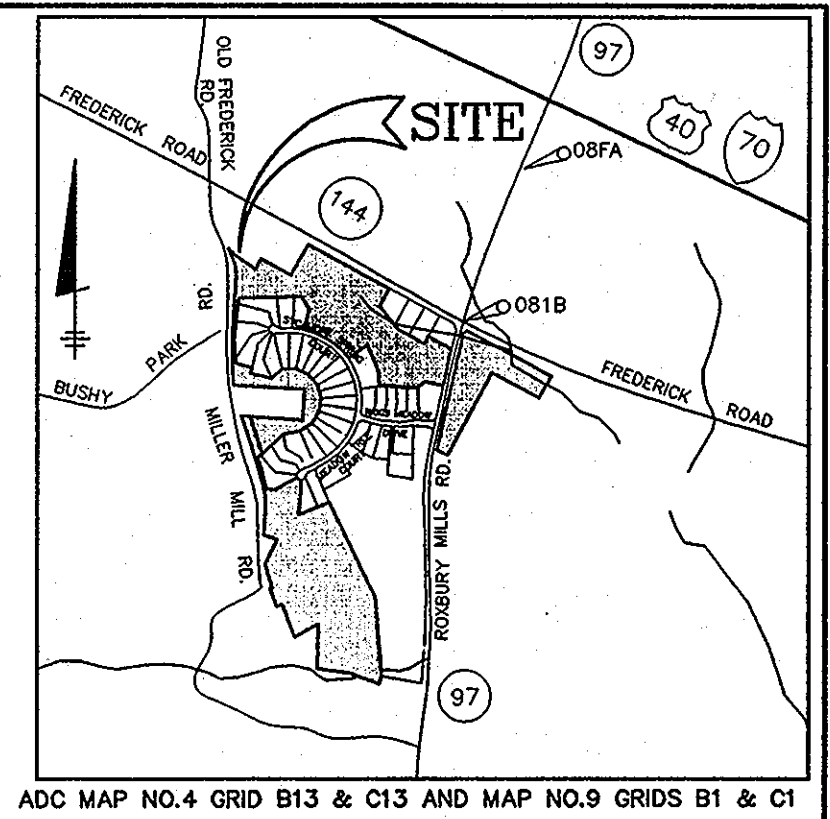


**GENERAL NOTES**

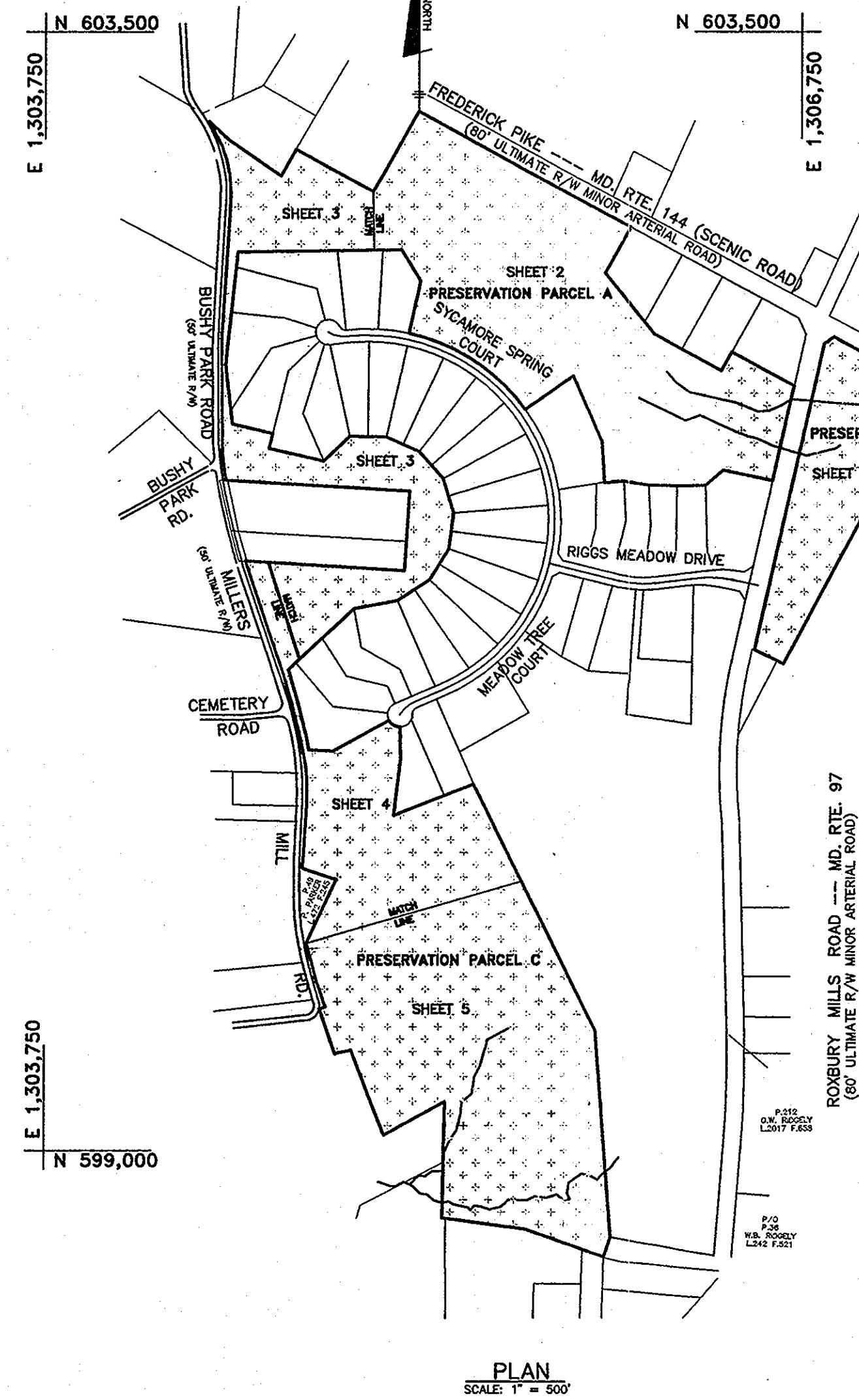
- DENOTES 4" X 4" X 4" CONCRETE MONUMENT TO BE SET.
  - DENOTES 3/8" X 30" PIPE OR STEEL MARKER TO BE SET.
  - ◆ DENOTES STONE FOUND.
  - DENOTES IRON PIPE FOUND.
- COORDINATES ARE BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 08FA AND NO. 08IB
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT DECEMBER, 1994, BY TSA GROUP, INC. AND PREVIOUSLY RECORDED PLATS 12963-12965 AND 13877-13879.
- SUBJECT PROPERTY ZONED RC-DEO PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-06.
- BRL INDICATES BUILDING RESTRICTION LINE.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQ.FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. 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 SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLAND, WETLAND BUFFER OR STREAM BANK BUFFER OR FOREST CONSERVATION AREAS.
- THIS PLAN IS SUBJECT TO THE FOLLOWING DEPT. OF PLANNING AND ZONING FILE NUMBERS: S-95-15, WP-96-82, P-96-20, F-97-40, F-97-41 AND F-98-96.
- THE FOREST CONSERVATION EASEMENTS HAVE 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 CONSERVATION EASEMENTS; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THE DEVELOPER RESERVES UNTO ITSELF, THE SUCCESSORS AND ASSIGNS, THE FOREST CONSERVATION EASEMENTS LOCATED IN, ON, OVER AND THROUGH PARCEL A, C AND D OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE FORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER A DEED OF FOREST CONSERVATION EASEMENT TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREAS, 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.
- PRESERVATION PARCEL A, C AND D IS ENCUMBERED WITH ENVIRONMENTAL AND FOREST CONSERVATION EASEMENT AGREEMENTS. THE RECORDED DEED OF PRESERVATION EASEMENT PROHIBITS FURTHER SUBDIVISION OF THIS PARCEL AND OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE OWNERS AND ENUMERATES THE USES PERMITTED ON THESE PROPERTIES. THE HOMEOWNERS ASSOCIATION AND HOWARD COUNTY SHALL BE THE EASEMENT HOLDERS.
- THERE ARE EXISTING DWELLINGS/STRUCTURES LOCATED ON PARCELS 'A', 'C', AND 'D' TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIREMENTS.
- BASED ON A JANUARY 6, 2006 POLICY MEMORANDUM, THE EXISTING BARN LOCATED ON PARCEL 'D' IS PERMITTED WITHIN THE 35 FOOT ENVIRONMENTAL BUFFER AS IT IS CONSIDERED AN ACCESSORY USE OR STRUCTURE.

