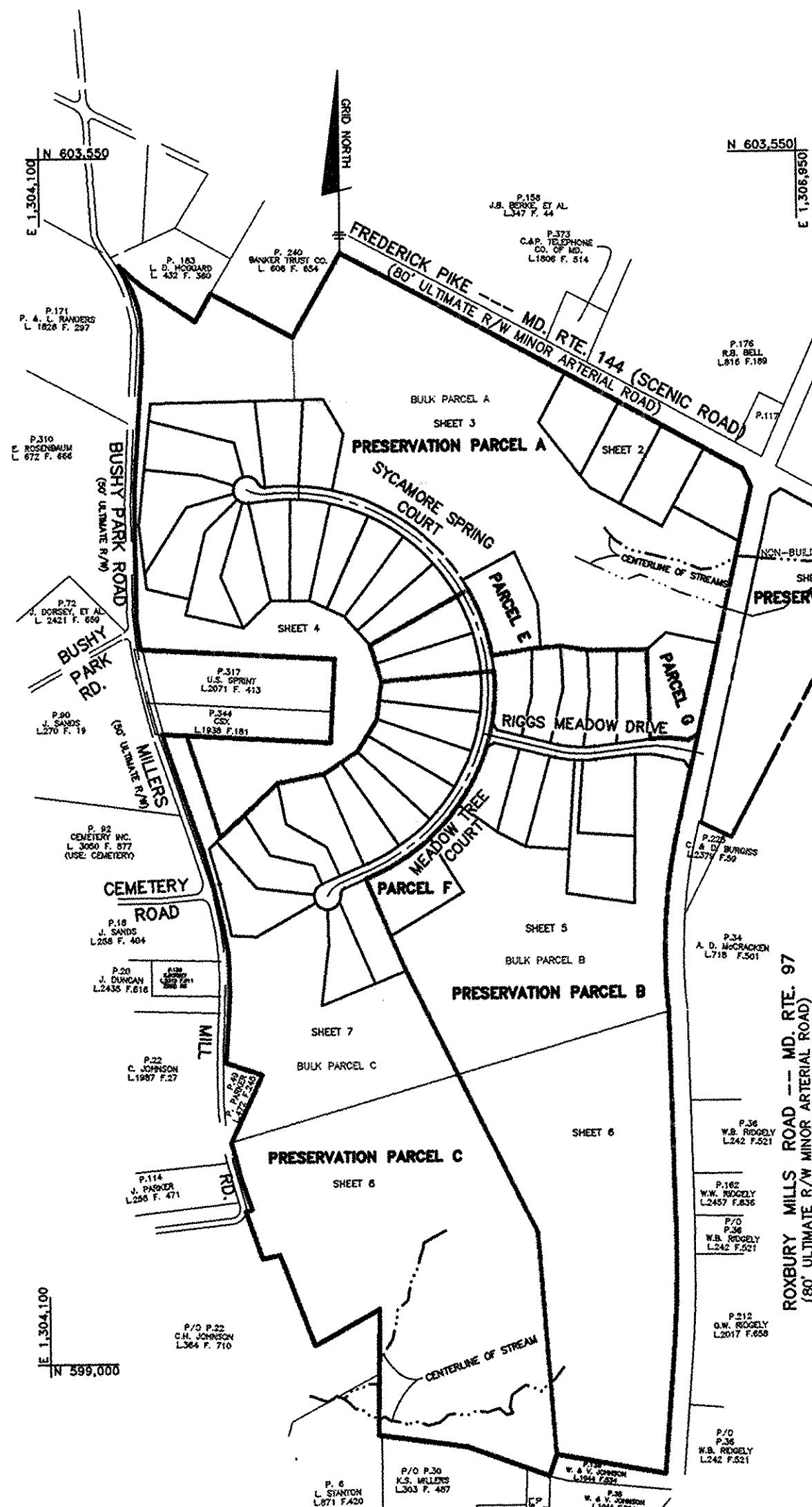


**GENERAL NOTES**

- DENOTES 4" X 4" X 4" CONCRETE MONUMENT TO BE SET.
  - DENOTES 3/8" X 30" PIPE OR STEEL MARKER TO BE SET.
  - DENOTES STONE FOUND.
  - DENOTES IRON PIPE FOUND.
- COORDINATES SHOWN HEREON ARE BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 08FA AND NO. 08IB.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT DECEMBER, 1994, BY TSA GROUP, INC.
- SUBJECT PROPERTY ZONED RC PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- BRL INDICATES BUILDING RESTRICTION LINE.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- ALL STRUCTURES THAT EXIST ON PRESERVATION PARCELS A AND B AND LOTS 1-4 HAVE BEEN RAISED UNDER THE ROAD PLAN (F-97-4).
- 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 ENCROACHMENT INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLAND, WETLAND BUFFER OR STREAM BANK BUFFER OR FOREST CONSERVATION AREAS.
- A TREE MAINTENANCE EASEMENT RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAT OF SUBDIVISION IS RESERVED UPON SOME LOTS FRONTING ON THE SAID PUBLIC ROAD RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY-OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS. NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12'(16' SERVING MORE THAN ONE RESIDENCE).
  - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING.
  - GEOMETRY - MAX 15% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' 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.
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- PRESERVATION PARCELS B AND C ARE ENCUMBERED WITH AN EASEMENT AGREEMENT WITH THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM. THIS EASEMENT AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE OWNER AND ENUMERATES THE USES PERMITTED ON THIS PROPERTY.
- THIS PLAT IS SUBJECT TO THE FOLLOWING DEPT. OF PLANNING AND ZONING FILE NUMBERS: S-95-1B, WP-96-82, P-96-20 AND F-97-40.
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH ANY PARCEL ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS OR PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS OR PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER THE 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 EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
- THE FOREST CONSERVATION EASEMENTS HAVE 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 AREAS; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THE DEVELOPER RESERVES UNTO ITSELF, THE SUCCESSORS AND ASSIGNS, THE FOREST CONSERVATION EASEMENTS LOCATED IN, ON, OVER AND THROUGH PARCELS A, B, C, AND D OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE AFORESAID PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER A DEED OF FOREST CONSERVATION EASEMENT TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREAS. UPON COMPLETION OF DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENT AND RECORD THE DEED OF FOREST CONSERVATION EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- §§§§ INDICATES 100 YEAR FLOODPLAIN ELEVATIONS. A PORTION OF THE FLOODPLAIN\*
- CONSULT THE ROAD CONSTRUCTION PLANS FOR DETAILS CONCERNING THE CONSTRUCTION OF ROADS, STREET TREES, STORMWATER MANAGEMENT PONDS, POND LANDSCAPING, AND PERIMETER LANDSCAPING.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- 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 LINE ONLY AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- WAIVER PETITION (WP-96-82) WAS APPROVED BY THE HOWARD COUNTY PLANNING DIRECTOR ON APRIL 9, 1996 FROM SECTION 16.119(1) AND 2) TO ALLOW ACCESS TO AN ARTERIAL ROAD BY A MINOR COLLECTOR OR LESSER CLASSIFIED ROAD AND TO ALLOW DIRECT ACCESS TO AN ARTERIAL ROAD BY A RESIDENTIAL DRIVEWAY.
- AS SHOWN ON PARCEL 'D' WAS TAKEN FROM THE FEMA MAP, THE APPROVED FLOODPLAIN X-SECTIONS WERE TAKEN FROM HOWARD COUNTY 200 SCALE AERIAL PHOTO MAPS.

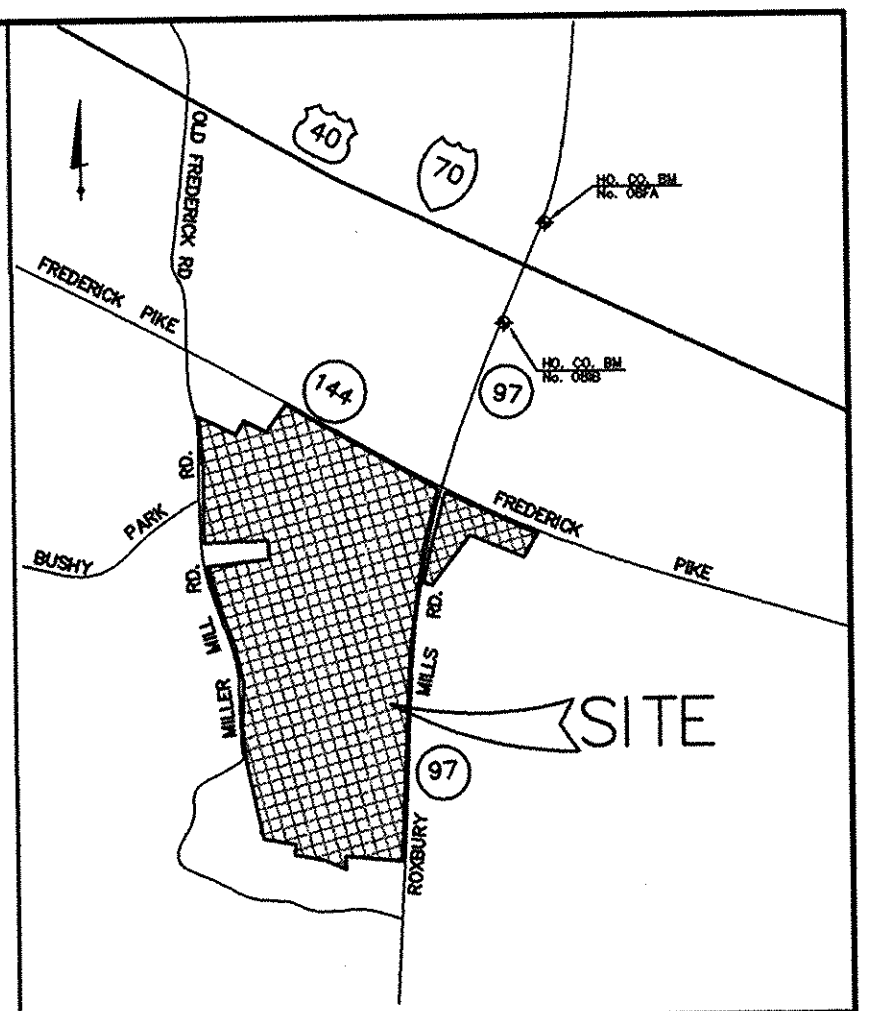


**TOTAL TABULATION THIS SUBMISSION**

TOTAL NUMBER OF CLUSTER LOTS TO BE RECORDED	42
TOTAL AREA OF CLUSTER LOTS TO BE RECORDED	46.42 Ac.±
TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED	112.25 Ac.±
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	4
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	17.38 Ac.±
TOTAL AREA OF 100-YEAR FLOODPLAIN AND 25% STEEP SLOPES TO BE RECORDED	7.02 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.00 Ac.±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED	4.02 Ac.±
TOTAL GROSS AREA OF THIS PLAT TO BE RECORDED	180.07 Ac.±

