar
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT THAT IT IS A SUBDIVISION COMPRISED OF ALL THE LAND CONVEYED BY E. ALEXANDER ADAMS AND BETTY SMITH ADAMS TO E. ALEXANDER ADAMS AND BETTY SMITH ADAMS BY CONFIRMATORY DEED DATED JUNE 25, 1998 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4346, FOLIO 651, 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, MARYLAND AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Terrell A. Fisher
TERRELL A. FISHER, L.S. #10692

5/20/99
DATE

RECORDED AS PLAT No. 13795 ON July 20, 1999
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

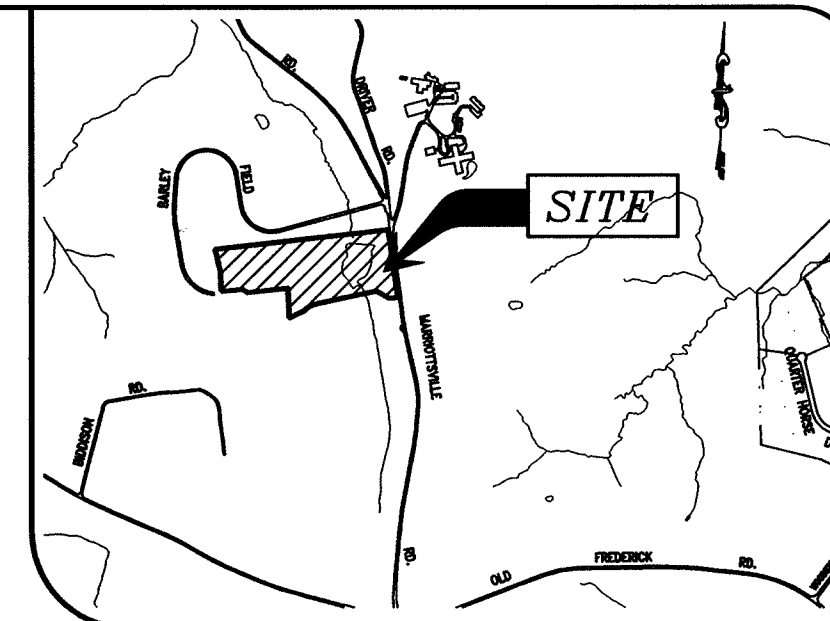
AMENDED PLAT OF EASEMENT
 PROPERTY OF
E. ALEXANDER ADAMS AND BETTY SMITH ADAMS

ZONED: RC-DEO
 TAX MAP: 21 PART OF PARCEL: 7 GRID: 10
 FOURTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DATE: MAY 10, 1999

0' 50' 100' 200' 400'
 Scale: 1" = 200'
 SHEET 1 OF 1



MARRIOTTSVILLE ROAD

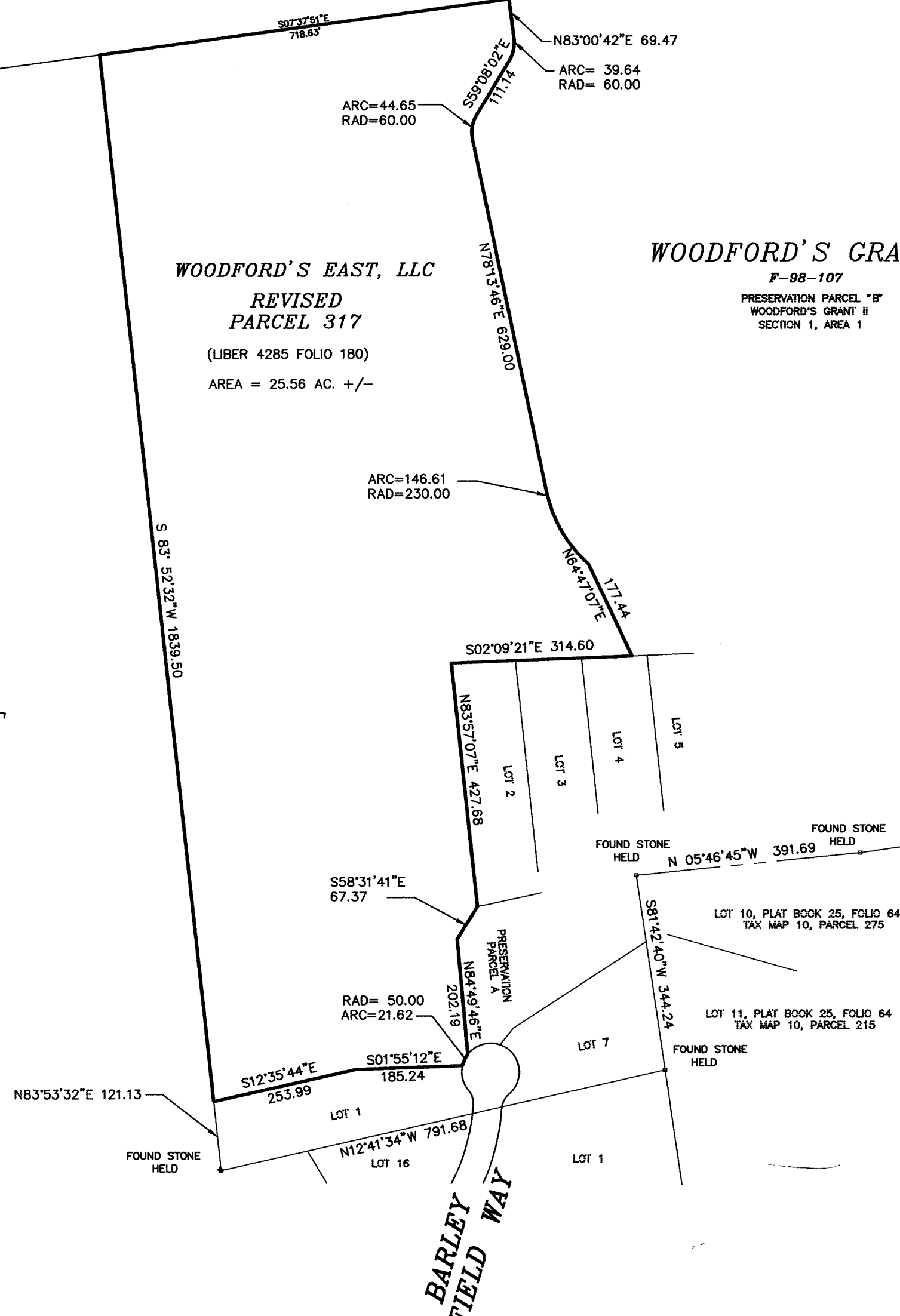


VICINITY MAP
SCALE: 1"=2000'

WOODFORD'S EAST, LLC
REVISED
PARCEL 317
(LIBER 4285 FOLIO 180)
AREA = 25.56 AC. +/-

WOODFORD'S GRANT II
F-98-107
PRESERVATION PARCEL "B"
WOODFORD'S GRANT II
SECTION 1, AREA 1

WOODFORD'S GRANT
PLAT NO. 12628
LOT 30 WOODFORD'S GRANT
PLAT NO. 12628



GENERAL NOTES:

- SUBJECT PROPERTY ZONED RC-DEO PER THE 9/18/92 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON NAD '83 DATUM.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED SURVEY PERFORMED SEPT. 1997 BY MILDENBERG, BOENDER AND ASSOC., INC.
- DENOTES AN IRON PIPE FOUND.
● DENOTES IRON PIPE SET.
○ DENOTES AN ANGULAR BREAK.
- THIS PARCEL IS ENCUMBERED BY A PRESERVATION EASEMENT AGREEMENT WITH HOWARD COUNTY AND WOODFORD'S GRANT II, HOA. THIS AGREEMENT OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE OWNER, PROHIBITS SUBDIVISION OF THE PARCEL, AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
- ARTICLES OF INCORPORATION FOR WOODFORD'S GRANT II, HOA, APPROVED ON MAY 4, 1998 BY THE STATE DEPARTMENT OF TAXATION AND ASSESSMENTS.
- THE PURPOSE OF THIS PLAT IS TO RECORD THE TRANSFER OF FOUR CEO UNITS FROM THE PREVIOUSLY ESTABLISHED EASEMENT CREATED BY PLAT # 13374.

