

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
596	598762.9645	1346332.1070	596	182503.316604	410362.846974
597	598570.1817	1346286.4932	597	182444.556286	410348.943868
773	597867.8520	1346534.4704	773	182230.485756	410424.527474
1276	597918.2500	1346334.0676	1276	182245.847106	410363.444572
1278	597868.2501	1346333.9683	1278	182230.607106	410363.414311
1281	597917.9521	1346484.0673	1281	182245.756322	410409.164573
1333	598094.8946	1346484.4186	1333	182299.688492	410409.271664
1342	598480.2691	1346357.3277	1342	182417.150888	410370.534253
1349	598104.0931	1346572.9319	1349	182302.492210	410436.250552
1350	598498.9670	1346494.3303	1350	182422.850006	410412.292742
3016	597998.8761	1346916.8889	3016	182270.422004	410541.088870
6073	598842.9700	1346488.4616	6073	182527.702331	410410.503965

Curve Data Chart						
Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Chord Bearing	And Distance
3016-773	620.00'	411.77'	38°03'09"	213.80'	5 71°05'15" W	404.24'
1278-1276	25.00'	78.54'	180°00'00"	-----	N 00°06'50" E	50.00'

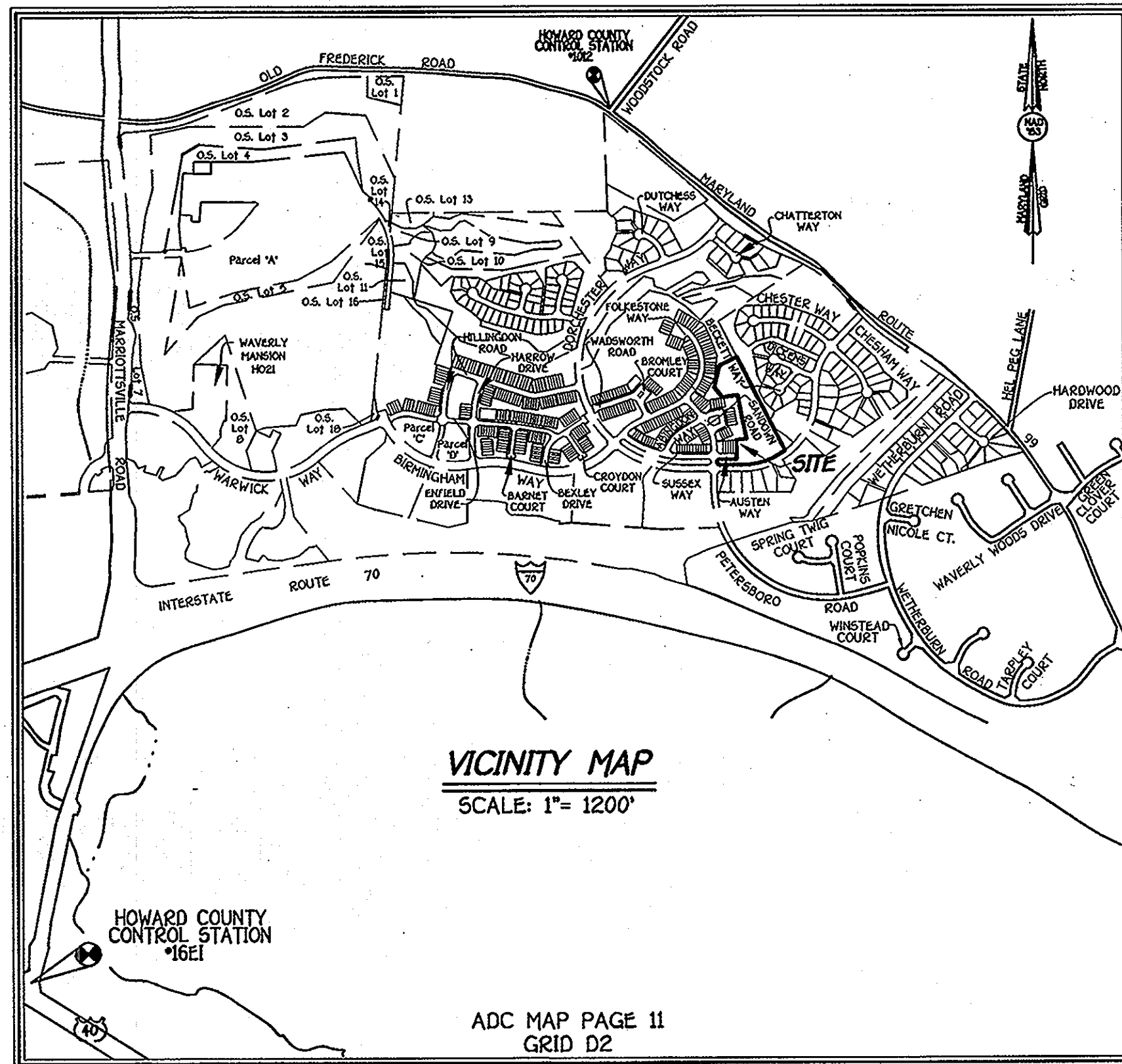
**GENERAL NOTES:**

- SUBJECT PROPERTY ZONED R-SA-B PER 02/02/04 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 07-28-06.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 1012 AND No. 16E1.  
1012 N 601,060.1777  
E 1,345,336.7580  
16E1 N 593,250.9322  
E 1,340,192.7110
- THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST, 1990 BY FISHER, COLLINS AND CARTER, INC.
- B.R.L. DENOTES BUILDING RESTRICTION LINES ESTABLISHED BY ZONING.
- DENOTES IRON PIN SET CAPPED "F.C.C. 106".
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES CONCRETE MONUMENT SET WITH ALUMINUM PLATE "F.C.C. 106".
- DENOTES STONE OR MONUMENT FOUND.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:  
a) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);  
b) SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1 1/2" MINIMUM);  
c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;  
d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (25-TONS);  
e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY;  
f) STRUCTURE CLEARANCES - MINIMUM 12 FEET;  
g) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.  
NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND OR STREAM BUFFERS.
- ALL LOT AREAS ARE MORE OR LESS (±).
- DENOTES PUBLIC TREE MAINTENANCE EASEMENT. A PUBLIC TREE MAINTENANCE EASEMENT, TEN FEET IN WIDTH, RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY AS 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-OWNED 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 DISTANCES SHOWN ARE BASED ON NAD '83 SURFACE MEASUREMENT AND NOT REDUCED TO NAD '83 GRID MEASUREMENT.
- OPEN SPACE LOT 19 SHOWN HEREON WAS CONVEYED TO WAVERLY WOODS OWNERS ASSOCIATION, INC. BY DEED RECORDED IN LIBER 6188 AT FOLIO 351 FOR THE RESIDENTS OF THIS SUBDIVISION AND THE RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION IS REFERENCED IN GENERAL NOTE NO. 16.
- ARTICLES OF INCORPORATION OF WAVERLY HOMEOWNER'S ASSOCIATION, INC. FILED WITH MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON FEBRUARY 8, 1996 AS ACCOUNT NO. D 420107.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST EASEMENT. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- WETLAND LOCATIONS DETERMINED BY ENVIRONMENTAL SYSTEMS ANALYSIS ON FEBRUARY, 1995; APPROVED ON NOV. 30, 1993.
- THE 100 YEAR FLOODPLAIN DETERMINED BY MILDENBURG ASSOCIATES, INC.; APPROVED ON NOV. 30, 1993.
- PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NO. 5-94-07, P-94-04, WP-95-23, F-94-125, F-95-27, F-95-173, F-96-089 AND F-96-159.
- THIS PLAN IS SUBJECT TO WAIVER PETITION NO. WP-95-23 FROM SECTION 16.116.a.1 AND SECTION 16.116.a.2 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WHICH RESTRICTS GRADING AND REMOVAL OF VEGETATIVE COVER FROM WETLANDS AND STREAM BUFFER AND FROM SECTION 16.116.b, WHICH RESTRICTS GRADING OF STEEP SLOPES OF 25% OR GREATER AND SECTION 16.115.a, WHICH RESTRICTS DEVELOPMENT WITHIN THE 100 YEAR FLOODPLAIN.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL SINCE IT IS A PLAT THAT CREATES EASEMENTS ONLY AND DOES NOT CREATE ANY ADDITIONAL BUILDABLE LOTS.
- THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION WITH AN OBLIGATION OF 1.105 ACRES OF REFORESTATION WITH A FOREST CONSERVATION SURETY AMOUNT OF \$24,066.90 PROVIDED WITH THE DPW, DEVELOPER'S AGREEMENT.

