

COORDINATE TABLE			CURVE DATA TABLE						
No.	NORTH	EAST	No.	RADIUS	LENGTH	TANGENT	DELTA	LCB	CHORD
1	178,260.6017	404,751.2858	1	325.00'	254.73'	134.31'	44°54'27"	N44°28'58"W 248.26'	
2	178,206.6159	404,804.3056							
3	178,183.2747	404,859.1185							
4	178,124.1846	404,833.9560							
5	178,090.8655	404,887.0278							
6	178,053.6582	404,897.0594							
7	177,867.7025	404,793.2730							
8	177,830.3259	404,678.1715							
9	178,240.8332	404,054.0964							
10	178,225.8476	404,665.3779							

WETLAND BOUNDARY									
No.	Bearing-Dist.	No.	Bearing-Dist.	No.	Bearing-Dist.	No.	Bearing-Dist.	No.	Bearing-Dist.
1-2	N30°36'16"E 175.6'	16-17	N38°20'36"W 21.99'	25-26	S65°42'59"E 43.78'	29-30	S58°38'17"E 55.33'	34-35	S43°08'52"W 56.55'
2-3	S88°16'10"E 34.39'	17-18	N86°02'54"W 21.30'	26-27	S52°26'12"E 37.42'	30-31	S49°21'10"E 114.51'	35-36	N75°16'43"W 37.62'
3-4	---	18-19	N89°36'15"W 22.89'	27-28	S00°48'02"W 47.90'	32-33	S55°04'01"E 69.54'	36-37	N71°36'10"W 56.54'
4-5	N28°29'36"W 20.91'	19-20	N49°05'26"W 47.79'	28-29	S49°37'01"E 48.49'	33-34	S00°28'58"E 17.31'	37-38	N31°34'30"W 51.32'
5-6	N13°24'03"E 46.62'	20-21	S54°29'46"W 46.16'	43-44	S37°58'24"E 65.84'	38-39	N47°15'55"W 104.82'	40-41	N53°30'32"W 45.14'
6-7	N44°46'47"E 35.87'	21-22	N14°32'01"E 49.80'	44-45	S90°00'00"E 22.81'	39-40	N24°04'48"W 64.93'	41-42	N21°25'13"W 58.84'
7-8	N10°23'30"E 24.33'	22-23	N75°25'36"E 31.48'						
8-9	N73°29'01"E 50.54'	23-24	S79°05'59"E 39.22'						
9-10	N44°34'26"W 112.39'	24-25	S54°17'05"E 79.52'						
10-11	N57°03'46"W 74.49'	45-46	S34°20'44"E 75.81'						
11-12	N49°06'54"W 44.10'	46-47	S07°28'26"W 22.94'						
12-13	N37°15'40"W 32.40'	47-48	S35°03'04"E 34.76'						
13-14	S82°43'31"E 61.68'	13-14	N39°24'13"W 64.72'						
14-15	S29°17'14"E 49.78'	14-15	N68°57'55"W 105.09'						
15-16	N81°53'15"E 20.16'	15-16	N08°41'55"W 8.77'						

NOTE: The coordinates shown hereon are based on the Maryland State Grid System (NAD 83) Howard County Geodetic Control Stations: 22 R1 and 23 R1.

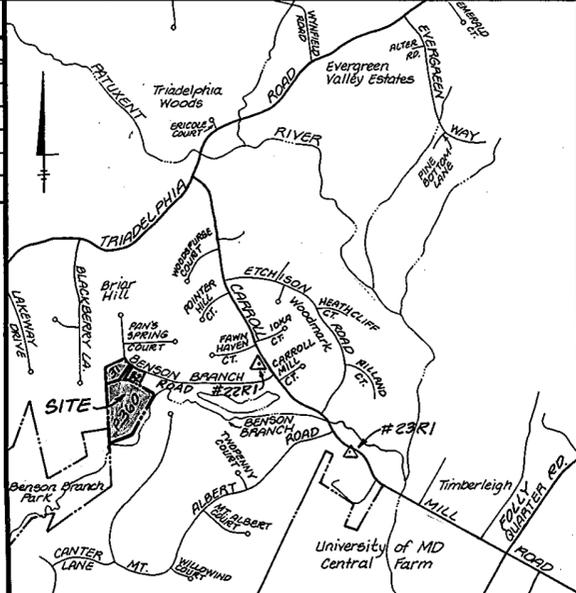
MINIMUM LOT SIZE CHART						
Lot No.	Gross Area	Pipestem Area	Remaining Area	100Yr. Floodplain	25% Slopes	Min. Lot Size
1	3,3408 Ac.±	0.071 Ac.±	3,2698 Ac.±	1,2476 Ac.±	0.3627 Ac.±	1,6595 Ac.±
2	3,7028 Ac.±	0.157 Ac.±	3,5458 Ac.±	0.7003 Ac.±	---	2,8455 Ac.±
3	3,2716 Ac.±	0.257 Ac.±	3,0146 Ac.±	0.1980 Ac.±	---	2,8166 Ac.±
4	3,1719 Ac.±	0.068 Ac.±	3,1039 Ac.±	0.3120 Ac.±	---	2,7919 Ac.±
31	2,3850 Ac.±	---	2,3850 Ac.±	0.5799 Ac.±	---	1,8051 Ac.±
32	1,2727 Ac.±	---	1,2727 Ac.±	0.0449 Ac.±	---	1,2278 Ac.±