DENSITY EXCHANGE		
RECEIVING PARCEL INFORMATION	FIRST EXCHANGE	SECOND EXCHANGE
	BENSON BRANCH OVERLOOK F-98-105 TM 22, BLOCK 9, PARCEL 10	WOODFORD'S GRANT III F-99-02 TM 10, BLOCK 22 PARCELS 293 & P/O 30
TOTAL PARCEL COMPUTED ACREAGE	25.56 ACRES +/-	
PRESERVATION PARCEL ACREAGE	25.56 ACRES +/-	
CEO UNITS CREATED (1:4.25)	25.56 / 4.25 = 6	18.31 / 4.25 = 4
CEO UNITS SENT (1:4.25)	1 (UNIT RETAINED FOR THE ON-SITE RESIDENCE)	1
DEO UNITS CREATED (1:3)	25.56 / 3 = 8	18.31 / 3 = 6
DEO UNITS SENT (1:3)	1	0
ACREAGE OF EASEMENT REMAINING	25.56 - 7.25 = 18.31 ACRES	18.31 - 17.0 = 1.31 ACRES

OWNER
CHAPDELAIN, LLC
C/O SUSAN E. ROWLEY
900 RECKLEY ROAD
WILMINGTON, DELAWARE 19807

WOODFORD'S GRANT
PLAT NO. 12628

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.

OWNER'S STATEMENT

WE, CHAPDELAIN, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE PRESERVATION EASEMENT TO BE CONSIDERED A SENDING PARCEL FOR DEVELOPMENT RIGHTS.

WITNESS MY HAND THIS 14 DAY OF SEPTEMBER, 1998

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS INTENDED TO PROVIDE A PRESERVATION EASEMENT OVER THAT PARCEL OF GROUND CONVEYED BY WOODFORD'S EAST, LLC TO CHAPDELAIN, LLC BY DEED DATED AUGUST 20, 1998 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 4409, FOLIO 665.

RECORDED AS PLAT 1374 ON 7/20/99 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

AMENDED
PLAT OF EASEMENT
ROWLEY PROPERTY

TAX MAP 10 ELECTION DISTRICT THIRD SCALE: 1" = 200'
PARCEL 317 HOWARD COUNTY, MARYLAND DATE: JULY 1998
BLOCK 16 EX. ZONING RC-DEO DPZ FILE NOS. N/A

MILDENBERG,
BOENDER & ASSOC., INC.
Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

H:\98072\DWG\072-ESMINTZ.DWG

John B. Mildenberg 9/14/98
Susan E. Rowley 9/23/98

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Director 7/14/99

Susan E. Rowley
WITNESS

John B. Mildenberg 9/14/98
STATE OF MARYLAND PROFESSIONAL SURVEYOR

sending plat F-99-02

COORDINATE DATA

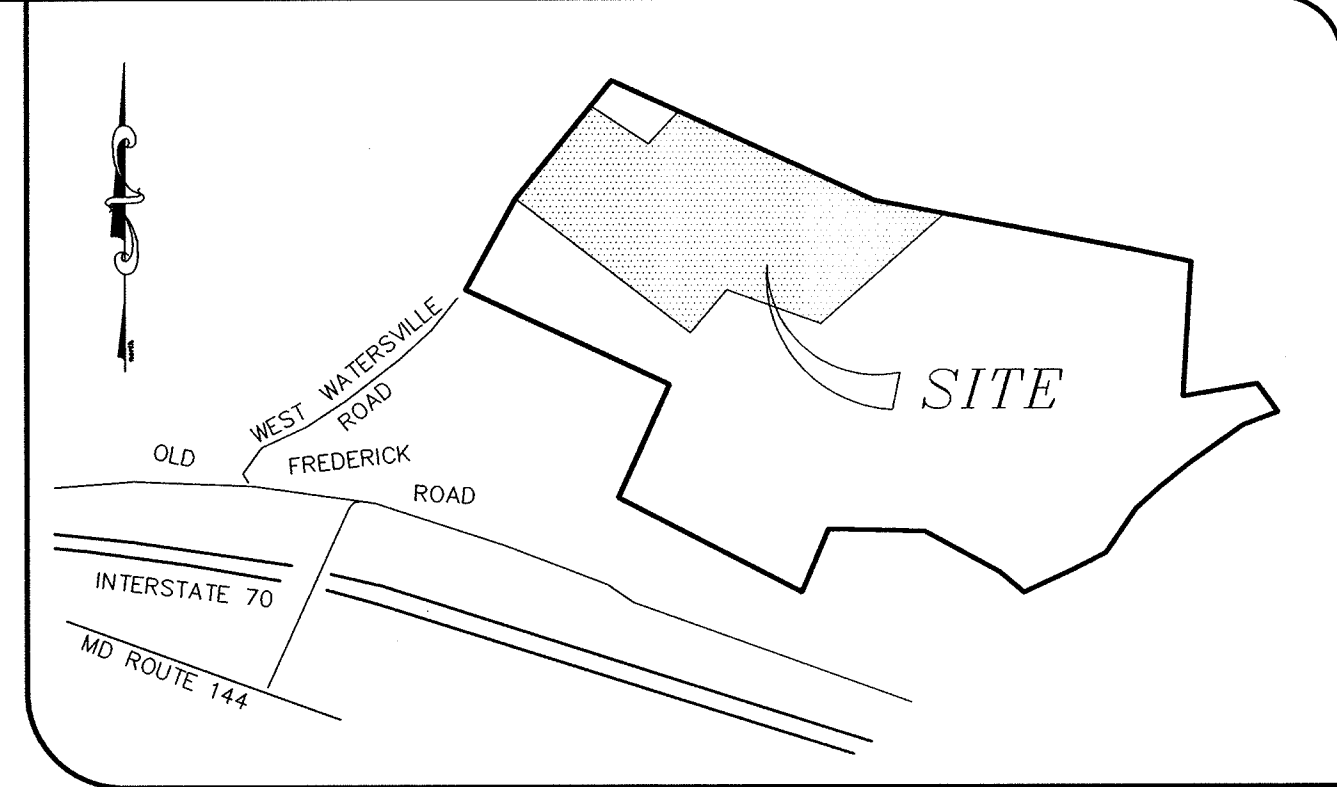
STA.	NORTH	EAST
674	616302.5693	1281205.9457
750	617065.6801	1279537.2027
757	615160.9744	1279928.9348
781	615750.9045	1278658.4140
782	616317.1197	1278971.0648
1241	616600.4540	1279804.9935
1242	616898.5704	1279410.8172
1243	616855.1369	1279997.6108
1244	616312.9671	1278968.7718
1252	615443.0392	1280059.2964
1253	615697.4663	1280262.2567
1254	615406.4455	1280843.4683
1255	616189.6873	1281796.4789