**BENCH MARKS NAD'83 HORIZ.**  
 HO. CO. #08FA  
 STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE  
 N 607113.698' E 1311061.325'  
 HO. CO. #08IB  
 STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE  
 N 604721.750' E 1310194.124'  
**BENCH MARKS NGVD29 VERTICAL**  
 HO. CO. BM#3633003 ELEV. 617.44'  
 CONCRETE MONUMENT 0.9' BELOW SURFACE



ADC MAP NO.4 GRID B13 & C13 AND MAP NO.9 GRIDS B1 & C1

**VICINITY MAP**  
SCALE: 1" = 2000'



**PLAN**  
SCALE: 1" = 500'

**COORDINATE CHART (NAD '83)**

BOUNDARY COORDINATES			BOUNDARY COORDINATES			BOUNDARY COORDINATES		
No.	NORTH	EAST	No.	NORTH	EAST	No.	NORTH	EAST
91	603030.5063	1304743.0879	625	602862.1769	1305049.8699	3021	601826.1897	1304637.6258
102	603066.0877	1304478.8294	642	602925.7603	1304683.7060	3022	601774.4885	1304853.9951
103	603180.7666	1305230.1121	647	603068.1634	1304475.7989	3023	601875.8213	1304957.3856
135	599571.8053	1304840.6143	657	601653.8805	1305195.1905	3024	601874.3676	1305102.0151
136	599579.8645	1304884.2797	658	601335.5801	1305176.1392	3025	601813.7546	1305233.3387
137	599687.7353	1304827.5447	659	599196.6179	1305339.2752	3026	601704.6358	1305328.2749
138	599802.6002	1304797.5361	1009	602079.5017	1306721.7452	3027	601566.1898	1305370.1378
139	599834.1731	1304788.4585	1010	599061.0348	1305096.6540	3028	601422.7498	1305351.5696
140	600136.3237	1304771.8732	1534	600961.8742	1306681.9667	3029	601299.5268	1305275.8339
141	600150.3731	1304773.4033	1535	601828.1745	1307138.8780	3030	601215.1778	1305148.6016
142	600386.3177	1304787.7983	3004	601696.0782	1306636.2855	3031	601183.0773	1304976.1402
143	600450.9677	1304790.0816	3005	601739.3998	1306441.9191	3032	600979.6444	1304759.5286
144	600502.6912	1304788.2196	3006	601675.9963	1306370.2083	3033	601368.4258	1304635.8159
145	600554.3388	1304782.8311	3007	601675.7032	1306257.8223	4001	599482.9561	1305936.7251
146	600651.3976	1304784.6142	3008	601677.0357	1306145.4791	5000	600938.2267	1304715.4230
147	600799.1010	1304729.7390	3009	601693.6767	1306046.4820	5001	600805.4590	1304753.8252
148	600931.2636	1304691.4122	3010	601687.2264	1305970.2286	5002	600856.5787	1304789.0783
149	601374.0244	1304543.7159	3011	601853.6612	1305960.7463	5003	600612.9131	1304797.2738
150	601697.5808	1304465.3248	3012	602120.1961	1305845.4387	5004	600608.0876	1304892.3571
151	601809.1562	1304451.4472	3013	601983.9730	1305653.8514	5005	600731.8333	1305114.9582
152	602283.2440	1304448.0351	3014	602289.8446	1305191.5163	5006	600706.1339	1305159.4804
153	602766.8139	1304480.3070	3015	602500.5940	1305237.8116	5007	600576.0130	1305161.6185
154	602849.4066	1304482.9741	3016	602627.2340	1305162.2679	5008	600348.8026	1305134.1321
155	602932.8605	1304479.0343	3017	602619.0017	1304511.8670	5009	600474.6999	1305452.3958
156	602988.7230	1304467.4285	3018	602166.7178	1304463.8326	5010	602533.5114	1305972.2256
157	603050.9303	1304446.0083	3019	601925.6266	1304490.6248	5011	601925.6266	1304165.0405
158	603105.8445	1304417.7354	3020	601887.0273	1304652.1629	5012	602139.7830	1306432.7944
159	603141.5053	1304398.0539				5013	602214.4861	1306473.8311

**TOTAL TABULATION THIS THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE.....	0
NON-BUILDABLE.....	0
OPEN SPACE.....	0
PRESERVATION PARCELS.....	3
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED.....	87.12 AC.±
BUILDABLE LOTS.....	0 AC.±
NON-BUILDABLE.....	0 AC.±
OPEN SPACE.....	0 AC.±
PRESERVATION PARCELS.....	87.12 AC.±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS).....	0 AC.±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED.....	87.12 AC±

**OWNER PARCEL 'D'**  
 A. BRICE RIDGELY  
 MARY ANNE RIDGELY  
 2125 ROUTE 97  
 COOKSVILLE MD. 21723

**OWNER PARCEL 'A'**  
 MICHAEL J. STRADLING  
 CHERYL L. STRADLING  
 14785 BUSHY PARK ROAD  
 COOKSVILLE MD. 21723

**OWNER PARCEL 'C'**  
 JON MINFORD AND  
 TERRI MINFORD  
 2031 MILLERS MILL ROAD  
 COOKSVILLE MD. 21723

**ENGINEER**  
 BENCHMARK ENGINEERING, INC.  
 8480 BALTIMORE NATIONAL PIKE SUITE 418  
 ELLICOTT CITY, MARYLAND 21043  
 410-465-6105

THE PURPOSE OF THIS PLAT IS TO RELOCATE FOREST CONSERVATION EASEMENTS ON PRESERVATION PARCELS A, C, AND D. PARCEL A HAS 36,065 S.F. OF FOREST CONSERVATION EASEMENT TO BE RELOCATED. PARCEL C HAS 22,924 S.F. OF FOREST CONSERVATION EASEMENT TO BE RELOCATED. PARCEL D HAS 4,231 S.F. OF FOREST CONSERVATION EASEMENT TO BE RELOCATED.

