

COORDINATE LIST

NO	NORTHING	EASTING	NO	NORTHING	EASTING	NO	NORTHING	EASTING
1	600809.5575	126831.9116	26	601598.5576	1268143.8604	303	600814.3730	1269266.9640
2	600769.5557	1269336.6932	27	601344.8281	1267854.2703	308	601433.5280	1268091.6750
3	600804.7177	1269054.5002	23	601324.5874	1267880.8901	310	601561.8480	1268131.3090
4	601028.2232	1269077.1247	24	601098.1464	1268016.6860	311	601669.0260	1268158.1850
5	601028.1804	1268795.0042	25	600976.8668	1268145.3689	313	600511.2610	1268120.8470
6	600724.6931	1268755.2278	26	600947.3229	1268104.4767	314	600220.4020	1269492.6680
7	600849.0174	1268612.1053	27	600650.9807	1268131.0777	316	600087.9980	1269810.2420
8	600849.2958	1268458.3264	28	600625.9893	1268270.4341	320	600920.0750	1268059.7730
9	600954.2966	1268302.3288	29	600578.4427	1268332.7227	413	600802.8177	1268096.6421
10	601010.2228	1268282.9085	30	600568.7732	1268423.0377	428	601328.3243	1267822.3291
11	601023.1674	1268292.4422	31	600560.6698	1268596.7425	801	600148.9800	1270134.0100
12	600980.6267	1268398.6163	32	600836.9592	1268606.4511			
13	600909.4848	1268528.0640	33	600709.2793	1268790.7580			
14	601021.0838	1268560.1421	34	600613.0078	1269022.8548			
15	601134.5507	1268618.5240	35	600605.3125	1269117.5148			
16	601258.7187	1268349.4191	36	600511.6708	1269158.7387			
17	601329.3785	1268378.2588	37	600269.2722	1269358.6002			
18	601443.4684	1268309.8655	38	600247.4863	1269461.3521			
19	601485.0525	1268348.6239	39	600257.6492	1269606.8278			
20	601621.3121	1268202.2677	40	600246.3450	1269364.5789			

NOTE:
COORDINATES AND GRIDS SHOWN HEREON
ARE BASED ON NAD '83 AND ARE IN FEET. TO
CONVERT TO METERS DIVIDE BY 3.280833.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C-1	45.00	34.26	43°37'28"	18.01	N52°45'07"W	33.44
C-2	325.00	179.01	31°33'03"	91.84	N46°48'12"W	176.76
C-3	55.00	62.70	65°18'56"	35.25	N19°08'29"W	59.36

LEGEND

- DENOTES WETLANDS
- DENOTES EXISTING PUBLIC FOREST CONSERVATION EASEMENT (RETENTION) (PLAT # 22017)
- DENOTES EXISTING PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION) (PLAT # 22017)
- DENOTES EXISTING PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT (PLAT # 22017)
- DENOTES EXISTING PRIVATE ENTRANCE SIGN EASEMENT (PLAT # 22017)
- DENOTES AREA OF THE FOREST MITIGATION BANK

OWNER/DEVELOPER

CHELSEA KNOLLS, L.C.
1355 BEVERLY RD. SUITE 240
MCLEAN, VIRGINIA 22101
(703) 734-9730
(410) 720-3021
ATTN: JASON VAN KIRK

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.

Gary E. Lane 10/02/14
GARY E. LANE, PROP. L.S. 574 DATE

Russell Dickens 10/16/14
RUSSELL DICKENS, MANAGER
CHELSEA KNOLLS, L.C. DATE

TOTAL AREA TABULATION

NUMBER OF BUILDABLE LOTS	0
NUMBER OF NON-BUILDABLE PRESERVATION PARCELS	1
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	1
AREA OF BUILDABLE LOTS	0 AC.
AREA OF NON-BUILDABLE PRESERVATION PARCELS	26.46 AC. ±
AREA OF BULK PARCELS	0 AC.
AREA OF RIGHT OF WAY	0 AC.
TOTAL AREA TO BE RECORDED	26.46 AC. ±

APPROVED FOR PRIVATE WATER, PRIVATE SEPTIC SYSTEM.

