

PARCEL 90
N/F
EDGEWOOD FARM, INC.
4174/436
ZONED: RC-DEO

PARCEL 227
N/F
CLARKS WOODS I
DORSET MILL LLC
LOT 4
6377/654
PLAT NO. 14203
ZONED: RC-DEO

N 580,500
E 1,306,800

PARCEL 32
N/F
JOHN J. WILDRICK
CHARLOTTE WILDRICK
3633/272
ZONED: RC-DEO

GENERAL NOTES

- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 21FA AND 21F3.
- SUBJECT PROPERTY ZONED RC-DEO PER 2-2-04 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 MAY, 1997 BY FISHER, COLLINS AND CARTER, INC.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES OR PLACEMENT OF NEW RESIDENTIAL STRUCTURES SHALL OCCUR WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS.
- THERE ARE NO EXISTING RESIDENTIAL STRUCTURES LOCATED ON THIS SITE.
- NON-BUILDABLE PRESERVATION PARCEL 'A' IS ENCUMBERED BY A PRESERVATION EASEMENT AGREEMENT WITH CLARKS WOODS HOMEOWNERS ASSOCIATION, INC. AND HOWARD COUNTY, MARYLAND. THIS AGREEMENT PROHIBITS FURTHER RESIDENTIAL SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
- ARTICLES OF INCORPORATION OF THE CLARKS WOODS COMMUNITY HOMEOWNERS ASSOCIATION, INC. FILED WITH MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION ON FEBRUARY 22, 2000 AS ACCOUNT NO. 005682059
- NON-BUILDABLE PRESERVATION PARCEL A IS PROVIDED TO SATISFY THE REQUIREMENT FOR ESTABLISHING A 9.489 ACRE PRESERVATION EASEMENT TO SUPPORT THE DEVELOPMENT OF CLARKS WOODS 1, LOTS 1-3 (F-98-28) RECORDED AS PLAT NO. 13063.
- NON-BUILDABLE PRESERVATION PARCEL A WILL BE PRIVATELY OWNED AND MAINTAINED.
- FOR WETLAND TABULATION SEE PLAT NO. 14203.
- A PLAT TO ACCOMPANY A DESCRIPTION OF FOREST CONSERVATION EASEMENTS TOTALING 4.28 ACRES (PART 1, 2.14 AC. AND PART 2, 2.14 AC.) WAS RECORDED AS LIBER 4226, FOLIO 0401. THESE EASEMENTS (FOR REPLANTING, WITH A SURETY OF \$18,543.68) HAVE BEEN CREATED TO FULFILL THE FOREST CONSERVATION OBLIGATIONS CREATED BY F-98-28, CLARKS WOODS 1, LOTS 1-3 AND F-98-29, CLARKS WOODS 2, LOTS 1-3. THE EASEMENTS CREATED BY THIS APPROVAL SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY FOREST CONSERVATION MANUAL AND SECTION 16.1200 OF THE COUNTY CODE AND THE DEED OF EASEMENT AGREEMENT RECORDED FOR THIS PROPERTY AS LIBER 4226, FOLIO 0392.

- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR FOREST CONSERVATION LOCATED IN, ON, OVER AND THROUGH NON-BUILDABLE PRESERVATION PARCEL 'A', AND ALL CONVEYANCES OF FORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER THE DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THE 3.7 ACRE FOREST CONSERVATION EASEMENT IS BEING CREATED TO FULFILL THE OUTSTANDING FOREST CONSERVATION OBLIGATION AMOUNT FOR THE TRIADELPHIA CROSSING SUBDIVISION (F-04-118). THE PLANTING PLAN AND SURETY FOR THIS FOREST CONSERVATION EASEMENT IS TO BE PROVIDED WITH THE DPW, DEVELOPER'S AGREEMENT AND ROAD CONSTRUCTION DRAWINGS FOR TRIADELPHIA CROSSING, F-04-118.
- THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENT PER SECTION 16.1202(b)(1)(iii) OF THE HOWARD COUNTY CODE FOR A PLAT OF REVISION.
- THE FOREST CONSERVATION EASEMENT ESTABLISHED ON THIS PLAN IS TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- APPLICABLE DPZ FILE REFERENCES: F-04-118, F-00-80

RESIDUE
PROPERTY OF
EDGEWOOD FARM, INC.
(FIFTH PARCEL)
L. 1295 F. 48

PLAN VIEW
SCALE: 1" = 100'

RESIDUE
PROPERTY OF
EDGEWOOD FARM, INC.
(FIFTH PARCEL)
L. 1295 F. 48

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	0
NON-BUILDABLE PRESERVATION PARCELS	1
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	N/A
OPEN SPACE	N/A
NON-BUILDABLE PRESERVATION PARCELS	9.49± AC.
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	9.49± AC.

OWNER:
EDGEWOOD FARM, INC.
14919 ROXBURY ROAD
GLENELG, MARYLAND 21737

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE SUITE 418
ELLICOTT CITY, MARYLAND 21043
phone: 410-465-8105 fax: 410-465-6644
email: bei@bei-civilengineering.com

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

[Signature] 9/7/04
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] 9/21/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

[Signature] 9/22/04
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE PROPERTY ACQUIRED BY EDGEWOOD FARM, INC. FROM EDGEWOOD FARM, INC. BY CONFIRMATORY DEED DATED JULY 22, 1999 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4839 AT FOLIO 0261 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE EASEMENTS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.



