

NOTES:

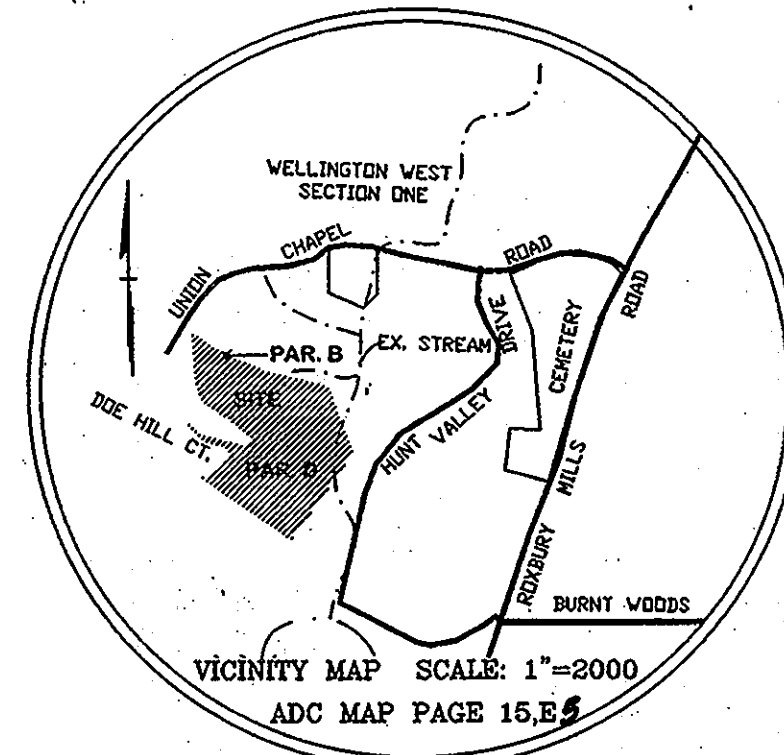
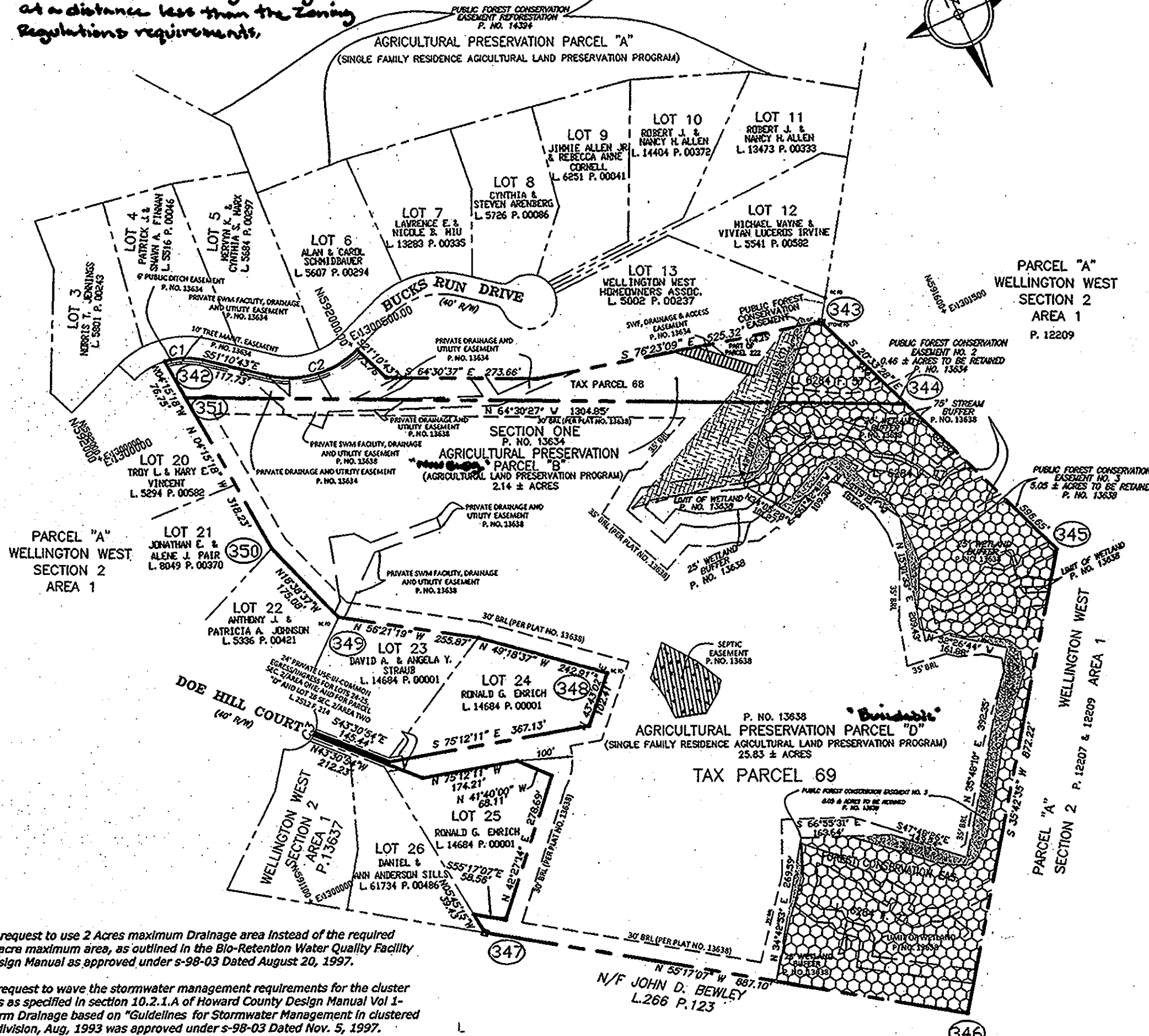
- The Subject property zoned RC-DEO per 2-02-04 Comprehensive Zoning Plan and the "Comp-Lite" Zoning Amendments effective 7-28-06.
- Denotes 4"x4" concrete monument to be set
Denotes 3/8"x30" pipe or steel marker to be set
Denotes Iron pipe found
- Coordinates shown hereon are based on NAD 83 Maryland Coordinate System as projected by Howard County Geodetic controls stations no. 14E and no. 0039.
- This plat is based on field run monumentation boundary survey performed on March 24, 2013, by CSI INC.
- BRL indicates building restriction line.
- All areas on this plat are "more or less".
- This area designates a private sewage easement of 10,000 sq. ft. as required by the Maryland State Department of Environment for individual sewerage disposal. Improvements of any nature in this area are restricted until public sewer is available. These easements shall become null and void upon connection to public sewerage system. The county health officer shall have the authority to grant variances for encroachment into the private sewerage easement. Recordation of a modified sewerage easement plat shall not be necessary.
- No clearing, grading or construction is permitted within the required wetland, wetland buffer, stream bank buffer or forest conservation areas.
- Driveways shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
a) Width-12' (14" serving more than one residence).
b) Surface-6" of compact crusher run base with tar and chip coating.
c) Geometry- max. 15% grade, max. 10% grade change and min. 45' turning radius.
d) Structures (culverts/bridges)- Capable of supporting 25 gross tons (h25 loading)
e) Drainage elements- Capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface.
f) Structure clearance- Minimum 12 feet.
g) Maintenance- Sufficient to insure all weather use.
- This plan is subject to the following department of planning and zoning file numbers: S-98-03, WP-98-72, P-98-24, F-98-180 and F-98-181.
