

WETLANDS #1 TABLE

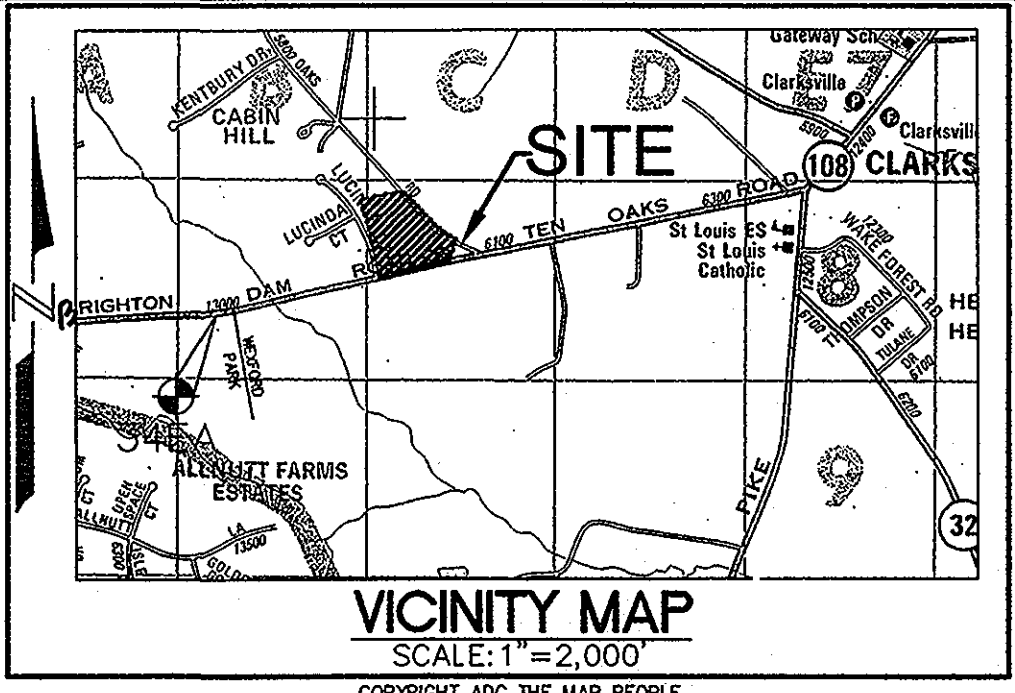
LINE	BEARING	DISTANCE
W1	N10°44'44"W	43.57'
W2	N14°13'47"W	16.14'
W3	N22°45'12"W	28.15'
W4	S45°02'53"W	33.74'
W5	N41°57'31"W	7.72'
W6	S28°44'49"W	44.73'
W7	S21°05'00"W	31.29'
W8	S24°36'27"W	46.99'
W9	N76°04'48"E	44.51'
W10	N80°38'57"E	34.48'
W11	N43°34'29"E	39.36'

WETLANDS #2 TABLE

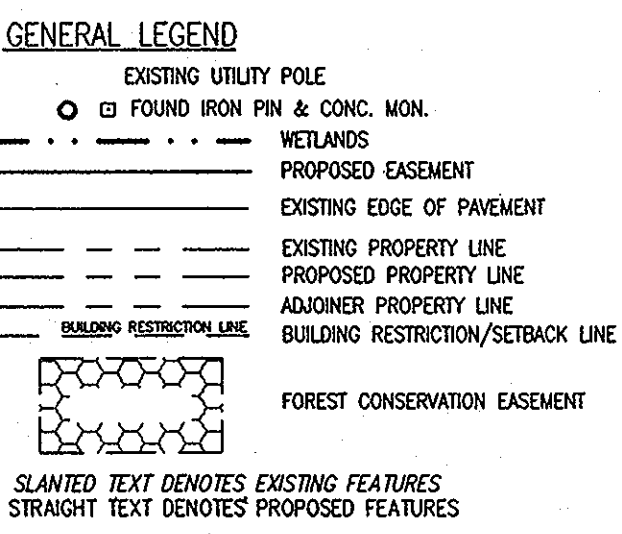
LINE	BEARING	DISTANCE
W1	S37°16'15"W	39.18'
W2	S19°29'45"E	48.28'
W3	S32°58'23"E	64.95'
W4	N27°53'07"E	33.15'
W5	N00°02'33"W	28.78'
W6	N30°20'06"E	44.43'
W7	N75°46'35"W	48.37'
W8	N39°22'24"W	29.57'

