

APPROVED: Howard County Department Of Planning And Zoning.

We, Meriwether Farm II, LLC, By Second Goodier, LLC By Robert C. Goodier, Jr., Member, 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 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 Hand This Day Of September, 2011.

Meriwether Farm II, LLC, Owner By: Second Goodier, LLC By: Robert C. Goodier, Jr., Member

I Hereby Certify That To The Best Of My Knowledge The Final Plat Shown Hereon Is Correct: That It Is A Subdivision Of Part Of The Lands Conveyed By Frances B. Devlin To Meriwether Farm II, LLC By Deed Dated March 12, 2009 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 11586 At Folio 64, 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, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher, Professional Land Surveyor No. 10692 Expiration Date: December 13, 2011

EDGEWOOD FARM SECTION ONE F-06-108 Howard County ADC Map \*4812 Grids E-9, E-10, F-9 & F-10

Vicinity Map Scale: 1"= 2,000"

EDGEWOOD FARM PHASE 2 LOTS 8-60 AND NON-BUILDABLE PRESERVATION PARCELS I AND 1 PLAT NO.S 19266 THRU

(Meters)

N 177317.754637

EDGEWCÖD FARM PHASE 1 LCTS 1-7.

NON-BUILDABLE BULK

PARCELS AA-HH AND NON-BUILDABLE

NON-BUILDABLE PRESERVATION PARCEL C

ZONED: RC-DEO

PRESERVATION

PARCEL D

LOT 35

LOI 33

LOT 32

LOT 18

N 581750

ZONED: RC-DEO

Note: For Coordinate Tabulation, Curve Data Tabulation, Forest Conservation Easement Tabulation (\*) And General Notes, See Sheet 2 Of 8. (\*) Forest Conservation Tabulation For Sheet 4 Shown Below.

#### Public Forest Conservation Easement No. 4-Sheet 4 (6.504 Ac.±)

Sym	Bearing & Distance	Sym	Bearing & Distance					
FC-1	R=675.00' L=239.04'	FC-29	5 03°27'03" E 16.57'					
FC-2	N 01°09'09" E 94.83'	FC-30	5 40°57'53" E 32.20'					
FC-3	R=700.00' L=100.55'	FC-31	5 21°35'49" E 27.50'					
FC-4	N 09°22'58" E 118.07'	FC-32	5 00°51'55" W 76.29"					
FC-5	R=550.00' L=132.52'	FC-33	5 01°11'45° E 41.59'					
FC-6	N 04°25'20" W 11.62'	FC-34	5 06°13'17" E 45.50'					
FC-7	N 01°35'32° W 52.21'	FC-35	5 05°40'55" W 60.45'					
FC-Ø	N 09°13'15" E 25.05'	FC-36	5 08°17'52" £ 40.54"					
FC-9	N 37°07'41" E 21.21'	FC-37	5 15°39'13" E 33.70'					
FC-10	N 69°47'37" E 27.02'	FC-30	5 02°43'49" E 69.82'					
FC-11	R=311.67' L=10.15'	FC-39	6 17°59'01" W 55.39'					
FC-12	N 70°03'38" E 11.49'	FC~40	5 02°35'37" W 110.05'					
FC-13	5 77°25'35" £ 26.59'	FC-41	5 30°17'07" W 24.15'					
FC-14	N 07°59'01" E 57.64'	FC-42	5 07°33'26" W 27.10'					
FC-15	N 60°04'14" E 44.47"	FC-43	5 00°38'15" W 38.50'					
FC-16	5 79°34'47" E 13.50'	FC-44	5 12°36'09" W 32.29'					
FC-17	5 54°40'59" E 6.24"	FC-45	N 76°29'31" W 71.88'					
FC-18	N 72°09'43" £ 5.57'	FC-46	N 01*06*11" E 37.71"					
FC-19	N 17°31'17" W 5.57'	FC-47	N 10°26'34" W 61.93'					
FC-20	N 66°00'03° E 4.85'	FC-48	N 78°14'10" W 13.56'					
FC-21	N 20°11'22" E 14.05'	FC-49	5 76*45'52" W 37.12'					
FC-22	N 57°13'31" E Ø5.19'	FC-50	N 04°47'31" W 65.54'					
FC-23	N 03°59'40" E 2L75'	FC-51	N 88°34'37° W 68.48'					
FC-24	5 84°20'04" E 38.37'	FC-52	5 48°19'58" W 41.56'					
FC-25	N 87°21'03" E 13.66'	FC-53	5 17°17'06" W 201.44'					
FC-26	N 63°17'32" E 9.64"	FC-54	5 56°46'05" W 43.94'					
FC-27	N 00°40'13" W 19.01'	FC-55	5 51°43'33" W 130.99'					
FC-28	N 65°02'31" E 35.61'							

FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS enternial square office park – 10272 Baltimore national pike Ellicott city, maryland 21042

The Purpose Of This Plat Is To Resubdivide Buildable Bulk Parcel 'A', Meriwether Farm, Section Two, Plat Nos. 21347 Thru 21355, Into 10 Buildable Cluster Lots, 2 Non-Buildable Preservation Parcels And I Buildable Bulk Parcel.

RECORDED AS PLAT No 2149 ON 12/2/11 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

> Meriwether Farm Section Two, Phase One Lots 1 Thru 10, Non-Buildable Preservation Parcels 'C' And 'D' And Buildable Bulk Parcel 'E'

A Resubdivision Of Buildable Bulk Parcel 'A', As Shown On Plats Entitled "Meriwether Farm, Section Two, Buildable Bulk Parcel 'A' And Non-Buildable Bulk Parcel 'B' And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 21347 Thru 21355.

