

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L10	S 18°48'42" W	28.29'	L45	S 87°58'49" E	73.84'
L11	S 85°59'20" W	85.20'	L46	N 79°12'36" E	72.29'
L12	S 89°09'43" W	71.58'	L47	N 76°17'23" E	144.13'
L13	S 79°49'37" W	79.03'	L48	N 62°21'02" E	50.74'
L14	S 71°09'30" W	102.78'	L49	N 44°40'54" E	179.16'
L15	S 57°14'48" W	73.18'	L50	N 39°58'42" E	361.74'
L16	S 42°52'33" W	123.79'	L51	N 34°48'18" E	169.88'
L17	S 28°11'11" W	239.71'	L52	N 28°48'08" E	116.81'
L18	S 20°33'37" W	147.80'	L53	N 18°48'47" E	49.85'
L19	S 58°39'37" W	38.55'	L54	S 42°11'59" W	100.71'
L20	S 49°04'12" W	227.06'	L55	S 46°21'10" W	241.41'
L21	S 69°24'18" W	84.17'	L56	S 39°24'14" W	61.00'
L22	S 33°14'42" W	84.56'	L57	S 43°05'43" W	63.78'
L23	S 8°05'42" W	130.88'	L58	S 30°45'38" W	39.15'
L24	N 72°08'36" W	21.71'	L59	N 69°47'26" E	70.28'
L25	S 82°17'54" W	40.88'	L60	N 77°31'49" E	104.14'
L26	S 76°04'07" W	133.14'	L61	S 87°38'19" E	48.68'
L27	N 70°36'08" W	56.32'	L62	N 87°06'52" E	82.17'
L28	N 51°13'02" W	98.52'	L63	S 89°25'44" E	111.72'
L29	N 89°40'12" W	18.52'	L64	N 83°51'08" E	47.32'
L30	S 67°39'20" W	41.08'	L65	S 16°51'07" W	194.30'
L31	N 76°03'27" W	322.33'	L66	S 32°13'30" W	274.62'
L32	N 57°42'40" W	239.71'	L67	S 38°53'50" W	100.09'
L33	N 13°48'17" W	98.17'	L68	S 11°52'44" W	209.55'
L34	S 28°13'41" E	164.98'	L69	S 17°16'12" W	105.54'
L35	S 76°03'55" E	44.43'	L70	S 42°53'25" W	180.79'
L36	N 89°40'30" E	63.05'	L71	S 61°21'13" W	68.04'
L37	N 76°05'00" E	35.70'	L72	S 80°52'21" W	68.73'
L38	N 74°26'27" E	84.22'	L73	N 62°58'03" E	177.58'
L39	S 82°24'40" E	65.31'	L74	N 58°53'50" E	100.09'
L40	N 64°49'01" E	98.17'	L75	N 17°18'25" E	108.58'
L41	N 42°59'40" E	97.38'	L76	N 01°28'13" E	108.45'
L42	N 65°32'42" E	26.79'	L77	N 26°01'28" E	749.34'
L43	N 84°22'12" E	41.12'	L78	S 29°10'34" E	31.93'
L44	S 87°15'02" E	62.24'			

DENSITY EXCHANGE CHART	
INITIAL EXCHANGE	
SENDING PARCEL INFORMATION	LINTHICUM OAKS - L. 9878, F. 001, L. 9878, F. 011 TAX MAP 22, PARCEL 50 & 89
TOTAL PARCEL COMPUTED ACREAGE	68.5600 AC±
SENDING PRESERVATION ACREAGE	42.5029 AC±
CEO UNITS CREATED (1:4.25)	10 ( 42.5029 / 4.25 = 10.0007 ) SEE NOTE #7
CEO UNITS SENT (1:4.25)	10
ACREAGE OF REMAINING EASEMENT	0.0029 AC. **
RECEIVING PARCEL INFORMATION	CLOVERFIELD, F. 06-110 TAX MAP 15, GRID 8, PARCEL 4

\* THE 0.0029 ACRES THAT REMAIN, MAY BE USED FOR ON-SITE DEVELOPMENT (AS SHOWN ON SP-05-11)  
\*\* NO ACREAGE REMAINS FOR THE PURPOSE OF SENDING ADDITIONAL DENSITY.

