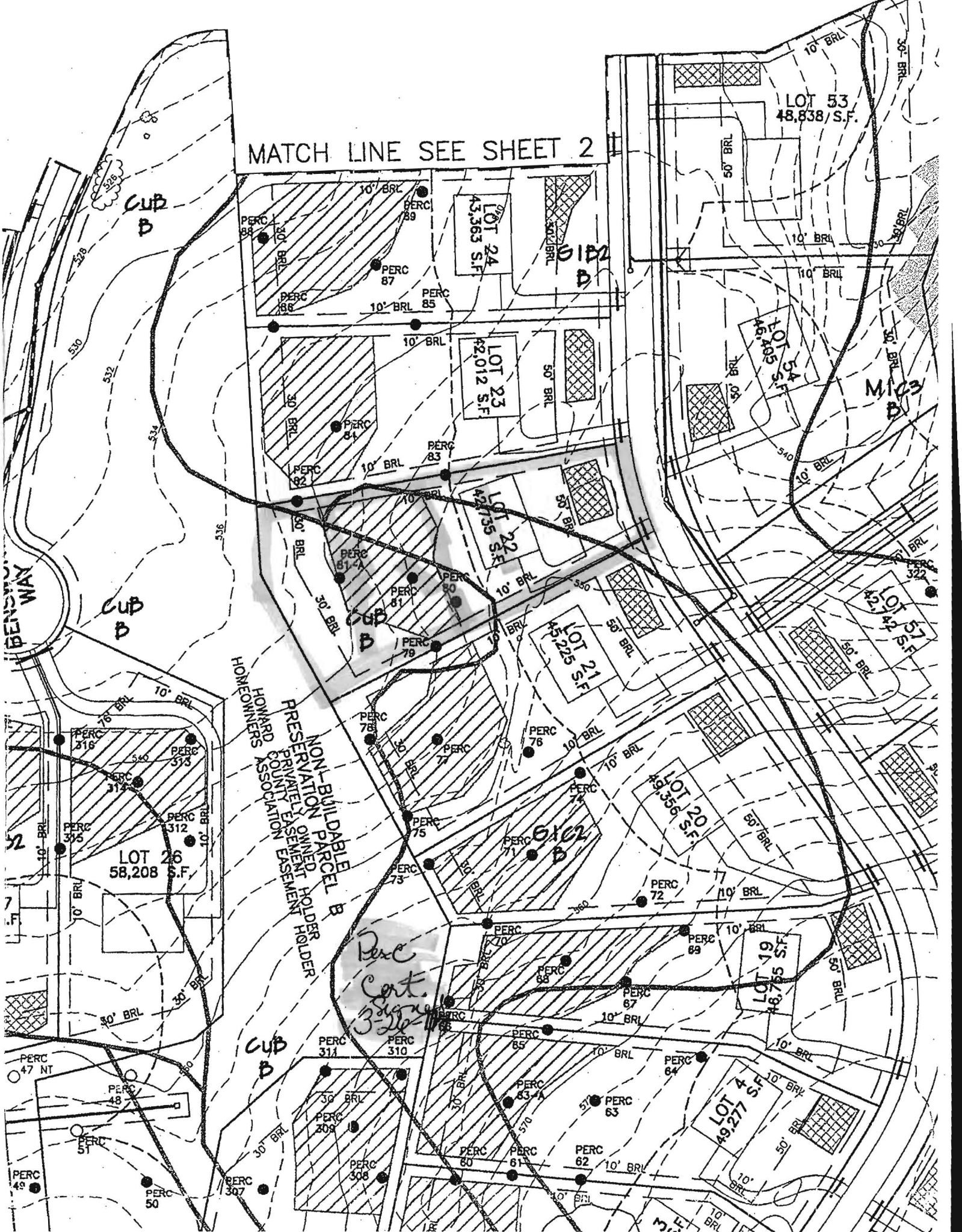


MATCH LINE SEE SHEET 2



LOT 53  
48,838 S.F.

LOT 24  
43,363 S.F.

LOT 23  
42,012 S.F.

LOT 22  
42,755 S.F.

LOT 21  
42,229 S.F.

LOT 20  
49,356 S.F.

LOT 19  
48,794 S.F.

LOT 4  
49,277 S.F.

CUB B

G102 B

M103 B

CUB B

CUB B

G102 B

HOMEOWNERS ASSOCIATION  
PRESERVATION OWNED PRIVATELY EASEMENT HOLDER  
NON-BUILDABLE PARCEL B

Perc Cert.  
3-20-11

CUB B

BENSON WAY

PERC 47 NT

PERC 49

LOT 26  
58,208 S.F.

PERC 48

PERC 50

PERC 307

PERC 314

PERC 310

PERC 309

PERC 308

PERC 86

PERC 85

PERC 83-A

PERC 80

PERC 81

PERC 82

PERC 87

PERC 84

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# APPLICATION

81 80

79

PERCOLATION TESTING

A 518964-T

F \_\_\_\_\_

HOWARD COUNTY HEALTH DEPARTMENT  
BUREAU OF ENVIRONMENTAL HEALTH  
3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043  
TELEPHONE: 313-2640

DISTRICT 4TH

DATE 5/13/03  
5/22/03

TO: THE COUNTY HEALTH OFFICER  
ELLICOTT CITY, MARYLAND

I HEREBY APPLY FOR THE NECESSARY TEST PRIOR TO APPLICATION FOR PERMIT TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER EDGEWOOD FARM, INC.

ADDRESS 14919 ROXBURY RD GLENELG MD 21737 PHONE \_\_\_\_\_

AGENT OR PROSPECTIVE BUYER TOLL BROTHERS, INC.

ADDRESS 7164 COLUMBIA GATEWAY DR SUITE 230  
COLUMBIA, MD 21046 PHONE (410) 872-9105

PROPERTY LOCATION:

SUBDIVISION EDGEWOOD FARM LOT NO. ~~20~~ 23

ROAD AND DESCRIPTION ROXBURY RD

TAX MAP 21 PARCEL # 90

SIZE OF LOT 1 Ac ± TYPE BLDG. SINGLE FAMILY  
(SINGLE FAMILY DWELLING OR COMMERCIAL)

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE. I FULLY UNDERSTAND THE FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER ANY CIRCUMSTANCES. I ALSO AGREE TO COMPLY WITH ALL M.O.S.H.A. REQUIREMENTS IN TESTING THIS LOT.

