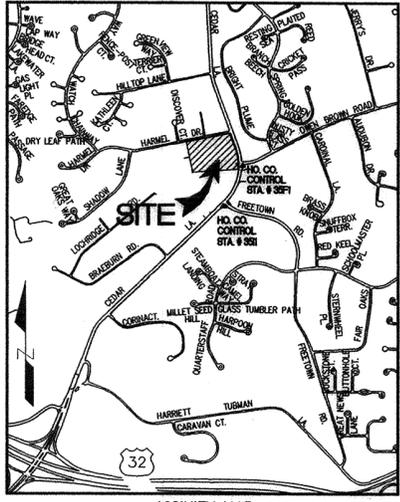


PUBLIC TRAFFIC SIGNAL EASEMENT
SCALE: 1" = 30'

LINE	BEARING	DISTANCE
1-2	N 19°31'54" W	22.73'
2-3	N 88°42'21" W	25.50'
3-4	N 02°40'07" W	10.02'
4-5	S 88°42'21" E	33.18'

CURVE DATA TABULATION		
CURVE	RADIUS	ARC
5-1	841.47'	31.27'



General Notes :

- Subject property zoned "PSC" per ZB Case No. 1029M and as per "02/02/04 Comprehensive Zoning Plan".
- This plat is based on a field run boundary survey performed on or about March 2003 by John C. Mellema Sr., Inc.
- Deed references: Liber 8578 Folio 690
8578 / 698
8578 / 708
8578 / 714
- Distances shown are based on surface measurement and reduced to NAD '83 grid measurement.
- Areas shown on this plat are more or less ±.
- There are no historic structures, floodplains, steep slopes, or cemetery sites and no wetlands located on this property.
- All existing structures located on this property to be razed as part of SDP-04-124.
- Landscaping for this subdivision will be provided in accordance with a certified Landscape Plan on file with the Site development plans (SDP-04-124) in accordance with Section 16.124 of the Howard County Code and the Landscape Manual.
- This final plat is exempt from the forest conservation requirements in accordance with Section 16.1202(b)(1)(vi) of the Howard County Code for a Resubdivision Plat that does not create new or additional lots.
- The minimum structure and use setback restriction lines shown and established on this plat are in accordance with the bulk regulation requirements of Section 127.1.E.2 of the Zoning Regulations (Planned Senior Community).
- This resubdivision plat is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations per Council bill No. 45-2003. Development or construction on this property must comply with setback and buffer regulations in effect at the time of submission of the site development plan, waiver petition application or building/grading permit applications.
- Public water provided under contract # 34-4219-D.
- SWM requirements and public sewerage will be provided under SDP-04-124.
- DPZ reference: BA-01-47C, PB Case No. 362, S-04-03, WP-04-114, F-05-52 and SDP-04-124.
- Waiver (WP-04-114) was approved to Sec. 16.134.(a)(i) on which allowed for construction of sidewalks on only one side of Balmoral Way.

CURVE TABLE						
CURVE#	LENGTH	RADIUS	TANGENT	DELTA	CHORD	DIRECTION
C-1	287.16	841.47	144.99	19°33'09"	285.76'	N04°29'35"W

BENCHMARKS			
Station No. 35F1	N 557787.367	E 1345217.309	Elev. = 401.165 ft.
Station No. 35I1	N 557110.367	E 1344893.647	Elev. = 400.59 ft.

COORDINATE TABLE		
POINT	NORTH	EAST
1	558325.3470	1344995.6580
2	558178.1439	1344277.3048
3	557672.1600	1344382.2890
4	557729.0180	1345136.0750
5	558013.9040	1345113.6890

AREA TABULATION (Total - All Sheets)	
1. Total number of Buildable Bulk Parcels to be recorded:.....	1
Total area of Buildable Bulk Parcel to be recorded:.....	9.96 Acres±
2. Total area of road dedication to be recorded:.....	0 Acres±
3. Total area of subdivision to be recorded:.....	9.96 Acres±

The requirements 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 this plat and the setting of markers have been complied with.

John C. Mellema Sr.
John C. Mellema Sr., Reg. No. 465
Date 1-10-2005

Walter Thompson
Walter Thompson
Date 1-10-2005
(Owner)

OWNER / DEVELOPER
Harmel PSC, LLC.
6300 Woodside Court Suite A
Columbia, Md. 21046

OWNER'S CERTIFICATE

I/We, HARMEL PSC, LLC, a Maryland limited liability company, owner of the property shown and described hereon, hereby adopts this plan of subdivision, and in consideration of the approval of this final plat by the Department of Planning and Zoning, establishes the minimum building restriction lines. All easement of right-of-way affecting the property are included in this plan of subdivision.

Witness our hands this 10 day of January, 2005.

ATTEST :
Walter Thompson
Corporate Secretary

HARMEL PSC, LLC,
a Maryland Limited Liability Company
By: *DALE THOMPSON BUILDERS, INC.*
a Maryland corporation,
Member
By: *Walter Thompson*
Date
President

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct and that it is a subdivision of the lands conveyed by Nancy E. Affeldt and William H. Affeldt to HARMEL PSC, LLC, by deeds dated August 24, 2004 recorded at Liber 8578, Folio 690; and conveyed by William Harry Affeldt, Mary E. Clarkson and Helen Myrtle Peters to Harmel PSC, LLC, by deed dated August 24, 2004 recorded at Liber 8578, Folio 698; and conveyed by Helen M. Peters to Harmel PSC, LLC, by deeds dated August 24, 2004 recorded at Liber 8578, Folio 708; and conveyed by Mary E. Clarkson to Harmel PSC, LLC, by deed dated August 24, 2004 recorded at Liber 8578, Folio 714, all among the land records of Howard County, Maryland and all monuments are in place or will be placed 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.

John C. Mellema Sr.
John C. Mellema
Date

The purpose of this revision plat is to establish typical 10' wide WHC valve easements and to modify the size for 2 fire hydrant easements

Recorded as Plat 1720 on 1/21/05 among the Land Records of Howard County, Maryland.

SCOTS GLEN NORTH
BUILDABLE BULK PARCEL 'A', A PLAT OF REVISION
PLAT No. 17102

REF. PLAT BOOK 4, PAGE 11 AND PLAT BOOK 5, PAGE 92
5th ELECTION DISTRICT, TAX MAP # 35, GRID 17, ZONE : PSC
HOWARD COUNTY, MARYLAND

SCALE : 1" = 100' DATE : JANUARY 10, 2005 SHEET 1 OF 1

PREPARED BY : **American Land Development and Engineering, Inc.**
10749 BIRMINGHAM WAY WOODSTOCK, MD. 21163
TEL. (410) 465-7903 FAX. (410) 465-3845

Howard County Health Department
APPROVED: For Public Water and Sewerage Systems

Robert J. Walsh
Robert J. Walsh
Date 1/24/05

APPROVED: Howard County Department of Planning and Zoning

Walter Thompson
Walter Thompson
Date 1/25/05

Walter Thompson
Walter Thompson
Date 1/25/05