

CURVE DATA					
Curve ID #	Data	Radius	Arc Length	Tangent	Chord
C-1	53°29'30"	375.00	350.10	158.98	337.53
C-2	44°18'28"	350.00	270.66	142.50	263.98
C-3	44°57'50"	400.00	313.91	165.54	305.91
C-4	83°54'28"	50.00	73.22	44.95	86.85
C-5	33°40'48"	310.07	182.26	93.83	179.85
C-6	37°40'46"	280.07	164.63	84.77	162.27
C-7	23°27'28"	340.07	136.66	68.26	135.74
C-8	26°51'28"	225.10	105.51	53.74	104.55
C-9	28°31'28"	195.10	118.58	63.91	118.48
C-10	28°31'28"	195.10	118.58	63.91	118.48
C-11	44°18'28"	25.00	19.33	10.18	18.53
C-12	52°56'44"	25.00	23.10	12.45	22.29

COORDINATE TABLE					
NO.	NORTH	EAST	NO.	NORTH	EAST
1	512427.81	864532.83	35	512254.03	864473.77
2	512358.99	864521.97	36	512064.26	864505.83
3	512344.07	864516.33	37	512322.74	864508.48
4	512334.88	864508.85	38	512357.67	864497.70
5	512304.61	864482.09	39	512436.89	864454.15
6	512286.71	864381.36	40	512285.89	864379.37
7	512284.06	864380.43	41	512226.65	864402.28
8	512284.10	864380.39	42	512212.07	864407.51
9	512238.68	864383.13	43	512204.00	864405.40
10	512204.61	864290.75	44	512127.81	864401.86
11	512209.51	864293.05	45	512139.09	864100.44
12	512283.48	864249.42	46	512065.85	864184.88
13	512353.18	864256.44	47	512068.99	864037.58
14	512357.35	864238.25	48	512017.61	864257.14
15	512326.35	864237.29	49	511941.30	864201.12
16	512293.74	864218.62	50	511812.13	864369.80
17	512289.97	864176.65	51	511903.95	864441.74
18	512300.67	864159.24	52	511808.99	864587.83
19	512317.14	864147.69	53	511917.83	864457.02
20	511956.18	864701.95	54	512018.82	864534.45
21	511904.50	864646.59	55	512017.87	864326.65
22	512374.30	864226.66	56	512102.72	864392.01
23	512359.30	864148.80	57	512147.28	864401.15
24	512386.78	864108.40	58	512137.20	864381.50
25	512384.51	864208.23	59	512123.40	864362.81
26	512643.06	864294.14	60	512074.48	864219.43
27	512490.27	864222.24	61	512086.42	864243.44
28	512515.48	864273.82	62	512322.48	864481.96
29	512458.14	864376.75	63	512154.37	864584.63
30	512538.12	864478.27	64	512230.85	864653.03
31	511841.05	864658.84	65	512144.82	864168.16
32	511683.32	864532.48	66	512337.02	864183.57
33	512157.47	864323.48	67	512363.44	864530.06
34	513010.16	864294.70	68	512395.38	864498.72
35	512474.91	864191.44	69	512342.08	864543.02
36	512560.77	864297.88	70		

MINIMUM LOT SIZE CHART					
LOT NO.	GROSS AREA SQ. FT.	PIPESTEM AREA SQ. FT.	25% GRADES OR GREATER SLOPES	FLOODPLAIN SQ. FT.	REMAINING MIN. LOT AREA
1	21,058.68	N.A.	3,374.00 SQ. FT.	N.A.	17,684.68 SQ. FT.
2	24,931.84	N.A.	1,084.00 SQ. FT.	N.A.	23,847.84 SQ. FT.
4	24,807.21	3,700.00	NONE	N.A.	21,107.21 SQ. FT.
5	30,865.46	6,700.00	NONE	N.A.	24,165.46 SQ. FT.
6	37,049.04	9,700.00	NONE	N.A.	27,349.04 SQ. FT.
7	31,687.91	5,900.00	NONE	N.A.	25,787.91 SQ. FT.
8	23,278.80	3,880.00	NONE	N.A.	19,398.80 SQ. FT.
10	22,782.21	2,400.00	NONE	N.A.	20,382.21 SQ. FT.
13	28,351.86	2,080.00	2,625.00 SQ. FT.	NONE	23,646.86 SQ. FT.
14	21,030.24	N.A.	150.00 SQ. FT.	N.A.	20,880.24 SQ. FT.
15	24,303.26	2,900.00	3,135.00 SQ. FT.	NONE	18,268.26 SQ. FT.
16	20,858.31	N.A.	24.00 SQ. FT.	N.A.	20,834.31 SQ. FT.

