

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
405	508028.5087	1287781.3583	179231.447928	392516.543090
406	508243.5206	1287612.3528	179296.983683	392465.030119
407	508247.4156	1287609.2256	179298.170879	392464.076931
415	508140.9342	1288019.1425	179265.715290	392680.460044
416	508232.0234	1288543.3774	179293.479340	392748.806968
417	508390.4105	1288850.9740	179341.755816	392842.562613
418	508477.8772	1289168.0927	179368.415710	392939.220581
422	508036.3940	1287819.0774	179233.851369	392528.039886
423	508259.3807	1287641.7105	179261.817856	392473.978336
424	508516.3339	1288325.7711	179360.137362	392682.480443
425	508501.0824	1288332.6379	179375.732516	392684.573432
426	508198.4980	1288460.8476	179283.260768	392723.651850
7019	508795.2077	1289128.1638	179465.138271	392927.050212
7020	508458.4948	1289044.7039	179367.308568	392901.611604
7025	508335.1565	1288816.4997	179297.714978	392832.054801
7026	508178.2834	1288854.2009	179281.899959	392843.546160
7027	508694.7437	1288701.2472	179434.516760	392796.925779
7031	508494.1225	1288279.0255	179373.367290	392668.232341

**General Notes Continued:**

25. This Project Complies With The Requirements Of Section 161200 Of The Howard County Code For Forest Conservation With An Obligation Of 4.63 Acres Provided By 1.37 Acres Of On-Site Retention, And 3.26 Acres Of On-Site Afforestation, Forest Conservation Surety In The Total Amount Of \$49,939 Shall Be Provided With The Developer's Agreement Based On 1.37 Acres (Retention) x \$3,560/Sq. Ft./Ac. + \$40,200/Sq. Ft. = \$11,935.44 And 3.26 Acres Afforestation x \$3,560/Sq. Ft./Ac. + \$40,200/Sq. Ft. = \$71,002.80.

27. Plat Subject To HP-09-103 Which The Planning Director On February 4, 2009 Approved A Request To Waive The Following Sections 161201 And 161204 WHICH, When Taken Together, Only Allow Forest Conservation Easements On Lots And Buildable Preservation Parcels Ten (10) Acres Or Greater In Size, With A Thirty-Five (35) Foot Environmental Setback, Subject To The Following Conditions:  
 A) A 35 Foot Structure Setback From The Edge Of The Forest Conservation Easement Is Maintained.  
 B) No Deck Shall Extend More Than 10 Feet Beyond The Buildable Envelope.  
 C) The Water Approval (WP-09-103) Remains In Effect For One Year Or As Long As The Subdivision Remains In Active Processing.

28. Articles Of Incorporation For The Chapel Meadows Homeowners Association, Inc. Was Filed With The Maryland State Department Of Assessments And Taxation On 4/29/10, Receipt No. P19547782.

29. 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, 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.

30. Water Quality Volume (WQV) And Groundwater Recharge Volume (Rev) Stormwater Management Requirements Are Proposed To Be Met In Accordance With The 2000 Stormwater Management Design Manual By Applying The Criteria Found In Chapter 3, Section 3.4 "Stormwater Filtering Systems" And Chapter 5, Section 5.3 "Disconnection Of Non-Buildable Runoff Credits". The Site Is Exempt From Providing Channel Protection Volume (CPV) Requirements Because The CPV Discharge Rate From The Various Storm Points Does Not Exceed 2.0 cfs.

31. Wells Have Been Drilled Prior To Final Plat Recordation. It Is The Developer's Responsibility To Schedule The Well Drilling Prior To Final Plat Submission. It Will Not Be Considered "Government Delay" If The Well Drilling Holds-Up The Health Department Signature Of The Record Plat.

32. The Use-In-Common Driveway Maintenance Agreements For Lots 1 Thru 3, Non-Buildable Preservation Parcel 'C' (Future Buildable Preservation Parcel 'C') And Non-Buildable Bulk Parcel 'D' (Future Lots 4 And 5) Have Been Recorded In The Howard County Land Records Office Simultaneously With The Recording Of This Subdivision Plat.

33. A Community Meeting Was Conducted On September 2, 2009 For The Purpose Of The Developer To Provide Information To The Community Regarding The Proposed Residential Development And To Allow The Community To Ask Questions And Make Comments. Per Section 161204A, Of The Subdivision Regulations.

34. Non-Buildable Preservation Parcel 'C' Is Partially For Forest Conservation And Partially For A Future Buildable Preservation Parcel And Is Privately Owned And Encumbered By An Easement Agreement With The Chapel Meadows Homeowners Association, Inc. And Howard County, Maryland. Non-Buildable Preservation Parcel 'A' Is For A School Bus Pad And Trash Collection Pad And Non-Buildable Preservation Parcel 'B' Is For Forest Conservation. Both Are Privately Owned And Encumbered By An Easement Agreement With The Chapel Meadows Homeowners Association, Inc. And Howard County, Maryland.

