

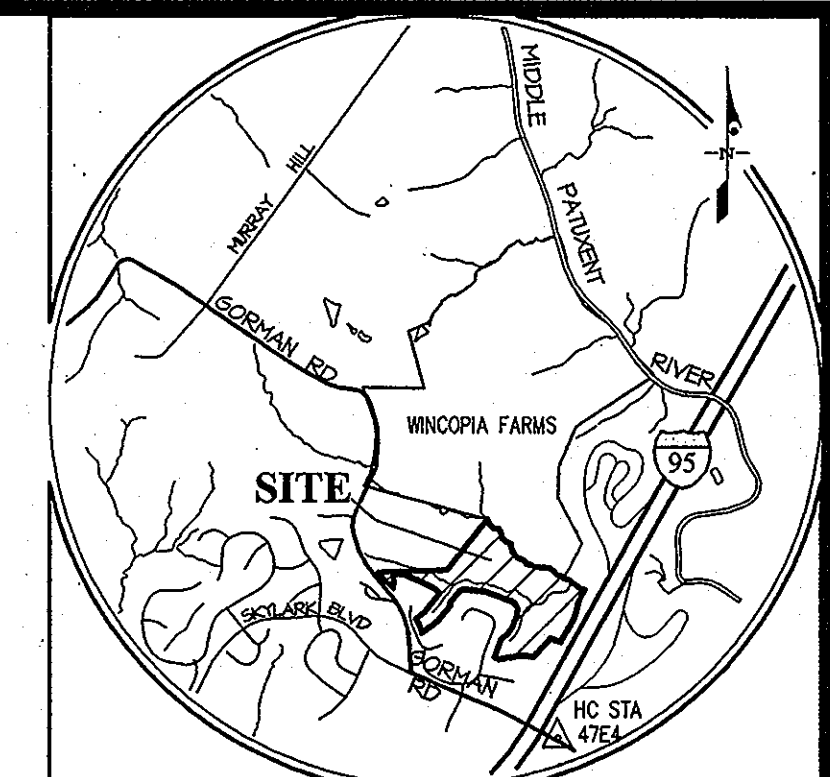
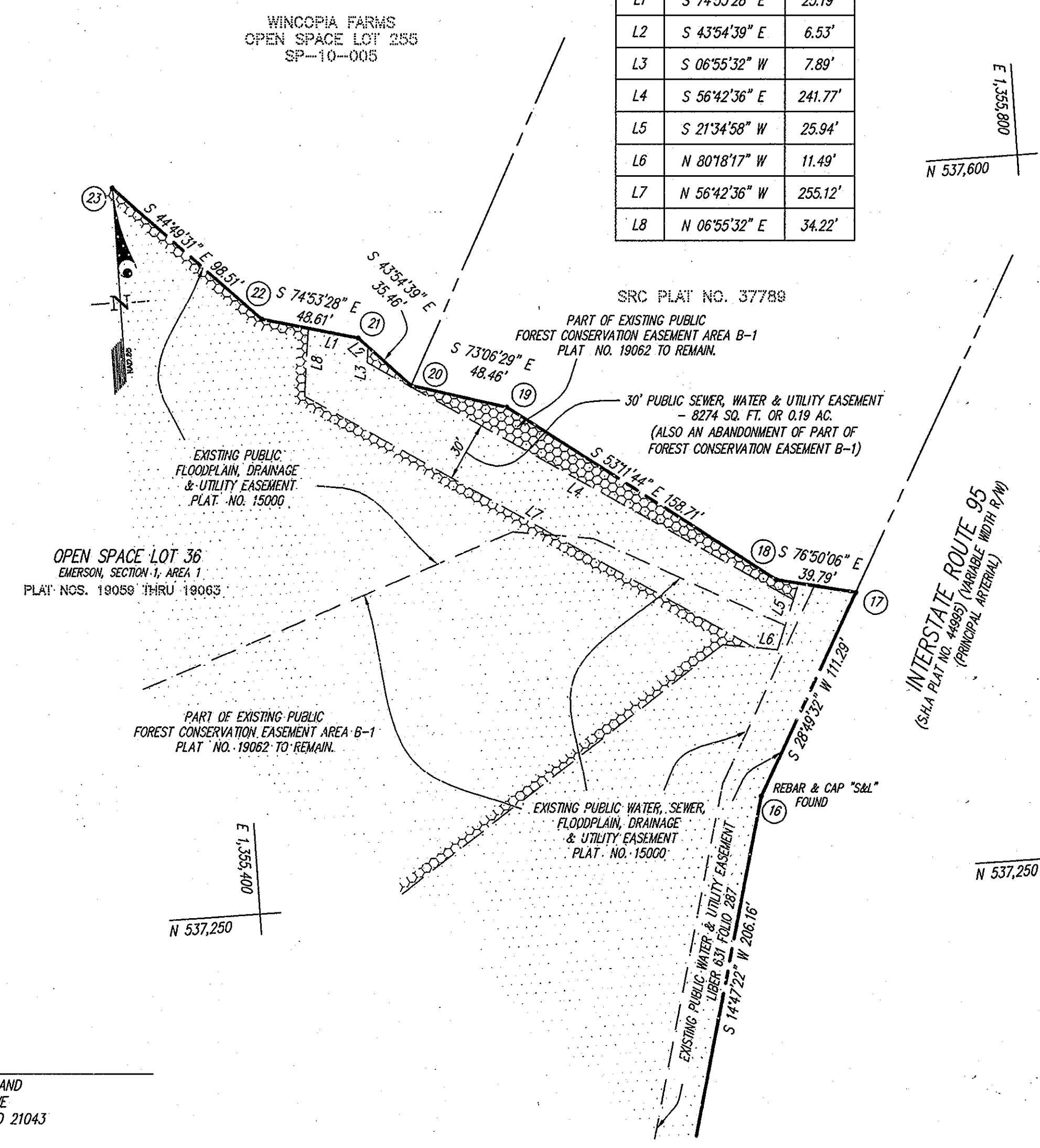