**Reservation Of Public Utility And Forest Conservation Easements**

"Developer Reserves 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 Open Space Lot 19. Any Conveyances Of The Aforesaid Lot Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds) Conveying Said Lot. 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 Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deeds) Of Easement In The Land Records Of Howard County."

This subdivision is subject to Section 18.122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE May 30, 1996, ON WHICH DATE DEVELOPER AGREEMENT 24-348-D WAS FILED AND ACCEPTED.



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.

*Terrell A. Fisher* 7/22/08  
Terrell A. Fisher, L.S. #10692 (Registered Land Surveyor) Date

*Kennard Warfield, Jr.* 8-11-08  
Waverly Woods Owners Association Inc. By: Kennard Warfield, Jr., President Date

**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF LOTS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	6.128 Ac.
TOTAL AREA OF LOTS TO BE RECORDED	6.128 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.
TOTAL AREA TO BE RECORDED	6.128 Ac.

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PKWY  
ELLICOTT CITY, MARYLAND 21112  
(410) 461-2225

**DEVELOPER**

WAVERLY WOODS DEVELOPMENT CORPORATION  
5300 DORSEY HALL DRIVE  
SUITE 102  
ELLICOTT CITY, MARYLAND 21737-0030  
PH: (443) 367-0422

**OWNER**

WAVERLY WOODS OWNERS ASSOCIATION, INC.  
14451 TRIADAPHIA ROAD  
P.O. BOX 30  
GLENELG, MARYLAND 21737-0030  
PH: (410) 442-2337

**PURPOSE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO IDENTIFY "PART ONE" 0.268 ACRES AND "PART TWO" 0.837 ACRES TO ESTABLISH NEW FOREST CONSERVATION EASEMENTS WITHIN OPEN SPACE LOT 19, GTW'S WAVERLY WOODS, SECTION 4, AREA 1 - PLAT NO. 12246 THRU 12251, AS SHOWN ON FINAL ROAD PLANS, GTW'S WAVERLY WOODS, SECTION 6 (F-98-08) TO BE ASSOCIATED WITH A NEW FOREST CONSERVATION DEVELOPER'S AGREEMENT AS A REPLACEMENT FOR THE ABANDONMENT OF 1.105 ACRES OF FCE REFORESTATION AS SHOWN ON F-98-088, PLAT NO. 13512 THRU 13517.

APPROVED: For Public Water And Public Sewerage Systems  
Howard County Health Department.

*Bryan P. Peterson* 11/26/2008  
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*John D. ...* 12/3/08  
Chief, Development Engineering Division Date

*Cindy ...* 12/3/08  
Director Date

**OWNER'S CERTIFICATE**

Waverly Woods Owners Association, Inc. By Kennard Warfield, Jr., President, Owner Of The Property Shown And Described Hereon, Hereby 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 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 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 Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 11th Day Of August, 2008.

*Kennard Warfield, Jr.*  
Waverly Woods Owners Association, Inc. By: Kennard Warfield, Jr., President

*Terrell A. Fisher*  
Witness

**SURVEYOR'S CERTIFICATE**

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of Part Of The Lands Conveyed By Waverly Woods Development Corporation To Waverly Woods Owners Association, Inc. By Deed Dated 2002 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 6188 At Folio 351, 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 Amended.

