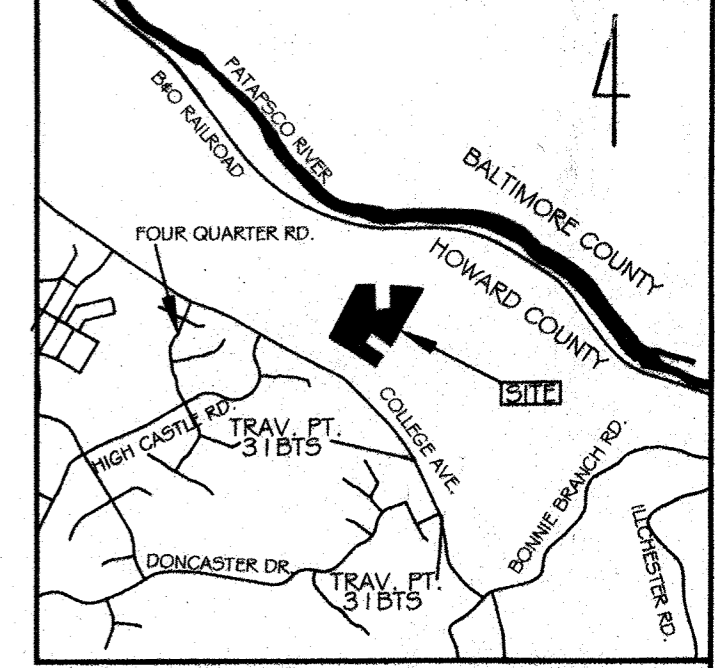
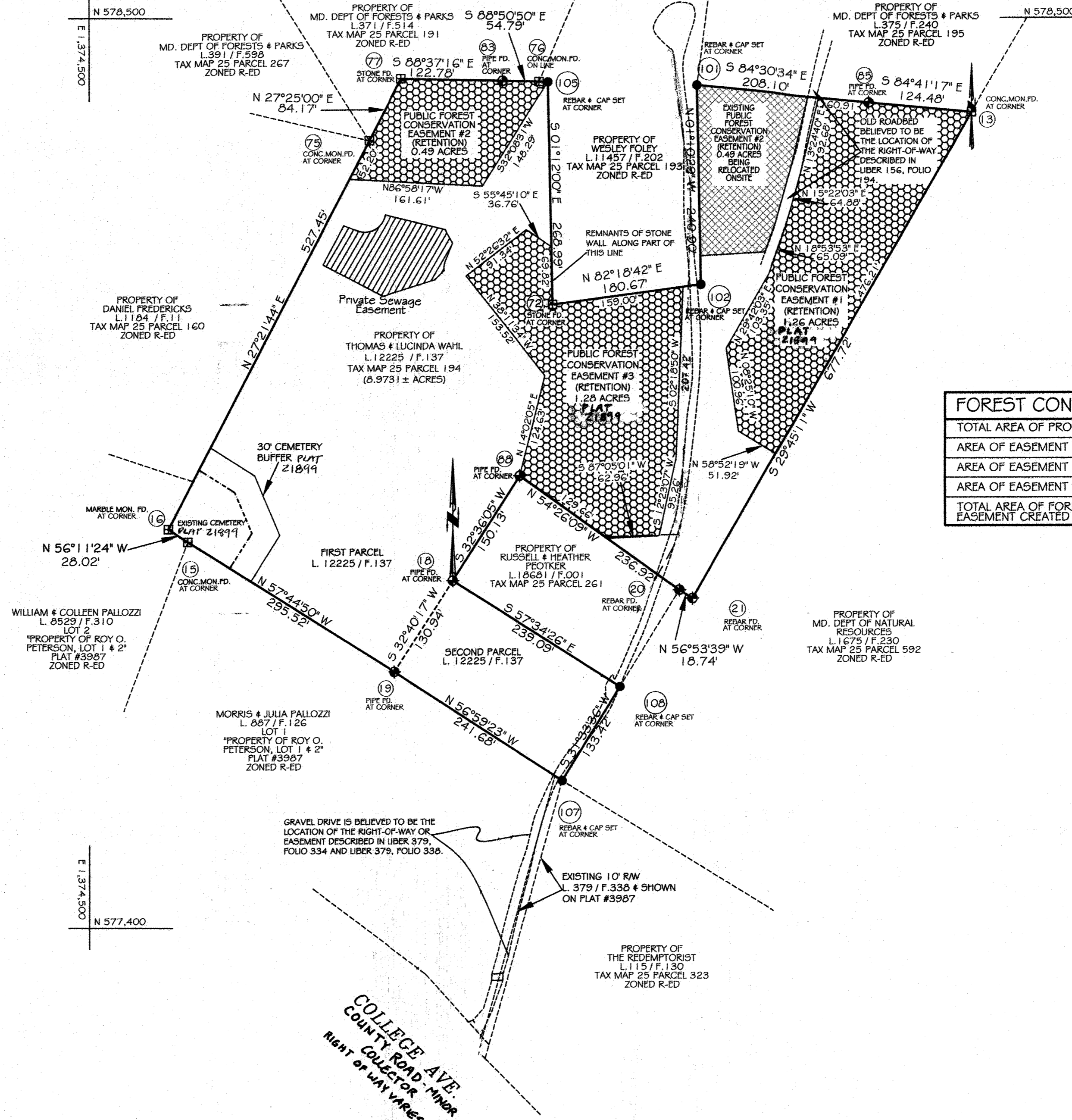


