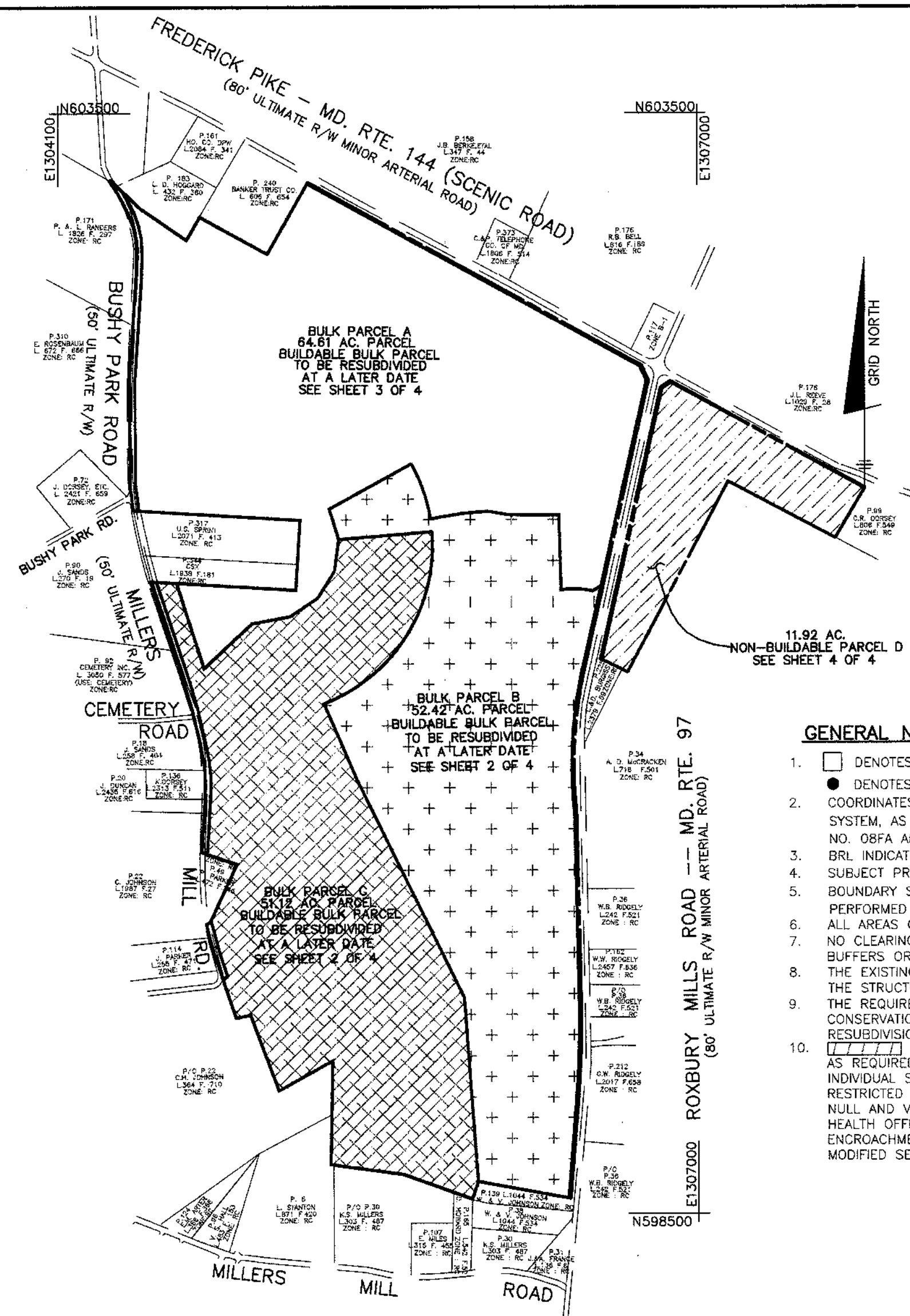
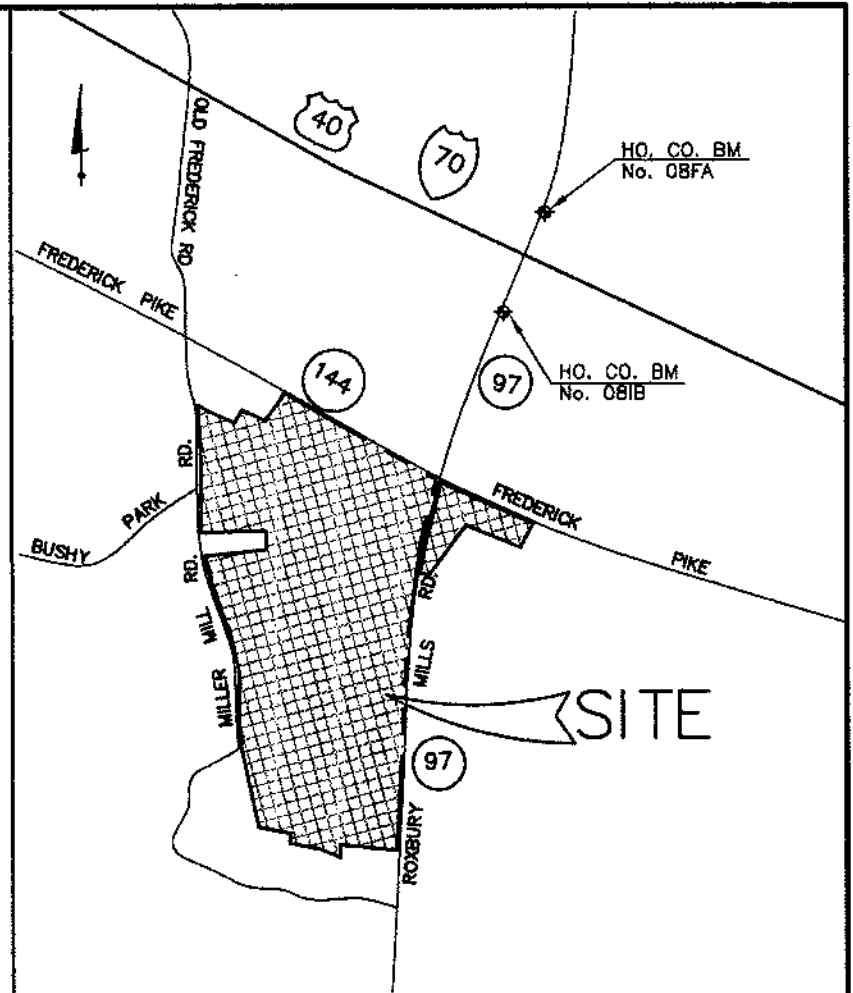


