

COORDINATE TABLE

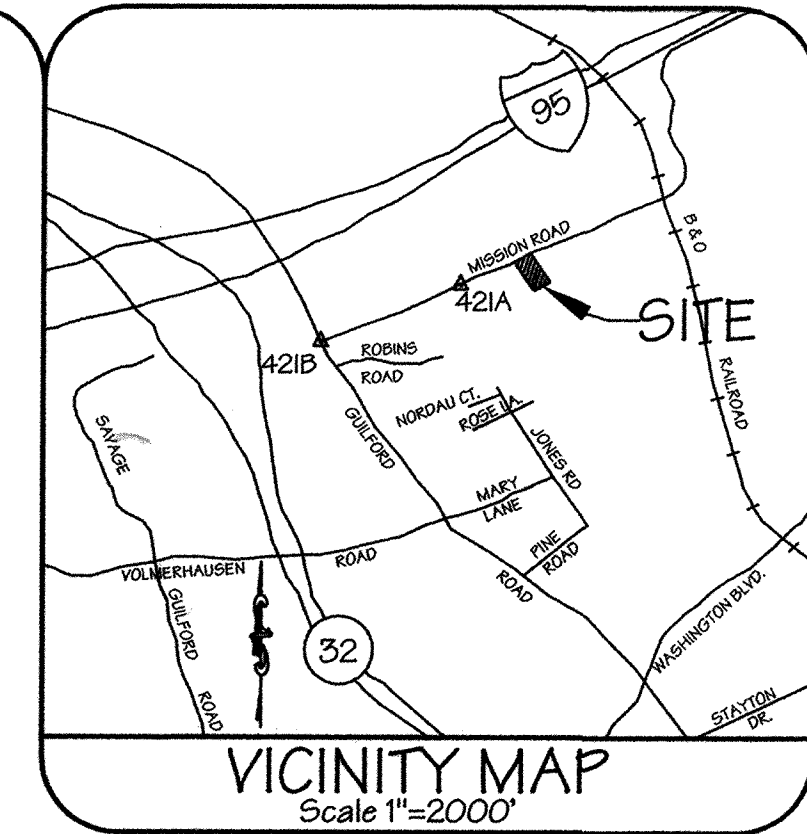
POINT NO.	NORTHING	EASTING
4	543261.212	1364673.056
5	542920.986	1364860.189
6	542843.917	1364720.069
7	543184.103	1364532.957
8	543223.240	1364693.942
9	543147.378	1364653.157

MINIMUM LOT SIZE TABULATION

Lot No.	Gross Area	Pipestem	Minimum Lot Size
35	12,610 SF	1,810 SF	10,800 SF
36	13,570 SF	2,770 SF	10,800 SF
37	14,842 SF	4,042 SF	10,800 SF

