	U.S. EQ	UIVALENT .	COO	ROINATE 1	TABLE		METRIC E	QUIVALENT	CO	ORDINATE	TABLE
POINT	NORTH	EAST	POINT	NORTH	EAST	POINT	NORTH	EAST	POINT	NORTH	EAST
405	506119.206550	1314343.364059	1980	585498.482546	1315166.299739	405	170649.491450	400612.658634	1980	178460.294401	400070.195501
411	585930.668378	1315207.515716	1961	505367.605735	1315187.069213	411	178592.024906	400076.052542		178420.403069	400869.820436
412	585890.550455	1314918.769023	<del></del>		1315200.010040	+	178579.796938	400788.042374	·	178410.367337	400873.764800
	506030.307004		***************************************	505332.071353	1315205.987296	<del></del>	178624.857877	400779.010648		178409.572168	400075.50667
		1314627.246609		505203.205405	<del></del>		178651.291747	400699.186165		176394.702161	400871.557918
		1314490.217722	<del></del>	585288.854787	·	<del></del>	178643.686910	400657.419677		176396.399732	400967.669536
	**************************************	1314486.286607		-	1315147.096072		178649.664980	400656.221470		178392.464065	400057.636596
		1314413.970389		505167.932110	1315099.941300		178645.651571	400634.179443		170359.542429	400043.263795
		1314050.473606	-	505141.053671	1315114.634377	<del></del>	178655.924352	400523.305426		170351.349062	400847.74225
		1314326.276169		505134.970140	1315152.500360	***************************************	178675.475261	400607.450807		178349.498036	t
-				505221.400222	1315060.770662			400091.174566			400059.310653
		1315257.120555	-		<del></del>		170594.125931			170375.063923	400033.76296
		1315017.560443		585201.479373	1315114.596047		178359.183752	400818.154059		178369.767652	400047.73057
$\overline{}$		1315050.484496		505071.203027	1315135,309844		170363.107677	400828.189331		176330.059567	400054.044149
		1315139.951502		565253.149972	1314707.079961		178425.573164	400855.458953		178385.516882	400723.519419
		1315141.753561		***************************************	<del>                                      </del>		178454.728527	400056.000197		178546.582352	400548.814866
	585604.028579				1315911.579619		178492.464896	400056.719095		178978.165227	401090.651649
		1315197.827277			1316000.000655		176529.995222	400873.099500		178669.136723	401117.073090
		1315215.424832			1316203.696167		170579.997464	400878.463246		178634.098100	401179.688951
		1315109.611253			1315960.579543	1940	178740.908823	400846.211202	7456	178899.837255	401105.586856
	586438.731045	1315000.105659					178746.882716	400837.242263	7459	178644.785903	401120.642106
1942	50630L376426	1314794.032948	7460	507192.724274	1315664.157661		176729.400993	400750.022743	7460	178976.700312	401082.293487
1943	506406.573370	1314666.303656	7463	505256.429505	1314012.792571		178737.081040	400711.115161	7463	170306.516511	400755.74060
1944	586424.808559	1314574.003113	7464	505110.523915	1315145.962929	1944	176742.639134	400682.957515	7464	178342.044373	400057.291215
1945	506300.354031	1314352.215311	7465	505295.092024	1314714.923790	1945	178729.089611	400615.356450	7465	170390.300046	400725.910223
1946	506356.014356	1314336.535832	7466	506027.253229	1315904.392683	1946	170721.914460	400610.577343	7466	178621.464027	401088.461067
1947	506127.067554	1314302.504012	7467	506625.070753	1316042.728472	1947	178651.887494	400624.613100	7467	178803.925452	401130.625900
1949	586106.981937	1314407.348389	7468	586060.540636	1315914.504524	1949	178645.765386	400632.161053		178631.610049	401091.543162
	506037.590090			586233.540639	1315988.504519		178624.617393	400618.266158		178684.340555	401114.098406
		1314355.889760	-	506507.540640	1316046.504511	<del> </del>	178630.444764	400616.476432		178767.855923	401131.776839
	***	1314237.282172		586152.229379	1316148.164133	<u> </u>	178610.812048	400580.324767		178659.556834	401162.762753
		1314212.510597	_	586273.800476	<del></del>	-	170016.934156	400572.776814		178696.611778	401153.700066
_		1314250.105431		586276.174699	1316120.174746	<del></del>	178838.082149	400506.671709		178697.335443	401156.669976
		1314263.977224		586066.495645	1316107.753610	<u> </u>	178832.254778			178633.425139	401174.029652
		1314320.013039		505953.061903	1315374.450493	-	178745.822991	400605.705270		178599.094331	400926.934364
		1314344.354314	_		1315142.005971	_	178741.043877	400612.960421		170337.592771	***************************************
	506464.020513				A						400056.005132
	586439.864636							400680.561478			400724.65502
				505077.357966			178747.228236				400759.100867
	506420.596379		OIIZ	586842.708178	וטוטטוו. / טטעונון		170741.355259		211	נצוכוט.ט/פפי/ון	400473.594767
	506500.515091						170765.714775		-		
	506510.320000 506510.320000						170760.703342				
		1315212.354766					170770.500369				
	506447.501700						178749.580404				
	506435.025606						170745.997161	400963.843096			
	506424.055440			**/*			170742.409505	400061.453539			
	585901.034592					1977	176582.992510	400093.406070			
1978	505707.150473					1978	176523.696950	400967.067106			
		1315189.911285					178486.368625	400870.686701		·	