35. Private Water And Sewer Shall Be Utilized Within This Development.

36. There Are No 5:12 Slopes Of 25% Or Greater On-Site.

37. Lot 1 Has A 5 Bedroom Limit, Lot 2, Has A 4 Bedroom Limit Due To Septic Disposal Limitations.

38. The Bar Structure Located On Non-Buildable Bulk Parcel 'D' Must Be Removed Prior To The Recordation Of The Record Plat.

39. The Privately Owned Biotreatment Filter Systems Shall Be Maintained By Each Individual Property Owner.

40. The Forest Conservation Easements Established On This Plat Fulfill The Requirements Of Section 161200 Of The Howard County Code And The Forest Conservation Manual. No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easements, However, Forest Management Practices As Defined In The Deed Of Forest Conservation Easement Are Allowed.

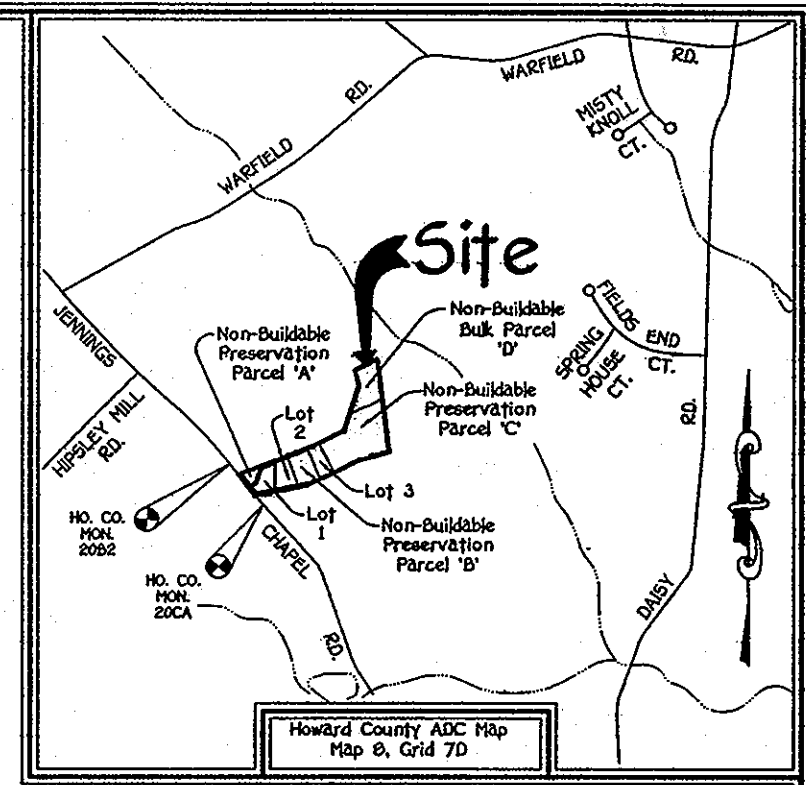
**Phasing Tabulation**

Phase	Allocation Year	Number Of Residential Units
I	2011	+3
II	2013	3

With The Importation Of Development Rights At A Future Time, The Large Non-Buildable Preservation Parcel Could Be Rendered "Buildable" And The Non-Buildable Bulk Parcel Could Be Resubdivided Into 2 Lots.  
 \* Note: 2 Units Are Credits And 1 Allocation Is Granted.

**Private Stormwater Management Credit Easement For Non-Roof Top Connection Line Table (Sheet 2 Of 3)**

Line	Bearing	Length
SWM1	N 50°35'31" E	59.94'
SWM2	N 10°22'46" E	107.80'
SWM3	S 74°09'14" E	16.02'
SWM4	S 10°22'46" W	113.13'
SWM5	S 50°35'31" W	64.56'
SWM6	N 64°34'34" E	215.75'
SWM7	N 69°51'13" E	18.47'
SWM8	N 21°20'51" W	16.24'
SWM9	S 60°41'36" W	18.08'
SWM10	S 65°19'27" W	19.92'
SWM11	S 66°35'19" W	76.67'
SWM12	S 63°13'35" W	107.07'
SWM13	S 67°13'34" W	20.29'
SWM14	S 69°55'36" W	159.81'
SWM15	N 75°41'08" W	23.16'
SWM16	N 55°10'45" E	7.56'
SWM17	N 62°44'38" E	7.68'
SWM18	N 89°54'39" E	172.19'
SWM19	S 64°12'28" W	51.52'
SWM20	N 21°30'18" W	16.34'
SWM21	N 64°35'06" E	51.10'



The Requirements 53-108, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volumes, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

*Terrell A. Fisher* 5/4/10 Date  
 (Registered Land Surveyor)

*Ronald J. Smith* 5/15/10 Date  
 (Owner)

