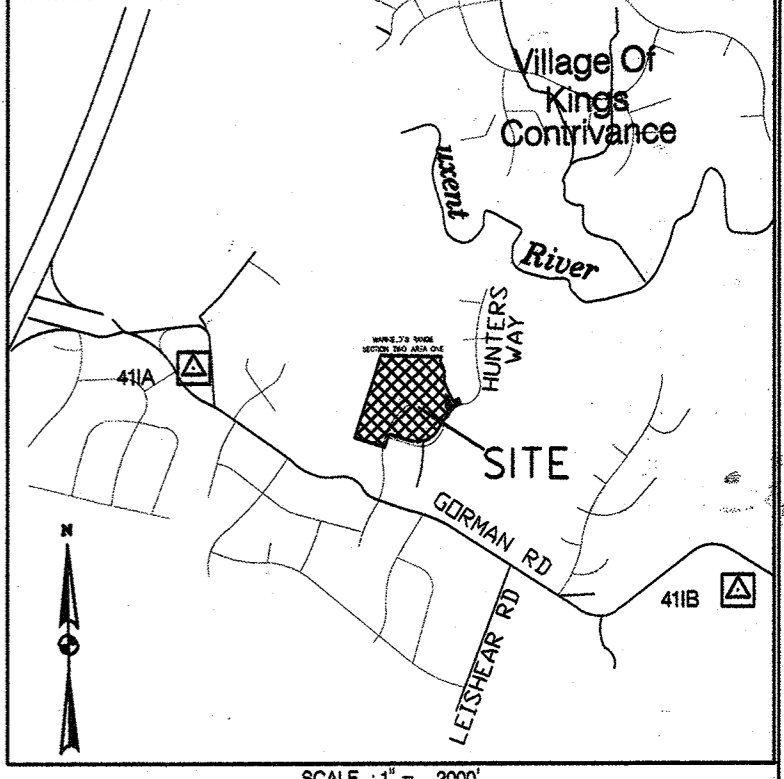


100 YEAR FLOOD PLAIN, DRAINAGE, AND UTILITY EASEMENT					
POINT	NORTH	EAST	POINT		
A	S26°10'59"E	63.85'	J	S54°04'11"W	40.8'
B	N34°58'23"W	76.91'	K	S26°39'44"W	42.49'
C	N20°43'22"W	47.93'	L	S16°41'43"E	88.26'
D	S60°03'14"W	38.50'	M	N52°38'21"E	44.69'
E	S29°56'45"E	49.23'	N	S29°56'45"W	34.00'
F	S64°25'50"E	43.00'	O	N01°20'25"E	16.55'
G	S65°53'58"E	168.91'	P	N75°24'47"W	45.96'
H	S00°05'50"W	23.50'	Q	S83°49'34"W	45.77'
I	S81°01'51"W	95.19'	R	N50°51'21"W	45.86'

CURVE DATA						
CURVE RADIUS	LENGTH	DELTA	TANGENT			
2-3	185.00'	143.75'	143°31'28"	75.73'	140.17'	N89°50'04"E
4-5	100.00'	31.64'	16°07'39"	15.95'	31.64'	S65°33'54"W
5-6	50.00'	203.34'	232°59'38"	0.00'		
6-7	25.00'	31.13'	71°20'17"	17.94'	29.16'	N85°13'53"W
8-9	135.00'	104.91'	44°31'23"	65.26'	102.29'	N36°48'38"E



SCALE: 1" = 200'
ADC MAP-39 GRID: F-1

COORDINATE TABLE	
POINT	EAST
1	N 541803.65 E 1347422.71
2	N 542671.51 E 1347648.25
3	N 542688.14 E 1348275.64
4	N 542644.09 E 1348265.79
5	N 542540.01 E 1348313.61
6	N 542416.00 E 1348322.40
7	N 542230.68 E 1348421.44
8	N 542168.24 E 1348358.60
9	N 542349.13 E 1348254.48
10	N 542026.80 E 1348068.78
11	N 542038.71 E 1348003.02
12	N 542058.84 E 1347929.47
13	N 542071.22 E 1347918.64
14	N 542042.38 E 1347821.86
15	N 541719.14 E 1347737.81