- The developer reserves unto itself, its successor and assigns, All easements shown on this plat for storm drainage and other public utilities located in, on, over and through any parcel, any and all conveyances of the aforesaid 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 public utilities and their acceptance by Howard County, The County shall accept the easement and recorded the deed(s) of easements in the land records of Howard County.
- The forest conservation easement have been established to fulfill the requirements of section 16.1200 of the Howard County code 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 successor and assigns, the forest conservation easements located in, on over and through parcels D, and B or portions thereof, and shown on this plat as the forest conservation area. Any and all conveyances of the aforesaid parcel shall subject to the easements herein reserved. Whether or not expressly stated in the deed(s) Conveying said parcels. 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 and maintenance agreement executed by the developer and the County. And release of developer's surety posted with said agreement. The County shall accept the easement and records the deed of forest conservation easement in the land records of Howard County, Maryland.
- 585.8 Indicates 100 year floodplain elevations
- For flag or pipe stem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipe stem and the road right-of-way line only and not onto the flag or pipe stem lot driveway.
- The use-in-common driveway maintenance agreements for lots 24 and 25 Wellington West, section 2, area one; Lot 27 and parcel "D", Wellington West, section 2, area 2; Lots 30 and 31, Wellington West, section 2, area two; Lots 14 thru 16; Wellington West, section 2, area one; Lots 32 and 33, Wellington West, section 2, area 2. Will be recorded among the land records concurrent with the recordation of the plat (Both Area 1 & 2, Wellington West, section 2).
