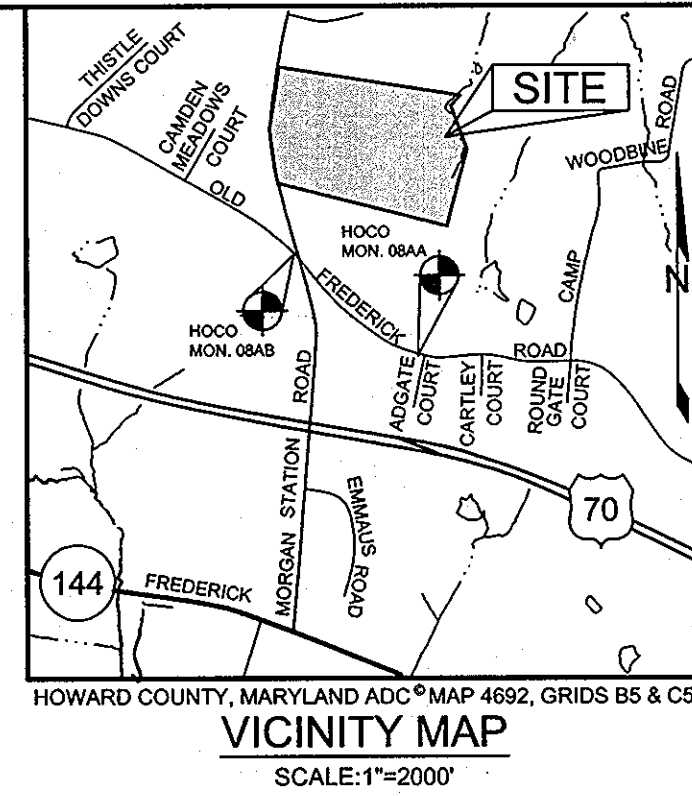
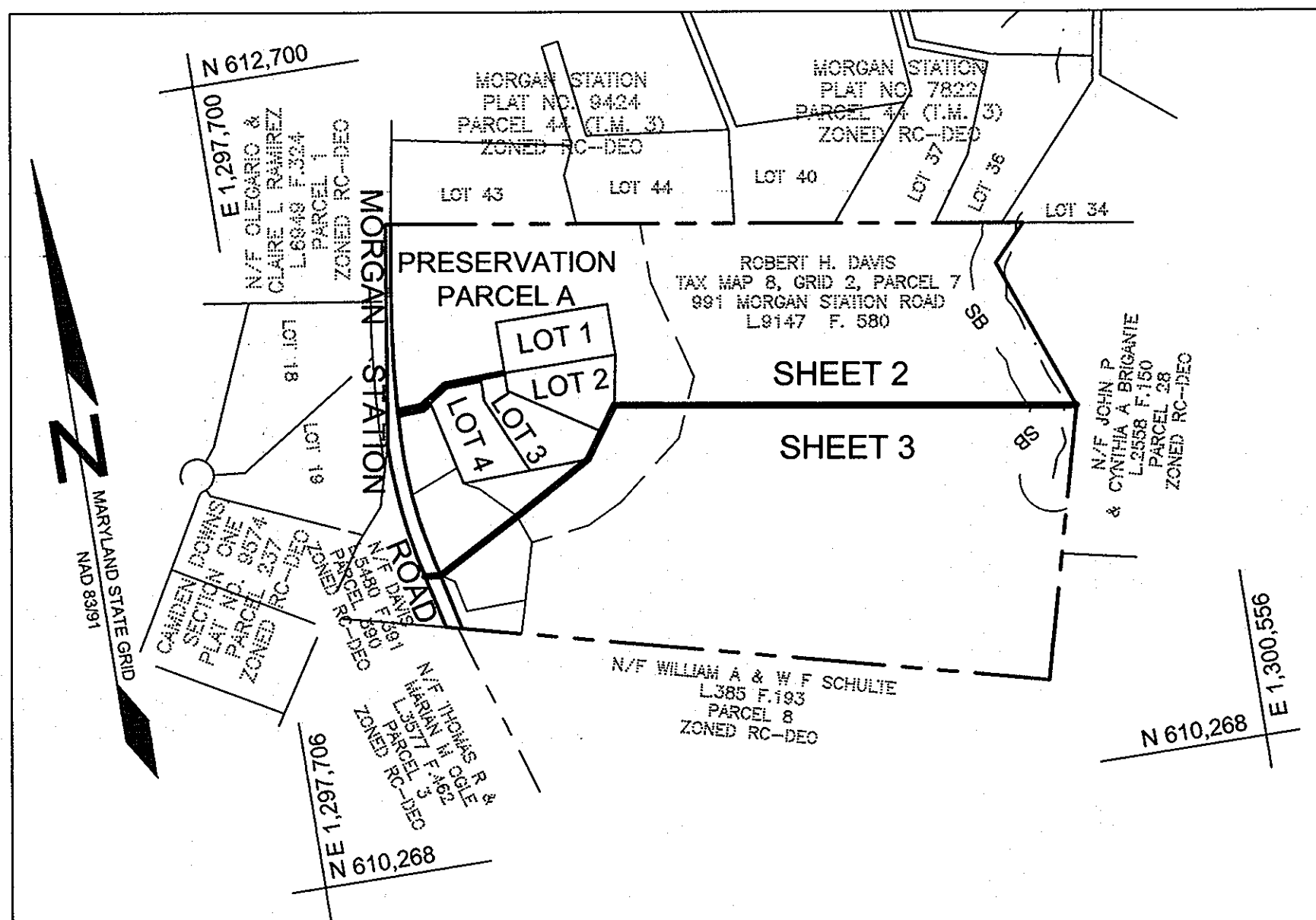


