

558° 55' 28" E 60.28'

581° 55' 47" E 203.34'

LOT 7
4.75 AC±
50' P. R. L.

DISTR. BOX EXIST. EL. 457.6 ✓
INJ. 493.6 ✓
TANK EXIST. EL. 457.6 ✓
INJ. OUT 454.0 ✓
INJ. IN 454.3 ✓
INJ. @ HOUSE 454.7 ✓
P.S.M.T. 456.0 ✓
F.F. 464.2 ✓
WALK OUT P.S.M.T. ✓

BLDG. PERMIT SIGNED
AND RETURNED 5-6-88
BP18377
SAB

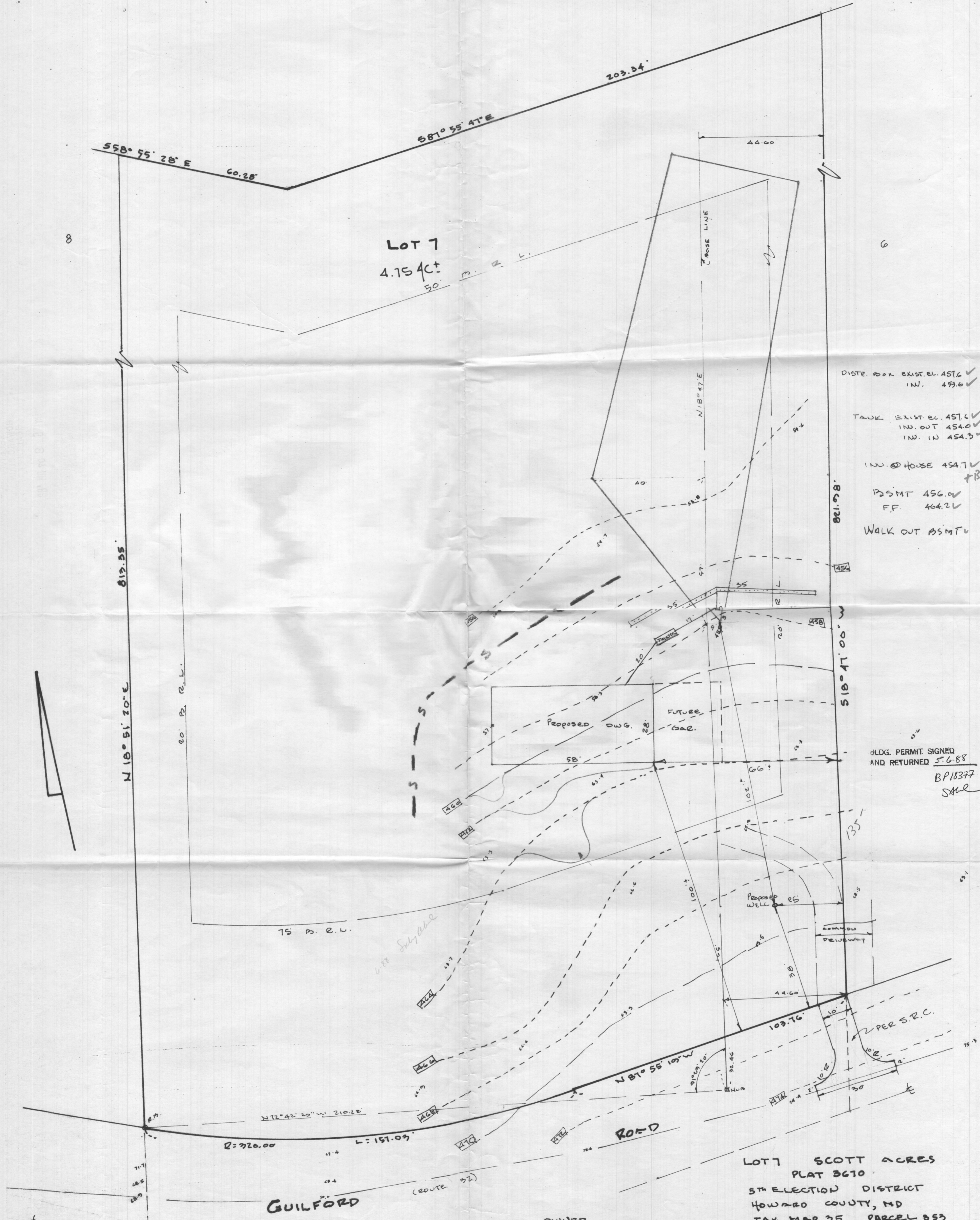
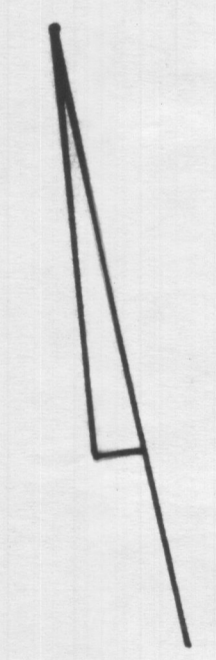
LOT 7 SCOTT ACRES
PLAT 3670
5TH ELECTION DISTRICT
HOWARD COUNTY, MD
TAX MAP 35 PARCEL 553
SCALE 1/20' 3/7/1988
2/22/1988

M & H DEVELOPMENT ENGINEERS, INC.
SUITE 231 HARPERS CHOICE VILLAGE CENTER
5435 HARPERS FARM ROAD
COLUMBIA, MD 21044

OWNER
ROBERT KLUKE
9210 SILVER 500
COLUMBIA, MD 21046

GUILFORD

ROAD



Developer reserves unto itself, its successors and assigns all easements shown on this plat for water, sewer, storm drainage and other public utilities located in, on, over and through lots 10 through 32. Any and all conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deeds conveying said lots. Developer shall execute and deliver deeds for the easements herein reserved to Howard County. Upon completion of the public utilities and their acceptance by Howard County, the County shall accept the easements and record the deeds of easement in the Land Records of Howard County.

