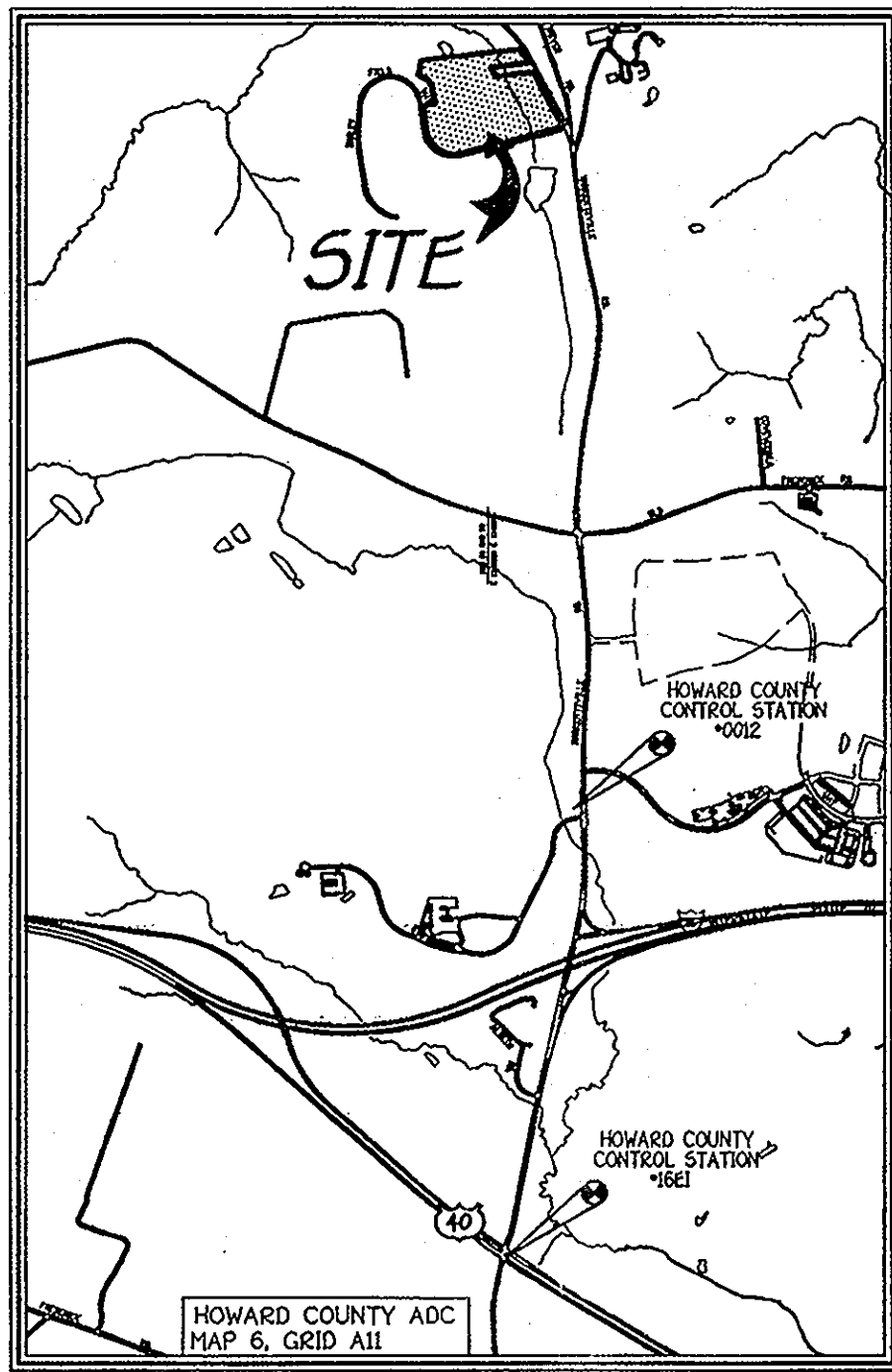


U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
11	605938.6450	1339299.6240	11	184690.468396	408219.341875
15	605861.7080	1340026.5290	15	184667.017951	408440.902963
16	605766.9470	1340077.5840	16	184638.134741	408456.464588
17	605777.5456	1339272.0627	17	184641.365210	408210.941164
18	605730.4393	1339372.5334	18	184627.007176	408241.583003
19	605675.1974	1339406.0853	19	184610.169409	408252.035184
20	605477.1268	1339444.3897	20	184549.797380	408263.466547
21	605458.8065	1339319.9656	21	184544.213325	408225.541996
44	605189.6950	1339359.5900	44	184462.187979	408237.619549
45	604950.9390	1339722.5690	45	184389.415005	408348.255769
46	605229.4720	1340765.5270	46	184474.312033	408666.150003
47	605258.1290	1340778.2090	47	184483.046704	408670.015485
48	605651.3780	1340562.6910	48	184602.909239	408604.325467
49	605780.8600	1340495.9340	49	184642.375432	408593.977893
50	605613.0300	1340478.1960	50	184652.180867	408578.571339
51	605907.6620	1340426.0170	51	184681.024758	408562.667148
52	605947.4030	1340404.1030	52	184693.137839	408555.987748
53	606053.2720	1340336.0140	53	184725.406775	408535.234179

Curve Data Chart						
Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Chord	Bearing And Distance
45-44	291.00'	490.50'	96°34'34"	326.47'	556°39'51"E	434.46'

**GENERAL NOTES:**

- This Area Designates A Private Sewerage Easement of 10,000 Square Feet As Require By The Maryland State Department Of The Environment For Individual Sewage Disposal. Improvements of Any Nature In This Area Are Restricted Until Public Sewerage Is 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 Encroachments Into The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
- The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
- Subject Property Zoned RC-DEO Per 2/2/04 Comprehensive Zoning Plan And The Comp Lite Zoning Regulations Effective 7/28/06.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 0012 And No. 16E1.
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About January, 1995 By John C. Mellema, Sr., Surveyor.
- B.R.L. Denotes Building Restriction Line.
- 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 Concrete Monument Or Stone Found.
- Driveway(s) Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwelling To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
  - Width - 12 Feet (16 Feet Serving More Than One Residence);
  - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 - 1/2" Minimum).
