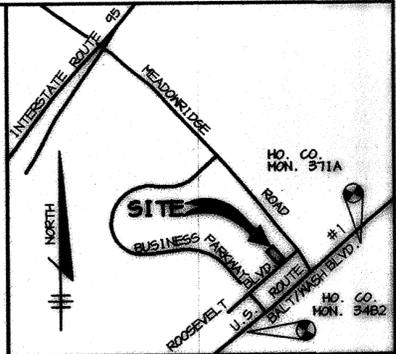
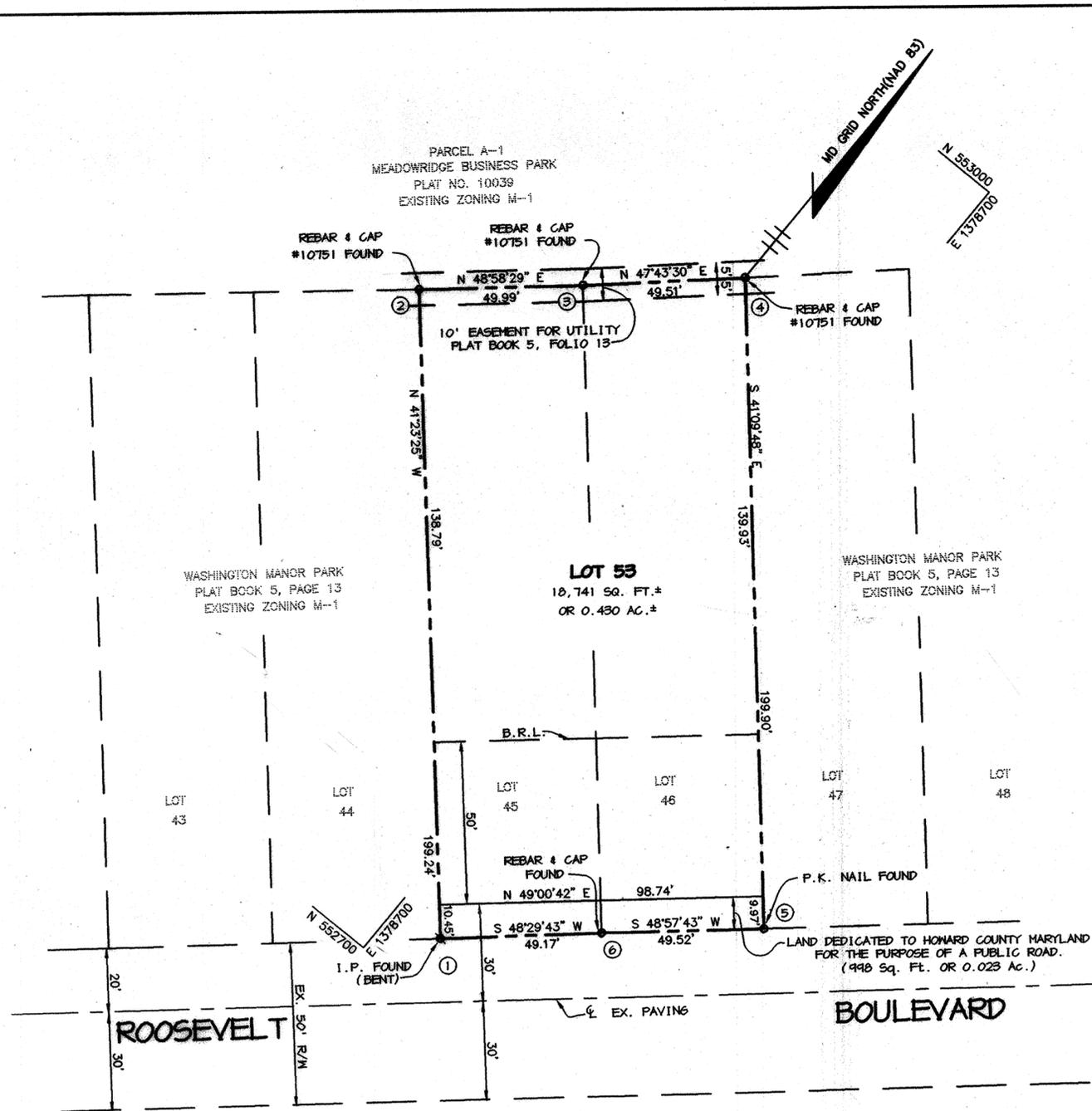


COORDINATE LIST		
No.	NORTH	EAST
1	552717.146	1378716.417
2	552866.623	1378584.680
3	552844.435	1378622.391
4	552432.738	1378659.023
5	552782.247	1378740.547
6	552744.731	1378753.243



