

COORDINATE LIST

NO.	NORTH	EAST
1	557949.615	1370508.504
2	557555.403	1370562.651
3	557518.652	1370519.311
4	557495.022	1370524.688
5	557440.245	1370299.298
6	557894.475	1370213.670
7	557876.203	1370518.587
8	557848.054	1370497.252
9	557836.845	1370415.647
10	557742.577	1370344.148
11	557651.245	1370356.693
12	557649.544	1370344.309
13	557624.777	1370347.711
14	557633.622	1370412.107
15	557658.390	1370408.705
16	557656.689	1370396.321
17	557748.020	1370383.776
18	557797.217	1370421.090
19	557808.421	1370502.663
20	557787.056	1370530.832

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	83.66'	131.42'	83.66'	S37°10'44"W	118.32'	90°00'00"
C2	43.66'	68.58'	43.66'	N37°10'44"E	61.75'	90°00'00"

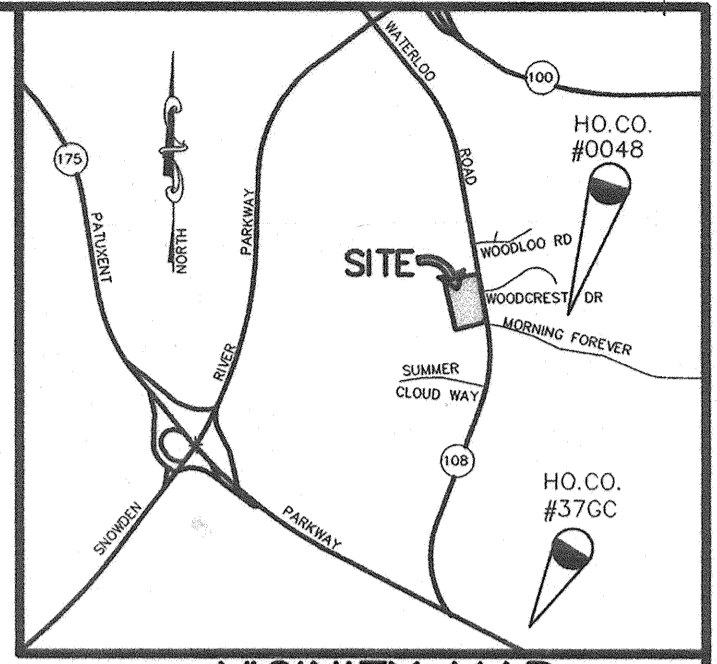
LINE TABLE

LINE	BEARING	LENGTH
L1	S 07°49'16" E	86.95'
L2	S 07°49'16" E	86.95'
L3	S 10°40'33" E	254.72'
L4	S 79°24'24" W	53.79'
L5	S 74°49'48" W	17.91'
L6	S 74°49'48" W	11.50'
L7	N 79°24'31" E	73.00'
L8	N 40°23'08" E	66.51'
L9	S 31°02'38" W	16.23'
L10	S 31°02'38" W	7.97'
L11	S 07°49'16" E	13.89'
L12	N 82°10'44" E	5.00'

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.

Brian D. Boy 9/19/05
 BRIAN D. BOY DATE

Arthur M. Botterill 9-19-05
 ARTHUR M. BOTTERILL, No. 10886 DATE



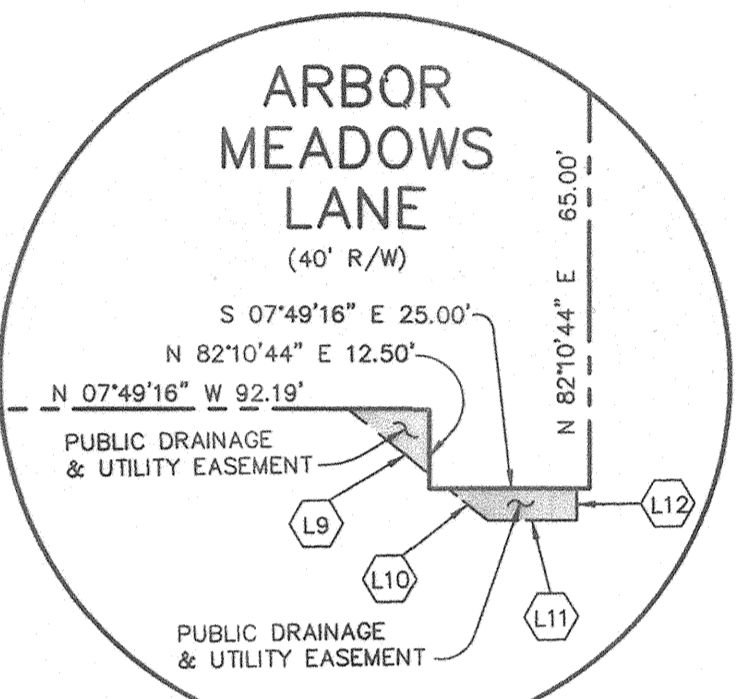
WATERLOO ROAD (MD. RT.108)
 MINOR ARTERIAL
 (100' R/W, SHA PLAT No.12450)

GENERAL NOTES con't

22. THE HOA COVENANTS and RESTRICTIONS AND THE SHARED DRIVEWAY MAINTENANCE AGREEMENT ARE TO BE RECORDED CONCURRENT WITH THIS PLAT.

