

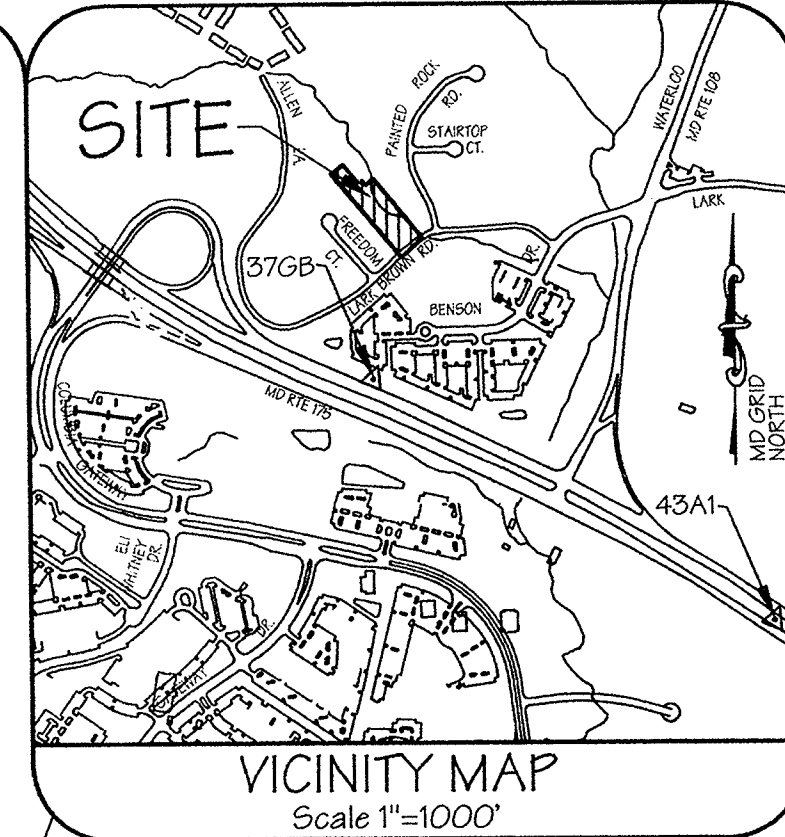
**COORDINATE TABLE**

POINT NO.	NORTHING	EASTING
10	554052.491	1368597.931
11	554355.905	1368342.285
12	554404.928	1368419.806
13	554116.405	1368673.289
14	554093.249	1368644.103
15	554354.653	1368457.672
16	554318.328	1368434.453
17	554290.254	1368430.043
18	554270.952	1368439.620
19	554238.014	1368510.506
20	554246.169	1368531.901
21	554375.927	1368382.066
22	554359.409	1368457.629
23	554129.704	1368664.384

**GENERAL NOTES**

- This plat is based on a field run boundary survey performed on January, 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. 37GB & 43A1.
- 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.
- All areas shown on this plat are +/-, more or less.
- Deed Reference: Liber 5802 - Folio 520.
- Landscaping in accordance with Section 16.124 of the Howard County Code and Landscape Manual shall be provided per the certified landscape plan on file with F-01-61 Meadowlark, Lots 1,2 and O.S. Lot 3. Posting of required surety for Perimeter landscaping shall be deferred until site development plan submission and approval for Lots 4, 5 and 6.
- Forest Conservation obligations have been fulfilled under F-01-61 Meadowlark, Lots 1, 2 and O.S. Lot 3. A fee-in-lieu for 0.16 acres of afforestation in the amount of \$3,000.00 has been paid to the Forest Conservation Fund.
- Public water and sewer allocation will be granted at the time of issuance of the building permit if capacity is available at that time.
- Water and Sewer service to these lots will be granted under the provisions of Section 18.122.B of the Howard County Code.