- GENERAL NOTES CONTINUED:
- PARCEL 380 AS SHOWN ON TAX MAP 8, GRID 2 IS MISPLACED, AND THE CORRECT LOCATION OF THE AFORESAID PARCEL IS SHOWN HEREON.
  - THE FOLLOWING EASEMENTS AFFECT THE SUBJECT PROPERTY, BUT ARE NON-GRAPHIC IN NATURE:
    - EASEMENT TO CONSOLIDATED GAS ELECTRIC LIGHT AND POWER COMPANY OF BALTIMORE DATED JUNE 3, 1947 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER MWB 199 AT FOLIO 249.
    - EASEMENT TO BALTIMORE GAS AND ELECTRIC COMPANY DATED MAY 14, 1969 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 332 AT FOLIO 564.
  - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN, STEEP SLOPES AND FOREST CONSERVATION EASEMENT AREAS.
  - THIS PLAN COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY THE OFF-SITE RETENTION OF 2.20 ACRES (95,832 SF) OF FOREST ON PRESERVATION PARCEL A. NO SURETY IS REQUIRED FOR THE OFF-SITE RETENTION, HOWEVER A DEED OF FOREST CONSERVATION EASEMENT IS REQUIRED AND HAS BEEN EXECUTED WITH DPW.
  - THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
  - LANDSCAPING FOR LOTS 1 THRU 4 IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 35 PERIMETER SHADE TREES (12 SHADE TREES & 12 EVERGREENS FOR LOT 1 IN THE AMOUNT OF \$5,400, 3 SHADE TREES & 2 EVERGREENS FOR LOT 2 IN THE AMOUNT OF \$1,200, 3 SHADE TREES & 2 EVERGREENS FOR LOT 3 IN THE AMOUNT OF \$1,200, AND 7 SHADE TREES & 4 EVERGREENS FOR LOT 4 IN THE AMOUNT OF \$2,700) WILL BE PAID AT THE TIME OF ISSUANCE OF THE BUILDER'S GRADING PERMIT.
  - THIS PROPERTY IS SUBJECT TO STORMWATER MANAGEMENT OBLIGATIONS AND WILL BE TREATED BY ROOFTOP DISCONNECTION AND NON-ROOFTOP DISCONNECTION.
  - NO WETLANDS EXIST ON-SITE IN THE AREA OUTSIDE OF THE EXISTING PRESERVATION EASEMENT PER SITE INVESTIGATION BY SILL, ADCOCK & ASSOCIATES, LLC IN JUNE 2010. ASSESSMENT OF THE EXISTING PRESERVATION EASEMENT HAS BEEN EXCLUDED AS IS PERMITTED BY SECTION 16.116(a)(4) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE AREA OUTSIDE OF THE PRESERVATION EASEMENT HAS BEEN INCLUDED IN THE ASSESSMENT DUE TO RETENTION OF "OFF-SITE" FOREST ON PRESERVATION PARCEL A.
  - NO CEMETERIES, HISTORIC STRUCTURES, FLOODPLAINS, WETLANDS, STREAMS OR THEIR BUFFERS, OR STEEP SLOPES EXIST ON-SITE IN THE AREA OUTSIDE OF THE EXISTING PRESERVATION EASEMENT. SEE ABOVE NOTE REGARDING EXCLUSION OF THE EXISTING PRESERVATION EASEMENT.
