

P.152
VAN W. JOHNSON
& BABBETTE B. JOHNSON
L.02889/F.0273
ZONE: RRDEO
LOT 4

P.153
BRUCE R. KENDALL
& VALERIE L. KENDALL
L.04195/F.0816
ZONE: RRDEO
LOT 5

P.154
CHARLES R. SOMMERLOCK
& REGINIA C. SOMMERLOCK
L.02293/F.0500
ZONE: RRDEO
LOT 6

P.155
ENOS C. LEVY
& VARONIA E. LEVY
L.04394/F.0549
ZONE: RRDEO
LOT 7

P.156
JAMES W. MOORE
& KATHERINE L. MOORE
L.01178/F.0366
ZONE: RRDEO
LOT 8

POINT	NORTHING	EASTING
1	583524.3887	1312390.9241
2	583525.1845	1312375.4545
3	583568.2310	1310835.6461
4	582405.5061	1310682.3900
5	582447.0549	1310875.7634
29	582272.0203	1311814.6183
30	582273.6816	1312386.7218
31	583072.4900	1312389.4058
32	583269.6354	1312390.0684
33	583289.6400	1312390.1354
34	583276.3802	1312194.9514
35	583252.1092	1312168.9239
36	583289.5668	1312390.1351

No.	BEARING	DISTANCE
A-B	S 0°28'49" W	42.16'
B-C	S 32°46'55" E	41.09'
C-D	S 20°53'51" E	48.20'
D-E	S 23°17'08" W	18.61'
E-F	S 88°15'00" E	194.05'
F-G	N 0°11'33" E	113.47'
G-A	N 85°05'10" E	226.91'

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

"DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS 1 AND NON-BUILDABLE BULK PARCEL "A", 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, WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY DEVELOPER AND THE COUNTY, AND THE RELEASE OF 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 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

John C. Mellema 11-14-03
JOHN C. MELLEMA, PROF. LINE SURVEYOR DATE

Theresa F. Bass 11/14/03
THERESA F. BASS DATE
PRESCRIPTION ACRES, LLC,
A MARYLAND LIMITED LIABILITY COMPANY.

TOTAL TABULATION : (THIS SHEET ONLY)

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED :	
BUILDABLE	1
NON-BUILDABLE	1 (PART OF NON-BUILDABLE BULK PARCEL "A")
OPEN SPACE	0
TOTAL AREA OF LOTS AND/OR PARCELS :	
BUILDABLE	44,354 S.F.± OR 1.02 Ac.
NON-BUILDABLE	1,932,249 S.F.± OR 44.36 Ac. (PART OF NON-BUILDABLE BULK PARCEL "A")
OPEN SPACE	0
TOTAL AREA OF ROADWAY TO BE RECORDED :	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED :	1,976,603 S.F.± OR 45.38 Ac.

Total sheets 1 & 2: 63.05 Acres

- LEGEND :**
- PROPERTY LINE
 - 10' BRL SETBACK LINE
 - 10,000 S.F. SEPTIC RESERVE AREA
 - PERC TEST HOLES
 - FCE EASEMENT