*Patricia M. Smith* 5/4/10 Date  
 (Owner)

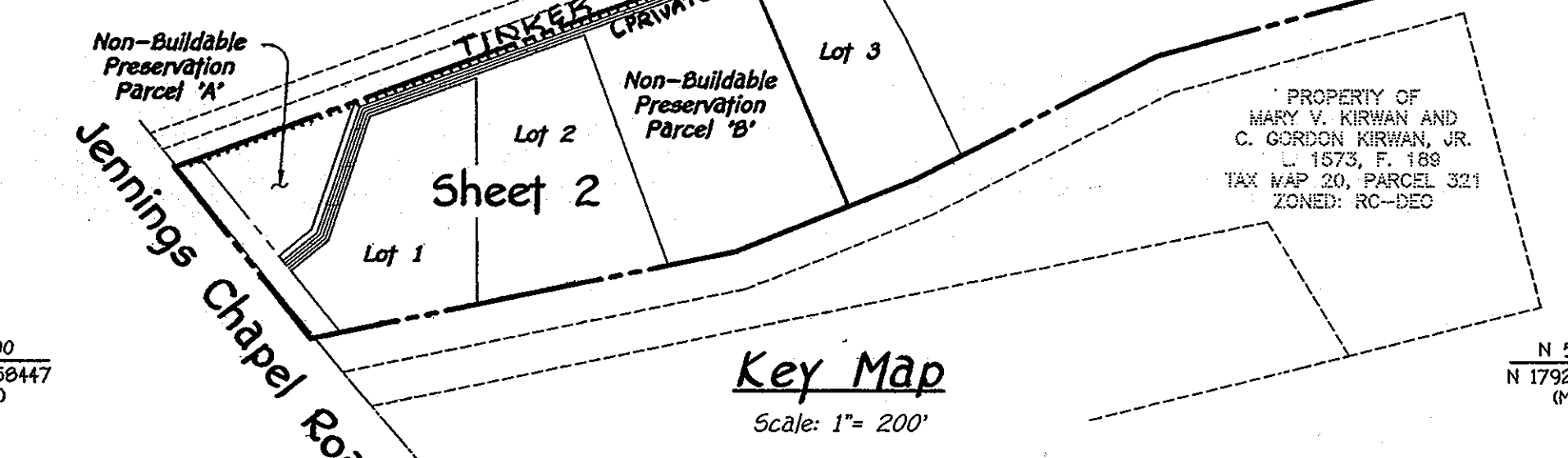
**Legend**

- 20' Private Surface Drainage & Utility Easement
- Existing 24' Wide Private Use-In-Common Access Easement (L. 10020, F. 501)
- Private Use-In-Common Access Easement For Lots 1, 2 And 3, Non-Buildable Preservation Parcels 'B' And 'C' And Non-Buildable Bulk Parcel 'D', And Future Lots (See SP-08-018)
- Public Forest Conservation Easement (Retained)
- Public Forest Conservation Easement (Afforestation)
- Private Stormwater Management
- Credit Easement For Non-Rooftop Disconnection
- Private Septic Easement
- Property Line To Be Removed By The Recordation Of This Plat

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENAL SQUARE OFFICE PARK - 8072 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21102  
 (410) 481-2855

**Density Tabulation (Phase I)**

A. Gross Area Of Tract = 15.814 Acres  
 B. Area Of 100 Year Floodplain = 0.000 Acres  
 C. Area Of 25% Or Greater Slopes = 0.000 Acres  
 D. Net Tract Area = 15.814 Acres  
 (Gross Tract - 100 Year Floodplain - 25% Slope Area) (15.814 Acres - 0.000 Acres - 0.000 Acres)  
 E. Total Number Of Buildable Lots/Parcels Units Allowed = 3 Units  
 (15.814 Acres x 1 Unit/4.25 Acres) = 3.72 Units  
 F. Total Number Of Buildable Lots/Parcels Proposed = 3 Units  
 G. Total Number Of Density Transfer Units Required = 0 Units  
 (Number Of Units Proposed - Number Of Units Allowed) (3 Units Proposed - 3 Units Allowed)



**Area Tabulation This Submission**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	3
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	3
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	7
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3.726 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	9.060 Ac.±
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	2.810 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	15.596 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.218 Ac.±
TOTAL AREA TO BE RECORDED	15.814 Ac.±

**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 3, Non-Buildable Preservation Parcels 'A', 'B' And 'C' And Non-Buildable Bulk Parcel 'D', 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 Deeds) Of Easement In The Land Records Of Howard County."

