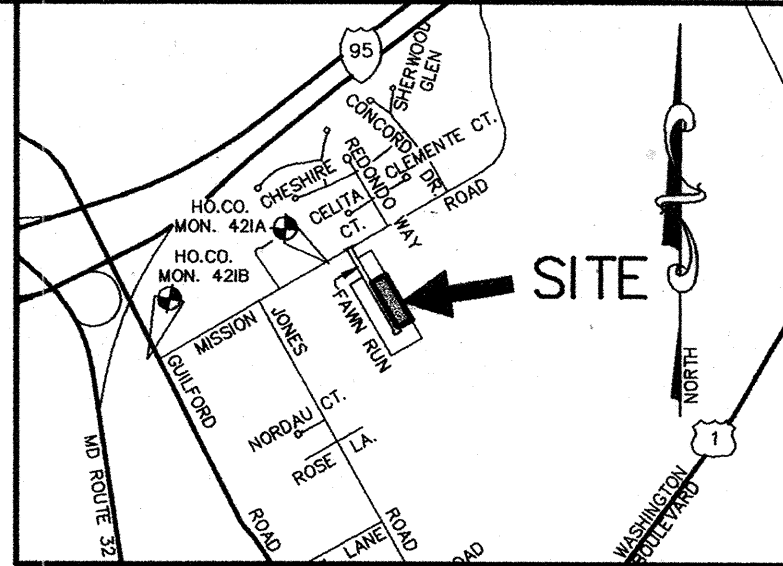
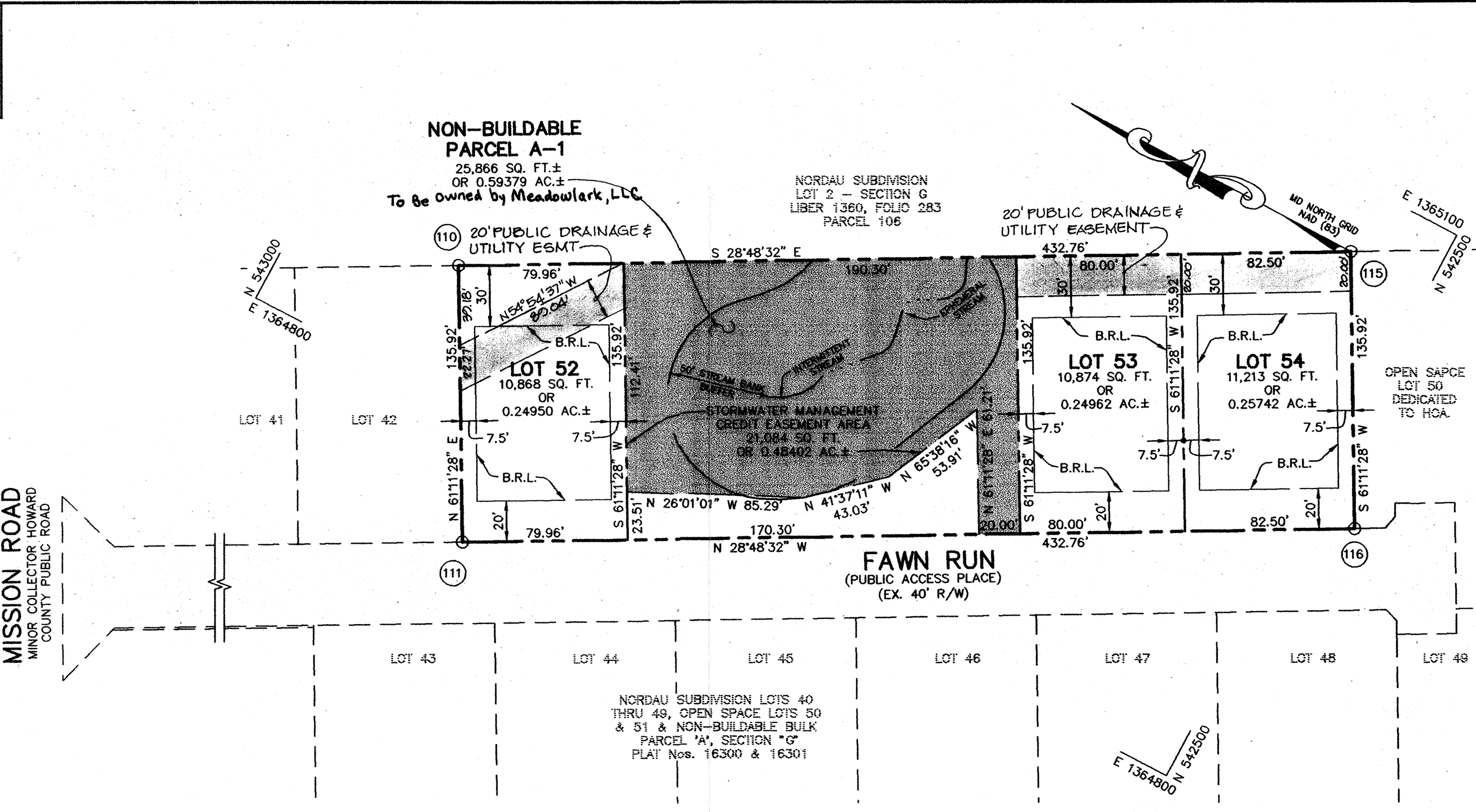


