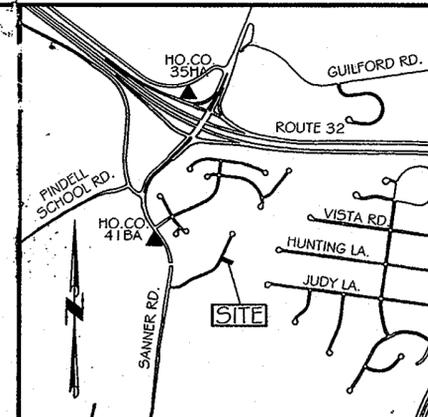


GENERAL NOTES:

- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 41BA & 35HA.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY TSA GROUP IN AUGUST 1995. SURVEY OF LOT 78 WAS FIELD VERIFIED IN JUNE 2012 BY SHANABERGER & LANE.
- SUBJECT PROPERTY ZONED 'R-ED' PER 2/2/2004 COMPREHENSIVE ZONING PLAN AND JULY 28, 2006 COMP LITE REZONING.
- 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 THE MARKERS HAVE BEEN COMPLIED WITH.
- THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.01 ACRE.
- 1500 SQUARE FEET OF FOREST CONSERVATION EASEMENT IS TO BE ABANDONED WITH THIS PLAT. AN ABANDONMENT FEE OF \$1.25 PER SQUARE FOOT OR \$1,875.00 HAS BEEN PAID TO THE FOREST CONSERVATION FUND. SAP ACCOUNT #2060000000-3000-3000000000-PWF0000000000-43251 FOR THIS EASEMENT ABANDONMENT.
- THE FOREST CONSERVATION EASEMENT FOR THIS SUBDIVISION HAS BEEN ESTABLISHED UNDER F-98-052 TO FULFILL THE REQUIREMENTS OF SECTION 16.120 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.
- THIS IS A PREVIOUSLY-RECORDED LOT ON WHICH THERE WERE ARE NO WETLANDS, STREAMS, OR FLOODPLAINS.
- STORMWATER MANAGEMENT FOR WQv AND Rev IS NOT REQUIRED BECAUSE THERE IS NO NEW DEVELOPMENT PROPOSED.
- 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 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 THE FOREST CONSERVATION EASEMENT(S), UPON 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.
- PREVIOUS COUNTY FILES: SP-97-02, WP-97-78, PB 312, F-93-70, WF-98-82, F-98-53, SDP-99-07.
- THERE IS AN EXISTING DWELLING LOCATED ON LOT 78 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER SERVICE HAVE BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE 8/31/998, ON WHICH DATE DEVELOPER AGREEMENT NOS. 34-3652-D AND 34-3662-D WERE FILED AND ACCEPTED.
- ON SEPTEMBER 10, 2012, AN AMENDED DEED OF FOREST CONSERVATION EASEMENT AGREEMENT WAS FILED WITH AND ACCEPTED BY HOWARD COUNTY, MARYLAND.
- THIS PLAT BECOMES THE "PLAT OF RECORD" FOR LOT 78 AND SUPERCEDES THE PREVIOUS PLAT OF LOT 78 -- PLAT #13326 (F-98-052). FOR OTHER APPLICABLE GENERAL NOTES SEE PLAT #13326 (F-98-052).

COORDINATES		
PT #	NORTHING	EASTING
131	550597.5476	1342152.3557
132	550520.9310	1342319.1390
133	550517.7515	1342314.4218
134	550454.9841	1342283.0289
135	550529.3948	1342121.0477



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP 5052G2

David E. Wilkinson 9/12/12
OWNER DATE
Elizabeth W. G. Wilkinson 9/12/12
OWNER DATE

E 1,342,050
N 550,700

E 1,342,300
N 550,700

E 1,342,050
N 550,400

TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	0.31 AC.
NON-BUILDABLE	0 SF.
OPEN SPACE	0 SF.
PRESERVATION PARCELS	0 SF.
TOTAL AREA OF ROADWAY TO BE RECORDED, INCLUDING WIDENING STRIPS	0 SF.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	0.31 AC.

RIVER OAK CT.
COUNTY ROAD, LOCAL ROAD, 50' RW
PLAT NUMBER 13323

LOT 78
13469 SQ. FT. ±

FOREST CONSERVATION EASEMENT TO BE ABANDONED
1500 SQ. FT. ±

FOREST CONSERVATION EASEMENT TO REMAIN
4067 SQ. FT. ±

VILLAGE OF CEDAR RIDGE LOTS 1 THRU 97
SHEET 6 OF 15 PLAT NUMBER 13333

OWNER/DEVELOPER
DAVID E. WILKINSON
ELIZABETH W. G. WILKINSON
7036 RIVER OAK CT.
CLARKSVILLE, MD 21129
(410)-993-2300

SURVEYOR
SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELICOTT CITY, MD 21043
(410)-461-9563

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 10849, EXPIRATION DATE: 4/2/2014

Gregory Scott Shanabarger 9/12/12
G. SCOTT SHANABARGER DATE

PURPOSE: TO REDUCE THE SIZE OF THE FOREST CONSERVATION EASEMENT ON LOT 78 AND TO ADJUST THE 35' ENVIRONMENTAL BRL TO BE MEASURED FROM THE REVISED EDGE OF THE FOREST CONSERVATION EASEMENT.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY, MARYLAND.

Brian M. Rosman 10/10/12
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

David E. Wilkinson 10/3/12
CHIEF, DEVELOPMENT ENGINEERING DATE

Kurt S. DeLoach 10/15/12
DIRECTOR DATE

OWNER'S CERTIFICATE

"WE, DAVID E. WILKINSON AND ELIZABETH W. G. WILKINSON, OWNERS OF THE 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 RIGHT-OF-WAYS. WITNESS MY/OUR HANDS THIS 12th DAY OF SEPTEMBER 2012."

David E. Wilkinson 9/12/12
DAVID E. WILKINSON DATE

Elizabeth W. G. Wilkinson 9/12/12
ELIZABETH W. G. WILKINSON DATE

Gregory Scott Shanabarger 9/12/12
WITNESS DATE

Gregory Scott Shanabarger 9/12/12
WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE REVISION PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION PLAT OF ALL OF THE LAND CONVEYED BY TOLL MD. LIMITED PARTNERSHIP TO DAVID E. WILKINSON AND ELIZABETH W. G. WILKINSON BY DEED DATED DECEMBER 30, 1999 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. IN LIBER 4997 AT FOLIO 288; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE 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.

Gregory Scott Shanabarger 9/12/12
G. SCOTT SHANABARGER DATE

PROFESSIONAL L.S. # 10849
LICENSE EXPIRATION DATE 4/2/2014

RECORDED AS PLAT # 22111 ON 10/19/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

FOREST CONSERVATION PLAT OF EASEMENT LOT 78 VILLAGE OF CEDAR RIDGE

SHEET 1 OF 1
A REVISION TO PLAT #13333 F-98-52

PREVIOUS COUNTY FILES: SP-97-02, WP-97-78, PB 312, F-93-70, WP-98-82, F-98-53, SDP-99-07
5TH ELECTION DISTRICT, HOWARD COUNTY, MD
TAX MAP 41 BLOCK 4 PARCEL 44
ZONING: R-ED
SCALE: 1"=30' DATE: 7/2/12