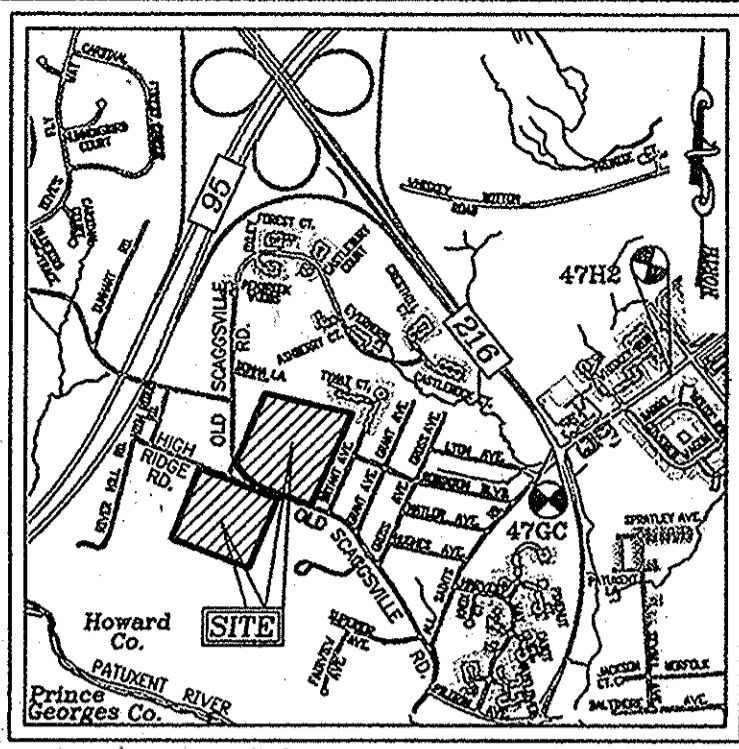


**GENERAL NOTES**

- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON GRID NORTH OF THE MARYLAND STATE PLANE COORDINATE SYSTEM (NAD 83/91) AND ARE DIRECTLY REFERRED TO HOWARD COUNTY MONUMENTS NOS. 47H2 AND 47CC.
- DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY  
○ DENOTES IRON PIPE OR BAR FOUND  
⊙ DENOTES STONE OR MONUMENT FOUND  
⊚ DENOTES REBAR WITH CAP SET  
⊛ DENOTES BUILDING RESTRICTION LINE
- PROPERTY BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED FEBRUARY 2012.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAVE PETITION, OR BUILDING AND GRADING PERMITS.
- THE SUBJECT PROPERTY IS ZONED R-SC IN ACCORDANCE WITH THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP. LITE ZONING REGULATIONS EFFECTIVE ON 7/28/06, AND IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/17/07 PER COUNCIL BILL 75-2003. THE ZONING IS GRANDFATHERED IN SINCE THE PRELIMINARY EQUIVALENT SKETCH PLAN WAS APPROVED PRIOR TO 10/06/13. AREAS SHOWN HEREON ARE MORE OR LESS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A. WIDTH --- 12" MINIMUM SEVERAL MORE THAN ONE RESIDENCE.  
B. SURFACE --- 6 INCHES OF COMPACTED CRUISER RUN BASE WITH TAR AND CIP COATING.  
C. GEOMETRY --- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' 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 OF DEPTH OVER DRIVEWAY SURFACE  
F. STRUCTURE CLEARANCES---MINIMUM 12 FEET.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERY OR BURIAL SITES LOCATED ON SUBJECT PROPERTY.
- THERE ARE NO EXISTING DWELLINGS/STRUCTURES LOCATED ON SITE.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- PUBLIC WATER AND SEWER SERVICE TO THESE LOTS HAS BEEN GRANTED UNDER PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE, THEREFORE EFFECTIVE 9/23/2014 ON WHICH DATE DEVELOPER AGREEMENT # F-14-024 WAS SIGNED AND ACCEPTED.  
- WATER FOR THIS PROJECT IS TO BE PUBLIC EXTENSIONS OF CONTRACT NO. 1-W.  
- SEWER FOR THIS PROJECT IS TO BE PUBLIC EXTENSIONS OF CONTRACT NO. 30-S AND CONTRACT NO. 30-3253.  
SECTION ONE EXTENSIONS ARE DETAILED ON CONTRACT 24-4778-D.
- ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 3/13/2014 DEPARTMENT REF # D15737802.
- THE RECREATIONAL OPEN SPACE AREA ON OPEN SPACE LOT 61 IS DESIGNATED FOR THE RESIDENTS AND IS AN AREA AVAILABLE TO SIT, PICKNICK, PLAY, OR WALK OR ENJOY THE SCENIC AREA.
- WETLANDS AND STREAMS SHOWN HEREON ARE BASED ON DELINEATION BY MCCARTHY & ASSOCIATES, INC., DECEMBER 2011. THE REPORT WAS AMENDED OCTOBER 2012.
- NO CLEARING, GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF FOREST CONSERVATION EASEMENT AREAS, WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS. THE PROPOSED SUBDIVISION (SECTION ONE) AND RELATED CONSTRUCTION WILL NOT IMPACT ENVIRONMENTAL FEATURES OR BUFFERS.
- THERE IS NO 100-YEAR FLOODPLAIN WITHIN THE LIMITS OF THIS SITE.
- STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF ALTERNATIVE SURFACES, NON STRUCTURAL PRACTICES & MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. NON STRUCTURAL PRACTICES INCLUDE ROOFTOP DISCONNECTIONS, MICRO-SCALE PRACTICES INCLUDE MICRO-BIORETENTION, BIO SWALES, DRYWELLS, RAIN BARRELS AND RAIN GARDENS. ALTERNATIVE SURFACES INCLUDE PERMEABLE SURFACES, TYPICALLY ALTERNATIVE SURFACE, NON STRUCTURAL AND MICRO-SCALE FACILITIES ONLOT WILL BE PRIVATELY OWNED AND MAINTAINED (H.O.A.). MICRO-SCALE FACILITIES MANAGING ROAD RUNOFF SHALL BE DESIGNATED AS PUBLICLY OWNED AND JOINTLY MAINTAINED FACILITIES (H.O.A. AND HOWARD COUNTY); HOWARD COUNTY WILL MAINTAIN OUTLET STRUCTURES AND PIPES WHILE THE H.O.A. SHALL MAINTAIN MULCH, WEEDING, PLANTINGS, PERFORATED UNDERDRAINS, FEEDER PIPES, AND ROUTINE SOIL REPLACEMENT.  
- PRIOR TO SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DEVELOPERS AGREEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITY. ALL PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENTS ON PRIVATE LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- OLD SCAGGSVILLE ROAD IS CLASSIFIED AS A MAJOR COLLECTOR.
- 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/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HERIN RESERVED TO HOWARD COUNTY WITH 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, 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 THE 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.
- IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS THE TOTAL OPEN SPACE REQUIREMENTS FOR SECTION 1 AND SECTION 2 OF THIS RSC PROJECT IS 25% OF GROSS AREA (36,942.0 AC. X 25% = 9,235.5 AC.). IN ACCORDANCE WITH SECTION 16.121(C), OPEN SPACE LOTS 55-56 & 58-59 SHOWN HEREON ARE HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.  
- OPEN SPACE LOT 57 TO BE OWNED AND MAINTAINED BY THE HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS.  
- OPEN SPACE LOTS 55, 56, 58, 59, 60, 61, AND 62 TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.  
- TOTAL OPEN SPACE PROVIDED UNDER F14-022 SECTION ONE = 9.92 ACRES.  
- ADDITIONAL OPEN SPACE SHALL BE PROVIDED UNDER F14-023 SECTION TWO
- LOTS 26-31 AND OPEN SPACE LOTS 57 & 68 WILL UTILIZE A USE-IN-COMMON DRIVEWAY. THE USE-IN-COMMON MAINTENANCE AGREEMENT WILL BE RECORDED SIMULTANEOUSLY WITH THE FINAL PLAN.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT OF WAY LINE AND NOT ONTO THE PIPESTEM DRIVEWAY.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$ 47,340 FOR THE PERMETER LANDSCAPING (REQUIRED 87 SHADE TREES AND 128 EVERGREENS), 8 SHRUBS (TRASH PAD LANDSCAPING) AND 6 SHADE TREES (SPECIMEN TREE REPLACEMENT) SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT FOR THIS PLAN.
- PUBLIC STREET TREES ARE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(G)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. FINANCIAL SURETY (\$ 49,800) SHALL BE POSTED AS PART OF THIS FINAL PLAN DEVELOPERS AGREEMENT FOR THE REQUIRED 166 STREET TREES.
- FINAL STAND DEDICATION PLAN WAS PREPARED BY MCCARTHY & ASSOCIATES, INC., APRIL 2012 AND AMENDED OCTOBER 2012. FOREST CONSERVATION PLAN WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. IS PART OF THIS FINAL PLAN.
- THE OFFICIAL PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON FEBRUARY 28, 2012 AT SAINT VINCENT PALOTTI HIGH SCHOOL. ON APRIL 12, 2012 A SECOND, NON-OFFICIAL MEETING WAS HELD AT THE LAUREL COMMUNITY CENTER.
- AN ENVIRONMENTAL CONCEPT PLAN (ECP12-047) WAS APPROVED ON OCTOBER 1, 2012.
- A PRELIMINARY EQUIVALENT SKETCH PLAN (SP13-007) WAS APPROVED ON JULY 3, 2013.

CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-2	475.00'	189.04'	22°48'11"	95.79'	N37°23'43" W 187.80'
C-3	490.00'	82.13'	9°36'11"	41.16'	S64°47'05" E 82.03'

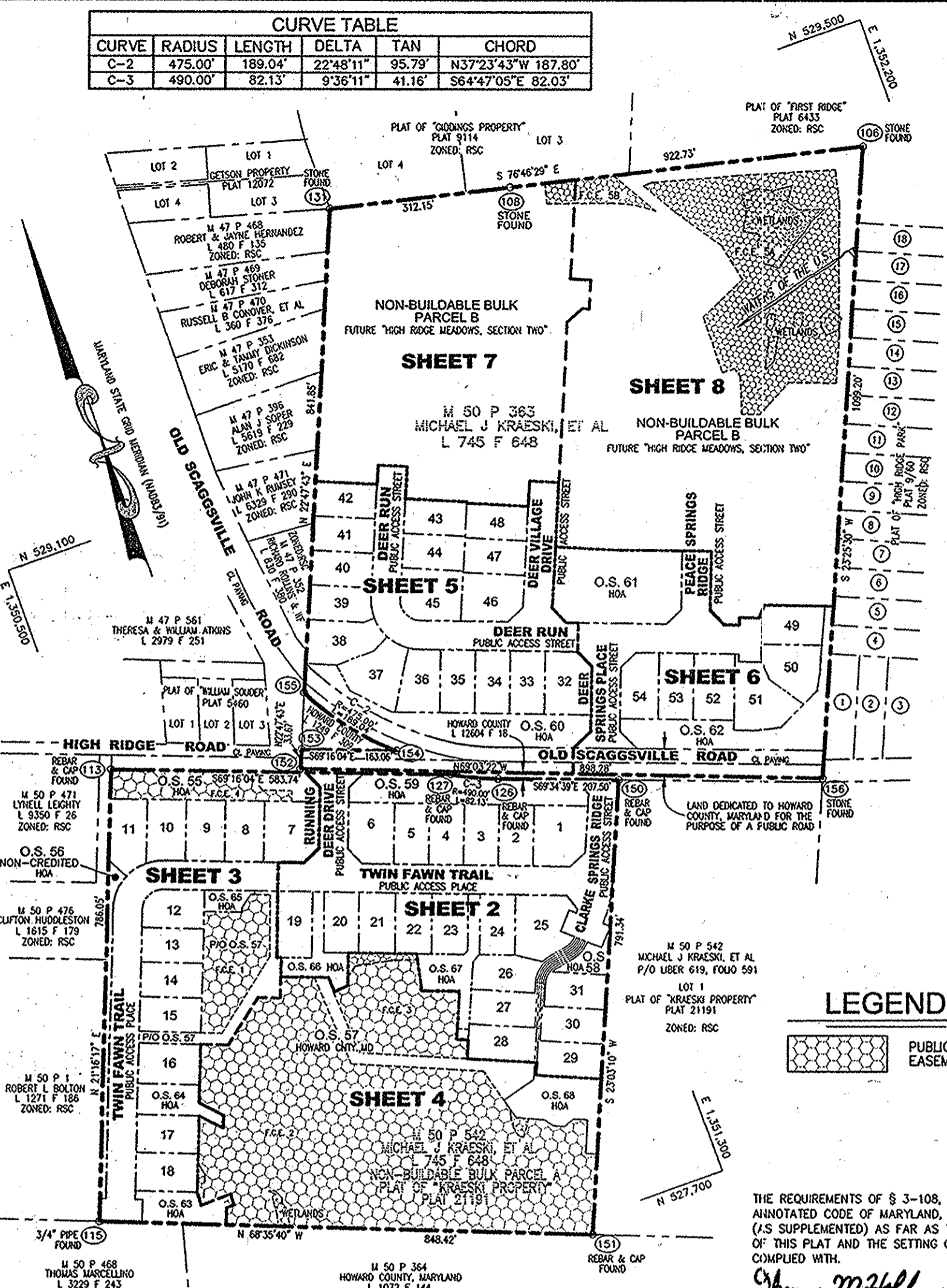
NO.	NORTH	EAST
106	529292.3566	1352130.3938
108	529432.1159	1351536.0210
113	528714.0864	1350547.9827
115	527981.5892	1350262.8157
126	528472.4761	1351168.1324
127	528507.4228	1351083.9185
131	529503.4582	1351232.1353
150	528400.0730	1351362.5859
151	527671.9247	1351052.7125
152	528604.8457	1350854.4788
153	528635.8856	1350867.5238
154	528578.1636	1351020.0205
155	528727.3625	1350905.9685
156	528283.7518	1351693.4094