MATCH LINE SEE SHEET 2 OF 2

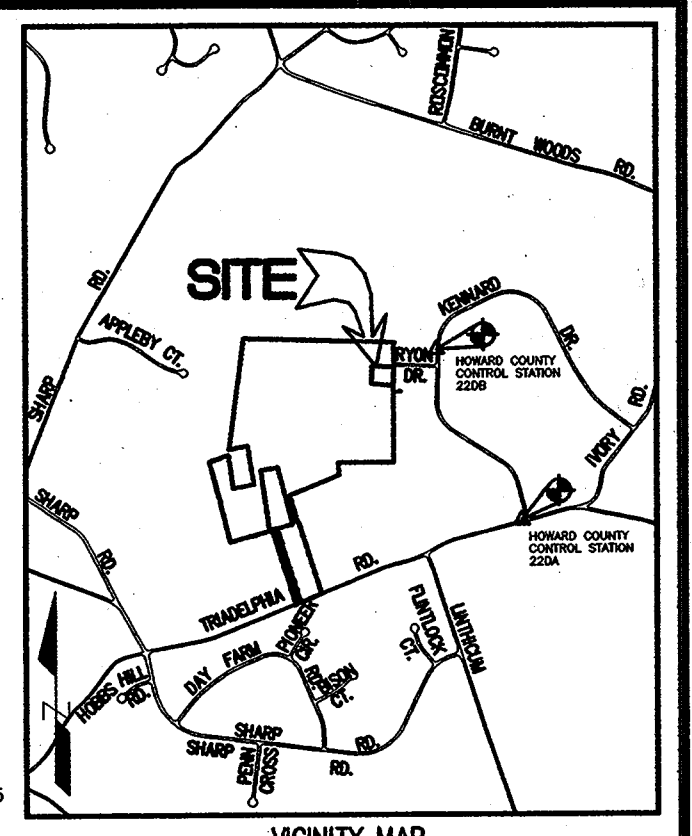
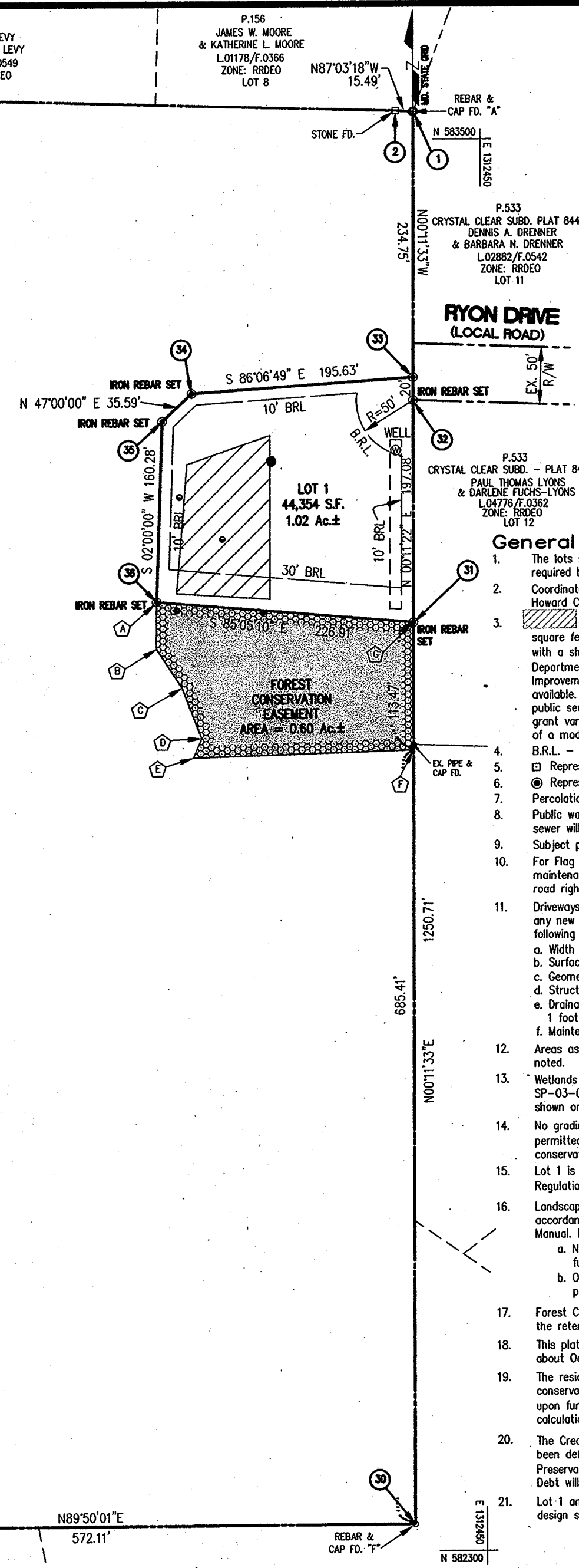
OWNERS :
PRESCRIPTION ACRES, LLC.
PO BOX 1
GLENELG, MD. 21737

DEVELOPER :
TRIADELPHIA FARM, LLC.
6258 CARDINAL LANE
COLUMBIA, MD. 21044

P.198
WAYNE G. DRIVER
& CAROL H. DRIVER
L.03168F.0328
ZONE: RRDEO
LOT 18

P.199
SAMUEL WAYNE KILLBREW
& REBECCA ANN KILLBREW
L.02889/F.0273
ZONE: RRDEO
LOT 19

NON-BUILDABLE BULK PARCEL "A"
PRESCRIPTION ACRES, LLC.
L.07504/F.0437
ZONE: RRDEO
USE: R
44.36 Ac. (THIS SHEET ONLY)
62.03 Ac.± (TOTAL)



