

Coordinate Table			Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	POINT	NORTH (feet)	EAST (feet)
195	528439.7741	807714.4226	4002	527782.3912	806565.3229
263	527493.7880	806328.3159	4003	527991.8717	806568.1772
1728	527737.2386	809969.7222	4004	528117.8096	806812.9386
3703	528154.1519	807706.9279	4005	528259.2564	806953.5407
3704	528116.2572	807626.6117	4006	528465.9002	807170.7176
3705	527491.6947	806361.4263	4007	528579.9225	807262.0911
3712	527488.3540	806354.6989	4008	528643.5829	807336.0921
3714	527484.0470	806345.9340	4009	528670.4963	807399.9549
3717	528188.4426	807723.3937	4010	528676.2729	807489.3672
4000	527768.8990	805985.0656	4011	528577.0367	807472.1665
4001	527603.9993	806229.7992	4012	528593.8194	807724.1921

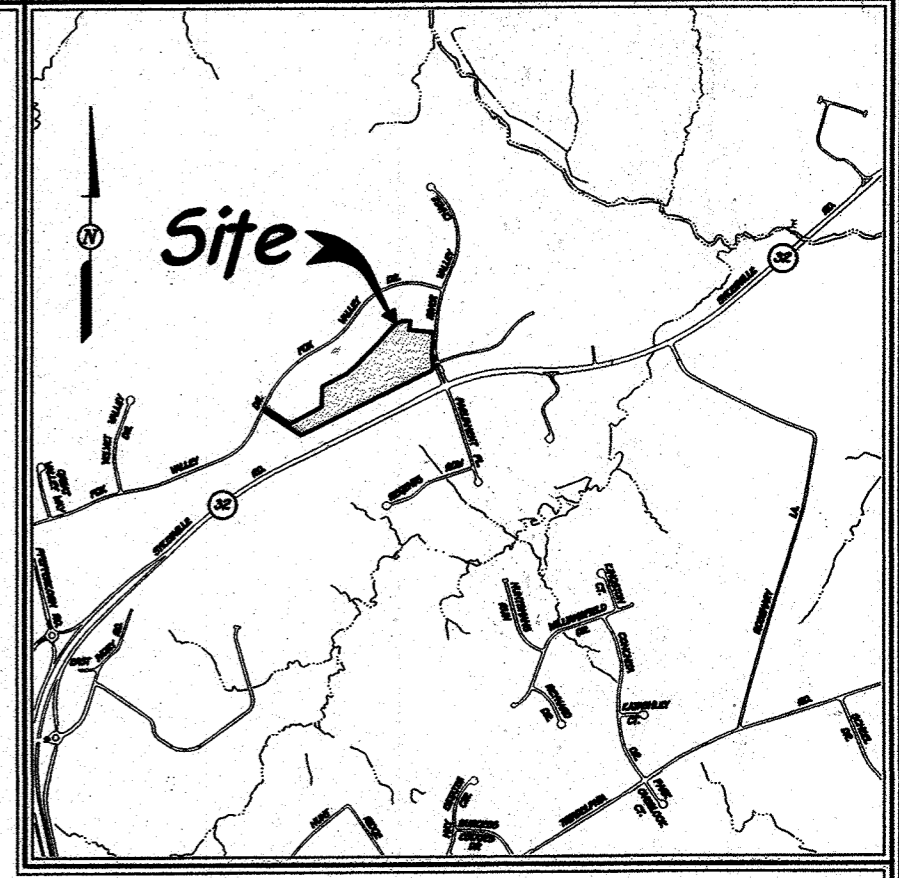
