

COORDINATE TABLE

NO.	NORTHING	EASTING	NO.	NORTHING	EASTING	NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
2	590,320.379	1,313,106.887	10	590,361.790	1,312,901.587	33	590,379.820	1,312,918.150	41	590,340.041	1,312,628.818
3	590,161.635	1,313,497.450	11	590,685.918	1,312,982.102	34	590,288.371	1,313,143.145	42	590,263.199	1,312,764.252
4	590,202.855	1,313,731.468	12	590,700.357	1,312,923.865	35	590,200.524	1,313,107.440	43	590,212.492	1,312,841.155
5	589,780.952	1,313,619.305	13	590,900.303	1,312,973.440	36	590,130.957	1,313,113.731	44	590,228.626	1,312,872.692
6	589,718.546	1,313,680.604	14	590,972.194	1,312,813.885	37	590,084.882	1,313,112.122	45	590,233.615	1,312,890.229
7	589,489.806	1,312,468.343	15	591,697.149	1,313,140.648	38	589,990.507	1,313,284.439	46	590,368.862	1,312,923.863
8	590,265.762	1,312,587.341	31	590,686.714	1,312,988.484	39	590,061.678	1,313,393.313	47	590,374.261	1,312,910.581
9	590,419.018	1,312,587.341	32	590,687.514	1,312,994.867	40	590,169.640	1,313,477.757			

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS, DIVIDE BY 3.28083333.

- GENERAL NOTES:**
- SUBJECT PROPERTY ZONED RR-DEO PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
 - HORIZONTAL AND VERTICAL DATUMS BASED ON MARYLAND STATE COORDINATE SYSTEM (NAD 83)
STA 21CA N 588,897.344 E 1,311,235.701 EL.=613.273
STA 15GA N 591,743.505 E 1,312,790.715 EL.=588.446
 - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT APRIL 1999 BY MILDENBERG, BOENDER AND ASSOCIATES, INC.
 - BRL DENOTES BUILDING RESTRICTION LINE.
 - DENOTES STONE FOUND
 - DENOTES IRON PIPE FOUND.
 - DENOTES IRON ROD FOUND.
 - DENOTES ANGULAR CHANGE IN DIRECTION OF BOUNDARY.
 - DENOTES AN EX. PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE, & UTILITY EASEMENT.
 - DENOTES WETLANDS.
 - DENOTES AN EX. 24' PRIVATE USE-IN-COMMON DRIVEWAY.
 - DENOTES AN EXISTING FOREST CONSERVATION EASEMENT (REFORESTATION).
 - DENOTES AN EX. PRIVATE SEWER EASEMENT.
 - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS AND STREAM BUFFERS OR AND FOREST CONSERVATION AREAS EXCEPT AS SHOWN ON APPROVED PLANS.
 - PUBLIC 100 YEAR FLOODPLAIN AND UTILITY EASEMENT BASED ON F-88-204, PLAT 8239.
 - LIMITS OF WETLANDS ARE BASED ON STUDY BY WILDMAN ENVIRONMENTAL SERVICES IN OCTOBER 1997.
 - ARTICLES OF INCORPORATION FOR FRIENDSHIP LAKES, LOTS 5-15, PRESERVATION PARCELS "A" & "B" HOMEOWNERS ASSOCIATION APPROVED ON DECEMBER 12, 2000 BY THE STATE DEPARTMENT OF TAXATION AND ASSESSMENTS. (RECEIPT # 1000276589000000)
 - PRESERVATION PARCEL "A" IS TO BE USED FOR THE PURPOSE OF ONE SINGLE FAMILY DETACHED UNIT AND FOREST CONSERVATION ONLY.
 - DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, FOREST CONSERVATION, AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH PRESERVATION PARCEL "A" ALL OR PORTIONS THEREOF. FOR ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREBY RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN DEDICATED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
 - THE FOREST CONSERVATION EASEMENT THAT HAS BEEN ESTABLISHED ON THIS PROPERTY CONSTITUTES A "RESTRICTIVE EASEMENT" AS NOTE IN SECTION 106.B.1.C. OF THE HOWARD COUNTY ZONING REGULATIONS AND LIMITS FURTHER THE DEVELOPMENT OF THE PROPERTY.
 - THE EXISTING FOREST CONSERVATION EASEMENT (A), CONTAINING 5.65 ACRES OF REFORESTATION WAS ESTABLISHED TO MEET THE FOREST CONSERVATION OBLIGATIONS FOR F-01-12, FRIENDSHIP LAKES. FINANCIAL SURETY IN THE AMOUNT OF \$73,834.20 WAS PROVIDED AS PART OF THE DEVELOPER'S AGREEMENT FOR PLAT #14908 & 14910.
 - THE EXISTING FOREST CONSERVATION EASEMENT B, CONTAINING 0.52 ACRES OF REFORESTATION WAS ESTABLISHED TO MEET THE FOREST CONSERVATION OBLIGATIONS FOR FINAL PLAN, F-03-009, FOX CHASE ESTATES, AS AN OFF-SITE EASEMENT AREA ON PLAT # 15564. FINANCIAL SURETY IN THE AMOUNT OF \$11,325.60 FOR 0.52 ACRES (22,651.2 SQ. FT.) OF REFORESTATION ON FRIENDSHIP LAKES WAS PROVIDED AS PART OF THE DPW DEVELOPER'S AGREEMENT FOR F-03-009.
 - FOREST CONSERVATION EASEMENT C, CONTAINING 7.23 ACRES OF REFORESTATION IS ESTABLISHED AS A FOREST MITIGATION BANK. FINANCIAL SURETY IN THE AMOUNT OF \$157,469.40 FOR 7.23 ACRES (314,938.8 SQ. FT.) OF REFORESTATION HAS BEEN POSTED AS PART OF A DPW DEVELOPER'S AGREEMENT UNDER SDP-02-117.
 - DENOTES AN AREA OF FOREST CONSERVATION EASEMENT AND MITIGATION BANK. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED AS A FOREST MITIGATION BANK PER SECTION 16.1216 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. FOC C IS A PLANTED FOREST, PROVIDING SALE OF FOREST CREDITS AT A RATE OF 1:1 FOR PROJECTS REQUIRING OFF-SITE PLANTING TO FULFILL THEIR FOREST CONSERVATION OBLIGATION.
 - PER COMAR AND HOWARD COUNTY POLICY, THE SALE OF FOREST CREDITS MAY BEGIN UPON CERTIFICATION AND VERIFICATION OF PLANTING AND PAYMENT OF FOREST CONSERVATION SURETY FOR BANK PLANTING AND MAINTENANCE. THERE IS NO REQUIREMENT FOR WAITING FOR 2 YEARS OF SUCCESSFUL GROWTH OR FOR 25% OVERPLANTING. (PER HOMEBUILDERS NEWSLETTER OF JANUARY 2002)
 - FOR OTHER PERTINENT NOTES, SEE F-01-12, FRIENDSHIP LAKES, LOTS 5-15 & PRESERVATION PARCELS "A" & "B" (PLAT # 14908 - 14910) AND F-03-009, "PLAT OF REVISION, FRIENDSHIP LAKES, PRESERVATION PARCEL "A" (PLAT # 15564).