COORDINATE CHART (NAD83)					
No.	NORTH	EAST	No.	NORTH	EAST
91	603030.5063	1304743.0879	443	600387.5203	1304762.8252
102	603066.0877	1304478.8294	448	599795.9856	1304773.4251
103	603180.7666	1305230.1121	450	599680.5366	1304803.5863
104	602352.9264	1306737.1083	457	600450.9592	1304765.0657
105	602286.3497	1306767.8488	458	600500.9424	1304763.2664
106	601353.0177	1306559.8220	460	600550.7296	1304758.0719
121	601012.0779	1306483.8313	462	600646.2165	1304740.1501
131	600313.9420	1306439.1055	465	600792.7430	1304705.5528
132	599464.7594	1306458.7139	478	600923.8237	1304667.5398
133	599015.1989	1306445.4757	492	601807.5178	1304426.4583
134	598572.2106	1306410.0025	501	602982.0840	1304443.2740
135	599571.8053	1304840.6143	503	602929.7088	1304454.1552
136	599579.8645	1304864.2797	506	602849.2203	1304457.9551
137	599687.7553	1304827.5447	508	602768.0501	1304455.3339
138	599802.6002	1304797.5361	517	602283.9874	1304423.0291
139	599834.1731	1304788.4585	524	603041.0879	1304422.9568
140	600136.3237	1304771.8732	526	603094.0802	1304395.6734
141	600150.3731	1304773.4033	583	601373.7115	1304548.8633
142	600386.3177	1304787.7983	584	601697.1987	1304471.7060
143	600450.9677	1304790.0816	589	598679.7614	1305661.8277
144	600502.6912	1304788.2196	625	602882.1769	1305049.8699
145	600554.3386	1304782.8311	642	602925.7603	1304683.7060
146	600651.3976	1304764.6142	647	603068.1634	1304475.7989
147	600799.1010	1304729.7390	648	598725.4334	1305330.8389
148	600931.2636	1304691.4122	657	601653.8805	1305195.1905
149	601374.0244	1304543.7159	658	601335.5801	1305176.1392
150	601697.5808	1304465.3248	659	599196.6179	1305339.2752
151	601809.1562	1304451.4472	666	602355.5205	1306746.9250
152	602283.2440	1304448.0351	667	602284.2631	1306876.6416
153	602766.8139	1304480.3070	670	602287.4732	1306778.3446
154	602849.4066	1304482.9741	671	602254.8994	1306832.5567
155	602932.8605	1304479.0343	672	598570.4061	1306419.8900
156	602988.7230	1304467.4285	673	601699.1005	1304439.9431
157	603050.9303	1304446.0083	674	601375.6596	1304516.8162
158	603105.8445	1304417.7354	675	603197.7014	1304338.4842
159	603141.5053	1304398.0539	678	601570.9375	1307624.5935
160	601017.4904	1306567.0029	715	601799.3281	1307759.4149
161	602248.8033	1306841.4434	733	599464.9800	1306468.7115
162	602274.4556	1306879.9562	734	599014.4007	1306455.4438
163	601793.2971	1307755.8548	1007	599390.3565	1304902.4060
190	599817.6487	1304767.1967	1008	599404.5826	1304966.8546
191	599826.2561	1304784.7974	1109	599061.0348	1305096.6540
192	600090.4272	1304906.9601	1508	600314.5935	1306449.0931
193	600144.5869	1304747.6253	1509	601009.8255	1306493.5769
194	600139.4959	1304762.5366	1510	601350.8423	1306569.5825
313	598647.1992	1305999.1244	1532	601021.9644	1306557.7547
314	598567.6087	1305972.3836	1534	600961.8742	1306681.9667
430	603186.8596	1305233.5592	1535	601828.1745	1307138.8780
439	600152.4889	1304748.4859			



