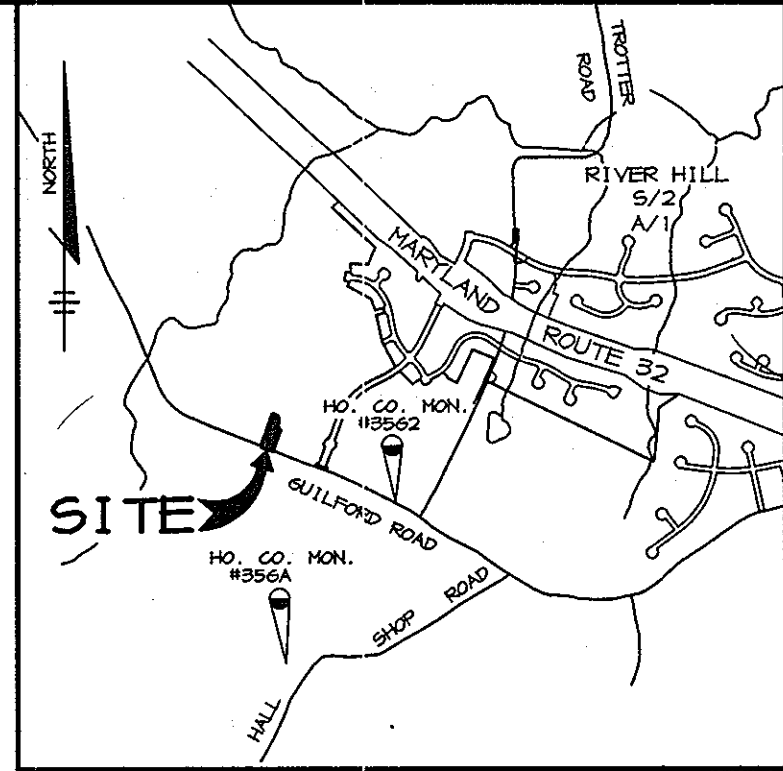


MINIMUM LOT SIZE TABULATION						
LOT NO.	GROSS AREA	LESS PIPESTEM	REMAINING AREA	LESS FLOODPLAIN	LESS STEEP SLOPES	MIN LOT AREA
2	11,277	477	10,800	0	0	10,800
3	11,958	1,158	10,800	0	0	10,800

