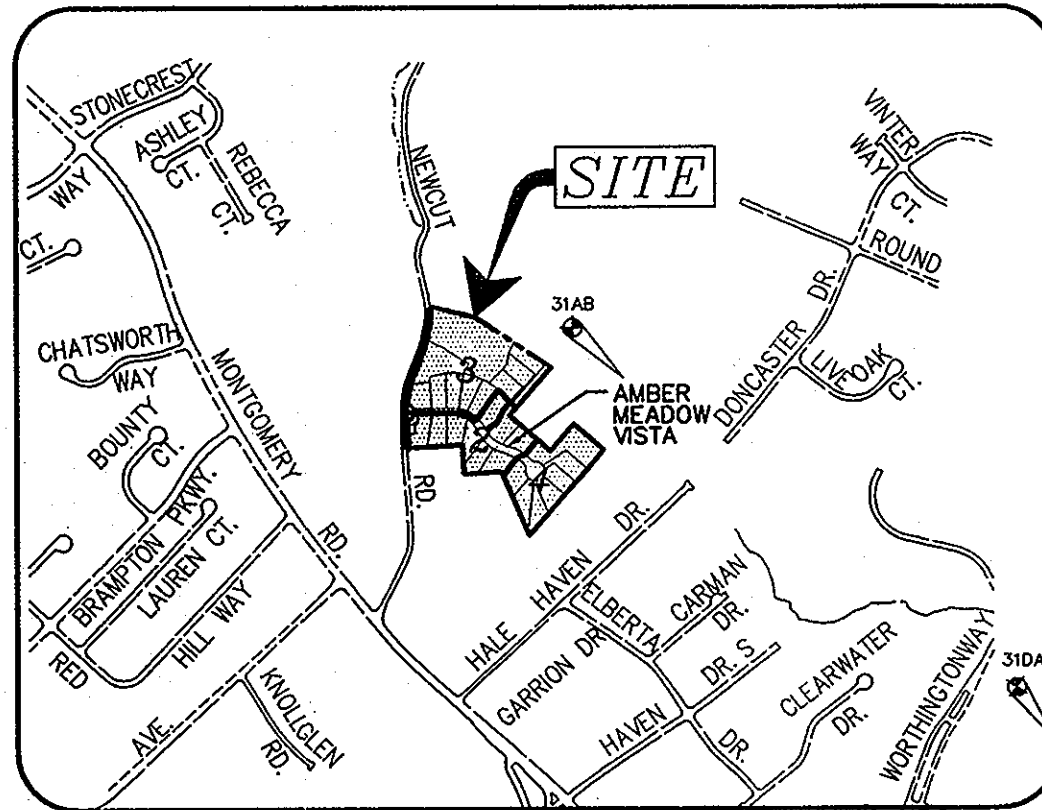


COORDINATES TABLE			COORDINATES TABLE		
POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING
21	573851.8017	1368836.2531	103	57353.8505	1369626.9104
22	573826.9881	1368860.4882	104	573436.6322	1369698.9941
23	573828.4635	1369071.6258	105	573514.2019	1369766.4235
24	573743.5023	1369220.0190	114	573636.6100	1369113.1946
25	573696.5708	1369247.1287	121	573741.3172	1369693.2057
26	573638.4566	1369318.0270	123	573601.6871	1369571.8449
27	573614.4144	1369389.0755	125	573807.5839	1369335.0921
28	573563.0195	1369464.5078	128	574059.7386	1369554.2547
29	573557.4456	1369469.2113	131	574267.5395	1369241.7391
30	573548.6096	1369489.7521	143	573497.1659	1369327.1355
31	573509.9148	1369443.8968	152	574338.7730	1368936.1404
32	573531.6491	1369438.6411	153	573607.2169	1369847.4024
33	573537.2230	1369433.9376	154	573622.6366	1368813.1387
34	573576.5250	1369376.2541	155	573835.8656	1368810.6040
35	573600.5671	1369305.2055	156	574009.2477	1368846.4058
36	573676.5627	1369212.4924	157	574103.3393	1368884.5643
37	573723.4942	1369185.3817	158	574333.0042	1368960.8867
38	573788.4645	1369071.9053	159	574093.9438	1368907.7317
39	573786.9904	1368860.9537	160	573999.8523	1368869.5731
40	573760.3510	1368834.8498	161	573835.3161	1368835.5980
100	573486.4063	1369111.6010	162	573623.7996	1368838.1116
101	573166.6393	1369464.1939	2011	573604.9945	1369845.3328
102	573253.2385	1369539.5872			

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.