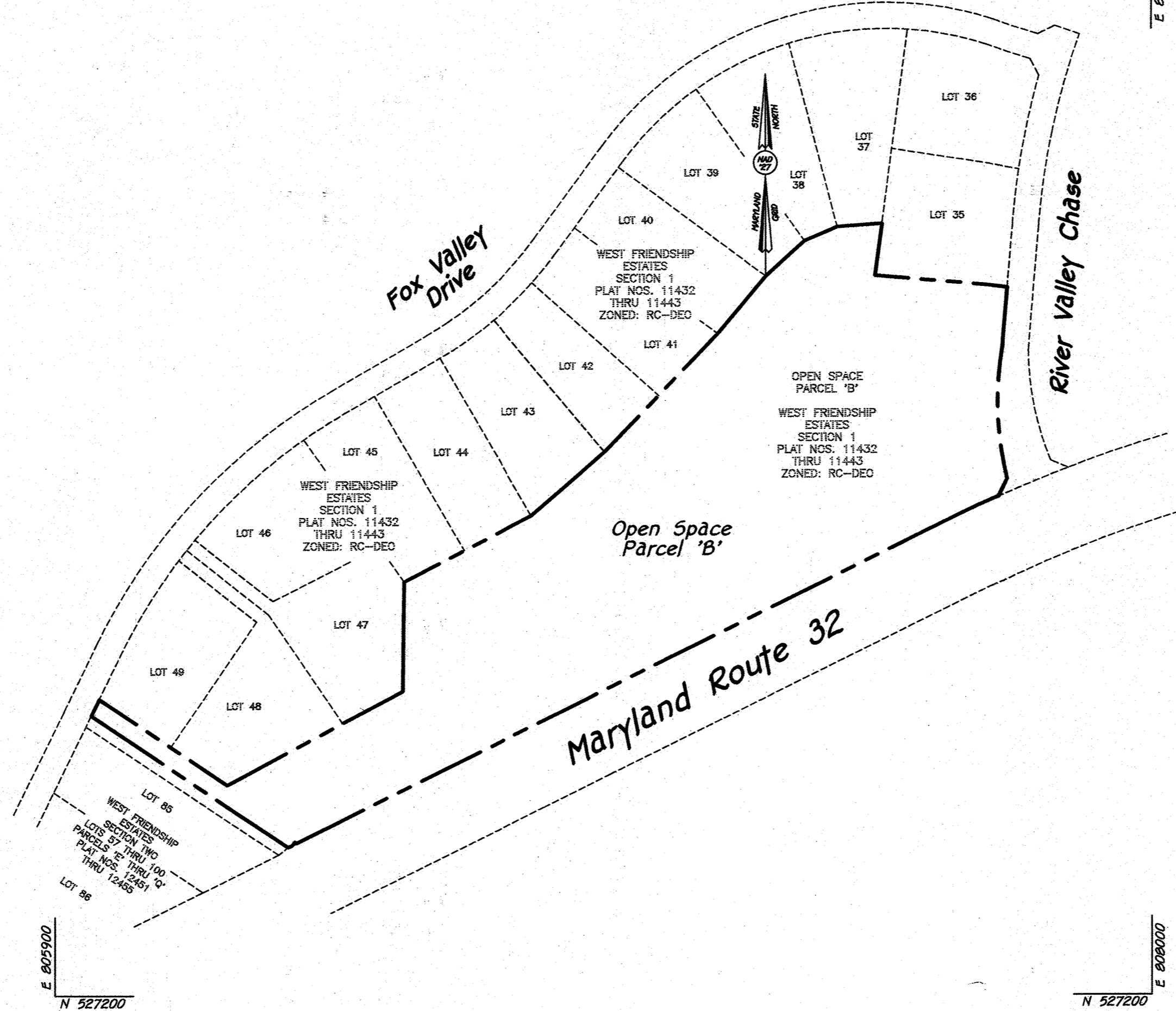
**Reservation Of Public Utility And Forest Conservation Easements**  
 "Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Open Space Parcel 'B'. Any Conveyances Of The Aforesaid Parcel Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Parcel. 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 Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

The Requirements § 3-108, The Real Property Article, Annotated Code Of Maryland, 1988 Supplement Volume, (As Supplemental) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.  
 Terrell A. Fisher, L.S. #10692 Date 6/30/21  
 (Professional Land Surveyor)  
 Richard Gezelle, Jr. 7/13/21  
 For Valley Estates Homeowners Association, Inc.  
 By: Richard Gezelle, Jr., President