- General Notes :**
- The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland Department of the Environment regulations.
 - Coordinates are based on Nad 83 Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 22DB & 22DA.
 - This area designates a private sewage easement of at least 10,000 square feet (or 10,000 square feet per lot for shared drain fields associated with a shared sewage disposal facility) as required by the Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.03). Improvements in 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.
 - B.R.L. - Represents building restriction line.
 - Represents concrete monument set (unless otherwise noted).
 - Represent iron rebar set (unless otherwise noted).
 - Percolation test holes shown have been field located and shown thus ●.
 - Public water and public sewer are not available to this site. On-lot water and sewer will be provided until utilities are available.
 - Subject property zoned "RR-DEO" per 10-18-98 comprehensive zoning plan.
 - For flag or pipe stem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipe stem and the road right-of-way line only and not onto the flag or pipe stem lot driveway.
 - Driveways shall be provided prior to issuance of a use and occupancy permit for any new dwellings to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - Width - 12' (14' serving more than one residence);
 - Surface - 6" of compacted crusher run base w/ tar and chip coating (1"-1.5" min.);
 - Geometry - Max. 15% grade, max. 8% grade change and min. 45' turning radius;
 - Structures (culvert/bridges) - capable of supporting 25 gross tons 9H25 loading;
 - Drainage Elements - capable of safely passing 100-yr. flood with no more than 1 foot depth over driveway surface;
 - Maintenance - sufficient to insure all weather use.
 - Areas as stated on this plat are to be taken as more or less (±), unless otherwise noted.
 - Wetlands exist in Non-Buildable Bulk Parcel "A" as shown on approved plan SP-03-09. A Floodplain study has also been approved under SP-03-09 and is shown on approved plan SP-03-09.
 - No grading, removal of vegetative cover or trees, or placement of new structures is permitted within the limits of wetlands, stream(s), or their buffers and forest conservation easements areas.
 - Lot 1 is created in accordance with the provisions of Subdivision Regulations, Section 16.1107(b)(1)(vi) and Zoning, Section 105.E(4)(b).
 - Landscape for Lot # 1 is provided in accordance with a certified L.S. plan in accordance with Section 16.124 of the Howard County Code and Landscape Manual. Landscape buffers;
 - No surety is required for retention of existing trees which are credited to fulfill the landscape obligation on lot 1.
 - Other perimeter on Lot 1 will be established and bonded (if applicable) as part of the final design of Hopkins Choice, SP-03-09.
 - Forest Conservation Easement acreage is 0.60 acre. Surety is not required for the retention area in a minor subdivision.
 - This plat is based on a field run monumented boundary survey performed on or about Oct. 2002 by Jack C. Mellema Sr., Inc.
 - The residue lot/non-buildable bulk parcel "A" was excluded from the forest conservation calculations and requirements with this subdivision plat, however, upon further resubdivision of the lot/parcel, then separate forest conservation calculations and requirements will be provided based on its acreage size.
 - The Creation of the non-buildable bulk parcel "A" needed to support this Lot has been deferred in accordance with section 105.F.1.h of Zoning Regulations. The Preservation parcel debt is 3.23 acres (4.25 acres minus the lot area of 1.02) Debt will be reconciled when the major subdivision is recorded.
 - Lot 1 and Non-Buildable Bulk Parcel "A" will be subdivided in accordance with the design shown on the approved SP-03-09.

Approved : For Private Water and Private Sewerage Systems. Howard County Health Department.

Penny Brantley 12-11-03
Howard County Health Officer Date

Approved : For Howard County Department of Planning and Zoning.

John C. Mellema 12/13/03
Chief, Development Engineering Date

Theresa F. Bass 12/14/03
Director Date

OWNER'S CERTIFICATE

I, Prescription Acres, LLC, a Maryland limited liability company, owner of the property shown and described hereon, hereby adopts this plan of subdivision, and in consideration of the approval of this final plat by the Department of Planning and Zoning, establishes the minimum building restriction lines. All easement of right-of-way affecting the property are included in this plan of subdivision.

Witness our hands this 14 day of November 2003.

Prescription Acres, LLC, a Maryland Limited Liability Company
By: *Theresa F. Bass* (Seal)
Name: Theresa F. Bass
Title: Managing Member

Theresa F. Bass 11/14/03
Witness Date

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct: that it is a subdivision of the lands conveyed to Prescription Acres, LLC, a Maryland Limited Liability Company, by deed dated May 16, 2003 and recorded among the land records of Howard County, Maryland in liber 7504 folio 437 and all the monuments are in place or will be placed prior to the acceptance of the subdivision by Howard County as shown in accordance with the Annotated Code of Maryland as amended.

John C. Mellema 11-14-03
John C. Mellema Date

Recorded as Plat 16468 on 11/14/04 among the Land Records of Howard County, Maryland.