Bruce R. O'Neil  
BRUCE R. O'NEIL (SIGNATURE OF APPLICANT)

APPROVED BY \_\_\_\_\_ FOR \_\_\_\_\_ DATE \_\_\_\_\_

DISAPPROVED BY \_\_\_\_\_ FOR \_\_\_\_\_ DATE \_\_\_\_\_

HOLD PENDING FURTHER TESTS \_\_\_\_\_

REASONS FOR REJECTION OR HOLDING \_\_\_\_\_

PERCOLATION TEST PLAT/PRELIMINARY PLAT - TITLE OR I.D. # \_\_\_\_\_ DATE \_\_\_\_\_

SITE DEVELOPMENT PLAN/FINAL PLAT - TITLE OR I.D. # \_\_\_\_\_ DATE \_\_\_\_\_

# THIS IS NOT A PERMIT

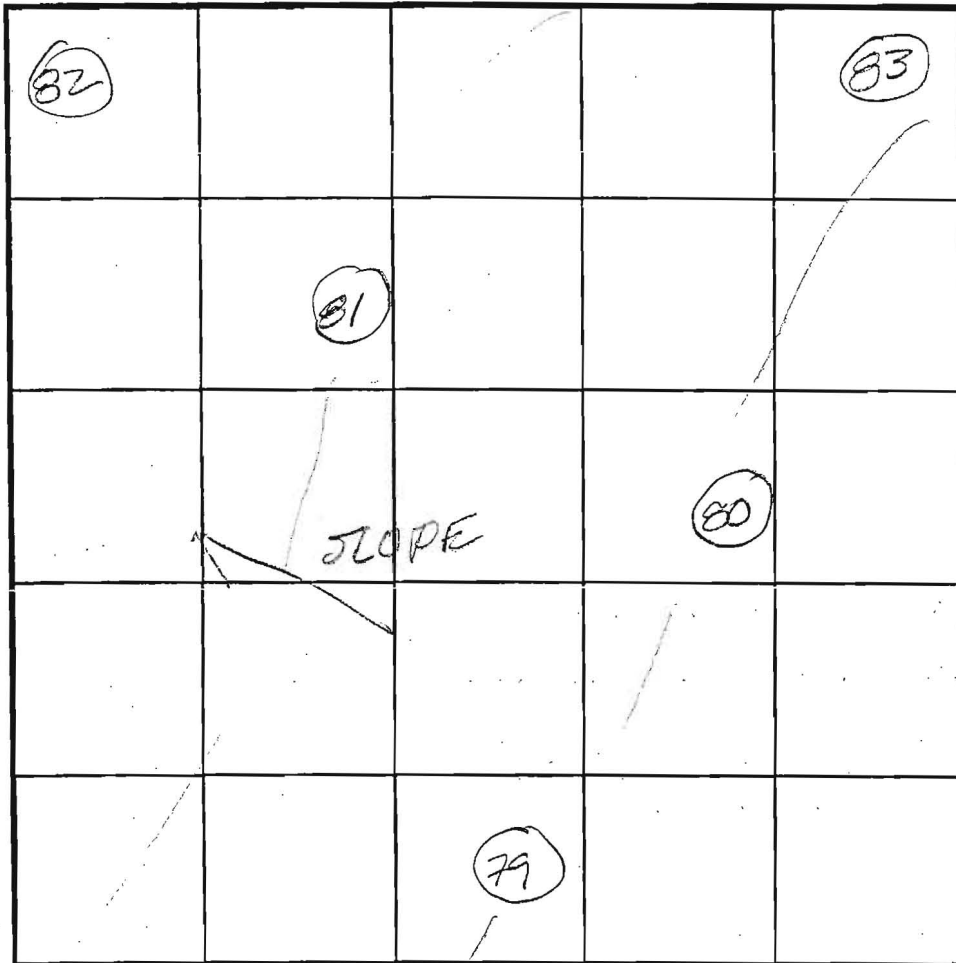
COUNTY #

SOIL PROFILE

81  
Brown Loam 1'  
Red Silty Clay Loam 3'  
Brown Silty Loam  
L590 Rock

80  
Brown Loam 1'  
Red Silty Clay Loam 3'  
Brown Silty Loam  
L590 rock

79  
Brown Loam 1'  
Brown Clay Loam 4'  
Brown/Red Brown Silty Loam  
L590 rock



SOIL PROFILE

82  
Brown Loam 1'  
Red Clay Loam 2'  
Red Brown Silty Loam  
L590 Rock

83  
DK Brown Loam 1'  
Brown Clay Loam 2'  
Red Brown Silty Loam 8'  
Brown Silty Loam 12 1/2'

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
7/8/03	81	6' / 13'	1:45	1:48	1:48	1:51	3min P
	80	5 1/2' / 13'	1:59	2:00	2:00	2:03	3min P
	79	6' / 12 1/2'	2:09	2:11	2:11	2:13	2min P
	82	5' / 13 1/2'	1:29	1:32	1:32	1:35	3min
	83	5 1/2' / 12 1/2'	1:33	1:36	1:36	1:40	4min

REMARKS

TYPE OF SOIL FA

TESTED BY \_\_\_\_\_ ALSO PRESENT Bob Sheehy  
Mark Johnson

TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME \_\_\_\_\_ TRENCH WIDTH \_\_\_\_\_

