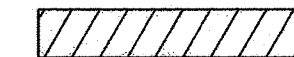
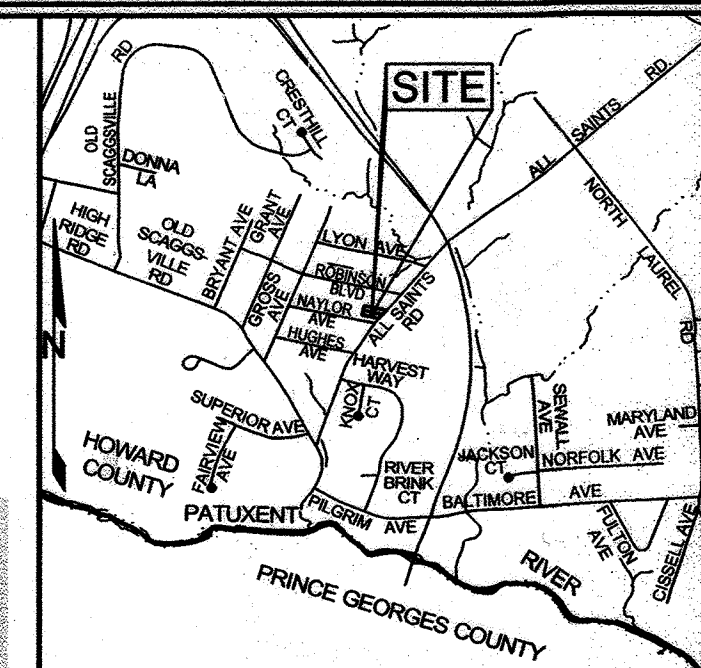
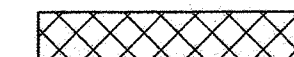


**LEGEND**

PUBLIC 10' SEWER & UTILITY EASEMENT



PRIVATE 6.00' WIDTH ACCESS & UTILITY EASEMENT



HOWARD COUNTY, MARYLAND ADC MAP 5169, GRID D2  
**VICINITY MAP**  
SCALE: 1"=2000'

**TRAVERSE POINTS**

NUMBER	NORTHING	EASTING	ELEVATION
7	528,217.51510	1,353,623.06470	245.41'
8	528,033.88630	1,353,488.95380	250.33'

**PRIVATE 6' ACCESS & UTILITY EASEMENT**

LINE #	BEARING & DISTANCE
L5	N 78°01'31" W 67.61'
L6	N 11°58'29" E 6.00'
L7	S 78°01'31" E 71.24'
L8	S 43°11'49" W 7.02'

**PUBLIC 10' SEWER & UTILITY EASEMENT LINE TABLE**

LINE #	BEARING & DISTANCE
L1	S 43°11'49" W 65.25'
L2	S 46°48'11" E 10.00'
L3	S 43°11'49" W 71.31'
L4	S 78°01'31" E 11.69'