**Developer**  
 Land Design And Development, Inc.  
 Suite 102  
 5300 Dorsey Hall Drive  
 Ellicott City, Maryland 21042  
 (443) 367-0422

**Owner**  
 Ronald J. Smith And  
 Patricia M. Smith  
 11819 Willow Branch  
 Ellicott City, Maryland 21042-7125  
 (410) 646-0800

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

*Terrell A. Fisher* 5/11/10 Date  
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*Patricia M. Smith* 6/15/10 Date  
 Chief, Development Engineering Division

*Terrell A. Fisher* 7/15/10 Date  
 Director

**OWNER'S CERTIFICATE**

We, Ronald J. Smith And Patricia M. Smith, 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 Hand This 5th Day Of May, 2010.

*Ronald J. Smith* Owner  
*Patricia M. Smith* Owner  
*Terrell A. Fisher* Witness  
*Terrell A. Fisher* Witness

**SURVEYOR'S CERTIFICATE**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Robert M. Warfield To Ronald J. Smith And Patricia M. Smith By Deed Dated May 12, 1982 And Recorded Among The Land Records Of Howard County, Maryland In Liber 1103 At Folio 282, And All Of The Lands Conveyed By Theodore F. Mariani And Veronica B. Mariani To Ronald J. Smith And Patricia M. Smith By Deed Dated December 19, 1986 And Recorded Among The Aforesaid Land Records In Liber 1573 At Folio 208; 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 5/4/10 Date

RECORDED AS PLAT No. 21195 ON 7/16/10  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Chapel Meadows Phase I**  
 Lots 1 Thru 3, Non-Buildable Preservation Parcels 'A', 'B' And 'C' And Non-Buildable Bulk Parcel 'D'

Zoned: RC-DEO  
 Tax Map: 13, Parcels: 322 & 357 Grid: 23  
 Fourth Election District Howard County, Maryland

Scale: As Shown  
 Date: January 12, 2010  
 Sheet 1 of 4

F-10-036

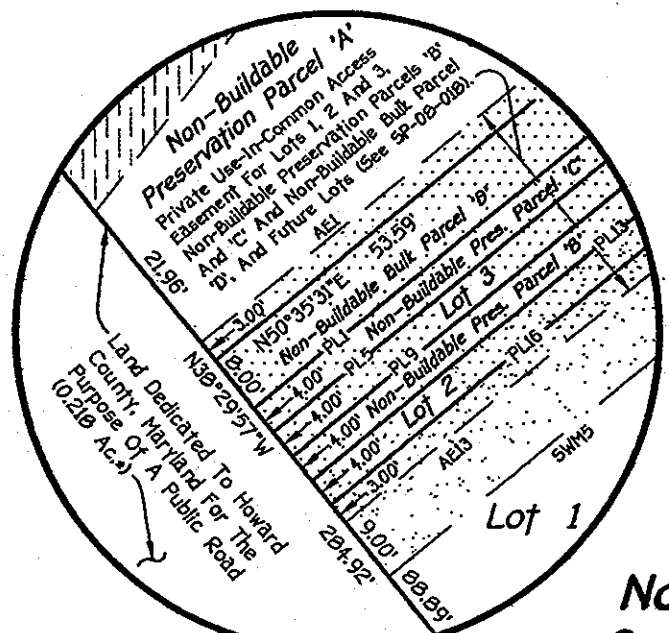


The Requirements S3-10B, The Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Terrell A. Fisher, L.S. 10692  
(Registered Land Surveyor)  
Date: 5/4/10

Ronald J. Smith  
(Owner)  
Date: 5/5/10

Patricia M. Smith  
(Owner)  
Date: 5/4/10



Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
2	59,775 Sq. Ft.	1,486 Sq. Ft.	58,289 Sq. Ft.
3	52,557 Sq. Ft.	2,978 Sq. Ft.	49,579 Sq. Ft.

Line	Bearing	Length
AE1	N 50°35'31" E	52.68'
AE2	N 18°22'46" E	137.92'
AE3	N 69°46'47" E	177.21'
AE4	N 67°54'37" E	122.62'
AE5	N 63°54'16" E	195.38'
AE6	S 64°35'06" W	46.54'
AE7	S 20°42'02" E	16.46'
AE8	S 68°25'49" W	70.01'
AE9	N 20°42'02" W	13.40'
AE10	S 64°46'52" W	229.47'
AE11	S 69°55'42" W	188.12'
AE12	S 18°22'46" W	132.65'
AE13	S 50°35'31" W	61.82'

**Legend**

- 20' Private Surface Drainage & Utility Easement
- Existing 24' Wide Private Use-In-Common Access Easement (L. 10020, F. 500)
- Private Use-In-Common Access Easement For Lots 1, 2 And 3, Non-Buildable Preservation Parcels 'B' And 'C' And Non-Buildable Bulk Parcel 'D', And Future Lots (See SP-08-01B)
- Public Forest Conservation Easement (Retained)
- Public Forest Conservation Easement (Afforestation)
- Private Stormwater Management Credit Easement For Non-Rooftop Disconnection
- Private Septic Easement
- Property Line To Be Removed By The Recordation Of This Plat

