COORDINATE LIST		
NO.	NORTH	EAST
1	530,071.227	795,882.948
2	529,087.884	795,518.744
3	529,494.835	794,421.444
4	530,327.250	794,731.121
5	530,019.879	794,873.932
6	530,187.072	795,523.041
7	529,964.682	795,843.487
8	530,038.661	795,643.746
9	530,000.788	795,549.038
10	529,742.576	795,334.670
11	529,573.781	795,272.153
12	529,656.790	795,048.032
13	529,375.715	794,943.929
14	529,378.493	794,936.427
15	529,312.861	794,912.119

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '27 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

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 7-14-00 ROBERT WAYNE NEWSOME DATE 7-14-00 DATE

7-14-00

DATE

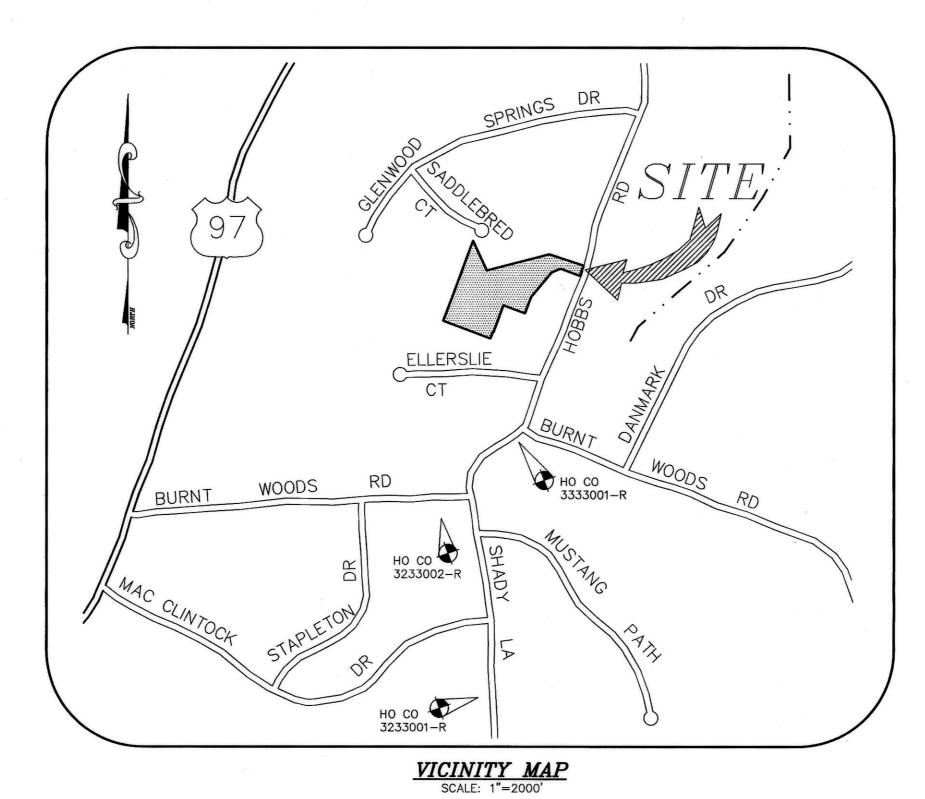
Melissi Ylewanne

TOTAL AREA TABULATION TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED_ TOTAL NUMBER OF PRESERVATION PARCELS. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED___O_ TOTAL NUMBER OF LOTS OR PARCELS TO BE RECORDED____1 TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED_ TOTAL AREA OF PRESERVATION PARCELS_ 13,93 AC ± TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED 0 AC TOTAL AREA OF LOTS OR PARCELS TO BE RECORDED 13.93 AC TOTAL AREA OF ROADWAY TO BE RECORDED. 13.93 AC ± TOTAL AREA TO BE RECORDED_

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

MENT ENGINEERING DIVISION



27. FOR ALL OTHER PERTINENT NOTES, SEE "ROSEBAR PROPERTY, LOTS 14 THRU 22 AND PRESERVATION PARCEL A, A RESUBDIVISION OF ROSEBAR PROPERTY, LOTS 10 THRU 12"(F-99-19), PLAT #14032 & 14033.

- 23. FOREST CONSERVATION EASEMENT #2, CONTAINING 6.89 ACRES OF REFORESTATION IS ESTABLISHED TO MEET THE FOREST CONSERVATION OBLIGATIONS FOR SITE DEVELOPMENT PLAN, SDP-97-115, NEW COLONY VILLAGE AS AN OFF-SITE EASEMENT AREA. FINANCIAL SURETY IN THE AMOUNT OF \$90,038.52 FOR REFORESTATION AND \$28,401.12 FOR ON-SITE RETENTION WAS PROVIDED AS PART OF THE DEVELOPER'S AGREEMENT FOR SDP-97-115.
- PRESERVATION PARCEL A IS FOR THE USE OF ONE SINGLE FAMILY DETACHED DWELLING UNIT AND A FOREST CONSERVATION AREA ONLY.
- 25. PRESERVATION PARCEL A IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY AND ROSEBAR FAMILY HOMEOWNERS ASSOCIATION, INC. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE OWNERS, AND ENUMERATES THE USES PERMITTED ON THE PROPERTIES.
- 26. ARTICLES OF INCORPORATION FOR ROSEBAR FAMILY HOMEOWNERS ASSOCIATION, INC. APPROVED ON JUNE 9, 1999 BY THE STATE DEPARTMENT OF TAXATION AND ASSESSMENTS AT ACCOUNT # D05344551.

