

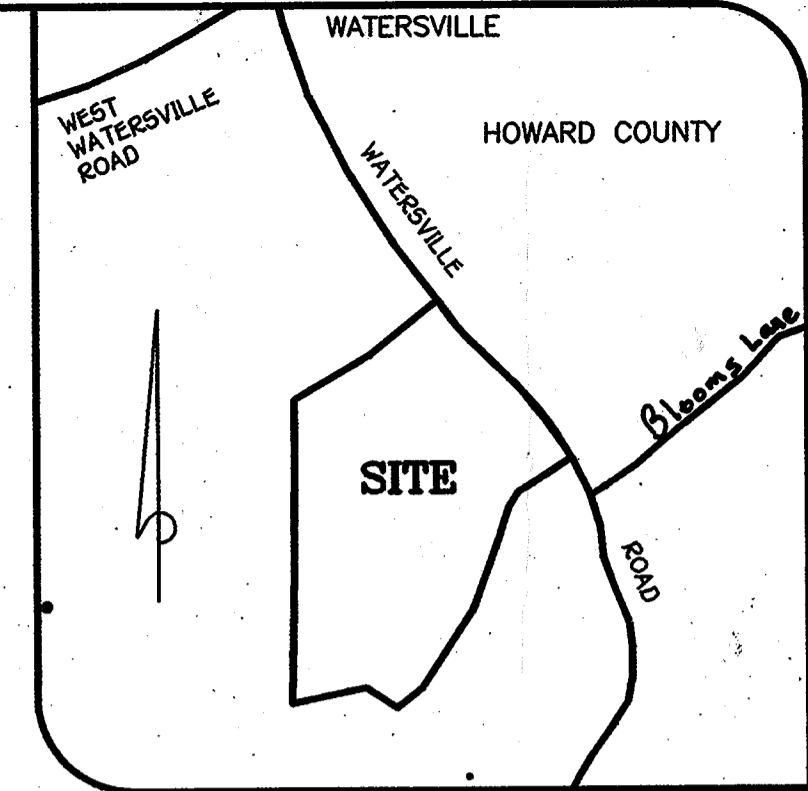
COORDINATE DATA

POINT	NORTH	EAST
35	615167.059800	1203565.202300
36	615034.073200	1203751.710800
37	615150.976300	1203914.136300
38	615630.192800	1204251.472100
39	616070.197200	1204430.222000
40	616255.726990	1204490.033151
41	616348.551700	1204561.503600
42	616550.679900	1204903.711300
43	616708.780040	1204816.102663
44	616979.716423	1204619.613395
45	617338.487800	1204285.603400
46	617578.324500	1204120.522800
47	617248.785300	1203683.125500
48	616988.495600	1203200.319600
49	615927.141500	1203152.933000
50	615090.291800	1203102.678000

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

FOREST CONSERVATION EASEMENT TABLE

LINE	BEARING	DISTANCE
L1	N 40° 07' 12" W	346.26
L2	N 20° 36' 06" W	191.96
L3	S 86° 33' 48" E	46.24
L4	S 34° 03' 04" E	484.64
L5	S 33° 46' 42" V	48.30



VICINITY MAP
SCALE: 1"=1200'

GENERAL NOTES

- SUBJECT PROPERTY ZONED RC-DEO PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT DECEMBER 27, 2000 BY SOURABH G. MUNSHI, VANMAR ASSOC. INC.
- 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 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.
- THE Hatched AREA DENOTES A 0.73 ACRE FOREST CONSERVATION EASEMENT AREA. THIS FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO MEET OFF-SITE REFORESTATION/AFFORESTATION REQUIREMENTS FOR BOWEN'S PLANTATION, DPZ FILE NO. F-03-104, TAX MAP 31, PARCEL 507, PER SECTION 16.1202 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT AREA ALLOWED.
- THE PURPOSE OF THIS PLAT IS TO ESTABLISH AN OFFSITE FOREST CONSERVATION EASEMENT ON THIS SITE TO FULFILL THE FOREST CONSERVATION OBLIGATIONS OF 0.03 ACRES OF AFFORESTATION AND 0.70 ACRES OF REFORESTATION FOR THE BOWEN'S PLANTATION, F-03-104.
- THIS PLAT SUBJECT TO A DEVELOPER'S AGREEMENT INTENDED TO BE EXECUTED BETWEEN BOWEN'S PLANTATION, LLC. AND HOWARD COUNTY FOR DPZ FILE NO. F-03-104.
- THIS PROPERTY IS ENCUMBERED BY A PRESERVATION EASEMENT OF 63.6063 ACRES. RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5672 FOLIO 492.

