

LEGEND

- EX. FOREST CONSERVATION EASEMENT RETENTION
- EX. PUBLIC SEWER & UTILITY EASEMENT
- FEE SIMPLE ACQUISITION 722.65 S.F. OR 0.0165 AC.
- TEMPORARY CONSTRUCTION EASEMENT 520.28 S.F. OR 0.0119 AC.
- PUBLIC DRAINAGE AND UTILITY 50 S.F. OR 0.0011 AC.
- EX. FOREST CONSERVATION EASEMENT REFORESTATION
- EX. PRIVATE DRAINAGE & UTILITY EASEMENT
- EX. PUBLIC WATER, SEWER & UTILITY EASEMENT
- EX. PRIVATE USE-IN-COMMON EASEMENT

PART OF ABANDONED FOREST CONSERVATION EASEMENT

LINE	LENGTH	BEARING
L16	6.19'	S53°22'59"W

TEMP. CONST. EASEMENT

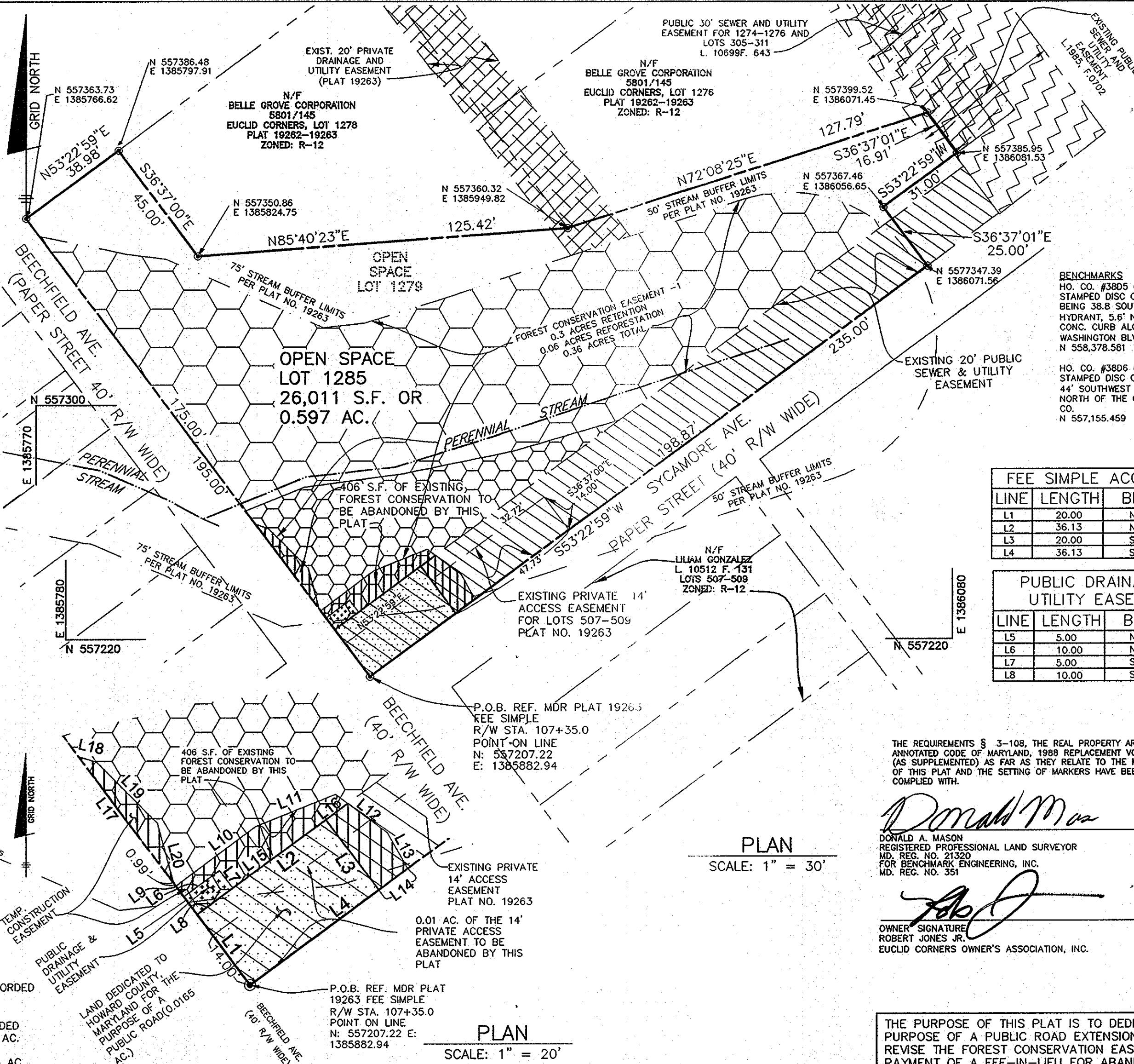
LINE	LENGTH	BEARING
L9	3.00	N36°37'00"W
L10	22.61	N52°57'15"E
L11	19.32	N67°54'24"E
L12	14.54	S53°20'19"E
L13	9.48	S28°53'44"W
L14	8.09	S53°37'00"E
L3	20.00	N36°37'01"W
L15	26.13	S53°22'59"W
L7	5.00	N36°37'00"W
L6	10.00	S53°23'00"W

