

COORDINATE TABLE

NO.	NORTH	EAST
1	554694.051	1334934.672
2	553938.179	1334675.942
3	554025.481	1334528.790
4	554071.257	1334439.748
5	554086.023	1334420.780
6	554222.281	1334467.766
7	544366.854	1334524.618
8	554440.982	1334556.440
9	554550.844	1334612.639
10	554830.186	1334708.559

MINIMUM LOT SIZE TABULATION

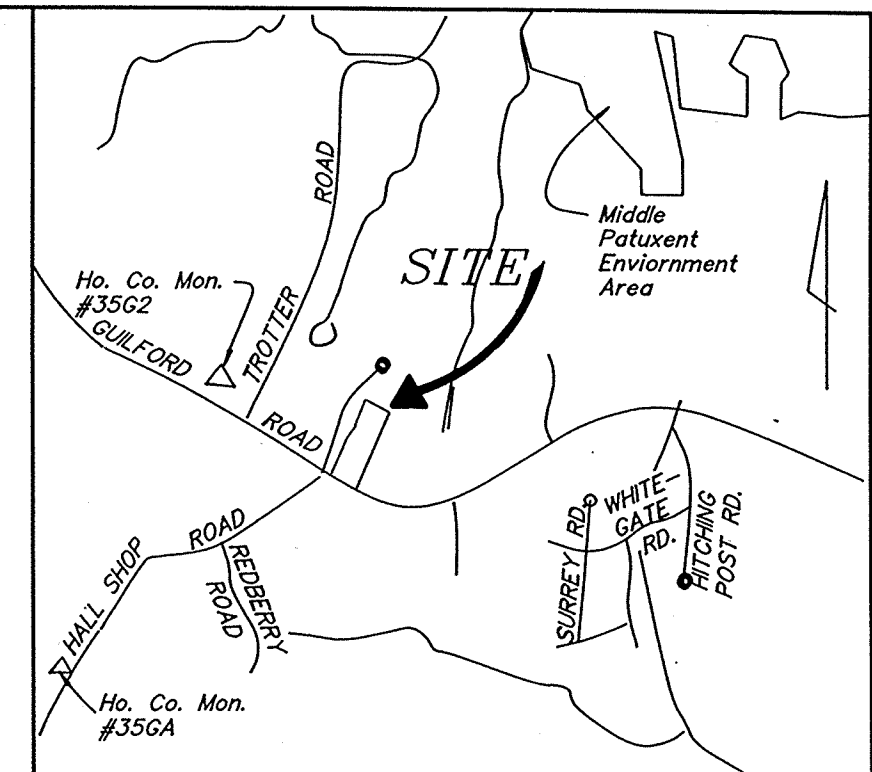
Lot #	Gross Area	Pipestem	Remaining	Min. Lot Size
4	20148 SF	100 SF	20048 SF	20,048 SF
3	21635 SF	1343 SF	20292 SF	20,292 SF
2	21409 SF	1396 SF	20013 SF	20,013 SF
5	15220 SF	1552 SF	13668 SF	13,668 SF

OPEN SPACE TABULATION CHART

Subdivision Title	Gross Area	Open Space Required (6%)	Open Space Provided	Open Space Non-Credited	Open Space Credited
TOWERS PROPERTY LOTS 1 - 6	5.0128 AC +/-	0.3017 AC +/-	0.3494 AC +/-	0.0356 AC +/-	0.3138 AC +/-

RESERVATION OF PUBLIC EASEMENTS

"Developer reserves unto itself, its successors and assigns all easements shown on this plat for water, sewer, storm drainage, other public utilities, and forest conservation (designated as "Forest Conservation Easement) located in, on, over and through Lots 1 through 6 or portions thereof, and shown on this plat as the Forest Conservation Area. Any and all conveyances of the 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 and/or declaration of covenants, as appropriate, for the easements herein reserved to Howard County, with metes and bounds descriptions of the Forest Conservation Easements. Upon completion of the public utilities and their acceptance by Howard County and in case of forest conservation easement(s) upon completion of Developers obligation under the Forest Conservation Installation and Maintenance Agreement, executed by the Developers and the release of the Developers 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."

