
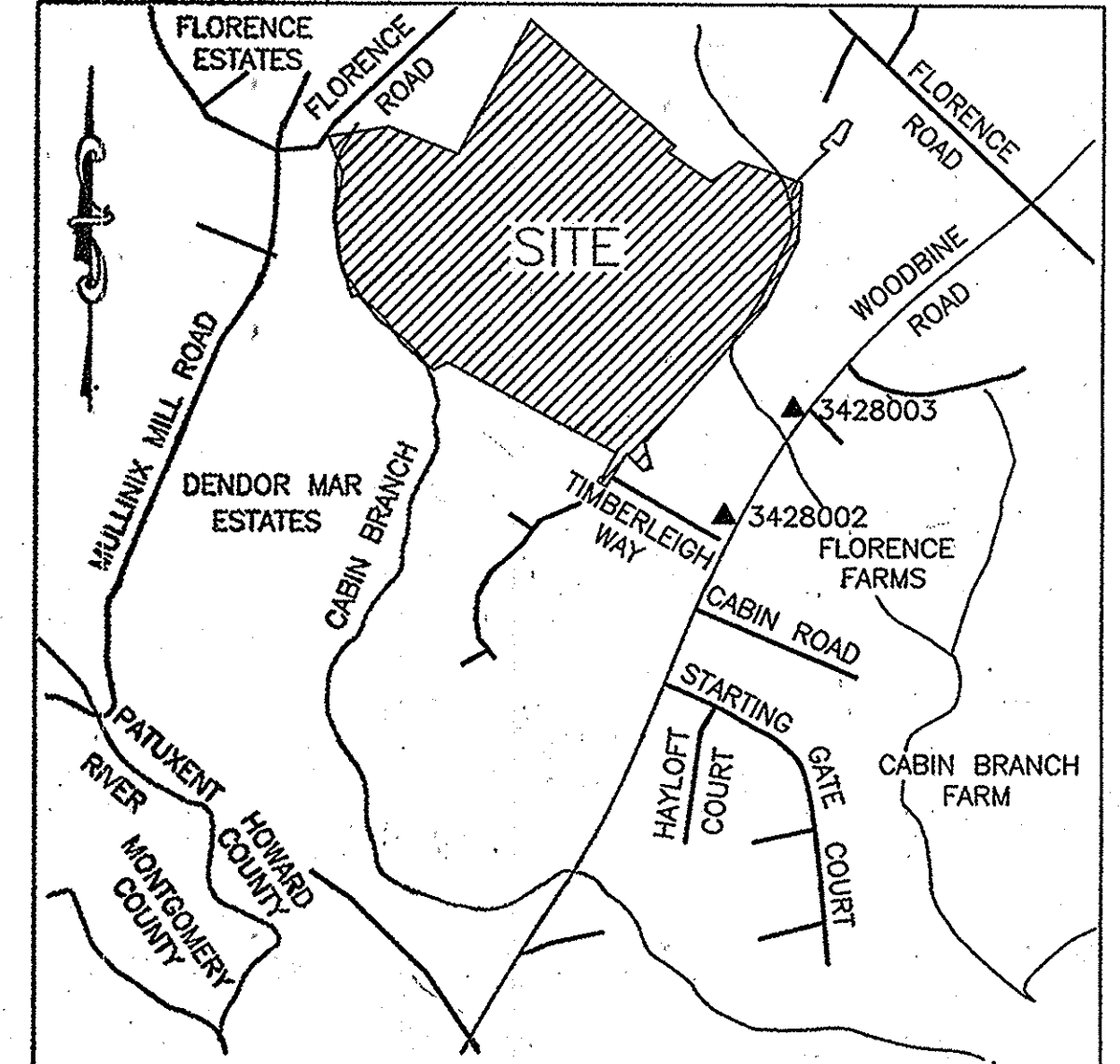
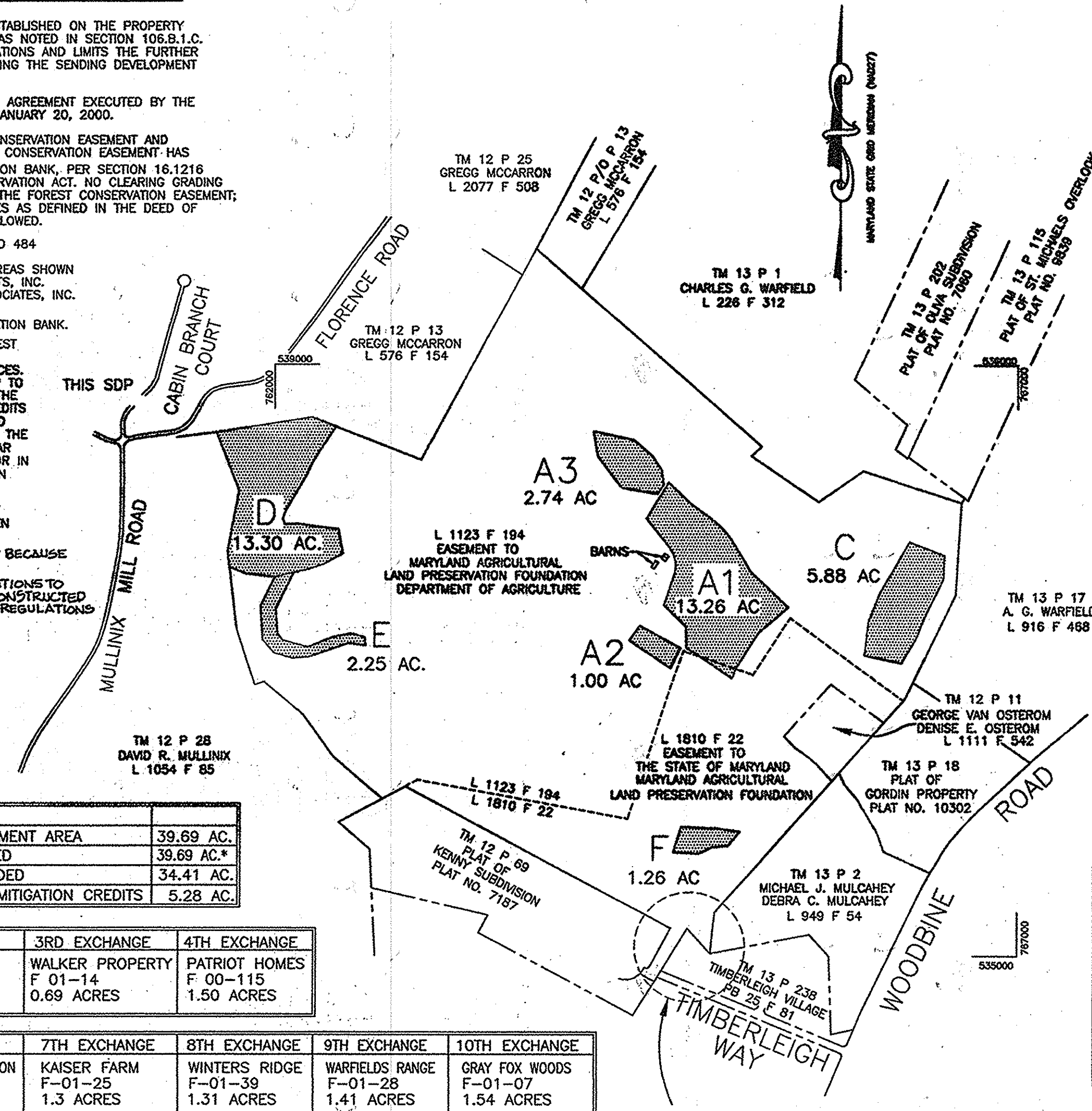