OWNERS DEVELOPER GRETCHEN MOBBERLEY

PULTE HOME CORPORATION c/o JOHN E. BITTNER, PRESIDENT 1501 SOUTH EDGEWOOD STREET, SUITE K WEST FRIENDSHIP, MARYLAND 21794 BALTIMORE, MARYLAND 21227

AND PULTE HOME CORPORATION C/O JOHN E. BITTNER, PRESIDENT 1501 SOUTH EDGEWOOD STREET, SUITE K BALTIMORE, MARYLAND 21227

SUMMER HILL FARM

ROUTE 144

MINIMUM LOT SIZE CHART									
LOT No.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE			
6	6L094 Sa.Ft.+	7.615 Sa.Ft.*	55.497 Sa.Ft.*	0 Sa.Ft.±	0 Sa.Ft.s	55.497 Sa.Ft.			
12	61.112 Sa.Ft.	5.597 Sa.ft.*	55,515 Sq.Ft.*			55.515 Saft.			
26	45,840 Sq.Ft.+	4.725 Saft.*	41.115 Sa.Ft.=	0 50.Ft.s	0 SaFt.	41.115 Sa.Ft.a			
27	47.186 Sa.Ft.	4.725 Sa.Ft.	42.463 Sa.Ft.+	0 SaFt.±	0 SaFt.	42.463 Sa.Ft.			

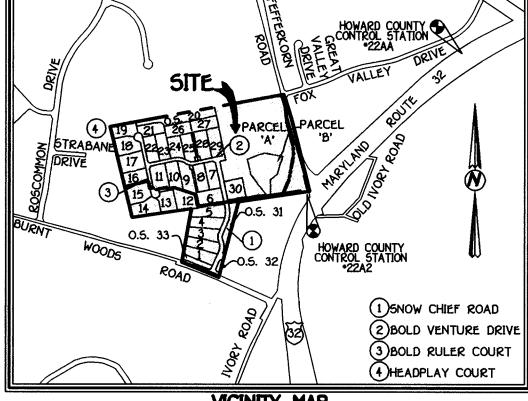
TOTAL AREA TABULATION	OF A	LL SHEETS	1
	SHEET 2	SHEET 3	TOTAL
TOTAL No. OF BUILDABLE LOTS TO BE RECORDED	9	20	29
TOTAL No. OF OPEN SPACE LOTS TO BE RECORDED	3	1	4
TOTAL No. OF BUILDABLE PARCELS TO BE RECORDED	0	. 1	1
TOTAL No. OF NON-BUILDABLE PARCELS TO BE RECORDED	0	1	1
TOTAL No. OF LOTS AND PARCELS TO BE RECORDED	12	23	35
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	10.846 AC.±	21.711 AC.±	32.557 AC.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1.530 AC.*	1.996 AC.4	3.526 AC.*
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED	0 AC.±	16.967 AC.±	16.967 AC.*
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0 AC.±	3.126 AC.±	3.126 AC.*
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	12.376 AC.*	43.800 AC.±	56.176 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED	1.722 AC.	4.401 AC.*	6.123 AC.±
TOTAL AREA TO BE RECORDED	14.098 AC.±	48.201 AC.±	62.299 AC.+

