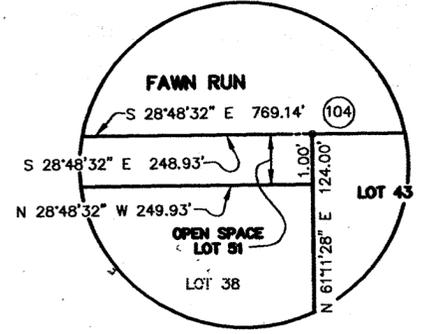
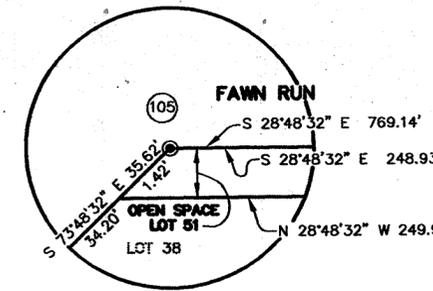


COORDINATES LIST

POINT	NORTH	EAST
100	543129.7689	1364745.3126
101	542384.8933	1365154.9629
102	542240.2908	1364892.2042
103	542839.9223	1364562.4321
104	542899.6767	1364671.0848
105	543117.7970	1364551.1278
106	543127.7283	1364516.9243
107	543170.5053	1364596.3199
108	543136.7785	1364586.3388
109	543064.2704	1364626.2152
110	542920.8593	1364860.2041
111	542855.3608	1364741.1067
112	542842.0981	1364748.4006
113	542822.8225	1364713.3514
114	542763.0681	1364604.6987



DETAIL 'A'
NOT TO SCALE



DETAIL 'B'
NOT TO SCALE

TOTAL TABULATION THIS SHEET	TOTALS
TOTAL NUMBER OF LOTS/PARCEL TO BE RECORDED:	
BUILDABLE LOTS	4
NON-BUILDABLE LOTS/PARCEL	0
OPEN SPACE(NON-CREDITED)	1
OPEN SPACE(CREDITED)	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS/PARCEL TO BE RECORDED:	
BUILDABLE LOTS	0.99350 AC. ±
NON-BUILDABLE LOTS/PARCEL	0
OPEN SPACE(NON-CREDITED)	0.00573 AC. ±
OPEN SPACE(CREDITED)	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0.34628 AC. ±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	1.34551 AC. ±
TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS/PARCEL TO BE RECORDED:	
BUILDABLE LOTS	10
NON-BUILDABLE LOTS/PARCEL	2
OPEN SPACE(NON-CREDITED)	1
OPEN SPACE(CREDITED)	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS/PARCEL TO BE RECORDED:	
BUILDABLE LOTS	2.48828 AC. ±
NON-BUILDABLE LOTS/PARCEL	1.35040 AC. ±
OPEN SPACE(NON-CREDITED)	0.00573 AC. ±
OPEN SPACE(CREDITED)	0.87201 AC. ±
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0.78393 AC. ±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	5.50035 AC. ±

OPEN SPACE CALCULATIONS

AREA OF REQUIRED OPEN SPACE (10% OF GROSS)	0.55 AC (23,592 SF)
AREA OF PROVIDED OPEN SPACE:	
CREDITED	0.87201 AC. ±
NON-CREDITED	0.00573 AC. ±
TOTAL PROVIDED	0.87774 AC. ±

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

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.

MEADOWLARK, LLC
BY Mark S. Pritchett, MANAGING MEMBER
DATE 9/26/03

MARK S. PRITCHETT, MANAGING MEMBER
DATE 9/19/03

LINDA A. THOMAS-MCINTOSH
DATE 09/17/03

HITENDRA J. PATEL
DATE 09/16/03

BHARTI H. PATEL
DATE 9-17-03

RICHARD S. BAXLEY
DATE 9-09-03

CHRISTINE M. BAXLEY
DATE 9/30/03

THOMAS L. FRAZIER, JR. NO. 21097
DATE

LEGEND

- DENOTES 4" X 4" X 36" CONCRETE MONUMENT SET
- DENOTES 5/8" REBAR AND CAP TO BE SET
- DENOTES IRON PIPE FOUND
- ⊗ DENOTES ROD FOUND
- DENOTES PROPERTY LINE
- - - DENOTES ADJOINER LINE
- B.R.L. DENOTES BUILDING RESTRICTION LINE