**VICINITY MAP**  
SCALE: 1" = 2,000'  
ADC MAP : 19-G-11,12

**GENERAL NOTES (CONTD)**

- FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL A PORTION OF THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION MANUAL. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- A PORTION OF THE REQUIRED FOREST CONSERVATION WILL BE PROVIDED ON NON-BUILDABLE BULK PARCEL "B", WHICH WILL BECOME OPEN SPACE LOT 145 WITH PHASE II (F-14-023) AND SHALL MEET THE INTENT OF SECTION 16.117 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- TOTAL FOREST CONSERVATION OBLIGATION OF THIS PROJECT TO BE FULFILLED BY ONSITE RETENTION OF 5.85 AC. (NO SURETY REQ), REFORESTATION OF 2.20 AC. AND PURCHASE OF 1.71 ACRES OF REFORESTATION CREDIT IN THE BRIGHTON MILL PROPERTY FOREST BANK SPP 11-056
- FINANCIAL SURETY FOR THE REQUIRED REFORESTATION = \$47,916 (2.20 AC OR 95,832 SF @ \$0.50/SF) SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT.
- THIS PROJECT IS SUBJECT TO A DESIGN MANUAL WAVE, ON DECEMBER 4, 2012, THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION APPROVED THE REQUEST TO WAIVE THE REQUIREMENTS OF SECTION 2.5 AND APPENDIX A OF DESIGN MANUAL VOLUME III, WHICH REQUIRES AN 85TH PERCENTILE SPEED STUDY AND PUBLIC ROADWAY SECTION DESIGN.
- THE DIVISION APPROVED THE REQUEST 1. BASED ON CONDITIONS MADE IN THE REQUEST. 2) THE ASSUMED 85TH PERCENTILE SPEED IS IN LINE WITH THE ACTUAL STUDY MADE BY THE ENGINEER AT THE NEXT INTERSECTION. 3. MINIMUM CURVE RADIUS HAS BEEN REDUCED WITHIN RESIDENTIAL AREA PROVIDING SPEED CONTROL WITHIN THIS PORTION OF THE SUBDIVISION. IT IS NOTED THAT ALL RADII WITHIN THE SUBDIVISION MEETS THE HOWARD COUNTY FIRE DEPARTMENT REQUIREMENTS. THE REQUESTED WAVE TO DESIGN MANUAL VOLUME 4, DETAIL R1.02 HAS BEEN DEFERRED UNTIL THE SUBMISSION OF THIS FINAL PLAN.
- WP-13-080 : A WAVE PETITION HAS BEEN SUBMITTED AND APPROVED ON MARCH 27, 2013. THE PLANNING DIRECTOR APPROVED THE REQUEST, TO WAIVE SECTION 16.116(A) FOR DISTURBANCE TO STREAM, STREAM BUFFERS, WETLANDS AND WETLAND BUFFERS ON THE NORTHEAST PORTION OF THE PROJECT FOR A STORM DRAINAGE PIPE, AND SECTION 16.1205(A)(7) TO REMOVE UP TO 3 SPECIMEN TREES. THE PLANNING DIRECTOR DENIED YOUR REQUEST TO WAIVE SECTION 16.120(B)(V) (C) TO ALLOW PIPESTEM LOTS ON MULTIPLE SIDES OF A FRONTAGE LOT IN THE SAME SUBDIVISION. APPROVAL OF THE WAVE TO SECTION 16.116(A) AND SECTION 16.1205(A)(7) IS SUBJECT TO THE FOLLOWING CONDITIONS:  
1. ENVIRONMENTAL DISTURBANCE MUST BE LIMITED TO THE AREAS INDICATED ON THE WAVE PETITION PLAN EXHIBIT, ANY EXPANSION OF THE DISTURBED AREA MAY REQUIRE ADDITIONAL WAVE APPROVAL IF DETERMINED SIGNIFICANT.  
2. PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITIES THAT RESULT IN THE APPROVED ENVIRONMENTAL DISTURBANCES, ALL APPROVALS FROM MDE, APPLICABLE SRC AGENCIES AND PERMISSIONS FROM ADJOINING/AFFECTED PROPERTY OWNERS MUST BE OBTAINED AND DOCUMENTED. COPIES OF DOCUMENTATION MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING PRIOR TO THE FINAL PLAN APPROVAL (OR PRIOR TO SITE DEVELOPMENT PLAN APPROVAL, AT THE DISCRETION OF DPZ).  
3. PRIOR TO REMOVAL OF THE TWO OAK SPECIMEN TREES, PLEASE REVIEW THE PROPOSED DESIGN ALTERNATIVES RECOMMENDED BY THE DIVISION OF LAND DEVELOPMENT IN THE REVISED SUBMISSION COMMENTS DATED MARCH 28, 2013. INCORPORATE DESIGN RECOMMENDATIONS OR PROVIDE AMPLIFIED JUSTIFICATION TO THE DEPARTMENT OF PLANNING AND ZONING IF NOT FEASIBLE (LOSS OF LOT YIELD ALONE WILL NOT BE CONSIDERED AMPLIFIED JUSTIFICATION).  
4. REMOVAL OF EACH SPECIMEN TREE WILL REQUIRE MITIGATION WITH THE PLANTING OF TWO NEW NATIVE SHADE TREES (FOR UP TO 6 NEW SHADE TREES) WITH A MINIMUM 2-1/2" CALIPER TRUNK-- SURETY OF THESE SHADE TREES SHALL BE INCORPORATED INTO THE LANDSCAPE SURETY WITH THE FINAL ROAD CONSTRUCTION DRAWINGS.  
5. PRIOR TO REMOVING THE SILVER MAPLE SPECIMEN TREE ON THE NORTH PARCEL, THE DEVELOPER SHALL FIRST ATTEMPT DESIGN ALTERNATIVES THAT WOULD ALLOW PRESERVATION OF THE TREE. IF REMOVED, THE TWO TREES PLANTED FOR MITIGATION SHOULD BE PLACED WITHIN THE PROXIMITY OF THE REMOVED TREE OR AT LEAST ON THE PORTION OF THE PROPERTY BOUNDARY SHARED BY PARCEL 386.  
DENIAL OF THE WAVE TO SECTION 16.120(B)(V)(C) WAS BASED ON THE FOLLOWING REASONS:  
1. EXTRAORDINARY CIRCUMSTANCES OR DESIGN CONSTRAINTS RESULTING IN SIGNIFICANT HARDSHIP WERE NOT INDICATED IN THE WAVE JUSTIFICATION.  
2. DESIGN ALTERNATIVES EXIST THAT WOULD PREVENT THE LOT BEING SURROUNDED ON FOUR SIDES BY PAVED DRIVE LANES. PLEASE SEE OLD COMMENTS DATED MARCH 28, 2013.  
3. THE DESIGN PROPOSAL APPEARS GEARED TO ENSURING AN OPTIMAL LOT YIELD. THE DEVELOPER HAS THE OPTION OF INCORPORATING ADDITIONAL TOWNHOME LOTS TO OBTAIN DESIRED LOT YIELD IN THE PROPOSED SUBDIVISION DESIGN.  
4. THE WAVE, IF APPROVED WOULD NULLIFY THE INTENT AND PURPOSE OF THE REGULATIONS, WHICH IS TO ACHIEVE A WELL THOUGHT-OUT DESIGN THAT PROVIDES ORDERLY SUBDIVISION LAYOUT AND AVOIDS ORIENTATION AND PRIVACY PROBLEMS FOR NEW HOUSES ON PIPESTEM AND FRONTAGE LOTS. AS PROPOSED, LOT 74 WOULD HAVE LIMITED USABILITY AND PRIVACY. OLD RECOMMENDS A SUBDIVISION REDESIGN TO REMOVE AND RELOCATE LOTS 72, 73, AND 74 ELSEWHERE IN THE DEVELOPMENT. IN LAYING OUT THE SUBDIVISION DESIGN, THE DEVELOPER SHOULD GIVE MORE CONSIDERATION TO THE ARRANGEMENT OF LOTS SO THAT PROPOSED HOUSES WILL NOT LOOK INTO NEIGHBORING REAR YARDS OF THE FRONT LOTS. EACH NEW LOT IN THE SUBDIVISION SHOULD INCORPORATE GOOD LOT DESIGN AND PLANNED AS TO THE SIZE, SHAPE AND ORIENTATION TO AVOID UNDESIRABLE VIEWS FROM ADJOINING LOTS. WAVEERS SHALL NOT BE USED TO ACHIEVE MAXIMUM LOT YIELD AT THE EXPENSE OF GOOD SUBDIVISION DESIGN.  
ON JUNE 3, 2013, A REQUEST FOR RECONSIDERATION WAS SUBMITTED WHICH AMENDED THE REQUESTED SPECIMEN TREES TO BE REMOVED, TO SPECIMEN TREES # 3 AND #4 PREVIOUSLY APPROVED TO BE REMOVED AND IN CONJUNCTION WITH THE REVISED LAYOUT, ARE NOW PROPOSED TO REMAIN. AS A RESULT OF THE REVISED LAYOUT, SPECIMEN TREE # 15 AND 16 (35' 37" TWIN TRUNK SOUTHERN RED OAK IN FAIR CONDITION) IS PROPOSED TO BE REMOVED.  
TOTAL LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD IS 5.0428 ACRES.  
A NOISE STUDY IS NOT REQUIRED FOR THIS SUBDIVISION.



**LEGEND**



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 MARKING OF THIS PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Thomas M. Hoffmann, Jr.* 9.03.14  
THOMAS M. HOFFMANN, JR.  
PROPERTY LINE SURVEYOR, MD REG. NO. 267  
DATE

*Edward W. Gold* 9/18/14  
EDWARD W. GOLD, DIVISION PRESIDENT  
DATE

**AREA TABULATION CHART**

	SHEET 2	SHEET 3	SHEET 4	SHEET 5	SHEET 6	SHEET 7	SHEET 8	TOTAL
BUILDABLE LOTS TO BE RECORDED	19	12	0	17	6	0	0	54
NON-BUILDABLE BULK PARCELS TO BE RECORDED	0	0	0	0	0	P/O 1	P/O 1	1
OPEN SPACE LOTS TO BE RECORDED	4 & P/O 1	5 & P/O 1	P/O 2	1	2	0	0	14
TOTAL LOTS AND PARCELS TO BE RECORDED	23 & P/O 1	17 & P/O 1	P/O 2	18	8	P/O 1	P/O 1	69
AREA OF BUILDABLE LOTS TO BE RECORDED	3,1067 AC	1,9839 AC	0	2,8025 AC	1,0893 AC	0	0	8,9824 AC
AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0	0	0	0	0	5,0019 AC	7,9914 AC	12,9933 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.9303 AC	1.6282 AC	5.7855 AC	0.4666 AC	1.1128 AC	0	0	9.9234 AC
AREA OF LOTS AND PARCELS TO BE RECORDED	4.0370 AC	3.6121 AC	5.7855 AC	3.2691 AC	2.2021 AC	5.0019 AC	7.9914 AC	31.8991 AC
AREA OF ROADWAY TO BE RECORDED	1.1822 AC	0.9804 AC	0	1.6435 AC	1.2367 AC	0	0	5.0428 AC
TOTAL AREA TO BE RECORDED	5.2192 AC	4.5925 AC	5.7855 AC	4.9126 AC	3.4388 AC	5.0019 AC	7.9914 AC	36.9419 AC

**OWNER / DEVELOPER**

BEAZER HOMES CORP.  
8965 GUILFORD ROAD, #290  
COLUMBIA, MARYLAND 21046  
ATTN: MR. EDWARD W. GOLD, DIVISION PRESIDENT  
410-381-3222

**OWNER'S CERTIFICATE**

BEAZER HOMES CORP., OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAN 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 10<sup>TH</sup> DAY OF SEPTEMBER 2014.

