

FOREST CONSERVATION EASEMENT #1			FOREST CONSERVATION EASEMENT #1			FOREST CONSERVATION EASEMENT #2		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
F1	S32°09'50"W	386.39'	F23	N65°53'24"E	161.07'	F45	S18°50'41"W	696.97'
F2	S40°50'19"W	46.59'	F24	N54°51'52"E	107.68'	F46	S45°45'35"W	52.19'
F3	S26°51'10"W	26.80'	F25	N74°05'31"E	58.05'	F47	N44°14'25"W	38.25'
F4	S55°55'36"W	97.71'	F26	S47°21'59"E	35.91'	F48	N02°41'05"W	26.60'
F5	N34°04'24"W	35.08'	F27	S74°22'14"E	14.69'	F49	N03°36'21"E	36.09'
F6	N54°39'39"E	56.55'	F28	N55°41'34"E	26.10'	F50	N15°49'22"W	54.09'
F7	N34°47'15"E	64.44'	F29	N40°00'32"E	43.27'	F51	N04°30'32"W	41.33'
F8	N19°21'59"E	84.94'	F30	N62°20'34"E	69.71'	F52	N05°30'49"E	42.75'
F9	N03°08'52"E	43.47'	F31	N70°56'46"E	51.87'	F53	N16°33'12"E	68.95'
F10	N10°08'03"E	103.49'	F32	S30°59'08"E	51.15'	F54	N22°32'25"E	82.65'
F11	N30°17'12"E	152.60'	F33	S40°04'53"W	79.44'	F55	N02°46'22"E	24.87'
F12	N22°11'22"E	132.04'	F34	S37°14'25"W	30.01'	F56	N32°32'04"E	126.95'
F13	N37°01'35"E	66.12'	F35	S47°13'38"W	55.66'	F57	N44°36'07"E	36.66'
F14	N06°10'32"W	85.42'	F36	S22°41'24"W	33.11'	F58	N30°56'06"E	49.17'
F15	N48°12'16"W	19.52'	F37	S32°58'48"W	32.90'	F59	N46°57'19"E	15.91'
F16	S43°02'59"W	109.83'	F38	S23°01'22"W	65.61'	F60	N86°55'46"E	37.72'
F17	S50°08'30"W	72.82'	F39	S33°06'41"W	46.01'	F61	N11°38'36"W	17.53'
F18	S63°51'18"W	78.01'	F40	S28°52'11"W	91.56'	F62	N41°48'33"W	15.93'
F19	N83°09'47"W	57.84'	F41	S38°57'00"W	38.92'	F63	N29°16'49"E	71.39'
F20	N37°43'05"W	42.56'	F42	S25°00'33"W	39.60'	F64	N48°34'57"E	16.75'
F21	N40°37'33"E	49.39'	F43	S37°35'33"W	24.95'	F65	N31°07'50"E	27.73'
F22	N56°19'27"E	165.78'	F44	S26°28'19"W	69.99'	F66	S71°09'19"E	35.17'

GENERAL NOTES:

- THE SUBJECT PROPERTY IS ZONED "RC-DEO" PER THE 1/0/06/13 COMPREHENSIVE ZONING PLAN.
- COORDINATES ARE BASED ON THE MARYLAND COORDINATE SYSTEM (NAD 83/2011) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 19CC AND 0076.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED IN NOVEMBER, 2014 BY VANMAR ASSOCIATES, INC.
- PREVIOUS PLANNING AND ZONING FILE NUMBERS: SP-06-008, F-08-079.
- THERE IS AN EXISTING STRUCTURE ON THE SUBJECT PROPERTY (OUTSIDE THE EASEMENT AREA) - HOWARD COUNTY HISTORIC SITES INVENTORY HO-106.
- THIS PROPERTY IS ENCLUMBERED 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.
- 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.
- THE PROPERTY SHOWN HEREON IS ENCLUMBERED WITH AN AGRICULTURAL PRESERVATION EASEMENT. A DEED OF EASEMENT IS TO BE RECORDED SIMULTANEOUSLY HERewith.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION MITIGATION BANK"), LOCATED IN, ON, OVER AND THROUGH THE PARCEL. ANY CONVEYANCES OF THE AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- SEE SHEET 2 FOR MINIMUM SETBACK REQUIREMENTS.