OWNERS

MEADOWLARK LLC
6375 HANOVER CROSSING WAY
HANOVER, MD 21076

LINDA A. THOMAS-MCINTOSH
8775 MISSION ROAD
JESSUP, MD 20794

HITENDRA J. PATEL & BHARTI H. PATEL
8777 MISSION ROAD
JESSUP, MD 20794

RICHARD S. BAXLEY & CHRISTINE M. BAXLEY
8779 MISSION ROAD
JESSUP, MD 20794

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS 35, 36, AND 37 TO REMOVE THE PIPESTEMS AND PROVIDE PUBLIC ROAD FRONTAGE AND RESUBDIVIDE LOT 39 INTO 7 BUILDABLE LOTS, 2 OPEN SPACE LOTS, 1 BULK PARCEL 'A' AND A PUBLIC ROAD.

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

Penney Bernstein MD/PHU 10/16/03
DATE
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Thomas L. Frazier 10/15/03
DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Thomas L. Frazier 10/15/03
DATE
DIRECTOR



SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS CONVEYED BY ELMER GREEN AND GWENDOLYN FRANCES GREEN AND KATHLEEN K. PRITCHETT TO MEADOWLARK, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED FEBRUARY 19, 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6060 AT FOLIO 92 AND ALL OF THE LANDS CONVEYED BY KATHLEEN K. PRITCHETT AND PRITCHETT FAMILY HOMES, LLC, A MARYLAND LIMITED LIABILITY COMPANY TO LINDA A. THOMAS-MCINTOSH BY DEED DATED JUNE 13, 2002 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 6256 AT FOLIO 614 AND ALL OF THE LANDS CONVEYED BY HAROON I. SHAMI AND FAREEHA HAROON TO HITENDRA J. PATEL AND BHARTI H. PATEL BY DEED DATED DECEMBER 20, 2002 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 6846 AT FOLIO 683 AND ALL OF THE LANDS CONVEYED BY KATHLEEN K. PRITCHETT AND PRITCHETT FAMILY HOMES, LLC, A MARYLAND LIMITED LIABILITY COMPANY TO RICHARD S. BAXLEY AND CHRISTINE M. BAXLEY BY DEED DATED JULY 18, 2002 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 6354 AT FOLIO 516 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.

Thomas L. Frazier, Jr. 9/30/03
DATE
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION NO. 21097

OWNER'S CERTIFICATE

WE, MEADOWLARK LLC (LOT 43-51), BY MARK S. PRITCHETT, MANAGING MEMBER, LINDA A. THOMAS-MCINTOSH (LOT 40), HITENDRA J. PATEL, BHARTI H. PATEL (LOT 41), RICHARD S. BAXLEY AND CHRISTINE M. BAXLEY (LOT 42), OWNERS OF THE PROPERTIES 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 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 AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES, AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY/OUR HANDS THIS 26 DAY OF SEPTEMBER, 2003.

MEADOWLARK, LLC.
BY Mark S. Pritchett, MANAGING MEMBER
DATE 9/26/03

MARK S. PRITCHETT, MANAGING MEMBER
DATE 09/19/03

LINDA A. THOMAS-MCINTOSH
DATE 09/16/03

HITENDRA J. PATEL
DATE 09/16/03

BHARTI H. PATEL
DATE 9-17-03

RICHARD S. BAXLEY
DATE 9-09-03

CHRISTINE M. BAXLEY
DATE

OWNER'S CERTIFICATE

Thomas L. Frazier 9/26/03
DATE

Thomas L. Frazier 9/19/03
DATE

Thomas L. Frazier 9/19/03
DATE

Thomas L. Frazier 9/16/03
DATE

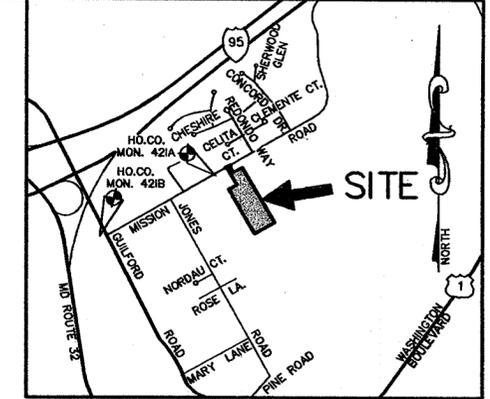
RECORDED AS PLAT No. 16300
ON Nov. 4, 2003
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**NORDAU SUBDIVISION
LOTS 40 THRU 49, OPEN SPACE
LOTS 50 & 51 & NON-BUILDABLE
BULK PARCEL 'A', SECTION 'G'**