Zoned: RC-DEO Tax Map: 21 Parcel: 28 Grids: 15, 16, 21 & 22 Fourth Election District Howard County, Maryland Scale: As Shown Date: September 28, 2011 Sheet 1 of 8

U.S. Equivalent Coordinate Table		Metric Coordinate Table		U.S. Equivalent Coordinate Table			Metric Coordinațe Table			
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)	POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)	<b>III</b> :
519	580021.2670	1302685.2089	176790.835775	397059.245816	849	578028.7138	1304257.9904	176183.504345	397538.630597	111
702	579376.1914	1304661.7032	176594.216346	397661.602400	850	578181.1431	1303923.1455	176229.964910	397436.569653	
703	580644.9338	1304065.5003	176980.929803	397723.826807	<b>851</b>	578324.2316	1303680.9939	176273.578350	397362.761695	
704	581050.7441	1304505.0274	177104.621014	397613.927620	852	578392.6690	1303526.2621	176294.438116	397315.599355	
817	578562.4560	1302877.1176	176346.189285	397117.739712	Ø53	578415.8592	1303429.0108	176301.506505	397205.957103	
818	578629.0607	1302689.5712	176366.490447	397060.575473	854	578439.1122	1303310.9906	176300.594044	397249.984477	Ш
819	578673.1480	1302564.4929	176379.928290	397022.451517	855	570543.7362	1302929.0290	176340.403477	397133.606166	Ш
820	578907.8967	1301893.4417	176451.479827	396017.914702	<i>9</i> 56	581066.7920	1302955.1692	177109.512434	397141.535996	Ш
821	578941.3282	1301799.1986	176461.669772	396789.189350	857	581106.6537	1303167.6039	177121.662310	397206.280110	ll .
822	578989.5921	1301717.6945	176476.380639	396764.346868	858	581150.5375	1303530.1162	177135.036107	397319.212490	Ш
823	579056.8675	1301634.6517	176496.886214	396739.035362	859	581161.4737	1303637.1136	177138.371487	397349.306974	Ш
824	579082.7633	1301598.4975	176504.779280	396728.015545	860	581236.5986	1304369.9431	177161.269593	397572.753847	Ш
825	579093.3691	1301501.6645	176508.011921	396722.884816	861	581293.5802	1304542.9661	177178.637620	397625.491352	Ш
826	579118.0737	1301532.0557	176515.541914	396707.764027	862	578956.1873	1301831.1065	176466.198850	396798.914897	Ш
827	579123.0216	1301518.1698	176517.050027	396703.531609	863	579027.0392	1301059.6799	176407.794529	396807.624085	Ш
828	579127.7788	1301507.3392	176518.500020	396700.230441	864	579469.4851	1302052.8402	176622.652317	396866.499466	Ш
829	579139.7219	1301496.4936	176522.140298	396696.924686	865	579544.7959	1302060.7964	176676.087149	396868.924510	Ш
930	579160.8430	1301481.9054	176528.578010	396692.476197	<b>866</b>	579660.3577	1302045.7439	176680.830421	396864.336499	
831	579174.7393	1301474.6488	176532.013635	396690.266372	867	579682.0448	1302110.9837	176687.440645	396884.221637	Ш
832	579250.0958	1301479.0045	176555.782319	396691.594007	868	579660.5693	1302108.2435	176680.894585	396883.386429	
833	579262.9931	1301482.6826	176559.713439	396692.715073	869	579449.4798	1302098.6636	176616.554685	396680.466478	111
834	579297.6981	1301494.4160	176570.291549	396696.291425	870	579007.0338	1301905.5033	176481.696897	396821.591097	ill
835	579934.0331	1301744.3416	176764.246824	396772.468920	871	578939.6743	1301078.3104	176461.165657	396813.302677	Ш
836	580167.2191	1301790.9267	176035.322075	396786.668066	872	580015.1718	1301647.1766	176788.977967	396803.813067	ill
837	580262.0345	1301792.6340	176864.221852	396787.249406	873	500166.9396	1302078.8204	176035.236075	396874.418232	<b>  </b>    .
838	580362.0757	1301802.0573	176894.714476	396790.060694	874	579404.3719	1302452.0001	176602.805779	396900.163642	
939	580478.5638	130182L3056	176930.220131	396795.927589	875	579296.4599	1302387.9933	176569.914121	396960.654335	iii
840	580610.6379	1301827.0254	176970.476376	396797.671272	876	579178.1744	1302349.9554	176533.860658	396957.060364	Ш
841	580688.9434	1301820.9704	176994.343952	396795.825421	877	579031.2132	1302299.7768	176489.066770	396941.765904	Ш
842	580718.7769	1301043.5563	177003.437210	396802.709599	878	578929.0444	1302252.0118	176457.925670	396927.207077	Ш
843	580728.6959	1301876.4512	177006.460527	396812.735997	879	578798.4433	1302206.3246	176410.110363	396913.281593	Ш
844	580917.8667	1302397.9041	177064.119904	396971.675148	880	500021.7503	1303369.3131	176790.985520	397267.761204	Ш
845	580946.7366	1302491.0472	177072.919481	397000.065232	881	580143.0544	1304784.9370	176827.956660	397699.244234	Ш
846	501023.7765	1302788.8886	177096.401292	397090.847456	882	579077.2752	1304640.1229	176503.106520	397655.104813	Ш
847	577947.6443	1304558.5692	176150.794320	397630.247100	883	579138.2440	1303485.5050	176521.689843	397303.176568	Ш
848	577970.8278	1304412.7128	176165.060655	397585.790064						Ш

Public Forest Conservation Easement No. 3—5heet 3 (0.830 Ac.±)							
<b>ნ</b> უო	Bearing & Dist	ance					
FC-8	5 72°39'30" E	337.43'					
FC-9	5 10°38'09" W	97.15'					
FC-10	5 84°08'09" W	15.17'					
FC-11	N 70°34'06" W	163.03'					
FC-12	5 64°15'04" W	71.94'					
FC-13	N 27°38'45° W	Ø6.44'					
FC-14	N 86°12'41" W	31.63'					
FC-15	5 84°02'25" W	36.57'					

#### Public Forest Conservation Easement No. 4-Sheet 3 (0.722 Ac. ±) Bearing & Distance FC-16 N 21°26'34" E 229.60' FC-17 5 51°43'33" W 130.99' FC-18 N 05°27'47" W 70.48' N 18°00'39" E 235.07' FC-20 N 26°40'00" E 55.62" FC-21 N 61°20'55" W 82.59' FC-22 5 68°33'26" E 25.00'