*Edward W. Gold*  
BEAZER HOMES CORP.  
EDWARD W. GOLD, DIVISION PRESIDENT

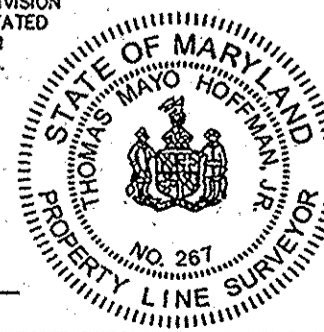
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM ARTHUR P. KRAESKI TO BEAZER HOMES CORP. BY DEED DATED AUGUST 13, 2014 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN UBER/5737 FOLIO 129.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2016.

*Thomas M. Hoffmann, Jr.* 9.03.14  
THOMAS M. HOFFMANN, JR.  
PROPERTY LINE SURVEYOR, MD REG. NO. 267  
DATE



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT.

*Thomas M. Hoffmann, Jr.* 10/24/14  
HOWARD COUNTY HEALTH OFFICER  
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Edward W. Gold* 11.7.14  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE

*Kathleen...* 11.13.14  
DIRECTOR  
DATE

RECORDED AS PLAT NO. 23047 ON 11/14/14  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

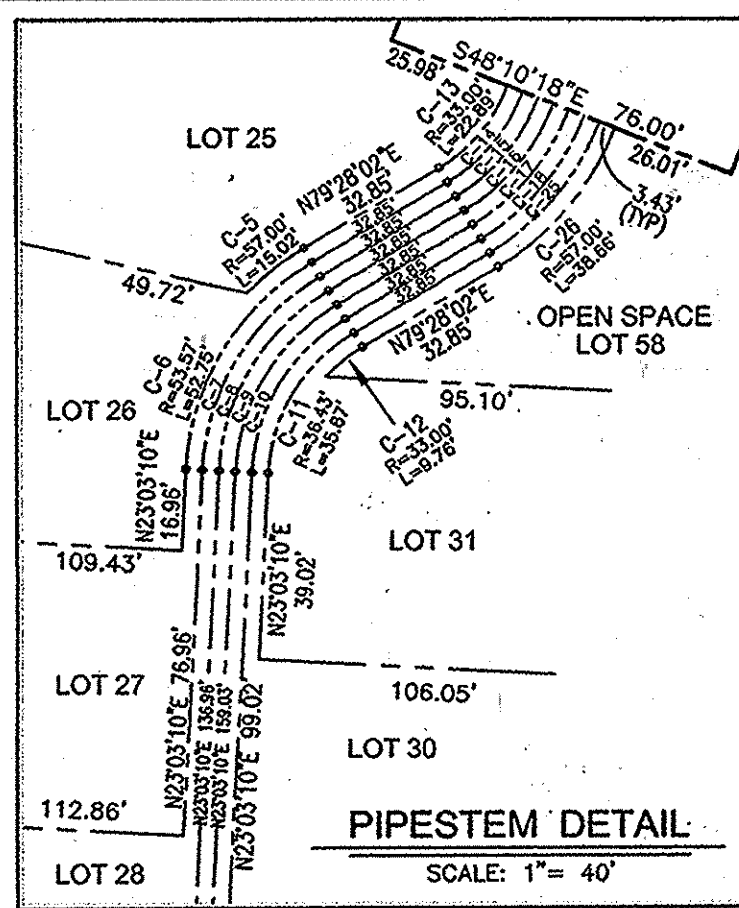
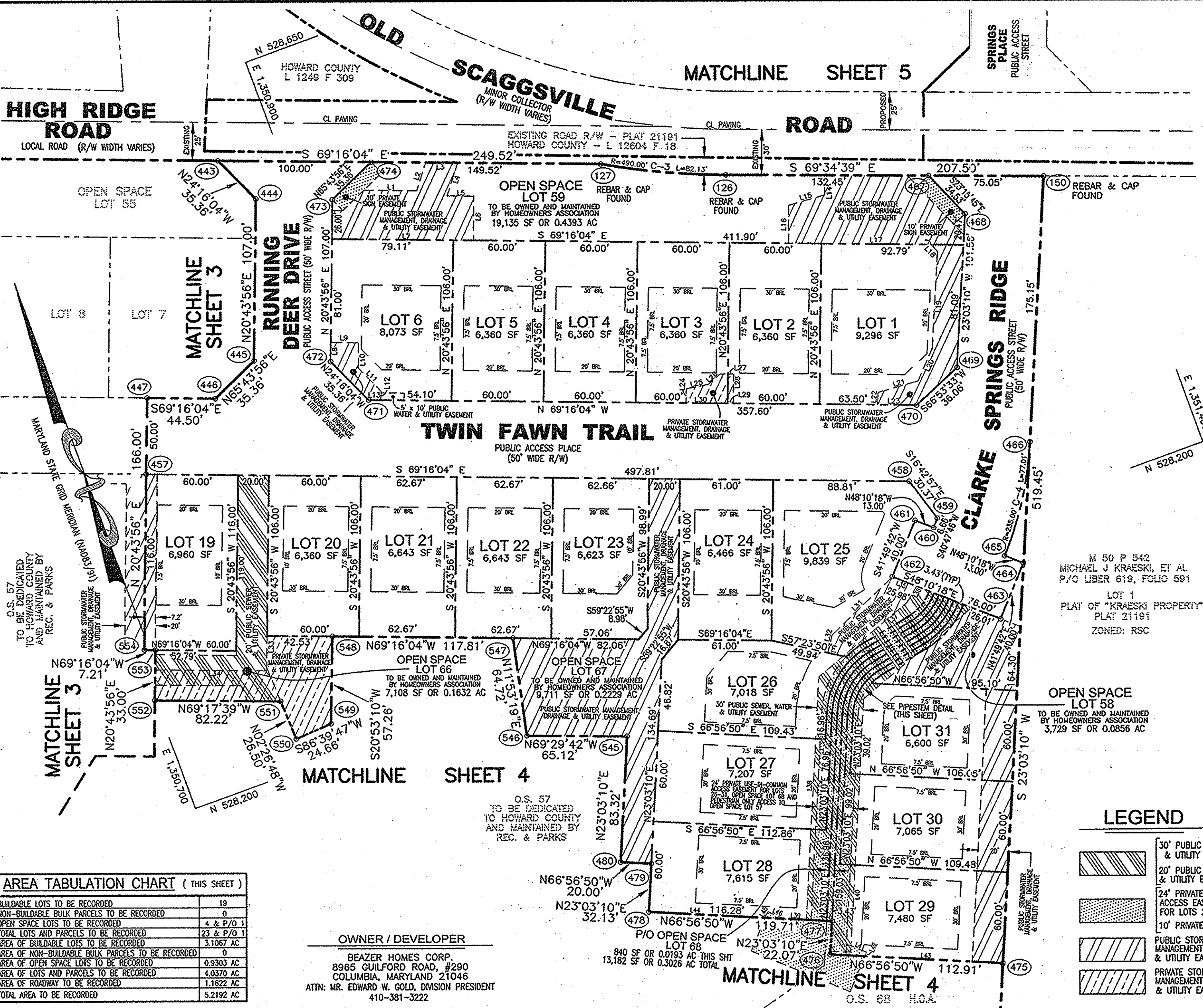
**PLAT OF SUBDIVISION  
HIGH RIDGE MEADOWS  
SECTION ONE**

LOTS 1 - 54, OPEN SPACE LOTS 55 - 68  
AND NON-BUILDABLE BULK PARCEL B  
A SUBDIVISION OF TM 50 PAR 363 (L 745 F 648) AND A RESUBDIVISION  
OF NON-BUILDABLE BULK PARCEL A, "KRAESKI PROPERTY", PLAT 21191

DP2 REF'S: F-10-065, ECP-12-047, SP 13-007, WP-10-087, WP-13-080  
ZONED: R-SC  
TAX MAP 50, GRID 1, PARCELS 363 & P/O 542  
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 200'  
GRAPHIC SCALE  
SEPTEMBER 3, 2014

K:\PROJECTS\11-28\SURVEY\DWG\RECORD PLATS\PHASE 1\PLAT1.DWG



NO.	NORTH	EAST
126	528472.4761	1351188.1324
127	528507.4228	1351093.9185
150	528400.0730	1351362.5859
443	528595.7535	1351080.5559
444	528563.5223	1350875.0570
445	528463.4526	1350837.2024
446	528448.3216	1350804.8782
447	528464.6747	1350763.3506
457	528417.9125	1350745.6595
458	528241.6855	1351211.2371
459	528212.5979	1351219.9276
460	528207.5528	1351215.6184
461	528216.2225	1351205.9315
462	528186.4166	1351179.2555
463	528135.7322	1351235.8866
464	528165.5381	1351262.5626
465	528174.2078	1351252.8757
466	528238.9080	1351294.0000
467	528426.2618	1351292.2506
468	528394.5347	1351305.8897
469	528301.0826	1351262.1199
470	528286.9291	1351232.9493
471	528413.5214	1350898.5027
472	528445.7525	1350883.9716
473	528454.8222	1350921.8492
474	528560.3533	1350954.0804
475	527922.1001	1351159.1781
476	527966.3140	1351055.2831
477	527986.6181	1351063.9237
478	528033.4959	1350953.7680
479	528063.0564	1350966.3488
480	528070.8680	1350947.9459
545	528147.5565	1350980.5733
546	528170.3666	1350919.5756
547	528233.6973	1350932.9080
548	528275.4025	1350822.7282
549	528221.0028	1350822.3115
550	528220.4675	1350777.6922
551	528248.9399	1350776.5611
552	528276.0092	1350699.6560
553	528306.8719	1350711.3369
554	528309.4237	1350704.5951

CURVE	RADIUS	LENGTH	TAN	DELTA	CHORD
C-1	400.00'	82.13'	41.16'	9°38'11"	S64°07'05"E 82.03'
C-2	238.00'	77.01'	38.85'	18°46'32"	N32°26'26"E 76.66'
C-3	57.00'	15.02'	7.55'	15°05'59"	N71°55'02"E 14.98'
C-4	53.57'	52.75'	28.73'	56°24'52"	N51°15'36"E 50.64'
C-5	50.14'	49.37'	26.89'	56°24'52"	N51°15'36"E 47.40'
C-6	46.71'	46.00'	25.06'	56°24'52"	N51°15'36"E 44.16'
C-7	43.29'	42.62'	23.22'	56°24'52"	N51°15'36"E 40.92'
C-8	39.86'	39.24'	21.38'	56°24'52"	N51°15'36"E 37.68'
C-9	36.43'	35.87'	19.54'	56°24'52"	N51°15'36"E 34.44'
C-10	33.00'	32.50'	17.70'	56°24'52"	N51°15'36"E 31.20'
C-11	29.57'	29.13'	15.86'	56°24'52"	N51°15'36"E 27.96'
C-12	26.14'	25.76'	14.02'	56°24'52"	N51°15'36"E 24.72'
C-13	22.71'	22.39'	12.18'	56°24'52"	N51°15'36"E 21.48'
C-14	19.28'	19.02'	10.34'	56°24'52"	N51°15'36"E 18.24'
C-15	15.85'	15.65'	8.50'	56°24'52"	N51°15'36"E 15.00'
C-16	12.42'	12.28'	6.66'	56°24'52"	N51°15'36"E 11.76'
C-17	9.00'	9.13'	4.82'	56°24'52"	N51°15'36"E 8.52'
C-18	5.57'	5.76'	2.98'	56°24'52"	N51°15'36"E 5.28'
C-19	2.14'	2.33'	1.14'	56°24'52"	N51°15'36"E 2.04'
C-20	0.71'	0.90'	0.30'	56°24'52"	N51°15'36"E 0.80'

