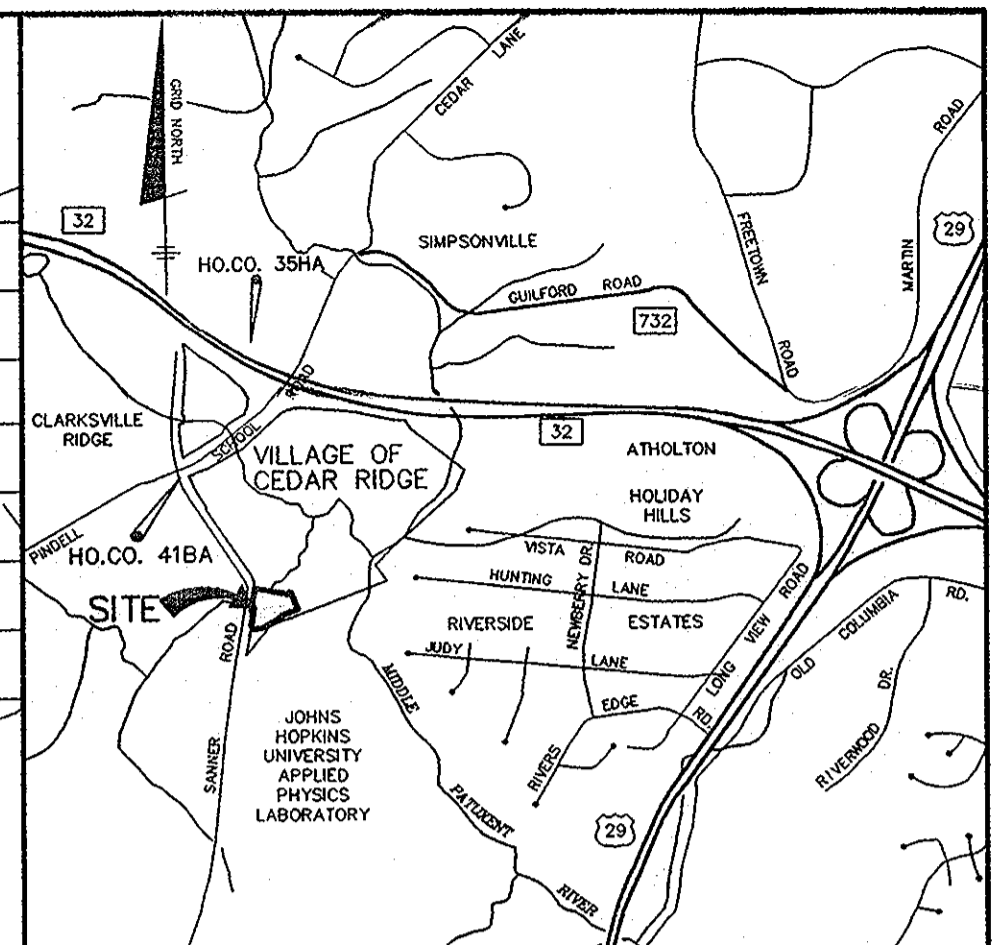