	The Requirements §3-100, The Real Property Article, Annotated Code Of Maryland, 1900 Replacement Volume, (As Supplemented) As far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With
4	Quella Jake 4/21/200
	PERPELL A. FISHER, L.S. *10692  PRIGISTERED LAND SURVEYOR  TOTAL CONTROL CONTR
	WHERE 6/20/00
	PULTE (HOME GORPORATION DAYS BY: JOHN E DITTNER, PRESIDENT (OWNER)

L	MC/CT100	77676	5 AW		
SYMBOL	BEARING & D		5YMBOL	BEARING &	DISTANCE
WL1	N75°10'20"W	11.08'	WL23	N89*2119"E	24.84
WL2	N35*00'39*E	44.19	WL24	500°36'41"E	34.06*
WL3	N69°20'31"W	42.89	WL25	510°22'17"E	36.03
WL4	N20°44'13"E	21.44'	WL26	N76°57'00"E	19.36
WL5	526°30'59"£	12.69	WL27	554°25'54"E	17.55'
WL6	569°32'45°E	29.79'	WL28	550°16'50"E	21.33'
WL7	547°25'12°E	24.45'	WL29	551°16'27"E	17.04'
WLB	531°25'57"E	32.00'	WL30	532°21'47"E	23.24
WL9	500°56'18"W	7.84'	WL31	540°49'07"W	24.15'
WL10	N13°20'49"W	29.13'	WL32	541°10'53"E	44.00'
WL11	N01°23'03"E	14.49'	WL33	5511615W	97.42'
WL12	N50°54'59"E	4.20'	WL34	N05"18"08"W	30.00*
WL13	N03°08'47"E	15.76'	WL35	N81°45'41"W	21.06'
WL14	N01°57'10"W	13.22'	WL36	N29*42*20"W	13.74
WL15	N61°10'39"W	10.74'	WL37	N13*00'18"E	18.07
WL16	513°04'40"W	24.76'	WL36	N30°04'37"E	21.99'
WL17	N72°18'45'W	7.14'	WL39	N61°24°12°E	23.77
WLIB	N19*29'00'W	22.29	WL40	523°29'21"E	33.00
WL19	N10°36'59"W	50.18'	WL41	504°40'29°E	59.10°
WL20	N05°36'35°E	27.00'	WL42	505°19'31"W	25.34
WL21	N05°05'41"W	37.06'			
WL22	N03°27'44"W	36.001			

WETLANDS METES AND BOLINDS

CURVE DATA TABULATION CHORD BEARING AND DISTANCE Curve RADIU5 ARC DELTA TANGENT 7465-7463 1440.00 105.25 04°11'16" 52.65 5 60°26'30" E 105.23 1927-1996 | 57137.85 45.67 00°02'45" 22.84 N 23°36'08" E 1928-1929 | 125.00 98.17 45°00'00" 51.78 N 01°04'45" E 95.67 1943-1944 123.03 96.63 N 78°50'02" W 45°00'00" 50.96 94.16 1947-1949 25.00 34.50 79°14'30" 5 50°57'17" E 31.89 20.70 50.00 6.64 1949-429 07°36'21" 3.32 5 86°46'21" E 6.63 50.00 209.50 240°09'27" 429-1950 ----100.00 20.03 11°26'42" 10.05 N 17°04'23" W 20.00 1950-1952 953-1955 25.00 34.50 79°14'30" 20.70 N 50°57'17" W 31.89 1956-1950 100.00 | 20.03 | 11°26'42" 10.05 5 17°04'23" E 20.00 1962-1963 130.00 | 102.10 45°00'00" 53.85 5 78°50'02" E 99.50 1979-1960 111.79 87.80 45°00'00" 46.30 5 01°04'45" W *8*5.56 1997-1967 57187.85 36.61 00°02'12" 18.30 5 23°35'51" W 36.61 1929-1930 161.79 127.07 45°00'00" 67.02 N 01°04'45" E 123.63 1931-1932 275.00 167.57 34\*54'47" 86.48 N 06°07'22" E 164.99 942-1943 170.00 133.52 45°00'00" 130.11 70.42 N 78°50'02" W 50.00 216.21 955-1956 247°45'48" 1961-1962 163.03 128.04 45°00'00" 67.53 124.78 5 76°50'02" E 325.00 198.04 34°54'47" 1977-1978 102.20 5 06°07'22" W 194.99 1980-1981 175.00 134.14 43\*55'08\* 70.56 5 00°32'19" W 130.66



#### VICINITY MAP 5CALE: 1" = 1200'

GENERAL NOTES (Continued):