**TABULATION DATA**

TOTAL AREA OF SUBDIVISION = 11,8151 AC.\*  
 TOTAL AREA OF ROADWAYS INCLUDING WIDENING STRIPS = 26,121.51 SQ. FT. OR 1.0592 AC.\*  
 TOTAL NUMBER OF LOTS TO BE RECORDED = 17 LOTS  
 TOTAL AREA OF LOTS TO BE RECORDED = 467,491.78 OR 10.732 AC.\*  
 TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED = 16 LOTS  
 TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED = 395,069.06 SQ. FT. OR 9.0694 AC.\*  
 TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED = 1 LOT  
 TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED = 72,428.72 SQ. FT. OR 1.6627 AC.\*  
 TOTAL AREA OF DRY GROUND USABLE IN OPEN SPACE LOT = 36,542 SQ. FT. OR 0.70 AC.\* (42% OF OPEN SPACE LOT)  
 (Excluding areas of wetland, floodplain, 25% and greater slope and storm water management.)

APPROVED: For Public Water, Public Sewerage Systems and Storm Drainage  
 HOWARD COUNTY HEALTH DEPARTMENT  
 James M. Bond and per JRM 11/30/89  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED:  
 HOWARD COUNTY DEPT. OF PLANNING & ZONING  
 James R. Butler 12/12/89  
 DIRECTOR DATE

APPROVED: For Public Water, Public Sewerage Systems Storm Drainage and Public Roads.  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 James M. Bond 11/20/89  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

We, The Heritage Homes Inc. owners the property shown and described hereon adopt this plan of Subdivision and in consideration of the approval of this Final Plat by the office of Planning and Zoning, establish the minimum Building Restriction Line and 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 Streets Right-Of-Ways and the specific easement area shown hereon, (2) the right to require Dedication For Public Use the beds of the streets and/or roads and flood plain 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 street and/or roads and flood plain, storm drainage facilities and Open Space where applicable and (3) the right to require Dedication of Water Ways and Drainage Easements for the specific purpose of their construction, repair and maintenance and (4) that no Building or structure of any kind shall be erected on or over the said Easements and Right-Of-Ways.

Witness our hands this 7<sup>th</sup> days of AUG. 1989  
 The Hon. K. Swartz  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I hereby certify that the Final Plat shown hereon is correct, that it is a Subdivision of all of the land conveyed by Anthony J. and Irene B. Michaels to The Heritage Homes Inc. by a deed dated July 7, 1988 and recorded among the Land Records of Howard County, Maryland in Liber 1849 at Folio 0436 and that all monuments are in place or will be in place prior to the acceptance with the Annotated Code of Maryland, as amended.

