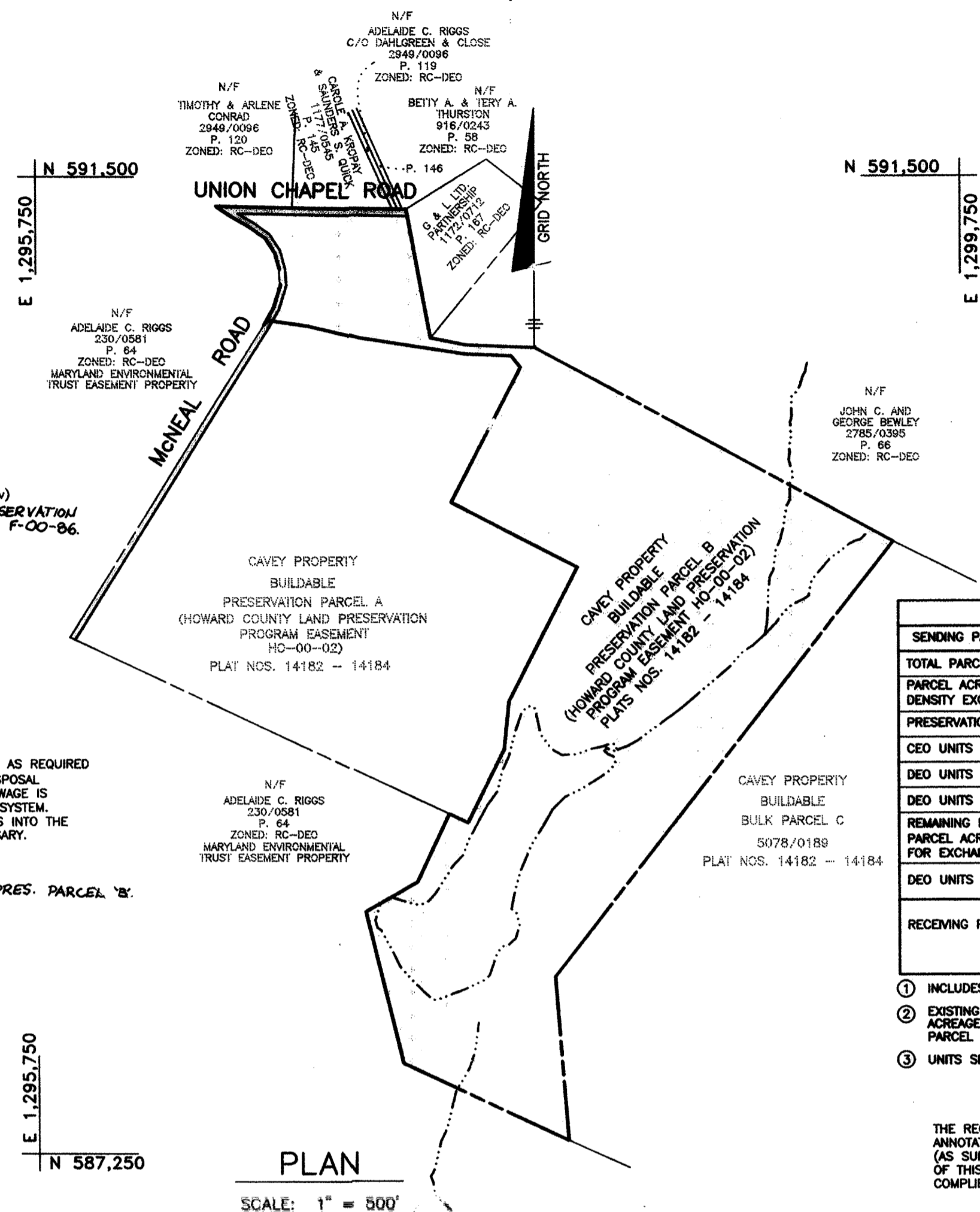


GENERAL NOTES

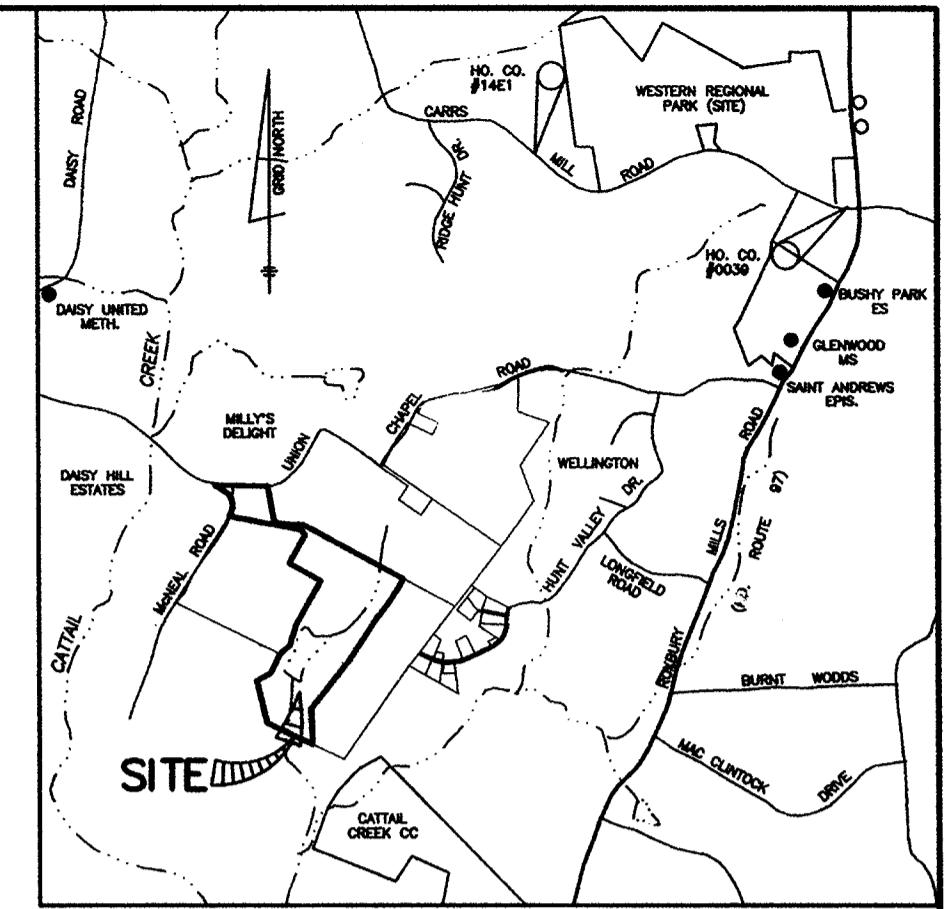
- DENOTES IRON PIPE FOUND.  
● DENOTES REBAR AND CAP TO BE SET
- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 14E1 AND 0039.
- BRL INDICATES BUILDING RESTRICTION LINE.
- SUBJECT PROPERTY ZONED RC-DEO PER 10-18-93 COMPREHENSIVE ZONING PLAN.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER, 1999, BY BENCHMARK ENGINEERING, INC.
- 343.3 INDICATES 100-YEAR FLOOD PLAIN ELEVATION TAKEN FROM HOWARD COUNTY 200 SCALE TOPO MAP.
- 376 INDICATES COORDINATE DESIGNATION
- THERE ARE EXISTING STRUCTURES AND DWELLINGS LOCATED ON PRESERVATION PARCEL B TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- A WAIVER PETITION (WP-00-57) TO SECTION 16.116(g)(4) AND 16.147(g)(17) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WHICH REQUIRES THE WETLAND AND WETLAND BUFFERS TO BE DELINEATED ON FINAL PLATS WAS APPROVED BY THE PLANNING DIRECTOR ON 1-13-00.
- A DECLARATION OF INTENT WAS FILED FOR THE CAVEY PROPERTY, PRESERVATION PARCELS 'A' AND 'B' AND BULK PARCEL 'C' SUBDIVISION (F-00-86). THAT SUBDIVISION (F-00-86) QUALIFIED AS A SUBDIVISION FOR REAL ESTATE TRANSACTION BECAUSE IT ESTABLISHED PARCELS FOR TWO DWELLINGS ON PRESERVATION PARCELS 'A' AND 'B', DID NOT CHANGE THE LAND USE AND PROPOSED NO NEW DEVELOPMENT IN ACCORDANCE WITH SECTION 16.1202(b)(2)(iv) OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL. THE FOREST CONSERVATION REQUIREMENT FOR THIS PROPERTY WAS PREVIOUSLY ADDRESSED WITH F-00-86.