**Owners**  
 Fox Valley Estates  
 Homeowners Association, Inc.  
 c/o Richard Gezelle, Jr.  
 3600 Crondall Lane-Suite 103  
 Owings Mills, Maryland 21117  
 Ph# 202-378-8270

**Developer**  
 Waverly Woods  
 Development Corporation  
 11451 Triadelphia Road  
 Glenelg, Maryland 21737  
 Ph# 410-442-2337

**Fisher, Collins & Carter, Inc.**  
 Civil Engineering Consultants & Land Surveyors  
 Centennial Square Office Park-18272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2855

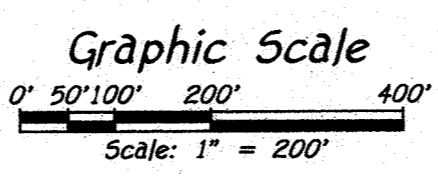


Howard County ADC Map #9, Grid I-7  
**Vicinity Map**  
 Scale: 1" = 2,000'

- General Notes:**
- Subject Property Zoned RC-DEO Per 10/06/13 Comprehensive Zoning Plan. Coordinates Based On Mad #27, Maryland Coordinate System As Projected By Howard County Geodetic Control Station Nos. 3234002 And 3334001.
  - This Plat Is Based On A Boundary Survey Performed On Or About September, 2020, By Fisher, Collins & Carter, Inc.
  - B.C.L. Denotes Building Restriction Line
  - Denotes Iron Pin Set Capped "F.C.C. 106"
  - ✶ Denotes Iron Pipe Or Iron Bar Found
  - Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way
  - Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106"
  - Denotes Concrete Monument Or Stone Found
  - All Areas Are More Or Less (±).
  - Property Subject To Prior Department Of Planning And Zoning File No's: 5-93-03, F-93-12, WP-94-107 And F-94-55.
  - This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations And The 10/06/13 Comprehensive Zoning Plan.
  - An Existing Tree Maintenance Easement, Ten Feet In Width, Running Along The Edge Of The Public Road Right-of-way As Shown On This Plat Of Subdivision Is Reserved Upon All Lots Fronting On The Said Public Road Right-of-way This Easement Allows Howard County The Right To Access The Property, When Necessary, For The Specific Purpose Of Installation, Repair And Maintenance Of County-Owned Trees Located Within The Boundaries Of Private Lots. No Building Or Structure Of Any Kind Shall Be Located Or Over The Said Easement Area.
  - No Clearing, Grading Or Construction Is Permitted Within Wetland Or Stream Buffers, Unless Approved By The Department Of Planning And Zoning Of Howard County, Maryland.
  - Articles Of Incorporation For The Fox Valley Estates Homeowners Association, Inc. Filed With The Maryland State Department Of Assessments And Taxation On August 5, 1994 As Account No. D-305699.
  - Plat Subject To WP-94-107 Which On June 6, 1994 The Planning Director Approved A Request To Waive Section 16.115(d) Which Requires The Delineation Of The Floodplain On The Final Plat And Plans. However, The 100 Year Floodplain Has Been Delineated Hereon For Informational Purposes Only And To Waive Section 16.120(b)(6) To Allow Six Pipestems To Access To River Valley Chase.

**Area Tabulation This Submission**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF OPEN SPACE PARCELS TO BE RECORDED	14.745 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	14.745 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	14.745 Ac.*



APPROVED: For Private Water And Private Sewerage Systems  
 Howard County Health Department  
 [Signature] 8/5/21  
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning  
 [Signature] 8-11-21  
 Chief, Development Engineering Division Date  
 [Signature] 8/24/21  
 Director Date

**Owner's Certificate**  
 Fox Valley Estates Homeowners Association, Inc., By Richard Gezelle, Jr., President, 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 And Floodplains 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 Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 7th Day Of July 2021.  
 [Signature] Richard Gezelle, Jr.  
 Fox Valley Estates Homeowners Association, Inc.  
 By: Richard Gezelle, Jr., President  
 Witness [Signature]

