

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
42	559943.1636	1374711.4706	170671.017607	419012.894265
43	559991.3649	1374493.1252	170669.715489	418946.342454
44	559918.6481	1374511.4106	170663.545268	418951.915855
46	560138.3529	1374967.3906	170730.511425	419090.898837
47	559980.7817	1374360.7838	170652.003581	418906.004725
48	559992.0937	1374354.8724	170655.451473	418904.202915
50	560039.4032	1374290.5651	170700.351511	418884.602007
51	560139.2386	1374479.0018	170730.781381	418942.037621
201	559788.4600	1374695.6680	170663.863856	419008.077623
202	559930.1970	1374659.8390	170667.065380	418997.156922
205	560264.0660	1374928.8840	170648.090018	419098.669241
209	560264.0660	1374928.8840	170648.090018	419098.669241
211	560213.3840	1374673.1010	170783.380950	418801.199187
212	560249.7890	1374729.0180	170784.477216	419018.242723
213	560054.4890	1374975.2970	170704.949857	419093.308712
214	560139.1250	1374959.5700	170730.746761	418966.594869
215	560040.1460	1374687.0900	170700.577902	419005.463043
219	560039.3490	1374478.9730	170700.334976	418942.028854
500	560039.3879	1374343.7917	170700.346839	418900.829504
501	560171.5493	1374712.7071	170740.629719	419013.271192
502	560087.2187	1374745.7562	170714.925698	419023.344546
503	560054.7257	1374708.1715	170705.021818	419011.888705
504	559993.3174	1374410.6487	170659.824443	418921.203551
505	559915.2514	1374399.1863	170662.509952	418917.709817

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1989 Supplement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

James C. Johnson 8/7/19
Philip Matthews 7-29-19
Richard Matthews 7-29-19
Leroy Matthews 7-29-19
Nancy Matthews 7/29/19

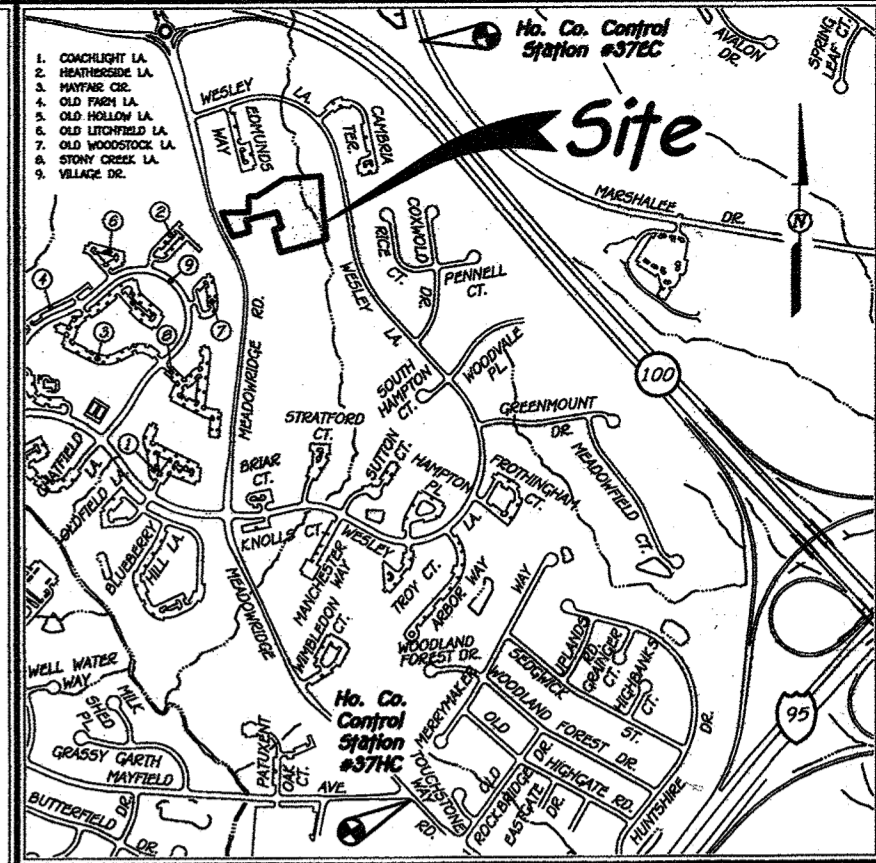
Minimum Lot Size Tabulation			
Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
2	8,838 Sq. Ft.±	372 Sq. Ft.±	8,466 Sq. Ft.±
3	8,684 Sq. Ft.±	605 Sq. Ft.±	8,079 Sq. Ft.±
4	9,159 Sq. Ft.±	832 Sq. Ft.±	8,327 Sq. Ft.±
5	7,254 Sq. Ft.±	1,014 Sq. Ft.±	6,240 Sq. Ft.±
6	7,611 Sq. Ft.±	1,388 Sq. Ft.±	6,240 Sq. Ft.±
7	8,145 Sq. Ft.±	1,806 Sq. Ft.±	6,339 Sq. Ft.±
8	10,857 Sq. Ft.±	1,812 Sq. Ft.±	9,045 Sq. Ft.±