**GENERAL NOTES**

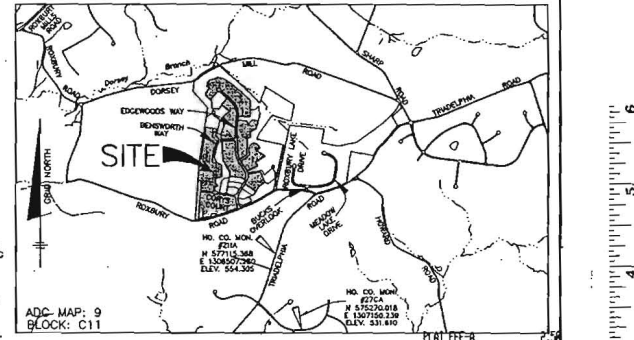
- DENOTES CONCRETE MONUMENT TO BE SET UNDER F-06-108.
- DENOTES IRON PIPE TO BE SET UNDER F-06-108.
- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROVIDED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 2116 AND 2124.
- SUBJECT PROPERTY ZONED RC-60 PER 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE 7-28-2006.
- A TREE MAINTENANCE EASEMENT RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY TO ACCESS THE PROPERTY FROM THE PUBLIC ROAD RIGHT-OF-WAY IS LOCATED ON THE NORTH SIDE OF THE PUBLIC ROAD RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY TO MAINTAIN AND TRIM TREES WITHIN THE EASEMENT FOR THE PURPOSE OF MAINTAINING THE REPAIR AND MAINTENANCE OF STRUCTURES OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
- ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
- BOUNDARY IS BASED ON A FIELD IRON BOUNDARY SURVEY PERFORMED DURING JULY, 2004, BY BENCHMARK ENGINEERING ASSOCIATES, INC.
- THERE IS NO 100-YR FLOODPLAIN, WETLANDS, STREAMS, TREE BUFFERS OR 25% OR GREATER SLOPE AREAS THAT ARE AT LEAST 20.00% OF CONTIGUOUS AREA ON THESE LOTS.
- DEVELOPERS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW UTILITIES FOR FIRE AND EXISTING UTILITIES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - 1) WITHIN 12" (12" SLOPING UPWARD FROM THE RECESSED).
  - 2) SURFACE - 6" OF CONCRETE CRACKER BURN BASE WITH TAR AND CHIP COATING.
  - 3) STRUCTURES (CONCRETE/BRICK) - 4" MINIMUM.
  - 4) STRUCTURES (WOOD/STEEL) - 4" MINIMUM.
  - 5) STRUCTURES (METAL) - 4" MINIMUM.
  - 6) STRUCTURES (STEEL) - 4" MINIMUM.
  - 7) STRUCTURES (STEEL) - 4" MINIMUM.
  - 8) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

- THE PURPOSE OF THE PRESERVATION PARCELS AND THE JUSTIFICATION FOR THE DESIGN OF THE CLUSTER SUBDIVISION IS AS FOLLOWS:
 

PRESERVATION PARCEL 'Y' IS PROPOSED AS NON-BUILDABLE PARCELS FOR A SHARED SEPTIC SYSTEM AS A REQUIREMENT TO PROVIDE SEWERAGE FOR LOTS 42-48, 49, 53 & 54. IT WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION. IT IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.

PRESERVATION PARCEL 'Z' IS PROPOSED AS A NON-BUILDABLE PARCEL THAT MAY INCLUDE BUT NOT BE LIMITED TO STORAGE DRAINS, UTILITY EASEMENTS, AND NATURAL AREA CONSERVATION CREDIT. IT WILL BE PRIVATELY OWNED. IT IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY AND THE HOMEOWNERS ASSOCIATION. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
- THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HULLS CARNES ENGINEERING ASSOCIATES, INC. IN NOVEMBER, 2004 AND SUPPLEMENTED IN APRIL, 2005.
- FOR FLAG OR PIPESTEL LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEL AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEL LOT DRIVEWAY.
- USING THE CLUSTER EXCHANGE OPTION PROCESS AS DESCRIBED IN SECTION 10.B OF THE ZONING REGULATIONS, 29 DEVELOPMENT UNITS HAVE BEEN TRANSFERRED FROM THE "CARROLL-ZIEGLER PROPERTY" TO THIS PROPERTY TO SATISFY THE DENSITY ALLOWED REQUIREMENT FOR 28 OF THE PROPOSED LOTS.
- LOTS 42-48, 49, 53 & 54 OF THIS SUBDIVISION ARE CONNECTED TO THE SHARED SEWERAGE DISPOSAL FACILITY LOCATED AT SECTION 10, 17.00' AT 844' OF THE HOWARD COUNTY COUNTY. THE DESIGN FLOW FOR THE SHARED SEWERAGE DISPOSAL FACILITY UNDER THE PROVISIONS OF THE DEVELOPER AGREEMENT NUMBERED 12-28-83 A BUILDING PERMIT FOR LOTS 42-48, 49, 53 & 54 MAY NOT BE ISSUED UNTIL THE CONSTRUCTION OF THE FACILITY IS COMPLETED. ACTIVITY ON THESE LOTS IS RESTRICTED AND IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESTRICTIONS FOR SHARED SEWERAGE DISPOSAL FACILITY INTENDED TO BE RECORDED AND ON THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, LOTS 42-48, 49, 53 & 54 SHALL BE ASSESSED SHARED SEWERAGE DISPOSAL FACILITY CHARGES AND ACCESSORIES PURSUANT TO SECTION 20.800 AT 844' OF THE HOWARD COUNTY CODE.
- WP-06-80-A REQUEST TO WAIVE SECTION 16.114(1)(2)(3) WHICH STATES "GRASSING, REMOVAL OF VEGETATIVE COVER OR TREES, PUNCH AND NEW STRUCTURES SHALL NOT BE PERMITTED WITHIN 100 FEET OF ANY OPENING, STREAMS, RIVERS, OR STREAMS AND SECTION 16.114(3)(2) WHICH STATES "NO CLEARING, EXCAVATING, FILLING, OR CUTTING ON LAND LOCATED IN A FLOODPLAIN" WAS WITHDRAWN FROM PROCEEDING ON MAY 8, 2006 BY REQUEST OF THE DEVELOPER.
- THE DESIGN FLOW FOR THE SHARED SEPTIC SYSTEM EXCEEDS 4800 GPD (8 LOTS x 4 BEDROOMS + 150 GPD PER BEDROOM).