Public Forest Conservation Easement No. 4—Sheet 3 (0.185 Ac*)							
5γm	Bearing & Dist	ance					
FC-23	5 76°29'31" E	71.88'					
FC-24	5 12°36'09" W	18.15'					
FC-25	5 11°44'21" E	84.12'					
FC-26	5 29°01'38" W	25.63'					
FC-27	5 10°08'46" W	3.61'					
FC-28	5 79°22'30° E	34.68'					
FC-29	5 11°38'33" E	22.49'					
FC-30	5 29°15'02" E	39.35'					
FC-31	5 20°33'37° E	23.98'					
FC-32	5 05°31'25" E	41.69'					
FC-33	5 01°06'11° W	16 12'					

(9.126 Ac.±)								
Bearing & Dist								
N 84°02'25" E	28.08'							
N 67°33'17" E	21.57'							
5 84°25'19" E	20.95'							
N 87°03'27" E	44.81							
5 71°55'27" E	50.34'							
N 48°11'43" E	32.59							
N 88°08'18" E	31.47'							
5 79°02'10" E	41.77'							
5 60°45'36" £	44.44'							
5 89°11'43" E	42.94'							
N 56°25'50" E	26.25'							
5 72°52'07" E	51.04'							
5 61*35'41" E	104.15'							
5 64°27'39" E	51.88'							
5 68°26'06" E	50.20							
5 34°26'11" E	100.78							
5 19°23'00" W	410.78'							
N 83°43'06" W	88.59'							
5 30°58'19" W	189.99'							
N 71°22'36" W	446.42'							
N 18°44'54" E	346.08'							
N 67°15'10" W	130.40							
N 30°40'26" E	125.47'							
N 20°42'30" E	105.64'							
	9.126 Ac. ±)  Bearing & Dist  N 04*02*25* E  N 67*33*17* E  S 04*25*19* E  N 07*03*27* E  N 40*11*43* E  N 40*00*10* E  S 79*02*10* E  S 60*45*36* E  S 09*11*43* E  N 56*25*50* E  S 64*27*39* E  S 64*27*39* E  S 64*27*39* E  S 64*27*39* E  S 69*26*06* E  S 34*26*11* E  S 19*23*00* W  N 30*40*26* W  N 10*44*54* E  N 67*15*10* W  N 30*40*26* E							

Public Forest Conservation

Sym	Bearing & Dist	
FC-1	5 69°06'32" E	117.80
FC-2	5 21°40'05" W	156.17
FC-3	5 26°34'36" W	145.15
FC-4	N 67°30'06" W	49.86
FC-5	N 35°41'16" W	46.14
FC-6	N 07°46'44" E	26.63
fC-7	N 12°56'19" E	31.64'
FC-Ø	N 17°35'51" E	31.27
FC-9	N 19°24'21" E	31.98
FC-10	N 21°19'55" E	47.27
FC-11	N 20°12'33" E	54.09
FC-12	N 21°21'59" E	51.76

Meriwether Farm II, LLC c/o Second Goodier, LLC 10715 Charter Drive Suite 350 Columbia, Maryland 21044 Ph: (410) 997-7501 Attn. Mr. Robert C. Goodier, Jr.

### 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 Thru 10, Non-Buildable Preservation Parcels 'C' And 'D' And Buildable Bulk Parcel 'E', Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds) Conveying Said Lots/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 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."

General Notes Continued:

Owned: Privately Owned

29. As Per Section 104.f.4.b Of The Zoning Regulations, Only One Easement Holder is Required For Preservation Parcels Designed Solely For SWM Facilities Or Community Sewerage Disposal Systems. a. Non-Buildable Preservation Parcel 'C'

Easement Holders: Howard County, Maryland And Meriwether Farm II Homeowners Association, Inc. Uses: Environment Protection & Forest Conservation.

b. Non-Buildable Preservation Parcel 'D' Owned: Meriwether Farm II Homeowners Association, Inc.

Easement Holder: Howard County, Maryland. Use: Stormwater Management Facility

30. The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.

31. The Landscape Surety In The Amount Of \$33,150.00 For Perimeter Landscape Requirements (79 Shade Trees And 63 Evergreen Trees) Of Section 16.124 Of The Howard County Code And Landscape Manual Is Posted With The Developer's Agreement For This Subdivision.

32. Financial Surety For The 44 Required Street Trees Has Been Posted As Part Of The Developer's Agreement in The Amount Of \$13,200.00.

33. Ground Water Appropriation Permit Shall Be Issued Prior To Submission Of Record Plat

For Signature. 34. Density Tabulation

1. Permitted Base Density: 182.972 Ac / 1 D.U / 4.25 Ac = 43.05 D.U. = 43 D.U.

2. Proposed Residential Units = 11 D.U. a). Buildable Cluster Lots = 10 D.U.

b). Buildable Bulk Parcel 'E' = 1 D.U. (Additional Units Will Be Added Since Buildable Bulk Parcel 'E' Retains The Right To Be Further Subdivided)

35. Preservation Easement Tabulation For Section Two. Phase One:

A. Total Preservation Easement Obligation = 42.50 Acres 10 Lots x 4.25 Ac./Lot = 42.50 Acres

8. Preservation Easement Required = 25.822 Acres (Total Preservation Area - Lot Areas - Victory Lane Area - Road Dedication (Plat Nos. 21347

Thru 21355) (F-00-190) 42.50 Ac. - 11.060 Ac. -1.139 Ac. - 4.479 Ac. = 25.022 Acres C. Preservation Easement Provided = 28.229 Acres

(Non-Buildable Preservation Parcels 'C', 'D' And Preservation Easement \*1) (1.362 Ac. + 1.399 Ac. + 25.468 Acres)

36. The Private Landscape Entrance Easement Shall Not Include Any Landscaping Or Signage Which Will Affect The Required Sight Distance.

37. Articles Of Incorporation For Meriwether Farm II Homeowners Association, Inc. Was Filed With The Maryland State Department Of Assessment And Taxation On August 5, 2011, Receipt • D14237614.