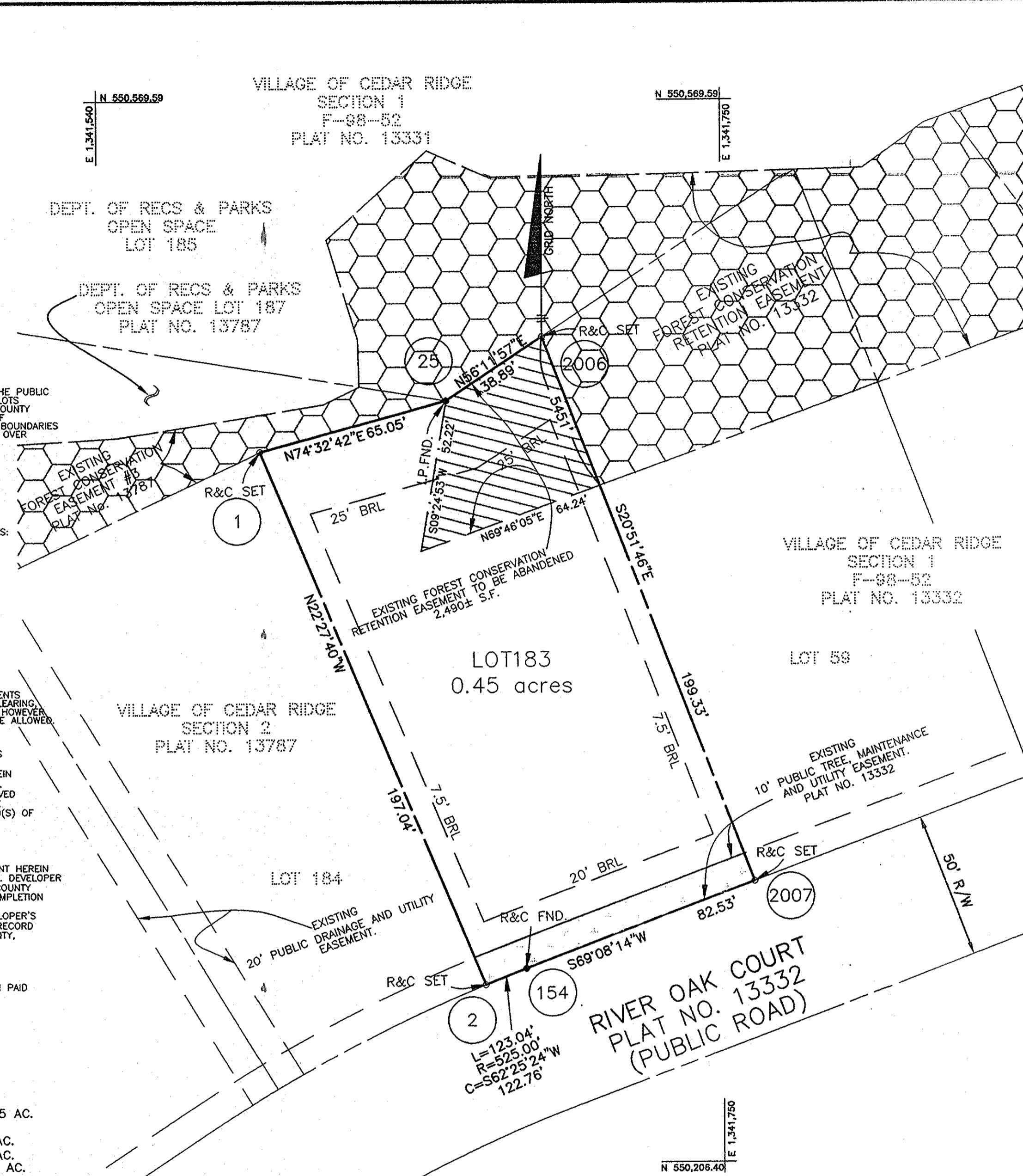