VICINITY MAP
SCALE: 1"=1000'
ADC MAP 16, F-1

GENERAL NOTES:

- SUBJECT PROPERTY IS ZONED R-20 PER COMPREHENSIVE LITE ZONING EFFECTIVE JULY 28, 2006.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY 2004, AND AUGUST, 2008 BY MILDENBERG, BOENDER AND ASSOCIATES
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31AB & 31DA.

STA. No. 31AB	N 573,984.47	E 1,369,949.47	ELEV. 499.938
STA. No. 31DA	N 574,982.652	E 1,372,145.08	ELEV. 4481.646
- DENOTES AN IRON PIN OR IRON PIPE FOUND.
 - DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
 - DENOTES CONCRETE MONUMENT FOUND.
- BRL DENOTES A BUILDING RESTRICTION LINE
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT. PUBLIC WATER & SEWER WILL BE UTILIZED.
- BASED ON AVAILABLE COUNTY DATA, NO HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON SITE.
- MINIMUM LOT SIZE: 14,000 SQ.FT.

REQUIRED OPEN SPACE=12.76 X 30%	= 3.83 Ac±
PROVIDED OPEN SPACE (CREDITED)	= 3.84 Ac±
PROVIDED OPEN SPACE (NON-CREDITED)	= 0.02 Ac±
TOTAL PROVIDED OPEN SPACE	= 3.86 Ac±
- AREA OF REC. OPEN SPACE REQUIRED (23 UNITS X 200 SQ.FT.) = 4,600 SQ.FT.
AREA OF REC. OPEN SPACE PROVIDED = 4,600 SQ.FT.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENT).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN).
 - GEOMETRY - MAX. 14% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
 - STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 INCHES
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, STREAMS OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS, EXCEPT AS SHOWN ON APPROVED PLANS.
- 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 7/1/06 ON WHICH DATE DEVELOPER AGREEMENT #14-337D WAS FILED AND ACCEPTED.
- THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED BY CB50-2001. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACKS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
- SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED 1968, SHEET 20.
- WETLAND STUDY PREPARED BY ECO-SCIENCE PROFESSIONAL, INC., IN DECEMBER 2003.
- NO STEEP SLOPES EXIST ON SITE AS CERTIFIED BY MILDENBERG BOENDER & ASSOCIATES, INC. IN AUGUST 2003.
- NO FLOODPLAINS EXIST ON SITE AS CERTIFIED BY MILDENBERG BOENDER & ASSOC. INC., IN AUGUST 2003.
- ADEQUATE FACILITIES ROAD TEST EVALUATION WAS PERFORMED BY MARS GROUP IN JULY 2003.
- PERIMETER AND STORMWATER MANAGEMENT LANDSCAPING SHALL BE PROVIDED AS SHOWN ON THE LANDSCAPE PLAN SHEET OF THE ROAD CONSTRUCTION DRAWINGS FOR THIS SITE. FINANCIAL SURETY FOR 73 SHADE TREES, 26 EVERGREENS AND 40 SHRUBS IN THE AMOUNT OF \$27,000.00 SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT FOR THIS FINAL PLAN, F-07-083.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAVE BEEN FULFILLED BY PROVIDING 2.10 ACRES OF RETENTION, 0.79 ACRES OF ON-SITE REFORESTATION AND PAYMENT OF FEE-IN-LIEU FOR 1.28 ACRES OF REQUIRED REFORESTATION TO THE FOREST CONSERVATION FUND IN THE AMOUNT OF \$41,817.60. FINANCIAL SURETY FOR THE RETENTION OF 2.10 AC. IN THE AMOUNT OF \$18,295.20, (21,476 S.F. X 0.2) AND FOR 0.79 ACRES OF REFORESTATION (34,412.40 S.F. X 0.5) IN THE AMOUNT OF \$17,206.20 FOR A TOTAL OF \$35,501.40 SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT. THE .03 AC. OF REFORESTATION MAY NOT BE UTILIZED TO FULFILL ANY OFF-SITE OBLIGATION FOR ANY OTHER PROJECT AND HAS NOT BEEN INCLUDED IN FC SURETY FOR THIS SUBDIVISION.
- STORMWATER MANAGEMENT IS PRIVATELY OWNED AND MAINTAINED BY THE H.O.A AND WILL BE PROVIDED VIA: MICRO-POND EXTENDED DETENTION POND, STONE STORAGE TRENCH, RAIN GARDENS AND NATURAL CONSERVATION AREA. THE POND PROVIDES MANAGEMENT FOR THE Wq_v, 1, 2, 10, 25 AND 100 YEAR EVENTS. THE STONE TRENCH PROVIDES Rev FOR THE ENTIRE PROJECT. RAIN GARDENS ARE PROVIDED FOR THE REAR OF LOTS 9-14
- 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 AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.