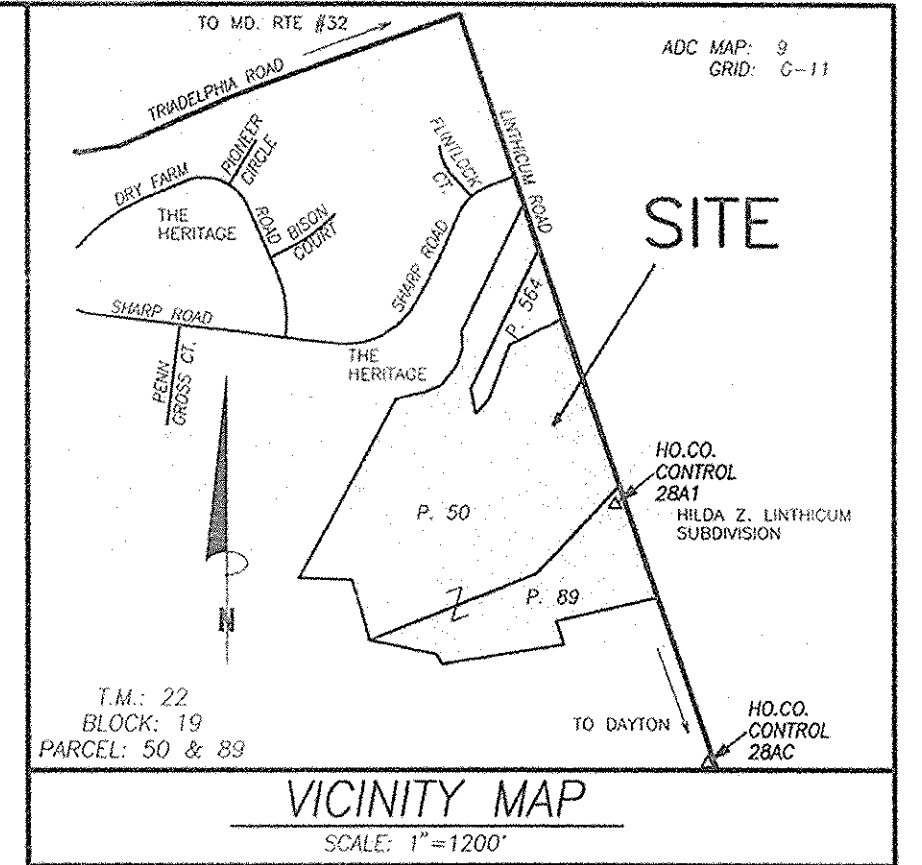
FOREST CONSERVATION EASEMENT		
NUMBER	DIRECTION	DISTANCE
L1	N 75°30'16" E	637.00'
L2	N 75°35'16" E	33.45'
L3	S 15°50'01" E	334.03'
L4	N 85°48'56" W	115.52'
L5	S 44°18'52" W	84.18'
L6	S 77°13'51" W	261.32'
L7	N 79°24'13" W	234.27'
L8	N 13°46'17" W	27.33'
L9	N 21°04'57" W	207.40'

AREA TABULATION CHART		
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	1	
TOTAL AREA OF LOTS AND/OR PARCELS:	2,986,475 SQ. FT. OR 68.5600 AC±	
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0	
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	2,986,475 SQ. FT. OR 68.5600 AC±	

THE PURPOSE OF THIS PLAT IS TO EXTINGUISH PERMANENTLY, THE RIGHT TO DEVELOPE OR SUBDIVIDE THIS PORTION OF LAND UNDER EASEMENT BASED ON THE CEO PROVISION DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS, TO SEND 10 CEO UNITS TO CLOVERFIELD, F. 06-110 TO DELINEATE A FOREST CONSERVATION EASEMENT AND TO CONSOLIDATE PARCEL 50 AND PARCEL 89.

