



- GENERAL NOTES:**
- TAX MAP No. 30, GRID 1, PARCEL 1
  - DEED REFERENCE - LIBER No. 2979, FOLIO 71
  - COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 300A AND No. 300A.
    - STATION No. 300A N 174368.4577 (METERS) 43.59'
    - E 41424.8942 (METERS) 10.00'
    - STATION No. 300A N 174368.4577 (METERS) 43.59'
    - E 41791.9833 (METERS) 10.00'
  - THIS PLAT IS BASED ON FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT APRIL, 1995 BY FISHER, COLLINS & CARTER, INC.
    - DENOTES IRON PIN SET CAPPED "F.C.C. 106"
    - DENOTES IRON PIPE OR IRON BAR FOUND
    - DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY
    - DENOTES CONCRETE MONUMENT SET WITH ALUMINUM PLATE "F.C.C. 106"
    - DENOTES STONE OR MONUMENT FOUND
  - ALL LOT AREAS ARE MORE OR LESS (±)
  - DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO GRID MEASUREMENT
  - NON-BUILDABLE PRESERVATION PARCEL 'B' IS ENCOMBERED BY AN AGRICULTURAL PRESERVATION EASEMENT AGREEMENT WITH HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM. THIS AGREEMENT OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE PARCELS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
  - DENOTES 63.750 ACRES NON-BUILDABLE PRESERVATION PARCEL 'B', BEING AREA OF PRESERVATION EASEMENT ENCOMBERED BY THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM.
  - PROPERTY SUBJECT TO ALL EASEMENTS, AGREEMENTS AND OTHER MATTERS OF RECORD.
    - A. PROPERTY SUBJECT TO CONSOLIDATED GAS ELECTRIC LIGHT AND POWER COMPANY OF BALTIMORE RIGHT-OF-WAY DATED OCTOBER 10, 1939 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 165, FOLIO 22.
    - B. PROPERTY SUBJECT TO BALTIMORE GAS AND ELECTRIC COMPANY RIGHT-OF-WAY DATED DECEMBER 9, 1957 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 309, FOLIO 413.
    - C. PROPERTY SUBJECT TO THE PETITION OF HOWARD COUNTY, MARYLAND VS. JOHN J. MOOSBERGER, ET AL, DATED MARCH 20, 1986 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1450, FOLIO 513.
  - THE PURPOSE OF THIS PLAT IS TO CREATE A SECOND EXCHANGE OF DENSITY RIGHTS FOR THE TRANSFER OF 9 DEO UNITS TO MCCANN PROPERTY SUBDIVISION (F-01-105).
  - PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILE No. F97-38, F95-94, AND F-01-105.

DENSITY EXCHANGE		
	INITIAL EXCHANGE (PLAT NO. 12456)	SECOND EXCHANGE
SENDING PARCEL INFORMATION	COVENANT BAPTIST CHURCH OF WEST COLUMBIA TAX MAP: 30 PARCEL: 1 GRID: 1	COVENANT BAPTIST CHURCH OF WEST COLUMBIA TAX MAP: 30 PARCEL: 1 GRID: 1
TOTAL ACREAGE AVAILABLE FOR DENSITY EXCHANGE (TOTAL EASEMENT AREA) 116.285 - 52.535	63.750 ACRES	33.75 ACRES
DEO UNITS CREATED (1:3)	63.750 AC. ÷ 3.00 AC. = 21.25 = 21	33.75 AC. ÷ 3.00 AC. = 11.25 = 11
DEO UNITS SENT (1:3)	10 UNITS	9
CEO UNITS CREATED (1:4.25)	0	0
CEO UNITS SENT (1:4.25)	0	0
AREA OF EASEMENT AVAILABLE FOR SENDING	63.750 AC. - 30.000 AC. = 33.750 AC.	33.750 AC. - 27.000 AC. = 6.75 AC.
RECEIVING PARCEL	EASTERN VIEW F96-94 (ZONING: RR-DEO) TAX MAP: 41 PARCEL: 143 GRID: 8 LIBER 1090, FOLIO 455 LIBER 2317, FOLIO 140	MCCANN PROPERTY F01-105 TAX MAP: 8 PARCEL: 78 GRID: 16 LIBER 271, FOLIO 12
PURPOSE NOTE: THE PURPOSE OF THIS PLAT IS TO SEND DENSITY (9 DEO) UNITS FROM NON-BUILDABLE PARCEL 'B' ON THIS PLAT TO THE MCCANN PROPERTY SUBDIVISION (F-01-105)		

