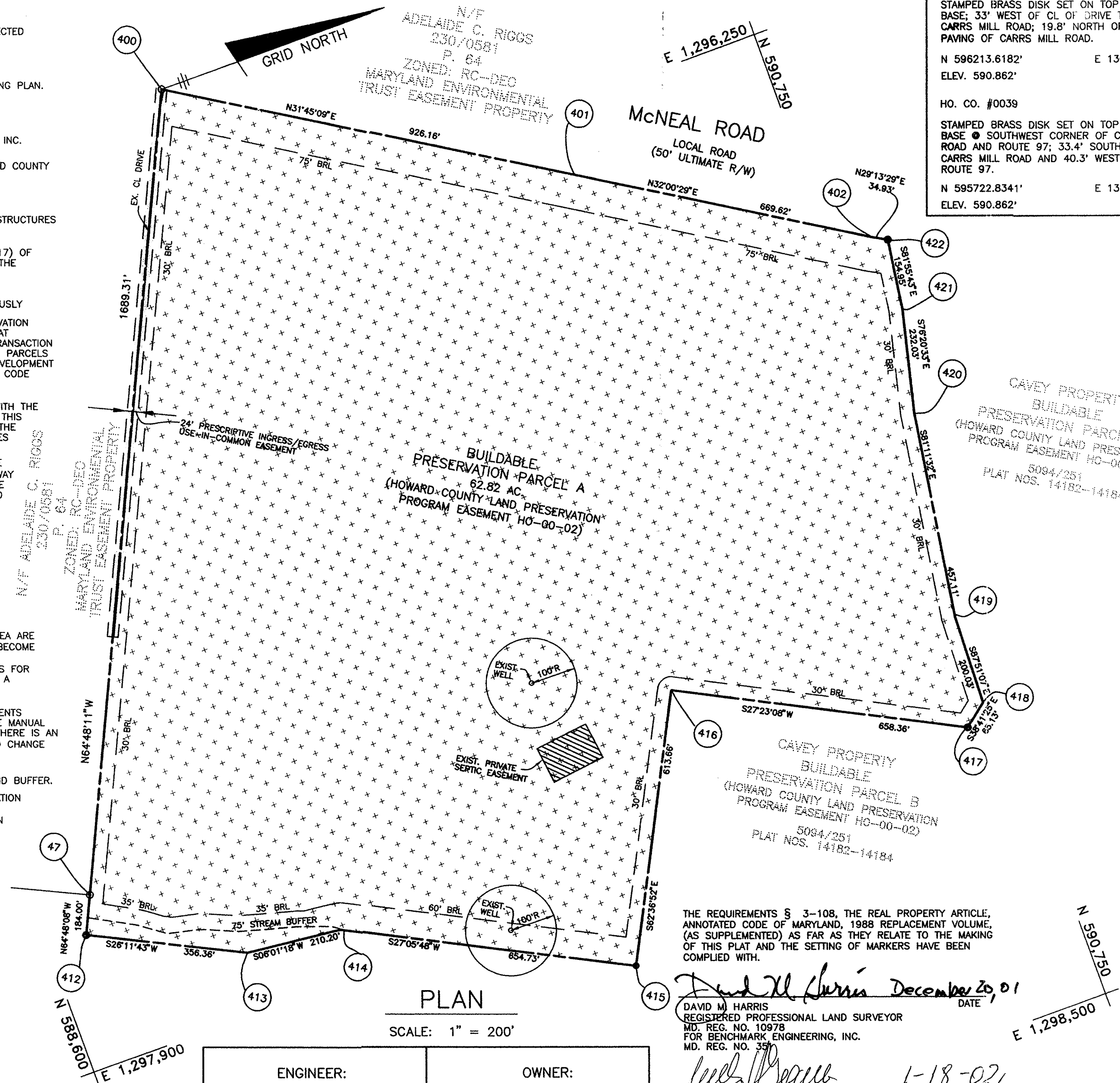


GENERAL NOTES

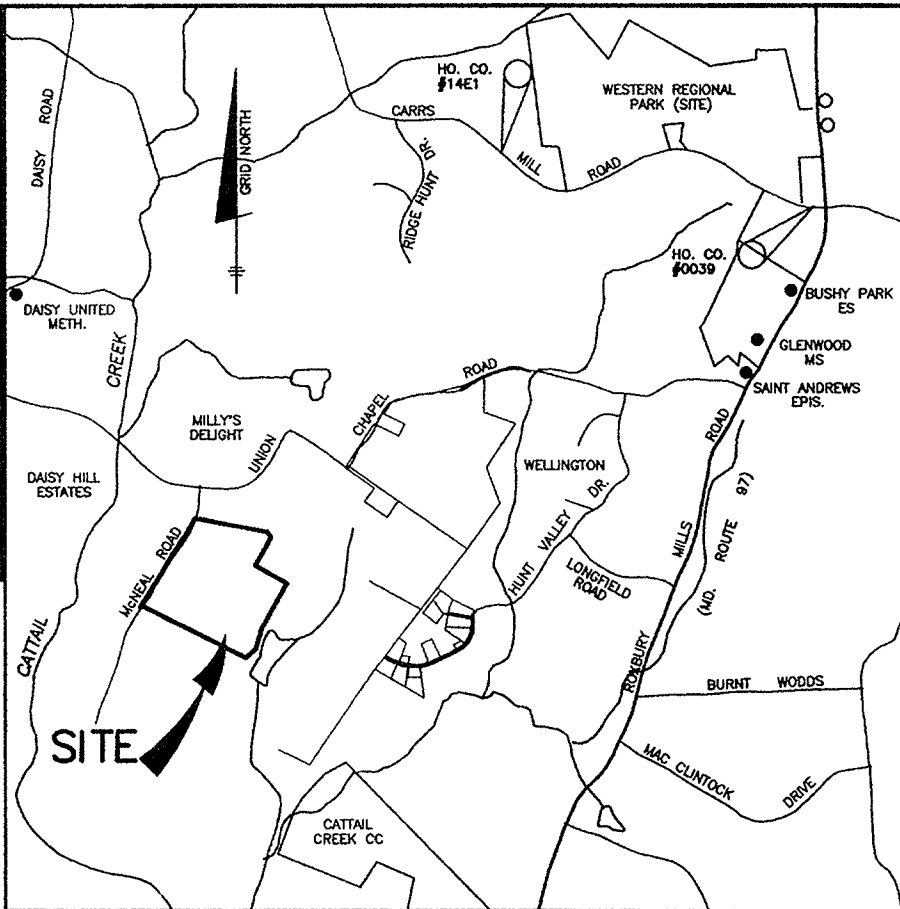
- DENOTES IRON PIPE FOUND.
● DENOTES REBAR AND CAP TO BE SET
- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 14E1 AND 0039.
- BRL INDICATES BUILDING RESTRICTION LINE.
- SUBJECT PROPERTY ZONED RC-DEO PER 10-18-93 COMPREHENSIVE ZONING PLAN.
- 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
- STRUCTURES AND DWELLINGS EXIST ON PRESERVATION PARCEL 'A', THESE STRUCTURES AND DWELLINGS ARE TO REMAIN.
- A WAIVER PETITION (WP-00-57) TO SECTION 16.116(a)(4) AND 16.147(c)(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.
- THE FOREST CONSERVATION REQUIREMENT FOR THIS PROPERTY WAS PREVIOUSLY ADDRESSED WITH F-00-86. 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)(v) OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL.
- PRESERVATION PARCEL 'A' IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION EASEMENT 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 'A' AND THE ADELAIDE RIGGS PROPERTY (PARCEL 64) WILL BE VIA THE EXISTING DRIVEWAY CURRENTLY SERVING THE DWELLING ON PRESERVATION PARCEL 'A' AND THE ADELAIDE RIGGS PROPERTY (PARCEL 64). 