ADC MAP: 7,
GRID: G7

HO. CO CONTROL STA. 0076
HO. CO CONTROL STA. 19CC

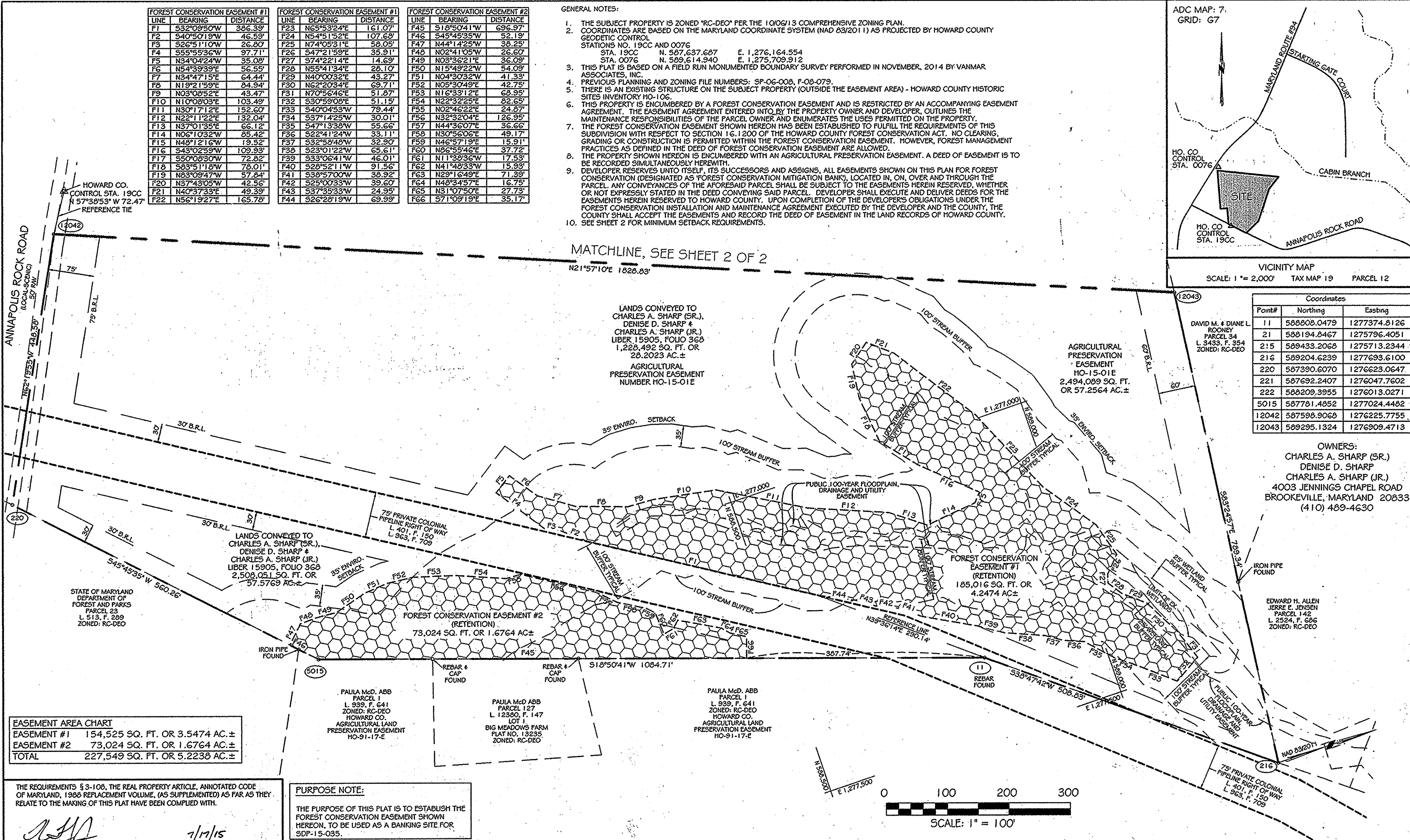
VICINITY MAP
SCALE: 1" = 2,000' TAX MAP 19 PARCEL 12

Point#	Coordinates	
	Northing	Easting
11	588808.0479	1277374.8126
21	588194.8467	1275796.4051
215	589433.2068	1275713.2344
216	589204.6239	1277693.6100
220	587390.6070	1276623.0647
221	587692.2407	1276047.7602
222	586209.3955	1276013.0271
5015	587781.4852	1277024.4482
12042	587598.9068	1276225.7755
12043	589295.1324	1276909.4713