N 1335000
E 553750

AREA TABULATION

- Total number of lots to be recorded: 10
 - Buildable: 9
 - Open Space: 1
- Total area of lots to be recorded: 7.1484 Ac +/-
 - Buildable: 3.4652 Ac +/-
 - Open Space: 3.6832 Ac +/-
 Credited: 0.0000 Ac +/-
 Non Credited: 0.0000 Ac +/-
- Total area of road right-of-way to be recorded: 0.0000 Ac +/-
- Total area of subdivision to be recorded: 7.1484 Ac +/-

E 1335250
N 553750

GUILFORD ROAD
(Maryland Route 32)
SRC Plat 52282

This recreation area shown hereon is hereby dedicated to a property owners association for the residents of this subdivision and recording references of the Articles of Incorporation and restrictions are shown hereon.

Owner: *[Signature]* DATE: 1/25/96

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 _____ on which date Developers Agreement _____ was filed and accepted.

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.

Owner: *[Signature]* DATE: 1/25/96

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

Howard County Health Officer _____ Date _____

APPROVED: Howard County Department of Planning and Zoning.

Director _____ Date _____

Chief, Development Engineering Division _____ Date _____

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] 1/25/96
D. Wayne Weller, Md. No. 10685 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 to Lot 1 Improvement Corp. by Robert Joseph Klink and Jane M. Klink by deed dated March 19, 1987 and recorded in the Land Records of Howard County in Liber Folio _____ and Barry L. Wood to Lot 1 Improvement Corporation by deed dated November 21, 1995 and recorded in the Land Records of Howard County at Liber 3620, Folio 0554, and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.

[Signature] 1/25/96
D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date

VILLAGE OF RIVER HILL

Section 2 - Area 2 - Phase 2
Lot 1-27, 237-239
Plat # 10984 and 11143
Zoned NT-SFLD

OWNER'S CERTIFICATE

We, Lot 1 Improvement Corporation, by John F. Liparini, President, 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:

- 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;
- 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;
- 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 _____ day of _____ 1995.

[Signature]
John F. Liparini _____ Witness

RECORDED AS PLAT NUMBER _____ ON _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

SCOTT ACRES
A Resubdivision of Lots 5, 6, & 7
LOTS 10 - 32

5th Election District Howard County, Maryland
Tax Map 35 P/O Parcels 353 Sheet 3 Of 3
Previous Submittals: F77-112; BA80-08; BA83-11E; S95-12; P96-03

LDE, Inc.

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

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N 1335000
E 553750

AREA TABULATION

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 - Buildable: 9
 - Open Space: 1
- Total area of lots to be recorded: 7.1484 Ac +/-
 - Buildable: 3.4652 Ac +/-
 - Open Space: 3.6832 Ac +/-
 Credited: 0.0000 Ac +/-
 Non Credited: 0.0000 Ac +/-
- Total area of road right-of-way to be recorded: 0.0000 Ac +/-
- Total area of subdivision to be recorded: 7.1484 Ac +/-

E 1335250
N 553750

GUILFORD ROAD
(Maryland Route 32)
S 87°51'12" E 170.00'
S 88°44'41" E 163.22'

This recreation area shown hereon is hereby dedicated to a property owners association for the residents of this subdivision and recording references of the Articles of Incorporation and restrictions are shown hereon.

Owner: *[Signature]* DATE: 1/25/96

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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.
Owner: *[Signature]* DATE: 1/25/96

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

APPROVED: Howard County Department of Planning and Zoning.
Director _____ Date _____

Chief, Development Engineering Division _____ Date _____

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.
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Owner: *[Signature]* DATE: 1/25/96
D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685

VILLAGE OF RIVER HILL

Section 2 - Area 2 - Phase 2
Lot 1-27, 237-239
Plat # 10984 and 11143
Zoned NT-SFLD

OWNER'S CERTIFICATE

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- 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 _____ day of _____ 1995.