A RESUBDIVISION OF LOTS 35, 36 AND 37, SECTION "G" AS SHOWN ON RECORDED RECORD PLAT ENTITLED "NORDAU SUBDIVISION LOTS 34-37, SECTION G" AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 14847 AND A RESUBDIVISION OF LOT 39, SECTION "G" AS SHOWN ON RECORDED RECORD PLAT ENTITLED "NORDAU SUBDIVISION LOTS 38 & 39, SECTION G" AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NOS. 15160 TO 15161

F01-159, F01-19, F79-146, SP-01-11 & WP-02-11
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
GRID NO. 24 TAX MAP NO. 42 PARCEL 107 & P/O 448 ZONED: R-12
SCALE: 1" = 50' DATE: 09-02-03 SHEET: 1 OF 2

01076/1-0/SURVEY/FINAL/001-PLAT.DWG



VICINITY MAP
SCALE: 1" = 2000'
GENERAL NOTES

- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETIC CONTROL STATIONS Nos. 421A AND 421B.
 - ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
 - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 2001, BY PATTON HARRIS RUST AND ASSOCIATES, PC.
 - THE SUBJECT PROPERTY IS ZONED R-12 AS PER 10-18-93 COMPREHENSIVE ZONING PLAN.
 - THERE ARE NO VISIBLE SIGNS OF CEMETERIES WITHIN THE SUBJECT PROPERTY.
 - THE FOREST CONSERVATION OBLIGATION FOR THE PROPOSED SUBDIVISION COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PROVIDING 2.69 AC. OF OFF-SITE REFORESTATION AND WILL OCCUR ON HOWARD COUNTY TAX MAP 2, PARCEL 17 "LISTON FARM" (LIBER 561, FOLIO 521). SURETY FOR 2.69 AC. OF OFF-SITE REFORESTATION IN THE AMOUNT OF \$58,588.20 HAS BEEN POSTED WITH THE DEVELOPER AGREEMENT FOR THIS FINAL PLAN.
 - NO WETLANDS WERE PRESENT ON SITE AS FIELD VERIFIED BY WILDMAN ENVIRONMENTAL SERVICES ON JULY 10, 2000.
 - THERE ARE NO FLOODPLAIN LIMITS WITHIN THE LIMITS OF THE SUBJECT PROPERTY.
 - THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE SEPTEMBER 30, 2005, ON WHICH DATE DEVELOPERS AGREEMENT 24-4084-D WAS FILED AND ACCEPTED.
 - STORMWATER FOR THIS SITE WILL BE A DRY EXTENDED DETENTION POND, TWO (2) BIORETENTION FACILITIES AND EXISTING DRY WELLS ON LOTS 40, 41, AND 42 WITH ROUTINE MAINTENANCE BY THE HOMEOWNER'S ASSOCIATION AND NON-ROUTINE MAINTENANCE BY HOWARD COUNTY.
 - SEE PLANNING AND ZONING FILES F-01-159, F-01-19 AND F-79-146, SP-01-11 AND WP-02-11, F04-30.
 - PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
 - THERE ARE EXISTING DWELLINGS LOCATED ON LOTS 40, 41 AND 42 TO REMAIN. NO NEW BUILDINGS EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
 - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE STREAM OR STREAM BUFFER.
- SEE SHEET 2 OF 2 FOR CONTINUATION OF GENERAL NOTES.