DAVID M. & DIANE L. ROONEY
PARCEL 34
L. 3483, F. 354
ZONED: RC-DEO

OWNERS:
CHARLES A. SHARP (SR.)
DENISE D. SHARP
CHARLES A. SHARP (JR.)
4003 JENNINGS CHAPEL ROAD
BROOKVILLE, MARYLAND 20833
(410) 489-4630

EDWARD H. ALLEN
JERRE E. JENSEN
PARCEL 142
L. 2524, F. 586
ZONED: RC-DEO



EASEMENT AREA CHART	
EASEMENT #1	154,525 SQ. FT. OR 3.5474 AC.±
EASEMENT #2	73,024 SQ. FT. OR 1.6764 AC.±
TOTAL	227,549 SQ. FT. OR 5.2238 AC.±

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT HAVE BEEN COMPLIED WITH.

THOMAS L. FRAZIER, JR., PROF. L.S. NO. 21097
DATE: 7/17/15
CHARLES A. SHARP (SR.), OWNER
DENISE D. SHARP, OWNER
CHARLES A. SHARP (JR.), OWNER

APPROVED
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
DIRECTOR: [Signature]
DATE: 7-22-15

PURPOSE NOTE:
THE PURPOSE OF THIS PLAT IS TO ESTABLISH THE FOREST CONSERVATION EASEMENT SHOWN HEREON, TO BE USED AS A BANKING SITE FOR SDP-15-035.

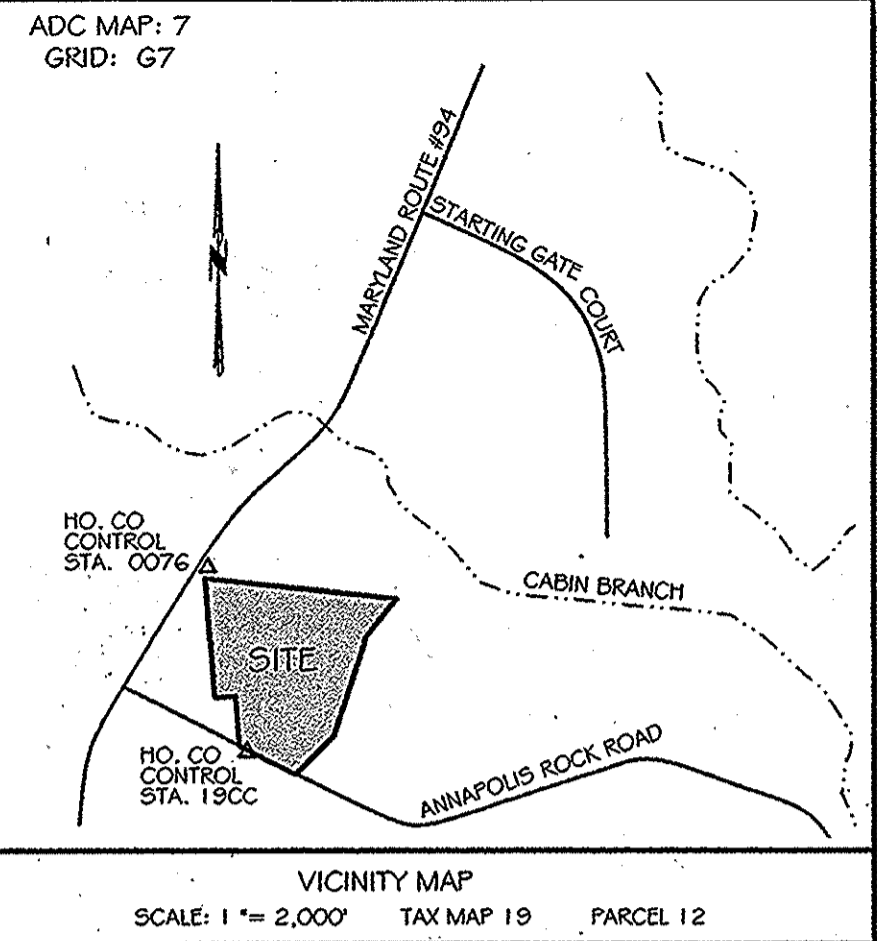
OWNER'S CERTIFICATE
WE, CHARLES A. SHARP (SR.), DENISE D. SHARP AND CHARLES A. SHARP (JR.), OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN IN CONSIDERATION OF THE APPROVAL OF THE APPROVAL OF THIS PLAT OF FOREST CONSERVATION EASEMENT BY THE DEPARTMENT OF PLANNING AND ZONING, TO ESTABLISH A FOREST CONSERVATION EASEMENT.
WITNESS MY/OUR HANDS THIS 17 DAY OF JULY, 2015
[Signatures of Charles A. Sharp (Sr.), Denise D. Sharp, and Charles A. Sharp (Jr.)]

