

No.	NORTHING	EASTING
1	604938.822	1340853.320
10	606157.627	1339276.216
11	605938.645	1339299.624
24	605000.862	1340845.998
25	605100.485	1340831.307
26	605165.606	1340816.905
27	605182.896	1640784.909
28	604902.632	1339735.470
29	605182.411	1339310.123
30	605490.049	1339264.826
31	605738.575	1338969.972
42	605788.561	1338968.777
43	605497.332	1339314.293
54	605777.546	1339272.063
55	605730.440	1339372.594
56	605675.198	1339406.886
57	605477.128	1339444.390
58	605458.807	1339319.965
59	604751.095	1339103.774
60	605050.787	1339055.175
61	606031.674	1338926.931
62	605162.324	1338924.524
63	605307.853	1338940.838
64	605385.003	1339280.293
65	605538.932	1339253.246
66	605422.365	1338900.358
67	605596.006	1338838.976
68	605565.681	1338710.938
69	605788.442	1338989.087
70	605945.063	1339017.734
71	605973.606	1339275.773
72	606155.429	1339256.338

NOTE: MULTIPLY BY 0.3048 TO OBTAIN THE METRIC EQUIVALENT OF THE COORDINATES IN METERS.

**CURVE DATA**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	341.00'	574.78'	382.57'	509.11'	S56°39'52"E	96°34'34"
C-2	291.00'	421.52'	257.43'	385.62'	S49°52'23"E	82°59'38"
C-3A	291.00'	328.82'	184.35'	311.43'	N58°16'43"E	64°42'10"
C-9A	341.00'	473.63'	284.01'	436.47'	N48°09'59"W	79°34'51"

**INGRESS/EGRESS EASEMENT**

LINE	DIRECTION	DISTANCE
E-1	S83°41'19"W	20.00'
E-2	S06°06'05"E	218.95'
E-3A	S00°49'35"W	128.77'
E-4	S40°28'36"E	157.47'
E-5	S17°47'30"E	109.49'
E-6A	S10°03'19"E	81.13'
E-10A	N10°03'19"W	83.07'
E-11	N17°47'30"W	114.88'
E-12A	N40°28'36"W	127.77'
E-14	N06°06'05"W	220.23'

**FOREST CONSERVATION REQUIREMENT**

PER F-97-144 (PLAT # 13111 - 13114)  
 FCE A - 0.82 ACRES (ON LOTS 45 - 47)  
 FCE B - 0.20 ACRES (ON LOT 44)  
 FCE C - 1.24 ACRES (ON PRESERVATION PARCEL D)  
 FCE D - 0.64 ACRES (ON PRESERVATION PARCEL E)  
 FCE E - 11.43 ACRES (ON PRESERVATION PARCEL H)  
 FCE F - 4.60 ACRES (ON PRESERVATION PARCEL F)  
 FCE G - 1.33 ACRES (ON PRESERVATION PARCEL G)  
 TOTAL - 20.28 ACRES

**FOREST CONSERVATION ESMT. 'B'**

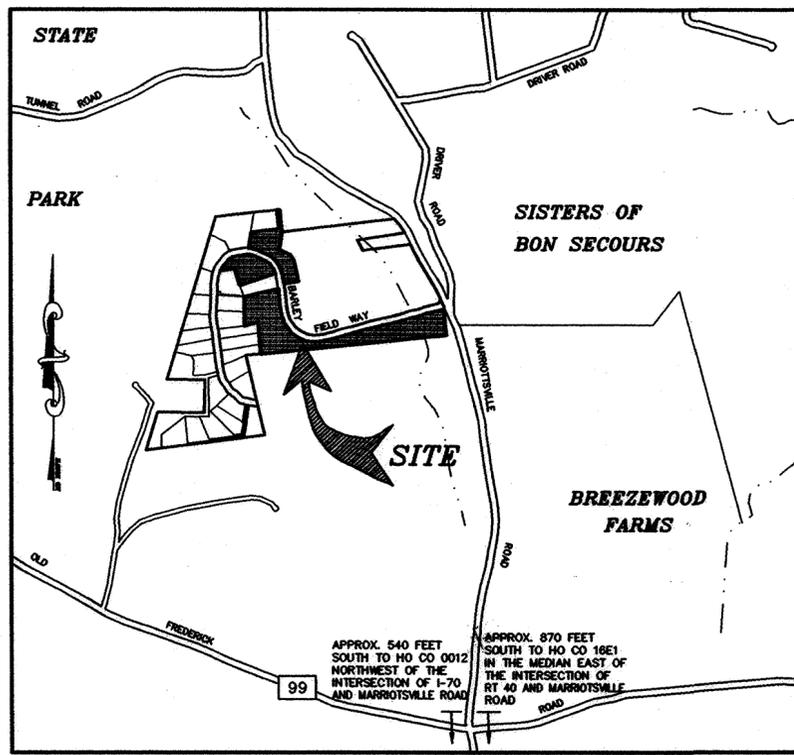
LINE	DIRECTION	DISTANCE
FE-3A	S47°34'56"E	147.47'

