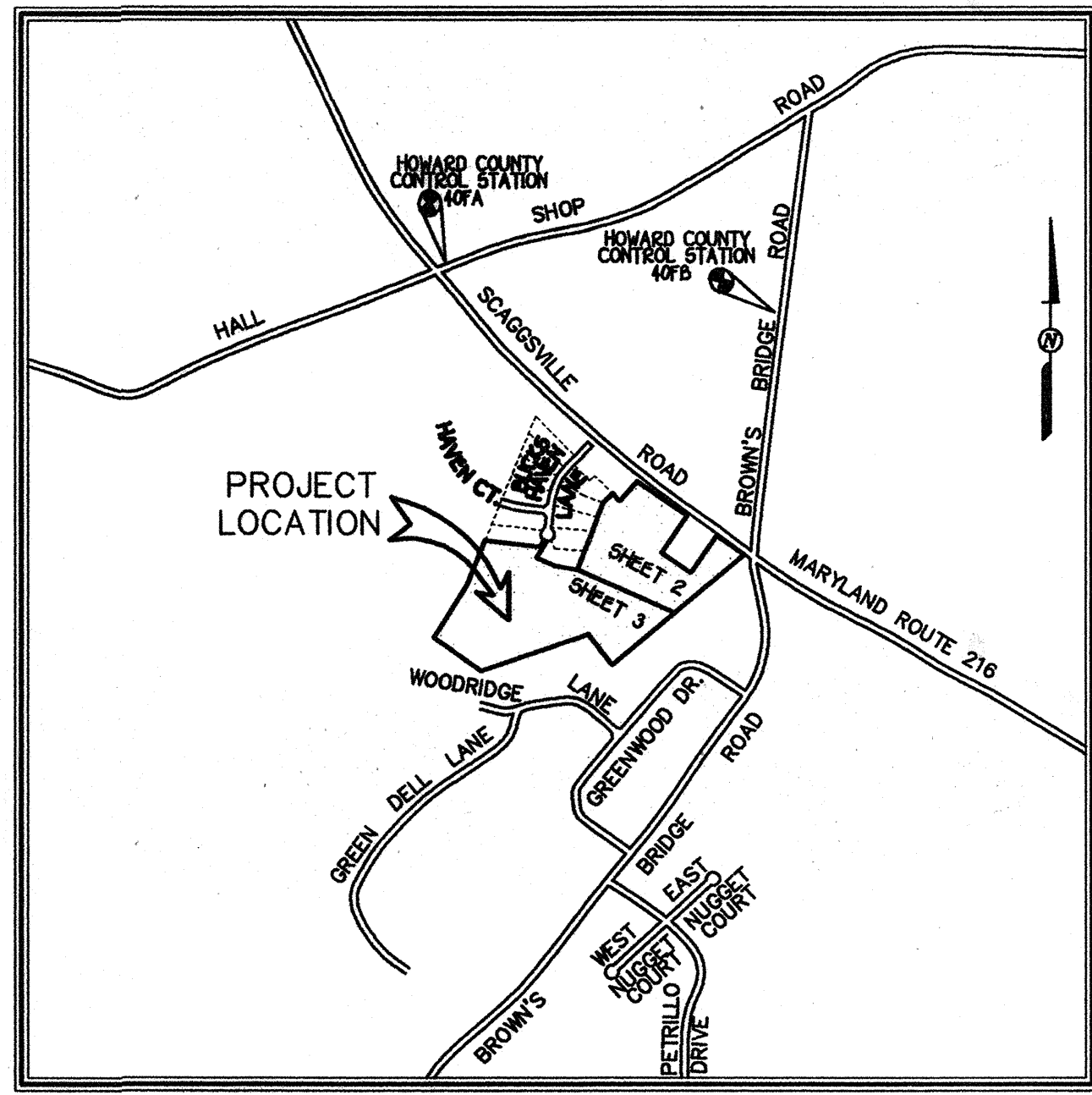


U.S. EQUIVALENT COORDINATE TABLE (FEET)			METRIC COORDINATE TABLE (METERS)		
No.	NORTH	EAST	No.	NORTH	EAST
50	546578.6201	1327266.5201	50	166627.979	404551.644
93	545890.556	1327034.270	93	166326.814	404480.854
95	545463.836	1327210.533	95	166257.710	404534.500
131	546056.476	1326142.714	131	166438.347	404209.108
134	545667.362	1325997.331	134	166319.744	404134.315
140	545418.969	1326247.816	140	166244.034	404241.143
260	546146.494	1327792.006	260	166465.784	404711.813
261	546296.232	1327573.366	261	166511.425	404645.171
426	546023.298	1327394.072	426	166672.075	404590.522
427	546571.529	1327761.838	427	166595.305	404702.618
429	546421.690	1327980.478	429	166549.664	404789.259
430	546282.200	1328184.153	430	166507.148	404831.340
578	546385.579	1328275.333	578	166538.657	404249.530
579	546336.803	1328677.739	579	166523.791	404372.183
580	546385.849	1326707.105	580	166538.740	404381.134
612	546256.467	1326552.948	612	166499.306	404364.631
663	546732.774	1327212.868	663	166644.483	404535.291
664	546663.486	1327144.400	664	166623.364	404514.422
916	546188.588	1326954.574	916	166472.520	404456.598
918	546379.156	1326726.408	918	166536.701	404387.022
972	546199.572	1326792.032	972	166481.964	404407.024
2423	545849.974	1327689.927	2423	166375.405	404674.603

CURVE DATA					
No. - No.	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD BEARING & DISTANCE
580 - 918	50.00'	20.58'	23°34'35"	10.43'	57°52'37" E 20.43'



VICINITY MAP
SCALE: 1" = 1200'

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.

Terrell A. Fisher 7/29/05
TERRELL A. FISHER, REG. L.S. #10692 / DATE

James A. Rowan 9/1/05
JAMES A. ROWAN / DATE

Theresa A. Rowan 8/16/05
THERESA A. ROWAN / DATE

DEVELOPER
CLIFFORD CLEVENGER, EXECUTOR
THE ESTATE OF CATHERINE CLEVENGER
15300 CARRS MILL ROAD
WOODBINE, MARYLAND 21797

OWNER
MR. AND MRS. JAMES ROWAN
12459 ROUTE 216
HIGHLAND, MARYLAND 20777

GENERAL NOTES:

- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- SUBJECT PROPERTY ZONED "RR-DEO" PER 02-02-04 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS
No. 40FB AND No. 40FA.
40FB N 548,470.3198067,174.0880 M
E 1,326,000.807404,165.8546 M
40FA N 548,106.8658067,063.3070 M
E 1,328,421.402404,903.6535 M
- THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE 12, 1993, BY FISHER, COLLINS AND CARTER, INC.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN SET CAPPED "F.C.C. 10692".
- 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. 10692".
