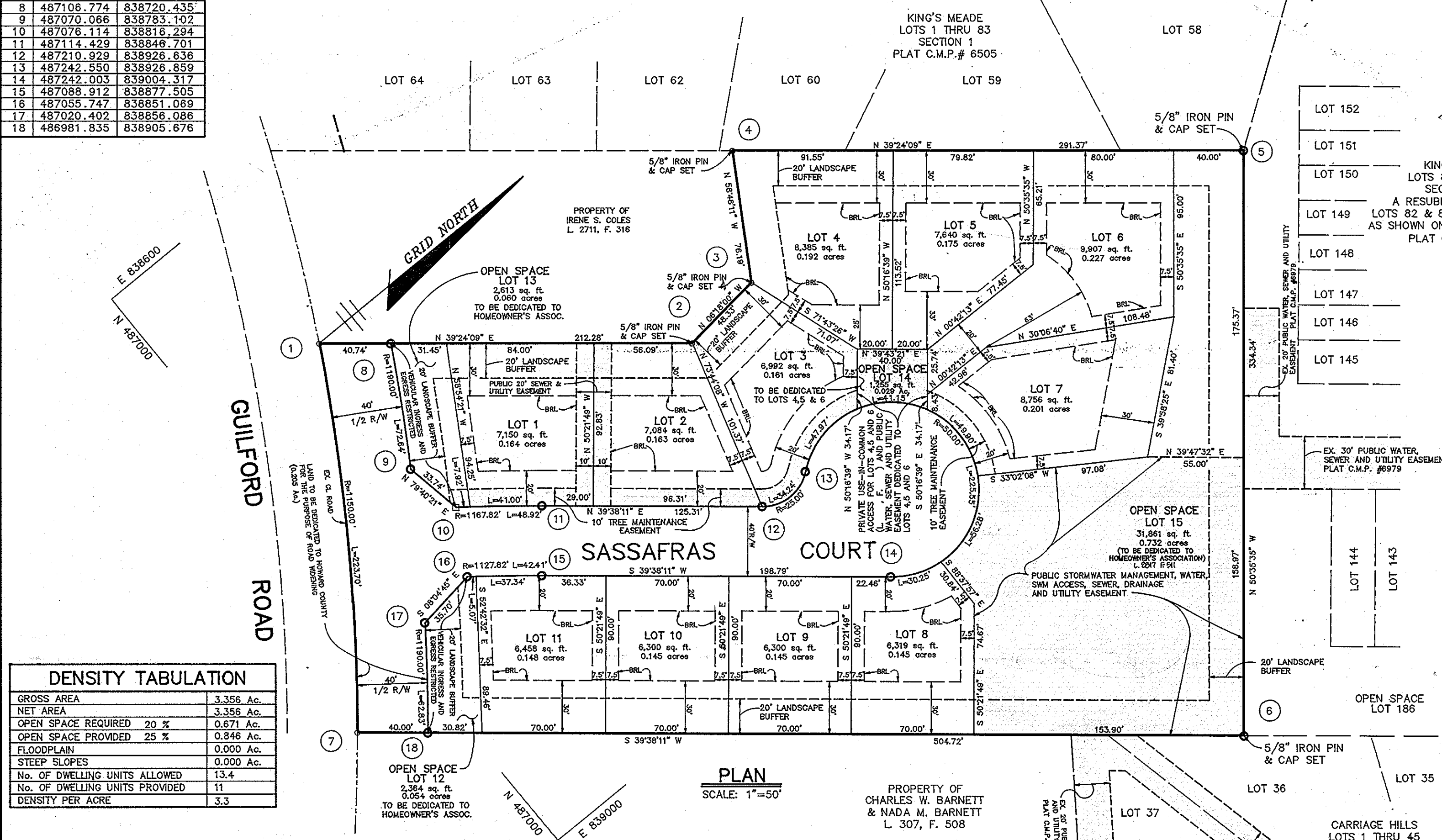
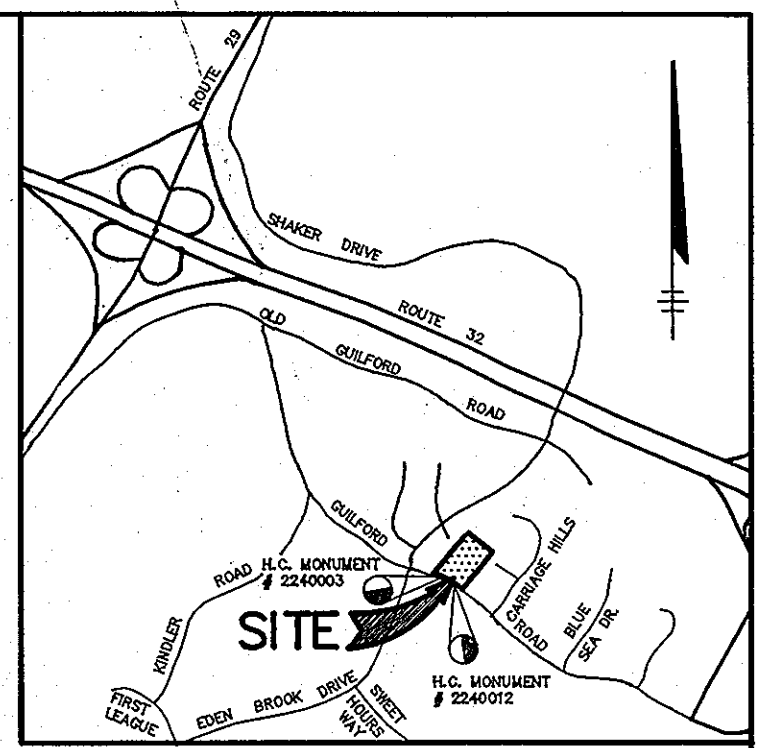