**GENERAL NOTES (CONTINUED)**

- 7.) THE FOREST CONSERVATION EASEMENT ESTABLISHED ON THE PROPERTY CONSTITUTES A "RESTRICTIVE EASEMENT" AS NOTED IN SECTION 106.8.1.C. OF THE HOWARD COUNTY ZONING REGULATIONS AND LIMITS THE FURTHER DEVELOPMENT OF THE PROPERTY, INCLUDING THE SENDING DEVELOPMENT RIGHTS.
- 8.) THIS PLAT IS SUBJECT TO A DEVELOPERS AGREEMENT EXECUTED BY THE DEVELOPER WITH HOWARD COUNTY ON JANUARY 20, 2000.
- 9.)  DENOTES AREA OF FOREST CONSERVATION EASEMENT AND MITIGATION BANK. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED AS A FOREST MITIGATION BANK, PER SECTION 16.1216 OF THE HOWARD COUNTY 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.
- 10.) SITE DEED REFERENCE: LIBER 4094 FOLIO 484
- 11.) THE FOREST CONSERVATION EASEMENT AREAS SHOWN HEREON WERE DELINEATED BY BIOHABITATS, INC. AND FIELD LOCATED BY VOGEL AND ASSOCIATES, INC.
- 12.) SEE SDP-99-117 APPROVED 5/11/99. ESTABLISHED WINKLER FOREST CONSERVATION BANK.
- 13.) THE INITIAL SALE OF 2.6 ACRES OF FOREST CREDITS HAS BEEN AUTHORIZED BY THE STATE DEPARTMENT OF NATURAL RESOURCES. UPON COMPLETION OF THE PLANTING, UP TO 75% OF THE CREDITS ASSOCIATED WITH THE PLANTED AREA MAY BE SOLD. THE CREDITS ASSOCIATED WITH THE REMAINING PLANTED ACREAGE MAY ONLY BE SOLD FOLLOWING THE SATISFACTORY COMPLETION OF THE 2 YEAR POST CONSTRUCTION SURVIVAL PERIOD, OR IN ACCORDANCE WITH THE COUNTY POLICY IN EFFECT AT THE TIME OF SALE.  
\* THIS REQUIREMENT MAY BE ALTERED IF COUNTY POLICY OR REGULATION HAS BEEN MODIFIED.
- 14.) FOREST CONSERVATION IS NOT REQUIRED BECAUSE THIS IS A PLAT OF REVISION.
- 15.) NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.