**Surveyor's Certificate**  
 I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It 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; That It Is Part Of The Lands Conveyed By West Friendship Estates And Peddicord Joint Venture To Fox Valley Estates Homeowners Association, Inc. By Open Space Deed Dated December 6, 1994 And Recorded Among The Land Records Of Howard County, Maryland In Liber 3404 At Folio 19; And Being Open Space Parcel 'B', As Shown On Plats Entitled "West Friendship Estates, Section 1, Lots 1-56, Parcels A, B, C And D" Recorded Among The Aforesaid Land Records As Plat Nos. 11432 Thru 11443; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.  
 [Signature] Terrell A. Fisher 6/30/21  
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date  
 Expiration Date: December 13, 2021

RECORDED AS PLAT No. 25824 ON 9.9.21  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Revision Plat**  
**West Friendship Estates**  
**Section 1**  
**Open Space Parcel 'B'**  
 (Being A Revision To Open Space Parcel 'B', As Shown On Plats Entitled "West Friendship Estates, Section 1, Lots 1-56, Parcels A, B, C And D" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 11432 Thru 11443)  
 Zoned: RC-DEO  
 Tax Map: 15, Grid: 16; Parcel: P/O 42  
 Third Election District - Howard County, Maryland  
 Date: June 30, 2021 Scale: As Shown Sheet 1 Of 3

K:\Drawings\66052\REVISION PLATS\REVISION PLAT-OS PARCEL B-SHT 1.dwg, REVISION PLAT-SHT 1, 6/30/2021 12:50:18 PM, 1:1

The Requirements S-3-106, The Real Property Article, Annotated Code Of Maryland, 1986 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat, And The Setting Of Markers Have Been Complied With.

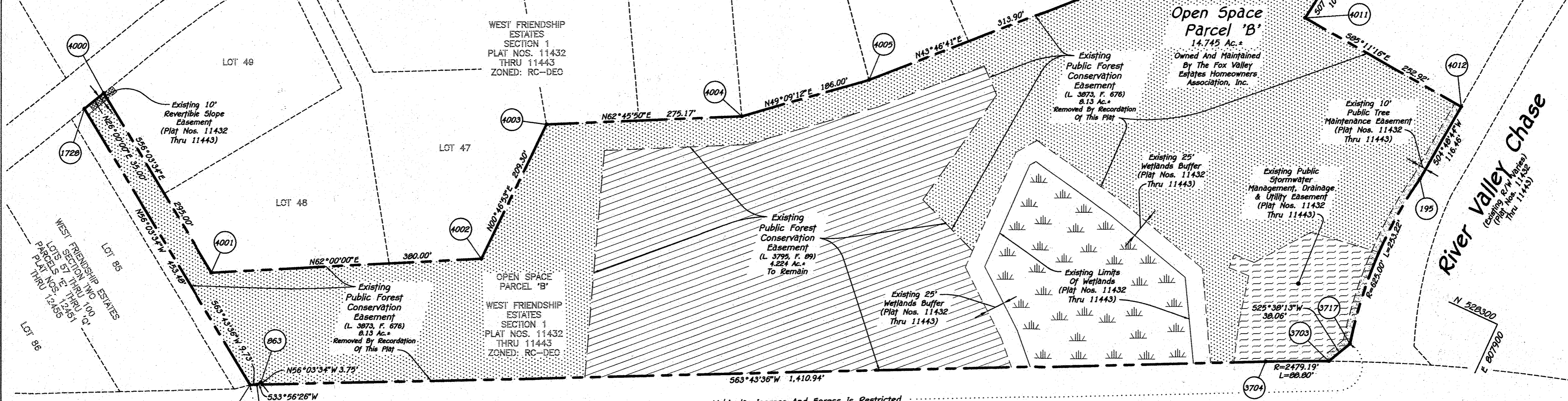
*Terrell A. Fisher* 4/30/21  
 Terrell A. Fisher, L.S. #10692  
 (Professional Land Surveyor)  
 Date  
*Richard Gezelle, Jr.* 4/13/21  
 Fox Valley Estates Homeowners Association, Inc.  
 By: Richard Gezelle, Jr., President