- 37. The Forest Conservation Obligations Incurred By This Subdivision Is 9.0 Acres And Has Been Met With 2.522 Acres On-Site Afforestation/Retention And Planting Of 6.50 Acres Off-Site On Wellington West, Section 2, F98-181. The Forest Conservation Will Be Met By 1.742 Acres Of Retention On Lots 14 - 18 And An Afforestation Area In The Amount Of 0.78 Acres On Open Space Lots 31 And 32 Of The Paddocks Subdivision. The Remaining Forest Conservation Obligations Incurred By This Subdivision Will Be Met By Providing 6.50 Acres Off-Site Planting On Wellington West, Section 2. F. 17 Property Located On Tax Map 14, Grid 20, Parcel 69. The Surety Amount Will Be \$102,435.69 For This Project.
- 38. A Fee-In-Lieu Of Providing Roadway APFO Mitigation Has Been Paid In The Amount Of \$34,000.00 Assigned To Capital Project No. J-4124, Account Number 816-99J-4134-J134-900D.
- 39. A Ground Water Appropriation Permit Has Been Obtained For This Subdivision And Is Identified As Permit No. H099G006(01).
- 40. Landscape Obligations Are Met On-Site And Have Been Prepared In Accordance With The Provisions Of Section 16.124 Of The Howard County Code And The Landscape Part Of The Developers Agreement In The Amount Of \$51,300.00.

#### GENERAL NOTES:

- 1. This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewage Disposal. Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Variances For Encroachments Into The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
- 2. The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.

3. Subject Property Zoned RR-DEO Per 10/18/93 Comprehensive Zoning Plan.

Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 22A2 And No. 22AA.

Sta. 22A2 N 178609.6686 (Meters) E 401204.1472 (Meters)

Sta. 22AA N 179076.1948 (Meters) E 401696.1041 (Meters)

5. This Plat is Based On Field Run Monumented Boundary Survey Performed On Or About April, 1998, By Fisher, Collins And Carter, Inc.

6. B.R.L. Denotes Building Restriction Line.
7. ● Denotes Iron Pin Set Capped \*F.C.C. 106\*.

Denotes Iron Pipe Or Iron Bar Found. 9. O Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.

10. Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".

11. # Denotes Concrete Monument Or Stone Found. 12. Refuse Collection, Snow Removal And Road Maintenance To Be Provided At The Junction Of

Pipe/Flag Stem And The Road R/W And Not Onto The Flag/Pipe Stem Driveway. Use-In-Common Driveways Shall be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:

a) Width - 12 Feet (14 Feet Serving More Than One Residence); b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating.

(1 -1/2" Minimum); c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius; d) Structures (Culverts/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 Surface; f) Structure Clearances - Minimum 12 Feet:

g) Maintenance - Sufficient To Ensure All Weather Use.

14. All Lot Areas Are More Of Less (±).

- 15. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid
- 16. No Clearing, Grading Or Construction Is Permitted Within Wetland Or Stream Buffers. Unless, Approved By The Department Of Planning And Zoning Or Howard County, Maryland. 17. Denotes Public Forest Conservation Easement. The Forest Conservation Easement itas Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard County Code Forest Conservation Act. No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easement: However, Forest Management Practices As Defined In The

Deed Of Forest Conservation Easement Are Allowed. 18. 💵 Denotes Wetlands Area. Wetlands Area Delineated By McCarthy & Associates

And Approved On December 17, 1998.

19. \_... Denotes Existing Centerline Of Stream. 20. 513.8 Denotes Approximate Elevation Of 100 Year Flood Level.

21. Articles Of Incorporation Of The Paddocks Homeowner's Association, Inc., Filed With Maryland State Department Of Assessments And Taxation As Account No. Dossays to Liber 1500000, Folio 1547.

22. Previous Department Of Planning And Zoning File Numbers 599-04 And 199-15.

23. Traffic Report Prepared by Street Traffic Studies Dated September 10, 1990 And

Approved On December 17, 1999.

24.● ●●●Denotes Unmitigated 65dBA Noise Line Established By Wildman Environmental Services Dated March 13, 1990 And Approved On December 17, 1990.

Existing Shed On Lot 4 To Be Removed. 26. Existing Dwelling On Lot 10 To Remain.

Existing Building Between Lots 9 And 10 To Be Removed.

Existing Structures On Lots 28 And 29 To Be Removed.

