

**CURVE DATA**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	341.00'	574.78'	382.57'	509.11'	S56°39'52"E	96°34'34"
C-2	291.00'	421.52'	257.43'	385.82'	S49°52'23"E	82°59'38"
C-3A	291.00'	328.82'	184.33'	311.43'	N56°16'43"E	64°42'10"
C-9A	341.00'	473.63'	284.01'	436.47'	N48°09'59"W	79°34'51"

**COORDINATES TABLE (U.S. EQUIVALENT)**

No.	NORTHING	EASTING
1	604938.822	1340853.320
24	605000.862	1340845.998
25	605100.485	1340831.307
26	605165.606	1340816.905
27	605182.896	1340784.909
28	604902.632	1339735.470
29	605182.411	1339310.123
30	605490.049	1339264.826
31	605738.575	1338969.972
42	605788.561	1338968.777
43	605497.332	1339314.293
44	605189.695	1339359.590
45	604950.939	1339722.569
46	605229.472	1340765.527
58	605458.807	1339319.965
59	604751.095	1339103.774
60	605050.787	1339055.175
61	605031.874	1338926.931
62	605162.324	1338924.524
63	605307.853	1338940.838
64	605385.003	1339280.293
65	605538.932	1339253.246
66	605422.365	1338900.358
67	605596.006	1338838.976
68	605565.681	1338710.938
69	605788.442	1338989.087

NOTE:  
MULTIPLY BY 0.3048 TO OBTAIN THE METRIC EQUIVALENT OF THE COORDINATES IN METERS.

**OFF-SITE FOREST CONSERVATION EASEMENTS FOR GREEN CLOVER, LOTS 1 AND 2 (F-00-175)**

EASEMENT K - 0.264 ACRES  
EASEMENT L - 0.232 ACRES  
EASEMENT M - 0.272 ACRES  
EASEMENT N - 0.732 ACRES  
TOTAL - 1.50 ACRES