**FOREST CONSERVATION ESMT. 'F'**

LINE	DIRECTION	DISTANCE
FF-1	S00°31'37"W	17.11'
FF-2	S05°24'16"E	48.87'
FF-3	S10°06'35"E	85.76'
FF-4	S10°37'04"E	97.24'
FF-5	S12°36'25"E	17.04'
FF-6	S24°30'28"E	54.88'
FF-7	S25°33'54"E	55.89'
FF-8	S28°31'58"E	12.98'
FF-9	S57°21'12"E	17.28'
FF-10	S66°03'21"E	27.27'
FF-11	S55°00'33"E	13.33'
FF-12	S50°15'50"E	41.38'
FF-13	S31°48'06"E	14.30'
FF-14	S69°20'43"E	25.49'
FF-15	S89°01'29"E	30.47'
FF-16	S16°02'50"W	126.81'
FF-17	S83°52'32"W	386.68'
FF-18	N09°12'20"W	303.61'
FF-19	S81°38'59"W	129.63'
FF-20	N01°03'25"W	130.48'
FF-21	N06°23'46"E	146.44'
FF-22	N77°11'44"E	311.44'

**FOREST CONSERVATION ESMT. 'G'**

LINE	DIRECTION	DISTANCE
FG-1	S71°43'14"W	289.87'
FG-2	N19°28'06"W	203.84'
FG-3	N35°48'51"E	28.17'
FG-4	N38°25'36"E	21.32'
FG-5	N32°08'05"E	27.22'
FG-6	N61°33'31"E	28.78'
FG-7	N40°24'15"E	28.63'
FG-8	N68°36'04"E	33.34'
FG-9	S81°21'19"E	12.01'
FG-10	S89°42'59"E	29.67'
FG-11	S87°37'14"E	38.48'
FG-12	S81°00'38"E	13.72'
FG-13	S56°50'10"E	41.38'
FG-14	S15°35'15"E	10.31'
FG-15	S13°38'23"E	14.51'
FG-16	S08°29'25"E	70.43'
FG-17	S35°23'54"E	15.11'
FG-18	S35°03'30"E	39.61'
FG-19	S59°44'16"E	31.16'



VICINITY MAP  
SCALE: 1" = 1000'

