

**COORDINATE LIST**

NO.	NORTH	EAST
1	611,355.607	1,320,013.545
2	611,314.164	1,320,005.792
3	611,357.766	1,319,984.349
4	612,032.547	1,319,652.501
5	611,386.599	1,319,998.582
1000	611,808.503	1,319,343.945
1901	611,430.352	1,319,977.459
3016	612,763.068	1,318,842.429
3017	612,962.708	1,319,223.869

**CURVE DATA**

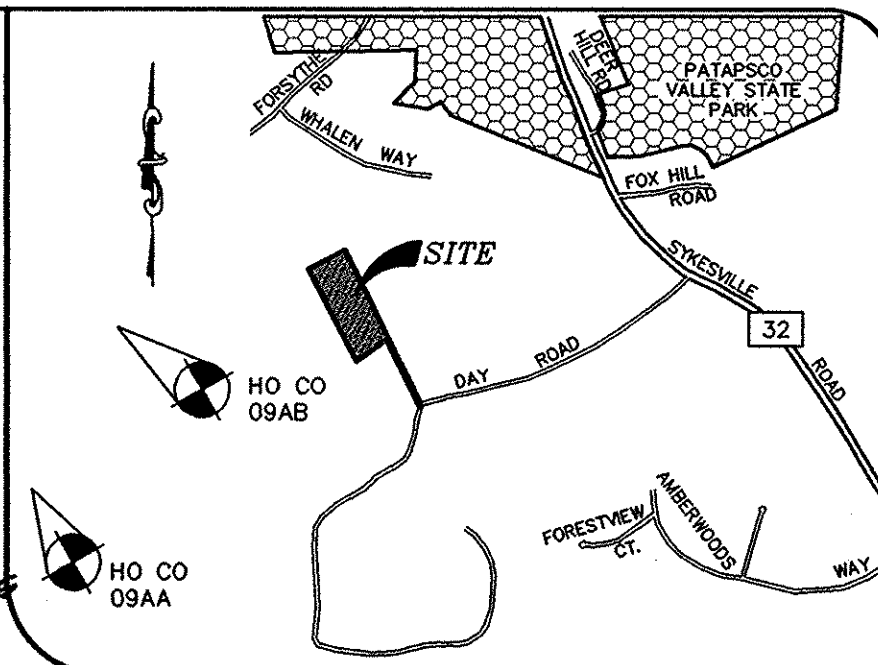
CURVE NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
3-5	215.00'	32.19'	8°34'37"	16.12'	32.15'	N26°16'23"E

**MINIMUM LOT AREA TABULATION**

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
1	138,103 SQ.FT.	7,423 SQ.FT.	130,680 SQ.FT.
2	142,716 SQ.FT.	12,036 SQ.FT.	130,680 SQ.FT.
3	175,210 SQ.FT.	14,645 SQ.FT.	160,565 SQ.FT.

22. THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE FOREST CONSERVATION EASEMENT LOCATED IN, OVER AND THROUGH LOTS 1, 2, AND 3 OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED CONVEYING SAID PARCEL. THE DEVELOPER SHALL EXECUTE AND DELIVER A DEED OF FOREST CONSERVATION EASEMENT TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE DEVELOPER'S OBLIGATION 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 OF FOREST CONSERVATION EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

- SURVEY WORK AND DOCUMENTS HAS BEEN PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND, MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- THIS PROJECT IS EXEMPT FROM SWM REQUIREMENTS UNDER THE TWO-ACRE LOT EXEMPTION.
- THIS AREAS DENOTES A FOREST CONSERVATION EASEMENT.
- THIS AREA DESIGNATES A PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT.
- THE OPEN SPACE REQUIREMENT WILL BE SATISFIED VIA THE PAYMENT OF A FEE-IN-LIEU OF OPEN SPACE.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE RIGHT OF WAY LINE, AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAYS.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF BUILDING PERMITS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH-12 FEET (14 FEET IF SERVING MORE THAN ONE RESIDENCE).
  - SURFACE-6 INCHES OF COMPACTED CRUSHER RUN GRADE WITH TAR AND CHIP COATING.
  - GEOMETRY-MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS.
  - STRUCTURES (CULVERT/BRIDGES)-CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
  - DRAINAGE ELEMENTS-CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
  - STRUCTURE CLEARANCES-MINIMUM 12 FEET.
  - MAINTENANCE-SUFFICIENT TO INSURE ALL WEATHER USE.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.



