

COORDINATES					
No.	DELTA	RAD.	LEN.	TAN.	CHORD
560-561	66°43'09"	325.00	378.45	213.97	N54°19'20"E 357.43
554A-554	03°12'14"	375.00	20.97	10.49	S86°04'47" 20.97

COORDINATES		
No.	NORTH	EAST
221	590,890.769	1,335,021.162
222	591,095.455	1,335,028.863
510A	590,983.920	1,334,678.622
554A	590,689.751	1,334,707.062
554	590,691.186	1,334,727.980
560	590,700.638	1,334,961.448
561	590,909.101	1,335,251.791

16. ON LOTS IN WHICH THE FOREST CONSERVATION EASEMENT AND THE PRIVATE SEWAGE EASEMENT AND/OR WELL SITE OVERLAP, DISTURBANCE RELATED TO THE PERMITTED REPAIR, REPLACEMENT, OR MAINTENANCE OF THE PRIVATE SEWAGE SYSTEM OR WELL WILL BE ALLOWED WITHIN THE OVERLAPPING PORTION OF THE FOREST CONSERVATION EASEMENT; THIS NOTE SUPERSEDES THE RESTRICTIONS IN GENERAL NOTE 11.

AREA TABULATION

1. TOTAL NUMBER OF LOTS TO BE RECORDED:	1
2. TOTAL NUMBER OF BUILDABLE LOTS:	0
3. TOTAL NUMBER OF OPEN SPACE LOTS:	0
4. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	3.0014 AC.
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.00 AC.
6. TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED:	0.00 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	3.0014 AC.

CLARK · FINEFROCK & SACKETT, INC.
ENGINEERS · PLANNERS · SURVEYORS
7135 MONTREAL WAY · COLUMBIA, MD 21045 · (410) 351-7500 BALT. · (301) 621-8100 WASH.

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

Wilson for Marcus Rosman 11/19/2013
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Cochran 11-21-13
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Walter S. ... 11-26-13
DIRECTOR DATE

OWNERS' CERTIFICATE
We, The Mark Jefferson Irrevocable Trust, by The Advisory Trust Company of Delaware Trustee, owners of the property shown and described hereon, hereby adopt this plan of Subdivision and consideration of the approval of this final plat by the Department of Planning and Zoning, do hereby establish the minimum building restriction line. There are no suits of actions, leases, liens or trust on the property included in this plan of resubdivision.

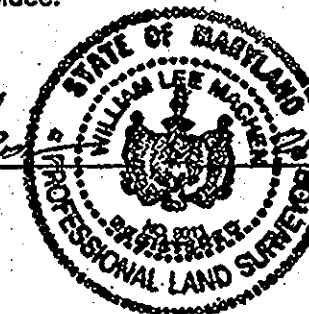
Attest: *Patricia Parsons* by: *Sandra J. Lakey* Date: 8/27/13
FOR THE ADVISORY TRUST COMPANY OF DELAWARE TRUSTEE

- GENERAL NOTES**
- Subject property is zoned RC-DEO per 2/2/04 Comprehensive Zoning Plan and 7/28/06 Comp-Lite Rezoning.
 - Iron Pipe or Iron Pin with Cap shown thus:
 - All areas are more or less.
 - This plat is based on a field-run boundary survey performed on or about SEPTEMBER, 1994 BY SHANABERGER & LANE.
 - This area designates a private sewage easement of 10,000 SF as required by the Maryland State Department of the Environment for individual sewage disposal. 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.
 - This subdivision is exempt from perimeter landscaping since it is only abandoning a portion of the forest conservation easement and does not create any new lots.
 - This subdivision is exempt from Forest Conservation obligations in accordance with Section 16.1202(b)(1)(vii) of the Forest Conservation Manual since it does not create any new lots. FOREST OBLIGATION FOR THIS PLAT PREVIOUSLY ADDRESSED UNDER F-99-51.

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown and described hereon is correct; that it is a resubdivision of lot 2 as shown on a plat of subdivision entitled Hawksfield Estates, Section Two, Lots 1-6 and recorded as Plat No. 13798; also being all of the land conveyed by William R. Beam and Kelly A. Beam to the Mark Jefferson Irrevocable Trust by deed dated May 09, 2013 and recorded in Liber 14908 at Folio 258; both recording being among the Land Records of Howard County, Maryland and that all monuments will be in place.

William L. Machen August 2013
WILLIAM L. MACHEN
PROFESSIONAL LAND SURVEYOR
MARYLAND # 9011 DATE



RECORDED AS PLAT# 22589
ON 11/26/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

HAWKSFIELD ESTATES
SECTION 2
LOT 2
PLAT OF REVISION

TAX MAP 16 GRID 20 PART OF PARCEL 40
3TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' DATE: AUGUST, 2013
SHEET 1 OF 1 F-99-51
Previous Files: S-95-23; P-98-21; F-90-05

CAD FILE: _____
CHKD: WM DRAWN: RM JOB NO.: 13-502 FILE NO.: 13-502

COUNTY FILE# 14-031

GENERAL NOTES (Con't.)

- This subdivision is subject to the amended Fifth Edition of the Subdivision and Land Development Regulations.
- There are no cemeteries or burial grounds located on this site.
- Existing 10,000 SF private sewage easements shown as established in July, 1999 per plat recorded as Plat 13789.
- Coordinates based on NAD'83, Maryland Coordinate System as projected by Howard County Geodetic Control Stations No.16R1 and No.23R2.
- Driveways shall be provided prior to issuance of a residential occupancy permit to ensure safe access for and emergency vehicles per the following minimum requirements:
 - Width-12 feet (16 feet serving more than one residence).
 - Surface-6 inches of compacted crusher run base with tar and chip coating (1.5" Min.)
 - Geometry-Maximum 14% grade, Maximum 10% grade change and minimum of 45' turning radius.
 - Structures (Culvert/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.
 - Structure clearances-minimum 12 feet.
 - Maintenance-sufficient to ensure of weather use.
- Owners: The Mark Jefferson Irrevocable Trust, 3090 Emerald Valley Road, Ellicott City, MD 21042
- No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the limits of the forest conservation easement areas.
- There is an existing dwelling/structure located on Lot 2 to remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulations.

THE PURPOSE OF THIS PLAT IS TO ABANDON A PORTION OF THE FOREST CONSERVATION EASEMENT #1 RECORDED ON PLAT #13789 ON 7/15/99 AMONG THE LAND RECORDS OF HOWARD COUNTY.

