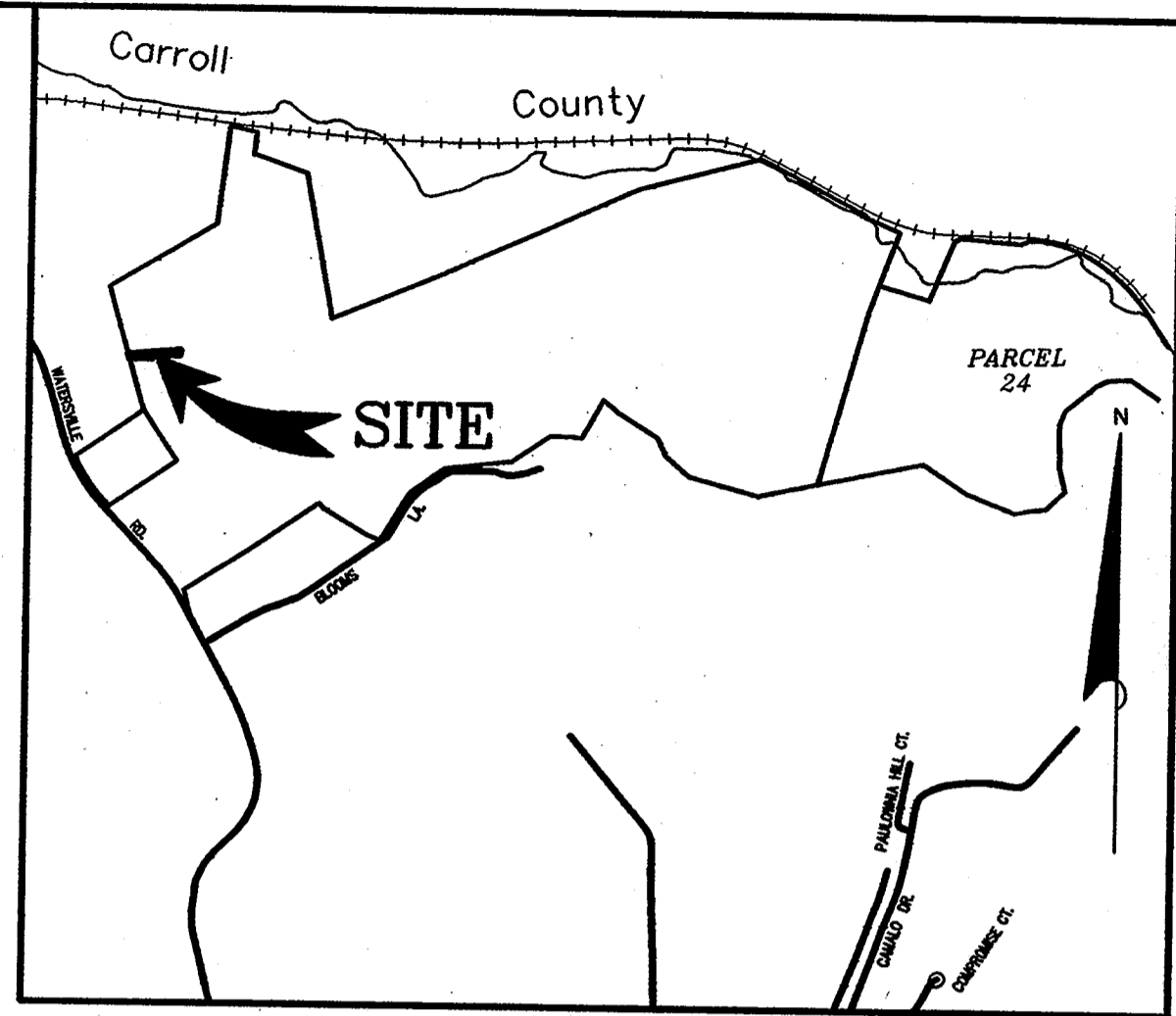


BOUNDARY LINE TABLE

LINE	BEARING & DISTANCE
L12	S54°30'03"W 125.67'
L13	S51°51'41"W 30.00'
L14	N68°08'19"W 74.25'
L15	N43°38'19"W 49.50'
L16	S05°46'18"W 141.40'

FOREST CONSERVATION EASEMENT TABLE

LINE	BEARING	DISTANCE
L1	N 85°16'46" E	350.85'
L2	S 13°24'55" W	40.35'
L3	S 85°16'46" W	330.66'
L4	N 15°58'25" W	39.10'



VICINITY MAP
SCALE: 1"=1200'

