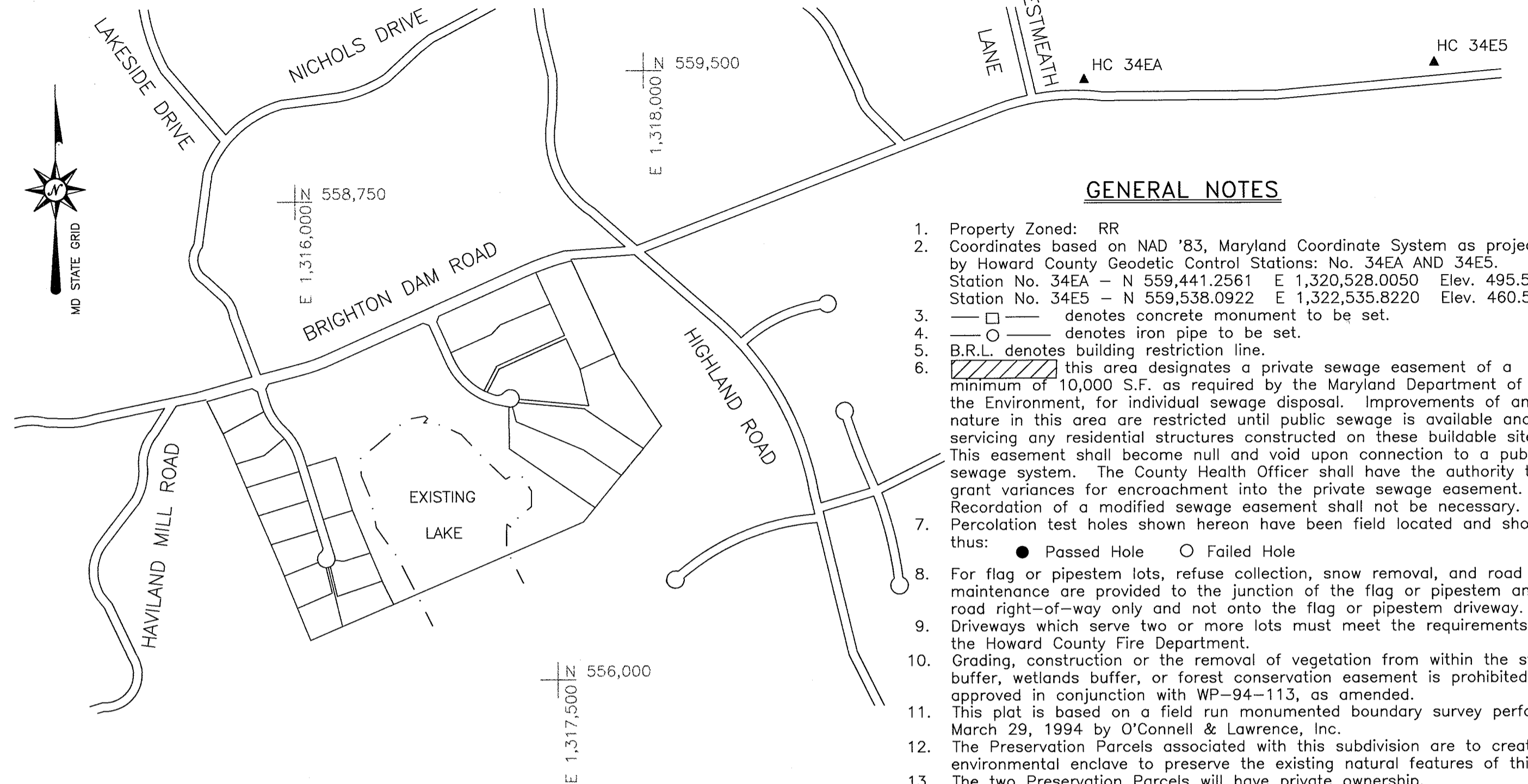


MINIMUM LOT SIZE CHART

LOT	GROSS AREA ACRES	PIPESTEM AREA ACRES	REMAINING AREA ACRES	100-YEAR FLOODPLAIN ACRES	25% SLOPES ACRES	MINIMUM LOT SIZE ACRES
1	1.3509	0	1.3509	0	0	1.3509
2	1.1990	0	1.1990	0	0	1.1990
3	1.2300	0	1.2300	0	0	1.2300
4	1.1904	0	1.1904	0	0	1.1904
5	1.0798	0	1.0798	0	0	1.0798
6	1.0287	0	1.0287	0	0	1.0287
7	1.0292	0.0411	0.9881	0	0	0.9881
8	1.1636	0.0479	1.1157	0	0	1.1157
9	1.0614	0	1.0614	0	0	1.0614
10	1.1275	0	1.1275	0	0	1.1275
11	1.2856	0	1.2856	0	0	1.2856
12	3.0006	0	3.0006	0	0.10	2.9006
13	3.0004	0	3.0004	0	0.10	2.9004
14	3.0392	0	3.0392	0	0.30	2.7392
15	3.2662	0.2660	3.0002	0	0.60	2.4002
16	3.1830	0.1793	3.0037	0	0.40	2.6037
17	3.0979	0	3.0979	0	0.30	2.7979
18	3.2266	0	3.2266	0	0.40	2.8266

UP TO 1.5 ACRES OF THE REQUIRED 3.0 ACRE MINIMUM LOT SIZE MAY BE COMPRISED OF STEEP SLOPES AND/OR FLOODPLAIN



LOCATION PLAN

SCALE: 1" = 600'

GENERAL NOTES

- Property Zoned: RR
- Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County Geodetic Control Stations: No. 34EA AND 34E5. Station No. 34EA - N 559,441.2561 E 1,320,528.0050 Elev. 495.53 Station No. 34E5 - N 559,538.0922 E 1,322,535.8220 Elev. 460.50
- denotes concrete monument to be set.
- denotes iron pipe to be set.
- B.R.L. denotes building restriction line.
- ▨ this area designates a private sewage easement of a minimum of 10,000 S.F. as required by the Maryland Department of the Environment, for individual sewage disposal. Improvements of any nature in this area are restricted until public sewage is available and servicing any residential structures constructed on these buildable sites. This easement shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachment into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- Percolation test holes shown hereon have been field located and shown thus: ● Passed Hole ○ Failed Hole
- 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 only and not onto the flag or pipestem driveway.
- Driveways which serve two or more lots must meet the requirements of the Howard County Fire Department.
- Grading, construction or the removal of vegetation from within the streambank buffer, wetlands buffer, or forest conservation easement is prohibited except as approved in conjunction with WP-94-113, as amended.
- This plat is based on a field run monumented boundary survey performed on March 29, 1994 by O'Connell & Lawrence, Inc.
- The Preservation Parcels associated with this subdivision are to create an environmental enclave to preserve the existing natural features of this property. The two Preservation Parcels will have private ownership.