U.S. GOVERNMENT COORDINATE TABLE		METRIC GOVERNMENT COORDINATE TABLE			
POINT	NORTH	POINT	NORTH		
20	575296.664932	134929.190363	20	175350.774173	44428.760066
21	575296.471446	134919.192255	21	175350.715199	44425.712651
22	575276.475992	134919.579222	22	175344.620328	44425.630599
23	575276.666676	134929.577350	23	175344.679302	44428.878034
27	575340.246772	134928.348967	27	175354.057944	44428.503019
28	575394.069011	134948.490077	28	175360.462995	44432.783259
29	575698.974478	134947.727121	29	175534.356489	44439.605075
14	575983.081732	134784.0578070	14	175559.994432	44076.664719
195	573921.841833	134925.719930	195	174931.727254	44336.26207
215	573876.244457	134963.092265	215	174917.829146	44387.521326
239	578184.492682	134732.492764	239	175623.382179	44079.293333
252	575795.352381	134708.008273	252	175499.726367	44090.807094
257	574287.363270	134702.093205	257	175043.077451	44054.364025
260	573886.430289	134942.112812	260	174960.583465	44298.596582
261	574311.822897	134819.623384	261	175050.593659	44030.544897
262	573826.025074	134908.624633	262	174902.522246	44465.395682
265	574235.737878	134949.72434	265	175027.402960	44435.017963

**OWNER**  
COVENANT BAPTIST CHURCH OF WEST COLUMBIA  
SUITE 100  
6851 OAK HALL LANE  
COLUMBIA, MARYLAND 21045

**DEVELOPER**  
FCC PARTNERSHIP  
10272 Baltimore National Pike  
Ellicott City, Maryland 21042

**CURVE DATA**

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD
262-265	1243.24'	416.18'	19°10'49"	210.06'	N 08°28'53" E	414.24'
295-296	1233.24'	411.10'	19°05'58"	207.47'	N 08°26'28" E	409.20'

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

*Penny Borenstein* 6/14/02  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Paul Marshall* 6/18/02  
CHIEF, DEVELOPMENT ENGINEERING DIVISION. DATE

*Paul Marshall* 6/24/02  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

COVENANT BAPTIST CHURCH BY DANNY M. CROW, VICE-PRESIDENT, AND BONNIE BIGHAM, SECRETARY, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THE PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION. WITNESS OUR HANDS THIS 20th DAY OF FEBRUARY, 2002.

*Danny M. Crow*  
DANNY M. CROW, VICE PRESIDENT

*Bonnie Bigham*  
BONNIE BIGHAM, SECRETARY

*Paul Marshall*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IS IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY MOOSBERGER LIMITED PARTNERSHIP AND FREDERICK W. KETTENACKER, PERSONAL REPRESENTATIVE OF THE ESTATES OF JOHN J. MOOSBERGER AND CLEO V. MOOSBERGER TO COVENANT BAPTIST CHURCH OF WEST COLUMBIA BY DEED DATED AUGUST 31, 1993 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 2979 AT FOLIO 71 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 AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMMENDED.

*Terrell A. Fisher*  
TERRELL A. FISHER, Professional Land Surveyor No. 10692

2/2/02 DATE

RECORDED AS PLAT No. 15469 ON 6-27-02  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF REVISION  
NON-BUILDABLE PRESERVATION PARCEL 'B'  
COVENANT BAPTIST CHURCH OF  
WEST COLUMBIA  
(BUILDABLE PARCEL 'A' AND NON-BUILDABLE  
PARCEL 'B' - PLAT NOS. 12545 THRU 12549)**

ZONED RC-DEO  
TAX MAP 30 PARCEL 1 GRID 1  
SECOND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DATE: FEBRUARY 20, 2002

Scale: 1" = 200'  
SHEET 1 OF 1