  - Geometry - Maximum 14% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
  - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H-25 Loading);
  - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
  - Structure Clearances - Minimum 12 Feet;
  - Maintenance - Sufficient To Ensure All Weather Use.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- Prior Department Of Planning And Zoning File Nos. S-95-04, P-95-24, S-97-04, WP-95-28, F-96-61, F-97-144.
- There Is An Existing Dwelling Located On Preservation Parcel "H" To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
- The Wetlands Were Delineated By Exploration Research, Inc. And Identified On F-97-144.
- No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Streams, Or Their Buffers And Forest Conservation Easement Areas.
- Denotes Wetlands Area Outline.
- Articles Of Incorporation By The State Department Of Assessments And Taxation For Woodford's Grant Homeowner's Association, Inc. Were Accepted By The State Department Of Taxation And Assessments On September 11, 1996.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations.
- Preservation Parcel "H" Is Privately Owned And Maintained. This Preservation Parcel Is Encumbered By An Easement Agreement With Woodford's Grant Homeowner's Association, Inc. And Howard County, Maryland Which Prohibits Further Subdivision Of The Parcel. Outlines The Maintenance Responsibilities Of The Owner And Enumerates The Uses Permitted On The Property.
- This Plat Is Exempt From The Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual Because It Is A Revision Plat That Does Not Create Any New Parcel Divisions.
- This Plat Is Exempt From The Forest Conservation Requirements Because It Is A Revision Plat That Does Not Create Any New Lots/Parcels In Accordance With Section 16.1202 (b)(1)(vii) Of The Howard County Code.
- The Forest Conservation Obligation For Woodford's Grant Has Been Revised As Follows:
  - Create Revised Forest Conservation Easement E-1 By Removing 0.67 Acres (Retention) Of Retention From Forest Conservation Easement "E".
  - Create New Forest Conservation Easements "I" And "J" Containing A Total Of 0.67 Acres (Retention).
- The Deed Of Forest Conservation Easement Dated March 27, 1998 Is Recorded Among The Land Records Of Howard County, Maryland In Liber 4239 At Folio 47B. An Amended Deed Of Forest Conservation Is Recorded Simultaneously With The Recordation Of This Plat For Forest Conservation "E" And A New Deed Of Forest Conservation Easement For FCE "E-1", "I" And "J".



