

GENERAL NOTES (CONTINUED)

- 7.) THE FOREST CONSERVATION EASEMENT ESTABLISHED ON THE PROPERTY CONSTITUTES A "RESTRICTIVE EASEMENT" AS NOTED IN SECTION 106.B.1.C. OF THE HOWARD COUNTY ZONING REGULATIONS AND LIMITS THE FURTHER DEVELOPMENT OF THE PROPERTY, INCLUDING THE SENDING DEVELOPMENT RIGHTS.
- 8.) THIS PLAT IS SUBJECT TO A DEVELOPERS AGREEMENT EXECUTED BY THE DEVELOPER WITH HOWARD COUNTY ON JANUARY 20, 2000.
- 9.)  DENOTES AREA OF FOREST CONSERVATION EASEMENT AND MITIGATION BANK. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED AS A FOREST MITIGATION BANK, PER SECTION 16.1216 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. 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.
- 10.) SITE DEED REFERENCE: LIBER 4094 FOLIO 484
- 11.) THE FOREST CONSERVATION EASEMENT AREAS SHOWN HEREON WERE DELINEATED BY BIOHABITATS, INC. AND FIELD LOCATED BY VOGEL AND ASSOCIATES, INC.
- 12.) SEE SDP-99-117 APPROVED 5/11/99. THIS SDP ESTABLISHED WINKLER FOREST CONSERVATION BANK.
- 13.) THE INITIAL SALE OF 2.6 ACRES OF FOREST CREDITS HAS BEEN AUTHORIZED BY THE STATE DEPARTMENT OF NATURAL RESOURCES. UPON COMPLETION OF THE PLANTING, UP TO 75% OF THE CREDITS ASSOCIATED WITH THE PLANTED AREA MAY BE SOLD *. THE CREDITS ASSOCIATED WITH THE REMAINING PLANTED ACREAGE MAY ONLY BE SOLD FOLLOWING THE SATISFACTORY COMPLETION OF THE 2 YEAR POST CONSTRUCTION SURVIVAL PERIOD, OR IN ACCORDANCE WITH THE COUNTY POLICY IN EFFECT AT THE TIME OF SALE.
* THIS REQUIREMENT MAY BE ALTERED IF COUNTY POLICY OR REGULATION HAS BEEN MODIFIED.