Fisher, Collins & Carter, Inc.
 Civil Engineering Consultants & Land Surveyors
 Centennial Square Office Park-10272 Baltimore National Pike
 Ellicott City, Maryland 21042
 (410) 461-2955

This Subdivision Is Subject To Section 18.122B Of The Howard County Code, Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 8/1/2019 On Which Date Developer Agreement 14-5015-D Was Filed And Accepted.

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 Easement"). Located In, On, Over, And Through Buildable Lots 1 Thru 8 And Open Space Lots 9 Thru 11. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds(s) Conveying Said Lots. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."



General Notes Continued:

- This Plan Has Been Prepared In Accordance With The Provisions Of Section 16.124 Of The Howard County Code And The Landscape Manual, Financial Surety For The Required Perimeter Landscaping Will Be Posted As Part Of The Developers Agreement For This Final Plan, In The Amount \$6,000.00 Based On (11) Shade Trees @ \$300.00 Each, (18) Evergreens @ \$150.00 Each.
- The Lots Created By This Subdivision Plat Are Subject To A Fee Or Assessment To Cover Or Defray All Or Part Of The Developers Cost Of The Installation Of The Water And Sewer Facilities, Pursuant To The Howard County Code Section 18.112. This Fee Or Assessment, Which Runs With The Land, Is A Contractual Obligation Between The Developer And Each Owner Of This Property And Is Not In Any Way A Fee Or Assessment Of Howard County.
- A Community Meeting Was Conducted February 23, 2017 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 To Make Comments. Per Section 16.128(d) Of The Subdivision Regulations.
- The Traffic Study For This Project Dated February, 2017 Was Prepared By Mars Group.
- Subdivision Is Subject To Section 104.0.F. Of The Zoning Regulations. At Least 10% Of The Dwelling Units Shall Be Moderate Income Housing Units (M.I.H.U.) Or An Alternative Compliance Will Be Provided. The Developer Shall Execute A M.I.H.U. Agreement With The Department Of Housing To Indicate How The M.I.H.U. Requirement Will Be Met. The M.I.H.U. Agreement And Covenants Will Be Recorded Simultaneously With This Plat In The Land Records Office Of Howard County, Maryland. This Development Will Meet M.I.H.U. Alternative Compliance By A Payment Of A Fee-In-Lieu To The Department Of Housing For Each Required Unit. Moderate Income Housing Unit (M.I.H.U.) Tabulation:
 a. M.I.H.U. Required = (8 Lots x 10%) = 0.8 M.I.H.U.
 b. M.I.H.U. Proposed = Developer Will Pursue Alternative Compliance By Paying A Fee-In-Lieu To The Howard County Housing Department For The Units Required By The Development.
 c. An Executed M.I.H.U. Agreement With The Howard County Housing Department Has Been Completed And Recorded Simultaneously With This Plat.
- The Private Use-In-Common, Access, Driveway And Drainage Utility Easement And Maintenance Agreement For The Use And Benefit Of Lots 1 Thru 8 Is Recorded Simultaneously With This Plat.
- This Project Is In Conformance With The Latest Howard County Standards Unless Alternative Compliance Has Been Approved.
- Approval Of A Site Development Plan Is Required For The Development Of All Residential Lots Within This Subdivision Prior To Issuance Of Any Grading Or Building Permits For New House Construction In Accordance With Section 16.155 Of The Subdivision And Land Development Regulations.
- The Forest Conservation Act Requirements For This Project Will Be Met Through The Retention Of 1.14 Ac.± Of Forest (1.10 Ac.± Credited). No Surety Will Be Required For Retention. "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."
- Stormwater Management Will Be Provided In Accordance With The New MDE, Chapter 5 Regulations And The New Howard County SWM Manual Adopted On Or Around May 4, 2010.
- Design Manual Waiver To Allow 8 Lots On A Use-In-Common Driveway Was Granted On October 30, 2017 Subject To Providing Curb & Gutter, Storm Drain System, And SWM To Fully Treat Eady, Safely Convey The Stormwater And Prevent Flooding To Existing And Proposed Houses.
- The Department Of Recreation And Parks Is Not Requiring Road Frontage Or An Access Easement For Open Space Lot 9. Access To Open Space Lot 9 Will Be From An Adjacent Off-Site Recreation And Parks Open Space Lot.
- The Wetland Delineation Study For This Project Was Prepared By Eco-Science Professionals, Inc. Dated March, 2017 And Was Approved On May 30, 2017.