GENERAL NOTES

- DENOTES STONE OR CONCRETE MONUMENT.
- DENOTES IRON PIPE OR REBAR.
- COORDINATES SHOWN HEREON ARE BASED ON NAD '83, MARYLAND COORDINATE SYSTEM, AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 08FA AND 08IB.
- BRL INDICATES BUILDING RESTRICTION LINE.
- SUBJECT PROPERTY ZONED RC PER 10-18-93 COMPREHENSIVE ZONING.
- BOUNDARY SHOWN HEREON IS BASED ON FIELD RUN BOUNDARY SURVEY PERFORMED BY TSA GROUP, INC. ON OR ABOUT DECEMBER, 1994.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLAND BUFFERS OR STREAMBANK BUFFERS UNLESS A WAIVER HAS BEEN GRANTED.
- THE EXISTING STRUCTURES ON BULK PARCELS A AND B ARE TO REMAIN. THE STRUCTURES ON NON-BUILDABLE PARCEL D HAVE BEEN REMOVED.
- THE REQUIREMENTS OF THE HOWARD COUNTY LANDSCAPE MANUAL AND FOREST CONSERVATION PROGRAM WILL BE ADDRESSED IN CONJUNCTION WITH THE PROPOSED RESUBDIVISION OF THE BULK PARCELS A, B AND C AND NON-BUILDABLE PARCEL D.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENTS. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY.



BENCH MARKS (NAD83) HORIZONTAL

HO. CO. #08FA
STAMPED BRASS DISK SET ON
TOP OF CONCRETE BASE
N 607,115.698 E 1,311,061.325

HO. CO. #08IB
STAMPED BRASS DISK SET ON
TOP OF CONCRETE BASE
N 604,721.750 E 1,310,194.124

BENCH MARKS (NAD29) VERTICAL

HO. CO. #3633003 ELEV. 617.44'
CONCRETE MONUMENT 0.9' BELOW SURFACE

LEGEND

- ① INDICATES COORDINATE DESIGNATION
 - W4 INDICATES WETLAND LINE
 - FP38 INDICATES 100-YEAR FLOODPLAIN EASEMENT LINE
 - 585.8 INDICATES 100-YEAR FLOODPLAIN ELEVATION
 - Ⓢ INDICATES CURVE DESIGNATION
 - INDICATES VEHICULAR INGRESS AND EGRESS RESTRICTED
 - L7 INDICATES LINE
- THE REQUIREMENTS § 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.

Peter J. Dare March 6, 1997
DATE: _____
PETER J. DARE
MARYLAND PROPERTY LINE SURVEYOR #224

JAMES R. MOXLEY, JR.
NAME OF OWNER
James R. Moxley, Jr. 3/10/97
DATE: _____
SIGNATURE OF OWNER

THE PURPOSE OF THIS PLAT IS TO CREATE 4 BULK PARCELS FOR FUTURE CLUSTER SUBDIVISION.

TOTAL TABULATION THIS SUBMISSION

TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED	188.15 Ac.±
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	1
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	11.92 Ac.±
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.00 Ac.±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED	3.35 Ac.±
TOTAL GROSS AREA OF THIS PLAT TO BE RECORDED	183.42 Ac.±

PLAN
SCALE: 1"=500'

SURVEYOR
TSA GROUP INC.
8480 BALTIMORE NATIONAL PIKE, SUITE 418
ELLICOTT CITY, MARYLAND 21043
(410) 465-6105

OWNER
COOKSVILLE LIMITED PARTNERSHIP
P.O. BOX 417
ELLICOTT CITY, MARYLAND 21041
(410) 465-4244

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS.
Joyce M. Boyd MDA # 3-21-97
COUNTY HEALTH OFFICER ALM DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
John H. ... 3/26/97
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
John H. ... 3/26/97
DIRECTOR JH DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY MARIA N. BRADY, TRUSTEE OF THE AMALIA DEM. RIGGS REVOCABLE TRUST AGREEMENT TO COOKSVILLE LIMITED PARTNERSHIP, BY DEED DATED JANUARY 23, 1997 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3903 AT FOLIO 0258 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 NOW AMENDED.

Peter J. Dare March 6, 1997
DATE: _____
PETER J. DARE
MD. PROPERTY LINE SURVEYOR #224

OWNER'S DEDICATION

I, JAMES R. MOXLEY, JR., PRESIDENT OF SOC GROUP, GENERAL PARTNER OF COOKSVILLE LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH 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, 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 RIGHTS-OF-WAY, WITNESS MY HAND THIS 10th DAY OF MARCH 1997.

James R. Moxley, Jr. 3/10/97
DATE: _____
JAMES R. MOXLEY, JR., PRESIDENT
SOC GROUP, INC.

Christopher A. Malgou 3/10/97
DATE: _____
WITNESS

RECORDED AS PLAT *12686*
ON *3/10/97* AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

RIGGS MEADOW

BULK PARCELS A THRU C AND NON-BUILDABLE PARCEL D

S-95-11 WP-96-82 P-96-20 F-97-41

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP NO. 8 & 14 SCALE: 1"=500'
PARCEL NO. 96 DATE: JANUARY, 1997
BLOCK: 22 & 4 SHEET: 1 OF 4
ZONED: RC

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	400.00'	134.84'	68.07'	134.21'	S87°09'07"E	19°18'54"
C2	770.00'	265.74'	134.20'	264.42'	S19°02'14"E	19°46'26"
*C3	2044.70'	700.07'	353.49'	696.65'	S03°39'39"W	19°37'02"
*C4	2054.70'	702.99'	354.96'	699.57'	S03°39'56"W	19°36'11"
C5	4467.74'	449.96'	225.67'	450.77'	S01°41'12"W	05°47'00"
C6	4457.74'	449.96'	225.16'	449.76'	S01°41'12"W	05°47'00"
C7	770.00'	958.84'	552.76'	898.08'	N30°56'58"E	71°20'50"

* NOTE: BOTH C3 AND C4 ARE NON-TANGENT.