**COORDINATE CHART (NAD83)**

No.	NORTH	EAST	No.	NORTH	EAST
91	603030.5063	1304743.0879	146	600651.3976	1304764.6142
102	603066.0877	1304478.8294	147	600799.1010	1304729.7390
103	603180.7666	1305230.1121	148	600931.2636	1304691.4122
104	602352.9264	1306737.1083	149	601374.0244	1304543.7159
105	602286.3497	1306767.8488	150	601697.5808	1304465.3248
106	601353.0177	1306559.8220	151	601809.1562	1304451.4472
107	601330.2559	1306524.0445	152	602283.2440	1304448.0351
108	601336.9243	1306390.0025	153	602766.8139	1304480.3070
109	601310.4452	1306168.2572	154	602849.4066	1304482.9741
110	601319.0433	1306032.6563	155	602932.8605	1304479.0343
111	601376.4987	1305803.3359	156	602988.7230	1304467.4285
112	601405.0582	1305784.7859	157	603050.9303	1304446.0083
113	601310.8872	1305782.1233	158	603105.8445	1304417.7354
114	601327.7711	1305792.0892	159	603141.5053	1304398.0539
115	601270.5425	1306020.5036	160	601017.4904	1305657.0029
116	601260.7979	1306174.1857	161	602248.8033	1306841.4434
117	601276.3592	1306304.5009	162	602274.4556	1306879.9562
118	601270.2583	1306425.5854	163	601793.2971	1307755.8548
119	601252.1775	1306506.6172	192	600090.4272	1304906.9601
120	601216.3643	1306529.3639	313	598647.1992	1305999.1244
121	601012.0779	1306483.8313	314	598567.6087	1305972.3836
122	602303.0608	1304941.2248	589	598679.7614	1305661.8277
123	602317.0211	1304915.9577	625	602862.1769	1305049.8699
124	602245.5535	1304876.4727	642	602925.7603	1304683.7060
125	602253.3870	1304946.7497	647	603068.1634	1304475.7989
126	600876.8785	1305311.9919	648	598725.4334	1305330.8389
127	600802.0229	1305138.8206	657	601653.8805	1305195.1905
128	600759.5329	1305208.5446	658	601335.5801	1305176.1392
129	600784.1835	1305223.5653	659	599196.6179	1305339.2752
130	600803.9829	1305331.8310	678	601570.9375	1307624.5935
131	600313.9420	1306439.1055	1007	599390.3565	1304902.4060
132	599464.7594	1306458.7139	1008	599404.5826	1304966.8546
133	599015.1888	1306445.4749	1009	602079.5017	1306721.7452
134	598572.2106	1306410.0025	1010	602717.5607	1306073.3297
135	599571.8053	1304840.6143	1011	602258.7239	1305065.2242
136	599579.8645	1304864.2797	1012	601886.0049	1305856.4978
137	599687.7353	1304827.5447	1013	601910.1874	1305700.2608
138	599802.6002	1304797.5361	1014	601660.2258	1305786.5112
139	599834.1731	1304788.4585	1015	601335.6776	1306379.5618
140	600136.3237	1304771.8732	1016	602306.8508	1305067.9268
141	600150.3731	1304773.4033	1017	601601.1919	1305793.6940
142	600386.3177	1304787.7983	1018	601597.0740	1305743.8639
143	600450.9677	1304790.0816	1019	600818.8025	1305303.6528
144	600502.6912	1304788.2196	1534	600961.8742	1306681.9667
145	600554.3386	1304782.8311	1535	601828.1745	1307138.8780



**BENCH MARKS (NAD83) HORIZONTAL**

HO. CO. #08FA  
STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE  
N 607,113.698 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**
- EXISTING WELL
  - ① INDICATES COORDINATE DESIGNATION
  - W4 INDICATES WETLAND LINE
  - FP38 INDICATES 100-YEAR FLOODPLAIN EASEMENT LINE
  - INDICATES CURVE DESIGNATION
  - FC3 INDICATES FOREST CONSERVATION EASEMENT LINE
  - ... INDICATES VEHICULAR INGRESS AND EGRESS RESTRICTED

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* 11/26/96 DATE:  
PETER J. DARE  
MARYLAND PROPERTY LINE SURVEYOR #224

*James R. Moxley, Jr.* 11/26/96 DATE:  
JAMES R. MOXLEY, JR.  
PRESIDENT OF SDC GROUP, INC.

THE PURPOSE OF THIS PLAT IS TO CREATE 42 (FORTY-TWO) SINGLE FAMILY LOTS, 3 (THREE) BUILDABLE PRESERVATION PARCELS, 4 NON-BUILDABLE PRESERVATION PARCELS AND TO EXTINGUISH, PERMANENTLY, THE RIGHT TO SUBDIVIDE THE LANDS COVERED BY THE PRESERVATION EASEMENTS SHOWN HEREON.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS FOR LOTS 5-42 AND PRESERVATION PARCELS A-C AND PRIVATE WATER AND PUBLIC SHARED SEPTIC SYSTEM FOR LOTS 1-4

*James M. Boydland* 8/18/97 DATE  
COUNTY HEALTH OFFICER AEM

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*William D. ...* 11/21/97 DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*James S. ...* 11/15/97 DATE  
DIRECTOR

**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 PART OF THE LAND CONVEYED BY MARIA N. BRADY, COOKSVILLE LIMITED PARTNERSHIP, BY DEED DATED JANUARY 23, 1997 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3923 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.

\* TRUSTEE OF THE AMALIA D.M. RIGGS REVOCABLE TRUST AGREEMENT, TO

*Peter J. Dare* 11/26/96 DATE:  
PETER J. DARE  
MD. PROPERTY LINE SURVEYOR #224

**OWNER'S DEDICATION**

I, JAMES R. MOXLEY, JR., PRESIDENT OF SDC GROUP, INC., 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 26th DAY OF NOVEMBER, 1996.

\*GENERAL PARTNER OF COOKSVILLE LIMITED PARTNERSHIP,

*James R. Moxley, Jr.* 11/26/96 DATE:  
JAMES R. MOXLEY, JR., PRESIDENT  
SDC GROUP, INC.

*Christopher A. Moxley, Jr.* 11/26/96 DATE:  
WITNESS

RECORDED AS PLAT 12957 ON 11-10-97 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**RIGGS MEADOW**

RESUBDIVISION OF BULK PARCELS A - C AND NON-BUILDABLE PARCEL D AS SHOWN ON PLAT Nos. 12686-12689

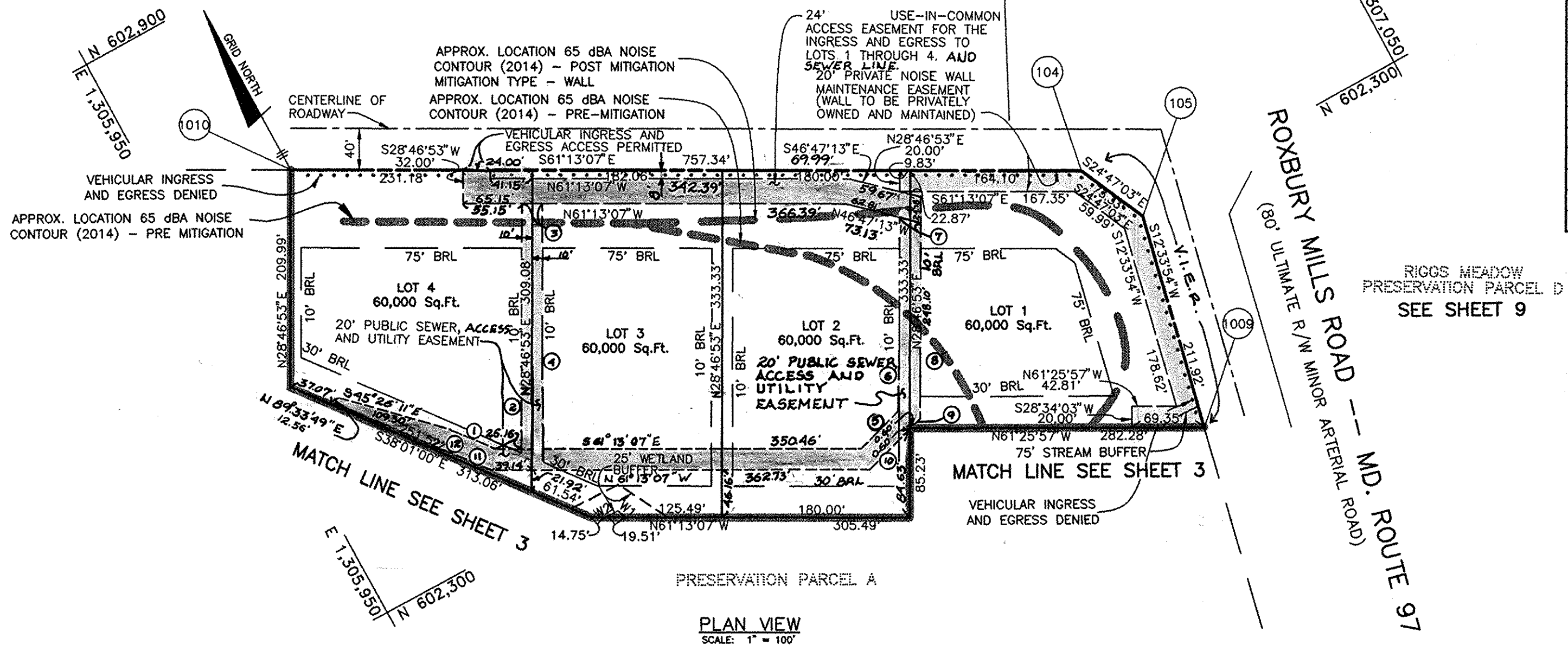
LOTS 1-42 AND PRESERVATION PARCELS A THRU G

S-95-15 WP-96-82 P-96-20 F-97-40

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP NO. 8 & 14 SCALE: 1"=500'  
PARCEL NO. 96 DATE: NOVEMBER, 1996  
BLOCK 22 & 4 SHEET: 1 OF 9  
ZONED: RC

P.176  
R.B. BELL  
L816 F.189

FREDERICK PIKE -- MD. RTE. 144 (SCENIC ROAD)  
(80' ULTIMATE R/W MINOR ARTERIAL ROAD)



EASEMENT LINE TABLE		
LINE No	BEARING	DISTANCE
1	S38°43'07"E	49.58'
2	N28°46'53"E	235.17'
3	S61°13'07"E	20.00'
4	S28°46'53"W	235.17'
5	N73°46'53"E	51.98'
6	N28°46'53"E	185.33'
7	S46°47'13"E	10.32'
8	S28°46'53"W	188.47'
9	S73°46'53"W	13.30'
10	S73°46'53"W	54.40'
11	N38°43'07"W	52.39'
12	N45°26'11"W	31.62'

RIGGS MEADOW PRESERVATION PARCEL D  
SEE SHEET 9

WETLAND LINE TABLE		
LINE	DIRECTION	DISTANCE
W1	S23°51'26"E	10.21'
W2	S89°45'17"E	12.97'

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* 11/26/96  
DATE:  
PETER J. DARE  
MARYLAND PROPERTY LINE SURVEYOR #224

JAMES R. MOXLEY, JR.  
PRESIDENT OF SDC GROUP, INC.