APPROVED: FOR PRIVATE WATER, PRIVATE SEWER, AND SHARED SEPTIC SYSTEMS USE OF THE SHARED SEPTIC SYSTEM IS IN CONFORMANCE WITH THE COUNTY PLAN, HOWARD COUNTY HEALTH DEPARTMENT.

*B. W. ...* 12/14/2009  
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 11/13/09  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 12/07/09  
 DIRECTOR

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS FINAL PLAT IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY COOKSVILLE LIMITED PARTNERSHIP TO MICHAEL J. STRADLING AND CHERYL L. STRADLING, OWNERS OF PARCEL 'A', BY DEED DATED MARCH 6, 1998 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBER 4225 FOLIO 0266, AND THAT IT IS ALL THE LAND CONVEYED BY COOKSVILLE LIMITED PARTNERSHIP TO JON MINFORD AND TERRI MINFORD, OWNERS OF PARCEL 'C', BY DEED DATED SEPTEMBER 25, 1998 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4459 AT FOLIO 256, AND THAT IT IS ALL THE LAND CONVEYED BY COOKSVILLE LIMITED PARTNERSHIP TO A. BRICE RIDGELY AND MARY ANNE RIDGELY, OWNERS OF PARCEL 'D', BY DEED DATED JUNE 30, 1998 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4803 FOLIO 0370 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THIS PLAT OF REVISION IN 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.

*[Signature]*  
 DONALD A. MASON  
 PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

**OWNER'S DEDICATION**

WE, MICHAEL J. STRADLING AND CHERYL L. STRADLING, JON MINFORD AND TERRI MINFORD, A. BRICE RIDGELY AND MARY ANNE RIDGELY 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 23 DAY OF SEPTEMBER 2009.

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]* 1-30-09  
 MICHAEL J. STRADLING  
 OWNER PARCEL 'A'

*[Signature]* 8-4-09  
 JON MINFORD  
 OWNER PARCEL 'C'

*[Signature]* 9-23-09  
 A. BRICE RIDGELY  
 OWNER PARCEL 'D'

*[Signature]* 1-30-09  
 CHERYL L. STRADLING  
 OWNER PARCEL 'A'

*[Signature]* 8-4-09  
 TERRI MINFORD  
 OWNER PARCEL 'C'

*[Signature]* 9-23-09  
 MARY ANNE RIDGELY  
 OWNER PARCEL 'D'

RECORDED AS PLAT NO. 20873  
 ON 12/10/09 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**REVISION PLAT**  
**RIGGS MEADOW**  
 PRESERVATION PARCEL A, C AND D  
 AS SHOWN ON PLAT NOS. 12963-12965 AND 13877-13879

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 S-95-15 WP-96-82 P-96-20  
 F-97-40 F-97-41 F-98-96  
 ZONING: RC-DEO  
 TAX MAP: 8  
 BLOCK: 22  
 P/O PARCEL: 96



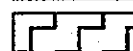
SCALE: AS SHOWN  
 DATE: OCTOBER, 2008  
 SHEET: 1 of 6  
 F-10-044

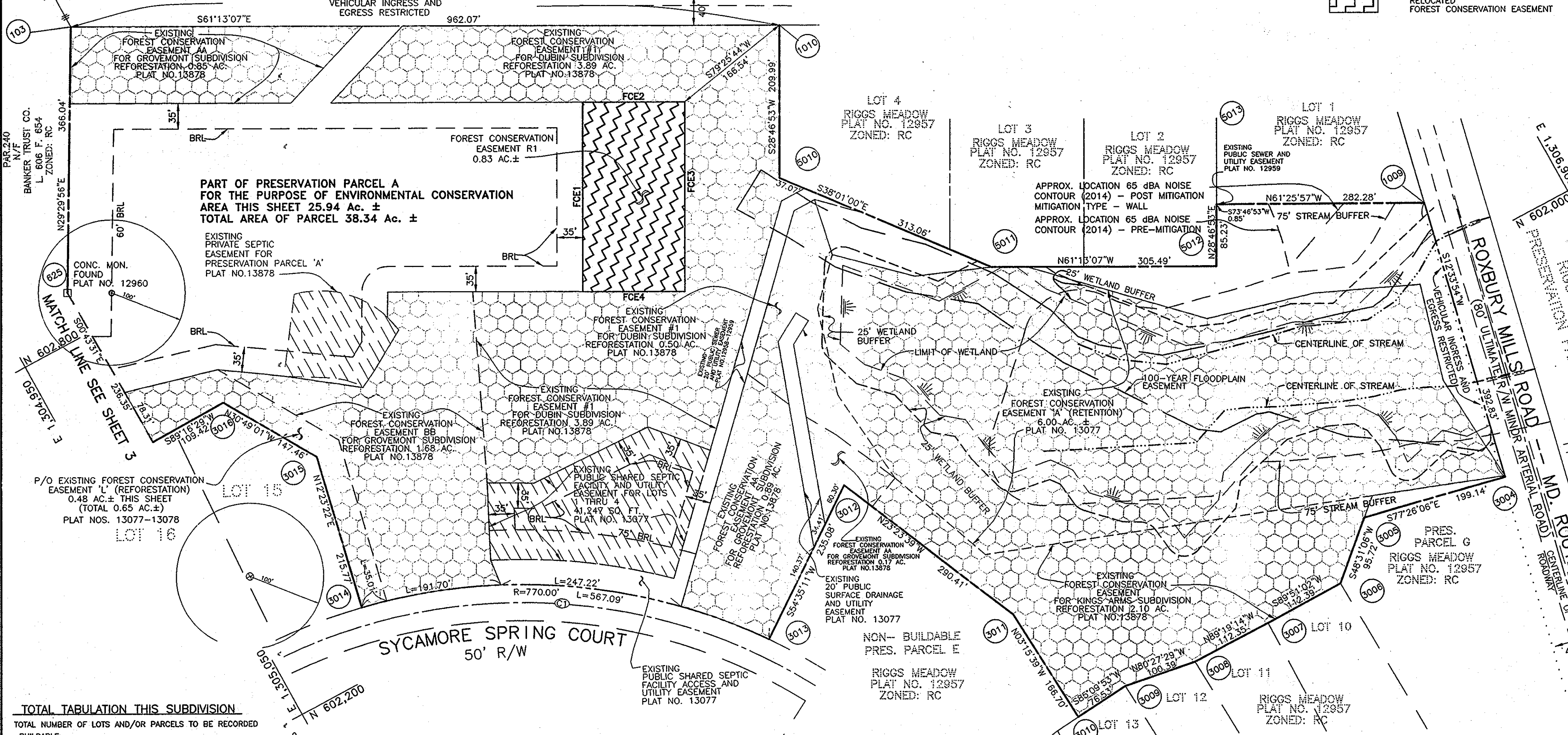
FREDERICK PIKE --- MD. RTE. 144 (SCENIC ROAD)  
(80' ULTIMATE R/W MINOR ARTERIAL ROAD)