HOWARD COUNTY HEALTH DEPARTMENT

William for Mauro Rossignol 10/24/14
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Clark 11-4-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

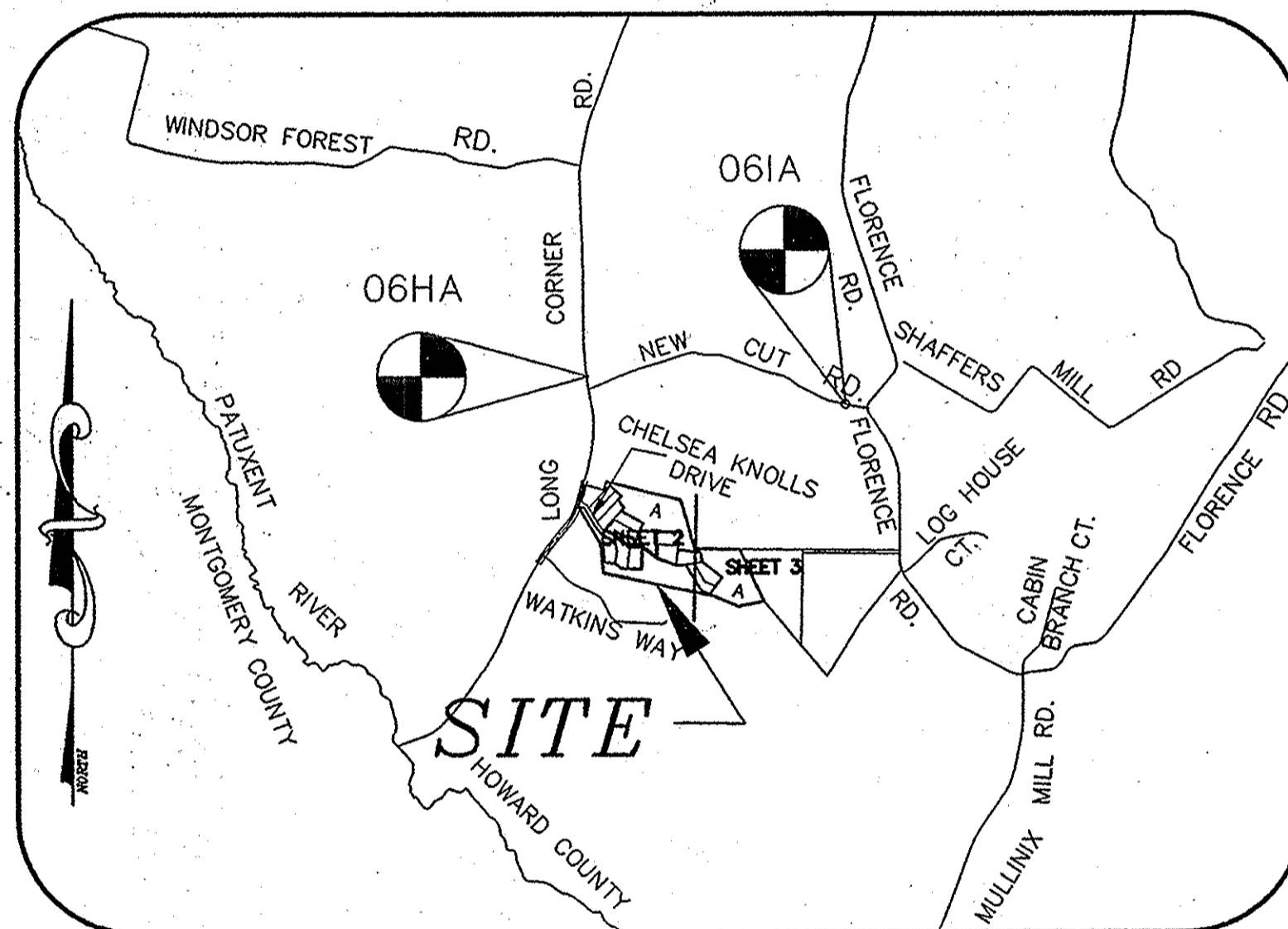
Keith ... 11-05-14
DIRECTOR DATE

AREA TABULATION:

NUMBER OF NON-BUILDABLE PRESERVATION PARCELS: 1 (A)
AREA OF PRESERVATION PARCEL: 26.46 ACRES.
AREA OF 100 YEAR FLOOD PLAIN: 1.26 ACRES
AREA OF EXISTING FOREST CONSERVATION EASEMENTS: 13.85 ACRES
AREA NOT TO BE PLANTED (NEAR POWER LINES): 0.78 ACRES
AREA NOT TO BE PLANTED 10' FROM THE EDGE OF USE-IN-COMMON DRIVEWAY EASMENT AND AREAS LESS THAN 35' IN WIDTH: 0.92 ACRES
TOTAL AREA AVAILABLE FOR FOREST BANK PLANTING: 9.65 ACRES

GENERAL NOTES:

- SUBJECT PROPERTY IS ZONED RC-DEO PER THE 10/06/13 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER 2002 BY MILDENBERG, BOENDER & ASSOC., INC.
- COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. 06HA, 06IA.
STA. 06HA N603004.896, E1267938.951, EL786.421
STA. 06IA N602649.523, E1271163.330, EL714.263
- BRL DENOTES A BUILDING RESTRICTION LINE
- DENOTES AN IRON PIN OR IRON PIPE FOUND
- DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- STEEP SLOPES EXIST ON THIS SITE.
- ALL AREAS ARE MORE OR LESS.
- THE WETLAND STUDY WAS PREPARED BY WILDMAN ENVIRONMENTAL SERVICES INC. IN JULY 2001 UNDER SP-02-01 AND RE-CERTIFIED BY MILDENBERG, BOENDER & ASSOCIATE INC. IN NOVEMBER 2013.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND, MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- BULK PARCEL "A" IS A NON-BUILDABLE PRESERVATION PARCEL THAT INCLUDES THE FOREST CONSERVATION EASEMENTS, 10' TREE MAINTENANCE EASEMENTS, AND ENTRANCE SIGNAGE AS WELL AS A PORTION OF USE-IN-COMMON UTILITY AND ACCESS EASEMENT. THIS PARCEL IS PRIVATELY OWNED. THE TWO REQUIRED EASEMENT HOLDERS ARE THE HOMEOWNERS ASSOCIATION AND HOWARD COUNTY. WITH THIS PLAT WE ARE PROPOSING A FOREST MITIGATION BANK FOR THE REMAINING PORTION OF THIS PARCEL.
- THE EXISTING FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS FOR F-07-072, CHELSEA KNOLLS, WITH RESPECT TO SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO GRADING, REMOVAL OF VEGETATIVE COVER OF TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS; HOWEVER, FOREST MANAGEMENT PRACTICES, AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT, ARE ALLOWED.
- THE EXISTING FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT WAS FULFILLED BY PROVIDING A TOTAL OF 9.93 ACRES (1.6 ACRES OF REFORESTATION AND 8.33 ACRES OF AFFORESTATION) WHICH WAS SATISFIED BY PROVIDING 7.81 ACRES OF RETENTION (EASEMENTS A, B AND C) AND 6.03 ACRES OF AFFORESTATION (EASEMENT D). TOTAL AREA OF FOREST MITIGATION BANK AREAS 1-4 CREATED WITH THIS PLAT IS 9.65 ACRES. SURETY IN THE AMOUNT OF \$210,177.00 WILL BE PROVIDED WITH THE RECORDATION OF THIS PLAT.
- THIS PLAT IS EXEMPT FROM FOREST CONSERVATION OBLIGATIONS SINCE IT IS TO CREATE A FOREST MITIGATION BANK.
- 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 AFORESAID 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. 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.
- FOR ALL OTHER PERTINENT NOTES AND DETAIL REFER TO F-07-072 AND PLAT#22016-19.



