

- NOTES:
- 1.) ○ DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND
 - 2.) COORDINATES BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. #35HA AND NO. #41BA
 - 3.) SUBJECT PROPERTY ZONED RED, PER THE COMPREHENSIVE ZONING PLAN, MAPS AND AMENDED REGULATIONS, EFFECTIVE OCTOBER 6, 2013.
 - 4.) THERE ARE NO HISTORIC FEATURES OR CEMETERIES ON THIS SITE.
 - 5.) ALL AREAS ON THIS PLAT ARE "MORE OR LESS"
 - 6.) THIS PLAT IS BASED ON A PREVIOUSLY RECORDED PLAT NO. 13500
 - 7.) THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 - 8.) UNLESS NOTED AS "PRIVATE", ALL EASEMENTS ARE PUBLIC.
 - 9.) BRL INDICATES BUILDING RESTRICTION LINE.
 - 10.) THIS PLAT IS SUBJECT TO THE 5th EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE AMENDED HOWARD COUNTY ZONING REGULATIONS.
 - 11.) 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 LOT/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 EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATION 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 EASEMENT AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
 - 12.) THERE ARE NO EXISTING STREAM BUFFERS, EXISTING WETLANDS AND EXISTING WETLANDS BUFFERS, ON-SITE. THERE ARE NO STREAMS ON-SITE.
 - 13.) THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF THE SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
 - 14.) ON DECEMBER 5, 2014, THE COUNTY APPROVED THIS REQUEST TO ABANDON 3,632 S.F. FOR FOREST CONSERVATION EASEMENT, AN ABANDONMENT FEE-IN-LIEU IN THE AMOUNT OF \$4,540 WAS TRANSFERRED INTO THE RECREATION AND PARKS ACCOUNT FOR THIS FOREST CONSERVATION EASEMENT
 - 15.) THERE IS AN EXISTING DWELLING LOCATED ON LOT 156 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIREMENTS.
 - 16.) LANDSCAPING FOR THIS SUBDIVISION WAS PREVIOUSLY ADDRESSED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
 - 17.) NO GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, AND PAVING ARE PERMITTED IN WETLANDS, STREAMS, FLOODPLAIN, FOREST CONSERVATION EASEMENT AREAS AND WETLAND AND STREAM BUFFERS EXCEPT AS APPROVED BY THE DEPARTMENT ON PLANNING AND ZONING.
 - 18.) STORMWATER MANAGEMENT WAS PROVIDED UNDER F-98-52.
 - 19.) PREVIOUS HOWARD COUNTY FILE NUMBERS: SP-97-02, WP-97-78, PB-312, F-93-70, WP-98-82, F-98-052, F-99-17, SDP-99-027.

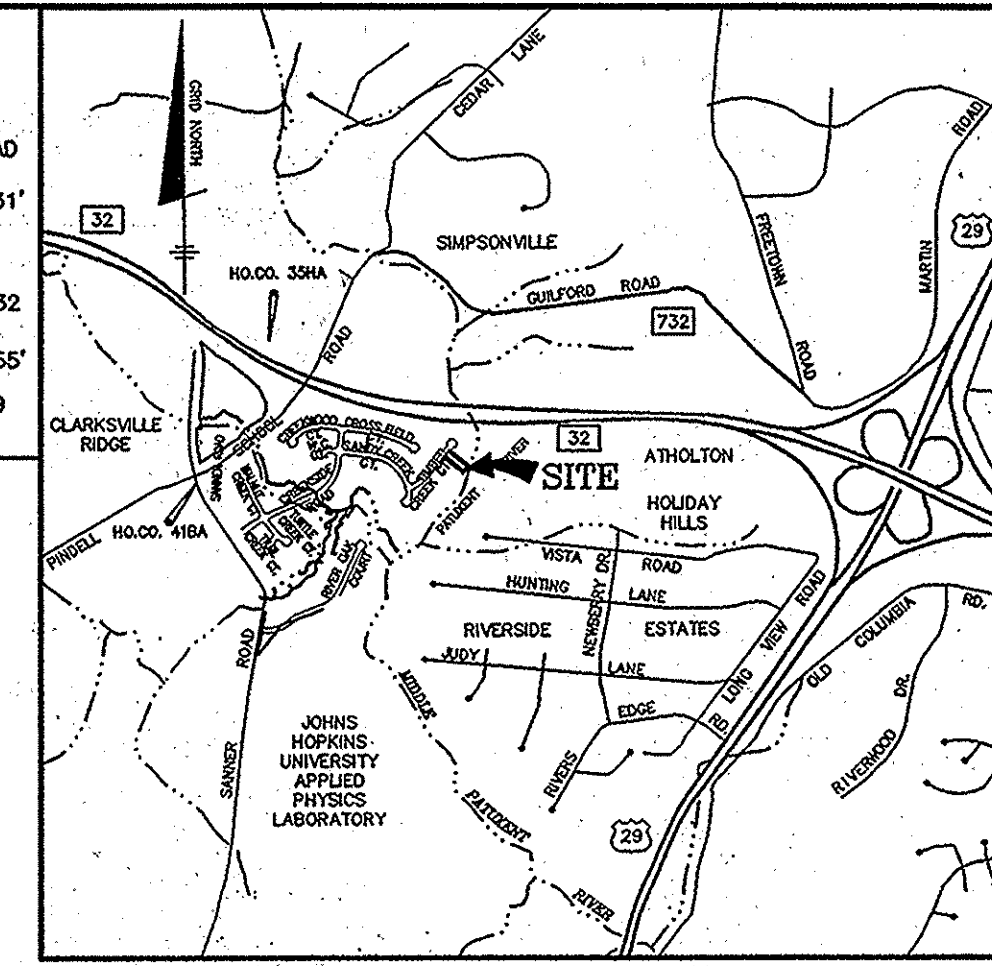
COORDINATE CHART (NAD '83)		
No.	NORTH	EAST
803	551739.5306	1343362.5621
804	551893.8760	1343166.2503
91	551749.4690	1343370.8099
92	551787.1162	1343384.8785
93	551809.4085	1343398.7985
94	551954.6692	1343214.0227