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 THE PLAT IS A REVISION OF A BULK PARCEL SUBDIVISION AND THERE IS AN EXISTING DWELLING LOCATED ON PRESERVATION PARCEL 'A'. 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 'A' PREVIOUSLY EXTINGUISHED PERMANENTLY THE RIGHT TO DEVELOP 62.82 ACRES± BASED ON THE DEO/CEO PROVISIONS OF SECTION 106 OF THE HOWARD COUNTY ZONING REGULATIONS



PLAN
SCALE: 1" = 200'

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; 33.4' 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'	



COORDINATE LIST (NAD '83)
SCALE: 1" = 3000'

BOUNDARY COORDINATES		BOUNDARY COORDINATES			
No.	NORTH	EAST	No.	NORTH	EAST
47	588766.6668	1297443.5438	416	590082.2602	1297542.7310
400	589485.8568	1295914.9763	417	590666.8353	1297845.5572
401	590273.3988	1296402.3697	418	590717.6710	1297804.8444
402	590841.2202	1296757.2950	419	590725.1684	1297604.9562
412	588688.3284	1297610.0384	420	590795.1614	1297153.2367
413	589008.0862	1297767.3469	421	590849.9475	1296927.7688
414	589217.1249	1297789.3979	422	590871.7043	1296774.3493
415	589799.9906	1298087.6235			

