

COORDINATE TABLE		
NO.	NORTH	EAST
1	598,600.3627	1,306,645.7185
2	598,574.5453	1,306,914.0870
3	598,413.7196	1,306,898.6154
4	598,439.5369	1,306,630.2469

**NOTES:**

- THIS PLAT AND THE COORDINATES SHOWN HEREON ARE BASED UPON M.D. 83' MARYLAND SYSTEM, AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 0039 & 14E1.
- THE BOUNDARY SURVEY WAS PERFORMED BY C. BROOKE MILLER IN NOVEMBER, 1994.
- 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 17.2+ 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 (6 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 46 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 HAS 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.
- 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.
- IN ACCORDANCE WITH SECTION 18.1202(b)(1)(v) OF THE SUBDIVISION REGULATIONS THIS LOT IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION ACT.
- ON AUGUST 22, 1995 WP-96-01 WAS APPROVED AND DID WAIVE SECTION 18.144 (c)/18.146 AND 18.144(f)/18.146 WHICH REQUIRES THE SUBMISSION OF A SKETCH PLAN AND A PRELIMINARY PLAN; 18.1202(d) WHICH RESTRICTS RESIDENTIAL ACCESS ONTO AN ARTERIAL HIGHWAY AND 18.1200 WHICH REQUIRES THE FULLFILLMENT OF THE REQUIREMENTS OF THE FOREST CONSERVATION PROGRAM. ON MARCH 25, 1996 WP-96-01 WAS RECONSIDERED AND APPROVED FOR A NEW LOT LOCATION OF LOT 3 AND SECTION 18.1202(d) WHICH RESTRICTS RESIDENTIAL ACCESS ONTO AN ARTERIAL HIGHWAY WAS WAIVED.
- IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL VOLUME 1 - CHAPTER 5 12(b)(1), THIS DEVELOPMENT IS EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS.

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* 9/19/96  
 SURVEYOR  
 C. BROOKE MILLER, P.L.S. #135

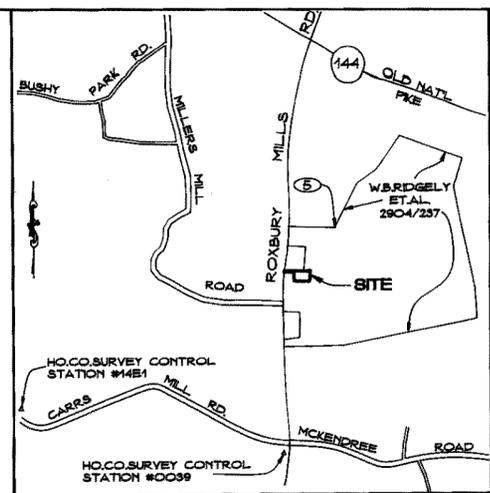
*Charles E. Wehland*  
 OWNER  
 CHARLES E. WEHLAND, P.A.  
 ATTORNEY AT LAW

*Richard F. Lindstrom* 9/9/96  
 OWNER  
 RICHARD F. LINDSTROM  
 MERCANTILE - SAFE DEPOSIT AND TRUST CO.