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

- COORDINATES ARE BASED ON NAD 83, MARYLAND STATE COORDINATE SYSTEM, AS PROJECTED FROM HOWARD COUNTY CONTROL STATION NO. S 3482 AND 371A.
- THIS PLAT IS BASED ON A FIELD MONUMENTED BOUNDARY SURVEY PERFORMED BY PATTON HARRIS RUST & ASSOCIATES, PC. ON OR ABOUT NOVEMBER, 2001.
- SUBJECT PROPERTY IS ZONED M-1 AS PER 10-10-93 COMPREHENSIVE ZONING PLAN.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NO. SDP-02-80.
- THIS PROJECT IS EXEMPT FROM THE HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS BECAUSE THE SITE IS SMALLER THAN 40,000 SQ. FT. AND IS THEREFORE EXEMPT PER SECTION 16-12.02(b)(1)(i).
- STORMWATER MANAGEMENT IS PROVIDED VIA GRASS SWALES AND GRASS CHANNEL CREDITS AS PER SDP-02-80.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN PROVIDED BY CONTRACT NO. S 511-M AND 705-S.
- THERE IS NO 100-YEAR FLOODPLAIN WITHIN THE LIMITS OF THIS SUBDIVISION.
- DURING A SITE VISIT BY A REPRESENTATIVE OF PATTON HARRIS RUST & ASSOCIATES, PC ON OR ABOUT FEBRUARY, 2002 FOUND NO WETLANDS WITHIN THE LIMITS OF THIS SUBDIVISION.
- THE SITE DEVELOPMENT PLAN (SDP-02-80) AND THIS PLAT ARE SUBJECT TO COMPLIANCE WITH THE FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- LOT 53 HAS GRASS CHANNELS LOCATED ON IT TO OBTAIN STORMWATER MANAGEMENT VOLUME CREDITS USING NON-ROOFTOP RUNOFF DISCONNECTION. OPERATION AND MAINTENANCE SCHEDULES HAVE BEEN RECORDED WITH THE PROPERTY DOCUMENTATION. FAILURE TO INSTALL OR MAINTAIN THESE FACILITIES MAY RESULT IN LOSS OF THOSE CREDITS AND THE REQUIREMENT OF A STRUCTURAL BEST MANAGEMENT PRACTICE (BMP) FACILITY TO BE IMPLEMENTED.
- PUBLIC WATER AND/OR SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL, IF FACILITY IS AVAILABLE AT THAT TIME.

I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108 THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

MEADOWRIDGE LOTS 4546, LLC

Steven K. Breeden Aug-8-2002
STEVEN K. BREEDEN, MEMBER DATE

Thomas L. Frazier, Jr. 8/16/02
THOMAS L. FRAZIER, JR. #21097 DATE

TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	1
BUILDABLE	0
OPEN SPACE	0.430 Ac.
TOTAL AREA OF LOTS TO BE RECORDED:	0.000 Ac.
BUILDABLE	0.430 Ac.
OPEN SPACE	0.000 Ac.
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0.023 Ac.
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED:	0.453 Ac.

- LEGEND**
- - DENOTES 5/8" Ø PIN OR PIPE SET
 - - DENOTES 4" X 4" X 36" CONCRETE MONUMENT SET
 - ⊖ - DENOTES IRON PIPE FOUND

OWNER

MEADOWRIDGE LOTS 4546, LLC
P.O. BOX 417
ELICOTT CITY, MARYLAND 21041-0417
PHONE NO. (410) 465-4244

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO COMBINE EXISTING LOTS 45 AND 46 INTO ONE NEW LOT 53 SO THAT THE NEW LOT WILL ACCOMMODATE THE PROPOSED IMPROVEMENTS.

Patton Harris Rust & Associates, PC
Engineers, Surveyors, Planners, Landscape Architects.

PHRA

8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Douglas B. ... 10-3-02
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

... 8/16/02
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

... 10/16/02
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUB-DIVISION OF ALL OF THE LANDS CONVEYED BY WINCHESTER HOMES, INC. TO MEADOWRIDGE LOTS 4546, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED APRIL 7, 2000 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5060 FOLIO 38, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUB-DIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

Thomas L. Frazier, Jr. 8/16/02
THOMAS L. FRAZIER, JR. #21097
PROFESSIONAL LAND SURVEYOR DATE
MD REGISTRATION NO. 21097

OWNER'S CERTIFICATE

I, MEADOWRIDGE LOTS 4546, LLC, BY STEVEN K. BREEDEN, MEMBER OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION, MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY/OUR HANDS THIS 8 DAY OF AUG 2002.

Steven K. Breeden 8/16/02
MEADOWRIDGE LOTS 4546, LLC
STEVEN K. BREEDEN, MEMBER DATE

James R. Schulte 8/16/02
ATTEST: JAMES R. SCHULTE, MEMBER DATE

RECORDED AS PLAT NO. 15617
10-18-02

AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

ST. STEPHEN'S ADULT DAY CARE
LOT 53

A SUBDIVISION OF LOTS 45 AND 46 AS SHOWN ON RECORD PLAT ENTITLED WASHINGTON MANOR PARK AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLATBOOK 5, PAGE 13

1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TAX MAP No. 43 PARCEL: 375
GRID Nos. 23 ZONED: M-1
SCALE: 1"=30' DATE: 04-25-02 SHEET 1 OF 1
01295/PLAT.DWG