SURVEYOR

TSA GROUP INC.
8480 BALTIMORE NATIONAL PIKE, SUITE 418
ELLCOTT CITY, MARYLAND 21043
(410) 465-6105

OWNER

COOKVILLE LIMITED PARTNERSHIP
P.O. BOX 417
ELLCOTT CITY, MARYLAND 21041
(410) 465-4244

WETLAND LINE TABLE

LINE	DIRECTION	DISTANCE
W1	S30°53'21"W	88.44'
W2	S15°02'14"W	61.18'
W3	S15°22'42"E	31.21'
W4	S77°34'18"W	20.20'
W5	S86°03'45"W	45.58'
W6	S39°36'16"W	63.17'
W7	S11°32'58"E	45.61'
W8	S54°44'54"W	29.73'
W9	N17°59'19"E	15.43'
W10	N15°34'02"E	31.72'
W11	N00°00'20"E	30.20'
W12	N01°47'53"E	54.99'
W13	N32°19'13"W	65.32'
W14	N23°30'28"W	30.75'
W15	N81°32'25"E	60.95'
W16	N19°22'24"E	54.43'
W17	N07°36'58"E	64.42'
W18	N27°08'52"E	52.18'
W19	N10°40'50"W	67.33'
W20	N67°03'08"W	47.01'
W21	S82°56'06"W	38.77'
W22	N84°53'54"E	46.23'
W23	N09°18'52"E	51.10'
W24	S55°04'06"W	31.06'
W25	S53°48'02"W	17.25'
W26	N30°04'45"W	29.93'
W27	S50°29'31"W	70.42'
W28	N66°16'50"W	31.28'
W29	S65°57'45"W	68.65'
W30	N17°43'50"E	61.83'
W31	S72°38'35"E	25.83'
W32	S16°05'56"E	51.47'
W33	S17°24'11"W	50.58'
W34	S07°28'45"E	33.04'
W35	N14°30'52"E	155.18'
W36	S76°48'44"W	84.09'
W37	N69°11'26"W	104.81'
W38	S03°49'41"E	107.29'
W39	S23°36'43"W	76.88'
W40	N82°04'46"E	70.58'
W41	S66°22'01"E	136.73'

LINE TABLE

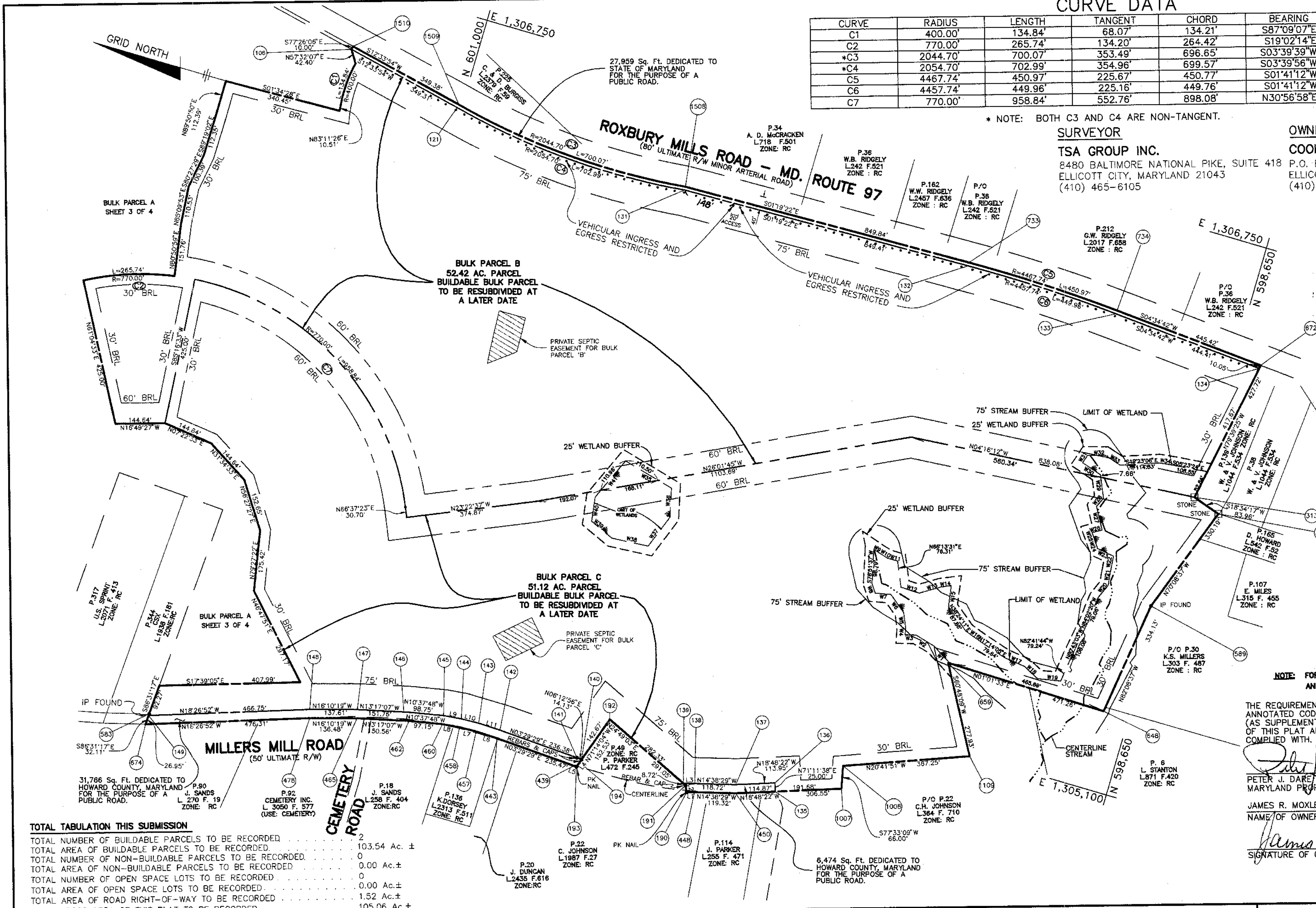
LINE	DIRECTION	DISTANCE
L1	N16°02'26"W	22.54'
L2	N63°56'23"E	19.59'
L3	N16°02'26"W	32.85'
L4	N71°08'57"W	15.76'
L5	N06°12'56"E	7.95'
L6	N02°01'22"E	63.48'
L7	N02°03'42"W	50.02'
L8	N05°57'23"W	50.05'
L9	N05°57'23"W	51.93'
L10	N02°03'42"W	51.76'
L11	N02°01'22"E	64.89'

