

**NOTES:**

- COORDINATES BASED ON NAD '27 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY TRAVERSE POINT NUMBERS 3536007 & 3535001.
- THE SUBJECT PROPERTY IS ZONED "RC-DEO" AND "FOR" IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATIONS.
- THE REQUIREMENTS OF SUBSECTION 3-10A, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS HAVE BEEN COMPLIED WITH.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN 1986.
- DESIGNATES IRON REBAR & CAP PREVIOUSLY SET  
DESIGNATES STONE OR CONCRETE MONUMENT FOUND
- THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
- THE PROPERTY IS ENCUMBERED BY A PRESERVATION EASEMENT AND IS RESTRICTED BY AN ACCOMPANYING EASEMENT AGREEMENT, ENTERED INTO BY THE PROPERTY OWNER, WILLOW SPRINGS I LIMITED PARTNERSHIP, HOWARD COUNTY, MARYLAND AND THE HOWARD COUNTY CONSERVACY, INC. WHICH OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE PARCEL OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
- THERE IS NO DEVELOPMENT PLANNED ON LOT 30 AS A RESULT OF THIS PLAT. NO WETLANDS WILL BE DISTURBED.
- THIS REVISION PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1202 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE NO ADDITIONAL LOTS ARE BEING CREATED (SEC. 16.1202.(b)(1)(iv) OF THE HOWARD COUNTY CODE).
- A NOISE STUDY IS NOT REQUIRED BECAUSE LOT 30, ALTHOUGH ZONED RC-DEO, DOES NOT HAVE A RESIDENTIAL USE. IT IS A GOLF COURSE.
- STORMWATER MANAGEMENT IS NOT REQUIRED. THERE IS NO DEVELOPMENT PROPOSED ON LOT 30, PARCEL A-1 OR PARCEL B-1.
- LOT 30, PARCEL A-1 AND PARCEL B-1 ARE SERVED BY PRIVATE WATER AND SEWER.
- FLOODPLAIN STUDY WAS REVIEWED & APPROVED WITH F-86-195.
- NO TRAFFIC STUDY IS REQUIRED; THERE IS NO CHANGE IN USE FOR LOT 30, PARCEL A-1 OR PARCEL B-1.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- DESIGNATES PRESERVATION EASEMENT (100.8753 AC. ±)
- THIS AREA DESIGNATES A PRIVATE SEWAGE DISPOSAL AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THIS DISPOSAL AREA SHALL BECOME NULL & VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE DISPOSAL AREA.
- BA-86-04E WAS APPROVED AND GRANTED THE GOLF COURSE A SPECIAL EXCEPTION TO UTILIZE ALL OF LOT 29 TO ACCOMMODATE A COMMERCIAL GOLF COURSE ACTIVITY. BA-90-09E WAS APPROVED FOR THE SAME TYPE OF ACTIVITY ON A 0.93 ACRE PARCEL OF LAND SURROUNDED BY THE GOLF COURSE.
- WP-05-88 WAS GRANTED ON MARCH 24, 2005 TO WAIVE SECTIONS OF THE HOWARD COUNTY SUBDIVISION REGULATIONS, SECTION 16.115.(d) WHICH REQUIRES DELINEATION OF FLOODPLAIN AREAS ON FINAL SUBDIVISION PLANS; SECTION 16.116.(4) WHICH REQUIRES DELINEATION OF STREAMS AND WETLANDS ON FINAL PLATS; AND SECTION 16.1201 WHICH REQUIRES THE GROSS ACREAGE OF THE PROPERTY, LESS ANY AREA OF FLOODPLAIN, TO BE USED IN DETERMINING THE "NET TRACT AREA" FOR FOREST CONSERVATION REQUIREMENTS.
- WP-05-13 WAS GRANTED ON SEPTEMBER 20, 2004 TO WAIVE SECTION 16.102 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS, SUBJECT TO SUBMISSION OF A RESUBDIVISION PLAT WITHIN 1 YEAR, SUBMISSION OF AN ENVIRONMENTAL ANALYSIS, COMPLYING WITH FOREST CONSERVATION REQUIREMENTS, AND NOTING THESE RESTRICTIONS ON THE RESUBDIVISION PLAT.
- THERE ARE EXISTING STRUCTURES ON LOT 30 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR BUFFERS AND CONSERVATION EASEMENT AREAS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
(1) WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN 1 RESIDENCE)  
(2) SURFACE - SIX (6) INCHES OF COMPACTED "CRUSHER RUN" BASE WITH TAR AND CHIP COATING (1-1/2" MIN.)  
(3) GEOMETRY - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS  
(4) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)  
(5) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1-FOOT DEPTH OVER DRIVEWAY SURFACE  
(6) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE

- THE PRESERVATION EASEMENT ON LOT 30 IS BEING MODIFIED TO BETTER FACILITATE THE PURPOSE OF THE PRESERVATION EASEMENT AND ENSURE ITS PROTECTION IN ACCORDANCE WITH SECTION 104.(g)(1)(b)(2)(b) OF THE HOWARD COUNTY ZONING REGULATIONS. LOT AND PARCEL LINES ARE BEING MODIFIED IN ACCORDANCE WITH THIS PURPOSE.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENT OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS OR PARCELS.
- DESIGNATES PUBLIC FOREST CONSERVATION EASEMENT.
- 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 (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 LOTS/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.

**TABULATION OF FINAL PLAT:**

TOTAL NUMBER OF LOTS OR PARCELS TO BE RECORDED	
BUILDABLE	3
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	109.9164 AC. ±
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED.	109.9164 AC. ±

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

*Wilton for Maria Rogman* 4/2/2015  
COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Cliff* 4/28/15  
CHIEF, DEVELOPMENT ENGINEERING DIVISION NY DATE

*Kent* 5-06-15  
DIRECTOR EB DATE

**OWNERS' CERTIFICATE**

WILLOW SPRINGS I LIMITED PARTNERSHIP, BY THOMAS C. BEACH III, PRESIDENT OF WILLOW SPRINGS INC., GENERAL PARTNER; AND CONSERVATION ASSOCIATES LLC, A MARYLAND LLC, BY CALEB GOULD, AUTHORIZED SIGNATORY OF GOULD PROPERTIES LLP, SOLE MEMBER OF CONSERVATION ASSOCIATES, LLC, OWNERS OF THE PROPERTY SHOWN 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 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 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 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 RIGHT-OF-WAYS. WITNESS MY/OUR HANDS THIS 12th DAY OF FEBRUARY 2014.