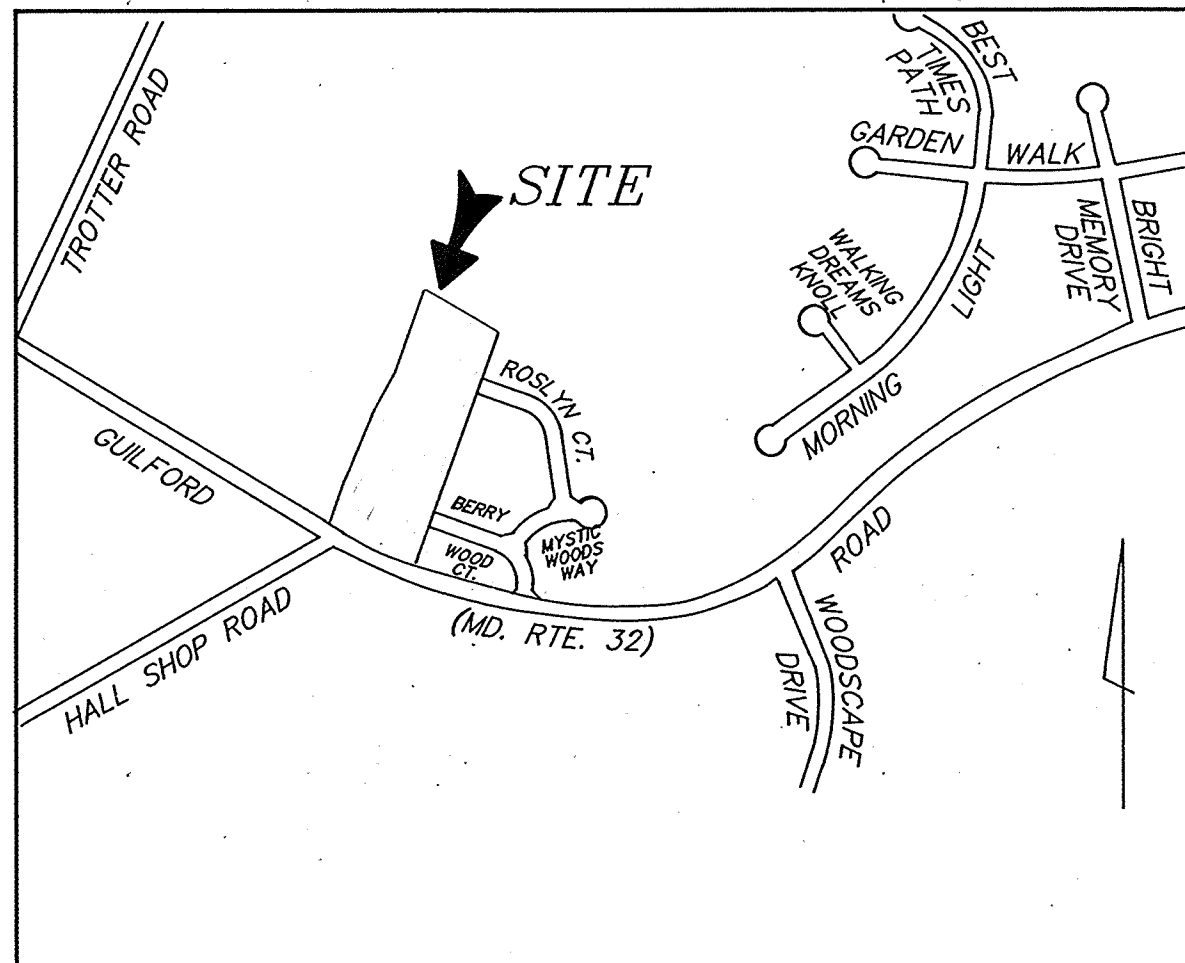


VICINITY MAP

Scale: 1"=2000'