Owner: *[Signature]* DATE: 1/25/96
John F. Liparini _____ Witness

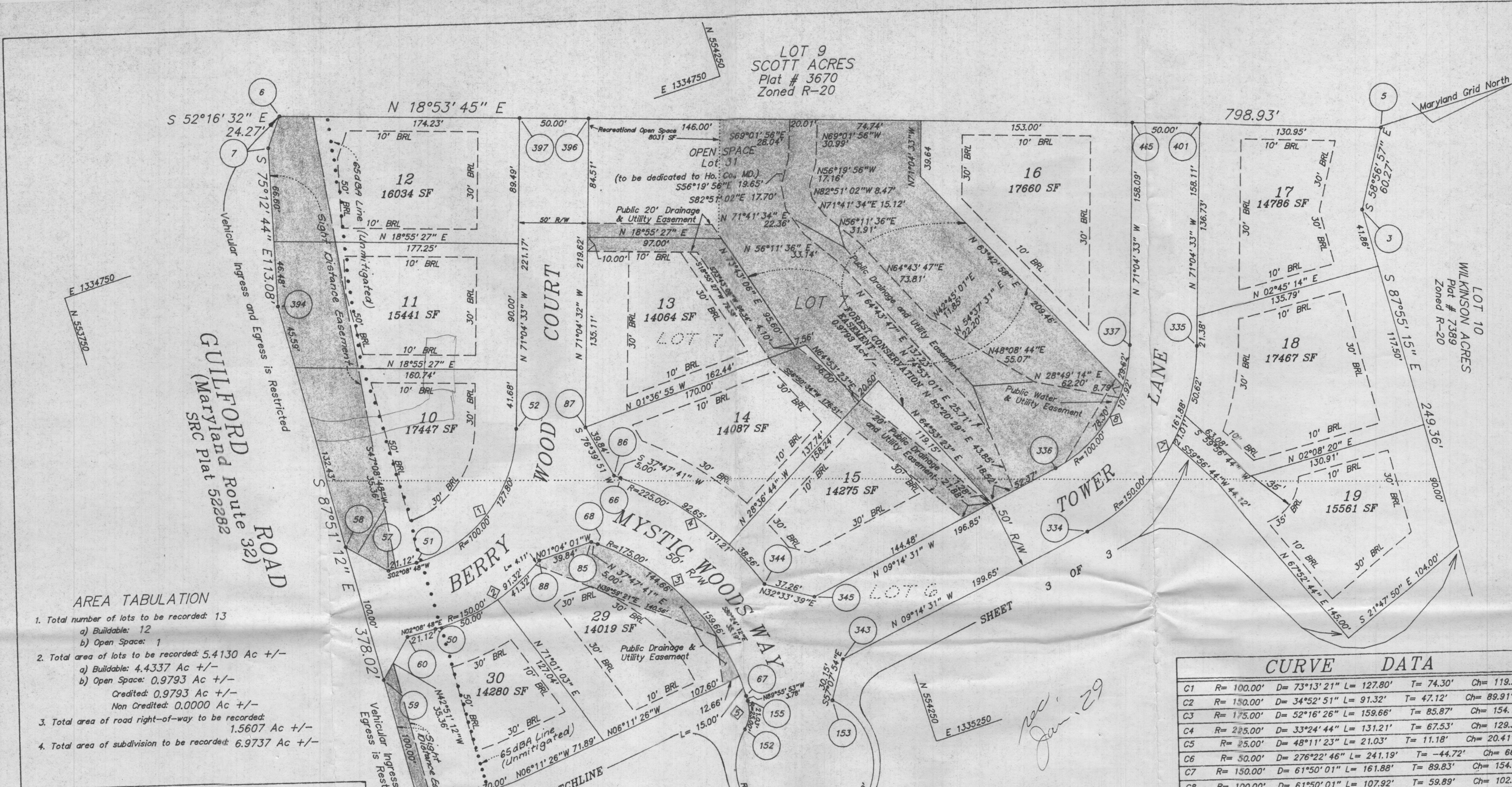
RECORDED AS PLAT NUMBER _____ ON _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

SCOTT ACRES
A Resubdivision of Lots 5, 6, & 7
LOTS 10 - 32

5th Election District Howard County, Maryland
Tax Map 35 P/O Parcels 353 Sheet 3 Of 3
Previous Submittals: F77-112; BA80-08; BA83-11E; S95-12; P96-03

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

LOT 9
SCOTT ACRES
Plat # 3670
Zoned R-20



AREA TABULATION

- Total number of lots to be recorded: 13
 - Buildable: 12
 - Open Space: 1
- Total area of lots to be recorded: 5.4130 Ac +/-
 - Buildable: 4.4337 Ac +/-
 - Open Space: 0.9793 Ac +/-
 Credited: 0.9793 Ac +/-
 Non Credited: 0.0000 Ac +/-
- Total area of road right-of-way to be recorded: 1.5607 Ac +/-
- Total area of subdivision to be recorded: 6.9737 Ac +/-

CURVE DATA					
C1	R=100.00'	D=73°13'21"	L=127.80'	T=74.30'	Ch=119.28'
C2	R=150.00'	D=34°52'51"	L=91.32'	T=47.12'	Ch=89.91'
C3	R=175.00'	D=52°16'26"	L=159.66'	T=85.87'	Ch=154.18'
C4	R=225.00'	D=33°24'44"	L=131.21'	T=67.53'	Ch=129.36'
C5	R=25.00'	D=48°11'23"	L=21.03'	T=11.18'	Ch=20.41'
C6	R=50.00'	D=27°22'46"	L=24.19'	T=-44.72'	Ch=66.67'
C7	R=150.00'	D=61°50'01"	L=161.88'	T=89.83'	Ch=154.14'
C8	R=100.00'	D=61°50'01"	L=107.92'	T=59.89'	Ch=102.76'

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 _____ on which date Developers Agreement _____ was filed and accepted.

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.

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

APPROVED: Howard County Department of Planning and Zoning.

Director _____ Date _____

Chief, Development Engineering Division _____ Date _____

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.

D. Wayne Weller 1/25/96
D. Wayne Weller, Md. No. 10685 Date
[Signature] 1/25/96
Owner 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 Robert Joseph Klinka and Jane M. Klinka to Lot 1 Improvement Corporation by deed dated December 30, 1994 and recorded in the Land Records of Howard County in Liber 3411, Folio 481, and Barry L. Wood to Lot 1 Improvement Corporation by deed dated November 21, 1995 and recorded in the Land Records of Howard County in Liber 3620, Folio 0554, 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 1/25/96
D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date

This recreation area shown hereon is hereby dedicated to a property owners association for the residents of this subdivision and recording references of the Articles of Incorporation and restrictions are shown hereon.