LOT #	GROSS AREA	PIPESTEM AREA	NET AREA
26	7,018 SF	245 SF	6,773 SF
27	7,207 SF	436 SF	6,771 SF
28	7,615 SF	638 SF	6,977 SF
29	7,480 SF	706 SF	6,774 SF
30	7,065 SF	496 SF	6,569 SF
31	6,600 SF	277 SF	6,323 SF
O.S.68	13,182 SF	915 SF	12,267 SF

LINE	COURSE
L35	S48°10'18"E 17.19'
L36	S80°12'33"W 12.32'
L37	S69°47'58"W 75.86'
L38	S23°03'10"W 160.53'
L39	N66°56'50"W 14.27'
L40	S23°03'10"W 57.93'

LINE	COURSE
L41	S47°26'24"E 14.29'
L42	N42°33'56"E 2.84'
L43	S66°56'50"W 70.11'
L44	S66°56'50"W 76.07'
L45	N42°33'36"E 4.23'
L46	S47°26'24"E 11.93'

LINE	COURSE
L1	S69°16'04"E 34.62'
L2	N37°23'33"E 19.58'
L3	S69°16'04"E 20.88'
L4	S37°23'33"W 22.98'
L5	S69°16'04"E 17.37'
L6	S20°43'56"W 28.99'
L7	N69°16'04"W 92.28'
L8	N20°43'56"E 12.65'
L9	S69°16'04"E 18.00'
L10	S20°43'56"W 16.89'
L11	S24°16'04"E 21.40'
L12	S20°43'56"W 5.83'
L13	N69°16'04"W 8.13'
L14	S20°26'21"W 12.98'
L15	N65°48'39"W 24.44'
L16	S20°43'56"W 25.00'
L17	S69°16'04"E 93.21'
L18	S23°15'48"E 6.10'
L19	S23°03'10"W 64.13'
L20	S43°31'18"W 23.47'
L21	N65°50'29"W 27.32'
L22	S20°43'56"W 8.10'
L23	S69°16'04"E 25.46'

LINE	COURSE
L24	N20°43'56"E 9.35'
L25	S61°29'04"E 14.96'
L26	N67°44'31"E 9.96'
L27	S69°16'04"E 8.88'
L28	S20°43'56"W 19.31'
L29	N69°16'04"W 3.75'
L30	N69°16'04"W 27.04'
L31	N65°38'28"E 55.46'
L32	N32°39'23"E 11.70'
L33	S20°43'56"W 22.94'
L34	N69°18'49"W 72.79'

BUILDABLE LOTS TO BE RECORDED	19
NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
OPEN SPACE LOTS TO BE RECORDED	4 & P/O 1
TOTAL LOTS AND PARCELS TO BE RECORDED	23 & P/O 1
AREA OF BUILDABLE LOTS TO BE RECORDED	3,106.7 AC
AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.9303 AC
AREA OF LOTS AND PARCELS TO BE RECORDED	4,037.0 AC
AREA OF ROADWAY TO BE RECORDED	1,182.2 AC
TOTAL AREA TO BE RECORDED	5,219.2 AC

**OWNER / DEVELOPER**  
 BEAZER HOMES CORP.  
 8965 GUILFORD ROAD, #290  
 COLUMBIA, MARYLAND 21046  
 ATTN: MR. EDWARD W. GOLD, DIVISION PRESIDENT  
 410-381-3222

**LEGEND**

- 30' PUBLIC SEWER, WATER & UTILITY EASEMENT
- 20' PUBLIC SEWER & UTILITY EASEMENT
- 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 26-31, 57 & 68
- 10' PRIVATE SIGN EASEMENT
- PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT

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.

*Thomas M. Hoffmann* 9-03-14  
 THOMAS M. HOFFMANN, JR.  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267  
 DATE

*Edward W. Gold* 9/11/14  
 BEAZER HOMES CORP.  
 EDWARD W. GOLD, DIVISION PRESIDENT  
 DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
 AND ZONING

*Chad Edwards* 11-7-14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE

*Kat Spedivich* 11-13-14  
 DIRECTOR  
 DATE

**OWNER'S CERTIFICATE**

BEAZER HOMES CORP., OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 18TH DAY OF SEPTEMBER, 2014.

*Edward W. Gold*  
 BEAZER HOMES CORP.  
 EDWARD W. GOLD, DIVISION PRESIDENT

*Thomas M. Hoffmann, Jr.*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM ARTHUR P. KRAESKI TO BEAZER HOMES CORP. BY DEED DATED 08/27/12 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIER 15237, FOLIO 223.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN 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, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2016.

*Thomas M. Hoffmann, Jr.* 9-03-14  
 THOMAS M. HOFFMANN, JR.  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267  
 DATE

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET TEL: 410-461-7666  
 ELLICOTT CITY, MD 21104 FAX: 410-481-8961

RECORDED AS PLAT No. 23049 ON 11/14/14  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION  
**HIGH RIDGE MEADOWS SECTION ONE**  
 LOTS 1 - 54, OPEN SPACE LOTS 55 - 68  
 AND NON-BUILDABLE BULK PARCEL B

A SUBDIVISION OF TM 50 PAR 363 (L 745 F 648) AND A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A, "KRAESKI PROPERTY", PLAT 21191

DPZ REF'S: F-10-065, ECP-12-047, SP 13-007, WP-10-087, WP-13-080

ZONED: R-SC

TAX MAP 50, GRID 1, PARCELS 363 & P/O 542  
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'

SEPTEMBER 3, 2014

SHEET 2 OF 8

K:\PROJECTS\11-28 SURVEY\DWG\RECORD PLATS\PHASE 1\PLAT2.DWG

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-19	85.00'	132.72'	89°27'39"	84.20'	S66°00'07"W 119.64'
C-20	35.00'	54.65'	89°27'39"	34.67'	N66°00'07"E 49.26'

COORDINATE TABLE					
NO.	NORTH	EAST	NO.	NORTH	EAST
113	528714.0664	1350547.9827	481	528241.5267	1350886.6029
115	527981.5692	1350282.8157	482	528255.2083	1350561.4572
443	528595.7535	1350860.5559	483	528195.2159	1350575.2349
444	528563.5223	1350875.0870	484	528119.0906	1350494.4898
445	528463.4526	1350837.2094	485	528083.2583	1350526.7143
446	528448.9216	1350804.9782	486	528063.4057	1350517.6699
447	528464.6747	1350763.3596	487	528097.4595	1350486.0886
448	528534.4088	1350579.1277	488	527972.5886	1350437.4554
449	528485.7498	1350469.8283	489	527948.5810	1350436.3476
450	528015.1399	1350286.6161	490	527950.2200	1350490.8383
451	528018.7678	1350277.2974	491	527930.1742	1350489.6191
452	527954.9266	1350330.7804	553	528306.8719	1350704.3369
453	527992.2844	1350345.3241	554	528309.4237	1350704.5951
454	527997.0006	1350333.2097	555	528212.4943	1350530.8526
455	528467.6105	1350516.4220	556	527929.7715	1350478.2303
456	528487.6468	1350561.4276	557	527902.1534	1350465.4038
457	528417.9125	1350745.6595			

OPEN SPACE LOT 65 LINE TABLE			PUBLIC STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT LINE TABLE		
LINE	COURSE	LENGTH	LINE	COURSE	LENGTH
L1	N20°43'56"E	8.35'	L5	S69°17'46"E	27.14'
L2	N52°11'07"E	26.95'	L6	S20°42'14"W	179.39'
L3	S69°17'46"E	8.79'	L7	N69°16'04"W	35.60'
L4	N20°43'56"E	6.49'	L8	N20°43'56"E	7.43'
			L9	S69°16'04"E	34.24'
			L10	N68°43'56"E	16.93'
			L11	N20°43'56"E	13.80'
			L12	S69°16'04"E	14.38'
			L13	S20°43'56"W	8.20'
			L14	N69°16'04"W	30.30'
			L15	N20°43'56"E	13.89'
			L16	S69°16'04"E	11.23'
			L17	S20°43'56"W	8.79'
			L18	N69°16'04"W	22.24'
			L19	N24°14'22"W	12.42'
			L20	N39°09'21"W	36.94'
			L21	N68°53'55"W	50.19'
			L22	N16°24'07"E	40.32'
			L23	S69°16'04"E	90.88'

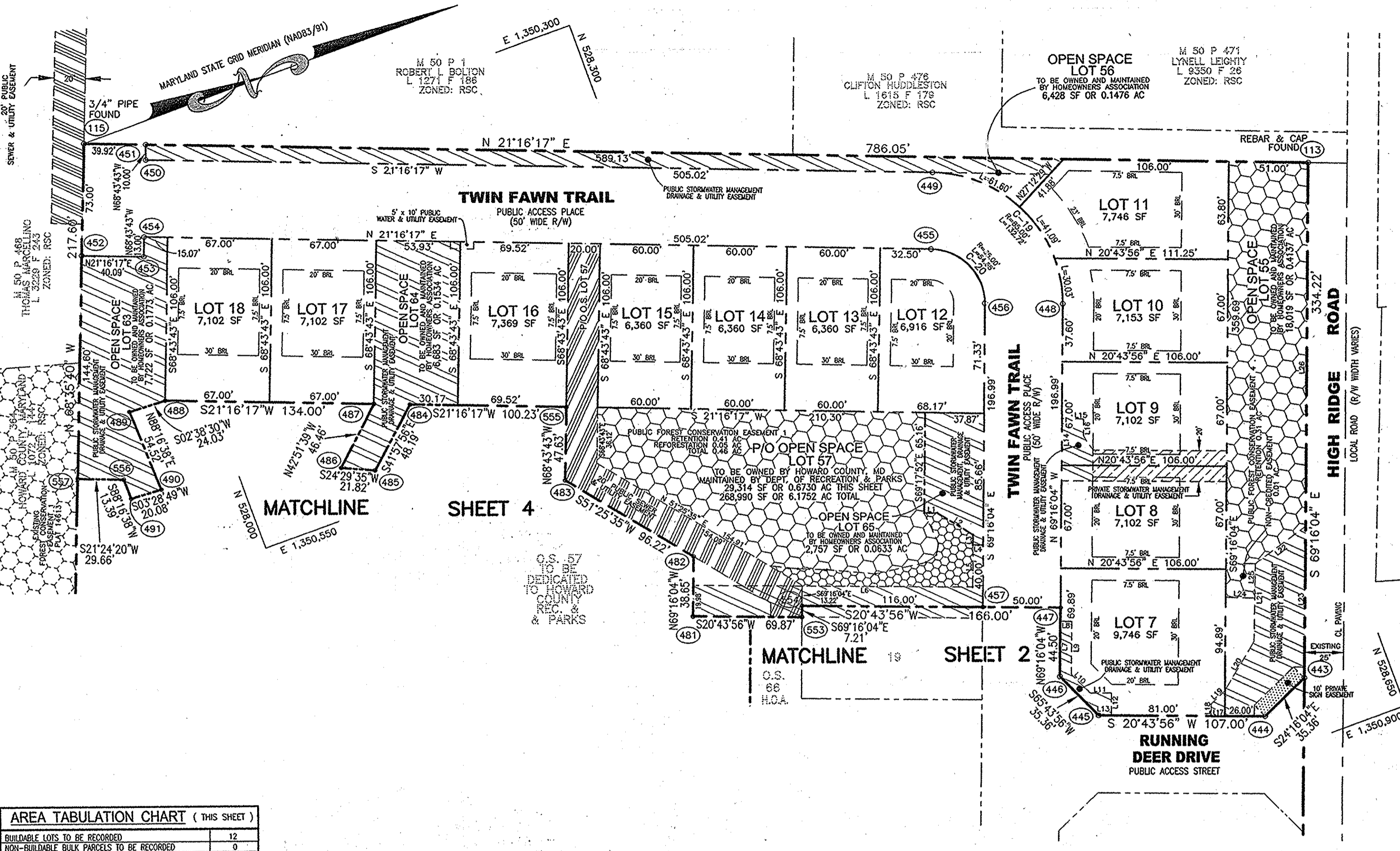
**LEGEND**

- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (PLAT 14613)
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION)
- EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT
- 20' PUBLIC SEWER & UTILITY EASEMENT
- PUBLIC STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT
- PRIVATE STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT
- 10' PRIVATE SIGN EASEMENT

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.