GENERAL NOTES

- This plat is based on a field run monumented boundary survey performed by LDE, Inc. in July 1995
- These Coordinates are based on NAD '83, Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 35GA and No. 35G2.
- Stone or Concrete Monument Found or Set.
 Pipe or Rebar Found or Set.
- Subject property is zoned R-20 per 10/18/1993 Comprehensive Zoning Plan.
- BRL denotes Building Restriction Line.
- For Flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem lot and the road right-of-way line and not to the flag or pipestem driveway.
- No Clearing, grading or construction is permitted within wetlands and stream buffers, or forest conservation areas.
- All areas shown on this plat are +/-, more or less.
- Public water and sewerage allocation will be granted at the time of issuance of the building permit if capacity is available at that time.
- 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 are permitted within the easement; however, forest management practices as defined in the Deed of Forest Conservation easement are permitted.
- Stormwater management for this subdivision will be provided in an offsite facility. Lots 1 through 4 will be managed in Scott Acres, Pond #2 (F96-105). Water quality will be provided within the offsite facility.
- Driveway(s) 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 compacted crusher run base with tar and chip coating.
c) Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 45 foot turning radius.
d) Structures (culverts/bridges) Capable of supporting 25 gross tons (H25 loading).
e) Drainage Elements - Capable of safely passing 100 year flood with no more than 1 foot depth over driveway surface.
f) Structure Clearances - minimum 12 feet.
g) Maintenance sufficient to insure all weather use.
- A maintenance agreement for the use-in-common private driveways has been recorded among the land records of Howard County, Maryland.
- This subdivision is a resubdivision of Lots 9 of Wilkinson Acres, Plat No. 7389.
- denotes Forest Conservation Easement line.
- The Landscape edge shown is to be maintained by a community owned Homeowners Association unless otherwise noted. The articles of incorporation of the Towers Property Association, Identification No. 461134, has been accepted and approved by the state Department of Assessments and Taxation on JULY 18, 1996.
- Open Space Lot 5 to be dedicated to Howard County Department of Recreation and Parks.
- The existing dwelling located on Lot 6 is to remain.



LOCATION MAP

Scale: 1"=600'

AREA TABULATION

- Total number of lots to be recorded: 6
a) Buildable: 5
b) Open Space: 1
- Total area of lots to be recorded: 5.0128 Ac +/-
a) Buildable: 4.6634 AC +/-
b) Open Space: 0.3494 AC +/-
Credited: 0.3138 AC +/-
Non Credited: 0.0356 AC +/-
- Total area of road right-of-way to be recorded: 0.0000 AC +/-
- Total area of subdivision to be recorded: 5.0128 Ac +/-

This development 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 12 Dec. 96 on which date Developers Agreement 34-3573-D was filed and accepted.

The requirements of 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.

D. Wayne Weller 7/2/96
D. Wayne Weller Md. No. 10685 Date
Siegild B. Sloan 5/14/96
Siegild B. Sloan Date

OWNER'S

Robert G. Towers & Siegild B. Sloan
6837 Guilford Rd.
Clarksville, MD
21029

Note: The purpose of this plat is to resubdivide one (1) existing lot in conformance with the 10/18/93 Comprehensive Zoning Plan.

These plans for Public Water and Sewerage Systems have been approved by the Maryland Department of the Environment and these facilities will be available to all lots offered for sale.

Siegild B. Sloan 5/14/96
Siegild B. Sloan Date
Owner

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

John M. Boyd 12-26-96
John M. Boyd Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

Joseph A. Smith 12/31/96
Joseph A. Smith Director Date

Mark D. Dawson 12/24/96
Mark D. Dawson Chief, Development Engineering Division 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 James and Joan Lansinger to Robert G. Towers and Siegild B. Sloan by deed dated July 24th, 1990 and recorded in the Land Records of Howard County in Liber 2217, Folio 287, 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.