**GENERAL NOTES**

- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SF AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- SUBJECT PROPERTY ZONED "RC-DEO" PER THE COMPREHENSIVE ZONING PLAN DATED OCTOBER 18, 1993.
- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE GEODETIC CONTROL STATIONS No. 0012 AND No.16E1.  
 HO CO 0012 HO CO 16E1  
 N 596,902.816 ELEV 486.92 N 593,250.989 ELEV. 464.60  
 E 1,340,864.386 E 1,340,192.700
- THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY ON OR ABOUT JANUARY, 1995, BY JOHN C. MELLEMA SR. SURVEYOR
- BRL DENOTES THE BUILDING RESTRICTION LINE.
- ☉ DENOTES IRON PIPE TO BE SET
- ⊙ DENOTES CONCRETE MONUMENT TO BE SET
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG OR PIPESTEM DRIVEWAY.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM REQUIREMENTS):  
 A) WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE);  
 B) SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.  
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS  
 D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);  
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN ONE(1) FOOT DEPTH OVER DRIVEWAY SURFACE;  
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET;  
 G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- ALL AREAS ARE MORE OR LESS ±.
- ALL DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO HAD 83 GRID MEASUREMENT.
- SKETCH PLAN WAS APPROVED ON DEC 21, 1994 UNDER S-95-05. PRELIMINARY PLAN WAS APPROVED ON OCT. 19, 1995 UNDER P-95-24. REVISED SKETCH PLAN WAS APPROVED ON OCT. 8, 1996 UNDER SP 97-04. FINAL PLAN APPROVED UNDER F-96-61. REVISED FINAL PLAN APPROVED UNDER F-97-144.
- THIS SUBDIVISION IS SUBJECT TO WP-95-28 APPROVED ON NOVEMBER 11, 1994, WHICH WAIVED THE REQUIREMENTS OF SECTION 16.116(a)(1) AND 16.116(a)(2) TO ALLOW GRADING WITHIN THE WETLAND AND STREAM BUFFER.
- WETLANDS DELINEATED BY EXPLORATION RESEARCH, INC. ON MARCH 12, 1994.
- ONE(1) EXTENDED DETENTION POND AND ONE(1) BIO-RETENTION FACILITY ARE PROPOSED FOR WATER QUANTITY AND QUALITY CONTROL.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN WETLAND AND STREAM BUFFERS, FOREST CONSERVATION AREAS, AND THE 100-YEAR FLOODPLAIN, EXCEPT AS SHOWN ON THE ROAD CONSTRUCTION PLANS.
- ⊞ DENOTES APPROXIMATE DELINEATION OF 100 YEAR FLOOD PLAIN.
- ⊞ DENOTES PUBLIC FOREST CONSERVATION EASEMENT, THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE 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.
- THE REQUIREMENTS FOR 5% OPEN SPACE IS BEING ADDRESSED BY DEDICATING PRESERVATION PARCELS TO HOWARD COUNTY.
- DENOTES EXISTING CENTERLINE OF STREAM.
- ALL SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD FOR PROFESSIONAL LAND SURVEYORS, 09.13.06, STATE OF MARYLAND, MINIMUM STANDARDS OF PRACTICE.
- PRESERVATION PARCELS E, F, AND G ARE TO BE OWNED BY THE HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS AND ARE ENCUMBERED BY AN EASEMENT AGREEMENT WITH WOODFORD'S GRANT H.O.A. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNERS AND ENUMERATES THE USES PERMITTED ON THE PROPERTY. DEED OF PRESERVATION PARCEL RECORDED AT LIBER 3920, FOLIO 170.
- THE ARTICLES OF INCORPORATION FOR THE WOODFORD'S GRANT HOMEOWNER'S ASSOCIATION WAS ACCEPTED BY THE STATE DEPARTMENT OF TAXATION AND ASSESSMENT ON SEPTEMBER 11, 1996.
- ⊞ DENOTES WETLANDS
- ⊞ DENOTES EXISTING PRIVATE INGRESS/EGRESS EASEMENT.
- ⊞ DENOTES EXISTING 10' PUBLIC TREE MAINTENANCE EASEMENT.
- FOR OTHER PERTINENT NOTES, SEE F-97-144, PLAT NOS. 13111 TO 13114, AND F-01-99, PLAT NOS. 14664 & 14665.

THE REQUIREMENTS OF §§3-10B, 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.

*John B. Mildeberg* 4/5/01 DATE  
 JOHN B. MILDENBERG, SURVEYOR

*Thomas H. Powell, Jr.* 4/5/01 DATE  
 THOMAS H. POWELL, JR.

*Patricia Ann Merz* 4/5/01 DATE  
 PATRICIA ANN MERZ

**TOTAL AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED 0  
 TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED 0  
 TOTAL NUMBER OF LOTS TO BE RECORDED 0  
 TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED 3  
 TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED 0 Ac  
 TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED 0 Ac  
 TOTAL AREA OF PRESERVATION PARCELS 14.517 Ac±  
 TOTAL AREA OF ROADWAY TO BE RECORDED 0 Ac  
 TOTAL AREA OF 100 YR FLOODPLAIN 0.485 Ac±  
 TOTAL AREA TO BE RECORDED 14.517 Ac±

**OWNERS**

THOMAS H. POWELL, JR. &  
 PATRICIA ANN MERZ  
 12905 FALLS ROAD  
 COCKEYSVILLE, MD 21030

**RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS**

THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREAS"), LOCATED IN, ON, OVER, AND THROUGH PRESERVATION PARCELS "E", "F", AND "G". ANY CONVEYANCES OF THE AFORESAID PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCELS. DEVELOPERS SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF FOREST CONSERVATION, EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

NOTE: THE PURPOSE OF THIS PLAT IS TO CHANGE OWNERSHIP OF PRESERVATION PARCELS E, F, & G AND TO ADD 30' PRIVATE ACCESS EASEMENT FOR LOT 42.