[Signature] DATE
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND No. 10978
FOR BENCHMARK ENGINEERING, INC.
MARYLAND No. 351

OWNER'S CERTIFICATE

"EDGEWOOD FARM, INC., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 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 31ST DAY OF AUGUST, 2004."

[Signature] 8/31/04
HAROLD L. CLARIZ, PRES. DATE
EDGEWOOD FARM, INC.

[Signature] 8/31/04
WITNESS DATE

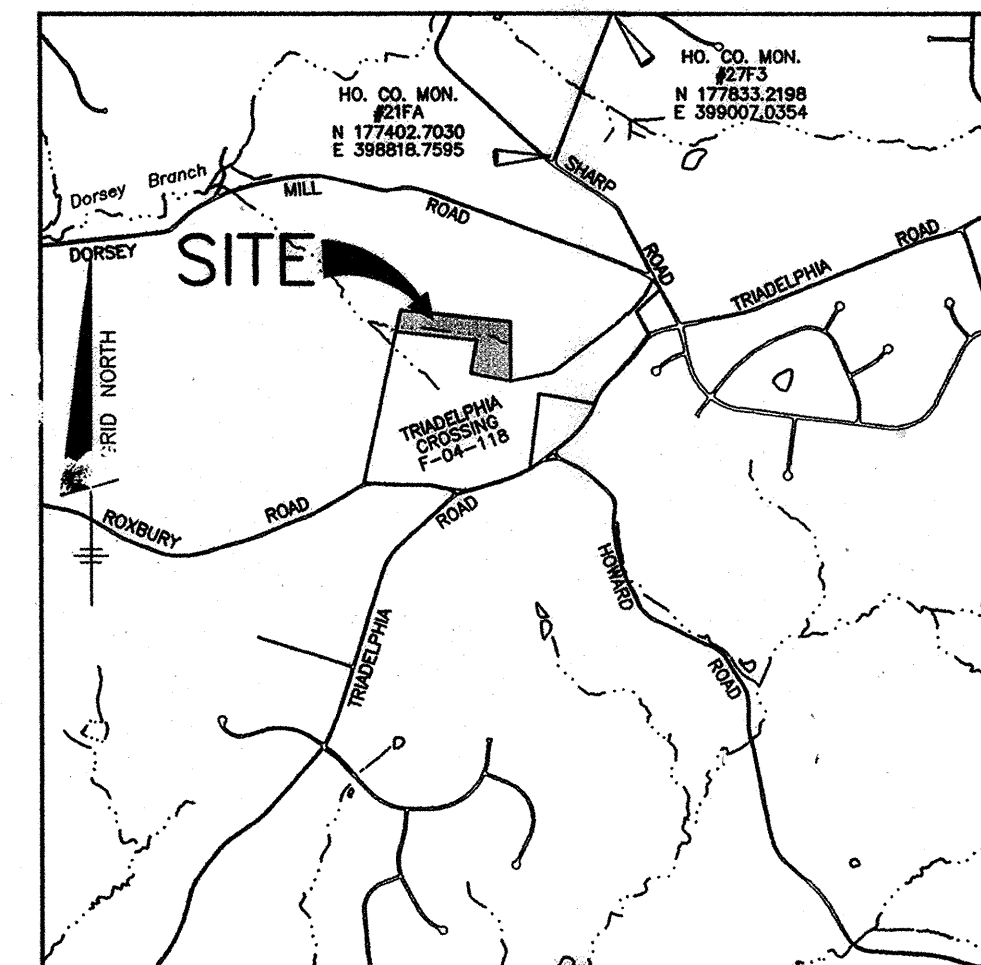
PURPOSE STATEMENT:
THE SOLE AND ONLY PURPOSE OF THIS REVISION PLAT IS TO ADD A FOREST CONSERVATION EASEMENT ON NON-BUILDABLE PRESERVATION PARCEL 'A' TO SATISFY THE OUTSTANDING FOREST CONSERVATION OBLIGATION OF 3.7 ACRES FOR THE TRIADELPHIA CROSSING F-04-118 SUBDIVISION.

RECORDED AS PLAT NO. 16925
ON 9/24/04 AMONG THE LAND
RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT

**CLARKS WOODS 1
NON-BUILDABLE PRESERVATION PARCEL A**

FOURTH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 21 SCALE: AS SHOWN
GRID: 17 DATE: AUGUST, 2004
PARCEL: P/O 227 ZONED: RC-DEO SHEET: 1 OF 1



VICINITY MAP
SCALE: 1" = 2000'

**COORDINATE CHART
(NAD '83)**

No.	BOUNDARY COORDINATES	
	NORTH	EAST
618	580140.148630	1307700.535435
619	580230.492543	1306859.968344
620	579717.749511	1308050.937411
623	579755.327819	1307635.595377

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.

[Signature] 08/26/04
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND No. 10978
FOR BENCHMARK ENGINEERING, INC.
MARYLAND No. 351

[Signature] 8/31/04
EDGWOOD FARM, INC.
OWNER
SIGNATURE OF OWNER DATE