VICINITY MAP  
SCALE: 1" = 2000'

**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 preservation parcel "H", any conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deeds conveying said lots. 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."

The Requirements S3-108, 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* 3/25/09 Date  
Terrell A. Fisher, L.S. #10692 (Registered Land Surveyor)

*Raymond A. Brookhart* 4/12/09 Date  
Raymond A. Brookhart (Owner)

*Barbara L. Brookhart* 4/12/09 Date  
Barbara L. Brookhart (Owner)

**AREA TABULATION FOR SHEET**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.00 Aca
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	26.19 Aca
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	26.19 Aca
TOTAL AREA OF ROADWAY TO BE RECORDED	0.00 Aca
TOTAL AREA TO BE RECORDED	26.19 Aca

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PKWY  
ELLCOTT CITY, MARYLAND 21112  
(410) 481-2855

**OWNER/DEVELOPER**

Raymond & Barbara Brookhart  
11300 Barley Field Way  
Marriottsville Md, 21104  
Phone • (410) 442-1044

**Purpose Statement**

The Purpose Of This Plat Is To Abandon And Relocate Part Of Existing Forest Conservation Retention Easement "E" Recorded On A Plat Entitled "Woodford's Grant, Lots 31 Thru 49 & Preservation Parcels 'B' Thru 'H'", Plat Nos. 13111 Thru 13114 To:

- Create Revised Forest Conservation Easement E-1 By Removing 0.67 Acres (0.49 Acres + 0.18 Acres) Retention Area From Forest Conservation Easement "E" And Relocated On-Site Within Preservation Parcel "H".
- Create New Forest Conservation Easement "I" (Retention) Containing 0.29 Acres In Preservation Parcel "H".
- Create New Forest Conservation Easement "J" (Retention) Containing 0.38 Acres In Preservation Parcel "H".

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

*Richard J. Davis* 4/30/2009 Date  
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*Chad Remmers* 7/1/09 Date  
Chief, Development Engineering Division

*Cindy Hamm* 7/13/09 Date  
Director

**OWNER'S CERTIFICATE**

Raymond A. Brookhart And Barbara L. Brookhart 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 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 2<sup>nd</sup> Day Of April, 2009.

*Raymond Brookhart* Raymond A. Brookhart  
*Barbara Brookhart* Barbara L. Brookhart  
*Terrell A. Fisher* Witness

**SURVEYOR'S CERTIFICATE**

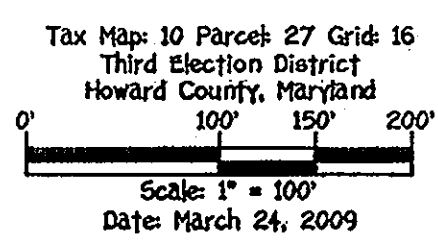
I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Thomas H. Powell Jr. And Patricia Ann Merz, Individually And As Trustees Under The Will Of Thomas H. Powell, Sr. And As Trustees Under The Will Of Florence A. Powell To Raymond A. Brookhart And Barbara L. Brookhart By Deed Dated April 21, 1998 And Recorded In The Land Records Of Howard County In Liber No. 4281 Folio 270, 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* 3/25/09 Date  
Terrell A. Fisher, Professional Land Surveyor No. 10692

RECORDED AS PLAT No. 20667 ON 7/16/09  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF REVISION  
WOODFORD'S GRANT  
PRESERVATION PARCEL 'H'**

(A Revision To Preservation Parcel "H" -  
Woodford's Grant - Plat Nos. 13111 Thru 13114)  
Zoned: RC-DEO



Sheet 1 of 2

F-09-119

**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 Preservation Parcel 'H', Any 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 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."