VICINITY MAP  
SCALE 1" = 2000'  
ADC MAP G-2

| SENDING PARCEL INFORMATION                       |            |
|--|------------|
| TOTAL FOREST CONSERVATION EASEMENT AREA          | 39.69 AC.  |
| FOREST MITIGATION CREDITS CREATED                | 39.69 AC.* |
| FOREST MITIGATION CREDITS EXPENDED               | 34.41 AC.  |
| REMAINING FOREST CONSERVATION MITIGATION CREDITS | 5.28 AC.   |

| 1ST EXCHANGE                            | 2ND EXCHANGE                             | 3RD EXCHANGE                             | 4TH EXCHANGE                            |
|---|--|--|---|
| JESSUP PARK<br>SDP 99-161<br>2.60 ACRES | DORSEY CENTER<br>SDP 00-13<br>0.90 ACRES | WALKER PROPERTY<br>F 01-14<br>0.69 ACRES | PATRIOT HOMES<br>F 00-115<br>1.50 ACRES |

| 5TH EXCHANGE                             | 6TH EXCHANGE                                 | 7TH EXCHANGE                        | 8TH EXCHANGE                           | 9TH EXCHANGE                             | 10TH EXCHANGE                           |
|--|--|-------------------------------------|--|--|---|
| DORSEY CENTER<br>SDP 00-13<br>0.20 ACRES | HOLWECK SUBDIVISION<br>F-01-29<br>5.28 ACRES | KAISER FARM<br>F-01-25<br>1.3 ACRES | WINTERS RIDGE<br>F-01-39<br>1.31 ACRES | WARFIELDS RANGE<br>F-01-28<br>1.41 ACRES | GRAY FOX WOODS<br>F-01-07<br>1.54 ACRES |

| 11TH EXCHANGE                           | 12TH EXCHANGE                       | 13TH EXCHANGE                       | 14TH EXCHANGE                         | 15TH EXCHANGE                                    | 16TH EXCHANGE                            |
|---|-------------------------------------|-------------------------------------|---------------------------------------|--|--|
| ROCKBURN MANOR<br>F-00-66<br>3.68 ACRES | MINGLEWOOD<br>F-02-85<br>2.52 ACRES | ABBIE GLEN<br>F-03-78<br>0.30 ACRES | EMA'S MANOR<br>F-02-054<br>1.23 ACRES | THE OAKS AT WATERS EDGE<br>F-02-72<br>4.66 ACRES | BLUE STREAM LLC<br>F-02-35<br>5.29 ACRES |

| FOREST CONSERVATION EASEMENT CHART |                  |
|------------------------------------|------------------|
| F.C.E. NO.                         | ACREAGE          |
| A1                                 | 13.26 AC.        |
| A2                                 | 1.00 AC.         |
| A3                                 | 2.74 AC.         |
| C                                  | 5.88 AC.         |
| D                                  | 13.30 AC.        |
| E                                  | 2.25 AC.         |
| F                                  | 1.26 AC.         |
| <b>TOTAL</b>                       | <b>39.69 AC.</b> |