- PRESERVATION PARCEL B IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCELS, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNERS AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
- ACCESS TO THE EXISTING DWELLING ON PRESERVATION PARCEL 'B' WILL BE VIA THE EXISTING DRIVEWAY THAT RUNS FROM McNEAL ROAD THROUGH THE 40-FOOT WIDE STRIP BETWEEN PRESERVATION PARCEL 'A' AND THE BEWLEY PROPERTY TO THE DWELLING.
- THIS AREA REPRESENTS PRESERVATION EASEMENT AREAS.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE 100 YEAR FLOODPLAIN, STREAMS OR 75' STREAM BUFFER.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET 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. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER 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.
- THIS SUBDIVISION IS EXEMPT FROM THE PERIMETER LANDSCAPE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE THIS PLAT IS A REVISION OF A BULK PARCEL SUBDIVISION AND THERE IS AN EX. DWELLING ON PRES. PARCEL 'B'. THERE IS NO CHANGE IN LAND USE WITH THE RECORDING OF THIS PLAT.
- THIS REVISION PLAT WILL NOT IMPACT ANY WETLANDS OR THE 25' WETLAND BUFFER.
- IN ACCORDANCE WITH RECORDED PLAT NUMBERS 14182-14184 PRESERVATION PARCEL 'B' PREVIOUSLY EXTINGUISHED PERMANENTLY THE RIGHT TO DEVELOP 81.53 ACRES± BASED ON THE DEO/CEO PROVISIONS OF SECTION 106 OF THE HOWARD COUNTY ZONING REGULATIONS



