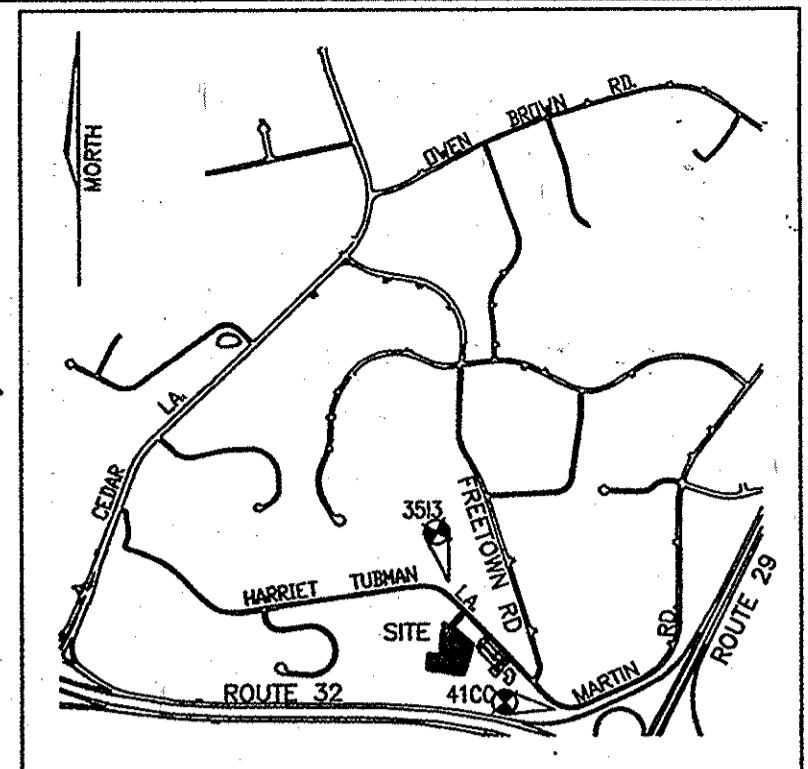


COORDINATE LIST		
POINT	NORTH	EAST
1	553038.6757	1346239.2545
3	552738.3935	1346137.2172
4	552791.1997	1345764.9718
6	553255.5368	1345990.9070
15	553429.1837	1346167.2673
16	553421.3164	1346176.3808
300	552950.5283	1345780.6678
301	552933.8505	1345905.2263
302	553271.2257	1345939.3704
305	553247.6695	1346000.0205
306	553189.7745	1346057.5246



VICINITY MAP

SCALE: 1"=2000'
ADC MAP 15D11

- GENERAL NOTES**
- SUBJECT PROPERTY ZONED R-20 AS PER THE 2/02/04 COMPREHENSIVE ZONING PLAN AND PER THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
 - COORDINATES REFERENCED ARE BASED ON THE NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL.
 - STATION 35I3 N 553573.698 E 1346098.104
STATION 41C0 N 552494.254 E 1347062.412
 - THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT DECEMBER 2005 BY ROBERT H. VOGEL ENGINEERING, INC.
 - DENOTES IRON PIPE OR IRON BAR FOUND.
 - DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
 - DENOTES CONCRETE MONUMENT FOUND.
 - 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 ENCUMBERATES THE USES PERMITTED ON THE PROPERTY.
 - THE FOREST CONSERVATION EASEMENT ESTABLISHED ON THE PROPERTY CONSTITUTES A "RESTRICTIVE EASEMENT" AS NOTED IN SECTION 106.B.1.C. OF THE HOWARD COUNTY ZONING REGULATIONS AND LIMITS THE FURTHER DEVELOPMENT OF THE PROPERTY, INCLUDING THE SENDING DEVELOPMENT RIGHTS.
 - THE FOREST CONSERVATION EASEMENT SHOWN HEREON HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF THIS SUBDIVISION WITH RESPECT TO SECTION 16.1200 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.
 - PREVIOUS DPZ REFERENCES (PARCEL 256): BA-93-40E, SDP-94-31, BA-05-01C, BA-08-025C, BA-91-04E, SDP-06-053, BA-07-008C, BA-589-D, TU-07-008C. PREVIOUS DPZ REFERENCES (PARCEL 153): WF-07-076, F-07-050, SDP-08-083.
 - THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST AFFORESTATION THROUGH THE ON-SITE RETENTION OF 0.30 AC. (13,216.3 SF) UNDER THE TERMS OF A DPW DEVELOPER AGREEMENT AND THE POSTING OF SURETY IN THE AMOUNT OF \$2,643.00. THE REMAINING OBLIGATION OF 0.72 AC. HAS BEEN SATISFIED THROUGH THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$23,522.40 (31,363.2 SF X \$0.75) TO THE HOWARD COUNTY FOREST CONSERVATION FUND.

