

GENERAL NOTES

- This plat is based on Plat 4681 and a survey by Century Engineering, Inc. as reflected on Plats 4405 and 4408 dated June 1, 1979. Benchmark Engineering, Inc. completed additional surveying on October 31, 2006, only to show how to mark the 30' and 50' public access, drainage, and utility easements on the ground and not how to stake the whole lot.
- COORDINATES SHOWN HEREON ARE BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 29CA AND NO. 29IC.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY CENTURY ENGINEERING, INC. AND SHOWN ON PLAT NUMBERS 4405 THROUGH 4414, DATED 6-1-79.
- SUBJECT PROPERTY ZONED RC-DEO PER 2/2/04 COMPREHENSIVE ZONING PLAN.
- BRL INDICATES BUILDING RESTRICTION LINE.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLAND, WETLAND BUFFER OR STREAM BANK BUFFER OR FOREST RETENTION AREAS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - 6" OF COMPACT CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
 - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THIS PLAN IS SUBJECT TO THE FOLLOWING DEPT. OF PLANNING AND ZONING FILE NUMBERS: F-79-182, PLAT NOS. 4408 AND 4681.
- THE 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 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 LOT(S)/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 FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATION 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 EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
- CONSULT THE ROAD CONSTRUCTION PLANS F-79-182 FOR DETAILS CONCERNING THE CONSTRUCTION OF ROADS, STREET TREES, STORMWATER MANAGEMENT PONDS, POND LANDSCAPING AND PERIMETER LANDSCAPING.
- THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT 64 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.0403). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT PLAT SHALL NOT BE REQUIRED. THE PERCOLATION CERTIFICATION PLAN FOR THIS PROJECT WAS APPROVED ON FEBRUARY 29, 2000.
- EXACT LOCATION OF ALL EXISTING EASEMENTS WAS NOT POSSIBLE DUE TO LIMITATIONS OF EXISTING PLATS.
- THIS REVISION PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENT IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE, THAT IT DOES NOT CREATE NEW LOTS.

SURVEYOR
 BENCHMARK ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE, SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 410-465-6105
 P:\1132 HOMEWOOD\DWG\5015 FARMSIDE.DWG

OWNER
 BRENDA FEWSTER
 WOLFGANG GUCKENBURG
 11722 FOXSPUR COURT
 ELLICOTT CITY, MD 21042

DEVELOPER
 ELIOAK, LLC
 P.O. BOX 417
 ELLICOTT CITY, MARYLAND 21041
 410-465-4244

TOTAL TABULATION THIS SUBMISSION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	5.33± Ac.
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	0
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	0 Ac.
TOTAL AREA OF 100-YEAR FLOODPLAIN TO BE RECORDED	1.51± Ac.
TOTAL AREA ROAD DEDICATION TO BE RECORDED	0 Ac.
INCLUDING WIDENING STRIPS	0 Ac.
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	5.33± Ac.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.
 HOWARD COUNTY HEALTH DEPARTMENT

B. Nelson for Penny E. Rosenstein 12/13/06
 HOWARD COUNTY HEALTH OFFICER ar 10/27/06 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] 11/27/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE AS.

[Signature] 12/15/06
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE REVISION PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY HARVEY O. PATRICK AND VERA D. PATRICK TO BRENDA FEWSTER AND WOLFGANG GUCKENBURG BY DEED DATED JULY 11, 2003, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7368 AT FOLIO 575 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 NOW 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.

[Signature] 11/13/06 DATE:
 STEPHAN JALON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MD. REGISTRATION NUMBER 10726
 FOR BENCHMARK ENGINEERING, INC.
 MD. REGISTRATION NUMBER 351

OWNER'S DEDICATION
 WE, BRENDA FEWSTER AND WOLFGANG GUCKENBURG, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS REVISION PLAT AND IN CONSIDERATION OF APPROVAL OF THIS REVISION PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH 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, 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 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 14th DAY OF NOVEMBER, 2006. 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.