D. Wayne Weller 7/2/96
D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date

OWNER'S CERTIFICATE

We, Robert G. Towers and Siegild B. Sloan 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 erected on or over the said easements and right-of-ways.
Witness my hand this 14th day of May 1996.

Robert G. Towers
Robert G. Towers
Siegild B. Sloan
Siegild B. Sloan
Witness
Witness

RECORDED AS PLAT NUMBER 12551
ON 1-6-97 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

TOWERS PROPERTY

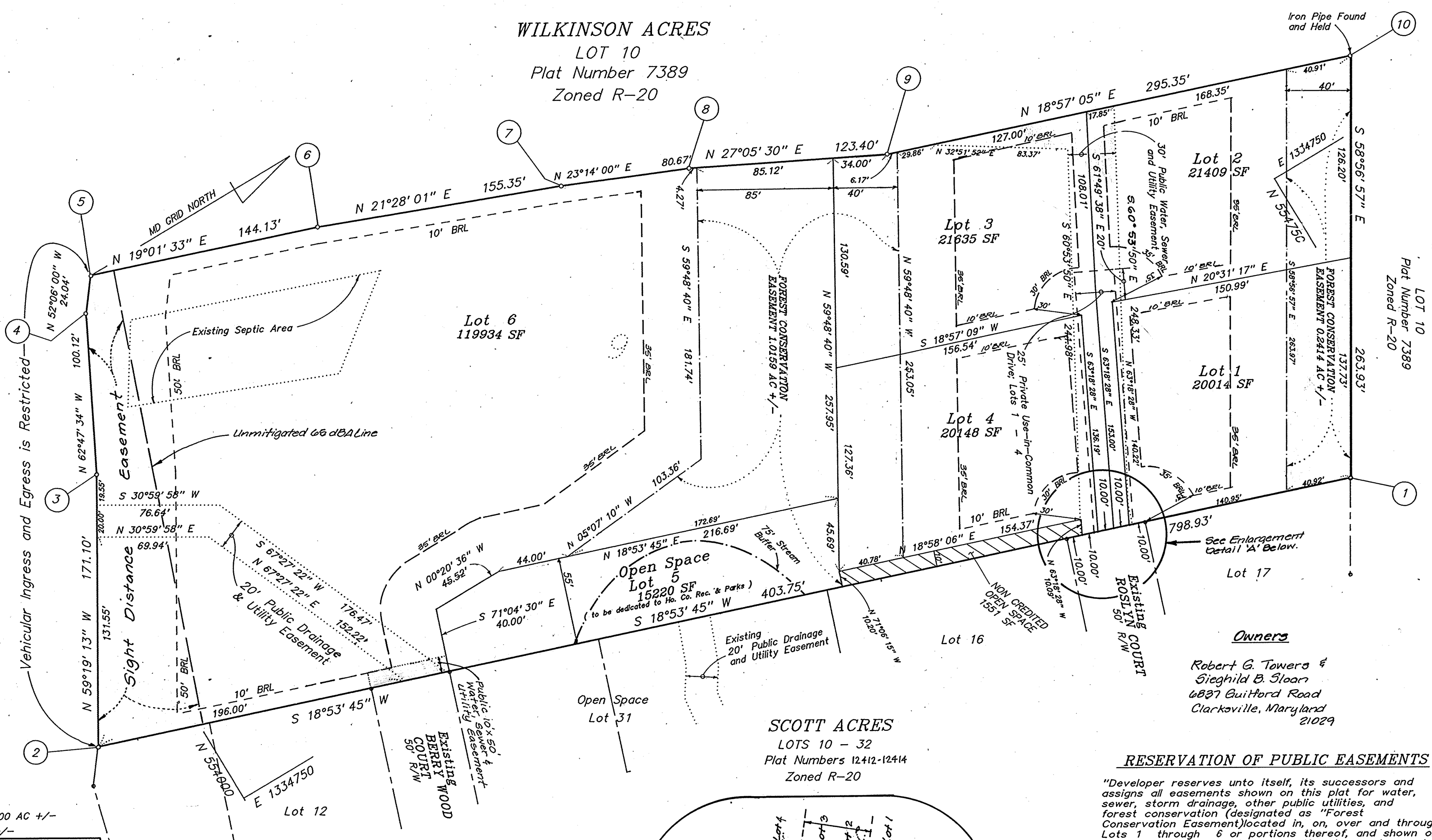
LOTS 1 - 6
A Resubdivision of "Wilkinson Acres" Lot 9
5th Election District Howard County, Maryland
Tax Map 35 P/O Parcel 354 SHEET 1 OF 2
Previous Submittals: F77-112; F87-162; SP96-05
WP96-113 Scale: As Shown

