

RECORDED

Liber 680, Folio 257

APPLICATION

22088

A _____

P _____

SEWAGE DISPOSAL TESTING

STATE OF MARYLAND - DEPARTMENT OF HEALTH AND MENTAL HYGIENE

HOWARD COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SERVICESP. O. BOX 476, ELLICOTT CITY, MARYLAND 21043
TELEPHONE: 465-5000, EXT. 356DISTRICT 5thDATE 9/5/75TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLANDI, HEREBY, APPLY FOR THE NECESSARY TEST IN ORDER TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE
DISPOSAL SYSTEM.PROPERTY OWNER Catherine ClevengerADDRESS 1710 Tucker Lane, Sandy Spring, Md.PHONE Work: 937-5550

PROPERTY LOCATION:

SUBDIVISION _____ LOT NO. _____

ROAD AND DESCRIPTION Route 216 - corner of Brown Bridge Road and Route 216SIZE OF LOT 48.955 acres ±TYPE BLDG. 3 or 4 bedrooms

NUMBER OF BEDROOMS

IF NOT SINGLE RESIDENCE DESCRIBE _____

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC
FACILITIES BECOME AVAILABLE.SIGNATURE OF APPLICANT Catherine P. Clevenger

APPROVED BY _____ FOR _____ DATE _____

(KIND OF SYSTEM)