THOMAS C. BEACH III 1702/2014 DATE  
CALEB GOULD, AUTHORIZED SIGNATORY 12/02/14 DATE

*Shanaberger* 1/17/14 DATE  
*Shanaberger* 12/2/14 DATE

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT OF REVISION SHOWN HEREON IS CORRECT; THAT IT IS A REVISION PLAT OF PART OF THE LAND CONVEYED BY MAUDE V. BOWMAN TO WILLOW SPRINGS I LIMITED PARTNERSHIP BY DEED DATED OCTOBER 31, 1986 AND RECORDS OF HOWARD COUNTY IN LIBER 1561, FOLIO 713 AND ALL OF THE LAND CONVEYED BY GEORGE W. BOWMAN JR. ET. UX. TO WILLOW SPRINGS I LIMITED PARTNERSHIP BY DEED DATED JULY 6, 1987 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1686 FOLIO 624. AND ALL OF THE LAND CONVEYED BY WILLOW SPRINGS I LIMITED PARTNERSHIP TO CONSERVATION ASSOCIATES LLC BY DEED DATED DECEMBER 19, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. IN LIBER 14562 AT FOLIO 210; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE 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.

*Shanaberger* 12/2/14 DATE  
G. SCOTT SHANABERGER PROFESSIONAL No. 110849  
LICENSE EXPIRATION DATE 4/2/2016

RECORDED AS PLAT NUMBER 23321 AMONG  
THE LAND RECORDS OF HOWARD COUNTY, MD ON 5/11/15

THE PURPOSES OF THIS PLAT ARE TO REVISE THE DIVISION LINE BETWEEN PARCEL A AND LOT 29; TO REVISE THE DIVISION LINE BETWEEN PARCEL B AND LOT 29 WITHOUT CHANGING THE ACREAGE OF PARCELS A OR B OR LOT 29; TO REVISE THE PRESERVATION EASEMENT ON LOT 29 SO THAT IT COVERS ONLY THE ENTIRETY OF REVISED LOT 29 AND BETTER SERVES ITS PURPOSE IN ACCORDANCE WITH SECTION 104.(g)(1)(b)(2)(b) OF THE HOWARD COUNTY ZONING REGULATIONS; AND TO CREATE A FOREST CONSERVATION EASEMENT.

**SHANABERGER & LANE**  
8726 TOWN & COUNTY BLVD., SUITE 201  
ELICOTT CITY, MD. 21043  
(410) 461-9563  
(410) 461-9693 fax  
home@shanlane.com

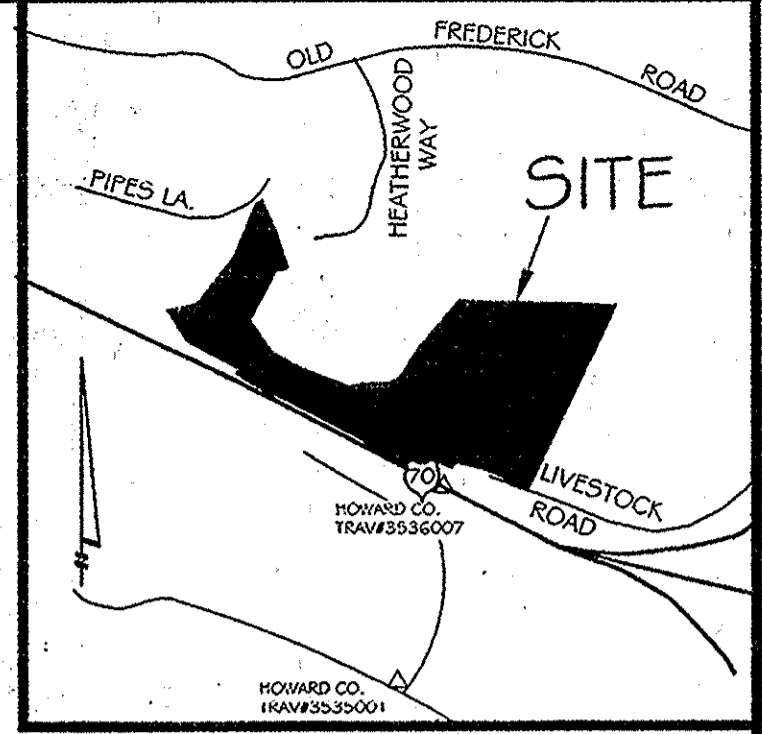
RESUBDIVISION PLAT  
WILLOW HIGHLANDS AT WILLOW SPRINGS GOLF COURSE  
LOT 30 AND PARCELS 'A-1' AND 'B-1'  
SHEET 1 OF 3