- GENERAL NOTES**
- 1.) SUBJECT PROPERTY IS ZONED RC-DEO AS PER THE 10/06/13 COMPREHENSIVE ZONING PLAN.
  - 2.) THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY BY THIS OFFICE. HOWEVER, THE BOUNDARY CORNERS SHOWN AND MARKED "FOUND" HEREON ARE FIELD LOCATED. THE OUTLINE OF THE PROPERTY SHOWN HEREON IS BASED ON THE DEEDS AND PLATS OF RECORD.
  - 3.) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF TITLE REPORT AND THEREFORE MAY NOT INCLUDE ALL ITEMS OF RECORD AFFECTING THIS PROPERTY.
  - 4.) TITLE REFERENCES SHOWN HEREON ARE BASED ON THE INFORMATION OBTAINED FROM THE TAX ASSESSMENT OFFICE. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACCURACY OF THE TITLE INFORMATION.
  - 5.) COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID MERIDIAN (NAD 27) AS PROJECTED BY HOWARD COUNTY CONTROL POINTS  
3428002 N 534569.816 E 765937.104  
3428003 N 535867.418 E 766474.958
  - 6.) THIS PROPERTY IS ENCUMBERED BY A FOREST CONSERVATION EASEMENT AND IS RESTRICTED BY AN ACCOMPANYING EASEMENT AGREEMENT. THE EASEMENT AGREEMENT ENTERED INTO BY THE PROPERTY OWNER AND DEVELOPER, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE PARCEL OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.

\* ALL EASEMENT AREAS ARE PLANTED FOREST, 1:1 RATIO. \*\* SEE NOTE 13

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET  
ELLCOTT CITY, MARYLAND 21043  
TEL: 410.461.7666 FAX: 410.461.8961

THE PURPOSE OF THIS PLAT IS TO REVISE THE PROPERTY LINES ADJACENT TO TM 13, PARCELS 2 & 238 ON EXISTING "AMENDED PLAT OF FOREST CONSERVATION EASEMENT, WINKLER PROPERTY" AS RECORDED ON PLATS 17027-17030.

APPROVED:  
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Kurt Schneider* 1-5-16  
DIRECTOR JWS DATE

**OWNERS' CERTIFICATE**  
WE, JEFFERY W. WINKLER AND RHONDA P. WINKLER, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF FOREST CONSERVATION EASEMENT AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE SEVEN FOREST CONSERVATION EASEMENTS TO BE CONSIDERED A MITIGATION BANK FOR FOREST CONSERVATION CREDITS.  
WITNESS OUR HANDS THIS 7TH DAY OF OCTOBER, 2014.  
*Jeffery W. Winkler*  
JEFFERY W. WINKLER  
*Rhonda P. Winkler*  
RHONDA P. WINKLER  
*Megan Brett*  
WITNESS  
*Megan Brett*  
WITNESS

**SURVEYORS CERTIFICATE**  
I HEREBY CERTIFY THAT THIS PLAT OF FOREST CONSERVATION EASEMENT IS CORRECT; THAT IT DEFINES SEVEN FOREST CONSERVATION EASEMENTS ON A PORTION OF THE LAND CONVEYED BY JOHN H. HARDY, JR., THOMAS REED HARDY AND NANCY L. HARDY TO JEFFERY W. WINKLER AND RHONDA P. WINKLER BY DEED DATED OCTOBER 21, 1997, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4094 FOLIO 484.  
*Thomas M. Hoffman, Jr.* 10-07-13  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MD REG. NO. 267



RECORDED AS PLAT NO. 23579 ON 1/8/16  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.  
**AMENDED**  
PLAT OF FOREST CONSERVATION EASEMENTS  
ON THE  
**WINKLER PROPERTY**  
TAX MAP 12 & 13, BLOCK 6, PARCEL 14  
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
NOT TO SCALE JUNE 21, 2013  
SHEET 1 OF 4

| COORDINATE TABLE |              |              |
|------------------|--------------|--------------|
| POINT            | NORTH        | EAST         |
| 423              | 536146.56251 | 762882.28484 |
| 424              | 536062.33675 | 762728.27585 |

FOR CONTINUATION SEE SHEET 4

PART OF  
A1

A2  
1.00 AC  
N35°30'58"E 119.86'  
S61°21'18"E 310.09'  
N55°50'28"W 336.47'

TM 12 P 11  
GEORGE VAN OSTEROM  
DENISE E. VAN OSTEROM  
L 1111 F 542  
S53°25'59"E 137.76'  
S43°46'55"E 100.53'

TM 13 P 18  
PLAT OF  
CORDIN PROPERTY  
PLAT NO. 10302

L 1810 F 22  
EASEMENT TO  
THE STATE OF MARYLAND  
MARYLAND AGRICULTURAL  
LAND PRESERVATION FOUNDATION

TM 13 P 2  
MICHAEL J. MULCAHEY  
DEBRA C. MULCAHEY  
L 949 F 54

L 1123 F 194  
EASEMENT TO  
MARYLAND AGRICULTURAL  
LAND PRESERVATION FOUNDATION  
DEPARTMENT OF AGRICULTURE

F  
1.26 AC  
S87°12'22"E 160.11'  
S82°25'14"E 123.50'  
S85°25'56"W 108.15'  
N87°11'59"W 172.34'  
S63°27'56"W 97.89'

