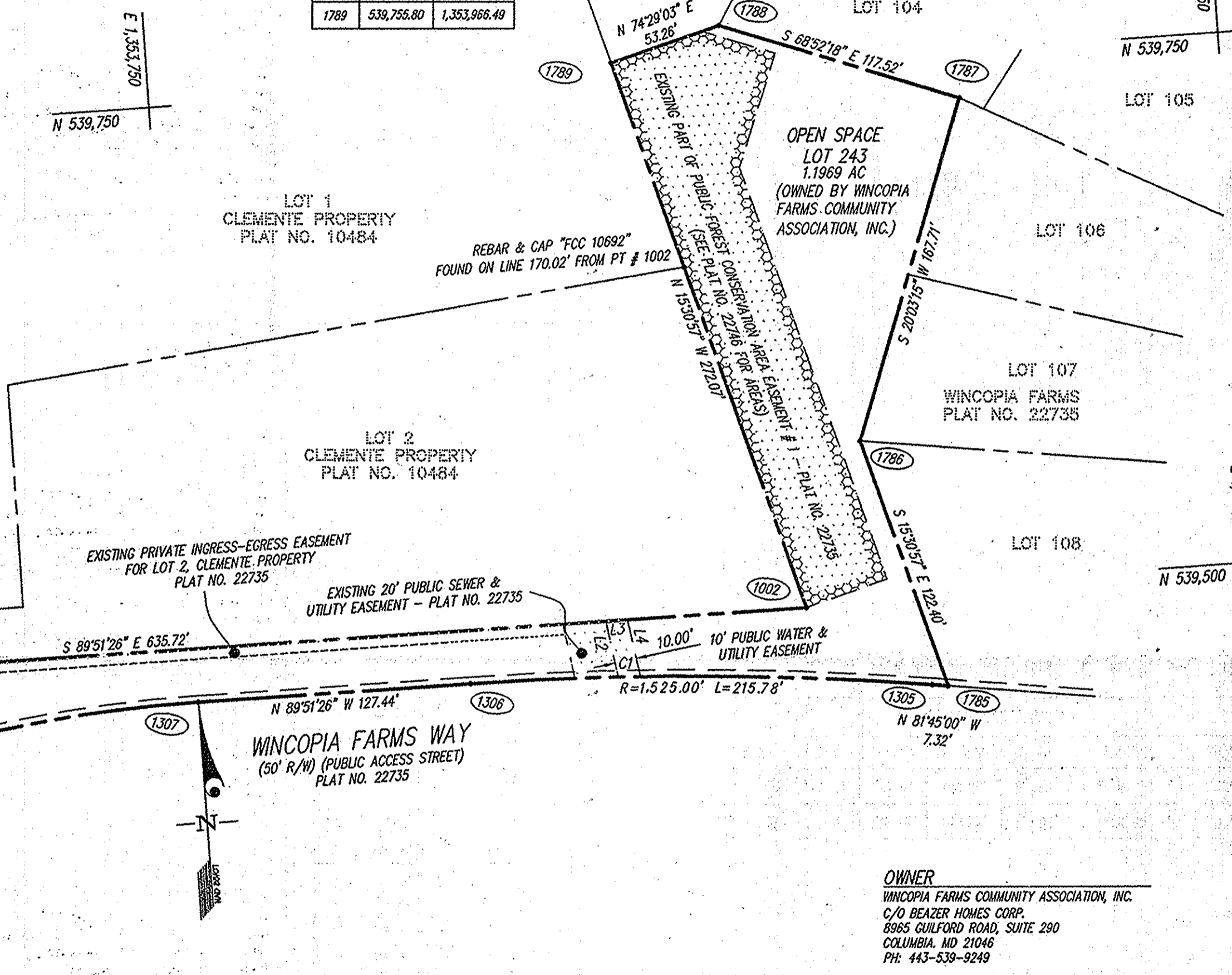
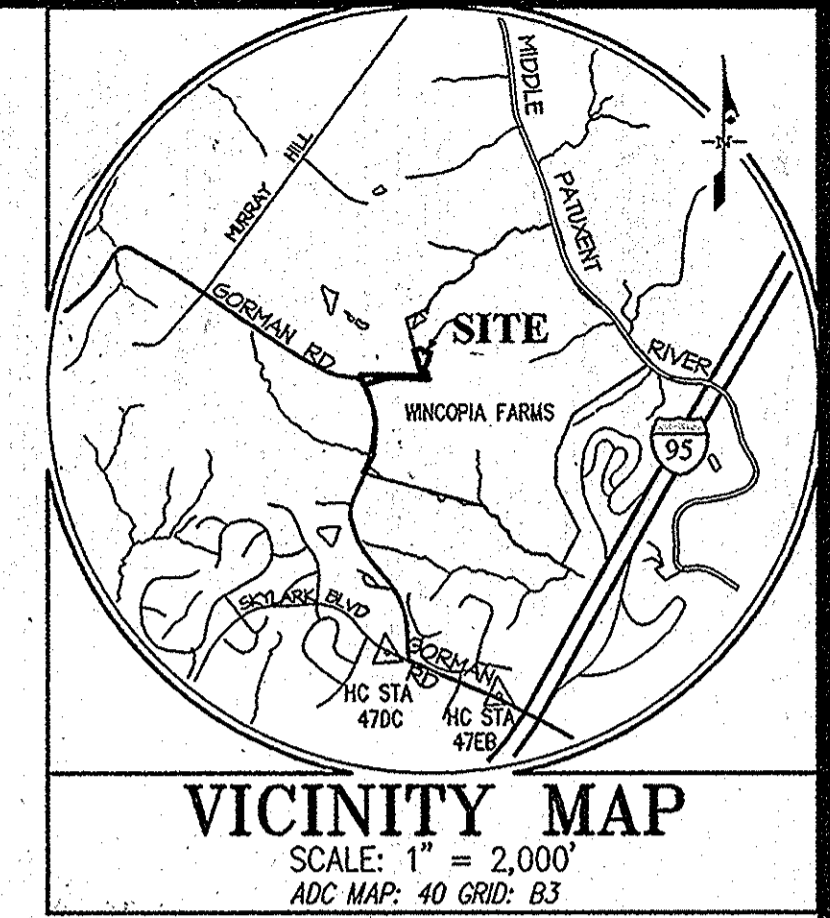