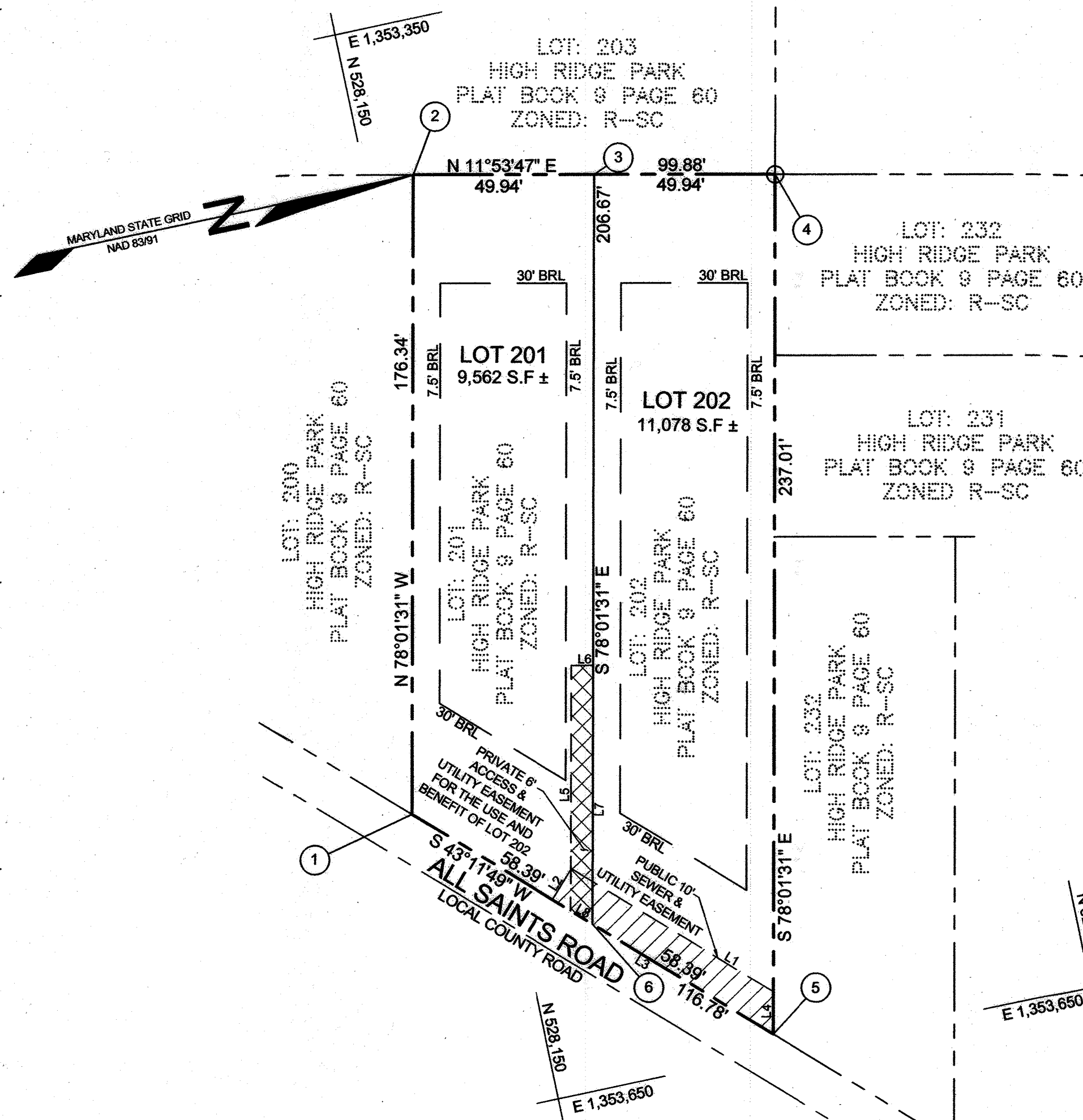
**U.S. EQUIVALENT COORDINATE TABLE**

POINT	NORTHING	EASTING
1	528,126.52814	1,353,564.80774
2	528,163.11454	1,353,392.30761
3	528,211.97600	1,353,402.60115
4	528,260.84013	1,353,412.89524
5	528,211.66531	1,353,644.74813
6	528,169.09557	1,353,604.77685

THE REQUIREMENTS § 3-109, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1999 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Richard Dennis Harrity, Jr.* 12/12/22  
SURVEYOR DATE