TEMP. CONST. EASEMENT

LINE	LENGTH	BEARING
L17	35.79	N36°37'00"W
L18	4.25	S72°43'46"E
L19	19.47	S44°44'23"E
L20	14.09	S14°42'17"E

OPEN SPACE TABULATION
 REQUIRED OPEN SPACE = 0.52 AC.
 PROVIDE OPEN SPACE = 0.59 AC.
 CREDITED OPEN SPACE = 0.57 AC. (0.59AC - 0.02AC ACCESS EASEMENT).

AREA TABULATION THIS SUBDIVISION
 TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED OPEN SPACE LOTS 1
 TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED OPEN SPACE 0.597 AC.
 TOTAL AREA OF ROADWAY TO BE RECORDED 0.0165 AC.



FEE SIMPLE ACQUISITION

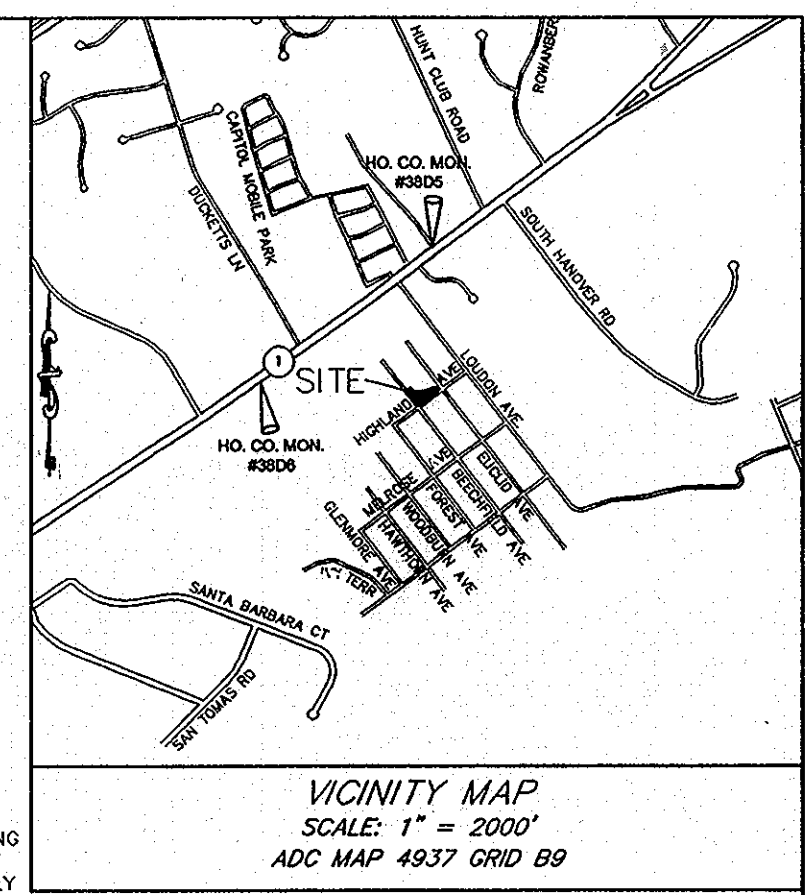
LINE	LENGTH	BEARING
L1	20.00	N36°37'00"W
L2	36.13	N53°22'59"E
L3	20.00	S36°37'01"E
L4	36.13	S53°22'59"W

PUBLIC DRAINAGE & UTILITY EASEMENT

LINE	LENGTH	BEARING
L5	5.00	N36°37'00"W
L6	10.00	N53°23'00"E
L7	5.00	S36°37'00"E
L8	10.00	S53°22'59"W

PLAN
SCALE: 1" = 30'

PLAN
SCALE: 1" = 20'



GENERAL NOTES:

