

MINIMUM LOT SIZE +/- CHART				
LOT No.	GROSS AREA	PIPESTEM AREA	100 yr. FP Slopes	MINIMUM LOT SIZE
1	19,453 Sq.Ft.±			19,453 Sq.Ft.±
2	20,259 Sq.Ft.±	2,402 Sq.Ft.±		17,857 Sq.Ft.±
3	23,656 Sq.Ft.±	3,618 Sq.Ft.±		20,038 Sq.Ft.±

U.S. EQUIVALENT COORDINATE TABLE		METRIC COORDINATE TABLE	
No.	NORTH	No.	EAST
1	537341.80	1	163782.11
2	537273.03	2	163761.15
3	537227.56	3	163747.29
4	537200.01	4	163738.89
5	536822.01	5	163623.68
6	536906.74	6	163649.50
7	537183.72	7	163733.92
8	537247.94	8	163753.50
9	537246.13	9	163752.95
10	537315.53	10	163774.10

CURVE DATA					
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
1-2	3295.50'	148.65'	02°36'04"	74.34'	5 62°26'12" E 148.63'
8-9	3325.50'	4.00'	0°04'13"	2.04'	5 63°41'37" E 4.00'
8-10	3325.50'	145.91'	02°30'50"	72.97'	N 62°24'06" W 145.90'

NOTE: Upon successful installation of public water and sewer facilities and connection to the existing homes, all wells and septic tanks located on site shall be abandoned by a certified contractor in accordance with current applicable adopted Code of Maryland Regulations.

This subdivision is subject to Section 18.122B of the Howard County Code. Public water and/or sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE 2-28-00 ON WHICH DATE DEVELOPER AGREEMENT 14-3680 WAS FILED AND ACCEPTED.

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.

William A. Carroll 10/11/00
 WILLIAM A. CARROLL DATE
 REGISTERED PROPERTY LINE SURVEYOR
Eula P. Higdon 10/12/00
 EULA P. HIGDON DATE

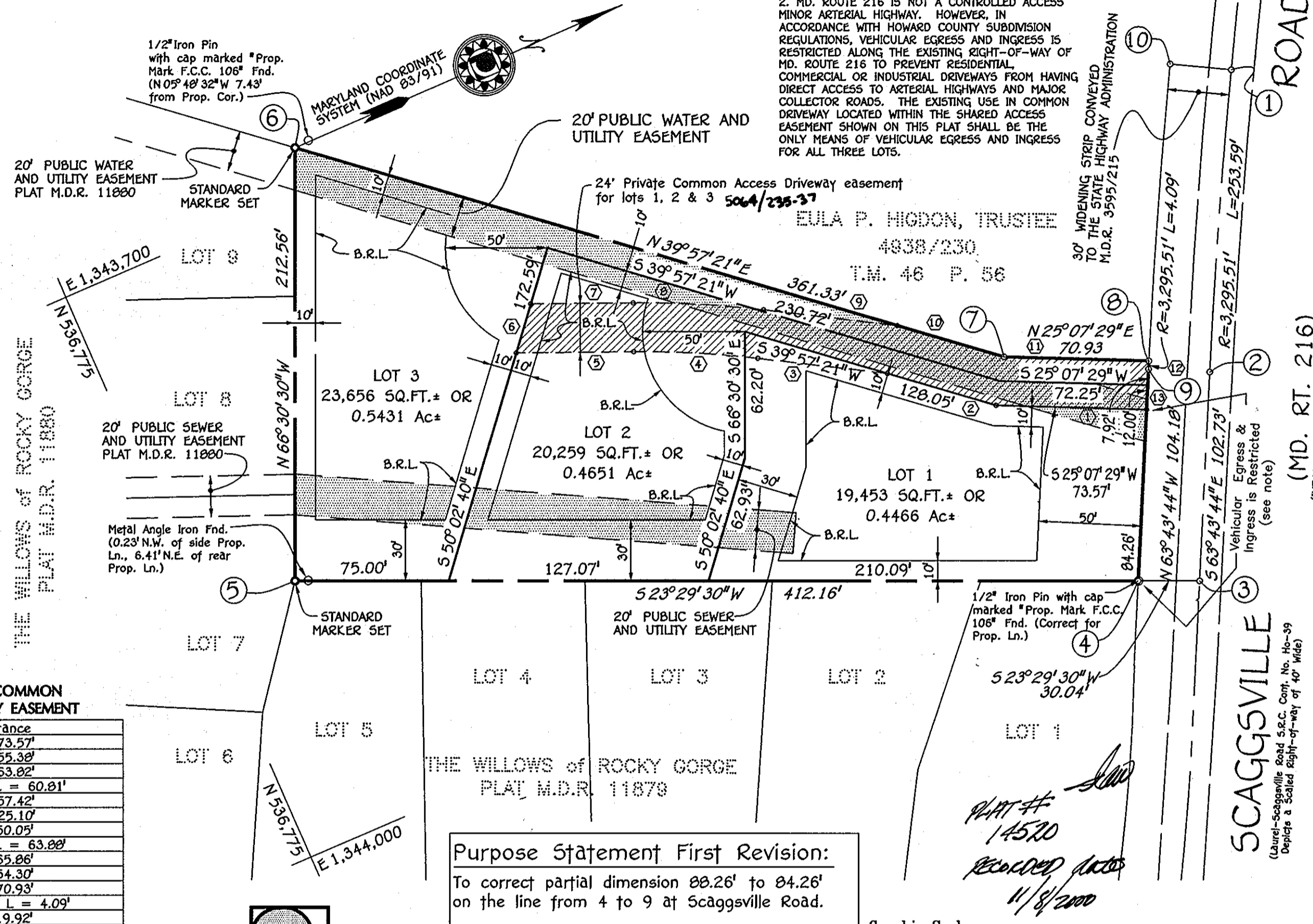
LEGEND
 ○ = Standard Marker Set (See note 2)
 (No Conc. Mon. Set)
 ▨ = Access easement