**LEGEND**

- FP- EXISTING LIMIT OF 100 YEAR FLOODPLAIN AND DRAINAGE AND UTILITY EASEMENT PLAT NO. 13114
- WL- EXISTING WETLAND LIMIT PLAT NO. 13114
- WB- EXISTING WETLAND BUFFER PLAT NO. 13114
- EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT PLAT NO. 13114
- EXISTING 50' PUBLIC DRAINAGE & UTILITY EASEMENT PLAT NO. 13114
- EXISTING 20' PRIVATE INGRESS/EGRESS EASEMENT FOR LOT 41 AND STATE OF MARYLAND PARCEL 3 PLAT NO. 13114
- EXISTING EQUESTRIAN ACCESS EASEMENT PLAT NO. 13114

The Requirements S3-108, 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* 3/25/09 Date  
 (Registered Land Surveyor)  
*Raymond A. Brookhart* 4/2/09 Date  
 (Owner)  
*Barbara L. Brookhart* 4/2/09 Date  
 (Owner)

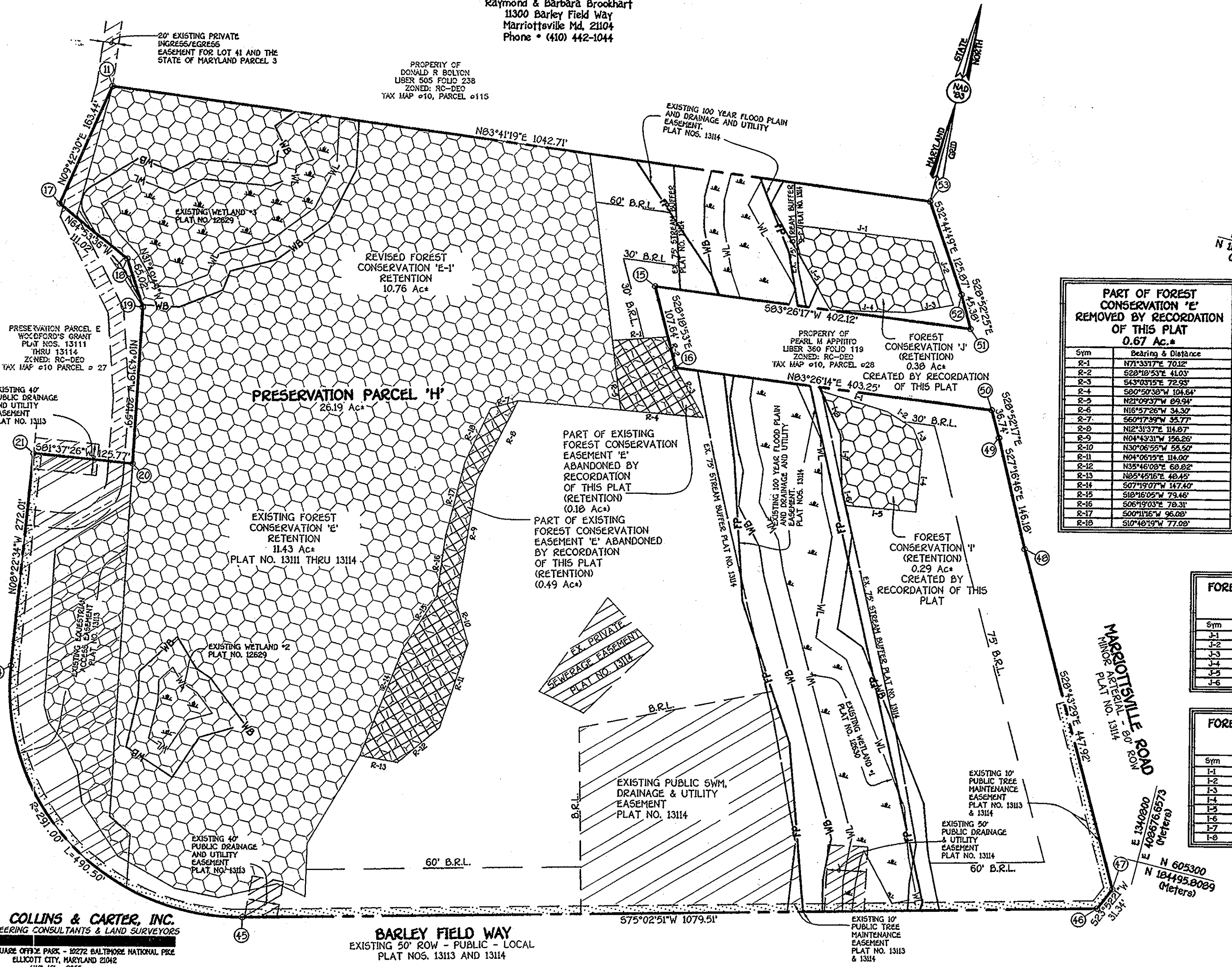
**AREA TABULATION FOR SHEET**

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TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.00 Ac±
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	26.19 Ac±
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TOTAL AREA TO BE RECORDED	26.19 Ac±