**OWNER**  
STEPHEN P. GRIFFIN  
TRACY D. GRIFFIN  
4074 LINTHICUM ROAD  
DAYTON, MARYLAND 21036  
(410) 531-3137

COORDINATES		
PT.	NORTH	EAST
130	578358.2742	1313725.6117
133	577509.7883	1313336.6158
134	577360.7295	1313383.0371
136	577239.8467	1312625.9448
325	577300.9500	1312586.3325
326	577359.6280	1312171.4969
327	577629.4291	1312137.9678
331	577654.9425	1313965.2253
341	577718.9494	1312063.3625
343	578800.1095	1312247.7138
349	579400.3169	1313365.8373
353	580099.6989	1313124.3836
354	578911.4926	1312500.1095
355	579860.5893	1312594.8040
556	579284.1331	1313157.3728
557	579000.1445	1312984.7284
558	578891.5227	1312861.2812
559	579045.7346	1312808.6820
560	579443.4302	1313008.3198
561	579864.3423	1313158.1438
566	579375.8585	1313342.5441
567	580370.4482	1313110.1066
568	579380.7923	1313340.8405
569	579670.5320	1313176.9913
1150	579328.6834	1312747.9338
1151	579215.7689	1312752.3293
1152	579097.5764	1312707.4114
1153	579047.5300	1312675.7057
2086	577779.9610	1311739.0516



**GENERAL NOTES:**

- SUBJECT PROPERTY ZONED RC-DEO AS AMENDED BY THE COMP-LITE AMENDMENTS EFFECTIVE 7/28/06
- THIS PLAT IS BASED ON MARYLAND STATE GRID SYSTEM - N.A.D. 83 AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 28A1 AND 28A2
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY, 2006 BY T. MICHAEL VANSANT, VANMAR ASSOC., INC., CORP. LICENSE NO. 203. □ DENOTES CONCRETE MONUMENT SET OR FOUND AS INDICATED. ○ DENOTES AN ANGULAR BREAK OR CORNER FOUND AS INDICATED.
- A PORTION OF THIS PARCEL IS ENCUMBERED BY A PRESERVATION EASEMENT AGREEMENT WITH HOWARD COUNTY AND THE LINTHICUM OAKS HOMEOWNERS ASSOCIATION, INC. THIS AGREEMENT OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE OWNER, PROHIBITS SUBDIVISION OF THE PARCELS AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
- ARTICLES OF INCORPORATION FOR LINTHICUM OAKS HOMEOWNERS ASSOCIATION, INC. HAVE BEEN RECORDED WITH THE MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION ON MARCH 10, 2006 AS RECORDING REFERENCE NUMBER L. 800931, F. 0475.
- GROSS AREA: 68.5600 AC±  
-AREA FUTURE 5 CLUSTER LOTS (SP-05-11): 21.2500 AC±  
-AREA RESERVED FOR HOUSE ON PRES. PARCEL: 4.2500 AC±  
GROSS AREA PRESERVATION EASEMENT = 43.0600 AC±  
-AREA FUTURE R/W ALONG PRES. ESM1: 0.5571 AC±  
PRESERVATION EASEMENT: 42.5029 AC±
- THIS CONSOLIDATION PLAT AND PLAT OF FOREST CONSERVATION EASEMENT IS EXEMPT FROM THE FILING OF A DOI FOR A REAL ESTATE TRANSACTION. THIS PLAT ESTABLISHES FOREST CONSERVATION OBLIGATIONS FOR THE LINTHICUM OAKS SUBDIVISION (SP-05-11) IN ACCORDANCE WITH SECTION 16.1202 OF THE FOREST CONSERVATION MANUAL BY THE PLACEMENT OF 4.74 ACRES OF RETENTION INTO AN ON-SITE EASEMENT AREA TO SATISFY REQUIRED PLANTINGS OF 1.96 ACRES OF REFORESTATION AND 0.41 ACRES OF AFFORESTATION (2.37 ACRES TOTAL) ON SITE RETENTION OF 2.1 FOR REQUIRED PLANTINGS IS APPLIED SINCE THE PRESERVATION PARCEL WAS EXCLUDED FROM THE NET TRACT AREA AND THEREFORE REGARDED AS OFF-SITE. SURETY IN THE AMOUNT OF \$41,294.88 SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT UNDER F-07-67, A FINAL PLAT WHICH RESUBDIVIDES BUILDABLE BULK PARCEL A. THE DEED OF FOREST CONSERVATION EASEMENT SHALL BE RECORDED UNDER THIS PLAT (F01-15).
- A DEED OF PRESERVATION EASEMENT SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- THERE IS AN EXISTING DWELLING/STRUCTURE LOCATED ON PARCEL A TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING IS TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REQUIREMENTS REQUIRE.
- THIS PLAN IS EXEMPT FROM THE LANDSCAPING REQUIREMENTS SINCE IT IS A PLAT OF CONSOLIDATION TO ADD PARCEL 89 WITH PARCEL 50 AND TO ADD EASEMENTS.
- THIS PLAN IS EXEMPT FROM THE STORM WATER MANAGEMENT REQUIREMENTS SINCE IT IS A PLAT OF CONSOLIDATION TO ONLY ADD PARCEL 89 WITH PARCEL 50.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET (OR 10,000 SQUARE FEET PER LOT FOR SHARED DRAIN FIELDS ASSOCIATED WITH A SHARED SEWAGE DISPOSAL FACILITY) AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS 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. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- AREAS STATED ON THIS PLAT ARE TO BE TAKEN AS MORE OR LESS, UNLESS OTHERWISE NOTED.
- WATER IS PRIVATE. SEWER IS PRIVATE.
- THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY VANMAR ASSOC., INC. DATED AUGUST, 1999 AND WAS APPROVED ON DECEMBER 6, 2005. WSELS PROVIDED HEREON.
- THE WETLAND Delineation STUDY FOR THIS PROJECT WAS PREPARED BY HILLIS CARNES ENGINEERING ASSOC., INC. DATED JUNE 18, 2005 AND WAS APPROVED ON JUNE 18, 2004.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT OF WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.