SUBDIVISION PLAT LOT 1 AND NON-BUILDABLE BULK PARCEL "A"

HOPKINS CHOICE

4th ELECTION DISTRICT, TAX MAP # 21, GRID 12, ZONE : RR-DEO
PARCEL 111
HOWARD COUNTY, MARYLAND.

SCALE : 1" = 100' DATE : NOVEMBER 2003 SHEET 1 OF 2

PREPARED BY : **American Land Development and Engineering, Inc.**
10749 BIRMINGHAM WAY WOODSTOCK, MD. 21163
TEL. (410) 465-7903 FAX. (410) 465-3845

F.03.159

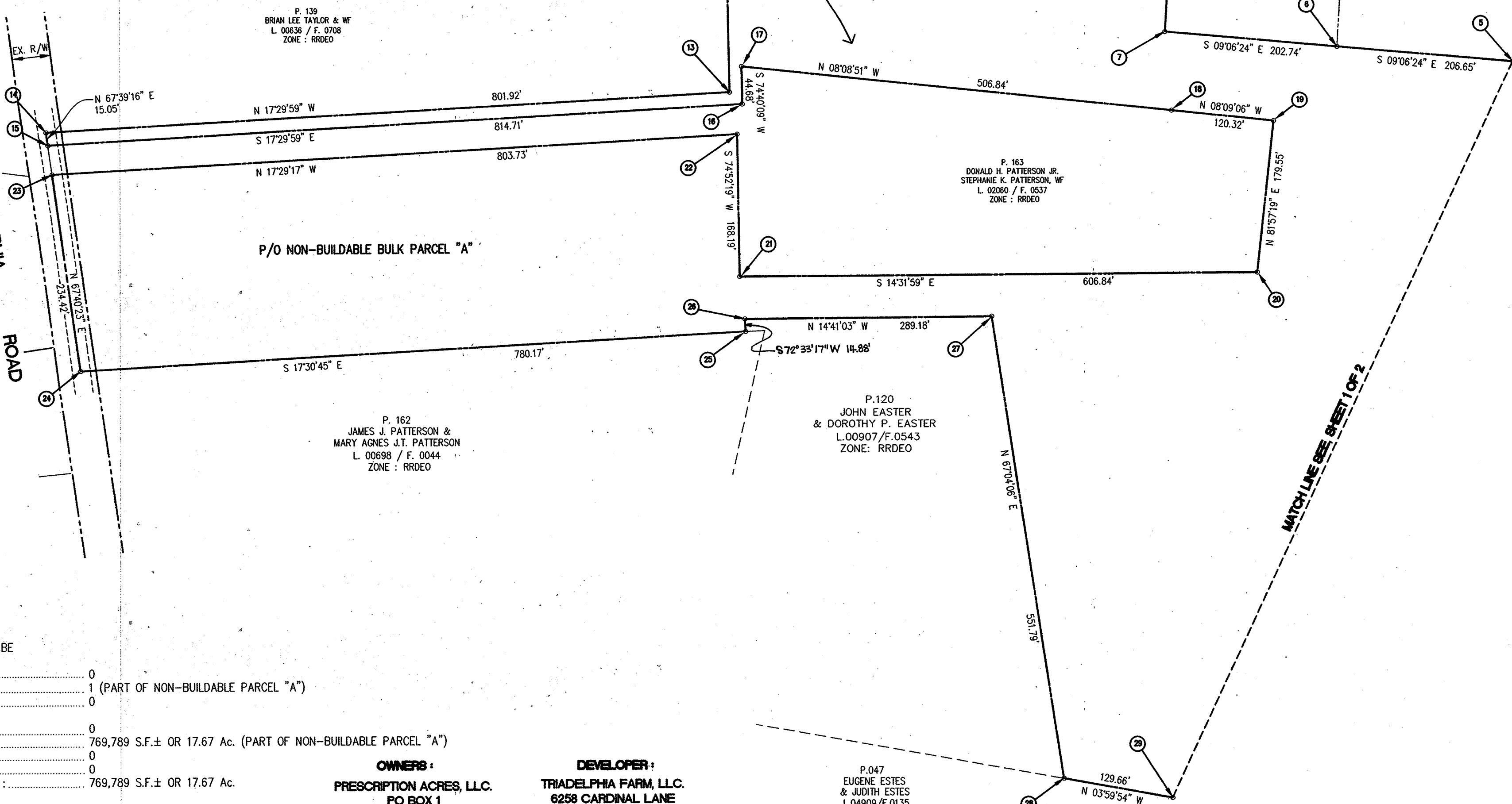
POINT	NORTHING	EASTING
5	582447.0549	1310875.7634
6	582243.0097	1310908.4709
7	582042.8261	1310940.5594
8	582002.1159	1310729.3571
9	582202.2624	1310697.9784
10	582348.2925	1310674.8488
11	582281.2453	1310483.6998
12	581445.3322	1310695.3675
13	581565.1613	1311133.5153
14	580800.3558	1311374.6546
15	580806.0791	1311388.5780
16	581583.0827	1311143.5927
17	581571.2845	1311100.5569
18	582073.0086	1311028.7258
19	582192.1153	1311011.6646
20	582217.2424	1311189.4467
21	581629.8197	1311341.7272
22	581585.9256	1311179.3652
23	580819.3446	1311420.8925
24	580908.3979	1311637.7376
25	581652.4075	1311402.9741
26	581647.9466	1311388.7787
27	581927.6833	1311315.4735
28	582142.6794	1311823.6589
29	582272.0203	1311814.6183
30	582273.6816	1312386.7218

