

FOREST CONSERVATION EASEMENT					
LINE	DIRECTION	DISTANCE	LINE		
F1	N85°55'17"E	418.84	F27	N54°02'16"W	34.67
F2	S52°21'02"E	28.24	F28	N68°54'54"W	36.49
F3	S62°12'33"E	22.78	F29	N49°16'13"W	72.86
F4	S73°48'37"E	41.28	F30	S37°55'47"W	12.13
F5	S67°08'19"E	17.18	F31	N63°28'32"W	52.81
F6	S81°11'18"E	63.38	F32	N58°28'23"W	13.48
F7	S56°25'27"E	12.47	F33	N53°36'42"W	50.80
F8	S38°44'52"E	46.17	F34	N73°15'47"W	34.75
F9	S29°55'35"E	24.73	F35	S88°36'54"W	15.26
F10	S14°08'06"E	24.49	F36	N23°19'23"W	8.69
F11	S20°54'45"W	23.60	F37	N07°26'10"E	18.99
F12	S02°20'41"W	27.69	F38	N29°40'04"W	102.86
F13	S03°42'19"E	35.27	F39	N46°38'16"W	15.02
F14	S57°42'44"E	17.24	F40	N80°33'19"W	16.48
F15	N84°47'55"E	73.89	F41	S86°58'02"W	39.39
F16	S48°01'11"E	44.12	F42	S70°50'26"W	13.58
			F43	S44°55'02"W	182.20
			F44	N13°37'03"W	169.84
F19	S41°03'28"W	0.84	F45	S37°39'13"W	1.95
F20	S62°11'04"W	33.65	F46	S48°24'17"E	11.63
F21	S69°35'59"W	26.69	F47	S03°36'23"W	13.48
F22	N68°47'40"W	39.34	F48	S31°11'01"E	20.62
F23	N46°06'21"W	23.95	F49	S32°43'19"E	22.49
F24	S83°43'40"W	47.22	F50	S35°43'48"E	22.90
F25	N73°14'04"W	25.43			

GENERAL NOTES

- DENOTES 4" X 4" X 3' 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 SHOWN HEREON ARE BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 3488 AND NO. 3542, PER PREVIOUSLY RECORDED PLAT NUMBER 13934.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENT BOUNDARY SURVEY PERFORMED ON OR ABOUT SEPTEMBER, 1994, BY TSA GROUP, INC.
- THE SUBJECT PROPERTY IS ZONED B-2 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATIONS, EFFECTIVE 7/28/06.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLAND, WETLAND BUFFER, STREAM BUFFER OR FOREST CONSERVATION AREAS.
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA) LOCATED IN, ON, OVER AND THROUGH PARCEL "A-1" OR PORTION THEREOF AS SHOWN ON THIS PLAT. ANY AND ALL CONVEYANCES OF THE APRESAID LOTS OR PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S) OR PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER THE DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF A FOREST CONSERVATION EASEMENT(S), UPON THE 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.

- THE FOREST CONSERVATION EASEMENT IS EXISTING AND WAS ESTABLISHED AS PART OF SDP-96-28 TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOREST CONSERVATION ACT. THE ABANDONMENT OF 1,724 SQUARE FEET OF FOREST CONSERVATION AREA RESULTS IN A FEE OF \$2,155.00 (1,724 SF * \$1.25/SF = \$2,155.00). 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.

- DENOTES FOREST CONSERVATION EASEMENT.
- STORMWATER MANAGEMENT FOR THIS SITE HAS BEEN PROVIDED BY A RETENTION FACILITY BUILT AS PART OF SDP-96-28.
- WATER AND SEWER SERVICE TO THESE LOTS WAS GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- THERE ARE EXISTING STRUCTURES LOCATED ON PARCEL "A-1" TO REMAIN, NO BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- XXX DENOTES PRIVATE SWM AND UTILITY EASEMENT.
- AN ENVIRONMENTAL FIELD REVIEW WAS CONDUCTED BY ECO-SCIENCE PROFESSIONALS, INC. IN OCTOBER 2010 AND A COMBINATION OF WETLANDS, INTERMITTENT AND PERENNIAL STREAMS WERE DETECTED UPON THE FIELD REVIEW.

LEGEND

LIMIT OF WETLAND (W12)

FOREST CONSERVATION LINE DESIGNATION (F12)

COORDINATE DESIGNATION (310)

TOTAL TABULATION THIS SUBMISSION

TOTAL NUMBER OF PARCELS TO BE RECORDED.....	1
TOTAL AREA OF PARCELS TO BE RECORDED.....	8.78 Ac.±
TOTAL AREA ROAD DEDICATION TO BE RECORDED INCLUDING WIDENING STRIPS.....	0.00 Ac.±
TOTAL GROSS AREA OF THIS PLAT TO BE RECORDED.....	8.78 Ac.±