- DENOTES CONCRETE MONUMENT OR STONE FOUND.
- W DENOTES AREA OF WETLANDS.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
a) WIDTH - 12 FEET (4 FEET SERVING MORE THAN ONE RESIDENCE);
b) SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING;
c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS;
d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (25 TONS);
e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
f) STRUCTURE CLEARANCES - MINIMUM 12 FEET;
g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- ALL AREAS ARE MORE OR LESS ±.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND, WETLAND BUFFERS, STREAM AND STREAM BUFFERS.
- ALL DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD '83 GRID MEASUREMENT.
- EXISTING HOUSE AND ACCESSORY STRUCTURES ON PRESERVATION PARCEL 'A' TO REMAIN.
- PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NO. 5 94-12, P 94-18, F-94-17 AND F-95-04.
- PRESERVATION PARCEL 'A' IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH THE BUCKS HAVEN MANOR HOMEOWNER'S ASSOCIATION, INC. AND HOWARD COUNTY, MARYLAND. THIS EASEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL; OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE OWNER AND ENUMERATES THE USES PERMITTED ON THE PARCEL. PRESERVATION PARCEL 'A' IS PRIVATELY OWNED.
- THE 65DBA NOISE LINE IS BASED ON THE LOCATION APPROVED UNDER F94-17.
- PLAT IS SUBJECT TO WP94-84 WHICH ON MAY 26, 1994 THE PLANNING DIRECTOR APPROVED A REQUEST TO WAIVE
a) SECTION 16.119(a)(5) TO PERMIT THE CONSTRUCTION OF BUCKS HAVEN LANE WITHOUT THE REQUIRED TRUNCATION AT ROUTE 216.
b) SECTION 16.120(a)(1) TO ALLOW THE EXISTING DRIVEWAY TO CONTINUE ACCESS ONTO ROUTE 216 (A MINOR ARTERIAL)
- ARTICLES OF INCORPORATION OF BUCKS HAVEN MANOR HOMEOWNER'S ASSOCIATION, INC. FILED WITH MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON DECEMBER 7, 1994 AS ACCOUNT NO. D-329572.
- THIS PLAT IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS (COUNCIL BILL NO. 45-2003) AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THIS PARCEL MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- THIS PLAT IS EXEMPT FROM PERIMETER LANDSCAPE IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SINCE IT IS A PLAT OF REVISION THAT DOES NOT CREATE ANY ADDITIONAL LOT.
- THERE IS AN EXISTING DWELLING(STRUCTURE) LOCATED ON PRESERVATION PARCEL 'A'. BUILDINGS, EXTENSIONS OR ADDITIONS TO EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE NO LESS THAN THE ZONING REGULATIONS REQUIRE.