*James R. Moxley Jr.* 11/26/96  
DATE:  
SIGNATURE OF OWNER

TOTAL TABULATION THIS SUBMISSION	
TOTAL NUMBER OF BUILDABLE LOTS AND PARCELS TO BE RECORDED	4
TOTAL AREA OF BUILDABLE LOTS AND PARCELS TO BE RECORDED	5.51 Ac.±
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.00 Ac.±
TOTAL AREA OF 100-YEAR FLOODPLAIN AND 25% OR GREATER SLOPES	0.42 Ac.±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED	0.00 Ac.±
TOTAL GROSS AREA OF THIS PLAT TO BE RECORDED	5.51 Ac.±

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

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

FOR COORDINATE TABLE, LEGEND, GENERAL NOTES AND BENCH MARK INFORMATION SEE SHEET 1 OF 9.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS FOR LOTS 5-42 AND PRESERVATION PARCELS A-C AND PRIVATE WATER AND PUBLIC SHARED SEPTIC SYSTEM FOR LOTS 1-4  
*James M. Boyd* 8/18/97  
COUNTY HEALTH OFFICER ALM DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*William D. ...* 8/21/97  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*James S. ...* 11/5/97  
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 PART OF THE LAND CONVEYED BY MARIA J. BRADY, 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.

\* TRUSTEE OF THE AMALIA DeM. RIGGS REVOCABLE TRUST AGREEMENT,  
*Peter J. Dare* 11/26/96  
DATE:  
PETER J. DARE  
MD. PROPERTY LINE SURVEYOR #224



OWNER'S DEDICATION  
I, JAMES R. MOXLEY, JR., PRESIDENT OF SDC GROUP, INC., 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 26th DAY OF NOVEMBER 1996.

\* GENERAL PARTNER OF COOKSVILLE LIMITED PARTNERSHIP,  
*James R. Moxley Jr.* 11/26/96  
DATE:  
JAMES R. MOXLEY, JR., PRESIDENT  
SDC GROUP, INC.  
*Christopher A. Malaganis* 11/26/96  
DATE:  
WITNESS

RECORDED AS PLAT 12958  
ON 11-10-97 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

RIGGS MEADOW  
RESUBDIVISION OF BULK PARCELS A - C AND NON-BUILDABLE PARCEL D AS SHOWN ON PLAT Nos. 12686-12689  
LOTS 1-42 AND PRESERVATION PARCELS A THRU G  
S-95-15 WP-96-82 P-96-20 F-97-40  
4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP NO. 8 & 14 SCALE: 1"=100'  
PARCEL NO. 96 DATE: NOVEMBER, 1996  
BLOCK 22 & 4 SHEET: 2 OF 9  
ZONED: RC



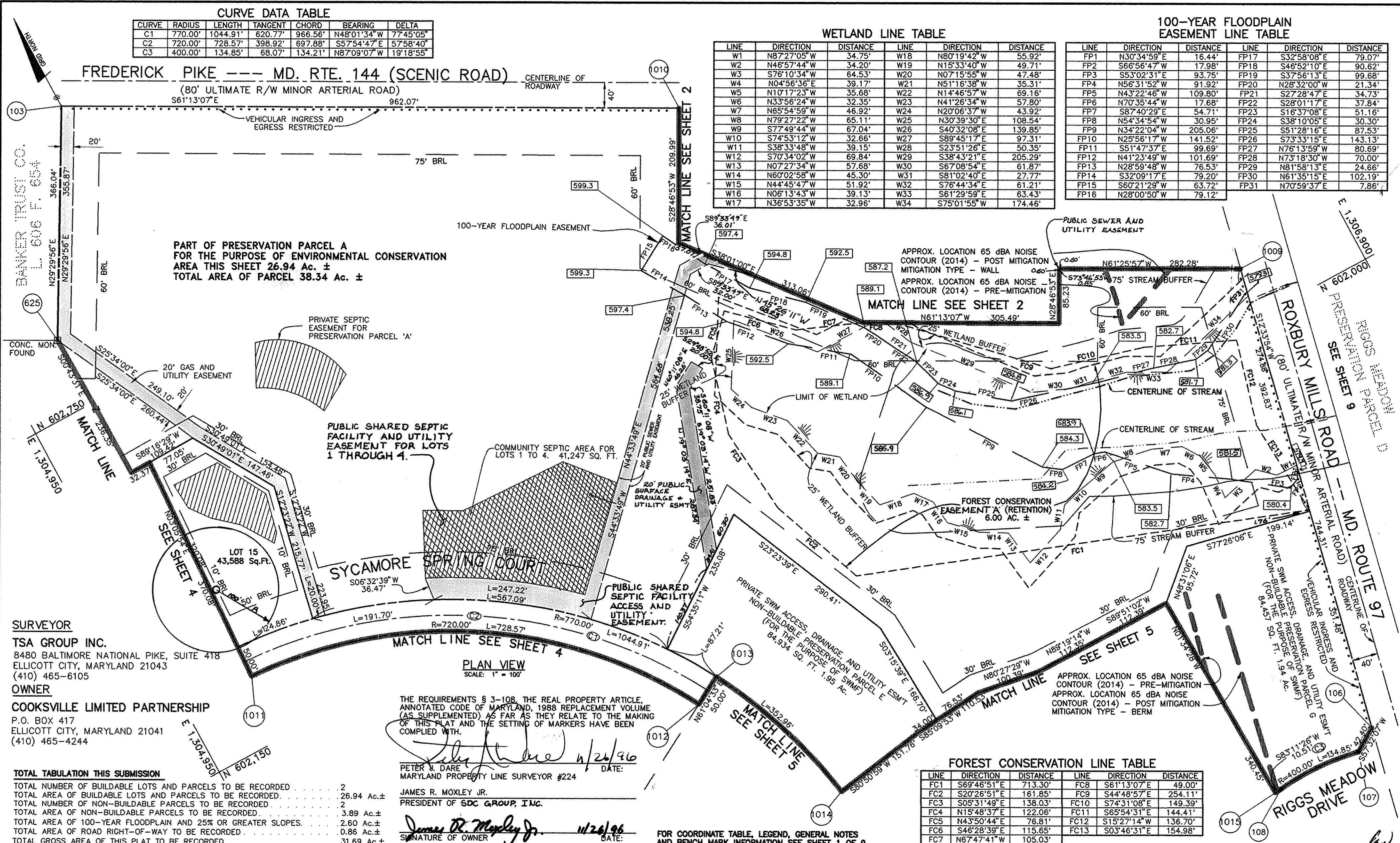
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	770.00'	1044.91'	620.77'	966.56'	N48°01'34"W	77°45'05"
C2	720.00'	728.57'	398.92'	697.88'	S57°54'47"E	57°58'40"
C3	400.00'	134.85'	68.07'	134.21'	N87°09'07"W	19°18'55"

WETLAND LINE TABLE

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
W1	N87°27'05"W	34.75'	W18	N80°19'42"W	55.92'
W2	N46°57'44"W	34.20'	W19	N15°33'40"W	49.71'
W3	S76°10'34"W	64.53'	W20	N07°15'55"W	47.48'
W4	N04°56'36"E	39.17'	W21	N51°16'38"W	35.31'
W5	N10°17'23"W	35.68'	W22	N14°46'57"W	69.16'
W6	N33°56'24"W	32.35'	W23	N41°28'34"W	57.80'
W7	N65°54'59"W	46.92'	W24	N20°08'37"W	43.92'
W8	N79°27'22"W	65.11'	W25	N30°39'30"E	108.54'
W9	S77°49'44"W	67.04'	W26	S40°32'08"E	139.85'
W10	S74°53'12"W	32.66'	W27	S89°45'17"E	97.31'
W11	S38°33'48"W	39.15'	W28	S23°51'26"E	50.35'
W12	S70°34'02"W	69.84'	W29	S38°43'21"E	205.29'
W13	N07°27'34"W	57.68'	W30	S67°08'54"E	61.87'
W14	N60°02'58"W	45.30'	W31	S81°02'40"E	27.77'
W15	N44°45'47"W	51.92'	W32	S76°44'34"E	61.21'
W16	N06°13'43"W	39.13'	W33	S61°29'59"E	63.43'
W17	N36°53'35"W	32.96'	W34	S75°01'55"W	174.46'

100-YEAR FLOODPLAIN EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
FP1	N30°34'59"E	16.44'	FP17	S32°58'08"E	79.07'
FP2	S66°56'47"W	17.98'	FP18	S46°52'10"E	90.62'
FP3	S53°02'31"E	93.75'	FP19	S37°56'13"E	99.68'
FP4	N56°31'52"W	91.92'	FP20	N28°32'00"W	21.34'
FP5	N43°22'46"W	109.80'	FP21	S27°28'47"E	34.73'
FP6	N70°35'44"W	17.68'	FP22	S28°01'17"E	37.84'
FP7	S87°40'29"E	54.71'	FP23	S18°37'08"E	51.16'
FP8	N54°34'54"W	30.95'	FP24	S38°10'05"E	30.30'
FP9	N34°22'04"W	205.06'	FP25	S51°28'18"E	87.53'
FP10	N25°56'17"W	141.52'	FP26	S73°33'15"E	143.13'
FP11	S51°47'37"E	99.69'	FP27	N76°13'59"W	80.69'
FP12	N41°23'49"W	101.69'	FP28	N73°18'30"W	70.00'
FP13	N28°59'48"W	76.53'	FP29	N81°58'13"E	24.66'
FP14	S32°09'17"E	79.20'	FP30	N61°35'15"E	102.19'
FP15	S60°21'29"W	63.72'	FP31	N70°59'37"E	7.86'
FP16	N28°00'50"W	79.12'			



PART OF PRESERVATION PARCEL A FOR THE PURPOSE OF ENVIRONMENTAL CONSERVATION AREA THIS SHEET 26.94 Ac. ± TOTAL AREA OF PARCEL 38.34 Ac. ±

PUBLIC SHARED SEPTIC FACILITY AND UTILITY EASEMENT FOR LOTS 1 THROUGH 4.

COMMUNITY SEPTIC AREA FOR LOTS 1 TO 4. 41,247 SQ. FT.