- The two Preservation Parcels A and B are encumbered by an easement agreement with Howard County, Maryland and the Springdale Estates H.O.A. This agreement prohibits further subdivision of these parcels, outlines the maintenance responsibilities of the owner(s) and enumerates the uses permitted on these properties.
- The Springdale Estates HOA Articles of Incorporation were approved by the State Department of Assessment and Taxation on August 1, 1995.
- The Forest Conservation Easement has been established to fulfill the requirement 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.
- WP-94-113, approved July 28, 1994, and amended September 1, 1995, waives Section 16.116(a) to permit grading, removal of vegetation and construction within the 75 foot streambank buffer; and Section 16.116(c) to permit grading and removal of vegetation within the 25 foot wetlands buffer.
- Driveway(s) 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
 - Structures (culverts/bridges) - Capable of supporting 25 gross tons (H25 loading)
 - Drainage elements - Capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface
 - Structure clearances - minimum 12 feet
 - Maintenance - Sufficient to insure all weather use

The requirements of § 3-108, The Real Property Article, Annotated Code of Maryland, 1988 replacement by volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

Jefferson D. Lawrence 2-16-96
 Jefferson D. Lawrence Date
 Md. Reg. Prof. Land Surveyor #5216

Richard J. Demmitt, President 2-29-96
 Richard J. Demmitt, President Date
 Highland Development Corporation

- Developer reserves unto itself, its successors and assigns, all easements shown on this plat for storm drainage, other public utilities, and forest conservation (designated as "Forest Conservation Area"), located in, over and through Lots 1 through 18, or portions thereof, and shown on this plat as the Forest Conservation Area. 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 lots(s). Developer shall execute and deliver a deed(s) for the easements herein reserved to Howard County, with a metes and bounds description of the Forest Conservation Area. Upon completion of the public utilities and their acceptance by Howard County, and, in case of a forest conservation easement(s), upon completion of Developer's obligation under the Forest Conservation Installation and Maintenance Agreement executed by the Developer and the County, and the release of the Developer's surety posted with said Agreement, the County shall accept the easements and record the deed(s) of easement in the Land Records of Howard County.
- Areas indicated on this plat are more or less.
- Existing structures on Preservation Parcel A, as shown on Preliminary Plan P-95-08 to be removed, shall be removed prior to plat recordation.

