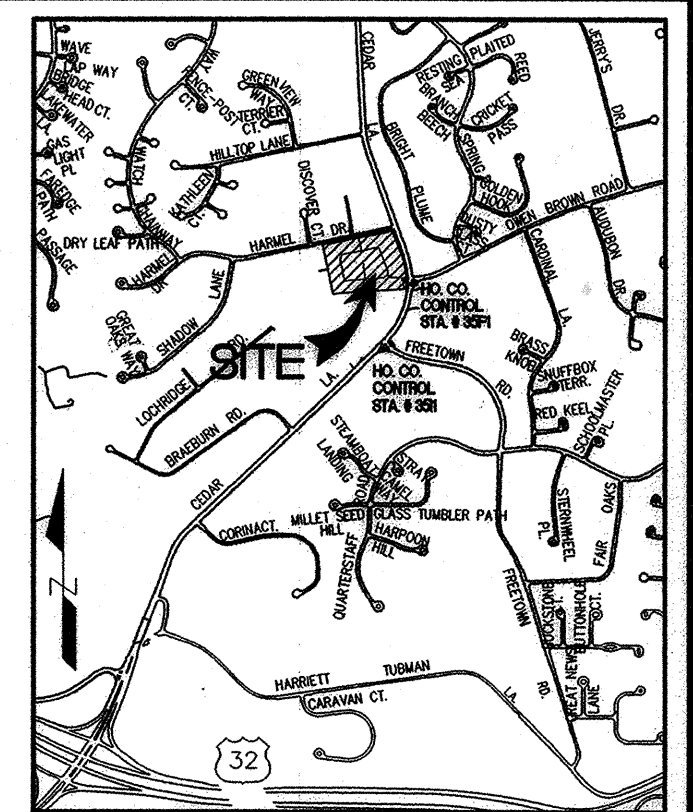


PUBLIC TRAFFIC SIGNAL EASEMENT
SCALE: 1" = 30'

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'



VICINITY MAP
SCALE: 1" = 2000'

General Notes :

- Subject property zoned "PSC" per ZB Case No. 1029M 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, Jr., Inc.
- Deed references: Liber 342 Folio 439
4969/341
2968/163
3240/663
- 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)(vii) 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 sewerage will be provided under SDP-04-124.
- DPZ reference: BA-01-47C, PB Case No. 362, S-04-03, WP-04-114 and SDP-04-124.
- Waiver (WP-04-114) was approved to Sec. 16.134(a)(i) on **MAY 12, 2004** 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±

OWNER / DEVELOPER
Harmel PSC, LLC.
6258 Cardinal Lane
Columbia, Md. 21044



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, Jr. 10-14-04
John C. Mellema, Jr., Reg. No. 466 Date
Dale Thompson 10/12/04
Dale Thompson Date
(Owner)

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

Robert J. Welton 11/30/04
Howard County Health Officer Date
APPROVED: Howard County Department of Planning and Zoning

[Signature] 10/25/04
Chief Development Engineering Division Date
[Signature] 10/13/04
Director Date

OWNER'S CERTIFICATE

I/We, HARMEL PSC LLC, a limited liability corporation, 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 12 day of October, 2004.
HARMEL PSC, LLC, a Limited Liability Corporation
By: *[Signature]* (Seal)
Name: Dale Thompson
President Dale Thompson Builders, Member Harmel PSC, LLC
Title: _____

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct: that it is a subdivision of the lands conveyed to HARMEL PSC, LLC, a Limited Liability Corporation, by deeds dated August 24, 2004 and recorded among the land records of Howard County, Maryland in L.8578 / F.690, L.8578 / F.698, L.8578 / F.708, & L.8578 / F.714 and all the monuments are in place or will be placed 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.
John C. Mellema, Jr. 10-14-04
John C. Mellema Date

The purpose of this resubdivision plat is to consolidate Cedar Acres, Block 'C', Lots 1, 2, 2A, 2B AND 3 into one Buildable Bulk Parcel 'A', to establish a 15' wide public water and utility easement, two 10'x15' fire hydrant easements, one 10'x16' fire hydrant easement and a "Public Traffic Signal" easement and to revise the building restriction lines for compliance with the present "PSC" zoning district regulations

Recorded as Plat 17102 on 12/8/04 among the Land Records of Howard County, Maryland.

SCOTS GLEN NORTH
BUILDABLE BULK PARCEL 'A', A RESUBDIVISION OF CEDAR ACRES, BLOCK 'C', LOTS 1, 2, 2A, 2B AND 3
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 PARCELS 104, 105, 106
SCALE: 1" = 100' DATE: OCTOBER 2004 # 188 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

F-05-052