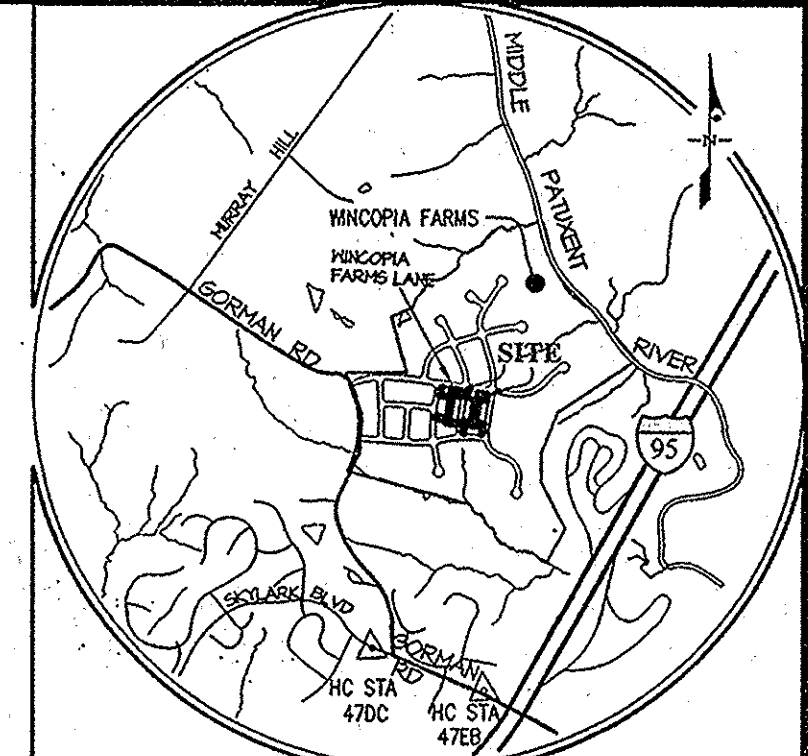


GENERAL NOTES

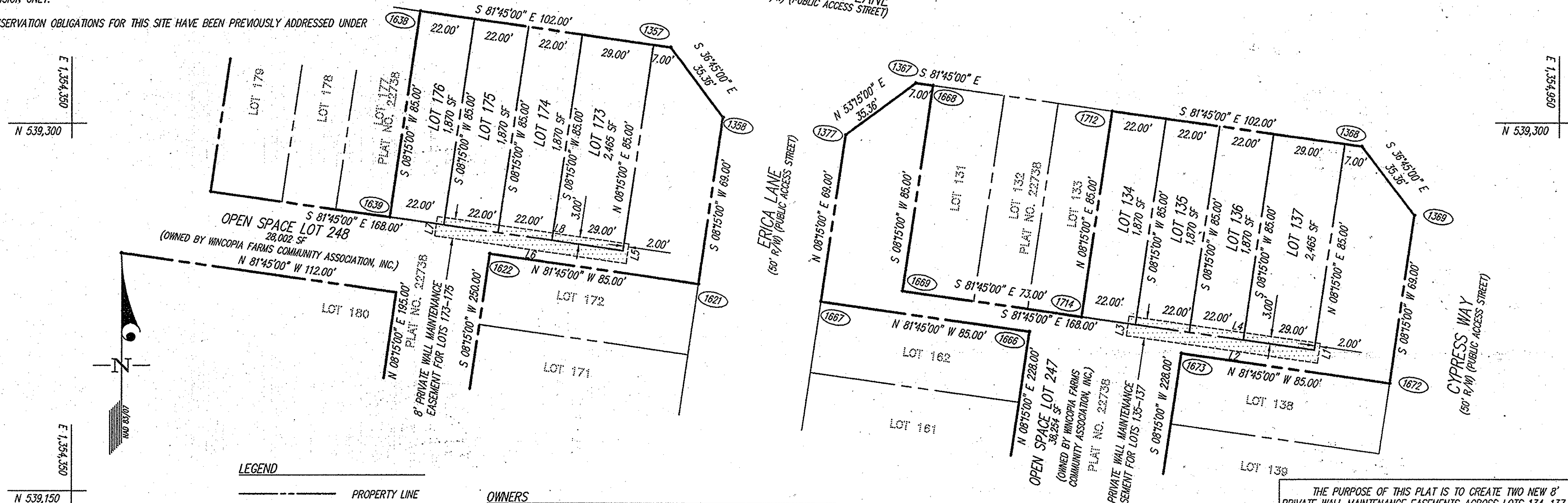
- IRON PINS SHOWN THUS:  $\phi$
- CONCRETE MONUMENTS SHOWN THUS:  $\square$
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN MARCH 2009.
- PROPERTY IS ZONED R-ED PER THE 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-06.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: PB390, WP-11-076, SP-10-005, F-13-103 & SDP-15-027.
- 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 PURPOSE OF THIS REVISION PLAT IS TO CREATE AN 8' PRIVATE WALL MAINTENANCE EASEMENT ACROSS LOTS 134-137 AND OPEN SPACE LOT 247 FOR THE BENEFIT OF LOTS 135-137 AND AN 8' PRIVATE WALL MAINTENANCE EASEMENT ACROSS LOTS 173-176 AND OPEN SPACE LOT 248 FOR THE BENEFIT OF LOTS 173-175. SEE PLAT NO. 22738 FOR THE ENTIRE OPEN SPACE LOTS 247 AND 248 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 HAVE BEEN PREVIOUSLY ADDRESSED UNDER F-13-103.