DENSITY EXCHANGE CHART	
GROSS AREA	131.87 AC±
100-YEAR FLOODPLAIN & STEEP SLOPE AREA	11.25 AC±
NET TRACT AREA	120.62 AC±
DWELLING UNITS ALLOWED (on matter of r/s/n)	131.87 AC ± @ 1 DU per 4.25 GROSS ACRES = 31
MAXIMUM DWELLING UNITS ALLOWED W/ CEO'S	120.62 AC ± @ 1 DU per 2.00 NET ACRES = 60
PROPOSED DWELLING UNITS	60
NUMBER OF CEO UNITS TO BE RECEIVED	60 - 31 (Dense density) = 29
SENDING PARCEL INFORMATION	
CARROLL-ZIEGLER PROPERTY	
PARCEL 130.0	
TAX MAP 23, GRID 10	
F-06-228	
PLAT NUMBER: 1840	
RECORDED: 11-17-2008	



THE SHARED SEWERAGE SYSTEM WILL BE AVAILABLE TO LOTS 42-48, 49, 53 & 54. PLANS FOR THE FACILITY INCLUDING ANY NECESSARY POINT OF DISCHARGE HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT.

*William K. Adams 5/14/07*  
TOLL MD V LIMITED PARTNERSHIP

*Donald Macon 5/18/07*  
DONALD A. MACON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320

*William K. Adams 5/14/07*  
TOLL MD V LIMITED PARTNERSHIP

- DEVELOPERS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW UTILITIES FOR FIRE AND EXISTING UTILITIES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - 1) WITHIN 12" (12" SLOPING UPWARD FROM THE RECESSED).
  - 2) SURFACE - 6" OF CONCRETE CRACKER BURN BASE WITH TAR AND CHIP COATING.
  - 3) STRUCTURES (CONCRETE/BRICK) - 4" MINIMUM.
  - 4) STRUCTURES (WOOD/STEEL) - 4" MINIMUM.
  - 5) STRUCTURES (METAL) - 4" MINIMUM.
  - 6) STRUCTURES (STEEL) - 4" MINIMUM.
  - 7) STRUCTURES (STEEL) - 4" MINIMUM.
  - 8) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THE FOREST CONSERVATION EASEMENT COVERING 27.0 ACRES WAS MET BY THE ON-SITE RESTORATION OF 10.9 AC OF NET TRACT AREA FOREST WITHIN A FOREST CONSERVATION EASEMENT, THE ON-SITE RESTORATION OF 13.1 AC WITHIN A FOREST CONSERVATION EASEMENT AND BY THE ON-SITE RESTORATION OF 3.0 AC WITHIN A FOREST CONSERVATION EASEMENT WITH A NEW DEVELOPER'S AGREEMENT WITH SURETY IN THE TOTAL AMOUNT OF \$45,815.00 UNDER F-06-108.
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 11/21/04 ID # 0409849/0409 UNDER F-06-108.
- THERE ARE NO BURIAL GROUNDS, CEMETRIES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY, TO THE BEST OF OUR KNOWLEDGE.
- OPEN SPACE IS NOT REQUIRED AS PRESERVATION PARCEL 'Z' SHALL BE DEDICATED TO HOWARD COUNTY UNDER F-06-108.
- THE LOTS SHOWN HEREIN COMPLY WITH THE MARIAN OWNERSHIP VOTING AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (DAEC).
- THIS PROJECT IS SUBJECT TO THE APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS PER CODES, B.L. 66-283 AND THE ZONING REGULATIONS AS AMENDED BY CODES, B.L. 75-202. DEVIATION OF CONSTRUCTION ON THESE LOTS MUST COMPLY WITH FEDERAL AND STATE REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE BUILDING OR GRADING PERMIT APPLICATION.
- THE BASIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRACTIC CORP., INC. IN NOVEMBER, 2004.



**TRVERSE CHART**

1	578657.0247	1307172.7871	566.8700	TRV R+C FCS 227'
2	578716.7603	1306853.1914	568.7300	TRV R+C FCS 228'
3	578637.6794	1306451.5892	556.6400	TRAV R+C
4	579074.0246	1306469.2795	531.8308	TRAV R+C
5	579427.5430	1306617.0694	536.7502	TRAV R+C
6	579829.5862	1306659.4738	538.5000	TRAV R+C
7	580478.5258	1306104.2788	505.1221	TRAV R+C
8	580532.1081	1306615.9981	514.2161	TRAV R+C
9	580686.3972	1306844.5728	528.6989	TRAV R+C
10	580888.1268	1306838.4457	536.9912	TRAV R+C
11	580921.3913	1306247.1921	500.8719	TRAV R+C
12	580931.6495	1305792.7225	503.6757	TRAV R+C
13	581118.3429	1305506.0547	510.7883	TRAV R+C
14	581368.3752	1305120.7682	508.3920	TRAV R+C
15	581753.6362	1305219.9338	431.4950	TRAV R+C
16	581841.1124	1304450.3222	428.6639	TRAV R+C
17	580950.7325	1304581.7041	474.8099	TRAV R+C
18	580550.4336	1304497.2031	503.8673	TRAV R+C
19	580051.7359	1304806.1594	529.3632	TRAV R+C
20	579425.4251	1304708.2470	543.6789	TRAV R+C
21	578895.7734	1304634.0002	552.2577	TRAV R+C
22	577925.3741	1304644.9078	560.0917	TRAV R+C
23	577922.2475	1305815.1440	579.0037	TRAV R+C
24	581071.4511	1306036.3171	457.1823	TRAV R+C
25	581717.4905	1306857.4230	477.9849	TRAV PRNAL SET
26	581740.3072	1307095.6493	500.2040	TRAV R+C
27	581378.8900	1307230.7159	541.1748	TRAV R+C
28	581068.1601	1307320.1935	539.6667	TRAV NAL SET

**BENCHMARK**  
ENGINEERING, INC.  
8440 BALTIMORE NATIONAL PIKE SUITE 418  
ELKLOFT CITY, MARYLAND 21045  
PHONE: 410-485-8105 • FAX: 410-485-8444  
www.benchmarkengineering.com

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT AND THAT IT IS ALL OF LAND ACQUIRED BY TOLL MD V LIMITED PARTNERSHIP FROM EDGEWOOD FARM, INC. BY DEED DATED MAY 2, 2007 AND RECORDED IN LIBER 10477 AT FOLIO 2661 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE RECORDS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODES OF MARYLAND, AS AMENDED.