**Area Tabulation This Sheet**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	2
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2,588 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	2,267 Ac.±
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0.137 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	4,992 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.218 Ac.±
TOTAL AREA TO BE RECORDED	5,210 Ac.±

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21042  
(410) 461-2955

**Part Of Non-Buildable Bulk Parcel 'D'**  
5,978 Sq. Ft. Or 0.137 Ac.±  
(This Sheet)  
For Total Area See Sheet 4

**Part Of Non-Buildable Preservation Parcel 'C'**  
2,982 Sq. Ft. Or 0.068 Ac.±  
(This Sheet)  
For Total Area See Sheet 4

**Part Of Lot 3**  
2,978 Sq. Ft. Or 0.068 Ac.±  
(This Sheet)  
For Total Area See Sheet 3

**Non-Buildable Preservation Parcel 'B'**  
1,780 Ac.±  
Privately Owned  
Easement Holders:  
Howard County, Maryland And  
Chapel Meadows H.O.A.

**Public Forest Conservation #1**  
1.57 Ac.± Retention  
(0.80 Ac.± Afforestation)

**Lot 2**  
59,775 Sq. Ft. Or 1.372 Ac.±

**Lot 1**  
49,996 Sq. Ft. Or 1.148 Ac.±  
Private Septic Easement

**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 3, Non-Buildable Preservation Parcels 'A', 'B' And 'C' And Non-Buildable Bulk Parcel 'D'. 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 Easements), 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 Deeds) Of Easement In The Land Records Of Howard County.\*

**Developer**  
Land Design And Development, Inc.  
Suite 102  
5300 Dorsey Hall Drive  
Ellicott City, Maryland 21042  
(443) 367-0422

Sym.	Bearing & Distance
PL1	N 50°35'31" E 56.03'
PL2	N 18°22'46" E 170.35'
PL3	N 69°46'47" E 467.64'
PL4	N 64°35'06" E 52.12'
PL5	N 50°35'31" E 57.25'
PL6	N 18°22'46" E 169.58'
PL7	N 69°46'47" E 465.89'
PL8	N 64°35'06" E 52.30'
PL9	N 50°35'31" E 58.47'
PL10	N 18°22'46" E 168.81'
PL11	N 69°46'47" E 464.15'
PL12	N 64°35'06" E 52.48'
PL13	N 50°35'31" E 59.69'
PL14	N 18°22'46" E 168.04'
PL15	N 69°46'47" E 291.30'
PL16	N 50°35'31" E 60.90'
PL17	N 18°22'46" E 167.27'
PL18	N 69°46'47" E 142.66'

Line	Bearing	Length
SD1	N 37°49'12" E	110.10'
SD2	N 72°41'48" E	74.15'
SD3	N 79°13'06" E	29.33'
SD4	N 70°00'36" E	71.06'
SD5	N 72°41'48" E	205.73'
SD6	N 75°21'54" W	6.15'
SD7	S 72°41'48" W	201.16'
SD8	S 70°00'36" W	72.20'
SD9	S 79°13'06" W	29.80'
SD10	S 72°41'48" W	66.73'
SD11	S 37°49'12" W	108.69'

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

*Richard J. Davis* 7/1/10  
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Patricia M. Smith* 6/3/10  
Chief, Development Engineering Division Date

*Terrell A. Fisher* 7/1/10  
Director Date

**OWNER'S CERTIFICATE**

We, Ronald J. Smith And Patricia M. Smith, 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 Hand This 5th Day Of May, 2010.

*Ronald J. Smith* Owner  
*Patricia M. Smith* Owner  
*Terrell A. Fisher* Witness  
*Patricia M. Smith* Witness

**SURVEYOR'S CERTIFICATE**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Robert M. Warfield To Ronald J. Smith And Patricia M. Smith By Deed Dated May 12, 1982 And Recorded Among The Land Records Of Howard County, Maryland In Liber 1103 At Folio 282, And All Of The Lands Conveyed By Theodore F. Mariani And Veronica B. Mariani To Ronald J. Smith And Patricia M. Smith By Deed Dated December 19, 1986 And Recorded Among The Aforesaid Land Records In Liber 1573 At Folio 208; 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* 5/4/10  
Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 21196 ON 7/16/10  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Chapel Meadows Phase I**  
Lots 1 Thru 3, Non-Buildable Preservation Parcels 'A', 'B' And 'C' And Non-Buildable Bulk Parcel 'D'

Zoned: RC-DEO  
Tax Map: 13, Parcels: 322 & 357 Grid: 23  
Fourth Election District Howard County, Maryland  
Scale: 1"=50'  
Date: January 12, 2010  
Sheet 2 of 4

F-10-036

The Requirements S3-109, The Real Property Article, Annotated Code Of Maryland, 1989 Replacement Volume, As Supplemented As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

*Terrell A. Fisher* 5/12/10  
Date  
Terrell A. Fisher, L.S. #10692  
(Registered Land Surveyor)  
*Patricia M. Smith* 5/12/10  
Date  
Patricia M. Smith  
(Owner)

