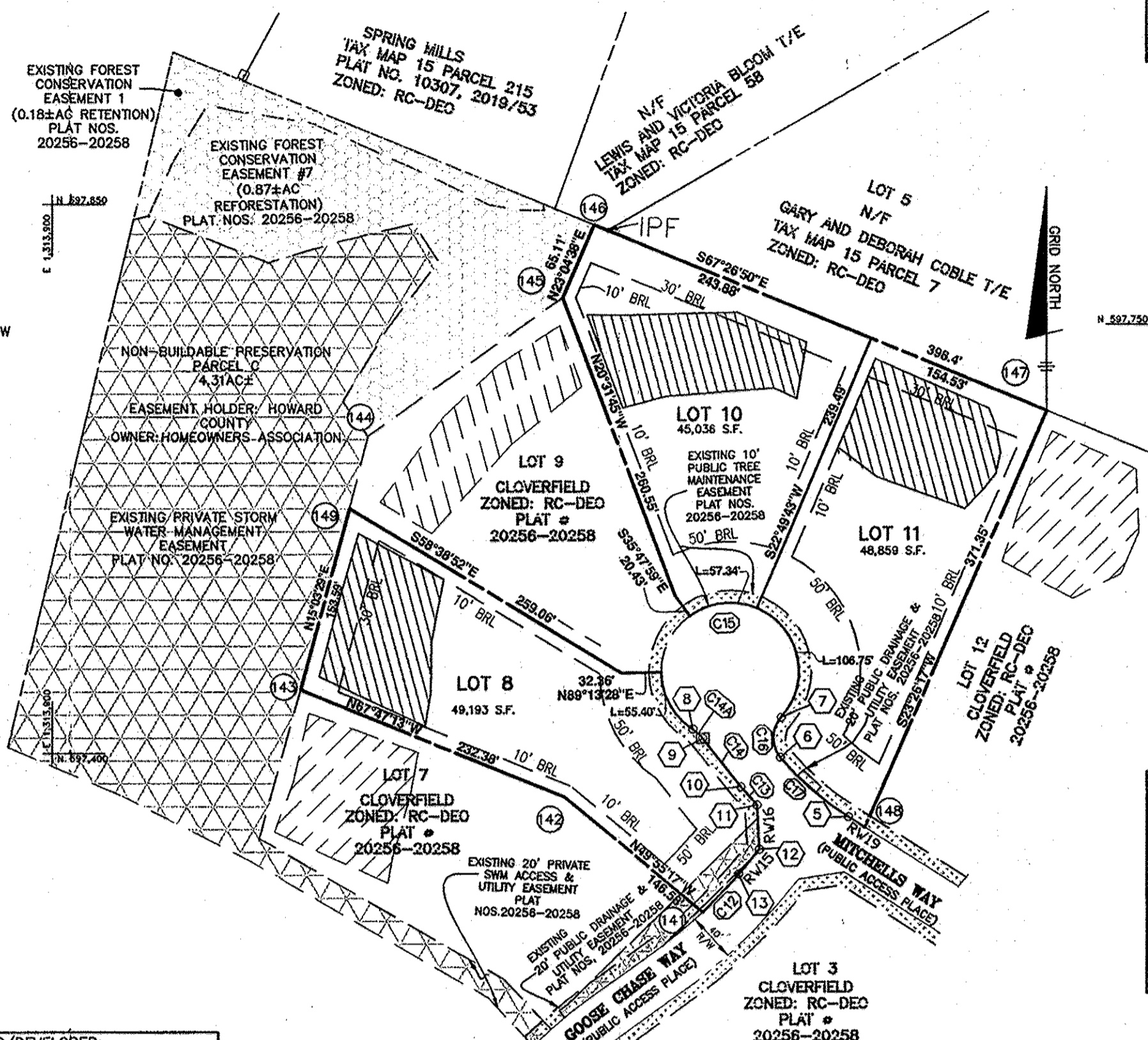
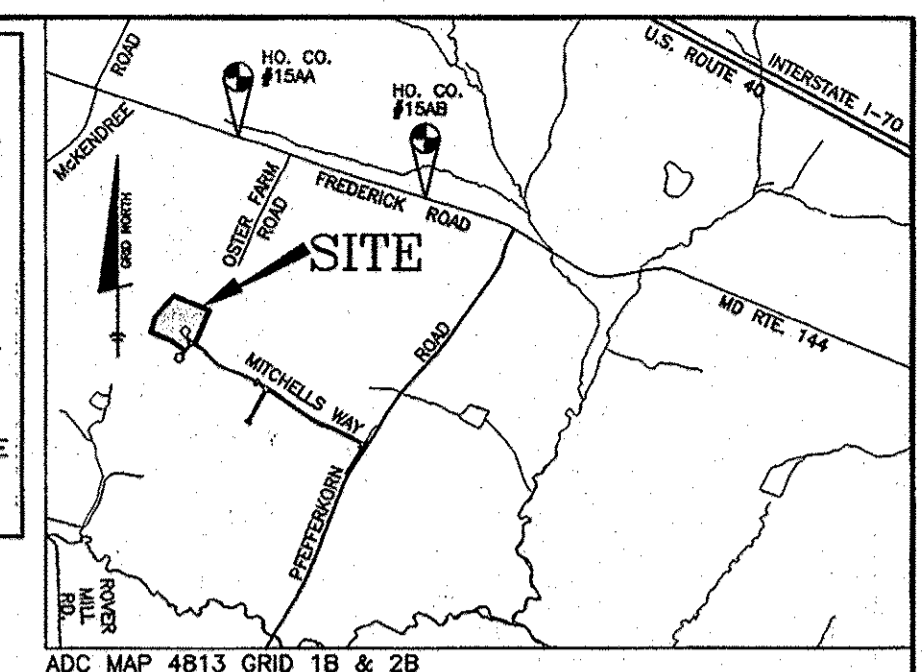