BENCH MARKS NAD 83

HO. CO. #41BA NAD 83
 STAMPED CONC. MONUMENT LOCATED AT THE NORTHWEST CORNER OF PINDELL SCHOOL ROAD AND SANNER ROAD.
 N 551789.4732' E 1340518.1131'

HO. CO. #35HA NAD 83
 STAMPED CONC. MONUMENT LOCATED 3.5'± BEHIND THE GUARD RAIL SOUTH OF MD RTE 32 500'± WEST OF PINDELL SCHOOL ROAD
 N 553368.5645' E 1340567.6455'

HO. CO. BM#R-109 ELEV. 405.389
 USED FOR VERTICAL CONTROL.



ADC MAP: 32, GRID: D5
VICINITY MAP
 SCALE: 1"=2000'

LEGEND

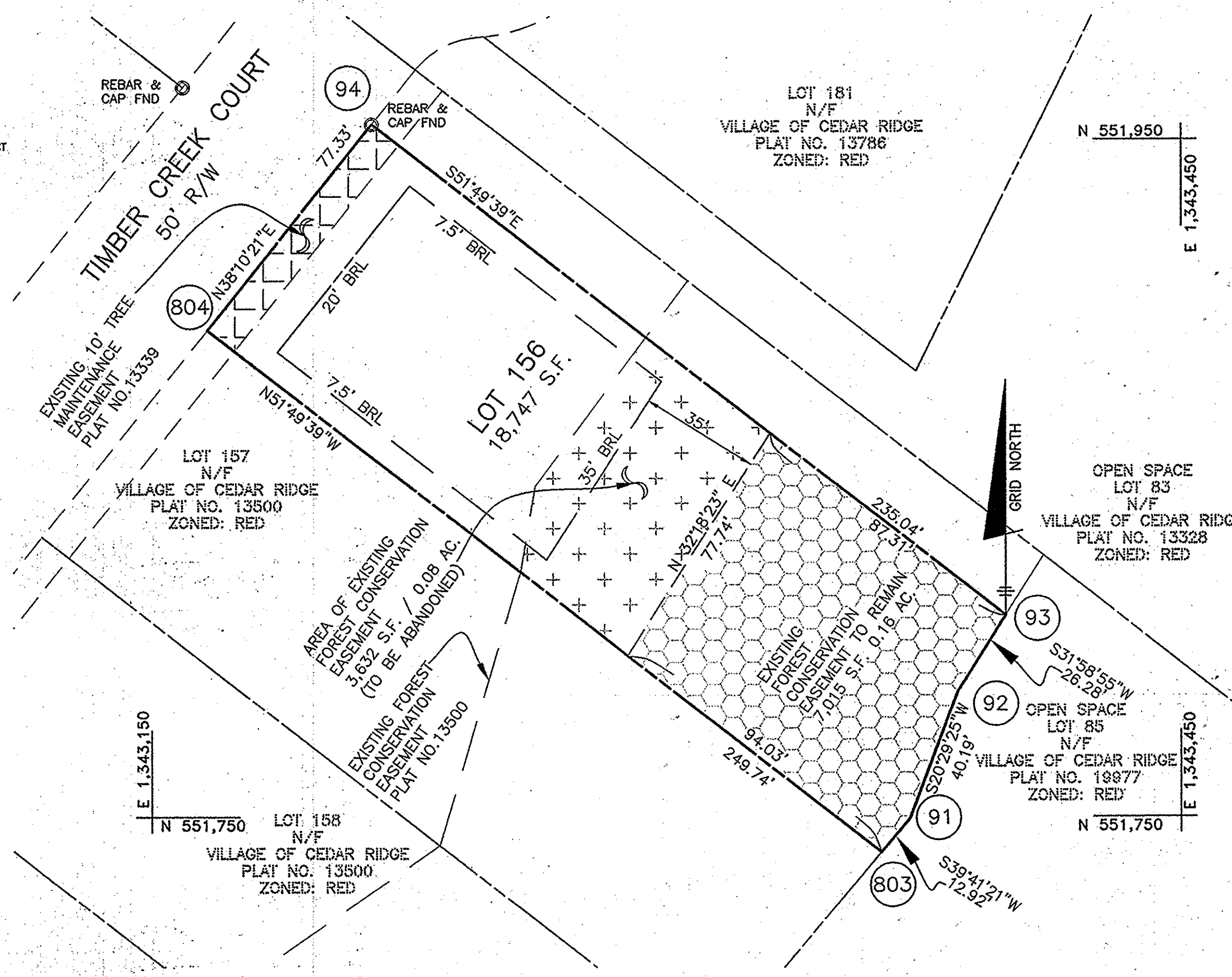
- BOUNDARY COORDINATE (803)
- EXISTING FOREST CONSERVATION EASEMENT TO BE ABANDONED (cross-hatch pattern)
- EXISTING FOREST CONSERVATION EASEMENT (honeycomb pattern)
- EXISTING 10' TREE MAINTENANCE EASEMENT LIMIT OF SUBMISSION (diagonal lines)