NOTE: In the RR-DEO District, up to 50% of the minimum lot size may be land in the 100 Year Floodplain or 25% or greater steep slopes.

LEGEND

- Iron Pipe/Rebar Found
- ⊗ Stone/Concrete Monument Found
- Rebar w/ Identification Cap Set
- Concrete Monument Set

NOTES: (cont)
 16. This plat is subject to a waiver to Section 11.5.B of the Design Manual Volume I, pertaining to the 100 Year Floodplain Delineation. The Director of Public Works approved the waiver request on 2-19-93 subject to conditions.



VICINITY MAP
SCALE: 1" = 2000'

NOTE:

The Forest Conservation Easement has been established to fulfill the requirements of Section 16.1200 of the Howard County Code Forest Conservation Act. No clearing, grading or construction is permitted within the Forest Conservation Easement. However, forest management practices as defined in the Deed of Forest Conservation Easement are allowed.

The requirements 53-108, The Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (as supplemented) as far as they relate to making of this plat and the setting of markers have been complied with.

Walter Park 6-24-1993
 Lois H. Lowe 2/4/94
 Harry J. Walker 2/4/94
 Cheryl A. Walker 2/2/94
 Melissa M. Moore 2/4/94

LAND TABULATION:

1. Total Number of Lots to be recorded: 6
 - a) Buildable: 6
 - b) Open Space: 0
2. Total Area of Lots to be recorded: 17,1448 Ac.±
 - a) Buildable: 17,1448 Ac.±
 - b) Open Space: 0.00 Ac.
 - c) Total Area of 100 Year Floodplain and 25% or > steep slopes: 3,4454 Ac.±
3. Total Area of Road Right-of-Way to be recorded: 0.00 Ac.
4. Total Area of Subdivision to be recorded: 17,1448 Ac.±

OWNERS (Lot 31)
 MORTON B. HALLIWIG and MELISSA M. MOORE
 12329 Benson Branch Road, Ellicott City, MD. 21042

OWNERS (Lot 32)
 HARRY J. WALKER and CHERYL A. WALKER
 12329 Benson Branch Road, Ellicott City, MD. 21042

OWNER/DEVELOPER (P. 360)
 LOIS H. LOWE
 12325 Benson Branch Road, Ellicott City, MD. 21042

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 Harold A. Lowe and Louis H. Lowe, by deed dated the 3rd day of August, 1987 and recorded among the Land Records of Howard County, in Liber 1700 at Folio 374, and all of the lands conveyed by James R. Baker and Joyce C. Baker, his wife to Harry J. Walker and Cheryl A. Walker, his wife by deed dated the 30th day of November, 1993 and recorded among the Land Records of Howard County, in Liber 3097 at Folio 74, and all of the lands conveyed by Theodore E. Schultz and Dorina E. Schultz, his wife to Morton Bradley Halliwig and Melissa Maynard Moore, his wife by deed dated the 24th day of January, 1986, and recorded among the Land Records of Howard County, in Liber 1436 at Folio 415, and that all monuments are in place prior to the acceptance of the streets in the subdivision by Howard County as shown, in accordance with the provisions of Code of Maryland, as amended.

Walter Park Prof. L.S. MD. Reg. No. 5539 6-24-1993

OWNER'S CERTIFICATE

We, Lois H. Lowe, Harry J. Walker and Cheryl A. Walker, his wife Morton Bradley Halliwig and Melissa Maynard Moore, his wife, 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, storm drains, water pipes and other municipal utilities and services, in and under all roads and/or 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 floodplains and open space where applicable, and for good and other valuable consideration, hereby grant the right and option to Howard County to acquire 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 erected on or over the said easements or right-of-ways.

