

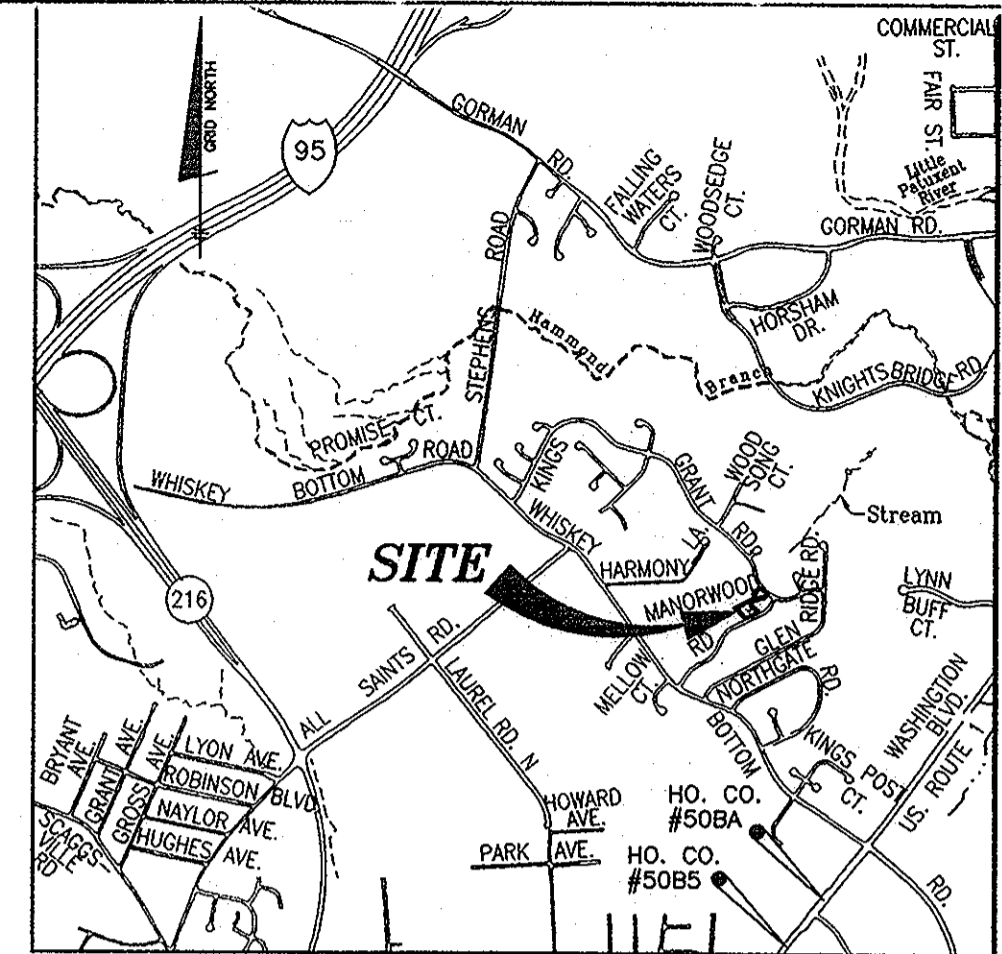
**NOTES:**

- ☐ DENOTES 4" X 4" CONCRETE MONUMENT TO BE SET.
  - DENOTES 3/8" PIPE OR STEEL MARKER TO BE SET.
  - DENOTES STONE OF CONCRETE MONUMENT FOUND.
  - DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND
  - △ DENOTES TRAVERS POINT.
- ALL COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM.
- COORDINATES BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO.50BA AND NO.50B5.
- SUBJECT PROPERTY ZONED R-SC PER 2-2-04 COMPREHENSIVE ZONING PLAN AND THE ZONING AMENDMENTS DATED 7-28-06.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.1228 OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 5/5/89 ON WHICH DATE THE DEVELOPER AGREEMENT NO 24.1881-D WAS FILED AND ACCEPTED.
- THIS PLAT INCLUDES THE ADDITION OF A 20' PUBLIC SEWER AND UTILITY EASEMENT TO LOT #138.
- WAIVER PETITION WP-89-42 REQUESTED A WAIVER FROM SECTION 16.120 OF THE SUBDIVISION REGULATIONS REQUIRING SUBMISSION OF A PRELIMINARY PLAN AND WAS GRANTED ON DECEMBER 20, 1988.
- THE WETLANDS BUFFER INDICATED ON THIS PLAT DOES NOT AFFECT THE INITIAL CONSTRUCTION OF A RESIDENTIAL UNIT ON A LOT. IT DOES PROHIBIT SUBSEQUENT CLEARING, GRADING OR CONSTRUCTION IN THE BUFFER AREA. MAINTENANCE OF RESIDENCES, LANDSCAPING AND UTILITIES IS PERMITTED.
- PREVIOUS APPLICABLE HO. CO. DPZ FILE REFERENCES FOR THIS PROJECT INCLUDE: F-88-149 (PLAT 8831), WP-89-042, S-89-028, SDP-06-146.