APPROX. LOCATION 65 dBA NOISE CONTOUR (2014) - POST MITIGATION MITIGATION TYPE - WALL  
APPROX. LOCATION 65 dBA NOISE CONTOUR (2014) - PRE-MITIGATION MITIGATION TYPE - BERM

PUBLIC SEWER AND UTILITY EASEMENT

FOREST CONSERVATION LINE TABLE

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
FC1	S69°46'51"E	713.30'	FC8	S61°13'07"E	49.00'
FC2	S20°26'51"E	161.85'	FC9	S44°48'57"E	254.11'
FC3	S08°31'49"E	138.03'	FC10	S74°31'08"E	149.39'
FC4	N15°48'37"E	122.08'	FC11	S65°54'31"E	144.41'
FC5	N43°50'44"E	76.81'	FC12	S15°27'14"W	136.70'
FC6	S46°28'39"E	115.65'	FC13	S03°46'31"E	154.98'
FC7	N67°47'41"W	105.03'			

**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

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.

*[Signature]* 11/26/96  
PETER J. DARE  
MARYLAND PROPERTY LINE SURVEYOR #224

*[Signature]* 11/26/96  
JAMES R. MOXLEY JR.  
PRESIDENT OF SDC GROUP, INC.

*[Signature]* 11/26/96  
SIGNATURE OF OWNER DATE:

**TOTAL TABULATION THIS SUBMISSION**

TOTAL NUMBER OF BUILDABLE LOTS AND PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS AND PARCELS TO BE RECORDED	26.94 Ac. ±
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	2
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	3.89 Ac. ±
TOTAL AREA OF 100-YEAR FLOODPLAIN AND 25% OR GREATER SLOPES	2.60 Ac. ±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED	0.86 Ac. ±
TOTAL GROSS AREA OF THIS PLAT TO BE RECORDED	31.69 Ac. ±

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS FOR LOTS 5-42 AND PRESERVATION PARCELS A-C AND PRIVATE WATER AND PUBLIC SHARED SEPTIC SYSTEM FOR LOTS 1-4

*[Signature]* 8/18/97  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*[Signature]* 11/5/97  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 11/5/97  
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 PART OF THE LAND CONVEYED BY MARIA N. BRADY, 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.

\* TRUSTEE OF THE AMALIA DeM.  
RIGGS REVOCABLE TRUST AGREEMENT TO

*[Signature]* 11/26/96  
PETER J. DARE  
MD. PROPERTY LINE SURVEYOR #224 DATE:

**OWNER'S DEDICATION**

I, JAMES R. MOXLEY, JR., PRESIDENT OF SDC GROUP, INC., 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 26th DAY OF NOVEMBER 1996.

\* GENERAL PARTNER OF COOKVILLE LIMITED PARTNERSHIP,

*[Signature]* 11/26/96  
JAMES R. MOXLEY, JR., PRESIDENT DATE:  
*[Signature]* 11/26/96  
CHRISTOPHER A. MALAGANI WITNESS DATE:

RECORDED AS PLAT 12959 ON 11-10-97 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**RIGGS MEADOW**  
RESUBDIVISION OF BULK PARCELS A - C AND NON-BUILDABLE PARCEL D AS SHOWN ON PLAT Nos. 12686-12689

LOTS 1-42 AND PRESERVATION PARCELS A THRU G

S-95-15 WP-96-82 P-96-20 F-97-40

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP NO. 8 & 14 SCALE: 1"=100'  
PARCEL NO. 96 DATE: NOVEMBER, 1996  
BLOCK 22 & 4 SHEET: 3 OF 9  
ZONED: RC

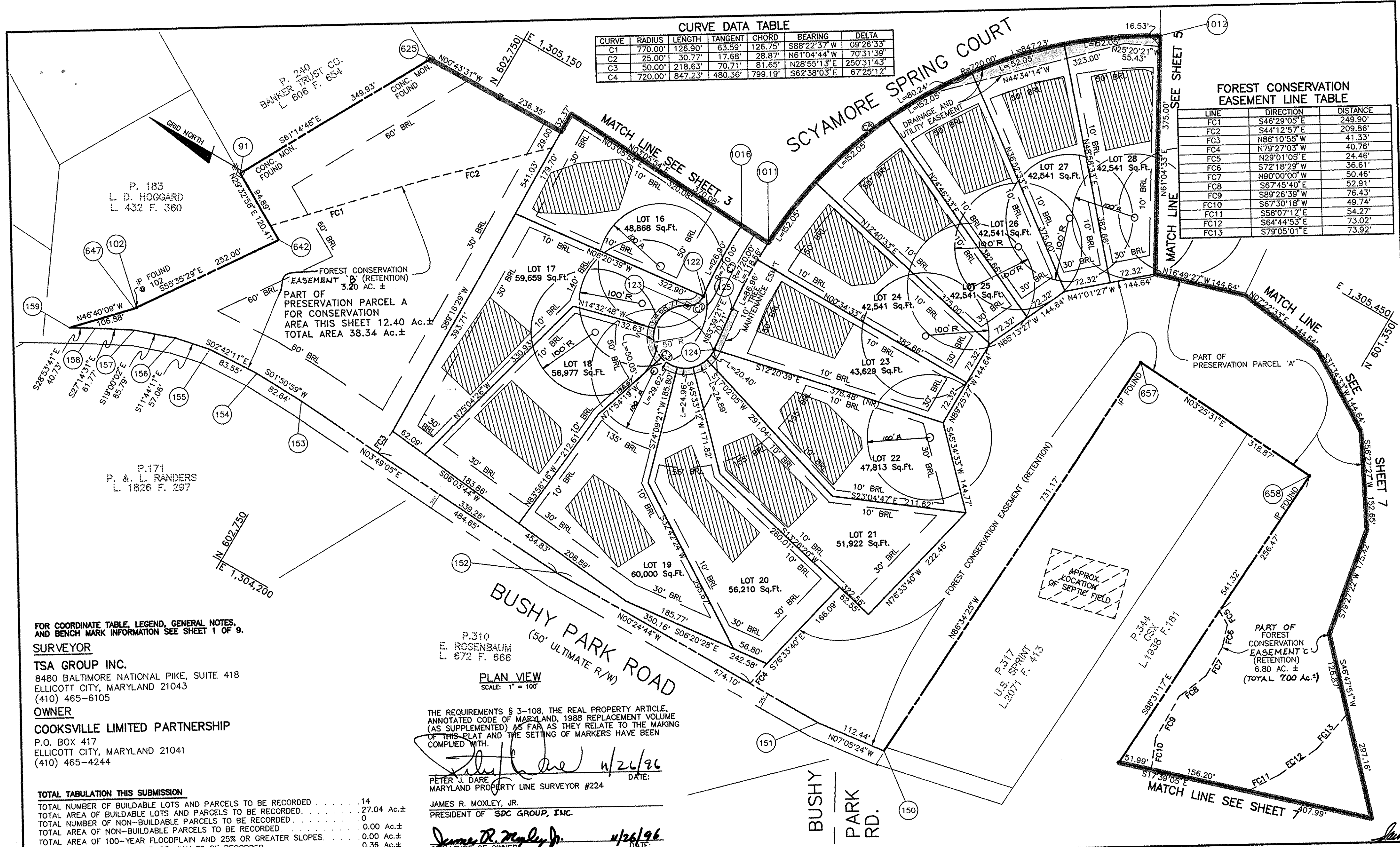


**CURVE DATA TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	770.00'	126.90'	63.59'	126.75'	S88°22'37" W	09°26'33"
C2	25.00'	30.77'	17.68'	28.87'	N61°04'44" W	70°31'39"
C3	50.00'	218.63'	70.71'	81.65'	N28°55'13" E	250°31'43"
C4	720.00'	847.23'	480.36'	799.19'	S62°38'03" E	67°25'12"

**FOREST CONSERVATION EASEMENT LINE TABLE**

LINE	DIRECTION	DISTANCE
FC1	S46°29'05" E	249.90'
FC2	S44°12'57" E	209.86'
FC3	N86°10'55" W	41.33'
FC4	N79°27'03" W	40.76'
FC5	N29°01'05" E	24.46'
FC6	S72°18'29" W	36.61'
FC7	N90°00'00" W	50.46'
FC8	S67°45'40" E	52.91'
FC9	S89°26'39" W	76.43'
FC10	S67°30'18" W	49.74'
FC11	S58°07'12" E	54.27'
FC12	S64°44'53" E	73.02'
FC13	S79°05'01" E	73.92'



FOR COORDINATE TABLE, LEGEND, GENERAL NOTES, AND BENCH MARK INFORMATION SEE SHEET 1 OF 9.

**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

**TOTAL TABULATION THIS SUBMISSION**

TOTAL NUMBER OF BUILDABLE LOTS AND PARCELS TO BE RECORDED	14
TOTAL AREA OF BUILDABLE LOTS AND PARCELS TO BE RECORDED	27.04 Ac.±
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.00 Ac.±
TOTAL AREA OF 100-YEAR FLOODPLAIN AND 25% OR GREATER SLOPES	0.00 Ac.±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED	0.36 Ac.±
TOTAL GROSS AREA OF THIS PLAT TO BE RECORDED	27.40 Ac.±

**PLAN VIEW**  
 SCALE: 1" = 100'

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.

*[Signature]* 11/26/96  
 DATE:

PETER J. DARE  
 MARYLAND PROPERTY LINE SURVEYOR #224

JAMES R. MOXLEY, JR.  
 PRESIDENT OF SDC GROUP, INC.

*[Signature]* 11/26/96  
 SIGNATURE OF OWNER DATE:

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS FOR LOTS 5-42 AND PRESERVATION PARCELS A-C AND PRIVATE WATER AND PUBLIC SHARED SEPTIC SYSTEM FOR LOTS 1-4.

*[Signature]* 8/18/97  
 COUNTY HEALTH OFFICER A.F.M. DATE:

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*[Signature]* 8/21/97  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE:

*[Signature]* 11/5/97  
 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 PART OF THE LAND CONVEYED BY MARIA W. BRADY, COOKSVILLE LIMITED PARTNERSHIP, BY DEED DATED JANUARY 23, 1997 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3703 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.

\*TRUSTEE OF THE AMALIA DEM. RIGGS REVOCABLE TRUST AGREEMENT, TO

*[Signature]* 11/26/96  
 DATE:

PETER J. DARE  
 MD, PROPERTY LINE SURVEYOR #224

**OWNER'S DEDICATION**

I, JAMES R. MOXLEY, JR., PRESIDENT OF SDC GROUP, INC., 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 26<sup>TH</sup> DAY OF NOVEMBER 1996.

\*GENERAL PARTNER OF COOKSVILLE LIMITED PARTNERSHIP,

*[Signature]* 11/26/96  
 JAMES R. MOXLEY, JR., PRESIDENT DATE:  
 SDC GROUP, INC.