General Notes Continued On Sheet 2:

Area Tabulation This Submission

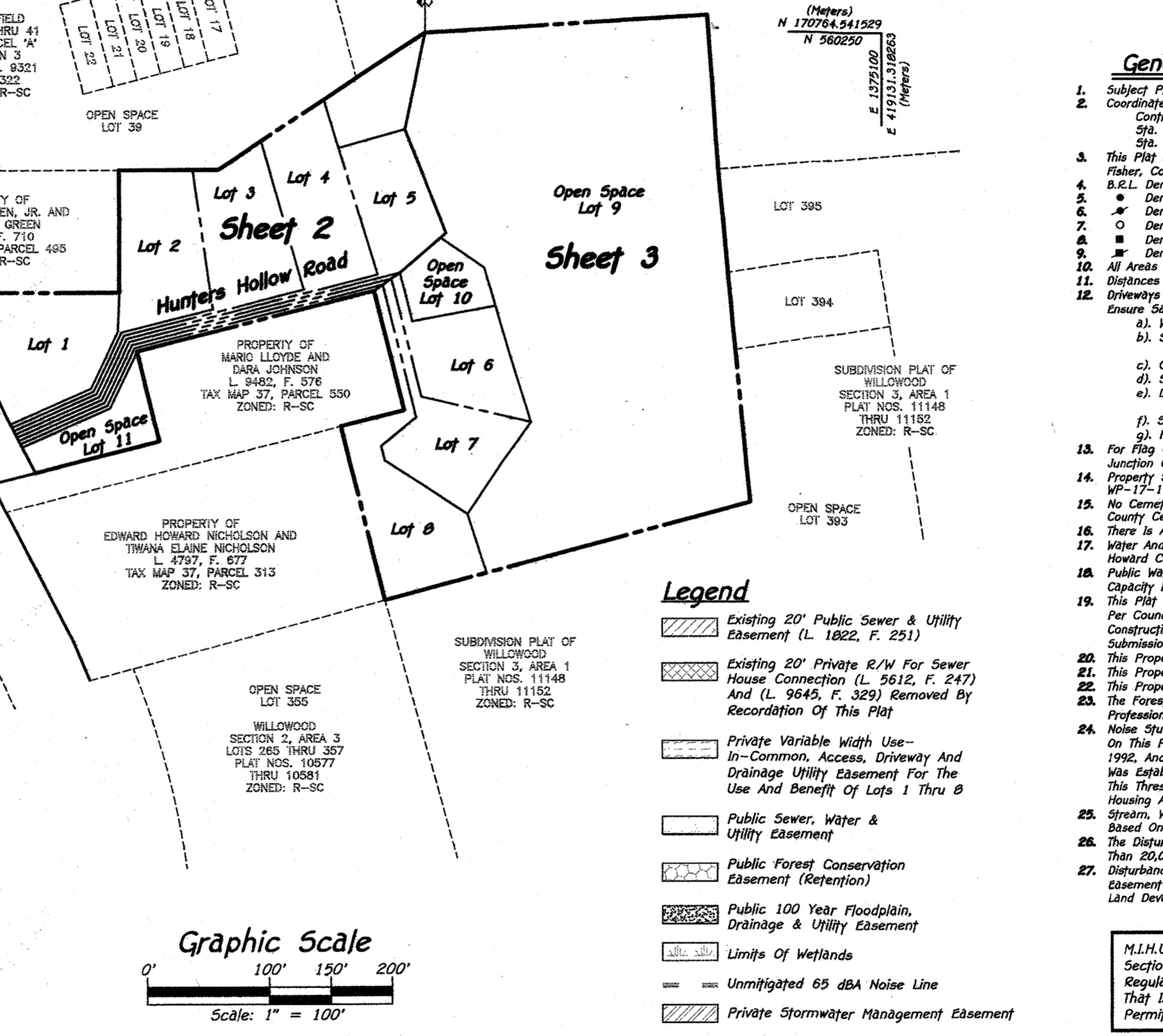
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	8
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	3
TOTAL NUMBER OF LOTS TO BE RECORDED	11
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1,616 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	2,321 Ac.±
TOTAL AREA OF LOTS TO BE RECORDED	3,937 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.192 Ac.±
TOTAL AREA TO BE RECORDED	4.129 Ac.±