MDR PLAT NO. 19266  
RECEIVED JUL 27 2007  
FOR RECORD

*Donald Macon 5/18/07*  
DONALD A. MACON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320

**OWNER'S CERTIFICATE**

"TOLL MD V LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNITS 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, AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEVIATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR COO AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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, (3) THE RIGHT TO REQUIRE DEVIATION 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 THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITHNESS OUR HANDS THIS 14<sup>TH</sup> DAY OF MAY, 2007."

*William K. Adams 5/14/07*  
TOLL MD V LIMITED PARTNERSHIP  
WITNESS DATE 5-14-07

**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED...	55
BUILDABLE	53
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	2
NON-BUILDABLE PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	56.70± AC.
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	3.97± AC.
NON-BUILDABLE PRESERVATION PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	60.67± AC.

APPROVED: FOR PRIVATE WATER, PRIVATE SEWER AND SHARED SEPTIC SYSTEMS, USE OF THE SHARED SEWERAGE SYSTEM IS IN CONFORMANCE WITH THE COUNTY PLAN, HOWARD COUNTY HEALTH DEPARTMENT

*Howard County Health Officer 6/8/2007*  
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*7/6/07*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
*7/20/07*  
DIRECTOR

**COORDINATE CHART (NAD '83)**

BOUNDARY COORDINATES			RIGHT-OF-WAY COORDINATES		
No.	NORTH	EAST	No.	NORTH	EAST
1	579376.7725	1304661.5467	30	579921.2317	1305580.6264
2	578069.5052	1305274.8827	31	579856.4151	1305587.6131
28	578186.6387	1305516.3768	32	579521.8380	1305597.8586
29	578215.6234	1305562.9627	34	579841.8513	1305209.2543
30	578248.3982	1305595.6326	35	578977.4963	1305785.6604
31	578305.2652	1305570.0425	100	578950.7242	1304991.5500
32	578473.7073	1305543.3151	101	578590.6191	1304976.2712
33	578504.5431	1305522.7235	102	578611.2969	1304686.6502
34	578508.7574	1305505.8952	103	577967.3473	1304638.3420
35	578520.1174	1305423.8282	104	580491.1186	1304678.0549
36	578520.7831	1305399.0286	105	578003.4825	1304871.6578
37	578535.6352	1305264.3834	106	578027.3038	1304963.8633
38	578558.4363	1305096.1458	107	578091.3859	1304982.9517
39	578582.4485	1305074.6018	108	578062.1429	1305145.9484
40	579122.3369	1305765.0707	109	578106.7266	1304975.6801
41	579341.0573	1305608.4745	110	578332.7802	1304684.0312
42	579520.3079	1305547.8800	111	578750.7010	1304713.0523
43	579829.8967	130538.4116	112	578882.0053	1304825.7828
44	579854.1200	1305512.6483	113	579402.4784	1304685.6801
45	579354.6588	1304076.7353	114	579397.9207	1304695.3324
46	579801.4523	1305016.4173	115	580178.9493	1304202.9149
47	579732.7338	1305055.8232	116	580136.6446	1305084.0184
48	579813.9124	1305092.4448	117	580103.1233	1305068.5320
49	579884.5103	1305198.1571	118	579987.6598	1305061.3266
50	579894.2543	1305186.4219	119	579871.5263	1305147.4271
51	579920.0076	1305040.6451	120	579523.8023	1305071.3147
52	580083.6046	1305353.6341	121	579261.9514	1305210.1311
53	580252.7113	1305544.5225	122	578987.9810	1305211.0728
54	580453.2427	1305571.8834	123	578966.0177	1305186.0044
55	580791.8357	1305444.1771	124	578930.7995	1305048.7019
56	581080.9141	1305186.8179	125	578789.7195	1305082.1210
57	581060.2553	1305195.3876	126	578793.5071	1305101.8413
58	580822.0694	1305470.3672	127	578743.7317	1305106.6758
59	580447.8351	1305611.5182	128	578737.1034	1305036.8903
60	580247.3038	1305584.1553	129	578649.3674	1305045.3356
61	580084.8287	1305575.6177	130	578613.1087	1304992.9553
62	579376.7725	1304661.5467	167	580231.2635	1305845.5921
63	579856.4151	1305587.6131	168	580216.6797	1305849.3843
64	579521.8380	1305597.8586	169	580364.1774	1305947.0394
65	579841.8513	1305209.2543	170	580330.7465	1306098.9724
66	578977.4963	1305785.6604	171	580294.9382	1306095.1082
67	578950.7242	1304991.5500	172	580142.3078	1306046.4869
68	578590.6191	1304976.2712	173	580069.3140	1305891.0351
69	578611.2969	1304686.6502	174	579940.9985	1305921.0482
70	578062.1429	1305145.9484	175	579886.8925	1305831.3768
71	578106.7266	1304975.6801	176	579879.7374	1305837.7803
72	578332.7802	1304684.0312	177	579825.3189	1305817.8897
73	578750.7010	1304713.0523	178	579752.6091	1305835.8240
74	578882.0053	1304825.7828	179	579733.7601	1305868.7464
75	579402.4784	1304685.6801	180	579342.7043	1305658.7464
76	579397.9207	1304695.3324	181	579301.5645	1305890.5451
77	580178.9493	1304202.9149	182	579222.1147	1305889.2309
78	580136.6446	1305084.0184	183	579225.5987	1306034.3702
79	580103.1233	1305068.5320	190	579234.5295	1306098.1914
80	580061.3266	1305061.3266	191	579235.5821	1306106.6818
81	580031.3266	1305061.3266	192	579109.7783	1305830.1440
82	580016.4173	1305016.4173	193	579093.4557	1305851.8625
83	580136.6446	1305084.0184	194	579088.1459	1306153.1355