THE REQUIREMENTS 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

John C. Mellema 11-14-03
 JOHN C. MELLEMA, PROF. LINE SURVEYOR DATE

Theresa F. Bass 11/14/03
 THERESA F. BASS DATE
 PRESCRIPTION ACRES, LLC, A MARYLAND LIMITED LIABILITY COMPANY.

TRADEPHIA ROAD
 (LANE COLLECTOR)



TOTAL TABULATION : (THIS SHEET ONLY)

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED :	
BUILDABLE	0
NON-BUILDABLE	1 (PART OF NON-BUILDABLE PARCEL "A")
OPEN SPACE	0
TOTAL AREA OF LOTS AND/OR PARCELS :	
BUILDABLE	0
NON-BUILDABLE	769,789 S.F.± OR 17.67 Ac. (PART OF NON-BUILDABLE PARCEL "A")
OPEN SPACE	0
TOTAL AREA OF ROADWAY TO BE RECORDED :	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED :	769,789 S.F.± OR 17.67 Ac.

OWNERS :
 PRESCRIPTION ACRES, LLC.
 PO BOX 1
 GLENELG, MD. 21737

DEVELOPER :
 TRIADELPHIA FARM, LLC.
 6258 CARDINAL LANE
 COLUMBIA, MD. 21044

Approved : For Private Water and Private Sewerage Systems. Howard County Health Department.

Denny Brant 12-11-03
 Howard County Health Officer JAB Date

Approved : For Howard County Department of Planning and Zoning.

Mark P. Williams 12/23/03
 Chief, Development Engineering & Division Date

Janice A. Wright 11/31/03
 Director JA Date

OWNER'S CERTIFICATE

I, Prescription Acres, LLC, a Maryland Limited Liability Company, owner of the property shown and described hereon, hereby adopts this plan of subdivision, and in consideration of the approval of this final plat by the Department of Planning and Zoning, establishes the minimum building restriction lines. All easement of right-of-way affecting the property are included in this plan of subdivision.

Witness our hands this 14 day of Nov., 2003.

Prescription Acres, LLC, a Maryland Limited Liability Company

By *Theresa F. Bass*
 Name : Theresa F. Bass
 Title : Managing Member

Witness *John C. Mellema* 11/14/03
 Witness date

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct: that it is a subdivision of the lands conveyed to Prescription Acres, LLC, a Maryland Limited Liability Company, by deed dated May 16, 2003 and recorded among the land records of Howard County, Maryland in liber 7504 folio 437 and all other prerequisites are in place or will be placed prior to the acceptance of this plat in the subdivision by Howard County as shown in accordance with the annotated Code of Maryland as amended.

John C. Mellema 11-14-03
 John C. Mellema date

Recorded as Plat 16469 on 11/7/04 among the Land Records of Howard County, Maryland.

FINAL SUBDIVISION PLAT
HOPKINS CHOICE

4th ELECTION DISTRICT, TAX MAP # 21, GRID 12, ZONE : RR-DEO
 PARCEL 111
 HOWARD COUNTY, MARYLAND.

SCALE : 1" = 100' DATE : NOVEMBER 2003 SHEET 2 OF 2

PREPARED BY : **American Land Development and Engineering, Inc.**
 10749 BIRMINGHAM WAY WOODSTOCK, MD. 21163
 TEL. (410) 465-7803 FAX. (410) 465-3845

F-03-159 SP 03-09

F.03.159