*[Signature]* 11/26/96  
 WITNESS DATE:

RECORDED AS PLAT 12960 ON 11-10-97 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

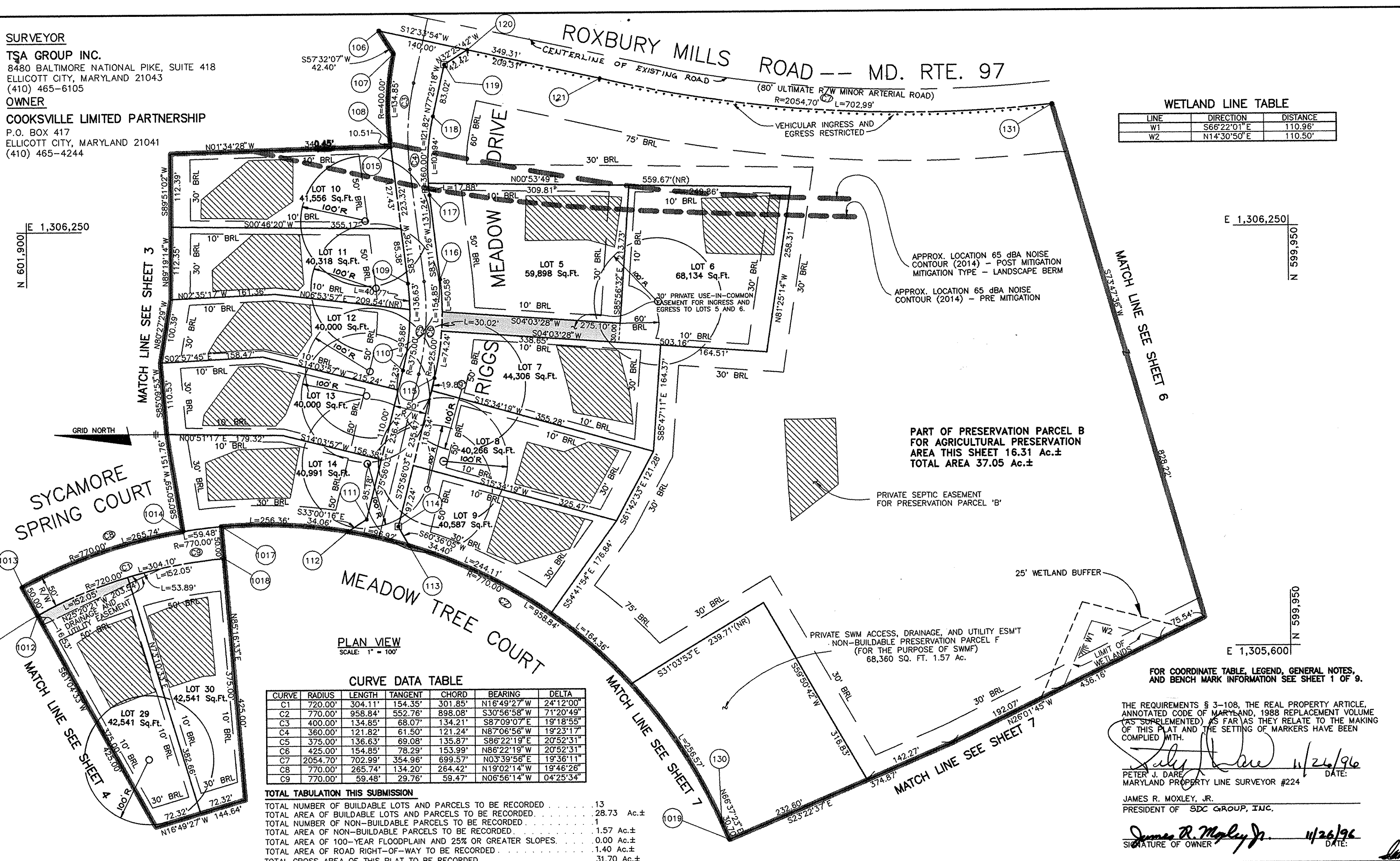
**RIGGS MEADOW**  
 RESUBDIVISION OF BULK PARCELS A - C AND NON-BUILDABLE PARCEL D AS SHOWN ON PLAT Nos. 12686-12689

LOTS 1-42 AND PRESERVATION PARCELS A THRU G

S-95-15 WP-96-82 P-96-20 F-97-40

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP NO. 8 & 14 SCALE: 1"=100'  
 PARCEL NO. 96 DATE: NOVEMBER, 1996  
 BLOCK 22 & 4 SHEET: 4 OF 9  
 ZONED: RC

**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



**WETLAND LINE TABLE**

LINE	DIRECTION	DISTANCE
W1	S66°22'01"E	110.96'
W2	N14°30'50"E	110.50'

**PLAN VIEW**  
 SCALE: 1" = 100'

**CURVE DATA TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	720.00'	304.11'	154.35'	301.85'	N16°49'27"W	24°12'00"
C2	770.00'	958.84'	552.76'	898.08'	S30°56'58"W	71°20'49"
C3	400.00'	134.85'	68.07'	134.21'	S87°09'07"E	19°18'55"
C4	360.00'	121.82'	61.50'	121.24'	N87°06'56"W	19°23'17"
C5	375.00'	136.63'	69.08'	135.87'	S86°22'19"E	20°52'31"
C6	425.00'	154.85'	78.29'	153.99'	N86°22'19"W	20°52'31"
C7	2054.70'	702.99'	354.96'	699.57'	N03°39'56"E	19°36'11"
C8	770.00'	265.74'	134.20'	264.42'	N19°02'14"W	19°46'26"
C9	770.00'	59.48'	29.76'	59.47'	N06°56'14"W	04°25'34"

**TOTAL TABULATION THIS SUBMISSION**

TOTAL NUMBER OF BUILDABLE LOTS AND PARCELS TO BE RECORDED	13
TOTAL AREA OF BUILDABLE LOTS AND PARCELS TO BE RECORDED	28.73 Ac.±
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	1
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	1.57 Ac.±
TOTAL AREA OF 100-YEAR FLOODPLAIN AND 25% OR GREATER SLOPES	0.00 Ac.±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED	1.40 Ac.±
TOTAL GROSS AREA OF THIS PLAT TO BE RECORDED	31.70 Ac.±

FOR COORDINATE TABLE, LEGEND, GENERAL NOTES, AND BENCH MARK INFORMATION SEE SHEET 1 OF 9.

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* 11/26/96  
 PETER J. DARE  
 MARYLAND PROPERTY LINE SURVEYOR #224  
 DATE:  
 JAMES R. MOXLEY, JR.  
 PRESIDENT OF SDC GROUP, INC.  
*James R. Moxley Jr.* 11/26/96  
 SIGNATURE OF OWNER DATE:

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS FOR LOTS 5-42 AND PRESERVATION PARCELS A-C AND PRIVATE WATER AND PUBLIC SHARED SEPTIC SYSTEM FOR LOTS 1-4.  
*James M. Boyd* 8/18/97  
 COUNTY HEALTH OFFICER DATE:

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*John Dammann* 8/21/97  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE:  
*James R. Moxley Jr.* 11/5/97  
 DIRECTOR DATE:

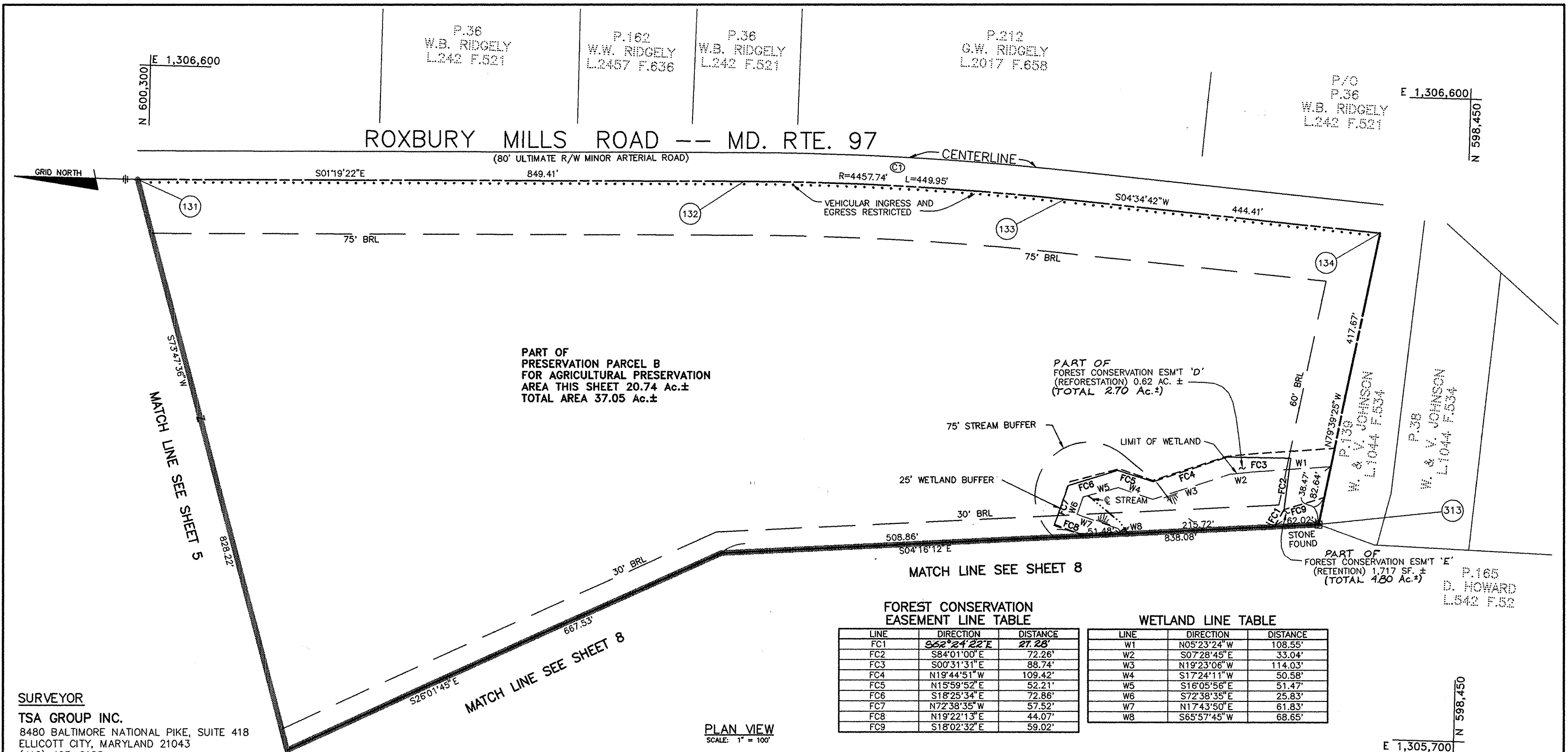
**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS PART OF THE LAND CONVEYED BY MARIA AL BRADY, COOKSVILLE LIMITED PARTNERSHIP, BY DEED DATED JANUARY 23, 1997 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3903 AT FOLIO 025B 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.  
 \* TRUSTEE OF THE AMALIA DeM. RIGGS REVOCABLE TRUST AGREEMENT, TO  
  