  - THE PROPERTY WITHIN THE EXISTING PRESERVATION EASEMENT IS ENCUMBERED BY A PRESERVATION EASEMENT AGREEMENT HELD BY HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PORTION OF THE PARCEL WITHIN THE EASEMENT AND OUTLINES THE RESTRICTIONS AND PERMITTED USES ASSOCIATED WITH THE EASEMENT AGREEMENT SPECIFIED WITHIN THE DEED OF PRESERVATION EASEMENT RECORDED CONCURRENTLY WITH THE PLAT OF AGRICULTURAL EASEMENT, DENSITY SENDING, DAVIS PROPERTY, PLAT NO. 18989.
  - ONE DENSITY UNIT (4.25 ACRES) HAS BEEN RETAINED FOR A RESIDENTIAL UNIT ON THE 38.25 ACRE PRESERVATION EASEMENT, THEREFORE, NO DENSITY REMAINS WITHIN THE EASEMENT AREA FOR EXCHANGE.
  - BUILDABLE PRESERVATION PARCEL 'A' IS BEING PROPOSED AS A BUILDABLE PARCEL. ONE (1) HOUSING ALLOCATION ALLOWING ONE (1) BUILDABLE UNIT SHALL BE UTILIZED. IT WILL BE PRIVATELY OWNED. IT IS ENCUMBERED BY AN AGRICULTURAL EASEMENT HELD BY THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM, #HO-06-09-PPSD. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNERS AND ENUMERATES THE USES PERMITTED ON THE PROPERTY. IT SHALL ENCOMPASS ALL THE ENVIRONMENTALLY SENSITIVE AREAS INCLUDING WETLANDS, STREAMS AND THEIR BUFFER, 100 YEAR FLOODPLAIN AND FOREST CONSERVATION, IF APPLICABLE.
  - THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
  - FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
  - THIS SITE IS SUBJECT TO WP-10-121 APPROVED ON JUNE 15, 2010 TO WAIVE SECTION 16.145(A) WHICH REQUIRES THE SUBMISSION OF A PRELIMINARY EQUIVALENT SKETCH (PES) PLAN FOR ALL MAJOR SUBDIVISIONS IN THE RC ZONING DISTRICT. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
    - COMPLIANCE WITH THE DEVELOPMENT ENGINEERING DIVISION (DED) COMMENTS IS REQUIRED AT THE FINAL PLAN STAGE.
    - COMPLIANCE WITH ALL SRC AGENCY COMMENTS GENERATED WITH THE REVIEW OF THE FINAL SUBDIVISION PLAN.
  - THE DEPARTMENT OF PLANNING AND ZONING IS NOT APPROVING OR ENDORSING THE PROPOSED TENANT HOUSE AS SHOWN ON THE SUPPLEMENTAL PLAN. THE NEED AND LOCATION FOR A TENANT HOUSE LOCATED ON AN AGRICULTURAL PRESERVATION PARCEL MUST BE APPROVED BY THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION BOARD.
  - PREVIOUS DPZ FILE NO.s: WP-10-121; RE-07-001(S-4); P.N. 18989; RE-07-001 P.N. 18994; ECP-10-003