GENERAL NOTES:

- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 31B78 & 31B73.
- SUBJECT PROPERTY ZONED R-ED PER OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THE REQUIREMENTS OF SECTION 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 THE MARKERS HAVE BEEN COMPLIED WITH.
Cliff Shanaberger 10/5/2021
 DATE
 G. SCOTT SHANABERGER
 DATE
Thomas E. Wahl 10-15-21
 OWNER DATE
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN MARCH THRU APRIL OF 2009.
- THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE FOR THE ENTIRE PROPERTY, AND 0.01 ACRE FOR THE FOREST CONSERVATION EASEMENTS.
- THIS PLAT IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THIS PROPERTY MAY BE SUBJECT TO THE RIGHT OF THE OWNER(S) OF 4359 COLLEGE AVENUE TO USE A WELL, DESCRIBED IN LIBER 2475, FOLIO 669. THE RIGHT TO USE THE WELL DID NOT APPEAR IN A SUBSEQUENT LAND TRANSFER RECORDED IN LIBER 11457, FOLIO 202. THE WELL WAS NOT FOUND DURING THIS SURVEY.
- THIS PLAT IS EXEMPT FROM PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL SINCE IT DOES NOT CREATE ANY ADDITIONAL LOTS.
- THERE ARE NO WETLANDS OR STREAMS ON THIS SITE PER A REPORT DATED 10/11/2011 BY EXPLORATION RESEARCH, INC.
- THERE IS NO FLOODPLAIN ON THIS LOT.
- STORMWATER MANAGEMENT FOR Gvq and Rvq IS NOT REQUIRED BECAUSE THERE IS NO NEW DEVELOPMENT PROPOSED.
- A CEMETERY DOCUMENTATION PLAN HAS BEEN APPROVED FOR THIS SITE BY THE PLANNING BOARD. (PER PLAT 21899)
- WELLS, WELL WATER LINES, AND SEPTIC SYSTEM COMPONENTS, INCLUDING SEWER LINES, MAY NOT BE INSTALLED WITHIN THE FOREST CONSERVATION EASEMENT. DUE TO THE LOCATION OF THE FOREST CONSERVATION EASEMENT BETWEEN THE EXISTING STRUCTURE ON THE EAST SIDE OF THE PARCEL AND THE WELL AND SEWAGE DISPOSAL AREA, THE STRUCTURE MAY NOT CONTAIN INDOOR PLUMBING UNLESS AN ALTERNATE SOURCE OF WATER AND SEWAGE DISPOSAL IS APPROVED BY THE HEALTH DEPARTMENT. THE AREA EAST OF THE FOREST CONSERVATION EASEMENT IS NOT SUITABLE FOR SEPTIC DISPOSAL.
- PARCEL 194 ADDRESSED THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION IN ACCORDANCE WITH A FOREST CONSERVATION PLAN PREVIOUSLY APPROVED UNDER SDP-12-016. THE EXISTING FOREST CONSERVATION EASEMENT #2 (0.49 ACRES, PLAT No. 21899) WILL BE RELOCATED ON SITE UNDER THIS PLAT. NO ADDITIONAL FOREST CONSERVATION OBLIGATION IS REQUIRED UNDER THIS PLAT SINCE IT IS A PLAT OF REVISION IN ACCORDANCE WITH SECTION 16.1202(b)(1)(v).
- THERE IS AN EXISTING DWELLING LOCATED ON PARCEL 194 TO REMAIN.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DECED BY FOREST CONSERVATION EASEMENT ARE ALLOWED.