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

DENSITY EXCHANGE

	INITIAL EXCHANGE	SECOND EXCHANGE	THIRD EXCHANGE
SENDING PARCEL INFORMATION	STIRN FARM L. 4252 F. 0338 TAX MAP: 2, PARCEL: 180	STIRN FARM L. 4252 F. 0338 TAX MAP: 2, PARCEL: 180	STIRN FARM L. 4252 F. 0338 TAX MAP: 2, PARCEL: 180
TOTAL PARCEL COMPUTED ACREAGE	51.0000 Ac.±	51.0000 Ac.±	51.0000 Ac.±
PRESERVATION PARCEL ACREAGE	51.0000 Ac.±	51.0000 Ac.±	51.0000 Ac.±
CEO UNITS CREATED (1:4.25)	12 (51.0000 / 4.25 = 12)	12 (51.0000 / 4.25 = 12)	12 (51.0000 / 4.25 = 12)
CEO UNITS SENT (1:4.25)	1	4	1
DEO UNITS CREATED (1:3)	17 (51.0000 / 3.00 = 17)	17 (51.0000 / 3.00 = 17)	17 (51.0000 / 3.00 = 17)
DEO UNITS SENT (1:3)	0	0	0
DEO/CEO UNIT RETAINED	11 CEO or 15 DEO (46.75 Ac.± OF EASEMENT REMAIN)*	7 CEO or 9 DEO (29.75 Ac.± OF EASEMENT REMAIN)*	6 CEO or 8 DEO (25.50 Ac.± OF EASEMENT REMAIN)*
RECEIVING PARCEL INFORMATION	PHASE TWO—Carriage Mill Farms, Lots 27-54(F-99-01) TAX MAP: 08, GRID: 16, PARCEL: 158	WELLINGTON—WEST, SECTION 2(F-98-180) TAX MAP: 14, PARCEL: 68 & 222	WOODFORDS GRANT III, Lots 1-21 & Pres. Parcel A(F-99-02) TAX MAP: 10, BLOCK: 22, PARCELS: 293 & p/o 30

* OF THE 25.50 ACRES THAT REMAIN, ONE UNIT (4.25 ACRES) SHALL BE RESERVED FOR FUTURE RESIDENCE ON-SITE.



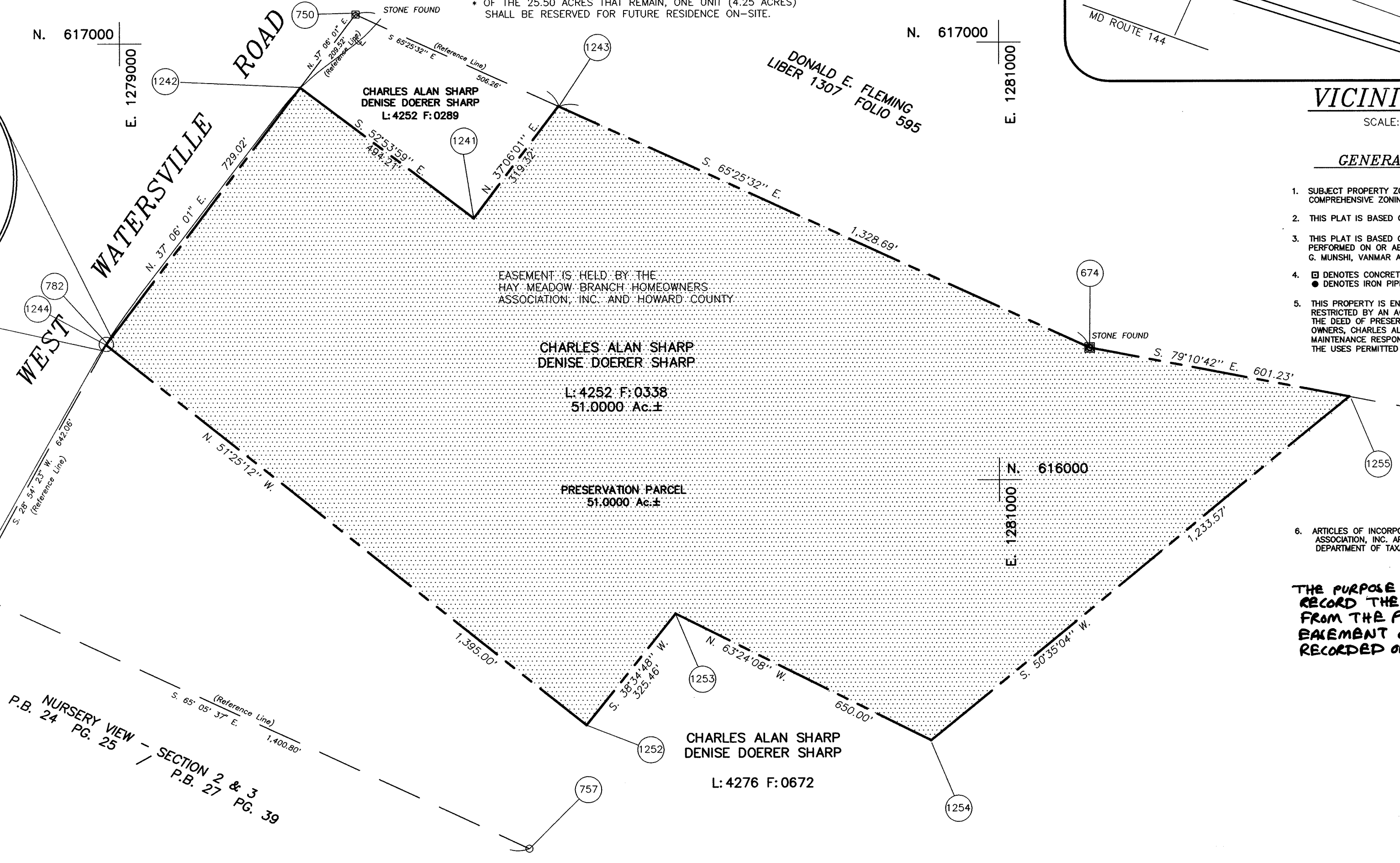
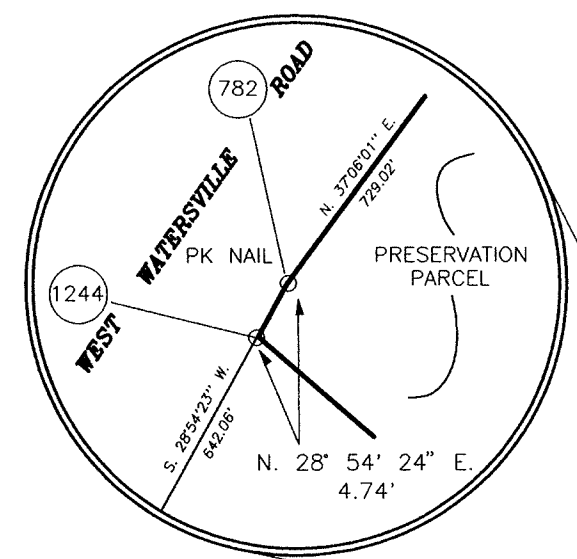
VICINITY MAP

SCALE: 1"=1200'

GENERAL NOTES:

- SUBJECT PROPERTY ZONED RC PER THE 9/18/92 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON MARYLAND STATE GRID SYSTEM - N.A.D. 83
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 28, 1997 BY SOURABH G. MUNSHI, VANMAR ASSOC. INC.
- ☐ DENOTES CONCRETE MONUMENT SET OR FOUND AS INDICATED.
● DENOTES IRON PIPE OR REBAR SET OR FOUND AS INDICATED.
- THIS PROPERTY IS ENCUMBERED BY A PRESERVATION EASEMENT AND IS RESTRICTED BY AN ACCOMPANYING DEED OF PRESERVATION EASEMENT. THE DEED OF PRESERVATION EASEMENT, ENTERED INTO BY THE PROPERTY OWNERS, CHARLES ALAN SHARP AND DENISE DOERER SHARP, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE PARCEL OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
- ARTICLES OF INCORPORATION FOR HAY MEADOW BRANCH HOMEOWNERS ASSOCIATION, INC. APPROVED ON AUGUST 21, 1998 BY THE STATE DEPARTMENT OF TAXATION AND ASSESSMENTS, #05070784.