LOCATION MAP  
SCALE: 1" = 500'

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 07/28/08.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 08AA AND NO. 08AB. DENOTES APPROXIMATE CONTROL STATION LOCATION (SEE VICINITY MAP).
  - STATION 08AA N 609,215.0148 E 1,299,547.5517
  - STATION 08AB N 610,602.2857 E 1,297,911.2115
- DENOTES IRON PIPE FOUND.
  - ⊗ DENOTES REBAR AND CAP FOUND.
  - ⊠ DENOTES CONCRETE MONUMENT OR STONE FOUND.
  - ⊡ DENOTES REBAR AND CAP SET.
  - DENOTES CONCRETE MONUMENT SET.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SF AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- ALL AREAS SHOWN HEREON ARE MORE OR LESS (+/-).
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS AND SPECIFICATIONS, UNLESS WAIVERS HAVE BEEN APPROVED.
- SITE ADDRESS: 991 MORGAN STATION ROAD, WOODBINE MARYLAND 21797
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH, 2005, BY CHARLES P. JOHNSON & ASSOCIATES, LLC.
- A TRAFFIC STUDY WAS PERFORMED BY MARS GROUP DATED DECEMBER 2009.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING 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 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT 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;
  - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
- PRIVATE WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.112B OF THE HOWARD COUNTY CODE.
- THERE ARE EXISTING DWELLING/STRUCTURES LOCATED ON PRESERVATION 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 REGULATION REQUIREMENTS.

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA (SF)	PIPESTEM AREA (SF)	MINIMUM LOT SIZE (SF)
1	53,413±	2,092±	51,321±
2	48,494±	2,097±	46,397±
3	51,406±	1,655±	49,751±
4	50,230±	628±	49,602±

DENSITY TABULATION CHART-1 UNIT = 4.25 ACRES

	FIRST EXCHANGE RE-07-001-9(S-4)	THIS PLAT F-11-055
TOTAL PARCEL ACREAGE	57.3084*	57.2915*
PRESERVATION PARCEL ACREAGE	38.25**	51.7396***
TOTAL ACREAGE SENDING DENSITY FOR OFF-SITE	38.25**	0
TOTAL ACREAGE CALCULATING ON-SITE DENSITY	0	19.05
DEO UNITS CREATED	0	0
DEO UNITS SENT	0	0
CEO UNITS CREATED	9**	0
CEO UNITS SENT	8**	0
ACREAGE OF REMAINING EASEMENT	4.25**	19.05+1 CEO UNIT
RECEIVING PARCEL INFORMATION	WALNUT GROVE (P-05-05)	NA
REMAINING ACREAGE FOR FUTURE DENSITY TABULATION	19.05	2.05****
MAXIMUM (ON-SITE) DENSITY ALLOWED	1**	4 CLUSTER LOTS (+1 REMAINING CEO UNIT-PRESERVATION PARCEL A)**
PROPOSED (ON-SITE) DENSITY	1**	4 CLUSTER LOTS (+1 REMAINING CEO UNIT-PRESERVATION PARCEL A)**