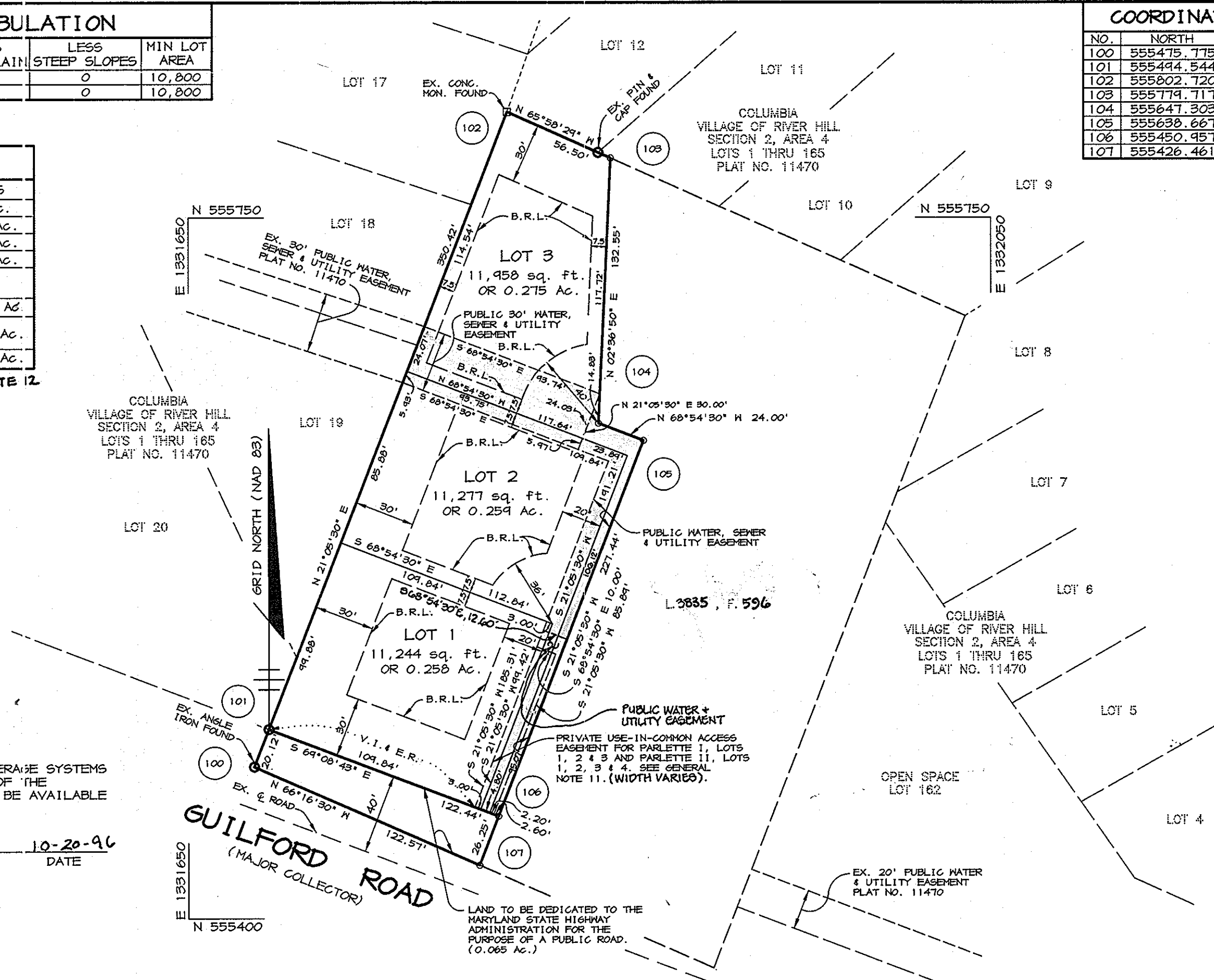
COORDINATE LIST		
NO.	NORTH	EAST
100	555475.775	1331682.818
101	555444.544	1331690.058
102	555802.720	1331808.921
103	555779.717	1331860.526
104	555647.303	1331854.481
105	555638.667	1331876.873
106	555450.957	1331804.474
107	555426.461	1331745.026



SITE TABULATION	
ITEMS	TOTALS
1. GROSS AREA	0.257 Ac.
2. STEEP SLOPES	0.000 Ac.
3. FLOODPLAIN	0.000 Ac.
4. NET AREA	0.257 Ac.
5. TOTAL UNITS PROPOSED	3
6. DENSITY PROPOSED	3.50 D.U./NET AC.
7. OPEN SPACE REQ. (10% X GROSS AREA)	0.026 Ac.
8. OPEN SPACE PROVIDED	* 0.000 Ac.

*SEE NOTE 12

COLUMBIA VILLAGE OF RIVER HILL SECTION 2, AREA 4 LOTS 1 THRU 165 PLAT NO. 11470



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

Lowrie B. Sargent
LOWRIE B. SARGENT 10-20-96 DATE

LEGEND

- - DENOTES 4" x 4" x 36" CONCRETE MONUMENT.
- - DENOTES 5/8" Ø IRON PIPE OR PIN SET.
- V.I. & E.R. - DENOTES VEHICULAR INGRESS & EGRESS RESTRICTED

TOTAL TABULATION THIS SUBMISSION	TOTALS
1. TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	3
OPEN SPACE	0.000 Ac.
2. TOTAL AREA OF LOTS:	
BUILDABLE LOTS	0.742 Ac.
OPEN SPACE	0.000 Ac.
RECREATION OPEN SPACE	0.000 Ac.
TOTAL AREA OF 100 YEAR FLOODPLAIN AND 25% OR GREATER STEEP SLOPES	0.000 Ac.
3. TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0.065 Ac.
4. TOTAL AREA OF THIS SUBMISSION TO BE RECORDED:	0.857 Ac.