NOTE: FOR GENERAL NOTES, COORDINATE TABLE, LEGEND AND BENCH MARK INFORMATION SEE SHEET 1 OF 4.

THE REQUIREMENTS § 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.

Peter J. Dare March 6, 1997
PETER J. DARE
MARYLAND PROPERTY LINE SURVEYOR #224

JAMES R. MOXLEY, JR.
NAME/OF OWNER
James R. Moxley, Jr. 3/10/97
SIGNATURE OF OWNER DATE:



TOTAL TABULATION THIS SUBMISSION

TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED	103.54 Ac. ±
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.00 Ac. ±
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.00 Ac. ±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED	1.52 Ac. ±
TOTAL GROSS AREA OF THIS PLAT TO BE RECORDED	105.06 Ac. ±

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS.

Joyce M. Boyd Moxley, Jr. 3-21-97
COUNTY HEALTH OFFICER DATE

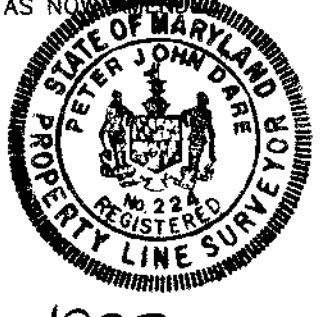
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad D. ... 3/25/97
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

James R. Moxley, Jr. 3/26/97
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY MARIA N. BRADY, TRUSTEE OF THE AMALIA DeM. RIGGS REVOCABLE TRUST AGREEMENT TO COOKVILLE LIMITED PARTNERSHIP, BY DEED DATED JANUARY 23, 1997 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3903 AT FOLIO 0258; 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 NOW AMENDED.



Peter J. Dare March 6, 1997
PETER J. DARE
MD. PROPERTY LINE SURVEYOR #224 DATE:

OWNER'S DEDICATION

I, JAMES R. MOXLEY, JR., PRESIDENT OF SDC GROUP, GENERAL PARTNER OF COOKVILLE LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH 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, 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 RIGHTS-OF-WAY, WITNESS MY HAND THIS 10th DAY OF March 1997.

James R. Moxley, Jr. 3/10/97
JAMES R. MOXLEY, JR., PRESIDENT DATE:
Christopher A. Malogari 3/10/97
WITNESS DATE:

RECORDED AS PLAT 12687 ON 3/21/97 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

RIGGS MEADOW
BULK PARCELS A THRU C AND NON-BUILDABLE PARCEL D

S-95-11 WP-96-82 P-96-20 F-97-41
4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP NO. 8 & 14 SCALE: 1"=200'
PARCEL NO. 96 DATE: JANUARY, 1997
BLOCK 22 & 4 SHEET: 2 OF 4
ZONED: RC

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	400.00'	134.84'	68.07'	134.21'	N87°09'07"W	19°18'54"
C2	770.00'	265.74'	134.20'	264.42'	N19°02'14"W	19°46'26"