GENERAL NOTES

- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETIC CONTROL STATIONS Nos. 0048 AND 37GC.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED IN MARCH 2003 BY PATTON HARRIS RUST & ASSOCIATES, PC.
- 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.
- THERE ARE TWO EXISTING PERMANENT STRUCTURES ON-SITE. BOTH EXISTING STRUCTURES WILL BE REMOVED.
- THE PUBLIC STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED BY A POCKET POND WITH ROUTINE MAINTENANCE BY THE HOMEOWNERS ASSOCIATION AND WITH NON-ROUTINE MAINTENANCE BY HOWARD COUNTY AND THE DISCONNECTION OF NON-ROOFTOP RUNOFF CREDIT.
- THERE ARE NO WETLANDS ON THIS SITE.
- THIS SUBDIVISION SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE 02-21-2003 ON WHICH DATE DEVELOPERS AGREEMENT E05-026 WAS FILED AND ACCEPTED. (Contract # H-4191 D)
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- 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 (1/2" MIN.);
 - GEOMETRY- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 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.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR STORM DRAINAGE, OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH LOTS 3 THRU 5 AND OPEN SPACE LOTS 10. 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 LOTS. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP, DATED JULY, 2003.
- THE NOISE STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP, DATED JUNE, 2003.
- SEE DEPARTMENT OF PLANNING AND ZONING FILE No. SP-04-006.
- THERE ARE NO FLOODPLAIN LIMITS WITHIN THE LIMITS OF THE SUBJECT PROPERTY.
- THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A HOMEOWNER'S ASSOCIATION FOR THE RESIDENTS OF THE SUBDIVISION AND THE RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTION ARE L. 000194 F. 0917
- THE FOREST CONSERVATION OBLIGATION OF 0.83 AC. FOR THE PROPOSED DEVELOPMENT HAS BEEN MET BY A PAYMENT OF A FEE-IN-LIEU OF \$18,077.40 (36154.80 X \$0.50) (C.76 REFORESTATION AND C.07 AFFORESTATION)
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE 2004 ZONING REGULATIONS.
- LANDSCAPE SURETY IN THE AMOUNT OF \$13,200.00 HAS BEEN POSTED WITH THE DEPARTMENT OF PUBLIC WORKS DEVELOPER'S AGREEMENT.

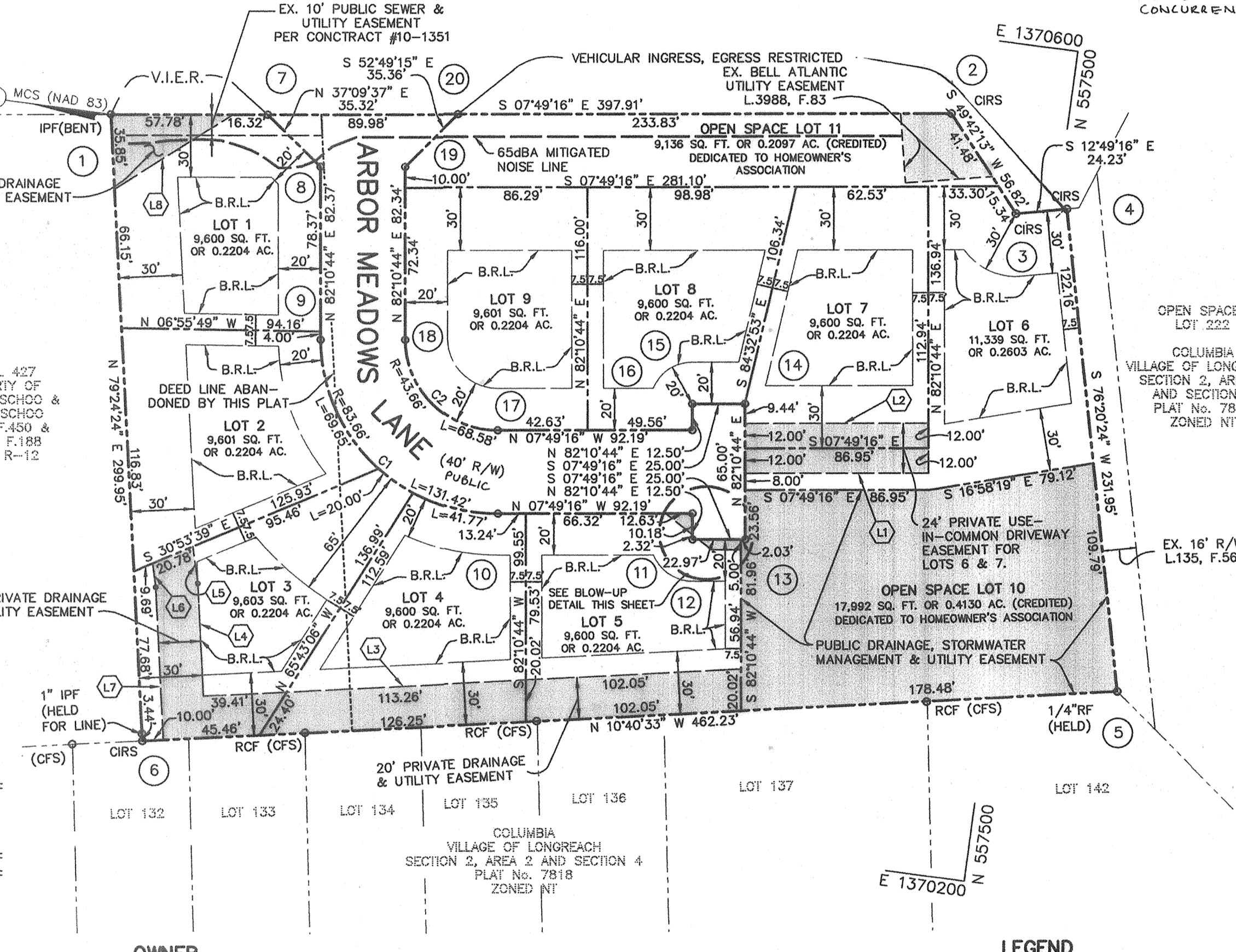


BLOW-UP DETAIL
 SCALE: 1"=30'

TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	9
NON-BUILDABLE LOTS	0
OPEN SPACE	2
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	2.0235 AC. ±
NON-BUILDABLE LOTS	0
OPEN SPACE	0.6227 AC.±
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0.3268 AC. ±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	2.9730 AC. ±

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



OWNER
 ARBOR MEADOWS, LLC
 C/O BRIAN D. BOY
 11807 WOLLINGFORD COURT
 CLARKSVILLE, MARYLAND 21029-1731

PLAN
 SCALE: 1"=50'

- LEGEND**
- 1" IPF DENOTES IRON PIPE FOUND
 - 1/4"RF DENOTES REBAR FOUND
 - RCF (CFS) DENOTES CAPPED REBAR FOUND
 - CIRS DENOTES CAPPED IRON REBAR TO BE SET
 - V.I.E.R. DENOTES VEHICULAR INGRESS, EGRESS RESTRICTED

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

Robert J. Weber 10/24/05
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Mark D. Wiegler 10/13/05
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Mark D. Wiegler 10/31/05
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS CONVEYED BY KENNETH E. FERGUSON AND ELLA I. FERGUSON TO ARBOR MEADOWS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED FEBRUARY 23, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9001 AT FOLIO 454, AND ALL OF THE LANDS CONVEYED BY THE PAULINE R. DASHER, SURVIVING TENANT BY THE ENTIRETY OF GATHER W. DASHER TO ARBOR MEADOWS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED FEBRUARY 8, 2005 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 8976 AT FOLIO 261 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.



Arthur M. Botterill 9-19-05
 ARTHUR M. BOTTERILL
 PROFESSIONAL LAND SURVEYOR
 MD REGISTRATION No. 10886 DATE

OWNER'S CERTIFICATE

WE, ARBOR MEADOWS, LLC, 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 AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND ITS SUCCESSORS AND ASSIGNS, (1) 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; (2) 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; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY/OUR HANDS THIS 19th DAY OF September, 2005.

Brian D. Boy 9/19/05
 BRIAN D. BOY DATE

Needy d. vasa Gentry 9/19/05
 WITNESS DATE

RECORDED AS PLAT No. 17797
 ON Nov. 10, 2005
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

ARBOR MEADOWS
 LOTS 1 THRU 9
 AND OPEN SPACE LOTS
 10 & 11

SP-04-006
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 TAX MAP NO.37 GRID 14 PARCELS 253 & 426 ZONED: R-12
 SCALE: 1"=50' DATE: 02-28-05 SHEET: 1 OF 1
 11906/1-0/SURVEY/FINAL/001-PLAT.DWG