

COORDINATES

PT #	NORTH	EAST	PT #	NORTH	EAST
22	606760.0651	1285521.3221	204	606854.8798	1287188.2167
23	606447.3197	1285192.5161	207	606850.2758	1287226.0798
24	606251.1791	1284842.7224	209	606764.7563	1287141.5591
25	606554.5896	1287651.8414	210	606738.8487	1287081.5210
26	607377.3795	1287767.1343	212	606784.9125	1287190.1738
27	606648.0417	1287553.5857	213	606728.2746	1287218.9616
28	606762.5320	1289116.9720	220	606516.0634	1287408.0819
29	608410.0874	1287973.4202	222	605840.9601	1287484.0854
30	607191.3748	1287957.7411	223	606843.4714	1287474.4259
31	607104.8553	1287953.5857	224	606918.1359	1287441.0346
32	606953.1849	1287120.0231	225	606181.8590	1287541.4161
33	608442.3726	1287958.0057	226	607798.5180	1285841.0274
34	607943.7482	1288817.3990	227	606559.8283	1288044.3838
35	606916.1532	1287251.1919	228	606406.7423	1287988.8164
36	606922.5541	1287111.7189			

DENSITY EXCHANGE

SENDING PARCEL INFORMATION	INITIAL EXCHANGE	THIRD EXCHANGE	FIFTH EXCHANGE
QUARTERFIELD III (SDP-96-15)	60.75 ACRES±	CLEARVIEW ESTATES SEC. TWO LOT 63 (F-97-32)	MAUCK PROPERTY (F-97-58)
TOTAL PARCEL COMPUTED ACREAGE	60.75 ACRES±	TOTAL PARCEL COMPUTED ACREAGE	60.75 ACRES±
PRESERVATION PARCEL ACREAGE	41 ACRES - 9.59 ACRES = 31.41 ACRES	PRESERVATION PARCEL ACREAGE	19.41 ACRES
CEO UNITS SENT (1:4.25)	0	CEO UNITS SENT (1:4.25)	0
CEO UNITS CREATED (1:3)	31.41 / 3 = 10	CEO UNITS CREATED (1:3)	25.41 / 3 = 8
CEO UNITS SENT	1	CEO UNITS SENT	2
ACREAGE OF EASEMENT REMAINING	31.41 - 3 = 28.41 ACRES	ACREAGE OF EASEMENT REMAINING	25.41 - 3 = 22.41 ACRES
SENDING PARCEL INFORMATION	WOODFORDS GRANT (F-96-61)	SEVENTH EXCHANGE	EIGHTH EXCHANGE
TOTAL PARCEL COMPUTED ACREAGE	60.75 ACRES±	NIK'S FOLLY (F-97-28)	QUARTERFIELD III (F-98-27)
PRESERVATION PARCEL ACREAGE	28.41 ACRES	PRESERVATION PARCEL ACREAGE	10.41 ACRES
CEO UNITS SENT (1:4.25)	0	CEO UNITS SENT (1:4.25)	0
CEO UNITS CREATED (1:3)	28.41 / 3 = 9	CEO UNITS CREATED (1:3)	23.18 / 3 = 7
CEO UNITS SENT	1	CEO UNITS SENT	1
ACREAGE OF EASEMENT REMAINING	28.41 - 3 = 25.41 ACRES	ACREAGE OF EASEMENT REMAINING	13.41 - 3 = 10.41 ACRES
SENDING PARCEL INFORMATION	WILLIAMSON PROPERTY (F-97-57)		
TOTAL PARCEL COMPUTED ACREAGE	60.75 ACRES±		
PRESERVATION PARCEL ACREAGE	22.41 ACRES		
CEO UNITS SENT (1:4.25)	0		
CEO UNITS CREATED (1:3)	22.41 / 3 = 7		
CEO UNITS SENT	1		
ACREAGE OF EASEMENT REMAINING	22.41 - 3 = 19.41 ACRES		

TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	0
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS	60.75 AC.±
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	60.75 AC.±
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	60.75 AC.±

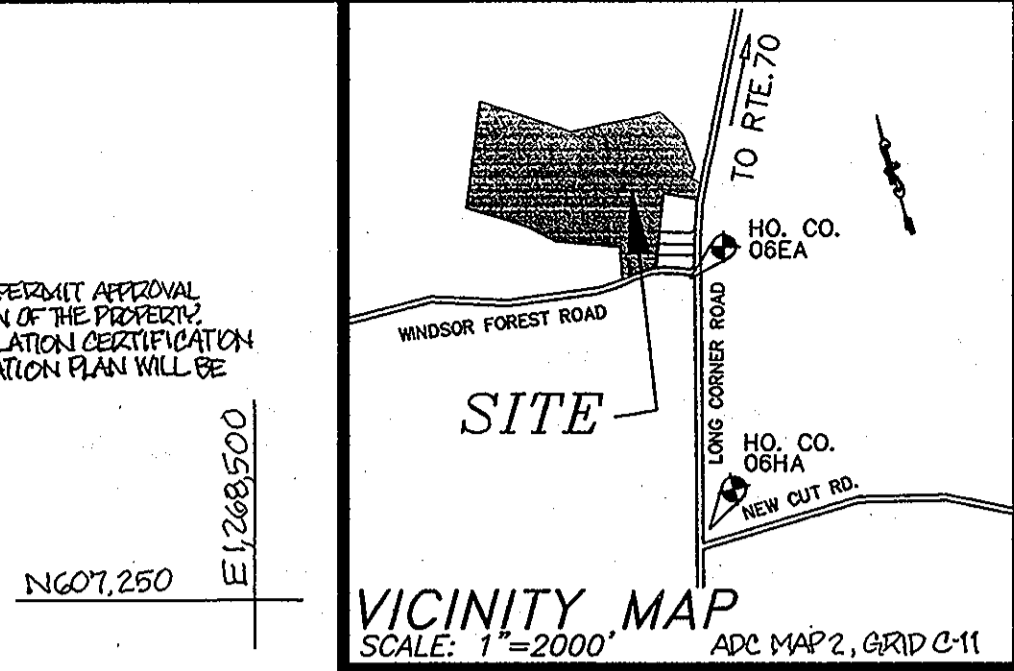
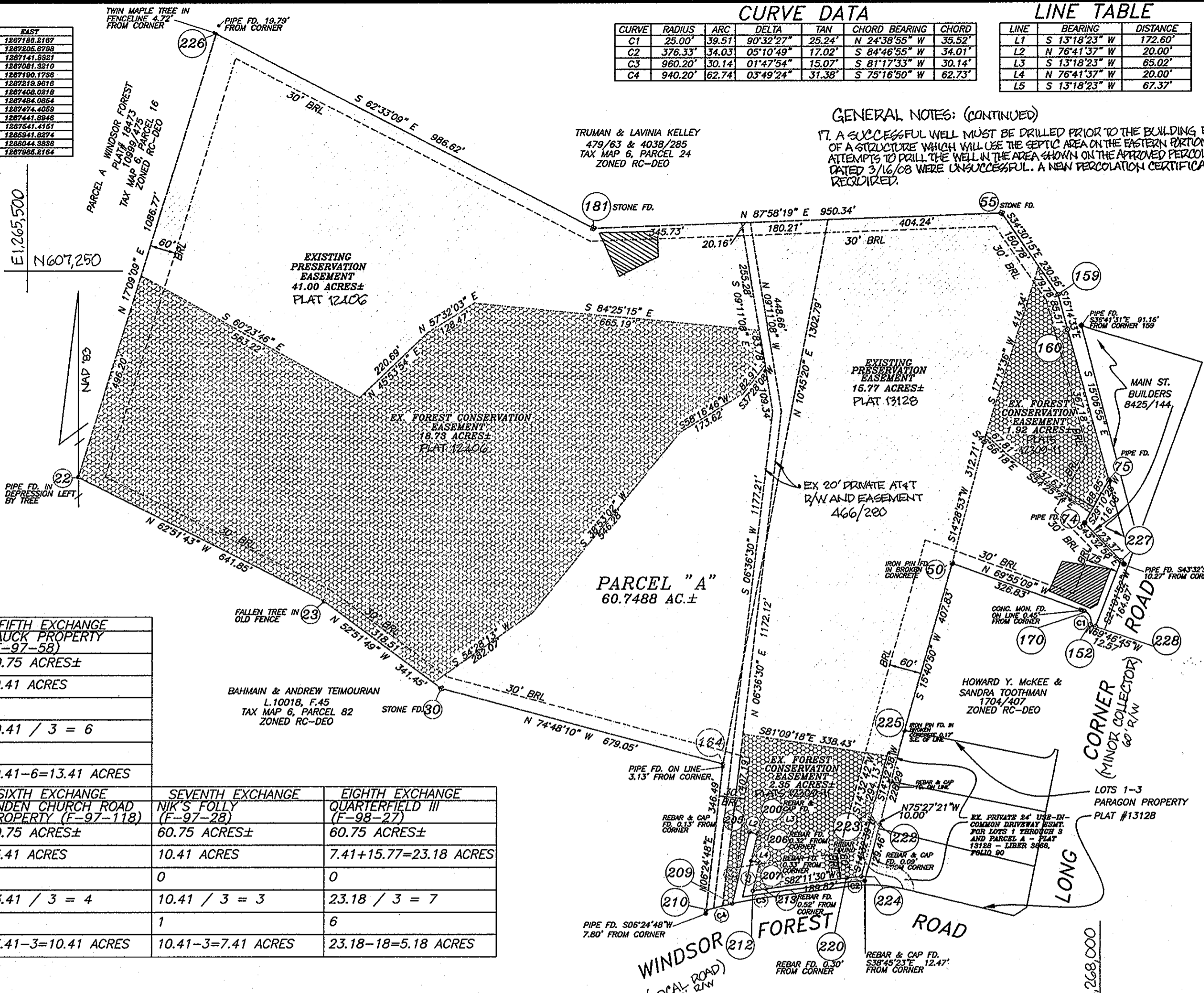
APPROVED: FOR PRIVATE WATER & PRIVATE SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

