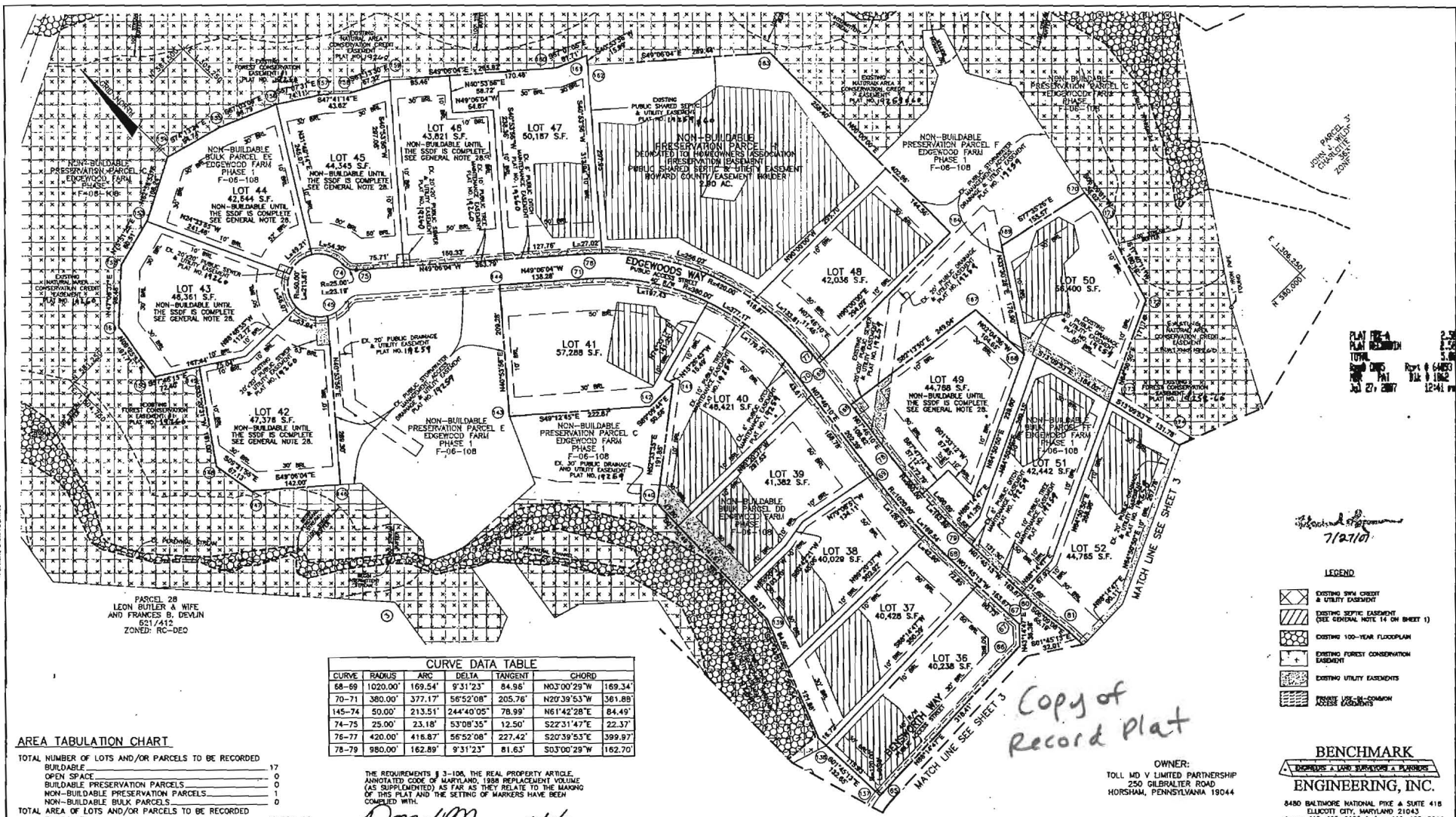


Maryland State Grid



PLAT FILE-A
PLAN REVISION
TOTAL
REVISED
DATE
JUL 27 2007

- LEGEND**
- EXISTING SEWER CREDIT
 - EXISTING SEPTIC EASEMENT (SEE GENERAL NOTE 14 ON SHEET 1)
 - EXISTING 100-YEAR FLOODPLAIN
 - EXISTING FOREST CONSERVATION EASEMENT
 - EXISTING UTILITY EASEMENTS
 - FOREST PRESERVATION EASEMENT

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'	56°52'08"	205.76'	N20°39'53"W 381.88'
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'	418.87'	56°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	17
BUILDABLE	0
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	1
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	17,69± AC.
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE PRESERVATION PARCELS	2.90± 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	20.59± AC.

THE REQUIREMENTS § 3-106, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1989 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS HAS BEEN COMPLIED WITH.

Donald Macon 5/16/07
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

William M. Hahn 5/14/07
WILLIAM M. HAHN
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

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.