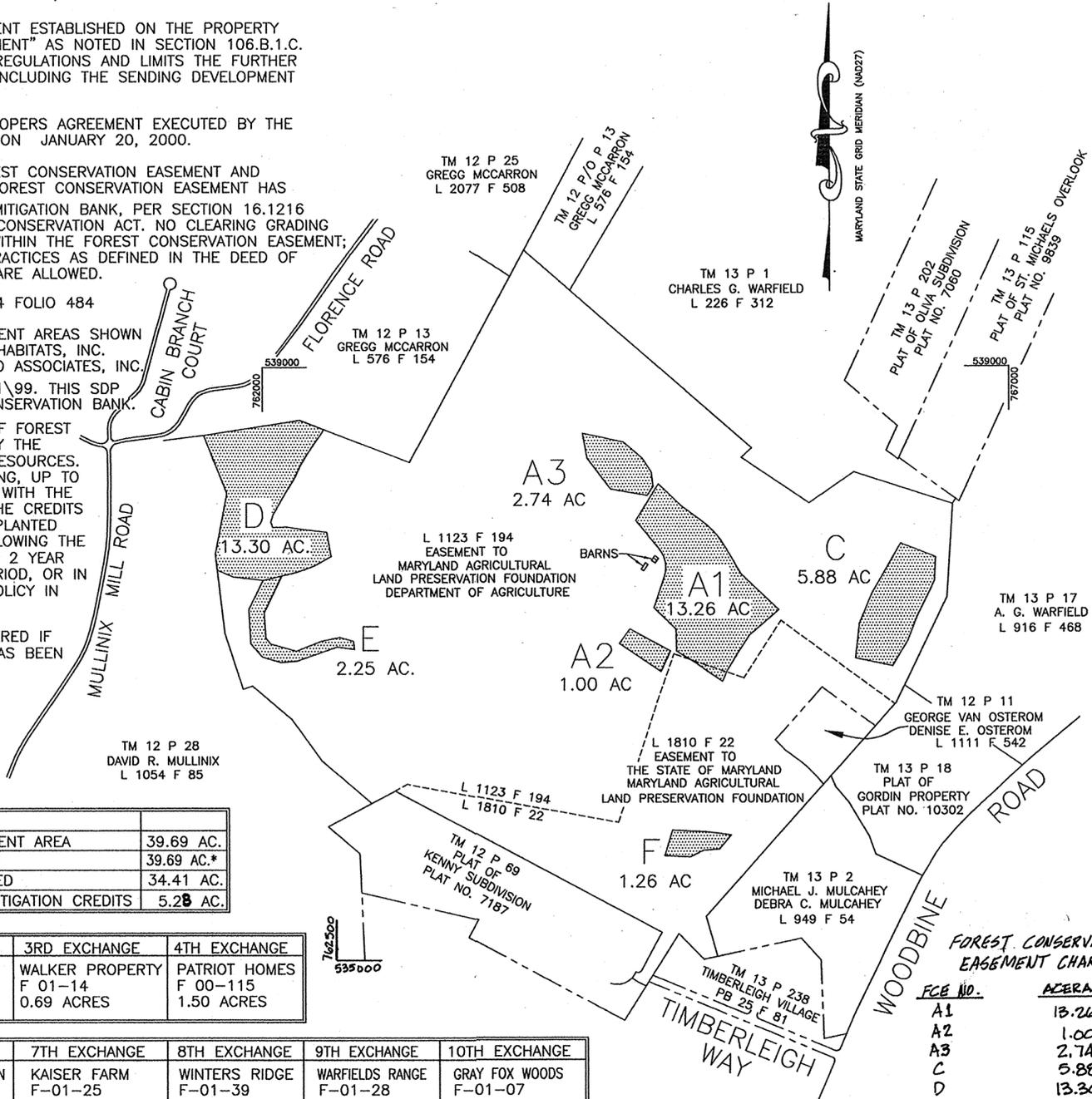
SENDING PARCEL INFORMATION	
TOTAL FOREST CONSERVATION EASEMENT AREA	39.69 AC.
FOREST MITIGATION CREDITS CREATED	39.69 AC.*
FOREST MITIGATION CREDITS EXPENDED	34.41 AC.
REMAINING FOREST CONSERVATION MITIGATION CREDITS	5.28 AC.

1ST EXCHANGE	2ND EXCHANGE	3RD EXCHANGE	4TH EXCHANGE
JESSUP PARK SDP 99-161 2.60 ACRES	DORSEY CENTER SDP 00-13 0.90 ACRES	WALKER PROPERTY F 01-14 0.69 ACRES	PATRIOT HOMES F 00-115 1.50 ACRES

5TH EXCHANGE	6TH EXCHANGE	7TH EXCHANGE	8TH EXCHANGE	9TH EXCHANGE	10TH EXCHANGE
DORSEY CENTER SDP 00-13 0.20 ACRES	HOLWECK SUBDIVISION F-01-29 5.28 ACRES	KAISER FARM F-01-25 1.3 ACRES	WINTERS RIDGE F-01-39 1.31 ACRES	WARFIELDS RANGE F-01-28 1.41 ACRES	GRAY FOX WOODS F-01-07 1.54 ACRES

11TH EXCHANGE	12TH EXCHANGE	13TH EXCHANGE	14TH EXCHANGE	15TH EXCHANGE	16TH EXCHANGE
ROCKBURN MANOR F-00-66 3.68 ACRES	MINGLEWOOD F-02-85 2.52 ACRES	ABBIE GLEN F-03-78 0.30 ACRES	EMA'S MANOR F-02-054 1.23 ACRES	THE OAKS AT WATERS EDGE F-02-72 4.66 ACRES	BLUE STREAM LLC F-02-35 5.29 ACRES