THE REQUIREMENTS OF §§3-10B, 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 PLACING OF MARKERS HAVE BEEN COMPLIED WITH.

John B. Mildenberg 4/16/03
JOHN B. MILDENBERG, SURVEYOR
DATE

Keith Kieffer 4/22/03
KEITH KIEFFER, OWNER
DATE

Yvonne Kieffer 4/22/03
YVONNE KIEFFER, OWNER
DATE

TOTAL AREA TABULATION

TOTAL NUMBER OF BUILDABLE PARCELS	1
TOTAL NUMBER OF LOTS OR PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE PARCELS	14.51 AC±
TOTAL AREA OF 100 YR FLOOD PLAIN TO BE RECORDED	2.53 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	0 AC
TOTAL AREA OF LOTS OR PARCELS TO BE RECORDED	14.51 AC ±

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

Penny Bernstein 4/28/03
HOWARD COUNTY HEALTH OFFICER
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Charles Williams 5/6/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

Mark D. Lejda 5/12/03
DIRECTOR
DATE

OWNER
KEITH KIEFFER & YVONNE KIEFFER
2950 NEW ROVER ROAD
WEST FRIENDSHIP, MARYLAND 21794

OWNER'S STATEMENT

KEITH KIEFFER AND YVONNE KIEFFER, 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 ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS **22ND** DAY OF **APRIL, 2003**.

Keith Kieffer
KEITH KIEFFER, OWNER

Yvonne Kieffer
YVONNE KIEFFER, OWNER

WITNESS

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY WILLIAMSBURG GROUP, LLC TO KEITH KIEFFER AND YVONNE KIEFFER BY DEED DATED JANUARY 3, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6749 AT FOLIO 0620 AND THAT ALL MONUMENTS IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

John B. Mildenberg 4/16/03
JOHN B. MILDENBERG, L.S. No. 118
DATE

RECORDED AS PLAT **15926** ON **5-16-03** AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF REVISION & FOREST MITIGATION BANK PLAT

FRIENDSHIP LAKES
PRESERVATION PARCEL "A"