B. Nylan for Peter Beileman 5/29/09
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

Robert David Long 5/20/09
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Hamer 5/29/09
DIRECTOR DATE



THE REQUIREMENTS OF §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 THE MARKERS HAVE BEEN COMPLIED WITH.

G. Scott Shanaberger 5/11/09
G. SCOTT SHANABERGER DATE

Robert David Long 5/11/09
ROBERT DAVID LONG DATE

Elizabeth Ann Long 5/09/09
ELIZABETH ANN LONG DATE

OWNERS CERTIFICATE

WE, ROBERT DAVID LONG AND ELIZABETH ANN LONG, OWNERS 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 MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS,

- THE RIGHT TO LAY, CONSTRUCT, AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE, AND FOR OTHER GOOD AND 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 SPACES, WHERE APPLICABLE; AND
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS BY OUR HANDS THIS 11th DAY OF MAY, 2009.

Robert David Long 5-11-09
ROBERT DAVID LONG (OWNER) DATE

Elizabeth Ann Long 5-09-09
ELIZABETH ANN LONG (OWNER) DATE

G. Scott Shanaberger 5/11/09
WITNESS DATE

Cay R. Shultz 5/09/09
WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF ALL OF THE LAND WHICH WAS CONVEYED BY ROBERT DAVID LONG TO ROBERT DAVID LONG AND ELIZABETH ANN LONG BY DEED DATED MARCH 27, 2006, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD., IN LIBER 9936, FOLIO 521; 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.

