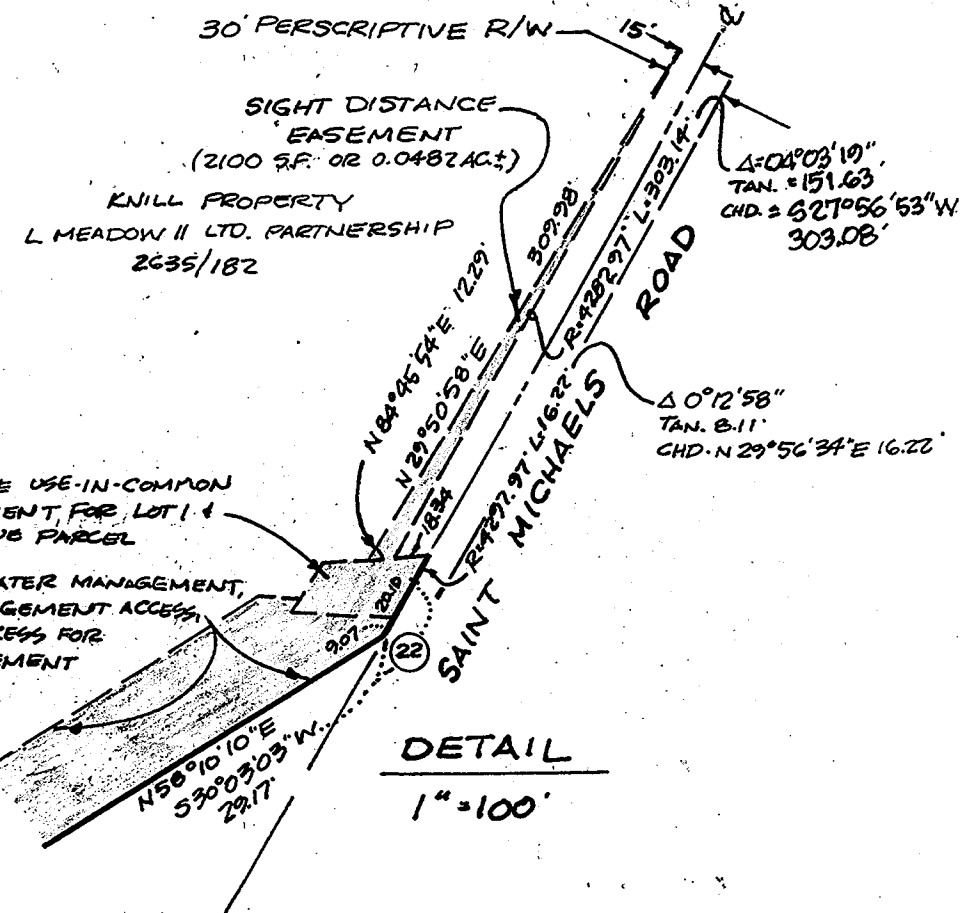


STONE FOUND  
 N 56° 49' 23" W  
 27.11'  
 N 01° 24' 07" E  
 99.00'