THE PURPOSE OF THIS PLAT IS TO RECORD THE TRANSFER OF 1 CEO UNIT FROM THE PREVIOUSLY ESTABLISHED EASEMENT CREATED BY PLAT #13555 RECORDED ON 1/26/99.



OWNER'S STATEMENT

WE, CHARLES ALAN SHARP AND DENISE DOERER SHARP, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE PRESERVATION EASEMENT TO BE CONSIDERED A SENDING PARCEL FOR DEVELOPMENT RIGHTS.

WITNESS OUR HANDS THIS 22 DAY OF February 1999

Charles Alan Sharp CFA
CHARLES ALAN SHARP
OWNER
Denise Doerer Sharp CFA
DENISE DOERER SHARP
OWNER
W. J. Mahrt
WITNESS
W. J. Mahrt
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT OF EASEMENT SHOWN HEREON IS CORRECT; THAT IT DEFINES A PRESERVATION PARCEL EASEMENT OF 51.0000 ACRES ON ALL OF THE LAND CONVEYED BY CHARLES ALAN SHARP AND DENISE DOERER SHARP TO CHARLES ALAN SHARP & DENISE DOERER SHARP BY DEED DATED 4/10/98 AND RECORDED ON THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4252, FOLIO 180. ALL MONUMENTS ARE IN PLACE.



Sourabh G. Munshi 2/22/99
SOURABH G. MUNSHI, L.S. NO. 10770 Date

RECORDED AS PLAT 13117 ON 1/20/99 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

AMENDED PLAT OF EASEMENT

STIRN FARM

TAX MAP 2 ELECTION DISTRICT FOURTH SCALE: 1" = 200'
PARCEL NO. p/o 180 HOWARD COUNTY, MARYLAND DATE: SEPT., 1998
EX. ZONING RC-DEO

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street P.O. box 328
Mount Airy, Maryland 21771
(301) 829 2890 (301)831 5015 (410) 549 2751

sending plat for F-99-02

T:\EP\JOBS\89-2185\89-2185-DWG\89-2185-DWG.DWG

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD
C1	292.09'	982.63'	147.13'	17°01'52"	S03°48'52"E 291.01'
C2	196.13'	1956.63'	98.15'	05°44'35"	S07°18'55"W 196.04'
C3	202.23'	3539.34'	101.14'	03°16'26"	S08°33'35"W 202.20'
C4	23.18'	25.00'	12.50'	53°07'48"	S68°55'28"W 22.36'
C5	162.02'	50.00'	-----	185°39'56"	N44°48'28"W 99.88'
C6	23.18'	25.00'	12.50'	53°07'48"	N21°27'36"E 22.36'
C7	23.18'	25.00'	12.50'	53°07'48"	N31°40'12"W 22.36'
C8	92.73'	50.00'	66.67'	106°15'37"	N05°06'18"W 80.00'
C9	23.18'	25.00'	12.50'	53°07'48"	N21°27'36"E 22.36'
C10	410.45'	300.00'	244.64'	78°23'32"	N44°18'04"W 379.18'
C11	25.81'	25.00'	14.19'	59°08'58"	S66°55'41"W 24.68'
C12	127.23'	50.00'	162.47'	145°47'21"	N69°45'07"W 95.57'
C13	21.06'	25.00'	11.20'	48°15'35"	S60°54'11"E 20.44'
C14	474.30'	340.00'	284.93'	79°55'41"	S45°04'09"E 436.77'
C15	23.18'	25.00'	12.50'	53°07'48"	S31°40'12"E 22.36'
C16	92.73'	50.00'	66.67'	106°15'37"	S05°06'18"E 80.00'
C17	23.18'	25.00'	12.50'	53°07'48"	S21°27'36"W 22.36'
C18	23.18'	25.00'	12.50'	53°07'48"	S31°40'12"E 22.36'
C19	23.44'	50.00'	11.94'	26°51'17"	S44°48'28"E 23.22'
C20	23.18'	25.00'	12.50'	53°07'48"	S57°56'43"E 22.36'
C21	30.56'	50.00'	15.78'	35°01'18"	S54°17'03"E 30.09'
C22	30.77'	25.00'	17.67'	70°31'44"	S32°07'19"E 28.87'

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 HAVE BEEN COMPLIED WITH.

PLANS FOR PUBLIC WATER SYSTEMS HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL PARCELS OFFERED FOR SALE.

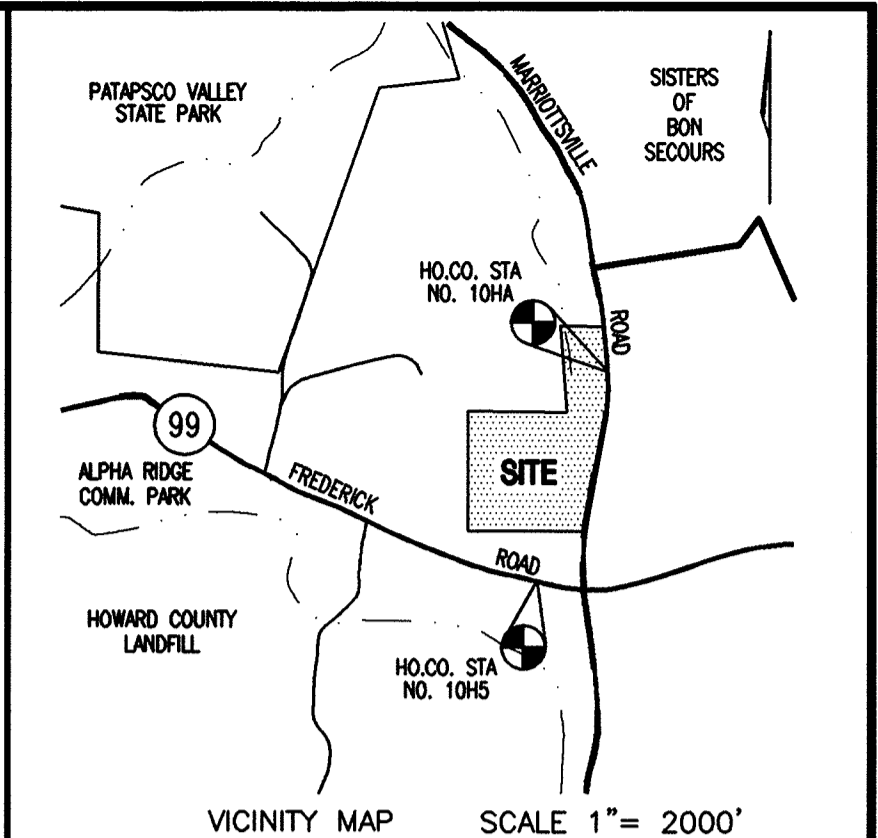
Mark C. Martin 2/18/99
MARK C. MARTIN, P.L.S. #10884 DATE 2/18/99

Michael Pfafl
MICHAEL PFAFL DATE 2/18/99

Donald Reuwer
DONALD REUWER DATE 2/18/99

LOT NO.	GROSS AREA	PIPE AREA	NET AREA
12	56723	3449	53274
13	43760	3456	40304
14	43420	3099	40321
15	43426	3106	40320
16	43091	3091	40000
17	43090	3090	40000
18	42749	2749	40000
19	43547	3227	40320