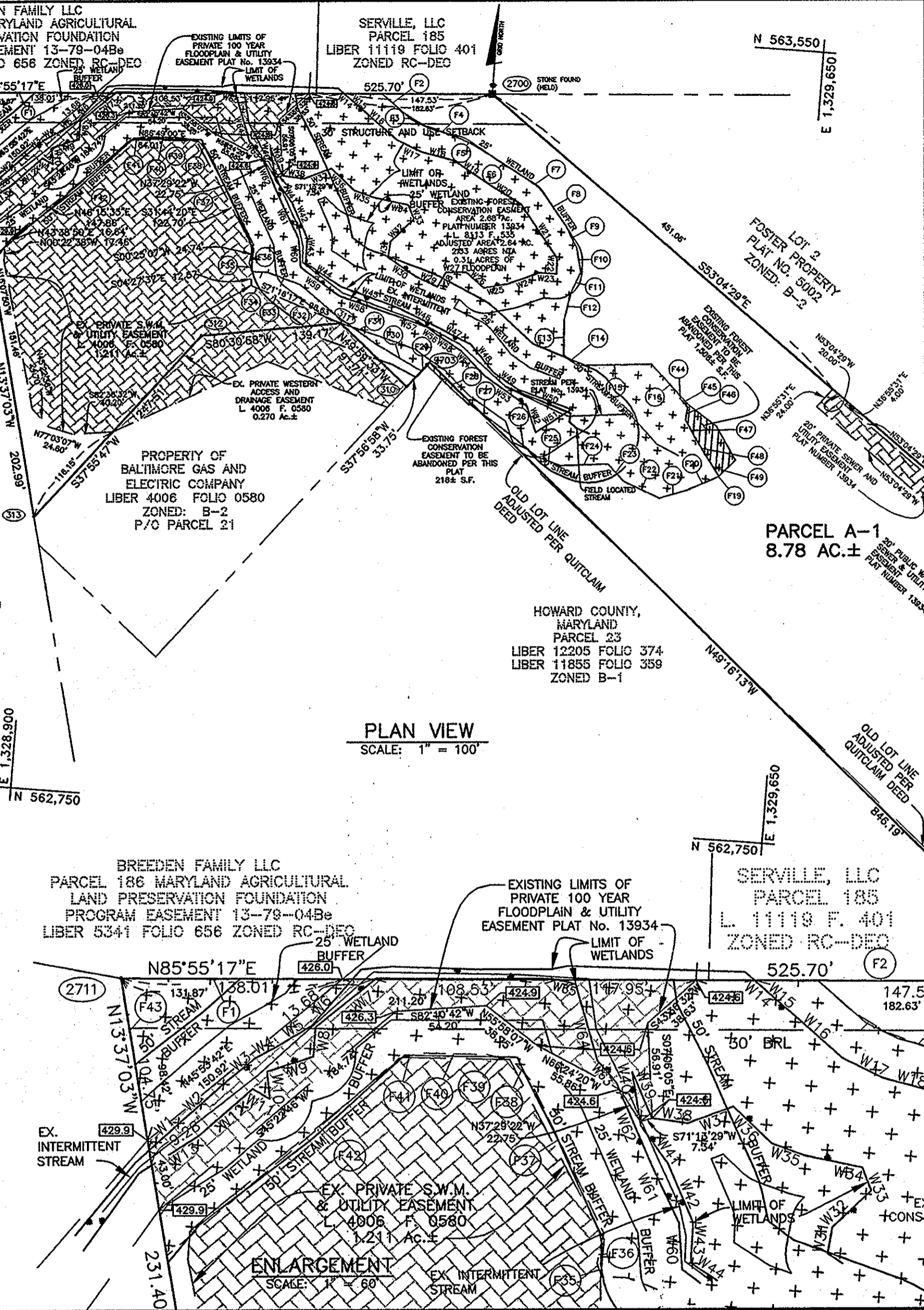
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS.

Brian P. Peterson 6/20/2011
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Donald A. Mason 6/8/11
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Keith Sheehan 6/23/11
DIRECTOR DATE



PLAN VIEW
SCALE: 1" = 100'

ENLARGEMENT
SCALE: 1" = 60'