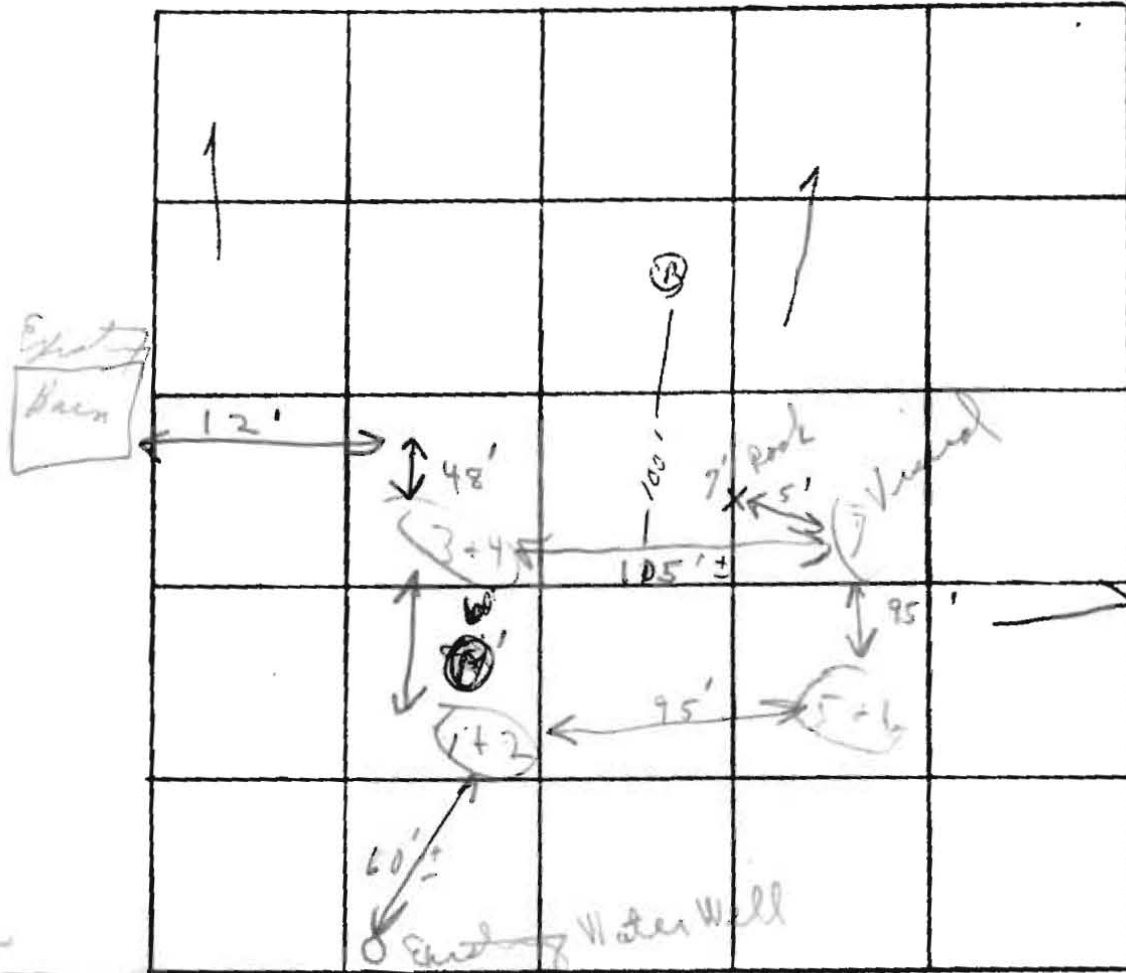
REJECTED BY _____ FOR _____ DATE _____

(KIND OF SYSTEM)

HOLD PENDING FURTHER TESTS _____ DATE _____

REASONS FOR REJECTION OR HOLDING _____

THIS IS NOT A PERMIT



INDICATE NORTH. - NAME ADJOINING ROADWAY AS BASE LINE.

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
12/2/75	1	3 1/2'	11:01	11:11	11:11	11:34	23
	2	11'	10:58	11:02	11:02	11:08	6 in
	3	4'	10:55	10:59	10:59	11:13	14 in
	4	11'	10:55	10:57	10:57	11:00	3 in
	5	4'	11:36	11:38	11:38	11:42	4 in
	6	11'	11:10	11:18	11:18	11:32	14 in
	7	9 1/2'	Visual similar to other some rock				
11/1/46	A	4-11'	sandy loam				
1	B	5-18'	lc	"			

REMARKS

TYPE OF SOIL

TESTED BY

sandy loam soil

C.R.S. 11/1/46

ALSO PRESENT:



A hand-drawn diagram on lined paper showing a property intersection. A vertical line and a horizontal line intersect at a central point marked with a solid black square. To the left of the intersection, the text "new house on property" is written vertically. Dimensions are labeled as follows: "1000'" on the left side of the vertical line, "800'" on the right side of the vertical line, "1000'" on the top side of the horizontal line, and "400'" on the bottom side of the horizontal line.

28, 1926

Clifton L. Davenport

U.S. EQUIVALENT COORDINATE TABLE (FEET)			METRIC COORDINATE TABLE (METERS)		
No.	NORTH	EAST	No.	NORTH	EAST
58	546678.6201	1327266.5201	58	166627.979	404551.644
93	545690.556	1327034.270	93	166326.814	404480.854
95	545463.836	1327210.533	95	166257.710	404534.580
131	546056.476	1326142.714	131	166430.347	404209.108
134	545667.362	1325097.331	134	166319.744	404134.315
148	545418.969	1326247.816	148	166244.034	404241.143
260	546146.494	1327792.006	260	166465.784	404711.813
261	546296.232	1327573.366	261	166511.425	404645.171
426	546023.298	1327394.072	426	166672.075	404590.522
427	546571.529	1327761.838	427	166595.305	404702.618
429	546421.690	1327980.478	429	166549.664	404769.259
430	546282.200	1328184.153	430	166507.148	404831.340
578	546365.579	1326275.333	578	166538.657	404249.530
579	546336.803	1326677.739	579	166523.791	404372.183
580	546325.849	1326707.105	580	166538.740	404381.134
612	546256.467	1326652.948	612	166499.306	404364.631
663	546732.774	1327212.868	663	166644.483	404535.291
664	546663.486	1327144.400	664	166623.364	404514.422
916	546168.588	1326954.674	916	166472.520	404456.598
918	546379.156	1326726.408	918	166536.701	404387.022
972	546199.572	1326792.032	972	166481.964	404407.024
2423	545849.974	1327669.927	2423	166375.405	404674.603

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

"DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION (DESIGNATED AS 'FOREST CONSERVATION AREA'), LOCATED IN, ON, OVER AND THROUGH PRESERVATION PARCEL 'A'. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). 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 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."