Owners

James C. Johnson, Et. Al.
 6077 Meadowridge Road
 Elkridge, Maryland 21075

Developer

Patapsco Builders, LLC
 5030 Dorsey Hall Drive
 Suite 102
 Ellicott City, Maryland 21042
 Ph# 240-375-1012



General Notes:

- Subject Property Zoned R-SC Per 10/06/13 Comprehensive Zoning Plan.
- Coordinates Based On Nad 83/91, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 42R1 And No. 42R2.
 Sta. 377C N 556,364.071 E 1,375,513.263 ELEV. = 270.062
 Sta. 377C N 1,375,980.480 E 1,375,980.480 ELEV. = 346.194
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About March, 2017 By Fisher, Collins & Carter, Inc.
- B.R.L. Denotes Building Restriction Line
- Denotes Iron Pin Set Capped "F.C.C. 106"
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106"
- Denotes Concrete Monument Or Stone Found.
- All Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement. Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 a. Width - 12 Feet (16 Feet Servicing More Than One Residence);
 b. Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating (1 - 1/2" Minimum);
 c. Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 d. Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
 e. Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 f. Structure Clearance - Minimum 12 Feet;
 g. Maintenance - Sufficient To Ensure All Weather Use.
- 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 To The Pipestem Lot Driveway.
- Property Subject To Prior Department Of Planning And Zoning File Nos: SP-17-009, ECP-17-148 And WP-17-119.
- No Cemeteries Exist On The Subject Property Based On Visual Observation Or Listed In Available Howard County Cemetery Inventory Map.
- There Is An Existing House On-Site Dating To The 1930's That Has Been Removed.
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122B Of The Howard County Code.
- Public Water And Sewer Allocation Will Be Granted At The Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
- This Plat Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill No. 45-2003 And The 10/06/13 Comprehensive Zoning Plan. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application Or Building/Grading Permit.
- This Property Is Located Within The Metropolitan District.
- This Property Is Not Located In A Historic District.
- This Property Is Not Located Adjacent To A Scenic Road.
- The Forest Stand Delineation And Wetland Delineation For This Project Was Prepared By Eco-science Professionals, Inc. Dated March, 2017 And Approved On May 30, 2017.
- Noise Study Was Prepared By Mars Group Dated February, 2017. The 65dba Noise Contour Line Drawn On This Plat Is Advisory As Required By The Howard County Design Manual, Chapter 2, Revised February, 1992, And Cannot Be Considered To Exactly Locate The 65dba Noise Exposure. The 65dba Noise Line Was Established By Howard County To Alert Developers, Builders And Future Residents That Areas Beyond This Threshold May Exceed Generally Accepted Noise Levels Established By The U.S. Department Of Housing And Urban Development.
- Streams, Wetlands, Their Buffers, Steep Slopes, And Floodplain Exist On-Site. Floodplain Shown Hereon Is Based On Howard County FEMA Maps (FEMA).
- The Disturbance To The 25% Or Greater On-Site Steep Slopes Is Permitted Because The Slopes Are Less Than 20,000 S.F. In Area, In Accordance With Section 16.118(b)(1)(3) Of The Subdivision Regulations.
- Disturbance Into The Wetlands, Streams, And Their Buffers For The Extension Of The Sewer Main And Easement Is Considered Essential Disturbance By OP2 Per Section 16.116(c)(1) Of The Subdivision And Land Development Regulations.

General Notes Continued This Sheet:

M.I.H.U. Note: Please Note That Lots 1 Thru 8 In This Subdivision Are Subject To Section 13.402(c)(e) Of The Howard County Subdivision And Land Development Regulations For The Moderate Income Housing Unit (M.I.H.U.) Fee-In-Lieu Requirement That Is To Be Calculated And Paid To The Department Of Inspections, Licenses And Permits At The Time Of Building Issuance By The Permit Applicant.

APPROVED: For Public Water And Public Sewerage Systems
 Howard County Health Department

Benjamin J. Morrison 1/9/2020
 Howard County Health Officer RJC or Date

APPROVED: Howard County Department Of Planning And Zoning.