VICINITY MAP
SCALE: 1"=2000'
ADC MAP COORDINATES: 7 D-8

OWNER'S STATEMENT

WE, CHELSEA KNOLLS L.C. OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

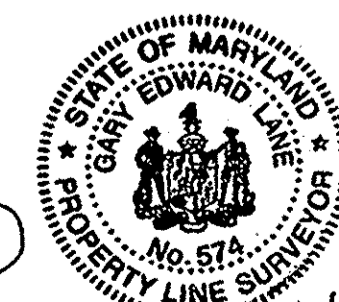
WITNESS MY HAND THIS 6th DAY OF OCTOBER, 2014

Russell Dickens
RUSSELL DICKENS, MANAGER
CHELSEA KNOLLS, L.C.

J & V Kirk
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PARCEL 78, AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY AS LIBER 08717 FOLIO 578; 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.



Gary E. Lane 10/02/14
GARY E. LANE, PROP. L.S. 574
EXPIRATION DATE 03/21/15 DATE

THE PURPOSE OF THIS PLAT IS TO PROVIDE A FOREST MITIGATION BANK ON THE AVAILABLE AREA OF NON-BUILDABLE PRESERVATION PARCEL "A" AS RECORDED UNDER PLAT #22016-019.

RECORDED AS PLAT 23044 ON 11/11/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