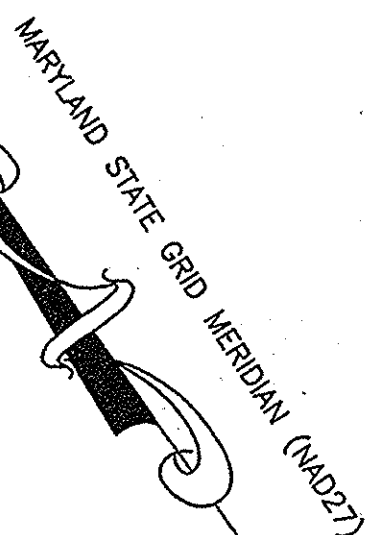
TM 13 P 238  
TIMBERLEIGH VILLAGE  
PB 25 F 81

N56°39'10"E 1801.47'  
L 1123 F 194  
L 1810 F 22  
S76°14'14"E 1859.17'  
N61°45'30"W 2028.58'  
(S61°59'37"E 202.26' LINE OF KENNEY SUBDIVISION PLAT NO. 7187)

TM 12 P 69  
PLAT OF  
KENNEY SUBDIVISION  
PLAT NO. 7187

TIMBERLEIGH WAY

WOODBINE ROAD



537500  
763000

FOR CONTINUATION SEE SHEET 3

N35°42'40"W 347.61'  
TM 12 P 28  
DAVID R. MULLINIX (17TH OR N45°15'W 421'  
L 1054 F 85 LINE OF L 130 F 55)

MONUMENT FOUND (423)  
PIPE FOUND (424)  
PART OF THE 16TH OR 30TH LINE OF L 130 F 55

| CURVE DATA |         |         |         |           |                     |
|------------|---------|---------|---------|-----------|---------------------|
| CURVE      | ARC     | RADIUS  | TANGENT | DELTA     | CHORD               |
| C1         | 109.98' | 500.00' | 55.21'  | 12°36'11" | N61°07'52"W 109.76' |
| C2         | 42.29'  | 25.00'  | 28.22'  | 96°55'49" | N76°42'21"E 37.42'  |

■ DENOTES FOREST CONSERVATION EASEMENT

THE PURPOSE OF THIS PLAT IS TO REVISE THE PROPERTY LINES ADJACENT TO TMs 13, PARCELS 2 & 238 ON EXISTING AMENDED PLAT OF FOREST CONSERVATION EASEMENT, WINKLER PROPERTY" AS RECORDED ON PLATS 17027 - 17030.

APPROVED:

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*K. Schuchman*  
DIRECTOR 1-5-16 DATE

OWNERS CERTIFICATE

WE, JEFFERY W. WINKLER AND RHONDA P. WINKLER, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF FOREST CONSERVATION EASEMENT AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE SEVEN FOREST CONSERVATION EASEMENTS TO BE CONSIDERED A MITIGATION BANK FOR FOREST CONSERVATION CREDITS.

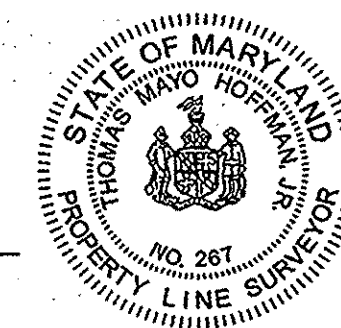
WITNESS OUR HANDS THIS 7TH DAY OF OCTOBER, 2014.

*Jeffery W. Winkler*  
JEFFERY W. WINKLER  
*Rhonda P. Winkler*  
RHONDA P. WINKLER  
*Megan Brett*  
WITNESS  
*Megan Brett*  
WITNESS

SURVEYORS CERTIFICATE

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*Thomas M. Hoffman, Jr.*  
THOMAS M. HOFFMAN, JR. DATE 10-07-13  
PROPERTY LINE SURVEYOR, MD REG. NO. 267



RECORDED AS PLAT NO. 23580 ON 1/8/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

AMENDED  
PLAT OF FOREST CONSERVATION EASEMENTS  
ON THE  
WINKLER PROPERTY

TAX MAP 12 & 13, BLOCK 6, PARCEL 14  
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE 1" = 200' JUNE 21, 2013