*Thomas M. Hoffman, Jr.* 9-03-13  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

*Edward W. Gold* 9/18/14  
 EDWARD W. GOLD, DIVISION PRESIDENT DATE



**AREA TABULATION CHART (THIS SHEET)**

BUILDABLE LOTS TO BE RECORDED	12
NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
OPEN SPACE LOTS TO BE RECORDED	5 & P/O 1
TOTAL LOTS AND PARCELS TO BE RECORDED	17 & P/O 1
AREA OF BUILDABLE LOTS TO BE RECORDED	1.9839 AC
AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
AREA OF OPEN SPACE LOTS TO BE RECORDED	1.6282 AC
AREA OF LOTS AND PARCELS TO BE RECORDED	3.6121 AC
AREA OF ROADWAY TO BE RECORDED	0.9804 AC
TOTAL AREA TO BE RECORDED	4.5925 AC

**OWNER / DEVELOPER**

BEAZER HOMES CORP.  
 8965 GUILFORD ROAD, #290  
 COLUMBIA, MARYLAND 21046  
 ATTN: MR. EDWARD W. GOLD, DIVISION PRESIDENT  
 410-381-3222

**OWNER'S CERTIFICATE**

BEAZER HOMES CORP., OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 16TH DAY OF SEPTEMBER, 2014.

*Edward W. Gold*  
 BEAZER HOMES CORP.  
 EDWARD W. GOLD, DIVISION PRESIDENT

*Thomas M. Hoffman, Jr.*  
 THOMAS M. HOFFMAN, JR.  
 PROPERTY LINE SURVEYOR

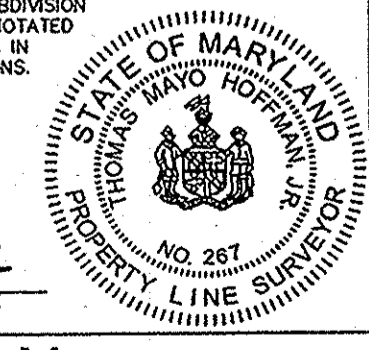
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM ARTHUR P. KRAESKI TO BEAZER HOMES CORP. BY DEED DATED 4/23/13, FOLIO 122 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 15237.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN 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, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2014.

*Thomas M. Hoffman, Jr.* 9-03-14  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267



**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET TEL: 410-461-7666  
 ELICOTT CITY, MD 21043 FAX: 410-461-8961

RECORDED AS PLAT No. 23550 ON 11/14/14  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF SUBDIVISION HIGH RIDGE MEADOWS SECTION ONE**

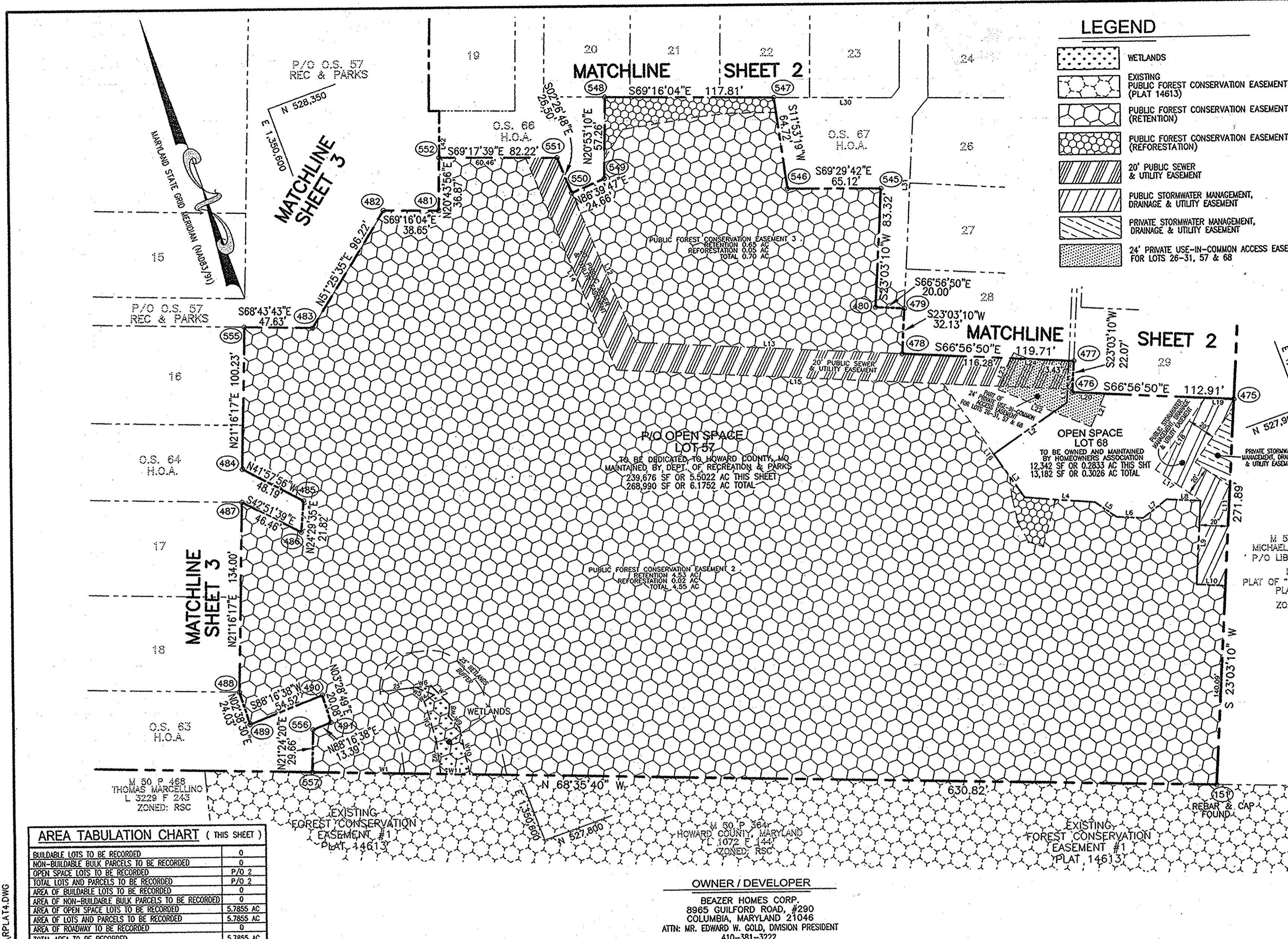
LOTS 1 - 54, OPEN SPACE LOTS 55 - 68 AND NON-BUILDABLE BULK PARCEL B  
 A SUBDIVISION OF THE 50 PAR 363 (L 745 F 648) AND A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A, "KRAESKI PROPERTY", PLAT 21191

DPZ REF'S: F-10-065, ECP-12-047, SP 13-007, WP-10-087, WP-13-080  
 ZONED: R-SC  
 TAX MAP 50, GRID 1, PARCELS 363 & P/O 542  
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'  
 GRAPHIC SCALE  
 SEPTEMBER 3, 2014

SHEET 3 OF 8  
 F-14-022

K:\PROJECTS\11-28\SURVEY\DWG\RECORD PLATS\PHASE 1\RPLA13.DWG



**LEGEND**

- WETLANDS
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (PLAT 14613)
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION)
- 20' PUBLIC SEWER & UTILITY EASEMENT
- PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 26-31, 57 & 68

**COORDINATE TABLE**

NO.	NORTH	EAST	NO.	NORTH	EAST
151	527671.9247	1351052.7125	488	527948.5810	1350436.3476
475	527922.1001	1351159.1781	490	527950.2200	1350490.8383
476	527986.3140	1351055.2831	491	527930.1742	1350489.6191
477	527986.6181	1351063.9237	545	528147.5568	1350980.5733
478	528033.4959	1350953.7890	546	528170.3686	1350919.5756
479	528063.0564	1350966.3488	547	528233.6973	1350932.9080
480	528070.8800	1350947.9459	548	528275.4025	1350822.7262
481	528241.5267	1350686.6029	549	528221.9029	1350802.3115
482	528255.2083	1350650.4572	550	528220.4675	1350777.6922
483	528195.2159	1350575.2349	551	528246.9399	1350776.5811
484	528119.0906	1350484.4898	552	528276.0092	1350699.6550
485	528063.2583	1350526.7143	555	528212.4943	1350530.6526
486	528063.4057	1350517.6699	556	527929.7715	1350476.2303
487	528097.4595	1350486.0686	557	527902.1534	1350465.4038
488	527972.5866	1350437.4554			

**OPEN SPACE LOT 68 LINE TABLE**

LINE	COURSE	LINE	COURSE
L1	S23°03'10"W 29.49'	L17	N34°47'04"W 38.20'
L2	S75°04'25"W 62.50'	L18	N54°53'27"E 61.30'
L3	S14°55'35"E 37.25'	L19	S66°56'50"E 20.00'
L4	S65°21'53"E 49.27'		
L5	S35°07'50"E 17.98'		
L6	S66°56'50"E 18.75'		
L7	N72°09'34"E 20.88'		
L8	S66°56'50"E 23.62'		
L9	S23°03'10"W 59.23'		
L10	S66°29'11"E 20.00'		
L11	N23°03'10"E 131.80'		

**24' PRIVATE USE-IN-COMMON ACCESS EASEMENT LINE TABLE**

LINE	COURSE	LINE	COURSE
L20	S66°56'50"E 22.80'		
L21	S42°33'36"W 25.16'		
L22	N47°26'24"W 70.00'		
L23	N42°33'36"E 23.77'		
L24	S66°56'50"E 40.21'		

**PUBLIC FOREST CONSERVATION EASEMENTS 2 & 3 LINE TABLE**

LINE	COURSE	LINE	COURSE
L12	S02°26'48"E 114.22'		
L13	S66°56'50"E 186.06'		
L14	S02°26'48"E 161.89'		
L15	S66°56'50"E 228.16'		
L16	S14°55'35"E 98.08'		

**WETLANDS LINE TABLE**

LINE	COURSE	LINE	COURSE
W1	S68°35'40"E 89.62'		
W2	N12°55'37"E 22.98'		
W3	N03°51'52"E 29.26'		
W4	N75°58'27"E 8.03'		
W5	N48°54'56"W 13.68'		
W6	S75°44'54"E 10.82'		
W7	S23°39'27"E 18.33'		
W8	S26°04'38"W 8.36'		
W9	S23°28'33"E 11.06'		
W10	S07°42'02"W 33.55'		
W11	N68°35'40"W 20.39'		

**AREA TABULATION CHART (THIS SHEET)**

BUILDABLE LOTS TO BE RECORDED	0
NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
OPEN SPACE LOTS TO BE RECORDED	P/O 2
TOTAL LOTS AND PARCELS TO BE RECORDED	P/O 2
AREA OF BUILDABLE LOTS TO BE RECORDED	0
AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
AREA OF OPEN SPACE LOTS TO BE RECORDED	5.7855 AC
AREA OF LOTS AND PARCELS TO BE RECORDED	5.7855 AC
AREA OF ROADWAY TO BE RECORDED	0
TOTAL AREA TO BE RECORDED	5.7855 AC

**OWNER / DEVELOPER**  
**BEAZER HOMES CORP.**  
 8965 GUILDFORD ROAD, #290  
 COLUMBIA, MARYLAND 21046  
 ATTN: MR. EDWARD W. GOLD, DIVISION PRESIDENT  
 410-381-3222

M 50 P 542  
 MICHAEL J. KRAESKI, ET AL  
 P/O LIBER 619, FOLIO 591  
 LOT 1  
 PLAY OF "KRAESKI PROPERTY"  
 PLAT 21191  
 ZONED: RSC

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 MARKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Thomas M. Hoffman, Jr.* 9-03-14  
 THOMAS M. HOFFMAN, JR.  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267  
 DATE

*Edward W. Gold* 9/14/14  
 BEAZER HOMES CORP.  
 EDWARD W. GOLD, DIVISION PRESIDENT  
 DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT.