- 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/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. 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 THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE 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.
- HOMEOWNERS ASSOC. WAS ESTABLISHED AT THE DEPARTMENT OF ASSESSMENT AND TAXATION AS RECORDING REFERENCE NUMBER ~~065743142~~ ON ~~3/12/09~~
- THE USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY FOR LOTS 15, 16, AND 17 SHALL BE RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MD SIMULTANEOUSLY WITH THIS PLAT. THE USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY FOR LOTS 8 AND 9 SHALL BE RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MD SIMULTANEOUSLY WITH THIS PLAT.
- WAIVER PETITION WP-08-060 WAS APPROVED ON FEBRUARY 7, 2008 WAIVING SECTION 16.156 (Q) AND (P) FOR AN EXTENSION TO THE DEADLINE DATE BY WHICH TO SUBMIT THE DEVELOPERS AGREEMENT AND POSTING OF FINANCIAL OBLIGATIONS AND FOR AN EXTENSION OF TIME TO THE DEADLINE DATE BY WHICH TO SUBMIT THE FINAL PLAN ORIGINALS, SUBJECT TO A SIX MONTH EXTENSION OF TIME BY WHICH TO SUBMIT A DEVELOPERS AGREEMENT AND POSTING OF FINANCIAL OBLIGATIONS FOR THE FINAL PLAN F-07-083; A SIX MONTH EXTENSION OF TIME BY WHICH TO SUBMIT THE FINAL PLAN ORIGINALS FOR F-07-083; HEALTH DEPARTMENT COMMENTS INCLUDING A DIRECT SUBMISSION TO THE HEALTH DEPARTMENT ON OR BEFORE MARCH 12, 2008.

LEGEND

- DENOTES WETLANDS
- FOREST CONSERVATION EASEMENT (RETENTION)
- FOREST CONSERVATION EASEMENT (REFORESTATION)
- PRIVATE USE-IN-COMMON DRIVEWAY & UTILITY EASEMENT
- PRIVATE DRAINAGE & UTILITY EASEMENT
- PROPOSED PUBLIC TREE MAINTENANCE EASEMENT
- PUBLIC SEWER, WATER, DRAINAGE AND UTILITY EASEMENT
- PUBLIC ROAD DEDICATION
- NON-CREDITED OPEN SPACE

OWNER & DEVELOPER
SUN MEADOW, L.C.
5074 DORSEY HALL DRIVE, SUITE 205
ELLCOTT CITY, MD 21042
410-720-3021
CONTACT: MICHAEL CHARLTON

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 MARKERS HAVE BEEN COMPLIED WITH.

G. SCOTT SHANABERGER, SURVEYOR

9/10/08
DATE

SUN MEADOW, L.C. (RUSSELL DICKENS, MANAGER)

9/10/08
DATE

TOTAL AREA TABULATION

NUMBER OF BUILDABLE LOTS	23
NUMBER OF OPEN SPACE LOTS	4
NUMBER OF LOTS OR PARCELS	27
AREA OF BUILDABLE LOTS	7.61 AC. ±
AREA OF OPEN SPACE LOTS	3.86 AC. ±
AREA OF ROADWAY DEDICATION AREA	1.29 AC. ±
AREA	12.76 AC. ±

OWNER'S STATEMENT

SUN MEADOW, L.C., VIRGINIA LIMITED LIABILITY COMPANY, 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 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWER, DRAIN, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

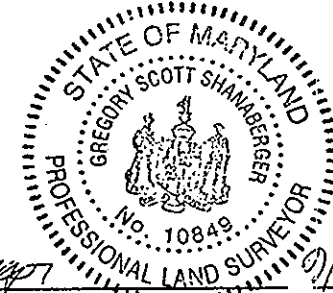
WITNESS MY HAND THIS 8th DAY OF September 2008.

SUN MEADOW, L.C. (RUSSELL DICKENS, MANAGER)

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE PARCEL OF LAND, CONVEYED BY HERMAN FRANK RAYNE, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOSEPH R. IGLER, ESTATE NO. 15540 IN THE ORPHAN'S COURT OF HOWARD COUNTY, MARYLAND, AND DAVID W. HELSLEY, PERSONAL REPRESENTATIVE OF THE ESTATE OF FRANK A. IGLER, ESTATE NO. 15226 IN THE ORPHAN'S COURT FOR HOWARD COUNTY, MARYLAND TO SUN MEADOW, L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JUNE 18, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7301 FOLIO 583, 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.