A RESUBDIVISION OF LOT 29 AND PARCELS A AND B, WILLOW HIGHLANDS AT WILLOW SPRINGS GOLF COURSE

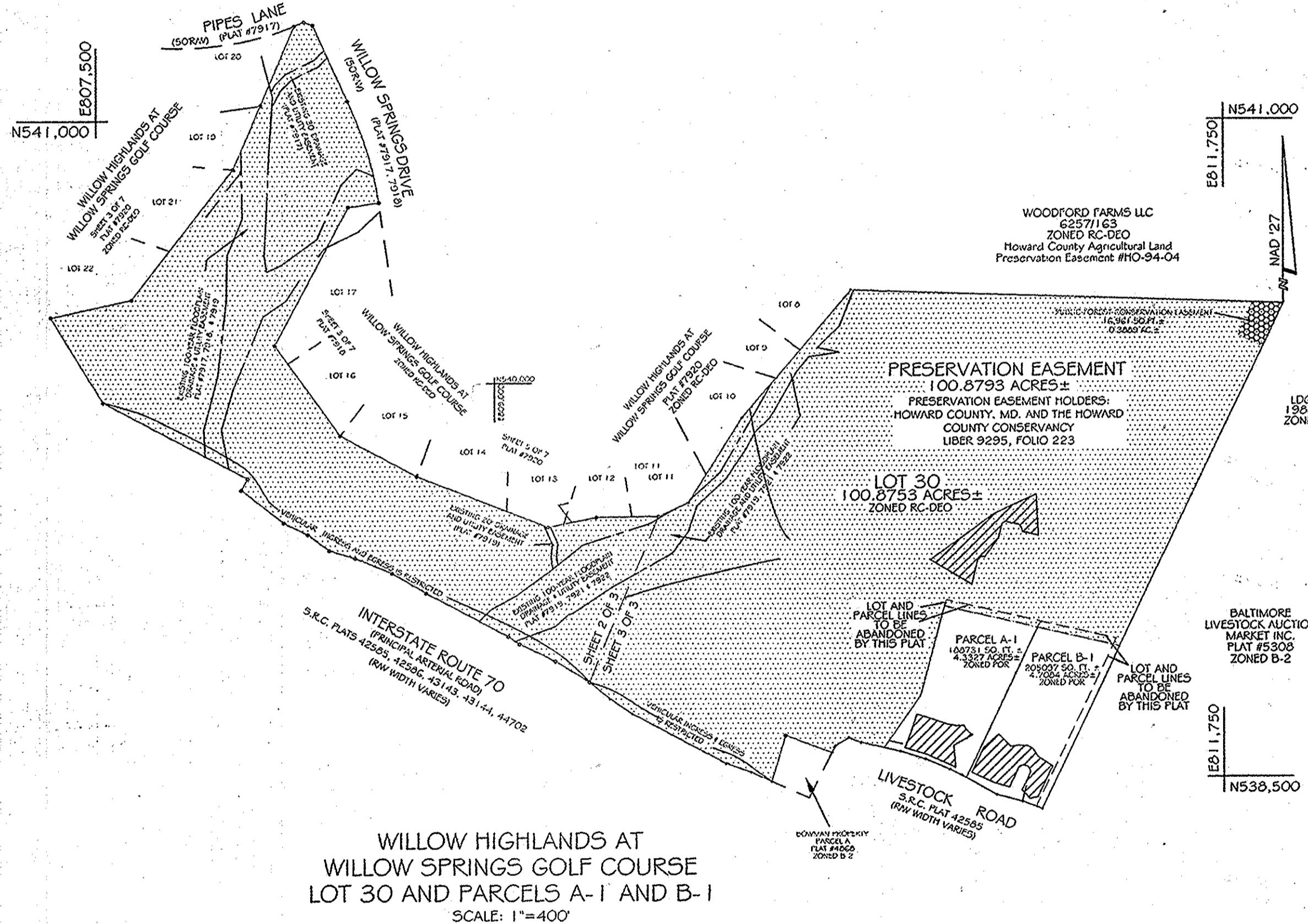
3RD ELECTION DISTRICT HOWARD COUNTY, MD.  
TAX MAP 15 BLOCK 4 P/O PARCEL 145  
ZONED RC-DEO AND FOR  
SCALE: 1" = 400' JANUARY 3, 2014

PREVIOUS COUNTY FILES: BA-86-04, S-87-17, P-87-71, VP-87-121, F-88-195, BA-90-09E, F-05-77, WP-05-88, SDF-90-159, WP-90-145, F-05-168, RE-06-11 (S-3), F-06-199 (RE-07-01, S-7)

COORDINATES			COORDINATES		
POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
31	538744.081	809517.832	261	538651.479	810332.872
203	541058.201	809117.912	282	538865.105	809355.804
204	541378.932	808283.243	283	538633.987	810379.713
205	540321.000	807632.000	284	538943.098	809227.425
225	540814.000	808015.000	285	539006.994	809091.479
229	539644.000	808705.000	286	539035.047	809049.790
231	539450.000	809200.000	287	539198.821	808740.464
232	539462.098	809259.506	288	538600.250	810527.231
233	539640.000	809314.000	289	539275.933	808611.613
234	540070.000	809260.000	290	539333.661	808472.356
235	540256.484	808754.694	291	539363.335	808374.788
236	539800.000	808417.000	292	539423.848	808293.774
237	540699.429	809097.330	294	539467.619	808203.774
238	540547.642	808584.711	295	539592.168	808043.638
239	540686.184	808564.558	296	539636.223	808067.288
263	538554.896	808970.265	298	539927.132	807525.351
264	538486.087	810041.985	300	540253.400	807328.453
265	538520.816	808965.468	304	541366.326	808316.275
266	538595.373	810269.477	305	541043.331	808460.835
273	538406.600	810989.642	308	540669.473	808449.687
274	538432.215	810891.462	309	540147.182	808171.089
275	538508.109	810759.685	310	539800.000	808417.000
276	538530.300	810714.594	543	539487.000	809382.000
277	538569.951	810622.662	544	539490.000	809617.000
278	538800.188	809434.453			
279	538614.143	810278.792			
280	538621.086	810282.237			



**VICINITY MAP**  
SCALE: 1" = 2000'  
ADC MAP 4813 GI



**OWNERS**  
LOT 30  
WILLOW SPRINGS I LIMITED PARTNERSHIP  
C/O THOMAS C. BEACH III  
P. O. BOX 31  
WEST FRIENDSHIP, MD. 21794  
(410) 347-8722

**OWNERS**  
PARCELS 'A-1' AND 'B-1'  
CONSERVATION ASSOCIATES LLC  
5100 DORSEY HALL DR  
ELICOTT CITY MD 21042  
(301) 953-9870

**NOTES:**

- COORDINATES BASED ON NAD 27 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY TRAVERSE POINT NUMBERS 3536007 & 3535001.
- THE SUBJECT PROPERTY IS ZONED "RC-DEO" AND "POR" IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATIONS.
- THE REQUIREMENTS OF SUBSECTION 3-108 OF 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 THE MARKERS HAVE BEEN COMPLIED WITH.