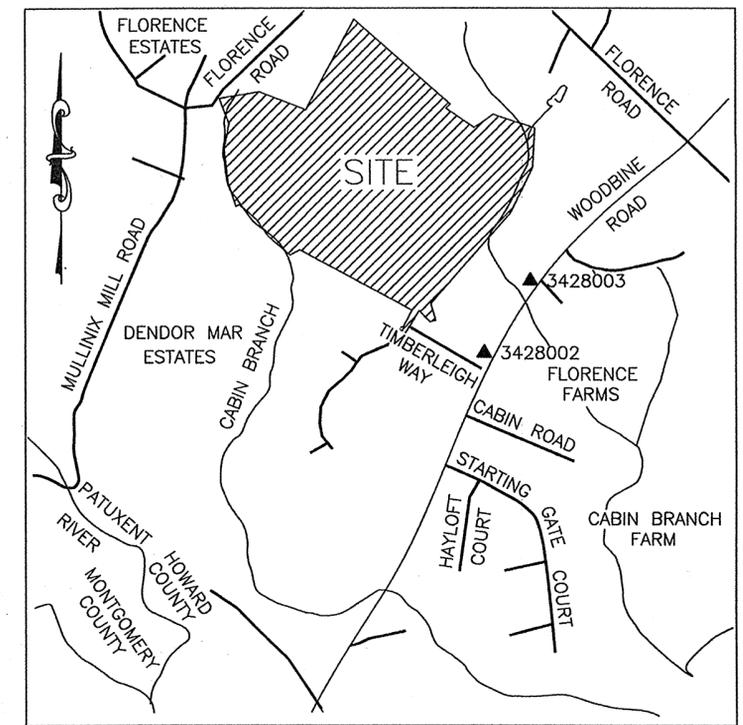
* ALL EASEMENT AREAS ARE PLANTED FOREST, 1:1 RATIO. ** SEE NOTE 13



FOREST CONSERVATION EASEMENT CHART

FCB NO.	ACERAGE
A1	13.26 AC.
A2	1.00 AC
A3	2.74 AC
C	5.88 AC
D	13.30 AC
E	2.25 AC
F	1.26 AC
TOTAL	39.69 AC

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
TEL: 410.461.7666 FAX: 410.461.8961



VICINITY MAP
SCALE 1"= 2000'

GENERAL NOTES

- 1.) SUBJECT PROPERTY IS ZONED RC-DEO AS PER THE 10/19/93 COMPREHENSIVE ZONING PLAN.
- 2.) THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY BY THIS OFFICE. HOWEVER, THE BOUNDARY CORNERS SHOWN AND MARKED "FOUND" HEREON ARE FIELD LOCATED. THE OUTLINE OF THE PROPERTY SHOWN HEREON IS BASED ON THE DEEDS AND PLATS OF RECORD.
- 3.) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF TITLE REPORT AND THEREFORE MAY NOT INCLUDE ALL ITEMS OF RECORD AFFECTING THIS PROPERTY.
- 4.) TITLE REFERENCES SHOWN HEREON ARE BASED ON THE INFORMATION OBTAINED FROM THE TAX ASSESSMENT OFFICE. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACCURACY OF THE TITLE INFORMATION.
- 5.) COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID MERIDIAN (NAD 27) AS PROJECTED BY HOWARD COUNTY CONTROL POINTS
3428002 N 534569.816 E 765937.104
3428003 N 535667.418 E 766474.958
- 6.) THIS PROPERTY IS ENCUMBERED BY A FOREST CONSERVATION EASEMENT AND IS RESTRICTED BY AN ACCOMPANYING EASEMENT AGREEMENT. THE EASEMENT AGREEMENT ENTERED INTO BY THE PROPERTY OWNER AND DEVELOPER, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE PARCEL OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.

THE PURPOSE OF THIS PLAT IS TO ADD A 16TH EXCHANGE TO THE EXISTING FOREST CONSERVATION MITIGATION BANK AS ESTABLISHED ON PLAT NO. 16440-16452.

APPROVED:
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Debra Cafferty 7/28/04
DIRECTOR DATE

OWNERS CERTIFICATE
WE, JEFFERY W. WINKLER AND RHONDA P. WINKLER, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE FOREST CONSERVATION EASEMENTS TO BE CONSIDERED A MITIGATION BANK FOR FOREST CONSERVATION CREDITS.
WITNESS OUR HANDS THIS 21 DAY OF 06, 2004.
Jeffery Winkler *Rhonda P. Winkler*
JEFFERY W. WINKLER RHONDA P. WINKLER
Thuy Chi *Thuy Chi*
WITNESS WITNESS