*Terrell A. Fisher* 7/22/08  
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

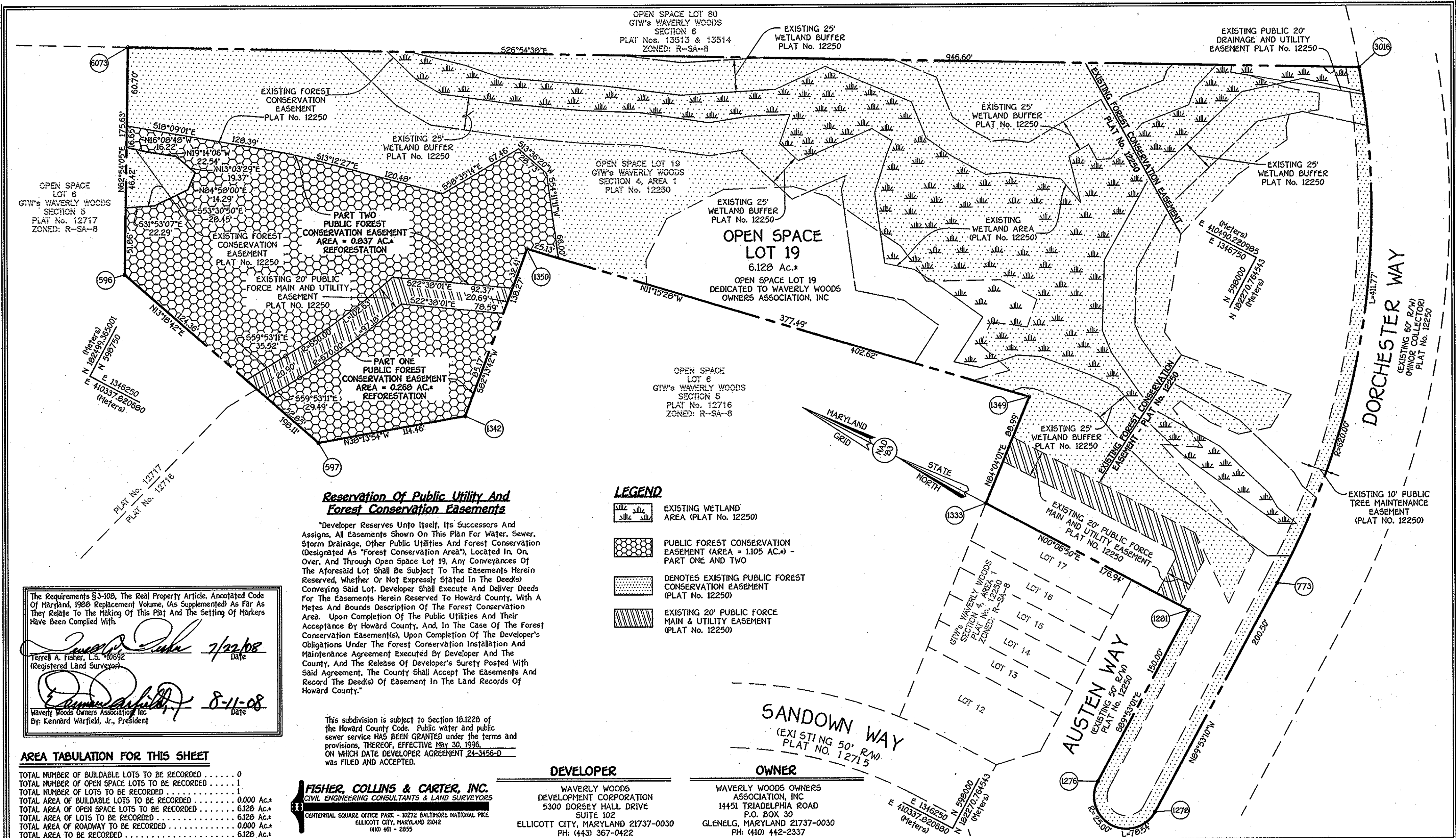
RECORDED AS PLAT No. 80353 ON 12/12/08  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**REVISION PLAT**  
**GTW'S WAVERLY WOODS**  
**SECTION 4, AREA 1**  
**OPEN SPACE LOT 19**

A Revision To Open Space Lot 19, As Shown On A Plat Entitled "GTW'S Waverly Woods, Section 4, Area 1, Lots 1 Thru 19, Parcels A Thru E" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 12246 Thru 12251

Zoned: R-SA-B  
Tax Map: 16, Parcel: P/O 417 Grid: 5  
Third Election District  
Howard County, Maryland  
Scale: As Shown Date: July 22, 2008 Sheet 1 of 2

F-08-202



**Reservation Of Public Utility And Forest Conservation Easements**

"Developer Reserves 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 Open Space Lot 19. Any Conveyances of the Aforesaid Lot shall be Subject to the Easements herein Reserved, whether or Not Expressly Stated in the Deeds) Conveying Said Lot. 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 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."