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	770.00'	567.09'	297.09'	554.36'	N56°30'44"W	42°11'49"

LEGEND

-  EXISTING FOREST CONSERVATION EASEMENT
-  FOREST CONSERVATION EASEMENT TO BE ABANDONED
-  RELOCATED FOREST CONSERVATION EASEMENT



**TOTAL TABULATION THIS SUBDIVISION**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE.....	0
NON-BUILDABLE.....	0
OPEN SPACE.....	NA
PRESERVATION PARCELS.....	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED.....	25.94 AC.±
BUILDABLE LOTS.....	0 AC.±
NON-BUILDABLE.....	0 AC.±
OPEN SPACE.....	0 AC.±
PRESERVATION PARCELS.....	25.94 AC.±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS).....	0 AC.±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED.....	25.94 AC.±

**OWNER PARCEL 'A'**  
MICHAEL J. STRADLING  
CHERYL L. STRADLING  
14785 BUSHY PARK ROAD  
COOKSVILLE MD. 21723

**OWNER PARCEL 'C'**  
JON MINFORD AND  
TERRI MINFORD  
2031 MILLERS MILL ROAD  
COOKSVILLE MD. 21723

**OWNER PARCEL 'D'**  
A. BRICE RIDGELY  
MARY ANNE RIDGELY  
2125 ROUT 97  
COOKSVILLE MD. 21723

**ENGINEER**  
BENCHMARK ENGINEERING, INC.  
8480 BALTIMORE NATIONAL PIKE SUITE 418  
ELLCOTT CITY, MARYLAND 21043  
410-465-6105

THE PURPOSE OF THIS PLAT IS TO RELOCATE FOREST CONSERVATION EASEMENTS ON PRESERVATION PARCELS A, C, AND D. PARCEL A HAS 36,065 S.F. OF FOREST CONSERVATION EASEMENT TO BE RELOCATED. PARCEL C HAS 22,924 S.F. OF FOREST CONSERVATION EASEMENT TO BE RELOCATED. PARCEL D HAS 4,231 S.F. OF FOREST CONSERVATION EASEMENT TO BE RELOCATED.

**FOREST CONSERVATION LINE TABLE**

LINE	DIRECTION	DISTANCE
FCE1	N28°45'12"E	260.00'
FCE2	S61°14'48"E	138.71'
FCE3	S28°45'12"W	260.00'
FCE4	N61°14'48"W	138.71'

APPROVED: FOR PRIVATE WATER, PRIVATE SEWER, AND SHARED SEPTIC SYSTEMS. USE OF THE SHARED SEPTIC SYSTEM IS IN CONFORMANCE WITH THE COUNTY PLAN, HOWARD COUNTY HEALTH DEPARTMENT.

*Bradley Peter Bzileman* 12/4/2009  
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Cheryl L. Stradling* 11/13/09  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Kent Shalovich* 12/02/09  
DIRECTOR

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS FINAL PLAT IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY COOKSVILLE LIMITED PARTNERSHIP TO MICHAEL J. STRADLING AND CHERYL L. STRADLING, OWNERS OF PARCEL 'A', BY DEED DATED MARCH 6, 1998 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBER 4225 FOLIO 0266, AND THAT IT IS ALL THE LAND CONVEYED BY COOKSVILLE LIMITED PARTNERSHIP TO JON MINFORD AND TERRI MINFORD, OWNERS OF PARCEL 'C', BY DEED DATED SEPTEMBER 25, 1998 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4459 AT FOLIO 256, AND THAT IT IS ALL THE LAND CONVEYED BY COOKSVILLE LIMITED PARTNERSHIP TO A. BRICE RIDGELY AND MARY ANNE RIDGELY, OWNERS OF PARCEL 'D', BY DEED DATED JUNE 30, 1999 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4937 FOLIO 0370 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THIS PLAT OF REVISION 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, 1986 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 A. Mason* 12/14/09  
DONALD A. MASON  
PROFESSIONAL LAND SURVEYOR MARYLAND REG. No. 21329  
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No. 351

**OWNER'S DEDICATION**

WE, MICHAEL J. STRADLING AND CHERYL L. STRADLING, JON MINFORD AND TERRI MINFORD, A. BRICE RIDGELY AND MARY ANNE RIDGELY 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION HEREBY GRANT THE 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 25. DAY OF SEPTEMBER, 2009.

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Michael J. Stradling* 1-30-09  
MICHAEL J. STRADLING  
OWNER PARCEL 'A'

*Jon Minford* 8-4-09  
JON MINFORD  
OWNER PARCEL 'C'

*A. Brice Ridgely* 9-28-09  
A. BRICE RIDGELY  
OWNER PARCEL 'D'

*Cheryl L. Stradling* 1-30-09  
CHERYL L. STRADLING  
OWNER PARCEL 'A'

*Terri Minford* 8-4-09  
TERRI MINFORD  
OWNER PARCEL 'C'

*Mary Anne Ridgely* 9-28-09  
MARY ANNE RIDGELY  
OWNER PARCEL 'D'

RECORDED AS PLAT NO. **20874**  
ON **12/10/09** AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**REVISION PLAT**  
**RIGGS MEADOW**  
PRESERVATION PARCEL A, C AND D  
AS SHOWN ON PLAT NOS. 12963-12965 AND 13877-13879


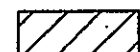
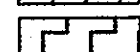
4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
S-95-15 WP-96-82 P-96-20  
F-97-40 F-97-41 F-98-96  
ZONING: RC-DEO  
TAX MAP: 22  
BLOCK: 22  
P/O PARCEL: 96

SCALE: 1" = 100'  
DATE: OCTOBER, 2008  
SHEET: 2 of 6





**LEGEND**

-  EXISTING FOREST CONSERVATION EASEMENT
-  FOREST CONSERVATION EASEMENT TO BE ABANDONED
-  RELOCATED FOREST CONSERVATION EASEMENT