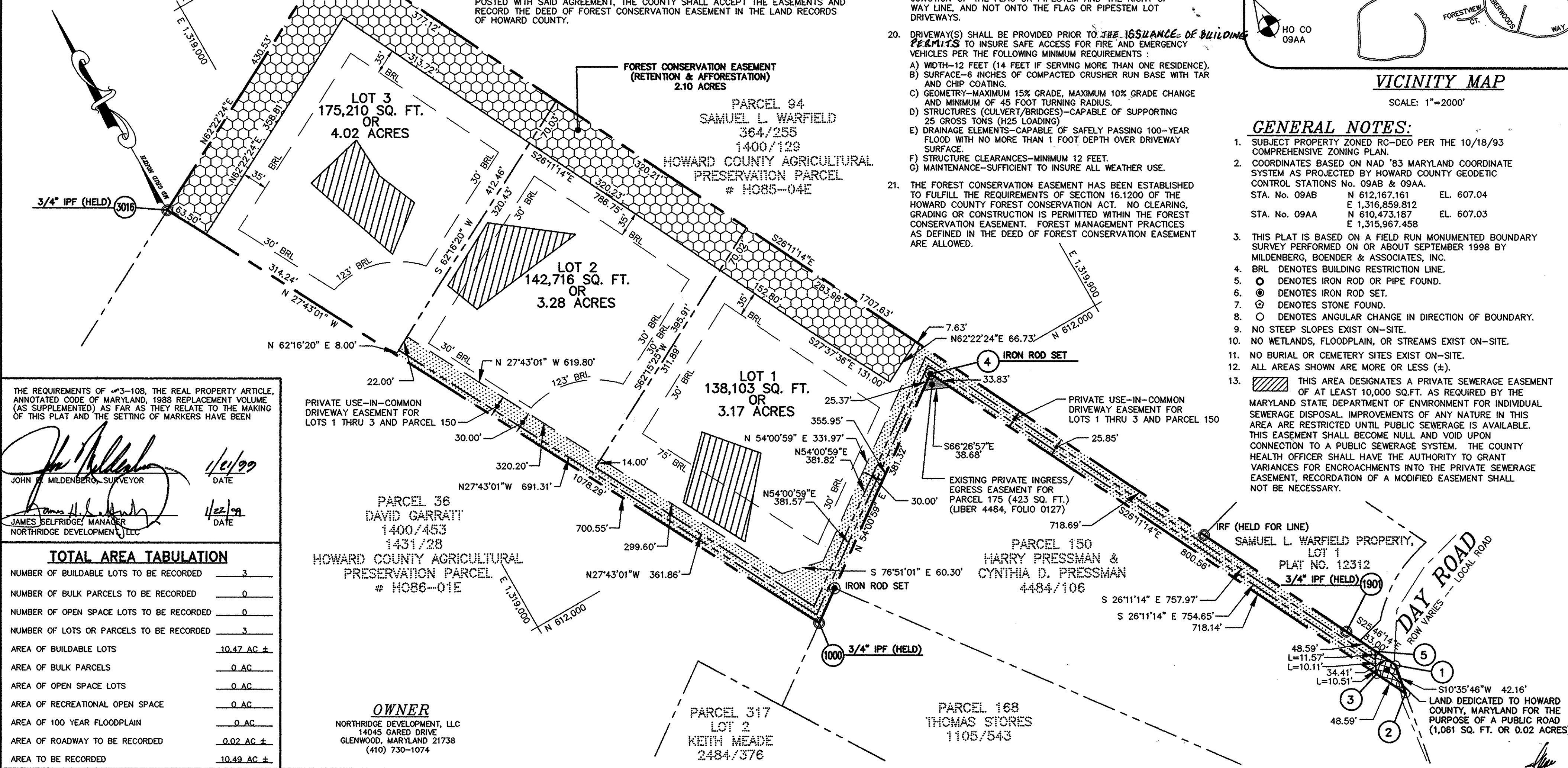
**VICINITY MAP**  
SCALE: 1"=2000'

**GENERAL NOTES:**

- SUBJECT PROPERTY ZONED RC-DEO PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 09AB & 09AA.
 