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 1-23-15
 DONALD A. MASON DATE
 PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

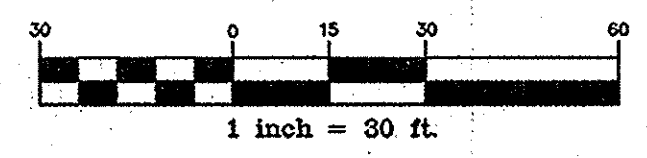
Joseph Tse 1/23/15
 JOSEPH TSE, OWNER DATE

Diane Tse 1/23/15
 DIANE TSE, OWNER DATE



AREA TABULATION CHART -- THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0.43± AC.
NON-BUILDABLE	0
OPEN SPACE	0 AC.
PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	
	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	
	0.43± AC.



OWNER:
 JOSEPH AND DIANE TSE
 6928 TIMBER CREEK CT.
 CLARKSVILLE, MARYLAND 21029-1748
 410-279-1628

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE SUITE 315 • ELICOTT CITY, MARYLAND 21043
 (P) 410-465-8105 (F) 301-710-5686
 (F) 410-465-8844
 WWW.BEM-ENGINEERING.COM

THE PURPOSE OF THIS PLAT IS TO REVISE THE FOREST CONSERVATION EASEMENT BY THE ABANDONMENT OF (3,632 SQUARE FEET) 0.08 ACRES; AND TO ADJUST THE 35' ENVIRONMENTAL SETBACK ACCORDINGLY.

RECORDED AS PLAT NO. 23251 ON 3/9/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

Baligan Be Maura Robinson 3/9/2015
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Chaska 3-23-15
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Wetzel 3-25-15
 DIRECTOR DATE

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION 1-7-2017 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY JOSEPH TSE AND DIANE TSE, FROM PAMELA J. TURNER AND WILBUR TURNER JR., BY DEED DATED JULY 31, 2014 AND RECORDED IN LIBERTY SP-97-02, 85 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT BY HOWARD COUNTY IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 1-23-15
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

OWNER'S CERTIFICATE

WE, JOSEPH TSE AND DIANE TSE, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF 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 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 RIGHTS-OF-WAY, WITNESS MY HAND THIS 23 DAY OF JANUARY, 2015.

Joseph Tse 1/23/15
 JOSEPH TSE DATE

Diane Tse 1/23/15
 DIANE TSE DATE

Donald A. Mason 1/23/15
 WITNESS DATE

REVISION PLAT

VILLAGE OF CEDAR RIDGE
LOT 156

PREVIOUSLY RECORDED AS PLAT NO. 13500

5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 41 SCALE: AS SHOWN
 GRID: 4 DATE: JANUARY, 2015
 PARCEL: 44
 ZONED: RED
 HOWARD COUNTY FILE NO.:
 SP-97-02, WP-97-78, PB-312, F-93-70,
 WP-98-82, F-98-052, F-99-17,
 SDP-99-027. SHEET: 1 OF 1