**OWNER PARCEL 'A'**

MICHAEL J. STRADLING  
CHERYL L. STRADLING  
14785 BUSHY PARK ROAD  
COOKSVILLE MD. 21723

**OWNER PARCEL 'C'**

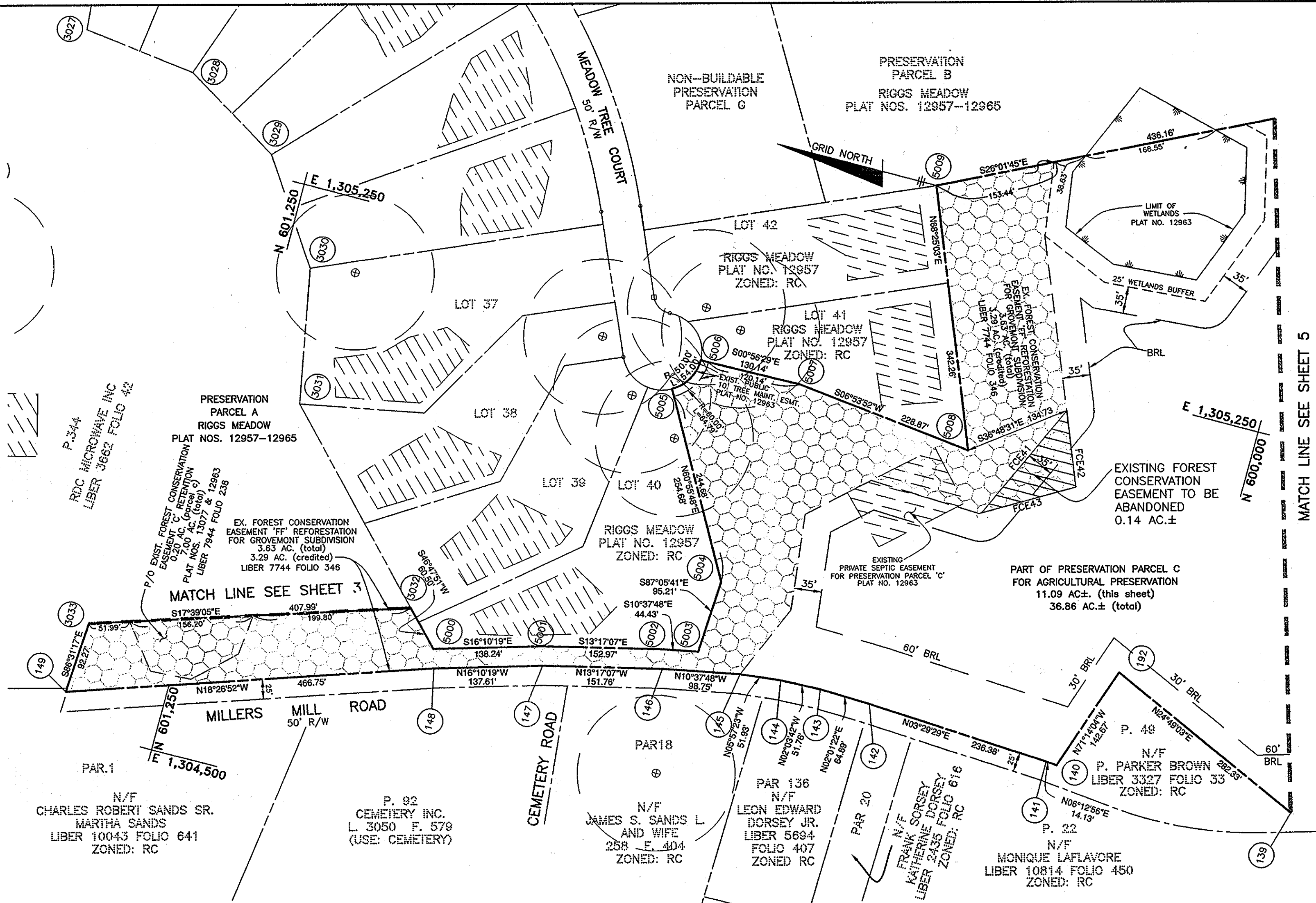
JON MINFORD AND  
TERRI MINFORD  
2031 MILLERS MILL ROAD  
COOKSVILLE MD. 21723

**OWNER PARCEL 'D'**

A. BRICE RIDGELY  
MARY ANNE RIDGELY  
2125 ROUTE 97  
COOKSVILLE MD. 21723

**ENGINEER**

BENCHMARK ENGINEERING, INC.  
8480 BALTIMORE NATIONAL PIKE SUITE 418  
ELLCOTT CITY, MARYLAND 21043  
410-465-6105



FOREST CONSERVATION EASEMENT TO BE ABANDONED LINE TABLE		
LINE	BEARING	DISTANCE
FCA41	S65°16'44"E	168.84'
FCA42	S68°25'03"W	98.47'
FCA43	N30°02'59"W	123.42'

**TOTAL TABULATION THIS THIS SHEET**

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 TO BE RECORDED.....	11.09 AC.±
BUILDABLE LOTS.....	0 AC.±
NON-BUILDABLE.....	0 AC.±
OPEN SPACE.....	0 AC.±
PRESERVATION PARCELS.....	11.09 AC.±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS).....	0 AC.±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED.....	11.09 AC.±

CURVE DATA TABLE					
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
5005-5006	50.00'	54.00'	61°52'15"	29.97'	S60°00'19"E 51.41'

THE PURPOSE OF THIS PLAT IS TO RELOCATE FOREST CONSERVATION EASEMENTS ON PRESERVATION PARCELS A, C, AND D. PARCEL A HAS 38,065 S.F. OF FOREST CONSERVATION EASEMENT TO BE RELOCATED. PARCEL C HAS 22,924 S.F. OF FOREST CONSERVATION EASEMENT TO BE RELOCATED. PARCEL D HAS 4,231 S.F. OF FOREST CONSERVATION EASEMENT TO BE RELOCATED.

APPROVED: FOR PRIVATE WATER, PRIVATE SEWER, AND SHARED SEPTIC SYSTEMS, USE OF THE SHARED SEPTIC SYSTEM IS IN CONFORMANCE WITH THE COUNTY PLAN, HOWARD COUNTY HEALTH DEPARTMENT.

*Bruce Peter Brilenson* 12/4/2009  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Donna Williams* 11/13/09  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Keith DeLone* 12/03/09  
DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS FINAL PLAT IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY COOKSVILLE LIMITED PARTNERSHIP TO MICHAEL J. STRADLING AND CHERYL L. STRADLING, OWNERS OF PARCEL 'A', BY DEED DATED MARCH 6, 1998 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBER 4225 FOLIO 0268, AND THAT IT IS ALL THE LAND CONVEYED BY COOKSVILLE LIMITED PARTNERSHIP TO JON MINFORD AND TERRI MINFORD, OWNERS OF PARCEL 'C', BY DEED DATED SEPTEMBER 25, 1998 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4459 AT FOLIO 256, AND THAT IT IS ALL THE LAND CONVEYED BY COOKSVILLE LIMITED PARTNERSHIP TO A. BRICE RIDGELY AND MARY ANNE RIDGELY, OWNERS OF PARCEL 'D', BY DEED DATED JUNE 30, 1999 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4803 FOLIO 0370 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THIS PLAT OF REVISION IN 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 A. Mason* 10/14/09  
DONALD A. MASON  
PROFESSIONAL LAND SURVEYOR MARYLAND REG. No. 21320  
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No. 351

**OWNER'S DEDICATION**

WE, MICHAEL J. STRADLING AND CHERYL L. STRADLING, JON MINFORD AND TERRI MINFORD, A. BRICE RIDGELY AND MARY ANNE RIDGELY 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 23 DAY OF SEPTEMBER, 2009.

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.