- THE BOUNDARY ON THIS PLAT WAS TRANSFORMED FROM THAT ON RECORD PLAT 8831 PREPARED BY TRACY SCHULTE & ASSOCIATES, INC. DATED SEPTEMBER 13, 1989. POINTS 346 AND 901 ARE THE POINTS COMMON TO BOTH DATUMS.
- THIS PROPERTY LIES WITHIN THE METROPOLITAN WATER & SEWER DISTRICT. SEWER SERVICE SHALL BE PUBLIC UNDER CONTRACT No. 24-4407-D CONNECTING TO EXISTING CONTR. No.24-1881-D.
- THERE ARE NO EXISTING DWELLINGS LOCATED ON OPEN SPACE LOT 138.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- THERE ARE EXISTING WETLANDS AND WETLANDS BUFFERS LOCATED ON-SITE; THE DELINEATION SHOWN ON THE PLAT ARE TAKEN FROM RECORD PLAT No.8831 PREPARED BY TRACY, SCHULTE & ASSOCIATES, INC. DATED SEPTEMBER 13, 1989
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- UNLESS OTHERWISE NOTED AS "PRIVATE", ALL EASEMENTS ARE "PUBLIC".
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, OVER, AND THROUGH LOT 138. ANY AND ALL CONVEYANCES OF 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. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THE LOCATION OF THE PROPOSED SEWER AND UTILITY EASEMENT WAS DETERMINED BASED ON MINIMIZING THE DISTURBANCE OF THE WETLAND, STREAM AND THEIR BUFFERS. THE ALTERNATIVE SEWER CONNECTION LOCATED IN HARMONY LANE DOES NOT PROVIDE SUFFICIENT DEPTH TO SERVE THE MORGAN PROPERTY. THE STATE OF MARYLAND DEPARTMENT OF THE ENVIRONMENT WATER MANAGEMENT ADMINISTRATION HAS ISSUED A PERMIT FOR THE NECESSARY WETLAND AND STREAM CROSSING UNDER AUTHORIZATION/CERTIFICATION NUMBER 200664322/06-NT-3200.
- THE FOREST CONSERVATION OBLIGATION WAS ADDRESSED WITH: F-06-223.