Owner/Developer:
 Robert E. Higdon and
 Eula P. Higdon
 10883 Scaggsville Road
 Laurel, Maryland 20723

AREA TABULATION

Total Number of Buildable Lots to be Recorded	3
Total Number of Open Space Lots to be Recorded	0
Total Number of Lots to be Recorded	3
Total Area of Buildable Lots to be Recorded	1.4548 Ac.±
Total Area of Open Space Lots to be Recorded	0
Total Area of Lots to be Recorded	1.4548 Ac.±
Total Area of Roadway to be Recorded	0
Total Area to be Recorded	1.4548 Ac.±

All areas are More or Less

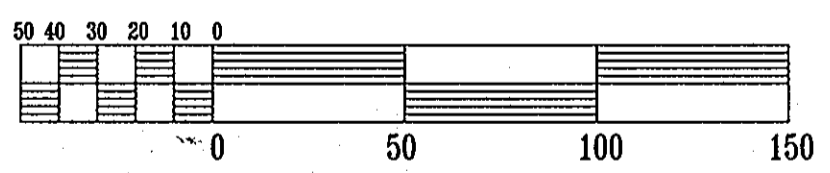


24' PRIVATE COMMON ACCESS DRIVEWAY EASEMENT

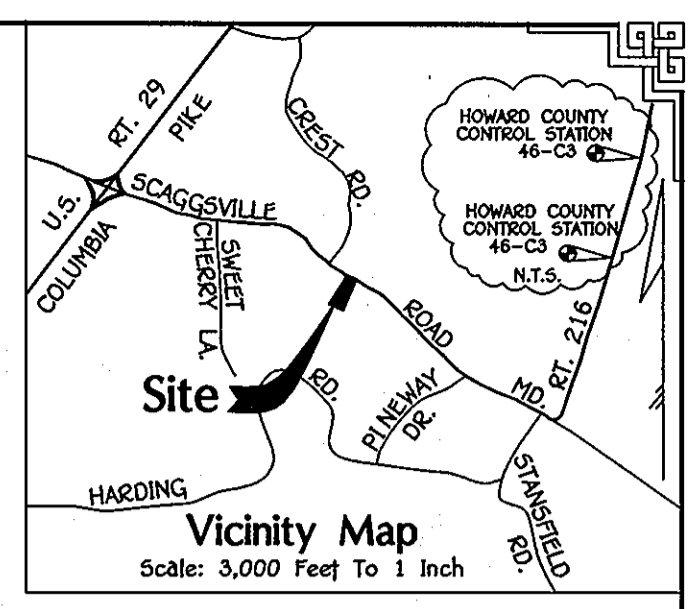
No.	Bearing and Distance
1	S 25° 07' 29" W 73.57'
2	S 39° 57' 21" W 55.30'
3	S 30° 12' 53" W 63.82'
4	R = 476.00' L = 60.81'
5	S 22° 53' 41" W 57.42'
6	N 50° 02' 40" W 25.10'
7	N 22° 53' 41" E 50.05'
8	R = 500.00' L = 63.88'
9	N 30° 12' 53" E 65.86'
10	N 39° 57' 21" E 54.30'
11	N 25° 07' 29" E 70.93'
12	R = 3,325.50' L = 4.09'
13	S 63° 43' 44" E 19.92'

Purpose Statement First Revision:
 To correct partial dimension 88.26' to 84.26' on the line from 4 to 9 at Scaggsville Road.