Proj-Prj	Radius	Arc Length	Delta	Tangent	Bearing & Distance
195-3717	625.00'	253.22'	23°12'49"	128.37'	S 02°02'39" E 251.49'
3703-3704	2479.19'	88.00'	02°03'08"	44.41'	S 64°45'10" W 88.00'

**Fox Valley Drive**  
 (Existing 50' R/W)  
 (Plat Nos. 11432 Thru 11443)

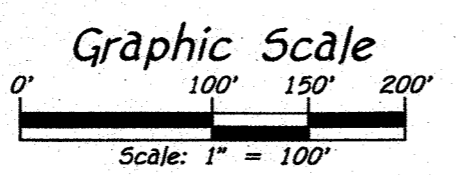
**Owners**  
 Fox Valley Estates Homeowners Association, Inc.  
 c/o Richard Gezelle, Jr.  
 3600 Crondall Lane-Suite 103  
 Owings Mills, Maryland 21117  
 Ph# 202-378-8270

**Developer**  
 Waverly Woods Development Corporation  
 11451 Triadelphia Road  
 Glenelg, Maryland 21737  
 Ph# 410-442-2337



**Maryland Route 32**  
 (Existing 150' R/W)  
 S.R.C. Plat Nos. 20493, 20494, 23621, 23622 & 46076

**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 Easement"). Located In, On, Over, And Through Open Space Parcel "B". Any Conveyances Of The Aforesaid Parcel Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Parcel. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Meets 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 Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."



**Area Tabulation This Submission**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF OPEN SPACE PARCELS TO BE RECORDED	14.745 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	14.745 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	14.745 Ac.±

- Legend**
- Existing 10' Public Tree Maintenance Easement (Plat Nos. 11432 Thru 11443)
  - Existing Public Stormwater Management, Drainage & Utility Easement (Plat Nos. 11432 Thru 11443)
  - Existing 10' Reversible Slope Easement (Plat Nos. 11432 Thru 11443)
  - Existing Limits Of Wetlands (Plat Nos. 11432 Thru 11443)
  - Existing Public Forest Conservation Easement (L. 3795, F. 89) To Remain
  - Existing Public Forest Conservation Easement (L. 3873, F. 676) Removed By Recordation Of This Plat

**Fisher, Collins & Carter, Inc.**  
 Civil Engineering Consultants & Land Surveyors  
 Centennial Square Office Park-10272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2895

The Purpose Of This Plat Is To Remove The Existing Public Forest Conservation Easement Recorded Among The Land Records Of Howard County, Maryland In Liber 3873 At Folio 676.

APPROVED: For Private Water And Private Sewerage Systems  
 Howard County Health Department

*Richard Gezelle, Jr.* 4/15/21  
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Richard Gezelle, Jr.* 8/11/21  
 Chief, Development Engineering Division Date

*Richard Gezelle, Jr.* 8/24/21  
 Director Date

**Owner's Certificate**

Fox Valley Estates Homeowners Association, Inc., By Richard Gezelle, Jr., President, 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 And Floodplains 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 Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 7th Day Of July 2021.

*Richard Gezelle, Jr.*  
 Fox Valley Estates Homeowners Association, Inc.  
 By: Richard Gezelle, Jr., President

*Terrell A. Fisher*  
 Witness

**Surveyor's Certificate**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It 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; That It Is Part Of The Lands Conveyed By West Friendship Estates And Peddicord Joint Venture To Fox Valley Estates Homeowners Association, Inc. By Open Space Deed Dated December 6, 1994 And Recorded Among The Land Records Of Howard County, Maryland In Liber 3404 At Folio 19; And Being Open Space Parcel "B", As Shown On Plats Entitled "West Friendship Estates, Section 1, Lots 1-56, Parcels A, B, C And D" Recorded Among The Aforesaid Land Records As Plat Nos. 11432 Thru 11443; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