**BENCH MARKS**

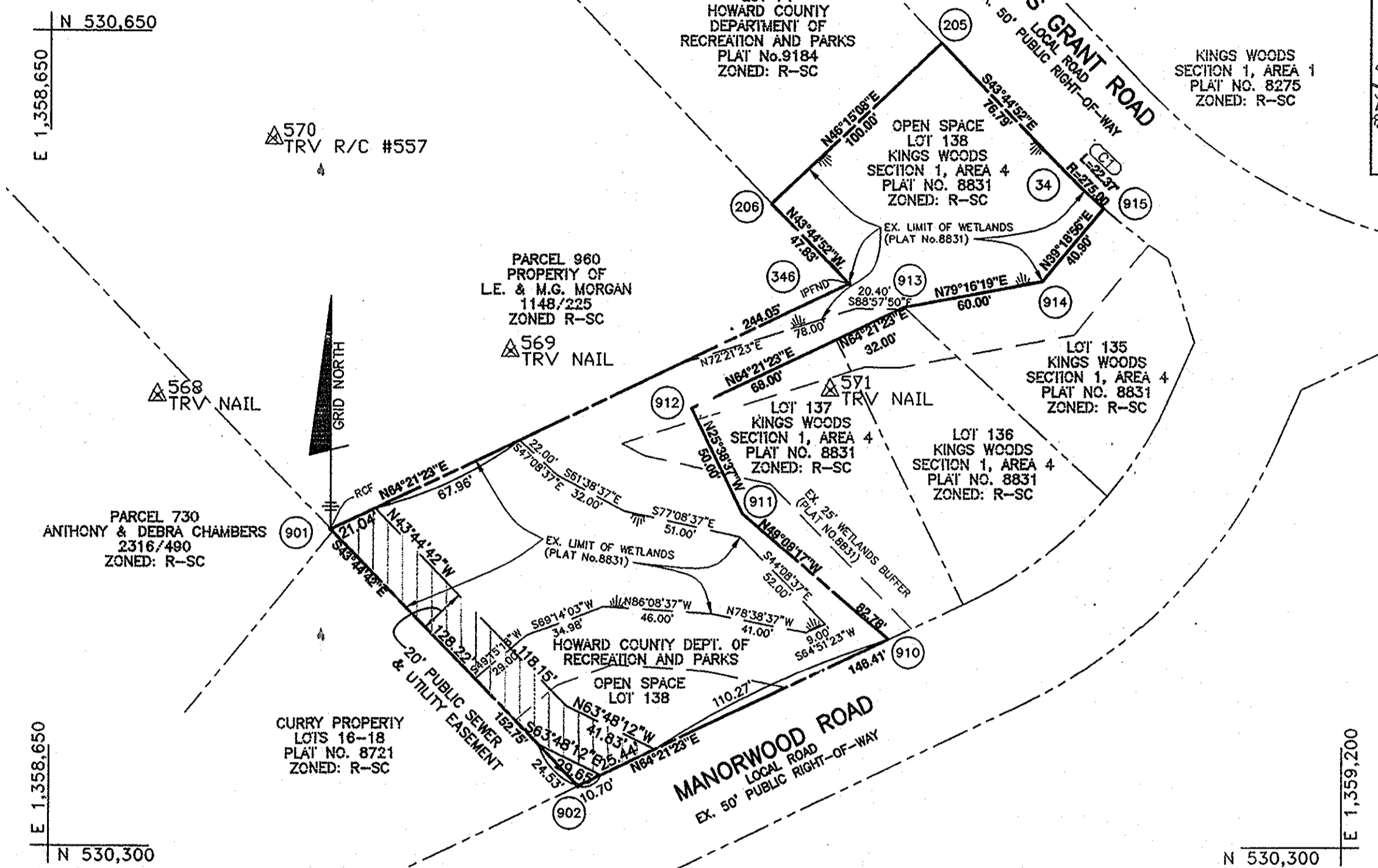
HO. CO. #50BA (NAD '83) ELEV. N/A  
STANDARD DISC ON CONCRETE MONUMENT BEING 39.7' SOUTHWEST OF THE CORNER OF A STONE PLANTER, 11.8' NORTHWEST OF THE CONC. CURB OF U.S. ROUTE 1 AND 42.9' NORTH OF THE INTERIOR CORNER OF THE CURB.  
N 527561.6702' E 1359772.5936'

HO. CO. #50B5 (NAD '83) ELEV. 178.242'  
STANDARD DISC ON CONCRETE MONUMENT BEING 73.9' NORTHEAST OF THE FRONT RIGHT CORNER OF #10100 U.S. ROUTE 1, 50.2' SOUTH OF A FIRE HYDRANT AND 2.9' WEST OF THE CURB OF U.S. ROUTE 1.  
N 524999.3640' E 1357925.6751'



