

COORDINATE TABLE		
NO.	NORTH	EAST
1	599,065.7124	1,308,090.6046
2	599,065.7124	1,308,264.8446
3	598,815.7124	1,308,264.8446
4	598,815.7124	1,308,090.6046
5	599,225.2446	1,307,291.5423

- NOTES:**
- THIS PLAT AND THE COORDINATES SHOWN HEREON ARE BASED UPON NAD 83' MARYLAND SYSTEM, AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 0039 & 14E1.
 - THE BOUNDARY SURVEY WAS PERFORMED BY C. BROOKE MILLER IN JULY, 1995.
 - SUBJECT PROPERTY ZONED R-C.
 - ALL AREAS SHOWN HAVE BEEN ROUNDED OFF AND ARE MORE OR LESS.
 - ALL UTILITY EASEMENTS SHOWN HEREON ARE DESIGNATED AS PUBLIC EASEMENTS, UNLESS OTHERWISE IDENTIFIED AS PRIVATE.
 - THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ONE LOT FROM PARCEL 36 WHILE LEAVING 17 1/2 ACRE RESIDUE.
 - DRIVEWAYS SHALL BE PROVIDED 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, MINIMUM 10% GRADE CHANGE AND MINIMUM 45 FOOT TURNING RADIUS. D.) STRUCTURES (CULVERT/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.
 - THE SUBJECT PROPERTY LIES WITHIN THE AGRICULTURAL PRESERVATION DISTRICT AND THIS LOT HAVE BEEN CREATED IN ACCORDANCE WITH SECTION 104.E.6 OF THE ZONING REGULATIONS FOR HOWARD COUNTY.
 - FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
 - WAIVER WP-96-01 WAS APPROVED FOR THE FOLLOWING REGULATIONS: SECTIONS 16.1200, 16.144 (A), 16.145, 16.144 (F), 16.146 AND 16.120 (A) ON AUGUST 22, 1995.
 - THE SEPTIC AREA IS DESIGNATED AS A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPT. OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA IS RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

THE REQUIREMENTS 93-108, 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.

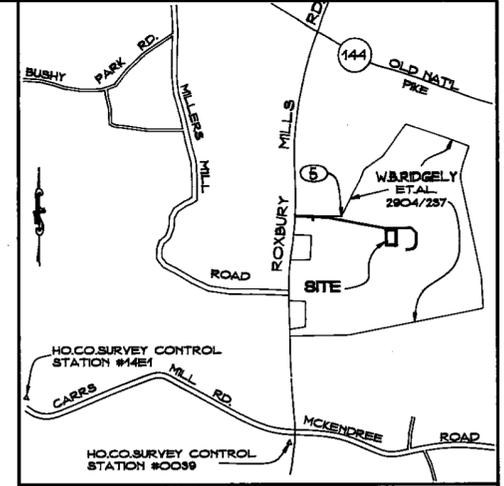
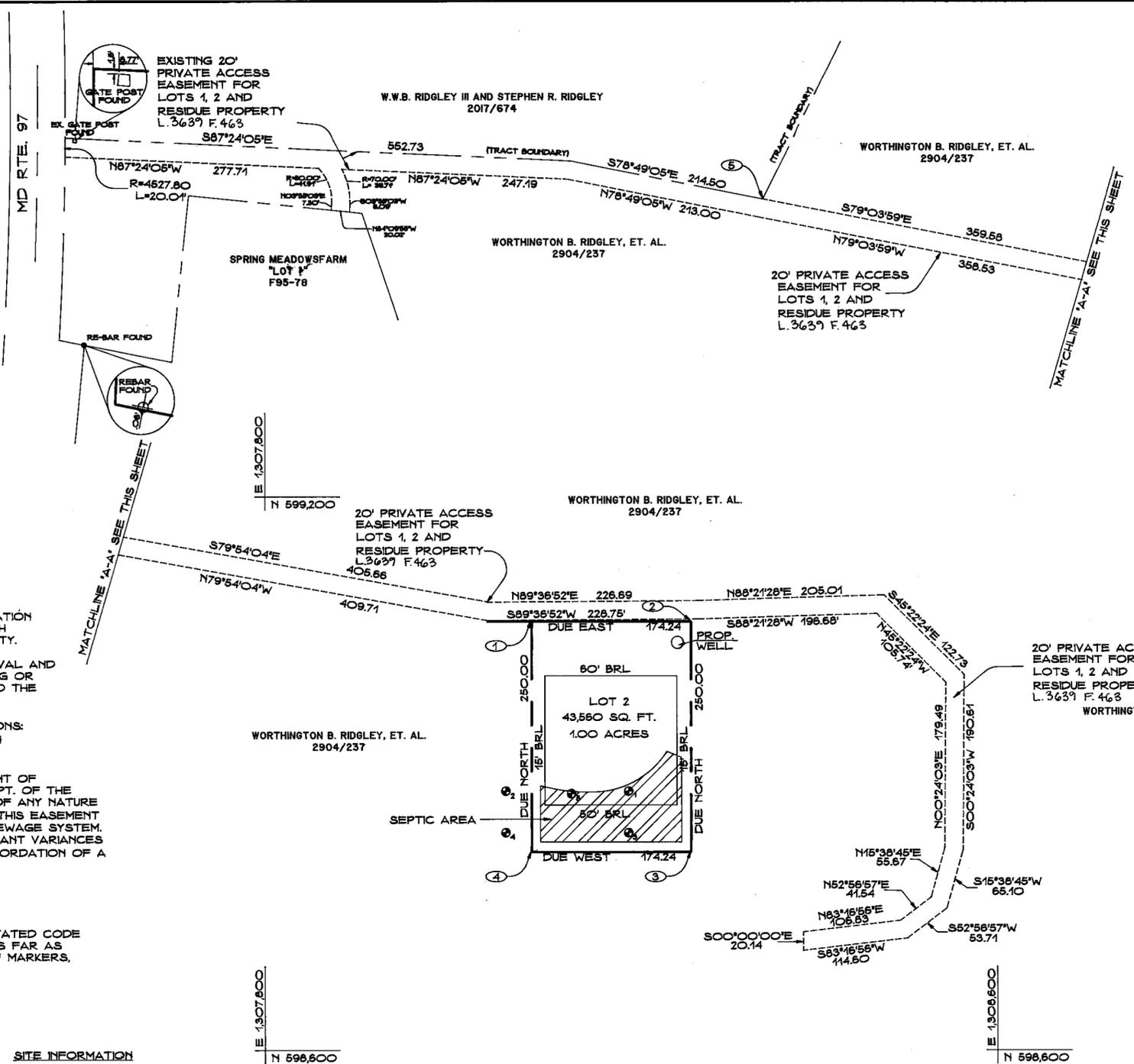
C. Brooke Miller
 SURVEYOR
 C. BROOKE MILLER, P.L.S., #185