OWNER
COOKSVILLE LIMITED PARTNERSHIP
 P.O. BOX 417
 ELLICOTT CITY, MARYLAND 21041
 (410) 465-4244

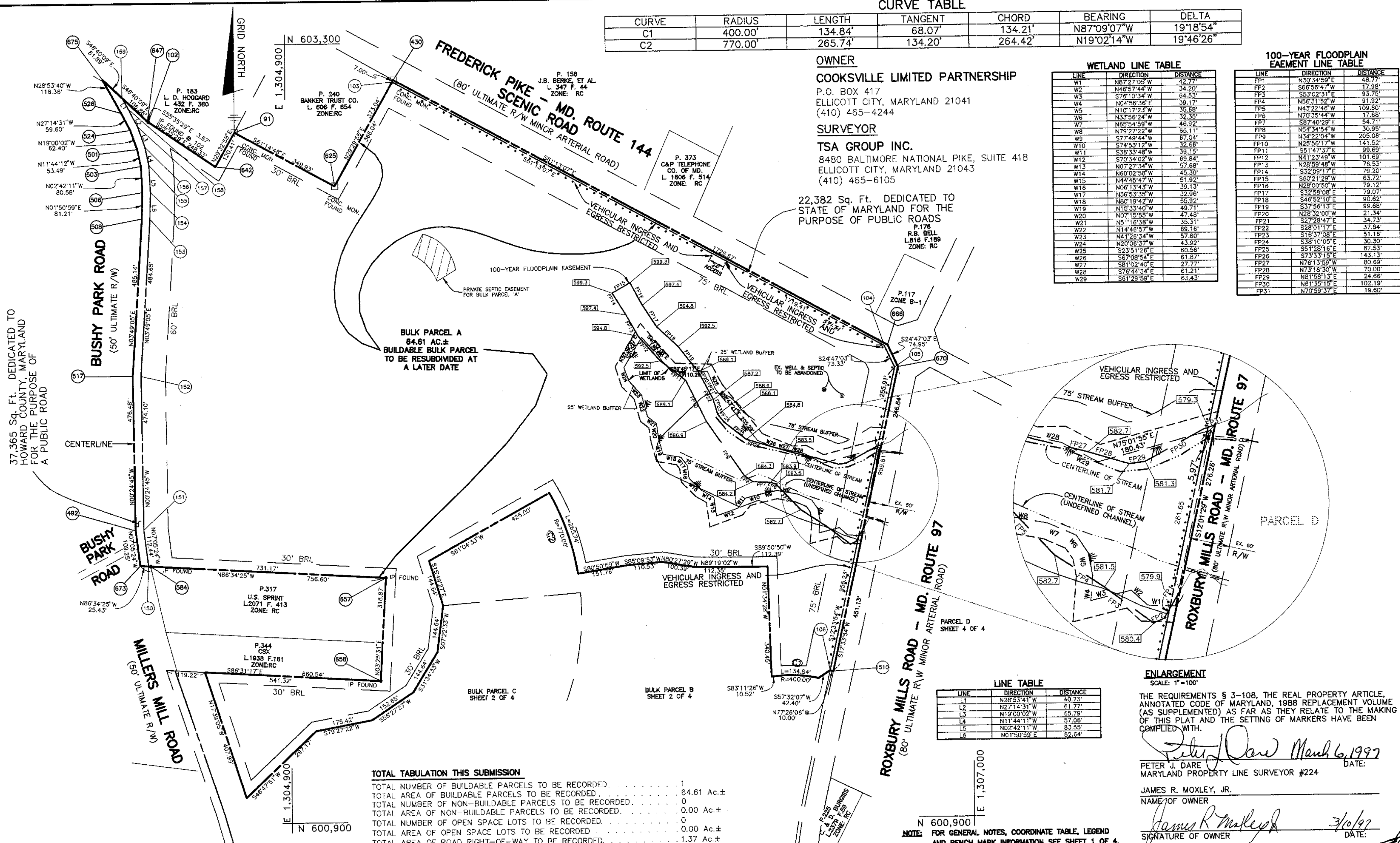
SURVEYOR
TSA GROUP INC.
 8480 BALTIMORE NATIONAL PIKE, SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 (410) 465-6105

WETLAND LINE TABLE

LINE	DIRECTION	DISTANCE
W1	N87°27'05"W	42.77'
W2	N46°57'44"W	34.20'
W3	S76°10'34"E	64.53'
W4	N04°55'36"E	39.17'
W5	N101°17'23"W	35.88'
W6	N33°56'24"W	32.35'
W7	N65°54'59"W	46.92'
W8	N79°27'22"W	85.11'
W9	S77°48'44"W	67.04'
W10	S74°53'12"W	32.66'
W11	S38°33'48"W	38.15'
W12	S70°34'02"W	69.84'
W13	N07°27'34"W	57.68'
W14	N60°02'56"W	45.30'
W15	N44°45'47"W	51.92'
W16	N06°13'43"W	39.13'
W17	N56°53'35"W	32.96'
W18	N80°19'42"W	55.92'
W19	N15°33'40"W	49.71'
W20	N07°15'55"W	47.48'
W21	N51°16'38"W	35.31'
W22	N14°48'57"W	69.16'
W23	N41°26'34"W	57.80'
W24	N20°08'37"W	43.92'
W25	S23°51'26"E	80.56'
W26	S67°08'54"E	61.87'
W27	S81°02'40"E	27.77'
W28	S76°44'34"E	61.21'
W29	S61°28'59"E	63.43'

100-YEAR FLOODPLAIN EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
FP1	N30°34'59"E	48.77'
FP2	S66°56'47"W	17.98'
FP3	S63°02'31"E	93.75'
FP4	N56°51'52"W	91.92'
FP5	N43°22'46"W	109.80'
FP6	N70°35'44"W	17.68'
FP7	S87°40'29"E	54.71'
FP8	N54°34'54"W	30.95'
FP9	N34°22'04"W	205.06'
FP10	N25°55'17"W	141.52'
FP11	S51°47'37"E	99.69'
FP12	N41°23'49"W	101.69'
FP13	N28°59'48"W	76.53'
FP14	S32°09'17"E	79.20'
FP15	S60°21'29"W	63.72'
FP16	N28°00'50"W	79.12'
FP17	S32°58'08"E	79.07'
FP18	S46°52'10"E	60.62'
FP19	S37°56'13"E	99.88'
FP20	N26°32'00"W	21.34'
FP21	S27°28'47"E	34.73'
FP22	S28°01'17"E	37.84'
FP23	S16°37'08"E	51.18'
FP24	S38°10'05"E	30.30'
FP25	S51°28'16"E	67.53'
FP26	S73°33'15"E	143.13'
FP27	N7°13'59"W	80.69'
FP28	N7°18'30"W	70.00'
FP29	N81°58'13"E	24.86'
FP30	N61°33'15"E	102.19'
FP31	N70°58'37"E	19.60'