\* ACREAGE ADJUSTMENTS AS A RESULT OF SURVEY DISCREPANCY=0.169 ACRES  
 \*\* DENSITY CALCULATION FOR FIRST EXCHANGE: 38.25 ACRES=9 CEO UNITS OF WHICH 8 CEO UNITS WERE SENT TO THE FINAL PLAN, F-06-031-WALNUT GROVE UNDER RE-07-001, PLAT NO. 18994; AND 1 CEO UNIT WAS RETAINED FOR THE EXISTING RESIDENCE LOCATED WITHIN THE 38.25 ACRE PRESERVATION PARCEL EASEMENT  
 \*\*\* DENSITY CALCULATION FOR THIS PLAT, F-11-055: THE REMAINING 19.05 OF THE PARCEL OUTSIDE OF THE EXISTING PRESERVATION EASEMENT ALLOWS FOR 4 CLUSTER LOTS BASED ON 4.25 ACRES PER UNIT WITH A FINAL REMAINDER OF 2.05 ACRES. THE ADDITIONAL PRESERVATION AREA RESULTING FROM THE CLUSTER SUBDIVISION WILL BE MERGED WITH THE EXISTING PRESERVATION EASEMENT TO CREATE BUILDABLE PRESERVATION PARCEL A. THIS BUILDABLE PRESERVATION PARCEL RETAINS ONE CEO UNIT FROM THE INITIAL EXCHANGE (RE-07-001(S4)) TO ACCOUNT FOR THE EXISTING DWELLING. THEREFORE, F-11-055 RESULTS IN FOUR (4) LOTS AND ONE (1) BUILDABLE PRESERVATION PARCEL FOR A MAXIMUM DENSITY OF 5 UNITS.  
 \*\*\*\* DENSITY FOR THIS PARCEL FOR BOTH ON-SITE DENSITY AND OFF-SITE CEO EXCHANGE IS EXHAUSTED WITH THE RECORDATION OF THIS PLAT

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 D. Adcock* 10/4/11  
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE

*Robert H. Davis* 10/4/11  
ROBERT H. DAVIS DATE

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 LOT(S)/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOT(S)/PARCELS SHALL BE SUBJECT TO EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. 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 OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION 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 EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

AREA TABULATION CHART (TOTAL)

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 5
  - BUILDABLE LOTS: 4
  - BUILDABLE PRESERVATION PARCELS: 1
- TOTAL AREA OF LOTS AND/OR PARCELS
  - BUILDABLE LOTS: 4.6727 AC
  - BUILDABLE PRESERVATION PARCELS: 51.7396 AC
- TOTAL AREA OF ROADWAY TO BE RECORDED: 0.8792 AC
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 57.2915 AC

HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

*B. Wilson for Peter Bruleman* 10/27/11  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Edwards* 11-3-11  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kat Schuchman* 11-03-11  
DIRECTOR DATE

DEDICATION FOR INDIVIDUALS

I, ROBERT H. DAVIS, 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 ROAD 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 ERRECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 4th DAY OF Oct., 2011

*Robert H. Davis* 10/4/11  
ROBERT H. DAVIS DATE

*M. Jung Rutter* 10/4/11  
WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE SUBDIVISION OF ALL THE LANDS CONVEYED BY WILLIAM H. DAVIS AND ROBERT H. DAVIS TO ROBERT H. DAVIS BY DEED DATED THE 8TH OF MARCH, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 9147, FOLIO 580, AND A SUBDIVISION OF PARCEL 7 AS SHOWN ON A PLAT OF AGRICULTURAL EASEMENT DENSITY SENDING AT THE "DAVIS PROPERTY" AND RECORDED AS PLAT NO. 18989, AND THAT ALL MONUMENTS ARE CORRECTLY PLACED 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, TITLE 9, SUBTITLE 13, CHAPTER 06, REGULATION 06-10-01 AND THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAFTING AND THE SURVEY WORK REFLECTED IN IT, AND IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND TITLE 9, SUBTITLE 13, CHAPTER 06, REGULATION 06-10-01.

*Michael D. Adcock* 10/4/11  
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE  
MD. REG. NO. 21257, EXPIRATION DATE: 06-16-2013

RECORDED AS PLAT NUMBER 21742 ON 11/10/11 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE PARCEL 7, TO INCLUDE 4 BUILDABLE LOTS, AND A BUILDABLE PERSEVERATION PARCEL.