*Michael J. Stradling* 1-30-09  
MICHAEL J. STRADLING  
OWNER PARCEL 'A' DATE

*Cheryl L. Stradling* 1-30-09  
CHERYL L. STRADLING  
OWNER PARCEL 'A' DATE

*Jon Minford* 8-4-09  
JON MINFORD  
OWNER PARCEL 'C' DATE

*Terri Minford* 8-4-09  
TERRI MINFORD  
OWNER PARCEL 'C' DATE

*A. Brice Ridgely* 9-23-09  
A. BRICE RIDGELY  
OWNER PARCEL 'D' DATE

*Mary Anne Ridgely* 9-23-09  
MARY ANNE RIDGELY  
OWNER PARCEL 'D' DATE

RECORDED AS PLAT NO. 20876  
ON 12/10/09 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**REVISION PLAT  
RIGGS MEADOW**

PRESERVATION PARCEL A, C AND D  
AS SHOWN ON PLAT NOS. 12963-12965 AND 13877-13879

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
S-95-15 WP-96-82 P-96-20  
F-97-40 F-97-41 F-98-96  
ZONING: RC-DEO  
TAX MAP: 8  
BLOCK: 22  
P/O PARCEL: 96

SCALE: 1" = 100'  
DATE: OCTOBER, 2008  
SHEET: 4 of 6

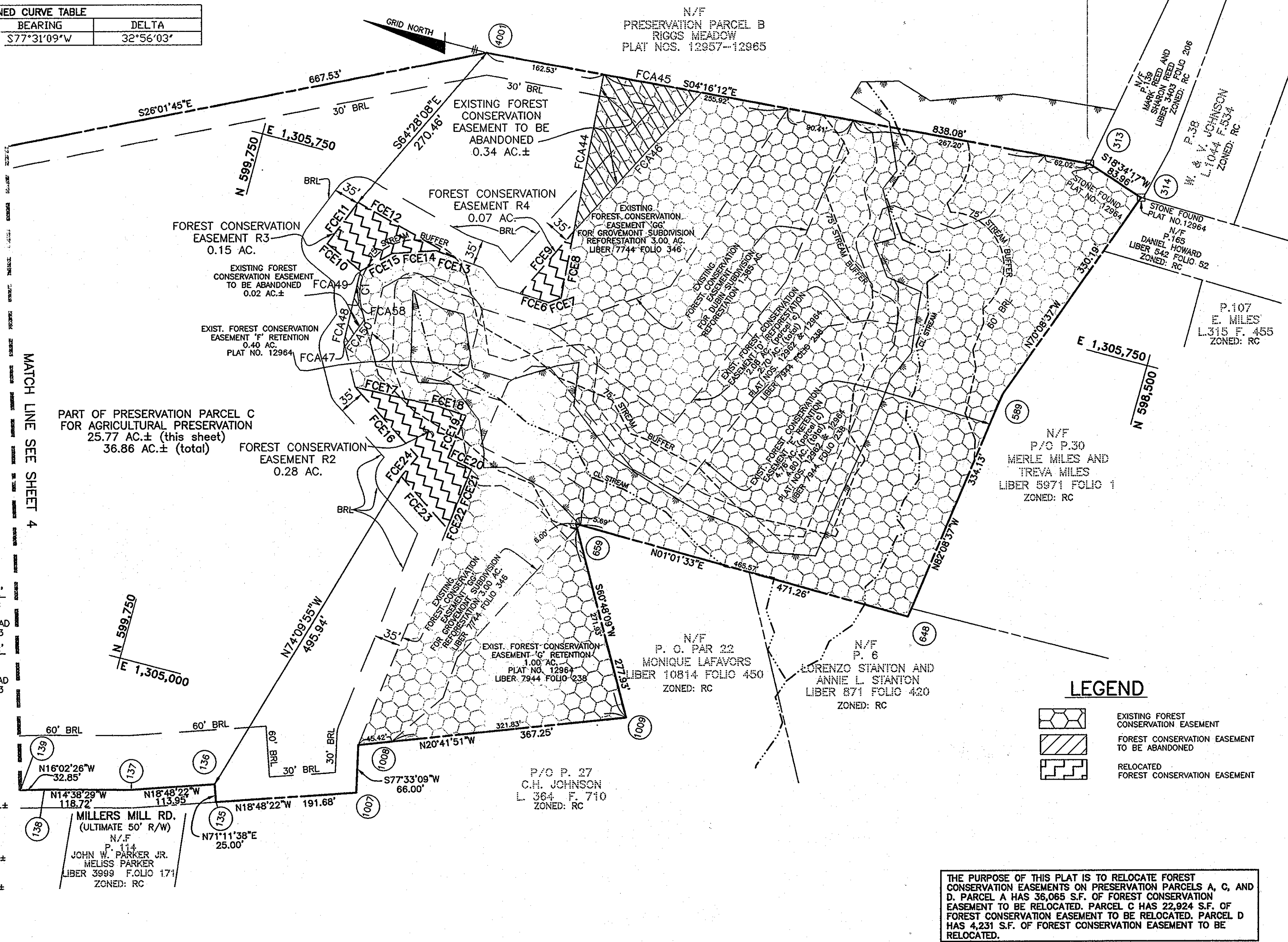
MATCH LINE SEE SHEET 5



FOREST CONSERVATION EASEMENT TO BE ABANDONED CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	75.00'	43.11'	22.17'	42.52'	S77°31'09"W	32°56'03"

FOREST CONSERVATION EASEMENT TO BE ABANDONED LINE TABLE		
LINE	BEARING	DISTANCE
FCA44	N85°43'48"E	219.80'
FCA45	S04°07'14"E	135.31'
FCA46	N62°36'44"W	257.80'
FCA47	N61°05'09"E	5.97'
FCA48	N88°11'32"E	95.77'
FCA49	S22°50'08"W	5.19'
FCA50	N68°42'51"W	45.34'

FOREST CONSERVATION LINE TABLE		
LINE	BEARING	DISTANCE
FCE6	S02°17'14"W	41.20'
FCE7	S34°34'21"E	17.67'
FCE8	N85°43'48"E	93.87'
FCE9	N64°27'47"W	113.04'
FCE10	N25°00'35"E	59.34'
FCE11	S68°10'32"E	70.33'
FCE12	S14°57'40"W	153.49'
FCE13	N05°31'22"E	28.00'
FCE14	N18°22'58"W	60.19'
FCE15	N44°00'57"W	49.60'
FCE16	N33°38'05"E	128.93'
FCE17	S01°29'42"E	112.51'
FCE18	S03°40'29"W	44.24'
FCE19	N81°51'57"W	62.73'
FCE20	S12°43'05"W	35.83'
FCE21	N83°02'08"W	57.33'
FCE22	N83°02'08"W	30.41'
FCE23	N33°59'23"E	95.51'
FCE24	S65°47'25"E	35.29'



**OWNER PARCEL 'D'**

A. BRICE RIDGELY  
MARY ANNE RIDGELY  
2125 ROUTE 97  
COOKSVILLE MD. 21723

**ENGINEER**

BENCHMARK ENGINEERING, INC.  
8480 BALTIMORE NATIONAL PIKE SUITE 418  
ELLICOTT CITY, MARYLAND 21043  
410-465-6105

**OWNER PARCEL 'A'**

MICHAEL J. STRADLING  
CHERYL L. STRADLING  
14785 BUSHY PARK ROAD  
COOKSVILLE MD. 21723

**OWNER PARCEL 'C'**

JON MINFORD AND  
TERRI MINFORD  
2031 MILLERS MILL ROAD  
COOKSVILLE MD. 21723

**TOTAL TABULATION THIS SHEET**

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 TO BE RECORDED.....	25.77 AC.±
BUILDABLE LOTS.....	0 AC.±
NON-BUILDABLE.....	0 AC.±
OPEN SPACE.....	0 AC.±
PRESERVATION PARCELS.....	25.77 AC.±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS).....	0 AC.±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED.....	25.77 AC.±

THE PURPOSE OF THIS PLAT IS TO RELOCATE FOREST CONSERVATION EASEMENTS ON PRESERVATION PARCELS A, C, AND D. PARCEL A HAS 38,065 S.F. OF FOREST CONSERVATION EASEMENT TO BE RELOCATED. PARCEL C HAS 22,924 S.F. OF FOREST CONSERVATION EASEMENT TO BE RELOCATED. PARCEL D HAS 4,231 S.F. OF FOREST CONSERVATION EASEMENT TO BE RELOCATED.