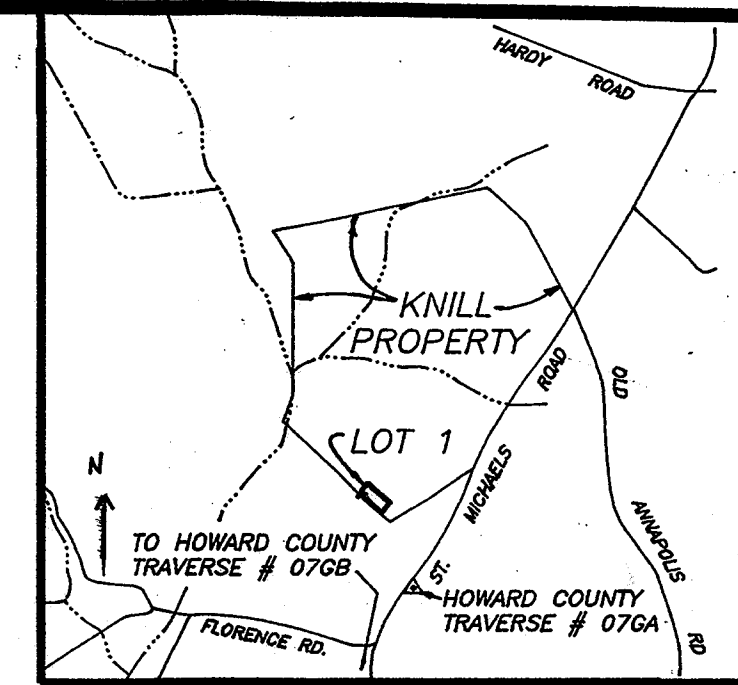
N 605050  
 E 1278000



KNILL PROPERTY  
 L. MEADOW II LIMITED PARTNERSHIP  
 2635/182  
 P/O PARCEL 209  
 ZONED: RC-DEO

IDIOTS DELIGHT INC.  
 L.766/F.691  
 ZONED: RC-DEO

- DESIGNATES SUCCESSFUL PERC TEST.
- DRIVEWAY SHALL BE PROVIDED PRIOR TO ISSUANCE OF A RESIDENTIAL PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN 1 RESIDENCE)
  - SURFACE - SIX (6) INCHES OF COMPACTED "CRUSHER RUN" BASE WITH TAR AND CHIP COATING (1-1/2" MIN)
  - GEOMETRY - MAX 15% GRADE, MAX 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1-FOOT DEPTH OVER DRIVEWAY SURFACE.
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION SNOW REMOVAL AND ROAD MAINTENANCE IS TO BE PROVIDED AT THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- A DECLARATION OF MAINTENANCE OBLIGATIONS FOR A PRIVATE USE-IN-COMMON DRIVEWAY HAS BEEN RECORDED. A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT SHALL BE RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MD. SIMULTANEOUSLY WITH THIS PLAT.
- NO WETLANDS, STREAMS, WETLAND & STREAM BUFFERS OR FLOODPLAINS WILL BE IMPACTED BY THE PROPOSED LOT OR DEVELOPMENT AS PER A REPORT BY DENNIS J. LABARE, M.S. & ASSOCIATES ENVIRONMENTAL CONSULTING SERVICES.
- THIS PLAT IS SUBJECT TO SECTION 15.514(b) OF THE AGRICULTURAL PRESERVATION PROGRAM.
- LOT 1 IS CREATED IN ACCORDANCE WITH THE PROVISIONS OF 104.E(6) OF THE ZONING REGULATIONS.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION PROGRAM PER SECTION 16.1202(b)(1)(iv) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BECAUSE THE PROPERTY IS IN THE AGRICULTURAL PRESERVATION PROGRAM.
- IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL PERIMETER LANDSCAPING SHALL BE PROVIDED AS SHOWN ON A CERTIFIED LANDSCAPE PLAN FILED WITH THIS PLAN. SURETY FOR THE REQUIRED 3 SHADE TREES SHALL BE POSTED WITH THE GRADING PERMIT FOR LOT 1.
- STORMWATER MANAGEMENT IS PROVIDED BY CREDITS OBTAINED FOR DISCONNECTION USING GRASS SWALES AND LOT GRADING.
- THIS PLAT CONFORMS TO THE FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THERE ARE NO EXISTING STRUCTURES WITHIN 60' OF LOT 1.
- THIS SUBDIVISION IS SUBJECT TO A DEED OF AGRICULTURAL PRESERVATION EASEMENT RECORDED IN LIBER 2412 FOLIO 240 AND AN AMENDMENT TO DEED OF AGRICULTURAL PRESERVATION EASEMENT RECORDED IN LIBER 3148 AT FOLIO 0092.



NOTES:

- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 07GA & 07GB
- SUBJECT PROPERTY ZONED "RC-DEO" PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- B.R.L. DESIGNATES BUILDING RESTRICTION LINE
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS 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.
- THE REQUIREMENTS OF § 3-108, 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 THE MARKERS HAVE BEEN COMPLIED WITH.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- DESIGNATES FENCE POST FOUND AND HELD. DESIGNATES IRON PIN & GAP TO BE SET AFTER RECORDATION OF FINAL PLAT
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN NOVEMBER, 2001.
- THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
- THIS PROPERTY IS IN THE "NO PLANNED SERVICE AREA" ON THE MASTER PLAN FOR PUBLIC WATER & SEWER
- THERE ARE EXISTING STRUCTURES ON THE RESIDUE PARCEL TO REMAIN. NO BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING BUILDINGS ARE TO BE CONSTRUCTED AT A DISTANCE OF LESS THAN THE ZONING REGULATIONS ALLOW.