**FOREST CONSERVATION ESMT. 'F'**

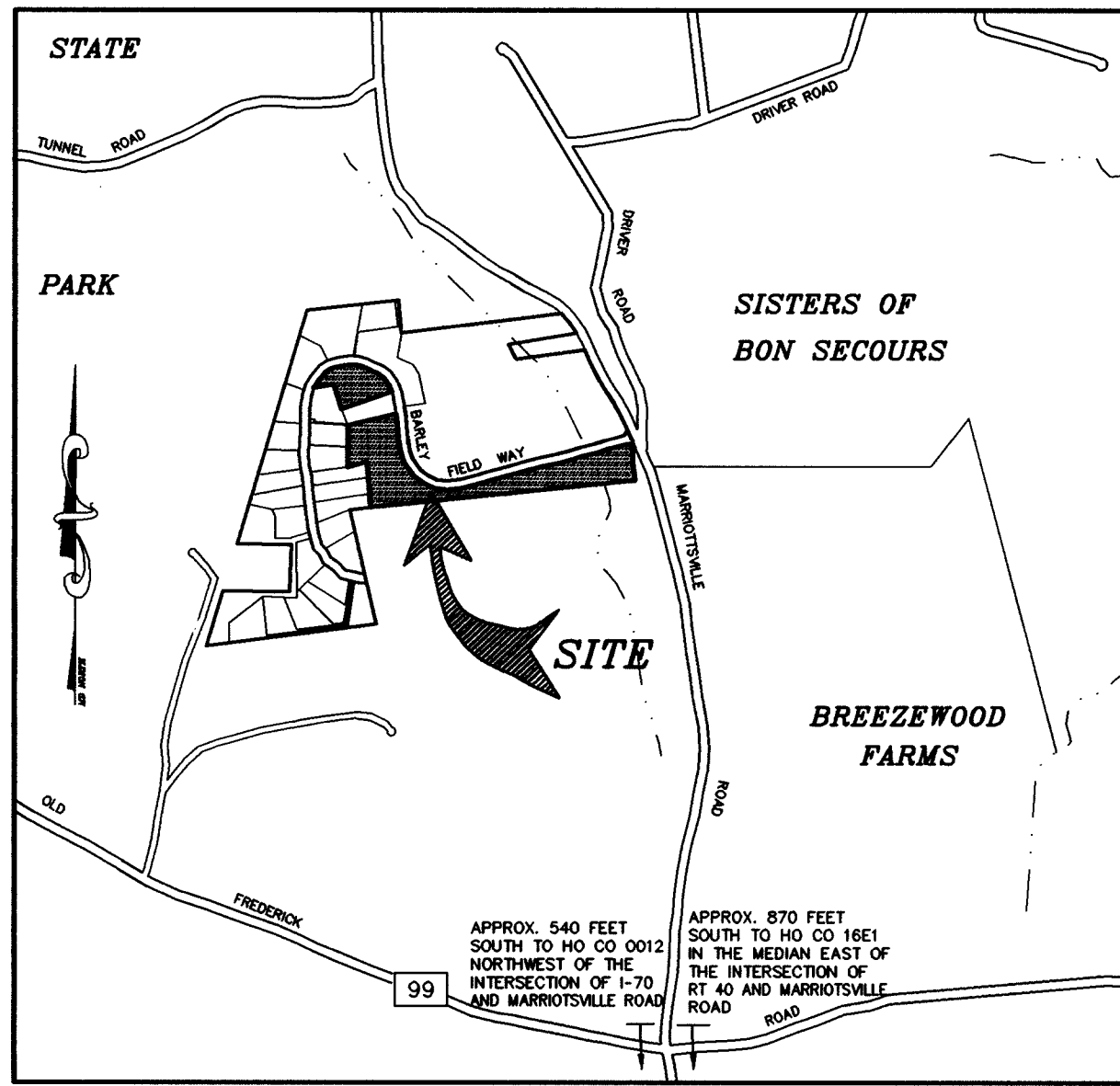
LINE	DIRECTION	DISTANCE
FF-1	S00°31'37"W	17.11'
FF-2	S05°24'18"E	48.87'
FF-3	S10°08'35"E	85.76'
FF-4	S10°37'04"E	97.24'
FF-5	S12°36'25"E	17.04'
FF-6	S24°30'28"E	54.88'
FF-7	S25°33'54"E	55.89'
FF-8	S28°51'58"E	12.98'
FF-9	S57°21'12"E	17.28'
FF-10	S66°03'21"E	27.27'
FF-11	S55°00'33"E	13.33'
FF-12	S50°19'50"E	41.38'
FF-13	S61°46'06"E	34.30'
FF-14	S69°20'43"E	25.49'
FF-15	S69°01'29"E	30.47'
FF-16	S16°02'50"W	126.81'
FF-17	S83°52'33"W	366.68'
FF-18	N09°12'40"W	303.61'
FF-19	S81°36'39"W	129.63'
FF-20	N01°03'28"W	130.48'
FF-21	N06°23'46"E	146.44'
FF-22	N77°11'44"E	311.44'

**FOREST CONSERVATION ESMT. 'G'**

LINE	DIRECTION	DISTANCE
FG-1	S71°43'14"W	269.87'
FG-2	N19°28'06"W	203.84'
FG-3	N35°48'51"E	28.17'
FG-4	N38°25'36"E	21.32'
FG-5	N53°26'05"E	27.22'
FG-6	N61°33'31"E	28.78'
FG-7	N40°24'15"E	28.63'
FG-8	N68°36'04"E	33.34'
FG-9	S81°21'19"E	12.01'
FG-10	S69°42'59"E	29.67'
FG-11	S67°37'14"E	39.48'
FG-12	S61°00'38"E	13.74'
FG-13	S56°50'10"E	41.38'
FG-14	S15°35'15"E	10.31'
FG-15	S13°38'23"E	14.51'
FG-16	S08°52'29"E	70.48'
FG-17	S32°22'54"E	15.11'
FG-18	S35°03'30"E	39.61'
FG-19	S59°44'16"E	31.16'