**BENCH MARKS NAD'83**

HO. CO. #14E1  
STAMPED BRASS DISK SET ON TOP OF CONC. BASE, 33' WEST OF CL OF DRIVE TO 15050 CARRS MILL ROAD; 19.8' NORTH OF EDGE OF PAVING OF CARRS MILL ROAD.  
N 596213.6182' E 1301991.8973'  
ELEV. 590.862'

HO. CO. #0039  
STAMPED BRASS DISK SET ON TOP OF CONC. BASE ● SOUTHWEST CORNER OF CARRS MILL ROAD AND ROUTE 97; 13.4' SOUTH OF CL OF CARRS MILL ROAD AND 40.3' WEST OF CL OF ROUTE 97.  
N 595722.8341' E 1306481.8720'  
ELEV. 590.862'



**DENSITY EXCHANGE**

SENDING PARCEL INFORMATION	INITIAL EXCHANGE PLAT NOS. 14182-14184	SECOND EXCHANGE
TOTAL PARCEL COMPUTED ACREAGE	82.41 AC± ①	82.41 AC± ①
PARCEL ACREAGE USED FOR DENSITY EXCHANGE CALCULATIONS	78.16 AC± ②	78.16 AC± ②
PRESERVATION PARCEL ACREAGE	81.53 AC±	81.53 AC±
CEO UNITS SENT (1:4.25)	N/A	N/A
DEO UNITS CREATED (1:3)	26 (78 AC.)	26 (78 AC.)
DEO UNITS SENT (1:3)	10 (30 AC.) ③	6 (18 AC.)
REMAINING PRESERVATION PARCEL ACREAGE AVAILABLE FOR EXCHANGE	48.16 AC.	30.16 AC.
DEO UNITS REMAINING (1:3)	16 (48 AC.)	10 (30 AC.)
RECEIVING PARCEL	TAX MAP 21-GRID 17, PARCEL 31 WINDRIDGE FARM SP-99-12	TAX MAP 15-GRID 19, PARCEL 175 FRIENDSHIP LAKES F-01-12

- INCLUDES 0.88 AC. OF ROW DEDICATION
- EXISTING DWELLING UNIT EXISTS ON PRESERVATION PARCEL B. ACREAGE SHOWN OBTAINED FROM SUBTRACTING 4.25 AC. FROM TOTAL PARCEL COMPUTED ACREAGE.
- UNITS SENT AS INITIAL EXCHANGE OF DENSITY RIGHTS.