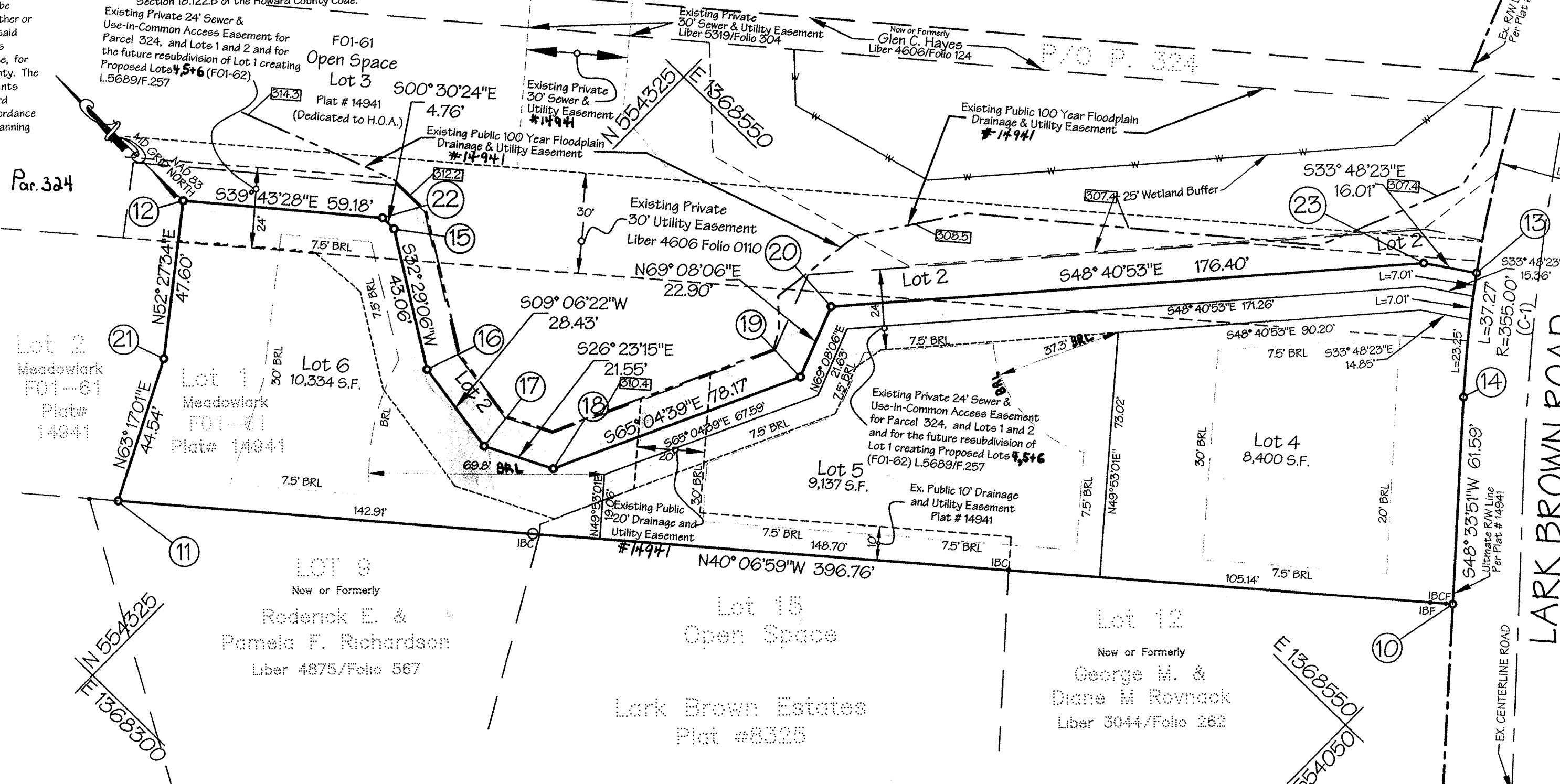
- Open Space Required for Minimum Lot Size of 8,400 S.F. = 30% of Gross Area "MEADOWLARK - F01-61" = 72,376 S.F. X 30% (= 21,712.8 S.F. Required); MEADOWLARK (F01-61) recorded H.O.A. Open Space Lot 3 @ 24,687 S.F. ±
- Open Space Lot 3 and areas denoted as Dedicated to Homeowners Association (HOA) or Private will be maintained by a community owned Homeowners Association. The Articles of Incorporation for the Meadowlark Homeowners Association, Inc. Identification No. 0000553619 have been accepted and approved by the State Department of Assessments and Taxation on January 12, 2001.
- The plan is subject to WP 01-42. On November 17, 2000, the Planning Director denied the request to waive Section 16.115 to allow grading and clearing of vegetation cover within the 100 year floodplain, and Section 16.116 (a)(1) to allow grading disturbance and removal of vegetation cover within the required 25 foot wetland buffer.
- Approval of a Site Development Plan is required for Lots 4-6 in accordance with Section 16.155 of the Howard County Subdivision and Land Development Regulations.
- This plan conforms to the 4<sup>th</sup> Edition of the Subdivision Reg.**



Reservation of Public Utility  
Developer reserves unto itself, its successors and assigns, all easements shown on this plat for the public utilities located in, on, over and through lots 4-6. Any and all 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 and/or declaration of covenants, as appropriate, for the easements herein reserved to Howard County. The deed(s) of easement and declaration of covenants shall be recorded in the Land Records of Howard County following recordation of the plat in accordance with the requirements of the Department of Planning and Zoning and Department of Public Works.