REVISION PLAT
CHELSEA KNOLLS
NON-BUILDABLE PRESERVATION PARCEL "A"
FOREST MITIGATION BANK

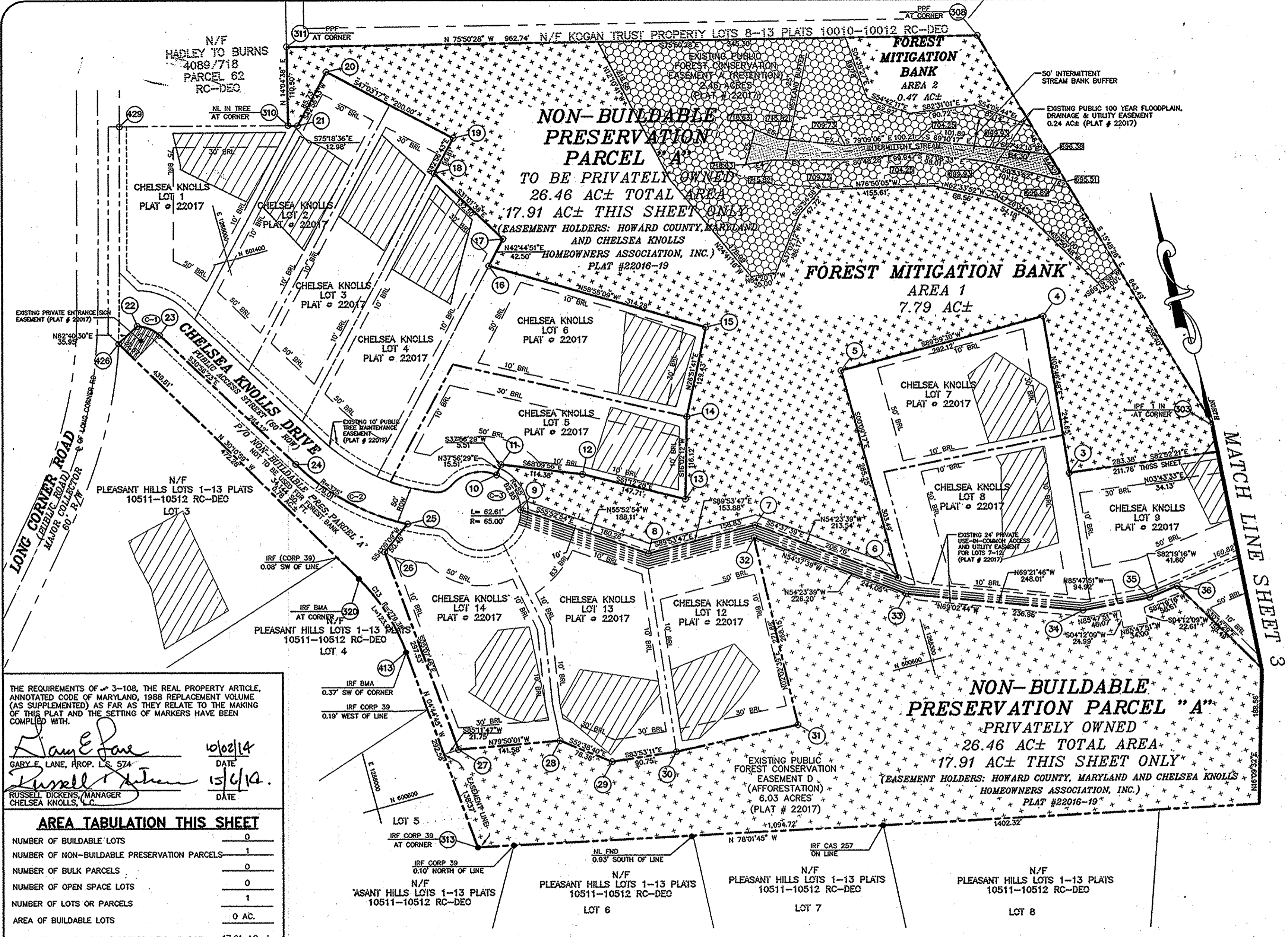
SHEET 1 OF 3

TAX MAP 6 GRID 22
TAX MAP 12 GRID 5
PARCEL 78

4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
EX. ZONING RC-DEO

SCALE: 1"=100'
DATE: OCTOBER 2014
DPZ FILES: SP-02-001
WP-04-034, WP-09-216,
WP-12-067, F-07-F72,
SDP-14-032

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
7350-B Grace Drive, Columbia, Maryland 21044
(410) 997-0286 Ball. (410) 997-0298 Fax.



NON-BUILDABLE PRESERVATION PARCEL "A"
TO BE PRIVATELY OWNED
26.46 AC± TOTAL AREA
17.91 AC± THIS SHEET ONLY

FOREST MITIGATION BANK AREA 1
7.79 AC±

NON-BUILDABLE PRESERVATION PARCEL "A"
PRIVATELY OWNED
26.46 AC± TOTAL AREA
17.91 AC± THIS SHEET ONLY
EASEMENT HOLDERS: HOWARD COUNTY, MARYLAND AND CHELSEA KNOLLS HOMEOWNERS ASSOCIATION, INC.
PLAT #22016-19

OWNER/DEVELOPER
 CHELSEA KNOLLS, L.C.
 1355 BEVERLY RD. SUITE 240
 McLEAN, VIRGINIA 22101
 (703) 734-9730
 (410) 720-3021
 ATTN: JASON VAN KIRK

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.

Gary E. Lane 10/02/14
 GARY E. LANE, PROP. L.S. 574 DATE

Russell Dickens 10/06/14
 RUSSELL DICKENS, MANAGER CHELSEA KNOLLS, L.C. DATE

AREA TABULATION THIS SHEET

NUMBER OF BUILDABLE LOTS	0
NUMBER OF NON-BUILDABLE PRESERVATION PARCELS	1
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	1
AREA OF BUILDABLE LOTS	0 AC.
AREA OF NON-BUILDABLE PRESERVATION PARCEL	17.91 AC. ±
AREA OF BULK PARCELS	0 AC.
AREA OF RIGHT OF WAY	0.97 AC.
AREA OF SUBDIVISION FOR THIS SHEET	17.91 AC. ±

APPROVED FOR PRIVATE WATER, PRIVATE SEPTIC SYSTEM.

HOWARD COUNTY HEALTH DEPARTMENT

Maureen Rossman 10/24/14
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Paul Chiles 11-4-14
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kent K... for 11-06-14
 DIRECTOR DATE

OWNER'S STATEMENT

WE, CHELSEA KNOLLS L.C. OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 6th DAY OF OCTOBER, 2014

Russell Dickens
 RUSSELL DICKENS, MANAGER CHELSEA KNOLLS, L.C.