TOTAL TABULATION THIS SUBDIVISION	TOTALS
1. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE	19
NONBUILDABLE PRESERVATION PARCEL	1
2. TOTAL AREA OF LOTS AND/OR PARCELS:	
BUILDABLE	68.6016 AC.
NONBUILDABLE PRESERVATION PARCEL	1.1028 AC.
TOTAL AREA OF 100-YEAR FLOODPLAIN AND 25% SLOPES	17.4759 AC.
3. TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	4.1582 AC.
4. TOTAL AREA OF THIS SHEET TO BE RECORDED:	73.8626 AC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS FOR HOWARD COUNTY HEALTH DEPARTMENT.
Joyce M. Boyd 3-19-96
 HOWARD COUNTY HEALTH OFFICER MR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
James S. Butler 3/27/96
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 DIRECTOR COH DATE

Owner: Highland Development Corporation
 P.O. Box 228
 Clarksville, Maryland 21029

OWNER'S CERTIFICATE

Highland Development Corporation, by Richard J. Demmitt, President, owner of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this final plan 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 erected on or over the said easements and rights-of-way.

Witness our hands this 29 Day of February, 1996
Richard J. Demmitt, President *Michael P. Kay*
 By: Richard J. Demmitt, President 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 Polly D. Smith by her Attorney in Fact Gary Peklo, The Estate of Margaret N. Lear (George M. Lear, Personal Representative), Thomas G. Nichols, Jr., Jennie B. Nichols, Thomas O. Nichols, Jr., and The Estate of Myrtle M. Nichols (Roy A. Filbert and Norman V. Filbert, Personal Representatives) to Highland Development Corporation, by deed dated February 5, 1996 and recorded in Liber 3655 at Folio 232 among the Land Records of Howard County, Maryland 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.

Jefferson D. Lawrence 2-16-96
 Jefferson D. Lawrence
 Md. Reg. Prof. Land Surveyor #5216

RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON APRIL 7, 1996 AS PLAT NUMBER 12111

SPRINGDALE ESTATES
 LOTS 1-18 AND PRESERVATION PARCELS A & B

FIFTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TAX MAP: 34 PARCEL 60
 ZONE: RR SCALE: 1"=600' SHEET 1 OF 4
 S-94-31 P-95-08 F-95-163

O'CONNELL & LAWRENCE, INC.
 SURVEYORS, ENGINEERS & LAND PLANNERS
 17904 Georgia Avenue, Suite 302, Olney, Maryland 20832
 Tel: (301) 924-4570 • Fax: (301) 924-5872
 OCL #136-12

CURVE DATA

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	1222.97'	206.63'	206.63'	N 70°29'44" E	09°40'50"	103.56'
C2	325.00'	176.58'	174.41'	N 31°28'25" E	31°07'48"	90.53'
C3	375.00'	196.60'	194.36'	S 32°01'09" W	30°02'19"	100.62'
C4	50.00'	218.63'	81.65'	S 71°44'08" W	250°31'45"	70.73'
C5	25.00'	30.77'	28.87'	S 18°15'58" W	30°31'45"	17.58'
C6	325.00'	170.39'	168.44'	S 32°01'09" W	30°02'19"	87.68'
C7	375.00'	203.74'	201.25'	N 31°28'25" W	31°07'48"	104.46'