LDE, Inc.
9250 Rumsey Road, Suite 106
Columbia, Maryland 21045
Phone (410) 715-1070

E 1334250
N 55°40'00"

GUILFORD ROAD
(Maryland Route 32)
SRC Plat 52282

WILKINSON ACRES
LOT 10
Plat Number 7389
Zoned R-20



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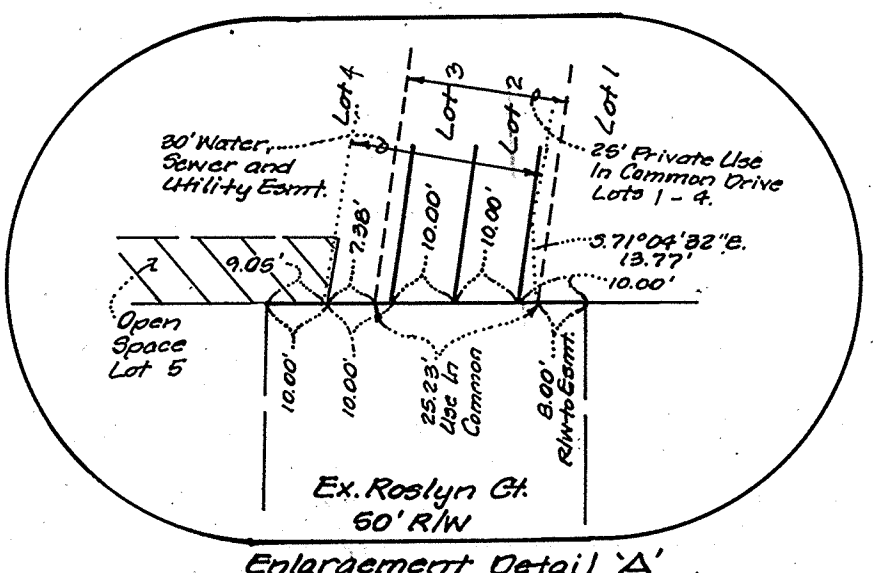
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[Signature] Sieghild B. Sloan
Owner
5/14/96

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[Signature] D. Wayne Weller
D. Wayne Weller, No. 10685
7/2/96
[Signature] Sieghild B. Sloan
5/14/96



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[Signature] D. Wayne Weller
D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685
7/2/96

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- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair, and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and right-of-ways.

Witness my hand this 7 day of May 1996

[Signature] Robert G. Towers
[Signature] Sieghild B. Sloan
Witness

RECORDED AS PLAT NUMBER 12552
ON 1-6-97 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

TOWERS PROPERTY
LOTS 1 - 6

A Resubdivision of "Wilkinson Acres" Lot 9
5th Election District Howard County, Maryland
Tax Map 35 P/O Parcel 354 SHEET 2 OF 2
Previous Submittals: F77-112; F87-162; SP96-05
Scale: 1" = 50'

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