

GENERAL NOTES

1. DENOTES 4" X 4" X 30" CONCRETE MONUMENT TO BE SET.
 ○ DENOTES 3/8" X 30" PIPE OR STEEL MARKER TO BE SET.
 □ DENOTES STONE FOUND.
 ● DENOTES IRON PIPE FOUND.
2. COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM, NAD 83, AS PROJECTED BY HO. CO. GEODETIC CONTROL STATIONS 08FA AND 081B. DISTANCES SHOWN ARE BASED ON MARYLAND STATE PLANE ZONE U. S. FOOT.
3. BRL INDICATES BUILDING RESTRICTION LINE.
4. SUBJECT PROPERTY IS ZONED RC-DEO PER 02/02/04 COMPREHENSIVE ZONING PLAN AND PER COMP. LITE ZONING AMENDMENTS EFFECTIVE 7/28/06.
5. ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
6. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY, 1998, BY TSA GROUP, INC.
7. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLAND, STREAM BUFFERS OR FOREST CONSERVATION AREAS EXCEPT FOR THE WORK ASSOCIATED WITH THE APPROVED CONSTRUCTION PLANS. ALL FOREST TO REMAIN WITHIN THE AREAS SHOWN AS "FOREST CONSERVATION EASEMENT" MET THE MINIMUM REQUIREMENTS OF THE FOREST CONSERVATION ACT.
8. THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1800 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 ARE ALLOWED.
9. THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS 1-50 AND PARCELS A-E. ANY AND ALL 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 THE DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.

10. THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE FOREST CONSERVATION EASEMENTS LOCATED IN, ON, OVER AND THROUGH PARCEL 'B' OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREAS. ANY AND ALL 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 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 ACT, THE FOREST CONSERVATION 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 ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
11. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS IN 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 ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
12. THIS PLAT IS SUBJECT TO THE FOLLOWING DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS SP-99-01, WP-99-24, RE-00-01 AND F-99-133.
13. THE MARYLAND DEPARTMENT OF THE ENVIRONMENT APPLICATION TRACKING No. IS 99-NI-0115/199962677 FOR DISTURBANCE ASSOCIATED WITH POND AND OUTFALL CONSTRUCTION. THE WMA No. IS 99-PO-2024.
14. PRESERVATION PARCEL 'B' IS ENCUMBERED BY AN ENVIRONMENTAL EASEMENT AGREEMENT. THIS PARCEL IS PRIVATELY OWNED BY HOWARD COUNTY AND THE MONTICELLO HOMEOWNERS ASSOCIATION AS EASEMENT HOLDERS. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THIS PARCEL. OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE OWNERS AND ENUMERATES THE USES PERMITTED ON THE PARCEL.
15. THE 16.8 ACRES OF FOREST CONSERVATION OBLIGATION ARE MET ON-SITE WITH 9.8 ACRES OF RETAINED FOREST AND 15.8 ACRES OF REFORESTATION.
16. THE ARTICLES OF INCORPORATION FOR MONTICELLO HOMEOWNERS ASSOCIATION, INC. WERE RECORDED ON JULY 9, 1999, DEPARTMENT ID D05393434, WITH THE STATE OF MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION.
17. THERE IS AN EXISTING DWELLING ON LOT 39 TO REMAIN. THIS STRUCTURE WAS BUILT IN 2001.

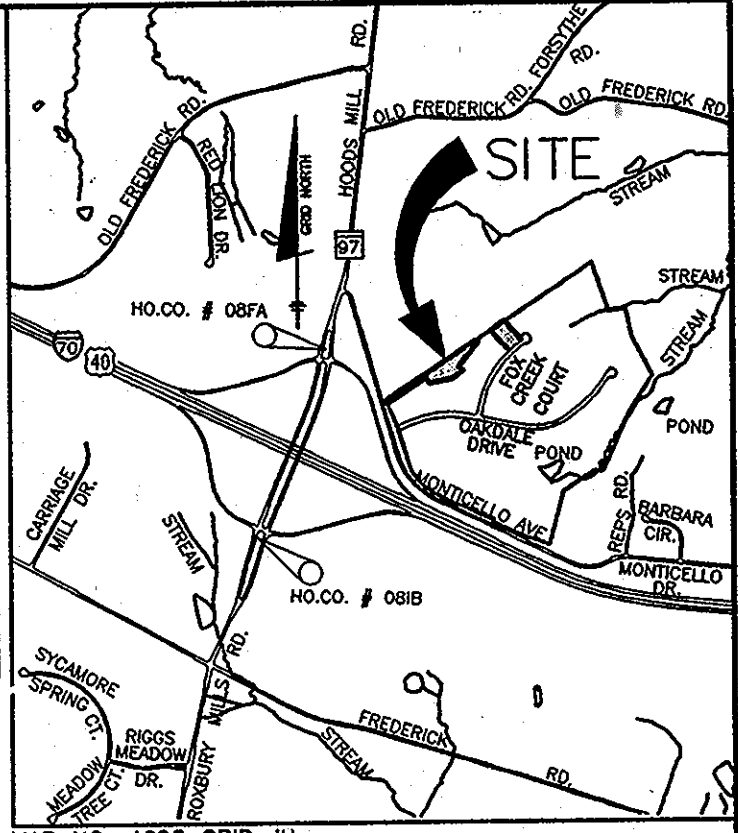
18. LANDSCAPING IS NOT REQUIRED FOR THIS REVISION AS NO NEW LOTS ARE BEING CREATED, LANDSCAPING WAS COMPLETED UNDER F-99-133.