FOREST CONSERVATION EASEMENT COURSE TABLE				
LINE	RADIUS	LENGTH	BEARING	LENGTH
L1			S 07°37'35" W	35.00'
L2			S 30°49'41" W	46.36'
L3			N 47°20'35" W	18.24'
L4	65.11'	41.27'	S 47°34'28" W	40.58'
L5			S 68°40'20" E	25.83'
L6			S 51°44'36" E	10.48'
L7			S 34°48'52" E	9.21'
L8			S 08°56'51" W	10.20'
L9			S 48°25'31" W	18.63'
L10			S 84°49'59" W	26.42'
L11			N 81°55'34" W	9.25'
L12			S 08°04'26" W	13.70'

OWNER/DEVELOPER
B.S. LAND ACQUISITION LLC
C/O R. TALKIN
5100 DORSEY HALL DR.
ELLCOTT CITY, MD 21042

PURPOSE OF THIS PLAT IS TO CREATE A FOREST CONSERVATION EASEMENT TO FULFILL THE FOREST CONSERVATION OBLIGATION FOR SDP-08-83.

LEGEND

	EXISTING 24' PUBLIC WATER, ACCESS AND UTILITY EASEMENT L 3321 F 548
	EXISTING PRIVATE USE-IN-COMMON ACCESS EASEMENT L 8877 F 52, L 9101 F 461
	WETLANDS
	EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT L 3544 F 44
	PUBLIC FOREST CONSERVATION EASEMENT (RETENTION) 13,138 SF OR 0.3016 AC

ROBERT H. VOGEL ENGINEERING, INC.
8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
410-461-7666

OWNER'S CERTIFICATE

WE, BS LAND ACQUISITION LLC, BY S. BRUCE JAFFE, MEMBER, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN IN CONSIDERATION OF THE APPROVAL OF THIS PLAT OF FOREST CONSERVATION EASEMENT BY THE DEPARTMENT OF PLANNING AND ZONING, TO ESTABLISH A FOREST CONSERVATION EASEMENT.

WITNESS OUT HANDS THIS 12TH DAY OF APRIL, 2013.

S. Bruce Jaffe 4-12-13
BS LAND ACQUISITION, LLC
BY S. BRUCE JAFFE, MEMBER

GARY EVANS WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES A FOREST CONSERVATION EASEMENT ON A PORTION OF THE LAND CONVEYED BY LILLIE M. CRAWFORD TO BS LAND ACQUISITION, LLC BY DEED DATED MARCH 15, 2005 RECORDED IN LIBER 9101 FOLIO 461 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THIS IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Thomas M. Hoffman, Jr. 3-29-13
THOMAS M. HOFFMAN, JR. DATE
MD REG PROPERTY LINE SURVEYOR NO. 267

RECORDED AS PLAT No. 22359 ON 4/24/13
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF FOREST CONSERVATION EASEMENT
PROPERTY OF
B.S. LAND ACQUISITION, LLC

LIBER 9101, FOLIO 461
TAX MAP 35, GRID 24, PARCEL 153
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
ZONED R-20
DPZ FILE NO.: SDP-08-83

SCALE 1"= 50' MARCH 29, 2013

50' 0 50' 100' 150'
GRAPHIC SCALE

SHEET 1 OF 1