G. SCOTT SHANABERGER, PROF. L.S. NO. 10849
DATE 9/10/08

RECORDED AS PLAT 20081 ON 09/10/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

AMBER MEADOW
LOTS 1 THRU 23
AND OPEN SPACE LOTS 24 THRU 27

SHEET 1 OF 4

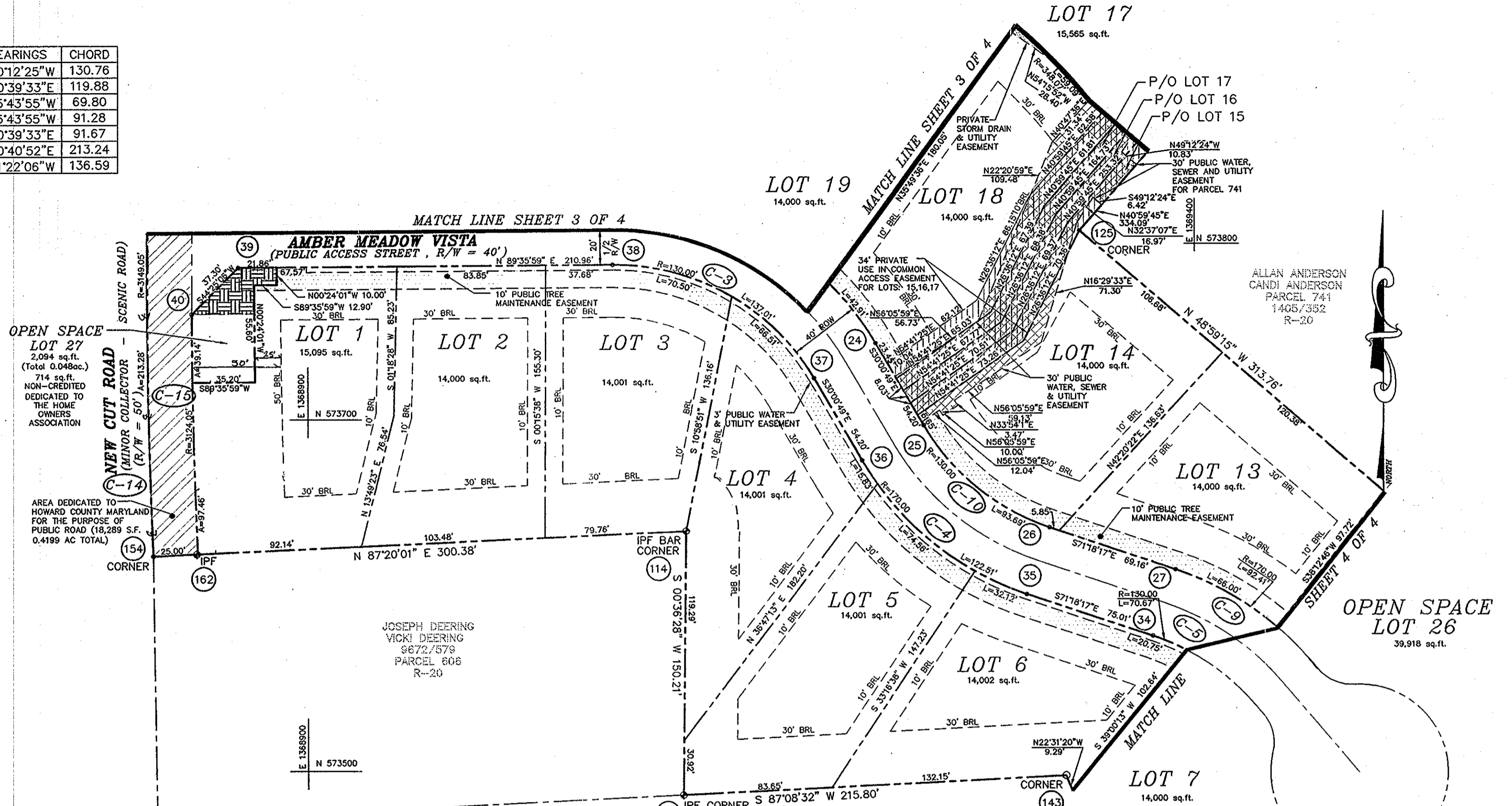
TAX MAP 31	2ND ELECTION DISTRICT	SCALE: 1"=50'
PARCEL 11	HOWARD COUNTY, MARYLAND	DATE: SEPTEMBER 2008
GRID 8	EX. ZONING R-20	
DPZ FILE#S: S-04-004, P-06-002, WF-08-060		