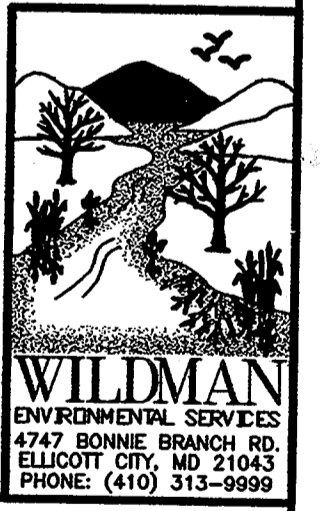
- GENERAL NOTES**
- SUBJECT PROPERTY ZONED RC-DEO PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
 - THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY MILDENBERG BOENDER AND ASSOCIATES, INC. PERFORMED OCTOBER 1998, AND A DEED DATED NOVEMBER 10, 1998 AS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4504 AT FOLIO 0032.
 - THIS PROPERTY IS ENCUMBERED BY A FOREST CONSERVATION EASEMENT AND IS RESTRICTED BY AN ACCOMPANYING EASEMENT AGREEMENT. THE EASEMENT AGREEMENT ENTERED INTO BY THE PROPERTY OWNER AND DEVELOPER, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE PARCEL OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
 - THE FOREST CONSERVATION EASEMENT ESTABLISHED ON THE PROPERTY CONSTITUTES A "RESTRICTIVE EASEMENT" AS NOTED IN SECTION 106.B.1.C. OF THE HOWARD COUNTY ZONING REGULATIONS AND LIMITS THE FURTHER DEVELOPMENT OF THE PROPERTY, INCLUDING THE SENDING DEVELOPMENT RIGHTS.
 - DENOTES A 0.30 ACRE AREA OF FOREST CONSERVATION EASEMENT. THIS FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO MEET OFF-SITE REFORESTATION REQUIREMENTS FOR MOSNER PROPERTY LOTS 3 THRU 6 IN THE AMOUNT OF 0.30 ACRES PER SECTION 16.1216 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT ARE ALLOWED. THE PURPOSE OF THIS PLAT IS TO ESTABLISH A FOREST CONSERVATION EASEMENT FOR ABOVE MENTIONED PROJECT. (SEE NOTE 5)
 - THIS PLAT SUBJECT TO A DEVELOPER'S AGREEMENT INTENDED TO BE EXECUTED BETWEEN MOSNER PROPERTY LOTS 3 THRU 6 AND HOWARD COUNTY FOR DPZ FILE NO. F-02-69.

- LEGEND**
- DENOTES STONE FOUND
 - DENOTES IRON PIPE FOUND
 - DENOTES BEARING CHANGE
 - DENOTES EXISTING FOREST CONSERVATION EASEMENT
 - DENOTES FOREST CONSERVATION EASEMENT TO BE RECORDED BY THIS PLAT

ENGINEER
MILDENBERG, BOENDER & ASSOC., INC.
5072 DORSEY HALL DRIVE, SUITE 202,
ELLCOTT CITY, MARYLAND 21042

OWNERS
LORENZO ROMITI, ROBERT ROMITI,
AND TERESA ROMITI
6723 HOLABIRD AVENUE
BALTIMORE, MARYLAND 21222

DEVELOPER
ILCHESTER VALLEY DEVELOPMENT, LLC.
c/o MR. RONALD B. WILDMAN
4747 BONNIE BRANCH RD.
ELLCOTT CITY, MD 21043



THE REQUIREMENTS 8-108, 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 12/4/02
JOHN B. MILDENBERG, SURVEYOR DATE

Lorenzo Romiti 4/20/03
LORENZO ROMITI, OWNER DATE

Robert Romiti 7/12/03
ROBERT ROMITI, OWNER DATE

Teresa Romiti 4/20/03
TERESA ROMITI, OWNER DATE

OWNER'S STATEMENT

LORENZO ROMITI, ROBERT ROMITI, AND TERESA ROMITI, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE PUBLIC FOREST CONSERVATION EASEMENT SHOWN HEREON.

WITNESS MY HAND THIS _____ DAY OF _____

Lorenzo Romiti LORENZO ROMITI
Robert Romiti ROBERT ROMITI
Teresa Romiti TERESA ROMITI

John B. Mildenberg JOHN B. MILDENBERG
Ronald B. Wildman RONALD B. WILDMAN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS INTENDED TO PROVIDE A FOREST CONSERVATION EASEMENT FOR THE PURPOSE OF FOREST CONSERVATION OVER THAT PARCEL OF GROUND CONVEYED BY LORENZO ROMITI, ROBERT ROMITI, AND TERESA ROMITI TO LORENZO ROMITI, ROBERT ROMITI, AND TERESA ROMITI BY DEED DATED NOVEMBER 10, 1998, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, OF HOWARD COUNTY, MARYLAND IN LIBER No. 4504 AT FOLIO 0032.

John B. Mildenberg JOHN B. MILDENBERG
DATE: 12/4/02

RECORDED AS PLAT No. 116254 ON 7-17-03
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

AMENDED PLAT OF FOREST CONSERVATION EASEMENT

ROMITI PROPERTY

TAX MAP 2 PARCEL NO. 61 BLOCK 15,16 & 17
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
EX. ZONING RC-DEO
SCALE: 1"=200'
DATE: JULY 30, 2002

DPZ FILE NO. F-02-069Fc

C:\Land Projects\Romiti Property\MSNERPLAT