**GENERAL NOTES**

- SUBJECT PROPERTY ZONED "RC-DEO" PER THE COMPREHENSIVE ZONING PLAN DATED OCTOBER 18, 1993.
- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE GEODETIC CONTROL STATIONS NO. 0012 AND NO.16E1.  
HO CO 0012 N 596,502.816 ELEV. 486.92 HO CO 16E1 N 593,250.989 ELEV. 464.60  
E 1,340,864.386 E 1,340,192.700
- THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY ON OR ABOUT JANUARY, 1995, BY JOHN C. MELLEMA SR. SURVEYOR
- BRL DENOTES THE BUILDING RESTRICTION LINE.
- ⊙ DENOTES IRON PIPE TO BE SET
- DENOTES CONCRETE MONUMENT TO BE SET
- ALL AREAS ARE MORE OR LESS ±.
- ALL DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD 83 GRID MEASUREMENT.
- SKETCH PLAN WAS APPROVED ON DEC 21, 1994 UNDER S-95-05. PRELIMINARY PLAN WAS APPROVED ON OCT. 19, 1995 UNDER P-95-24. REVISED SKETCH PLAN WAS APPROVED ON OCT. 8, 1996 UNDER SP 97-04. FINAL PLAN APPROVED UNDER F-96-61. REVISED FINAL PLAN APPROVED UNDER F-97-144.
- THIS SUBDIVISION IS SUBJECT TO WP-95-28 APPROVED ON NOVEMBER 11, 1994, WHICH WAIVED THE REQUIREMENTS OF SECTION 16.116(c)(1) AND 16.116(c)(2) TO ALLOW GRADING WITHIN THE WETLAND AND STREAM BUFFER.
- WETLANDS DELINEATED BY EXPLORATION RESEARCH, INC. ON MARCH 12, 1994.
- ONE(1) EXTENDED DETENTION POND AND ONE(1) BIO-RETENTION FACILITY ARE PROPOSED FOR WATER QUANTITY AND QUALITY CONTROL UNDER F-97-144.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN WETLAND AND STREAM BUFFERS, FOREST CONSERVATION AREAS, AND THE 100-YEAR FLOODPLAIN, EXCEPT AS SHOWN ON THE ROAD CONSTRUCTION PLANS AND AS APPROVED PER WP-95-28.
- ⊞ DENOTES APPROXIMATE DELINEATION OF 100 YEAR FLOOD PLAIN.
- ⊞ DENOTES PUBLIC FOREST CONSERVATION EASEMENT. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 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.
- THE REQUIREMENTS FOR 5% OPEN SPACE IS BEING ADDRESSED BY DEDICATING PRESERVATION PARCELS TO HOWARD COUNTY.
- DENOTES EXISTING CENTERLINE OF STREAM.
- ALL SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD FOR PROFESSIONAL LAND SURVEYORS, 09.13.06, STATE OF MARYLAND, MINIMUM STANDARDS OF PRACTICE.
- PRESERVATION PARCELS F AND G ARE TO BE PRIVATELY OWNED AND ARE ENCUMBERED BY AN EASEMENT AGREEMENT WITH WOODFORD'S GRANT H.O.A. AND HOWARD COUNTY, MARYLAND. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNERS AND ENUMERATES THE USES PERMITTED ON THE PROPERTY. DEED OF PRESERVATION PARCEL RECORDED AT LIBER 3920, FOLIO 179.
- THE ARTICLES OF INCORPORATION FOR THE WOODFORD'S GRANT HOMEOWNER'S ASSOCIATION WAS ACCEPTED BY THE STATE DEPARTMENT OF TAXATION AND ASSESSMENT ON SEPTEMBER 11, 1996.
- ⊞ DENOTES WETLANDS
- ⊞ DENOTES AN EXISTING PRIVATE ACCESS EASEMENT.
- ⊞ DENOTES EXISTING 10' PUBLIC TREE MAINTENANCE EASEMENT.
- FOR OTHER PERTINENT NOTES, SEE F-97-144, PLAT NOS. 13111 TO 13114.