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Bal. (410) 997-0296 Fax.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARINGS	CHORD
C3	137.01	130.00	60°23'13"	75.64	N60°12'25"W	130.76
C4	122.51	170.00	41°17'28"	64.05	S50°39'33"E	119.88
C5	70.67	130.00	31°08'44"	36.23	N55°43'55"W	69.80
C9	92.41	170.00	31°08'44"	47.38	N55°43'55"W	91.28
C10	93.69	130.00	41°17'28"	48.98	S50°39'33"E	91.67
C14	213.28	3149.05	03°52'50"	106.68	S00°40'52"E	213.24
C15	136.60	3124.05	02°30'37"	68.31	N01°22'06"W	136.59



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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Scott Shanaberger
S. SCOTT SHANABERGER, SURVEYOR
DATE: 9/2/08

Russell Dickens
SUN MEADOW L.C. (RUSSELL DICKENS, MANAGER)
DATE: 9/2/08

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	9
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	10
AREA OF BUILDABLE LOTS	2.92 AC. ±
AREA OF OPEN SPACE LOTS	0.048
AREA OF ROADWAY DEDICATION	0.57 AC. ±
AREA	3.54 AC. ±

OWNER & DEVELOPER
SUN MEADOW, L.C.
5074 DORSEY HALL DRIVE, SUITE 205
ELLICOTT CITY, MD 21042
410-720-3021
CONTACT: MICHAEL CHARLTON

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

Howard County Health Officer
HOWARD COUNTY HEALTH OFFICER
DATE: 10/20/08

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael Charlton
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 9/2/08

Mark de Lytle
DIRECTOR
DATE: 9/2/08

OWNER'S STATEMENT

SUN MEADOW, L.C., VIRGINIA LIMITED LIABILITY COMPANY, 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 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWER, DRAIN, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 8th DAY OF September, 2008.

Russell Dickens
SUN MEADOW L.C. (RUSSELL DICKENS, MANAGER)

Michael Charlton
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE PARCEL OF LAND, CONVEYED BY HERMAN FRANK RAYNE, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOSEPH R. IGLER, ESTATE NO. 15540 IN THE ORPHAN'S COURT OF HOWARD COUNTY, MARYLAND, AND DAVID W. HELSLEY, PERSONAL REPRESENTATIVE OF THE ESTATE OF FRANK A. IGLER, ESTATE NO. 15226 IN THE ORPHAN'S COURT FOR HOWARD COUNTY, MARYLAND TO SUN MEADOW, L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JUNE 18, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7301 FOLIO 583, 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.



Gregory Scott Shanaberger
G SCOTT SHANABERGER, PROF.L.S. NO. 10849
DATE: 9/2/08

RECORDED AS PLAT 2008 ON 10/20/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

AMBER MEADOW
LOTS 1 THRU 23
AND OPEN SPACE LOTS 24 THRU 27

SHEET 2 OF 4

TAX MAP 31 2ND ELECTION DISTRICT SCALE: 1"=50'
PARCEL 11 HOWARD COUNTY, MARYLAND DATE: SEPTEMBER 2008
GRID 8 EX. ZONING R-20
DPZ FILE#S: S-04-004, P-06-002, WP-08-060