This subdivision is subject to Section 10.122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE MAY 30, 1996, ON WHICH DATE DEVELOPER AGREEMENT 24-3456-D WAS FILED AND ACCEPTED.

**LEGEND**

- EXISTING WETLAND AREA (PLAT No. 12250)
- PUBLIC FOREST CONSERVATION EASEMENT (AREA = 1.105 AC.) - PART ONE AND TWO
- DENOTES EXISTING PUBLIC FOREST CONSERVATION EASEMENT (PLAT No. 12250)
- EXISTING 20' PUBLIC FORCE MAIN & UTILITY EASEMENT (PLAT No. 12250)

The Requirements 53-108, 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.

*Terrell A. Fisher* 7/22/08  
 Terrell A. Fisher, L.S. 10692  
 (Registered Land Surveyor)

*Kennard Warfield, Jr.* 8-11-08  
 Waverly Woods Owners Association, Inc.  
 By Kennard Warfield, Jr., President

**AREA TABULATION FOR THIS SHEET**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
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TOTAL AREA TO BE RECORDED	6.128 Ac.±

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 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 461 - 2855

**DEVELOPER**  
 WAVERLY WOODS DEVELOPMENT CORPORATION  
 5300 DORSEY HALL DRIVE  
 SUITE 102  
 ELLICOTT CITY, MARYLAND 21737-0030  
 PH: (443) 367-0422

**OWNER**  
 WAVERLY WOODS OWNERS ASSOCIATION, INC.  
 14451 TRIADAPHA ROAD  
 P.O. BOX 30  
 GLENELG, MARYLAND 21737-0030  
 PH: (410) 442-2337

APPROVED: For Public Water And Public Sewerage Systems  
 Howard County Health Department.

*B. Nelson for Peter B. Silen* 11/26/2008  
 Howard County Health Officer Date 11/26/08

APPROVED: Howard County Department Of Planning And Zoning

*Walter D. ...* 12/2/08  
 Chief, Development Engineering Division Date

*Cindy ...* 12/3/08  
 Director Date

**OWNER'S CERTIFICATE**

Waverly Woods Owners Association, Inc. By Kennard Warfield, Jr., President, Owner of the Property Shown and Described Hereon, hereby 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 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 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 Erected on or Over the Said Easements and Rights-of-Way. Witness My Hand This 11th Day of August, 2008.

*Kennard Warfield, Jr.*  
 Waverly Woods Owners Association, Inc.  
 By: Kennard Warfield, Jr., President

Witness  
*Terrell A. Fisher*

**SURVEYOR'S CERTIFICATE**

I Herby Certify that the Final Plat Shown Hereon is Correct; that it is a Subdivision of Part of the Lands Conveyed by Waverly Woods Development Corporation to Waverly Woods Owners Association, Inc. by Deed Dated 2002 and Recorded in the Land Records of Howard County, Maryland in Liber No. 6188 at Folio 351, 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 Amended.

*Terrell A. Fisher*  
 STATE OF MARYLAND  
 TERRELL A. FISHER  
 No. 10692  
 PROFESSIONAL LAND SURVEYOR  
 7/22/08  
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 20354 ON 12/2/08  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**REVISION PLAT**  
**GTW'S WAVERLY WOODS**  
**SECTION 4, AREA 1**  
**OPEN SPACE LOT 19**

A Revision to Open Space Lot 19, as shown on a Plat entitled "GTW's Waverly Woods, Section 4, Area 1, Lots 1 thru 19, Parcels A thru E" and recorded among the Land Records of Howard County, Maryland as Plat Nos. 12246 thru 12251

Zoned: R-SA-B  
 Tax Map: 16, Parcel P/O 417 Grid: 5  
 Third Election District  
 Howard County, Maryland  
 Scale: As Shown Date: July 22, 2008 Sheet 2 of 2

F-08-202