**LEGEND**

- EXISTING FOREST CONSERVATION EASEMENT
- FOREST CONSERVATION EASEMENT TO BE ABANDONED
- RELOCATED FOREST CONSERVATION EASEMENT

APPROVED: FOR PRIVATE WATER, PRIVATE SEWER, AND SHARED SEPTIC SYSTEMS. USE OF THE SHARED SEPTIC SYSTEM IS IN CONFORMANCE WITH THE COUNTY PLAN, HOWARD COUNTY HEALTH DEPARTMENT.

*B. Wilson for Peter B. Jensen* 12/4/2009  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Donald A. Mason* 11/13/09  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*West* 12/07/09  
DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS FINAL PLAT IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY COOKSVILLE LIMITED PARTNERSHIP TO MICHAEL J. STRADLING AND CHERYL L. STRADLING, OWNERS OF PARCEL 'A', BY DEED DATED MARCH 6, 1998 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBER 4225 FOLIO 0266, AND THAT IT IS ALL THE LAND CONVEYED BY COOKSVILLE LIMITED PARTNERSHIP TO JON MINFORD AND TERRI MINFORD, OWNERS OF PARCEL 'C', BY DEED DATED SEPTEMBER 25, 1998 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4459 AT FOLIO 256, AND THAT IT IS ALL THE LAND CONVEYED BY COOKSVILLE LIMITED PARTNERSHIP TO A. BRICE RIDGELY AND MARY ANNE RIDGELY, OWNERS OF PARCEL 'D', BY DEED DATED JUNE 30, 1999 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4803 FOLIO 0370 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THIS PLAT OF REVISION IN 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 A. Mason* 10/14/09  
DONALD A. MASON  
PROFESSIONAL LAND SURVEYOR MARYLAND REG. No. 21320  
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No. 351

**OWNER'S DEDICATION**

WE, MICHAEL J. STRADLING AND CHERYL L. STRADLING, JON MINFORD AND TERRI MINFORD, A. BRICE RIDGELY AND MARY ANNE RIDGELY 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 23 DAY OF SEPTEMBER 2009.

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.

*Michael J. Stradling* 1-30-09  
MICHAEL J. STRADLING  
OWNER PARCEL 'A' DATE

*Cheryl L. Stradling* 1-30-09  
CHERYL L. STRADLING  
OWNER PARCEL 'A' DATE

*Jon Minford* 8-4-09  
JON MINFORD  
OWNER PARCEL 'C' DATE

*Terri Minford* 8-4-09  
TERRI MINFORD  
OWNER PARCEL 'C' DATE

*A. Brice Ridgely* 9-23-09  
A. BRICE RIDGELY  
OWNER PARCEL 'D' DATE

*Mary Anne Ridgely* 9-23-09  
MARY ANNE RIDGELY  
OWNER PARCEL 'D' DATE

RECORDED AS PLAT NO. 20817  
ON 12/10/09 AMONG THE LAND  
RECORDS OF HOWARD COUNTY, MARYLAND.




**REVISION PLAT**  
**RIGGS MEADOW**  
PRESERVATION PARCEL A, C AND D  
AS SHOWN ON PLAT NOS. 12963-12965  
AND 13877-13879

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
S-95-15 WP-96-82 P-96-20  
F-97-40 F-97-41 F-98-96  
ZONING: RC-DEO  
TAX MAP: 8  
BLOCK: 22  
P/O PARCEL: 96

SCALE: 1" = 100'  
DATE: OCTOBER, 2008  
SHEET: 5 of 6

FOREST CONSERVATION EASEMENT TO BE ABANDONED LINE TABLE		
LINE	BEARING	DISTANCE
FCA451	S66°00'21"E	157.17
FCA52	S27°29'11"W	85.16
FCA53	N57°42'19"W	29.30
FCA54	N28°26'28"E	60.48
FCA55	N28°26'28"E	18.48
FCA56	N71°24'33"W	128.52
FCA57	S20°03'38"W	14.16

**LEGEND**

-  EXISTING FOREST CONSERVATION EASEMENT
-  FOREST CONSERVATION EASEMENT TO BE ABANDONED
-  RELOCATED FOREST CONSERVATION EASEMENT

FOREST CONSERVATION LINE TABLE		
LINE	BEARING	DISTANCE
FCE25	S80°25'07"E	160.49
FCE26	N16°57'12"E	65.23
FCE27	S71°24'33"E	16.38
FCE28	S19°10'03"W	89.79
FCE29	N73°38'50"W	38.69
FCE30	N71°19'01"W	77.26
FCE31	N70°32'13"W	55.93