- THIS PLAT IS BASED UPON RECORDED PLAT MDR PLAT 19262 AND 19263 AND BY A TITLE REPORT COMPILED BY FIRST COLUMBIA TITLE COMPANY DATED JULY 12, 2010 FOR HOWARD COUNTY PUBLIC WORKS.
- COORDINATES SHOWN HERE ON ARE BASED ON THE MARYLAND STATE REFERENCE SYSTEM NAD 83 AS PROJECTED BY HOWARD COUNTY CONTROL POINTS 3805 AND 3806.3.
- THE PURPOSE OF THIS PLAT IS A FEE SIMPLE ACQUISITION FOR THE IMPROVEMENT OF EUCLID AVENUE.
- THIS PLAT MEETS THE MARYLAND MINIMUM STANDARDS OF PRACTICE FOR SURVEYS. THE SUBJECT PROPERTY IS ZONED R-12 PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 07/28/2006.
- 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 AND FOREST CONSERVATION EASEMENT AREAS.
- 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.
- THE 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 LOTS/PARCELS, ANY CONVEYANCES OF THE FORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE 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 OBLIGATIONS 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.
- BASED ON THIS PLAT OF REVISION, 0.0093 AC (406) SF OF FOREST CONSERVATION EASEMENT AREA WILL BE ABANDONED. THE FOREST CONSERVATION OBLIGATION WILL BE MET BY A FEE-IN-LIEU PAYMENT OF \$507.50 (406SF x \$1.25) TO THE HOWARD COUNTY FOREST CONSERVATION FUND FOR ABANDONMENT OF 0.0093 ACRES OF REFORESTATION.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS/PARCELS.
- PREVIOUS OFF LINE NUMBER IS F-06-046.
- DISTURBANCE WITHIN THE STREAM BUFFER HAS BEEN ACCEPTED AS NECESSARY DISTURBANCE IN ACCORDANCE WITH SECTION 16.116(c)(1) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SINCE IT IS NECESSARY FOR CONSTRUCTION OF THE PUBLIC ROAD.

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 10-19-12
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC.
 MD. REG. NO. 351

Robert Jones Jr.
 OWNER SIGNATURE
 ROBERT JONES JR.
 EUCLID CORNERS OWNER'S ASSOCIATION, INC.

ENGINEERING
 BENCHMARK ENGINEERING INC.
 8480 BALT. NAT. PIKE SUITE 418
 ELLICOTT CITY, MD 21043
 410-465-6105

OWNER/DEVELOPER
 EUCLID CORNER OWNER'S ASSOCIATION INC.
 4024 BELLE GROVE RD.
 BALTIMORE MD 21225

THE PURPOSE OF THIS PLAT IS TO DEDICATE A PORTION OF OPEN SPACE LOT 1279 TO HOWARD COUNTY FOR THE PURPOSE OF A PUBLIC ROAD EXTENSION, TO ESTABLISH A PUBLIC DRAINAGE AND UTILITY EASEMENT AND TO REVISE THE FOREST CONSERVATION EASEMENT WITH THE ABANDONMENT OF 0.0093 ACRES OF REFORESTATION AND PAYMENT OF A FEE-IN-LIEU FOR ABANDONMENT.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS.
 HOWARD COUNTY HEALTH DEPARTMENT

Baligan for Mauna Radman 11/9/2012
 HOWARD COUNTY HEALTH OFFICER: *SWW* DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael J. ... 10/25/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Paul ... 11/15/12
 DIRECTOR DATE

OWNER'S DEDICATION

EUCLID CORNERS OWNERS ASSOCIATIONS, INC. OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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 RIGHT-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 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 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 MY/OUR HANDS THIS 9TH DAY October, 2011.

Robert Jones Jr. 10-19-12 DATE
 EUCLID CORNERS OWNER'S ASSOCIATION, INC.
 WITNESS *Gregory Filer* DATE 10/19/12

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 A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY BELLE GROVE CORPORATION TO EUCLID CORNER OWNERS ASSOCIATIONS INC. BY DEED DATED MAY 30, 2007 AND RECORDED IN LIBER 10798, AT FOLIO 466 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND 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 AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 10-18-12
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

RECORDED AS PLAT 22148 ON 11/10/12
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF RESUBDIVISION
 EUCLID CORNERS
 OPEN SPACE LOT 1285
 A RESUBDIVISION OF OPEN SPACE LOT 1279
 PLAT NO. 19262-19263
 FEE SIMPLE ACQUISITION
 EUCLID CORNER OWNER'S ASSOCIATION TO
 HOWARD COUNTY, MARYLAND

1st ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP No. 38 SCALE: AS SHOWN
 PARCEL: 996 DATE: OCTOBER, 2012
 GRID: 14 SHEET: 1 OF 1
 ZONED: R-12