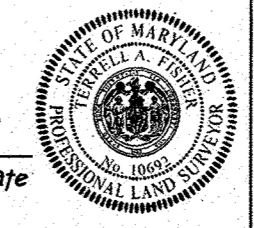
*Terrell A. Fisher* 4/30/21  
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date  
 Expiration Date: December 13, 2021

RECORDED AS PLAT No. 25825 ON 9-9-21  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Revision Plat**  
**West Friendship Estates**  
 Section 1  
**Open Space Parcel 'B'**

(Being A Revision To Open Space Parcel "B", As Shown On Plats Entitled "West Friendship Estates, Section 1, Lots 1-56, Parcels A, B, C And D" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 11432 Thru 11443)

Zoned: RC-DEO  
 Tax Map: 15, Grid: 16; Parcel: P/O 42  
 Third Election District - Howard County, Maryland  
 Date: June 30, 2021 Scale: 1"=100' Sheet 2 of 3



Public Forest Conservation Easement Line Table		Public Forest Conservation Easement Line Table		Public Forest Conservation Easement Line Table	
Line	Bearing & Distance	Line	Bearing & Distance	Line	Bearing & Distance
L1	N26°00'00"E 35.00'	L20	R=635.00' L=121.30'	L39	S43°46'40"W 160.00'
L2	S26°03'34"E 284.90'	L21	S04°05'11"W 121.19'	L39	S49°09'12"W 192.63'
L3	N62°00'00"E 38.02'	L22	S37°00'00"W 90.00'	L40	S62°45'50"W 80.58'
L4	S62°19'43"E 46.99'	L23	S07°00'00"W 30.00'	L41	N55°27'53"E 78.36'
L5	N43°08'59"E 119.79'	L24	S07°00'00"W 30.00'	L42	S20°20'43"E 31.15'
L6	N62°00'00"E 202.17'	L25	S03°00'00"E 20.00'	L43	N34°47'45"E 153.98'
L7	N00°45'33"E 197.93'	L26	N07°00'00"W 30.00'	L44	N50°08'36"E 74.66'
L8	S31°11'49"E 22.73'	L27	S13°00'00"E 65.00'	L45	N44°17'26"E 75.44'
L9	N69°19'00"E 61.06'	L28	S17°40'40"E 58.50'	L46	N62°48'24"E 72.00'
L10	S41°41'12"E 36.00'	L29	S03°43'36"W 32.27'	L47	N48°16'33"E 70.97'
L11	S66°50'56"E 12.14'	L30	N30°31'11"W 133.49'	L48	N17°31'23"E 56.25'
L12	S20°07'21"E 275.61'	L31	N78°09'40"W 145.61'	L49	N26°36'23"E 25.84'
L13	S63°43'36"W 453.03'	L32	N78°02'06"W 76.29'	L50	N43°46'41"E 8.08'
L14	N56°03'34"W 3.75'	L33	N79°30'13"W 71.71'	L51	N59°57'15"E 143.53'
L15	S33°56'28"W 6.55'	L34	S39°02'53"W 34.34'	L52	N57°30'22"E 113.76'
L16	S63°43'36"W 9.73'	L35	S01°17'09"E 151.25'	L53	N61°29'37"E 74.78'
L17	N56°03'34"W 453.48'	L36	N69°06'18"W 100.00'	L54	N06°06'19"E 80.64'
L18	S69°11'16"E 242.92'	L37	N10°00'01"E 180.00'	L55	S14°05'42"W 24.45'
L19	S04°48'44"W 116.03'	L38	N48°04'49"W 45.00'	L56	S05°28'49"W 75.87'