**Environmental/Easement Legend**

Non-Tidal Wetland	—W—W—W—
25' Wetland Buffer	---
100 Yr. Flood Esm't	---
100 Yr. Floodplain Esm't Elev.	307.4



**GENERAL NOTES CONT.**

- The Plan is subject to WP 01-119. On June 5, 2001, the Planning Director approved the request to waive Section 16.120(c)(2)(i) requiring 20' minimum road frontage for a pipestem lot which cannot be further subdivided under the current zoning regulations so as to reduce the width of the pipestem area for proposed Lot 2 of the Meadow Lark Subdivision to 10'. Approval is subject to the following conditions:
  - A 24' wide use-in-common access easement for Lot 2 and Parcel 324 shall be shown on the final plat, F-01-61, extending across Lot 1 for the entire length of the pipestem of Lot 2, beginning from Lark Brown Road to Lot 2 and Parcel 324. The use-in-common access easement shall not encroach into the 25' wetland buffer or flood plain areas located on Lot 3.
  - A Use-in-Common Maintenance Agreement for Lot 2 and Parcel 324 shall be recorded simultaneously with the final plat, F-01-61.
  - The limit of disturbance for the construction of the driveway to Lot 2 and Parcel 324 shall not encroach into the 25' wetland buffer of flood plain areas located on Lot 3.

**OWNER**  
Regina N. Pritchett  
6375 Hanover Crossing Way  
Hanover, MD 21076

**DEVELOPER**  
Pritchett Family Homes, LLC  
6375 Hanover Crossing Way  
Hanover, MD 21076  
410 796-6505

The purpose of this plat is to resubdivide MEADOWLARK (F01-61) - LOT 1, Plat # 14941; to create three (3) Buildable Lots as shown hereon.

**MINIMUM LOT SIZE TABULATION**

Lot No.	Gross Area	Pipestem	Minimum Lot Size
5	9,137 SF	737 SF	8,400 SF
6	10,334 SF	1934 SF	8,400 SF

**CURVE DATA TABLE**

Curve	Length	Radius	Chord Bearing	Chord Distance	Delta	Tangent
C-1	23.26'	355.00'	S50°26'26"W	23.25'	3°45'13"	11.63'

The requirements of § 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.

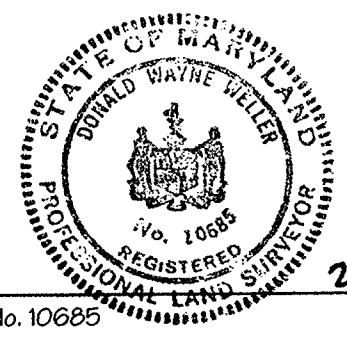
*D. Wayne Weller* 2/21/02  
D. Wayne Weller MD No. 10685 Date  
*Mark A Pritchett* 2/21/02  
Pritchett Family Homes, LLC Date

**AREA TABULATIONS**

- Total number of lots and/or parcels to be recorded: 3
  - Buildable: 3
  - Non-Buildable: 0
  - Open Space: 0
  - Preservation Parcels: 0
- Total area of lots to be recorded: 27,871 S.F. ±
  - Buildable: 27,871 S.F. ±
  - Non-Buildable: 0
  - Open Space: 0
  - Preservation Parcels: 0
- Total area of road right-of-way to be recorded: 0
- Total area of subdivision to be recorded: 27,871 S.F. ±

**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 by Regina N. Pritchett to Pritchett Family Homes, LLC by deed dated November 16, 2001 and recorded in the land records of Howard County in Liber 5802, Folio 520, 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* 2/21/02  
D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date

**OWNER'S CERTIFICATE**

I, Pritchett Family Homes, LLC, 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 right-of-ways 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 21<sup>st</sup> day of February, 2002.

*Mark A Pritchett*  
Pritchett Family Homes, LLC  
*Stem Hein*  
Witness

RECORDED AS PLAT NUMBER 15330  
ON 4-04-02 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD.

**MEADOWLARK**  
Lots 4-6

A Resubdivision of MEADOWLARK (F01-61) - LOT 1

6th Election District - Howard County, MD  
Tax Map 37 - Grid 19 - Parcel 323  
Scale 1"=30' - Date: February, 2002  
Zoning: R-12 - Sheet 1 of 1

Previous Submittals: SDPOO-150, WFOI-42, F01-61, F01-62, WFOI-119

**LDE, INC.**  
9250 Rumsay Road, Suite 106  
Columbia, Maryland 21045  
Phone (410) 715-1070