Chad Chubb 1.17.20
 Chief, Development Engineering Division NY Date

L. Mark For AS 1.23.20
 Director Date

Owner's Certificate

James C. Johnson, Valencía Scott, Philip Matthews, Richard Matthews, Leroy Matthews And Nancy Matthews, 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 29th Day Of July 2019.

James C. Johnson Valencía Scott
 James C. Johnson Witness Valencía Scott
Philip Matthews Richard Matthews
 Philip Matthews Witness Richard Matthews
Leroy Matthews Nancy Matthews
 Leroy Matthews Witness Nancy Matthews
Nancy Matthews Witness

Surveyor's Certificate

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was 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; That It Is (1) Part Of The Lands Conveyed By Valencía Scott, Personal Representative Of The Estate Of James William Wilson, Deceased, To James C. Johnson And Valencía Scott By Deed Dated May 5, 2016 And Recorded Among The Land Records Of Howard County, Maryland In Liber 16951 At Folio 349; And (2) Part Of The Lands Conveyed By Linda Eggleton, Personal Representative Of The Estate Of Emma T. Matthews, Deceased, To Philip Matthews, Richard Matthews, Leroy Matthews And Nancy Matthews By Deed Dated June 23, 2016 And Recorded Among The Aforesaid Land Records In Liber 16951 At Folio 343; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Todd M. Hill 8/7/19
 Todd M. Hill, Professional Land Surveyor No. 21351 Date
 Expiration Date: July 15, 2021

RECORDED AS PLAT No. 25331 ON 1/31/2020
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Meadowridge View
 Lots 1 Thru 8 And
 Open Space Lots 9 Thru 11

Being A Subdivision Of Tax Map 37, Parcel 78
 (Liber 16951 At Folio 349 And Liber 16951 At Folio 343)

Zoned: R-SC
 Tax Map: 37, Grid: 9, Parcel: 78
 First Election District - Howard County, Maryland
 Date: June 12, 2019 Scale: As Shown Sheet 1 Of 3

The Requirements S-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.

Todd M. Hill
 Todd M. Hill, Prof. Land Surveyor #21351
 Date: 8/7/19

James C. Johnson
 James C. Johnson
 Date: 7-29-19

Philip Matthews
 Philip Matthews
 Date: 7-29-19

Richard Matthews
 Richard Matthews
 Date: 7-29-19

Leroy Matthews
 Leroy Matthews
 Date: 7-29-19

Nancy Matthews
 Nancy Matthews
 Date: 7-29-19

This Subdivision is Subject To Section 10.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 12/21/2019 On Which Date Developer Agreement 14-5015-D Was Filed And Accepted.

Owners
 James C. Johnson, Et. Al.
 6077 Meadowridge Road
 Elkridge, Maryland 21075

Developer
 Pajapasco Builders, LLC
 5030 Dorsey Hall Drive
 Suite 102
 Ellicott City, Maryland 21042
 Ph# 240-375-1012

AREA TO BE CONVEYED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION

1	S75°53'19"W	51.41'
2	N27°35'27"W	12.76'
3	R=1150.00	L=180.87'
4	S89°59'01"E	53.23'
5	R=1100.00	L=136.02'
6	S24°02'54"E	135.94'
7	S27°35'27"E	24.75'

FEE SIMPLE AREA: 8,380 SQ. FT. OR 0.192 ACRES±
 SHOWN THUS: [Symbol]

Property Line Lot Line Table

LINE	BEARING	LENGTH
PL1	N66°25'32"E	71.31'
PL2	N25°25'30"E	51.77'
PL3	N66°25'32"E	72.27'
PL4	N25°25'30"E	52.09'
PL5	N75°53'19"E	76.07'
PL6	N66°25'32"E	73.22'
PL7	N25°25'30"E	52.60'
PL8	N75°53'19"E	151.76'
PL9	N66°25'32"E	74.17'
PL10	N25°25'30"E	52.30'
PL11	N75°53'19"E	211.75'
PL12	N66°25'32"E	75.10'
PL13	N25°25'30"E	52.01'
PL14	N75°53'19"E	228.24'
PL15	N66°25'32"E	76.03'
PL16	N25°25'30"E	51.72'
PL17	N75°53'19"E	218.83'
PL18	N66°25'32"E	76.95'
PL19	N25°25'30"E	51.43'
PL20	N75°53'19"E	209.41'
PL21	N66°25'32"E	77.06'
PL22	N25°25'30"E	51.14'