SCOTT SHANBERGER  
DATE 12/21/14  
THOMAS C. BEACH III  
PRESIDENT OF GENERAL PARTNER  
DATE 12/02/14  
CALEB GOULD  
AUTHORIZED SIGNATORY

- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANBERGER & LANE IN 1986.
- DESIGNATES IRON REBAR & CAP PREVIOUSLY SET  
DESIGNATES STONE OR CONCRETE MONUMENT FOUND
- THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
- THE PROPERTY IS ENCUMBERED BY A PRESERVATION EASEMENT AND IS RESTRICTED BY AN ACCOMPANYING EASEMENT AGREEMENT ENTERED INTO BY THE PROPERTY OWNER, WILLOW SPRINGS I LIMITED PARTNERSHIP, HOWARD COUNTY, MARYLAND AND THE HOWARD COUNTY CONSERVACY, INC. WHICH OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE PARCEL OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
- THERE IS NO DEVELOPMENT PLANNED ON LOT 29 AS A RESULT OF THIS PLAT. NO WETLANDS WILL BE DISTURBED.
- THIS REVISION PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE NO ADDITIONAL LOTS ARE BEING CREATED (SEC. 16.1202.(b)(1)(vii) OF THE HOWARD COUNTY CODE).
- A NOISE STUDY IS NOT REQUIRED BECAUSE LOT 30, ALTHOUGH ZONED RC-DEO, DOES NOT HAVE A RESIDENTIAL USE. IT IS A GOLF COURSE.
- STORMWATER MANAGEMENT IS NOT REQUIRED. THERE IS NO DEVELOPMENT PROPOSED ON LOT 30, PARCEL A OR PARCEL B.
- LOT 30, PARCEL A AND PARCEL B ARE SERVED BY PRIVATE WATER AND SEWER.
- FLOODPLAIN STUDY WAS REVIEWED & APPROVED WITH F-88-195.
- NO TRAFFIC STUDY IS REQUIRED; THERE IS NO CHANGE IN USE FOR LOT 30, PARCEL A OR PARCEL B.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- DESIGNATES PRESERVATION EASEMENT (100.8753 AC. ±)
- THIS AREA DESIGNATES A PRIVATE SEWAGE DISPOSAL AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THIS DISPOSAL AREA SHALL BECOME NULL & VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE DISPOSAL AREA.
- BA-86-04E WAS APPROVED AND GRANTED THE GOLF COURSE A SPECIAL EXCEPTION TO UTILIZE ALL OF LOT 29 TO ACCOMMODATE A COMMERCIAL GOLF COURSE ACTIVITY. BA-90-09E WAS APPROVED FOR THE SAME TYPE OF ACTIVITY ON A 0.93 ACRE PARCEL OF LAND SURROUNDED BY THE GOLF COURSE.
- WP-05-88 WAS GRANTED ON MARCH 24, 2005 TO WAIVE SECTIONS OF THE HOWARD COUNTY SUBDIVISION REGULATIONS, SECTION 16.116.a.(4) WHICH REQUIRES DELINEATION OF FLOODPLAIN AREAS ON FINAL SUBDIVISION PLANS; SECTION 16.116.a.(4) WHICH REQUIRES DELINEATION OF STREAMS AND WETLANDS ON FINAL PLATS; AND SECTION 16.1201 WHICH REQUIRES THE GROSS ACREAGE OF THE PROPERTY, LESS ANY AREA OF FLOODPLAIN, TO BE USED IN DETERMINING THE "NET TRACT AREA" FOR FOREST CONSERVATION REQUIREMENTS.
- WP-05-13 WAS GRANTED ON SEPTEMBER 20, 2004 TO WAIVE SECTION 16.102 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS, SUBJECT TO SUBMISSION OF A RESUBDIVISION PLAT WITHIN 1 YEAR OF THE SUBMISSION OF AN ENVIRONMENTAL ANALYSIS, COMPLYING WITH FOREST CONSERVATION REQUIREMENTS, AND NOTING THESE RESTRICTIONS ON THE RESUBDIVISION PLAT.
- THERE ARE EXISTING STRUCTURES ON LOT 30 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR BUFFERS AND CONSERVATION EASEMENT AREAS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
(1) WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN 1 RESIDENCE)  
(2) SURFACE - 6 INCHES OF COMPACTED "CRUSHER RUN" BASE WITH TAR AND CHIP COATING (1-1/2" MIN.)  
(3) GEOMETRY - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS  
(4) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (255 TONS)  
(5) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1-FOOT DEPTH OVER DRIVEWAY SURFACE  
(6) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE

**TABULATION OF FINAL PLAT:**

TOTAL NUMBER OF LOTS OR PARCELS TO BE RECORDED	
BUILDABLE	3
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	109.9164 AC. ±
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED.	109.9164 AC. ±