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
27-28	2000.00'	256.91'	07°21'35"	128.63'	N70°09'35"E 256.73'
31-32	325.00'	172.57'	30°25'23"	88.37'	N09°00'58"E 170.55'
34-35	380.00'	83.40'	12°34'31"	41.87'	N82°09'21"W 83.24'
36-37	820.00'	135.62'	09°28'34"	67.96'	N83°42'20"W 135.46'
38-39	25.00'	23.18'	53°07'48"	12.50'	S74°28'03"W 22.36'
39-100	50.00'	108.43'	12°41'51"	94.54'	N69°58'16"W 88.40'
104-105	920.00'	198.99'	12°23'33"	99.88'	N80°02'09"E 198.60'
129-130	50.00'	69.07'	79°08'48"	41.32'	S55°18'24"W 63.71'
50-135	215.00'	226.10'	60°15'14"	124.77'	S05°28'28"E 215.82'
85-193	265.00'	198.62'	45°56'37"	104.24'	N12°17'29"E 194.00'

PLAT AREA  
 TOTAL AREA  
 121.48 AC  
 121.48 AC  
 121.48 AC

GRID NORTH  
 121.48 AC  
 121.48 AC  
 121.48 AC

PARCEL 28  
 LECM BUTLER & WIFE  
 AND FRANCES B. DEVLIN  
 321/412  
 ZONED: RC-DEO

PARCEL 58  
 DALE E. HAYLETT, JR. AND  
 JOSEPHINE H. ZIMMERMAN T/C  
 3941/553  
 PLAT NO. 14654  
 ZONED: RC-DEO

PARCEL 60  
 DAVID R. EWING AND  
 DOROTHY F. EWING T/E  
 243/510  
 ZONED: RC-DEO

PARCEL 34  
 RANDOLPH S. CLARK AND  
 ESTELLE CLARK T/E  
 243/510  
 ZONED: RC-DEO

PARCEL 36  
 WILLIAM L. BULLOCH AND  
 WENDY L. BULLOCH  
 ZONED: RC-DEO

PARCEL 16  
 LECM BUTLER & WIFE  
 AND FRANCES B. DEVLIN  
 321/412  
 ZONED: RC-DEO

PARCEL 17  
 LECM BUTLER & WIFE  
 AND FRANCES B. DEVLIN  
 321/412  
 ZONED: RC-DEO

PARCEL 18  
 LECM BUTLER & WIFE  
 AND FRANCES B. DEVLIN  
 321/412  
 ZONED: RC-DEO

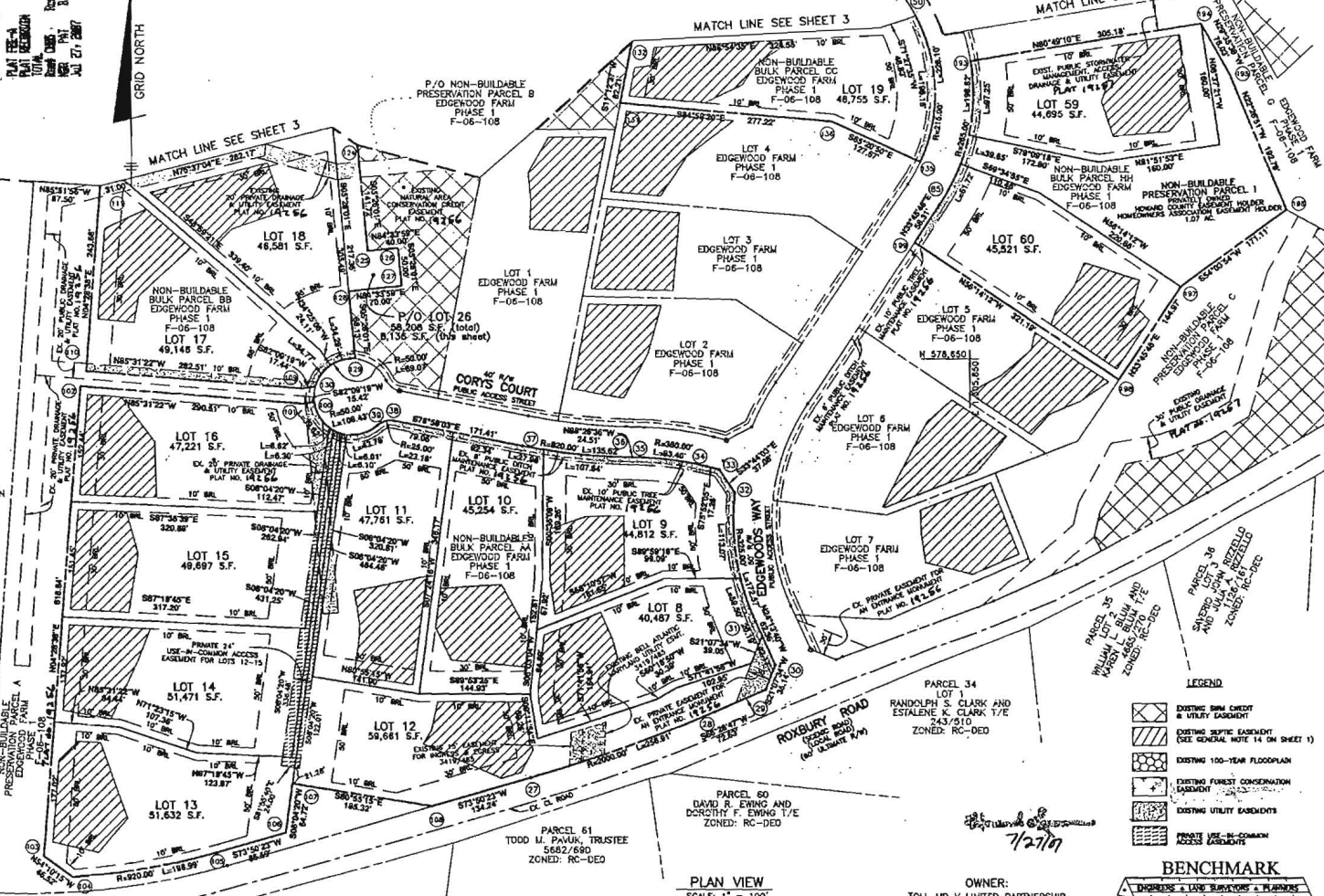
PARCEL 19  
 LECM BUTLER & WIFE  
 AND FRANCES B. DEVLIN  
 321/412  
 ZONED: RC-DEO

PARCEL 20  
 LECM BUTLER & WIFE  
 AND FRANCES B. DEVLIN  
 321/412  
 ZONED: RC-DEO

PARCEL 21  
 LECM BUTLER & WIFE  
 AND FRANCES B. DEVLIN  
 321/412  
 ZONED: RC-DEO

PARCEL 22  
 LECM BUTLER & WIFE  
 AND FRANCES B. DEVLIN  
 321/412  
 ZONED: RC-DEO

PARCEL 23  
 LECM BUTLER & WIFE  
 AND FRANCES B. DEVLIN  
 321/412  
 ZONED: RC-DEO



THE REQUIREMENTS § 3-106, 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.