SHEET 2 OF 4



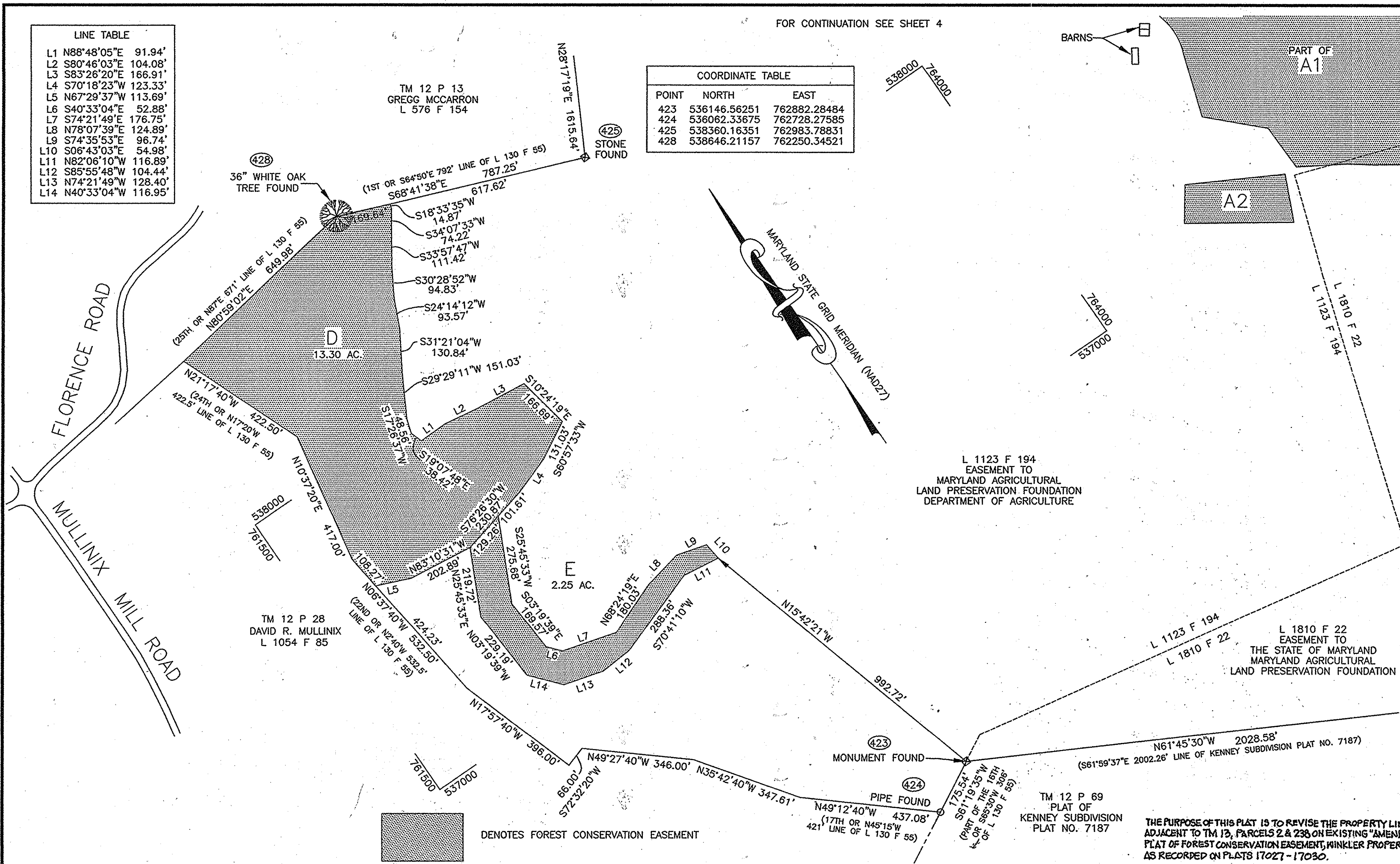
FOR CONTINUATION SEE SHEET 4

LINE TABLE

|     |             |         |
|-----|-------------|---------|
| L1  | N88°48'05"E | 91.94'  |
| L2  | S80°46'03"E | 104.08' |
| L3  | S83°26'20"E | 166.91' |
| L4  | S70°18'23"W | 123.33' |
| L5  | N67°29'37"W | 113.69' |
| L6  | S40°33'04"E | 52.88'  |
| L7  | S74°21'49"E | 176.75' |
| L8  | N78°07'39"E | 124.89' |
| L9  | S74°35'53"E | 96.74'  |
| L10 | S06°43'03"E | 54.98'  |
| L11 | N82°06'10"W | 116.89' |
| L12 | S85°55'48"W | 104.44' |
| L13 | N74°21'49"W | 128.40' |
| L14 | N40°33'04"W | 116.95' |