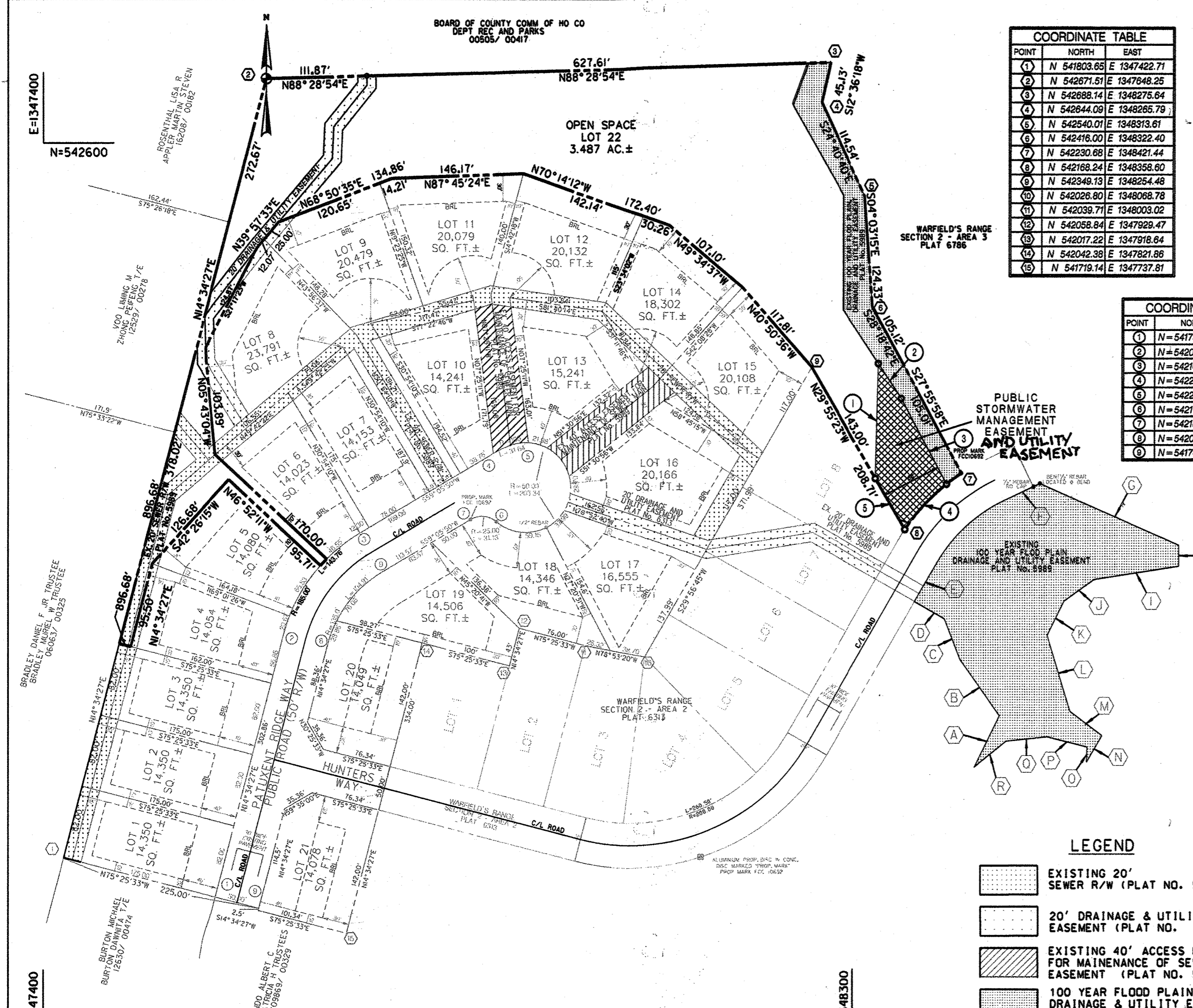
COORDINATE TABLE	
POINT	EAST
1	N=541759.64 E=1347591.98
2	N=542052.76 E=1347668.19
3	N=542168.09 E=1347757.49
4	N=542251.78 E=1347897.28
5	N=542264.80 E=1347925.95
6	N=542177.94 E=1347904.40
7	N=542180.38 E=1347875.34
8	N=542040.16 E=1347776.63
9	N=541747.07 E=1347640.35

GENERAL NOTES

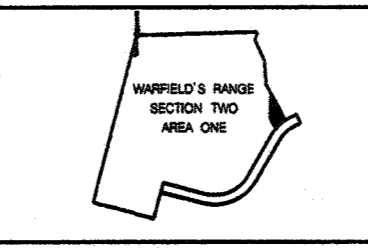
- COORDINATES BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 411A AND NO. 411B
411A = N 542333.817 E 1345783.955
411B = N 541494.291 E 1346924.858
- THIS RETRACEMENT SURVEY OF PLAT NO. 5989 IS BASED ON A FIELD RUN SURVEY IN MARCH 2016
- THE PURPOSE OF THIS PLAT IS TO ADD A PUBLIC STORMWATER MANAGEMENT EASEMENT TO THE ORIGINAL WARFIELD'S RANGE SECTION TWO AREA ONE PLAT NO. 5989 AS RECORDED IN THE HOWARD COUNTY LAND RECORDS OFFICE AS PLAT NO. 5989
- ALL LINES SHOWN ON THIS PLAT REPRESENTING WETLAND AREAS, OPEN SPACE, PUBLIC RIGHT OF WAY, EASEMENTS, FOREST CONSERVATION EASEMENTS, FLOODPLAIN, DRAINAGE, UTILITY & STORMWATER MANAGEMENT CREDIT EASEMENTS HAVE BEEN CREATED BY THE WARFIELD'S RANGE SECTION TWO AREA ONE PLAT (NO. 5989). SEE THE GENERAL NOTES ON PLAT NO. 5989 FOR ANY REQUIREMENTS RELATED TO ANY OF THE RIGHTS OF WAY OR EASEMENTS SHOWN.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE THIS IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS / PARCEL DIVISIONS
- THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.120(d)(1)(iv) OF THE HOWARD COUNTY CODE
- THE SUBJECT PROPERTY IS ZONED R-20 IN ACCORDANCE WITH THE OCTOBER 8, 2013 COMPREHENSIVE ZONING PLAN.
- DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: F-84-094 & SDP-85-103.
- NO GRADING, REMOVAL OF VEGETATION COVER OR TREES PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, ON OVER AND THROUGH LOTS/PARCELS ANY CONVEYANCE OF THE AFORESAID LOTS/PARCELS SUBJECT TO THE EASEMENTS HEREIN RESERVED WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL QUOTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