**OWNER PARCEL 'A'**  
MICHAEL J. STRADLING  
CHERYL L. STRADLING  
14785 BUSHY PARK ROAD  
COOKSVILLE MD. 21723

**OWNER PARCEL 'C'**  
JON MINFORD AND  
TERRI MINFORD  
2031 MILLERS MILL ROAD  
COOKSVILLE MD. 21723

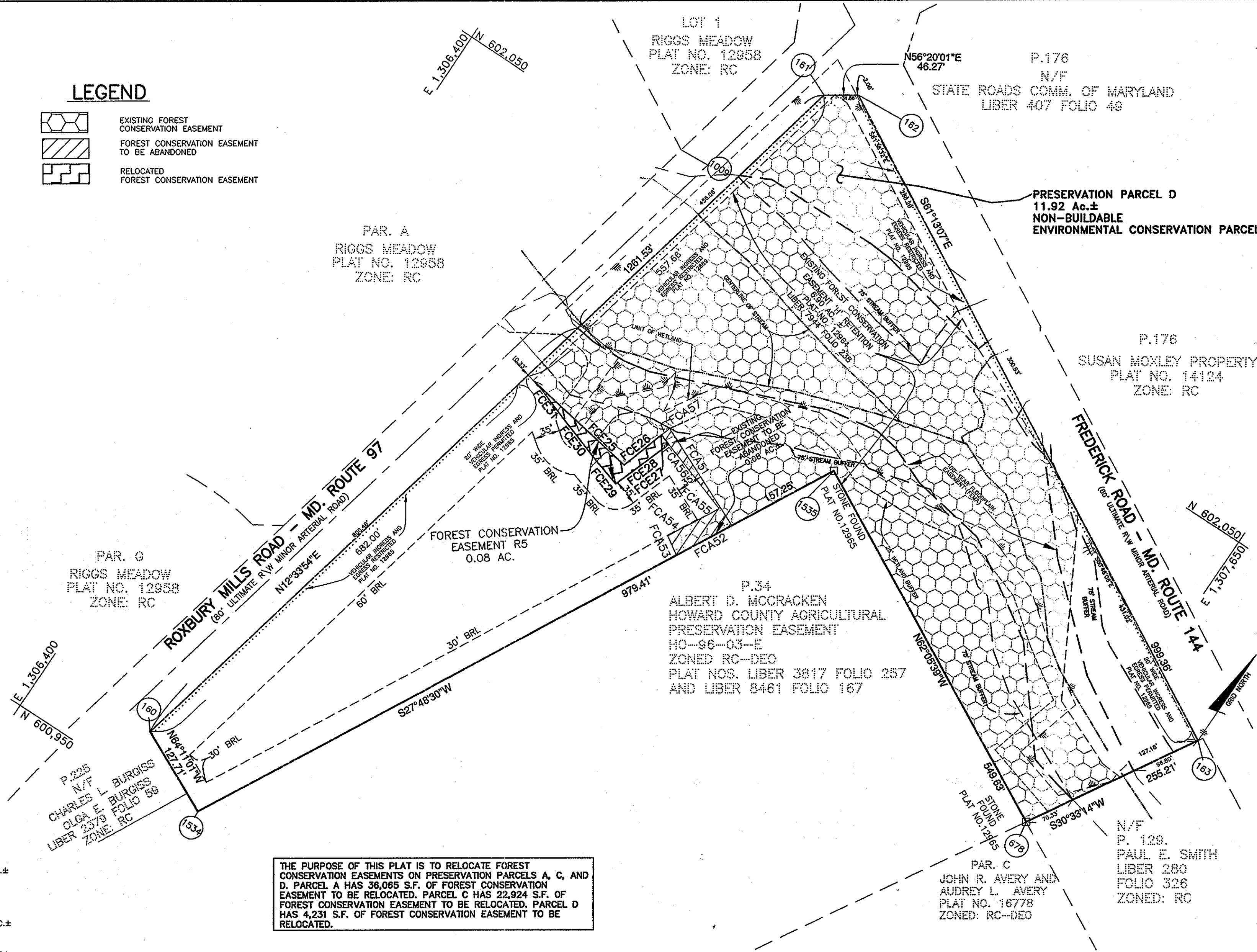
**OWNER PARCEL 'D'**  
A. BRICE RIDGELY  
MARY ANNE RIDGELY  
2125 ROUTE 97  
COOKSVILLE MD. 21723

**ENGINEER**  
BENCHMARK ENGINEERING, INC.  
8480 BALTIMORE NATIONAL PIKE SUITE 418  
ELLCOTT CITY, MARYLAND 21043  
410-465-6105

**TOTAL TABULATION THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE.....	0
NON-BUILDABLE.....	0
OPEN SPACE.....	NA
PRESERVATION PARCELS.....	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED.....	0.00 AC.±
BUILDABLE LOTS.....	0 AC.±
NON-BUILDABLE.....	0 AC.±
OPEN SPACE.....	0 AC.±
PRESERVATION PARCELS.....	11.92 AC.±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS).....	0 AC.±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED.....	11.92 AC.±

THE PURPOSE OF THIS PLAT IS TO RELOCATE FOREST CONSERVATION EASEMENTS ON PRESERVATION PARCELS A, C, AND D. PARCEL A HAS 38,065 S.F. OF FOREST CONSERVATION EASEMENT TO BE RELOCATED, PARCEL C HAS 22,924 S.F. OF FOREST CONSERVATION EASEMENT TO BE RELOCATED, PARCEL D HAS 4,231 S.F. OF FOREST CONSERVATION EASEMENT TO BE RELOCATED.



APPROVED: FOR PRIVATE WATER, PRIVATE SEWER, AND SHARED SEPTIC SYSTEMS. USE OF THE SHARED SEPTIC SYSTEM IS IN CONFORMANCE WITH THE COUNTY PLAN, HOWARD COUNTY HEALTH DEPARTMENT.

*B. Peterson for Peter B. Peterson* 12/14/2009  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*William...* 11/13/09  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kent...* 12/01/09  
DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS FINAL PLAT IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY COOKSVILLE LIMITED PARTNERSHIP TO MICHAEL J. STRADLING AND CHERYL L. STRADLING, OWNERS OF PARCEL 'A', BY DEED DATED MARCH 6, 1998 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBER 4225 FOLIO 0286, AND THAT IT IS ALL THE LAND CONVEYED BY COOKSVILLE LIMITED PARTNERSHIP TO JON MINFORD AND TERRI MINFORD, OWNERS OF PARCEL 'C', BY DEED DATED SEPTEMBER 25, 1998 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4459 AT FOLIO 256, AND THAT IT IS ALL THE LAND CONVEYED BY COOKSVILLE LIMITED PARTNERSHIP TO A. BRICE RIDGELY AND MARY ANNE RIDGELY, OWNERS OF PARCEL 'D', BY DEED DATED JUNE 30, 1999 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4803 FOLIO 0370 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THIS PLAT OF REVISION IN 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 A. Mason* 10/14/09  
DONALD A. MASON DATE:  
PROFESSIONAL LAND SURVEYOR MARYLAND REG. No.21320  
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No.351

**OWNER'S DEDICATION**  
WE, MICHAEL J. STRADLING AND CHERYL L. STRADLING, OWNERS OF PARCEL 'A', 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 23 DAY OF SEPTEMBER 2009.  
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.  
*Michael J. Stradling* 1-30-09 DATE  
MICHAEL J. STRADLING OWNER PARCEL 'A'  
*Cheryl L. Stradling* 1-30-09 DATE  
CHERYL L. STRADLING OWNER PARCEL 'A'  
*Jon Minford* 8-4-09 DATE  
JON MINFORD OWNER PARCEL 'C'  
*Terri Minford* 8-4-09 DATE  
TERRI MINFORD OWNER PARCEL 'C'  
*A. Brice Ridgely* 9-23-09 DATE  
A. BRICE RIDGELY OWNER PARCEL 'D'  
*Mary Anne Ridgely* 9-23-09 DATE  
MARY ANNE RIDGELY OWNER PARCEL 'D'

RECORDED AS PLAT NO. 20878  
ON 12/16/09 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**REVISION PLAT**  
**RIGGS MEADOW**  
PRESERVATION PARCEL A, C AND D  
AS SHOWN ON PLAT NOS. 12963-12965 AND 13877-13879

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
S-95-15 WP-96-82 P-96-20  
F-97-40 F-97-41 F-98-96  
ZONING: RC-DEO  
TAX MAP: 8  
BLOCK: 22  
P/O PARCEL: 96  
SCALE: 1" = 100'  
DATE: OCTOBER, 2008  
SHEET: 6 of 6