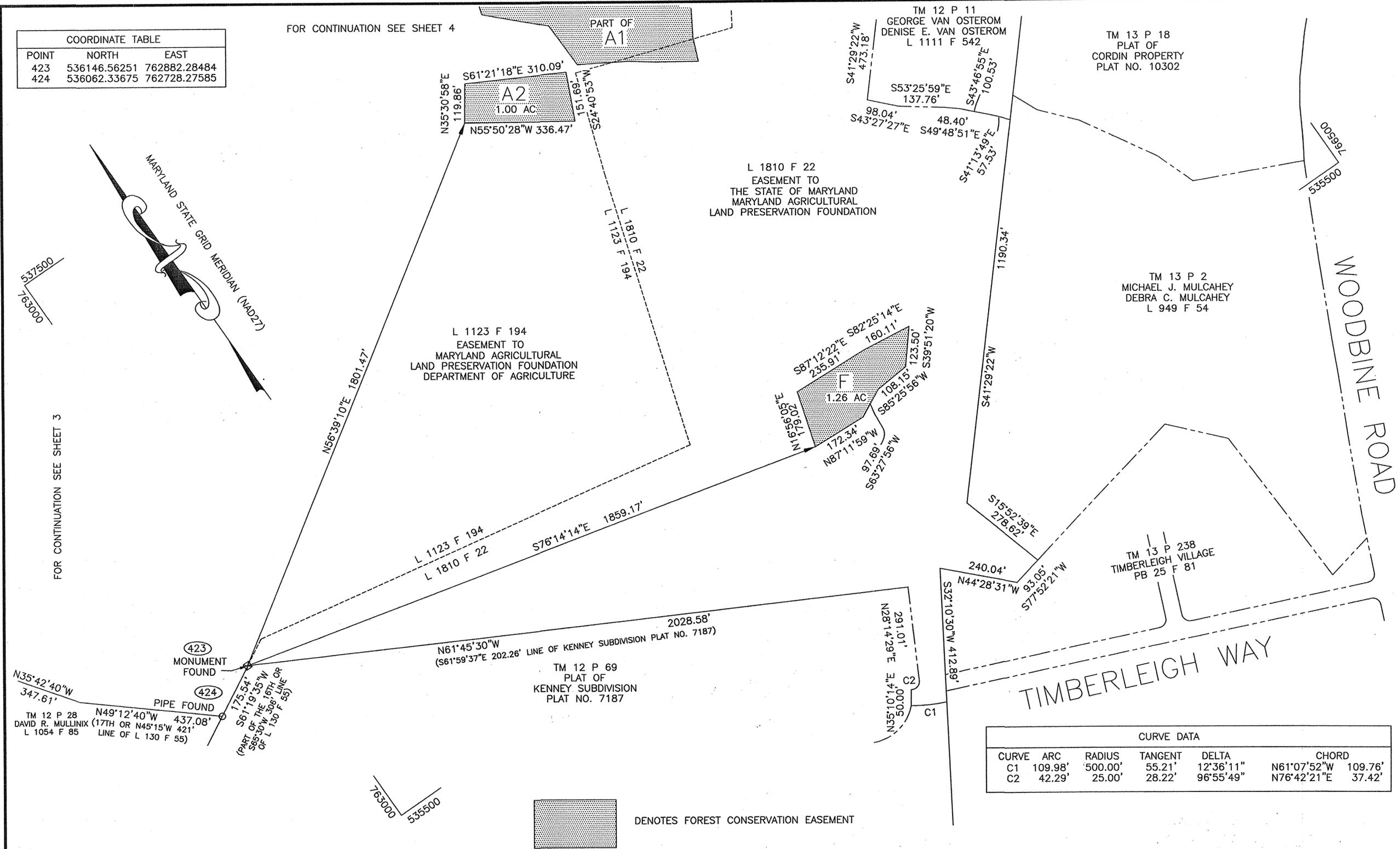
SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS INTENDED TO PROVIDE FOREST CONSERVATION EASEMENTS OVER THAT PARCEL LAND CONVEYED BY JOHN H. HARDY, JR., THOMAS REED HARDY AND NANCY L. HARDY TO JEFFERY W. WINKLER AND RHONDA P. WINKLER BY DEED DATED OCTOBER 21, 1997 RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4094 FOLIO 484.
James R. Meeks
JAMES ROBERT MEEKS
PROFESSIONAL LAND SURVEYOR NO. 10857
6/17/04
DATE