- Preservation parcel "D", is encumbered with agricultural land preservation and forest conservation easement agreements. These easement agreements prohibit further subdivision of these parcels and outline the maintenance responsibilities of the owner(s) and enumerate the uses permitted on this property. Parcel "D" is to be owned by the individual homeowner(s) and the Howard County agricultural preservation program will be the easement owners.
- The articles of Incorporation, For the homeowners association where recorded on Nov. 13, 1998 As no. D5134606 among the state of Maryland Department of assessment and taxation records.
- Stormwater Management for the roads is provided by the Bio-Retention facilities and approved under S-98-03 Dated Nov. 5, 1997. The facilities are privately owned and maintained by H.O.A.
- A waiver to waive the requirement for an auxiliary Lane at the Intersection of Union Chapel Road with the subdivision access road as required per Howard County design manual volume III, section 2.5.D.1. was approved on January 23, 1998.
- A request to use 2 acres maximum drainage area instead of the required 1 acre maximum area, as outlined in the Bio-Retention water quality facility design manual was approved under S-98-03 dated August 20, 1997.
- A request to waive the Stormwater Management requirement for cluster lots as specified in section 10.2.1.A of Howard County Design Manual vol: 1-Storm drainage based on the "guidelines for Stormwater Management in cluster subdivision, Aug. 1993". was approved under S-98-03 dated Nov. 5, 1997.
- A waiver to waive the Requirement for any Auxiliary Lane at the Intersection of Union Chapel Road with the subdivision Access Road as required per Howard County Design Manual Volume III, Section 2.5.D.1. was approved on January 23, 1998.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	130.00'	70.92'	70.04'	N 66°48'21" W	31°15'21"	35.36'
C2	170.03'	178.03'	170.01'	S 81°10'29" E	59°59'28"	98.13'
C3	50.00'	6.01'	6.01'	N 49°55'51" E	6°53'28"	3.01'