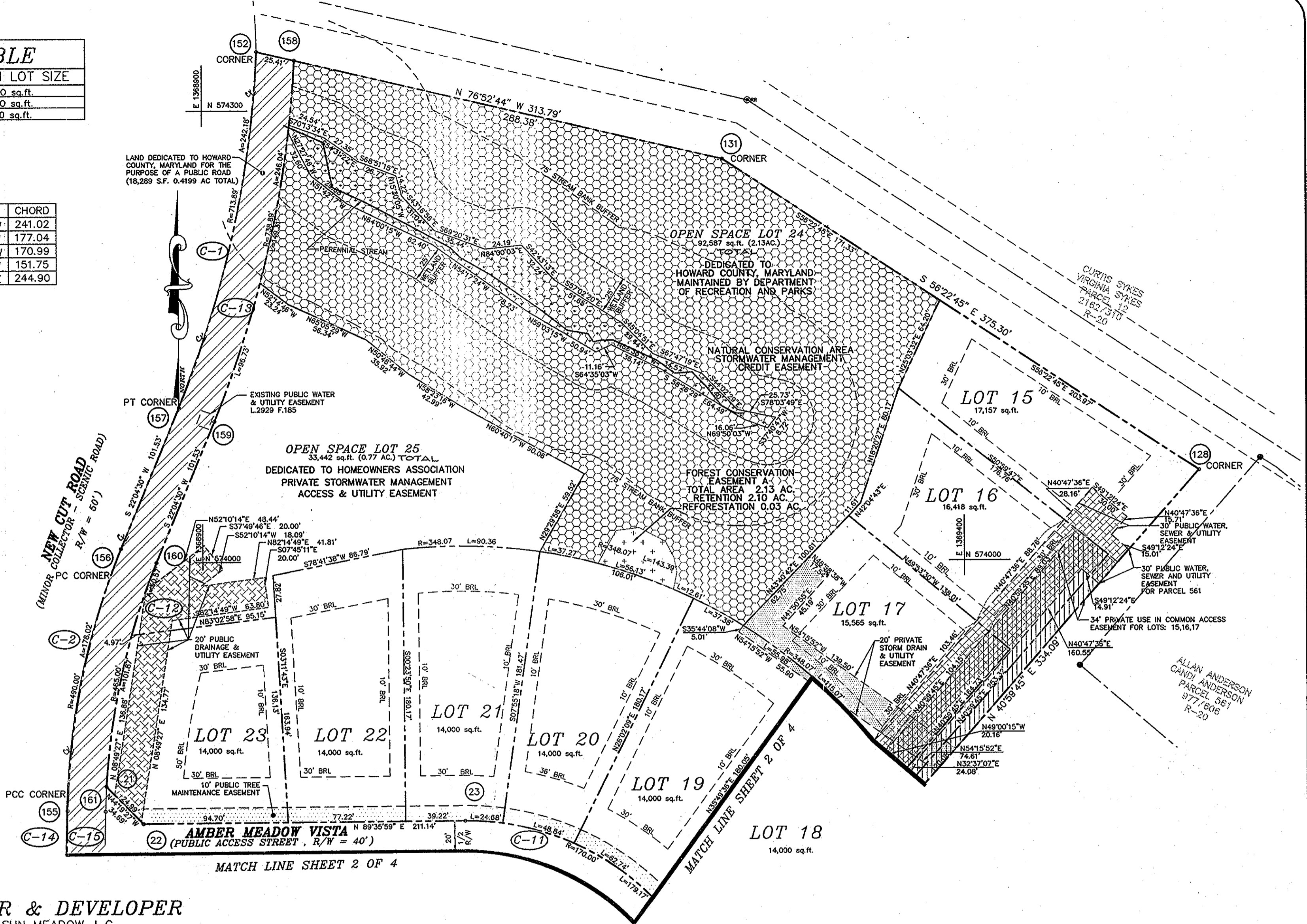
MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0298 Fax. (410) 997-0298 Fax.

MINIMUM LOT SIZE TABLE			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
15	17,157 sq.ft.	3,157 sq.ft.	14,000 sq.ft.
16	16,418 sq.ft.	2,418 sq.ft.	14,000 sq.ft.
17	15,565 sq.ft.	1,565 sq.ft.	14,000 sq.ft.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARINGS	CHORD
C1	242.18	713.89	19°26'13"	122.26	N12°21'23"W	241.02
C2	178.02	490.00	20°48'57"	90.00	S11°40'01"W	177.04
C11	179.17	170.00	60°23'13"	98.92	N60°12'25"W	170.99
C12	152.44	465.00	18°46'58"	76.91	S12°41'01"W	151.75
C13	246.04	738.89	19°04'42"	124.17	N12°32'09"E	244.90



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 MARKERS HAVE BEEN COMPLIED WITH.

G. Scott Shanaberger
G. SCOTT SHANABERGER, SURVEYOR
DATE: 9/1/08

R. J. Dickens
SUN MEADOW, L.C. (RUSSELL DICKENS, MANAGER)
DATE: 9/1/08

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	8
NUMBER OF OPEN SPACE LOTS	2
NUMBER OF LOTS OR PARCELS	10
AREA OF BUILDABLE LOTS	2.73 AC. ±
AREA OF OPEN SPACE LOTS	2.89 AC. ±
AREA OF ROADWAY DEDICATION	0.49 AC. ±
AREA	6.11 AC. ±

OWNER & DEVELOPER

SUN MEADOW, L.C.
5074 DORSEY HALL DRIVE, SUITE 205
ELlicOTT CITY, MD 21042
410-720-3021
CONTACT: MICHAEL CHARLTON

OWNER'S STATEMENT

SUN MEADOW, L.C., VIRGINIA LIMITED LIABILITY COMPANY, 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 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWER, DRAIN, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 ERCTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 8th DAY OF September 2008.