38. The Stormwater Management Credit Area Easement Matches With The Forest Conservation Easement Area. 39. Plat Subject To WP-09-043 Which The Planning Director On November 10, 2000 Approved A Request To Waive Section 16.1202(aXi) Of The Subdivision And Land Regulations To Allow Establishment Of Required Forest Conservation Easements To Be Based On The APFO Phasing Schedule Of Development By Temporarily Deferring The Recording For All Required Forest Conservation Obligation Easements Under Phase 1 Until Each Subsequent Phase Of Development For This Project.

40. Plat Subject To WP-09-131 Which The Planning Director On March 18, 2009 Approved A Request To Waive Section 16.144(p) Requiring The Payment Of Fees And Posting Of Financial Obligations Within 120 Days From The

26. Stormwater Management Will Se Provided In Accordance With Howard County And Maryland 370 Specifications. The Proposed Approval Date Of The Subdivision Plan To August 24, 2009 And Section 16.144(a) Requiring The Submission Of The Final Subdivision Plat For Recordation Within 180 Days From The Approval Date Of The Subdivision Plan Approval Is Subject To The Following Conditions:

a). The Developer's Agreement And Payment Of Fees Must Be Completed By August 24, 2009 And The Plat Originals Must Be Submitted To DPZ By October 25, 2009.

Compliance With All SRC Comments.

41. On August 13, 2009 The Planning Director Approved A Waiver Request To Waive Section 16.144(p) -Requiring The Payment Of Fees And Posting Of Financial Obligations Within 120 Days From The Approval Date Of The Subdivision Plans And Section 16.144(4) - Requiring The Submission Of The Final Subdivision Plan For Recordation Within 180 Days From The Approval Date Of The Subdivision Plan. Approval Is Subject To The Following Conditions:

The Developer's Agreement And Payment Of Fees Must Be Completed By October 30, 2010

The Plat Originals For F-08-139, F-08-198, RE-09-02 And RE-09-02(51) Must be Submitted To

DPZ By December 30, 2010. Please Be Advised All Plats Must Be Recorded Simultaneously. Please Be Advised That The 2007 Stormwater Management Regulations Are Currently In Effect But That New State Regulations Will Go Into Effect May 4, 2010. Any Projects Not Having An Approved Stormwater Management Plan And Sediment And Erosion Control Plan By

May 4, 2010 Will Require Revised Plans Designed To Current Regulations. 42. Private Landscape And Entrance Feature To Be Maintained By Meriwether Farm II Homeowners Association, Inc.

### General Notes:

Subject Property Zoned RC-DEO Per The 2004 Zoning Regulations And The Comp-Lite Zoning Amendments Dated 07-28-06. Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 21

Station No. 21 EA North 582,715.1758 East 1,300,496.0121 Station No. 21 E2 North 503,065.3214 East 1,300,060.4506

This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About June, 2005, By Fisher, Collins And

B.R.L. Denotes Building Restriction Line. 5. • Denotes iron Pin Set With Cap "F.C.C. 106".

6. Denotes Iron Pipe Or Iron Bar Found. 7. O Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.

■ Denotes Concrete Monument Set With Cap "F.C.C. 106".

9. P Denotes Concrete Monument Or Stone Found. 10. For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance

Are Provided To The Junction Of 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 Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:

a) Width - 12 Feet (16 Feet Serving More Than One Residence);

b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 -1/2" Minimum): c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;

d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;

f) Structure Clearances - Minimum 12 Feet: a) Maintenance - Sufficient To Ensure All Weather Use.

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 Easement Areas.

All Lot Areas Are More Or Less (+).

Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement. Traffic Study For This Project Was Prepared By Mars Group, Dated November, 2006 And Was Approved On 02/01/08 Under

No Cemeteries Exists On This Site Based On A By Visual Site Visit And Based On A Examination Of The Howard County

Cemetery Inventory Map. No Historic Structures Or Features Exist Within Plat Submission Limits.

Forest Stand Delineation And Wetland Delineation For This Project Was Prepared By Eco-Science Professionals, Inc. Dated lovember, 2006 And Approved Under Sketch Plan 5P-07-009.

Previous Department Of Planning And Zoning File Numbers: 5P-07-009 & F-08-198.

The Non-Critical Floodplain Study For This Project Was Prepared By Fisher, Collins & Carter, Inc., Dated November, 2006 And Supplemented With Information Obtained From Howard County Capital Project D-1079 And Was Approved On 02/01/08 Under

20. This Property Is Located Outside Of The Metropolitan District.

Existing Dwelling And Accessory Structures Located On Buildable Bulk Parcel 'E' Are To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling Are To Be Constructed At A Distance Less Then The Zoning Regulations Allow. This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003. Development Or Construction On These Lots

Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Building/Grading Permit. -

This Property Will Be Served By Private Water And Private Sewerage Systems. This Area Designates A Private Sewage Easement Of At Least 10,000 Square Feet 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. 25. There Are Areas Of Steep Slopes, (25% Or Greater) Located On This Property As Defined By The Howard County Subdivision And Land Development Regulations, Section 16.1166 These Areas Are Located Within The Preservation Parcels And Not On The

Stormwater Management For This Site Is Channel Protection And Water Quality And Is Provided In The Following Facilities:

A. B.M.P. No. 1 Is A Micro-Pool Extended Detention Pond And Is Privately Owned By Meriwether Farm II Homeowners Association, Inc. And Jointly Maintained By Meriwether Farm II Homeowners Association, Inc. And Howard County, Located On Non-Buildable Preservation Parcel 'D'.

B. B.M.P. No. 2, 3 & 4 Are Level Spreaders, Privately Owned And Maintained By Homeowner, Located On Lots 1. 5 & 6 Respectively

27. The Forest Conservation Requirements Per Section 16.1200 Of The Howard County Code And The Forest Conservation Manual For Meriwether Farm, Section Two, Phase One Subdivision Will Be Fulfilled By Providing A Total Of Onsite Retention Of 14.244 Acres Of Forest, 8.173 Acres of Onsite Planting

A. Total Forest Retention Obligation For Meriwether Farm, Section Two = 30.1 Acres.

B. Required Forest Retention Obligation For Meriwether Farm, Section Two, Phase One = 6.40 Acres. (30.1 Ac. Of Total Retention/47 Total D.U. = 0.640 Ac./D.U. x 10 D.U. = 6.40 Ac.)