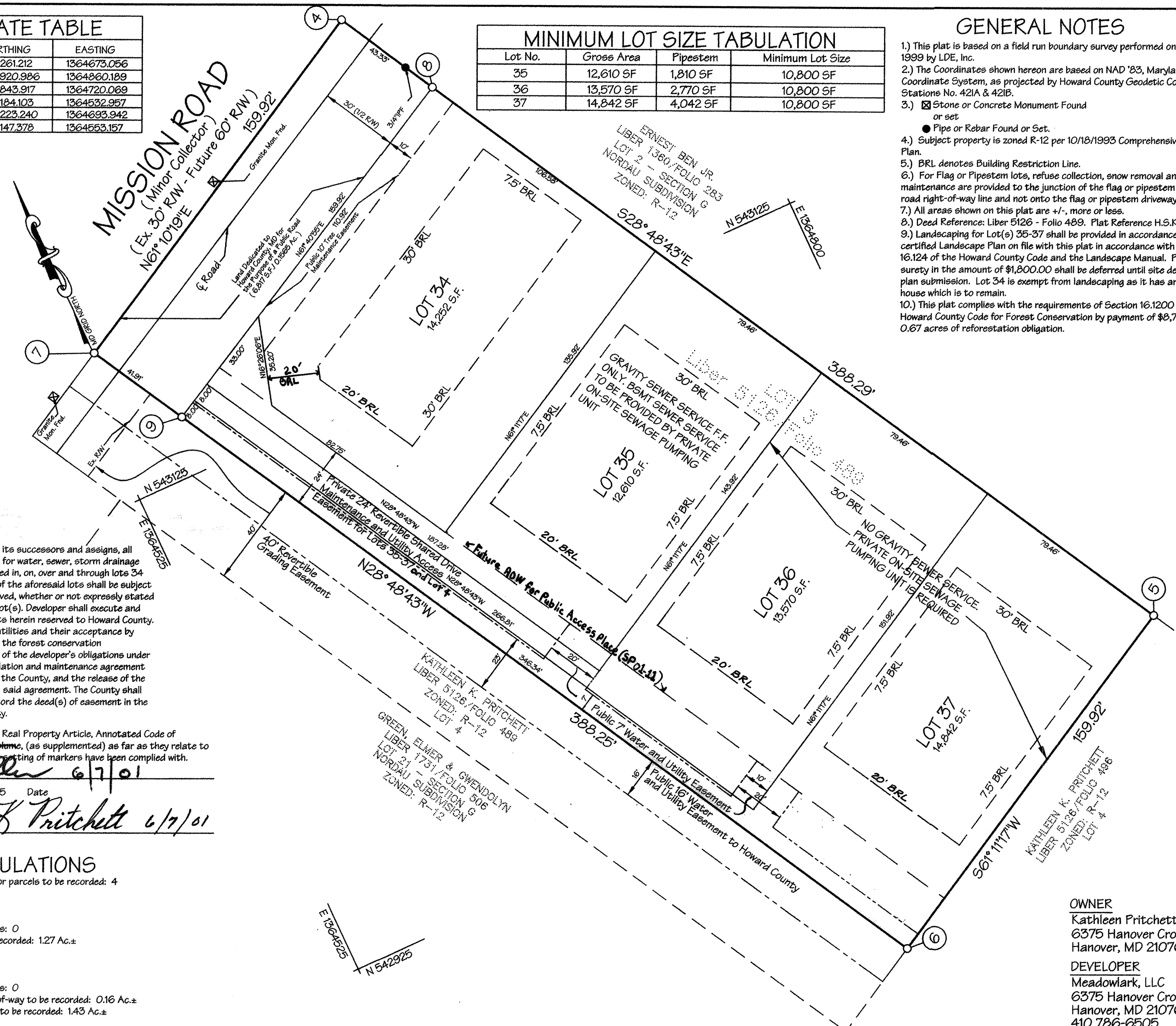
GENERAL NOTES

- This plat is based on a field run boundary survey performed on September, 1999 by LDE, Inc.
- The Coordinates shown hereon are based on NAD '83, Maryland Coordinate System, as projected by Howard County Geodetic Control Stations No. 421A & 421B.
- Stone or Concrete Monument Found or set
 ● Pipe or Rebar Found or Set.
- Subject property is zoned R-12 per 10/18/1993 Comprehensive Zoning Plan.
- BRL denotes Building Restriction Line.
- For Flag or Pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem lot and the road right-of-way line and not onto the flag or pipestem driveway.
- All areas shown on this plat are +/-, more or less.
- Deed Reference: Liber 5126 - Folio 489. Plat Reference H.S.K. #1, Folio 75.
- Landscaping for Lot(s) 35-37 shall be provided in accordance with a certified Landscape Plan on file with this plat in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Payment of surety in the amount of \$1,800.00 shall be deferred until site development plan submission. Lot 34 is exempt from landscaping as it has an existing house which is to remain.
- This plat complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation by payment of \$8,755.56 for 0.67 acres of reforestation program.



GENERAL NOTES CONT.