NOTES:

- 1.) DENOTES STONE OF CONCRETE MONUMENT FOUND.
 * DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND
 Δ DENOTES TRAVERSE POINT.
- 2.) COORDINATES BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO.15AA AND NO.15AB.
- 3.) SUBJECT PROPERTY ZONED RC-DEO PER 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP. LITE ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
- 4.) WATER AND SEWER FOR THIS PROJECT IS PRIVATE.
- 5.) STORM WATER MANAGEMENT FOR THIS PROJECT WAS PROVIDED UNDER F-07-091.
- 6.) A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- 7.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THIS SITE.
- 8.) NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF THE WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREA.
- 9.) BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED DURING FEBRUARY, 2005 BY BENCHMARK ENGINEERING INC. AND PREVIOUSLY RECORDED PLAT NO. 20257.
- 10.) THIS PROJECT IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.
- 11.) THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA IS RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDED OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
- 12.) THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- 13.) THE TOTAL FOREST CONSERVATION OBLIGATION FOR THIS PROJECT WAS PROVIDED UNDER F-07-091. THIS PLAT OF REVISION IS EXEMPT FROM THE FOREST CONSERVATION REGULATIONS PER SECTION 16-1202(b)(vii) OF THE HOWARD COUNTY CODE.
- 14.) DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS.
 - A) WIDTH - 12' (16' 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 & MIN. 45' TURNING RADIUS.
 - D) STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
 - E) DRAINAGE ELEMENTS CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- 15.) LANDSCAPING FOR THIS SUBDIVISION IS PROVIDED UNDER F-07-091 IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE ROAD CONSTRUCTION PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- 16.) GROUND WATER APPROPRIATIONS PERMIT #H020070003(01) ISSUED BY MDE ON APRIL 1, 2007.
- 17.) A TREE MAINTENANCE EASEMENT RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAT OF SUBDIVISION IS RESERVED UPON ALL LOTS FRONTING ON THE SAID PUBLIC ROAD RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY-OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS. NO BUILDINGS OR STRUCTURES OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
- 18.) THE FOLLOWING DPZ FILES REFERENCES: SP-06-01, F-06-110, F-07-091
- 19.) RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS 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 LOCATED IN, ON, OVER AND THROUGH LOTS 1 thru 11 AND PARCELS A, B, C, & D. 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 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 EASEMENTS, UPON COMPLETION OF THE DEVELOPERS OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND RELEASE OF DEVELOPERS 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.
- 20.) THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL NO. 75-2003 D. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE BUILDING OR GRADING PERMIT APPLICATION.
- 21.) THE FOREST CONSERVATION EASEMENTS WERE PROVIDED UNDER F-07-091.
- 22.) ALL AREAS SHOWN ARE MORE OR LESS.
- 23.) THERE ARE NO EXISTING DWELLINGS LOCATED ON LOTS 8, 10 AND 11.

BENCH MARKS (NAD'83)

HO. CO. No.15AA	ELEV. 548.605
STAMPED BRASS DISK SET ON TOP OF CONCRETE (3' DEEP) COLUMN.	
8.4' NE OF THE NORTH EDGE OF PAVING OF MD ROUTE 144; 100' NW OF BG&E POLE #81943	
N 599,605.293	E 1,314,773.416
HO. CO. No.15AB	ELEV. 536.524
STAMPED BRASS DISK SET ON TOP OF CONCRETE (3' DEEP) COLUMN.	
6.3' SW OF THE SOUTH EDGE OF PAVING OF MD ROUTE 144; 7.2' NW OF C&P POLE #813	
N 598,858.933	E 1,316,925.181



RIGHT-OF-WAY COORDINATE CHART (NAD83)

No.	NORTH	EAST
5	N 597348.4056	E 1314553.4237
6	N 597396.6003	E 1314492.2198
7	N 597429.3176	E 1314492.8883
8	N 597419.6082	E 1314421.1974
9	N 597412.2664	E 1314429.1030
10	N 597372.4509	E 1314460.2877
11	N 597353.7398	E 1314473.4275
12	N 597321.0320	E 1314475.2994
13	N 597300.9776	E 1314458.4249

