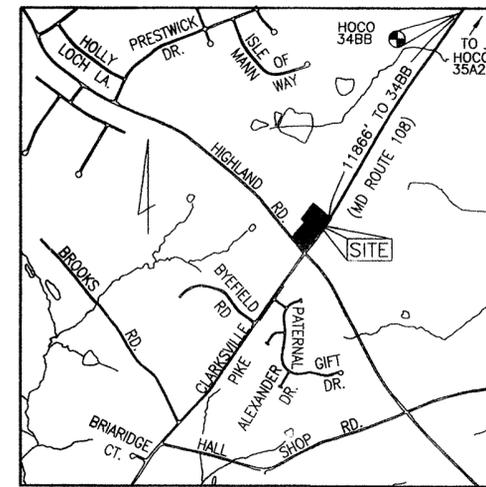


COORDINATE LIST		
POINT	NORTH	EAST
202	551379.73379	1324710.31778
203	551312.17256	1324666.77351
204	551178.10193	1324574.42839
205	551059.28622	1324486.90812
207	550829.26898	1324310.14725
209	551033.36438	1324142.40591
210	551284.33543	1324335.80694
211	551334.21604	1324283.05578
212	551393.81855	1324326.38570
213	551525.90018	1324420.87486
214	551583.45287	1324462.28367
215	551057.64201	1324161.11451
216	550891.35695	1324297.87896
218	550891.88587	1324332.28312
220	550972.93005	1324394.86400
222	551357.11153	1324672.72166
223	551392.61475	1324694.63482

CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	39.50'	22.00'	27.60'	102°53'21"	N89°07'09"E 34.41'
C2	474.25'	6002.67'	237.25'	04°31'36"	N35°52'34"E 474.13'



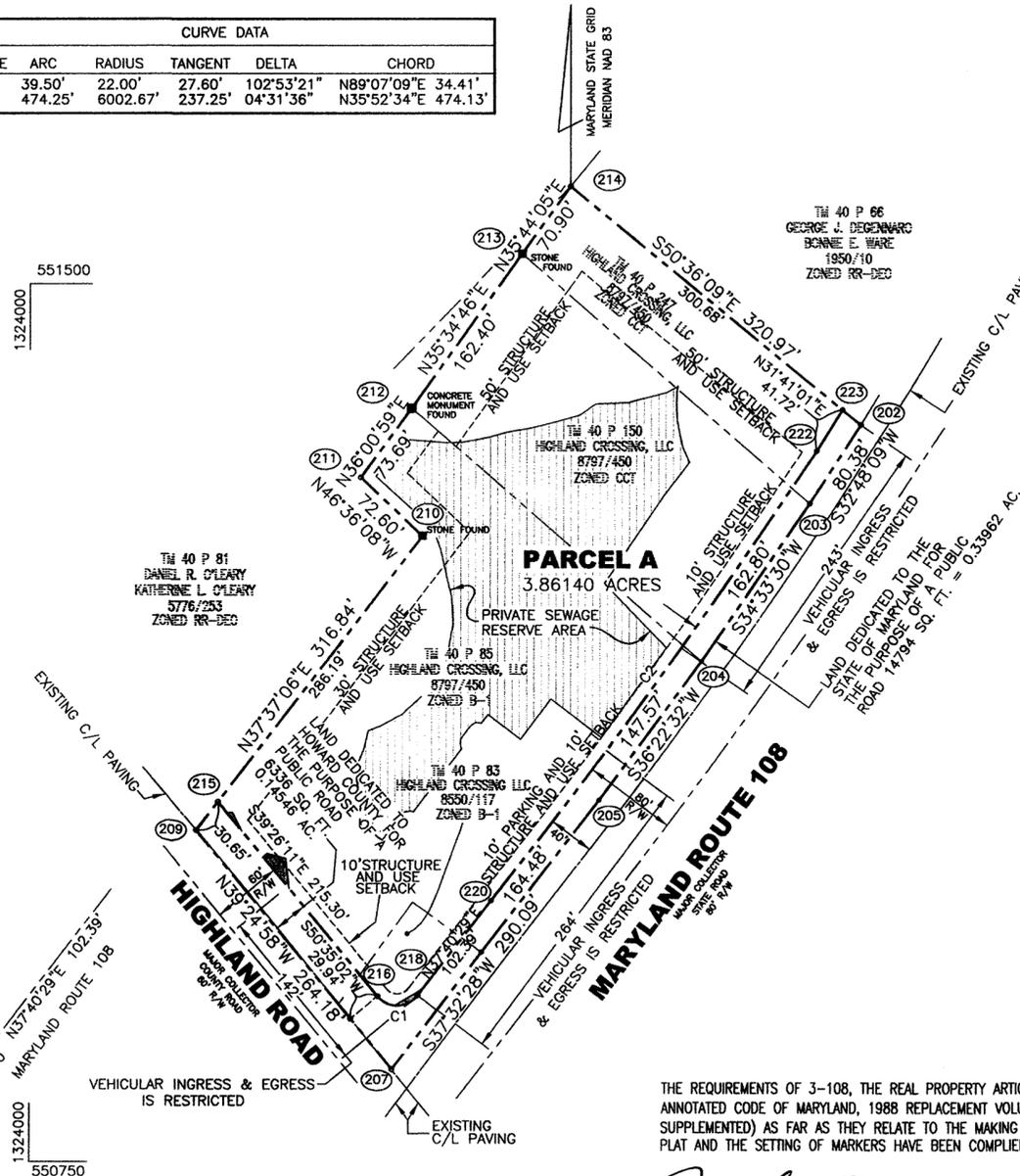
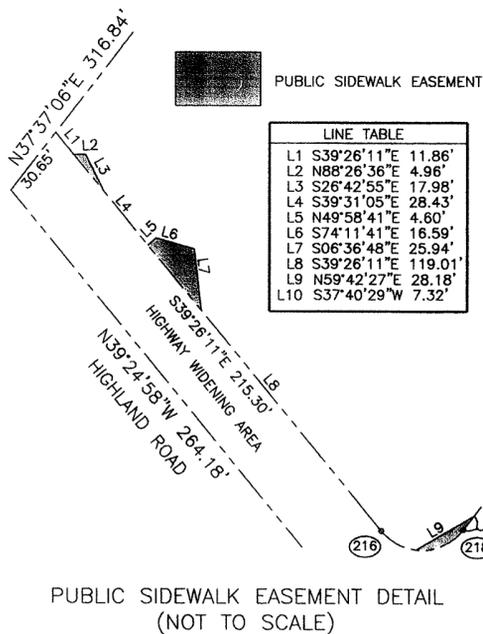
**VICINITY MAP**