DENSITY EXCHANGE

SENDING PARCEL INFORMATION	INITIAL EXCHANGE PLAT NOS. 14182-14184	SECOND EXCHANGE
TOTAL PARCEL COMPUTED ACREAGE	63.75 AC± ①	63.75 AC± ①
PARCEL ACREAGE USED FOR DENSITY EXCHANGE CALCULATIONS	59.50 AC± ②	59.50 AC± ②
PRESERVATION PARCEL ACREAGE	62.82 AC±	62.82 AC±
CEO UNITS SENT (1:4.25)	N/A	10 (42.5 AC.)
DEO UNITS CREATED (1:3)	19 (57 AC.)	N/A
DEO UNITS SENT (1:3)	4 (12 AC.) ③	N/A
REMAINING PRESERVATION PARCEL ACREAGE AVAILABLE FOR EXCHANGE	47.50 AC.	5.00 AC.
DEO UNITS REMAINING (1:3)	15 (45 AC.) ④	1 (5 AC.) ⑤
RECEIVING PARCEL	TAX MAP 21-GRID 17, PARCEL 31 WINDRIDGE FARM SP-99-12, RE-00-05	TAX MAP 14-GRID 19, PARCEL 246 THE WOODS OF WELINGTON SECTION 3 F-01-146

- INCLUDES 0.93 AC. OF ROW DEDICATION
- EXISTING DWELLING UNIT EXISTS ON PRESERVATION PARCEL A. ACREAGE SHOWN OBTAINED FROM SUBTRACTING 4.25 AC. FROM TOTAL PARCEL COMPUTED ACREAGE.
- UNITS SENT AS INITIAL EXCHANGE OF DENSITY RIGHTS.
- OR A COMBINATION OF DENSITY EXCHANGE OR CLUSTER EXCHANGE UNITS
- OR 1 CLUSTER EXCHANGE UNIT.

THE SOLE AND ONLY PURPOSE OF THIS REVISION PLAT IS TO RECORD THE TRANSFER OF 10 CEO UNITS FROM THE PREVIOUSLY ESTABLISHED EASEMENT CREATED BY PLAT #14183 (F-00-86), RECORDED ON APRIL 17, 2000.

TOTAL TABULATION THIS SHEET

TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	62.82 AC.
TOTAL AREA OF THIS PLAT TO BE RECORDED	62.82 AC.

ENGINEER: BENCHMARK ENGINEERING, INC. SUITE 418 8480 BALTIMORE NATIONAL PIKE ELLICOTT CITY, MARYLAND 21043 410-465-6105	OWNER: CARLOS GARCIA AND CAROL KAYE-GARCIA 3100 McNEAL ROAD WOODBINE, MARYLAND 21797
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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 December 20, 2001
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10978
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351

Carlos Garcia 1-18-02
CARLOS GARCIA, OWNER

Carol Kaye-Garcia 1-18-02
CAROL KAYE-GARCIA, OWNER

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

Dennis Bonaster 2-17-02
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael J. Mays 2/19/02
CHIEF, DEVELOPMENT ENGINEERING DIVISION

James S. Smith 2/26/02
DIRECTOR

SURVEYOR'S CERTIFICATE

! HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL REVISION PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES A PRESERVATION PARCEL EASEMENT OF 62.82± ACRES ON ALL OF THE LAND CONVEYED BY DESALES MICHAEL CAVEY TO CARLOS GARCIA AND CAROL KAYE-GARCIA, BY DEED DATED MAY 1, 2000 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 5084 AT FOLIO 234 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

David M. Harris 12/20/01
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10978
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351

OWNER'S DEDICATION

WE, CARLOS GARCIA AND CAROL KAYE-GARCIA, 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 18th DAY OF January 2001.

Carlos Garcia
CARLOS GARCIA, OWNER

James R. Morley III
WITNESS

Carol Kaye-Garcia
CAROL KAYE-GARCIA, OWNER

James R. Morley III
WITNESS

RECORDED AS PLAT NO. 15286
ON 2/28/02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT AND AMENDED PLAT OF EASEMENT CAVEY PROPERTY PRESERVATION PARCEL A

WP-00-57 F-00-86 F-01-146
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: JANUARY, 2001
SHEET: 1 of 1