PLAN

SCALE: 1" = 50'

I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 9-108, 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 10-19-96
ARTHUR E. MUEGGE #10751 DATE

SARGENT DEVELOPMENT CORP. II
Lowrie B. Sargent 10-20-96
LOWRIE B. SARGENT DATE

OWNER/DEVELOPER
SARGENT DEVELOPMENT CORP. II
c/o LOWRIE B. SARGENT
13243 WESTMEATH LANE
CLARKSVILLE, MARYLAND 21029
(301)-854-0938

ENGINEER
RIEMER MUEGGE & ASSOCIATES, INC.
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
8818 Centre Park Drive, Columbia, Maryland 21045
tel 410.997.8900 fax 410.997.9282

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

Joyce M. Boyd 11-15-96
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Joseph S. Reutter 11/13/96
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Joseph S. Reutter 11/25/96
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY DONALD G. PARLETTE AND NANCY STILL PARLETTE (DONALD G. PARLETTE DEPARTED THIS LIFE ON OR ABOUT JUNE 24, 1985) TO SARGENT DEVELOPMENT CORP. II BY DEED DATED SEPTEMBER 30, 1990 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9635 AT FOLIO 596 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.



Arthur E. Muegge 10-19-96
ARTHUR E. MUEGGE #10751 DATE

OWNER'S CERTIFICATE

SARGENT DEVELOPMENT CORP. II, A MARYLAND CORPORATION BY LOWRIE B. SARGENT, PRESIDENT, AND NANCY L. COFFEY, VICE PRESIDENT, 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 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; (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY/OUR HANDS THIS 20 DAY OF October 1996.

SARGENT DEVELOPMENT CORP. II
Lowrie B. Sargent 10-20-96
LOWRIE B. SARGENT, PRESIDENT DATE
Nancy L. Coffey 10/20/96
NANCY L. COFFEY, VICE PRESIDENT DATE

RECORDED AS PLAT NUMBER 12492

ON 11-27-96 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PARLETTE I
LOTS 1 THRU 3
A MINOR SUBDIVISION

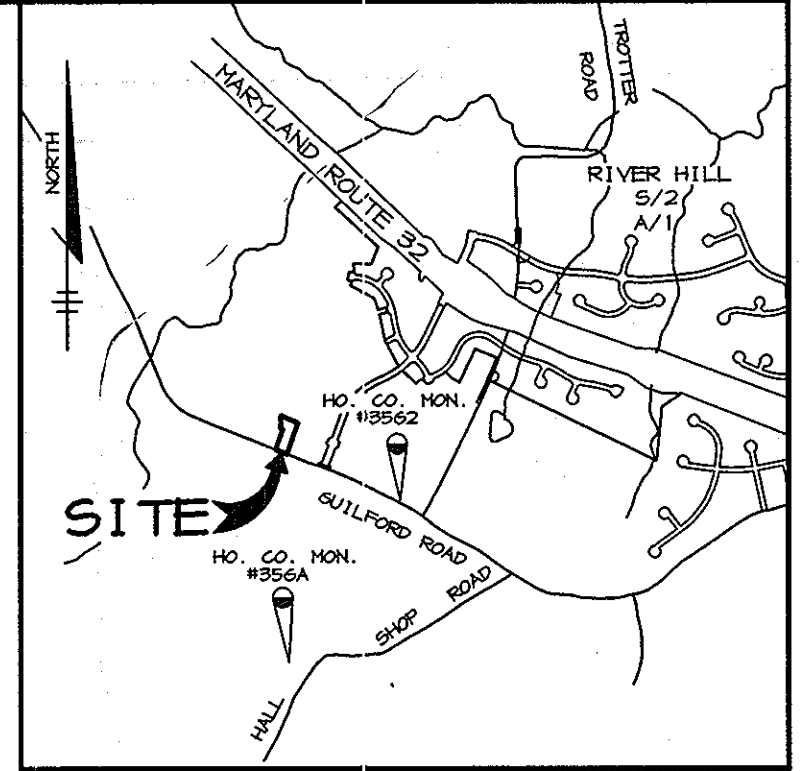
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TAX MAP NO. 35 PARCEL 155 ZONING: R-12
BLOCK No. 19
SCALE: AS SHOWN DATE: 10-18-96 SHEET 1 OF 1
(M:/PROJECT/SURVEY2/96P1410/PLAT1.DWG)