- Legend**
- Existing 20' Public Sewer & Utility Easement (L. 1022, F. 251)
 - Existing 20' Private R/W For Sewer House Connection (L. 5612, F. 247) And (L. 9645, F. 329) Removed By Recordation Of This Plat
 - Private Variable Width Use-In-Common, Access, Driveway And Drainage Utility Easement For The Use And Benefit Of Lots 1 Thru 8
 - Public Sewer, Water & Utility Easement
 - Public Forest Conservation Easement (Retention)
 - Public 100 Year Floodplain, Drainage & Utility Easement
 - Limits Of Wetlands
 - Unmitigated 65 dBA Noise Line
 - Private Stormwater Management Easement

General Notes Continued From Sheet 1:

- Alternative Compliance Application, WP-17-119, Was Approved On June 1, 2017 Requesting Alternative Compliance To Section 16.1205(a)(7) To Allow The Removal Of Two (2) Specimen Trees. Approval Is Subject To The Following Conditions:
 - The Removal Of The Two (2) Specimen Trees (red Maples) Will Require Mitigation With The Planting Of 2:1 Replacement Trees (4 Total) With A Minimum 3" Caliper Native Plant Species As Part Of This Subdivision's Landscaping Plan. Surety For The Four Shade Trees Will Be Incorporated Into The Landscape Surety With The Final Plan.
 - Provide A Note On All Subsequent Subdivision And Site Development Plans Regarding This Alternative Compliance Petition Approval. This Note Shall Include The Regulation Sections Petitioned, The Date Of The Alternative Compliance Approval, And The Conditions Of Approval.
- No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Stream(s), Or Their Buffers And The Forest Conservation Easement Areas.
- Declaration Of Covenants Recorded Simultaneously With The Final Plat.
- Articles Of Incorporation For The Meadowridge View Homeowners Association, Inc. Was Filed With The State Department Of Assessments And Taxation On June 24, 2019.
- Open Space Lot 10 And Lot 11 Owned And Maintained By The Meadowridge View Homeowners Association, Inc.
- Open Space Lot 9 Owned And Maintained By Howard County Department Of Recreation And Parks.
 - Open Space Required = 4.13 Ac. X 25% = 1.03 Ac.
 - Total Open Space Provided = 2.32 Ac.
 - Credited Open Space = 2.23 Ac.
 - Non-Credited Open Space = 0.09 Ac.

Curve Data Tabulation

Pct-Prt	Radius	Arc Length	Delta	Tangent	Bearing & Distance
40-50	1150.00'	160.07'	08°00'53"	60.56'	N 23°35'00" W 160.73'
500-505	1100.00'	136.02'	07°05'06"	68.10'	S 24°02'54" E 135.94'

Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	8
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	2
TOTAL NUMBER OF LOTS TO BE RECORDED	10
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.076 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.182 Ac.±
TOTAL AREA OF LOTS TO BE RECORDED	1.258 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.192 Ac.±
TOTAL AREA TO BE RECORDED	1.450 Ac.±

APPROVED: For Public Water And Public Sewerage Systems
 Howard County Health Department

Wifon for Mauro Rossman 1/9/2020
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning

Chief Edward 1-17-20
 Chief, Development Engineering Division Date

J. Matthews 1-23-20
 Director Date

Owner's Certificate

James C. Johnson, Valencia Scott, Philip Matthews, Richard Matthews, Leroy Matthews And Nancy Matthews, 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 29th Day of July 2019.

James C. Johnson Witness: *Valencia Scott*
Philip Matthews Witness: *Richard Matthews*
Leroy Matthews Witness: *Nancy Matthews*

Surveyor's Certificate

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was 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; That It Is (1) Part Of The Lands Conveyed By Valencia Scott, Personal Representative Of The Estate Of James William Wilson, Deceased, To James C. Johnson And Valencia Scott By Deed Dated May 5, 2016 And Recorded Among The Land Records Of Howard County, Maryland In Liber 16951 At Folio 349; And (2) Part Of The Lands Conveyed By Linda Eggleton, Personal Representative Of The Estate Of Emma T. Matthews, Deceased, To Philip Matthews, Richard Matthews, Leroy Matthews And Nancy Matthews By Deed Dated June 23, 2016 And Recorded Among The Aforesaid Land Records In Liber 16951 At Folio 343; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Todd M. Hill 8/7/19
 Todd M. Hill, Professional Land Surveyor No. 21351 Date
 Expiration Date: July 15, 2021

RECORDED AS PLAT No. 25332 ON 1/31/2020
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