*Peter J. Dare* 11/26/96  
 PETER J. DARE  
 MD. PROPERTY LINE SURVEYOR #224  
 DATE:

**OWNER'S DEDICATION**  
 I, JAMES R. MOXLEY, JR., PRESIDENT OF SDC GROUP, INC., \* 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 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 26th DAY OF NOVEMBER 1996.  
 \* GENERAL PARTNER OF COOKSVILLE LIMITED PARTNERSHIP,  
*James R. Moxley Jr.* 11/26/96  
 JAMES R. MOXLEY, JR., PRESIDENT DATE:  
 SDC GROUP, INC.  
*Christopher A. Malagan* 11/26/96  
 WITNESS DATE:

RECORDED AS PLAT 12961 ON 11-10-97 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**RIGGS MEADOW**  
 RESUBDIVISION OF BULK PARCELS A - C AND NON-BUILDABLE PARCEL D AS SHOWN ON PLAT Nos. 12686-12689  
 LOTS 1-42 AND PRESERVATION PARCELS A THRU G  
 S-95-15 WP-96-82 P-96-20 F-97-40  
 4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP NO. 8 & 14 SCALE: 1"=100'  
 PARCEL NO. 96 DATE: NOVEMBER, 1996  
 BLOCK 22 & 4 SHEET: 5 OF 9  
 ZONED: RC





PART OF PRESERVATION PARCEL B FOR AGRICULTURAL PRESERVATION AREA THIS SHEET 20.74 Ac.± TOTAL AREA 37.05 Ac.±

PART OF FOREST CONSERVATION ESM'T 'D' (REFORESTATION) 0.62 AC. ± (TOTAL 2.70 AC.±)

PART OF FOREST CONSERVATION ESM'T 'E' (RETENTION) 1.717 SF (TOTAL 4.80 AC.±)

**FOREST CONSERVATION EASEMENT LINE TABLE**

LINE	DIRECTION	DISTANCE
FC1	S62°24'22"E	27.28'
FC2	S84°01'00"E	72.26'
FC3	S00°31'31"E	88.74'
FC4	N19°44'51"W	109.42'
FC5	N15°59'52"E	52.21'
FC6	S18°25'34"E	72.86'
FC7	N72°38'35"W	57.52'
FC8	N19°22'13"E	44.07'
FC9	S18°02'32"E	59.02'

**WETLAND LINE TABLE**

LINE	DIRECTION	DISTANCE
W1	N05°23'24"W	108.55'
W2	S07°28'45"E	33.04'
W3	N19°23'06"W	114.03'
W4	S17°24'11"W	50.58'
W5	S16°05'56"E	51.47'
W6	S72°38'35"E	25.83'
W7	N17°43'50"E	61.83'
W8	S65°57'45"W	68.65'

**CURVE DATA TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	4457.74'	449.95'	225.16'	449.76'	N01°41'12"E	05°47'00"

NOTE: C1 IS A NON-TANGENT CURVE

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

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

**TOTAL TABULATION THIS SUBMISSION**

TOTAL NUMBER OF BUILDABLE LOTS AND PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS AND PARCELS TO BE RECORDED	20.74 Ac.±
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.00 Ac.±
TOTAL AREA OF 100-YEAR FLOODPLAIN AND 25% OR GREATER SLOPES	0.00 Ac.±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED	0.00 Ac.±
TOTAL GROSS AREA OF THIS PLAT TO BE RECORDED	20.74 Ac.±

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS FOR LOTS 5-42 AND PRESERVATION PARCELS A-C AND PRIVATE WATER AND PUBLIC SHARED SEPTIC SYSTEM FOR LOTS 1-4.

*Joyce M. Boydland per JRM 8/18/97*  
 COUNTY HEALTH OFFICER ALM DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Chris Danner* 8/21/97  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*James R. Moxley Jr.* 11/26/96  
 DIRECTOR TC 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 PART OF THE LAND CONVEYED BY MARIA J. BRADY, COOKVILLE LIMITED PARTNERSHIP, BY DEED DATED JANUARY 23, 1977 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3903 AT FOLIO 0253 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.

\* TRUSTEE OF THE AMALIA DeM. RIGGS REVOCABLE TRUST AGREEMENT, TO

*Peter J. Dare* 11/26/96  
 PETER J. DARE  
 MD. PROPERTY LINE SURVEYOR #224 DATE:

**OWNER'S DEDICATION**

I, JAMES R. MOXLEY, JR., PRESIDENT OF SDC GROUP, INC.,\* 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 26<sup>TH</sup> DAY OF NOVEMBER 1996.

\* GENERAL PARTNER OF COOKVILLE LIMITED PARTNERSHIP,

*James R. Moxley Jr.* 11/26/96  
 JAMES R. MOXLEY, JR., PRESIDENT DATE:  
 SDC GROUP, INC.

*Christopher A. Malagan* 11/26/96  
 WITNESS DATE:

RECORDED AS PLAT 12960  
 ON 11-20-96 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**RIGGS MEADOW**  
 RESUBDIVISION OF BULK PARCELS A - C AND NON-BUILDABLE PARCEL D AS SHOWN ON PLAT Nos. 12686-12689

LOTS 1-42 AND PRESERVATION PARCELS A THRU G

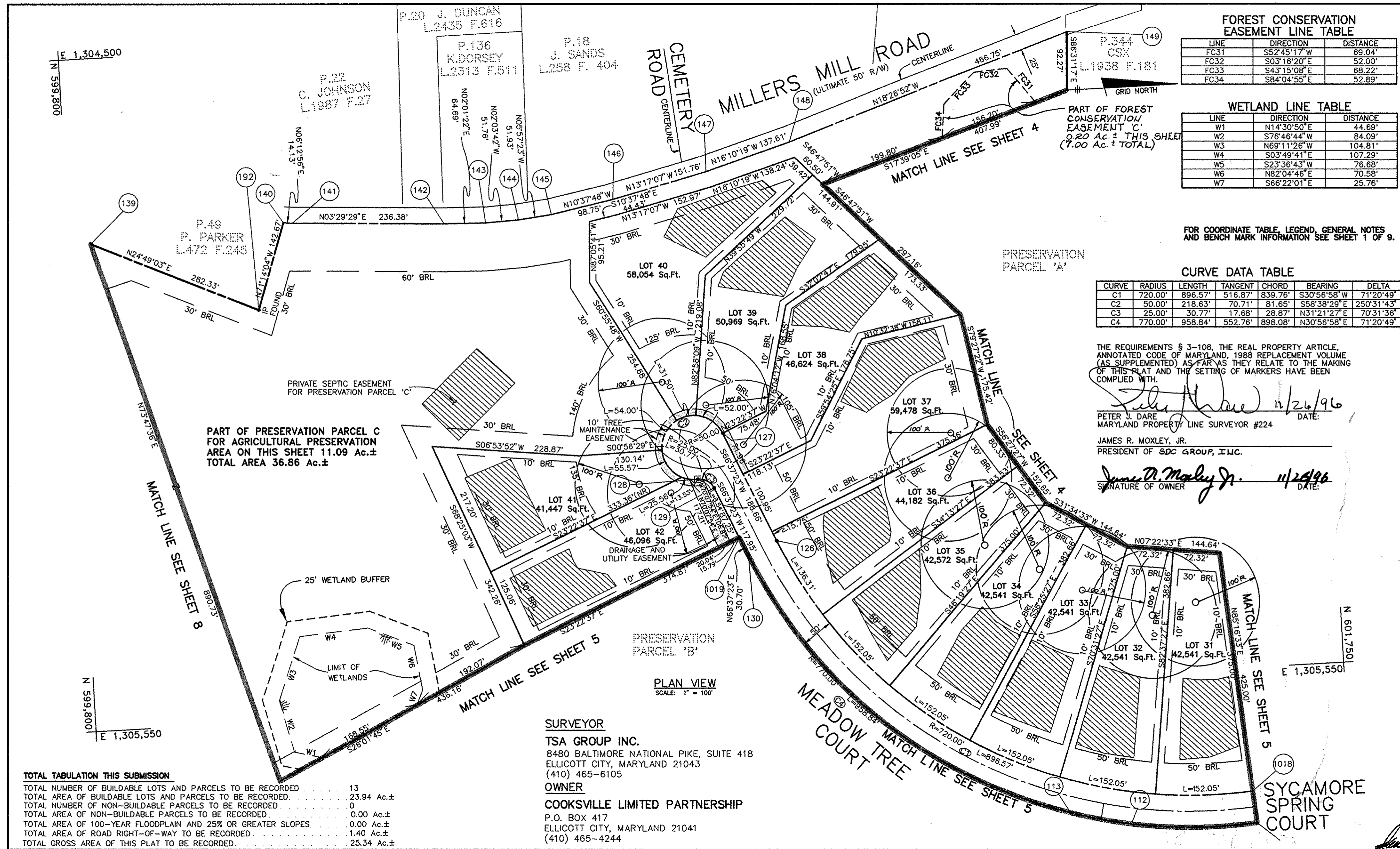
S-95-15 WP-96-82 P-96-20 F-97-40

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP NO. 8 & 14 SCALE: 1"=100'  
 PARCEL NO. 96 DATE: NOVEMBER, 1996  
 BLOCK 22 & 4 SHEET: 6 OF 9  
 ZONED: RC

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* 11/26/96  
 PETER J. DARE  
 MARYLAND PROPERTY LINE SURVEYOR #224 DATE:

*James R. Moxley Jr.* 11/26/96  
 JAMES R. MOXLEY, JR.  
 PRESIDENT OF SDC GROUP, INC. DATE:



**FOREST CONSERVATION EASEMENT LINE TABLE**

LINE	DIRECTION	DISTANCE
FC31	S52°45'17"W	69.04'
FC32	S03°16'20"E	52.00'
FC33	S43°15'08"E	68.22'
FC34	S84°04'55"E	52.89'

**WETLAND LINE TABLE**

LINE	DIRECTION	DISTANCE
W1	N14°30'50"E	44.69'
W2	S76°46'44"W	84.09'
W3	N69°11'26"W	104.81'
W4	S03°49'41"E	107.29'
W5	S23°36'43"W	76.68'
W6	N82°04'46"E	70.58'
W7	S66°22'01"E	25.76'

FOR COORDINATE TABLE, LEGEND, GENERAL NOTES AND BENCH MARK INFORMATION SEE SHEET 1 OF 9.