BENCHMARK
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLCOTT CITY, MARYLAND 21043
phone: 410-655-8105 • fax: 410-655-8844
www.benchmarkengineering.com

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

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. Wilson 6/18/07
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Paul D. Weyer 7/6/07
CHIEF DEVELOPMENT ENGINEERING DIVISION

Paul D. Weyer 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 10077 AT FOLIO 401 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE UPON THE ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

MDR PLAT NO. 19269
RECEIVED JUL 27 2007
FOR RECORD

Donald Macon 5/16/07
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 PLAN 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, 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 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 14TH DAY OF MAY, 2007.

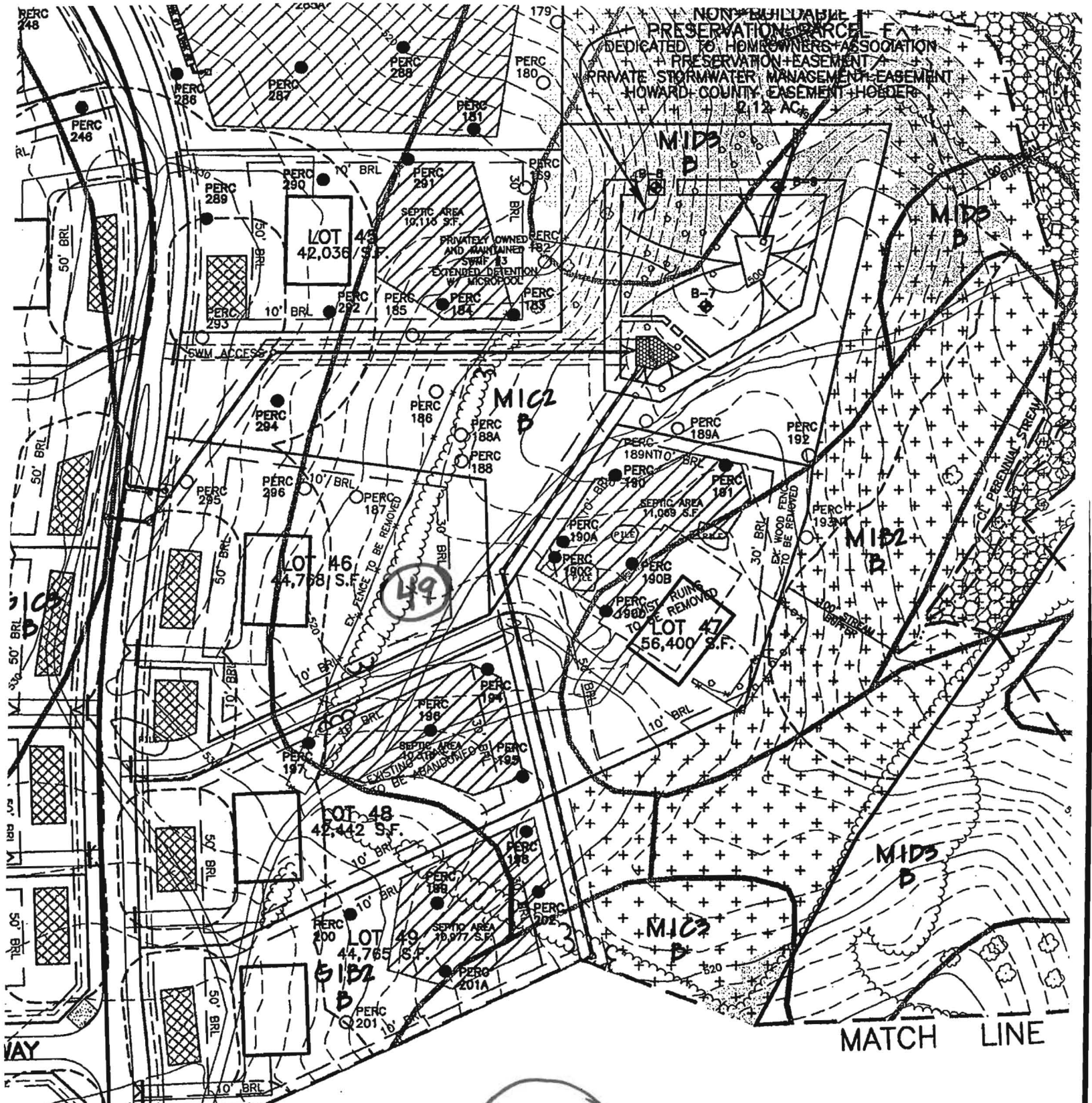
William M. Hahn 5/14/07
TOLL MD V LIMITED PARTNERSHIP
DATE

William M. Hahn 5-14-07
WITNESS
DATE

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. 19155 - 19261
SP-05-014 F-06-108 RE-06-10

FOURTH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 21
GRID: 22
PARCEL: 90
ZONED: RC-DEO

SCALE: AS SHOWN
DATE: MAY, 2007
SHEET: 4 OF 4



PLAN VIEW
 SCALE: 1" = 100'

Perc.
 Cert.

I CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT, TO THE BEST OF KNOWLEDGE AND BELIEF.

5/3/05
 DAVID THOMPSON
 PLAN PREPARER