ALL AREAS ARE SQUARE FEET



POINT	NORTH	EAST	POINT	NORTH	EAST
402	601573.1798	133971.70137	1024	602189.3889	1340486.3132
404	602909.8345	1341113.7694	1026	602183.6051	1340421.5710
405	602829.8058	1341107.5504	1027	602204.8605	1340434.7319
406	602635.3571	1341082.5887	1028	602284.5431	1340427.6134
407	602119.7073	1340989.8410	1031	601853.5669	1340516.3140
408	601919.7569	1340959.7454	1033	601834.5360	1340528.0540
415	602815.0932	134108.9071	1034	601818.0611	1340544.4187
427	601909.1368	1341113.7151	1036	601806.1936	1340563.3704
502	603091.7758	1341123.6610	1037	601766.3771	1340559.5438
503	602888.2476	1340884.2523	1039	601758.3362	1340538.6789
504	603363.0905	1340828.7978	1040	601829.1971	1340468.2920
505	603423.2952	1341089.1988	1042	601850.0076	1340476.4727
506	603346.8097	1341105.7227	1043	601772.7366	1340911.5006
611	602768.3974	1339609.9862	1044	601799.7097	1340945.0648
623	602766.4089	1340043.7308	1045	601700.3557	1340932.9147
624	602790.8574	1340028.3813	1046	601710.1543	1340925.0403
625	602804.4928	1339995.6467	1047	601715.1313	1340873.2527
1011	602793.6003	1340133.7061	1048	601735.9842	1340875.7901
1013	602783.6605	1340151.5669	1196	602815.3210	1340108.8857
1014	602743.0023	1340156.1050	1198	602811.1651	1340109.2765
1016	602733.3314	1340133.4009	3002	603067.8219	1341130.7263
1017	602475.1908	1340460.7809	3003	603358.1890	1341111.3673
1018	602471.6311	1340420.9348	3004	603529.9581	1341073.1008
1019	602308.9128	1340475.6354	3005	603482.7763	1340861.3128
1021	602289.8820	1340487.3754	3010	602893.9049	1340950.9699
1022	602210.1993	1340494.4939	3011	602909.5929	1341118.5882

DENSITY CHART	
TOTAL SITE AREA = 40.6047 ACRES	
EXISTING ZONING = RC-CEO	
TOTAL NUMBER OF BUILDABLE LOTS ALLOWED = 4.245/ACRE = 40.6047/4.254 = 9 LOTS	
TOTAL NUMBER OF BUILDABLE LOTS PROVIDED BY THE SENDING PARCEL = 10 LOTS	
PLAT OF EASEMENT, ROWLEY PROPERTY, TAX MAP 10, PARCEL 317, BLOCK 16 = 4 LOTS	
PLAT OF EASEMENT, CATTAIL CREEK, TAX MAP 21, P/O PARCEL 3, BLOCK 3 = 2 LOTS	
PLAT OF EASEMENT, STIRN FARM, TAX MAP 21, P/O PARCEL 7, BLOCK 10 = 3 LOTS	
PLAT OF EASEMENT, STIRN FARM, TAX MAP 2, P/O PARCEL 180, BLOCK 20 = 1 LOT	
COMBINED TOTAL NUMBER OF BUILDABLE LOTS ALLOWED = 19 LOTS	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED = 19 LOTS	

GENERAL NOTES (CONTINUED)

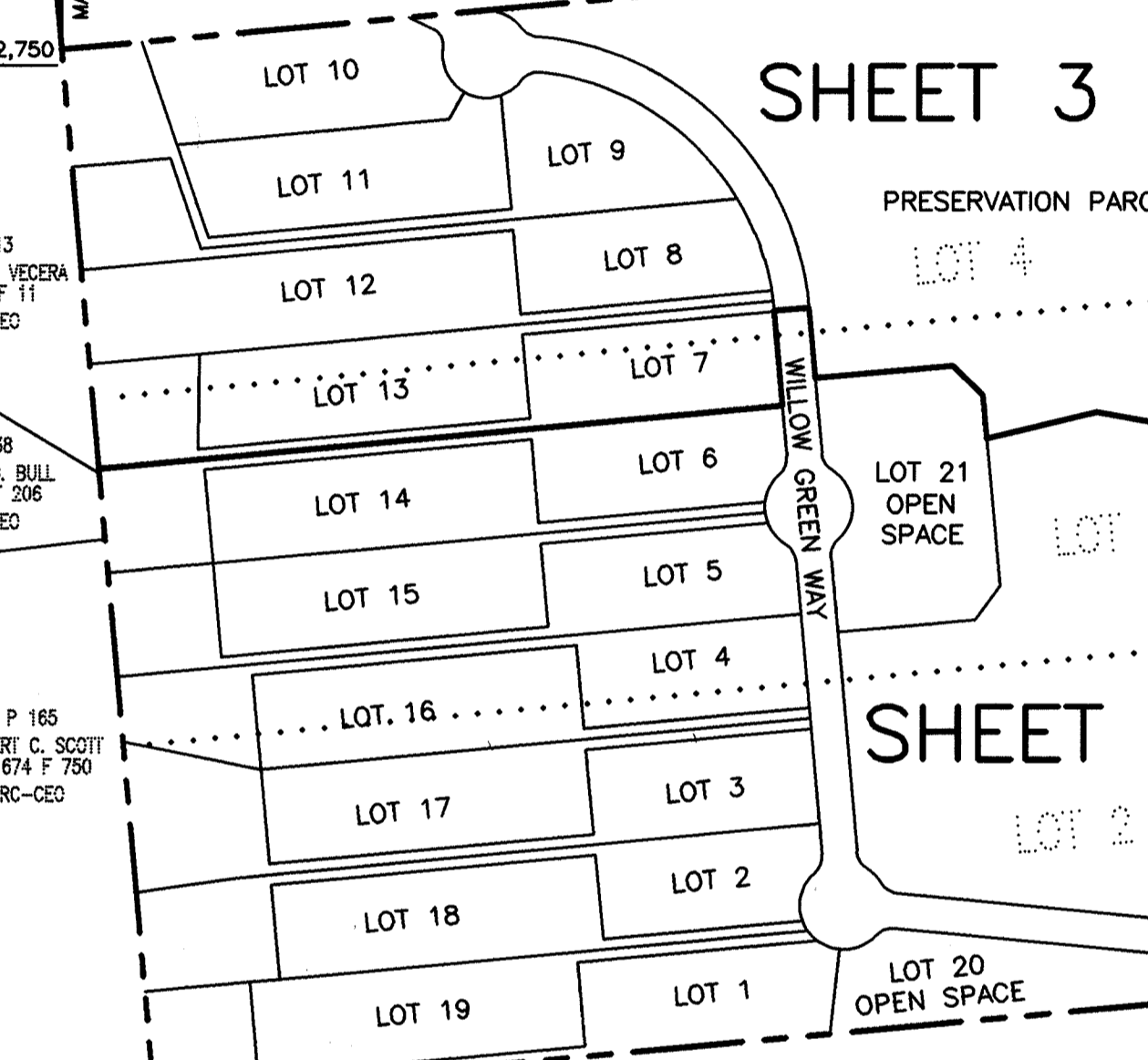
25. PRESERVATION PARCEL "A" IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY WOODFORDS GRANT II, III, H.O.A. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.

26. USING THE CLUSTER EXCHANGE OPTION DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR 4 OF THE 19 RESIDENTIAL LOTS/PARCELS INCLUDED ON THIS SUBDIVISION HAVE BEEN TRANSFERRED FROM THE ROWLEY PROPERTY, TAX MAP 10, PARCEL 317, BLOCK 16, 2 HAVE BEEN TRANSFERRED FROM THE CATTAIL CREEK PROPERTY, TAX MAP 21, P/O PARCEL 3, BLOCK 3, 3 HAVE BEEN TRANSFERRED FROM THE STIRN FARM, TAX MAP 21, P/O PARCEL 7, BLOCK 10, 1 HAS BEEN TRANSFERRED FROM THE STIRN FARM, TAX MAP 2, P/O PARCEL 180, BLOCK 20. THE CREATION OF THESE LOTS IS BASED ON A MAXIMUM DENSITY OF ONE RESIDENTIAL UNIT FOR EVERY 2.2 ACRES.