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES A FOREST CONSERVATION EASEMENT ON PART OF THE LANDS CONVEYED BY VICTORIA HUNTER EGAN AND MICHAEL ROBERT EGAN TO CHARLES A. SHARP (SR.), DENISE D. SHARP AND CHARLES A. SHARP (JR.) BY DEED DATED OCTOBER 17, 2014 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 15905, FOLIO 368. ALL MONUMENTS ARE IN PLACE.
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A FULLY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21097, EXPIRATION DATE, JULY 26, 2016.
THOMAS L. FRAZIER, JR., PROF. LAND SURVEYOR
MARYLAND REGISTRATION NO. 21097
DATE: 7/17/15

RECORDED AS PLAT NO. 23413 ON 7/23/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.
PLAT OF FOREST CONSERVATION EASEMENT FOR A FOREST MITIGATION BANK
MILL CREEK
PREVIOUS PLANNING & ZONING FILE NOs. SP-06-008, F-08-079, SDP-15-035(FC)
TAX MAP: 19
GRID NO: G
PARCEL NO: 12
ELECTION DISTRICT: No. 4
HOWARD COUNTY, MARYLAND
EX. ZONING: RC-DEO
SCALE: 1" = 100'
DATE: JAN. 2015
SHEET 1 OF 2
VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (410) 549-2751
Fax (301) 831-5603
©Copyright, Latest Date Shown
County File # SDP-15-035(FC)