*Donald Maon 5/18/07*  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320  
 DATE: 5/18/07

*William M. Allen 5/18/07*  
 WILLIAM M. ALLEN  
 TOLL MD V LIMITED PARTNERSHIP  
 DATE: 5/18/07

AREA TABULATION CHART	
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	14 and P/O 1
BUILDABLE	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	15.584 AC.
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	1.072 AC.
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	16.652 AC.

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
12	59,661	1,925	57,736
13	51,632	2,582	49,047
14	51,471	1,570	49,901
15	49,697	664	49,033

- LEGEND**
- EXISTING SEWER CREDIT OR UTILITY EASEMENT
  - EXISTING SEPTIC EASEMENT
  - EXISTING 100-YEAR FLOODPLAIN
  - EXISTING FOREST CONSERVATION EASEMENT
  - EXISTING UTILITY EASEMENTS
  - PRIVATE USE OR EASEMENT

**BENCHMARK ENGINEERING, INC.**  
 A DIVISION OF L&L SURVEYING & PLANNING  
 8480 BALTIMORE NATIONAL PIKE SUITE 418  
 ELLICOTT CITY, MARYLAND 21043  
 phone: 410-485-6115 Fax: 410-485-6644  
 www.benchmarkengineering.com

OWNER:  
 TOLL MD V LIMITED PARTNERSHIP  
 250 GILBERT ROAD  
 HORSHAM, PENNSYLVANIA 19044

APPROVED: FOR PRIVATE WATER, PRIVATE SEWER AND SHARED SEPTIC SYSTEMS, USE OF THE SHARED SEWERAGE SYSTEM IS IN CONFORMANCE WITH THE COUNTY PLAN, HOWARD COUNTY HEALTH DEPARTMENT

*Robert Peter Bileman MD 6/8/2007*  
 HOWARD COUNTY HEALTH OFFICER  
 DATE: 6/8/07

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*William M. Allen 7/20/07*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 7/20/07

*Donald A. Mason 5/18/07*  
 DIRECTOR  
 DATE: 5/18/07

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY TOLL MD V LIMITED PARTNERSHIP FROM EDGEWOOD FARM, INC. BY DEED DATED MAY 4, 2007 AND RECORDED IN LIBER 10677 AT FOLIO 461 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

**MDR PLAT NO. 19267**  
**RECEIVED JUL 27 2007**  
**FOR RECORD**

*Donald A. Mason 5/18/07*  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320  
 DATE: 5/18/07

**OWNER'S CERTIFICATE**

"TOLL MD V LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINAGE, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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, (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 THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 14<sup>TH</sup> DAY OF MAY, 2007."

*William M. Allen 5/18/07*  
 TOLL MD V LIMITED PARTNERSHIP  
 DATE: 5/18/07

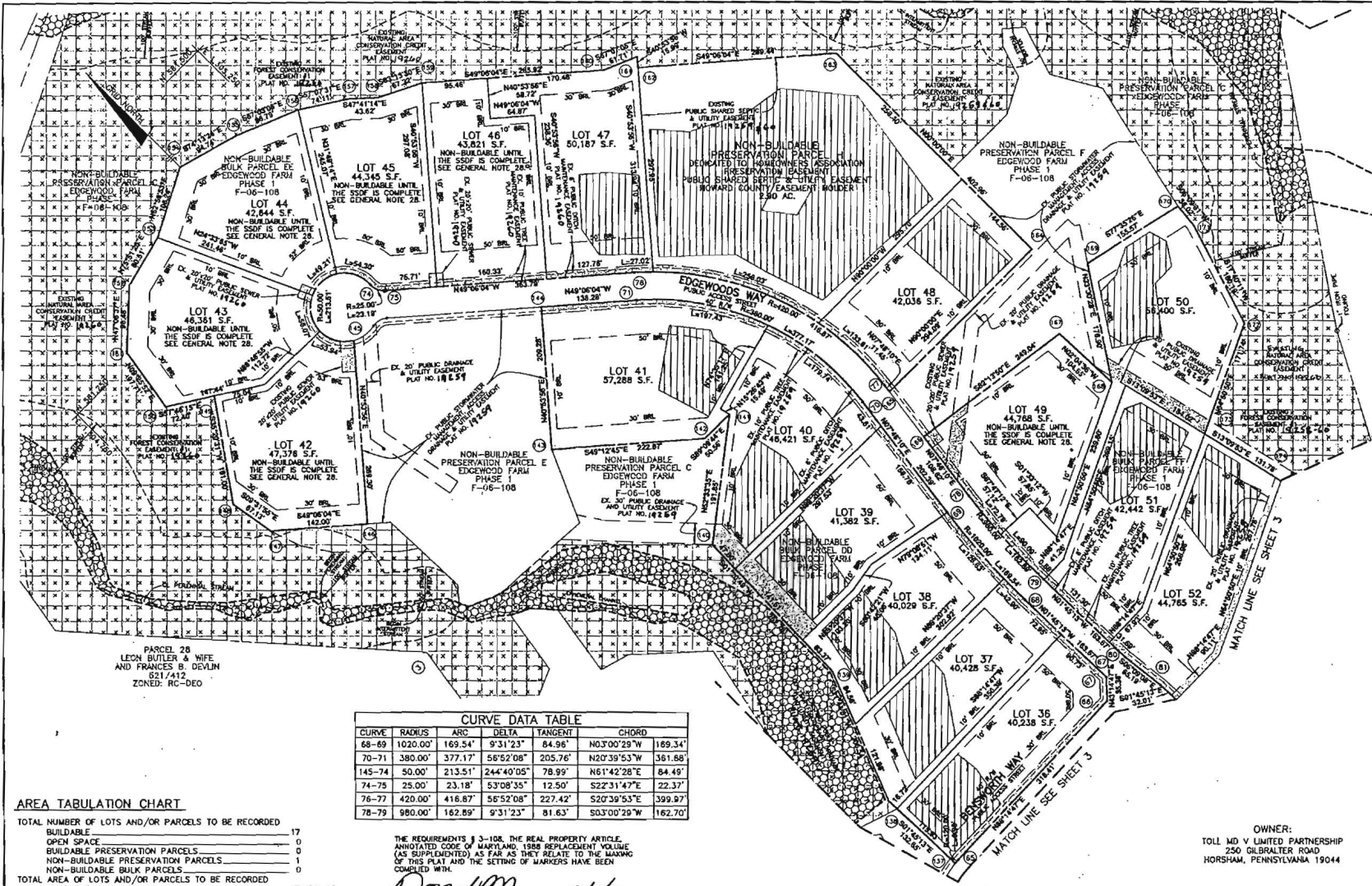
**EDGEWOOD FARM PHASE 2**  
 LOTS B - 60 AND  
 NON-BUILDABLE PRESERVATION PARCELS 'H' AND 'I'  
 A RESUBDIVISION OF  
 NON-BUILDABLE BULK PARCELS 'AA'-'HH'  
 PLAT NOS. 19255 - 19264  
 SP-05-014 F-06-108 RE-06-10

