



VICINITY MAP
SCALE: 1"=200'
ADC MAP No. 4, GRID D-13

BENCHMARKS NAD83 HORIZONTAL
HO. CO. #08FA
STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE
N 607113.698' E 1311061.325'

HO. CO. #08IB
STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE
N 604721.750' E 1310194.124'

VERTICAL
HO. CO. #3633003
CONCRETE MONUMENT 0.9' BELOW SURFACE
ELEV. 617.44'

OWNER/DEVELOPER:
D.R. HORTON, INC. 15810
GATHERS DRIVE, SUITE 220
GATHERSBURG, MD 20877
1-301-670-8144

ENGINEER:
BENCHMARK ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE
SUITE 418
ELLCOTT CITY, MD 21043
410-456-6105

LEGEND

- EXISTING SEPTIC FIELD
- CURVE
- COORDINATES
- TRAVERSE POINTS
- FOREST CONSERVATION EASEMENT

GENERAL NOTES

1. DENOTES 4" X 4" CONCRETE MONUMENT TO BE SET.
2. DENOTES 3/4" PIPE OR STEEL MARKER TO BE SET.
3. DENOTES STONE OF CONCRETE MONUMENT FOUND.
4. DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND.
5. DENOTES TRAVERSE POINT.
6. COORDINATES BASED ON NAD83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 088A AND NO. 081B.
7. SUBJECT PROPERTY ZONED IS ZONED RC-DEO PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE "DOMM LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
8. THIS PROJECT IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.
9. BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED DURING FEBRUARY, 2005 BY BENCHMARK ENGINEERING, INC.
10. THIS PLAN IS SUBJECT TO THE FOLLOWING DEPARTMENT OF PLANNING AND ZONING FILE NUMBER, F-00-22, S-02-13, F-07-012
11. THIS PROJECT IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.
12. THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION PER SECTION 16.1202(b)(1)(vi) OF THE HOWARD COUNTY CODE BECAUSE IT IS A PLAN OF REVISION/CORRECTION THAT DOES NOT CREATE ANY ADDITIONAL LOTS. THE FINAL PLAN FOR THE RECEIVING PLAT WILL FULFILL THE FOREST CONSERVATION OBLIGATION FOR THE CLUSTER SUBDIVISION.
13. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS OR HISTORIC FEATURES ON-SITE.
14. THERE ARE NO EXISTING WETLANDS, WETLANDS BUFFERS, STREAMS, STREAM BUFFERS OR 100-YR. FLOODPLAIN ON-SITE EXCEPT AS SHOWN.
15. THIS PLAN IS BASED ON A PREVIOUSLY RECORDED PLAT NO. 14125.
16. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR BUFFERS, FLOODPLAINS AND FOREST CONSERVATION EASEMENT AREAS.
17. THERE ARE NO EXISTING STRUCTURES ON LOT 4.

ROBB PROPERTY LOT 1
PLAT NO. 3940
PARCEL 359
ZONED: RC-DEO

ROBB PROPERTY LOT 2
PLAT NO. 3940
PARCEL 359
ZONED: RC-DEO

14. RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS THIS PLAT FOR SEPTIC, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") LOCATED IN, ON, OVER AND THROUGH ALL 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 LOT(S)/PARCEL(S). DEVELOPER SHALL EXECUTE AND DELIVER THE 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 EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.

15. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.

16. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE. IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT PLAT SHALL NOT BE REQUIRED.