GENERAL NOTES

- IRON PINS SHOWN THUS: \emptyset
- CONCRETE MONUMENTS SHOWN THUS: \square
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN MARCH 2009.
- PROPERTY IS ZONED R-ED PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-06.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: PB390, WP-11-076, SP-10-005 & F-13-103.
- COORDINATES BASED ON NAD '83/07 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 47EB - N 536,212.7655 E 1,354,833.5737 AND No. 47DC - N 536,615.0012 E 1,353,679.0776.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- THE 10' PUBLIC WATER & UTILITY EASEMENT BEING CREATED HEREON IS TO SERVE LOT 2, CLEMENTE PROPERTY, PLAT NO. 10484, UNDER DEVELOPER'S AGREEMENT No. 24-4812-D.
- THE PURPOSE OF THIS REVISION PLAT IS TO CREATE A 10' PUBLIC WATER & UTILITY EASEMENT ACROSS OPEN SPACE LOT 243.
- 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-13-103.

POINT	NORTHING	EASTING
1001	539,495.23	1,353,403.56
1002	539,493.65	1,354,039.28
1305	539,453.27	1,354,095.43
1306	539,469.04	1,353,880.40
1307	539,469.36	1,353,752.95
1308	539,380.73	1,353,447.91
1309	539,392.44	1,353,437.94
1785	539,452.22	1,354,102.67
1786	539,570.15	1,354,069.93
1787	539,727.69	1,354,127.44
1788	539,770.05	1,354,017.81
1789	539,755.80	1,353,966.49

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1305-1306	1,525.00'	215.78'	108.07'	215.60'	N 85°48'13" W	8°06'26"
1307-1308	625.00'	318.46'	162.76'	315.02'	S 75°32'45" W	29°11'38"



LEGEND

- FOREST CONSERVATION EASEMENT
- PROPERTY LINE
- PUBLIC EASEMENT
- PRIVATE EASEMENT

LINE	BEARING	LENGTH
C1	R=1525.00'	L=10.20'
CHD:	N 87°04'11" W	10.20'
L2	N 08°22'11" W	26.86'
L3	S 89°51'26" E	10.11'
L4	S 08°22'11" E	27.36'

OWNER
 WINCOPIA FARMS COMMUNITY ASSOCIATION, INC.
 C/O BEAZER HOMES CORP.
 8865 GUILFORD ROAD, SUITE 290
 COLUMBIA, MD 21046
 PH: 443-539-9249

THE PURPOSE OF THIS PLAT IS TO CREATE A NEW 10' PUBLIC WATER & UTILITY EASEMENT ACROSS OPEN SPACE LOT 243. THE PURPOSE OF THIS PLAT DOES NOT INCLUDE RECORDATION OF THE PROJECT BOUNDARY OF OPEN SPACE LOT 243.

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Wilson for Maria Rogman 12/12/2014
 COUNTY HEALTH OFFICER DATE

Chief, Development Engineering Division 1-22-15
 DATE

Director 1-26-15
 DATE

OWNERS' DEDICATION

WINCOPIA FARMS COMMUNITY ASSOCIATION, INC., A MARYLAND CORPORATION BY KAREL STOITCHKOV, VICE PRESIDENT, 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 RESTRICTIONS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 3rd DAY OF September 2014

WINCOPIA FARMS COMMUNITY ASSOCIATION, INC.
 BY: K. Stoitchkov
 KAREL STOITCHKOV, VICE PRESIDENT

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 243 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "WINCOPIA FARMS, LOTS 1 THRU 220 AND OPEN SPACE LOTS 221 THRU 257" AND RECORDED AS PLAT NO. 22735, AND BEING PART OF THE LAND CONVEYED BY BEAZER HOMES CORP. TO WINCOPIA FARMS COMMUNITY ASSOCIATION, INC. BY A DEED DATED FEBRUARY 7, 2014 AND RECORDED IN LIBER 15537 AT FOLIO 475, BOTH AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THOMAS C. O'CONNOR, JR. 9-4-2014
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. 07/03/2016)

RECORDED AS PLAT NUMBER 23189 ON 1/30/15, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

REVISION PLAT
 WINCOPIA FARMS
 OPEN SPACE LOT 243
 (A REVISION TO OPEN SPACE LOT 243, WINCOPIA FARMS, PLAT NO. 22735)

ZONED: R-ED TM 47, GRID 3, PARCEL 472
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=50' SHEET 1 OF 1 SEPTEMBER 2014

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTSMVILLE OFFICE PARK
 BURTSMVILLE, MARYLAND 20868
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4188
 DRAWN BY: PNC CHECK BY: JBL

S:\Survey Drawings\08052\PLATS\REVISION\PLATS\08052 REV OS 243 PLT 01.dwg PLOTTED: 9/15/2014 2:32 PM. LAST SAVED: 9/15/2014 2:31 PM. PLOTTED BY: Paul Cook