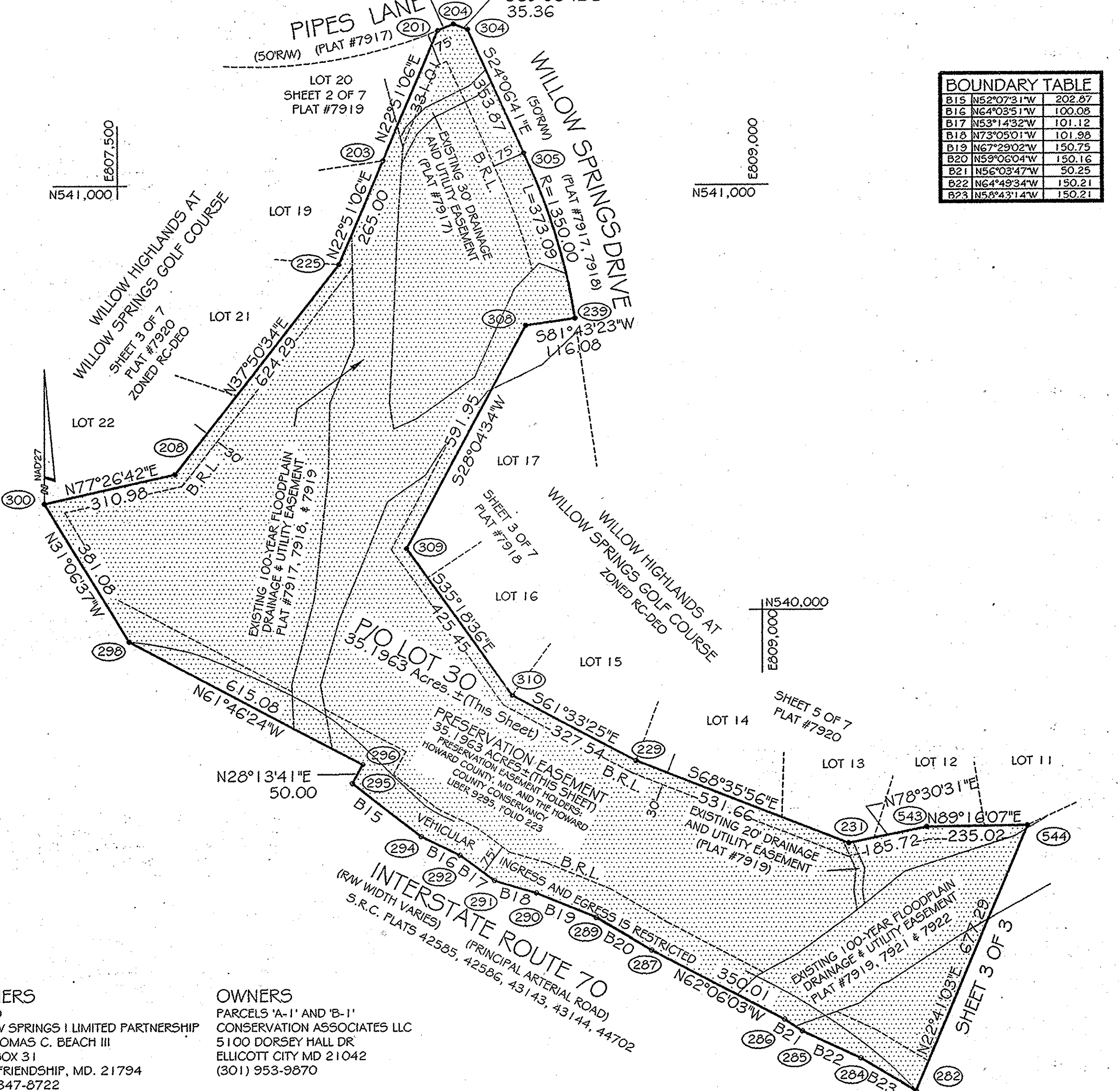
APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS.  
HOWARD COUNTY HEALTH DEPARTMENT  
Maura Rossman  
COUNTY HEALTH OFFICER  
DATE 4/21/2015

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Chad Edwards  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE 4-29-15

APPROVED: DIRECTOR  
Vest Sladovich  
DATE 5-06-15

**NOTES:**

- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENT OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS OR PARCELS.



**OWNERS**  
LOT 30  
WILLOW SPRINGS I LIMITED PARTNERSHIP  
C/O THOMAS C. BEACH III  
P. O. BOX 31  
WEST FRIENDSHIP, MD. 21794  
(410) 347-8722

**OWNERS**  
PARCELS 'A-1' AND 'B-1'  
CONSERVATION ASSOCIATES LLC  
5100 DORSEY HALL DR  
ELICOTT CITY MD 21042  
(301) 953-9870

**OWNERS' CERTIFICATE**  
WILLOW SPRINGS I LIMITED PARTNERSHIP, BY THOMAS C. BEACH III PRESIDENT OF WILLOW SPRINGS INC., GENERAL PARTNER; AND CONSERVATION ASSOCIATES LLC, A MARYLAND LLC, BY CALEB GOULD, AUTHORIZED SIGNATORY OF GOULD PROPERTIES LLP, SOLE MEMBER OF CONSERVATION ASSOCIATES, LLC, OWNERS OF THE PROPERTY SHOWN 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 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 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 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 RIGHT-OF-WAYS. WITNESS MY OWN HANDS THIS 12/02/2014 DAY OF DECEMBER 2014.

THOMAS C. BEACH III  
DATE 12/02/2014  
CALEB GOULD, AUTHORIZED SIGNATORY  
DATE 12/02/14

**SURVEYORS CERTIFICATE**  
I HEREBY CERTIFY THAT THE PLAT OF REVISION SHOWN HEREON IS CORRECT; THAT IT IS A REVISION PLAT OF PART OF THE LAND CONVEYED BY MAUDE V. BOWMAN TO WILLOW SPRINGS I LIMITED PARTNERSHIP BY DEED DATED OCTOBER 31, 1986 AND RECORDS OF HOWARD COUNTY IN LIBER 1561, FOLIO 715 AND ALL OF THE LAND CONVEYED BY GEORGE W. BOWMAN JR., ET. UX. TO WILLOW SPRINGS I LIMITED PARTNERSHIP BY DEED DATED JULY 6, 1987 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1686 FOLIO 624. AND ALL OF THE LAND CONVEYED BY WILLOW SPRINGS I LIMITED PARTNERSHIP TO CONSERVATION ASSOCIATES LLC BY DEED DATED DECEMBER 19, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 14562 AT FOLIO 210; AND THAT ALL MONUMENTS ARE IN PLACE OR WERE BEFORE THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