J & V...
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PARCEL 78, AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY AS LIBER 08717 FOLIO 579; 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.

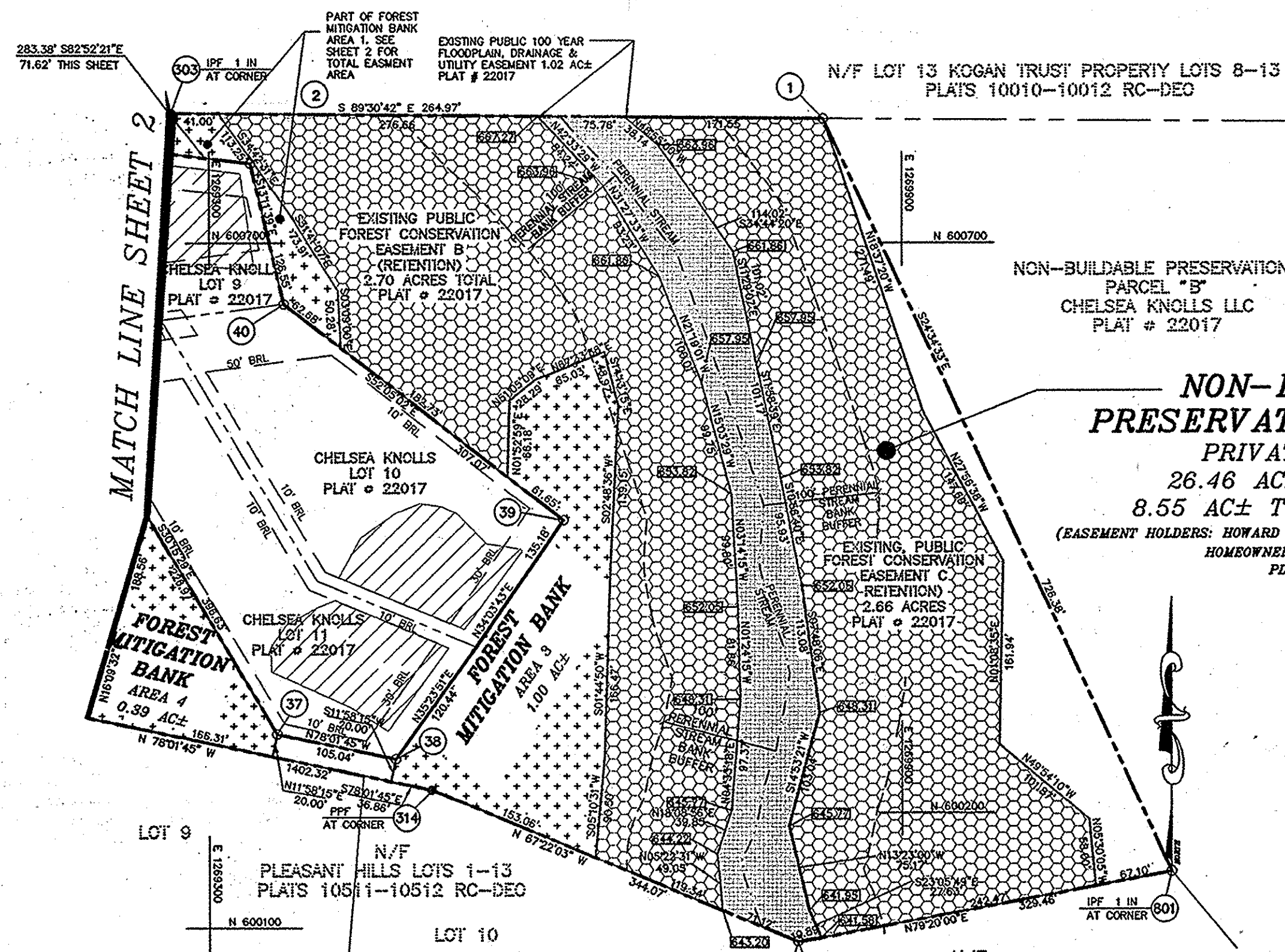
Gary E. Lane 10/02/14
 GARY E. LANE, PROP. L.S. 574 DATE
 EXPIRATION DATE 03/21/15