WATER & UTILITY EASEMENT LINE TABLE

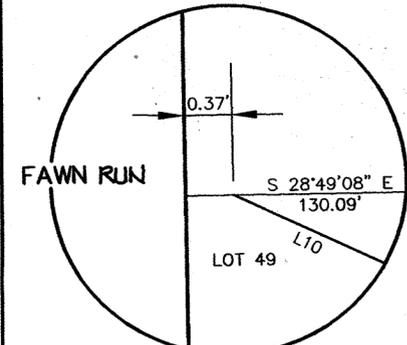
LINE	BEARING	LENGTH
L1	N 61°11'17" E	5.95'
L2	N 28°48'43" W	10.00'
L3	N 61°11'17" E	5.95'

20' DRAINAGE & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
L4	N 28°48'43" W	339.23'
L5	S 20°03'47" E	35.89'
L6	N 28°48'43" W	65.30'
L7	N 28°48'43" W	66.83'
L8	S 20°03'47" E	35.89'
L9	N 28°48'43" W	337.70'

PUBLIC SEWER, DRAINAGE & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
L10	S 02°53'20" E	20.00'
L11	S 37°41'17" E	35.11'
L12	S 05°16'51" W	9.61'



DETAIL 'B'
NOT TO SCALE

TOTAL TABULATION THIS SHEET	TOTALS
TOTAL NUMBER OF LOTS/PARCEL TO BE RECORDED:	
BUILDABLE LOTS	6
NON-BUILDABLE LOTS/PARCEL	1
OPEN SPACE(NON-CREDITED)	0
OPEN SPACE(CREDITED)	1
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS/PARCEL TO BE RECORDED:	
BUILDABLE LOTS	1.49341 AC. ±
NON-BUILDABLE LOTS/PARCEL	1.35040 AC. ±
OPEN SPACE(NON-CREDITED)	0
OPEN SPACE(CREDITED)	0.86605 AC. ±
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0.44498 AC. ±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	4.15484 AC. ±

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

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

Penny Borenstein M.D. 10/16/03
HOWARD COUNTY HEALTH OFFICER-*MB* DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Paul Danner 10/15/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Paul Danner 10/21/03
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS CONVEYED BY ELMER GREEN AND GWENDOLYN FRANCES GREEN AND KATHLEEN K. PRITCHETT TO MEADOWLARK, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED FEBRUARY 19, 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6060 AT FOLIO 92 AND ALL OF THE LANDS CONVEYED BY KATHLEEN K. PRITCHETT AND PRITCHETT FAMILY HOMES, LLC, A MARYLAND LIMITED LIABILITY COMPANY TO LINDA A. THOMAS-MCINTOSH BY DEED DATED JUNE 13, 2002 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 6256 AT FOLIO 614 AND ALL OF THE LANDS CONVEYED BY HAROON I. SHAMI AND FAREEHA HAROON TO HITENDRA J. PATEL AND BHARTI H. PATEL BY DEED DATED DECEMBER 20, 2002 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 6846 AT FOLIO 683 AND ALL OF THE LANDS CONVEYED BY KATHLEEN K. PRITCHETT AND PRITCHETT FAMILY HOMES, LLC, A MARYLAND LIMITED LIABILITY COMPANY TO RICHARD S. BAXLEY AND CHRISTINE M. BAXLEY BY DEED DATED JULY 18, 2002 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 6354 AT FOLIO 516 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.

Thomas L. Frazier, Jr. 9/30/03
THOMAS L. FRAZIER, JR.
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION NO. 21097

OWNER'S CERTIFICATE

WE, MEADOWLARK LLC(LOT 43-51), BY MARK S. PRITCHETT, MANAGING MEMBER, LINDA A. THOMAS-MCINTOSH(LOT 40), HITENDRA J. PATEL, BHARTI H. PATEL(LOT 41), RICHARD S. BAXLEY AND CHRISTINE M. BAXLEY, HIS WIFE(LOT 42), OWNERS OF THE PROPERTIES 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 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 AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES, AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY/OUR HANDS THIS 26 DAY OF SEPTEMBER, 2003.