PUBLIC STORMWATER MANAGEMENT EASEMENT		
1	N 01°28'13" E	127.84'
2	S 33°13'56" E	46.50'
3	S 27°55'55" E	107.85'
4	R = 225.00' L = 68.97'	
5	CHD. S 42°36'24" W	68.97'
6	N 29°55'23" W	65.71'

MANAGEMENT AND UTILITY AND UTILITY EASEMENT



- LEGEND
- EXISTING 20' SEWER R/W (PLAT NO. 5989)
 - 20' DRAINAGE & UTILITY EASEMENT (PLAT NO. 5989)
 - EXISTING 40' ACCESS EASEMENT FOR MAINTENANCE OF SEWER MAIN EASEMENT (PLAT NO. 5989)
 - 100 YEAR FLOOD PLAIN, DRAINAGE & UTILITY EASEMENT (PLAT NO. 5989)
 - PUBLIC STORM WATER MANAGEMENT EASEMENT AND UTILITY EASEMENT



LOCATION MAP
1" = 500'

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.

[Signature] 5 NOV -2019
Date
[Signature] 12 NOV 2019
Date

AREA TABULATION CHART

TOTAL NUMBER OF BUILDABLE LOTS/PARCELS TO BE RECORDED = 0
TOTAL NUMBER OF NON-BUILDABLE LOTS/PARCELS TO BE RECORDED = 0
TOTAL NUMBER OF OPEN SPACE LOTS/PARCELS TO BE RECORDED = 1
TOTAL NUMBER OF PRESERVATION LOTS/PARCELS TO BE RECORDED = 0
TOTAL AREA OF BUILDABLE LOTS/PARCELS TO BE RECORDED = 0
TOTAL AREA OF NON-BUILDABLE LOTS/PARCELS TO BE RECORDED = 0.0000 AC. +/-
TOTAL AREA OF OPEN SPACE TO BE RECORDED = 3.487 AC. +/-
TOTAL AREA OF PRESERVATION LOTS/PARCELS TO BE RECORDED = 0
TOTAL AREA OF ROADWAYS TO BE RECORDED = 0
TOTAL AREA OF SUBDIVISION TO BE RECORDED = 0

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.
[Signature] 1/28/2020
DATE
HOWARD COUNTY HEALTH OFFICER H.C.O.

APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 2-13-20
DATE
CHIEF DEVELOPMENT ENGINEERING DIVISION
[Signature] 2/13/20
DATE
DIRECTOR

WARFIELD'S RANGE COMMUNITY ASSOCIATION, INC. OWNER'S DEDICATION

PATUXENT RIDGE HOMEOWNERS ASSOCIATION, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF RESUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE OFFICE 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 RIGHT-OF-WAYS 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 FLOOD PLAINS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY OWN HANDS THIS 5 DAY OF November, 2019.

BY: *[Signature]* TITLE: President

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF WARFIELD'S RANGE SECTION TWO AREA ONE (PLAT NO. 5989) THE LANDS CONVEYED BY PATUXENT RIDGE HOMEOWNERS ASSOCIATION, INC. (PART OR ALL OF) TO WARFIELD'S RANGE HOMEOWNERS ASSOCIATION, INC. COMMUNITY ASSOCIATION, INC.

DEED DATED OCTOBER 9, 2019 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 19881, FOLIO 228, AND THAT ALL MONUMENTS WERE REQUIRED TO BE IN PLACE OR WERE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTED CODE OF MARYLAND, AS AMENDED.

[Signature] 5 NOV -2019
DATE
C. VERNON KELLY
PROFESSIONAL LAND SURVEYOR
MD REG No. 10977 (EXP. 07/25/2020)
AB CONSULTANTS, INC.
7020 TUDSBURY ROAD
BALTIMORE, MD 21244

RECORDED AS PLAT 25353 ON 2/24/2020 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
WARFIELD'S RANGE
SECTION TWO AREA ONE
OPEN SPACE LOT 22
TAX MAP NO. 41 PART OF PARCEL 451
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100'
SHEET 1 OF 1
DATE: 11-04-2019
CURRENT ZONING: R-20

AB CONSULTANTS, INC.
7020 TUDSBURY ROAD,
BALTIMORE, MARYLAND 21244