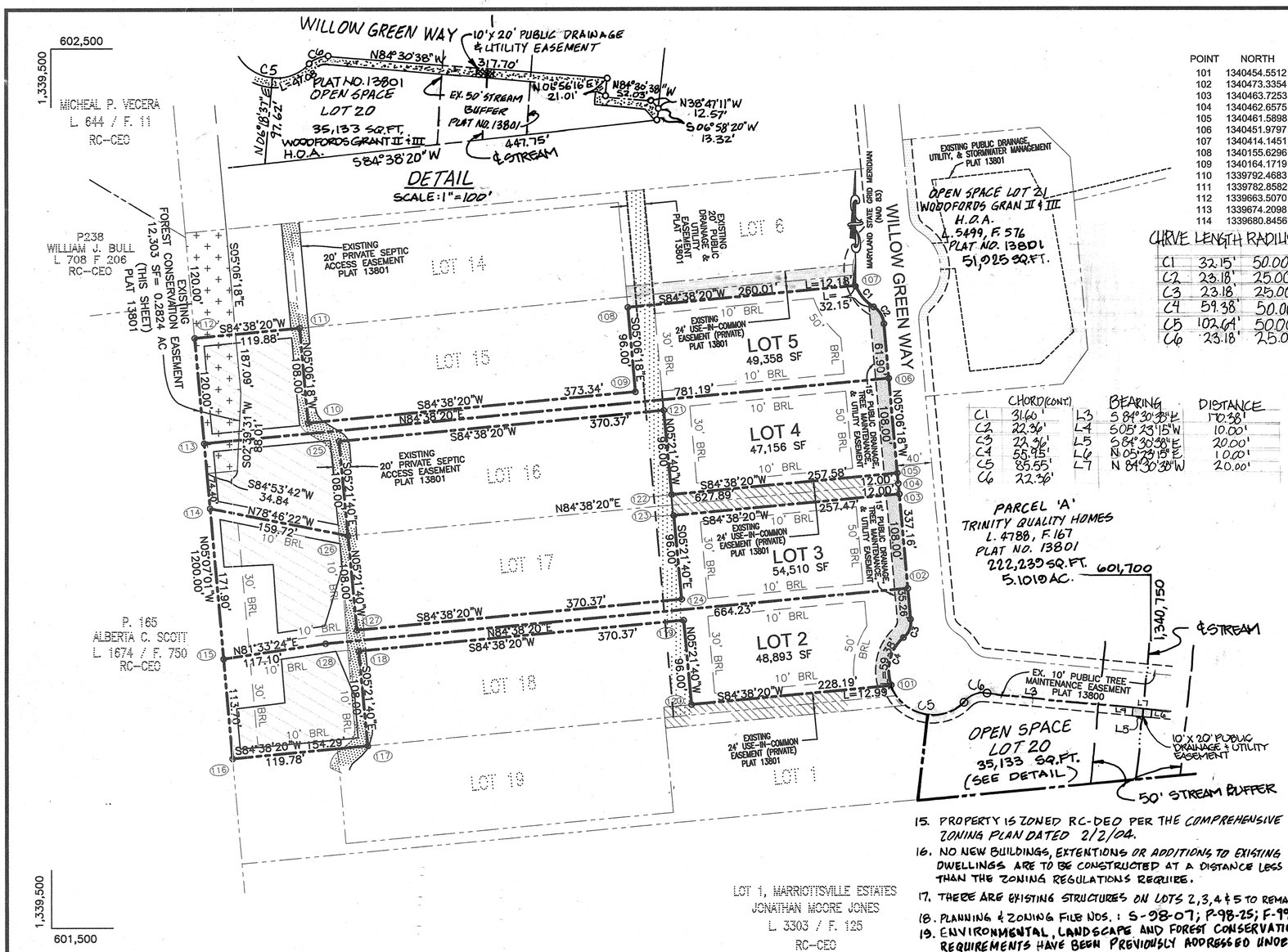


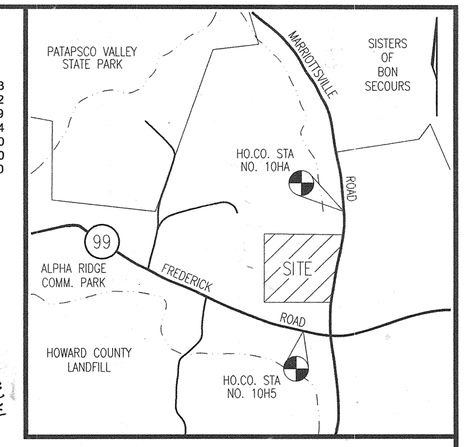

| CHORD (CONT.) | |
|---|---|
| C1 | 31.60' |
| C2 | 22.36' |
| C3 | 22.36' |
| C4 | 55.95' |
| C5 | 85.55' |
| C6 | 22.36' |

| | BEARING | DISTANCE |
|---|---|---|
| L3 | S 84°30'38"E | 10.38' |
| L4 | S05°23'15"W | 10.00' |
| L5 | S 84°30'38"E | 20.00' |
| L6 | N 05°23'15"E | 10.00' |
| L7 | N 84°30'38"W | 20.00' |