PROPERTY COORDINATES

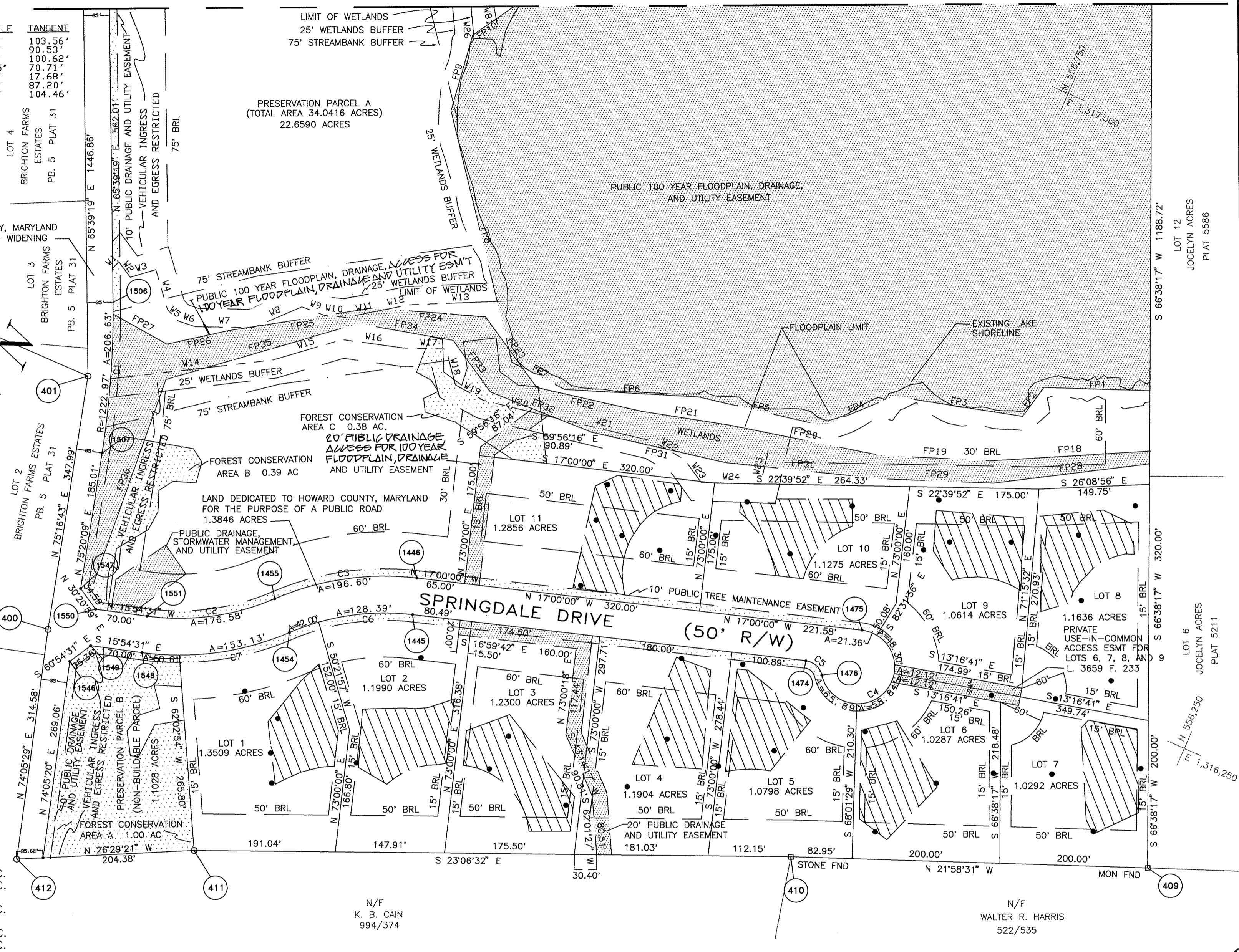
PT #	NORTHING	EASTING
400	557722.239	1315779.232
401	557810.670	1316115.800
409	556230.512	1316081.452
410	556678.370	1315900.731
411	557421.207	1315583.748
412	557636.011	1315476.701
1445	557278.927	1315995.808
1446	557293.545	1316043.623
1454	557421.745	1315906.499
1455	557458.335	1315940.574
1474	556766.476	1316152.480
1475	556713.473	1316220.969
1476	556739.063	1316143.433
1506	557820.001	1316221.327
1507	557751.093	1316026.785
1546	557677.894	1315751.344
1547	557704.257	1315847.800
1548	557593.385	1315801.426
1549	557660.704	1315782.239
1550	557674.409	1315830.324
1551	557607.090	1315849.511

TOTAL TABULATION FOR SHEET 2

	TOTALS
1. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE (INCL. PRESERVATION PARCEL A)	12
NONBUILDABLE PRESERVATION PARCEL B	1
2. TOTAL AREA OF LOTS AND/OR PARCELS:	
BUILDABLE	35.4051 AC.
NONBUILDABLE PRESERVATION PARCEL	1.1028 AC.
TOTAL AREA OF 100-YEAR FLOODPLAIN AND 25% SLOPES	11.5902 AC.
3. TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	2.3096 AC.
4. TOTAL AREA OF THIS SHEET TO BE RECORDED:	38.8175 AC.

LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF PUBLIC ROAD WIDENING 0.9250 ACRES

BRIGHTON DAM ROAD (MAJOR COLLECTOR)



APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS FOR HOWARD COUNTY HEALTH DEPARTMENT.
Howard County Health Officer MR 3-19-96 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chief, Development Engineering Division 3/27/96 DATE
 DIRECTOR COX DATE

OWNER'S CERTIFICATE

Highland Development Corporation, by Richard J. Demmitt, President, owner of the property shown and described hereon, hereby adopts this plan of subdivision, and in consideration of the approval of this final plan 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 erected on or over the said easements and rights-of-way.

Witness our hands this 29 Day of February, 1996
 By: *Richard J. Demmitt, President*
 Witness: *Michael J. Kay*

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 Polly D. Smith by her Attorney in Fact Gary Peklo, The Estate of Margaret N. Lear (George M. Lear, Personal Representative), Thomas G. Nichols, Jr., Jennie B. Nichols, Thomas O. Nichols, Jr., and The Estate of Myrtle M. Nichols (Roy A. Filbert and Norman V. Filbert, Personal Representatives) to Highland Development Corporation, by deed dated February 5, 1996 and recorded in Liber 3655 at Folio 232 among the Land Records of Howard County, Maryland and that all monuments, lines, 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, 1982, amended.

Jefferson D. Lawrence
 Jefferson D. Lawrence
 Md. Reg. Prof. Land Surveyor #5216

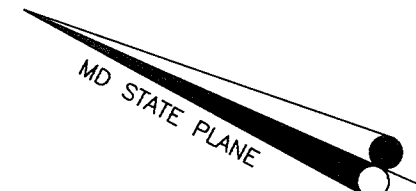
RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON APRIL 4, 1996 AS PLAT NUMBER 12112

SPRINGDALE ESTATES
 LOTS 1-18 AND PRESERVATION PARCELS A & B
 FIFTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 TAX MAP: 34 PARCEL 60
 ZONE: RR SCALE: 1"=100' SHEET 2 OF 4
 S-94-31 P-95-08 F-95-163

O'CONNELL & LAWRENCE, INC.
 SURVEYORS, ENGINEERS & LAND PLANNERS
 17904 Georgia Avenue, Suite 302, Olney, Maryland 20852
 Tel: (301) 924-4570 • Fax: (301) 924-5872