OWNER  
ROBERT H. DAVIS  
991 MORGAN STATION ROAD  
WOODBINE, MD 21797

AGRICULTURAL PRESERVATION SUBDIVISION PLAT  
ROBERT H. DAVIS PROPERTY  
LOTS 1 THRU 4  
& BUILDABLE PRESERVATION PARCEL A

TAX MAP 8 GRID 2, PARCEL 7  
4TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
ZONED: RC-DEO

PREVIOUS DPZ NO.S: WP-10-121; RE-07-001(S-4); P.N. 18989; RE-07-001; P.N. 18994; ECP-10-003

SCALE: AS SHOWN  
SHEET 1 OF 3

DATE: SEPTEMBER 28, 2011 SHEET 1 OF 3 DRAWN BY: AEM

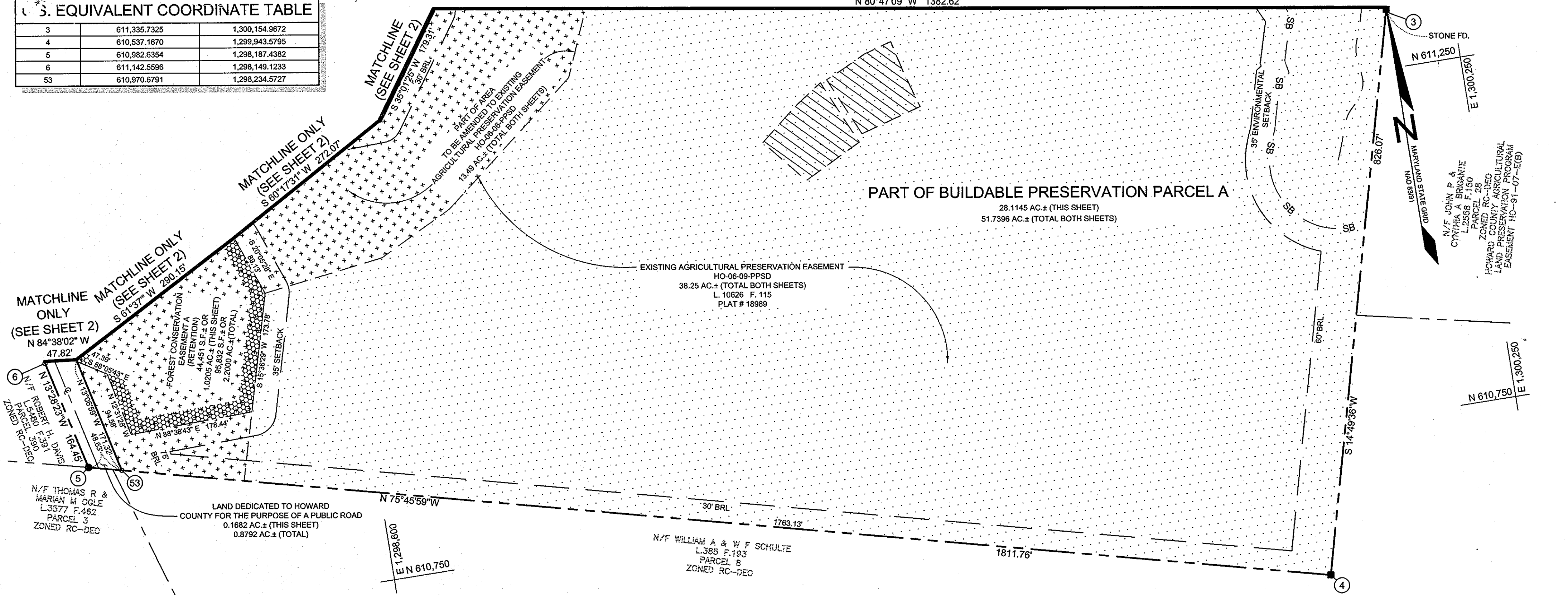




**3. EQUIVALENT COORDINATE TABLE**

3	611,335.7325	1,300,154.9672
4	610,537.1670	1,299,943.5795
5	610,982.6354	1,298,187.4382
6	611,142.5596	1,298,149.1233
53	610,970.6791	1,298,234.5727