WETLAND LINE TABLE

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
W1	N43°16'10"E	25.56	W34	N82°02'51"W	35.71
W2	N44°23'03"E	36.07	W35	N73°46'09"W	20.46
W3	N46°24'32"E	22.05	W36	N50°11'14"W	31.94
W4	N57°21'14"E	15.92	W37	S85°29'36"W	28.98
W5	N54°20'43"E	23.46	W38	N86°16'02"W	21.51
W6	N36°13'44"E	36.91	W39	N28°02'16"W	29.93
W7	S46°33'09"W	46.09	W40	S13°41'33"W	32.72
W8	S00°09'28"E	17.70	W41	S38°27'17"E	28.03
W9	S67°37'32"W	28.76	W42	S26°58'28"E	39.27
W10	S09°51'01"E	16.26	W43	S01°03'17"E	26.03
W11	N64°32'34"W	11.85	W44	S80°18'56"E	42.78
W12	S44°28'41"W	42.32	W45	S74°13'19"E	59.84
W13	S33°07'26"W	33.60	W46	S67°40'01"E	36.38
W14	S52°23'48"E	4.93	W47	S66°53'05"E	45.79
W15	S52°46'55"E	29.79	W48	S42°34'00"E	35.64
W16	S52°29'17"E	35.15	W49	S59°08'44"E	30.23
W17	S67°57'50"W	34.50	W50	S73°32'45"E	66.36
W18	S70°09'12"E	34.90	W51	S51°48'23"W	42.20
W19	S59°21'48"E	42.39	W52	N22°60'29"W	28.48
W20	S66°07'34"E	37.52	W53	N88°26'29"W	51.01
W21	S37°23'05"E	65.38	W54	S80°18'56"E	34.99
W22	S07°56'10"E	14.84	W55	N59°47'53"W	28.07
W23	S88°31'21"W	16.46	W56	N56°30'23"W	13.07
W24	S66°20'21"W	33.47	W57	N73°47'26"W	31.34
W25	S75°44'55"W	24.46	W58	N75°10'58"W	62.43
W26	N52°02'43"W	24.08	W59	N57°01'56"W	47.96
W27	S85°35'52"W	19.37	W60	N06°19'49"W	28.85
W28	S22°56'26"W	17.24	W61	N29°12'02"W	37.46
W29	N68°08'10"W	23.60	W62	N27°21'31"W	59.13
W30	N59°40'49"W	34.17	W63	N45°00'39"W	17.59
W31	N05°50'08"E	16.25	W64	N20°08'35"W	47.77
W32	N41°43'15"E	32.19	W65	N80°31'36"W	11.46
W33	N24°51'52"W	15.10			

BENCH MARKS (NAD83)

HO. CO. NO. 3488 ELEV. 485.254
STAMPED BRASS DISK SET ON
TOP OF CONCRETE (3" DEEP) COLUMN,
1.3' EAST OF THE EDGE OF PAVEMENT OF
ROUTE 108, 87.5' NORTH OF THE SOUTHERN WALL
LINE OF KENDALL HARDWARE PROJECTED AND 112'
NORTH OF BCE POLE #531720.
N 562,176.459' E 1,329,641.876'

HO. CO. NO. 3542 ELEV. 488.644
STAMPED BRASS DISK SET ON
TOP OF CONCRETE (3" DEEP) CIRCULAR BASE
2.8' WEST OF THE EDGE OF ROUTE 108,
214.5± SOUTH OF THE CENTERLINE OF
SHEPARD LANE AND 3.9' EAST OF A FENCE.
N 564,154.800' E 1,331,201.112'

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 MARKERS HAVE BEEN COMPLIED WITH.

Donald A. Mason 6-2-11
DONALD A. MASON DATE:
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. NO. 21320
FOR BENCHMARK ENGINEERING INC. REG. NO. 351

James R. Moxley III 6/2/11
SIGNATURE OF OWNER DATE:
JAMES R. MOXLEY III, MEMBER
CLARKSVILLE SQUARE, LLC

Steven K. Breeden 6/2/11
SIGNATURE OF OWNER DATE:
STEVEN K. BREEDEN, MEMBER
CLARKSVILLE SQUARE, LLC

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

OWNER
CLARKSVILLE SQUARE, LLC
P.O. BOX 417
ELLCOTT CITY, MARYLAND 21041
410-465-4244

THE PURPOSE OF THIS PLAT IS TO SHOW TWO PORTIONS OF A FOREST CONSERVATION EASEMENT RETENTION AREA TO BE ABANDONED AND TO ADJUST THE COMMON PROPERTY LINE BETWEEN THIS PARCEL AND THE ADJACENT PARCEL 23 TO BE IN ACCORDANCE WITH A BOUNDARY LINE AGREEMENT AND QUITCLAIM DEED TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS PART OF THE LAND CONVEYED BY SANDRA LEE KENDALL TO CLARKSVILLE SQUARE, LLC, BY DEED DATED OCTOBER 30, 1998 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4516 AT FOLIO 0389 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, MARYLAND AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS NOW AMENDED.

Donald A. Mason 6-2-11
DONALD A. MASON DATE:
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. NO. 21320
FOR BENCHMARK ENGINEERING INC. REG. NO. 351

OWNER'S DEDICATION

CLARKSVILLE SQUARE, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 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 MY HAND THIS SECOND DAY OF JUNE, 2011.

James R. Moxley III 6/2/11
CLARKSVILLE SQUARE, LLC DATE:
STEVEN K. BREEDEN, MEMBER
James R. Moxley III 6/2/11
CLARKSVILLE SQUARE, LLC DATE:
JAMES R. MOXLEY III, MEMBER

RECORDED AS PLAT 21042
ON 6/30/11 AMONG THE LAND
RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
CLARKSVILLE SQUARE
PARCEL A-1

HO. CO. REF. SDP-96-28, SDP-99-69, F-99-100
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP NO. 34 SCALE: AS SHOWN
BLOCK 6 DATE: JUNE, 2011
PARCEL NO. 427 SHEET: 1 OF 1
ZONED: B-2