CURVE DATA

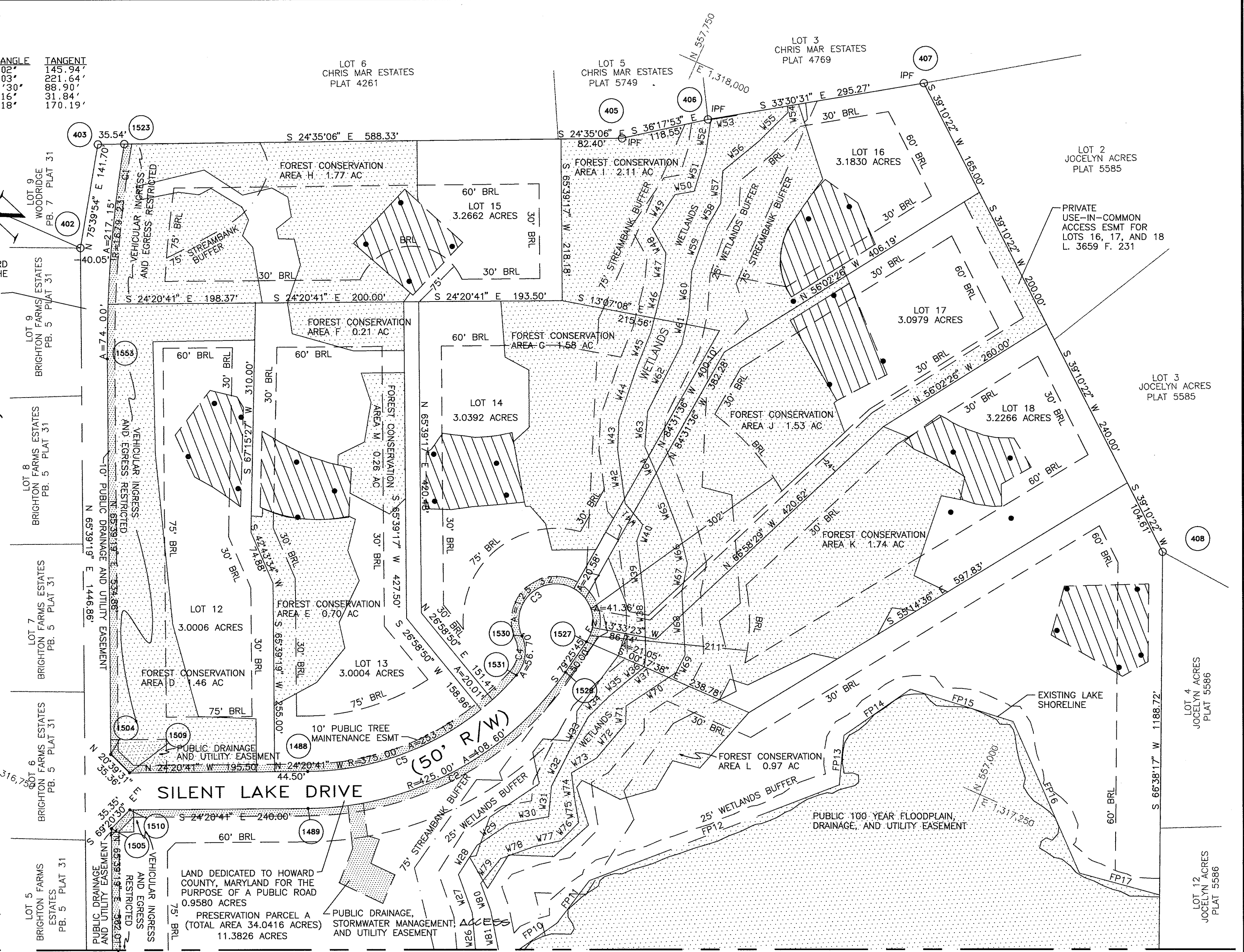
CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	1679.23'	291.15'	290.78'	S 70°37'18" W	09°56'02"	145.94'
C2	425.00'	408.60'	393.04'	N 51°53'13" W	55°05'03"	221.64'
C3	50.00'	208.31'	87.16'	S 18°46'59" E	238°42'30"	88.90'
C4	50.00'	56.70'	53.71'	N 74°20'54" E	64°58'16"	31.84'
C5	375.00'	319.54'	309.96'	S 48°45'20" E	48°49'18"	170.19'



LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF PUBLIC ROAD WIDENING 0.8906 ACRES

PT #	NORTHING	EASTING
402	558407.104	1317434.011
403	558442.188	1317571.298
405	557799.946	1317865.135
406	557704.404	1317935.313
407	557458.206	1318098.321
408	556908.087	1317650.092
1488	557841.156	1316910.935
1489	557820.545	1316865.381
1504	558092.900	1316824.475
1505	558051.677	1316733.367
1509	558059.816	1316812.001
1510	558039.204	1316766.447
1523	558409.865	1317586.085
1527	557568.781	1317223.775
1528	557577.954	1317174.625
1530	557651.300	1317195.710
1531	557636.810	1317143.993
1553	558313.383	1317311.777

BRIGHTON DAM ROAD (MAJOR COLLECTOR)



TOTAL TABULATION FOR SHEET 3	TOTALS
1. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE (INCL. PRESERVATION PARCEL A)	8
NONBUILDABLE	0
2. TOTAL AREA OF LOTS AND/OR PARCELS:	
BUILDABLE	33.1965 AC.
NONBUILDABLE PRESERVATION PARCEL	0 AC.
TOTAL AREA OF 100-YEAR FLOODPLAIN AND 25% SLOPES	5.8857 AC.
3. TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	1.8486 AC.
4. TOTAL AREA OF THIS SHEET TO BE RECORDED:	35.0451 AC.

MATCHLINE SEE SHEET 2

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS FOR HOWARD COUNTY HEALTH DEPARTMENT.
 [Signature] 3-19-96
 HOWARD COUNTY HEALTH OFFICER MR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
 [Signature] 3/27/96
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 [Signature] 3/27/96
 DIRECTOR DATE

OWNER'S CERTIFICATE
 Highland Development Corporation, by Richard J. Demmitt, President, owner of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this final plan 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 erected on or over the said easements and rights-of-way.
 Witness our hands this 24 Day of February, 1996
 By: Richard J. Demmitt, President [Signature]
 Witness: Michael Jeffrey Kay [Signature]