SCALE: 1"=2000'

**GENERAL NOTES**

- PARCELS 83 AND 85 ARE ZONED B-1 PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN. PARCELS 150 AND 247 ARE ZONED CCT IN ACCORDANCE WITH ZONING BOARD CASE ZB-1047M.
- COORDINATES REFERENCED ARE BASED ON THE NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL. STATION 348B N 562176.458 E 1329641.876 STATION 35A2 N 564154.799 E 1331201.065
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT NOVEMBER 4, 2004 BY ROBERT VOGEL ENGINEERING, INC.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES CONCRETE MONUMENT FOUND.
- THERE ARE NO STEEP SLOPES ON SITE.
- NO BURIAL OR CEMETERY SITES ARE LOCATED ON THE SITE.
- ALL AREAS ARE SHOWN MORE OR LESS (±).
- THE SUBDIVISION IS NOT IN THE METROPOLITAN DISTRICT.
- STORMWATER MANAGEMENT FACILITIES WILL BE REQUIRED ON THE PARCELS 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.
- THERE ARE NO HISTORIC SITES ON THIS PROPERTY.
- WATER AND SEWER SERVICE TO PARCEL A WILL BE PRIVATE.
- THIS AREA DESIGNATES A PRIVATE SEWAGE RESERVE AREA REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THIS RESERVE AREA SHALL NULL AND VOID UPON CONNECTION TO A PUBLIC SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE RESERVE AREA. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- THIS PROJECT IS SUBJECT TO ZRA 60, APPROVED JULY 11, 2005, TO AMEND THE ZONING REGULATIONS CONCERNING BULK REGULATIONS SPECIFIC TO 'HIGHLAND' TO MAKE THESE REGULATIONS ALSO APPLICABLE TO PROPERTIES ZONED CCT. IN ADDITION TO B-1 ZONED PROPERTIES AS CURRENTLY APPLICABLE AND TO MAKE THE SETBACK REQUIREMENTS APPLY TO USES AS WELL AS STRUCTURES, FOR NEW STRUCTURES, AND FOR USES.
- THIS PROJECT IS SUBJECT TO ZB 1047M, APPROVED JANUARY 12, 2006 TO AMEND THE ZONING MAP OF HOWARD COUNTY, MARYLAND SO AS TO REZONE 2.11 ACRES OF LAND FROM THE RR-DEO TO THE CCT ZONING DISTRICT ON LAND LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF MD 108 AND HIGHLAND ROAD AND IDENTIFIED AS TAX MAP 40, GRID 5, PARCELS 150 AND 247 IN THE FIFTH ELECTION DISTRICT OF HOWARD COUNTY.
- FOREST CONSERVATION HAS BEEN ADDRESSED WITH SITE DEVELOPMENT PLAN SDP-05-108, HIGHLAND CROSSING, PARCEL A.
- 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 PARCEL "A". ANY AND ALL CONVEYANCES OF AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED FOR 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.
- IN ACCORDANCE WITH PREVIOUS MEETING BETWEEN ROB VOGEL AND MARSHA MCLAUGHLIN, THE TRUNCATION AS SHOWN IS ACCEPTABLE AND WAS DESIGNED TO MINIMIZE SETBACK IMPACTS TO THE SITE. THIS TRUNCATION WAS ALSO APPROVED BY MSHA.