OWNERS

WILLIAM AND BARBARA LISTON
P.O. BOX 228
342 WATERSVILLE ROAD
MT. AIRY, MARYLAND 21771

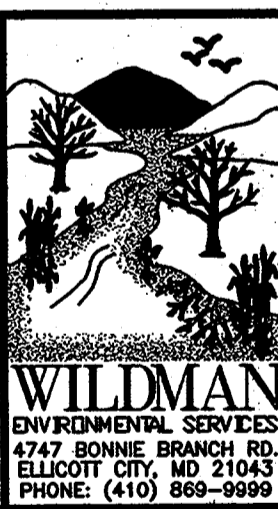
DEVELOPER

BOWEN'S PLANTATION, LLC
4747 BONNIE BRANCH ROAD
ELLCOTT CITY, MARYLAND 21043

PRESERVATION EASEMENT

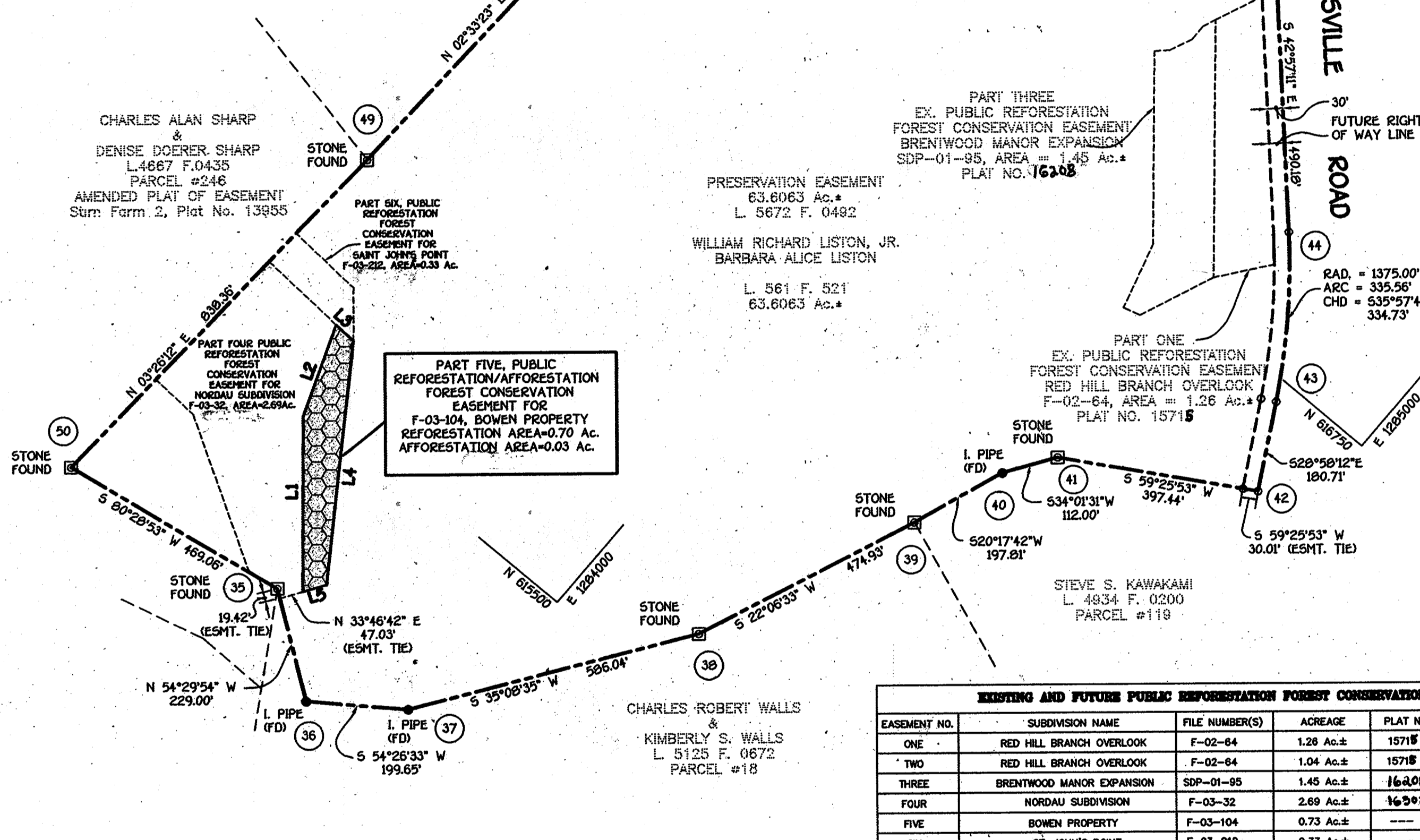
HOLDERS

BARBARA'S DELIGHT HOMEOWNERS ASSOCIATION, INC.
AND HOWARD COUNTY, MARYLAND



EXISTING AND FUTURE PUBLIC REFORESTATION FOREST CONSERVATION EASEMENT TABULATION

EASEMENT NO.	SUBDIVISION NAME	FILE NUMBER(S)	ACREAGE	PLAT NUMBER	RETENTION	AFFOREST	REFOREST
ONE	RED HILL BRANCH OVERLOOK	F-02-84	1.26 Ac.±	15715	NO	0	1.26 Ac.±
TWO	RED HILL BRANCH OVERLOOK	F-02-84	1.04 Ac.±	15715	NO	0	1.04 Ac.±
THREE	BRENTWOOD MANOR EXPANSION	SDP-01-95	1.45 Ac.±	16208	NO	0	1.45 Ac.±
FOUR	NORDAU SUBDIVISION	F-03-32	2.69 Ac.±	16302	NO	0	2.69 Ac.±
FIVE	BOWEN PROPERTY	F-03-104	0.73 Ac.±	---	NO	0.03 Ac.	0.70 Ac.±
SIX	ST. JOHN'S POINT	F-03-212	0.33 Ac.±	---	NO	0	0.33 Ac.±



OWNER'S STATEMENT

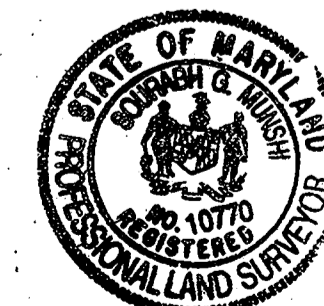
WILLIAM RICHARD LISTON, JR., AND BARBARA ALICE LISTON, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE PUBLIC FOREST CONSERVATION EASEMENT SHOWN HEREON.

WITNESS MY HAND THIS 12TH DAY OF December, 2003

William Richard Liston, Jr.
WILLIAM RICHARD LISTON, JR.
Barbara Alice Liston
BARBARA ALICE LISTON
Ronald B. Wildman
WITNESS
Ronald B. Wildman
