

COORDINATES LIST			20' PUBLIC WATER & UTILITY EASEMENT LINE TABLE		
No.	NORTH	EAST	LINE	BEARING	LENGTH
2	552168.8767	1377786.7313	W1	N 40°50'34" W	9.63'
3	552234.4429	1377862.1042	W2	N 85°50'34" W	7.27'
4	552091.1298	1377986.8494	W3	S 49°09'26" W	33.98'
9	551927.5034	1377798.8189	W4	N 48°57'52" E	13.31'
			W5	S 41°11'00" E	10.12'
10	552070.8239	1377674.0753	W6	N 49°09'26" E	29.00'
			W7	S 85°50'34" E	23.84'
			W8	S 40°50'34" E	17.85'

### BENCHMARKS

BM1  
HOWARD COUNTY MONUMENT NO. 43B2  
N 551655.009  
E 1378176.941  
ELEV. 209.665

BM2  
HOWARD COUNTY MONUMENT NO. 371A  
N 553315.158  
E 1379982.12  
ELEV. 195.728

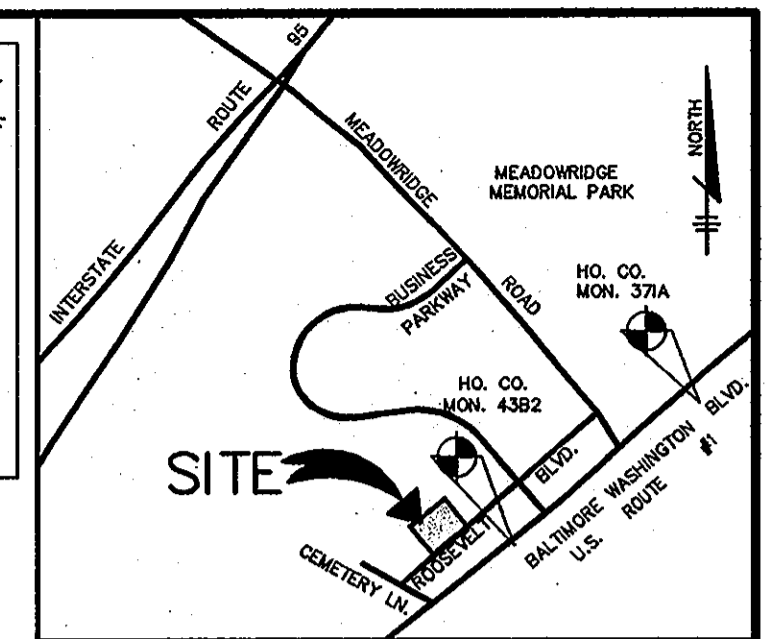
I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108 THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT HAVE BEEN COMPLIED WITH.

HIGHLAND REAL ESTATE INVESTMENT, L.L.C.