- Public water and sewer allocation will be granted at the time of issuance of the building permit if capacity is available at that time.
- A fee in Lieu of Stormwater management in the amount of \$2,200.00 per lot, will be paid for this subdivision. Individual water quality devices will be provided for each house in accordance with the approved DPW Dry Well Detail at Site Development Plan Approval.
- Driveway(s) shall be provided prior to residential occupancy to insure 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 - 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 minimum of 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 driveway surface.
 f) Structure Clearances - minimum 12 feet.
 g) Maintenance sufficient to insure all weather use.
- A maintenance agreement for the use-in-common private driveways will be recorded among the land records of Howard County, Maryland simultaneously with this plat for Lots 35 to 37 and Lot 4.
- Public Water and Sewer will be available through extensions of existing Sewer Contract Number 350-S and Water Contract No. 76-W.
- There is an existing dwelling/structure located on Lot 34 to remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulations require.
- A 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 public road right-of-way. 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.
- A Fee-in-Lieu of Providing Open Space has been paid for this Subdivision in the amount of \$4,500.00.
- There are no wetlands or floodplain area on this site per a study performed by Wildman Environmental Services on July 10, 2000.
- Prior to building permits Lots 35 to 37 will require the submission of a site development plan.



Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage and other public utilities located in, on, over and through lots 34 through 37, 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). 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 in case of the forest conservation easement(s), upon completion of the developer's obligations under the forest conservation installation and maintenance agreement executed by the developer and the County, and the release of the 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 requirements § 3-10B, 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.

D. Wayne Weller 6/7/01
 D. Wayne Weller MD No. 10685 Date
Kathleen K Pritchett 6/7/01
 Owner Date

OWNER
 Kathleen Pritchett
 6375 Hanover Crossing Way
 Hanover, MD 21076

DEVELOPER
 Meadowlark, LLC
 6375 Hanover Crossing Way
 Hanover, MD 21076
 410 786-6505

The purpose of this resubdivision plat is to resubdivide Lot 3 (Liber 5126, Folio 489) to create new lots 34-37.

- AREA TABULATIONS**
- Total number of lots and/or parcels to be recorded: 4
 a) Buildable: 4
 b) Non-Buildable: 0
 c) Open Space: 0
 d) Preservation Parcels: 0
 - Total area of lots to be recorded: 1.27 Ac.±
 a) Buildable: 1.27 Ac.±
 b) Non-Buildable: 0
 c) Open Space: 0
 d) Preservation Parcels: 0
 - Total area of road right-of-way to be recorded: 0.16 Ac.±
 - Total area of subdivision to be recorded: 1.43 Ac.±

This development is subject to Section 18.122B of the Howard County Code. Public Water and Public Sewer Service has been granted under the terms and provisions thereof effective 5-25-01 on which date Developers 24-3962-D Agreement was filed and accepted.

APPROVED: For Public Water and Public Sewerage Systems in conformance with the Master Plan of Water and Sewerage for Howard County.
Diana M. Matyszek 6/18/01
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.
[Signature] 6/25/01
 Director Date
[Signature] 6/14/01
 Chief, Development Engineering Division Date

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of part of the lands conveyed to Kathleen Pritchett, as Sole Owner, in fee, pursuant to that Deed dated September 8, 1999, from Lucille Moore, by her Attorney-in-Fact, Charles Gray and as duly recorded among the Land Records of Howard County, Maryland in Liber 4887, folio 154, with said property descriptions being reconfigured by Adjoiner Transfer Deed and Declaration of Mergers by Kathleen Pritchett, dated June 12, 2000 and recorded among the aforesaid Land Records in Liber 5126, folio 489, 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.

D. Wayne Weller 6/7/01
 D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date

OWNER'S CERTIFICATE

I Kathleen Pritchett, owner 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:

- 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;
- 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;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair, and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

Witness by my hand this 7 day of June, 2001.
Kathleen K Pritchett
 Owner

RECORDED AS PLAT NUMBER 14847
 ON 6/29/01 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD.

NORDAU SUBDIVISION
 Lots 34-37 - Section "G"
 A Resubdivision of Lot 3 Section "G", L. 5126, F. 489
 6th Election District - Howard County, MD
 Tax Map 42 Grid 24 Parcel 107
 Scale: 1"= 30' Date: June 2001
 Sheet 1 of 1

LDE Inc.
 Engineers, Surveyors, Planners
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