COORDINATE DATA (NAD83)		
NO.	NORTH	EAST
342	592085.66	1300246.31
343	591675.60	1301290.25
344	591475.12	1301365.43
345	591116.94	1301499.76
346	590408.71	1300990.67
347	590913.91	1300261.47
348	591253.34	1300564.40
349	591553.47	1300267.21
350	591719.37	1300211.24
351	592036.72	1300187.62

26. The Agricultural Preservation Board approved this forest conservation easement change on May 2, 2013.

27. There is an existing dwelling structure located on Preservation Parcel D to remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the Zoning Regulations requirements.



BENCHMARKS (NAD 83) HORIZONTAL
HO. CO. NO. 14E1 ELV. 590.862'
HO. CO. NO. 0039
Stamped Brass Disk set on Top of Concrete Base 33' West of Centerline of Drive to #15050 Carrs Mill Road; 19.8' north edge of paving of Carrs Mill Road. N. 596,213.6182 E. 1,301,991.8973
Stamped Brass Disk set on Concrete base @ sw corner of Carrs Mill Road and Maryland Route 97; 33.34' South of Centerline Carrs Mill Road and 40.3' West of Centerline Route 97. N. 595,722.8341' E. 1,306,481.6720

DENSITY EXCHANGE	
PARCEL INFORMATION	WELLINGTON WEST, SECTION 2, AREA 1 TAX MAP NO. 14, BLOCKS 14, 15 & 20 PARCEL 69 & 222
TOTAL AREA OF SUBDIVISION	52.31± ACRES
ALLOWED DENSITY	52.31± AC. @ IDU/4.25AC. = 12 D.U.
MAXIMUM CEO DENSITY UNITS ALLOWED	52.31± AC. @ IDU/2.00AC. = 26 D.U.
PROPOSED DENSITY UNITS	25
NUMBER OF CEO UNITS REQUIRED	13(25-12=13)
SENDING PARCEL INFORMATION	9-DEO FROM BRENDLE FARM TAX MAP NO. 14, BLOCK 14, PAR. 11 4-DEO FROM STIRN FARM TAX MAP NO. 2, BLOCK 20 PARCEL P.O. 180

The REQUIREMENT \$3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THE RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

7-12-13 Date
Michael S. Edwards
Professional Land Surveyor
Maryland Registration No. 21171

CORNERSTONE SURVEYING, INC
6024 Clairemont Drive
Owings, Maryland 20736
Phone: (410) 286-2577
Fax: (410) 224-7592
www.cornerstonesurveys.com

PURPOSE STATEMENT:
The purpose of this plat is to establish a Forest Conservation Easement of 0.66 acres of Land on Parcel B and Parcel D per Agreement per Land Owner and Developer "Pulte Home Corporation, a Michigan Corporation; and also to abandon 0.66 acres of Forest Conservation Easement (.03 acres of Forest Conservation Easement No. 2 and .63 acres of Forest Conservation Easement No. 3) on Preservation Parcels B and D as shown on Plat.

RECORDED AS PLAT NUMBER 22512 on 9/19/13
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

TOTAL TABULATION OF THIS SUBMISSION
TOTAL AREA OF AGRICULTURAL PRESERVATION PARCELS 2
PARCEL D = 25.83 ± PREVIOUSLY RECORDED P. 13638 (BUILDABLE LOT)
PARCEL B = 2.14 ± PREVIOUSLY RECORDED P. 13634 (NON BUILDABLE LOT)
TOTAL AREA ROAD DEDICATION = 0.00 ACRES
TOTAL AREA OF SUBDIVISION TO BE RECORDED = 27.97± ACRES

FLOOD NOTE:
Flood Hazard, Zone "X" as defined by the Federal Emergency Management Agency, National Flood Insurance Program Map No. 2400440014B, revised effective date December 4, 1986 except for that portion of Parcel "B" that is shown within Zone "A" (100 YR FLOODPLAIN).

NOTE: THE FOREST CONSERVATION OBLIGATION FOR THE WELLINGTON WEST SUBDIVISION WAS FULFILLED UNDER F-98-180 AND F-98-181.

EASEMENT TABULATION

	= EX. STORM DRAIN EASEMENT
	= FOREST CONSERVAION EASEMENT 28,750 SQ. FT. OR 0.66 AC. FOR THIS PLAT.
	= EXISTING FOREST CONSERVAION EASEMENT 28,750 SQ. FT. OR 0.66 AC. TO BE ABANDONED BY THIS PLAT.
	= EXISTING FOREST CONSERVAION EASEMENT

OWNER:
Adam J. and Donna Lockard
15325 Doe Hill Court
Woodbine MD 21797
410-489-9617

DEVELOPER:
Pulte Homes Corporation
10600 Arrowhead Drive
Fairfax Virginia
703-928-9602