THEODORE PARY, GENERAL PARTNER

ARTHUR M. BOTTERILL NO. 10886

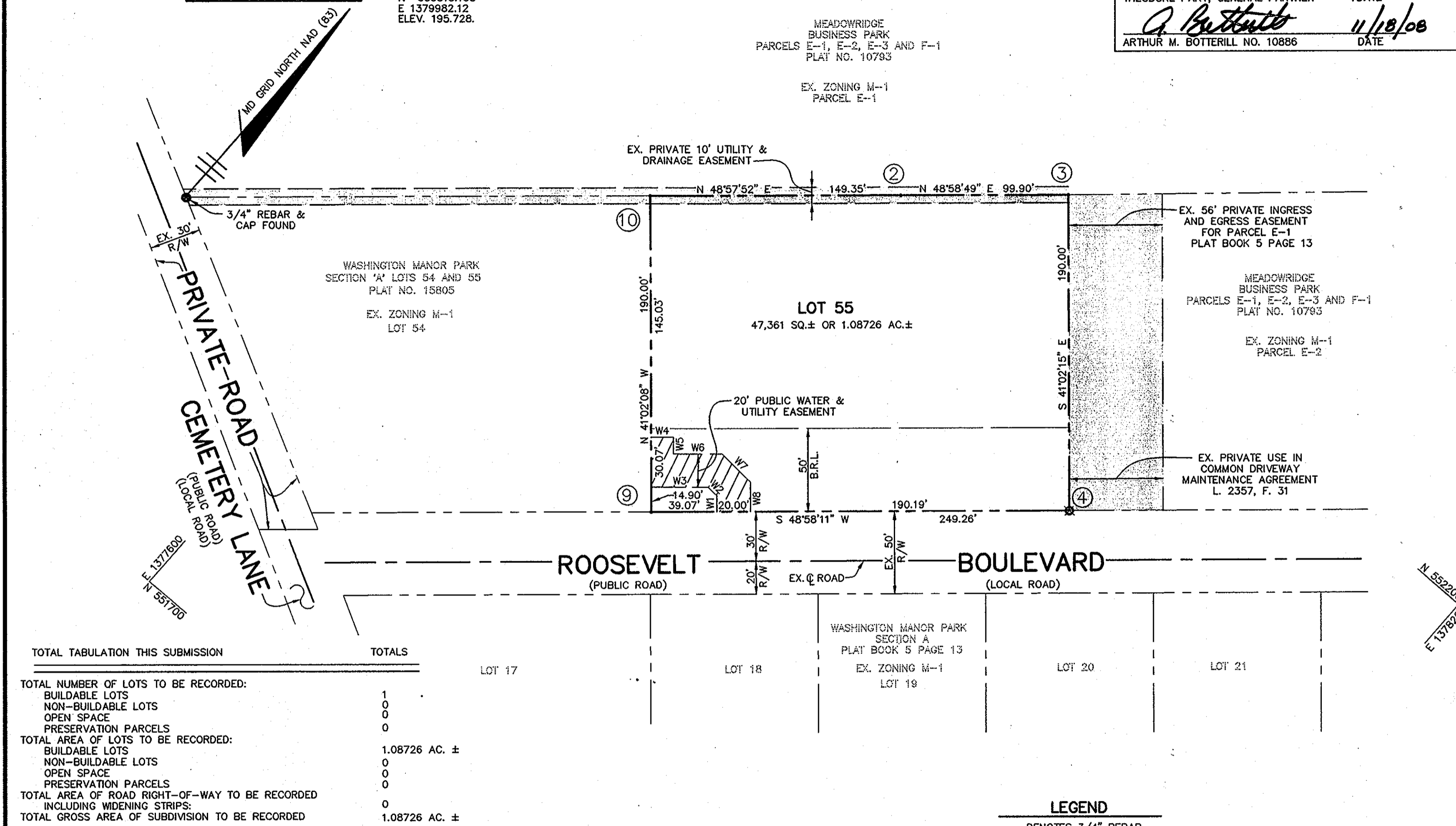
11/18/08  
DATE  
11/18/08  
DATE



VICINITY MAP  
SCALE: 1" = 2000'