C. Provided Forest Retention Conservation Easement For Meriwether Farm, Section Two, Phase One = 14.244 Ac.

D. Required Forest Reforestation Obligation For Meriwether Farm, Section Two, Phase One = 4.55 Ac. (21.4 Ac. Of Total Reforestation/47 Total D.U. = 0.455 Ac./D.U. x 10 D.U. = 4.55 Ac.)

E. Provided Forest Reforestation Conservation Easement For Meriwether Farm, Section Two, Phase One = 8.173 Ac.

F. The Forest Conservation Surety Amount Required is \$302,101.67 And Will Be Provided With The Developer's Agreement.

28. Wells Shall Be Drilled On Lots Prior To Recordation Of The Final Record Plat.

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The Requirements §3-108, The Real Property Article, Annotated Cod Of Maryland, 1900 Replacement Volume, (As Supplemented) As Far A They Relate To The Making Of This Plat And The Setting Of Market

Merwether Farm II, LLC (By: Second Goodier, LLC By: Robert C. Goodier, Jr., Member

Have Been Complied With

## Developer

Toll Brothers, Inc. Maryland Division 7164 Columbia Gateway Drive Suite 230 Columbia, Maryland 21046 Ph: (410) 381-3263 Attn: Mr. Jeff Driscoll

FISHER, COLLINS & CARTER, INC. VIL ENGINEERING CONSULTANTS & LAND SURVEYORS QUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE ELLICOTT CITY, MARYLAND 21042

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Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Bearing & Distance	Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Bearing & Dist	ance
818-819	28051.48	132.62	0°16'15"	66.31'	N 70°35'01" W 132.62'	844-845	1027.96'	97.55'	5°26'14"	48.81	N 72°46'45" E	97.51'
821-822	325.00'	95.06'	16°45'31"	47.87'	N 59°22'03" W 94.72'	847-848	371.00'	148.68'	22°57'42"	75.35'	5 80°58'07" E	147.69
823-824	375.00	44,50'	6°47'55"	22.27'	N 54°23'15" W 44.47'	951-952	723.00	169.58'	13°26'19"	85.18'	N 66°08'25" W	169.19'
825-826	277.04	55.51'	11°20'51"	27.85'	N 63°31'30" W 55.42'	854-855	2696.57'	. 395,61	6°24'21"	198.16'	N 74°39'04" W	395.26'
826-827	377.00	14.74'	2°14'26"	7.37'	N 70°23'16" W 14.74'	856-857	1599.50'	216.29'	7°44'51"	108.31	N 79°22'17" E	216.12'
827-828	65.00'	11.05'	10°26'30"	5.94'	N 66°17'14" W 11.03'	858-859	6329.90	99.60'	0°54'06"	49.80'	N 83°41'46" E	99.60'
828-829	25.00'	16.43'	37°38'50"	8.52'	N 42°14'34" W 16.13'	860-861	425.00	183.59'	24°45'01°	93.25'	N 71°46'18" E	182.16'
829-830	66.00'	25.63'	22°25'37*	13.08'	N 34°37'57" W 25.67'	862-863	1350.00'	76.41	3°14'34"	38.21	N 21°57'48" E	76.40'
830-831	25.00	15.95'	36°32'43°	8.25'	N 27°34'24" W 15.68'	864-865	245.00	179.48'	41°58'22"	93.98'	N 02°35'55" E	175.49'
831-832	172.89'	76.09'	25°13'03"	39.67'	N 03°18'29" E 75.48'	Ø65-Ø66	25.00	22.39'	51°19'04"	12.01	N 44°02'48" W	21.65'
833-834	380.00'	36.65'	5°31'33"	18.34'	N 10°40'40" E 36.63'	866-867	55.00	`271.31'	282°38'08"	44.04'	N 71°36'44" E	66.75
835-836	675.00'	239.04'	20°17'26"	120.79'	N 11°17'51" E 237.79	867-868	25.00'	22.39'	51°19'04"	12.01'	5 07°16'16" W	21.65'
837-838	700.00'	100.55'	8°13'49"	50.36'	N 05°16'03" E 100.47'	868-869	295.00'	216.11'	41°58'22"	113.16'	5 02°35'55" W	211.31
839-840	550.00'	132.52'	13°48'18"	66.58'	N 02°28'49" E 132.20'	870-871	1300.00'	72.65	3°12'07°	36.33'	5 21°59'02" W	72.64'
842-843	311.67'	34.36'	6°19'10"	17.21	N 73°13'12" E 34.36'				<u> </u>	<u> </u>		

APPROVED: For Private Water And Private Sewerage Systems Howard County Health Department.

APPROVED: Howard County Department Of Planning And Zoning.

Goodier, LLC By: Robert C. Goodier, Jr., Member

### OWNER'S CERTIFICATE

We, Meriwether Farm II, LLC, By Second Goodier, LLC By Robert C. Goodier, Jr., Member, 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 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 Hand This 29<sup>47</sup> Day Of September, 2011.

# SURVEYOR'S CERTIFICATE

I Hereby Certify That To The Best Of My Knowledge The Final Plat Shown tereon is Correct; That it is a Subdivision Of Part Of The Lands Conveyed By Frances B. Devlin To Meriwether Farm II, LLC By Deed Dated March 12, 2009 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 11586 At Folio 64, 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, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.



