

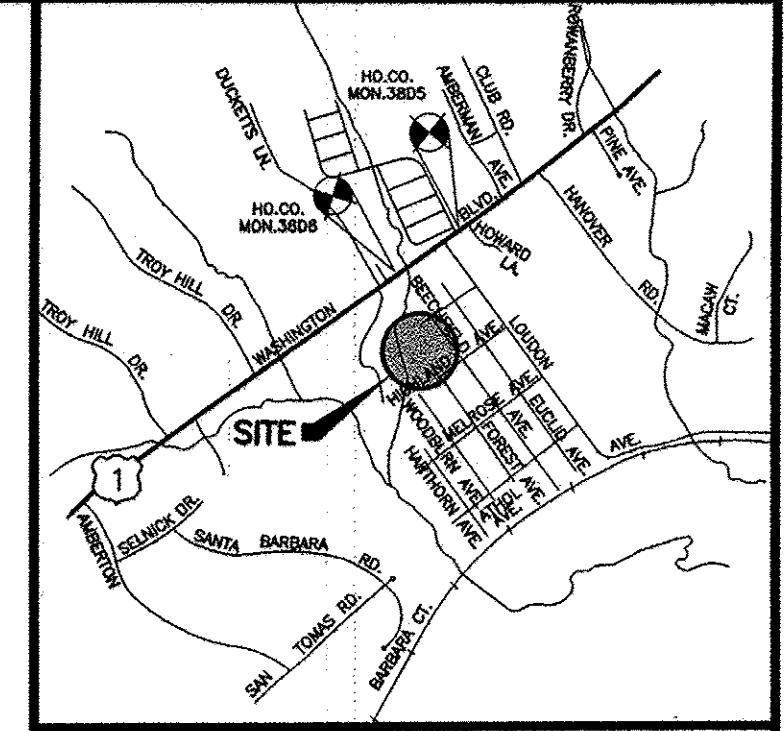
COORDINATES LIST		
POINT	NORTH	EAST
1	556829.7903	1385827.9034
2	556901.5899	1385924.0534
3	556781.4024	1386013.8029
4	556709.6028	1385917.6529
5	557089.5599	1385583.9994
6	556685.6696	1385885.6029
7	556613.8700	1385789.4530
8	556653.9325	1385759.5365
9	556579.0769	1385659.2941
10	556608.5940	1385657.0060
11	556800.9279	1385598.0287
12	556865.6870	1385583.4936
13	556957.8392	1385514.6969
14	557051.0629	1385563.7450
15	557032.3037	1385626.7553

I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108 THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH. THIS SURVEY WAS PREPARED BY ME PERSONALLY, OR UNDER MY RESPONSIBLE CHARGE, AND THE SURVEY WORK REFLECTED IN IT ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION .12 OF CHAPTER 6 OF THE MINIMUM STANDARDS OF PRACTICE OF MARYLAND.

MEADOWLARK, LLC
BY MARK S. PRITCHETT, MANAGING MEMBER
Mark S. Pritchett
MARK S. PRITCHETT, MANAGING MEMBER
Mark S. Pritchett
D. DARRIN KIRK, MD. NO. 21543

9/29/17
DATE

10/4/17
DATE



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

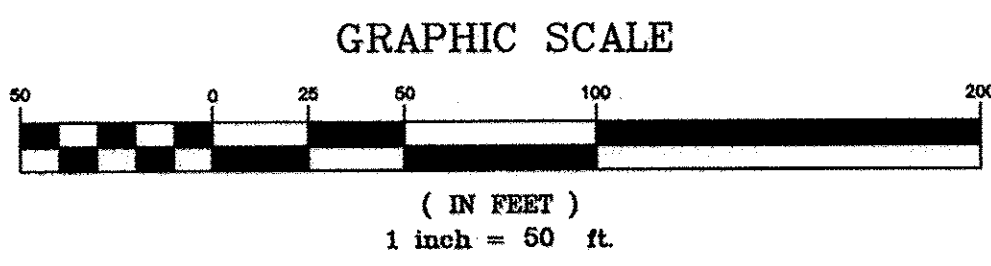
- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETIC CONTROL STATIONS Nos. 38D5 AND 38D6.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST, 2002 BY PATTON HARRIS RUST & ASSOCIATES.
- THE SUBJECT PROPERTY IS ZONED R-12 AS PER OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATIONS.
- THERE ARE NO VISIBLE SIGNS OF CEMETERIES WITHIN THE SUBJECT PROPERTY.
- THE WETLANDS DELINEATION WAS TAKEN FROM SDP-01-93.
- THIS SUBDIVISION IS EXEMPT FROM FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vii) OF THE SUBDIVISION REGULATIONS SINCE IT IS A PLAT OF REVISION.
- THIS PROJECT IS EXEMPT FROM THE 35' ENVIRONMENTAL SETBACK REQUIREMENT SINCE IT HAD A PRELIMINARY PLAN AND PLAT RECORDATION PRIOR TO 1993. HOWEVER, ENVIRONMENTAL BUFFERS AND RESTRICTIONS DO NOT APPLY TO THIS PROJECT BECAUSE THESE LOTS PRE-DATE THOSE REGULATIONS. ANY IMPACT TO THESE PROTECTED AREAS FOR THE CONSTRUCTION OF HOMES WILL BE CONSIDERED ESSENTIAL, PROVIDED THAT THOSE IMPACTS ARE MINIMIZED.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR STORM DRAINAGE, OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH LOTS 683 THRU 688 AND LOTS 704 THRU 720, ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS, INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	0
NON-BUILDABLE LOTS	20
OPEN SPACE (NON-BUILDABLE)	2
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	0
NON-BUILDABLE LOTS	1.3783 AC.±
OPEN SPACE (NON-BUILDABLE)	0.7853
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	2.1636 AC.±