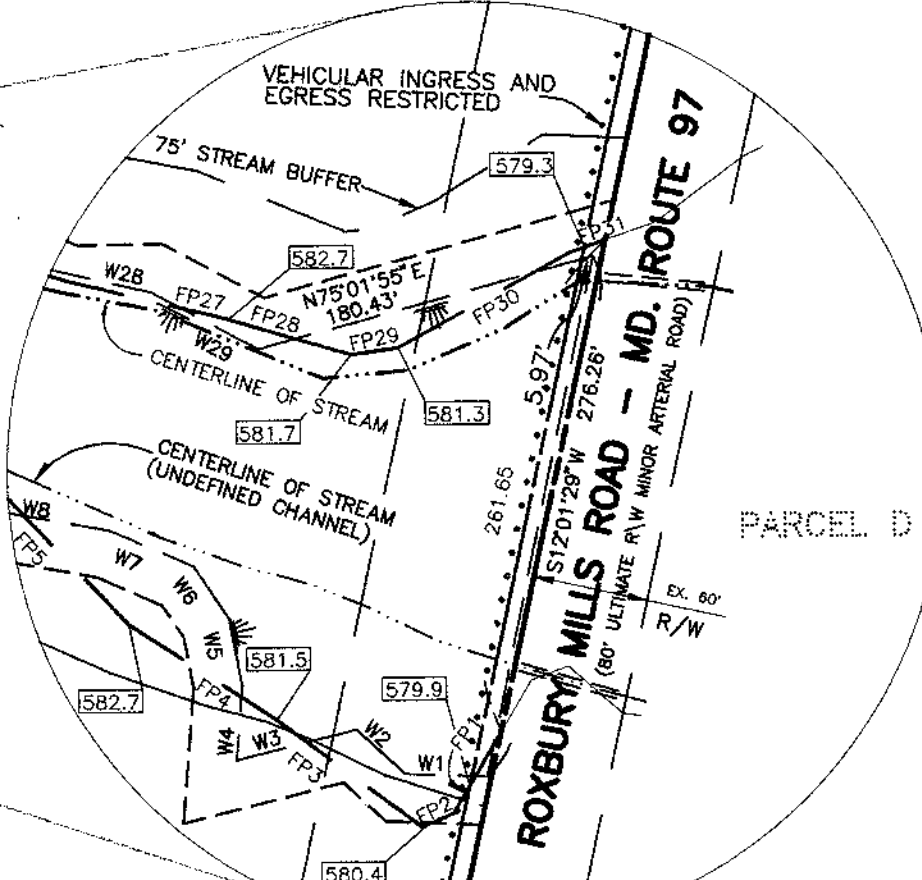
37,365 Sq. Ft. DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD

22,382 Sq. Ft. DEDICATED TO STATE OF MARYLAND FOR THE PURPOSE OF PUBLIC ROADS

BULK PARCEL A
 64.61 AC.±
 BUILDABLE BULK PARCEL TO BE RESUBDIVIDED AT A LATER DATE

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N28°53'41"W	40.73'
L2	N27°14'31"W	61.77'
L3	N19°00'02"W	65.79'
L4	N11°44'11"W	57.86'
L5	N02°42'11"W	83.55'
L6	N01°50'59"E	82.64'



ENLARGEMENT
 SCALE: 1"=100'

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1989 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Peter J. Dare March 6, 1997
 PETER J. DARE
 MARYLAND PROPERTY LINE SURVEYOR #224
 DATE:

James R. Moxley, Jr. 3/10/97
 JAMES R. MOXLEY, JR.
 NAME OF OWNER
 SIGNATURE OF OWNER
 DATE:

TOTAL TABULATION THIS SUBMISSION

TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED.	1
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED.	64.61 Ac.±
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED.	0
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED.	0.00 Ac.±
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.	0
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.	0.00 Ac.±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED.	1.37 Ac.±
TOTAL GROSS AREA OF THIS PLAT TO BE RECORDED.	65.98 Ac.±

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS.

James M. Boyd March 3-21-97
 COUNTY HEALTH OFFICER
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

John S. Butler 3/25/97
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

James S. Butler 3/26/97
 DIRECTOR
 DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY MARIA N. BRADY, TRUSTEE OF THE AMALIA DeM. RIGGS REVOCABLE TRUST AGREEMENT TO COOKSVILLE LIMITED PARTNERSHIP, BY DEED DATED JANUARY 23, 1997 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3903 AT FOLIO 0258 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 NOW AMENDED.

Peter J. Dare March 6, 1997
 PETER J. DARE
 MD. PROPERTY LINE SURVEYOR #224
 DATE:

OWNER'S DEDICATION

I, JAMES R. MOXLEY, JR., PRESIDENT OF SDC GROUP, GENERAL PARTNER OF COOKSVILLE LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH 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, 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 MY HAND THIS 10th DAY OF MARCH 1997.

