

**COORDINATE LIST**

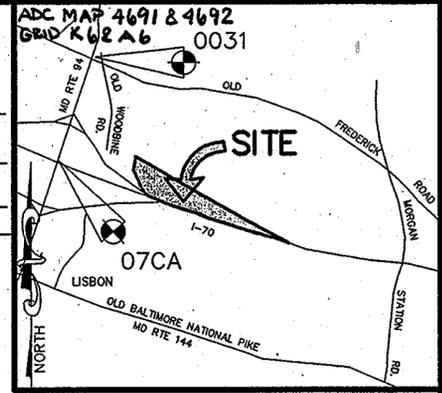
POINT	NORTH	EAST
25	610409.9328	1294167.1170
26	610290.8100	1294366.2300
27	609482.2586	1295796.2345
28	608920.8967	1296831.6892
29	609020.2393	1296566.2676
30	609096.5976	1296285.6724
31	609144.4299	1296137.8484
32	609156.1872	1296036.5481
33	609510.2263	1294942.4017
34	609637.0060	1294615.5578
35	609678.4279	1294471.3038
36	609744.9247	1294265.7973
37	609832.3232	1293995.5817
38	610045.0827	1293484.7845
39	610279.3058	1293294.2177
40	610388.7095	1293260.3048
41	610649.1249	1293126.0184
42	610974.9423	1293179.6563
44	610974.2514	1293183.6919
45	610978.7487	1293184.3707

I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 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.

*Charles A. Sharp* 12-6-10  
 CHARLES A. SHARP DATE

*Denise D. Sharp* 12-6-10  
 DENISE D. SHARP DATE

*Ralph T. Jones* 12/2/10  
 RALPH T. JONES, No. 21551 DATE



**LEGEND**

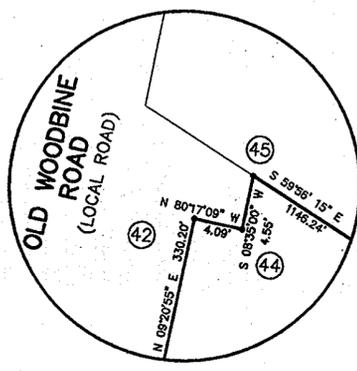
DENOTES EX. FOREST CONSERVATION EASEMENT (FOR ORCHARD ESTATES, F-07-005)

DENOTES AREA OF 0.95 AC. OF REFORESTATION EASEMENT (FOR MARBUCK ESTATES, F-10-107)

**GENERAL NOTES (CONT.)**

- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- THE FOREST CONSERVATION OBLIGATION FOR THIS PROPERTY WAS ADDRESSED UNDER F-07-130.
- ALL STREAM BUFFERS ARE MEASURED FROM THE TOP OF THE STREAM BANK.
- NO WELL EXISTS, THEREFORE THE HOWARD COUNTY HEALTH DEPARTMENT WILL REQUIRE A WELL TO BE DRILLED BEFORE A BUILDING PERMIT IS ISSUED.
- IN ACCORDANCE WITH SECTION 16.1202 (b)(1)(vii), THIS PLAT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS BECAUSE THIS IS A PLAT OF REVISION.