**GENERAL NOTES**

- IRON PINS SHOWN THUS: 
  - CONCRETE MONUMENTS SHOWN THUS: 
  - THIS PLAT IS BASED ON PLAT NOS. 19059-19063 RECORDED IN THE LAND RECORDS OF HOWARD COUNTY.
  - PROPERTY IS ZONED R-ED PER THE OCTOBER 2, 2004 COMPREHENSIVE ZONING REGULATIONS.
  - SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: ZB CASE NO. 1041-W, SDP-06-039, F-81-121, F-01-140, F-07-026 & F-13-103.
  - COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION No. 47E4 - N 535,846.138 E 1,355,431.196.
  - AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
  - THE 30' PUBLIC SEWER, WATER & UTILITY EASEMENT BEING CREATED HEREON IS TO SERVE WINCOPIA FARMS, F-13-103, DEVELOPER'S AGREEMENT No. 24-4691-D.
  - THE PURPOSE OF THIS REVISION PLAT IS TO CREATE A 30' PUBLIC SEWER, WATER & UTILITY EASEMENT ACROSS OPEN SPACE LOT 36. ONLY PART OF OPEN SPACE LOT 36 IS SHOWN ON THIS REVISION PLAT PER APPROVAL OF DEPARTMENT OF PLANNING AND ZONING. SEE PLAT NOS. 19059 THRU 19063 FOR THE ENTIRE OPEN SPACE LOT 36 AREA AND OTHER INFORMATION.
  - THIS PLAT IS NOT SUBJECT TO THE REQUIREMENTS OF THE LANDSCAPE MANUAL SINCE THIS IS A PLAT OF REVISION ONLY.
  - FOREST CONSERVATION OBLIGATIONS FOR THIS SITE HAS BEEN PREVIOUSLY ADDRESSED UNDER F-01-140. THE COUNTY HAS APPROVED THE ALIGNMENT OF THE PUBLIC SEWER, WATER & UTILITY EASEMENT TO SERVE WINCOPIA FARMS F-13-103 WHICH CROSSES AN NORTHEASTERLY PORTION OF FOREST CONSERVATION EASEMENT AREA B-1, LOCATED ON OPEN SPACE LOT 36, AND REQUIRES 0.19 OF AN ACRE OF ABANDONMENT WITHIN FOREST CONSERVATION EASEMENT AREA B-1.
- AS INDICATED IN THE FOREST CONSERVATION WORKSHEET SHOWN ON THE FOREST CONSERVATION PLAN OF THE F-13-103 DEVELOPMENT PLAN SET, THE AVAILABLE RETENTION CREDIT FOR WINCOPIA FARMS IS DEBITED BY 0.38 OF AN ACRE TO SATISFY THE FOREST CONSERVATION EASEMENT AREA B-1 ABANDONMENT.
- HOWARD COUNTY DEPARTMENT OF RECREATION & PARKS AGREED TO THE SEWER AND WATER WORK ON OPEN SPACE LOT 36 BY LETTER FROM JOHN R. BYRD, DATED NOVEMBER 27, 2013.
  - THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY BY GLW. HOWEVER, THE BOUNDARY MARKERS MARKED AND FOUND HEREON WERE FIELD LOCATED. THE OUTLINE OF THE PROPERTY SHOWN HEREON IS BASED ON PLAT NO. 19062.