PURDUM and JESCHKE, LLC
 Consulting Engineers and Land Surveyors
 Civil • Structural • Environmental
 The Professional Engineering Center
 8005 Hartford Road
 Baltimore, Maryland 21234
 Phone: 410-668-8800
 Fax: 410-668-8801



This plat is based on a field run monumented boundary survey performed on or about March 13, 1995 by Purdum and Jeschke, LLC.



- General Notes**
- Coordinates are based on NAD 83, Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 46-C3 and No. 47-AA. Howard County Monument 46-C3 N 537,405.88 E 1,347,556.23 Bearing to Howard County Monument 47-AA: N 29° 34' 10.7" E
 - "Standard Marker Set" denotes a 1/2" diameter iron pipe with a 1" diameter yellow plastic cap marker "PROP. MARK P&J P-9"
 - The subject property is zoned R-20 per 10/18/93 Comprehensive Zoning Plan.
 - The existing dwellings on Lots 1-3 are to remain. No building extensions or additions are to be constructed on these lots at distances less than the Zoning Regulations permit.
 - This minor subdivision does not involve a change in land use, or new development or redevelopment with associated land disturbing activities, and is exempt from the requirements of Section 16.1202(a) of the Howard County Code to file a Forest Conservation Plan. No activity which requires the filing of a Forest Conservation Plan pursuant to Section 16.1202(a) of the Howard County Code will occur within 5 years of the execution of a Declaration of Intent for Real Estate Transaction Form submitted to Howard County.
 - Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - Width - 14 feet (3 residences)
 - Surface - 5 inches of compacted crusher run base with tar chip coating
 - Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 45 foot turning radius.
 - Structures (Culvert/Bridges) - Capable of supporting 25 gross tons (H25 loading).
 - Drainage elements - Capable of safely passing 100 year flood with no more than 1 foot depth over driveway surface.
 - Structure clearance - minimum 12 feet.
 - Maintenance - Sufficient to insure all weather use.
 - For flag and/or pipe stem lots, refuse collection, snow removal, and road maintenance are provided to the junction of the flag or pipe stem and the road right-of-way line only and not onto the flag or pipe stem lot driveway.
 - Stormwater management facilities will not be required on the parcels shown on this plat. No changes are proposed for the three (3) existing homes on the site. All development which exists on the site was constructed prior to the adoption of the Howard County Stormwater Management Ordinance in 1994.
 - Developer reserves unto itself, its successors and assigns, all easements shown on this plat for public water and sewer utilities located in, over, and through lots 1 through 3. Any and all conveyances of aforesaid lots 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 deeds for the easements herein reserved to 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.
 - No floodplains exist on the property.
 - The shared driveway maintenance agreement has been recorded in the Land Records of Howard County, MD Concurrent with the recordation of this plat. 5064/235-37

Approved: For Public Water and Public Sewerage Systems in conformance with the Master plan of Water and Sewerage for Howard County.
Dean L. McHugh 10-25-00
 Howard County Health Officer MR Date

Approved: Howard County Department of Planning and Zoning.
William A. Carroll 10/12/00
 Chief, Development Engineering Division Date

Joseph R. Keith 11/2/00
 Director Date

OWNERS CERTIFICATE

I, EULA P. HIGDON OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS 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 LINE 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 AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS AND 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 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 MY HAND THIS 22 DAY OF October, 2000

Eula P. Higdon
 EULA P. HIGDON

Michael P. O'Neill
 WITNESS

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION COMPRISED OF THE LAND CONVEYED BY EULA PHAIR HIGDON, PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT E. HIGDON TO EULA PHAIR HIGDON, TRUSTEE OF THE ROBERT HIGDON CREDIT SHELTER TRUST, BY THE DEED DATED AUGUST 28, 1997 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 4057 FOLIO 436 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

William A. Carroll 10/11/00
 WILLIAM A. CARROLL, REGISTERED PROPERTY LINE SURVEYOR NO. 500 DATE

Plat of First Revision

LOTS 1-3
HIGDON HEIGHTS
 (Previously Recorded Plat No. 14177)

ZONING: R-20
 TAX MAP 46, GRID 11, PARCEL 101
 Sixth Election District
 Howard County, Maryland

Scale: 50 feet to 1 inch Date: August 17, 2000
 Sheet 1 of 1

F-01-64