29. Existing 5hed On Buildable Preservation Parcel 'A' To Be Removed.

30. Existing Structures On Buildable Preservation Parcel 'A' To Remain. 31. Denotes Public 10' Wide Tree Maintenance Easement. A Public Tree Maintenance Easement Ten Feet In Width, Running Along The Edge Of The Public Road Right-Of-Way As Shown On This Plat Of Subdivision Is Reserved upon All Lots Fronting On The Said Road Right-Of-Ways, This Easement Allows Howard County The Right To Access The Property, When Necessary, For The Specific Purpose of Installation, Repair And Maintenance Of County-Owned Trees Located Within

The Boundaries Of Private Lots. No Building Or Structure Of Any Kind Shall Be Located On Or Over The Said Easement Area. 32. Open Space Lots 20, 31, 32 And 33 Owned And Maintained By The Paddocks Homeowner's Association, Inc. 33. Non-Buildable Preservation Parcel 'B' Will Be Owned And Maintained By The Paddocks Homeowner's Association. Inc. And Is Encumbered With A Preservation Easement Agreement With Howard County, Maryland.

34. Buildable Preservation Parcel 'A' Is Privately Owned And Maintained And Encumbered By A Preservation Easement Agreement With The Paddocks Homeowner's Association, Inc. And Howard County, Maryland. This Preservation Easement Agreement Which Prohibits Further Subdivision Of This Parcel, Outline

The Maintenance Responsibilities Of The Owners And Enumerates The Uses Permitted On The Parcel. 35. Density Tabulation:

A. Total Project Area = 62.299 Ac.+.

B. Development Units Allowed As A Matter Of Right = 14 62.299 Ac. + x 1 Unit/4.25 Ac. = 14.659

C. Allowed Cluster Lots Based On DEO Exchange = 31 62.299 Ac. + 1-2 = 31.150 D. Proposed Buildable Cluster Units For This Subdivision = 30 Units. (29 Cluster Lots + 1 Buildable Parcel) = 30 Units

E. Total Number Of Development Rights To Be Received = 16 Units. (Proposed Number Of Buildable Units) - (Units Allowed) = 16 Units. (30 Units - 14 Units) = 16 Units.

36. Sending Parcel Information: A. Property Owner: Mr. And Mrs. Benjamin F. Clements

Date

Recording Reference: Liber No. 330, Folio 314. Site Location: Tax Map No. 6, Parcel No. 106, Grid No. 2. Number Of Density Units To Be Sent =5

B. Property Owner: Belmont Farm Limited Partnership (Belmont Form, Buildable Preservation Parcel A) Recording Reference: Liber 863, folio 15 Site Location: Tax Map No. 7, Parcel No. 490, Grid No. 13

Number Of Density Units To Be Sent = 11 See F-01-58

FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

30664 RecPlatSht1.dwg

Approved: For Private Water And Private Sewerace Systems, Howard County Health Department.

loward County Health Officer C

Approved: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division 4

# OWNER'S CERTIFICATE

Pulte Home Corporation, A Michigan Corporation, By John E. Bittner, President And Gretchen Mobberley Owners 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 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 Hand This 22 Day of Jone, 2000.

Pulte Home Corporation John E. Bittnex, President

mother

Gretchen Mobberley

## SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Comprised Of (1) All Of The Lands Conveyed By Theodore C. Owens And Betty J. Owens To Pulte Home Corporation By Deed Dated January 19, 2000 And Recorded in The Land Records Of Howard County, Maryland In Liber No. 5006 At Folio 347, And (2) All Of The Lands Conveyed By Raymond Burhen To Gretchen Mobberley By Deed Dated August 11, 1965 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 440 At Folio 463 And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

4/27/2000 Terrell A. Fisher, Professional Land Surveyor No. 10692

Recorded As Plat No. \_\_\_\_\_On\_\_On\_\_\_On\_\_Among The Land Records Of Howard County, Maryland. Recorded As Plat No.

### THE PADDOCKS LOTS 1 THRU 33 & PRESERVATION PARCELS 'A' THRU 'B' ZONED: RR-DEO

(A SUBDIVISION OF LIBER No. 5006 AT FOLIO 347 AND LIBER No. 440 AT FOLIO 463)

TAX MAP No. 22 PARCEL No. 141 & 234 GRID No. 1 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN

DATE: APRIL 7, 2000 SHEET 1 OF 3 599-04 P99-15 F00-71