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

"DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH PRESERVATION PARCEL 'A'. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY 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."

GENERAL NOTES CONTINUED:

- DENOTES FOREST CONSERVATION EASEMENT. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE 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.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL HAVE BEEN MET BY THE PLACEMENT OF 9.9 ACRES OF FOREST RETENTION INTO AN EASEMENT AREA AND BY PAYMENT OF A FEE-IN-LIEU TO THE FOREST CONSERVATION FUND IN THE AMOUNT OF \$0.71200 FOR THE RELEASE OF 0.20 ACRES OF FOREST PLANTING (REFORESTATION) FROM THE EASEMENT AREA.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A PLAT OF REVISION.

TOTAL AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS AND PRESERVATION PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 AC.
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	34.781 AC.±
TOTAL AREA OF LOTS AND PRESERVATION PARCELS TO BE RECORDED	34.781 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 AC.±
TOTAL AREA TO BE RECORDED	34.781 AC.±

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PKE
ELLCOTT CITY, MARYLAND 21042
(410) 461 - 2955

OWNER'S CERTIFICATE

James A. Rowan And Theresa A. Rowan, 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. All Easements Or Rights-Of-Way Affecting The Property Are Included In This Plan Of Subdivision. Witness My Hand This 16th Day Of August, 2005.

James A. Rowan
James A. Rowan / Date

Theresa A. Rowan
Theresa A. Rowan / Date

SURVEYOR'S CERTIFICATE

I hereby certify that the Final Plat Shown Hereon is Correct: That It is A Subdivision Of All Of The Lands Conveyed By Clifford L. Clevenger III And Ethel Lee Scottto, Personal Representatives Of The Estate Of Catherine Clevenger, Estate No. 17011 To James A. Rowan And Theresa A. Rowan By Deed Dated January 31, 2005 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 8998 Folio 651, 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 Amended.

Terrell A. Fisher 7/29/05
Terrell A. Fisher, Professional Land Surveyor No. 10692 / Date

RECORDED AS PLAT No. 17294 ON Sept. 9, 2005
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
BUCKS HAVEN MANOR
BUILDABLE PRESERVATION PARCEL 'A'
(A REVISION OF PRESERVATION PARCEL 'A'
BUCKS HAVEN MANOR PLAT NOS. 11619 THRU 11621)

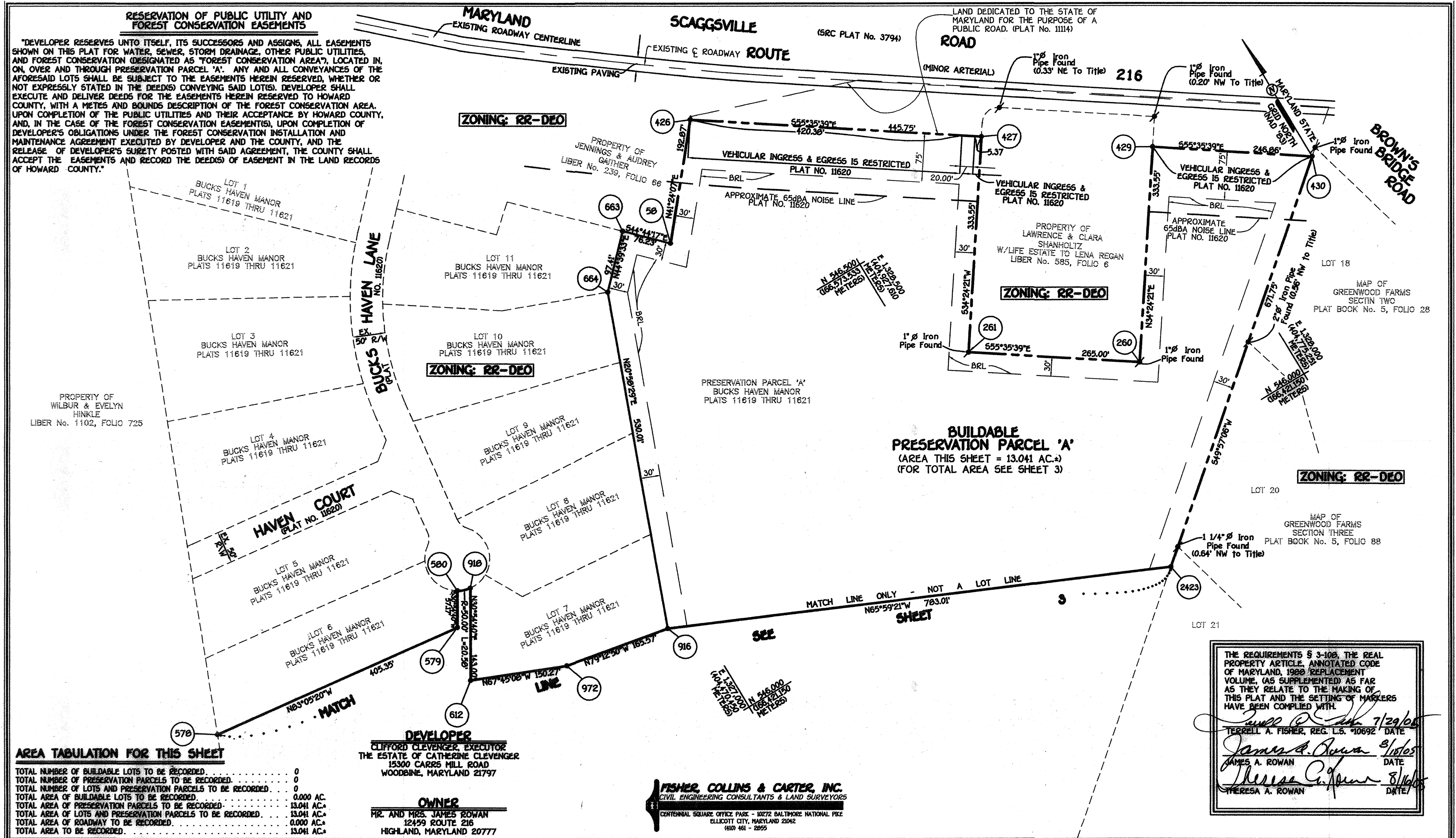
ZONED: RR-DEO
TAX MAP No. 40 PARCEL #138, GRID # 17
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: JULY 29, 2005
SHEET 1 OF 3