MINIMUM LOT SIZE TABULATION						
LOT NO.	GROSS AREA	LESS PIPESTEM	REMAINING AREA	LESS FLOODPLAIN	LESS STEEP SLOPES	MIN LOT AREA
2	11,299	479	10,820	0	0	10,820
3	11,965	1,155	10,810	0	0	10,810
4	11,778	967	10,811	0	0	10,811

SITE TABULATION	
ITEMS	TOTALS
1. GROSS AREA	1.148 Ac.
2. STEEP SLOPES	0.000 Ac.
3. FLOODPLAIN	0.000 Ac.
4. NET AREA	1.148 Ac.
5. TOTAL UNITS PROPOSED	4
6. DENSITY PROPOSED	3.48 D.U./NET AC.
7. OPEN SPACE REQ. (10% X GROSS AREA)	0.115 Ac.
8. OPEN SPACE PROVIDED	*0.000 AC.

*SEE NOTE 12

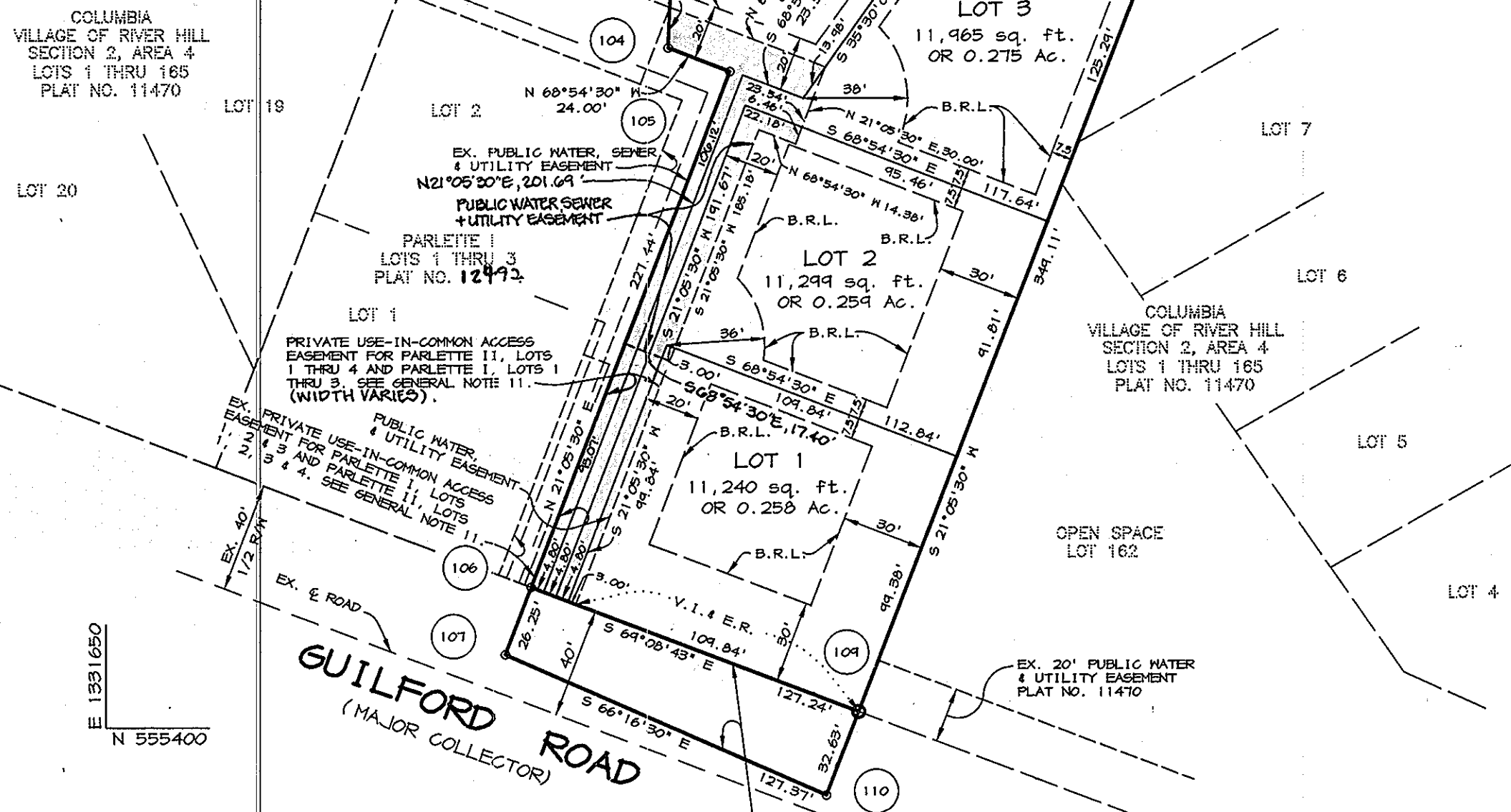
COORDINATE LIST		
NO.	NORTH	EAST
103	555779.717	1331860.526
104	555647.303	1331854.481
105	555638.667	1331876.873
106	555450.957	1331804.474
107	555426.461	1331795.026
108	555700.936	1332037.263
109	555405.660	1331923.375
110	555375.214	1331911.632