Witness my/our hands this 2nd day of January, 1994.

Lois H. Lowe, Harry J. Walker, Cheryl A. Walker, Melissa Maynard Moore

RECORDED AS PLAT NUMBER 11184 ON APRIL 13, 1994 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

LOWE PROPERTY
 LOTS 1 Thru 4 and "WOODMARK" Section 6 Block 'A' Lots 31 and 32
 A Resubdivision of Lot 28 and Lot 29, Tax Map 22 Parcel 360 and P10 Parcel 187 3rd Election District; Howard County, MD.
 Previous Submittals: WP91-144 and WP92-197 Scale: 1"=100'

LAND DESIGN ENGINEERING, INC.
 8835 Columbia 100 Parkway, Suite N
 Columbia, Maryland 21045
 Phone: (410) 715-1070

- NOTES:**
1. The subject property is zoned RR-DEO per 9-18-92 Comprehensive Zoning Plan.
 2. The coordinates shown hereon are based on the Maryland State Grid System (NAD 83).
 3. B.R.L. denotes Building Restriction Line.
 4. Deed Reference: Liber 1700 Folio 374 (P.360), Liber 436 Folio 415 (Lot 31), Liber 3097 Folio 74 (Lot 32).
 5. The lots shown comply with the minimum lot area and ownership width as required by the Maryland State Dept. of the Environment.
 6. For flag or pipestem lots, refuse collection, snow removal and road maintenance, are provided to the junction of the flag or pipestem and the road right-of-way line only and not onto the flag or pipestem driveway.
 7. This plat is based on a field-run monumented boundary survey performed on or about September, 1991 by Walter Park, Reg. No. 5539, Land Design Engineering, Inc.
 8. No clearing, grading or construction is permitted within the wetlands and stream buffers except for the utility crossing to Lot 1, 2, 3 and 4.
 9. No new building extensions or additions to the existing dwellings on Lot 31, Lot 32, or Lot 4 are to be constructed at a distance less than the Zoning Regulations require.
 10. The non-tidal wetlands shown on this plat are field located from a delineation performed by Exploration Research, Inc. dated July 1991.
 11. All areas shown are indicated more or less (±).
 12. Covenants governing the use in common driveway as recorded in the Howard County Land Records in Liber 2982 Folio 230. The driveway will be privately maintained by Lots 1, 2, 3 and 4.
 13. This area designates a private sewage easement of 10,000 square feet to be used by the Maryland State Dept. of the Environment for individual sewage disposal. Improvements of any nature in this area are restricted until public sewage is available. These improvements shall become null and void upon connection to a public sewage system. The lot owner shall have the authority to grant variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
 14. Driveways shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements: (a) width - 12 feet (16 feet serving more than one residence); (b) surface - 6 inches of compact crusher run base with tar and chip coating; (c) geometry - maximum 15% grade, maximum 10% grade change and minimum 45 ft turning radius; (d) structures - culverts and bridges - capable of gross tons + 425 loading; (e) drainage elements - capable of passing safely a 100 year flood with more than one foot depth over driveway surface; (f) structure clearances - minimum 12 feet; (g) maintenance - sufficient to insure all weather use.
 15. This plat subject to WP92-197. The Planning Director granted approval on February 24, 1992 to waive sections 16.115 (b)(3), to reduce frontage to 10 feet for each of four (4) lots; 16.115 (b)(4) to allow subdivision of a pipestem lot without a public road; 16.115 (c)(1) to allow a pipestem to exceed 800 feet in length; and 16.115 (c)(2) to allow grading in stream and wetland buffers for a use-in-common driveway, subject to conditions WP92-197. This supercedes WP91-144 previously approved on May 15, 1991.

NOTE: The purpose of the Resubdivision of Lots 28 and 29 Woodmark Section 6 Block 'A' is to resolve the Lowe Property driveway encroachment on Lot 29, resolve the Lot 28 Private Sewage Disposal Area and landscape encroachment on the Lowe Property and create new lots 31 and 32 Woodmark, Lots 1-4 Lowe Property.

APPROVED: For Private Water and Private Sewerage Systems in conformance with the Master Plan of Water and Sewerage for Howard County, Maryland.

Howard County Health Officer (e) 3-24-94

APPROVED: Howard County Department of Planning and Zoning.

Director 4/8/94

APPROVED: For Storm Drainage Systems and Public Roads, Howard County Department of Public Works.

Director 3/31/94