[Signature] 1/25/96
Owner Date

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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 _____ day of _____, 1995.

[Signature]
John F. Liparini Witness

Developer reserves unto itself, its successors and assigns all easements shown on this plat for water, sewer, storm drainage and other public utilities located in, on, over and through lots 10 through 32. Any and all conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deeds conveying said lots. Developer shall execute and deliver deeds for the easements herein reserved to Howard County. Upon completion of the public utilities and their acceptance by Howard County, the County shall accept the easements and record the deeds of easement in the Land Records of Howard County.

Owner
LOT 1 IMPROVEMENT CORP.
8835 Columbia 100 Parkway Unit P
Columbia, Maryland 21045

RECORDED AS PLAT NUMBER _____
ON _____ AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

SCOTT ACRES
A Resubdivision of Lots 5, 6, & 7
LOTS 10 - 32

5th Election District Howard County, Maryland
Tax Map 35 P/O Parcels 353 Sheet 2 Of 3
Previous Submittals: F77-112; BA80-08; BA83-11E;
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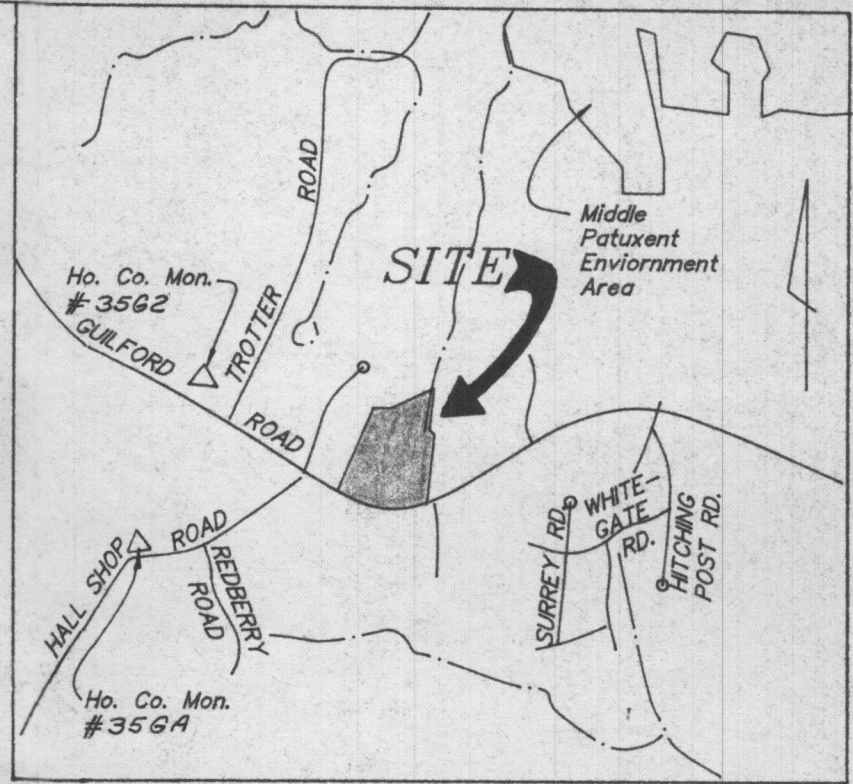
Coordinate Table

Point#	North	East
1:	554638.18	1335668.92
2:	554662.96	1334986.30
3:	554357.24	1335617.47
4:	554378.13	1335592.16
5:	554694.05	1334934.67
6:	553938.18	1334675.94
7:	553923.33	1334695.14
20:	553870.36	1335515.28
50:	553931.08	1335059.04
51:	553932.95	1335009.08
52:	554031.29	1334941.58
57:	553911.84	1335008.29
58:	553887.80	1334982.37
59:	553894.05	1335082.30
60:	553909.97	1335058.25
66:	554092.24	1334998.14
67:	554129.35	1335176.14
68:	554061.60	1335037.65
85:	554057.64	1335034.58
86:	554088.29	1334995.07
87:	554079.10	1334956.31
88:	554017.81	1335035.33
152:	554120.99	1335198.55
153:	554187.66	1335198.63
155:	554129.34	1335179.93
334:	554401.08	1335141.24
335:	554518.88	1335041.83
336:	554393.05	1335091.89
337:	554471.58	1335025.62
343:	554204.02	1335173.30
344:	554167.35	1335103.45
345:	554198.75	1335123.50
394:	553894.47	1334804.47
396:	554150.33	1334748.56
397:	554103.02	1334732.36
401:	554570.16	1334892.26
465:	554522.86	1334876.07

Lot #	Gross Area	Pipestem	Remaining	100 Yr. Floodplain	25 % Slopes	Minimum Lot Size
19	15561 SF	1172 SF	14390 SF	0	0	14390 SF
22	14999 SF	815 SF	14184 SF	0	0	14184 SF
23	15471 SF	1172 SF	14300 SF	0	0	14300 SF
24	15593 SF	1508 SF	14084 SF	0	0	14084 SF
26	22796 SF	2212 SF	20584 SF	0	0	20584 SF
27	22117 SF	1291 SF	20826 SF	0	0	20826 SF

Subdivision Title	Gross Area	Open Space Required (30%)	Open Space Provided	Open Space Non-Credited	Open Space Credited
Scott Acres Lots 10-32	14,1221 AC +/-	4.2366 AC +/-	4.6625 AC +/-	0.0000 AC +/-	4.6625 AC +/-