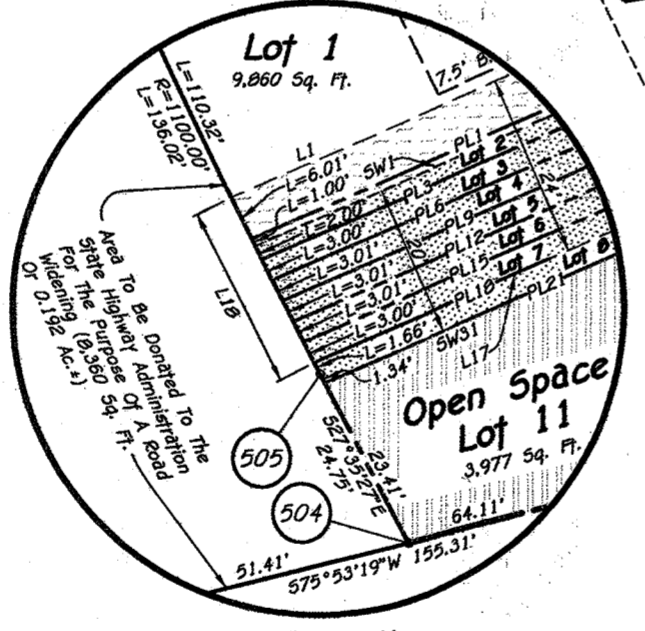
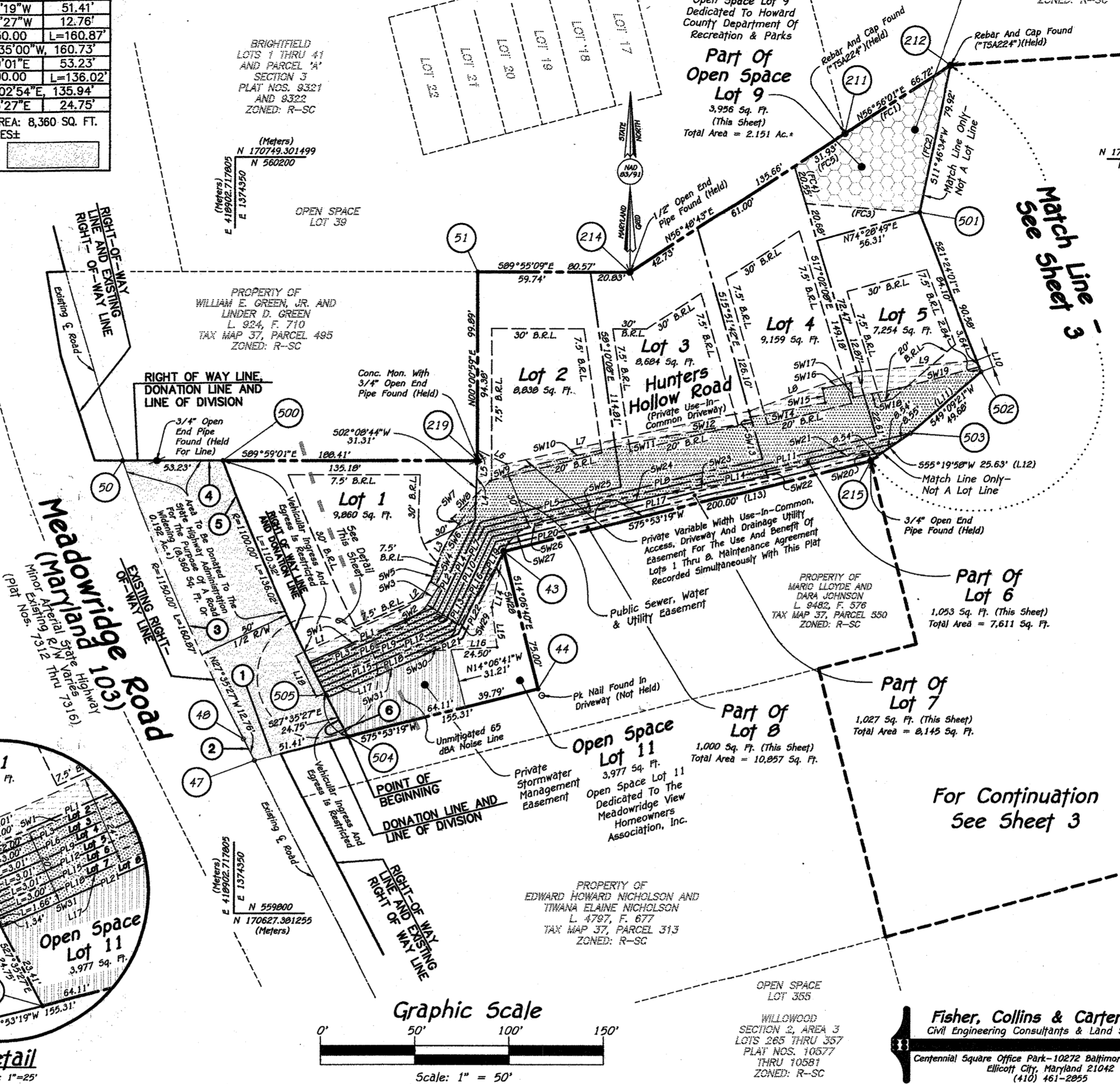
Meadowridge View
 Lots 1 Thru 8 And
 Open Space Lots 9 Thru 11