COORDINATE TABLE

NO.	NORTH	EAST
1	500072.99	811979.20
2	499857.95	812174.70
3	499586.87	812498.63
4	499369.83	812443.12
5	499194.00	811736.32
6	499747.25	811615.12
7	499986.08	811541.23

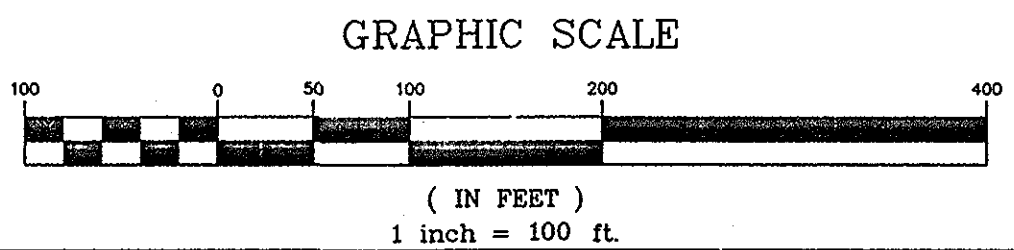


MARK	DATE	REVISION
1	3/10/06	PER COUNTY COMMENTS
2	5/2/06	PER COUNTY COMMENTS
3	10/24/07	PER COUNTY COMMENTS
4		
5		
6		
7		
8		
9		
10		



GENERAL NOTES

- This plat is based on a field run monumented boundary survey performed on or about November 10, 2005 by RBA.
- These Coordinates are based on NAD '83, Maryland State Plane Coordinate System, as projected from Howard County control station 34EA AND 34BA.
- Howard County Monuments: STA. 34EA N 563,852.4661 E 1,324,672.1963 EL. 450.84 (FEET); STA. 34BA N 559,441.247 E 1,320,528.02 EL. 496.36 (FEET)
- Deed Reference: Liber 01556, Folio 0606.
- Subject property is zoned RR-DEO per 2/02/04 Comprehensive Zoning Plan.
- All Areas shown on this plat are +/- more or less. These areas designate a private sewage easement as required by the Maryland State Department of the Environment for individual sewage disposal. Improvements of any nature in this area are restricted until public sewage is available. These improvements shall become null and void upon connection to a public sewage system. The county Health Officer shall have the authority to grant variances for encroachments into the private sewage easement.
- Waiver Petition WP-03-150 was approved by DP7 on 9/22/03 to allow two direct driveway access entrances onto restricted access roads, Brighton Dam Road and Ten Oaks Road for a proposed religious facility.
- No grading, removal of vegetative cover or trees, or placement of new structures is permitted within the limits of wetlands or their buffers and forest conservation easement areas.
- The Forest Conservation Easement has been established to fulfill the requirements of Section 16.1200 of the Howard Code and 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.
- Reservation of Public Utility and Forest Conservation Easements to Developer reserved unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage, other public utilities and forest conservation (designated as "Forest Conservation Area"), located in, on, over and through lots/parcels, any conveyances of the aforesaid lots/parcels shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lots/parcels. 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 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 Break-Even obligation for this site is 4.32 acres and that it will be satisfied by placing 4.33 acres in retention easements.
- The following are applicable dpz files for this site, sdp06-01, wp-03-150, f-86-129, vp-85-30, ba-04-07c, and capital project no. j-4184-04.
- Stormwater management facilities will be required on the parcels shown on this plat in accordance with the design manuals, prior to signature approval of the site development plan, the developer will be required to execute the developer's agreement for the construction of the stormwater management facility and a maintenance agreement.
- The wetland delineation boundaries were delineated on October 21, 2005 by Bray Hill, LLC.
- This plat complies with the requirements of section 16.1200 of the Howard county code for forest conservation by retaining 4.33 acres of on-site forest under easement.