- GENERAL NOTES**
- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETIC CONTROL STATIONS Nos. 0031 AND 07CA.
  - ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
  - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER, 2004 BY PATTON HARRIS RUST & ASSOCIATES, P.C.
  - DENOTES 34.9411 ACRES BEING THE AREA OF PRESERVATION EASEMENT.
  - THIS PARCEL IS ENCLUMBERED BY A DEED OF PRESERVATION EASEMENT HELD BY THE PATUXENT CONSERVATION CORPS, INC. AND HOWARD COUNTY. THIS EASEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNERS AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
  - THIS PROPERTY IS ZONED RC-DEO PER THE 02-02-04 COMPREHENSIVE ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS DATED 07-28-06.
  - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS.
  - RELATED COUNTY PLANS/FILES F-07-005, F-07-130, SP-06-002, F-07-088 AND F-08-173.
  - THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET (OR 10,000 SQUARE FEET PER LOT FOR SHARED DRAIN FIELDS ASSOCIATED WITH A SHARED SEWAGE DISPOSAL FACILITY) AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
  - 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 AREA"), 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 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 THE FOREST CONSERVATION EASEMENT(S), 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.
  - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - WIDTH- 12'(16' SERVING MORE THAN ONE RESIDENCE);
    - SURFACE- 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN.);
    - GEOMETRY- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
    - STRUCTURES (CULVERTS/BRIDGES)- CAPABLE OF SUPPORTING 25 GROSS TONS (425 LOADINGS);
    - DRAINAGE ELEMENTS- CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
    - MAINTENANCE- SUFFICIENT TO INSURE ALL WEATHER USE.
  - PERC HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED BY PATTON HARRIS RUST & ASSOCIATES, PC.
  - THE REFORESTATION EASEMENT WAS ESTABLISHED FOR THE OFF-SITE SUBDIVISION MARBUCK ESTATES, F-10-107, NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST CONSERVATION MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.



**REFORESTATION EASEMENT LINE TABLE**

LINE	BEARING	LENGTH
L1	N 22°36'47" E	82.67'
L2	S 67°23'13" E	500.00'
L3	S 22°36'47" W	82.67'

**PURPOSE STATEMENT**

THE PURPOSE OF THIS PLAT OF EASEMENT IS TO CREATE A 0.95 ACRES OF REFORESTATION FOR MARBUCK ESTATES (F-10-107) ON RUSSELL-HOLLAND BUILDABLE LOT 1.

**OWNERS**  
 CHARLES A. SHARP &  
 DENISE D. SHARP  
 4003 JENNINGS CHAPEL ROAD  
 BROOKVILLE, MD 20833  
 410-489-4630

**Patton Harris Rust & Associates, pc**  
 Engineers. Surveyors. Planners. Landscape Architects.

**PHRA**  
 8818 Centre Park Drive  
 Columbia, MD 21045  
 T 410.997.8900  
 F 410.997.9282

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

*Peter Bilsen* 11/7/2011  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*[Signature]* 12/11/10  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 4/07/11  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I, HEREBY CERTIFY THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES A PRESERVATION PARCEL EASEMENT OF 34.9411 ACRES ON ALL THE LANDS CONVEYED BY JAMES CLARENCE HOLLAND, ET AL TO CHARLES A. SHARP AND DENISE D. SHARP BY DEED DATED MARCH 15, 2004 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8250 AT FOLIO 61, AND ALL THE LANDS CONVEYED BY DONNA G. RUSSELL TO CHARLES A. SHARP AND DENISE D. SHARP BY DEED DATED MARCH 12, 2004 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 8250 AT FOLIO 53; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*[Signature]* 12/2/10  
 RALPH T. JONES  
 PROFESSIONAL LAND SURVEYOR  
 MD REGISTRATION NO. 21551  
 DATE



**OWNER'S CERTIFICATE**

WE, CHARLES A. SHARP AND DENISE D. SHARP, 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 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 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 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/OUR HANDS THIS 6 DAY OF December, 2010.

*Charles A. Sharp* 12-6-10  
 CHARLES A. SHARP DATE

*Denise D. Sharp* 12-6-10  
 DENISE D. SHARP DATE

*Chemp Nodan* 12/6/10  
 WITNESS DATE

*Chemp Nodan* 12/6/10  
 WITNESS DATE

RECORDED AS PLAT No. 21548  
 ON 4/11/11  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**RUSSELL-HOLLAND FOREST CONSERVATION EASEMENT PLAT**

4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 TAX MAP No. 7 PARCEL 101 GRID 6  
 TAX MAP No. 8 PARCEL 4 GRID 7  
 SCALE: 1" = 200' DATE: 12-02-10 SHEET: 1 OF 1  
 P:\PROJECT\12818\2-0\SURVEY\FINAL\003 REFORESTATION PLAT.DWG