8818 Centre Park Drive, Suite 200
Columbia, Maryland 21045
(O) 410-997-8900 (F) 410-997-9282

NOTE

- LOTS 683-688 & 707-720 ARE NON-BUILDABLE, SEE GENERAL NOTE NO. 17.
- LOTS 704-A & 706-A ARE NON-BUILDABLE OPEN SPACE LOTS.



OWNER
MEADOWLARK, LLC
6375 HANOVER CROSSING WAY
HANOVER, MD. 21076-2000
TEL. 410.796.6505

PURPOSE STATEMENT
THE PURPOSE OF THIS PLAT IS TO SHOW LOTS 683-688, 707-720 AS NON-BUILDABLE AND LOTS 704-A AND 706-A AS NON-BUILDABLE OPEN SPACE.

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

Howard County Health Officer
HOWARD COUNTY HEALTH OFFICER *h.c.o.* DATE 10/24/17

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chief, Development Engineering Division
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 10-30-17

Director
DIRECTOR DATE 11-02-17

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS CONVEYED BY PAUL DONALD HOOD, JR. AND DEBORAH FLORENCE HOOD TO MEADOWLARK, L.L.C., BY DEED DATED OCTOBER 18, 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5254 AT FOLIO 87 AND ALL THE LANDS CONVEYED BY MEADOWLARK, LLC TO MEADOWLARK, LLC BY DEED DATED DECEMBER 31, 2001 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 5898 AT FOLIO 696, DATED DECEMBER 31, 2001 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 5898 AT FOLIO 696, AND ALL THE LANDS CONVEYED BY ANTOINETTE KOSTOULIAS AND ATHANASIOS KOSTOULIAS TO MEADOWLARK, L.L.C. BY DEED DATED OCTOBER 18, 2000 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 5247, L.L.C. BY DEED DATED OCTOBER 18, 2000 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 5247 AT FOLIO 196, AND ALL THE LANDS CONVEYED BY MEADOWLARK, LLC TO MEADOWLARK, LLC BY DEED DATED DECEMBER 31, 2001 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 5899 AT FOLIO 1, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21543, EXPIRATION DATE DECEMBER 21, 2017.

D. Darrin Kirk
D. DARRIN KIRK
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 21543

10/4/17
DATE

OWNER'S CERTIFICATE

I, MEADOWLARK LLC, BY MARK S. PRITCHETT, MANAGING MEMBER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM RESTRICTION LINES, ALL EASEMENTS OF (OR) RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION. WITNESS MY/OUR HANDS THIS 29th DAY OF September, 2017.