WETLAND DELINEATION					
NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L79	S 19°18'45" E	31.35'	L151	S 77°06'08" W	33.31'
L80	N 84°09'57" W	182.55'	L152	S 81°45'08" E	31.18'
L81	S 61°11'02" W	41.51'	L153	S 08°50'21" E	39.78'
L82	S 32°28'38" W	29.14'	L154	S 12°02'56" W	34.15'
L83	S 58°23'49" W	54.72'	L155	S 02°39'42" E	12.46'
L84	N 81°18'38" W	29.08'	L156	S 07°52'30" E	24.91'
L85	S 67°28'02" W	74.85'	L157	S 30°17'06" E	45.23'
L86	S 52°52'49" W	33.92'	L158	N 60°59'21" E	14.82'
L87	N 79°10'49" W	64.45'	L159	S 46°37'56" E	40.68'
L88	S 47°37'25" W	44.50'	L160	N 49°23'16" E	25.84'
L89	N 81°58'09" W	27.22'	L161	S 89°16'55" E	16.50'
L90	S 30°17'45" W	46.88'	L162	S 68°38'14" E	12.46'
L91	S 11°10'40" W	91.96'	L163	N 72°03'04" E	87.85'
L92	S 58°23'51" W	26.96'	L164	N 79°29'01" E	28.92'
L93	S 72°54'00" W	37.30'	L165	N 68°17'55" E	51.63'
L94	S 49°49'41" W	63.30'	L166	N 12°22'33" W	61.65'
L95	S 69°27'23" W	61.06'	L167	N 11°17'53" E	70.64'
L96	S 05°38'44" W	57.37'	L168	N 08°57'31" W	29.44'
L97	S 08°26'50" W	74.05'	L169	N 34°50'49" E	33.24'
L98	S 34°42'23" W	54.72'	L170	N 14°31'35" E	50.56'
L99	S 57°04'46" W	24.72'	L171	N 30°10'59" E	19.46'
L100	N 54°03'21" W	25.93'	L172	N 73°21'30" E	48.36'
L101	S 79°26'31" W	15.80'	L173	S 05°59'10" W	49.43'
L102	S 68°35'01" W	59.98'	L174	S 40°59'01" E	26.81'
L103	S 53°36'56" W	15.10'	L175	S 59°50'14" E	32.86'
L104	N 43°34'42" W	24.53'	L176	N 30°14'17" E	27.87'
L105	N 11°41'20" W	76.71'	L177	N 08°38'42" E	12.46'
L106	N 38°01'23" W	20.63'	L178	N 05°46'14" E	15.20'
L107	S 81°14'19" W	30.61'	L179	N 48°33'12" E	20.18'
L108	S 09°48'54" W	91.45'	L180	S 74°34'55" E	35.80'
L109	S 80°55'42" W	78.90'	L181	N 44°18'44" E	48.15'
L110	N 56°07'04" W	108.10'	L182	N 07°41'59" E	62.37'
L111	S 77°19'27" W	37.43'	L183	N 43°35'57" E	102.49'