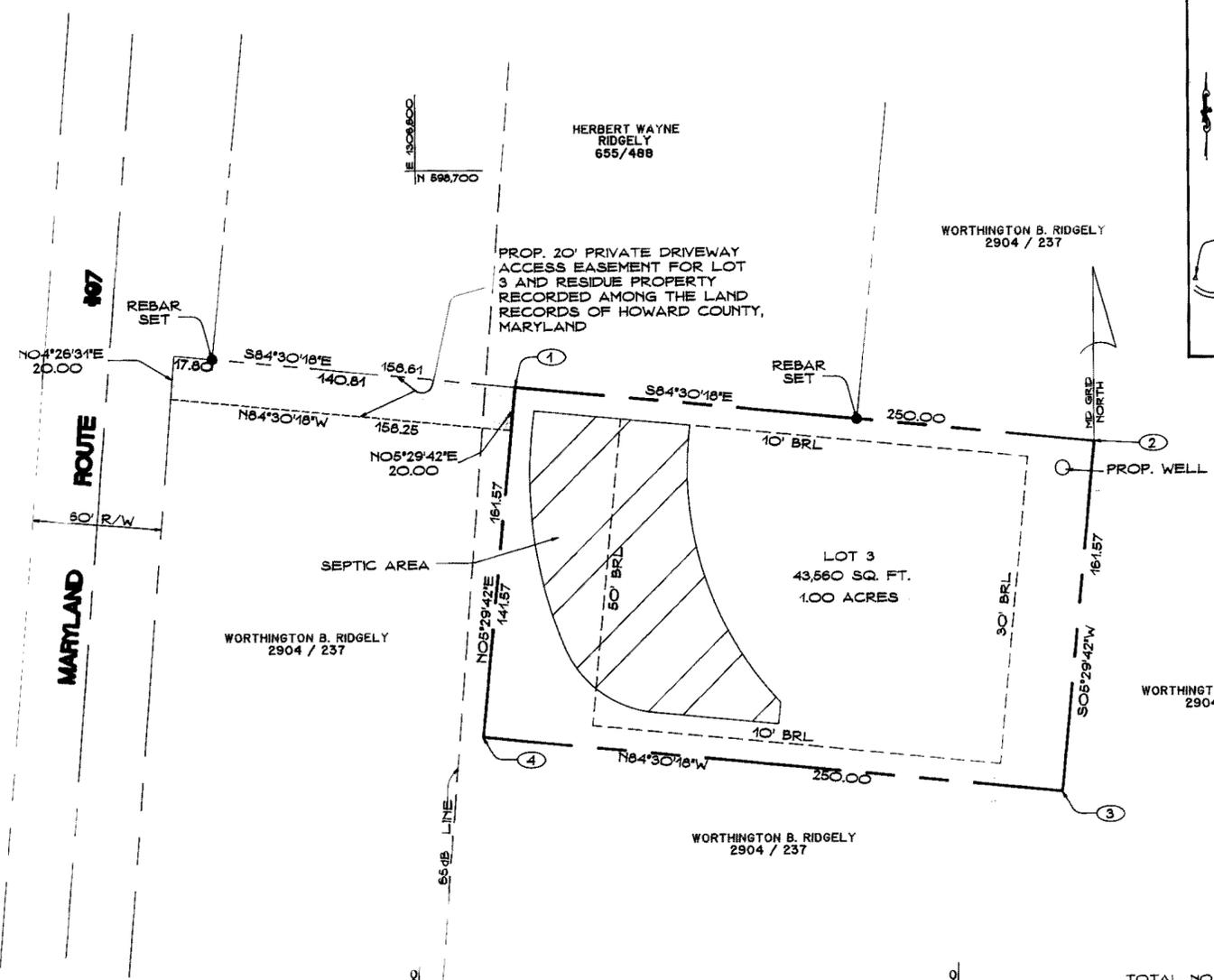
**SITE INFORMATION**  
 2149 MARYLAND ROUTE 97  
 ZONING: R-C TAX MAP: 14 PAR: 36  
 DEED REF: 2904/237  
 DEED ACREAGE: 194.35 AC.

**OWNER:**  
 WORTHINGTON B. RIDGELY, ET UX.  
 C/O CHARLES E. WEHLAND, P.A.  
 3677 PARK AVENUE  
 ELLICOTT CITY, MARYLAND 21043-4588

**LEGEND**  
 ○ IRON PIPE FOUND  
 ● REBAR SET



**VICINITY MAP**  
 SCALE: 1" = 2000'



**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.

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

*Joseph Boyd* 9-19-96  
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Michael* 10/2/96  
 CHIEF DEVELOPMENT ENGINEERING MK DIVISION DATE

*Joseph* 11/25/96  
 DIRECTOR 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, 1995 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.



9/9/96  
*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 HANDS THIS 9<sup>th</sup> DAY OF September, 1996.

*Charles E. Wehland*  
 CHARLES E. WEHLAND, P.A.  
 ATTORNEY AT LAW  
*Richard F. Lindstrom*  
 RICHARD F. LINDSTROM  
 MERCANTILE - SAFE DEPOSIT AND TRUST CO.

RECORDED AS PLAT NUMBER 12494  
 ON NOV 27, 1996, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SPRING MEADOW FARM  
 LOT 3

SHEET 1 OF 1  
 TAX MAP 14 PARCEL 36 ZONED R-C  
 4<sup>TH</sup> ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 50' DATE: SEPTEMBER, 1996