COORDINATE CHART (NAD83)

POINT NO.	NORTHING	EASTING	POINT NO.	NORTHING	EASTING
47	601,869.7060	1,307,800.1211	420	602,179.9328	1,307,341.6409
64	601,906.1058	1,307,707.6071	421	602,131.5920	1,307,348.9478
87	603,857.0335	1,308,733.6778	450	602,100.7685	1,307,352.4650
401	603,854.4838	1,308,675.2234	451	602,025.3675	1,307,490.0263
402	603,809.3801	1,308,454.0863	452	602,060.8846	1,307,509.4942
403	603,788.2341	1,308,354.9873	453	602,103.3087	1,307,520.6860
404	603,773.8922	1,308,203.5951	454	602,424.5973	1,307,525.3314
405	603,737.3340	1,308,065.9471	455	602,420.6773	1,307,796.4467
406	603,659.4971	1,307,772.8774	456	602,507.1994	1,307,876.6117
408	603,562.2706	1,307,567.0229	457	602,436.3982	1,308,027.6581
409	603,484.5418	1,307,517.3223	458	602,173.9164	1,307,904.3561
410	603,168.6371	1,307,438.4170	459	602,068.6786	1,307,818.4651
411	602,929.5651	1,307,369.5255	460	602,058.2268	1,307,711.9316
413	602,696.0184	1,307,337.8127	461	602,082.3078	1,307,542.5094
415	602,649.1881	1,307,333.2707	462	602,049.3488	1,307,530.5400
416	602,554.7177	1,307,336.0054	463	602,035.7545	1,307,523.0886
417	602,414.3434	1,307,319.7704	434	602,001.8153	1,307,532.9949
418	602,273.4770	1,307,339.0529	465	602,068.4060	1,307,612.7855

SHEET INDEX

NO.	DESCRIPTION
1	PLAT

TRAVERSE POINT CHART (NAD '83)

No.	NORTH	EAST
54	603857.034	1308733.678
58	603451.290	1307528.565
68	602085.886	1307359.984
207	601984.232	1307790.175

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	3574.72'	93.58'	46.79'	93.58'	N01'35'05"W	1'30'00"
C2	3594.72'	47.05'	23.53'	47.05'	N05'32'23"E	0'45'00"
C3	3716.08'	235.73'	117.90'	235.69'	N07'43'58"E	3'38'04"
C4	630.01'	228.92'	115.73'	227.66'	N64'43'00"E	20'49'08"
C5	115.00'	35.20'	17.74'	35.07'	N19'57'32"E	17'32'19"
C6	91.00'	44.31'	22.60'	43.88'	S14'46'42"W	27'54'00"

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO IDENTIFY THIS 31.18 ACRE LOT AS A RECEIVING PARCEL FOR "DENSITY EXCHANGE", AND TO IDENTIFY THE SENDING PARCEL AS THE MURRAY PROPERTY FOR THE TRANSFER OF 9 DEO UNITS.

RECORDED AS PLAT 19609
ON 12/24/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

Richard Peter Bileman, MD 12/18/2007
HOWARD COUNTY HEALTH OFFICER
DATE: 12/18/07

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Paul Anderson 12-21-07
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 12-21-07

David M. Layton 12/20/07
DIRECTOR
DATE: 12/20/07

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS PART OF THE LAND CONVEYED BY SUSAN D. MOXLEY TO D.R. HORTON, INC., BY DEED DATED 3-4-03, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6934, FOLIO 509, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS NOW AMENDED.

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.

Donald A. Mason 10/19/07
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

OWNER'S DEDICATION

D.R. HORTON, INC., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAT; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE 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 WATERWAYS 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 EASEMENTS AND RIGHTS-OF-WAY, WITNESS MY HAND THIS 18th day of October, 2007.

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.

Frank X. Lackman 10/18/07
D.R. HORTON, INC.
FRANK X. LACKMAN
PRESIDENT, MARYLAND/DELAWARE DIVISION

John M. Conroy 10/18/07
WITNESS
DATE: 10/18/07

REVISION PLAT

VISTA RIDGE

LOT 4

(RECORDED AS SUSAN MOXLEY PROPERTY, LOT 4, PLAT NUMBER 14125)

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP No. 8, GRID No. 23
PARCEL No. 176
ZONED: RC-DEO

SCALE: 1" = 100'
DATE: OCTOBER, 2007
SHEET: 1 OF 1