APPROVED: Howard County Department of Planning and Zoning
Michael S. Edwards
Chief, Development Engineering Division
Date: 9/6/13

Victor Sanderson
Director
Date: 9/16/13

APPROVED: FOR PRIVATE WATER AND SEWER
Maureen Roseman
HOWARD COUNTY HEALTH OFFICER
Date: 8/6/2013

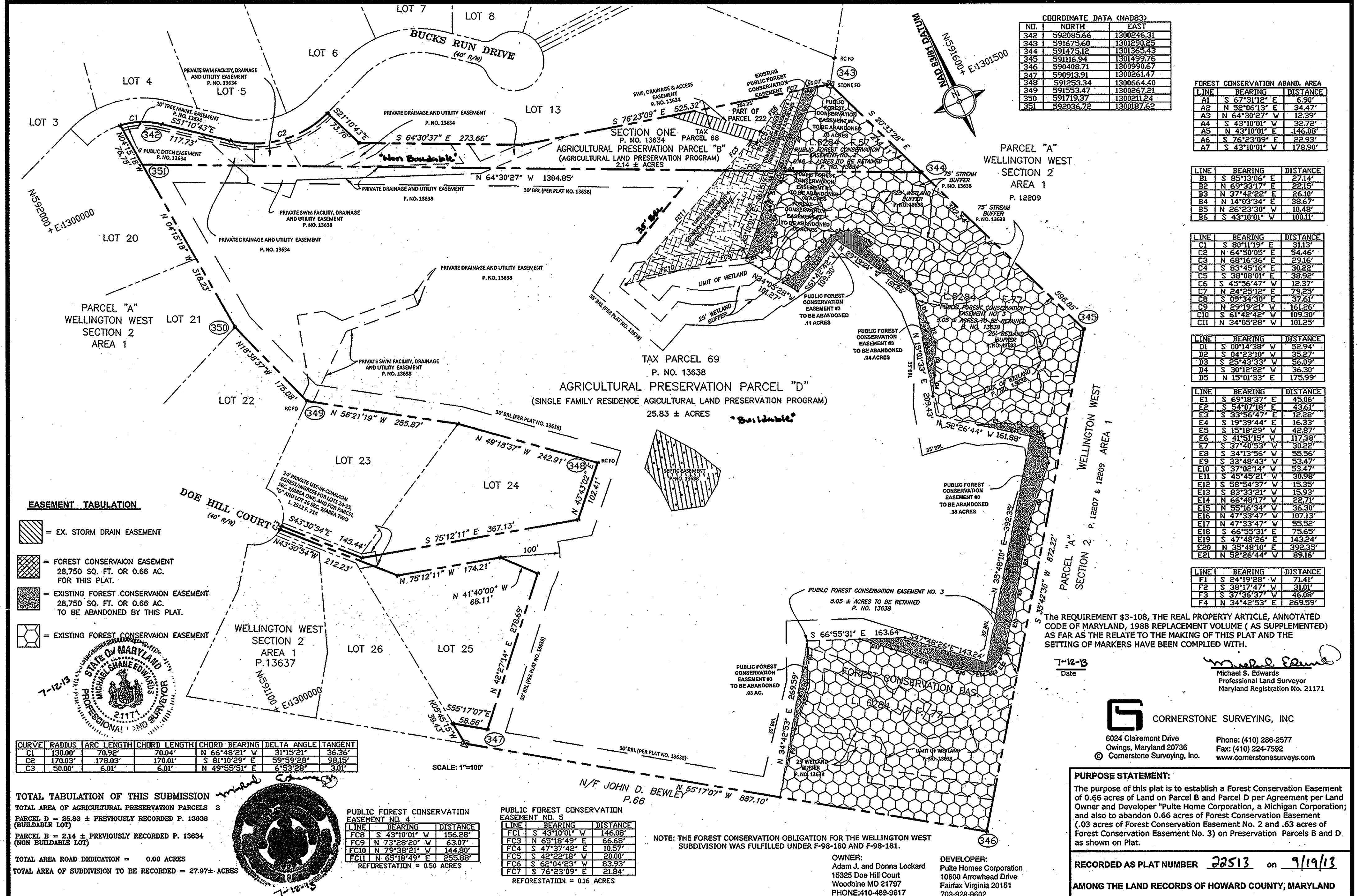
Surveyor's Certificate:
I hereby certify that the data shown hereon is correct; that it is a Forest Conservation Easement across the property of Adam J. Lockard and Donna Lockard, his wife as shown subdivision of Wellington West, Section 1 and Section 2; Agricultural Preservation Parcel "B" and Parcel "D" as recorded in Plat Numbers 13634 and 13638 and more particularly described in a deed dated May 15, 2002 between Pulte Home Corporation, a Michigan Corporation and Adam J. Lockard and Donna Lockard, his wife in Liber 6226 at Folio 316, that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County, Maryland, as shown in Accordance with the annotated code of Maryland, As amended. The total area of Forest Conservation Easement included on this plat is 28,750 square feet or 0.66 acres of land more or less.