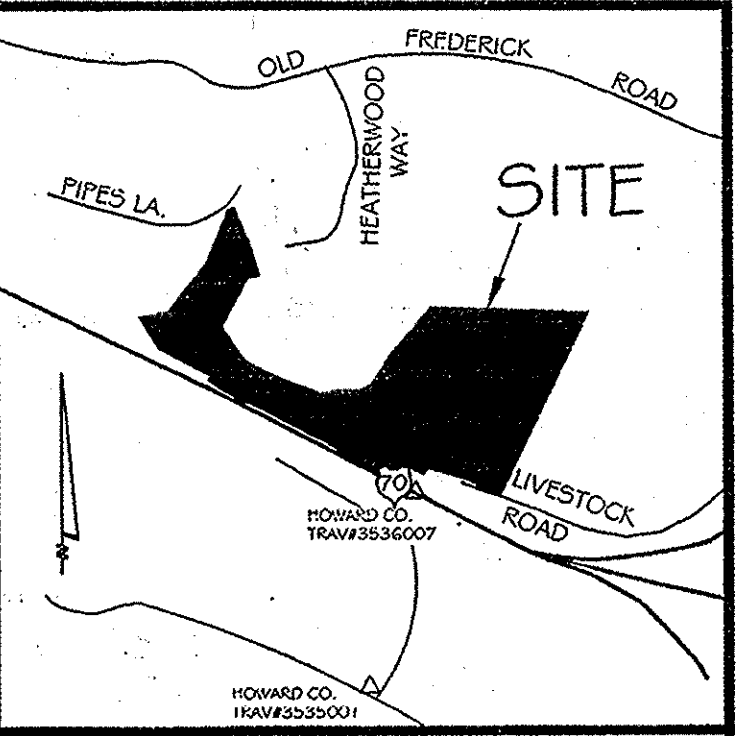
SCOTT SHANBERGER, PROFESSIONAL SURVEYOR  
LICENSE EXPIRATION DATE 4/2/2016  
DATE 12/21/14

**CURVE DATA**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG & DIST.
201-204	1150.00'	40.00'	01°59'34"	20.00'	166°53'06"E 39.99'
305-239	1350.00'	373.09'	115°50'04"	187.74'	61°6'11.40"E 371.90'

**BOUNDARY TABLE**

B15	N52°07'31"W	202.87
B16	N64°03'51"W	100.08
B17	N53°14'32"W	101.12
B18	N73°05'01"W	101.98
B19	N67°29'02"W	150.75
B20	N59°06'04"W	150.16
B21	N56°03'47"W	50.25
B22	N64°49'34"W	150.21
B23	N58°43'14"W	150.21



**VICINITY MAP**  
SCALE: 1"=2000'  
ADC MAP 4813 G1

**COORDINATES**

POINT	NORTHING	EASTING
201	541363.231	808246.459
203	541058.201	808117.912
204	541378.932	808283.243
208	540321.000	807632.000
225	540814.000	808015.000
229	539464.000	808705.000
231	539450.000	808200.000
232	539462.098	808259.506
233	539640.000	808314.000
234	540070.000	808260.000
235	540256.484	808754.694
236	539800.000	808417.000
237	540699.428	808097.330
238	540547.642	808564.711
239	540686.184	808564.558
282	538865.105	809355.804
284	538943.098	809227.425
285	539006.994	809091.479
286	539035.047	809049.790
287	539198.821	808740.464
289	539275.933	808611.613
290	539333.661	808472.356
291	539363.355	808374.788
292	539423.848	808293.774
294	539467.619	808203.774
295	539592.168	808043.635
296	539636.223	808067.288
298	539927.132	807525.351
300	540253.400	807328.453
304	541366.326	808316.275
305	541043.331	808460.835
308	540669.473	808449.687
309	540147.182	808171.089
310	539800.000	808417.000
543	539487.000	808382.000
544	539490.000	808617.000

THE PURPOSES OF THIS PLAT ARE TO REVISE THE DIVISION LINE BETWEEN PARCEL A AND LOT 29; TO REVISE THE DIVISION LINE BETWEEN PARCEL B AND LOT 29 WITHOUT CHANGING THE ACREAGE OF PARCELS A OR B OR LOT 29; TO REVISE THE PRESERVATION EASEMENT ON LOT 29 SO THAT IT COVERS ONLY THE ENTIRETY OF REVISED LOT 29 AND BETTER SERVES ITS PURPOSE IN ACCORDANCE WITH SECTION 104.(g)(1)(ii)(2)(b) OF THE HOWARD COUNTY ZONING REGULATIONS; AND TO CREATE A FOREST CONSERVATION EASEMENT.

RECORDED AS PLAT NUMBER 23322 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SHANBERGER & LANE  
8726 TOWN & COUNTY BLVD., SUITE 201  
ELICOTT CITY, MD 21043  
(410) 461-9563  
(410) 461-9693 fax  
home@shanlane.com

RESUBDIVISION PLAT  
WILLOW HIGHLANDS AT WILLOW SPRINGS GOLF COURSE  
LOT 30 AND PARCELS 'A-1' AND 'B-1'  
SHEET 2 OF 3  
A RESUBDIVISION OF LOT 29 AND PARCELS A AND B, WILLOW HIGHLANDS AT WILLOW SPRINGS GOLF COURSE