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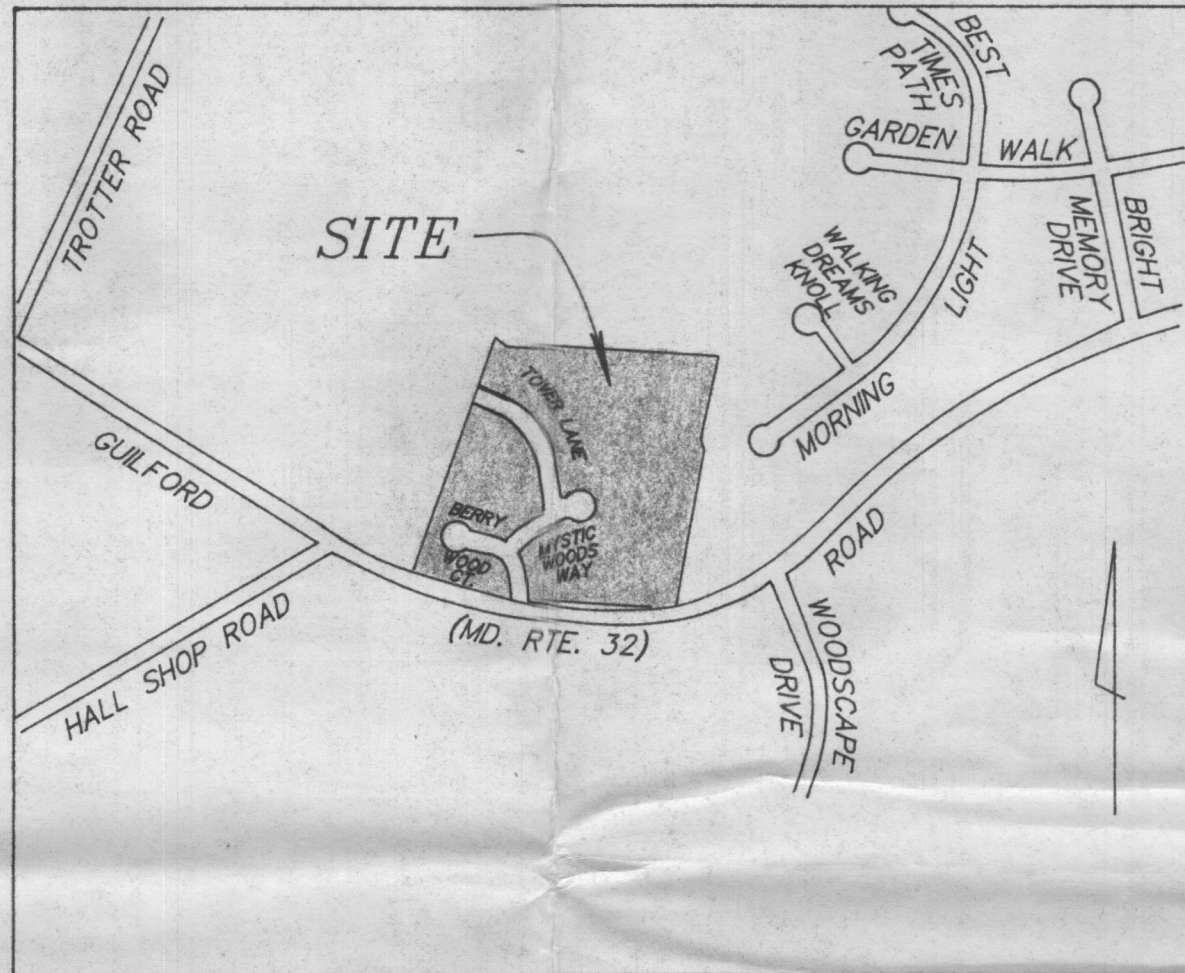
VICINITY MAP
Scale: 1"=2000'

GENERAL NOTES

- This plat is based on a field run monumented boundary survey performed by LDE, Inc. on or about Sept. 1995.
- These Coordinates are based on NAD '83, Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 3562 and No. 3564.
- 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.
- A Tree Maintenance Easement, ten feet in width, running along the edge of the public road right-of-way as shown on this plat of subdivision is reserved upon all 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.
- No Clearing, grading or construction is permitted within wetlands and stream buffers, or forest conservation areas, future exception of areas covered under 401 Permit #89-WQ-0100 and 404 Permit #89-00137-5.
- 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.
- Recreation open space for this subdivision is:
21 SFD * 200 sq. ft./unit = 4,200 sq. ft. Req.
Provided = 8031 sq. ft.
Provided at Open Space Lot 31

This recreation area shown hereon is hereby dedicated to a property owners association for the residents of this subdivision and recording references of the Articles of Incorporation and restrictions are shown hereon.

Owner: [Signature] DATE: Jun 25, 1996



LOCATION MAP
Scale: 1"=600'

AREA TABULATION

- Total number of lots to be recorded: 23
a) Buildable: 21
b) Open Space: 2
- Total area of lots to be recorded: 12.5614 AC +/-
a) Buildable: 7.8989 AC +/-
b) Open Space: 4.6625 AC +/-
Credited: 4.6625 AC +/-
Non Credited: 0.0000 AC +/-
- Total area of road right-of-way to be recorded: 1.5607 AC +/-
- Total area of subdivision to be recorded: 14.1221 AC +/-

General Notes (con't):

- 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 facilities will be required on the parcels shown on this plat in accordance with the Design Manuals. Prior to signature approval of the site development plan, the developer will be required to execute the developer's agreement for the construction of the stormwater management facility and a maintenance agreement.
- 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.