PUBLIC STORM DRAIN AND UTILITY EASEMENT

LINE	BEARING	DISTANCE
E1	N21°51'16"E	23.60'
E2	S68°08'44"E	20.00'
E3	S21°51'16"W	9.17'
E4	S76°01'48"W	24.67'

FOREST CONSERVATION EASEMENT #1

LINE	BEARING	DISTANCE
FCE1	S2.39	S46°49'48"W
FCE2	363.06	N79°19'40"W
FCE3	41.80	N82°32'12"W
FCE4	204.32	N83°08'55"W
FCE5	114.04	N17°11'25"W
FCE6	446.51	N78°46'34"E
FCE7	290.63	S42°15'28"E

FOREST CONSERVATION EASEMENT #2

LINE	BEARING	DISTANCE
FCE8	N76°01'48"E	131.92'
FCE9	N24°01'17"W	148.92'
FCE10	S72°46'17"W	106.08'
FCE11	S16°06'54"W	103.42'
FCE12	S18°18'21"E	41.37'
FCE13	N89°29'43"E	27.31'
FCE14	N21°51'16"E	19.28'
FCE15	S68°08'44"E	20.00'
FCE16	S21°51'16"W	9.17'

FOREST CONSERVATION EASEMENT #3

LINE	BEARING	DISTANCE
FCE17	N15°34'37"E	11.34'
FCE18	S75°21'46"E	82.52'
FCE19	N05°12'41"E	208.98'
FCE20	N25°01'02"E	76.39'
FCE21	S14°20'39"W	224.03'
FCE22	S76°01'54"W	192.41'
FCE23	N24°01'17"W	117.15'

PRIVATE SEWER EASEMENT

LINE	LENGTH	BEARING
L24	77.26	N16°42'09"E
L25	37.74	N44°41'44"W
L26	101.91	N04°47'07"E
L27	83.83	N85°12'53"W
L28	141.72	S04°47'07"W
L29	3.20	S15°59'22"E
L30	52.33	S12°21'59"E
L31	89.33	S79°59'54"E

WETLAND BUFFER EASEMENT #1

LINE	LENGTH	BEARING
WB32	95.38	N76°04'48"E
WB33	41.86	N80°38'57"E
WB34	60.57	N43°34'29"E
WB35	57.16	N10°44'44"W
WB36	18.77	N14°13'47"W
WB37	67.21	N22°45'12"W
WB38	44.60	S45°02'53"W
WB39	16.62	N41°57'31"W
WB40	81.65	S28°44'49"W
WB41	32.19	S21°05'00"W
WB42	98.08	S24°36'27"W

WETLAND BUFFER EASEMENT #2

LINE	LENGTH	BEARING
WB43	70.88	N30°20'06"E
WB44	73.40	N75°46'35"W
WB45	52.98	N39°22'24"W
WB46	84.32	S37°16'15"W
WB47	64.74	S19°29'45"E
WB48	110.46	S32°58'23"E
WB49	81.93	N27°53'07"E
WB50	28.21	N00°02'33"W

CURVE TABLE EASEMENT #1

CURVE LENGTH	RADIUS	DELTA	TANGENT	CHORD
FCE C1	57.69	1555.71	2°07'29"	28.85
FCE C2	191.44	1535.91	7°08'29"	95.84
FCE C3	191.44	1535.91	7°08'29"	95.84

CURVE TABLE EASEMENT #3

CURVE LENGTH	RADIUS	DELTA	TANGENT	CHORD
FCE C2	191.44	1535.91	7°08'29"	95.84
FCE C3	191.44	1535.91	7°08'29"	95.84

OWNER'S CERTIFICATION

THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF REVISION, 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:

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 SHOWN HEREON; AND,

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 STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND,

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS IN ACCORDANCE WITH THE MASTER PLAN OF HOWARD COUNTY

B. Nelson for Peter Bickelmann
COUNTY HEALTH OFFICER DATE 3/29/08
HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Robert W. Nelson
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 4/22/08

Thomas L. McElroy
DIRECTOR DATE 6/2/08

THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND,

THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 11TH DAY OF MARCH, 2008.