[Signature] 11/15/06 DATE:
 BRENDA FEWSTER
[Signature] 11-14-06 DATE:
 WOLFGANG GUCKENBURG
 WITNESS *[Signature]* 11-14-06 DATE:
 WITNESS *[Signature]* 11-14-06 DATE:

RECORDED AS PLAT **18706**
 ON **12/20/06** AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

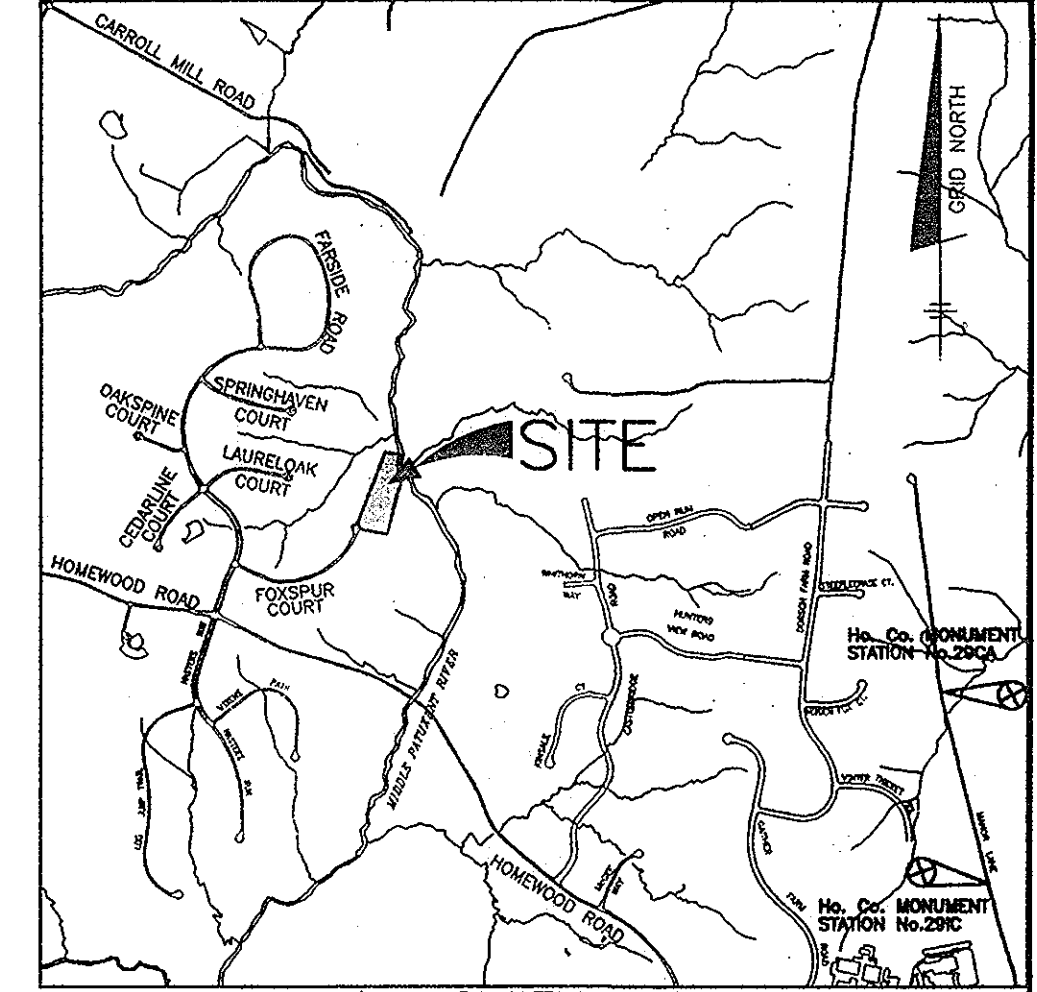
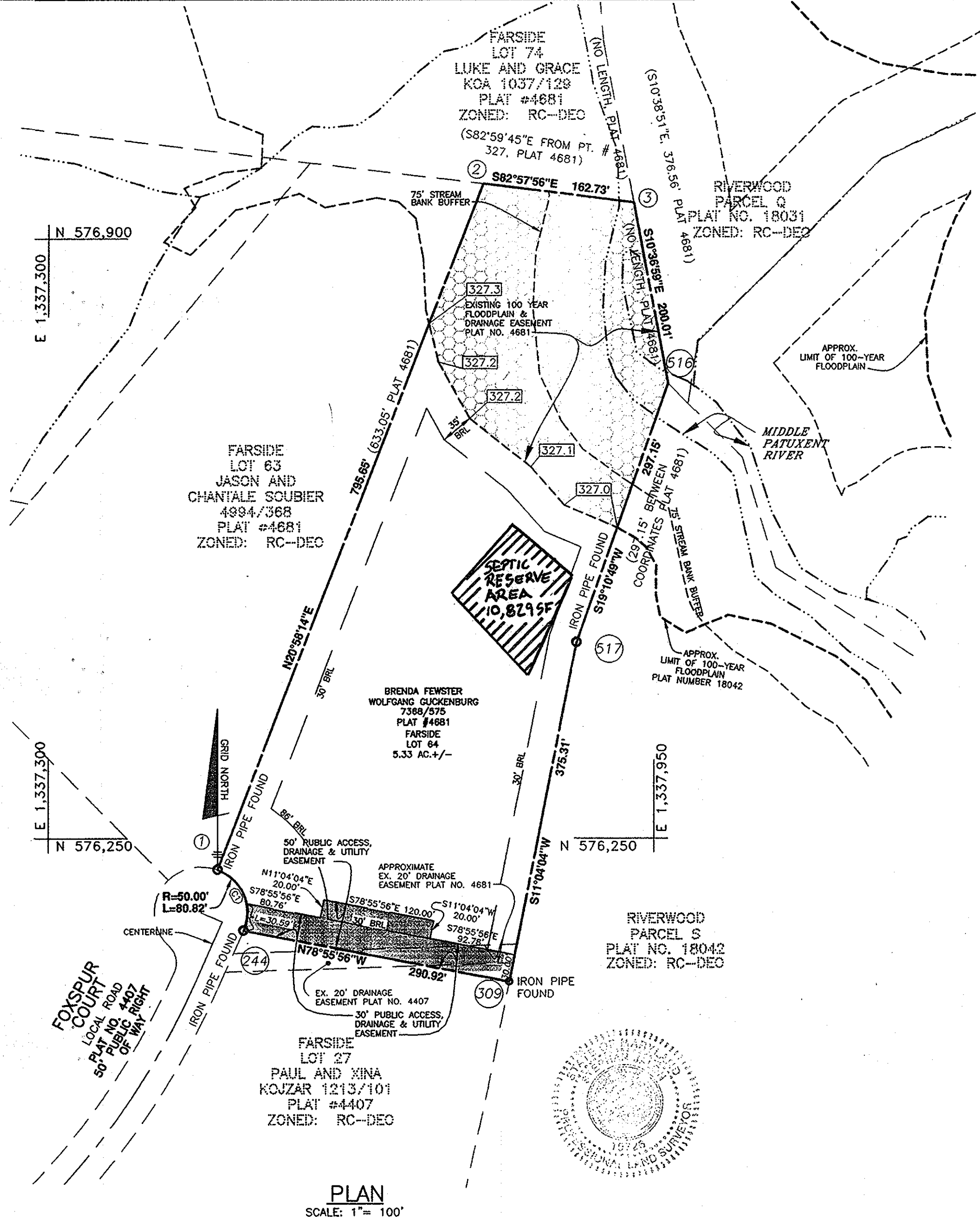
PLAT OF REVISION