LINE	BEARING	LENGTH
L1	S 08°15'00" W	8.00'
L2	N 81°45'00" W	78.00'
L3	N 08°15'00" E	8.00'
L4	S 81°45'00" E	78.00'
L5	S 08°15'00" W	8.00'
L6	N 81°45'00" W	78.00'
L7	N 08°15'00" E	8.00'
L8	S 81°45'00" E	78.00'

COORDINATE TABLE					
POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1357	539,330.84	1,354,591.32	1639	539,261.36	1,354,478.18
1358	539,302.51	1,354,612.47	1666	539,214.86	1,354,736.18
1367	539,316.49	1,354,690.28	1667	539,227.05	1,354,652.05
1368	539,290.38	1,354,870.40	1668	539,315.49	1,354,697.21
1369	539,262.05	1,354,891.55	1669	539,231.37	1,354,685.01
1377	539,295.34	1,354,661.96	1672	539,193.76	1,354,881.65
1621	539,234.23	1,354,602.57	1673	539,205.96	1,354,797.53
1622	539,246.42	1,354,518.45	1712	539,305.01	1,354,769.46
1638	539,345.48	1,354,490.37	1714	539,220.89	1,354,757.26



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



LEGEND  
 - - - - - PROPERTY LINE  
 - - - - - PRIVATE EASEMENT

OWNERS  
 WINCOPIA FARMS COMMUNITY ASSOCIATION, INC.  
 (OPEN SPACE LOTS 247 & 248)  
 C/O BEAZER HOMES CORP.  
 8965 GUILFORD ROAD, SUITE 290  
 COLUMBIA, MD 21046  
 PH: 443-539-9249

PULTE HOME CORPORATION  
 (LOTS 134-137 & 173-176)  
 10800 ARROWHEAD DRIVE, SUITE 225  
 FAIRFAX, VA 22030  
 PH: 703-934-9367

THE PURPOSE OF THIS PLAT IS TO CREATE TWO NEW 8' PRIVATE WALL MAINTENANCE EASEMENTS ACROSS LOTS 134-137, 173-176 AND OPEN SPACE LOTS 247 & 248. THE PURPOSE OF THIS PLAT DOES NOT INCLUDE RECORDATION OF THE PROJECT BOUNDARY OF OPEN SPACE LOTS 247 & 248 AND THAT THIS PLAT IS NOT TO REPLACE F-13-103 AND TO SEE PLAT NO. 22738 FOR OPEN SPACE LOT BOUNDARIES.

S:\Survey Drawings\0905\PLATS\REVISION PLATS\09052-176-134-137.dwg, PLOTTED: 3/6/2015 11:36 AM, LAST SAVED: 3/6/2015 11:34 AM, PLOTTED BY: Paul Clark

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.  
 [Signature] 4/6/15  
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 [Signature] 4/23/15  
 DIRECTOR

OWNERS' DEDICATION  
 WINCOPIA FARMS COMMUNITY ASSOCIATION, INC., A MARYLAND CORPORATION BY TIMOTHY HARTMAN, VICE PRESIDENT AND PULTE HOME CORPORATION, A MICHIGAN CORPORATION, BY GARY LEYGRAAF, VICE PRESIDENT OF LAND DEVELOPMENT; OWNERS OF THE PROPERTY SHOWN AND DESCRIBED 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, 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 11 DAY OF MARCH 2015  
 WINCOPIA FARMS COMMUNITY ASSOCIATION, INC.  
 BY: [Signature] TIMOTHY HARTMAN, VICE PRESIDENT  
 PULTE HOME CORPORATION  
 BY: [Signature] GARY LEYGRAAF, VICE PRESIDENT OF LAND DEVELOPMENT  
 WITNESS: [Signature] THOMAS H. HUGHES

SURVEYOR'S CERTIFICATE  
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE REVISION PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION TO LOTS 134-137, 173-176 AND OPEN SPACE LOTS 247 & 248 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. 22738, 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, AND BEING PART OF THE LAND CONVEYED BY BEAZER HOMES CORP. TO PULTE HOME CORPORATION, BY A DEED DATED SEPTEMBER 26, 2014 AND RECORDED IN LIBER 15812 AT FOLIO 419, ALL 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.

[Signature] 3/12/2015  
 THOMAS C. O'CONNOR, JR.  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10954 (EXP. 07/03/2016)

RECORDED AS PLAT NUMBER 23318 ON 5/1/15, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

REVISION PLAT  
 WINCOPIA FARMS  
 LOTS 134-137, 173-176 AND  
 OPEN SPACE LOTS 247 & 248  
 (A REVISION TO LOTS 134-137, 173-176 AND OPEN SPACE LOTS 247 & 248, WINCOPIA FARMS, PLAT NO. 22738)

ZONED: R-ED TM 47, GRID 3, PARCEL 472  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=30' SHEET 1 OF 1 MARCH 2015

GLW GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20888  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-999-2524 FAX: 301-421-4168  
 DRAIN BY: PWC CHECK BY: BT