GENERAL NOTES CONTINUED:

- XXXXX DENOTES FOREST CONSERVATION EASEMENT. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE 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.
- PAYMENT OF \$9712.00 (0.2 ACRES x \$43,560 Sq.Ft. / ACRE x \$1.00 Sq.Ft.) AS A FEE IN LIEU FOR THE RELEASE OF 0.2 ACRES OF FOREST PLANTING FROM THE EASEMENT AREA. THIS FEE HAS BEEN PAID TO ACCOUNT #810-005-4206.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A PLAT OF CORRECTION.

TOTAL AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.	0
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED.	1
TOTAL NUMBER OF LOTS AND PRESERVATION PARCELS TO BE RECORDED.	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.	0.000 AC.
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED.	34.761 AC.
TOTAL AREA OF LOTS AND PRESERVATION PARCELS TO BE RECORDED.	34.761 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED.	0.000 AC.
TOTAL AREA TO BE RECORDED.	34.761 AC.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

OWNER'S CERTIFICATE

James A. Rowan and Theresa A. Rowan, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivisions And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines. All Easements Or Rights-Of-Way Affecting The Property Are Included In This Plan Of Subdivision. Witness My Hand This _____ Day Of _____, 2005.

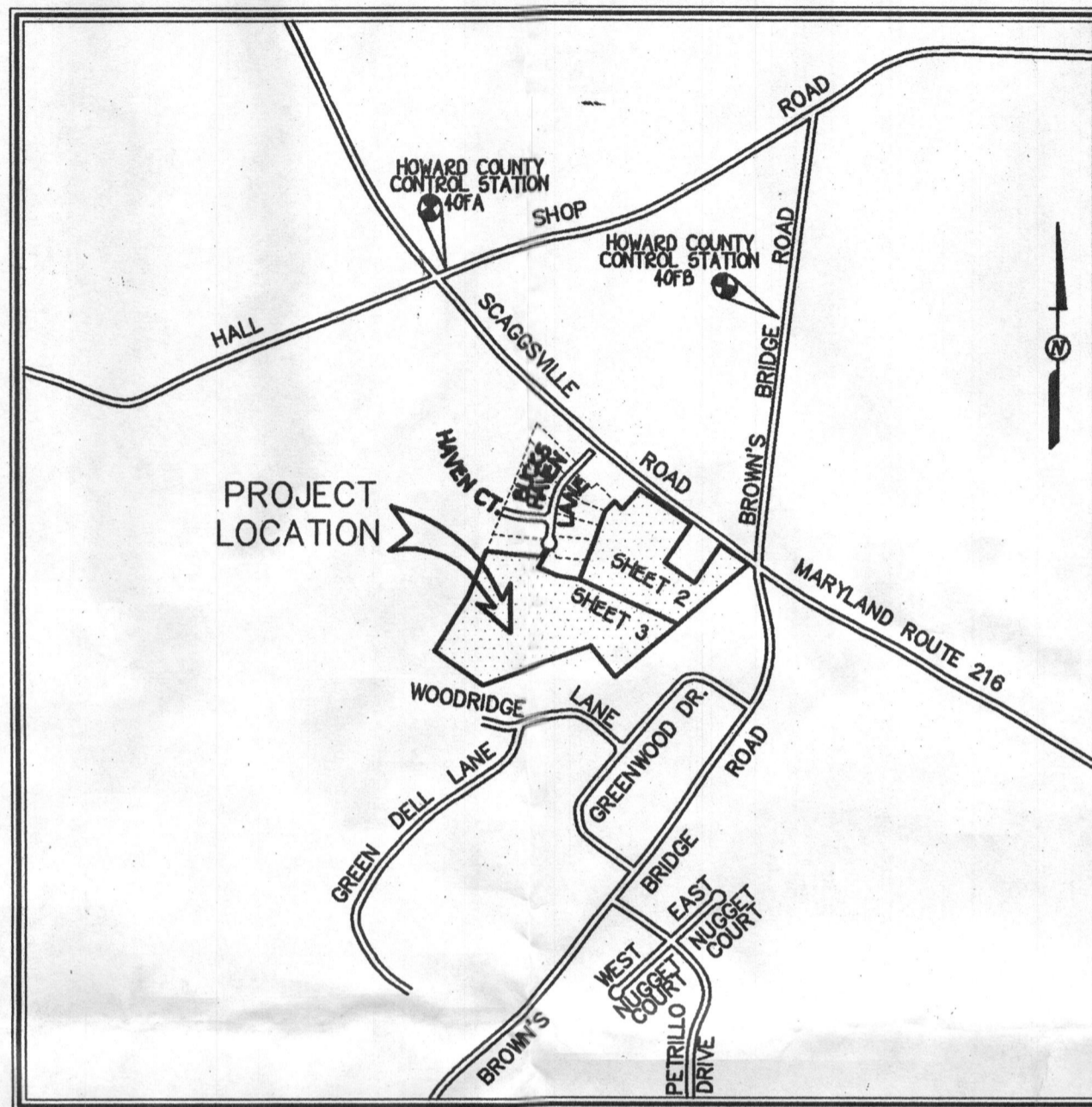
James A. Rowan

Witness

Theresa A. Rowan

Witness

CURVE DATA					
No. - No.	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD BEARING & DISTANCE
580 - 918	50.00'	20.58'	23°34'35"	10.43'	570°52'37"E 20.43'



VICINITY MAP
SCALE: 1" = 1200'

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.

TERRELL A. FISHER, REG. L.S. #10692 DATE 5/5/05

JAMES A. ROWAN DATE

THERESA A. ROWAN DATE

DEVELOPER
CLIFFORD CLEVENGER, EXECUTOR
THE ESTATE OF CATHERINE CLEVENGER
15300 CARRS MILL ROAD
WOODBINE, MARYLAND 21797

OWNER
MR. AND MRS. JAMES ROWAN
12459 ROUTE 216
HIGHLAND, MARYLAND 20777

GENERAL NOTES:

- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- SUBJECT PROPERTY ZONED "RR-DEO" PER 02-02-04 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS
No. 40FB AND No. 40FA
40FB N 548,470.3198167,174.0880 M
E 1,326,000.807404,165.8546 M
40FA N 548,106.8658167,063.3070 M
E 1,328,421.402404,903.6535 M
- THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE 12, 1993, BY FISHER, COLLINS AND CARTER, INC.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN SET CAPPED "F.C.C. 10692".