(Meters)  
N 179436.110874  
E 588700  
E 1288350  
N 588700

PROPERTY OF  
J. LONDON REEVE IV,  
TRUSTEE OF THE J. LONDON REEVE  
REVOCABLE TRUST  
L. 3989, F. 56  
TAX MAP 13, PARCEL 120  
ZONED: RC-DEG

PROPERTY OF  
REGIS DVORSKY  
L. 10020, F. 511  
TAX MAP 13, PARCEL 135  
ZONED: RC-DEG

Part Of  
Non-Buildable  
Bulk Parcel 'D'  
3,373 Sq. Ft. Or 0.077 Ac.\*  
(This Sheet)  
For Total Area See Sheet 4

Match Line - See Sheet 4

Part Of  
Non-Buildable  
Preservation Parcel 'C'  
5.012 Ac.\* (This Sheet)  
Total Area = 6.061 Ac.\*

Non-Buildable Preservation  
Parcel 'C'  
Owned: Privately  
Easement Holders:  
Howard County, Maryland  
Chapel Meadows H.O.A.

Public Forest  
Conservation  
Easement #2  
3.06 Ac.\*  
(0.60 Ac.\* Retention)  
(2.46 Ac.\* Afforestation)

Part Of  
Lot 3  
49,579 Sq. Ft. Or 1.138 Ac.\*  
(This Sheet)  
Total Area = 52,557 Sq. Ft.  
Or 1.206 Ac.\*

PROPERTY OF  
RONALD J. SMITH AND  
PATRICIA M. SMITH  
L. 1573, F. 208  
TAX MAP 13, PARCEL 322  
ZONED: RC-DEG

2.46 ACRES TO BE PLANTED

0.60 ACRES TO BE RETAINED

HOWARD COUNTY AGRICULTURAL  
LAND PRESERVATION PROGRAM  
EASEMENT NO. HO-92-02-E

**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 3, Non-Buildable Preservation Parcels 'A', 'B' And 'C' And Non-Buildable Bulk Parcel 'D'; 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 Deeds) Of Easement In The Land Records Of Howard County."

**Owner**  
Ronald J. Smith And  
Patricia M. Smith  
11819 Willow Branch  
Ellicott City, Maryland 21042-7125  
(410) 646-0800

**Developer**  
Land Design And Development, Inc.  
Suite 102  
5300 Dorsey Hall Drive  
Ellicott City, Maryland 21042  
(443) 367-0422

**Private Stormwater  
Management Credit  
Easement For  
Non-Roof Top  
Connection Line Table**

Line	Bearing	Length
SWM1	N 64°35'06" E	426.88'
SWM2	N 27°30'47" E	12.04'
SWM3	N 15°36'48" E	16.02'
SWM4	S 16°19'46" W	30.58'
SWM5	S 28°11'35" W	6.54'
SWM6	S 47°26'08" W	16.56'
SWM7	S 64°35'06" W	423.69'

**Legend**

- 20' Private Surface Drainage & Utility Easement
- Existing 24' Wide Private Use-In-Common Access Easement (L. 10020, F. 501)
- Private Use-In-Common Access Easement For Lots 1, 2 And 3, Non-Buildable Preservation Parcels 'B' And 'C' And Non-Buildable Bulk Parcel 'D', And Future Lots (See SP-08-018)
- Public Forest Conservation Easement (Retained)
- Public Forest Conservation Easement (Afforestation)
- Private Stormwater Management Credit Easement For Non-Roof Top Disconnection
- Private Septic Easement
- Property Line To Be Removed By The Recordation Of This Plat

**Area Tabulation This Sheet**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	1
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.138 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	5.012 Ac.*
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0.077 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	6.227 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	6.227 Ac.*

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLICOTT CITY, MARYLAND 21042  
(410) 461-2955

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

*Richard J. Davis* 7/1/10  
Date  
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*W. J. ...* 6/3/10  
Date  
Chief, Development Engineering Division

*W. J. ...* 7/6/10  
Date  
Director

**OWNER'S CERTIFICATE**

We, Ronald J. Smith And Patricia M. Smith, Owners Of The Property Shown And Described Hereon, Herby 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, Herby 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 5th Day Of May, 2010.