F-05-169

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

"DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH PRESERVATION PARCEL 'A'. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS 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 DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY 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."



AREA TABULATION FOR THIS SHEET

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS AND PRESERVATION PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 AC
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	13.041 AC
TOTAL AREA OF LOTS AND PRESERVATION PARCELS TO BE RECORDED	13.041 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 AC
TOTAL AREA TO BE RECORDED	13.041 AC

DEVELOPER
 CLIFFORD CLEVENGER, EXECUTOR
 THE ESTATE OF CATHERINE CLEVENGER
 15300 CARRS MILL ROAD
 WOODBINE, MARYLAND 21797

OWNER
 MR. AND MRS. JAMES ROWAN
 12459 ROUTE 216
 HIGHLAND, MARYLAND 20777

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2855

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.

Terrill A. Fisher 7/29/05
 TERRILL A. FISHER, REG. L.S. #10692 DATE

James A. Rowan 8/16/05
 JAMES A. ROWAN DATE

Theresa A. Rowan 8/16/05
 THERESA A. ROWAN DATE

APPROVED: For Private Water And Private Sewerage Systems,
 Howard County Health Department

Robert J. Walden 8/29/05
 Howard County Health Officer KN and Date

APPROVED: Howard County Department Of Planning And Zoning

Mark A. ... 9/1/05
 Chief, Development Engineering Division M&D Date

Mark A. ... 9/1/05
 Director Date

OWNER'S CERTIFICATE

James A. Rowan And Theresa A. Rowan, 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. All Easements Or Rights-Of-Way Affecting The Property Are Included In This Plan Of Subdivision. Witness My Hand This 16th Day Of August 2005.

James A. Rowan
 James A. Rowan
 Witness

Theresa A. Rowan
 Theresa A. Rowan
 Witness

SURVEYOR'S CERTIFICATE

I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Clifton L. Clevenger III And Ethel Lee Scotto, Personal Representatives Of The Estate Of Catherine Clevenger, Estate No. 17011 To James A. Rowan And Theresa A. Rowan By Deed Dated January 31, 2005 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 0998 Folio 651, 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 Amended.

Terrill A. Fisher 7/29/05
 Terrill A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 17695 ON SEPT. 9, 2005
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
BUCKS HAVEN MANOR
 BUILDABLE PRESERVATION PARCEL 'A'
 (A REVISION OF PRESERVATION PARCEL 'A')
 BUCKS HAVEN MANOR PLAT NOS. 11619 THRU 11621
 ZONED: RR-DEO
 TAX MAP No. 40 PARCEL 130 GRID #17
 FIFTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

Scale: 1" = 100'
 DATE: JULY 29, 2005
 SHEET 2 OF 3