James R. Moxley, Jr. 3/10/97
 JAMES R. MOXLEY, JR., PRESIDENT
 SDC GROUP, INC.
 DATE:

Christopher A. Malagani 3/10/97
 WITNESS
 DATE:

RECORDED AS PLAT 12688 ON 3/21/97 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

RIGGS MEADOW
 BULK PARCELS A THRU C AND NON-BUILDABLE PARCEL D

S-95-11 WP-96-82 P-96-20 F-97-41

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP NO. 8 & 14
 PARCEL NO. 96
 BLOCK 22 & 4
 ZONED: RC

SCALE: 1"=200'
 DATE: JANUARY, 1997
 SHEET: 3 OF 4

100-YEAR FLOODPLAIN EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
FP1	N78°35'30"W	30.81'
FP2	N74°51'37"W	44.67'
FP3	N39°27'08"W	164.77'
FP4	N57°33'04"W	155.04'
FP5	N79°57'25"W	108.43'
FP6	N67°21'20"W	57.21'
FP7	N80°23'08"W	35.86'
FP8	S73°33'00"W	72.34'
FP9	S68°28'43"W	247.33'
FP10	N78°41'08"E	36.99'
FP11	S88°38'02"W	48.56'
FP12	S87°28'59"E	38.48'
FP13	N63°42'22"E	57.35'
FP14	N88°42'38"E	161.76'
FP15	N85°29'18"W	31.14'
FP16	S77°44'29"E	73.08'
FP17	S18°27'33"W	23.22'
FP18	N40°57'57"W	114.75'
FP19	N47°45'00"W	164.65'
FP20	S59°22'14"E	145.29'

WETLAND LINE TABLE

LINE	DIRECTION	DISTANCE
W1	S52°04'02"E	76.24'
W2	S67°35'12"E	50.41'
W3	S81°44'37"E	30.72'
W4	N67°00'31"W	25.07'
W5	N25°56'38"W	25.23'
W6	S06°05'02"W	27.52'
W7	S05°16'07"W	57.87'
W8	N52°23'54"W	13.43'
W9	N81°42'09"W	36.71'
W10	N84°30'05"W	41.43'

BULK PARCEL A
SHEET 3 OF 4

20,143 Sq. Ft. TO BE DEDICATED
TO THE STATE OF MARYLAND
FOR THE PURPOSE OF PUBLIC ROADS

BULK PARCEL B
SHEET 2 OF 4

11.92 Ac.±
NON-BUILDABLE
PARCEL D

P. 34
A. D. MCCrackEN
L. 718 F. 501
ZONED: RC

NOTE: FOR GENERAL NOTES, COORDINATE TABLE, LEGEND
AND BENCH MARK INFORMATION SEE SHEET 1 OF 4.

THE REQUIREMENTS § 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.

Peter J. Dare
PETER J. DARE
MARYLAND PROPERTY LINE SURVEYOR #224
DATE: 3/10/97

James R. Moxley, Jr.
JAMES R. MOXLEY, JR.
NAME OF OWNER
DATE: 3/10/97

TOTAL TABULATION THIS SUBMISSION

TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED	0.00 Ac. ±
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	1
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	11.92 Ac. ±
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.00 Ac. ±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED	0.46 Ac. ±
TOTAL GROSS AREA OF THIS PLAT TO BE RECORDED	12.38 Ac. ±

SURVEYOR

TSA GROUP INC.
8480 BALTIMORE NATIONAL PIKE, SUITE 418
ELLCOTT CITY, MARYLAND 21043
(410) 465-6105

OWNER

COOKVILLE LIMITED PARTNERSHIP
P.O. BOX 417
ELLCOTT CITY, MARYLAND 21041
(410) 465-4244

P. 99
C.R. DORSEY
L. 806 F. 549
ZONED: RC

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS.

James M. Boyd
JAMES M. BOYD, M.D., F.S.
COUNTY HEALTH OFFICER ALM DATE: 3-21-97

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

John J. Rutter
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 3/25/97

John J. Rutter
DIRECTOR DATE: 3/26/97

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY MARIA N. BRADY, TRUSTEE OF THE AMALIA Dem. RIGGS REVOCABLE TRUST AGREEMENT TO COOKVILLE LIMITED PARTNERSHIP, BY DEED DATED JANUARY 23, 1997 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3903 AT FOLIO 0258 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 NOW AMENDED.



Peter J. Dare
PETER J. DARE
MD. PROPERTY LINE SURVEYOR #224
DATE: 3/10/97

OWNER'S DEDICATION

I, JAMES R. MOXLEY, JR., PRESIDENT OF SDC GROUP, GENERAL PARTNER OF COOKVILLE LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH 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, 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 RIGHTS-OF-WAY, WITNESS MY HAND THIS 10th DAY OF MARCH 1997.

James R. Moxley, Jr.
JAMES R. MOXLEY, JR., PRESIDENT DATE: 3/10/97
Christopher A. Malagari
CHRISTOPHER A. MALAGARI, WITNESS DATE: 3/10/97

RECORDED AS PLAT 12689
ON 3/10/97 AMONG THE LAND
RECORDS OF HOWARD COUNTY, MARYLAND.

RIGGS MEADOW
BULK PARCELS A THRU C
AND NON-BUILDABLE PARCEL D

S-95-11 WP-96-82 P-96-20 F-97-41

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP NO. 8 & 14 SCALE: 1"=100'
PARCEL NO. 96 DATE: JANUARY, 1997
BLOCK 22 & 4 SHEET: 4 OF 4
ZONED: RC