W. J. Walker  
 SURVEYOR

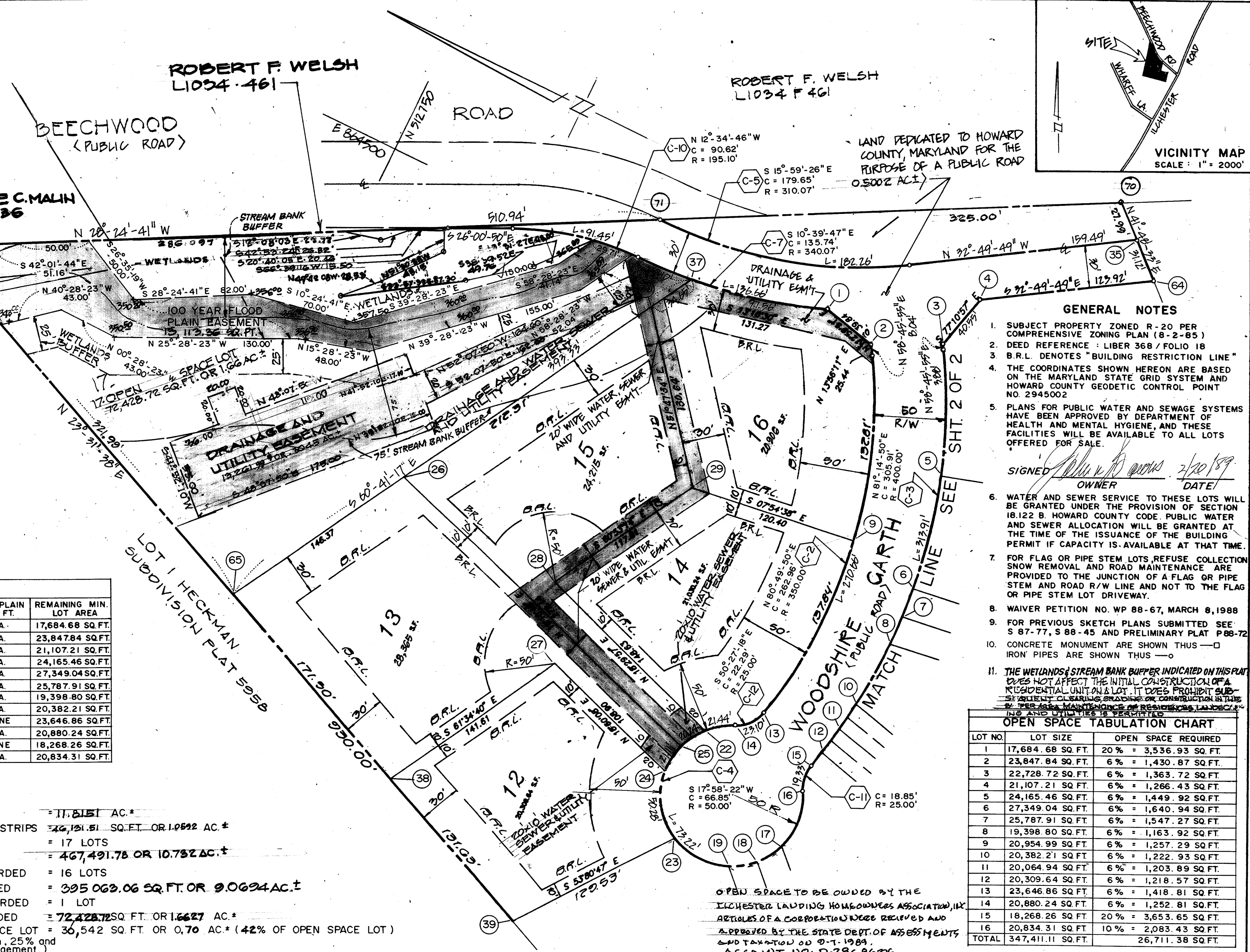
RECORDED AS PLAT 9085 ON 12-14-89  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**BEECHWOOD HEIGHTS**  
 LOTS 1 THRU 17  
 TAX MAP: 31 PARCEL: 129  
 ZONED: R-20