LINE TABLE		
L1	S39°26'11"E	11.86'
L2	N88°26'36"E	4.96'
L3	S26°42'55"E	17.98'
L4	S39°31'05"E	28.43'
L5	N49°58'41"E	4.60'
L6	S74°11'41"E	18.59'
L7	S06°36'48"E	25.94'
L8	S39°26'11"E	119.01'
L9	N59°42'27"E	28.18'
L10	S37°40'29"W	7.32'



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.

*Mark C. Martin* 4/18/06  
 MARK C. MARTIN DATE  
 PROFESSIONAL LAND SURVEYOR NO. 10884  
*Donald Sauder* 4/25/06  
 DONALD SAUDER DATE  
 HIGHLAND CROSSING, LLC

OWNER/DEVELOPER  
 HIGHLAND CROSSING, LLC  
 14190 TWISTING LANE  
 DAYTON, MD. 21036

**AREA TABULATION CHART**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED 1  
 TOTAL AREA OF LOTS AND/OR PARCELS 3.86140 AC.  
 TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS 0.48508 AC.  
 TOTAL AREA OF SUBDIVISION TO BE RECORDED 4.31648 AC.

**ROBERT H. VOGEL ENGINEERING, INC.**  
 8407 MAIN STREET  
 ELLICOTT CITY, MARYLAND 21043  
 410-461-7666

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT.

*Robert H. Vogel* 6/12/06  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Marsha McLaughlin* 6/16/06  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Marsha McLaughlin* 6/16/06  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

HIGHLAND CROSSING, LLC, DONALD SAUDER, PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS 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 MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE 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 STREET 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-WAYS.

WITNESS OUR HANDS THIS 25<sup>TH</sup> DAY OF APRIL, 2006.

*Donald Sauder*  
 HIGHLAND CROSSING, LLC  
 DONALD SAUDER, PRESIDENT

*Ken M. Bell*  
 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 JOHN J. DOUGHERTY AND NANCY DOUGHERTY TO HIGHLAND CROSSING LLC BY DEED DATED NOV. 10, 2004 RECORDED IN LIBER 8797 FOLIO 458 AND ALL OF THE LANDS CONVEYED BY JOHN JOSEPH DOUGHERTY AND EDWARD M. DOUGHERTY BY DEED DATED NOV. 10, 2004 RECORDED IN LIBER 8797 FOLIO 450 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I HEREBY CERTIFY THAT ALL MONUMENTS ARE IN 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 AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

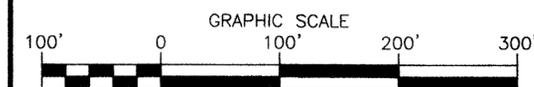
*Mark C. Martin*  
 MARK C. MARTIN  
 PROFESSIONAL LAND SURVEYOR NO. 10884



RECORDED AS PLAT No. 18394 ON 6-23-06  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**HIGHLAND CROSSING**

PARCEL A  
 SDP-05-108, ZB-1047M, ZRA-60  
 FIFTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE 1"= 100' JANUARY 20, 2006  
 TAX MAP 40 GRID 5 PARCELS 83, 85, 150 AND 247  
 SHEET 1 OF 1



F-06-138