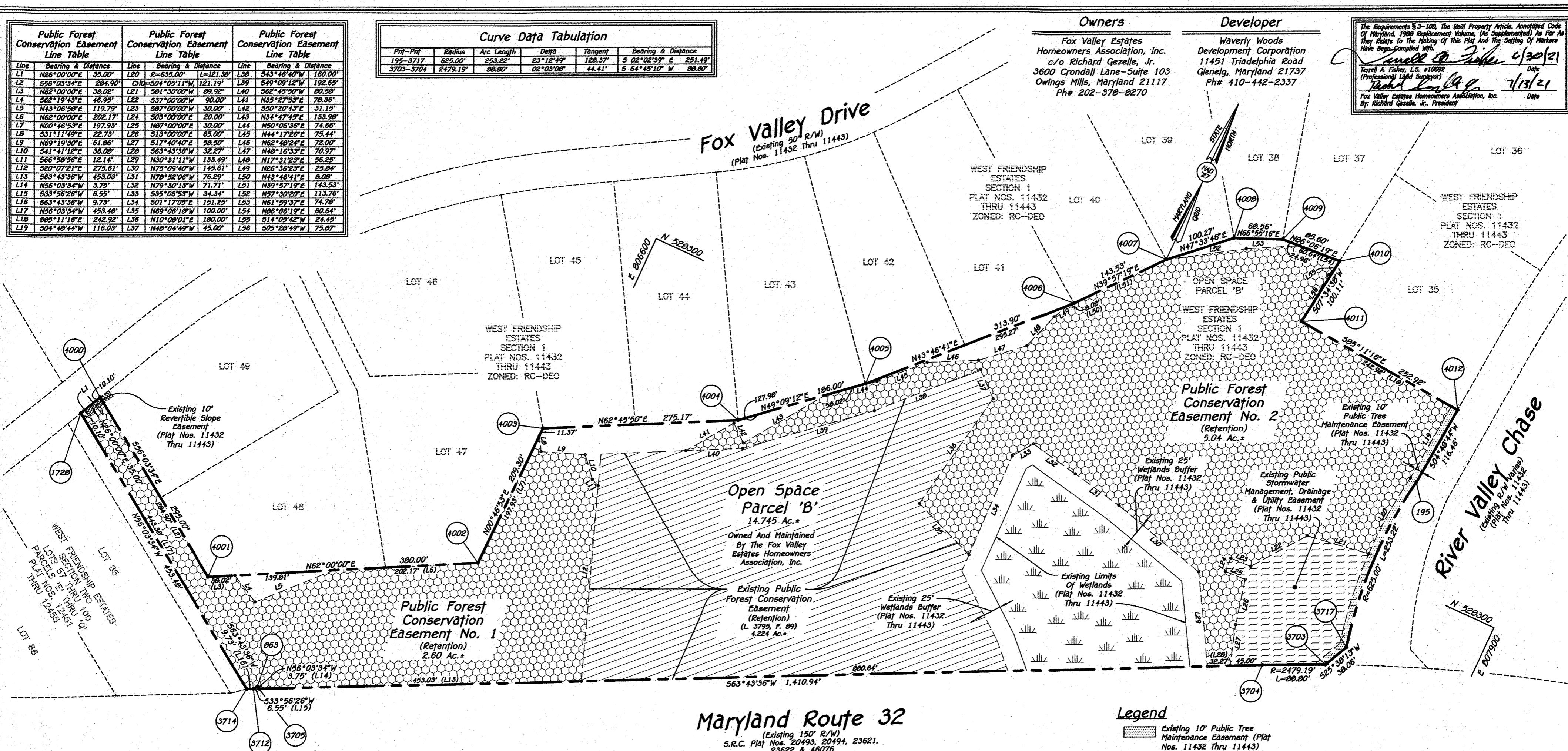
Curve Data Tabulation					
Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Bearing & Distance
193-3717	623.00'	253.22'	23°12'49"	128.37'	S 02°02'59" E 251.49'
3703-3704	2479.19'	88.00'	02°03'08"	44.41'	S 64°45'10" W 88.00'

**Owners**  
 Fox Valley Estates Homeowners Association, Inc.  
 c/o Richard Gezelle, Jr.  
 3600 Crondall Lane-Suite 103  
 Owings Mills, Maryland 21117  
 Ph# 202-378-8270

**Developer**  
 Waverly Woods Development Corporation  
 11451 Triadelphia Road  
 Glenelg, Maryland 21737  
 Ph# 410-442-2337

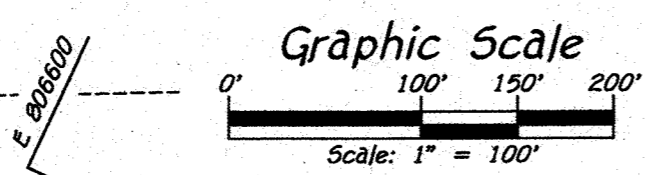
The Requirements §3-108, The Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Filing Of This Plat And The Setting Of Markers Have Been Complied With.