Charles E. Wehland, P.A.
 OWNER
 CHARLES E. WEHLAND, P.A.
 ATTORNEY AT LAW

Richard F. Lindstrom
 OWNER
 RICHARD F. LINDSTROM
 MERCANTILE - SAFE DEPOSIT AND TRUST CO.

SITE INFORMATION
 2149 MARYLAND ROUTE 97
 PROPOSED MINOR SUBDIVISION
 ZONING: R-C TAX MAP: 14 PAR: 36
 DEED REF: 2904/237
 DEED ACREAGE: 194.35 AC.

OWNER:
 WORTHINGTON B. RIDGELY, ET. AL.
 C/O CHARLES E. WEHLAND, P.A.
 3677 PARK AVENUE
 ELLICOTT CITY, MARYLAND 21043-4586



AREA TABULATION

TOTAL NO. OF LOTS	1
TOTAL AREA OF LOTS	1.0 AC.
AREA OF ROW	0.00 AC.
AREA OF OPEN SPACE	0
TOTAL AREA OF PLAT	1.0 AC.

PHOENIX ENGINEERING, INC.
 CONSULTING ENGINEERS
 817 MAIDEN CHOICE LANE, SUITE 300
 BALTIMORE, MARYLAND 21228
 (410) 247-8833 FAX 247-9397
 (PLATS2-3.DWG)

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH MASTER PLAN OF WATER AND SEWAGE FOR HOWARD COUNTY.

Joyce M. Borden 3-10-96
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] 3/11/96
 CHIEF DEVELOPMENT ENGINEERING M.K. DIVISION DATE

[Signature] 3/22/96
 DIRECTOR (Acting) DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY WORTHINGTON B. RIDGELY TO WORTHINGTON B. RIDGELY BY DEED DATED MAY 21, 1993 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2904 AT FOLIO 237, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

C. Brooke Miller
 C. BROOKE MILLER, PROPERTY LINE SURVEYOR #135

OWNER'S CERTIFICATE

WE, WORTHINGTON B. RIDGELY, BY CHARLES E. WEHLAND, HIS ATTORNEY IN FACT, AND THE ESTATE OF CAROLYN P. RIDGELY, BY CHARLES E. WEHLAND AND RICHARD F. LINDSTROM, PERSONAL REPRESENTATIVES OF THE ESTATE OF CAROLYN P. RIDGELY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS OF RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS MY/OUR HAND/S THIS 28TH DAY OF February, 1996.

Charles E. Wehland, P.A.
 CHARLES E. WEHLAND, P.A.
 ATTORNEY AT LAW

Richard F. Lindstrom
 MERCANTILE - SAFE DEPOSIT AND TRUST CO.
 BY: RICHARD F. LINDSTROM

RECORDED AS PLAT NUMBER 12100 ON 3/28/1996, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SPRING MEADOW FARM LOT 2

SHEET 1 OF 1
 TAX MAP 14 PARCEL 36 ZONED R-C
 4TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100' DATE: FEBRUARY, 1996