RECORDED AS PLAT NO. 17027 ON 11/15/04
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
AMENDED
PLAT OF FOREST CONSERVATION EASEMENTS
ON THE
WINKLER PROPERTY
TAX MAP 12 & 13, BLOCK 6, PARCEL 14
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
NOT TO SCALE JUNE 15, 2004
SHEET 1 OF 4

COORDINATE TABLE		
POINT	NORTH	EAST
423	536146.56251	762882.28484
424	536062.33675	762728.27585

FOR CONTINUATION SEE SHEET 4



CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	109.98'	500.00'	55.21'	12°36'11"	N61°07'52"W 109.76'
C2	42.29'	25.00'	28.22'	96°55'49"	N76°42'21"E 37.42'

DENOTES FOREST CONSERVATION EASEMENT

APPROVED:
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Stephan Caffery 7/28/04
DIRECTOR DATE

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JEFFERY W. WINKLER
Rhonda P. Winkler
RHONDA P. WINKLER
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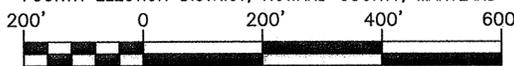
James Robert Meeks
JAMES ROBERT MEEKS
PROFESSIONAL LAND SURVEYOR NO. 10857
DATE 6/17/04



RECORDED AS PLAT NO. 17028 ON 11/2/04
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

AMENDED
PLAT OF FOREST CONSERVATION EASEMENTS
ON THE
WINKLER PROPERTY

TAX MAP 12 & 13, BLOCK 6, PARCEL 14
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND



SCALE 1" = 200' JUNE 15, 2004

SHEET 2 OF 4

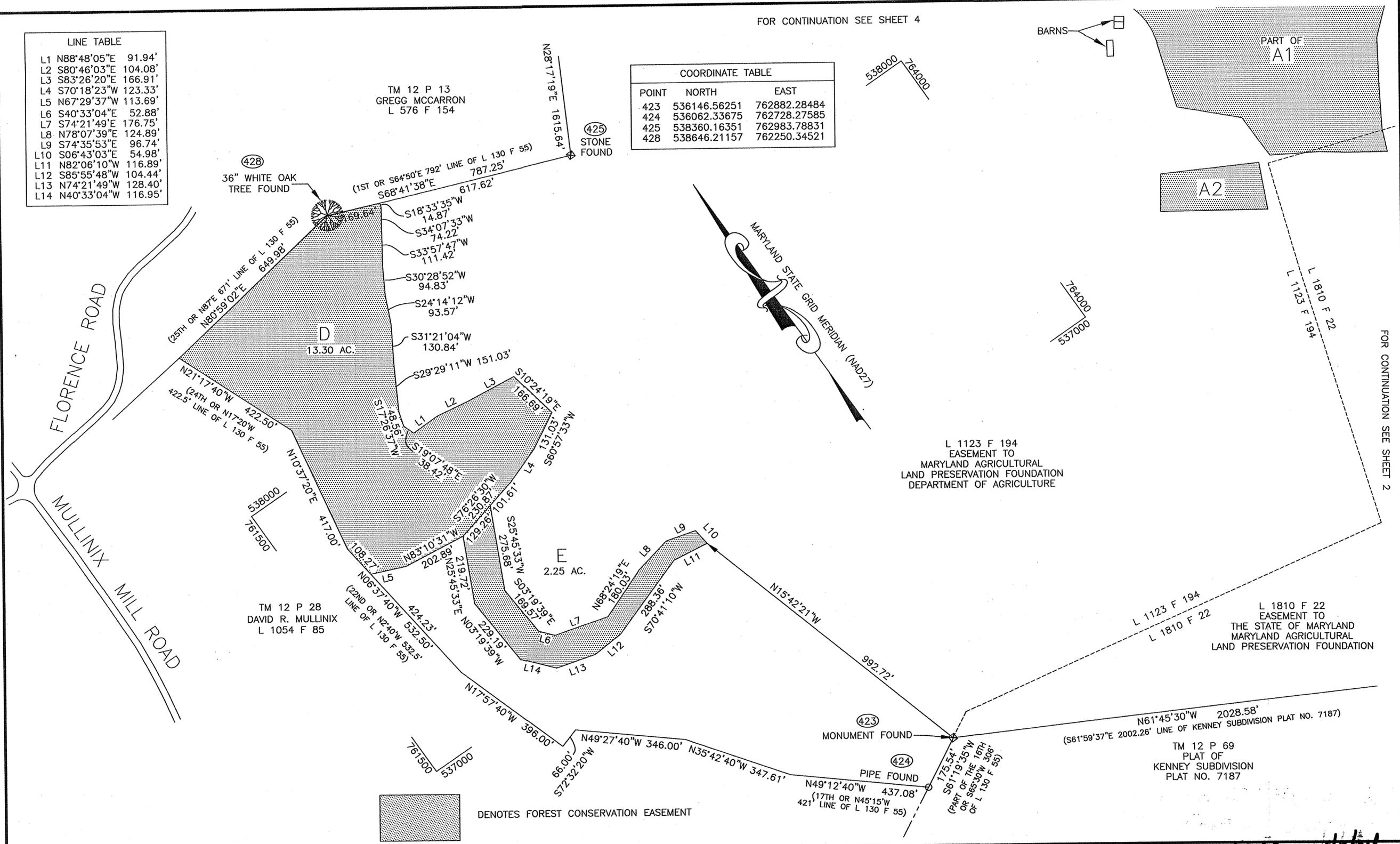


LINE TABLE

L1	N88°48'05"E	91.94'
L2	S80°46'03"E	104.08'
L3	S83°26'20"E	166.91'
L4	S70°18'23"W	123.33'
L5	N67°29'37"W	113.69'
L6	S40°33'04"E	52.88'
L7	S74°21'49"E	176.75'
L8	N78°07'39"E	124.89'
L9	S74°35'53"E	96.74'
L10	S06°43'03"E	54.98'
L11	N82°06'10"W	116.89'
L12	S85°55'48"W	104.44'
L13	N74°21'49"W	128.40'
L14	N40°33'04"W	116.95'

COORDINATE TABLE

POINT	NORTH	EAST
423	536146.56251	762882.28484
424	536062.33675	762728.27585
425	538360.16351	762983.78831
428	538646.21157	762250.34521



TM 12 P 28
DAVID R. MULLINIX
L 1054 F 85

L 1123 F 194
EASEMENT TO
MARYLAND AGRICULTURAL
LAND PRESERVATION FOUNDATION
DEPARTMENT OF AGRICULTURE

L 1810 F 22
EASEMENT TO
THE STATE OF MARYLAND
MARYLAND AGRICULTURAL
LAND PRESERVATION FOUNDATION

N61°45'30"W 2028.58'
(S61°59'37"E 2002.26' LINE OF KENNEY SUBDIVISION PLAT NO. 7187)
TM 12 P 69
PLAT OF
KENNEY SUBDIVISION
PLAT NO. 7187

■ DENOTES FOREST CONSERVATION EASEMENT

APPROVED:
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Steph Leffler 7/28/04
DIRECTOR DATE