- 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. 10692".
- DENOTES CONCRETE MONUMENT OR STONE FOUND.
- WETLANDS DENOTES AREA OF WETLANDS.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
a) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE);
b) SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING;
c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS;
d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
f) STRUCTURE CLEARANCES - MINIMUM 12 FEET;
g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- ALL AREAS ARE MORE OR LESS ±.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND, WETLAND BUFFERS, STREAM AND STREAM BUFFERS.
- ALL DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD '83 GRID MEASUREMENT.
- EXISTING HOUSE AND ACCESSORY STRUCTURES ON PRESERVATION PARCEL 'A' TO REMAIN.
- PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NO. 5 94-12, P 94-18, F-94-17 AND F-95-04.
- PRESERVATION PARCEL 'A' IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH THE BUCKS HAVEN MANOR HOMEOWNER'S ASSOCIATION, INC. AND HOWARD COUNTY, MARYLAND. THIS EASEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL; OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE OWNER AND ENUMERATES THE USES PERMITTED ON THE PARCEL. PRESERVATION PARCEL 'A' IS PRIVATELY OWNED.
- THE 65DBA NOISE LINE IS BASED ON THE LOCATION APPROVED UNDER F94-17.
- PLAT IS SUBJECT TO WP94-84 WHICH ON MAY 26, 1994 THE PLANNING DIRECTOR APPROVED A REQUEST TO WAIVE
a) SECTION 16.119(e)(3) TO PERMIT THE CONSTRUCTION OF BUCKS HAVEN LANE WITHOUT THE REQUIRED TRUNCATION AT ROUTE 216.
b) SECTION 16.120(a)(d) TO ALLOW THE EXISTING DRIVEWAY TO CONTINUE ACCESS ONTO ROUTE 216 (A MINOR ARTERIAL)
- ARTICLES OF INCORPORATION OF BUCKS HAVEN MANOR HOMEOWNER'S ASSOCIATION, INC. FILED WITH MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON DECEMBER 7, 1994 AS ACCOUNT NO. D-329572.
- THIS PLAT IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS (COUNCIL BILL NO. 45-2003) AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THIS PARCEL MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- THIS PLAT IS EXEMPT FROM PERIMETER LANDSCAPE IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SINCE IT IS A PLAT OF REVISION THAT DOES NOT CREATE ANY ADDITIONAL LOT.
- THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON PRESERVATION PARCEL 'A'. BUILDINGS, EXTENSIONS OR ADDITIONS TO EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE NO LESS THAN THE ZONING REGULATIONS REQUIRE.