AREA TABULATIONS

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	19
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	2
TOTAL NUMBER OF PARCELS TO BE RECORDED:	1
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	22
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	20,3622 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	1,9985 AC
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED:	38,7217 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	1,8829 AC
TOTAL AREA TO BE RECORDED:	40,6047 AC

VOGEL & ASSOCIATES, INC.
3691 PARK AVENUE, SUITE 101
ELLCOTT CITY, MARYLAND 21043



21. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR STORM DRAINAGE, OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, OVER AND THROUGH THE LOTS AND PARCELS SHOWN HEREON, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA AND ANY AND ALL CONVEYANCES OF AFORESAID LOTS OR PARCELS 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 A DEED FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN CASE OF A FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

22. OPEN SPACE LOTS 20 AND 21 ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

23. PRESERVATION PARCEL A IS TO BE PRIVATELY OWNED.

24. THE HOMEOWNER ASSOCIATION COVENANTS HAVE BEEN ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION DATED NOVEMBER 12, 1998.

GENERAL NOTES

- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
- SUBJECT PROPERTY ZONED RC-CEO PER 10/18/93 COMPREHENSIVE ZONING PLAN
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS
10HS N 601201.871 E 1339637.669
10HA N 601206.054 E 1340812.338
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL ASSOCIATES, INC. IN OCTOBER, 1997.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN W/CAP SET
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
A) WIDTH - 14 FEET
B) SURFACE - (P-1) STANDARD PAVING
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
D) STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING)
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF PRIVATE 24 FOOT USE-IN-COMMON ACCESS EASEMENT AND WILLOW GREEN WAY RIGHT-OF-WAY AND NOT ONTO AFFORESAID PRIVATE 24 FOOT WIDE ACCESS EASEMENT.
- THE FOREST CONSERVATION EASEMENT(S) HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION DRAWING OR SITE DEVELOPMENT PLAN. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENTS ARE ALLOWED.
- STORMWATER MANAGEMENT TO BE PROVIDED BY AN EXTENDED DETENTION FACILITY. THIS FACILITY WILL BE PRIVATELY OWNED AND JOINTLY MAINTAINED.
- WATER SERVICE TO LOTS 1 THRU 21 WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18-122 B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. ACCESS TO WATER SEWER SERVICE WILL BE PROVIDED UNDER CONTRACT 44-3780-D
- DECLARATION OF MAINTENANCE OBLIGATION FOR PRIVATE USE-IN-COMMON ACCESS EASEMENT SERVING THE 4 LOTS IN COMMON ARE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- THE AREAS SHOWN HEREON ARE MORE OR LESS.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS & STREAM BUFFERS OR FOREST CONSERVATION AREAS.
- 10000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT SUBDIVISION REGULATIONS (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNLESS PUBLIC SEWAGE BECOMES AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- FLOODPLAIN SHOWN HERE IS BASED ON A FLOOD STUDY PREPARED BY VOGEL & ASSOCIATES, INC.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND AND STREAM BUFFERS OR FOREST CONSERVATION EASEMENTS.

OWNER/DEVELOPER
WOODFORDS EAST, L.L.C.
C/O MICHAEL PFAFL
SUITE 215
10808 HICKORY RIDGE ROAD
COLUMBIA, MARYLAND
21044

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS 2-4 OF MARIOTTVILLE ESTATES, PLAT NUMBER 4131 AND BULK PARCEL C OF WOODFORDS GRANT II, Section I, Area I, PLAT NUMBER 13265

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

Sandy Sue Baker 3/5/99
HOWARD COUNTY HEALTH OFFICER CW DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael Pfafl 3/11/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

James S. Kutt 7/14/99
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, WOODFORDS EAST, L.L.C. OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAY.

WITNESS OUR HANDS THIS 16 DAY OF FEBRUARY, 1999

Michael Pfafl
MICHAEL PFAFL, MEMBER

Donald Reuwer
DONALD REUWER, MEMBER

J. Ch. Ogle
J. Ch. Ogle, WITNESS

J. Ch. Ogle
J. Ch. Ogle, WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT: THAT IT IS A SUBDIVISION OF LOT 2, 3, AND 4 OF MARIOTTVILLE ESTATES RECORDED AS PLAT NUMBER 4131, A SUBDIVISION OF PART OF THE LANDS CONVEYED BY FREDERICK T. WOLPERT AND MARCIA WOLPERT TO WOODFORDS EAST, L.L.C. BY DEEDS DATED APRIL 23, 1998 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4269 FOLIO 500 AND LIBER 4269 FOLIO 461 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.

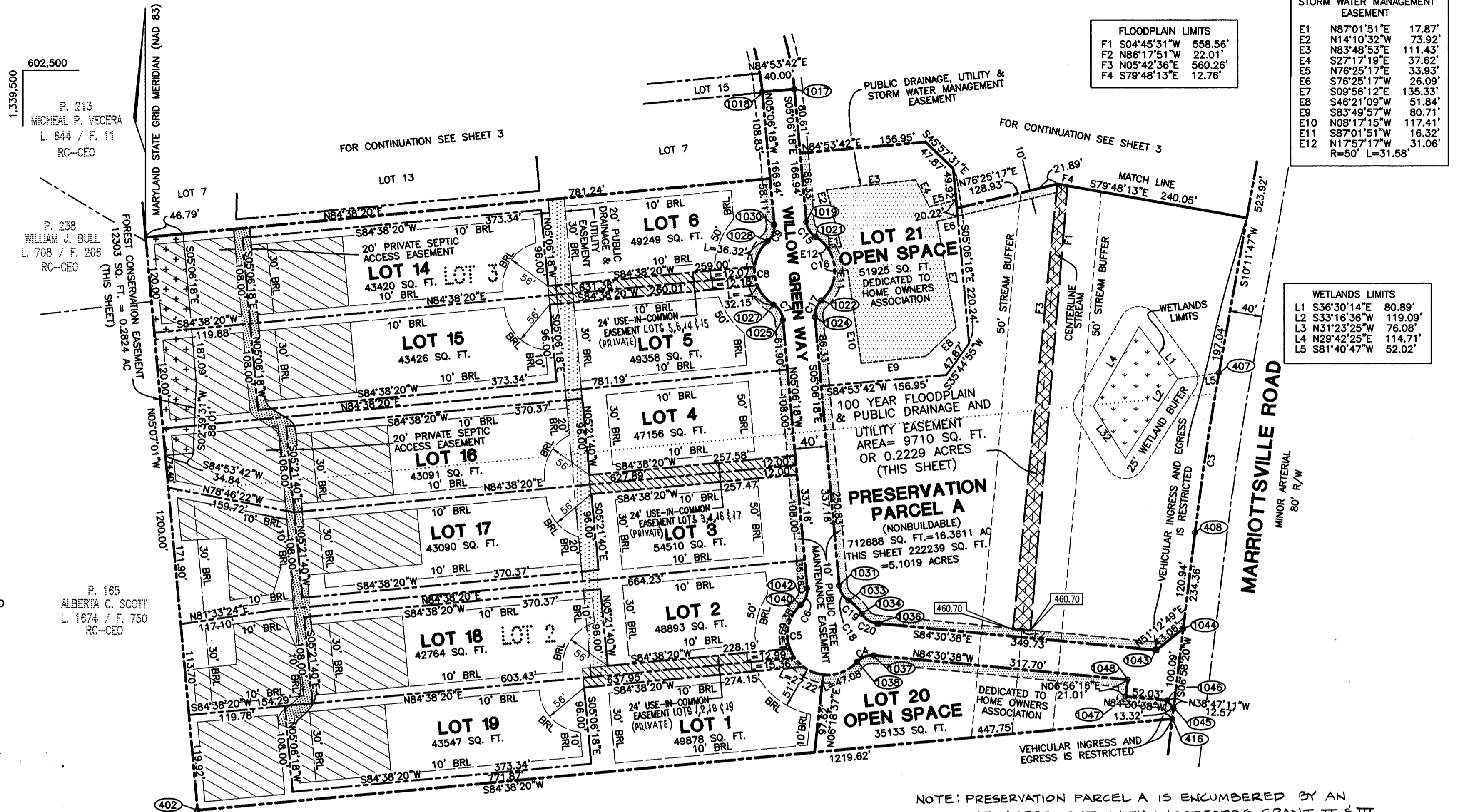
Mark C. Martin
MARK C. MARTIN
PROFESSIONAL LAND SURVEYOR NO. 10884