COORDINATE LIST

| POINT | NORTH | EAST | POINT | NORTH | EAST |
|---|---|---|---|---|---|
| 101 | 1340454.5512 | 601775.4739 | 115 | 1339696.1770 | 601805.8723 |
| 102 | 1340473.3354 | 601885.1274 | 116 | 1339706.3182 | 601692.6212 |
| 103 | 1340463.7253 | 601992.7001 | 117 | 1339859.9338 | 601707.0369 |
| 104 | 1340462.6575 | 602004.6526 | 118 | 1339849.8431 | 601814.5644 |
| 105 | 1340461.5898 | 602016.6051 | 119 | 1340218.5934 | 601849.1690 |
| 106 | 1340451.9797 | 602124.1778 | 120 | 1340227.5748 | 601753.4620 |
| 107 | 1340414.1451 | 602228.2719 | 121 | 1340227.5748 | 601753.4620 |
| 108 | 1340155.6296 | 602204.8420 | 122 | | |
| 109 | 1340164.1719 | 602109.2219 | 123 | | |
| 110 | 1339792.4683 | 602074.3402 | 124 | | |
| 111 | 1339782.8582 | 602181.9129 | 125 | | |
| 112 | 1339663.5070 | 602170.7126 | 126 | | |
| 113 | 1339674.2098 | 602051.1898 | 127 | | |
| 114 | 1339680.8456 | 601977.0846 | 128 | | |

| CURVE | LENGTH | RADIUS | TANGENT | DELTA | CHORD |
|---|---|---|---|---|---|
| C1 | 32.15' | 50.00' | 16.65' | 36°50'28" | S 39°48'52"E |
| C2 | 23.18' | 25.00' | 12.50' | 53°07'48" | S 31°40'12"E |
| C3 | 23.18' | 25.00' | 12.50' | 53°07'48" | S 21°27'36"W |
| C4 | 59.38' | 50.00' | 33.75' | 68°02'40" | S 14°00'10"W |
| C5 | 102.64' | 50.00' | 82.59' | 117°37'16" | S 78°49'48"E |
| C6 | 23.18' | 25.00' | 12.50' | 53°07'48" | N 60°55'28"E |




## VICINITY MAP

SCALE: 1"=2000'

## GENERAL NOTES

1. THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIROMENT.
2. COORDINATES REFERENCED ARE BASED ON THE NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL.
   10H5 N 601201.871 E 1339637.669
   10HA N 601206.654 E 1340912.336
3. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL ASSOCIATES, INC IN OCTOBER 1997.
4. BRL DENOTES BUILDING RESTRICTION LINE.
5. ● DENOTES IRON PIPE OR IRON BAR FOUND.
6. ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
7. ■ DENOTES CONCRETE MONUMENT FOUND.
8. ALL AREAS ARE SHOWN MORE OR LESS (±).
9. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENT OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLIWING MINIMUM REQUIREMENTS:
   A) WIDTH – 12 FEET (14 FEET IS SERVING MORE THAN ONE RESIDENCE)
   B) SURFACE – 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
   C) GEOMETRY – MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
   D) STRUCTURES (CULVERTS/BRIDGES) – MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
   E) DRAINAGE ELEMENTS – CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
   F) STRUCTURE CLEARANCES – MINIMUM 12 FEET
   G) MAINTENANCE – SUFFICIENT TO INSURE ALL WEATHER USE
10. THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FUFILL 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, EXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION DRAWING OR SITE DEVELOPMENT PLAN. FOREST MANAGMENT PRATICES AS DESCRIBED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE PERMITTED.
11. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, FOREST RETENTION, OR STREAM BUFFER AREAS EXCEPT AS SHOWN ON APPROVED PLANS.
12. FLOODPLAIN SHOWN HERE IS BASED ON A FLOOD STUDY PREPARED BY VOGEL & ASSOCIATES, INC.
13. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND ALL OTHER PUBLIC UTILITIES LOCATED IN, OVER, AND THROUGH LOTS 3–12, 27–33, 36–37, 45–46, AND PORTIONS THEREOF. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS AND PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING THE SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT AMONG THE LAND RECORDS FOR HOWARD COUNTY.
14. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT.
15. PROPERTY IS ZONED RC-DEO PER THE COMPREHENSIVE ZONING PLAN DATED 2/2/04.
16. NO NEW BUILDINGS, EXTENTIONS OR ADDITIONS TO EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
17. THERE ARE EXISTING STRUCTURES ON LOTS 2,3,4 & 5 TO REMAIN.
18. PLANNING & ZONING FILE NOS.: S-98-07; P-98-25; F-99-02.
19. ENVIRONMENTAL, LANDSCAPE AND FOREST CONSERVATION REQUIREMENTS HAVE BEEN PREVIOUSLY ADDRESSED UNDER F-99-02.