BOUNDARY COORDINATE CHART (NAD '83)

BOUNDARY COORDINATES		
No.	NORTH	EAST
141	597269.8628	1314429.1001
142	597364.2349	1314316.9446
143	597452.0856	1314101.8129
144	597659.3981	1314156.4398
145	597772.8018	1314315.1920
146	597832.7051	1314340.7147
147	597679.9018	1314708.6560
148	597339.1875	1314560.9472
149	597600.3994	1314141.7145

RIGHT-OF-WAY LINE TABLE

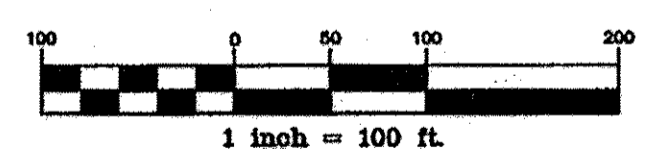
RW	BEARING	LENGTH
RW15	S40°04'43"W	26.21'
RW16	S02°56'09"E	36.55'
RW19	S57°23'48"E	15.83'

RIGHT-OF-WAY CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C12	380.00'	42.78'	21.41'	42.76'	S43°18'13"W	6°27'00"
C13	279.78'	19.88'	9.95'	19.88'	S41°22'17"E	4°04'22"
C14	1105.52'	50.58'	25.29'	50.57'	S38°04'09"E	2°37'17"
C14A	30.00'	10.85'	5.48'	10.79'	S47°07'03"E	20°43'05"
C15	56.00'	273.21'	47.38'	72.35'	S82°17'14"W	279°31'39"
C16	25.00'	35.67'	21.64'	32.72'	N01°10'14"E	81°45'39"
C17	239.78'	74.18'	37.39'	73.88'	S48°34'20"E	17°43'28"

OWNER/DEVELOPER:
 SPRING MILL LLC
 PO BOX 417
 ELLICOTT CITY, MARYLAND 21041
 410-485-4244

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-8103 (F) 410-465-8844
 75 THOMAS JOHNSON DRIVE SUITE E FREDERICK, MARYLAND 21702
 301-710-5666
 WWW.BEI-CVLENGINEERING.COM



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 Mason 1-27-14
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

Steve Breeden 1-31-14
 STEVE BREEDEN, MEMBER DATE

James R. Moxley III 1/31/14
 JAMES R. MOXLEY III, MEMBER DATE

- LEGEND**
- (147) DESIGNATES BOUNDARY COORDINATE
 - (C14) DESIGNATES BOUNDARY CURVE
 - (9) DESIGNATES RIGHT-OF-WAY COORDINATE
 - PRIVATE SEPTIC EASEMENTS
 - FOREST CONSERVATION EASEMENTS
 - STORM WATER MANAGEMENT DRAINAGE & UTILITY EASEMENTS
 - PUBLIC TREE & MAINTENANCE EASEMENT

THE PURPOSE OF THIS REVISION PLAT IS TO CORRECT THE DISTANCES FOR THE LOT LINES ADJOINING THE RIGHT-OF-WAY ON LOTS 8, 10 AND 11. THE LOT LINE DISTANCES DECREASED BY 6'

AREA TABULATION CHART

BUILDABLE LOTS.....	3
BUILDABLE PRESERVATION PARCELS.....	0
NON-BUILDABLE PRESERVATION PARCELS.....	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED.....	3.28 AC±
TOTAL AREA OF BUILDABLE LOTS.....	3.28 AC±
TOTAL AREA OF BUILDABLE PRESERVATION PARCEL.....	0
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS.....	0 AC±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED.....	0 AC±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED.....	3.28 AC±

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

Maureen Rossman 2/27/2014
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edmund 3-7-14
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kathleen 3-13-14
 DIRECTOR DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME 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 1-7-2015 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF THE LAND CONVEYED BY R. THOMAS SMITH AND SHARON R. SMITH TO SPRING MILL LLC BY DEED DATED MAY 30, 2008 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 11285, FOLIO 664. ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 1-27-14
 DONALD A. MASON DATE
 PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

OWNER'S DEDICATION

SPRING MILL LLC, OWNER OF THE SUBDIVISION SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF REVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. 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 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 OUR HANDS THIS _____ DAY OF _____ 2014.

Steve Breeden 1/31/14
 SIGNATURE OF OWNER DATE
 STEVEN K. BREEDEN, MEMBER

James R. Moxley III 1/31/14
 SIGNATURE OF OWNER DATE
 JAMES R. MOXLEY III, MEMBER

RECORDED AS PLAT 22710
 ON 3/21/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
CLOVERFIELD SECTION II
 LOTS 8, 10 AND 11
 PREVIOUSLY RECORDED AS PLAT NO. 20257

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP No. 15, GRID 7 SCALE: 1" = 100'
 PARCEL NO. 119 DATE: JANUARY, 2014
 ZONED: RC-DEO SHEET: 1 OF 1