COORDINATE CHART (NAD 83)		
NO.	NORTH	EAST
BOUNDARY COORDS.		
1	550449.3726	1341594.7229
2	550267.2842	1341670.0011
25	550466.7080	1341657.4230
154	550272.6895	1341683.6103
2006	550488.3450	1341689.7430
2007	550302.0801	1341760.7267

- NOTES:**
- ⊗ DENOTES 4" X 4" X 4" CONCRETE MONUMENT SET.
 - DENOTES 3/8" X 30" PIPE OR STEEL MARKER SET.
 - DENOTES STONE FOUND.
 - DENOTES IRON PIPE OR REBAR AND CAP FOUND.
 - COORDINATES ARE BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. 418A AND 35HA.
 - BRL INDICATES BUILDING RESTRICTION LINE.
 - SUBJECT PROPERTY ZONED R-ED PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7-28-2006.
 - THIS SUBDIVISION IS SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE 3-3-98 ON WHICH DATE DEVELOPER AGREEMENT NOS. 34-362-D AND 34-362-D WERE FILED AND ACCEPTED.
 - A TREE MAINTENANCE & UTILITY EASEMENT 10' IN WIDTH RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY IS SHOWN ON THIS PLAT OF SUBDIVISION IS RESERVED UPON ALL LOTS FRONTING ON THE SAID PUBLIC ROAD RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY-LINED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS. NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
 - ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
 - THIS PLAT IS BASED ON A PREVIOUSLY RECORDED PLAT NO. 13787.
 - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY, 2006 BY BENCHMARK ENGINEERING INC..
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - THERE IS AN EXISTING DWELLING LOCATED ON LOT 183 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITION TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
 - THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 18.1300 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 ARE ALLOWED.
 - THE 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, ON, OVER AND THROUGH LOTS 180, 181, 184, 185, 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 THE 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 EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
 - THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE FOREST CONSERVATION EASEMENT LOCATED IN, ON, OVER AND THROUGH LOTS 182, 183 AND 187 OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENT HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER A DEED OF FOREST CONSERVATION EASEMENT TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION 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 EASEMENT AND RECORD THE DEED OF FOREST CONSERVATION EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
 - STORMWATER MANAGEMENT FOR THIS SITE IS BEING PROVIDED UNDER THE ROAD CONSTRUCTION PLANS FOR THE VILLAGE OF CEDAR RIDGE, SECTION 1, F-98-52.
 - THE FOREST CONSERVATION ABANDONMENT FEE, IN THE AMOUNT OF \$3,113.00, HAS BEEN PAID PRIOR TO RECORDATION OF THIS PLAT.



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP 15
GRID B-13

BENCH MARKS NAD 83	
HO. CO. #418A	NAD 83
STAMPED CONC. MONUMENT LOCATED AT THE NORTHWEST CORNER OF PINDELL SCHOOL ROAD AND SANNER ROAD.	
N 551789.4732'	E 1340518.1131'
HO. CO. #35HA	NAD 83
STAMPED CONC. MONUMENT LOCATED 3.5'± BEHIND THE GUARD RAIL SOUTH OF MD RTE 32 500'± WEST OF PINDELL SCHOOL ROAD	
N 553358.5645'	E 1340567.6455'
HO. CO. BM#R-109	ELEV. 405.389
USED FOR VERTICAL CONTROL.	

TOTAL TABULATION THIS PLAT

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.45 AC.
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0 AC.
TOTAL AREA OF RIGHT OF WAY TO BE RECORDED	0 AC.
TOTAL AREA OF THIS PLAT TO BE RECORDED	0.45 AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS, IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

B. Wilson for Peter Beilenson, MD 7/30/07
COUNTY HEALTH OFFICER 90 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Donald Mason 7/12/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION 40 DATE

Donald Mason 8/2/07
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS FINAL PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY TOLL MD LIMITED PARTNERSHIP TO ALEXANDER SAVICH AND CATHERINE H. SAVICH BY DEED DATED FEBRUARY 10, 2000, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5026 AT FOLIO 0027, 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.

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.

Donald Mason
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. NO. 21320
FOR BENCHMARK ENGINEERING INC. REG. NO. 351



OWNER'S DEDICATION

ALEXANDER SAVICH AND CATHERINE H. SAVICH, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON 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 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 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 8th DAY OF JUNE 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.

Alexander Savich
ALEXANDER SAVICH

Catherine H. Savich
CATHERINE H. SAVICH

Donald Mason
WITNESS

Donald Mason
WITNESS

PURPOSE STATEMENT
THE PURPOSE OF THIS PLAT IS TO SHOW A FOREST CONSERVATION EASEMENT RETENTION AREA TO BE ABANDONED AND TO REVISE THE BUILDING RESTRICTION LINES WITHIN THE AREA OF THE FOREST CONSERVATION EASEMENT.

RECORDED AS PLAT 19283 ON 8/3/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
VILLAGE OF CEDAR RIDGE

SECTION 2
LOT 183
PREVIOUSLY RECORDED AS PLAT No. 13787

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
SP-97-02, SP-98-14, PB 312
F-93-70, PB-319, F-98-52, F-99-70
ZONING: RD DATE: JANUARY, 2007
TAX MAP: 41 BLOCK: 4 SHEET: 1 of 1
PARCEL: 44