FOREST CONSERVATION EASEMENT TABULATION	
TOTAL AREA OF PROPERTY	8.9731 ACRES
AREA OF EASEMENT #1 (RETENTION)	1.26 ACRES
AREA OF EASEMENT #2 (RETENTION)	0.49 ACRES
AREA OF EASEMENT #3 (RETENTION)	1.28 ACRES
TOTAL AREA OF FOREST CONSERVATION EASEMENT CREATED	3.03 ACRES

COORDINATES		
PT #	NORTHING	EASTING
13	578386.061	1375564.812
15	577866.718	1374618.566
16	577882.311	1374595.282
18	577819.237	1374939.170
19	577709.013	1374866.486
20	577807.922	1375212.785
21	577797.686	1375228.484
72	578152.476	1375059.618
75	578350.750	1374837.705
76	578421.624	1375043.355
77	578425.467	1374876.462
83	578422.512	1374999.203
85	578397.585	1375440.870
88	577945.717	1375020.061
101	578417.496	1375233.725
102	578176.647	1375238.664
105	578421.410	1375053.985
107	577577.346	1375071.155

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 NUMBERS 1, 2 AND 3), LOCATED IN, ON, OVER, AND THROUGH LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEEDS OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

LEGEND

PRIVATE SEWAGE EASEMENT	
PUBLIC FOREST CONSERVATION EASEMENT	
EXISTING PUBLIC FOREST CONSERVATION EASEMENT #2 (RETENTION) 0.49 ACRES BEING RELOCATED ON SITE	

OWNER'S CERTIFICATE

"WE, THOMAS E. WAHL AND LUCINDA T. WAHL, OWNERS OF THE THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN IN CONSIDERATION OF THE APPROVAL OF THIS REVISED PLAT OF FOREST CONSERVATION EASEMENT BY THE DEPARTMENT OF PLANNING AND ZONING, TO ESTABLISH THREE FOREST CONSERVATION EASEMENTS. WITNESS MY HAND THIS 15th DAY OF AUGUST, 2021"
 OCTOBER

Thomas E. Wahl 10-15-21
 THOMAS E. WAHL DATE

Lucinda T. Wahl 10-15-21
 LUCINDA T. WAHL DATE

Don Cunningham 10/15/21
 WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES (3) THREE FOREST CONSERVATION EASEMENTS ON ALL OF THE LAND CONVEYED BY H & G COLLEGE AVENUE, LLC TO THOMAS E. WAHL AND LUCINDA T. WAHL BY DEED DATED DECEMBER 23, 2009, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD., IN LIBER 12225, FOLIO 137; AND THAT ALL MONUMENTS ARE IN PLACE.

Cliff Shanaberger
 G. SCOTT SHANABERGER
 PROFESSIONAL L.S. # 10849
 EXP. DATE 4/2/2024

10/5/2021
 DATE

RECORDED AS PLAT # 216073 ON 5-10-22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PURPOSE: THE PURPOSE OF THIS PLAT IS TO RELOCATE EXISTING FOREST CONSERVATION EASEMENT #2 (0.49 Ac.) ON PARCEL 194 (PLAT No. 21899)

REVISED
**FOREST CONSERVATION PLAT OF EASEMENT
 WAHL PROPERTY
 PARCEL 194**
 SHEET 1 OF 1

PREVIOUS COUNTY FILES: SDP-12-016,
 SDP-12-016/FC
 2ND ELECTION DISTRICT, HOWARD COUNTY, MD
 TAX MAP 25 BLOCK 21 PARCEL 194
 ZONING: R-ED
 SCALE: 1"=100' DATE: 9/28/2021

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

[Signature]
 DIRECTOR

10/15/22
 DATE