Being A Subdivision Of Tax Map 37, Parcel 7B
 (Liber 16951 At Folio 349 And Liber 16951 At Folio 343)

Zoned: R-SC
 Tax Map: 37, Grid: 9, Parcel: 7B
 First Election District - Howard County, Maryland
 Date: June 12, 2019 Scale: 1"=50' Sheet 2 Of 3

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 Easement"). Located In, On, Over, And Through Buildable Lots 1 Thru 8 And Open Space Lots 9 Thru 11. 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 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."



Public Sewer, Water & Utility Easement Line Table

LINE	BEARING	LENGTH
SW1	N66°25'32"E	55.27'
SW2	N54°55'00"E	12.01'
SW3	N32°27'34"E	13.97'
SW4	N57°32'26"E	4.91'
SW5	R=33.33'	L=6.01'
SW6	R=20.67'	L=28.06'
SW7	N26°34'34"E	27.92'
SW8	N53°27'35"W	4.58'
SW9	N45°22'31"E	28.30'
SW10	N67°50'05"E	20.47'
SW11	N77°26'18"E	48.54'
SW12	R=502.67'	L=28.17'
SW13	Chd=N78°17'24"E	28.17'
SW14	N79°53'45"E	45.44'
SW15	N15°51'42"W	2.95'
SW16	N79°01'57"E	40.30'
SW17	N10°44'21"W	7.63'
SW18	N79°15'39"E	15.00'
SW19	510°44'21"E	7.57'
SW20	N79°01'57"E	24.02'
SW21	N75°04'13"E	44.03'
SW22	N14°06'41"W	4.81'
SW23	579°01'57"E	55.18'
SW24	579°53'45"W	48.47'
SW25	515°51'42"E	3.00'
SW26	579°53'45"W	48.47'
SW27	R=472.67'	L=26.69'
SW28	Chd=S78°16'42"W	26.68'
SW29	577°26'18"W	46.22'
SW30	567°50'05"W	11.99'
SW31	545°22'31"W	9.38'
SW32	528°40'25"W	19.92'
SW33	532°27'34"W	37.99'
SW34	554°55'08"W	17.99'
SW35	566°25'32"W	56.04'

Private Variable Width Use-In-Common, Access, Driveway And Drainage Utility Easement Line Table

LINE	BEARING	LENGTH
L1	N66°25'32"E	55.03'
L2	R=33.00'	L=28.69'
L3	R=81.00'	L=42.04'
L4	Chd=N31°28'44"E	41.57'
L5	N02°08'44"E	22.93'
L6	N00°00'59"E	5.51'
L7	S65°05'47"E	17.02'
L8	N77°23'06"E	131.39'
L9	N69°57'02"E	60.73'
L10	N64°34'22"E	64.00'
L11	S21°24'01"E	6.48'
L12	S49°09'21"W	49.68'
L13	S55°19'58"W	25.63'
L14	S75°53'19"W	200.00'
L15	S12°08'59"W	30.14'
L16	S07°43'20"E	21.48'
L17	S86°39'41"W	42.16'
L18	S66°25'32"W	53.65'
L19	R=1100.00'	L=24.04'
L20	Chd=N26°52'41"W	24.04'

Part Of Public Forest Conservation Easement No. 1 Line Table (Retention)

LINE	BEARING	LENGTH
FC1	N56°56'01"E	66.72'
FC2	S11°46'34"W	79.92'
FC3	N85°32'07"W	60.50'
FC4	N17°02'08"W	20.55'
FC5	N56°48'43"E	31.93'