**VICINITY MAP**  
SCALE: 1" = 1000'

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 OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*John B. Mildenberg*  
JOHN B. MILDENBERG, SURVEYOR  
DATE: 12/15/00

*Thomas H. Powell, Jr.*  
THOMAS H. POWELL, JR.  
DATE: 12/18/00

*Patricia Ann Merz*  
PATRICIA ANN MERZ  
DATE: 12/18/00

**TOTAL AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	0
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0 Ac.
TOTAL AREA OF PRESERVATION PARCELS	12.141 Ac±
TOTAL AREA OF ROADWAY TO BE RECORDED	0 Ac.
TOTAL AREA OF 100 YR FLOODPLAIN	0.485 Ac±
TOTAL AREA TO BE RECORDED	12.141 Ac±

**OWNERS**

PATRICIA ANN MERZ  
THOMAS H. POWELL, JR.  
12905 FALLS ROAD  
COCKEYSVILLE, MD 21030

**OWNER'S STATEMENT**

WE, THOMAS H. POWELL, JR., PATRICIA ANN MERZ, 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 EASEMENT AND RIGHT-OF-WAY.

WITNESS MY HAND THIS 18<sup>TH</sup> DAY OF DECEMBER, 2000

*Thomas H. Powell, Jr.*  
THOMAS H. POWELL, JR.  
*Patricia Ann Merz*  
PATRICIA ANN MERZ  
*Dalton Ziew*  
DALTON ZIEW  
*Dalton Ziew*  
DALTON ZIEW

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION COMPRISED OF (1) THAT PROPERTY COVEYED BY THOMAS H. POWELL, JR. ET AL. TO THOMAS H. POWELL, JR. INDIVIDUALLY, AS TO AN UNDIVIDED ONE-THIRD INTEREST, AND TO PATRICIA ANN MERZ, INDIVIDUALLY, AS TO AN UNDIVIDED ONE-THIRD INTEREST, AND TO THOMAS H. POWELL, JR. AND PATRICIA ANN MERZ, AS TRUSTEES FOR ROBERT JOHN POWELL, AS TO AN UNDIVIDED ONE-THIRD INTEREST, BY CONFIRMATORY DEED AND DEED OF TRUST DATED DECEMBER 19, 1979, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 980 FOLIO 60 AND (2) THAT PROPERTY COVEYED BY THOMAS H. POWELL, JR. AND PATRICIA ANN MERZ, INDIVIDUALLY BY DEED DATED FEBRUARY 22, 1983, RECORDED AMONG FORESAID LAND RECORDS IN LIBER 1145, FOLIO 249 3) THAT PROPERTY COVEYED BY THOMAS H. POWELL AND PATRICIA ANN MERZ TO WOODFORD JOINT VENTURE BY DEED DATED OCTOBER 21, 1996 AS RECORDED AT LIBER 4064, FOLIO 211 SAID INTEREST BY WOODFORD JOINT VENTURE BEING RESCINDED BY DEED DATED DECEMBER 22, 2000, AS RECORDED AT LIBER 5294, FOLIO 0250, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE PLACED AS SHOWN IN CONFORMANCE WITH THE ANNOTATED CODE OF MARYLAND, AS SHOWN.

*John B. Mildenberg*  
JOHN B. MILDENBERG, SURVEYOR  
DATE: 12/15/00

RECORDED AS PLAT 14604 ON 2/22/01 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**PLAT OF REVISION**  
**WOODFORD'S GRANT**  
**PRESERVATION PARCELS "F" & "G"**

SHEET 1 OF 2

TAX MAP 10	ELECTION DISTRICT THIRD	SCALE : AS SHOWN
PARCEL NO. 27	HOWARD COUNTY, MARYLAND	DATE : DEC 2000
BLOCK 15 & 16	EX. ZONING RC-DEO	DPZ FILE NOS. S-95-05
PRES. PARCELS F & G		P-95-24; F-96-61; WP-95-28; F-97-144; SP-97-04.

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors

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