FIRST ELECTION DISTRICT  
 HOWARD COUNTY MARYLAND  
 SCALE: 1" = 50' DATE: FEB. 1989

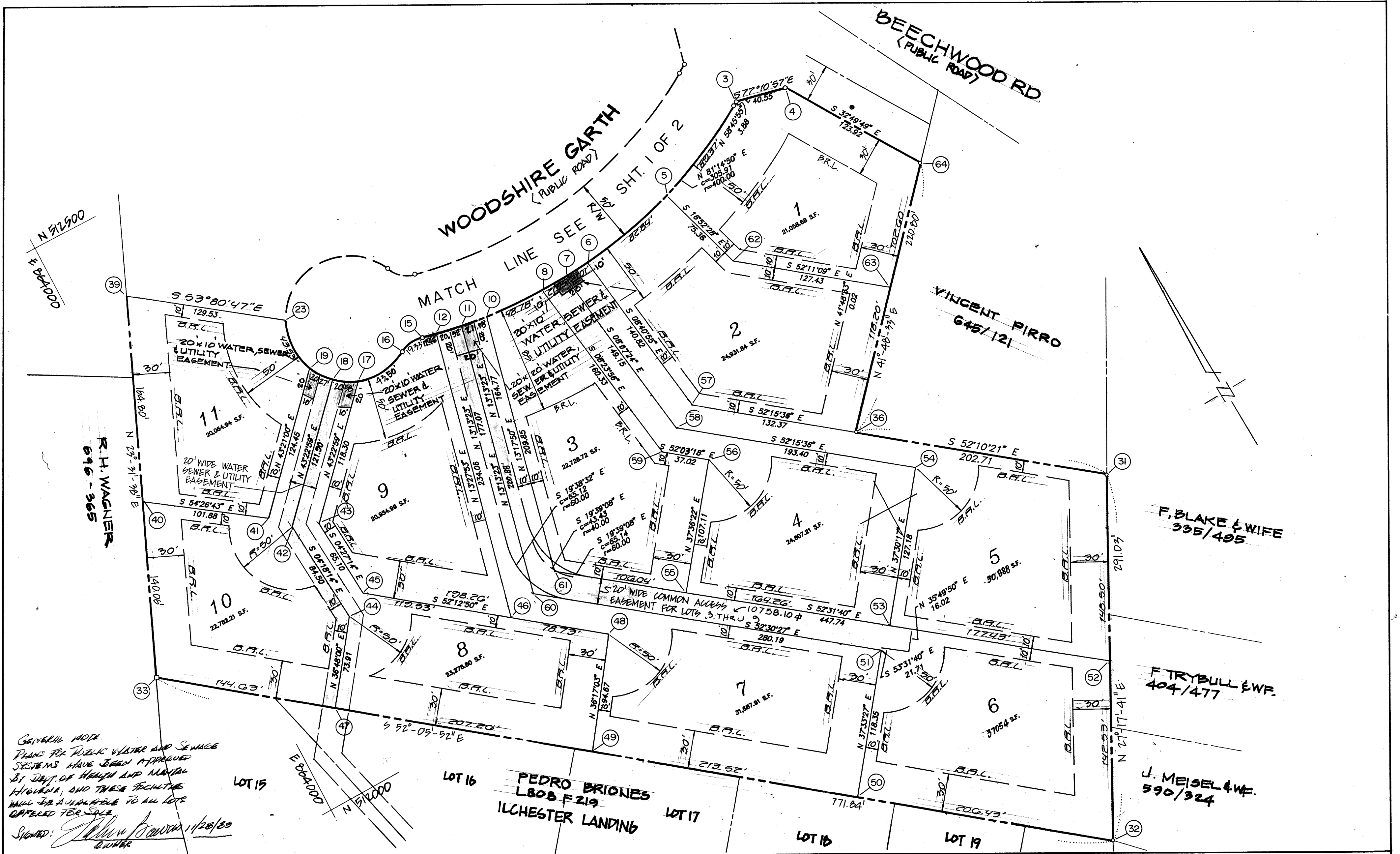
DEVELOPER:  
 HERITAGE HOMES INC.  
 8050 ROUTE 108 SUITE 210  
 COLUMBIA MD 21045  
 301-977-4433

SHEET 1 OF 2



- GENERAL NOTES**
- SUBJECT PROPERTY ZONED R-20 PER COMPREHENSIVE ZONING PLAN (8-2-85)
  - DEED REFERENCE: LIBER 368 / FOLIO 18
  - B.R.L. DENOTES "BUILDING RESTRICTION LINE"
  - THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM AND HOWARD COUNTY GEODETIC CONTROL POINT NO. 2945002
  - PLANS FOR PUBLIC WATER AND SEWERAGE SYSTEMS HAVE BEEN APPROVED BY DEPARTMENT OF HEALTH AND MENTAL HYGIENE, AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.
- SIGNED: [Signature] 2/20/89  
 OWNER DATE
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISION OF SECTION 18.122 B. HOWARD COUNTY CODE PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
  - FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF A FLAG OR PIPE STEM AND ROAD R/W LINE AND NOT TO THE FLAG OR PIPE STEM LOT DRIVEWAY.
  - WAIVER PETITION NO. WP 88-67, MARCH 8, 1988
  - FOR PREVIOUS SKETCH PLANS SUBMITTED SEE S 87-77, S 88-45 AND PRELIMINARY PLAT P 88-72
  - CONCRETE MONUMENT ARE SHOWN THUS — □ IRON PIPES ARE SHOWN THUS — ○
  - THE WETLANDS, STREAM BANK BUFFER INDICATED ON THIS PLAT DOES NOT AFFECT THE INITIAL CONSTRUCTION OF A RESIDENTIAL UNIT ON A LOT. IT DOES PROHIBIT SUBSEQUENT CLEARING, GRADING OR CONSTRUCTION IN THESE AREAS. MAINTENANCE OF RESIDENTIAL LOTS, UTILITIES AND UTILITIES IS PERMITTED.