RECORDED AS PLAT 23045 ON 11/7/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

REVISION PLAT
CHELSEA KNOLLS
NON-BUILDABLE PRESERVATION PARCEL "A"
FOREST MITIGATION BANK SHEET 2 OF 3

TAX MAP 6 GRID 22 4TH ELECTION DISTRICT SCALE: 1"=100'
 TAX MAP 12 GRID 5 HOWARD COUNTY, MARYLAND DATE: OCTOBER 2014
 PARCEL 78 EX. ZONING RC-DEO WP-02-001
 DPZ FILES: SP-02-001
 WP-04-034, WP-09-216,
 WP-12-067, F-07-072,
 SDP-14-032

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 7350-B Grace Drive, Columbia, Maryland 21044
 (410) 997-0296 Balt. (410) 997-0298 Fax.



NON-BUILDABLE PRESERVATION PARCEL "A"
 PRIVATELY OWNED
 26.46 AC± TOTAL AREA
 8.55 AC± THIS SHEET ONLY
 (EASEMENT HOLDERS: HOWARD COUNTY, MARYLAND AND CHELSEA KNOLLS HOMEOWNERS ASSOCIATION, INC.)
 PLAT #22016-19

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.

Gary E Lane 10/02/14
 GARY E. LANE, PROP. L.S. 574 DATE

Russell Dickens 10/06/14
 RUSSELL DICKENS, MANAGER
 CHELSEA KNOLLS, L.C. DATE

AREA TABULATION THIS SHEET	
NUMBER OF BUILDABLE LOTS	0
NUMBER OF NON-BUILDABLE PRESERVATION PARCELS	1
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	0 AC. ±
AREA OF NON-BUILDABLE PRESERVATION PARCELS	8.55 AC. ±
AREA OF BULK PARCELS	0 AC. ±
AREA OF RIGHT OF WAY	0 AC. ±
AREA THIS SHEET	8.55 AC. ±

OWNER/DEVELOPER
 CHELSEA KNOLLS, L.C.
 1355 BEVERLY RD. SUITE 240
 McLEAN, VIRGINIA 22101
 (703) 734-9730
 (410) 720-3021
 ATTN: JASON VAN KIRK

OWNER'S STATEMENT

WE, CHELSEA KNOLLS L.C. OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

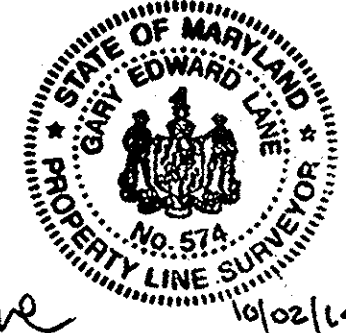
WITNESS MY HAND THIS 6th DAY OF OCTOBER, 2014

Russell Dickens
 RUSSELL DICKENS
 MANAGER, CHELSEA KNOLLS, L.C.

J & V
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PARCEL 78, AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY AS LIBER 08717 FOLIO 579; 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.



Gary E Lane 10/02/14
 GARY E. LANE, PROP. L.S. 574
 EXPIRATION DATE 03/21/15 DATE

RECORDED AS PLAT 23046 ON 10/7/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

REVISION PLAT
CHELSEA KNOLLS
 NON-BUILDABLE PRESERVATION PARCEL "A"
 FOREST MITIGATION BANK SHEET 3 OF 3

TAX MAP 6 GRID 22 4TH ELECTION DISTRICT SCALE: 1"=100'
 TAX MAP 12 GRID 5 HOWARD COUNTY, MARYLAND DATE: OCTOBER 2014
 PARCEL 78 EX. ZONING RC-DEO DPZ FILES: SP-02-001
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 WP-12-067, F-07-072,
 SDP-14-032

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 7350-B Grace Drive, Columbia, Maryland 21044
 (410) 997-0296 Toll. (410) 997-0298 Fax.

H:\01-009\DWG\SHANNON\SERVICE PLAT 2013.DWG