*Maureen Roseman* 10/24/14  
 HOWARD COUNTY HEALTH OFFICER  
 H.O. 2 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
 AND ZONING

*Chad Edinger* 11-7-14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE

*Karl Sanderson* 11-13-14  
 DIRECTOR  
 DATE

**OWNER'S CERTIFICATE**

BEAZER HOMES CORP., OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF BUILDINGS OR DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 10TH DAY OF SEPTEMBER, 2014.

*Edward W. Gold*  
 BEAZER HOMES CORP.  
 EDWARD W. GOLD, DIVISION PRESIDENT

*Thomas M. Hoffman, Jr.*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM ARTHUR P. KRAESKI TO BEAZER HOMES CORP. BY DEED DATED 08/13/14, 2014 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 619, FOLIO 591.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN 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, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2014.

*Thomas M. Hoffman, Jr.* 9-03-14  
 THOMAS M. HOFFMAN, JR.  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267  
 DATE

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET  
 ELLICOTT CITY, MD 21043 TEL: 410-461-7666  
 FAX: 410-461-8961

RECORDED AS PLAT NO. 23051 ON 11/14/14  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF SUBDIVISION**  
**HIGH RIDGE MEADOWS**  
 SECTION ONE  
 LOTS 1-54; OPEN SPACE LOTS 55-68  
 AND NON-BUILDABLE BULK PARCEL B

A SUBDIVISION OF M 50 PAR 363 (L 745 F 648) AND A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A, "KRAESKI PROPERTY", PLAT 21191

DPZ REF'S: F-10-065, ECP-12-047, SP 13-007, WP-10-087, WP-13-080  
 ZONED: R-SC  
 TAX MAP 50, GRID 1, PARCELS 363 & P/O 542  
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'  
 GRAPHIC SCALE  
 SEPTEMBER 3, 2014

SHEET 4 OF 8  
 F-14-022

K:\PROJECTS\11-28\SURVEY\DWG\RECORD PLATS\PHASE 1\PLAT4.DWG

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-2	475.00'	189.04'	22°48'11"	95.79'	N37°23'43"W 187.80'
C-21	435.00'	72.76'	9°35'01"	36.47'	N64°47'40"W 72.68'
C-22	515.00'	298.41'	33°11'56"	153.52'	N41°41'07"W 294.25'
C-23	85.00'	136.58'	92°03'47"	88.12'	N23°14'10"W 122.35'
C-24	35.00'	56.24'	92°03'47"	36.28'	S23°14'10"E 50.38'

PRIVATE STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT LINE TABLE		
LINE	COURSE	LENGTH
L1	N20°43'56"E	20.00'
L2	S69°16'04"E	30.41'
L3	S69°16'04"E	25.99'
L4	N89°05'59"E	58.00'
L5	S20°06'38"W	38.87'
L6	S38°14'18"E	75.98'

PUBLIC STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT LINE TABLE		
LINE	COURSE	LENGTH
L7	S31°08'32"W	99.54'
L8	S66°26'15"E	64.19'
L9	S44°41'57"E	24.05'
L10	S0°35'34"W	26.77'
L11	S89°23'26"E	119.32'
L12	N20°43'56"E	41.81'
L13	S69°16'04"E	126.29'
L14	S69°34'39"E	88.45'
L15	N20°43'56"E	9.43'
L16	S69°16'04"E	35.53'
L17	N65°53'14"E	39.42'
L18	S20°43'56"W	7.21'
L19	S24°16'04"E	22.85'
L20	S08°05'25"E	24.04'
L21	S69°16'04"E	3.60'
L22	N20°43'56"E	19.43'

PUBLIC SEWER & UTILITY EASEMENT LINE TABLE		
LINE	COURSE	LENGTH
L23	N22°47'43"E	7.13'
L24	S28°06'00"E	65.91'
L25	N69°16'04"W	14.89'

AREA TABULATION CHART ( THIS SHEET )	
BUILDABLE LOTS TO BE RECORDED	17
NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
OPEN SPACE LOTS TO BE RECORDED	1
TOTAL LOTS AND PARCELS TO BE RECORDED	18
AREA OF BUILDABLE LOTS TO BE RECORDED	2,802.5 AC
AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.4656 AC
AREA OF LOTS AND PARCELS TO BE RECORDED	3,268.1 AC
AREA OF ROADWAY TO BE RECORDED	1.6435 AC
TOTAL AREA TO BE RECORDED	4,912.6 AC

COORDINATE TABLE					
NO.	NORTH	EAST	NO.	NORTH	EAST
152	528804.8457	1350954.4788	432	528055.9528	1351159.0446
153	528935.8856	1350887.5238	433	528025.1200	1351146.0866
154	528878.1636	1350920.0205	434	528843.6030	1351069.8011
155	528727.3625	1350905.9685	435	528731.1747	1351118.0719
419	528681.6195	1351390.2349	436	528634.8573	1351372.5348
420	528689.1226	1351370.4122	437	528602.6261	1351387.0658
421	528721.0200	1351356.7171	438	528486.3786	1351346.8498
423	528922.0697	1351441.2115	439	528479.0426	1351308.1178
424	528941.4418	1351395.1168	440	528524.0220	1351187.3163
425	528900.5924	1351377.9492	441	528554.9727	1351121.5595
426	528738.7316	1351309.9246	442	528774.7208	1350925.8718
427	528724.5343	1351276.8574	492	529066.1888	1351048.3658
428	528777.9369	1351155.7720	493	528943.9097	1351281.1734
429	528824.2309	1351115.8958	494	528941.6612	1351280.2284
430	528984.9785	1351183.4626	495	528437.1843	1351292.5322
431	529036.5807	1351205.1393			

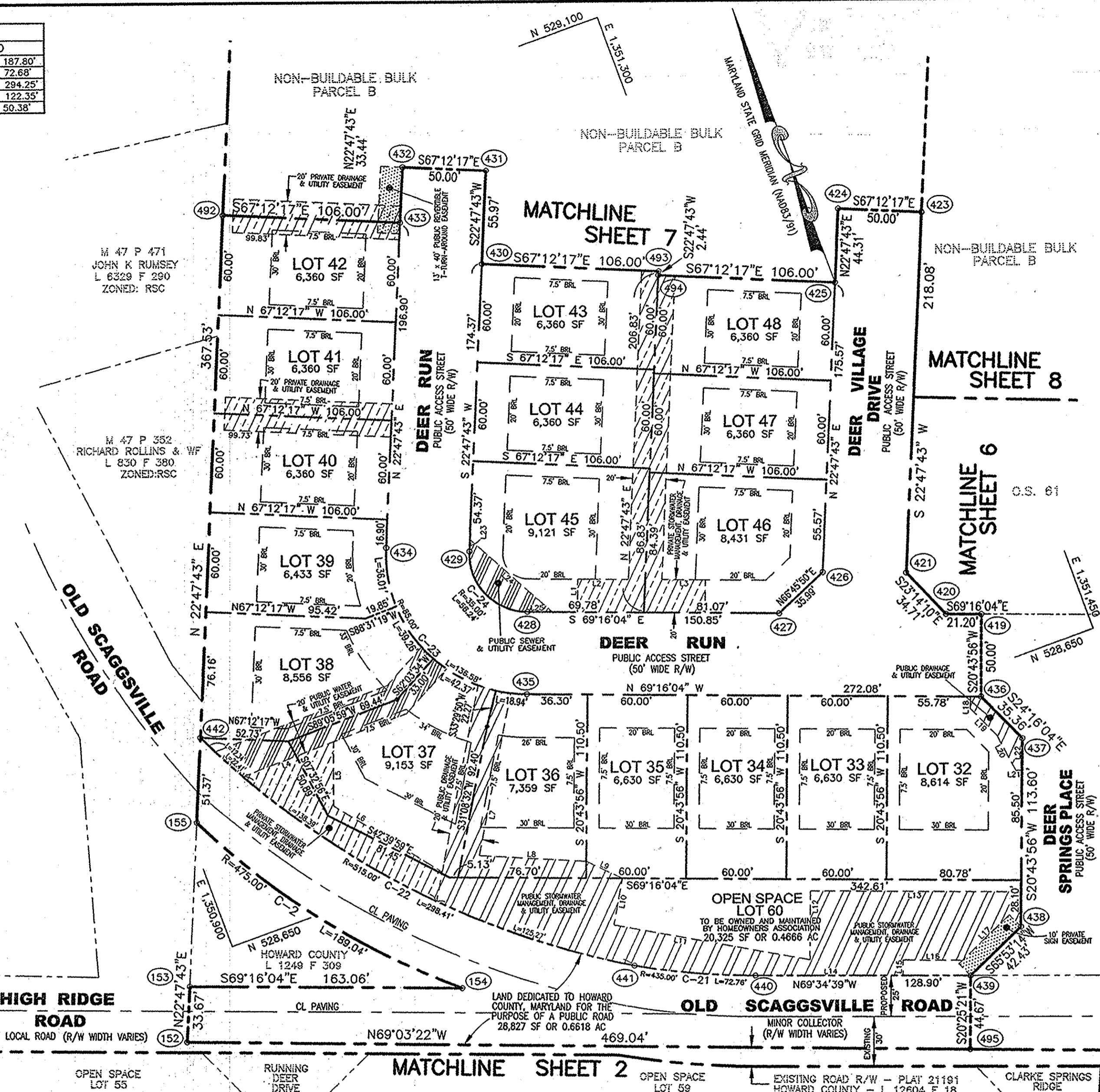
**LEGEND**

- PUBLIC STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT
- 20' PUBLIC DRAINAGE & UTILITY EASEMENT
- PUBLIC DRAINAGE & UTILITY EASEMENT
- PRIVATE STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT
- 20' PRIVATE DRAINAGE & UTILITY EASEMENT
- PUBLIC SEWER & UTILITY EASEMENT
- 20' PUBLIC WATER & UTILITY EASEMENT
- 13' x 40' PUBLIC REVERSIBLE T-TURN AROUND EASEMENT
- 10' PRIVATE SIGN EASEMENT

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.

*Thomas M. Hoffmann* 9.03.14  
 THOMAS M. HOFFMANN, JR.  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267  
 DATE 9/18/14  
 BEAZER HOMES CORP.  
 EDWARD W. GOLD, DIVISION PRESIDENT

**OWNER / DEVELOPER**  
 BEAZER HOMES CORP.  
 8965 GUILFORD ROAD, #290  
 COLUMBIA, MARYLAND 21046  
 ATTN: MR. EDWARD W. GOLD, DIVISION PRESIDENT  
 410-381-3222



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT.

*B. Wilson for Maura Reisman* 10/24/14  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Edman* 11-7-14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kat Staudacher* 11-13-14  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

BEAZER HOMES CORP., OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, PLANS, STORM DRAINAGE FACILITIES AND OPEN SPACES WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 10TH DAY OF SEPTEMBER, 2014.

*[Signature]*  
 BEAZER HOMES CORP.  
 EDWARD W. GOLD, DIVISION PRESIDENT

*[Signature]*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM ARTHUR P. KRAESKI TO BEAZER HOMES CORP. BY DEED DATED August 28, 2014 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 2327, FOLIO 129.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN 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, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2016.