PURPOSE NOTE:

THE PURPOSE OF THIS REVISION PLAT IS TO REMOVE 0.2 ACRES OF FOREST PLANTING FROM THE EXISTING 10.128 ACRES FOREST CONSERVATION EASEMENT ON PRESERVATION PARCEL 'A' AS SHOWN ON A PLAT ENTITLED "BUCKS HAVEN MANOR" AND RECORDED AS PLAT NOS. 11619 THRU 11621 TO CREATE 9.9 ACRES FOREST CONSERVATION EASEMENT.

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Clifton L. Clevenger III And Ethel Lee Scott, Personal Representatives Of The Estate Of Catherine Clevenger, Estate No. 17011 To James A. Rowan And Theresa A. Rowan By Deed Dated January 31, 2005 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 8998 Folio 651, And 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.

TERRELL A. FISHER
Professional Land Surveyor No. 10692
DATE 5/5/05

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

PLAT OF REVISION
BUCKS HAVEN MANOR
BUILDABLE PRESERVATION PARCEL 'A'
(A REVISION OF PRESERVATION PARCEL 'A'
BUCKS HAVEN MANOR PLAT NOS. 11619 THRU 11621)

ZONED: RR-DEO
TAX MAP No. 40 PARCEL #138, GRID # 17
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: APRIL 25, 2005
SHEET 1 OF 3

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

"DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH PRESERVATION PARCEL 'A'. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). 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 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."

ZONING: RR-DEO

ZONING: RR-DEO

ZONING: RR-DEO

ZONING: RR-DEO

AREA TABULATION FOR THIS SHEET

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS AND PRESERVATION PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 AC.
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	13.041 AC.
TOTAL AREA OF LOTS AND PRESERVATION PARCELS TO BE RECORDED	13.041 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 AC.
TOTAL AREA TO BE RECORDED	13.041 AC.

DEVELOPER
CLIFFORD CLEVELER, EXECUTOR
THE ESTATE OF CATHERINE CLEVELER
15300 CARRS MILL ROAD
WOODBINE, MARYLAND 21797

OWNER
MR. AND MRS. JAMES ROWAN
12459 ROUTE 216
HIGHLAND, MARYLAND 20777

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

OWNER'S CERTIFICATE

James A. Rowan and Theresa A. Rowan, 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. All Easements Or Rights-Of-Way Affecting The Property Are Included In This Plan Of Subdivision. Witness My Hand This Day Of , 2005.

James A. Rowan

Witness

Theresa A. Rowan

Witness

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Clifton L. Clevenger III And Ethel Lee Scott, Personal Representatives Of The Estate Of Catherine Clevenger, Estate No. 17011 To James A. Rowan And Theresa A. Rowan By Deed Dated January 31, 2005 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 0990 Folio 651, And 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.



Terrell A. Fisher, Professional Land Surveyor No. 10692

5/5/05
Date

RECORDED AS PLAT NO. _____ ON _____
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.




PLAT OF REVISION
BUCKS HAVEN MANOR
BUILDABLE PRESERVATION PARCEL 'A'
(A REVISION OF PRESERVATION PARCEL 'A'
BUCKS HAVEN MANOR PLAT NOS. 11619 THRU 11621)
ZONED: RR-DEO
TAX MAP No. 40 PARCEL *130 GRID *17
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

Scale: 1" = 100'
DATE: APRIL 25, 2005
SHEET 2 OF 3

(PLAT No. 1114)

**EXISTING PUBLIC
STORM WATER
QUALITY FACILITY,
DRAINAGE, UTILITY &
ACCESS EASEMENT
PLOT NO. 11621**

LEGEND

-  PUBLIC STORMWATER QUALITY FACILITY,
DRAINAGE, UTILITY & ACCESS EASEMENT
PLAT NO. 1162L
-  PUBLIC FOREST CONSERVATION EASEMENT.
-  EXISTING FCE EASEMENT REMOVED BY
RECORDATION OF THIS PLAT.