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* 11/26/96  
DATE: 11/26/96  
PETER J. DARE  
MARYLAND PROPERTY LINE SURVEYOR #224

*James R. Moxley, Jr.* 11/26/96  
DATE: 11/26/96  
JAMES R. MOXLEY, JR.  
PRESIDENT OF SDC GROUP, INC.  
SIGNATURE OF OWNER

**TOTAL TABULATION THIS SUBMISSION**

TOTAL NUMBER OF BUILDABLE LOTS AND PARCELS TO BE RECORDED	13
TOTAL AREA OF BUILDABLE LOTS AND PARCELS TO BE RECORDED	23.94 Ac.±
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.00 Ac.±
TOTAL AREA OF 100-YEAR FLOODPLAIN AND 25% OR GREATER SLOPES	0.00 Ac.±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED	1.40 Ac.±
TOTAL GROSS AREA OF THIS PLAT TO BE RECORDED	25.34 Ac.±

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS FOR LOTS 5-42 AND PRESERVATION PARCELS A-C AND PRIVATE WATER AND PUBLIC SHARED SEPTIC SYSTEM FOR LOTS 1-4.

*Joyce M. Boyd* 8/18/97  
COUNTY HEALTH OFFICER  
DATE: 8/18/97

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*William D. ...* 02/1/97  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 02/1/97

*James S. ...* 11/5/97  
DIRECTOR  
DATE: 11/5/97

**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 PART OF THE LAND CONVEYED BY MARIAN BRADY \* COOKSVILLE LIMITED PARTNERSHIP, BY DEED DATED JANUARY 23, 1997 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3903 AT FOLIO 0288 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.

\* TRUSTEE OF THE AMALIA DE M. RIGGS REVOCABLE TRUST AGREEMENT, TO

*Peter J. Dare* 11/26/96  
DATE: 11/26/96  
PETER J. DARE  
MD, PROPERTY LINE SURVEYOR #224

**OWNER'S DEDICATION**

I, JAMES R. MOXLEY, JR., PRESIDENT OF SDC GROUP, INC., 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 26<sup>TH</sup> DAY OF NOVEMBER 1996.

\* GENERAL PARTNER OF COOKSVILLE LIMITED PARTNERSHIP,

*James R. Moxley, Jr.* 11/26/96  
DATE: 11/26/96  
JAMES R. MOXLEY, JR., PRESIDENT  
SDC GROUP, INC.

*Charles A. ...* 11/26/96  
DATE: 11/26/96  
WITNESS

RECORDED AS PLAT 12963 ON 11-20-97 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**RIGGS MEADOW**

RESUBDIVISION OF BULK PARCELS A - C AND NON-BUILDABLE PARCEL D AS SHOWN ON PLAT Nos. 12686-12689

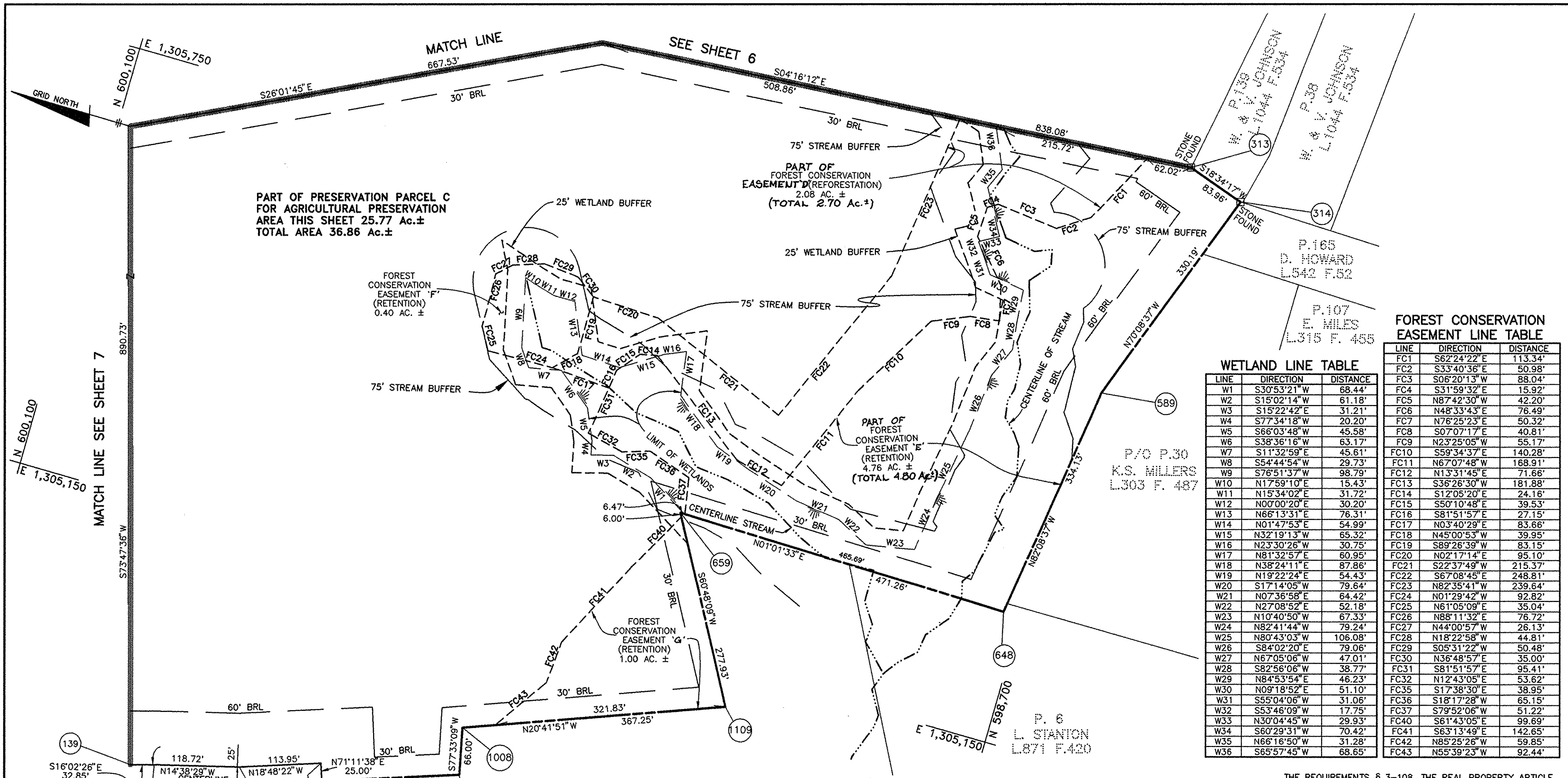
LOTS 1-42 AND PRESERVATION PARCELS A THRU G

S-95-15 WP-96-82 P-96-20 F-97-40

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP NO. 8 & 14  
PARCEL NO. 96  
BLOCK 22 & 4  
ZONED: RC

SCALE: 1"=100'  
DATE: NOVEMBER, 1996  
SHEET: 7 OF 9





**WETLAND LINE TABLE**

LINE	DIRECTION	DISTANCE
W1	S30°53'21"W	68.44'
W2	S15°02'14"W	61.18'
W3	S15°22'42"E	31.21'
W4	S77°34'18"W	20.20'
W5	S66°03'48"W	45.58'
W6	S38°36'16"W	63.17'
W7	S11°32'59"E	45.61'
W8	S54°44'54"W	29.73'
W9	S76°51'37"W	98.79'
W10	N17°59'10"E	15.43'
W11	N15°34'02"E	31.72'
W12	N00°00'20"E	30.20'
W13	N66°13'31"E	76.31'
W14	N01°47'53"E	54.99'
W15	N32°19'13"W	65.32'
W16	N23°30'26"W	30.75'
W17	N81°32'57"E	60.95'
W18	N38°24'11"E	87.86'
W19	N19°22'24"E	54.43'
W20	S17°14'05"W	79.64'
W21	N07°36'58"E	64.42'
W22	N27°08'52"E	52.18'
W23	N10°40'50"W	67.33'
W24	N82°41'44"W	79.24'
W25	N80°43'03"W	106.08'
W26	S84°02'20"E	79.06'
W27	N67°05'06"W	47.01'
W28	S82°56'06"W	38.77'
W29	N84°53'54"E	46.23'
W30	N09°18'52"E	51.10'
W31	S55°04'06"W	31.06'
W32	S53°46'09"W	17.75'
W33	N30°04'45"W	29.93'
W34	S60°29'31"W	70.42'
W35	N66°16'50"W	31.28'
W36	S65°57'45"W	68.65'

**FOREST CONSERVATION EASEMENT LINE TABLE**

LINE	DIRECTION	DISTANCE
FC1	S62°24'22"E	113.34'
FC2	S33°40'36"E	50.98'
FC3	S06°20'13"W	88.04'
FC4	S31°59'32"E	15.92'
FC5	N87°42'30"W	42.20'
FC6	N48°33'43"E	76.49'
FC7	N76°25'23"E	50.32'
FC8	S07°07'17"E	40.81'
FC9	N23°25'05"W	55.17'
FC10	S59°34'37"E	140.28'
FC11	N67°07'48"W	168.91'
FC12	N13°31'45"E	71.66'
FC13	S36°26'30"W	181.88'
FC14	S12°05'20"E	24.16'
FC15	S50°10'48"E	39.53'
FC16	S81°51'57"E	27.15'
FC17	N03°40'29"E	83.66'
FC18	N45°00'53"W	39.95'
FC19	S89°26'39"W	83.15'
FC20	N02°17'14"E	95.10'
FC21	S22°37'49"W	215.37'
FC22	S67°08'45"E	248.81'
FC23	N82°35'41"W	239.64'
FC24	N01°29'42"W	92.82'
FC25	N61°05'09"E	35.04'
FC26	N88°11'32"E	76.72'
FC27	N44°00'57"W	26.13'
FC28	N18°22'58"W	44.81'
FC29	S05°31'22"W	50.48'
FC30	N36°48'57"E	35.00'
FC31	S81°51'57"E	95.41'
FC32	N12°43'05"E	53.62'
FC35	S17°38'30"E	38.95'
FC36	S18°17'28"W	65.15'
FC37	S79°52'06"W	51.22'
FC40	S61°43'05"E	99.69'
FC41	S63°13'49"E	142.65'
FC42	N85°25'26"W	59.85'
FC43	N53°39'23"W	92.44'

**MILLERS MILL RD.**  
(ULTIMATE 50' R/W)

P.114  
J. PARKER  
L.255 F. 471

P.137  
P.135  
P.136

**TOTAL TABULATION THIS SUBMISSION**

TOTAL NUMBER OF BUILDABLE LOTS AND PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS AND PARCELS TO BE RECORDED	25.77 Ac.±
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.00 Ac.±
TOTAL AREA OF 100-YEAR FLOODPLAIN AND 25% OR GREATER SLOPES	0.00 Ac.±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED	0.00 Ac.±
TOTAL GROSS AREA OF THIS PLAT TO BE RECORDED	25.77 Ac.±

**PLAN VIEW**  
SCALE: 1" = 100'

P/O P.22  
C.H. JOHNSON  
L.384 F. 710

P. 6  
L. STANTON  
L.871 F.420

FOR COORDINATE TABLE, LEGEND, GENERAL NOTES, AND BENCH MARK INFORMATION SEE SHEET 1 OF 9.

**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

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.