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS INTENDED TO PROVIDE A FOREST CONSERVATION EASEMENT FOR THE PURPOSE OF FOREST CONSERVATION OVER THAT PARCEL OF GROUND CONVEYED BY DONALD C. BRIGHTWELL, TO WILLIAM RICHARD LISTON, JR. AND BARBARA ALICE LISTON BY DEED DATED JUNE 8, 1971, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, OF HOWARD COUNTY, MARYLAND IN LIBER No. 561 AT FOLIO 521. AND THAT ALL MONUMENTS ARE IN PLACE.



Sourabh G. Munshi
SOURABH G. MUNSHI, MD. NO. 10770
12/10/03
DATE

RECORDED AS PLAT No. 16481 ON 12/10/03
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF FOREST CONSERVATION EASEMENT
LISTON FARM
PRESERVATION PARCEL
BOWEN'S PLANTATION DPZ FILE NO. F-03-104 (NOTE 5)

TAX MAP 2 FOURTH ELECTION DISTRICT
PARCEL 17 HOWARD COUNTY, MARYLAND
EX. ZONING RC-DEO
DATE: September 6, 2003 SCALE: 1"=200'
DPZ FILE Nos. F-01-89; RE-01-03

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
510 South Main Street P.O. box 328 Mount Airy, Maryland 21771
(301) 829 2890 (301) 831 5015 (410) 549 2751

F03-104 (FC)

C:\Land Projects\LISTON PROPERTY\LISTON PLAT 5.dwg

THE REQUIREMENTS 8-108, 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.

Sourabh G. Munshi 12/10/03
SOURABH G. MUNSHI, MD. NO. 10770 DATE
William Richard Liston, Jr. 12-12-03
WILLIAM RICHARD LISTON, JR., OWNER DATE
Barbara Alice Liston 12/12/03
BARBARA ALICE LISTON, OWNER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Frank A. Lewis 12/22/03
DIRECTOR DATE