VICINITY MAP
SCALE: 1" = 2,000'

GENERAL NOTES

- ALL COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM (NAD 83) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 356A AND NO. 3562.
- THIS PLAT WAS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY DATED MARCH 13, 1995 BY RIEMER MUEGGE & ASSOCIATES, INC.
- SUBJECT PROPERTY IS ZONED R-12 AS PER 10-10-93 COMPREHENSIVE ZONING PLAN.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- DRIVEWAYS (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.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG, PIPESTEM OR USE-IN-COMMON DRIVEWAY.
- THIS SUBDIVISION IS SUBJECT TO SECTION 10.122B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND PUBLIC SEWER HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE ON 10/24/96 ON WHICH DATE DEVELOPER'S AGREEMENT NO. 24-3551-D WAS FILED AND ACCEPTED.
- THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE MIDDLE PATENT DRAINAGE AREA SUPPLEMENTAL IN-AID-OF-CONSTRUCTION CHARGE CREATED BY SECTION 20.311B OF THE HOWARD COUNTY CODE.
- THERE ARE NO WETLANDS OR 100 YEAR FLOODPLAIN WITHIN THE LIMITS OF THIS SUBDIVISION.
- PRIVATE USE-IN-COMMON ACCESS AGREEMENT FOR PARLETTE I, LOTS 1 THRU 3 AND PARLETTE II, LOTS 1 THRU 4 WILL BE RECORDED IMMEDIATELY FOLLOWING THE RECORDATION OF THE RECORD PLAT.
- THE DEVELOPER HAS PAID A FEE-IN-LIEU OF FOR STORM WATER MANAGEMENT AND OPEN SPACE REQUIREMENTS.
- THE DEVELOPER HAS PAID A FEE-IN-LIEU OF FOR FOREST CONSERVATION REQUIREMENTS.
- 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 1 THROUGH 4. 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.