*Patricia M. Smith*  
Patricia M. Smith, Owner  
*Terrell A. Fisher*  
Terrell A. Fisher, Professional Land Surveyor No. 10692  
Witness

**SURVEYOR'S CERTIFICATE**

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Robert M. Warfield To Ronald J. Smith And Patricia M. Smith By Deed Dated May 12, 1982 And Recorded Among The Land Records Of Howard County, Maryland In Liber 1103 At Folio 202, And All Of The Lands Conveyed By Theodore F. Mariani And Veronica B. Mariani To Ronald J. Smith And Patricia M. Smith By Deed Dated December 19, 1986 And Recorded Among The Aforesaid Land Records In Liber 1573 At Folio 208; 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* 5/12/10  
Date  
Terrell A. Fisher, Professional Land Surveyor No. 10692

RECORDED AS PLAT No. 21197 ON 7/16/10  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Chapel Meadows  
Phase I**  
Lots 1 Thru 3, Non-Buildable  
Preservation Parcels 'A', 'B' And 'C'  
And Non-Buildable Bulk Parcel 'D'  
Zoned: RC-DEO  
Tax Map: 13, Parcels: 322 & 357 Grid: 23  
Fourth Election District Howard County, Maryland  
Scale: 1"=50'  
Date: January 12, 2010  
Sheet 3 of 4



The Requirements §3-108, The Real Property Article, Annotated Code Of Maryland, 1986 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

*Terrell A. Fisher* 5/4/10  
 Terrell A. Fisher, L.S. 10692  
 (Registered Maryland Surveyor) Date  
*Patricia M. Smith* 5/4/10  
 Patricia M. Smith (Owner) Date

**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 3, Non-Buildable Preservation Parcels 'A', 'B' And 'C' And Non-Buildable Bulk Parcel 'D', 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."

PROPERTY OF REGIS DVORSKY  
 L. 10020, F. 511  
 TAX MAP 13, PARCEL 135  
 ZONED: RC-DEG

PROPERTY OF RONALD J. SMITH AND PATRICIA M. SMITH  
 L. 1103, F. 282  
 TAX MAP 13, PARCEL 357  
 ZONED: RC-DEG

PROPERTY OF THEODORE F. MARIANI AND VERONICA B. MARIANI  
 L. 4626, F. 354  
 TAX MAP 13, PARCEL 277  
 ZONED: RC-DEG

PROPERTY OF THEODORE F. MARIANI AND VERONICA B. MARIANI  
 L. 4626, F. 354  
 TAX MAP 13, PARCEL 277  
 ZONED: RC-DEG

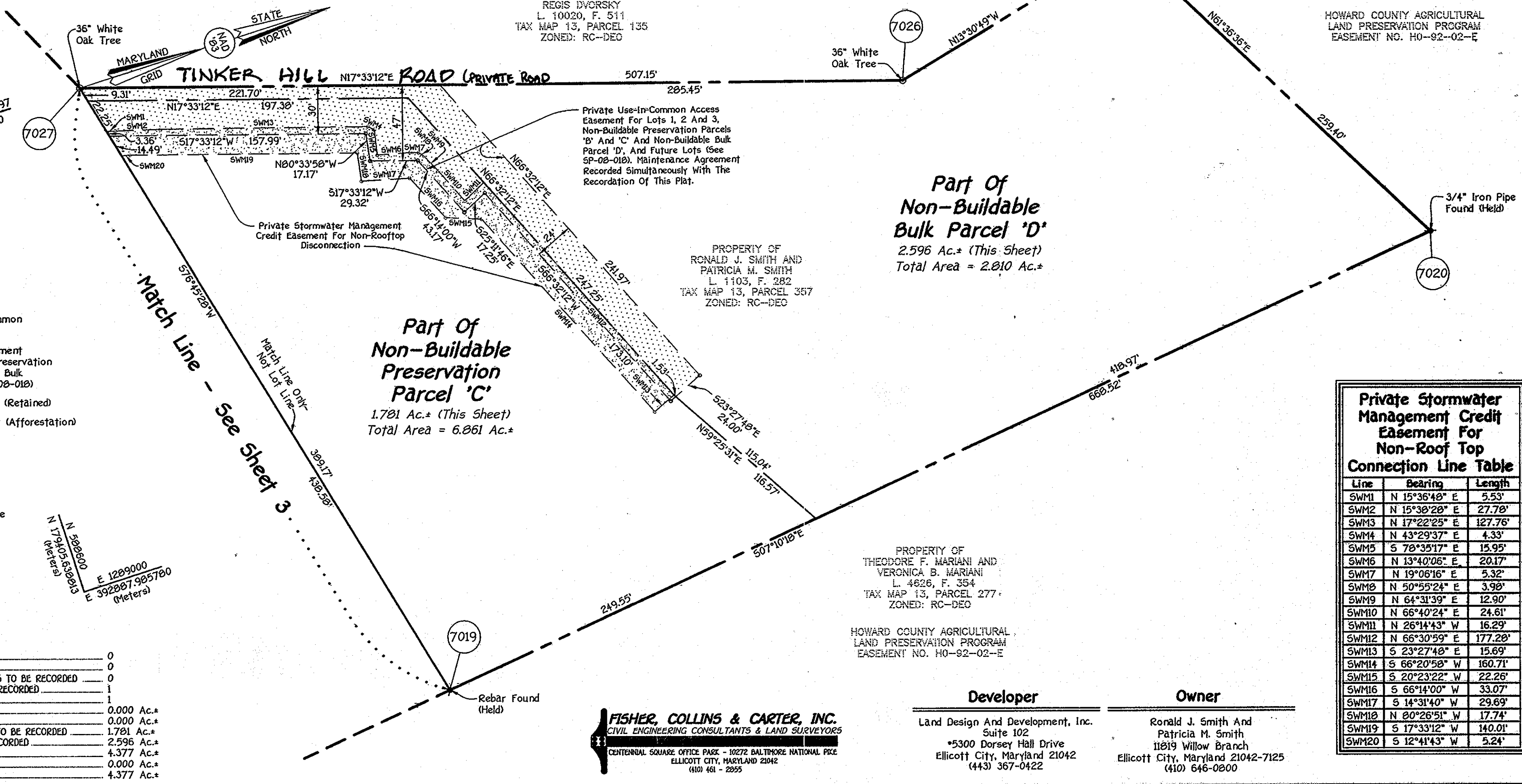
HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM EASEMENT NO. H0-92-02-E