LOT 1, MARRIOTTSVILLE ESTATES
JONATHAN MOORE JONES
L. 3303 / F. 125
RC-CEO

TOTAL AREA TABULATIONS

| | |
|---|---|
| TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED | 4 |
| TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED | 1 |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED | 4.5894 ACRES |
| TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED | 0.8005 ACRES |
| TOTAL AREA TO BE RECORDED | 4.5894 ACRES |


ROBERT H. VOGEL ENGINEERING, INC.
8407 MAIN STREET
ELLICOTT CITY, MARYLAND
21043
Tel: 410-461-7666 fax: 410-461-8961


THE REQUIREMENTS § 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 HAVE BEEN COMPLIED WITH.

JAMES ROBERT MEEKS, LS #10857 — DATE 10/07/02
TIMOTHY M. WADE — DATE 10/26/02
JACQUELINE S. WADE — DATE 10-27-02
MICHAEL A. ORLANDO — DATE 11/02/02
CAREN E. ROSENTHAL — DATE 3/28/03
WOODFORDS GRANT III H.O.A., DUANE DAVIES, PRESIDENT — DATE 3/28/03

MICHAEL E. CORCORAN — DATE 10/26/02
KATHLEEN M. CORCORAN — DATE 10/26/02
DAVID B. LONGARD — DATE 10/27/02
PATRICIA L. LONGARD — DATE 10/27/02

WITNESS

### OWNERS

DAVID B. LONGARD
PATRICIA L. LONGARD
11139 WILLOW GREEN WAY
MARRIOTTSVILLE, MD 21104

MICHAEL E. CORCORAN
KATHLEEN M. CORCORAN
11143 WILLOW GREEN WAY
MARRIOTTSVILLE, MD 21104

WOODFORDS GRANT III H.O.A.
DUANE DAVIES, PRESIDENT
11174 WILLOW GREEN WAY
MARRIOTTSVILLE, MD 21104

MICHAEL A. ORLANDO
CAREN E. ROSENTHAL
11127 WILLOW GREEN WAY
MARRIOTTSVILLE, MD 21104

TIMOTHY M. WADE
JACQUELINE S. WADE
11123 WILLOW GREEN WAY
MARRIOTTSVILLE, MD 21104

THE PURPOSE FOR THIS PLAT OF CORRECTION IS TO ABANDON THE EXISTING 10 FOOT PUBLIC TREE MAINTENANCE EASEMENT AND TO PROVIDE A 15 FOOT PUBLIC DRAINAGE, TREE MAINTENANCE, AND UTILITY EASEMENT ON LOTS 2–5 AND ADD A 10'X20' PUBLIC DRAINAGE & UTILITY EASEMENT ON OPEN SPACE LOT 20.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPT.

for HOWARD COUNTY HEALTH OFFICER — DATE 12/15/04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 12/17/04

DIRECTOR — DATE 1/14/05

### OWNERS CERTIFICATE

WE, DUANE DAVIES (PRESIDENT WOODFORDS GRANT III H.O.A.), TIMOTHY M. WADE, JACQUELINE S. WADE, MICHAEL E. CORCORAN, KATHLEEN M. CORCORAN, DAVID B. LONGARD, PATRICIA L. LONGARD, MICHAEL A. ORLANDO, AND CAREN E. ROSENTHAL, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY; ADOPT THIS FINAL 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 SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE 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 STREET AND/OR ROADS AND 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 THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, 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 4th DAY OF NOVEMBER, 2002.

TIMOTHY M. WADE — WITNESS
JACQUELINE S. WADE — KATHLEEN M. CORCORAN — WITNESS
MICHAEL A. ORLANDO — DAVID B. LONGARD — WITNESS
CAREN E. ROSENTHAL — PATRICIA L. LONGARD — WITNESS

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A CORRECTION OF LOTS 2, 3, 4, 5 & 20 OF WOODFORDS GRANT III RECORDED AS PLATS 13800, 13801, AND 13802, A CORRECTION OF PART OF THE LANDS CONVEYED BY FREDERICK T. WOLPERT AND MARCIA WOLPERT TO WOODFORD'S EAST, L.L.C. BY DEEDS DATED APRIL 23, 1998 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4269 FOLIO 461 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.

STATE OF MARYLAND — JAMES ROBERT MEEKS — No. 10857 — REGISTERED PROFESSIONAL LAND SURVEYOR

JAMES R. MEEKS, LS #10857 — DATE 10/07/02

RECORDED AS PLAT NO. _____ ON _____
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION

# WOODFORDS GRANT III

LOTS 2-5 AND OPEN SPACE LOT 20

A REVISION TO PLAT NO. 13801, RECORDED 7/19/99

ZONED RC-DEO
F-99-02

TAX MAP 10, BLOCK 22 PARCELS 293, P/O 30
3RD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE 1"= 100' DATE: SEPT: 30, 2002

0 50 75 100 150

SHEET 1 OF 1

F-05-037