R. J. Dickens
SUN MEADOW, L.C. (RUSSELL DICKENS, MANAGER)

G. Scott Shanaberger
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE PARCEL OF LAND, CONVEYED BY HERMAN FRANK RAYNE, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOSEPH R. IGLER, ESTATE NO. 15540 IN THE ORPHAN'S COURT OF HOWARD COUNTY, MARYLAND, AND DAVID W. HELSLEY, PERSONAL REPRESENTATIVE OF THE ESTATE OF FRANK A. IGLER, ESTATE NO. 15226 IN THE ORPHAN'S COURT FOR HOWARD COUNTY, MARYLAND TO SUN MEADOW, L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JUNE 18, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7301 FOLIO 583, 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.



G. Scott Shanaberger
G. SCOTT SHANABERGER, PROF. L.S. NO. 10849
DATE: 9/1/08

RECORDED AS PLAT 2009 ON 10/28/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

AMBER MEADOW
LOTS 1 THRU 23
AND OPEN SPACE LOTS 24 THRU 27

SHEET 3 OF 4

TAX MAP 31
PARCEL 11
GRID 8
DPZ FILE#S: S-04-004, P-06-002, WP 08-060

2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
EX. ZONING R-20

SCALE: 1"=50'
DATE: SEPTEMBER 2008

MILDENBERG,
BOENDER & ASSOC., INC.

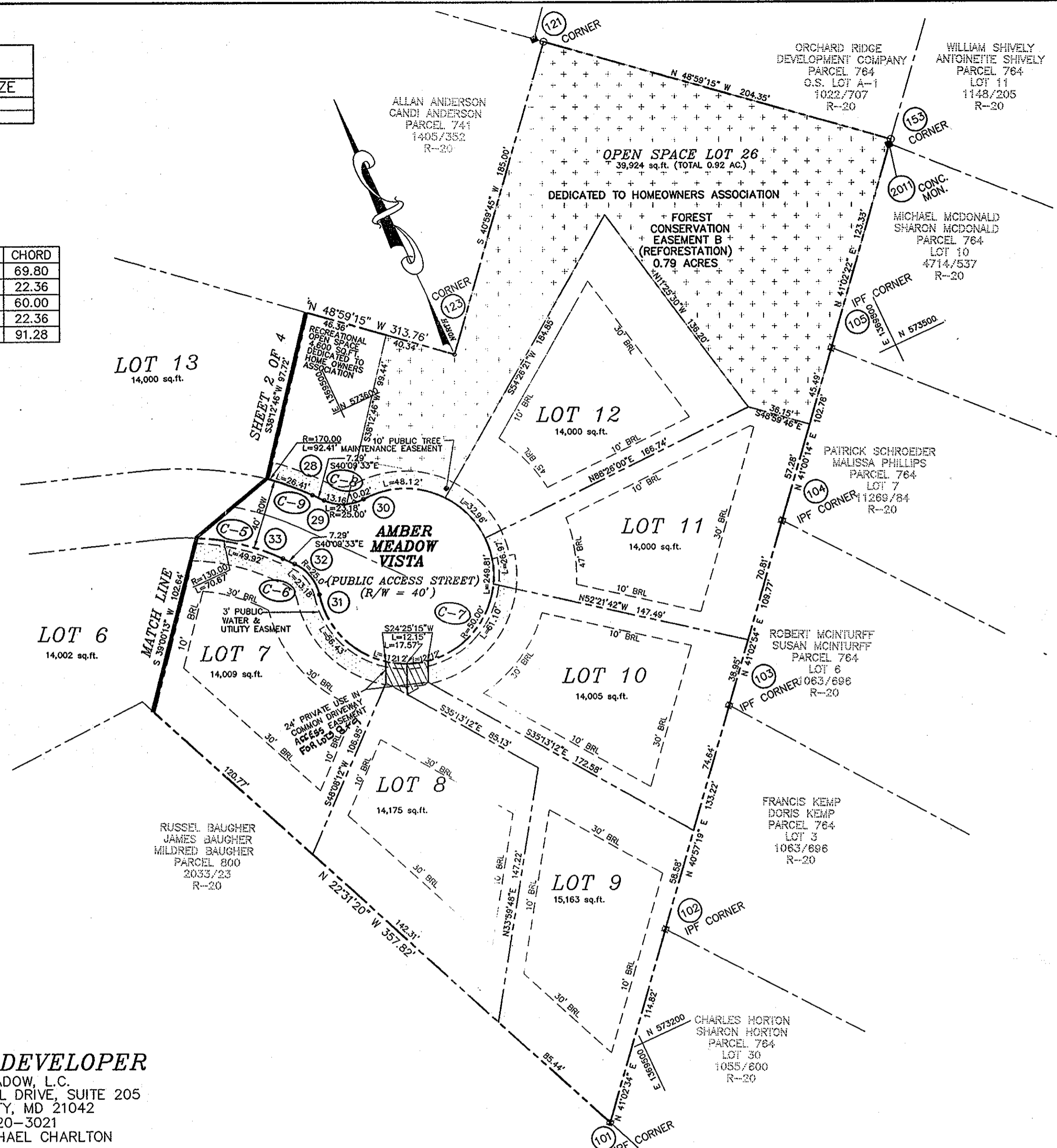
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Bult. (410) 997-0296 Fax.