7-12-13 Date
Michael S. Edwards
Professional Land Surveyor
Maryland Registration No. 21171

Owner's Certificate:
We Adam J. Lockard and Donna Lockard his wife, Owners of the property shown and described hereon adopt this plan of subdivision and, in consideration of approval of this Final Plat by the Department of Planning and Zoning, Establish the minimum Building Restriction Lines and Grant unto Howard County it's successor's and assigns (1.) The right to lay, construct and maintain sewer, drains, water pipes and any other municipal utilities serving in and under all roads and street rights of ways and the specific Forest Conservation Easement shown hereon. (2.) The right to require dedication for Public Use the beds of the streets and/or roads and flood plains and Open Space where Applicable and for good and other valuable consideration, 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 be erected on or over said Easement and rights of way shown hereon. Witness my/our hands this 10 Day of July 2013.

Adam and/or Donna Lockard
Date: 7/12/13

PLAT OF REVISION
WELLINGTON WEST
SECTION 2, AREA 1
AGRICULTURAL PRESERVATION PARCEL "B"
AND
WELLINGTON WEST
SECTION 2, AREA 2
AGRICULTURAL PRESERVATION PARCEL "D"
S-98-03 WP-98-24 F-98-180 F-98-181
4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
DATE: JUNE, 2013 SCALE: AS SHOWN
PARCEL B, PARCEL 69, TAX MAP 14 - PARCEL D, PARCEL 69, TAX MAP 14
SHEET 10F2 ZONED: RC-DEO GRID: 15 #F-98-180



COORDINATE DATA (NAD83)

NO.	NORTH	EAST
342	592085.66	1300246.31
343	591675.60	1301290.25
344	591475.12	1301365.43
345	591116.94	1301499.76
346	590408.71	1300990.67
347	590913.91	1300261.47
348	591253.34	1300664.40
349	591553.47	1300267.21
350	591719.37	1300211.24
351	592036.72	1300187.62

FOREST CONSERVATION ABAND. AREA

LINE	BEARING	DISTANCE
A1	S 67°31'12" E	6.90'
A2	N 52°06'13" E	34.47'
A3	N 64°30'27" W	12.39'
A4	S 43°10'01" W	32.72'
A5	N 43°10'01" E	146.08'
A6	S 76°23'09" E	22.93'
A7	S 43°10'01" W	178.90'

LINE	BEARING	DISTANCE
B1	S 85°13'06" E	27.14'
B2	N 69°33'17" E	22.15'
B3	N 37°42'22" E	26.10'
B4	N 14°03'34" E	38.67'
B5	N 26°23'30" W	10.48'
B6	S 43°10'01" W	100.11'