**OWNER'S STATEMENT**

WE, THOMAS H. POWELL, JR. AND PATRICIA ANN MERZ, OWNERS 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 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 ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 5<sup>TH</sup> DAY OF APRIL, 2001.

*Thomas H. Powell, Jr.*  
 THOMAS H. POWELL, JR.

*Stephanie Demchik*  
 WITNESS

*Patricia Ann Merz*  
 PATRICIA ANN MERZ

*Stephanie Demchik*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION COMPRISED OF (1) THAT PROPERTY COVEYED BY THOMAS H. POWELL, JR. ET AL. TO THOMAS H. POWELL, JR. INDIVIDUALLY, AS TO AN UNDIVIDED ONE-THIRD INTEREST, AND TO PATRICIA ANN MERZ, INDIVIDUALLY, AS TO AN UNDIVIDED ONE-THIRD INTEREST, AND TO THOMAS H. POWELL, JR. AND PATRICIA ANN MERZ, AS TRUSTEES FOR ROBERT JOHN POWELL, AS TO AN UNDIVIDED ONE-THIRD INTEREST, BY CONFIRMATORY DEED AND DEED OF TRUST DATED DECEMBER 19, 1978, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 980 FOLIO 60 AND (2) THAT PROPERTY CONVEYED BY THOMAS H. POWELL, JR. AND PATRICIA ANN MERZ, INDIVIDUALLY BY DEED DATED FEBRUARY 22, 1983, RECORDED AMONG FORESAID LAND RECORDS IN LIBER 1145, FOLIO 249 3) THAT PROPERTY CONVEYED BY THOMAS H. POWELL, JR. AND PATRICIA ANN MERZ TO WOODFORD JOINT VENTURE, INC. BY DEED DATED OCTOBER 21, 1996 AS RECORDED AT LIBER 4064, FOLIO 23, AND INTEREST BY WOODFORD JOINT VENTURE BEING RESCINDED BY DEED DATED DECEMBER 22, 2000, AS RECORDED AT LIBER 5294, FOLIO 250 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE PLACED IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS SHOWN.

JOHN B. MILDENBERG, S.S. NO. 10788 DATE 4/10/01

RECORDED AS PLAT 14749 ON 4/18/01 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF REVISION  
**WOODFORD'S GRANT**  
 PRESERVATION PARCELS "E", "F", & "G"  
 SHEET 1 OF 2