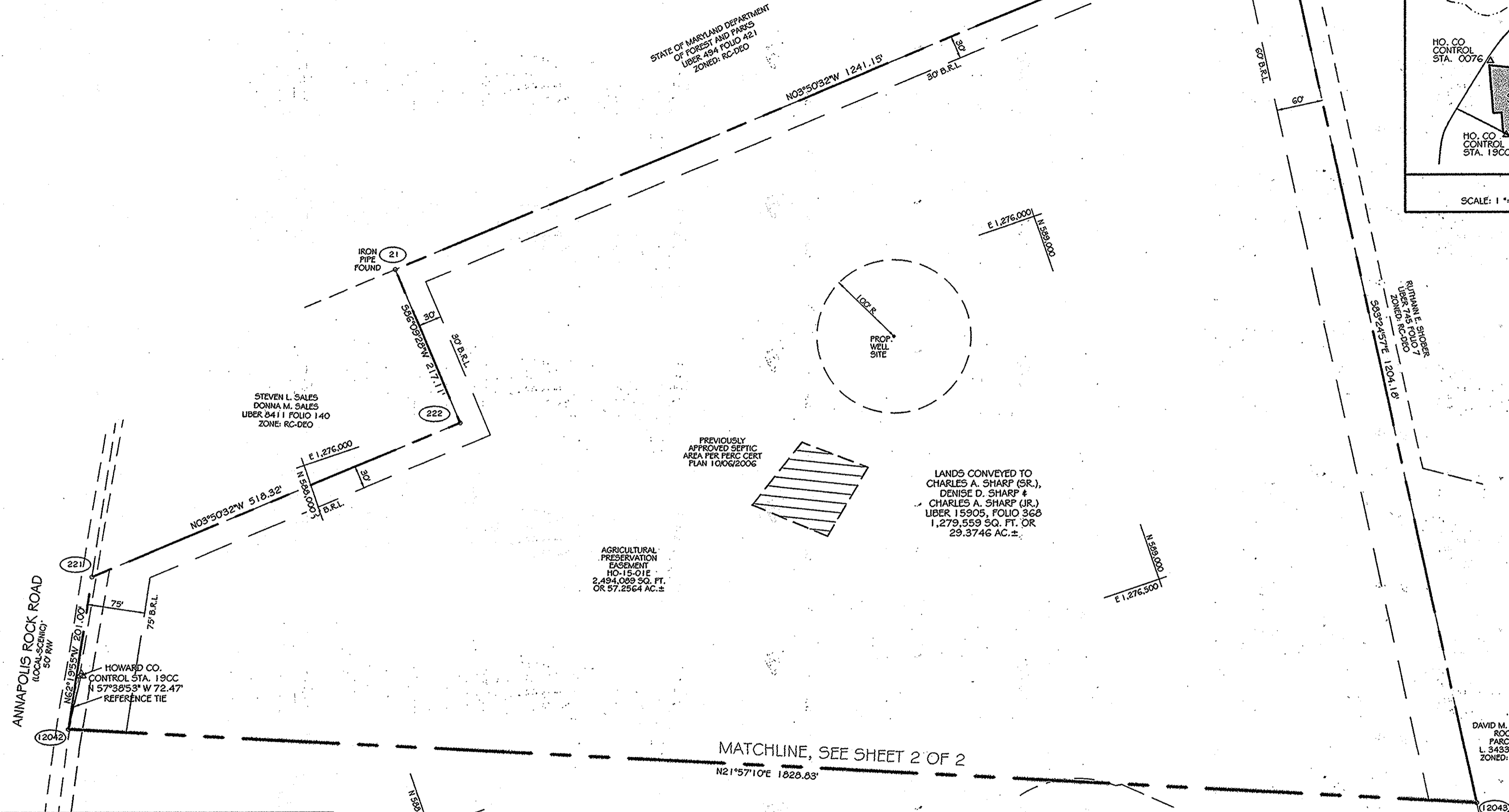
MINIMUM SETBACK REQUIREMENTS

FRONT: 75'
 SIDE: 60' (FROM PUBLIC STREET RW)
 30' (OTHER)
 REAR: 75' (ALL STRUCTURES, FROM PUBLIC STREET RW)
 60' (PRINCIPAL STRUCTURES)
 10' (ACCESSORY STRUCTURES)



OWNER:
 CHARLES A. SHARP (SR.)
 DENISE D. SHARP
 CHARLES A. SHARP (JR.)
 4003 JENNINGS CHAPEL ROAD
 BROOKVILLE, MARYLAND 20833
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12043	589295.1324	1276909.4713



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 HAVE BEEN COMPLIED WITH.

Thomas L. Frazier, Jr. 7/17/15
 THOMAS L. FRAZIER, JR., PROF. L.S. NO. 21097 DATE

Charles A. Sharp (Sr.) 7/17/15
 CHARLES A. SHARP (SR.), OWNER DATE

Denise D. Sharp 7/17/15
 DENISE D. SHARP, OWNER DATE

Charles A. Sharp (Jr.) 7/17/15
 CHARLES A. SHARP (JR.), OWNER DATE

APPROVED
 HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Director 7-20-15
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, CHARLES A. SHARP (SR.), DENISE D. SHARP AND CHARLES A. SHARP (JR.), OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS 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 MY/OUR HANDS THIS 17 DAY OF JULY, 2015

Charles A. Sharp
 CHARLES A. SHARP (SR.), OWNER

Denise D. Sharp
 DENISE D. SHARP, OWNER

Charles A. Sharp (Jr.)
 CHARLES A. SHARP (JR.), OWNER

Witnesses
 WITNESSES

SURVEYOR'S CERTIFICATE

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Thomas L. Frazier, Jr. 7/17/15
 THOMAS L. FRAZIER, JR., PROF. LAND SURVEYOR
 MARYLAND REGISTRATION NO. 21097 DATE

RECORDED AS PLAT NO. 23419 ON 7/23/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF FOREST CONSERVATION EASEMENT FOR A FOREST MITIGATION BANK

MILL CREEK

PREVIOUS PLANNING & ZONING FILE NOS. SP-06-008, F-08-079, SDP-15-035(FC)

TAX MAP: 19 ELECTION DISTRICT: No. 4 SCALE: 1" = 100'
 GRID NO: 6 HOWARD COUNTY, MARYLAND DATE: JAN. 2015
 PARCEL NO: 12 EX. ZONING: RC-DEO SHEET 2 OF 2

VANMAR ASSOCIATES, INC.
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 310 South Main Street Mount Airy, Maryland 21771
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 Fax (301) 831-5603 ©Copyright, Latest Date Shown
 County File # SDP-15-035(FC)

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