

WILLIAM ROBERTS PFEFFERKORN  
537/221

MARK G. SBARRA  
CATHLEEN A. MONTGOMERY  
3332/406

VICINITY MAP  
SCALE: 1" = 2000'

OLD ROVER ROAD

S 79°33'15" E 367.40'

RECEIVING PARCEL  
TOTAL PROPERTY ACREAGE = 32.227 ACRES

MICHAEL P. MONAGHAN  
2289/598

7.607 acres RR-DEO

24.62 acres RC-DEO

PFEFFERKORN ROAD

JACK M. KAULFUSS  
ANN L. KAULFUSS  
1018/158

FOUND QUARTZITE STONE  
CALVIN I. SMITH  
JUNE A. SMITH  
3308/453

EARL M. GRAY AND WIFE  
342/238

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Mark J. DeLough* 4/19/03  
Director Date

OWNER/DEVELOPER

Northridge Development LLC  
14045 Gared Drive  
Glenwood, Maryland 21738

SURVEYOR

Daft McCune Walker, Inc.  
200 East Pennsylvania Avenue  
Towson, Maryland 21286



ROBERT T. LUNDY, LLC  
5842/587

THE PURPOSE OF THIS PLAT IS TO IDENTIFY A 32.227 ACRE PARCEL AS A RECEIVING PARCEL FOR DENSITY EXCHANGE, AND TO IDENTIFY THE SENDING PARCEL FOR THE 2 REQUIRED DEO UNITS AND 5 REQUIRED CEO UNITS BEING TRANSFERRED, SINCE THE RECEIVING PARCEL IS SPLIT ZONED, 2 OF THE DEVELOPMENT RIGHTS ARE DEO (FOR THE RR ZONED PORTION) AND 5 OF THE DEVELOPMENT RIGHTS ARE CEO (FOR THE RC ZONED PORTION). THE TRANSFER IS IN ACCORDANCE WITH THE DEO/CEO PROVISIONS DESCRIBED IN SECTION 106 OF THE HOWARD COUNTY ZONING REGULATIONS.

Coordinates

Name	North	East
17	590904.42	1314063.25
26	590897.02	1314829.13
27	590826.25	1315776.95
28	591122.93	1316005.62
890	591426.22	1316049.31
WP8	590975.06	1318033.90
WP40	591125.10	1315938.59
WP45	590799.27	1313983.13
WP46	591519.53	1314146.69
WP74	591788.57	1314583.69
WP76	591452.92	1314508.00
WP77	590789.85	1314804.84

DENSITY EXCHANGE	
RECEIVING PARCEL INFORMATION	OWNER NORTHRIDGE DEVELOPMENT, LLC 14045 GARED DRIVE GLENWOOD, MARYLAND 21738 LIBER 6016 FOLIO 438 TAX MAP 15 GRID 19 PARCEL 167 FOX MEADOW P - 02 - 13
TOTAL AREA OF SUBMISSION	32.227 ACRES*
DENSITY UNITS ALLOWED BY RIGHT	7
NUMBER OF UNITS PROPOSED	14
DEO/CEO DENSITY UNITS TO BE RECEIVED FROM SENDING PARCEL	2 DEO 5 CEO
SENDING PARCEL INFORMATION	PLAT OF EASEMENT HOLTZINGER PROPERTY TAX MAP 1 GRID 6 PARCEL 7 LIBER 6148 FOLIO 445

OWNER'S CERTIFICATE

We, Northridge Development LLC by James H. Selfridge, Managing Member, owners of the property shown and described hereon, hereby adopt this plat, and in consideration of the approval of this Plat by the Department of Planning and Zoning, establish this property as a receiving parcel for development rights. The requirements of Section 3-108, The Real Property Article, of the 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.

NORTHRIDGE DEVELOPMENT LLC

*James H. Selfridge* 2/25/03  
James H. Selfridge, Managing Member Date

NOTES

- Coordinates and bearings shown hereon are referred to the system of coordinates established in the Maryland Coordinate System - NAD 83(1991), and are based upon the following Howard County Department of Public Works Survey Division Geodetic Survey Control Stations:
 

Station	North	East
21CA	588897.368	1311235.695
22A2	585988.551	1316283.882
- Subject property zoned RR-DEO and RC-DEO per October 18, 1993 Comprehensive Zoning Plan.
- This Plat is based upon a field run monumented boundary survey performed on or about December 2001, by Daft McCune Walker, Inc.
- Areas shown hereon are more or less.

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a part of the lands conveyed by The Amos-Cunningham LLC, to Northridge Development LLC, by deed dated January 7, 2002, and recorded in the Land Records of Howard County, Maryland, in Liber 6016 Folio 438. The requirements of Section 3-108, The Real Property Article, of the 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.

*Anthony J. Vitto* 4/21/03  
Anthony J. Vitto Date  
Professional Land Surveyor No. 10951

RECORDED AS PLAT No. 15893  
ON 4-21-03 IN THE  
LAND RECORDS OF HOWARD COUNTY, MD.

DENSITY RECEIVING PLAT  
32.227 ACRE PARCEL  
FOX MEADOW

SHEET 1 OF 1  
ZONING: RR-DEO AND RC-DEO  
TAX MAP 15 GRID 19 PARCEL 167  
THIRD ELECTION DISTRICT  
HOWARD COUNTY MARYLAND  
SCALE: 1" = 100' FEBRUARY 21, 2003