FOURTH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 21  
 GRID: 22  
 PARCEL: 80  
 ZONED: RC-DEO

DATE: MAY, 2007  
 SHEET: 2 OF 4



Maximum Sheet Area



PLAT FIVE-A  
PLAN REVISION  
TOTAL  
DATE: 7/27/07

7/27/07

- LEGEND**
- EXISTING SEWER CREDIT
  - UTILITY EASEMENT
  - EXISTING UTILITY EASEMENT
  - EXISTING 100-YEAR FLOODPLAIN
  - EXISTING FOREST CONSERVATION EASEMENT
  - PRIVATE USE IN COMMON

**BENCHMARK**  
ENGINEERING, INC.  
8450 BALTIMORE NATIONAL PIKE A SUITE 418  
ELICOTT CITY, MARYLAND 21043  
PHONE: 410-685-8105 FAX: 410-650-8644  
www.benchmarkengineering.com

OWNER:  
TOLL MD V LIMITED PARTNERSHIP  
250 GILBERTA ROAD  
HORSHAM, PENNSYLVANIA 19044

**CURVE DATA TABLE**

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
68-69	1020.00'	169.54'	9°31'23"	84.96'	N03°00'29"W 169.34'
70-71	380.00'	377.17'	58°52'08"	205.76'	N20°39'53"W 361.88'
145-74	50.00'	213.51'	244°40'05"	78.99'	N61°42'28"E 84.49'
74-75	25.00'	23.18'	53°08'35"	12.50'	S22°31'47"E 22.37'
76-77	420.00'	416.87'	58°52'08"	227.42'	S20°39'53"E 399.97'
78-79	980.00'	162.89'	9°31'23"	81.63'	S03°00'29"W 162.70'

**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED

BUILDABLE	17
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0

TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED

BUILDABLE	17,692 ± AC.
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	2,902 ± AC.
NON-BUILDABLE BULK PARCELS	N/A

TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)

	N/A
--	-----

TOTAL AREA OF SUBDIVISION TO BE RECORDED

	20,592 ± AC.
--	--------------

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

*Donald Mason* 5/6/07  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320

*William M. Holm* 5/14/07  
WILLIAM M. HOLM  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TOLL MD V LIMITED PARTNERSHIP

PLAN VIEW  
SCALE: 1" = 100'

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
50	56,400 S.F.	9,959 S.F.	48,441 S.F.

RECORDED AS PLAT NO. \_\_\_\_\_  
ON \_\_\_\_\_ AMONG THE LAND  
RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PRIVATE WATER, PRIVATE SEWER AND SHARED SEPTIC SYSTEMS, USE OF THE SHARED SEWERAGE SYSTEM IS IN CONFORMANCE WITH THE COUNTY PLAN, HOWARD COUNTY HEALTH DEPARTMENT

*B. Nelson for Peter Reilman* 6/19/07  
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Paul D. Weger* 7/26/07  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Paul D. Weger* 7/26/07  
DIRECTOR

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY TOLL MD V LIMITED PARTNERSHIP FROM EDGEWOOD FARM, INC. BY DEED DATED MAY 4, 2007 AND RECORDED IN LIBER 10677 AT FOLIO 461 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODES OF MARYLAND, AS AMENDED.

**MDR PLAT NO. 19269**  
RECEIVED **JUL 27 2007**  
FOR RECORD

*Donald Mason* 5/6/07  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320

**OWNER'S CERTIFICATE**

TOLL MD V LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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; (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, WITHIN OUR HANDS THIS 14TH DAY OF MAY, 2007.

*William M. Holm* 5/14/07  
TOLL MD V LIMITED PARTNERSHIP

**EDGEWOOD FARM**  
PHASE 2  
LOTS 8 - 60 AND  
NON-BUILDABLE PRESERVATION PARCELS 'H' AND 'I'  
A RESUBDIVISION OF  
NON-BUILDABLE BULK PARCELS 'AA'-'HH'  
PLAT NOS. 19255 - 19261  
SP-05-014 F-06-108 RC-06-10

FOURTH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP: 21  
ZONE: 22  
PARCELS: 90  
GRAND: RC-DEO  
SCALE: AS SHOWN  
DATE: MAY, 2007  
SHEET: 4 OF 4

P141066 F-07-054 225 3910-4