**COORDINATE CHART (NAD '83) FEET**

BOUNDARY COORDINATES		BOUNDARY COORDINATES			
No.	NORTH	EAST	No.	NORTH	EAST
102	588726.2340	1297529.4768	422	590871.7043	1296774.3493
103	588430.3881	1297390.2178	423	589911.4804	1299454.9455
104	588302.1675	1297165.9279	424	588019.5640	1297985.1822
107	587641.3100	1297326.8712	425	587305.3146	1298040.1979
201	590795.1686	1297456.6234			
389	590765.0223	1297609.6013			
390	590753.8903	1297906.3926			
403	590919.9484	1296801.3393			
404	591028.6230	1296835.2565			
405	591100.2743	1296829.7901			
406	591178.5208	1296808.4144			
407	591248.7742	1296763.5858			
408	591301.8924	1296689.4473			
409	591339.5131	1296625.7808			
410	591335.0566	1296837.1102			
411	591325.7768	1297358.7448			
412	588688.3284	1297610.0384			
413	589008.0862	1297767.3469			
414	589217.1249	1297789.3979			
415	589799.9906	1298087.6235			
416	590082.2602	1297542.7310			
417	590066.8353	1297845.5572			
418	590717.6710	1297804.8444			
419	590725.1684	1207604.9562			
420	590795.1614	1297153.2367			
421	590849.9475	1296927.7688			

THE REQUIREMENTS § 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.

*David M. Harris* 07/11/2001  
DAVID M. HARRIS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10978  
FOR BENCHMARK ENGINEERING, INC.  
MD. REG. NO. 351

*J. Thomas Scrivener* 7/12/01  
J. THOMAS SCRIVENER, OWNER

*Mary S. Scrivener* 7-12-01  
MARY S. SCRIVENER, OWNER

TOTAL TABULATION THIS SHEET

TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	81.53 AC.
TOTAL AREA OF 100 YR. FLOODPLAIN TO BE RECORDED	15.93 AC.
TOTAL AREA OF THIS PLAT TO BE RECORDED	81.53 AC.

<b>ENGINEER:</b> BENCHMARK ENGINEERING, INC. SUITE 418 8480 BALTIMORE NATIONAL PIKE ELLCOTT CITY, MARYLAND 21043 410-465-6105	<b>OWNER:</b> J. THOMAS SCRIVENER AND MARY S. SCRIVENER 3090 McNEAL ROAD WOODBINE, MARYLAND 21797
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THE SOLE AND ONLY PURPOSE OF THIS REVISION PLAT IS TO RECORD THE TRANSFER OF 6 DEO UNITS FROM THE PREVIOUSLY ESTABLISHED EASEMENT CREATED BY PLAT #14182 (F-00-86), RECORDED ON APRIL 17, 2000.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS, IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

*David M. Harris* 7/20/01  
COUNTY HEALTH OFFICER DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE REVISION PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES A PRESERVATION PARCEL EASEMENT OF 81.53± ACRES ON ALL OF THE LAND CONVEYED BY DESALES MICHAEL CAVEY TO J. THOMAS SCRIVENER AND MARY S. SCRIVENER, BY DEED DATED MAY 17, 2000 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 5094 AT FOLIO 251 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS NOW AMENDED.

*David M. Harris* 07/11/01  
DAVID M. HARRIS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10978  
FOR BENCHMARK ENGINEERING, INC.  
MD. REG. NO. 351

**OWNER'S DEDICATION**

WE, J. THOMAS SCRIVENER AND MARY S. SCRIVENER, 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 DEPT. 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE 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 OUR HANDS THIS 12<sup>TH</sup> DAY OF JULY, 2001.

*J. Thomas Scrivener*  
J. THOMAS SCRIVENER  
*Mary S. Scrivener*  
MARY S. SCRIVENER

*W. J. Harris*  
WITNESS  
*W. J. Harris*  
WITNESS

RECORDED AS PLAT NO. 14899  
ON 8/3/01 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