RECORDED AS PLAT NO. 13800 ON July 20, 1999 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

WOODFORDS GRANT III
ZONED RC-CEO
LOTS 1-21 AND PRESERVATION PARCEL A
A RESUBDIVISION OF MARIOTTVILLE ESTATES,
LOTS 2-4, PLAT NO. 4131
AND NON-BUILDABLE BULK PARCEL "C" OF
WOODFORDS GRANT II, PLAT 13265
TAX MAP 10, BLOCK 22 PARCELS 293, P/O 30
3RD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE 1" = 200' DATE: JANUARY 29, 1999

GRAPHIC SCALE
0 100 200 400 800

SHEET 1 OF 3



FLOODPLAIN LIMITS

F1	S04°45'31"W	558.56'
F2	N86°17'51"W	22.01'
F3	N05°42'36"E	560.26'
F4	S79°48'13"E	12.76'

STORM WATER MANAGEMENT EASEMENT

E1	N87°01'51"E	17.87'
E2	N14°10'32"W	73.92'
E3	N83°48'53"E	111.43'
E4	S27°17'19"E	37.62'
E5	N78°25'17"E	33.93'
E6	S78°25'17"W	26.09'
E7	S09°56'12"E	135.33'
E8	S46°21'09"W	51.84'
E9	S83°49'57"W	80.71'
E10	N08°17'15"W	117.41'
E11	S87°01'51"W	16.32'
E12	N17°57'17"W	31.06'
R=50' L=31.58'		

WETLANDS LIMITS

L1	S36°30'14"E	80.89'
L2	S33°16'36"W	119.09'
L3	N31°23'25"W	76.08'
L4	N29°42'25"E	114.71'
L5	S81°40'47"W	52.02'

PLANS FOR PUBLIC WATER SYSTEMS HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL PARCELS OFFERED FOR SALE.

Michael Pfauf 2/18/99
MICHAEL PFAU DATE
Donald Reuwer 2/18/99
DONALD REUWER DATE

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 HAVE BEEN COMPLIED WITH.

Mark C. Martin 2/18/99
MARK C. MARTIN, P.L.S. #10884 DATE
Michael Pfauf 2/18/99
MICHAEL PFAU DATE
Donald Reuwer 2/18/99
DONALD REUWER DATE

VOGEL & ASSOCIATES, INC.
3691 PARK AVENUE, SUITE 101
ELLCOTT CITY, MARYLAND 21043

AREA TABULATIONS THIS SHEET

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	12
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	2
TOTAL NUMBER OF PARCELS TO BE RECORDED:	P/O PARCEL A
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	14+P/O PARCEL A
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	12.8186 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	1.9985 AC
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED:	19.9190 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	1.2595 AC
TOTAL AREA TO BE RECORDED:	21.1786 AC

LOT 1, MARIOTTSVILLE ESTATES
JONATHAN MOORE JONES
L 3303 / F. 125
RC-CEO

NOTE: PRESERVATION PARCEL A IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH WOODFORD'S GRANT II & III HOA & HOWARD COUNTY. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.

OWNER/DEVELOPER
WOODFORD'S EAST, L.L.C.
C/O MICHAEL PFAU
SUITE 215
10805 HICKORY RIDGE ROAD
COLUMBIA, MARYLAND 21044

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

Sammy Sue Baker 3/5/99
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Michael Pfauf 3/11/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Donald Reuwer 2/14/99
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, WOODFORD'S EAST, L.L.C. OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERCTED ON OR OVER THE SAID RIGHT-OF-WAY.

WITNESS OUR HANDS THIS 18 DAY OF FEBRUARY, 1999.

Michael Pfauf
MICHAEL PFAU, MEMBER
Donald Reuwer
DONALD REUWER, MEMBER
J. Ch. Ogle
J. Ch. Ogle, WITNESS
J. Ch. Ogle
J. Ch. Ogle, WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT: THAT IT IS A SUBDIVISION OF LOT 2, 3, AND 4 OF MARIOTTSVILLE ESTATES RECORDED AS PLAT NUMBER 4131, A SUBDIVISION OF PART OF THE LANDS CONVEYED BY FREDERICK T. WOLPERT AND MARCIA WOLPERT TO WOODFORD'S EAST, L.L.C. BY DEEDS DATED APRIL 23, 1998 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4269 FOLIO 500 AND LIBER 4269 FOLIO 461 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 AND AS AMENDED.

Mark C. Martin
MARK C. MARTIN
PROFESSIONAL LAND SURVEYOR NO. 10884

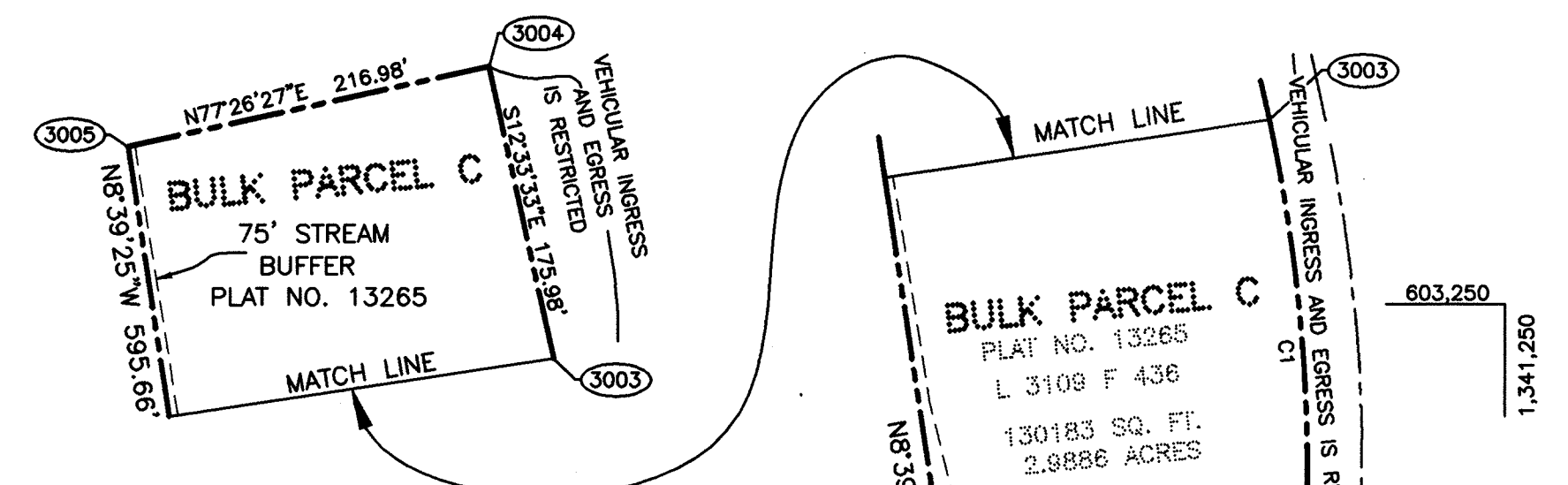
RECORDED AS PLAT NO. 13301 ON 7-20-99
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