A. ON LOTS IN WHICH THE FOREST CONSERVATION EASEMENT AND THE PRIVATE SEWAGE EASEMENT OVERLAP, DISBURGANCE RELATED TO THE PERMITTED REPAIR, REPLACEMENT, OR MAINTENANCE OF PRIVATE SEWAGE SYSTEMS WILL BE ALLOWED WITHIN THE OVERLAPPING PORTION OF THE FOREST CONSERVATION EASEMENT.

BENCH MARKS NAD'83

HO. CO. #08FA
 STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE IN THE MEDIAN OF ROUTE 97, NORTH OF THE ENTRANCE AND EXIT RAMP TO WESTBOUND INTERSTATE 1-70 AND 50.4' NORTH OF AN L-70 SIGN, 10.8' WEST OF THE EDGE OF PAVING, 26.8' EAST OF THE CUT IN CENTER OF GUARD RAIL POST AND 108' FROM THE NORTH END OF THE GUARD RAIL.
 N 605,728.9924' E 1,308,071.0550'
 ELEV. 624.75'

HO. CO. #081B
 STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE IN THE MEDIAN OF ROUTE 97, SOUTH OF THE ENTRANCE AND EXIT RAMP TO EASTBOUND INTERSTATE 1-70 AND 76.8' NORTH OF THE SOUTH END OF THE GUARD RAIL 15.4' EAST OF THE EDGE OF PAVING, 36.9' WEST OF THE GUARD RAIL AND 57.7' SOUTHWEST OF A GUARD RAIL POST.
 N 603,342.5001' E 1,307,205.8326'
 ELEV. 596.55'



VICINITY MAP
 SCALE: 1" = 2000'

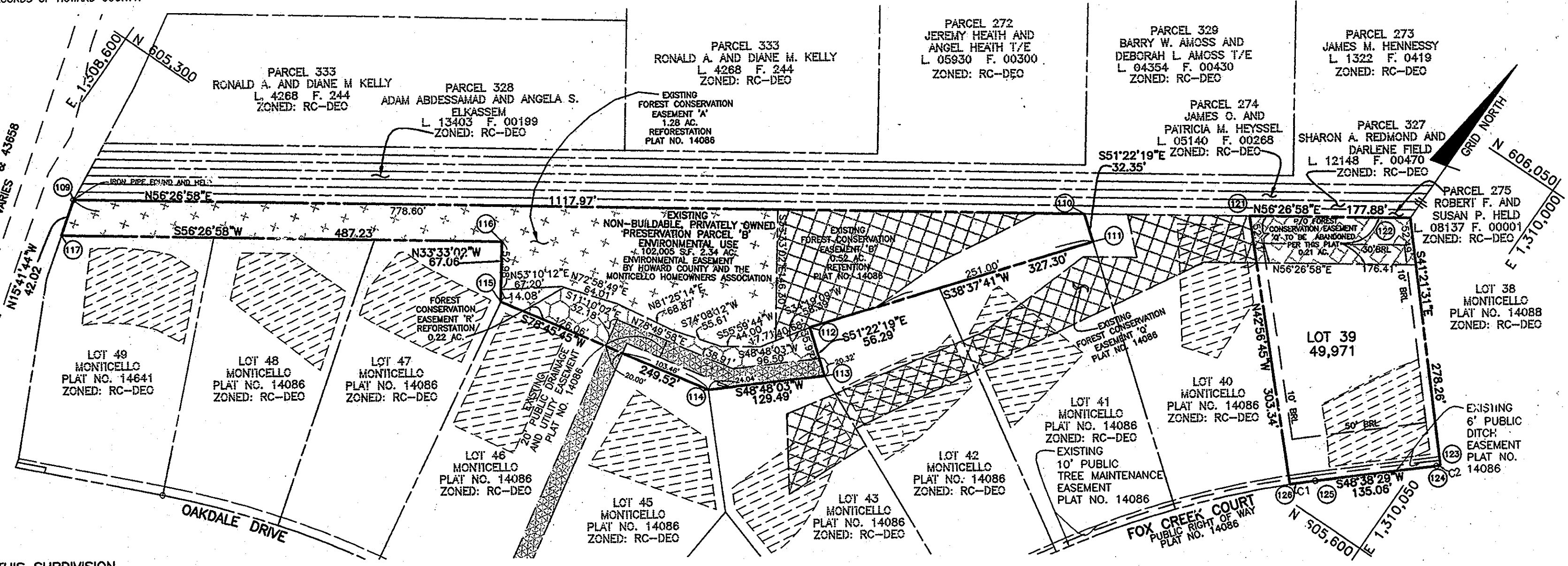
OWNER:
 PARACEL 'B'
 MONTICELLO HOMEOWNERS ASSOCIATION INC.
 C/O MICHELLE WRIGHT
 14321 FOX CREEK COURT
 COOKSVILLE, MARYLAND 21723