COORDINATE LIST		
No.	NORTH	EAST
1	487075.289	838694.571
2	487239.320	838829.320
3	487287.355	838824.017
4	487326.821	838758.843
5	487551.969	838943.800
6	487339.723	839202.129
7	486951.031	838880.159
8	487106.774	838720.435
9	487070.066	838783.102
10	487076.114	838816.294
11	487114.429	838846.701
12	487210.926	838926.636
13	487242.550	838926.859
14	487242.003	839004.317
15	487088.912	838877.505
16	487055.747	838851.069
17	487020.402	838856.086
18	486981.835	838905.676

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1-7	1150.00'	223.70'	112.20'	223.35'	S 56°11'46" E	11°08'43"
8-9	1190.00'	72.64'	36.33'	72.63'	N 59°38'24" W	03°29'50"
10-11	1167.82'	48.92'	24.46'	48.91'	S 38°26'11" W	02°24'00"
12-13	25.00'	34.24'	20.41'	31.62'	N 00°24'17" E	78°27'47"
13-14	50.00'	225.55'	61.24'	77.46'	N 89°35'43" W	258°27'47"
15-16	1127.82'	42.41'	21.21'	42.41'	S 38°33'32" W	02°09'17"
17-18	1190.00'	62.83'	31.42'	62.82'	N 52°07'38" W	03°01'30"

PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

*James B. Sargent*  
OWNER



DENSITY TABULATION	
GROSS AREA	3.356 Ac.
NET AREA	3.356 Ac.
OPEN SPACE REQUIRED 20 %	0.671 Ac.
OPEN SPACE PROVIDED 25 %	0.846 Ac.
FLOODPLAIN	0.000 Ac.
STEEP SLOPES	0.000 Ac.
No. OF DWELLING UNITS ALLOWED	13.4
No. OF DWELLING UNITS PROVIDED	11
DENSITY PER ACRE	3.3

OPEN SPACE TABULATION		
TOTAL NUMBER OF LOTS TO BE RECORDED:	TOTALS	
1. TOTAL NUMBER OF LOTS TO BE RECORDED:	11	AREA OF OPEN SPACE REQUIRED (.20 X 3.356) 0.671 Ac.
BUILDABLE	4	AREA OF OPEN SPACE PROVIDED (0.846 ÷ 3.356 = .25) 25% OR 0.846 Ac.
OPEN SPACE		AREA OF USE-IN-COMMON ACCESS, OPEN SPACE LOT 14 (NOT INCLUDED IN OPEN SPACE PROVIDED) 0.029 Ac.
2. TOTAL AREA OF LOTS TO BE RECORDED:	1.866 Ac.	AREA OF STEEP SLOPES AND FLOODPLAIN 0.38 Ac.
BUILDABLE	0.875 Ac.	AREA OF STORMWATER MANAGEMENT
OPEN SPACE		AREA OF DRY GROUND RECREATION AREA REQUIRED 0.336 Ac.
(AREA AND % OF DRY GROUND USABLE OPEN SPACE) (SEE OPEN SPACE TABULATION THIS SHEET)	0.437 Ac./ 65%	AREA OF DRY GROUND RECREATION AREA PROVIDED (0.437 ÷ 0.671 = .65) 65% OR 0.437 Ac.
3. TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0.615 Ac.	
4. TOTAL AREA OF THIS SUBMISSION TO BE RECORDED:	3.356 Ac.	