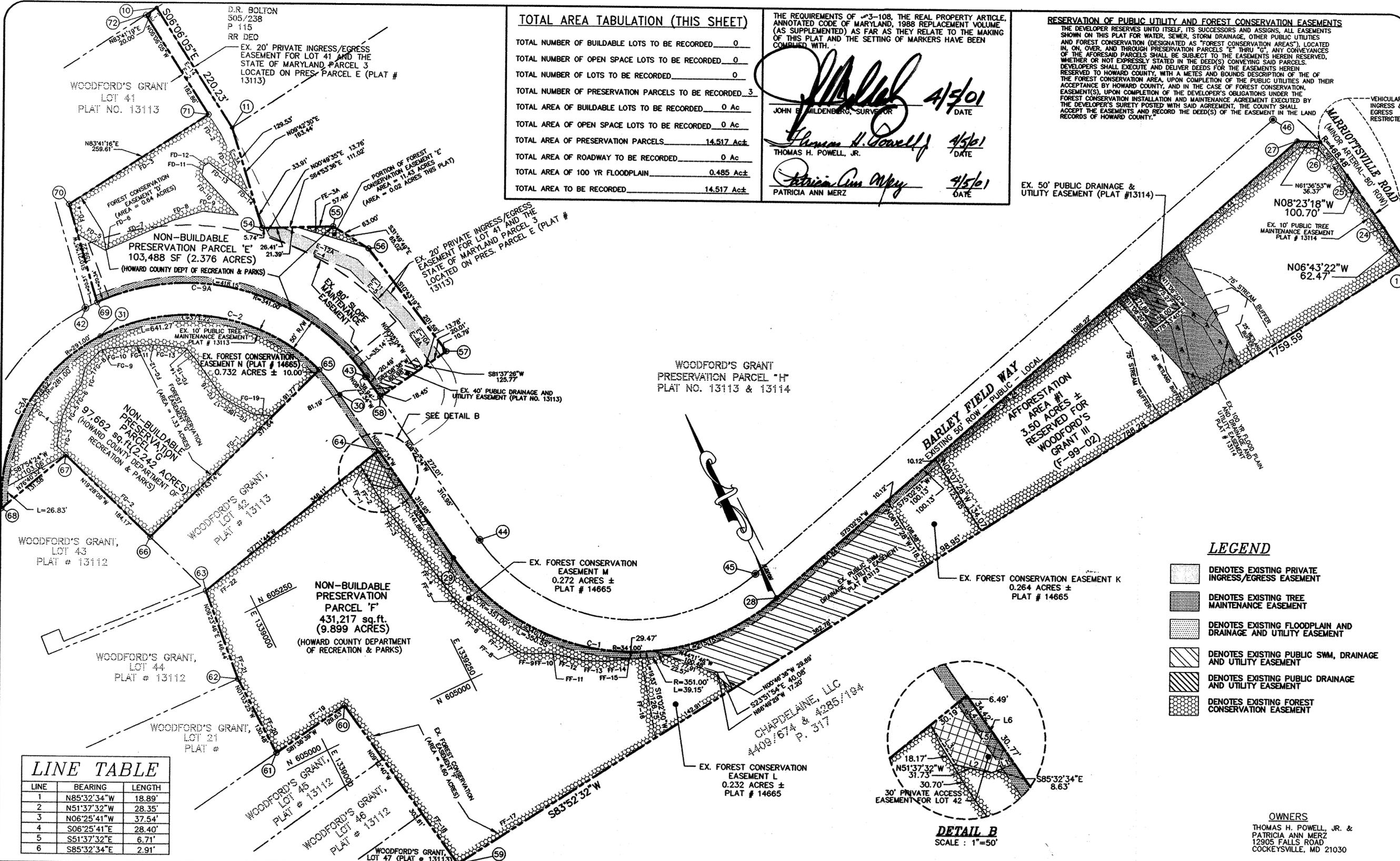
TAX MAP 10 ELECTION DISTRICT THIRD SCALE: AS SHOWN  
 PARCEL NO. 27, 29, & 151 HOWARD COUNTY, MARYLAND DATE: JULY 2000  
 BLOCK 15 & 16 EX. ZONING RC-DEO DPZ FILE NOS. S-95-05  
 PRES. PARCELS E - G P-95-24; F-96-61  
 F-97-144; F-01-99.

**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 Paz.

F-00-26

97003-1\DWG\003-1-rev-pl-1.dwg



**TOTAL AREA TABULATION (THIS SHEET)**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	0
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0 Ac
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0 Ac
TOTAL AREA OF PRESERVATION PARCELS	14.517 Ac±
TOTAL AREA OF ROADWAY TO BE RECORDED	0 Ac
TOTAL AREA OF 100 YR FLOODPLAIN	0.485 Ac±
TOTAL AREA TO BE RECORDED	14.517 Ac±

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 COMPLIED WITH.