ADC MAP 20, GRID A-10

**VICINITY MAP**  
SCALE: 1" = 2000'



**COORDINATE CHART (NAD '83)**

| BOUNDARY COORDINATES |             |              |
|----------------------|-------------|--------------|
| No.                  | NORTH       | EAST         |
| 34                   | 530589.9532 | 1359081.7285 |
| 205                  | 530645.4257 | 1359028.6295 |
| 206                  | 530576.2772 | 1358956.3903 |
| 346                  | 530541.7252 | 1358989.4640 |
| 901                  | 530436.1075 | 1358769.4520 |
| 902                  | 530325.7570 | 1358875.0708 |
| 910                  | 530389.1190 | 1359007.0600 |
| 911                  | 530443.2770 | 1358944.4545 |
| 912                  | 530488.3522 | 1358922.8160 |
| 913                  | 530531.6293 | 1359012.9664 |
| 914                  | 530542.7981 | 1359071.9177 |
| 915                  | 530574.4431 | 1359097.8333 |

**TRAVERS POINT CHART (NAD '83)**

| No. | NORTH       | EAST         |
|-----|-------------|--------------|
| 568 | 530493.4846 | 1358695.8261 |
| 569 | 530512.8574 | 1358845.6691 |
| 570 | 530604.2345 | 1358744.3230 |
| 571 | 530496.2711 | 1358981.7977 |

**AREA TABULATION (THIS SHEET)**

|   |           |
|---|-----------|
| 1.) TRACT AREA  | 0.73 AC.± |
| 5.) TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS PROPOSED ON THIS SHEET | 0         |
| 6.) AREA OF CLUSTER LOTS  | 0.00 AC.± |
| 7.) AREA OF BUILDABLE PRESERVATION PARCEL                         | 0.00 AC.± |
| 8.) AREA OF NON-BUILDABLE PRESERVATION PARCELS                    | 0.00 AC.± |
| 9.) AREA OF ROAD RIGHT-OF-WAY                                     | 0.00 AC.± |
| 10.) OPEN SPACE ON-TOTAL SITE                                     | 0.73 AC.± |

**OWNER:**  
HOWARD COUNTY  
PARKS & RECREATION  
7120 OAKLAND MILLS ROAD  
COLUMBIA, MARYLAND 21046-1677



**LEGEND**

- ③ DESIGNATES COORDINATE
- C2 DESIGNATES CURVE
- ▨ EASEMENTS
- ▭ EX. WETLANDS

| CURVE TABLE |         |        |         |        |             |         |
|-------------|---------|--------|---------|--------|-------------|---------|
| CURVE       | RADIUS  | LENGTH | TANGENT | CHORD  | BEARING     | DELTA   |
| C1          | 275.00' | 22.37' | 11.19'  | 22.36' | N46°04'39"W | 4-39-35 |

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO RECORD A NEW PUBLIC WATER & UTILITY EASEMENT ONTO EXISTING PLAT No.8831

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS:  
HOWARD COUNTY HEALTH DEPARTMENT

*Peter Beilerman, MD* 7/30/07  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Stephan Jalón* 7/25/07  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Mark D. Cagle* 8/2/07  
DIRECTOR DATE

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY SECURITY DEVELOPMENT CORPORATION, TO HOWARD COUNTY, MARYLAND, BY DEED DATED SEPTEMBER 13, 1989 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2053, FOLIO 632. ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND, AS AMENDED.

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.

*Stephan Jalón* 7/19/07  
STEPHAN JALÓN  
PROFESSIONAL LAND SURVEYOR MARYLAND REG. No.10726  
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No.351

**OWNER'S DEDICATION**

HOWARD COUNTY, MARYLAND, OWNER OF THE SUBDIVISION SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. 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 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 20 DAY OF July 2007.

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.

*James M. Irvin* 7/20/07  
SIGNATURE OF OWNER DATE:  
HOWARD COUNTY, MARYLAND  
JAMES M. IRVIN: DIRECTOR, DEPARTMENT OF PARKS AND RECREATION

*Stephan Jalón* 7/20/2007  
WITNESS DATE:

RECORDED AS PLAT 19303  
ON 8/10/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**REVISION PLAT**

**KINGS WOODS**  
LOT 138  
A REVISION OF PLAT No.8831,  
KINGS WOODS;  
SECTION 1, AREA 4  
OPEN SPACE LOT 138

6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP No. 47 PARCEL: 1005 BLOCK: 15 ZONED: R-SC  
SCALE: AS SHOWN DATE: JULY 2007 SHEET: 1 OF 1