COORDINATES LIST		
POINT	NORTH	EAST
110	542920.8593	1364860.2041
111	542855.3608	1364741.1067
115	542541.6599	1365068.7478
116	542476.1613	1364949.6505



**VICINITY MAP**  
SCALE: 1" = 2000'

- GENERAL NOTES**
- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETIC CONTROL STATIONS Nos. 421A AND 421B.
  - ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
  - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 2001, BY PATTON HARRIS RUST AND ASSOCIATES, P.C.
  - THE SUBJECT PROPERTY IS ZONED R-12 AS PER 02-02-04 COMPREHENSIVE ZONING PLAN.
  - THERE ARE NO VISIBLE SIGNS OF CEMETERIES WITHIN THE SUBJECT PROPERTY.
  - THE FOREST CONSERVATION WAS SATISFIED UNDER F-03-32. THE FOREST CONSERVATION OBLIGATION FOR THE PROPOSED SUBDIVISION COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PROVIDING 2.69 AC. OF OFF-SITE REFORESTATION WHICH WILL OCCUR ON HOWARD COUNTY TAX MAP 2, PARCEL 17 "LUSTON FARM" (LIBER 561, FOLIO 521). SURETY FOR 2.69 AC. OF OFF-SITE REFORESTATION IN THE AMOUNT OF \$58,588.20 HAS BEEN POSTED WITH THE DEVELOPER AGREEMENT FOR F-03-32.
  - NO WETLANDS WERE PRESENT ON SITE AS FIELD VERIFIED BY WILDMAN ENVIRONMENTAL SERVICES ON JULY 10, 2000.
  - THERE ARE NO FLOODPLAIN LIMITS WITHIN THE LIMITS OF THE SUBJECT PROPERTY.
  - THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE SEPTEMBER 30, 2003, ON WHICH DATE DEVELOPERS AGREEMENT 24-4084-D WAS FILED AND ACCEPTED.
  - STORMWATER FOR THIS SITE IS PROVIDED UNDER F-03-32.
  - SEE PLANNING AND ZONING FILES F-01-159, F-01-19 AND F-79-146, SP-01-11, WP-02-11, F-03-32 AND F-04-20.
  - PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
  - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE STREAM OR STREAM BUFFER.
  - WP-02-11 - A REQUEST TO WAIVE SECTION 16.134(D)(1)(V) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS REQUIRING THE CONSTRUCTION OF A SIDEWALK ON ONLY ONE SIDE OF A CUL-DE-SAC OR LOCAL ROAD FOR A SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION WITH 11 OR MORE DWELLING UNITS HAS BEEN DENIED PER LETTER DATED SEPTEMBER 11, 2001.
  - 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 52 THRU 54, ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREBY RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREBY RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND 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 HOMEOWNER'S ASSOCIATION DOCUMENTS HAVE BEEN FILED WITH THE MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION ON APRIL 3, 2002, IN LIBER 369 AT FOLIO 1649.
  - THIS PLAN CONFORMS TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFERS REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
  - THE DECLARATION OF COVENANTS AND EASEMENTS WAS RECORDED ON APRIL 4, 2002, IN LIBER 6101 AT FOLIO 199.
  - 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 WITH TAR AND CHIP COATING (1-1/2" MIN.)
    - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 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.
  - PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON A CERTIFIED LANDSCAPE PLAN FILED WITH THIS SUBDIVISION. POSTING OF FINANCIAL SURETY FOR ONE (1) SHADE TREE ON LOT 53 AND TWO (2) SHADE TREES ON LOT 54 SHALL BE DEFERRED UNTIL SITE DEVELOPMENT PLAN APPROVAL. STREET TREE PLANTING SHALL BE AS SHOWN ON THE APPROVED ROAD CONSTRUCTION DRAWINGS FOR F-03-22.
  - OPEN SPACE REQUIREMENTS HAVE BEEN ADDRESSED UNDER F-03-02.
  - A SITE DEVELOPMENT PLAN WILL BE REQUIRED FOR LOTS 52 TO 54.

TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS/PARCEL TO BE RECORDED:	
BUILDABLE LOTS	3
NON-BUILDABLE PARCEL	1
OPEN SPACE(NON-CREDITED)	0
OPEN SPACE(CREDITED)	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS/PARCEL TO BE RECORDED:	
BUILDABLE LOTS	0.75654 AC. ±
NON-BUILDABLE PARCEL	0.59379 AC. ±
OPEN SPACE(NON-CREDITED)	0
OPEN SPACE(CREDITED)	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	1.35033 AC. ±

- LEGEND**
- DENOTES 4" X 4" X 36" CONCRETE MONUMENT SET
  - DENOTES 5/8" REBAR AND CAP TO BE SET
  - DENOTES IRON PIPE FOUND
  - ⊗ DENOTES ROD FOUND
  - DENOTES PROPERTY LINE
  - - - DENOTES ADJOINER LINE
  - B.R.L. DENOTES BUILDING RESTRICTION LINE

I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 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 MARKERS HAVE BEEN COMPLIED WITH.

**Patton Harris Rust & Associates, pc**  
Engineers. Surveyors. Planners. Landscape Architects.

8818 Centre Park Drive  
Columbia, MD 21045  
T 410.997.8900  
F 410.997.9282

MEADOWLARK, LLC  
BY MARK S. PRITCHETT, MANAGING MEMBER

*Mark S. Pritchett* 10/28/04  
MARK S. PRITCHETT, MANAGING MEMBER DATE

*Thomas L. Frazier, Jr.* 10/28/04  
THOMAS L. FRAZIER, JR. No. 21097 DATE

**OWNERS**

MEADOWLARK LLC  
6375 HANOVER CROSSING WAY  
HANOVER, MD 21076

**PURPOSE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE BULK PARCEL 'A' INTO THREE NEW LOTS AND NON-BUILDABLE BULK PARCEL 'A-1'.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

*Robert J. Weber* 11/19/04  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Thomas L. Frazier, Jr.* 11/18/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Mark S. Pritchett* 11/19/04  
DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS CONVEYED BY ELMER GREEN AND GWENDOLYN FRANCES GREEN AND KATHLEEN K. PRITCHETT TO MEADOWLARK, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED FEBRUARY 19, 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6050 AT FOLIO 92 AND ALL OF THE LANDS CONVEYED BY KATHLEEN K. PRITCHETT AND PRITCHETT FAMILY HOMES, LLC, A MARYLAND LIMITED LIABILITY COMPANY TO LINDA A. THOMAS-MCINTOSH BY DEED DATED JUNE 13, 2002 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 6256 AT FOLIO 614 AND ALL OF THE LANDS CONVEYED BY HAROON I. SHAMI AND FAREEHA HAROON TO HITENDRA J. PATEL AND BHARTI H. PATEL BY DEED DATED DECEMBER 20, 2002 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 6846 AT FOLIO 683 AND ALL OF THE LANDS CONVEYED BY KATHLEEN K. PRITCHETT AND PRITCHETT FAMILY HOMES, LLC, A MARYLAND LIMITED LIABILITY COMPANY TO RICHARD S. BAXLEY AND CHRISTINE M. BAXLEY BY DEED DATED JULY 18, 2002 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 6354 AT FOLIO 516 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.

*Thomas L. Frazier, Jr.* 10/28/04  
THOMAS L. FRAZIER, JR.  
PROFESSIONAL LAND SURVEYOR  
MD REGISTRATION No. 21097 DATE

**OWNER'S CERTIFICATE**

I, MEADOWLARK LLC, BY MARK S. PRITCHETT, MANAGING MEMBER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM RESTRICTION LINES, ALL EASEMENTS OF (OR) RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION. WITNESS MY/OUR HANDS THIS 24th DAY OF October, 2004.

MEADOWLARK, LLC.  
BY MARK S. PRITCHETT, MANAGING MEMBER

*Mark S. Pritchett* 10/28/04  
MARK S. PRITCHETT, MANAGING MEMBER DATE

*Heidy van Antwerp* 10/28/04  
ATTESTS DATE

RECORDED AS PLAT No. 17115  
ON Dec. 10, 2004  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**NORDAU SUBDIVISION  
LOTS 52 THRU 54, &  
NON-BUILDABLE  
PARCEL 'A-1', SECTION 'G'**

A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A' AS SHOWN ON RECORDED RECORD PLAT ENTITLED NORDAU SUBDIVISION LOTS 40 THRU 49, OPEN SPACE LOTS 50 & 51 & NON-BUILDABLE BULK PARCEL 'A', SECTION 'G' AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT Nos. 16300 TO 16301

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
GRID NO. 24 TAX MAP NO. 42 PARCEL 107 & P/O 448 ZONED: R-12  
SCALE: 1" = 50' DATE: 10-28-04 SHEET: 1 OF 1

01076/1-0/SURVEY/FINAL/003-PLAT.DWG