MEADOWLARK, LLC.
BY: *Mark S. Pritchett* 9/26/03
MARK S. PRITCHETT, MANAGING MEMBER DATE

Linda A. Thomas-McIntosh 9/10/03
LINDA A. THOMAS-MCINTOSH DATE

Hitendra J. Patel 9/10/03
HITENDRA J. PATEL DATE

Bharti H. Patel 9-2-03
BHARTI H. PATEL DATE

Richard S. Baxley 9-9-03
RICHARD S. BAXLEY DATE

Christine M. Baxley 9-9-03
CHRISTINE M. BAXLEY DATE

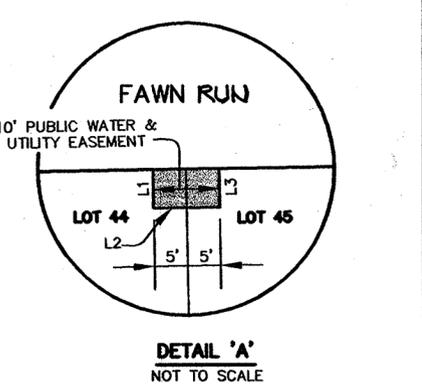
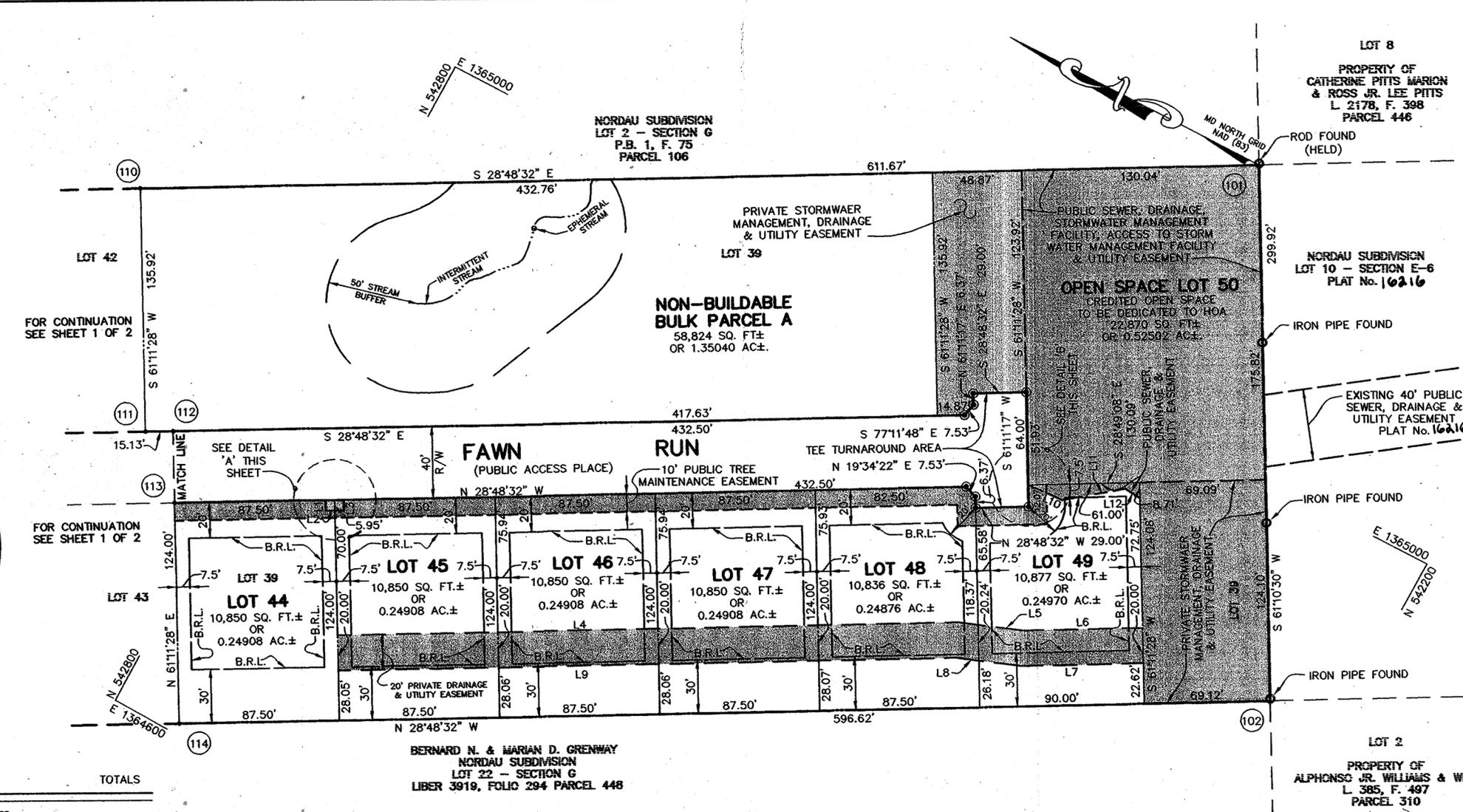
RECORDED AS PLAT No. 16301
ON Nov. 4, 2003
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