MEADOWLARK, LLC.
BY MARK S. PRITCHETT, MANAGING MEMBER
Mark S. Pritchett
MARK S. PRITCHETT, MANAGING MEMBER

9/29/17
DATE

Witness
WITNESS

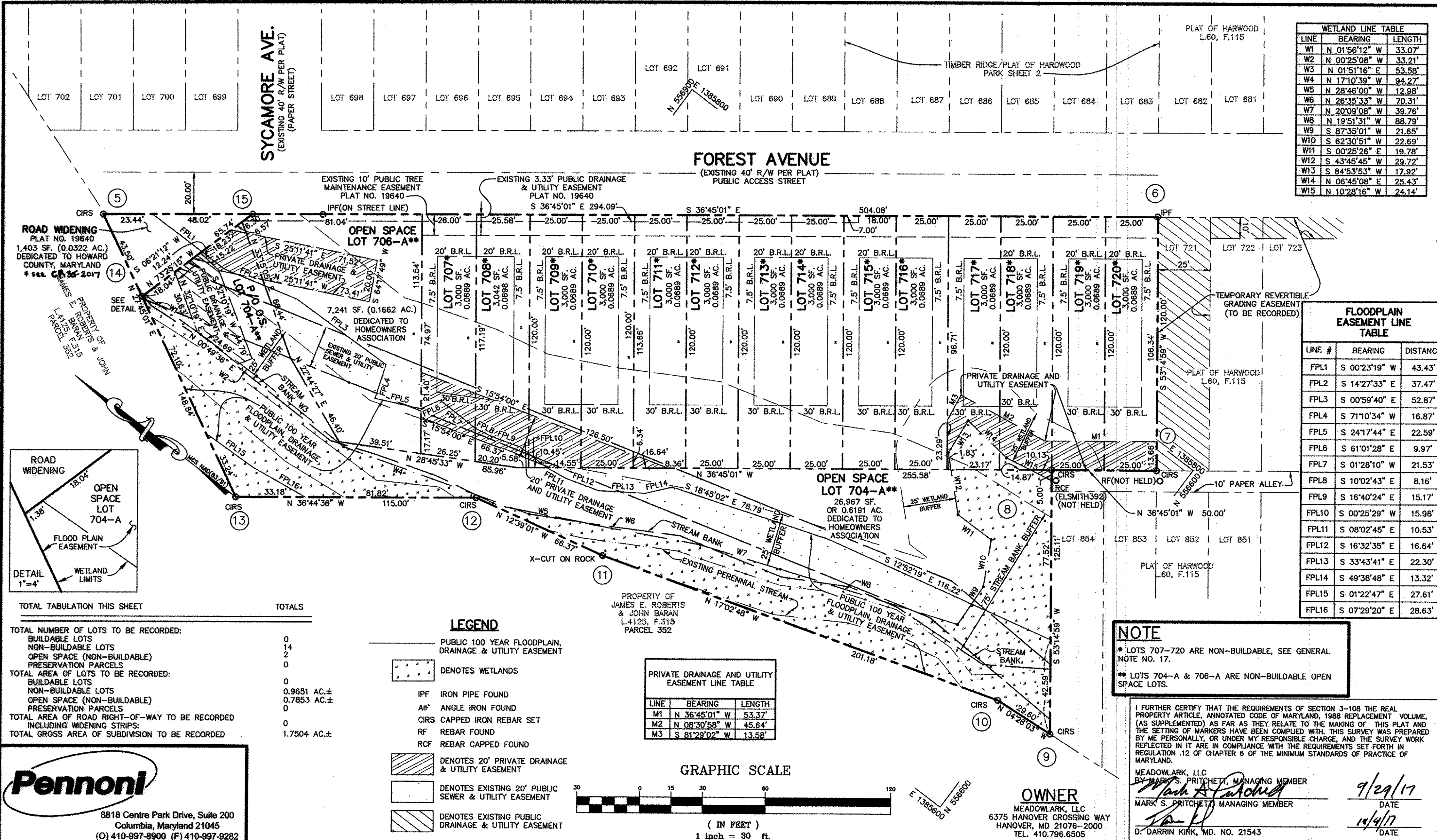
9-29-17
DATE

RECORDED AS PLAT No. 24419
ON 11/3/17
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**TIMBER RIDGE
PLAT OF HARWOOD PARK
LOTS 683-688 & 707-720
& OPEN SPACE
LOTS 704-A & 706-A**

A RESUBDIVISION OF LOTS 704, 705 AND 706
RECORDED AS TIMBER RIDGE/PLAT OF HARWOOD PARK
PREVIOUS DPZ-FILE NOS.: SDP-01-93,
WP-04-93, WP-05-129, F-06-133, WP-04-87,
WP-09-074, WP-09-198 & SP-04-012

1ST ELECTION: DISTRICT HOWARD COUNTY, MARYLAND
GRID NO. 13 TAX MAP NO. 38 PARCEL 873 ZONED: R-12
SCALE: AS SHOWN DATE: 09.26.17 SHEET: 1 OF 3



LINE	BEARING	LENGTH
W1	N 01°56'12" W	33.07'
W2	N 00°25'08" E	33.21'
W3	N 01°51'16" E	53.58'
W4	N 17°10'39" W	94.27'
W5	N 28°46'00" W	12.98'
W6	N 26°35'33" W	70.31'
W7	N 20°09'08" W	39.76'
W8	N 19°51'31" W	88.79'
W9	S 87°35'01" W	21.65'
W10	S 62°30'51" W	22.69'
W11	S 00°25'26" E	19.78'
W12	S 43°45'45" W	29.72'
W13	S 84°53'53" W	17.92'
W14	N 06°45'08" E	25.43'
W15	N 10°28'16" W	24.14'