COORDINATE TABLE

| POINT | NORTH        | EAST         |
|-------|--------------|--------------|
| 423   | 536146.56251 | 762882.28484 |
| 424   | 536062.33675 | 762728.27585 |
| 425   | 538360.16351 | 762983.78831 |
| 428   | 538646.21157 | 762250.34521 |



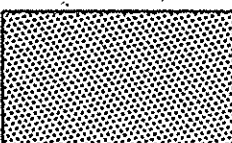
TM 12 P 28  
DAVID R. MULLINIX  
L 1054 F 85

L 1123 F 194  
EASEMENT TO  
MARYLAND AGRICULTURAL  
LAND PRESERVATION FOUNDATION  
DEPARTMENT OF AGRICULTURE

L 1810 F 22  
EASEMENT TO  
THE STATE OF MARYLAND  
MARYLAND AGRICULTURAL  
LAND PRESERVATION FOUNDATION

TM 12 P 69  
PLAT OF  
KENNEY SUBDIVISION  
PLAT NO. 7187

THE PURPOSE OF THIS PLAT IS TO REVISE THE PROPERTY LINES  
ADJACENT TO TM 12, PARCELS 2 & 238 ON EXISTING "AMENDED  
PLAT OF FOREST CONSERVATION EASEMENT, WINKLER PROPERTY,"  
AS RECORDED ON PLATS 17027-17030.



DENOTES FOREST CONSERVATION EASEMENT

OWNERS CERTIFICATE

WE, JEFFERY W. WINKLER AND RHONDA P. WINKLER, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF FOREST CONSERVATION EASEMENT AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE SEVEN FOREST CONSERVATION EASEMENTS TO BE CONSIDERED A MITIGATION BANK FOR FOREST CONSERVATION CREDITS.

WITNESS OUR HANDS THIS 7TH DAY OF OCTOBER, 2014.

*Jeffery W. Winkler*  
JEFFERY W. WINKLER  
*Rhonda P. Winkler*  
RHONDA P. WINKLER

*Megan Brett*  
WITNESS  
*Megan Brett*  
WITNESS

SURVEYORS CERTIFICATE

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*Thomas M. Hoffman, Jr.*  
THOMAS M. HOFFMAN, JR.  
PROPERTY LINE SURVEYOR, MD REG. NO. 267

10-07-13  
DATE



RECORDED AS PLAT NO. 23581 ON 1/8/16  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

AMENDED  
PLAT OF FOREST CONSERVATION EASEMENTS  
ON THE  
WINKLER PROPERTY

TAX MAP 12 & 13, BLOCK 6, PARCEL 14  
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

200' 0 200' 400' 600'

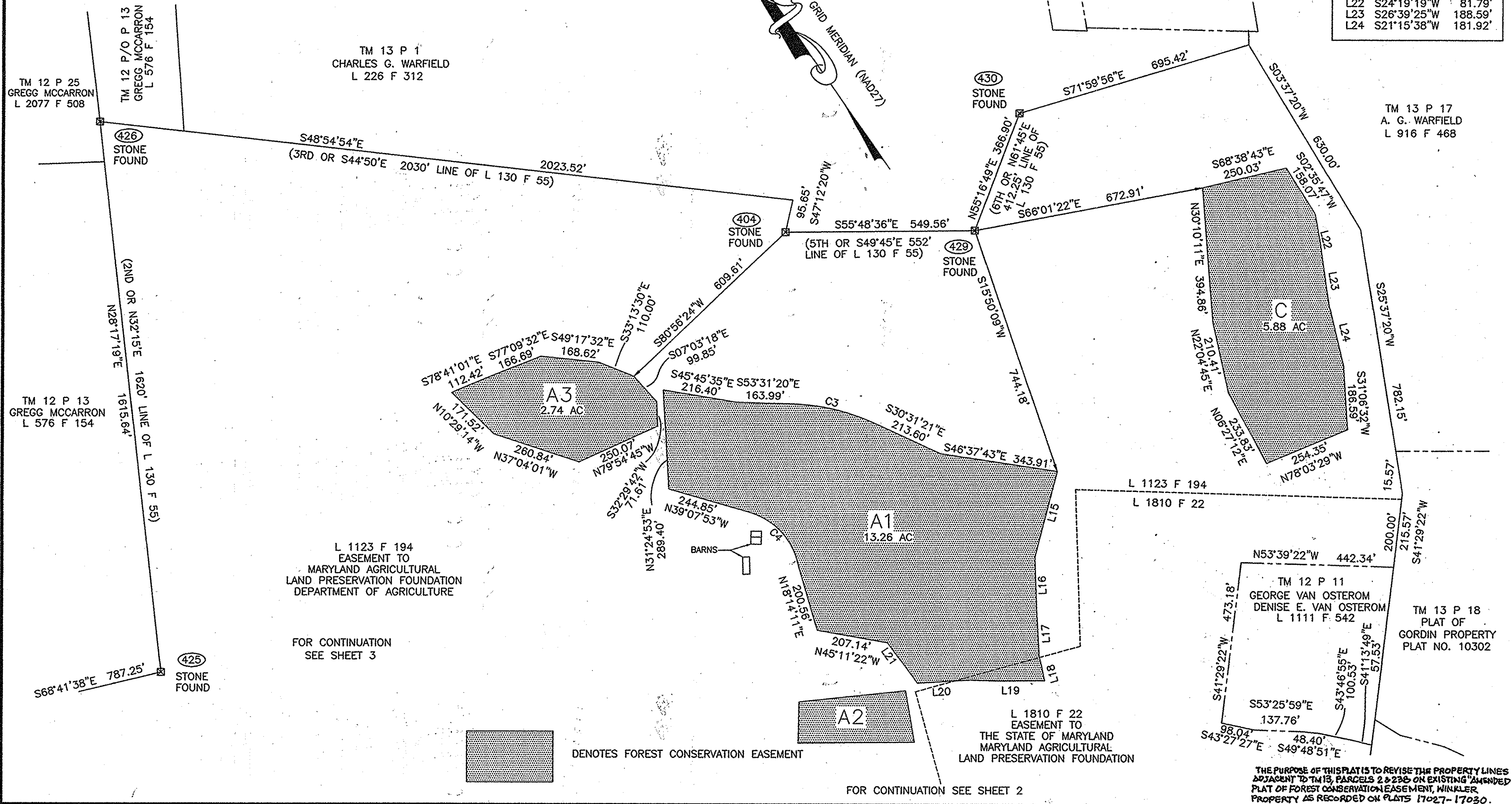
SCALE 1" = 200'