*Thomas M. Hoffmann* 9.03.14  
 THOMAS M. HOFFMANN, JR.  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267  
 DATE

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410-461-7666 FAX: 410-461-8991

RECORDED AS PLAT No. 23052 ON 11/24/14  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF SUBDIVISION  
 HIGH RIDGE MEADOWS  
 SECTION ONE**

LOTS 1 - 54, OPEN SPACE LOTS 55 - 68  
 AND NON-BUILDABLE BULK PARCEL B  
 A SUBDIVISION OF TM 50 PAR 363 (L 745 F 648) AND A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A, 'KRAESKI PROPERTY', PLAT 21191  
 DPZ REF'S: F-10-065, ECP-12-047, SP 13-007, WP-10-087, WP-13-080  
 ZONED: R-SC  
 TAX MAP 50, GRID 1, PARCELS 363 & P/O 542  
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 50'  
 GRAPHIC SCALE  
 SEPTEMBER 3, 2014  
 SHEET 5 OF 8  
 F-14-022






K:\PROJECTS\11-28\SURVEY\DWG\RECORD PLATS\PHASE 1\PLATS.DWG

COORDINATE TABLE					
NO.	NORTH	EAST	NO.	NORTH	EAST
156	528283.7518	1351693.4094	415	528270.0090	1351647.1902
400	528277.4572	1351495.4164	416	528273.7091	1351600.4279
401	528328.3827	1351712.7460	417	528842.4392	1351584.3671
402	528440.6288	1351411.2865	418	528627.9081	1351532.1359
403	528479.1542	1351383.7921	419	528881.6195	1351390.2349
404	528584.9260	1351433.8281	420	528669.1226	1351370.4122
405	528599.4571	1351466.0592	421	528721.0200	1351356.7171
406	528536.7387	1351631.7560	422	528818.5260	1351397.6956
407	528524.5805	1351627.1540	436	528634.8573	1351372.5348
408	528510.4205	1351684.5638	437	528602.6261	1351387.0658
409	528581.4991	1351691.4679	438	528496.3786	1351346.8498
410	528583.8349	1351685.2969	439	528479.0426	1351308.1178
411	528595.6591	1351654.0582	495	528437.1843	1351292.5322
412	528583.5010	1351648.4561	496	528559.3269	1351812.8042
413	528592.5079	1351625.6604	558	528601.2232	1351702.1177
414	528624.7391	1351611.1293			

PUBLIC STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT LINE TABLE	
LINE	COURSE
L1	S69°16'04"E 121.48'
L2	N69°16'04"W 30.25'
L3	N58°29'09"E 48.78'
L4	N49°35'51"E 52.58'
L5	S20°43'56"W 89.61'
L6	N20°43'56"E 4.99'
L7	S69°16'04"E 75.50'
L8	S20°43'56"W 56.68'
L9	N69°34'39"W 31.40'
L10	S20°43'56"W 108.39'
L11	S40°52'46"E 80.14'

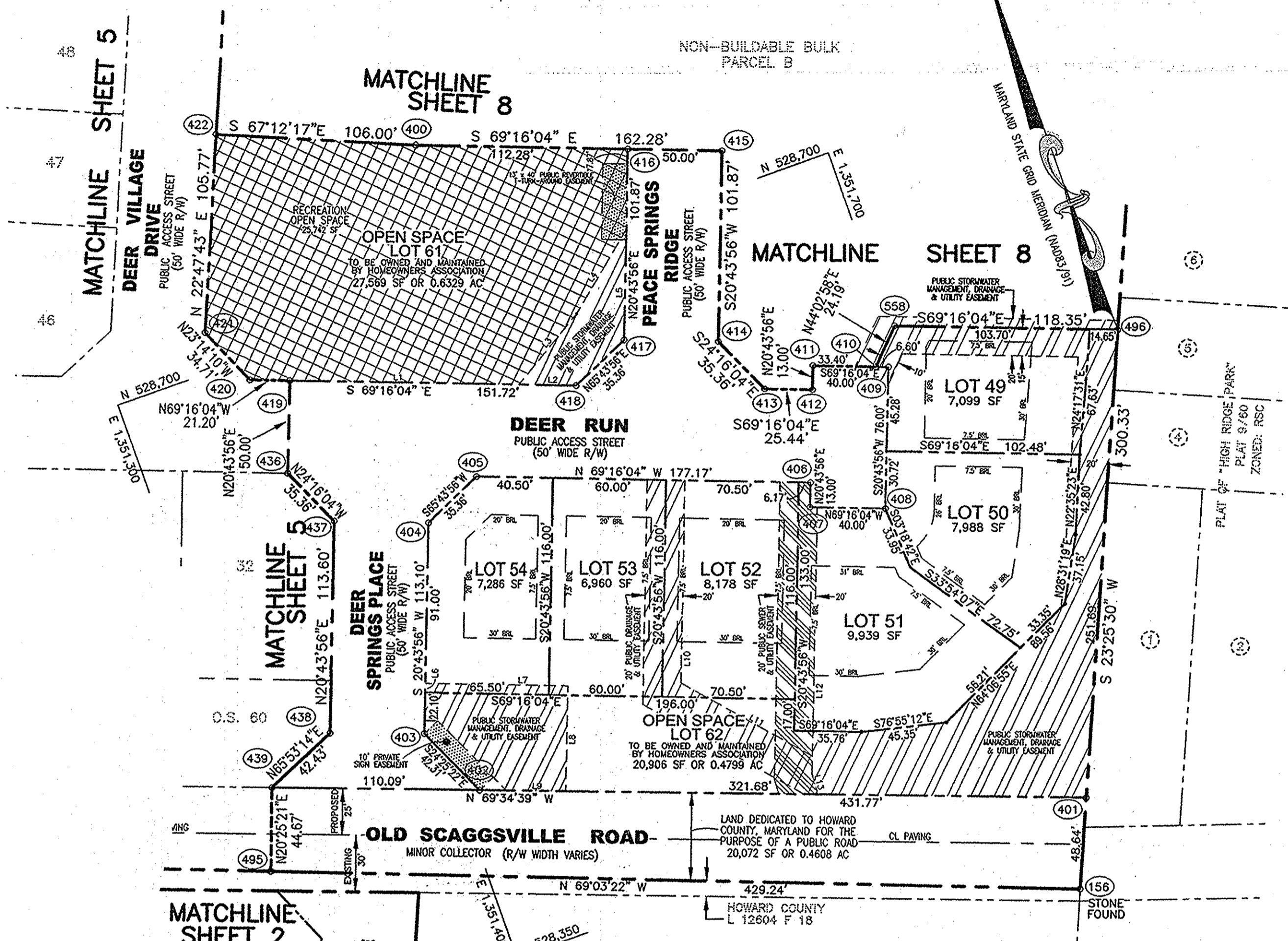
20' PUBLIC SEWER & UTILITY EASEMENT LINE TABLE	
LINE	COURSE
L12	S20°43'56"W 142.90'
L13	S0°14'54"W 11.53'

**LEGEND**

-  PUBLIC STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT
-  20' PUBLIC DRAINAGE & UTILITY EASEMENT
-  PUBLIC SEWER & UTILITY EASEMENT
-  13' x 40' PUBLIC REVERTIBLE T-TURN AROUND EASEMENT
-  10' PRIVATE SIGN EASEMENT
-  RECREATION OPEN SPACE

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.

*Thomas M. Hoffmann* 9.03.14  
 THOMAS M. HOFFMANN, JR.  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267  
 DATE  
*Edward W. Gold* 9/18/14  
 BEAZER HOMES CORP.  
 EDWARD W. GOLD, DIVISION PRESIDENT  
 DATE



AREA TABULATION CHART (THIS SHEET)	
BUILDABLE LOTS TO BE RECORDED	6
NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
OPEN SPACE LOTS TO BE RECORDED	2
TOTAL LOTS AND PARCELS TO BE RECORDED	8
AREA OF BUILDABLE LOTS TO BE RECORDED	1.0893 AC
AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
AREA OF OPEN SPACE LOTS TO BE RECORDED	1.1128 AC
AREA OF LOTS AND PARCELS TO BE RECORDED	2.2021 AC
AREA OF ROADWAY TO BE RECORDED	1.2367 AC
TOTAL AREA TO BE RECORDED	3.4388 AC

O.S. 59 HOA  
 CLARKE SPRINGS RIDGE PUBLIC ACCESS STREET (50' WIDE R/W)  
 DEER RUN PUBLIC ACCESS STREET (50' WIDE R/W)  
 DEER SPRINGS PLACE PUBLIC ACCESS STREET (50' WIDE R/W)  
 DEER VILLAGE DRIVE PUBLIC ACCESS STREET (50' WIDE R/W)  
 PEACE RIDGE PUBLIC ACCESS STREET (50' WIDE R/W)  
 HIGH RIDGE PARK PLAT # 900 ZONED: RSC  
 LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD 20,072 SF OR 0.4608 AC  
 HOWARD COUNTY L 12604 F 18  
 M 50 P 542  
 MICHAEL J. KRAESKI, ET AL  
 P/O LIBER 619, FOLIO 591  
 LOT 1  
 PLAT OF "KRAESKI PROPERTY"  
 PLAT 21191  
 ZONED: RSC  
 OWNER / DEVELOPER  
 BEAZER HOMES CORP.  
 8965 GUILFORD ROAD, #290  
 COLUMBIA, MARYLAND 21046  
 ATTN: MR. EDWARD W. GOLD, DIVISION PRESIDENT  
 410-381-3222

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT.

*Rafiqan for Mauna Roseman* 10/24/14  
 HOWARD COUNTY HEALTH OFFICER  
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Clark* 11-7-14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE  
*Robert H. Vogel* 11-3-14  
 DIRECTOR  
 DATE

**OWNER'S CERTIFICATE**

BEAZER HOMES CORP., OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 10TH DAY OF SEPTEMBER, 2014.  
*Edward W. Gold*  
 BEAZER HOMES CORP.  
 EDWARD W. GOLD, DIVISION PRESIDENT  
 WITNESS  
*Thomas M. Hoffmann, Jr.*

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM ARTHUR P. KRAESKI TO BEAZER HOMES CORP. BY DEED DATED August 15, 2014 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 15232, FOLIO 129  
 I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN 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, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2016.

*Thomas M. Hoffmann, Jr.* 9.03.14  
 THOMAS M. HOFFMANN, JR.  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267  
 DATE



**ROBERT H. VOGEL**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET  
 ELLICOTT CITY, MD 21043 FAX: 410-461-2969

RECORDED AS PLAT No. 23053 ON 11/14/14  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**HIGH RIDGE MEADOWS SECTION ONE**

LOTS 1 - 54, OPEN SPACE LOTS 55 - 68 AND NON-BUILDABLE BULK PARCEL B  
 A SUBDIVISION OF TM 50 PAR 363 (L 745 F 648) AND A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A, "KRAESKI PROPERTY", PLAT 21191

DPZ REF'S: F-10-065, ECP-12-047, SP 13-007, WP-10-087, WP-13-080  
 ZONED: R-SC  
 TAX MAP 50, GRID 1, PARCELS 363 & P/O 542  
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'  
 GRAPHIC SCALE  
 SEPTEMBER 3, 2014  
 SHEET 6 OF 8  
 F-14-022

K:\PROJECTS\11-28\SURVEY\DWG\RECORD PLATS\PHASE 1\PLAT6.DWG

COORDINATE TABLE					
NO.	NORTH	EAST	NO.	NORTH	EAST
131	529503.4582	1351232.1353	493	528943.9097	1351281.1734
423	528922.0697	1351441.2115	494	528941.6612	1351280.2284
424	528941.4418	1351395.1168	497	529406.0454	1351646.6363
426	528900.5924	1351377.9492	498	528247.4245	1351579.9733
430	528984.9785	1351183.4526	499	528233.7385	1351612.5383
431	529036.5807	1351205.1393	500	528187.6438	1351593.1662
432	529055.9528	1351159.0446	501	529192.4011	1351581.8465
433	529025.1200	1351146.0866	502	529179.0061	1351549.1932
492	529066.1888	1351048.3658			

PUBLIC FOREST CONSERVATION EASEMENT 58 LINE TABLE	
LINE	COURSE
L1	S76°46'29"E 53.51'
L2	S26°43'09"W 39.79'
L3	N70°29'29"W 47.04'
L4	N13°13'31"E 34.90'

20' PRIVATE DRAINAGE & UTILITY EASEMENT LINE TABLE	
LINE	COURSE
L5	N67°12'17"W 99.83'

**LEGEND**

- PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION)
- 20' PRIVATE DRAINAGE & UTILITY EASEMENT
- 13' x 40' PUBLIC REVERSIBLE T-TURN-AROUND EASEMENT

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.