LINE #	BEARING	DISTANCE
FPL1	S 00°23'19" W	43.43'
FPL2	S 14°27'33" E	37.47'
FPL3	S 00°59'40" E	52.87'
FPL4	S 71°10'34" W	16.87'
FPL5	S 24°17'44" E	22.59'
FPL6	S 61°01'28" E	9.97'
FPL7	S 01°28'10" W	21.53'
FPL8	S 10°02'43" E	8.16'
FPL9	S 16°40'24" E	15.17'
FPL10	S 00°25'29" W	15.98'
FPL11	S 08°02'45" E	10.53'
FPL12	S 16°32'35" E	16.64'
FPL13	S 33°43'41" E	22.30'
FPL14	S 49°38'48" E	13.32'
FPL15	S 01°22'47" E	27.61'
FPL16	S 07°29'20" E	28.63'

NOTE
 * LOTS 707-720 ARE NON-BUILDABLE, SEE GENERAL NOTE NO. 17.
 ** LOTS 704-A & 706-A ARE NON-BUILDABLE OPEN SPACE LOTS.

I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108 THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH. THIS SURVEY WAS PREPARED BY ME PERSONALLY, OR UNDER MY RESPONSIBLE CHARGE, AND THE SURVEY WORK REFLECTED IN IT ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION .12 OF CHAPTER 6 OF THE MINIMUM STANDARDS OF PRACTICE OF MARYLAND.

MEADOWLARK, LLC
 BY MARK S. PRITCHETT, MANAGING MEMBER
 DATE 9/29/17
 MARK S. PRITCHETT, MANAGING MEMBER
 DATE 10/4/17
 D. DARRIN KIRK, MD. NO. 21543
 DATE

TOTAL TABULATION THIS SHEET	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	0
NON-BUILDABLE LOTS	14
OPEN SPACE (NON-BUILDABLE)	2
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	0
NON-BUILDABLE LOTS	0.9651 AC.±
OPEN SPACE (NON-BUILDABLE)	0.7853 AC.±
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	1.7504 AC.±

Pannoni
 8818 Centre Park Drive, Suite 200
 Columbia, Maryland 21045
 (O) 410-997-8900 (F) 410-997-9282

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 Howard County Health Officer n.o.g. DATE 10/24/2017

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
 Chief, Development Engineering Division DATE 10-30-17

DIRECTOR DATE 11-02-17

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS CONVEYED BY MEADOWLARK, LLC TO MEADOWLARK, LLC BY DEED DATED DECEMBER 31, 2001 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 5898 AT FOLIO 696, AND ALL THE LANDS CONVEYED BY ANTOINETTE KOSTOULIAS AND ATHANASIOS KOSTOULIAS TO MEADOWLARK, L.L.C. BY DEED DATED OCTOBER 18, 2000 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 5247 AT FOLIO 196, AND ALL THE LANDS CONVEYED BY MEADOWLARK, LLC TO MEADOWLARK, LLC BY DEED DATED DECEMBER 31, 2001 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 5899 AT FOLIO 1, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No.21543, EXPIRATION DATE DECEMBER 21, 2017.

D. DARRIN KIRK
 PROFESSIONAL LAND SURVEYOR
 MD REGISTRATION No. 21543
 DATE 10/4/17

OWNER'S CERTIFICATE

I, MEADOWLARK LLC, BY MARK S. PRITCHETT, MANAGING MEMBER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM RESTRICTION LINES. ALL EASEMENTS OF (OR) RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION. WITNESS MY/OUR HANDS THIS 22nd DAY OF September, 2017.

MEADOWLARK, LLC.
 BY MARK S. PRITCHETT, MANAGING MEMBER
 DATE 9/29/17
 MARK S. PRITCHETT, MANAGING MEMBER
 DATE
 WITNESS DATE

RECORDED AS PLAT No. 24416
 ON 11/3/17
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**TIMBER RIDGE
 PLAT OF HARWOOD PARK
 LOTS 683-688 & 707-720
 & OPEN SPACE
 LOTS 704-A & 706-A**

A RESUBDIVISION OF LOTS 704, 705 AND 706
 RECORDED AS TIMBER RIDGE/PLAT OF HARWOOD PARK
 PREVIOUS DPZ FILE NOS.: SDP-01-93,
 WP-04-93, WP-05-129, F-06-133, WP-04-87,
 WP-09-074, WP-09-198 & SP-04-012
 1ST ELECTION DISTRICT: HOWARD COUNTY, MARYLAND
 GRID NO. 13 TAX MAP NO. 38 PARCEL 873 ZONED: R-12
 SCALE: AS SHOWN DATE: 09.26.17 SHEET: 3 OF 3