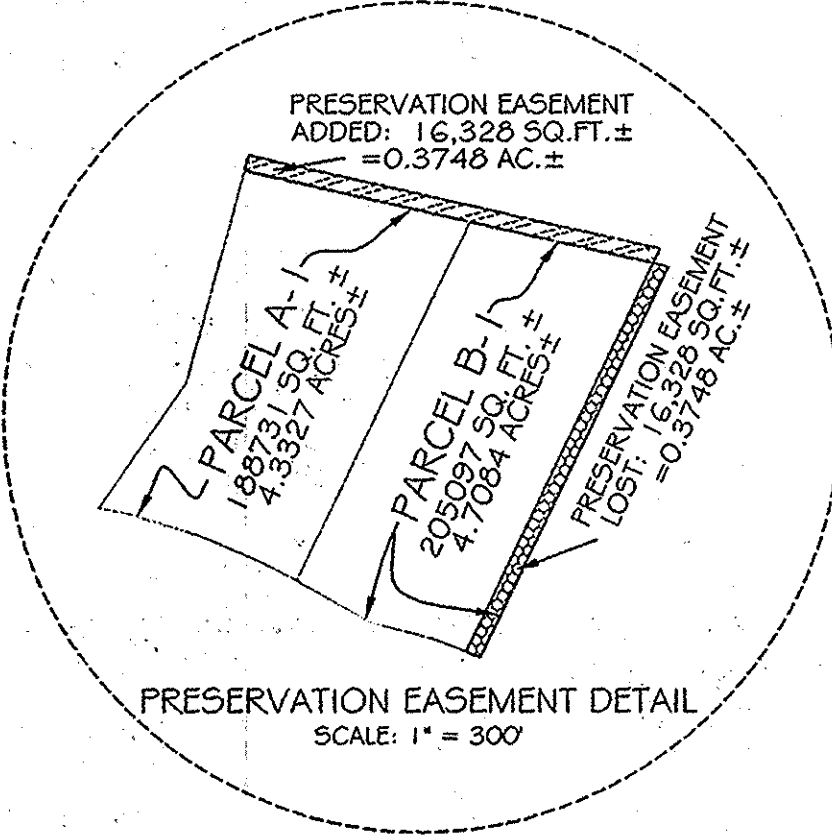
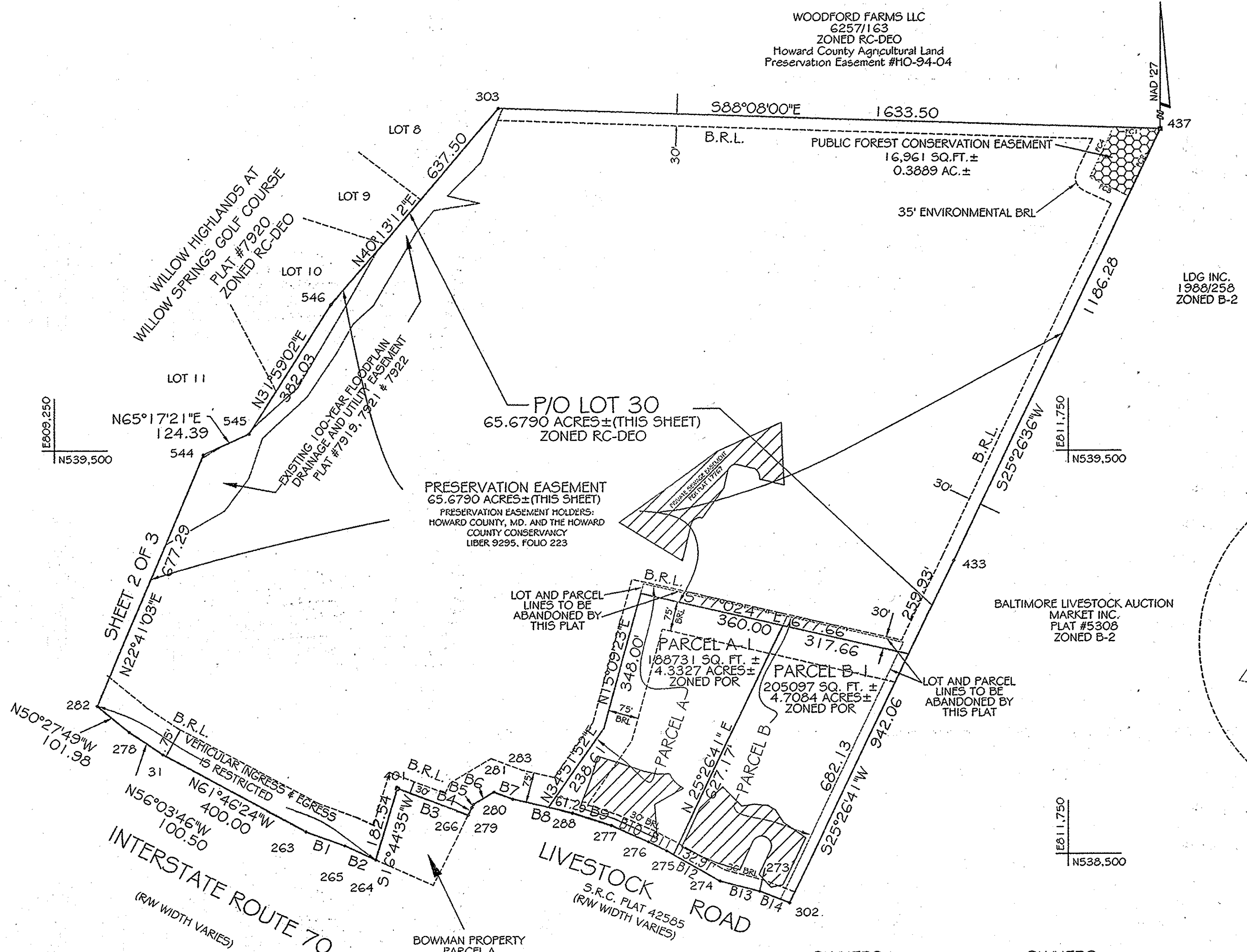
3RD ELECTION DISTRICT HOWARD COUNTY, MD.  
TAX MAP 15 BLOCK 4 P/O PARCEL 145  
ZONED RC-DEO AND POR  
SCALE: 1" = 200' JANUARY 3, 2014

PREVIOUS COUNTY FILES: BA-86-04, S-87-17, P-87-71, VP-87-121, F-88-195, BA-90-09E, F-05-77, WP-05-88, SDP-90-159, WP-90-145, F-05-168, RE-06-11 (S-3), F-06-199 (RE-07-01, S-7)