Curve Data Tabulation

AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. Meriwether Farm

RECORDED AS PLAT No. 21750 ON 12/2/11

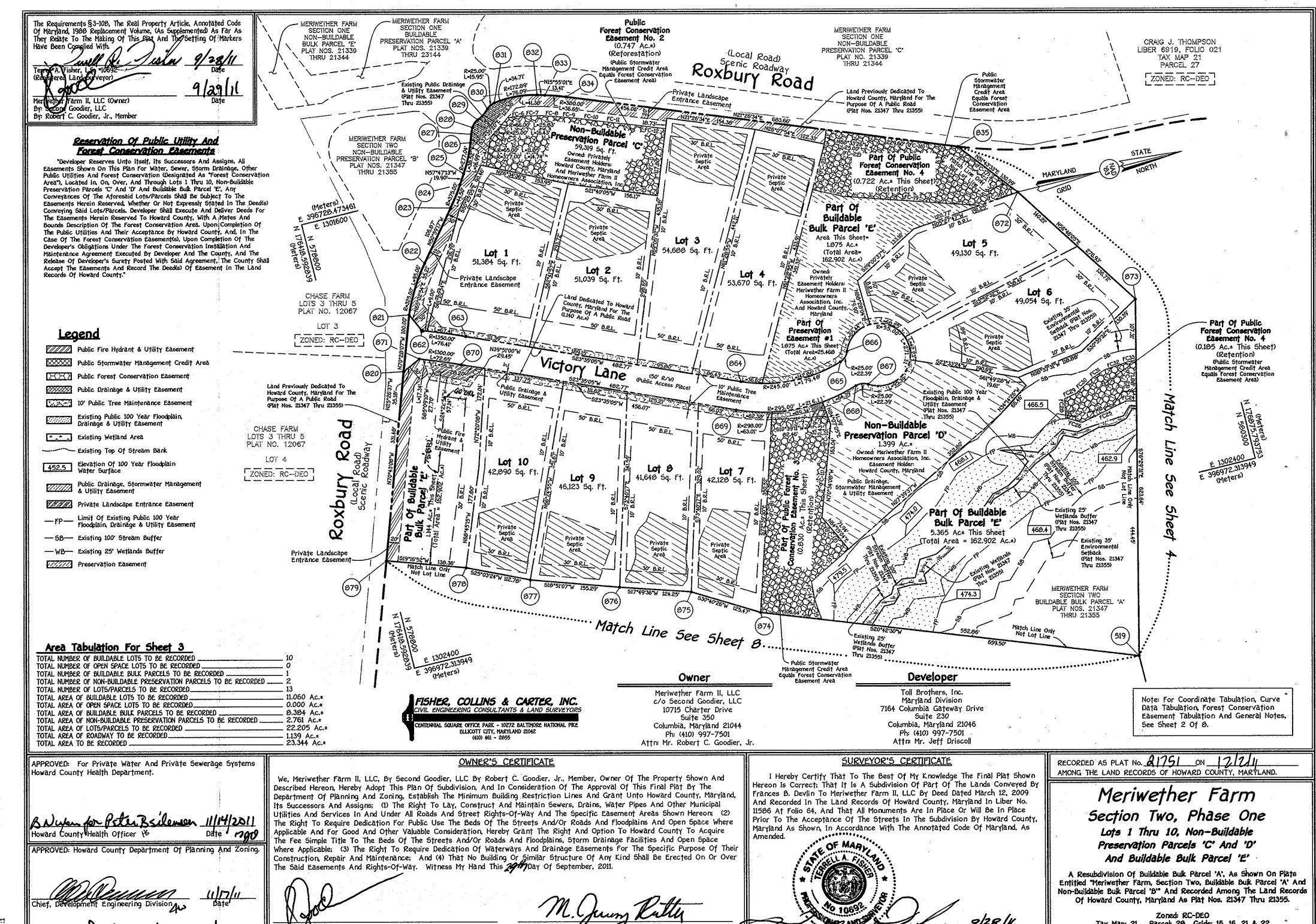
Curve Data Tabulation

Section Two, Phase One Lots 1 Thru 10, Non-Buildable Preservation Parcels 'C' And 'O' And Buildable Bulk Parcel 'E'

A Resubdivision Of Buildable Bulk Parcel 'A', As Shown On Plats Entitled Meriwether Farm, Section Two, Buildable Bulk Parcel 'A' And Non-Buildable Bulk Parcel 'B'" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 21347 Thru 21355.

Zoned: RC-DEO Tax Map: 21 Parcel: 20 Grids: 15, 16, 21 & 22 Fourth Election District Howard County, Maryland Scale: No Scale Date: September 20, 2011 Sheet 2 of 0