*[Signature]* 11/26/96  
DATE: 11/26/96

PETER J. DARE  
MARYLAND PROPERTY LINE SURVEYOR #224

JAMES R. MOXLEY, JR.  
PRESIDENT OF SDC GROUP, INC.

*[Signature]* 11/26/96  
DATE: 11/26/96

JAMES R. MOXLEY, JR.  
PRESIDENT OF SDC GROUP, INC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS FOR LOTS 5-42 AND PRESERVATION PARCELS A-C AND PRIVATE WATER AND PUBLIC SHARED SEPTIC SYSTEM FOR LOTS 1-4.

*[Signature]* 8/18/97  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*[Signature]* 11/15/97  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 11/15/97  
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 PART OF THE LAND CONVEYED BY MARIA J. BRADY 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.

\*TRUSTEE OF THE AMALIA DeM. RIGGS REVOCABLE TRUST AGREEMENT, TO

*[Signature]* 11/26/96  
PETER J. DARE  
MD, PROPERTY LINE SURVEYOR #224 DATE: 11/26/96

**OWNER'S DEDICATION**

I, JAMES R. MOXLEY, JR., PRESIDENT OF SDC GROUP, INC., 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 26th DAY OF NOVEMBER, 1996.

\*GENERAL PARTNER OF COOKVILLE LIMITED PARTNERSHIP,

*[Signature]* 11/26/96  
JAMES R. MOXLEY, JR., PRESIDENT DATE: 11/26/96

*[Signature]* 11/26/96  
CHRISTOPHER A. MALAGAN DATE: 11/26/96

RECORDED AS PLAT 1296A  
ON 11-10-97 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**RIGGS MEADOW**

RESUBDIVISION OF BULK PARCELS A - C AND NON-BUILDABLE PARCEL D AS SHOWN ON PLAT Nos. 12626-12629

LOTS 1-42 AND PRESERVATION PARCELS A THRU G

S-95-15 WP-96-82 P-96-20 F-97-40

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP NO. 8 & 14  
PARCEL NO. 96  
BLOCK 22 & 4  
ZONED: RC

SCALE: 1"=100'  
DATE: NOVEMBER, 1996  
SHEET: 8 OF 9



**FOREST CONSERVATION LINE TABLE**

LINE	DIRECTION	DISTANCE
FC1	N89°01'01"E	20.19'
FC2	N61°34'33"W	380.76'
FC3	N65°26'38"W	182.60'
FC4	N62°53'54"W	81.77'
FC5	S28°43'40"E	258.60'
FC6	N66°37'31"W	102.82'
FC7	N85°22'57"W	30.56'
FC8	S30°33'14"W	141.44'
FC9	N27°48'30"E	242.41'
FC10	S57°42'19"E	29.50'
FC11	N28°26'28"E	78.96'
FC12	S71°24'33"E	128.52'
FC13	N16°57'12"E	65.23'
FC14	S80°25'07"E	169.02'
FC15	N12°31'42"E	564.57'

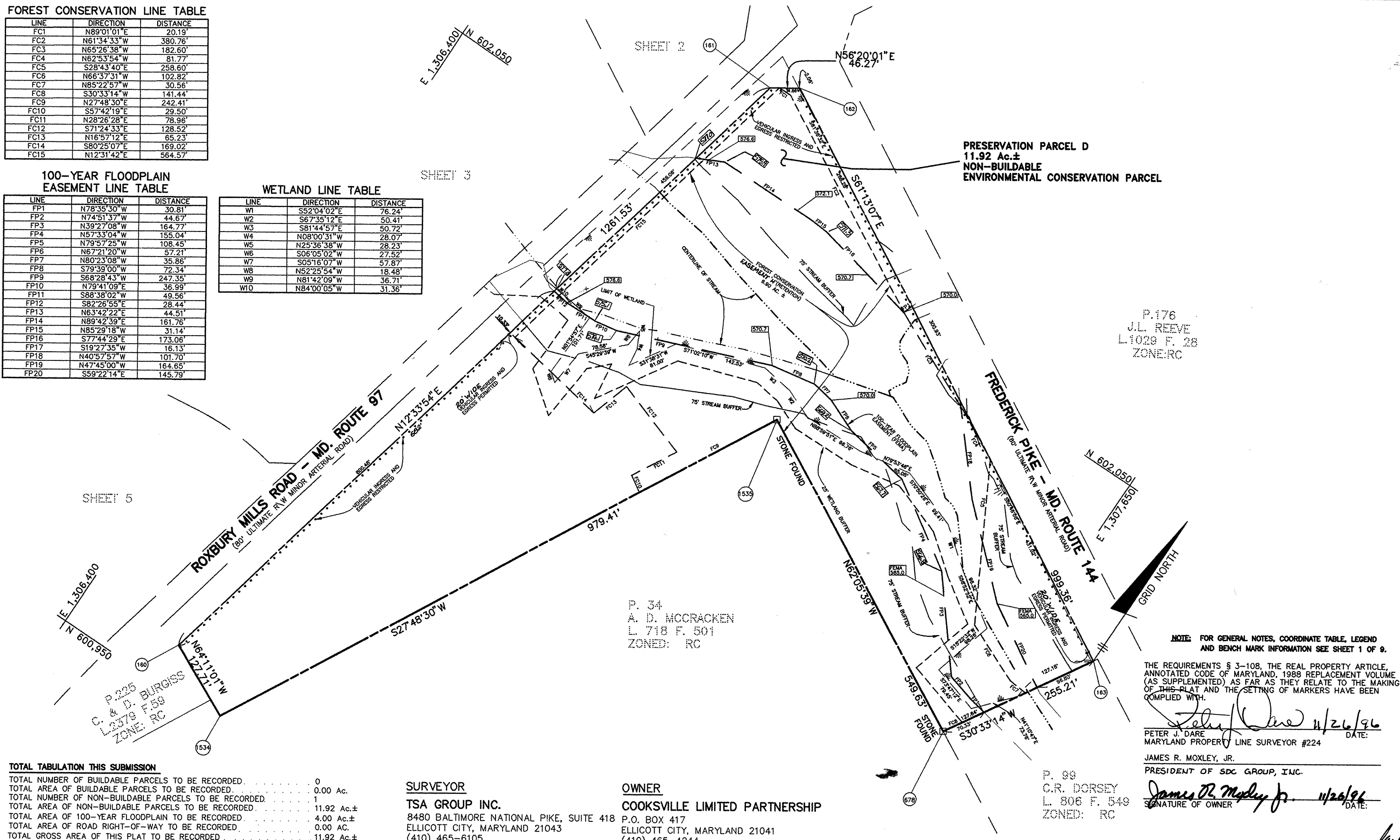
**100-YEAR FLOODPLAIN EASEMENT LINE TABLE**

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	108.45'
FP6	N67°21'20"W	57.21'
FP7	N80°23'08"W	35.86'
FP8	S79°39'00"W	72.34'
FP9	S68°28'43"W	247.35'
FP10	N79°41'09"E	36.99'
FP11	S88°38'02"W	49.56'
FP12	S82°26'55"E	28.44'
FP13	N63°42'22"E	44.51'
FP14	N89°42'39"E	161.76'
FP15	N85°29'18"W	31.14'
FP16	S77°44'29"E	173.06'
FP17	S19°27'35"W	16.13'
FP18	N40°57'57"W	101.70'
FP19	N47°45'00"W	164.65'
FP20	S59°22'14"E	145.79'

**WETLAND LINE TABLE**

LINE	DIRECTION	DISTANCE
W1	S52°04'02"E	76.24'
W2	S67°35'12"E	50.41'
W3	S81°44'57"E	50.72'
W4	N08°00'31"W	28.07'
W5	N25°36'38"W	28.23'
W6	S06°05'02"W	27.52'
W7	S05°16'07"W	57.87'
W8	N52°25'54"W	18.48'
W9	N81°42'09"W	36.71'
W10	N84°00'05"W	31.36'

SHEET 3



NOTE: FOR GENERAL NOTES, COORDINATE TABLE, LEGEND AND BENCH MARK INFORMATION SEE SHEET 1 OF 9.

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* 11/26/96  
 PETER J. DARE  
 MARYLAND PROPERTY LINE SURVEYOR #224 DATE:

*James R. Moxley, Jr.* 11/26/96  
 JAMES R. MOXLEY, JR.  
 PRESIDENT OF SDC GROUP, INC.  
 SIGNATURE OF OWNER DATE:

**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 AREA OF 100-YEAR FLOODPLAIN TO BE RECORDED	4.00 Ac.±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED	0.00 AC.
TOTAL GROSS AREA OF THIS PLAT TO BE RECORDED	11.92 Ac.±

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

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

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS FOR LOTS 5-42 AND PRESERVATION PARCELS A-C AND PRIVATE WATER AND PUBLIC SHARED SEPTIC SYSTEM FOR LOTS 1-4.  
*Joyce M. Boyd-Lindsey* 8/18/97  
 COUNTY HEALTH OFFICER DATE

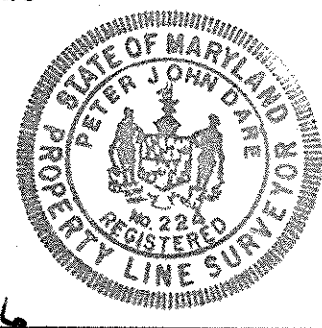
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Michael Dammann* 8/21/97  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Joseph S. Rutter* 11/5/97  
 DIRECTOR DATE

**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, COOKVILLE LIMITED PARTNERSHIP, BY DEED DATED JANUARY 23, 1997 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3903 AT FOLIO 0253 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.

\* TRUSTEE OF THE AMALIA D.M. RIGGS REVOCABLE TRUST AGREEMENT, TO

*Peter J. Dare* 11/26/96  
 PETER J. DARE  
 MD. PROPERTY LINE SURVEYOR #224 DATE:



**OWNER'S DEDICATION**

I, JAMES R. MOXLEY, JR., PRESIDENT OF SDC GROUP, INC., 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 26th DAY OF NOVEMBER 1996.

\* GENERAL PARTNER OF COOKVILLE LIMITED PARTNERSHIP,  
*James R. Moxley, Jr.* 11/26/96  
 JAMES R. MOXLEY, JR., PRESIDENT DATE:  
 SDC GROUP, INC.  
*Chai Malayan* 11/26/96  
 WITNESS DATE:

RECORDED AS PLAT 12965 ON 11-10-96 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**RIGGS MEADOW**  
 RESUBDIVISION OF BULK PARCELS A - C AND NON-BUILDABLE PARCEL D AS SHOWN ON PLAT Nos. 12686-12689

LOTS 1-42 AND PRESERVATION PARCELS A THRU G

S-95-15 WP-96-82 P-96-20 F-97-40

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP NO. 8 & 14 SCALE: 1"=100'  
 PARCEL NO. 96 DATE: NOVEMBER, 1996  
 BLOCK 22 & 4 SHEET: 9 OF 9  
 ZONED: RC