WOODFORDS GRANT III
ZONED RC-CEO

LOTS 1-21 AND PRESERVATION PARCEL A
A RESUBDIVISION OF MARIOTTSVILLE ESTATES,
LOTS 2-4, PLAT NO. 4131
AND NON-BUILDABLE BULK PARCEL "C" OF
WOODFORDS GRANT II, PLAT 13265
TAX MAP 10, BLOCK 22 PARCELS 293, P/O 30
3RD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE 1"= 100' DATE: JANUARY 29, 1999
GRAPHIC SCALE
0 50 100 200 400
SHEET 2 OF 3

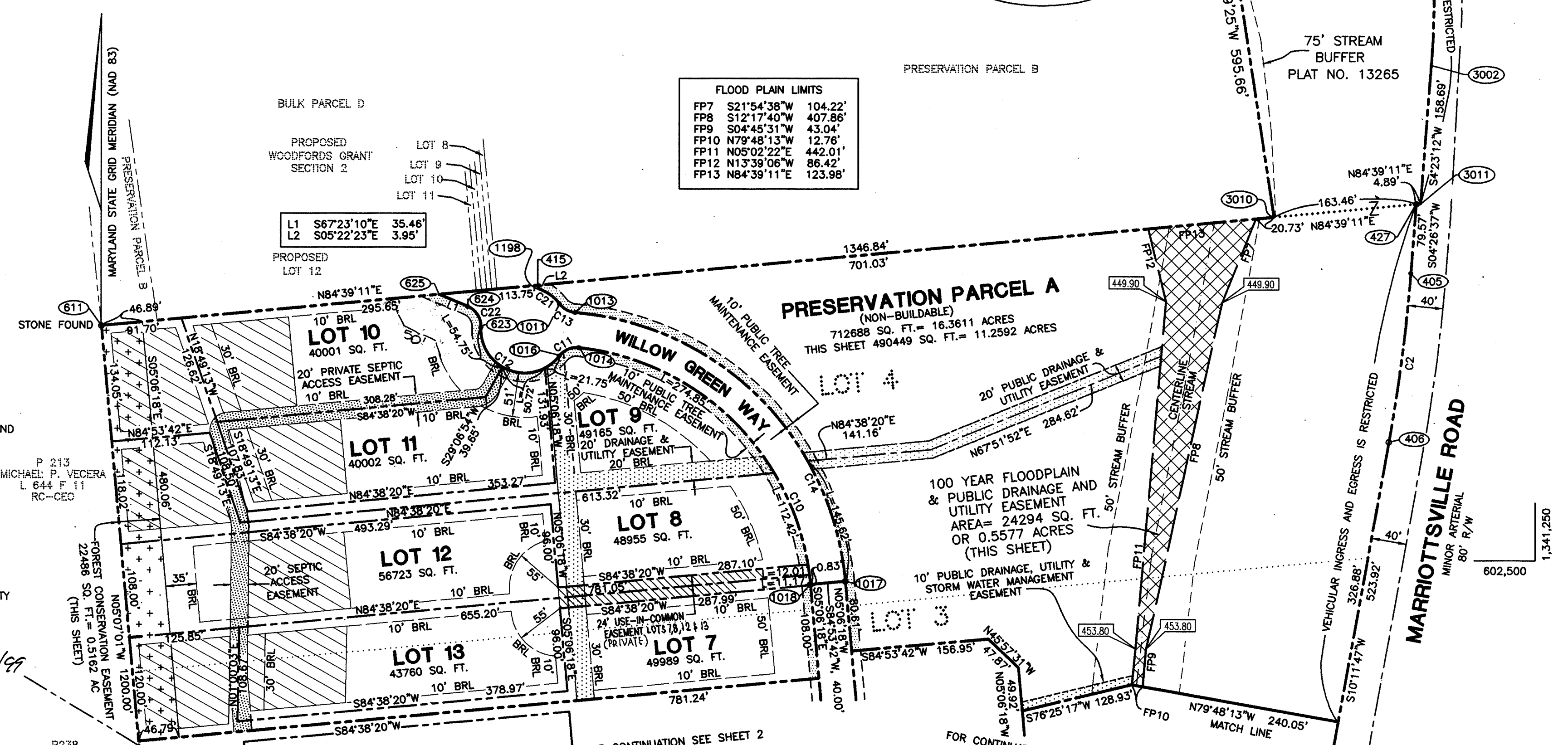
603250
1,339,500

TM 30 PARCEL 30
WOODFORDS GRANT II
SECTION 1 AREA 1
PLAT NOS. 13262-13265



FLOOD PLAIN LIMITS

FP7	S21°54'38"W	104.22'
FP8	S12°17'40"W	407.86'
FP9	S04°45'31"W	43.04'
FP10	N79°48'13"W	12.76'
FP11	N05°02'22"E	442.01'
FP12	N13°39'06"W	86.42'
FP13	N84°39'11"E	123.98'



PLANS FOR PUBLIC WATER SYSTEMS HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL PARCELS OFFERED FOR SALE.

Michael PFAU 2/18/99
MICHAEL PFAU DATE
Donald Reuwer 2/18/99
DONALD REUWER DATE

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 HAVE BEEN COMPLIED WITH.

Mark C. Martin 2/18/99
MARK C. MARTIN, P.L.S. #10884 DATE

Michael PFAU 2/18/99
MICHAEL PFAU DATE
Donald Reuwer 2/18/99
DONALD REUWER DATE

P 213
MICHAEL P. VECERA
L 644 F 11
RC-CEO

P 238
WILLIAM J. BULL
L 708 F 206
RC-CEO

AREA TABULATIONS THIS SHEET

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	7
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL NUMBER OF PARCELS TO BE RECORDED:	P/O PARCEL A
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	7+P/O PARCEL A
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	7.5436 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.0000 AC
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED:	18.8027 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.6234 AC
TOTAL AREA TO BE RECORDED:	19.4261 AC

OWNER/DEVELOPER
WOODFORD'S EAST, L.L.C.
C/O MICHAEL PFAU
SUITE 215
10805 HICKORY RIDGE ROAD
COLUMBIA, MARYLAND
21044

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

Samuel Balow 3/5/99
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

William J. Bull 3/11/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Donald Reuwer 7/14/99
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, WOODFORD'S EAST, L.L.C. OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAY.

WITNESS OUR HANDS THIS 18 DAY OF FEBRUARY, 1999.

Michael PFAU
MICHAEL PFAU, MEMBER

Donald Reuwer
DONALD REUWER, MEMBER

J. Ch. Ogle
WITNESS

J. Ch. Ogle
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LOT 2, 3, AND 4 OF MARRIOTTVILLE ESTATES RECORDED AS PLAT NUMBER 4131, A SUBDIVISION OF PART OF THE LANDS CONVEYED BY FREDERICK T. WOLPERT AND MARCIA WOLPERT TO WOODFORD'S EAST, L.L.C. BY DEEDS DATED APRIL 23, 1998 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4269 FOLIO 500 AND LIBER 4269 FOLIO 461 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE AND THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

Mark C. Martin
MARK C. MARTIN
PROFESSIONAL LAND SURVEYOR NO. 10884

RECORDED AS PLAT NO. 13265 ON 7-20-99
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

WOODFORDS GRANT III
RC-CEO

LOTS 1-21 AND PRESERVATION PARCEL A
A RESUBDIVISION OF MARRIOTTVILLE ESTATES,
LOTS 2-4, PLAT NO. 4131
AND NON-BUILDABLE BULK PARCEL "C" OF
WOODFORDS GRANT II, PLAT 13265

TAX MAP 10, BLOCK 22 PARCELS 293, P/O 30
3RD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE 1" = 100' DATE: JANUARY 29, 1999

GRAPHIC SCALE
0 50 100 200 400

SHEET 3 OF 3

F-99-02