### GENERAL NOTES

- COORDINATES ARE BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETIC CONTROL STATIONS Nos. 43B2 AND 371A.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY 2002 BY PATTON HARRIS RUST AND ASSOCIATES, P.C.
- THE SUBJECT PROPERTY IS ZONED M-1 AS PER 02/02/04 COMPREHENSIVE ZONING PLAN.
- THERE ARE NO VISIBLE SIGNS OF CEMETERIES WITHIN THE SUBJECT PROPERTY.
- STORMWATER MANAGEMENT WILL BE REQUIRED ON LOT 55 FOR ANY PROPOSED IMPROVEMENT IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER FACILITIES AND A MAINTENANCE AGREEMENT.
- THIS PLAT IS EXEMPT FROM HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS PER SECTION 18.1202(b)(1)(vii). RESUBDIVISIONS WHICH CREATE NO ADDITIONAL LOTS OR PLATS OF CORRECTION ARE EXEMPT.
- NO WETLANDS WERE PRESENT ON SITE AS FIELD VERIFIED BY PHRA SEPTEMBER 2001.
- THERE ARE NO STREAMS OR 100 YEAR FLOODPLAIN LIMITS LOCATED WITHIN THE LIMITS OF THE SUBJECT PROPERTY.
- NO PERMANENT STRUCTURES EXIST ON LOT 55. ALL VEHICLES ON THE LOT WILL BE REMOVED BY THE OWNER.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE.
- THIS PLAT IS EXEMPT FROM SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SINCE IT IS A PLAT OF CORRECTION TO ONLY ADD A PUBLIC WATER AND SEWER.
- PREVIOUS DPZ FILES F-97-38, WP-97-60, F-02-103, SDP-02-75, WP-04-64 AND F-04-134.



TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	1
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	1.08726 AC. ±
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	1.08726 AC. ±

**Patton Harris Rust & Associates**  
Engineers. Surveyors. Planners. Landscape Architects.

**PHRA**

8818 Centre Park Drive  
Columbia, MD 21045  
T 410.997.8900  
F 410.997.9282

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

*B. Wilson for Peter Beilenson* 12/16/08  
HOWARD COUNTY HEALTH OFFICER DATE

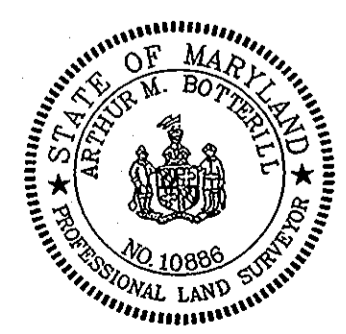
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Mike D...* 12/18/08  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Cindy Hunter* 12/18/08  
DIRECTOR DATE

### SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS CONVEYED BY CHARLES W. STREETT AND MAUDE L. STREETT, HIS WIFE TO HIGHLAND REAL ESTATE INVESTMENT, L.L.C., BY DEED RECORDED ON 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8997 AT FOLIO 366 AND THAT ALL MONUMENTS ARE IN PLACE 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.



*A. Botterill* 11/18/08  
ARTHUR M. BOTTERILL  
PROFESSIONAL LAND SURVEYOR  
MD REGISTRATION NO. 10886 DATE

### OWNER'S CERTIFICATE

WE, HIGHLAND REAL ESTATE INVESTMENTS, L.L.C., BY THEODORE PARY, GENERAL PARTNER, OWNERS 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 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 AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE 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 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 MY/OUR HANDS THIS 18<sup>th</sup> DAY OF November, 2008.

HIGHLAND REAL ESTATE INVESTMENT, L.L.C.  
*Theodore Pary* 11/18/08  
THEODORE PARY, GENERAL PARTNER DATE

*Wendy H. ...* 11/18/08  
WITNESS DATE

THE PURPOSE STATEMENT  
THE PURPOSE OF THIS PLAT IS TO ADD AN 20' PUBLIC WATER & UTILITY EASEMENT ON LOT 55.

RECORDED AS PLAT No. 20372  
ON 12/19/08  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

### REVISION PLAT WASHINGTON MANOR PARK SECTION 'A' LOT 55

A REVISION PLAT OF LOT 55, AS SHOWN ON RECORDED RECORD PLAT ENTITLED "WASHINGTON MANOR PARK SECTION 'A' LOTS 54 AND 55" AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT NO. 15805

1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
GRID NO. 5 TAX MAP NO. 43 PARCEL 375 ZONED: M-1  
SCALE: 1" = 50' DATE: 10-31-08 SHEET: 1 OF 1  
22543\2-0\SURVEY\FINAL\002 PLAT.DWG