*Thomas M. Hoffman, Jr.* 9.03.14 DATE  
 THOMAS M. HOFFMAN, JR. NO REG. NO. 267  
 PROPERTY LINE SURVEYOR  
*Edward W. Gold* 9/18/14 DATE  
 EDWARD W. GOLD, DIVISION PRESIDENT

**OWNER / DEVELOPER**  
 BEAZER HOMES CORP.  
 8965 GUILFORD ROAD, #290  
 COLUMBIA, MARYLAND 21046  
 ATTN: MR. EDWARD W. GOLD, DIVISION PRESIDENT  
 410-381-3222

AREA TABULATION CHART ( THIS SHEET )	
BUILDABLE LOTS TO BE RECORDED	0
NON-BUILDABLE BULK PARCELS TO BE RECORDED	P/O 1
OPEN SPACE LOTS TO BE RECORDED	0
TOTAL LOTS AND PARCELS TO BE RECORDED	P/O 1
AREA OF BUILDABLE LOTS TO BE RECORDED	0
AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	5.0019 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	0
AREA OF LOTS AND PARCELS TO BE RECORDED	5.0019 AC
AREA OF ROADWAY TO BE RECORDED	0
TOTAL AREA TO BE RECORDED	5.0019 AC

K:\PROJECTS\11-28\SURVEY\DWG\RECORD PLATS\PHASE 1\PLAT7.DWG

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT.

*William for Maurice Rossman* 10/24/14  
 HOWARD COUNTY HEALTH OFFICER *W.D.* DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
 AND ZONING

*Ed Gold* 11-7-14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION *EG* DATE

*Karl S. Devol* 11-13-14  
 DIRECTOR *KSD* DATE

**OWNER'S CERTIFICATE**

BEAZER HOMES CORP., OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 18TH DAY OF SEPTEMBER 2014.

*Edward W. Gold*  
 BEAZER HOMES CORP.  
 EDWARD W. GOLD, DIVISION PRESIDENT

*Thomas M. Hoffman, Jr.*  
 WITNESS

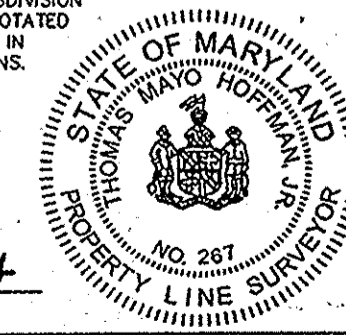
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM ARTHUR P. KRAESKI TO BEAZER HOMES CORP. BY DEED DATED August 13, 2014 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 25287, FOLIO 229.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN 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, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2016.

*Thomas M. Hoffman, Jr.* 9.03.14  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267



**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET TEL: 410.461.7666  
 ELLICOTT CITY, MD 21043 FAX: 410.461.8966

RECORDED AS PLAT No. 23054 ON 11/14/14  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF SUBDIVISION  
 HIGH RIDGE MEADOWS  
 SECTION ONE**

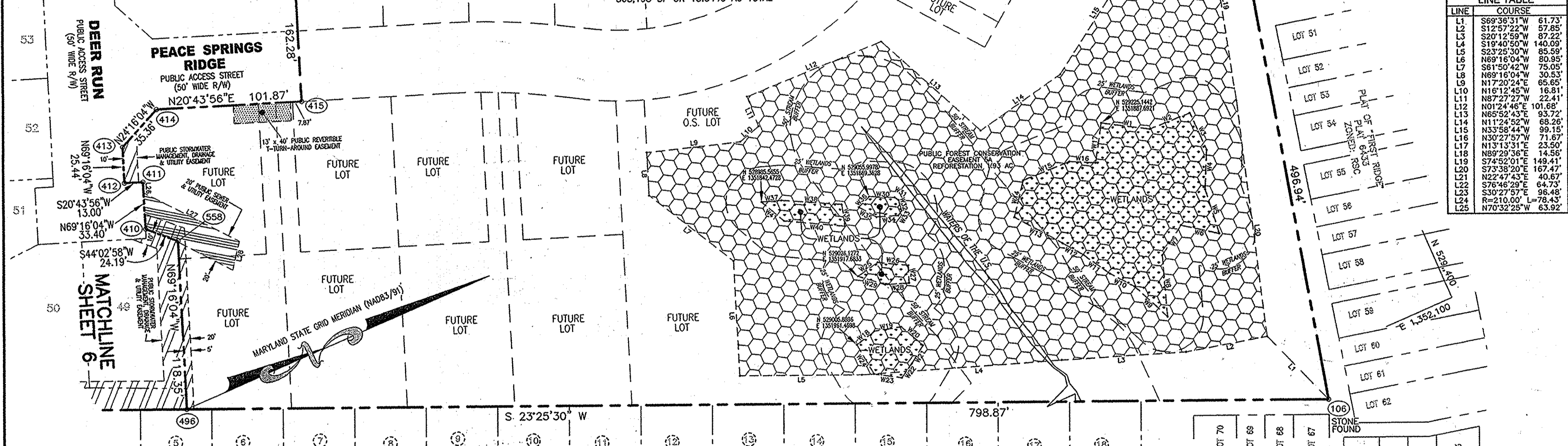
LOTS 1 - 54, OPEN SPACE LOTS 55 - 68  
 AND NON-BUILDABLE BULK PARCEL B  
 A SUBDIVISION OF TM 50 PAR 363 (L 745 F 648) AND A RESUBDIVISION  
 OF NON-BUILDABLE BULK PARCEL A, "KRAESKI PROPERTY", PLAT 21191

DPZ REF'S: F-10-065, ECP-12-047, SR-13-007, WP-10-087, WP-13-080  
 ZONED: R-SC  
 TAX MAP 50, GRID 1, PARCELS 363 & P/O 542  
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'  
 GRAPHIC SCALE  
 SEPTEMBER 3, 2014

LINE	COURSE
W1	N31°00'29"E 34.32'
W2	N02°06'46"E 30.18'
W3	N89°09'09"E 28.27'
W4	S64°14'05"E 27.99'
W5	S33°45'50"E 32.87'
W6	S36°02'47"W 27.60'
W7	S34°29'49"E 24.71'
W8	S71°10'29"E 43.38'
W9	S86°19'12"W 31.46'
W10	S51°40'08"W 19.50'
W11	S59°20'41"W 22.81'
W12	S53°08'28"W 16.76'
W13	S52°13'33"W 38.43'
W14	N52°45'05"W 27.03'
W15	N01°44'09"E 34.86'
W16	N26°26'59"E 18.42'
W17	N58°30'57"W 28.11'
W18	N14°07'56"W 15.70'
W19	N14°35'31"E 18.94'
W20	N64°26'01"E 19.97'
W21	S35°19'25"E 14.87'
W22	S31°28'08"E 12.35'
W23	S31°44'27"W 19.72'
W24	S83°21'24"W 23.77'
W25	N11°56'13"W 16.93'
W26	N69°28'00"E 21.49'
W27	S68°56'06"E 12.49'
W28	S20°00'00"W 16.73'
W29	S40°48'11"W 19.91'
W30	N26°05'23"E 17.77'
W31	N56°01'54"E 13.20'
W32	S81°48'09"E 7.98'
W33	S31°51'50"E 4.20'
W34	S20°00'00"W 15.31'
W35	S53°26'33"W 14.11'
W36	N22°17'25"W 10.51'
W37	N19°00'58"E 13.67'
W38	N27°38'17"E 42.54'
W39	S74°19'38"E 15.60'
W40	S28°50'46"W 42.91'
W41	S64°32'55"W 20.49'

PUBLIC SEWER & UTILITY EASEMENT LINE TABLE				COORDINATE TABLE		
LINE	COURSE	NO.	NORTH	EAST		
L26	S69°16'04"E 7.63'	108	529292.3566	135130.3938		
L27	N50°59'15"E 75.37'	400	528777.4572	1351495.4164		
L28	S53°39'20"E 20.67'	410	528583.8349	1351685.2869		
411		528595.6591	1351654.0582			
412		528593.5010	1351649.4561			
413		528592.5079	1351625.6604			
414		528624.7391	1351611.1293			
415		528720.0090	1351647.1902			
422		528818.5260	1351397.6956			
496		528559.3269	1351812.8042			
497		529406.0454	1351646.6363			
498		529247.4245	135179.9733			
499		529233.7385	1351612.5383			
500		529187.6438	1351593.1662			
501		529192.4011	1351581.8465			
502		529179.0061	1351549.1932			
558		528601.2232	1351702.1177			



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.

*Thomas M. Hoffmann* 9.03.14 DATE  
 THOMAS M. HOFFMANN, JR. PROPERTY LINE SURVEYOR, MD REG. NO. 267  
*Edward W. Gold* 9/12/14 DATE  
 EDWARD W. GOLD, DIVISION PRESIDENT

PUBLIC FOREST CONSERVATION EASEMENTS 5A & 5B LINE TABLE		
LINE	COURSE	
L1	S69°36'31"W 61.73'	
L2	S12°57'22"W 57.85'	
L3	S20°12'59"W 87.22'	
L4	S19°40'50"W 140.09'	
L5	S23°25'30"W 85.59'	
L6	N69°16'04"W 80.95'	
L7	S81°50'42"W 75.05'	
L8	N69°16'04"W 30.53'	
L9	N17°20'24"E 65.65'	
L10	N16°12'45"W 16.81'	
L11	N87°27'27"W 22.41'	
L12	N01°24'46"E 101.68'	
L13	N65°52'43"E 93.72'	
L14	N11°24'52"W 68.26'	
L15	N33°58'44"W 99.15'	
L16	N30°27'57"W 71.67'	
L17	N13°13'31"E 23.50'	
L18	N89°29'36"E 14.58'	
L19	S74°52'01"E 149.41'	
L20	S73°38'20"E 167.47'	
L21	N22°47'43"E 40.67'	
L22	S76°46'29"E 64.73'	
L23	S30°27'57"E 96.48'	
L24	R=210.00' L=78.43'	
L25	N70°32'25"W 63.92'	

AREA TABULATION CHART (THIS SHEET)	
BUILDABLE LOTS TO BE RECORDED	0
NON-BUILDABLE BULK PARCELS TO BE RECORDED	P/O 1
OPEN SPACE LOTS TO BE RECORDED	0
TOTAL LOTS AND PARCELS TO BE RECORDED	P/O 1
AREA OF BUILDABLE LOTS TO BE RECORDED	0
AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	7.9914 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	0
AREA OF LOTS AND PARCELS TO BE RECORDED	7.9914 AC
AREA OF ROADWAY TO BE RECORDED	0
TOTAL AREA TO BE RECORDED	7.9914 AC

**OWNER / DEVELOPER**  
 BEAZER HOMES CORP.  
 8965 GUILFORD ROAD, #290  
 COLUMBIA, MARYLAND 21046  
 ATTN: MR. EDWARD W. GOLD, DIVISION PRESIDENT  
 410-381-3222

**LEGEND**

- PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION)
- PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION)
- PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- 13' x 40' PUBLIC REVERTIBLE T-TURN-AROUND EASEMENT
- 20' PUBLIC SEWER & UTILITY EASEMENT

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT.

*Maureen Rossman* 10/24/14  
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Edwards* 11-7-14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Robert H. Vogel* 11-13-14  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

BEAZER HOMES CORP., OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 18TH DAY OF SEPTEMBER, 2014.

*Edward W. Gold*  
 BEAZER HOMES CORP.  
 EDWARD W. GOLD, DIVISION PRESIDENT

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM ARTHUR P. KRAESKI TO BEAZER HOMES CORP. BY DEED DATED AUGUST 13, 2014, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 15737, FOLIO 129.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN 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, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2016.

*Thomas M. Hoffmann, Jr.* 9.03.14 DATE  
 THOMAS M. HOFFMANN, JR.  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8400 MAIN STREET TEL: 410.481.2666  
 ELLICOTT CITY, MD 21043 FAX: 410.481.8921

RECORDED AS PLAT No. **23055** ON **11/14/14**  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF SUBDIVISION**  
**HIGH RIDGE MEADOWS**  
**SECTION ONE**  
 LOTS 1 - 54, OPEN SPACE LOTS 55 - 68  
 AND NON-BUILDABLE BULK PARCEL B  
 A SUBDIVISION OF TM 50 PAR 363 (L 745 F 648) AND A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A, "KRAESKI PROPERTY", PLAT 21191

DPZ REF'S: F-10-065, ECP-12-047, SP 13-007, WP-10-087, WP-13-080  
 ZONED: R-SC  
 TAX MAP 50, GRID 1, PARCELS 363 & P/O 542  
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'  
 GRAPHIC SCALE  
 50' 0 50' 100' 150'  
 SEPTEMBER 3, 2014  
 SHEET 8 OF 8  
 F-14-022

K:\PROJECTS\11-28\SURVEY\DWG\RECORD PLATS\PHASE 1\PLAT8.DWG