MINIMUM LOT SIZE TABULATION					
LOT No.	GROSS AREA	LESS PIPESTEM	LESS FLOODPLAIN	LESS STEEP SLOPES	MIN. LOT AREA
6	9,907	1,999	0	0	7,908

- GENERAL NOTES**
- ALL COORDINATES SHOWN HEREON ARE BASED ON NAD 27, THE MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 2240003 & No. 2240012.
  - SUBJECT PROPERTY IS ZONED R-SC AS PER 8-2-85 COMPREHENSIVE ZONING PLAN.
  - B.R.L. - DENOTES BUILDING RESTRICTION LINE.
  - THERE ARE NO VISIBLE SIGNS OF ANY WETLANDS WITHIN THE LIMITS OF THIS SUBDIVISION BASED ON FEDERAL AND STATE PROCEDURES, AS PER SITE INSPECTION DATED MAY 1992 BY RIEMER MUEGGE & ASSOCIATES, INC.
  - THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE 4/10/93, ON WHICH DATE DEVELOPERS AGREEMENT No. 24-221-D WAS FILED AND ACCEPTED.
  - THERE IS NO 100 YEAR FLOODPLAIN PRESENT IN THIS SUBDIVISION.
  - 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 TO THE FLAG OR PIPESTEM LOT DRIVEWAY.
  - ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
  - THIS PLAT IS BASED ON A FIELD ROUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH, 1992 BY RIEMER MUEGGE & ASSOCIATES, INC.
  - SEE DEPARTMENT OF PLANNING AND ZONING FILE Nos. S-92-19.
  - A TREE MAINTENANCE EASEMENT, TEN FEET IN WIDTH, RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAT OF SUBDIVISION IS RESERVED UPON ALL LOTS FRONTING ON THE SAID PUBLIC ROAD RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN NECESSARY FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS. NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA. THE REQUEST TO WAIVE SECTION 2.4.1 OF THE DESIGN MANUAL VOLUME III WHICH PERTAINS TO PROVIDING A 50 FOOT RIGHT-OF-WAY AND A 28 FOOT PAVEMENT WIDTH FOR CUL-DE-SAC WAS WAIVED TO ALLOW FOR A 40 FOOT RIGHT-OF-WAY AND A 24 FOOT PAVEMENT WIDTH WAS APPROVED BY LETTER DATED JULY 21, 1992 FROM MR. JAMES M. IRVIN, DIRECTOR.
  - WETLANDS NOTE: THERE ARE NO PHYSICAL SIGNS OF WETLANDS WITHIN THE LIMITS OF THIS SUBDIVISION.
  - THE 20' WIDE LANDSCAPE BUFFER SHOWN ON THIS PLAT IS REQUIRED BY SECTION 16.116 (f)(1) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. NO CLEARING OF EXISTING VEGETATION IS PERMITTED, HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED.
  - ALL ON SITE STRUCTURES WERE REMOVED UNDER DEMOLITION PERMIT # 47911.
  - DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE)
    - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
    - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
    - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY, MARYLAND.

*James B. Sargent* 4-27-93  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*James B. Sargent* 5/10/93  
DIRECTOR DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

*James B. Sargent* 4/26/93  
DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT. THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY IRENE S. COLES TO SARGENT DEVELOPMENT CORP. I, BY DEED DATED MARCH 17, 1993 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2806, FOLIO 520 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.

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 AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Arthur E. Muegge* 3-29-93  
OWNER DATE

*Arthur E. Muegge* 3-31-93  
ARTHUR E. MUEGGE #10751 DATE

**OWNERS CERTIFICATION**

I, SARGENT DEVELOPMENT CORP. I, BY LOWRIE SARGENT, PRESIDENT AND EDWIN E. TILLMAN, SECRETARY, 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 RIGHT OF WAYS 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 RIGHT OF WAYS.

WITNESS BY OUR HANDS THIS 29 DAY OF March, 1993.

SARGENT DEVELOPMENT CORP. I

*Lowrie Sargent* ATTEST: *Edwin E. Tillman*  
LOWRIE SARGENT, PRESIDENT EDWIN E. TILLMAN, SECRETARY

RECORDED AS PLAT NUMBER 10803

ON MAY 13, 1993 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**COLES PROPERTY**  
LOTS 1 THRU 15  
S-92-19

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TAX MAP No. 42 PART OF PARCELS 12 & 323 ZONED: R-SC  
SCALE: AS SHOWN DATE: 3/25/93 SHEET 1 OF 1