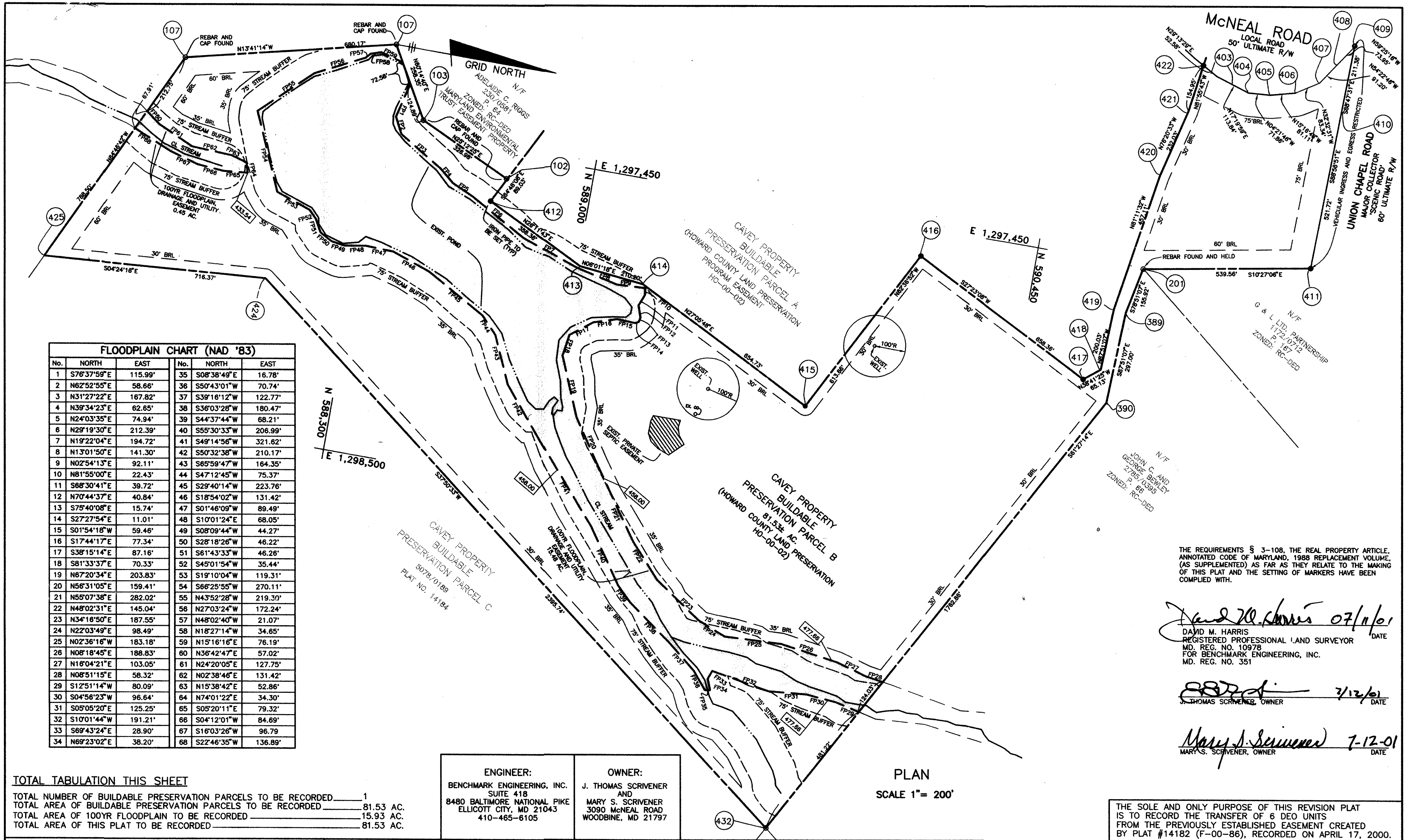
REVISION PLAT AND AMENDED PLAT OF EASEMENT  
**CAVEY PROPERTY**  
PRESERVATION PARCEL B

WP-00-57 F-00-86 F-01-12  
4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
ZONING: RC-DEO  
TAX MAP: 14, 21  
GRID: 19 & 20, 1 & 2  
SCALE: AS SHOWN  
DATE: JANUARY, 2001  
SHEET: 1 of 2

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*David M. Harris* 7/20/01  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*James R. Smith* 8/1/01  
DIRECTOR DATE