JUNE 21, 2013

| COORDINATE TABLE |              |              |
|------------------|--------------|--------------|
| POINT            | NORTH        | EAST         |
| 404              | 538388.04856 | 765204.47540 |
| 425              | 538360.16351 | 762983.78831 |
| 426              | 539782.84605 | 763749.46318 |
| 429              | 538079.23029 | 765659.05819 |
| 430              | 538288.20299 | 765960.62989 |

| CURVE TABLE |         |         |         |           |                     |
|-------------|---------|---------|---------|-----------|---------------------|
| CURVE       | ARC     | RADIUS  | TANGENT | DELTA     | CHORD               |
| C3          | 240.85' | 600.00' | 122.07' | 23°00'00" | S42°01'21"E 239.24' |
| C4          | 217.10' | 200.00' | 120.64' | 62°11'48" | N08°01'59"W 206.60' |

| LINE TABLE |             |         |
|------------|-------------|---------|
| L15        | S49°06'35"W | 259.51' |
| L16        | S32°40'52"W | 148.95' |
| L17        | S31°32'14"W | 139.21' |
| L18        | S22°17'46"W | 74.46'  |
| L19        | N54°48'48"W | 213.46' |
| L20        | N58°43'11"W | 155.88' |
| L21        | N01°19'39"W | 147.30' |
| L22        | S24°19'19"W | 81.79'  |
| L23        | S26°39'25"W | 188.59' |
| L24        | S21°15'38"W | 181.92' |



APPROVED:  
 HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Kurt Schleicher* 1-5-16  
 DIRECTOR DATE

**OWNERS CERTIFICATE**  
 WE, JEFFERY W. WINKLER AND RHONDA P. WINKLER, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF FOREST CONSERVATION EASEMENT AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE SEVEN FOREST CONSERVATION EASEMENTS TO BE CONSIDERED A MITIGATION BANK FOR FOREST CONSERVATION CREDITS.  
 WITNESS OUR HANDS THIS 7TH DAY OF OCTOBER, 2014.  
*Jeffery Winkler* *Megan Brett*  
 JEFFERY W. WINKLER WITNESS  
*Rhonda P. Winkler* *Megan Brett*  
 RHONDA P. WINKLER WITNESS

**SURVEYORS CERTIFICATE**  
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*Thomas M. Hoffman, Jr.* 10.07.13  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT NO. 23582 ON 1/8/16  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.  
**AMENDED**  
 PLAT OF FOREST CONSERVATION EASEMENTS ON THE  
**WINKLER PROPERTY**  
 TAX MAP 12 & 13, BLOCK 6, PARCEL 14  
 FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 200' 0 200' 400' 600'  
 SCALE 1" = 200' JUNE 21, 2013  
 SHEET 4 OF 4