NORDAU SUBDIVISION
LOTS 40 THRU 49, OPEN SPACE LOTS 50 & 51 & NON-BUILDABLE BULK PARCEL 'A', SECTION 'G'

A RESUBDIVISION OF LOTS 35, 36 AND 37, SECTION "G" AS SHOWN ON RECORDED RECORD PLAT ENTITLED "NORDAU SUBDIVISION LOTS 34-37, SECTION "G" AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 14847 AND A RESUBDIVISION OF LOT 39, SECTION "G" AS SHOWN ON RECORDED RECORD PLAT ENTITLED "NORDAU SUBDIVISION LOTS 38 & 39, SECTION "G" AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NOS. 15160 TO 15161

F01-159, F01-119, F79-146, SP-01-11 & WP-02-11
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
GRID NO. 24 TAX MAP NO. 42 PARCEL 107 & P/O 448 ZONED: R-12
SCALE: 1" = 50' DATE: 09-02-03 SHEET: 2 OF 2

01076/1-0/SURVEY/FINAL/002-PLAT.DWG



GENERAL NOTES

- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, DRAINAGE, AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH LOTS 40 THRU 51, ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). THE 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, AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THE HOMEOWNER'S ASSOCIATION DOCUMENTS HAVE BEEN FILED WITH THE MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION ON APRIL 4, 2002, AS LIBER 00300, FOLIO 1640.
- THIS PLAN AND PROJECT IS GRANDFATHERED TO THE 4TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS DUE TO THE INITIAL SUBMISSION OF SP-01-11 BEING PRIOR TO NOVEMBER 15, 2001.
- STREET TREES AND PERIMETER AND STORM WATER MANAGEMENT LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL AND AS SHOWN ON THE APPROVED ROAD CONSTRUCTION DRAWINGS FOR THE SUBDIVISION (F-03-32). SURETY FOR ALL REQUIRED PLANTINGS HAVE BEEN POSTED WITH THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$9,150.00.
- WP-02-11 - A REQUEST TO WAIVE SECTION 16.134(b)(1)(i) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS REQUIRING THE CONSTRUCTION OF A SIDEWALK ON ONLY ONE SIDE OF A CUL-DE-SAC OR LOCAL ROAD FOR A SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION WITH 11 OR MORE DWELLING UNITS HAS BEEN DENIED PER LETTER DATED SEPTEMBER 11, 2001.
- BULK PARCEL A IS NON-BUILDABLE DUE TO ALLOCATIONS. IT WILL BE ELEGIBLE FOR RESUBDIVISION ONCE ALLOCATIONS ARE AVAILABLE.
- THE NATURAL AREA CONSERVATION CREDIT IS BEING APPLIED FOR STORMWATER MANAGEMENT. THE CREDIT AREA IS 0.45 ACRES AND IS LOCATED ON PARCEL A. THE WATER QUALITY VOLUME WAS REDUCED FROM 0.020 AC.-FT. TO 0.013 AC.-FT.
- THE DECLARATION OF COVENANTS AND EASEMENTS WAS RECORDED ON APRIL 4, 2002, AS LIBER 6101, FOLIO 0100.

LEGEND

- DENOTES 4" X 4" X 36" CONCRETE MONUMENT SET
- DENOTES 5/8" REBAR AND CAP TO BE SET
- DENOTES IRON PIPE FOUND
- ⊗ DENOTES ROD FOUND
- DENOTES PROPERTY LINE
- - - DENOTES ADJOINER LINE
- B.R.L. DENOTES BUILDING RESTRICTION LINE

OWNERS

MEADOWLARK LLC
6375 HANOVER CROSSING WAY
HANOVER, MD 21076

LINDA A. THOMAS-MCINTOSH
8775 MISSION ROAD
JESSUP, MD 20794

HITENDRA J. PATEL & BHARTI H. PATEL
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