LINE	BEARING	DISTANCE
C1	S 80°11'19" E	31.13'
C2	N 64°50'05" E	54.46'
C3	N 68°16'36" E	29.16'
C4	S 83°45'16" E	30.22'
C5	S 38°08'01" E	38.92'
C6	S 45°56'47" W	12.37'
C7	N 24°25'12" E	79.25'
C8	N 09°34'30" E	37.61'
C9	N 29°19'21" E	161.26'
C10	S 61°42'42" W	109.30'
C11	N 34°05'28" W	101.25'

LINE	BEARING	DISTANCE
D1	S 00°14'38" W	52.94'
D2	S 04°23'10" W	35.27'
D3	S 25°43'33" W	56.09'
D4	S 30°12'22" W	36.30'
D5	N 15°01'33" E	175.99'

LINE	BEARING	DISTANCE
E1	S 69°18'37" E	45.06'
E2	S 54°07'18" E	43.61'
E3	S 33°56'47" E	12.28'
E4	S 19°39'44" E	16.33'
E5	S 15°18'29" W	42.87'
E6	S 41°51'15" W	117.38'
E7	S 37°40'53" W	30.22'
E8	S 34°13'56" W	55.56'
E9	S 33°48'43" W	53.47'
E10	S 37°02'14" W	53.47'
E11	S 45°45'21" W	30.93'
E12	S 58°54'37" W	15.35'
E13	S 83°33'21" W	15.93'
E14	N 66°49'17" W	22.71'
E15	S 55°16'34" W	36.30'
E16	N 47°33'47" W	107.13'
E17	N 47°33'47" W	55.52'
E18	S 66°55'31" E	75.65'
E19	S 47°48'26" E	143.24'
E20	N 35°48'10" E	392.25'
E21	N 52°26'44" W	89.16'

LINE	BEARING	DISTANCE
F1	S 24°19'28" W	71.41'
F2	S 38°17'47" W	31.01'
F3	S 37°36'37" W	46.08'
F4	N 34°42'53" E	269.59'

- EASEMENT TABULATION**
- = EX. STORM DRAIN EASEMENT
 - = FOREST CONSERVAION EASEMENT 28,750 SQ. FT. OR 0.66 AC. FOR THIS PLAT.
 - = EXISTING FOREST CONSERVAION EASEMENT 28,750 SQ. FT. OR 0.66 AC. TO BE ABANDONED BY THIS PLAT.
 - = EXISTING FOREST CONSERVAION EASEMENT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	130.00'	70.92'	70.04'	N 66°48'21" W	31°15'21"	36.36'
C2	170.03'	178.03'	170.01'	S 81°10'29" E	59°59'28"	98.15'
C3	50.00'	6.01'	6.01'	N 49°55'51" E	6°53'28"	3.01'

TOTAL TABULATION OF THIS SUBMISSION

TOTAL AREA OF AGRICULTURAL PRESERVATION PARCELS 2
 PARCEL D = 25.83 ± PREVIOUSLY RECORDED P. 13638 (BUILDABLE LOT)
 PARCEL B = 2.14 ± PREVIOUSLY RECORDED P. 13634 (NON BUILDABLE LOT)

TOTAL AREA ROAD DEDICATION = 0.00 ACRES
 TOTAL AREA OF SUBDIVISION TO BE RECORDED = 27.97 ± ACRES

PUBLIC FOREST CONSERVATION EASEMENT NO. 4

LINE	BEARING	DISTANCE
FC8	S 43°10'01" W	156.28'
FC9	N 73°28'20" W	63.07'
FC10	N 79°38'21" W	144.80'
FC11	N 65°18'49" E	255.88'

REFORESTATION = 0.50 ACRES

PUBLIC FOREST CONSERVATION EASEMENT NO. 5

LINE	BEARING	DISTANCE
FC1	S 43°10'01" W	146.08'
FC3	N 65°18'49" E	66.68'
FC4	S 47°37'42" E	10.57'
FC5	S 42°22'18" W	20.00'
FC6	S 62°04'23" W	83.93'
FC7	S 76°23'09" E	21.84'

REFORESTATION = 0.16 ACRES

NOTE: THE FOREST CONSERVATION OBLIGATION FOR THE WELLINGTON WEST SUBDIVISION WAS FULFILLED UNDER F-98-180 AND F-98-181.