**Legend**

- 20' Private Surface Drainage & Utility Easement
- Existing 24' Wide Private Use-In-Common Access Easement (L. 10020, F. 501)
- Private Use-In-Common Access Easement For Lots 1, 2 And 3, Non-Buildable Preservation Parcels 'B' And 'C' And Non-Buildable Bulk Parcel 'D', And Future Lots (See SP-08-01B)
- Public Forest Conservation Easement (Retained)
- Public Forest Conservation Easement (Afforestation)
- Private Stormwater Management Credit Easement For Non-Rooftop Disconnection
- Private Septic Easement
- Property Line To Be Removed By The Recordation Of This Plat

**Area Tabulation This Sheet**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	1.781 Ac.*
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	2.596 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	4.377 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	4.377 Ac.*



**Private Stormwater Management Credit Easement For Non-Rooftop Connection Line Table**

Line	Bearing	Length
SWM1	N 15°36'48" E	5.53'
SWM2	N 15°38'28" E	27.78'
SWM3	N 17°22'25" E	127.76'
SWM4	N 43°29'37" E	4.33'
SWM5	S 78°35'17" E	15.95'
SWM6	N 13°40'06" E	20.17'
SWM7	N 19°06'16" E	5.32'
SWM8	N 50°53'24" E	3.98'
SWM9	N 64°31'39" E	12.90'
SWM10	N 66°40'24" E	24.61'
SWM11	N 26°14'43" W	16.29'
SWM12	N 66°30'59" E	177.28'
SWM13	S 23°27'48" E	15.69'
SWM14	S 66°20'58" W	160.71'
SWM15	S 20°23'22" W	22.26'
SWM16	S 66°14'00" W	33.07'
SWM17	S 14°31'40" W	29.69'
SWM18	N 80°26'51" W	17.74'
SWM19	S 17°33'12" W	140.01'
SWM20	S 12°41'43" W	5.24'

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 461-2955

**Developer**  
 Land Design And Development, Inc.  
 Suite 102  
 \*5300 Dorsey Hall Drive  
 Ellicott City, Maryland 21042  
 (443) 367-0422

**Owner**  
 Ronald J. Smith And Patricia M. Smith  
 11819 Willow Branch  
 Ellicott City, Maryland 21042-7125  
 (410) 646-0800

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

*Richard J. Quinn* 7/1/10  
 Richard J. Quinn  
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*William D. ...* 6/8/10  
 Chief, Development Engineering Division Date

*Keith ...* 7/15/10  
 Director Date

**OWNER'S CERTIFICATE**

We, Ronald J. Smith And Patricia M. Smith, 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 Hand This 5th Day Of May, 2010.

*Ronald J. Smith*  
 Ronald J. Smith, Owner  
*Patricia M. Smith*  
 Patricia M. Smith, Owner

**SURVEYOR'S CERTIFICATE**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Robert M. Warfield To Ronald J. Smith And Patricia M. Smith By Deed Dated May 12, 1982 And Recorded Among The Land Records Of Howard County, Maryland In Liber 1103 At Folio 282, And All Of The Lands Conveyed By Theodore F. Mariani And Veronica B. Mariani To Ronald J. Smith And Patricia M. Smith By Deed Dated December 19, 1986 And Recorded Among The Aforesaid Land Records In Liber 1573 At Folio 208; 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* 5/4/10  
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 21198 ON 7/16/10  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Chapel Meadows Phase I**  
 Lots 1 Thru 3, Non-Buildable Preservation Parcels 'A', 'B' And 'C' And Non-Buildable Bulk Parcel 'D'  
 Zoned: RC-DEO  
 Tax Map: 13, Parcels: 322 & 357 Grid: 23  
 Fourth Election District Howard County, Maryland  
 Scale: 1"=50'  
 Date: January 12, 2010  
 Sheet 4 of 4