MATCHLINE ONLY (SEE SHEET 2)  
N 80°47'09" W 1382.62'



**PLAN VIEW**  
SCALE: 1" = 100'

**LEGEND**

- EXISTING AGRICULTURAL PRESERVATION EASEMENT
- AREA TO BE AMENDED TO EXISTING AGRICULTURAL PRESERVATION EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT

**AREA TABULATION CHART (THIS SHEET)**

1. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 5
  - A. BUILDABLE LOTS: 0
  - B. BUILDABLE PRESERVATION PARCELS: 1
2. AREA OF LOTS AND/OR PARCELS
  - A. BUILDABLE LOTS: 0.0000 AC
  - B. BUILDABLE PRESERVATION PARCELS: 28.1145 AC
3. AREA OF ROADWAY TO BE RECORDED: 0.1682 AC
4. AREA OF SUBDIVISION TO BE RECORDED: 28.2827 AC

THE REQUIREMENTS §3-106, 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 D. Adcock* 10/4/11  
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE

*Robert H. Davis* 10/4/11  
ROBERT H. DAVIS DATE

**OWNER**

ROBERT H. DAVIS  
991 MORGAN STATION ROAD  
WOODBINE, MD 21797

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

*William for Peter Beulerson* 10/27/11  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD PLANNING AND ZONING  
*Chad Chandra* 11-3-11  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Keith Shulkin* 11-03-11  
DIRECTOR DATE

**DEDICATION FOR INDIVIDUALS**

I, ROBERT H. DAVIS, 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 ROAD 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 ERRECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 10th DAY OF OCTOBER, 2011.  
*Robert H. Davis* 10/4/11  
ROBERT H. DAVIS DATE

*M. Jeung Kutter* 10/4/11  
WITNESS DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY WILLIAM LEAVES AND ROBERT H. DAVIS TO ROBERT H. DAVIS BY DEED DATED THE 8TH OF MARCH, 2005 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 9147, FOLIO 589, ALSO A SUBDIVISION OF PARCEL 7 AS SHOWN ON A PLAT OF AGRICULTURAL EASEMENT DENSITY BOUNDING PARCEL 7 "DAVIS PROPERTY" AND RECORDED AS PLAT NO. 18989, AND THAT ALL MODIFICATIONS ARE MADE 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, AND THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED IN IT, AND IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND, TITLE 9, SUBTITLE 13, CHAPTER 06, REGULATIONS FOR PROFESSIONAL LAND SURVEYING.

*Michael D. Adcock* 10/4/11  
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE  
MD. REG. NO. 21257, EXPIRATION DATE: 06-16-2013

RECORDED AS PLAT NUMBER 21744  
ON 11/10/11 IN THE LAND RECORDS OF  
HOWARD COUNTY, MARYLAND

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE PARCEL 7, TO INCLUDE 4 BUILDABLE LOTS, AND A BUILDABLE PERSEVERATION PARCEL.

**AGRICULTURAL PRESERVATION SUBDIVISION PLAT**  
**ROBERT H. DAVIS PROPERTY**  
LOTS 1 THRU 4  
& BUILDABLE PRESERVATION PARCEL A

TAX MAP 8 GRID 2, PARCEL 7  
4TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
ZONED: RC-DEO

PREVIOUS DPZ NO.S: WP-10-121; RE-07-001(S-4); P.N. 18989; RE-07-001; P.N. 18994; EPC-10-003  
SCALE: AS SHOWN  
SHEET 3 OF 3

DATE: SEPTEMBER 28, 2011 DRAWN BY: AEM

**Sill · Adcock & Associates · LLC**  
Engineers · Surveyors · Planners  
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Ellicott City, Maryland 21043  
Phone: 443.325.7682 Fax: 443.325.7685  
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