FARMSIDE

LOT 64

A REVISION OF LOT 64
 AS SHOWN ON PLAT NO. 4681
 11722 FOXSPUR COURT
 ELLICOTT CITY, MARYLAND 21042

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP NO. 23, GRID NO. 21 SCALE: 1" = 100'
 PARCEL NO. 126 DATE: NOVEMBER, 2006
 ZONED: RC-DEO SHEET: 1 OF 1



VICINITY MAP
 SCALE: 1" = 2000'
 ADC MAP 10, BLOCK K13

BENCHMARKS NAD'83 HORIZONTAL

HO. CO. #29CA	3/4" REBAR W/ CAP	N 5744526.138'	E 1343533.820'	ELEV.=423.53
HO. CO. #29IC	STAMPED ALUMINUM DISK SET ON 3/4" IRON ROD	N 572323.559'	E 1344112.295'	ELEV.=468.79

LEGEND

- ③ DESIGNATES COORDINATE
- Ⓢ DESIGNATES CURVE
- ▨ EASEMENTS
- ▭ EASEMENTS

COORDINATE CHART NAD 83

POINT	NORTHING	EASTING
1	576215.705	1337481.959
2	576958.654	1337766.713
3	576936.727	1337928.205
516	576742.143	1337965.053
517	576461.488	1337867.428
309	576093.158	1337795.380
244	576149.005	1337509.871

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	50.00'	80.82'	52.33'	72.30'	N22°42'28"W	92°36'46"

THE SOLE AND ONLY PURPOSES OF THIS REVISION PLAT ARE TO CREATE A VARYING WIDTH PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT ON FARMSIDE LOT 64 (PLAT 4681) TO ACCESS THE ADJOINING SHARED SEPTIC SYSTEM FOR THE RIVERWOOD SUBDIVISION, F-06-134; REVISED PROPERTY LINE DISTANCES; ADDITION OF THE STREAM AND BUFFER; AND THE ADDITION OF THE 35' ENVIRONMENTAL FEATURE BUILDING RESTRICTION LINE.