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 Polly D. Smith by her Attorney in Fact Gary Peklo, The Estate of Margaret N. Lear (George M. Lear, Personal Representative), Thomas G. Nichols, Jr., Jennie B. Nichols, Thomas O. Nichols, Jr., and The Estate of Myrtle M. Nichols (Roy A. Filbert and Norman V. Filbert, Personal Representatives) to Highland Development Corporation, by deed dated February 5, 1996 and recorded in Liber 3655 at Folio 232 among the Land Records of Howard County, Maryland 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 hereon in accordance with the Annotated Code of Maryland, as amended.
 [Signature] 2/16/96
 Jefferson D. Lawrence
 Md. Reg. Prof. Land Surveyor #5216

RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON APRIL 4, 1996 AS PLAT NUMBER 1213
SPRINGDALE ESTATES
 LOTS 1-18 AND PRESERVATION PARCELS A & B
 FIFTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 TAX MAP: 34 PARCEL 60
 ZONE: RR SCALE: 1"=100' SHEET 3 OF 4
 S-94-31 P-95-08 F-95-163
O'CONNELL & LAWRENCE, INC.
 SURVEYORS, ENGINEERS & LAND PLANNERS
 17904 Georgia Avenue, Suite 302, Olney, Maryland 20852
 OCL #136-12 Tel: (301) 924-4570 • Fax: (301) 924-5872

100-YEAR FLOODPLAIN

WETLAND LIMITS

LINE#	BEARING	DISTANCE	ELEV
FP1	N 21°58'08" W	143.49'	406.77
FP2	N 77°12'07" W	48.51'	406.77
FP3	N 14°54'18" W	176.37'	406.77
FP4	N 46°01'24" W	104.29'	406.77
FP5	N 10°45'23" W	172.82'	406.77
FP6	N 20°30'16" W	180.65'	406.77
FP7	N 03°38'53" E	80.62'	406.77
FP8	N 52°45'11" E	350.39'	406.77
FP9	N 82°17'03" E	106.67'	406.77
FP10	S 58°37'21" E	131.72'	406.77
FP11	S 76°45'15" E	71.68'	406.77
FP12	S 44°52'55" E	360.82'	406.77
FP13	N 71°19'58" E	67.20'	406.77
FP14	S 58°47'04" E	109.42'	406.77
FP15	S 06°24'27" E	145.26'	406.77
FP16	S 42°30'26" W	223.12'	406.77
FP17	S 08°42'34" E	111.82'	406.77
FP18	S 27°16'16" E	217.65'	432.42
FP19	N 20°47'47" W	150.05'	430.96
FP20	S 12°19'25" E	207.21'	427.13
FP21	N 14°40'32" W	120.84'	417.78
FP22	S 10°57'21" E	144.58'	417.50
FP23	S 30°31'28" W	118.86'	411.32
FP24	S 19°17'45" E	152.45'	406.83
FP25	S 32°36'50" E	85.72'	403.96
FP26	S 36°11'17" E	197.80'	400.50
FP27	S 05°54'59" W	83.37'	400.50
FP28	S 30°48'01" E	212.75'	432.42
FP29	S 21°29'35" E	155.08'	430.96
FP30	S 17°43'24" E	208.82'	427.13
FP31	N 10°53'08" W	186.06'	417.78
FP32	S 02°04'08" E	147.30'	417.50
FP33	S 30°36'37" W	86.56'	408.26
FP34	S 13°36'20" E	130.92'	405.61
FP35	S 40°03'19" E	270.65'	403.76
FP36	N 85°49'30" E	293.22'	400.50