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 _____ on which date Developers Agreement _____ 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.

[Signature] 1/25/96
D. Wayne Wells, Md. No. 10685 Date



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[Signature] 1/25/96
Date

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

Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

Director Date

Chief, Development Engineering Division Date

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[Signature] 1/25/96
D. Wayne Wells Professional Land Surveyor MD Reg. No. 10685 Date

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[Signature]
John F. Liparini Witness

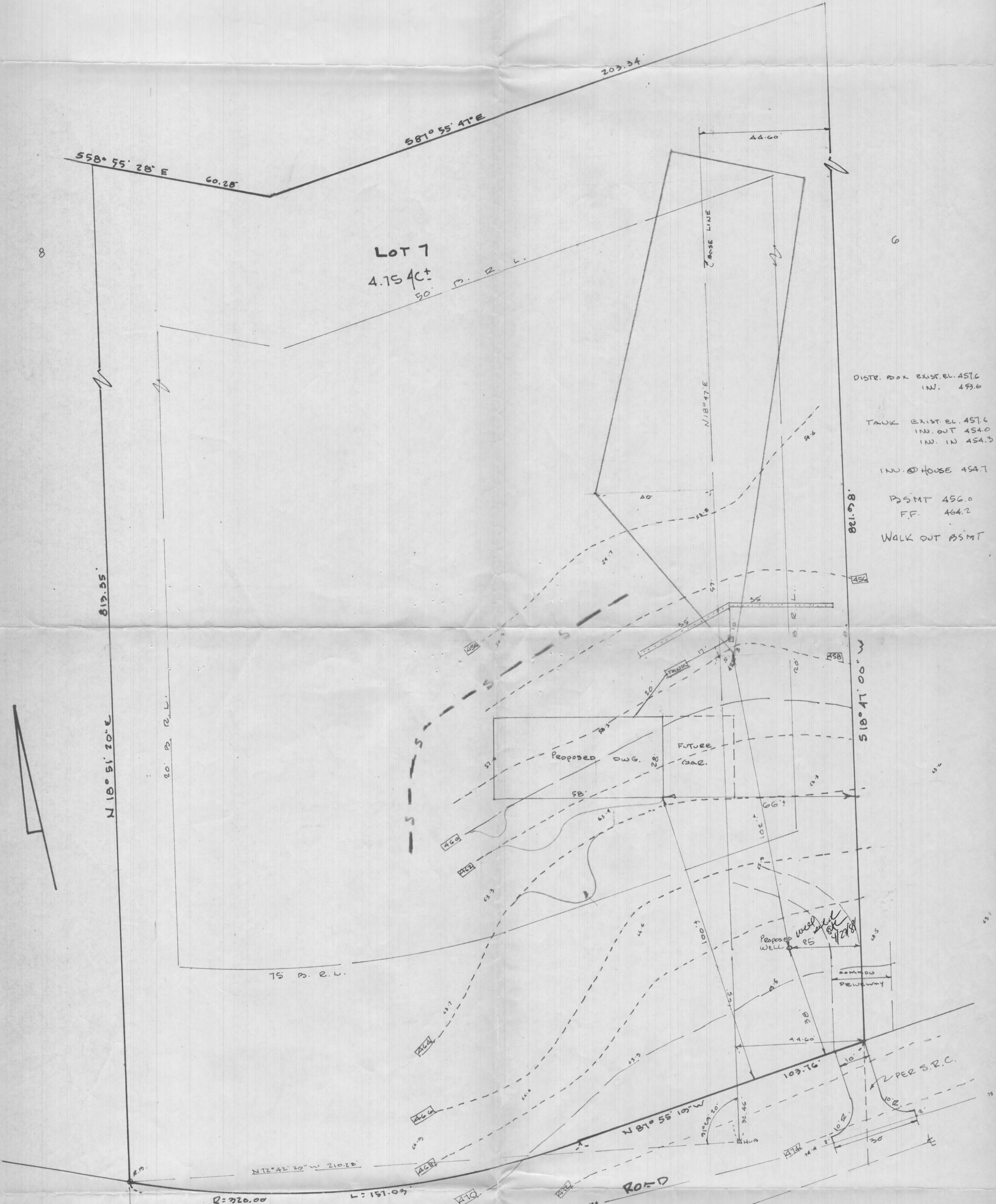
RECORDED AS PLAT NUMBER _____
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LOT 7
4.75 AC±
50' P. R. L.

DISTR. BOX EXIST. EL. 457.6
INW. 453.6

TANK EXIST. EL. 457.6
INW. OUT 454.0
INW. IN 454.3

INW. @ HOUSE 454.7

BSMT 456.0
FF. 464.2

WALK OUT BSMT

LOT 7 SCOTT ACRES
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HOWARD COUNTY, MD
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SCALE 1"=20' 3/7/1988
2/22/1988