PLAN

SCALE: 1" = 50'

LAND TO BE DEDICATED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION FOR THE PURPOSE OF A PUBLIC ROAD. (0.086 AC.)

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

Lowrie B. Sargent
LOWRIE B. SARGENT
10-20-96
DATE

LEGEND

- - DENOTES 4" x 4" x 36" CONCRETE MONUMENT.
- - DENOTES 5/8" Ø IRON PIPE OR PIN SET.
- V.I.E.R. - DENOTES VEHICULAR INGRESS & EGRESS RESTRICTED

TOTAL TABULATION THIS SUBMISSION	TOTALS
1. TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	4
OPEN SPACE	0.000 Ac.
2. TOTAL AREA OF LOTS:	
BUILDABLE LOTS	1.062 Ac.
OPEN SPACE	0.000 Ac.
RECREATION OPEN SPACE	0.000 Ac.
TOTAL AREA OF 100 YEAR FLOODPLAIN AND 25% OR GREATER STEEP SLOPES	0.000 Ac.
3. TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0.086 Ac.
4. TOTAL AREA OF THIS SUBMISSION TO BE RECORDED:	1.148 Ac.

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
ARTHUR E. MUEGGE #10751
10-18-96
DATE
SARGENT DEVELOPMENT CORP. II

Lowrie B. Sargent
LOWRIE B. SARGENT
10-20-96
DATE

OWNER/DEVELOPER
SARGENT DEVELOPMENT CORP. II
c/o LOWRIE B. SARGENT
13243 WESTMEATH LANE
CLARKSVILLE, MARYLAND 21029
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8818 Centre Park Drive, Columbia, Maryland 21045
tel 410.997.8900 fax 410.997.9282

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

Joyce M. Boyd
JOYCE M. BOYD
11-15-96
DATE
HOWARD COUNTY HEALTH OFFICER MR

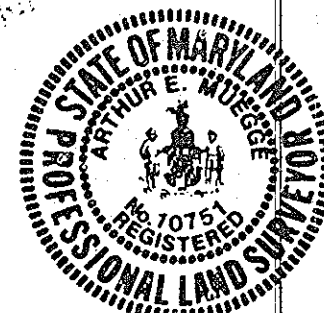
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Joseph B. Butler
JOSEPH B. BUTLER
11/13/96
DATE
DEVELOPMENT ENGINEERING DIVISION

Joseph B. Butler
JOSEPH B. BUTLER
11/25/96
DATE
DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY DONALD G. PARLETTE AND NANCY G. PARLETTE DEPARTED THIS LIFE ON OR ABOUT JUNE 29, 1995 TO SARGENT DEVELOPMENT CORP. II BY DEED DATED SEPTEMBER 20, 1996 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 38295 AT FOLIO 816g 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.



Arthur E. Muegge
ARTHUR E. MUEGGE #10751
10-19-96
DATE

OWNER'S CERTIFICATE

SARGENT DEVELOPMENT CORP. II, A MARYLAND CORPORATION BY LOWRIE B. SARGENT, PRESIDENT, AND NANCY L. COFFEY, VICE PRESIDENT, 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 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; (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY/OUR HANDS THIS 20 DAY OF October 1996.

SARGENT DEVELOPMENT CORP. II

Lowrie B. Sargent
LOWRIE B. SARGENT, PRESIDENT
10-20-96
DATE

Nancy L. Coffey
NANCY L. COFFEY, VICE PRESIDENT
10/20/96
DATE

RECORDED AS PLAT NUMBER 12493

ON 11-27-96 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PARLETTE II
LOTS 1 THRU 4
A MINOR SUBDIVISION

5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TAX MAP NO. 35 PARCEL 155 ZONING: R-12
BLOCK No. 19
SCALE: AS SHOWN DATE: 10-18-96 SHEET 1 OF 1
(M:/PROJECT/SURVEY2/46P1410/PLAT1PH2.DWG)