OPEN SPACE TABULATION CHART		
LOT NO.	LOT SIZE	OPEN SPACE REQUIRED
1	17,684.68 SQ. FT.	20% = 3,536.93 SQ. FT.
2	23,847.84 SQ. FT.	6% = 1,430.87 SQ. FT.
3	22,728.72 SQ. FT.	6% = 1,363.72 SQ. FT.
4	21,107.21 SQ. FT.	6% = 1,266.43 SQ. FT.
5	24,165.46 SQ. FT.	6% = 1,449.92 SQ. FT.
6	27,349.04 SQ. FT.	6% = 1,640.94 SQ. FT.
7	25,787.91 SQ. FT.	6% = 1,547.27 SQ. FT.
8	19,398.80 SQ. FT.	6% = 1,163.92 SQ. FT.
9	20,954.99 SQ. FT.	6% = 1,257.29 SQ. FT.
10	20,382.21 SQ. FT.	6% = 1,222.93 SQ. FT.
11	20,064.94 SQ. FT.	6% = 1,203.89 SQ. FT.
12	20,309.64 SQ. FT.	6% = 1,218.57 SQ. FT.
13	23,646.86 SQ. FT.	6% = 1,418.81 SQ. FT.
14	20,880.24 SQ. FT.	6% = 1,252.81 SQ. FT.
15	18,268.26 SQ. FT.	20% = 3,653.65 SQ. FT.
16	20,834.31 SQ. FT.	10% = 2,083.43 SQ. FT.
TOTAL	347,411.11 SQ. FT.	26,711.38 SQ. FT.



GENERAL NOTE:  
 PLANS FOR PUBLIC WATER AND SEWERAGE SYSTEMS HAVE BEEN APPROVED BY DEPT. OF HEALTH AND MENTAL HYGIENE, AND THESE FACILITIES SHALL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.  
 SIGNED: *[Signature]* 11/28/89  
 OWNER

APPROVED: For Public Water, Public Sewerage Systems and Storm Drainage.  
 HOWARD COUNTY HEALTH DEPARTMENT  
*Joyce M. Bondrup per 88m* 11/30/89  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED:  
 HOWARD COUNTY DEPT. OF PLANNING & ZONING  
*[Signature]* 12/13/89  
 DIRECTOR DATE

APPROVED: For Public Water, Public Sewerage Systems Storm Drainage and Public Roads.  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*[Signature]* 11/20/89  
 DIRECTOR DATE

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Witness our hands this 17th days of Aug. 1989  
*[Signature]* WITNESS

**SURVEYOR'S CERTIFICATE**

I hereby certify that the Final Plat shown hereon is correct, that it is a Subdivision of all of the land conveyed by Anthony J. and Irene B. Michaels to The Heritage Homes Inc. by a deed dated July 7, 1988 and recorded among the Land Records of Howard County, Maryland in Liber 1849 of Folio 476 and that all monuments are in place or will be in place prior to the acceptance with the Annotated Code of Maryland, as amended.

M & H DEVELOPMENT ENGINEERS, INC.  
 SUITE 231 HARPERS CHOICE VILLAGE CENTER  
 5485 HARPERS FARM ROAD  
 COLUMBIA, MD 21044

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RECORDED AS PLAT 9086 ON 12-14-89  
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**BEECHWOOD HEIGHTS**  
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DEVELOPER:  
 HERITAGE HOMES INC.  
 8950 RT. 108 SUITE 210  
 COLUMBIA MD. 21045  
 301-977-4433

SHEET 2 OF 2

F-89-81