**FLOODPLAIN CHART (NAD '83)**

No.	NORTH	EAST	No.	NORTH	EAST
1	S76°37'59"E	115.99'	35	S08°38'49"E	16.78'
2	N62°52'55"E	58.66'	36	S50°43'01"W	70.74'
3	N31°27'22"E	167.82'	37	S39°16'12"W	122.77'
4	N39°34'23"E	62.65'	38	S36°03'28"W	180.47'
5	N24°03'35"E	74.94'	39	S44°37'44"W	68.21'
6	N29°19'30"E	212.39'	40	S55°30'33"W	206.99'
7	N19°22'04"E	194.72'	41	S49°14'56"W	321.62'
8	N13°01'50"E	141.30'	42	S50°32'38"W	210.17'
9	N02°54'13"E	92.11'	43	S65°59'47"W	164.35'
10	N81°55'00"E	22.43'	44	S47°12'45"W	75.37'
11	S68°30'41"E	39.72'	45	S29°40'14"W	223.76'
12	N70°44'37"E	40.84'	46	S18°54'02"W	131.42'
13	S75°40'08"E	15.74'	47	S01°46'09"W	89.49'
14	S27°27'54"E	11.01'	48	S10°01'24"E	68.05'
15	S01°54'18"W	59.46'	49	S08°09'44"W	44.27'
16	S17°44'17"E	77.34'	50	S28°18'26"W	46.22'
17	S38°15'14"E	87.16'	51	S61°43'33"W	46.26'
18	S81°33'37"E	70.33'	52	S45°01'54"W	35.44'
19	N67°20'34"E	203.83'	53	S19°10'04"W	119.31'
20	N56°31'05"E	159.41'	54	S66°25'55"W	270.11'
21	N55°07'38"E	282.02'	55	N43°52'28"W	219.30'
22	N48°02'31"E	145.04'	56	N27°03'24"W	172.24'
23	N34°18'50"E	187.55'	57	N48°02'40"W	21.07'
24	N22°03'49"E	98.49'	58	N18°27'14"W	34.65'
25	N02°36'16"W	183.18'	59	N15°16'16"E	76.19'
26	N08°18'45"E	188.83'	60	N36°42'47"E	57.02'
27	N16°04'21"E	103.05'	61	N24°20'05"E	127.75'
28	N08°51'15"E	58.32'	62	N02°38'46"E	131.42'
29	S12°51'14"W	80.09'	63	N15°38'42"E	52.86'
30	S04°56'23"W	96.64'	64	N74°01'22"E	34.30'
31	S05°05'20"E	125.25'	65	S05°20'11"E	79.32'
32	S10°01'44"W	191.21'	66	S04°12'01"W	84.69'
33	S69°43'24"E	28.90'	67	S16°03'26"W	96.79'
34	N69°23'02"E	38.20'	68	S22°46'35"W	136.89'

**TOTAL TABULATION THIS SHEET**

TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED \_\_\_\_\_ 1

TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED \_\_\_\_\_ 81.53 AC.

TOTAL AREA OF 100YR FLOODPLAIN TO BE RECORDED \_\_\_\_\_ 15.93 AC.

TOTAL AREA OF THIS PLAT TO BE RECORDED \_\_\_\_\_ 81.53 AC.

**ENGINEER:**  
BENCHMARK ENGINEERING, INC.  
SUITE 418  
8480 BALTIMORE NATIONAL PIKE  
ELLICOTT CITY, MD 21043  
410-465-6105

**OWNER:**  
J. THOMAS SCRIVENER  
AND  
MARY S. SCRIVENER  
3090 MCNEAL ROAD  
WOODBINE, MD 21797

**PLAN**  
SCALE 1" = 200'

THE REQUIREMENTS § 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.

*David M. Harris* 07/11/01  
DAVID M. HARRIS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10978  
FOR BENCHMARK ENGINEERING, INC.  
MD. REG. NO. 351

*Thomas Scrivener* 7/12/01  
THOMAS SCRIVENER, OWNER

*Mary S. Scrivener* 7-12-01  
MARY S. SCRIVENER, OWNER

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS, IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

*Diane M. Hester* 7/25/01  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chris Dominianni* 7/27/01  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Joseph Smith* 8/1/01  
DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE REVISION PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES A PRESERVATION PARCEL EASEMENT OF 81.53± ACRES ON ALL OF THE LAND CONVEYED BY DESALES MICHAEL CAVEY TO J. THOMAS SCRIVENER AND MARY S. SCRIVENER, BY DEED DATED MAY 17, 2000 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 5094 AT FOLIO 251 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS NOW AMENDED.

*David M. Harris* 07/11/01  
DAVID M. HARRIS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
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*Thomas Scrivener*  
THOMAS SCRIVENER  
*Mary S. Scrivener*  
MARY S. SCRIVENER

*[Witness Signature]*  
WITNESS  
*[Witness Signature]*  
WITNESS

THE SOLE AND ONLY PURPOSE OF THIS REVISION PLAT IS TO RECORD THE TRANSFER OF 6 DEO UNITS FROM THE PREVIOUSLY ESTABLISHED EASEMENT CREATED BY PLAT #14182 (F-00-86), RECORDED ON APRIL 17, 2000.

RECORDED, AS PLAT NO. 14892 ON 8/3/01 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT AND AMENDED PLAT OF EASEMENT  
**CAVEY PROPERTY**  
PRESERVATION PARCEL B

WP-00-57 F-00-86 F-01-12  
4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
ZONING: RC-DEO  
TAX MAP: 14, 21  
GRID: 19 & 20, 1 & 2  
PARCEL: 246

SCALE: 1" = 200'  
DATE: JUNE, 2001  
SHEET: 2 of 2