

CURVE DATA TABLE					
20' PUBLIC WATER & UTILITY EASEMENT					
CURVE NO.	RADIUS	LENGTH	TANGENT	△	CHORD
C1	810.00'	204.78'	102.94'	14°29'08"	S 40°44'48" W 204.24'

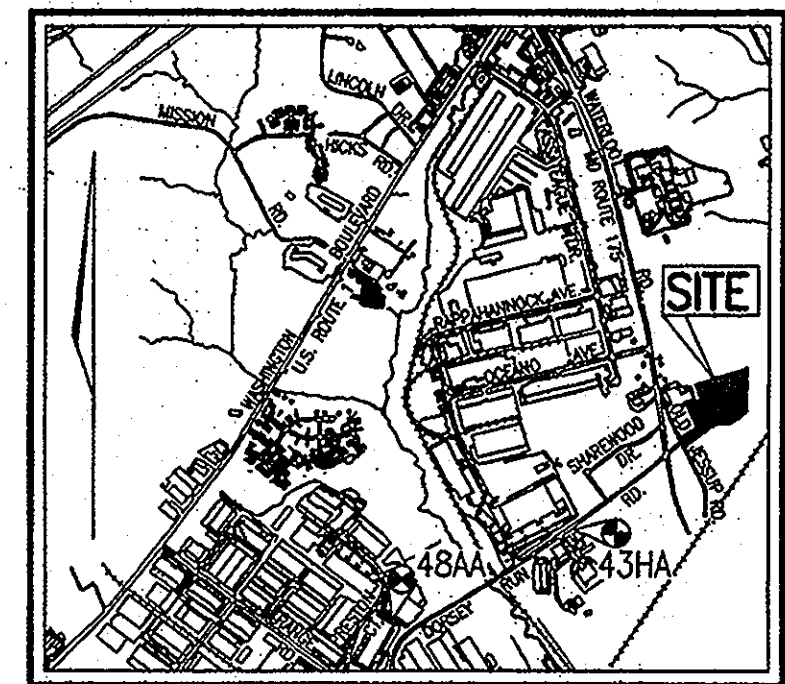
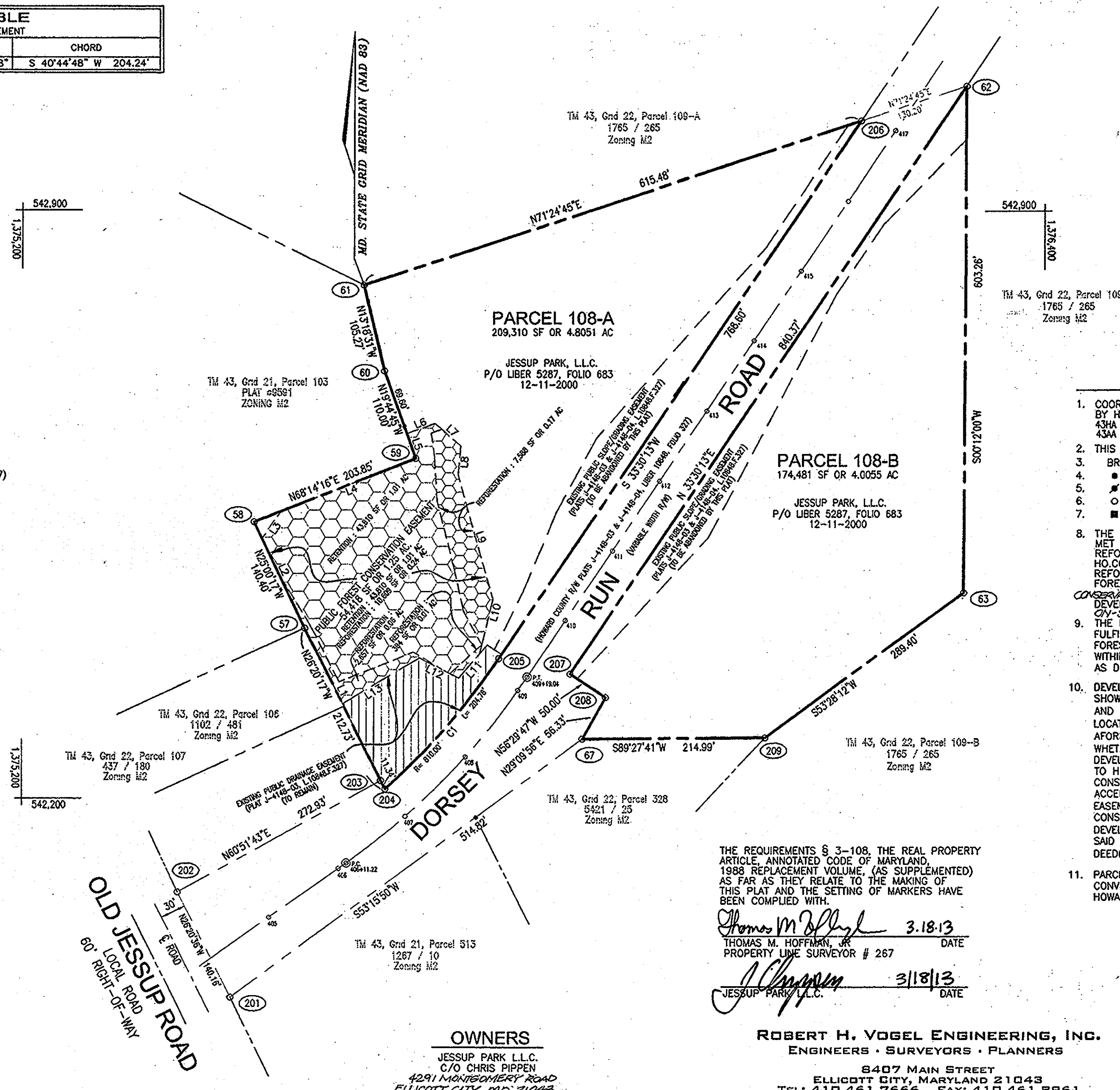
COORDINATE TABLE		
POINT	NORTHING	EASTING
57	542401.9737	1375532.4337
58	542529.2144	1375473.0875
59	542604.7929	1375662.4092
60	542708.3257	1375625.2457
61	542810.7690	1375601.0128
62	543048.4581	1376307.7973
63	542445.2051	1376305.6902
67	542270.9231	1375858.1653
201	541962.9937	1375445.5891
202	542088.5983	1375383.3933
203	542221.4913	1375621.7824
204	542211.3248	1375626.8154
205	542366.0576	1375760.1261
206	543006.9550	1376184.3852
207	542347.7133	1375843.9206
208	542320.1113	1375885.6169
209	542272.9437	1376073.1466