*Terrell A. Fisher* 4/30/21  
 Terrell A. Fisher, L.S. #10692  
 (Professional Land Surveyor)  
*Richard Gezelle, Jr.* 7/13/21  
 For Valley Estates Homeowners Association, Inc.  
 By: Richard Gezelle, Jr., President



**Area Tabulation This Submission**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF OPEN SPACE PARCELS TO BE RECORDED	14.745 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	14.745 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	14.745 Ac.*



**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 Easement"). Located In, On, Over, And Through Open Space Parcel 'B'. Any Conveyances Of The Aforesaid Parcel Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Parcel. 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 Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

- Legend**
- Existing 10' Public Tree Maintenance Easement (Plat Nos. 11432 Thru 11443)
  - Existing Public Stormwater Management, Drainage & Utility Easement (Plat Nos. 11432 Thru 11443)
  - Existing 10' Reversible Slope Easement (Plat Nos. 11432 Thru 11443)
  - Existing Limits Of Wetlands (Plat Nos. 11432 Thru 11443)
  - Existing Public Forest Conservation Easement (Retention) (L. 3795, F. 89)
  - Public Forest Conservation Easement (Retention)

The Purpose Of This Plat Is To Create Two (2) Public Forest Conservation Easements For The Off-Site Forest Conservation Obligation For F-95-173, G1W's Waverly Woods, Section 1, Area 1, On Open Space Parcel 'B' Totalling 7.64 Acres.\*

APPROVED: For Private Water And Private Sewerage Systems  
 Howard County Health Department

*Richard Gezelle, Jr.* 8/5/21  
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*Chief Development Engineering Division* 8-11-21  
 Chief, Development Engineering Division NY Date

*Director* 8/24/21  
 Director Date

**Owner's Certificate**

Fox Valley Estates Homeowners Association, Inc., By Richard Gezelle, Jr., President, 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 And Floodplains 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 Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 7th Day Of July 2021.

*Richard Gezelle, Jr.*  
 Fox Valley Estates Homeowners Association, Inc.  
 By: Richard Gezelle, Jr., President

*Witness*

**Surveyor's Certificate**

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It 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; That It Is Part Of The Lands Conveyed By West Friendship Estates And Peddicord Joint Venture To Fox Valley Estates Homeowners Association, Inc. By Open Space Deed Dated December 6, 1994 And Recorded Among The Land Records Of Howard County, Maryland In Liber 3404 At Folio 19; And Being Open Space Parcel 'B', As Shown On Plats Entitled "West Friendship Estates, Section 1, Lots 1-56, Parcels A, B, C And D" Recorded Among The Aforesaid Land Records As Plat Nos. 11432 Thru 11443; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

*Terrell A. Fisher* 4/30/21  
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date  
 Expiration Date: December 13, 2021

RECORDED AS PLAT No. 25821e ON 9-9-21  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Revision Plat**  
**West Friendship Estates**  
**Section 1**  
**Open Space Parcel 'B'**

(Being A Revision To Open Space Parcel 'B', As Shown On Plats Entitled "West Friendship Estates, Section 1, Lots 1-56, Parcels A, B, C And D" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 11432 Thru 11443)

Zoned: RC-DEO  
 Tax Map: 15, Grid: 16; Parcel: P/O 42  
 Third Election District - Howard County, Maryland  
 Date: June 30, 2021 Scale: 1"=100' Sheet 3 Of 3

K:\Drawings\660527\REVISION PLATS\REVISION PLAT-OS PARCEL B-SHT 3.dwg, REVISION PLAT-SHT 3, 6/30/2021 12:55:38 PM, 1:1