**PUBLIC SEWER, WATER & UTILITY EASEMENT LINE TABLE**

LINE	BEARING	LENGTH
L1	S 74°53'28" E	25.19'
L2	S 43°54'39" E	6.53'
L3	S 06°55'32" W	7.89'
L4	S 56°42'36" E	241.77'
L5	S 21°34'58" W	25.94'
L6	N 80°18'17" W	11.49'
L7	N 56°42'36" W	255.12'
L8	N 06°55'32" E	34.22'

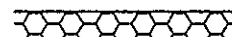




**VICINITY MAP**  
SCALE: 1" = 2,000'  
ADC MAP: 40 GRID: B3

**COORDINATE TABLE**

POINT	NORTHING	EASTING
16	537,290.9954	1,355,651.4576
17	537,388.4956	1,355,705.1155
18	537,397.5574	1,355,666.3742
19	537,492.6363	1,355,539.3005
20	537,506.7163	1,355,492.9339
21	537,532.2654	1,355,468.3382
22	537,544.9372	1,355,421.4048
23	537,614.8030	1,355,351.9636

**LEGEND**

-  FOREST CONSERVATION EASEMENT
-  PROPERTY LINE
-  PUBLIC EASEMENT

**OWNER**  
HOWARD COUNTY, MARYLAND  
3430 COURT HOUSE DRIVE  
ELLCOTT CITY, MARYLAND 21043  
PH: 410-313-4401

THE PURPOSE OF THIS PLAT IS TO CREATE A NEW 30' PUBLIC SEWER, WATER & UTILITY EASEMENT AND TO ABANDON 0.19 OF AN ACRE OF EXISTING FOREST CONSERVATION EASEMENT B-1. THE PURPOSE OF THIS PLAT DOES NOT INCLUDE RECORDATION OF THE PROJECT BOUNDARY OF OPEN SPACE LOT 36.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

*B. Nijon for Mauna Rossman* 1/28/2014  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Chad Chmielewicz* 1-15-14  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kate Sheehy* 2-04-14  
DIRECTOR DATE

**OWNERS' DEDICATION**

HOWARD COUNTY, MARYLAND, A BODY CORPORATE AND POLITIC, BY JAMES M. IRVIN, DIRECTOR, DEPARTMENT OF PUBLIC WORKS, OWNER 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 DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES 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, 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, 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 HANDS THIS 4th DAY OF FEB., 2014

HOWARD COUNTY, MARYLAND  
BY: *James M. Irvin*  
JAMES M. IRVIN, DIRECTOR, DEPARTMENT OF PUBLIC WORKS

WITNESS: *2/4/14*

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION TO OPEN SPACE LOT 36 AS SHOWN ON A REVISION PLAT ENTITLED "EMERSON, SECTION 1, AREA A (REVISION PLAT) OPEN SPACE LOT 36" AND RECORDED AS PLAT NO. 19062 AND BEING OF ALL OF THE LAND CONVEYED BY EMERSON CORPORATION TO HOWARD COUNTY, MARYLAND, BY AN OPEN SPACE DEED AND FOREST CONSERVATION EASEMENT, DATED OCTOBER 3, 2003 AND RECORDED IN LIBER 7915 AT FOLIO 692, BOTH AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

*Thomas C. O'Connor, Jr.* 12-09-2013  
THOMAS C. O'CONNOR, JR.  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10954 (EXP. 07/03/2014)



RECORDED AS PLAT NUMBER 22674 ON 2/11/14, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**REVISION PLAT**  
**EMERSON**  
SECTION 1, AREA 1  
OPEN SPACE LOT 36  
(A REVISION TO OPEN SPACE LOT 36, EMERSON, SECTION 1, AREA 1, PLAT NO. 19062)

ZONED: R-ED TM 47, GRID 9, PARCEL 1045  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=50' SHEET 1 OF 1 DECEMBER 2013

**GLW GÜTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188  
DRAWN BY: *RWC* CHECK BY: *TS*

S:\Survey Drawings\08052\PLATS\08052\_FCE\_REV\_RPL1.dwg, PLOTTED: 12/19/2013 11:59 AM, LAST SAVED: 12/19/2013 11:59 AM, PLOTTED BY: Paul Clark