STA. No. 09AB	N 612,167.161	EL. 607.04
	E 1,316,859.812	
STA. No. 09AA	N 610,473.187	EL. 607.03
	E 1,315,967.458	
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT SEPTEMBER 1998 BY MILDENBERG, BOENDER & ASSOCIATES, INC.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON ROD OR PIPE FOUND.
- ⊙ DENOTES IRON ROD SET.
- ⊕ DENOTES STONE FOUND.
- DENOTES ANGULAR CHANGE IN DIRECTION OF BOUNDARY.
- NO STEEP SLOPES EXIST ON-SITE.
- NO WETLANDS, FLOODPLAIN, OR STREAMS EXIST ON-SITE.
- NO BURIAL OR CEMETERY SITES EXIST ON-SITE.
- ALL AREAS SHOWN ARE MORE OR LESS (±).
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQ.FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT, RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.

NOTE:  
COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.



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

*John B. Mildenberg* 1/21/99  
JOHN B. MILDENBERG, SURVEYOR DATE

*James H. Selfridge* 1/22/99  
JAMES SELFTRIDGE, MANAGER DATE  
NORTHTRIDGE DEVELOPMENT, LLC

**TOTAL AREA TABULATION**

NUMBER OF BUILDABLE LOTS TO BE RECORDED	3
NUMBER OF BULK PARCELS TO BE RECORDED	0
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
NUMBER OF LOTS OR PARCELS TO BE RECORDED	3
AREA OF BUILDABLE LOTS	10.47 AC ±
AREA OF BULK PARCELS	0 AC
AREA OF OPEN SPACE LOTS	0 AC
AREA OF RECREATIONAL OPEN SPACE	0 AC
AREA OF 100 YEAR FLOODPLAIN	0 AC
AREA OF ROADWAY TO BE RECORDED	0.02 AC ±
AREA TO BE RECORDED	10.49 AC ±

PARCEL 36  
DAVID GARRATT  
1400/453  
1431/28  
HOWARD COUNTY AGRICULTURAL  
PRESERVATION PARCEL  
# HC88-01E

**OWNER**  
NORTHTRIDGE DEVELOPMENT, LLC  
14045 GARED DRIVE  
GLENWOOD, MARYLAND 21738  
(410) 730-1074

**OWNER'S STATEMENT**

I, NORTHTRIDGE DEVELOPMENT, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 22nd DAY OF January, 1999

*James H. Selfridge*  
JAMES SELFTRIDGE, MANAGER  
NORTHTRIDGE DEVELOPMENT, LLC

*Susan F. Conkline*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY D. McQUADE LEWIS AND C. BRUNDAGE LEWIS TO NORTHTRIDGE DEVELOPMENT, LLC BY DEED DATED SEPTEMBER 29, 1998 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY, MARYLAND IN LIBER No. 4484 AT FOLIO 0127 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*John B. Mildenberg* 1/21/99  
JOHN B. MILDENBERG, L.S. NO. 0718 DATE



RECORDED AS PLAT 13619 ON 3-2-99 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**DELIGHTFUL DAZE,  
LOTS 1 THRU 3**

SHEET 1 OF 1  
TAX MAP 9 THIRD ELECTION DISTRICT SCALE: 1"=100'  
PARCEL NO. 175 HOWARD COUNTY, MARYLAND DATE: JAN 1999  
BLOCK 3 EX. ZONING RC-DEO DPZ FILE NOS. N/A

**MILDENBERG,  
BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax