

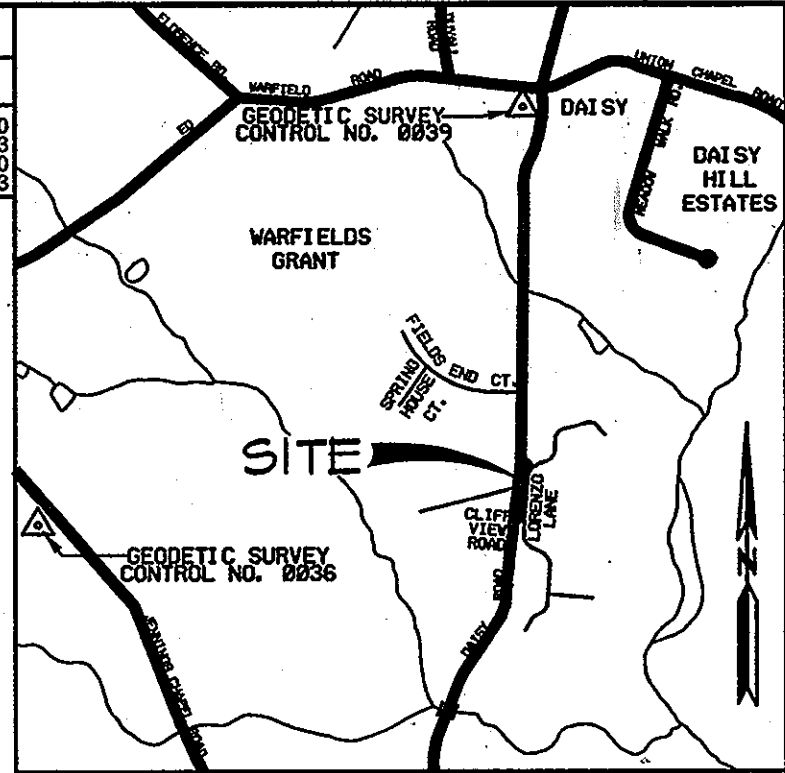
GENERAL NOTES

- THIS PLAT WAS PREPARED FROM A FIELD SURVEY PERFORMED BY KCI TECHNOLOGIES INC. ON APRIL 24, 2009
- THIS PLAT WAS PREPARED IN ACCORDANCE WITH APPROVED PLANS F-03-122.
- THE LOTS SHOWN HEREON ARE SUBJECT TO ALL THE CONDITIONS, EASEMENTS AND DEDICATIONS SHOWN ON PLAT ENTITLED "WATERFORD FARMS LOTS 1 THRU 45 AND NON-BUILDABLE PRESERVATION PARCELS A,B,C,D,E,F, AND G A SUBDIVISION OF PARCEL 13" TO THE NEW EASEMENTS CREATED BY THIS PLAT.
- SUBJECT PROPERTY ZONED RC PER THE 2/02/04 COMPREHENSIVE ZONING PLAN. THE COMP LITE ZONING AMENDMENTS ADOPTED 7/28/06
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND LIMITS, WETLANDS OR STREAM BUFFERS, FOREST CONSERVATION EASEMENT AND FLOODPLAIN WITHOUT THE PRIOR APPROVAL OF THE DEPARTMENT OF PLANNING AND ZONING.
- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 0036 AND NO. 0039
- NO BURIAL OR CEMETERY SITES ARE LOCATED ON THE SITE.
- ALL AREAS SHOWN ARE MORE OR LESS.
- THIS PLAT IS EXEMPT FROM REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL SINCE THIS IS A PLAT OF REVISION THAT DOES NOT CREATE ANY NEW LOTS.
- THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO COMPLIANCE WITH THE STRUCTURE AND USE SETBACKS FOUND IN SECTIONS 110.D AND 128 OF THE HOWARD COUNTY ZONING REGULATIONS.

NOTE

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 (DESIGNATED AS "FOREST CONSERVATION AREA", LOCATED IN, OVER AND THROUGH THE LOTS 116, 188 AND 217, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA, AND ALL CONVEYANCES OF 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 A DEED(S) 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 CASE OF A FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE 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.

RIGHT-OF-WAY CURVE DATA						FIRE SUPPRESSION TANK EASEMENT LINE DATA			TEMP. CONSTRUCTION EASEMENT LINE DATA			BOUNDARY COORDINATE DATA		COORDINATE DATA				
No.	Delta	Tangent	Arc	Radius	Chord	Chord Bearing	No.	Bearing	Dist	No.	Bearing	Dist	No.	Northing	Easting	No.	Northing	Easting
C1	42°20'28"	65.84'	125.63'	170.00'	122.79'	S 25°46'01" W	L1	S 83°15'43" E	55.23'	TC01	S 83°15'43" E	65.23'	109	588673.5094	1292613.0871	130	588077.0800	1292601.6700
							L2	S 06°44'17" W	16.50'	TC02	S 06°44'17" W	40.00'	110	588465.3757	1292591.5591	131	588093.5804	1292543.8193
							L3	N 83°15'43" W	55.23'	TC03	N 83°15'43" W	65.23'	111	588026.4446	1292540.0712	132	588060.8940	1292599.7340
							L4	N 06°44'17" E	16.50'	TC04	N 06°44'17" E	13.50'	112	587999.5998	1292582.1375	133	588067.1744	1292544.8833
										TC05	N 06°44'17" E	10.00'	113	587897.8952	1292582.0730			
													114	589020.9119	1292608.0017			
													115	588462.9425	1292644.5796			
													116	588573.5228	1292697.9577			
													119					

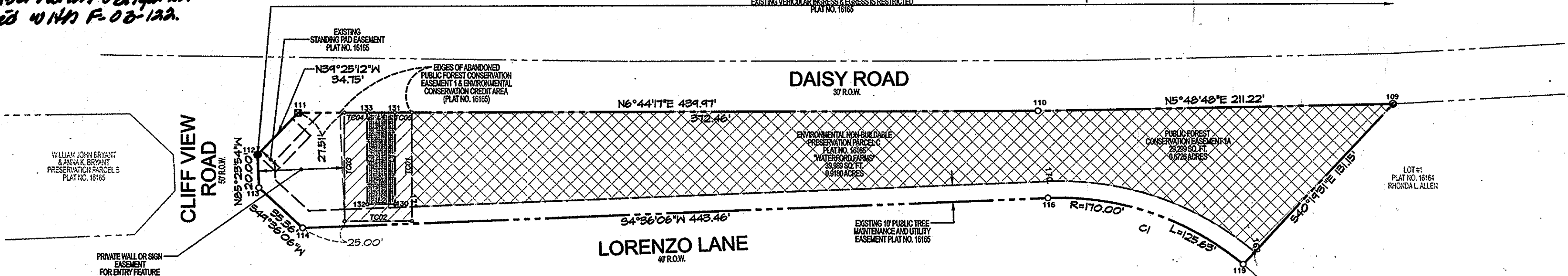


VICINITY MAP
SCALE: 1" = 2000'
ADC MAP 4811 GRID J5



- THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED IN THE EXISTING ON-SITE POND AS SHOWN ON A PLAT ENTITLED "WATERFORD FARMS LOTS 1 THRU 45 AND NON-BUILDABLE PRESERVATION PARCELS A,B,C,D,E,F, AND G, A SUBDIVISION OF PARCEL 13."

13. The forest conservation obligation was satisfied with F-03-122.



LEGEND

- EDGE OF ABANDONED PUBLIC FOREST CONSERVATION EASEMENT 1 LINE & ENVIRONMENTAL CONSERVATION CREDIT AREA (PLAT NO. 16165)
- PROPERTY LINE OF ENVIRONMENTAL NON-BUILDABLE PRESERVATION PARCEL C
- FIRE SUPPRESSION WATER TANK EASEMENT LINE
- TEMPORARY CONSTRUCTION EASEMENT LINE
- CONCRETE MONUMENT FOUND
- PIN & CAP FOUND
- IRON BAR FOUND
- PUBLIC FIRE SUPPRESSION WATER TANK EASEMENT
911 SQ. FT. OR 0.0209 ACRES
- TEMPORARY CONSTRUCTION EASEMENT
1,698 SQ. FT. OR 0.0390 ACRES
- REVISED PUBLIC FOREST CONSERVATION EASEMENT 1A & ENVIRONMENTAL CONSERVATION CREDIT AREA (PLAT NO. 16165)
29,299 SQ. FT. OR 0.6726 ACRES

OWNER/DEVELOPER
LOT PARCEL C
NAME: RHONDA ALLEN
ADDRESS: 3115 LORENZO LANE
WOODBINE, MARYLAND 21797

KCI TECHNOLOGIES
ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS
936 RIDGEBROOK ROAD
SPARKS, MARYLAND 21152
TELEPHONE: (410) 316-7800
FAX: (410) 316-7818

THE REQUIREMENTS 3-108, 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.

Charles S. Ruzicka 4-8-10
DATE
Rhonda Allen 9/10/10
DATE
OWNER
Janet 12/10/10
DATE
HOWARD COUNTY, MARYLAND

AREA TABULATION

1. TOTAL NUMBER OF PARCELS TO BE RECORDED THIS SHEET	
BUILDABLE	0
NON-BUILDABLE	1
OPEN SPACE	0
PRESERVATION PARCELS	1
2. TOTAL AREA OF PARCELS	
BUILDABLE	0.0000 ACRES
NON-BUILDABLE	0.9180 ACRES
OPEN SPACE	0.0000 ACRES
PRESERVATION PARCELS	0.9180 ACRES
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS:	
	0.0000 ACRES
D. TOTAL AREA OF SUBDIVISION	
	0.9180 ACRES

THE PURPOSE OF THIS REVISION PLAT IS TO REDUCE THE AREA OF THE PUBLIC FOREST CONSERVATION EASEMENT, AND TO CREATE A PUBLIC FIRE SUPPRESSION WATER TANK EASEMENT ACROSS ENVIRONMENTAL NON-BUILDABLE PRESERVATION PARCEL "C".

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

B. Nylon for Pster Beilensen 1/2/2011
DATE
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief Development Engineering Division 1/19/11
DATE
Rest Shehrokh 1/20/11
DATE
DIRECTOR

OWNERS CERTIFICATE

I, RHONDA ALLEN, OWNER OF ENVIRONMENTAL NON-BUILDABLE PARCEL C, AS SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF REVISION, 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:

- 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;
- 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;
- 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 10th DAY OF September 2010.

Rhonda Allen
OWNER
RHONDA ALLEN
3115 LORENZO LANE
WOODBINE, MARYLAND 21797

Kara
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY WATERFORD PARCEL 13, LLC TO RHONDA ALLEN BY DEED DATED SEPTEMBER 21, 2007 AND RECORDED AT LIBER 10917, FOLIO 311, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND THAT MONUMENTS ARE IN PLACE IN ACCORDANCE WITH SECTION 3-108 OF THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Charles S. Ruzicka
DATE
4-8-10
DATE
CHARLES S. RUZICKA
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21169

RECORDED AS PLAT NO. 21473 ON 2/17/11
AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF REVISION

WATERFORD FARMS
ENVIRONMENTAL NON-BUILDABLE PRESERVATION PARCEL C

TAX MAP #20 GRID 6 PARCEL 139 LOT PAR. C ZONING RC
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' APRIL 8, 2010 SHEET 1 OF 1

COMP. R.S.P. DRAFT. M.J.W. DESIGN M.J.W. CHECKED R.S.P.

PLOT #TED: 11123 AM on Friday, April 09, 2010
BY: Ryan Shumaker Division: P092 Survey GMA Emp
FILE: M:\2007\01071378\11\Surveys\Waterford Farms RT-08\Drawings\V-Doisey Road-RP RT-08.dgn