POINT	NORTHING	EASTING
31	538744.081	809517.832
263	538554.896	809870.265
264	538486.087	810041.935
265	538520.816	809965.468
266	538595.373	810269.477
273	538406.600	810933.642
274	538432.215	810891.462
275	538508.109	810759.685
276	538530.300	810714.594
277	538569.951	810622.662
278	538800.188	809434.453
279	538614.143	810278.792
280	538621.086	810282.237
281	538651.479	810332.872
282	538865.105	809355.804
283	538633.987	810379.713
288	538600.250	810527.231
302	538377.707	811062.248
303	540352.813	810344.004
401	538660.892	810094.572
433	539228.387	811466.993
437	540299.607	811976.637
544	539490.000	809617.000
545	539542.000	809730.000
546	539866.037	809932.355

LINE	BEARING	DISTANCE
B1	N70°18'15"W	101.12
B2	N65°38'17"W	84.03
B3	N69°27'51"W	186.77
B4	S26°23'38"W	20.95
B5	S26°23'23"W	7.75
B6	S59°01'35"W	59.06
B7	N69°31'22"W	50.00
B8	N77°07'05"W	151.33
B9	N72°23'08"W	100.13
B10	N66°40'09"W	100.12
B11	N63°47'46"W	50.26
B12	N60°03'40"W	152.07
B13	N75°14'01"W	100.50
B14	N68°34'06"W	79.07

LINE	BEARING	DISTANCE
FC1	N 68°08'00" W	115.20'
FC2	N 25°26'36" E	183.48'
FC3	S 64°33'24" E	105.59'
FC4	N 25°26'36" E	137.41'



**TABULATION OF FINAL PLAT:**

TOTAL NUMBER OF LOTS OR PARCELS TO BE RECORDED	3
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	109.9164 AC. ±
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	109.9164 AC. ±

THE PURPOSES OF THIS PLAT ARE TO REVISE THE DIVISION LINE BETWEEN PARCEL A AND LOT 29; TO REVISE THE DIVISION LINE BETWEEN PARCEL B AND LOT 29 WITHOUT CHANGING THE ACREAGE OF PARCELS A OR B OR LOT 29; TO REVISE THE PRESERVATION EASEMENT ON LOT 29 SO THAT IT COVERS ONLY THE ENTIRETY OF REVISED LOT 29 AND BETTER SERVES ITS PURPOSE IN ACCORDANCE WITH SECTION 104.(g)(1)(b)(2)(b) OF THE HOWARD COUNTY ZONING REGULATIONS; AND TO CREATE A FOREST CONSERVATION EASEMENT.

RECORDED AS PLAT NUMBER **23323** AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**SHANABERGER & LANE**  
 8726 TOWN & COUNTY BLVD., SUITE 201  
 ELLICOTT CITY, MD. 21043  
 (410) 461-9563  
 (410) 461-9693 fax  
 home@sharlane.com

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

*Benjamin for Maureen Rozsman*  
 COUNTY HEALTH OFFICER DATE 4/21/2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Chad Edwards*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 4/28/15

*Keith Sheleff*  
 DIRECTOR DATE 5-06-15

**OWNERS' CERTIFICATE**  
 WILLOW SPRINGS I LIMITED PARTNERSHIP, BY THOMAS C. BEACH, III PRESIDENT OF WILLOW SPRINGS INC., GENERAL PARTNER; NAD CONSERVATION ASSOCIATES LLC, A MARYLAND LLC, BY CALEB GOULD, AUTHORIZED SIGNATORY OF GOULD PROPERTIES LLP, SOLE MEMBER OF CONSERVATION ASSOCIATES, LLC, OWNERS OF THE PROPERTY SHOWN 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 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 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 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 ERCTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS. WITNESS MY/OUR HANDS THIS 22 DAY OF DEC 2014.

*Thomas C. Beach, III* 1/7/14 DATE  
*Caleb Gould* 12/02/14 DATE  
 WITNESSES: *Chad Edwards* DATE 10/21/15  
*Keith Sheleff* DATE 1/21/16

**SURVEYORS CERTIFICATE**  
 I HEREBY CERTIFY THAT THE PLAT OF REVISION SHOWN HEREON IS CORRECT; THAT IT IS A REVISION PLAT OF PART OF THE LAND CONVEYED BY MAUDE V. BOWMAN TO WILLOW SPRINGS I LIMITED PARTNERSHIP BY DEED DATED OCTOBER 31, 1986 AND RECORDS OF HOWARD COUNTY IN LIBER 1561, FOLIO 713 AND ALL OF THE LAND CONVEYED BY GEORGE W. BOWMAN JR., ET. UX. TO WILLOW SPRINGS I LIMITED PARTNERSHIP BY DEED DATED JULY 6, 1987 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1686 FOLIO 624, AND ALL OF THE LAND CONVEYED BY WILLOW SPRINGS I LIMITED PARTNERSHIP TO CONSERVATION ASSOCIATES LLC BY DEED DATED DECEMBER 18, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. IN LIBER 14562 AT FOLIO 210; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE 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.

*Scott Shanaberger*  
 G. SCOTT SHANABERGER, PROFESSIONAL SURVEYOR  
 LICENSE EXPIRATION DATE 4/2/2016 DATE 12/2/15

**RESUBDIVISION PLAT**  
 WILLOW HIGHLANDS AT WILLOW SPRINGS GOLF COURSE  
 LOT 30 AND PARCELS 'A-1' AND 'B-1'  
 SHEET 3 OF 3  
 A RESUBDIVISION OF LOT 29 AND PARCELS A AND B, WILLOW HIGHLANDS AT WILLOW SPRINGS GOLF COURSE

3RD ELECTION DISTRICT HOWARD COUNTY, MD.  
 TAX MAP 15 BLOCK 4 P/O PARCEL 145  
 ZONED RC-DEO AND FOR  
 SCALE: 1" = 200' JANUARY 3, 2014

PREVIOUS COUNTY FILES: BA-86-04, S-87-17, P-87-71, VP-87-121, F-88-195, BA-90-09E, F-05-77, WP-05-88, SDP-90-159, WP-90-145, F-05-168, RE-06-11 (S-3), F-06-199 (RE-07-01, S-7)