LINE#	BEARING	DISTANCE	LINE#	BEARING	DISTANCE
W1	N 70°31'13" W	12.21'	W42	S 58°08'29" W	73.12'
W2	N 29°49'03" E	26.18'	W43	S 68°33'33" W	40.26'
W3	S 40°19'06" E	35.89'	W44	S 84°55'11" W	76.63'
W4	N 50°10'48" E	56.48'	W45	S 87°57'06" W	49.35'
W5	N 22°44'16" E	21.43'	W46	S 80°31'18" W	67.23'
W6	S 05°16'36" E	24.36'	W47	S 71°19'31" W	42.30'
W7	N 22°43'31" W	77.72'	W48	S 36°51'42" W	37.80'
W8	N 46°46'18" W	72.11'	W49	N 80°10'13" W	55.33'
W9	S 03°07'00" E	32.53'	W50	S 34°17'06" E	26.15'
W10	S 18°10'59" E	28.42'	W51	N 83°29'26" E	52.21'
W11	S 34°41'36" E	54.24'	W52	S 74°52'15" W	47.29'
W12	S 34°54'15" E	33.79'	W53	S 32°46'30" E	34.07'
W13	N 25°58'26" W	138.27'	W54	N 60°14'43" E	8.62'
W14	N 30°21'19" W	220.62'	W55	N 68°28'29" W	55.12'
W15	N 40°05'42" W	98.14'	W56	S 63°18'10" E	62.96'
W16	N 15°47'23" W	83.37'	W57	N 69°57'55" E	44.41'
W17	S 22°20'24" E	58.10'	W58	S 83°36'43" E	34.65'
W18	N 52°08'02" E	50.19'	W59	N 85°31'24" E	64.51'
W19	N 05°02'20" E	43.85'	W60	N 70°20'40" E	56.61'
W20	N 09°58'00" W	94.95'	W61	N 78°24'34" E	43.75'
W21	N 10°14'28" W	139.94'	W62	S 86°57'34" E	102.00'
W22	N 06°22'10" E	50.19'	W63	N 70°44'15" E	47.59'
W23	N 30°39'06" E	37.97'	W64	S 42°39'55" W	47.75'
W24	N 22°00'25" W	80.71'	W65	N 45°31'59" E	83.22'
W25	N 79°07'14" E	46.26'	W66	N 51°50'16" E	37.19'
W26	S 61°07'07" W	88.40'	W67	N 77°14'21" E	38.22'
W27	N 46°24'15" E	54.65'	W68	N 63°23'56" E	86.48'
W28	N 81°26'10" W	47.28'	W69	N 86°57'30" W	26.48'
W29	N 58°03'18" W	51.57'	W70	S 57°42'17" E	81.39'
W30	N 33°49'26" W	54.33'	W71	N 67°26'58" E	23.96'
W31	S 71°15'20" W	41.12'	W72	S 73°42'34" E	60.93'
W32	S 86°53'45" E	54.93'	W73	S 54°32'13" E	39.23'
W33	S 85°12'07" E	51.77'	W74	S 58°53'11" W	35.79'
W34	N 68°26'53" W	38.84'	W75	N 56°45'23" E	32.22'
W35	S 63°53'03" E	33.92'	W76	S 69°15'40" E	34.31'
W36	S 63°31'04" E	28.23'	W77	N 36°21'19" W	36.80'
W37	N 74°10'34" E	14.42'	W78	S 43°49'43" E	47.84'
W38	S 64°50'01" W	71.19'	W79	S 75°00'17" E	42.87'
W39	S 59°11'48" W	86.02'	W80	S 46°18'20" W	39.27'
W40	N 85°47'53" E	23.12'	W81	N 55°05'00" E	88.60'
W41	S 26°42'10" W	37.04'			

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS FOR HOWARD COUNTY HEALTH DEPARTMENT.

Joyce M. Boyd 3-19-96
 HOWARD COUNTY HEALTH OFFICER MR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] 3/22/96
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 3/27/96
 DIRECTOR DATE

OWNER'S CERTIFICATE

Highland Development Corporation, by Richard J. Demmitt, President, owner of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this final plan 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 erected on or over the said easements and rights-of-way.

Witness our hands this 29 Day of February, 1996

[Signature] Richard J. Demmitt, President
[Signature] Michael H. Kay, 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 Polly D. Smith by her Attorney in Fact Gary Peklo, The Estate of Margaret N. Lear (George M. Lear, Personal Representative), Thomas G. Nichols, Jr., Jennie B. Nichols, Thomas O. Nichols, Jr., and The Estate of Myrtle M. Nichols (Roy A. Filbert and Norman V. Filbert, Personal Representatives) to Highland Development Corporation, by deed dated February 5, 1996 and recorded in Liber 3655 at Folio 232 among the Land Records of Howard County, Maryland 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.

[Signature] Jefferson D. Lawrence
 Jefferson D. Lawrence
 Md. Reg. Prof. Land Surveyor #5216 Date

RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON APRIL 7, 1996 AS PLAT NUMBER 12114

SPRINGDALE ESTATES
 LOTS 1-18 AND PRESERVATION PARCELS A & B
 FIFTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 TAX MAP: 34 PARCEL 60
 ZONE: RR SCALE: AS SHOWN SHEET 4 OF 4
 S-94-31 P-95-08 F-95-163

O'CONNELL & LAWRENCE, INC.
 SURVEYORS, ENGINEERS & LAND PLANNERS
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 OCL #136-12