**LEGEND**

- EXISTING PUBLIC SLOPE / GRADING EASEMENT (PLATS J-4148-03 & J-4148-04, L10848.F.327) (TO BE ABANDONED BY THIS PLAT)
- EXISTING PUBLIC DRAINAGE EASEMENT (PLAT J-4148-03, L10848.F.327) (TO REMAIN)
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION)

**PUBLIC FOREST CONSERVATION EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 26°20'17" W	99.98'
L2	N 25°00'17" W	118.44'
L3	N 33°48'56" E	38.79'
L4	N 68°14'16" E	170.61'
L5	N 19°44'45" W	31.21'
L6	N 70°15'15" E	35.00'
L7	S 48°59'17" E	40.05'
L8	S 04°44'29" W	34.56'
L9	S 15°26'50" E	154.15'
L10	S 13°24'18" W	67.03'
L11	S 40°31'20" W	37.68'
L12	N 62°47'35" W	51.78'
L13	S 59°04'27" W	105.34'



**VICINITY MAP**  
SCALE: 1"=2000'  
ADC MAP 5054 - F5 & F6

**GENERAL NOTES**

- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 43HA AND 48AA.  
43HA N: 540,761.716 E: 1,373,837.365  
43AA N: 539,314.900 E: 1,371,539.251
- THIS PLAT IS BASED ON A BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE.
- BRL DENOTES BUILDING RESTRICTION LINE.
- IPIN DENOTES IRON PIN W/CAP SET.
- IPB DENOTES IRON PIPE OR IRON BAR FOUND.
- AC DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- OSM DENOTES STONE OR MONUMENT FOUND.
- THE FOREST CONSERVATION OBLIGATION FOR PARCELS 108A AND 108B HAS BEEN MET BY SDP-10-030 BY PROVIDING ONSITE RETENTION OF 1.01 AC., ONSITE REFORESTATION OF 0.24 AC. AND A FEE IN LIEU PAYMENT OF \$41,817.75 TO THE HO.CO. FOREST CONSERVATION FUND FOR THE REMAINING 1.28 AC. OF REFORESTATION OBLIGATION (1.28 AC. = 55,757 SF. x \$0.75 = \$41,817.75). FOREST CONSERVATION SURETY IN THE AMOUNT OF \$5,228.00 FOR ONSITE FOREST CONSERVATION REFORESTATION EASEMENT HAS BEEN POSTED AS A PART OF THE DEVELOPER'S AGREEMENT FOR SDP-10-030. NO SURETY IS REQUIRED FOR THE ONSITE RETENTION PROPOSED.
- THE FOREST CONSERVATION EASEMENT SHOWN HEREON HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND 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.
- 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 LOTS/PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION EASEMENT. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE 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.
- PARCELS 108A AND 108B ARE THE REMAINDER OF PARCEL 108 SUBSEQUENT TO CONVEYANCE OF DORSEY RUN ROAD RIGHT-OF-WAY FROM JESSUP PARK, LLC TO HOWARD COUNTY, MARYLAND ON MAY 23, 2007 BY DEED LIBER 10848, FOLIO 327.

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 AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Thomas M. Hoffman, Jr.* 3.18.13  
THOMAS M. HOFFMAN, JR.  
PROPERTY LINE SURVEYOR # 267  
DATE

*J. Chapman* 3/18/13  
JESSUP PARK, L.L.C.  
DATE

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

THE PURPOSE OF THIS PLAT IS TO CREATE A PUBLIC FOREST CONSERVATION EASEMENT AND TO ABANDON TWO SLOPE/GRADING EASEMENTS.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chris Adams* 4.10.13  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kathleen Wolke* 4.10.13  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

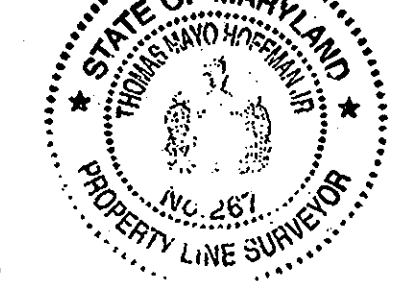
WE, JESSUP PARK L.L.C., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF FOREST CONSERVATION EASEMENT AND EASEMENT ABANDONMENT, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, THE PUBLIC FOREST CONSERVATION EASEMENT SHOWN HEREON.

WITNESS OUR HANDS THIS 18<sup>TH</sup> DAY OF MARCH, 2013.

*J. Chapman* JESSUP PARK, L.L.C.  
*Megan Pratt* WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT OF FOREST CONSERVATION EASEMENT AND EASEMENT ABANDONMENT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF THE LAND CONVEYED BY FLORENCE S. IFFERT, SUCCESSOR PERSONAL REPRESENTATIVE OF THE ESTATE OF RUBY LYNN SHIFFLETT TO JESSUP PARK L.L.C. BY DEED DATED DECEMBER 11, 2000 AND RECORDED IN LIBER 5287 AT FOLIO 837 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.



*Thomas M. Hoffman, Jr.* 3.18.13  
THOMAS M. HOFFMAN, JR., PROPERTY LINE SURVEYOR # 267  
DATE

RECORDED AS PLAT NO. 22345 ON 4/12/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF FOREST CONSERVATION EASEMENT AND EASEMENT ABANDONMENT  
**JESSUP PARK**  
TM PARCELS 108A & 108B  
ZONED M-2  
TAX MAP NO:43 BLK:22 PARCELS 108A & 108B  
PREV. FILE REF.: SDP-10-030  
1st ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

SCALE: 1"=100' FEBRUARY 14, 2011