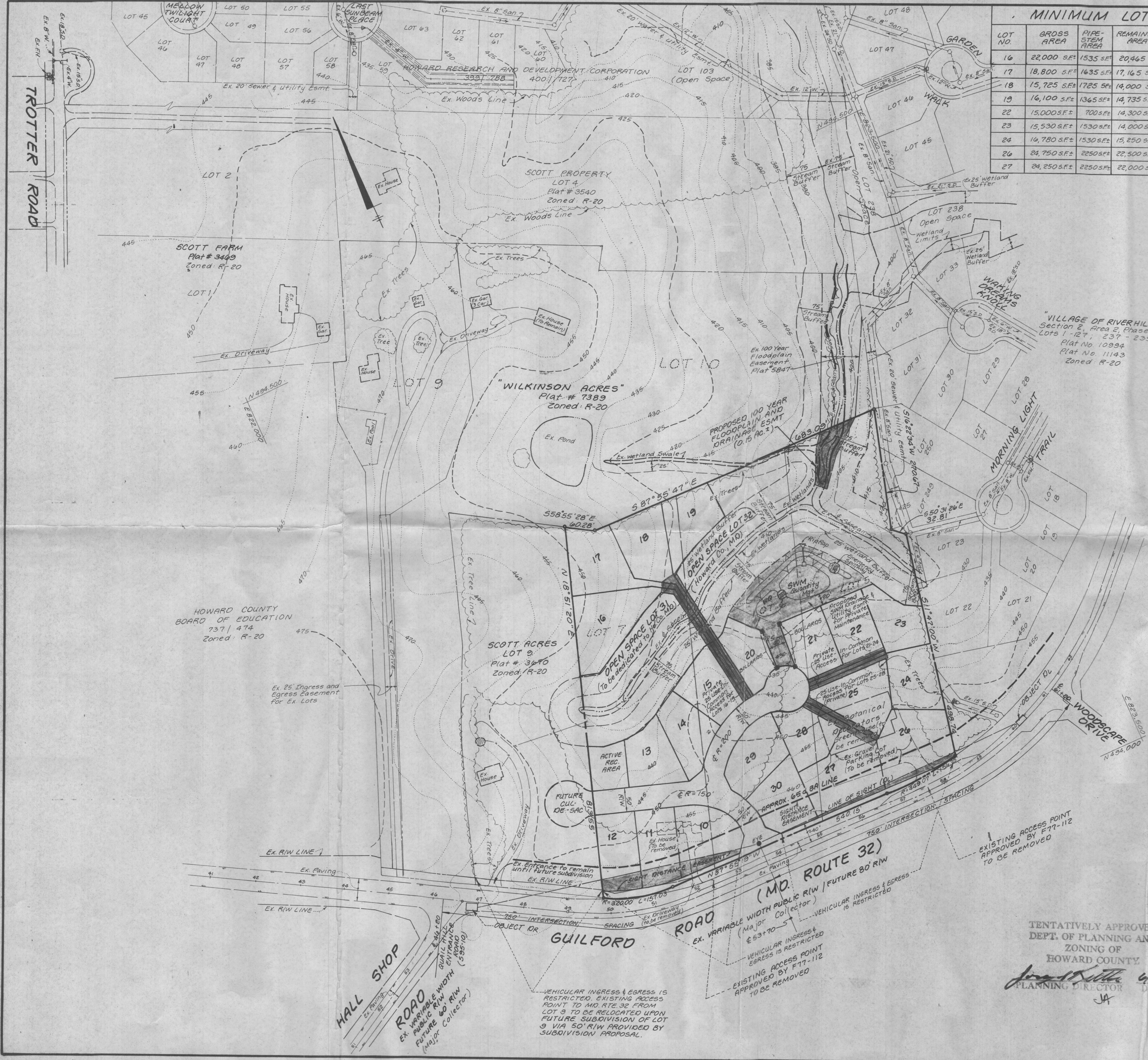
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5485 HARPERS FARM ROAD
COLUMBIA, MD 21044