*John B. Mildenberg* 4/5/01  
 JOHN B. MILDENBERG, SURVEYOR DATE

*Thomas H. Powell, Jr.* 4/5/01  
 THOMAS H. POWELL, JR. DATE

*Patricia Ann Merz* 4/5/01  
 PATRICIA ANN MERZ DATE

**RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS**  
 THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREAS"), LOCATED IN, ON, OVER, AND THROUGH PRESERVATION PARCELS "E" THRU "G". ANY CONVEYANCES OF THE AFORESAID PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCELS. DEVELOPERS SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

**LINE TABLE**

LINE	BEARING	LENGTH
1	N85°32'34"W	18.89'
2	N51°37'32"W	28.35'
3	N06°25'41"W	37.54'
4	S06°25'41"E	28.40'
5	S51°37'32"E	6.71'
6	S85°32'34"E	2.91'

- LEGEND**
- DENOTES EXISTING PRIVATE INGRESS/EGRESS EASEMENT
  - DENOTES EXISTING TREE MAINTENANCE EASEMENT
  - DENOTES EXISTING FLOODPLAIN AND DRAINAGE AND UTILITY EASEMENT
  - DENOTES EXISTING PUBLIC SWM, DRAINAGE AND UTILITY EASEMENT
  - DENOTES EXISTING PUBLIC DRAINAGE AND UTILITY EASEMENT
  - DENOTES EXISTING FOREST CONSERVATION EASEMENT

**OWNERS**  
 THOMAS H. POWELL, JR. &  
 PATRICIA ANN MERZ  
 12905 FALLS ROAD  
 COCKEYSVILLE, MD 21030

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT

*Donna H. Hester* 4/10/01  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Stephanie Demchik* 4/10/01  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Paul R. Kuter* 4/10/01  
 DIRECTOR DATE

**OWNER'S STATEMENT**

WE, THOMAS H. POWELL, JR. AND PATRICIA ANN MERZ, OWNERS 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 5TH DAY OF APRIL, 2001.

*Thomas H. Powell, Jr.*  
 THOMAS H. POWELL, JR.  
*Patricia Ann Merz*  
 PATRICIA ANN MERZ  
*Stephanie Demchik*  
 STEPHANIE DEMCHIK  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION COMPRISED OF (1) THAT PROPERTY COVEYED BY THOMAS H. POWELL, JR. ET AL. TO THOMAS H. POWELL, JR. INDIVIDUALLY, AS TO AN UNDIVIDED ONE-THIRD INTEREST, AND TO PATRICIA ANN MERZ, INDIVIDUALLY, AS TO AN UNDIVIDED ONE-THIRD INTEREST, AND TO THOMAS H. POWELL, JR. AND PATRICIA ANN MERZ, AS TRUSTEES FOR ROBERT JOHN POWELL, AS TO AN UNDIVIDED ONE-THIRD INTEREST, BY CONFIRMATORY DEED AND DEED OF TRUST DATED DECEMBER 19, 1979, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 980 FOLIO 60 AND (2) THAT PROPERTY COVEYED BY THOMAS H. POWELL, JR. AND PATRICIA ANN MERZ, INDIVIDUALLY BY DEED DATED FEBRUARY 22, 1983, RECORDED AMONG FORESAID LAND RECORDS IN LIBER 1145, FOLIO 249 (3) THAT PROPERTY COVEYED BY THOMAS H. POWELL, JR. AND PATRICIA ANN MERZ TO WOODFORD JOINT VENTURE, INC. BY DEED DATED OCTOBER 21, 1996 AS RECORDED AT LIBER 4064, FOLIO 240 INTEREST IN WOODFORD JOINT VENTURE BEING RESCINDED BY DEED DATED FEBRUARY 22, 2000, AS RECORDED AT LIBER 5294, FOLIO 255, AND THAT INSTRUMENTS ARE IN PLACE AND WILL BE PLACED A SIGN OF APPEARANCE WITH THE ANNOTATED CODE OF MARYLAND ASSOCIATION.

*John B. Mildenberg* 4/10/01  
 JOHN B. MILDENBERG, SURVEYOR DATE

RECORDED AS PLAT 14760 ON 4/10/01 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF REVISION  
**WOODFORD'S GRANT**  
 PRESERVATION PARCELS "E", "F", & "G"  
 SHEET 2 OF 2

TAX MAP 10 ELECTION DISTRICT THIRD SCALE: 1"=100'  
 PARCEL NO. 27, 29, & 151 HOWARD COUNTY, MARYLAND DATE: JULY 2000  
 BLOCK 15 & 16 EX. ZONING RC-DEO DPZ FILE NOS. S-95-05  
 PRES. PARCELS E - G F-95-24; F-96-61  
 F-97-144; F-01-99.

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