L112	S 42°04'59" W	60.39'	L184	S 24°15'24" W	42.48'
L113	S 33°25'08" W	16.59'	L185	N 37°43'41" E	154.52'
L114	N 69°33'48" W	81.84'	L186	N 47°00'42" E	51.23'
L115	S 88°10'56" W	40.78'	L187	N 29°48'49" E	51.27'
L116	N 70°33'57" W	19.61'	L188	N 53°35'10" E	35.71'
L117	N 63°35'06" W	23.75'	L189	N 18°48'47" W	38.55'
L118	S 87°33'10" W	23.91'	L190	S 79°13'00" W	43.75'
L119	N 76°03'57" W	60.39'	L191	S 24°15'24" W	42.48'
L120	N 74°04'00" W	20.89'	L192	S 49°48'29" W	101.24'
L121	N 44°31'52" W	38.08'	L193	S 14°28'56" W	63.16'
L122	N 29°24'03" W	46.22'	L194	S 81°41'55" W	58.19'
L123	N 68°49'55" W	46.45'	L195	S 52°30'04" W	53.04'
L124	S 77°11'11" W	81.96'	L196	S 39°08'15" W	79.25'
L125	N 70°26'26" W	82.39'	L197	S 12°56'14" W	58.21'
L126	N 50°46'38" W	44.71'	L198	S 30°12'47" W	26.20'
L127	N 34°11'49" E	38.48'	L199	S 49°48'29" W	101.24'
L128	S 72°30'58" E	175.34'	L200	N 52°44'59" E	26.80'
L129	N 50°13'58" E	25.53'	L201	S 39°47'21" W	61.21'
L130	S 54°15'17" E	26.02'	L202	S 28°42'21" W	82.29'
L131	S 79°49'08" E	32.14'	L203	S 89°28'23" E	25.16'
L132	N 30°26'27" E	56.97'	L204	N 34°47'42" E	50.83'
L133	N 50°46'45" E	35.08'	L205	N 81°51'33" E	30.98'
L134	S 64°11'49" E	43.98'	L206	S 75°15'40" E	40.56'
L135	S 21°04'48" E	41.09'	L207	N 61°43'34" E	26.81'
L136	N 83°59'09" E	36.96'	L208	N 72°28'05" E	32.73'
L137	N 11°52'09" W	36.66'	L209	S 87°07'20" E	25.48'
L138	N 20°16'57" E	44.43'	L210	N 62°11'34" E	131.92'
L139	N 71°54'41" E	30.54'	L211	S 82°39'27" E	94.40'
L140	N 21°21'48" E	44.02'	L212	S 89°53'70" E	108.81'
L141	N 59°29'20" E	42.30'	L213	S 35°34'13" E	260.42'
L142	N 65°32'42" E	60.39'	L214	S 38°17'19" E	310.48'
L143	S 87°02'11" W	21.52'	L215	S 19°22'24" W	119.87'
L144	N 89°32'33" E	69.30'	L216	S 31°38'13" E	45.32'
L145	N 43°54'24" E	48.46'	L217	S 60°13'33" W	41.07'
L146	S 79°54'51" E	33.59'	L218	S 2	