G. Scott Shanaberger 5/11/09
G. SCOTT SHANABERGER DATE
PROFESSIONAL L.S. #10849

Gregory Scott Shanaberger
PROFESSIONAL LAND SURVEYOR

GENERAL NOTES (CONTINUED)

17. A SUCCESSFUL WELL MUST BE DRILLED PRIOR TO THE BUILDING PERMIT APPROVAL OF A STRUCTURE WHICH WILL USE THE SEPTIC AREA ON THE EASTERN PART OF THE PROPERTY. ATTEMPTS TO DRILL THE WELL IN THE AREA SHOWN ON THE APPROVED PERCOLATION CERTIFICATION DATED 3/16/08 WERE UNSUCCESSFUL. A NEW PERCOLATION CERTIFICATION PLAN WILL BE REQUIRED.

GENERAL NOTES

- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 06EA & 06HA.
- SUBJECT PROPERTY ZONED 'RC-DEO' PER 2/2/2004 COMPREHENSIVE ZONING PLAN.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - width - 12 feet (10' if serving more than 1 residence)
 - surface - six (6) inches of compacted "crusher run" base with tar and chip coating
 - geometry - max. 15% grade, max 10% grade change and minimum of 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.
 - structure clearances - minimum 12 feet
 - maintenance - sufficient to insure all weather use.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 GALLONS PER DAY AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT SUBORDINATE REGULATIONS (COMAR 26.04.09). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE BECOMES AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENFORCEMENTS AND THE PRIVATE SEWERAGE EASEMENT, RESTRICTIONS OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
- THERE IS AN EXISTING DWELLING AND STRUCTURES LOCATED ON PARCEL A 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.
- B.R.L. DESIGNATES BUILDING RESTRICTION LINE
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THIS PLAT IS BASED ON A FIELD BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN DECEMBER, 2008 AND JANUARY, 2009.
- THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
- NO WETLAND INVESTIGATION WAS PERFORMED FOR BECAUSE THIS IS A PLAT OF CORRECTION.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SEC. 16.124 OF THE HOWARD COUNTY CODE & THE LANDSCAPE MANUAL BECAUSE IT IS A PLAT OF CORRECTION THAT DOES NOT CREATE ANY NEW LOTS/PARCELS DIVISIONS.
- PREVIOUS FILE NUMBERS: WP-96-59, F-96-73, F-98-27.
- THE PROPERTY IS BE SERVED BY PRIVATE WATER & PRIVATE SEWER.
- THIS PLAT ADDRESSES THE REQUIREMENTS OF SEC. 12.02 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION IN ACCORDANCE WITH A FOREST CONSERVATION PLAN PREVIOUSLY APPROVED UNDER F-96-73.
- THERE IS A 10-FOOT RIGHT-OF-WAY FOR POTOMAC EDISON COMPANY RECORDED IN LIBER 4190, FOLIO 280, AND LOCATED ALONG THE SOUTHWEST SIDE OF THE EXISTING DRIVEWAY LEADING FROM LONG CORNER ROAD TOWARDS THE EXISTING HOUSE ON PARCEL A.
- NO GRADINGS, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING & NEAR STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.

OWNERS:

ROBERT DAVID LONG
ELIZABETH ANN LONG
634 BYRNES WAY S.E.
BOLIVIA, N.C. 28422

PURPOSE:

THE PURPOSE OF THIS PLAT OF CORRECTION IS TO CORRECT BOUNDARY LINES.

RECORDED AS PLAT # 00595 ON 5/29/09 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF CORRECTION

PARCEL A

PARAGON PROPERTY

4TH ELECTION DISTRICT, HOWARD COUNTY, MD
TAX MAP 6, GRID 15, PARCEL 82
ZONED: 'RC-DEO'
SCALE: 1"=200' FEBRUARY 6, 2009
SHEET 1 OF 1
PREVIOUS FILES: WP-96-59, F-96-73, F-98-27.

SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELLICOTT CITY, MD. 21043
(410) 461-9563

F-09-106