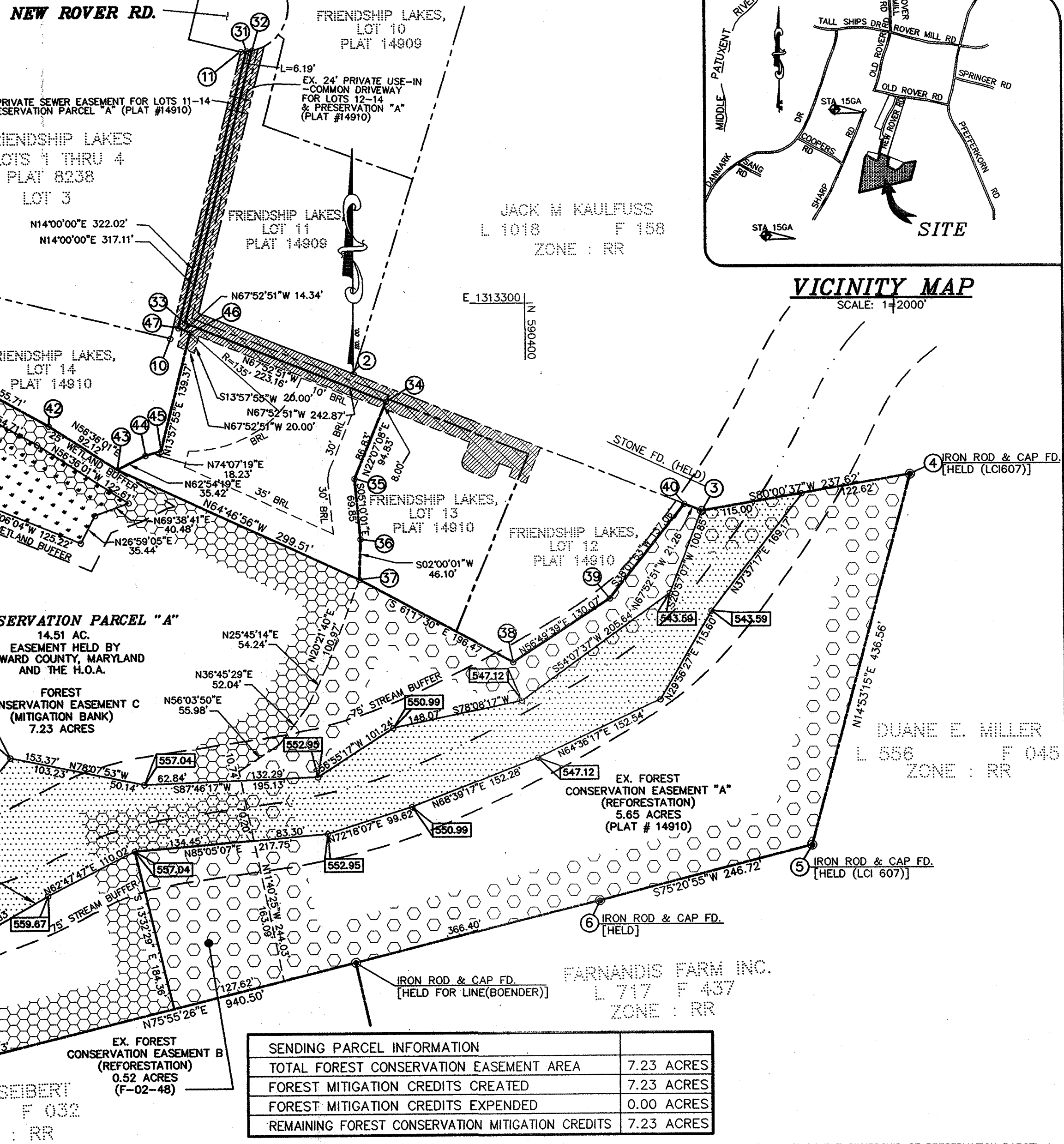
SHEET 1 OF 1

TAX MAP 15	THIRD ELECTION DISTRICT	SCALE: 1" = 100'
PARCEL NO. 175	HOWARD COUNTY, MARYLAND	DATE: SEPT 2002
PRES. PARCEL A	EX. ZONING RR-DEO	DPZ FILE NOS.: F-88-204; SP-99-13; F-01-12; F-02-48; SDP-02-117.
		F-03-09 F-03-47

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.

F-03-171



SENDING PARCEL INFORMATION

TOTAL FOREST CONSERVATION EASEMENT AREA	7.23 ACRES
FOREST MITIGATION CREDITS CREATED	7.23 ACRES
FOREST MITIGATION CREDITS EXPENDED	0.00 ACRES
REMAINING FOREST CONSERVATION MITIGATION CREDITS	7.23 ACRES

NOTE: THE PURPOSE OF THIS PLAT IS TO REVISE THE OWNERSHIP OF PRESERVATION PARCEL A.