THE REQUIREMENT §3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THE RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

7-12-13
Date
Michael S. Edwards
Professional Land Surveyor
Maryland Registration No. 21171

CORNERSTONE SURVEYING, INC.
 6024 Clairemont Drive
 Owings, Maryland 20736
 Phone: (410) 286-2577
 Fax: (410) 224-7592
 www.cornerstonesurveys.com

PURPOSE STATEMENT:
 The purpose of this plat is to establish a Forest Conservation Easement of 0.66 acres of Land on Parcel B and Parcel D per Agreement per Land Owner and Developer "Pulte Home Corporation, a Michigan Corporation; and also to abandon 0.66 acres of Forest Conservation Easement (.03 acres of Forest Conservation Easement No. 2 and .63 acres of Forest Conservation Easement No. 3) on Preservation Parcels B and D, as shown on Plat.

RECORDED AS PLAT NUMBER 22513 on 9/19/13
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

APPROVED: Howard County Department of Planning and Zoning
 Chief, Development Engineering Division
 Director

8/6/2013
Date

APPROVED: FOR PRIVATE WATER AND SEWER
 HOWARD COUNTY HEALTH OFFICER

Surveyor's Certificate:
 I hereby certify that the data shown hereon is correct: that it is a Forest Conservation Easement across the property of Adam J. Lockard and Donna Lockard, his wife as shown subdivision of Wellington West, Section 1 and Section 2; Agricultural Preservation Parcel "B" and Parcel "D" as recorded in Plat Numbers 13634 and 13638 and more particularly described in a deed dated May 15, 2002 between Pulte Home Corporation, a Michigan Corporation and Adam J. Lockard and Donna Lockard, his wife in Liber 6226 at Folio 316 ; that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County, Maryland, as shown in Accordance with the annotated code of Maryland, As amended. The total area of Forest Conservation Easement included on this plat is 28,750 square feet or 0.66 acres of land more or less.

7-12-13
Date
Michael S. Edwards
Professional Land Surveyor
Maryland Registration No. 21171

Owner's Certificate:
 We Adam J. Lockard and Donna Lockard his wife, Owners of the property shown and described hereon adopt this plan of subdivision and, in consideration of approval of this Final Plat by the Department of Planning and Zoning, Establish the minimum Building Restriction Lines and Grant unto Howard County it's successor's and assigns (1.) The right to lay, construct and maintain sewer, drains, water pipes and any other municipal utilities serving in and under all roads and street rights of ways and the specific Forest Conservation Easement shown hereon. (2.) The right to require dedication for Public Use the beds of the streets and/or roads and flood plains and Open Space where Applicable and for good and other valuable consideration, 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 be erected on or over said Easment and rights of way shown hereon. Witness my/our hands this 10 Day of July 2013.

OWNER:
 Adam J. and Donna Lockard
 15325 Doe Hill Court
 Woodbine MD 21797
 PHONE: 410-489-9617

DEVELOPER:
 Pulte Homes Corporation
 10600 Arrowhead Drive
 Fairfax Virginia 20151
 703-928-9602

PLAT OF REVISION
 WELLINGTON WEST
 SECTION 2, AREA 1
 AGRICULTURAL PRESERVATION PARCEL "B"
 AND
 WELLINGTON WEST
 SECTION 2, AREA 2
 AGRICULTURAL PRESERVATION PARCEL "D"
 S-98-03 WP-98-24 F-98-180 F-98-181
 4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 DATE: JUNE, 2013 SCALE: AS SHOWN
 PARCEL B, PARCEL 68, TAX MAP 14 - PARCEL D, PARCEL 69, TAX MAP 14
 ZONED: RC-DEO GRID: 15 #F-98-180