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL Pkwy  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461-2055

**OWNER/DEVELOPER**

Raymond & Barbara Brookhart  
 11300 Barley Field Way  
 Marriottsville Md, 21104  
 Phone • (410) 442-1044



**PART OF FOREST CONSERVATION 'E' REMOVED BY RECORDATION OF THIS PLAT 0.67 Ac±**

Sym	Bearing & Distance
R-1	N71°33'17"E 70.12'
R-2	S28°10'53"E 41.03'
R-3	S43°03'15"E 72.95'
R-4	S30°50'38"W 104.64'
R-5	N21°03'17"W 69.54'
R-6	N16°57'26"W 34.30'
R-7	S60°17'59"W 53.77'
R-8	N12°31'37"E 114.87'
R-9	N04°43'31"W 156.25'
R-10	N30°06'55"W 55.50'
R-11	N04°06'15"E 114.00'
R-12	N55°46'08"E 69.82'
R-13	N55°45'15"E 49.45'
R-14	S07°13'07"W 147.40'
R-15	S10°16'05"W 73.46'
R-16	S06°19'03"E 78.31'
R-17	S00°11'16"W 96.08'
R-18	S10°10'19"W 77.08'

**FOREST CONSERVATION 'J' RETENTION 0.30 Ac±**

Sym	Bearing & Distance
J-1	S32°40'30"W 172.67'
J-2	S32°45'12"E 86.01'
J-3	S65°50'46"W 56.04'
J-4	S77°33'34"W 100.09'
J-5	N43°33'41"W 85.95'
J-6	N16°57'26"W 34.30'

**FOREST CONSERVATION 'I' RETENTION 0.29 Ac±**

Sym	Bearing & Distance
I-1	S36°42'07"E 87.31'
I-2	S70°57'48"E 38.53'
I-3	S36°25'46"E 29.31'
I-4	S01°55'00"E 79.90'
I-5	S01°08'45"W 89.25'
I-6	N26°32'31"W 22.55'
I-7	N55°55'46"W 68.16'
I-8	N37°04'48"W 60.42'

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

*Richard J. Jones* 6/30/2009 Date  
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*John Deane* 7/1/09 Date  
 Chief, Development Engineering Division

*Cindy Harris* 7/13/09 Date  
 Director

**OWNER'S CERTIFICATE**

Raymond A. Brookhart And Barbara L. Brookhart 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 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 2nd Day Of April, 2009.

*Raymond A. Brookhart* Witness  
*Barbara L. Brookhart* Witness

**SURVEYOR'S CERTIFICATE**

I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Thomas H. Powell Jr. And Patricia Ann Merz, Individually And As Trustees Under The Will Of Thomas H. Powell, Sr. And As Trustees Under The Will Of Florence A. Powell To Raymond A. Brookhart And Barbara L. Brookhart By Deed Dated April 21, 1998 And Recorded In The Land Records Of Howard County In Liber No. 4281 Folio 270, 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* 3/25/09 Date  
 Terrell A. Fisher, Professional Land Surveyor No. 10692

RECORDED AS PLAT No. 20668 ON 7/16/09  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF REVISION  
 WOODFORD'S GRANT  
 PRESERVATION PARCEL 'H'**

(A Revision To Preservation Parcel 'H' - Woodford's Grant - Plat Nos. 13111 Thru 13114)

Zoned: RC-DEO  
 Tax Map: 10 Parcel: 27 Grid: 16  
 Third Election District  
 Howard County, Maryland  
 Scale: 1" = 100'  
 Date: March 24, 2009  
 Sheet 2 of 2

F-09-119