OWNER:
 LOT 39
 MARK W. SHERNO AND
 STACY L. SHERNO
 14321 FOX CREEK COURT
 COOKSVILLE, MARYLAND 21723

ENGINEER:
 BENCHMARK ENGINEERING, INC.
 8480 BALT. NATL. PIKE, SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 410-465-6105

BOUNDARY COORDINATE TABLE (NAD '83)

NO.	NORTHING	EASTING
109	605118.7230	1308654.9459
110	605736.5982	1309586.6687
111	605716.4005	1309611.9443
112	605460.7117	1309407.6245
113	605425.5705	1309451.6008
114	605340.2773	1309354.1684
115	605291.6517	1309179.4313
116	605347.5415	1309072.3678
117	605078.2658	1308666.3144
121	605837.5578	1309738.9103
122	605935.8667	1309887.1549
123	605727.0099	1310071.0190
124	605723.7224	1310067.9053
125	605634.4770	1309966.5283
126	605615.5129	1309945.5787



TOTAL TABULATION THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE:	1
NON-BUILDABLE:	1
OPEN SPACE:	0
PRESERVATION PARCELS:	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE:	1.15± AC.
NON-BUILDABLE:	2.34± AC.
OPEN SPACE:	N/A
PRESERVATION PARCELS:	N/A
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	3.49± AC.

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 Mason 12-20-11
 DONALD A. MASON DATE
 PROFESSIONAL LAND SURVEYOR MARYLAND REG. No. 21320

Michelle Wright 12/30/2011
 MICHELLE WRIGHT, PRESIDENT DATE
 MONTICELLO HOMEOWNERS ASSOCIATION INC.

Mark W. Sherno 12/29/11
 MARK W. SHERNO DATE

LEGEND

- 109 COORDINATE DESIGNATION
- EXISTING SEPTIC RESERVER AREA
- FOREST CONSERVATION RETENTION
- FOREST CONSERVATION REFORESTATION
- FOREST CONSERVATION EASEMENT "R"
- FOREST CONSERVATION EASEMENT TO BE ABANDONED
- EXISTING PUBLIC DRAINAGE AND UTILITY EASEMENT

PLAN
 SCALE: 1" = 100'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1020.00'	28.26'	14.13'	28.26'	S47°50'52"W	1°35'15"
C2	25.00'	4.53'	2.27'	4.53'	S43°26'44"W	10°23'30"

THE SOLE AND ONLY PURPOSE OF THIS REVISION PLAT IS TO ABANDON PART OF FOREST CONSERVATION EASEMENT "Q" AS SHOWN ON PLAT NO. 14086 CONTAINED ON LOT 39 AND CREATE FOREST CONSERVATION EASEMENT "R" CONTAINING 0.22 AC. ON PARCEL 'B'.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS, IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

Brian for Peter Brilenson 3/23/2012
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Admonson 3-30-12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Ke D. Sheehy 4-02-12
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1/7/2013, AND THAT IT IS ALL OF THE LAND CONVEYED BY D. R. HORTON, INC., TO MARK AND STACY SHERNO BY DEED DATED SEPTEMBER 25, 2001, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5759 AT FOLIO 386 AND THAT IT IS PART OF THE LAND CONVEYED BY D. R. HORTON, INC., TO MONTICELLO HOMEOWNERS ASSOCIATION, INC. BY DEED DATED NOVEMBER 18, 2003, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7224 AT FOLIO 386 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND.

Donald Mason 12-20-11
 DONALD A. MASON DATE
 PROFESSIONAL LAND SURVEYOR MARYLAND REG. No. 21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No. 351

OWNER'S DEDICATION

WE, MARK AND STACY SHERNO AND MONTICELLO HOMEOWNERS ASSOCIATION INC., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. OF PLANNING AND ZONING, ESTABLISH THE 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 THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HAND THIS 29th DAY OF DECEMBER 2011.

MARK W. SHERNO
 STACY L. SHERNO

Jacqueline S. Sherno
 WITNESS

Jacqueline S. Sherno
 WITNESS

Jacqueline S. Sherno
 WITNESS

MICHELLE WRIGHT, PRESIDENT
 MONTICELLO HOMEOWNERS ASSOCIATION INC.

RECORDED AS PLAT NO. 21872 ON 4/5/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT

MONTICELLO
 LOT 39 AND PRESERVATION PARCEL B
 PREVIOUSLY SHOWN ON PLAT NO. 14086

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 WP-99-24 SP-99-01 RE-00-01 F-99-133
 ZONING: RC SCALE: 1" = 100'
 TAX MAP: 8 BLOCK: 18 DATE: DECEMBER, 2011
 PARCEL: 110 SHEET: 1 of 1