SURVEYOR'S CERTIFICATE

FOR NEW COLONY VILLAGE (SDP-97-115) AND THE REVISIONS SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PRESERVATION

PRESERVATION PARCEL A" AS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NOS. 14032 & 14033, AND

MARIE BARGER TO ROBERT WAYNE NEWSOME AND MELISSA NEWSOME BY

DEED DATED MAY 14, 1997 AND RECORDED AMONG THE LAND RECORDS

BARGER TO ROSEBAR LIMITED PARTNERSHIP, LLLP BY DEED DATED JUNE

COUNTY, MARYLAND IN LIBER No. 4781 AT FOLIO 0553 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

FOR HOWARD COUNTY, MARYLAND IN LIBER No. 3974 AT FOLIO 0467 AND THAT LAND CONVEYED BY RODGER P. BARGER AND ROSE MARIE

9, 1999 AND RECORDED AMONG THE LAND RECORDS OF HOWARD

AS SHOWN IN ACCORDANCE WITH THE ANNA

AS AMENDED, AND THE BOUNDARY SUR

THE HOWARD COUNTY SUBDIVISION REC

BEING THAT LAND CONVEYED BY RODGER PAUL BARGER AND ROSE

PARCEL A OF "ROSEBAR PROPERTY, LOTS 14 THRU 22 AND

I HEREBY CERTIFY THAT THE FOREST CONSERVATION PLAT OF EASEMENT

GENERAL NOTES:

- SUBJECT PROPERTY ZONED RR-DEO PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- 2. COORDINATES BASED ON NAD '27 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 2645005-R & 2645006-R

STA. No. 3333001-R N 528,229.927 EL. 595.28 E 795,210,140 EL. 574.19

STA. No. 3233001-R N 525,574.451 E 794,786.251

STA. No. 3233002-R N 527,437.496 EL. 592.17 E 794,403.005

- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT APRIL 1997 BY MILDENBERG BOENDER & ASSOC., INC.
- 4. BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIPE OR REBAR & CAP FOUND.
- DENOTES ANGULAR CHANGE IN DIRECTION OF BOUNDARY.
- 7. NO STEEP SLOPES EXIST ON-SITE.
- 8. NO FLOODPLAIN EXIST ON-SITE.
- 9. NO BURIAL OR CEMETERY SITES EXIST ON-SITE.
- 10. ALL AREAS SHOWN ARE MORE OR LESS (±).
- 11. SURVEY WORK AND DOCUMENTS HAVE BEEN PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND, MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQ.FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT, RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- 13. OPEN SPACE REQUIREMENT HAS BEEN SATISFIED VIA PAYMENT OF A FEE-IN-LIEU OF OPEN SPACE.
- 14. THIS PROJECT IS EXEMPT FROM SWM REQUIREMENTS UNDER CLUSTER SUBDIVISION EXEMPTION.
- THERE ARE NO DESIGNATED SCENIC ROADS OR HISTORIC DISTRICTS ADJACENT TO THIS SITE.
- 16. THE EXISTING DWELLING TO REMAIN ON PRESERVATION PARCEL A IS KNOWN AS 2996 HOBBS ROAD, BOX 124, GLENWOOD, MARYLAND 21738.
- 17. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- 18. WATER APPROPRIATED UNDER PERMIT # H098G012(01).
- THIS AREA DESIGNATES A FOREST CONSERVATION EASEMENT.
- THIS FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL A PORTION OF THE REQUIREMENTS FOR SDP-97-115, NEW COLONY VILLAGE, PHASE 4, WITH RESPECT TO SECTION 16.1200 OF THE HOWARD COUNTY 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.
- 21. THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE FOREST CONSERVATION EASEMENT LOCATED IN, OVER AND THROUGH PRESERVATION PARCEL A, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED CONVEYING SAID PARCEL. THE DEVELOPER SHALL EXECUTE AND DELIVER A DEED OF FOREST CONSERVATION EASEMENT TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF FOREST CONSERVATION EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- 22. FOREST CONSERVATION EASEMENT #1, CONTAINING 1.98 ACRES OF AFFORESTATION WAS ESTABLISHED TO MEET THE FOREST CONSERVATION OBLIGATIONS FOR F-99-19, ROSEBAR PROPERTY. FINANCIAL SURETY IN THE AMOUNT OF \$25.874.70 WAS PROVIDED AS PART OF THE DEVELOPER'S AGREEMENT FOR PLAT #14032 & 14033.

THE PURPOSE OF THIS REVISION PLAT IS TO ADD A FOREST CONSERVATION EASEMENT OF 6.89 ACRES FOR REFORESTATION TO PRESERVATION PARCEL A AS AN OFF-SITE EASEMENT TO FULFILL THE FOREST CONSERVATION OBLIGATIONS FOR SITE DEVELOPMENT PLAN, SDP-97-115, NEW COLONY VILLAGE.

RECORDED AS PLAT/4344 ON 8/1/00 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

REVISION PLAT AND FOREST CONSERVATION PLAT OF EASEMENT

ROSEBAR PROPERTY, PRESERVATION PARCEL A

SHEET 1 OF 2

TAX MAP 14 PARCEL NO. 221 BLOCK 23 PRES. PARCEL A ELECTION DISTRICT FOURTH HOWARD COUNTY, MARYLAND EX. ZONING RR-DEO

SCALE : AS SHOWN DATE: JULY 2000 DPZ FILE NOS. SP-97-11; PLAT # 14032 - 14033; F-99-19.



5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042 (410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

F-01-11