F-08-199



Terrell A. Fisher, Professional Land Surveyor No. 10692

Expiration Date: December 13, 2011

I:\2004\04056\dwg\RECORD PLATS\04056-3001 SECTION TWO-PHASE ONE-SHEET 3.dwg, SH

Goodier, LLC

By: Robert C. Goodier, Jr., Member

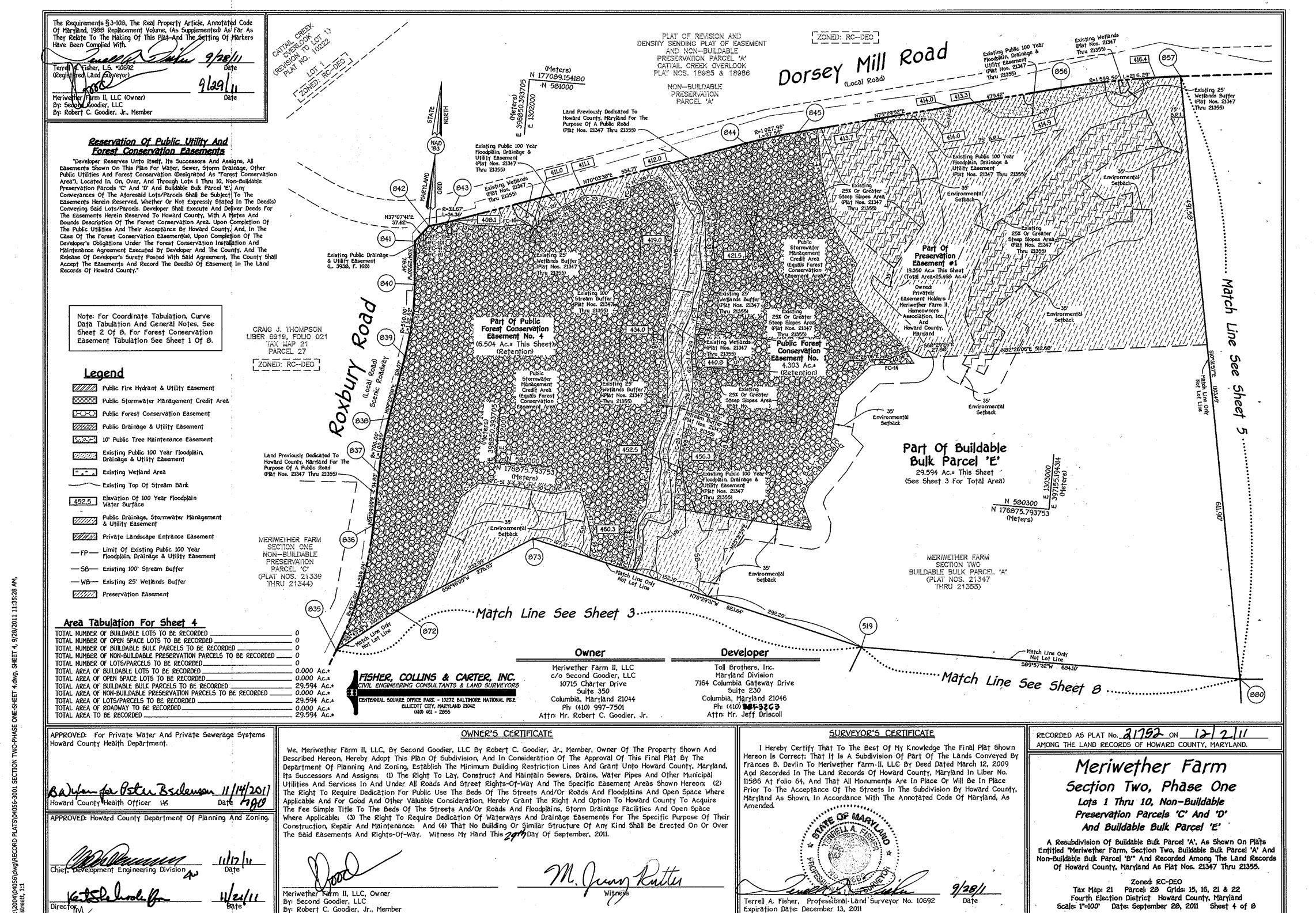
F-08-199

Zoned: RC-DEO

Tax Map: 21 Parcel: 20 Grids: 15, 16, 21 & 22

Fourth Election District Howard County, Maryland

Scale: 1"=100" Date: September 20, 2011 Sheet 3 of 0



F-08-199

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Terrell A. Fisher, Professional Land Surveyor No. 10692

Expiration Date: December 13, 2011

2004\04056\dwg\RECORD PLATS\04056-3001 SECTION TWO-PHASE ONE-SHEET 5.dwg, SHEET5, 9/28/201

Second Goodier, LLC

By: Robert C. Goodier, Jr., Member

F08-199

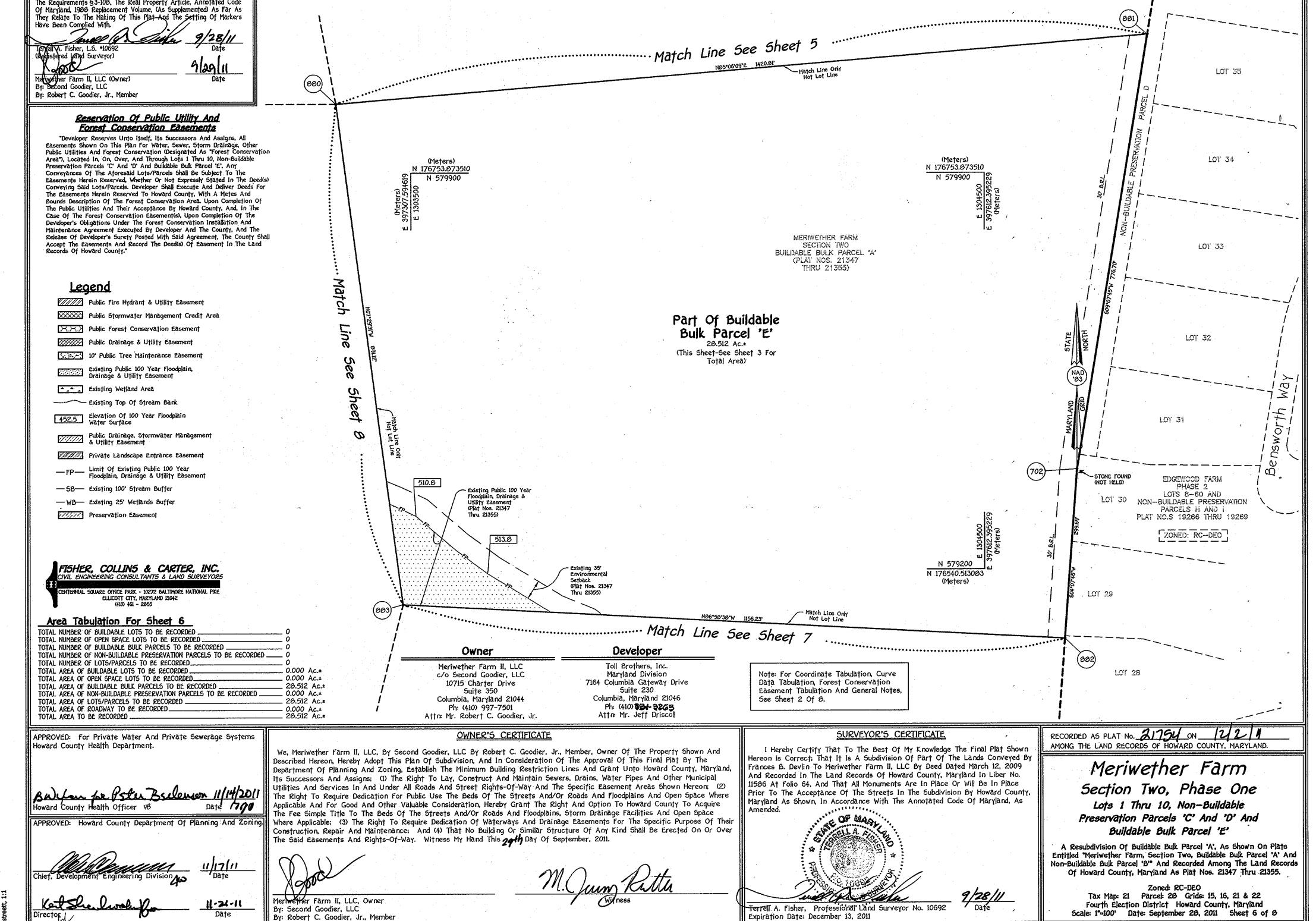
Entitled "Meriwether Farm, Section Two, Buildable Bulk Parcel 'A' And Non-Buildable Bulk Parcel 'B'" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 21347 Thru 21355.