*Charles Gordon Knill* 4/10/02  
 G. SCOTT SHANABERGER DATE  
*C.H. Knill* 4/10/02  
 DATE  
*Rosie Knill* 4/10/02  
 DATE

TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	1
BUILDABLE OPEN SPACE	0
TOTAL AREA OF LOTS AND/OR PARCELS	0
BUILDABLE	1.0000 ACRES±
TOTAL OPEN SPACE	0
AREA OF RECREATION OPEN SPACE	0
TOTAL AREA OF 100 YEAR FLOODPLAIN	0
AND 25% OR GREATER STEEP SLOPES	0
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.0000 ACRES±

COORDINATES					
NO.	NORTHING (F)	EASTING (F)	NO.	NORTHING (M)	EASTING (M)
73	604094.0843	1278857.8209	73	184128.2452	389796.6434
241	604175.8575	1278769.9965	241	184153.1697	389769.8745
240	604277.8401	1278858.5760	240	184184.2540	389796.8735
239	604502.9437	1278616.8147	239	184252.8657	389723.1846
242	604390.5123	1278539.4572	242	184218.5966	389699.6060
99	605089.3580	1277788.8967	99	184431.6052	389470.8347
98	605188.3284	1277791.3187	98	184461.7714	389471.5729

OWNERS' CERTIFICATE

WE, L-MEADOW II LIMITED PARTNERSHIP, A MARYLAND CORPORATION, BY CHARLES GORDON KNILL, GENERAL PARTNER, AND ROSIE I. KNILL, GENERAL PARTNER, 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 & ZONING, ESTABLISH 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 EASEMENTS SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONDEATION, 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 SPACES, WHERE APPLICABLE; AND
- 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 RIGHT-OF-WAYS.

WITNESS BY OUR HANDS THIS 10<sup>TH</sup> DAY OF APRIL, 2002.  
*Charles Gordon Knill* 4/10/02  
 GENERAL PARTNER, L-MEADOW II LIMITED PARTNERSHIP DATE  
*Rosie I. Knill* 4/10/02  
 GENERAL PARTNER, L-MEADOW II LTD. PTNSHP. DATE  
*Timothy W. Feagan* 4/10/02  
 WITNESS DATE  
*Timothy W. Feagan* 4/10/02  
 WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY CHARLES GORDON KNILL AND ROSIE I. KNILL TO L-MEADOW II LIMITED PARTNERSHIP BY DATED JULY 6, 1992 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD. IN LIBER 2635, FOLIO 182 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.

*Charles Gordon Knill* 4/10/02  
 G. SCOTT SHANABERGER, L.S. #10849 3/20/02  
 PROFESSIONAL L.S. #10849 DATE

APPROVED: FOR PRIVATE WATER & PRIVATE SEWER SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT  
*Penny Borestein M.D.* 6/26/03  
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Mark D. Lege* 7/24/02  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
 DIRECTOR DATE

OWNERS:  
 L. MEADOW II LIMITED PARTNERSHIP  
 1521 SAINT MICHAELS ROAD  
 WOODBINE, MD 21797

RECORDED AS PLAT # 16097  
 ON 8-8-03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

SHANABERGER & LANE  
 8726 TOWN & COUNTRY BLVD.  
 SUITE 201  
 ELLICOTT CITY, MD. 21043  
 (410) 461-9563

FINAL PLAT  
 LOT 1  
 KNILL PROPERTY  
 4TH ELECTION DISTRICT, HOWARD COUNTY, MD  
 TAX MAP 7 BLOCK 13  
 PARCEL P/O 209  
 ZONED: RC-DEO  
 SCALE: 1"=100'  
 MARCH 25, 2002  
 PREVIOUS DPZ FILES: NONE  
 SHEET 1 OF 1