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6/17/04
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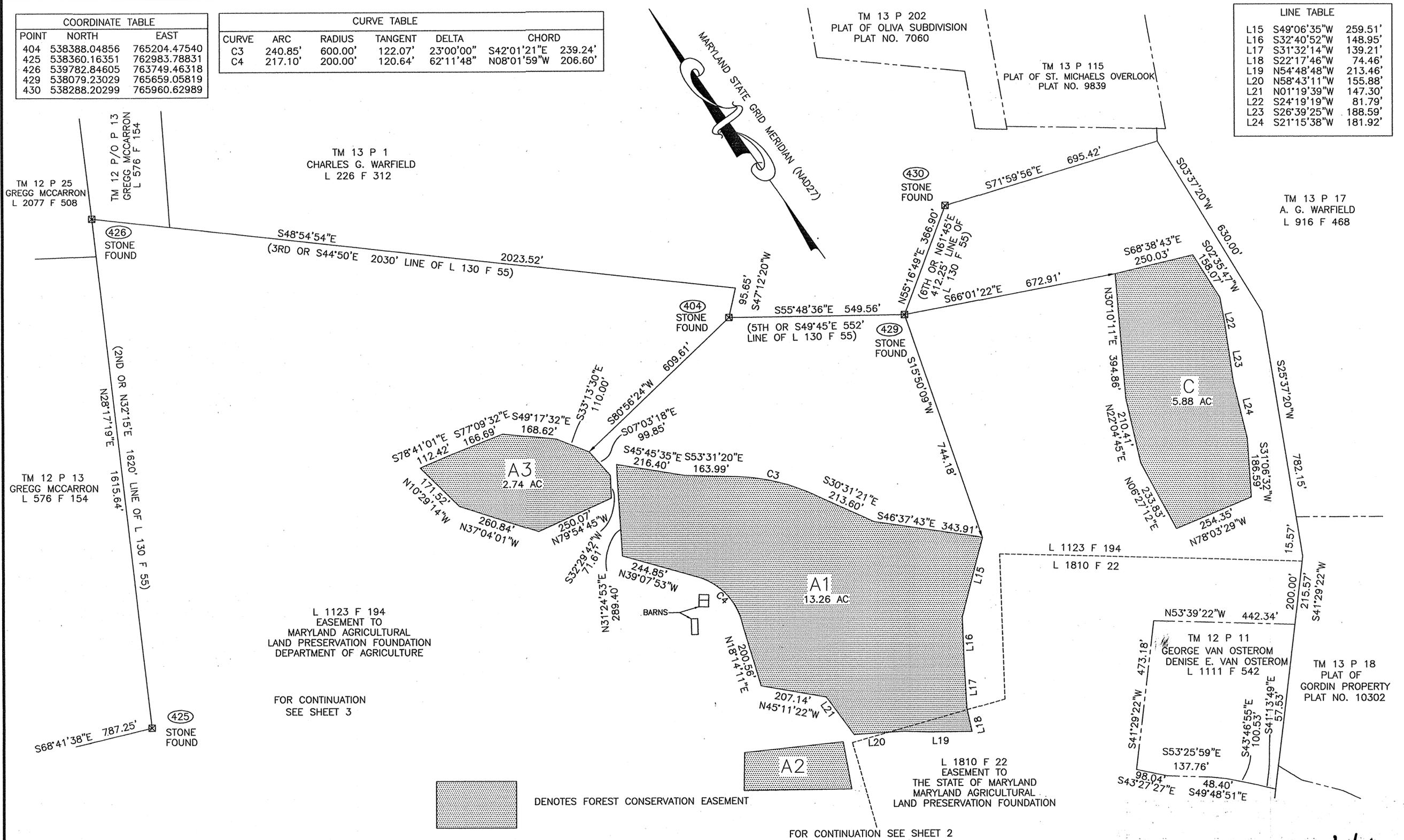


RECORDED AS PLAT NO. 17029 ON 11/16/04
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
AMENDED
PLAT OF FOREST CONSERVATION EASEMENTS
ON THE
WINKLER PROPERTY
TAX MAP 12 & 13, BLOCK 6, PARCEL 14
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
200' 0 200' 400' 600'
SCALE 1"= 200' JUNE 15, 2004
SHEET 3 OF 4

COORDINATE TABLE		
POINT	NORTH	EAST
404	538388.04856	765204.47540
425	538360.16351	762983.78831
426	539782.84605	763749.46318
429	538079.23029	765659.05819
430	538288.20299	765960.62989

CURVE TABLE					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C3	240.85'	600.00'	122.07'	23°00'00"	S42°01'21"E 239.24'
C4	217.10'	200.00'	120.64'	62°11'48"	N08°01'59"W 206.60'

LINE TABLE		
L15	S49°06'35"W	259.51'
L16	S32°40'52"W	148.95'
L17	S31°32'14"W	139.21'
L18	S22°17'46"W	74.46'
L19	N54°48'48"W	213.46'
L20	N58°43'11"W	155.88'
L21	N01°19'39"W	147.30'
L22	S24°19'19"W	81.79'
L23	S26°39'25"W	188.59'
L24	S21°15'38"W	181.92'



APPROVED:
 HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Director: *[Signature]* 7/28/04
 DATE

OWNERS CERTIFICATE
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 Rhonda P. Winkler
 Witness: *[Signature]*
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 James R. Meeks
 PROFESSIONAL LAND SURVEYOR NO. 10857
 DATE: 6/17/04

RECORDED AS PLAT NO. 17030 ON 7/15/04
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AMENDED
 PLAT OF FOREST CONSERVATION EASEMENTS ON THE
WINKLER PROPERTY
 TAX MAP 12 & 13, BLOCK 6, PARCEL 14
 FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE 1" = 200'
 JUNE 15, 2004
 SHEET 4 OF 4