Zoned: RC-DEO

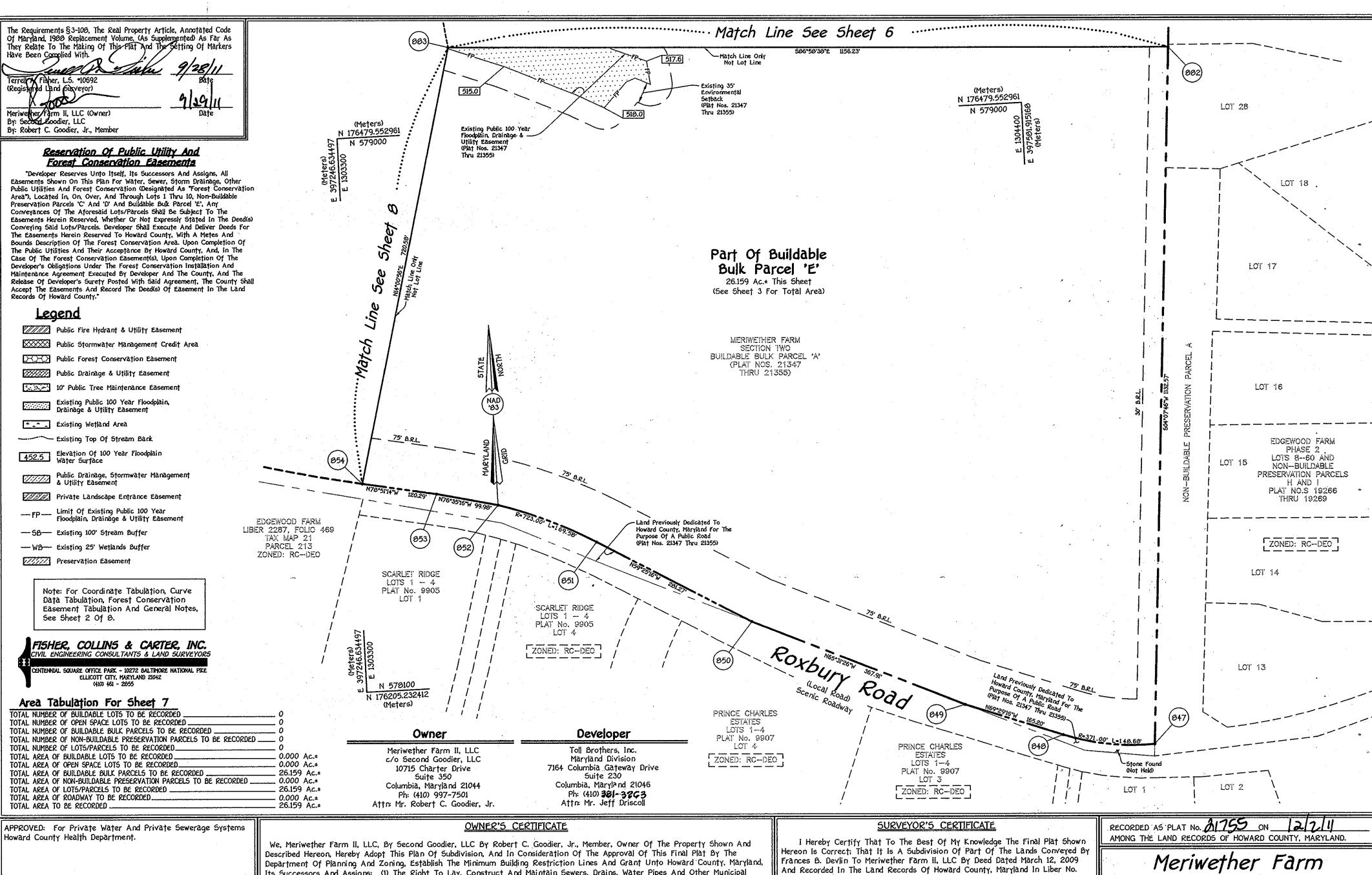
Tax Map: 21 Parcel: 20 Grids: 15, 16, 21. & 22

Fourth Election District Howard County, Maryland

Scale: 1"=100" Date: September 20, 2011 Sheet 5 of 8



The Requirements §3-108. The Real Property Article, Annotated Code



APPROVED: Howard County Department Of Planning And Zoning. 11-21-11

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 Hand This 24 Day Of September, 2011.

M. Gum Ruther

Prior To The Acceptance Of The Streets In The Subdivision By Howard County,

11506 At Folio 64. And That All Monuments Are In Place Or Will Be In Place Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As

Terrell A. Fisher, Professional Land Surveyor No. 10692 Expiration Date: December 13, 2011

Section Two, Phase One Lots 1 Thru 10. Non-Buildable Preservation Parcels 'C' And 'D' And Buildable Bulk Parcel 'E'

A Resubdivision Of Buildable Bulk Parcel 'A', As Shown On Plats Entitled "Meriwether Farm, Section Two, Buildable Bulk Parcel 'A' And Non-Buildable Bulk Parcel 'B'" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 21347 Thru 21355,

Zoned: RC-DEO Tax Map: 21 Parcel: 28 Grids: 15, 16, 21 & 22 Fourth Election District Howard County, Maryland Scale: 1"=100" Date: September 20, 2011 Sheet 7 of 0

Meriwather Farm II, LLC, Owner By: Second Goodier, LLC By: Robert C. Goodier, Jr., Member

Expiration Date: December 13, 2011

By: Robert C. Goodier, Jr., Member

The Requirements §3-100, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of Ihis-Rlat And The Setting Of Markers

Have Been Complied With.

F-08-199

Note: For Coordinate Tabulation, Curve

Data Tabulation, Forest Conservation Easement Tabulation And General Notes,

See Sheet 2 Of 8.