MINIMUM LOT SIZE TABLE

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
8	14,175 sq.ft.	175 sq.ft.	14,000 sq.ft.
9	15,163 sq.ft.	1,156 sq.ft.	14,007 sq.ft.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARINGS	CHORD
C5	70.67	130.00	31°08'44"	36.23	N55°43'55"W	69.80
C6	23.18	25.00	53°07'48"	12.50	N13°35'39"W	22.36
C7	249.81	50.00	286°15'36"	37.50	N49°50'27"E	60.00
C8	23.18	25.00	53°07'48"	12.50	S66°43'27"E	22.36
C9	92.41	170.00	31°08'44"	47.38	N55°43'55"W	91.28



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 MARKERS HAVE BEEN COMPLIED WITH.

Scott Shanaberger
G. SCOTT SHANABERGER, SURVEYOR
DATE: 9/9/08

Russell Dickens
SUN MEADOW, L.C. (RUSSELL DICKENS, MANAGER)
DATE: 9/9/08

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	6
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	7
AREA OF BUILDABLE LOTS	1.96 AC. ±
AREA OF OPEN SPACE LOTS	0.92 AC. ±
AREA OF ROADWAY DEDICATION	0.23 AC. ±
AREA	3.11 AC. ±

OWNER & DEVELOPER
SUN MEADOW, L.C.
5074 DORSEY HALL DRIVE, SUITE 205
ELlicott CITY, MD 21042
410-720-3021
CONTACT: MICHAEL CHARLTON

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

Howard County Health Officer
HOWARD COUNTY HEALTH OFFICER
DATE: 10/24/08

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael Charlton
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 9/26/08

Michael Charlton
DIRECTOR
DATE: 10/24/08

OWNER'S STATEMENT

SUN MEADOW, L.C., VIRGINIA LIMITED LIABILITY COMPANY, 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 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWER, DRAIN, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

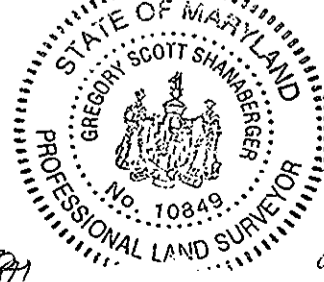
WITNESS MY HAND THIS 8th DAY OF September, 2008.

Russell Dickens
SUN MEADOW, L.C. (RUSSELL DICKENS, MANAGER)

Michael Charlton
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE PARCEL OF LAND, CONVEYED BY HERMAN FRANK RAYNE, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOSEPH R. IGLER, ESTATE NO. 15540 IN THE ORPHAN'S COURT OF HOWARD COUNTY, MARYLAND, AND DAVID W. HELSLEY, PERSONAL REPRESENTATIVE OF THE ESTATE OF FRANK A. IGLER, ESTATE NO. 15228 IN THE ORPHAN'S COURT FOR HOWARD COUNTY, MARYLAND TO SUN MEADOW, L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JUNE 18, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7301 FOLIO 583, 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.



Scott Shanaberger
G. SCOTT SHANABERGER, PROF. L.S. NO. 10849
DATE: 9/9/08

RECORDED AS PLAT 20300 ON 9/28/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

AMBER MEADOW
LOTS 1 THRU 23
AND OPEN SPACE LOTS 24 THRU 27

SHEET 4 OF 4

TAX MAP 31
PARCEL 11
GRID 8
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
EX. ZONING R-20
SCALE: 1"=50'
DATE: SEPTEMBER 2008
DPZ FILE#S: S-04-004, P-06-002, WF 08-060

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Ball. (410) 997-0298 Fax.