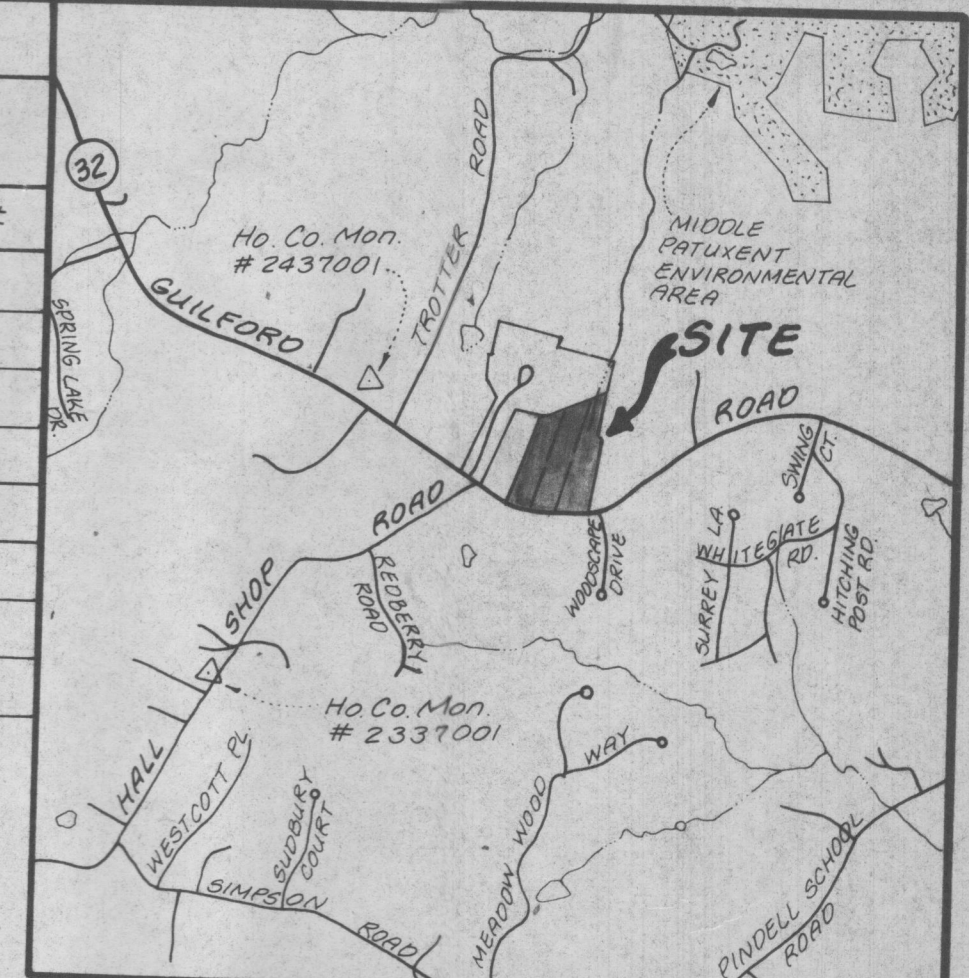
GUILFORD

ROAD

FOR WELL PERMIT



LOT NO.	GROSS AREA	PIPE-STEM AREA	REMAINING AREA	100 YR. FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
16	22,000 S.F.	1535 S.F.	20,465 S.F.	—	—	20,465 S.F.±
17	18,800 S.F.	1635 S.F.	17,165 S.F.	—	—	17,165 S.F.±
18	15,725 S.F.	1725 S.F.	14,000 S.F.	—	—	14,000 S.F.±
19	16,100 S.F.	1365 S.F.	14,735 S.F.	—	—	14,735 S.F.±
22	15,000 S.F.	700 S.F.	14,300 S.F.	—	—	14,300 S.F.±
23	15,530 S.F.	1530 S.F.	14,000 S.F.	—	—	14,000 S.F.±
24	16,780 S.F.	1530 S.F.	15,250 S.F.	—	—	15,250 S.F.±
26	24,750 S.F.	2250 S.F.	22,500 S.F.	—	—	22,500 S.F.±
27	24,250 S.F.	2250 S.F.	22,000 S.F.	—	—	22,000 S.F.±



VICINITY MAP
Scale: 1" = 2000'

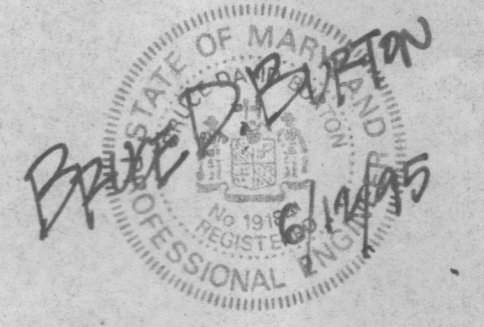
NOTES

- Existing Zoning: R-20 (Residential Single) per 10/18/93 Comprehensive Zoning Plan.
- Deed Reference: Lots 5-11020 F 679, Lot 6-L1514 F 467, Lot 7-L1844 F 182
- Gross Area of Tract: 14.3576 Ac.±
- Net Area of Tract: 14.21 Ac.±
- Number of Lots: 23
 - Buildable: 21
 - Open Space: 2
- Area of Proposed Lots: 13.02 Ac.±
 - Buildable: 7.85 Ac.±
 - Open Space (Required | 30% Min.) = 4.307 Ac.±
 - Open Space (Provided): 5.17 Ac.±
- Area of Proposed Road Widening: 0.17 Ac.±
- Public water and public sewer systems will be utilized for this subdivision. Public sewer will be provided by extension of Contract No 34-3210 - D. Public water will be provided by extension of Capital Project W-8194.
- All aspects of the project are in conformance with the latest Howard County Standards unless waivers have been approved.
- Stormwater management will be provided for this subdivision by detention with extended detention (private maintenance).
- Existing utilities shown on this plan are taken from existing drawings of public record.
- This plan is based on property information shown on Plat No. 3620 prepared by Hocking Associates, Inc.
- Horizontal datum is based on the Maryland State Grid System Howard County Monument Stations 2437001 and 2337001.
- The topography shown is compiled from the Howard County aerial photogrammetry.
- The floodplain shown is computed as part of this subdivision plan. (595-12)
- Property is located within metropolitan district.
- All existing structures on lots 5, 6 and 7 are to be removed.
 - Recreation Open Space:
 - Required (200 S.F./10 U.): 200 S.F. x 21 = 4200 S.F.
 - Provided: Active 8000 S.F.

"VILLAGE OF RIVERHILL"
Section 2, Area 2, Phase 2
Lots 1-127, 237-239
Plat No. 10994
Plat No. 11143
Zoned R-20

HOWARD COUNTY
BOARD OF EDUCATION
737 | 474
Zoned: R-20

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY
James D. Miller 6/15/95
PLANNING DIRECTOR DATE



LAND DESIGN ENGINEERING, INC.		
8835 Columbia 100 Parkway, Unit N, Columbia, MD 21045 (410) 715-1070 (Balt.) (301) 596-3424 (Wash.) (410) 715-0681 (Fax)		
Designed: BOB	SKETCH PLAN SCOTT ACRES A RESUBDIVISION OF LOTS 5, 6 AND 7 Tax Map No. 35 P/O Parcel 353 5th Election District Howard County, Maryland	Scale: 1" = 100' Sheet 1 of 1 LDE Job No. 94-161
Drawn: KBW	Lot 5 & 6 OWNER / DEVELOPER BARRY L. WOOD 4363 Guilford Road Clarksville, MD 21029	File No.
Checked: BDB	Lot 7 LOT 7 IMPROVEMENT CORP. 8835 Columbia 100 Parkway Columbia, MD 21045	
Date: May 1995		