*William J. Wilson III* 12/9/2022  
WILLIAM J. WILSON III DATE



**GENERAL NOTES**

- THIS PROPERTY IS ZONED R-SC PER THE 10/6/2013 COMPREHENSIVE ZONING PLAN.
- THE COORDINATE SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODESIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD 83 (2011), AS DETERMINED BY RTN OBSERVATIONS (SMARTNET NORTH AMERICA) IN OCTOBER OF 2021.
- THE BOUNDARY SHOWN HEREON IS BASED ON BOUNDARY SURVEY PERFORMED BY SEG LAND SURVEYING, LLC IN OCTOBER OF 2021.
- BRL INDICATES BUILDING RESTRICTION LINE
- PROPERTY CORNERS FOUND:
  - DENOTES PIPE/REBAR & CAP
  - DENOTES PIPE/REBAR IN CONCRETE
- ALL AREAS SHOWN HEREON ARE MORE OR LESS DEVELOPMENT OR CONSTRUCTION ON THESE LOTS 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.
- NO HISTORIC STRUCTURES OR CEMETERIES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
- 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 LOTS 201 AND 202. 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.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM:
  - A. WIDTH = 12' (16' SERVING MORE THAN ONE RESIDENCE);
  - B. SURFACE = 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
  - C. GEOMETRY = MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
  - D. STRUCTURES (CULVERTS/BRIDGES) = CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
  - E. DRAINAGE ELEMENTS = CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN ONE FOOT DEPTH OVER DRIVEWAY SURFACE;
  - F. MAINTENANCE = SUFFICIENT TO INSURE ALL WEATHER USE.
- THERE IS AN EXISTING STRUCTURE ON LOT 202 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- WATER AND SEWER SERVICE TO THESE LOTS IS PROVIDED UNDER CONTRACT # 1-W, #480-S.
- APPROVAL OF A SITE DEVELOPMENT PLAN IS REQUIRED FOR THE DEVELOPMENT OF ALL RESIDENTIAL LOTS WITHIN THE SUBDIVISION PRIOR TO THE ISSUANCE OF ANY GRADING OR BUILDING PERMIT.
- THIS PLAT IS EXEMPT FROM SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION MANUAL BECAUSE IT IS A RE-SUBDIVISION PLAT THAT DOES NOT CREATE ANY ADDITIONAL LOTS.

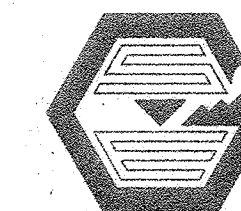
THE PURPOSE OF THIS PLAN IS TO CREATE A 6' ACCESS & UTILITY EASEMENT FOR THE USE AND BENEFIT OF LOT 202 AND A 10' SEWER & UTILITY EASEMENT FOR LOTS 201 AND 202.

**AREA TABULATION CHART**

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
  - A. BUILDABLE: 0
  - B. NON-BUILDABLE: 0
  - C. OPEN SPACE: 0
  - D. PRESERVATION PARCELS: 0
- TOTAL AREA OF LOTS AND/OR PARCELS
  - A. BUILDABLE: 0.4738 AC
    - 1. LOT 201: 0.2195
    - 2. LOT 202: 0.2543
  - B. NON-BUILDABLE: 0.0000 AC
  - C. OPEN SPACE: 0.0000 AC
  - D. PRESERVATION PARCELS: 0.0000 AC
- TOTAL AREA OF ROADWAY TO BE RECORDED: 0.0000 AC
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 0.0000 AC

**OWNER**

WILLIAM J. WILSON III  
9308 ALL SAINTS ROAD  
LAUREL, MARYLAND 20723



**SEG LAND SURVEYING, LLC**

16005 Frederick Road, 2nd Floor Phone: 443.325.5076  
Woodbine, Maryland 21797 Fax: 410.696.2022  
Email: info@seglandsurveying.com

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

*Richard Dennis Harrity, Jr.* 12/09/22  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Edwards* 1-9-23  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Richard Dennis Harrity, Jr.* 11/2/23  
DIRECTOR DATE

**DEDICATION FOR INDIVIDUALS**

I, WILLIAM J WILSON III, 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 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 ROAD 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 ERCTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 9TH DAY OF DECEMBER, 2022.

*William J. Wilson III* 12/9/2022  
WILLIAM J WILSON III DATE

*Richard Dennis Harrity, Jr.* 12/11/2022  
WITNESS DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY ANGELA BROWN TO WILLIAM J. WILSON, III BY DEED DATED AUGUST 30TH, 2002 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 6522, FOLIO 386, 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.



*Richard Dennis Harrity, Jr.*  
RICHARD DENNIS HARRITY, JR. PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 21301 EXPIRATION DATE JUNE 27, 2024

12/12/2022  
DATE

RECORDED AS PLAT NUMBER 21250 ON 1-20-23  
IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF EASEMENT  
HIGH RIDGE PARK**

LOTS 201 & 202

PLAT BOOK 9 FOLIO 60, TAX MAP 50, PARCEL 413,  
3RD ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

SCALE: 1"=30'  
DATE: DECEMBER 8, 2022

SHEET 1 OF 1