BY: *Terry F. Rudd*
TERRY F. RUDD, AUTHORIZED AGENT
THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE.
50 EAST NORTH TEMPLE SALT LAKE CITY, UTAH 84150

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE HUNTINGTON MANOR ESTATES SECTION 2 LOTS 4, 5, AND 6 OF THE LANDS CONVEYED, BY FRANCISCO AGUIRRE AND GLADYS AGUIRRE TO THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS JUNE 9, 2004 AND RECORDED IN THE LAND RECORDERS OF HOWARD COUNTY IN LIBER 08411, FOLIO 233, 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 THE ACCORDANCE WITH ANNOTATED CODE OF MARYLAND, AS AMENDED.

THOMAS L. MCELROY MD RPLS LIC#486 DATE 1/31/08

ROBERT W. NELSON MD PE LIC#29487 DATE 1/31/08

RECORDED AS PLAT NUMBER 19960
ON 6/2/08
AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

The RBA Group
ENGINEERS • ARCHITECTS • PLANNERS
7164 Columbia Gateway Drive, Suite 205
Columbia, Maryland 21045
Phone (410) 312-0666, Fax. (410) 312-0667

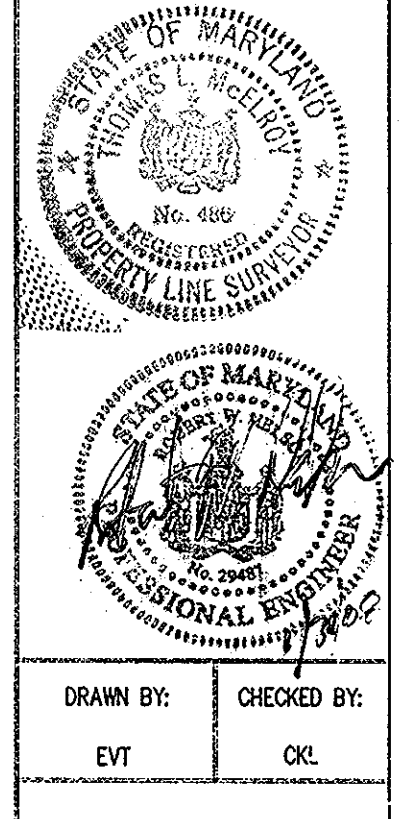
RECORDED SUBDIVISION HUNTINGTON MANOR ESTATES SECTION 2

AREA INFORMATION
TAX MAP 34, PARCEL 339
ZONED RR-DEO
5TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

PROJECT ADDRESS
BRIGHTON DAM & TEN OAKS ROAD
CLARKSVILLE, MARYLAND

SHEET TITLE
PLAT OF REVISION HUNTINGTON MANOR ESTATES SECTION 2 - LOT 5 PLAT NO. 6745

CURRENT BOARD OF APPEALS CASE #A 04-007C
PROJECT DESIGNATION LDS 583-0273-0501-0101
PROPERTY NUMBER 565-0348
SHEET NO. 1 of 1
DATE 01/09/06



THE PURPOSE OF THIS PLAT OF REVISION IS TO REVISE THE RECORDED VEHICULAR ACCESS RESTRICTIONS ALONG BRIGHTON DAM ROAD AND TEN OAKS ROAD TO IDENTIFY AND ESTABLISH THE TWO PROPOSED DRIVEWAY ENTRANCES APPROVED PER CONDITION NO. 2 UNDER WP-03-150 FOR LOT 6, TO ADJUST THE PRIVATE SEWAGE EASEMENT AREA, TO ESTABLISH REQUIRED FOREST CONSERVATION EASEMENTS, TO IDENTIFY NON-TIDAL WETLAND LIMITS AND REQUIRED WETLAND BUFFERS, AND TO REVISE THE BUILDING RESTRICTION LINES IN ACCORDANCE WITH CURRENT ZONING REGULATIONS.