AREA TABULATION FOR THIS SHEET

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS AND PRESERVATION PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 AC.
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	21.720 AC.
TOTAL AREA OF LOTS AND PRESERVATION PARCELS TO BE RECORDED	21.720 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 AC.
TOTAL AREA TO BE RECORDED	21.720 AC.

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

Robert J. Walsh 7/25/05
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division	Date
Director	Date

"DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH PRESERVATION PARCEL "A". ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). 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 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."

PROPERTY OF
WILBUR & EVELYN
HINKLE
LIBER No. 1102, FOLIO 725

ZONING: RR-DEO

EXISTING
- PUBLIC STORMWATER
QUALITY FACILITY,
DRAINAGE, UTILITY
& ACCESS EASEMENT
PLAT NO. 11621

EXISTING FOREST
CONSERVATION EASEMENT
(0.2 ACRES PLANTING)
REMOVED BY
RECORDATION OF _____
THIS PLAT

PUBLIC
FOREST CONSERVATION
EASEMENT
(RETENTION)
99 ACRES±

EXISTING
FOREST CONSERVATION
EASEMENT
(PLAT NO. 11621)

EXISTING
25' WETLAND
BUFFER
(PLAT No. 1111)

EXISTING
25' WETLAND
BUFFER
(PLAT No. 1111)

EXISTING

PROPERTY OF
CHARLES & ROBERTA
HORSMAN
LIBER No. 279, FOLIO 330

OWNER'S CERTIFICATE

James A. Rowan And Theresa A Rowan, 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. All Easements Or Rights-Of-Way Affecting The Property Are Included In This Plan Of Subdivision. Witness My Hand This _____ Day Of _____, 2005.

James A. Rowan	Witness
Theresa A. Rowan	Witness

**BUILDABLE
PRESERVATION PARCEL 'A'**
(AREA THIS SHEET = 21.720 AC.±)
(TOTAL PRESERVATION PARCEL AREA 34.761 AC.±)

ZONING: RR-DEO

DEVELOPER

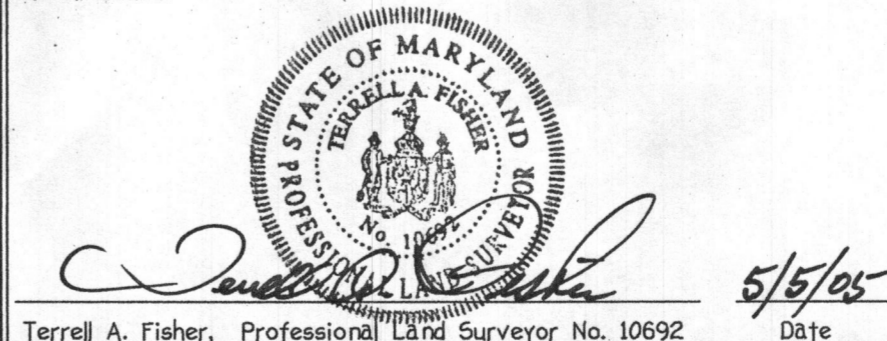
**CLIFFORD CLEVINGER, EXECUTOR
THE ESTATE OF CATHERINE CLEVINGER
15300 CARRS MILL ROAD
WOODBINE, MARYLAND 21797**

OWNER

MR. AND MRS. JAMES ROWAN
12459 ROUTE 216
HIGHLAND, MARYLAND 20777

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Clifton L. Clevenger III And Ethel Lee Scott, Personal Representatives Of The Estate Of Catherine Clevenger, Estate No. 17011 To James A. Rowan And Theresa A. Rowan By Deed Dated January 31, 2005 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 8998 Folio 651, And 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.



THE REQUIREMENTS § 3-100, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1980 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, REG. L.S. #10692 DATE

JAMES A. ROWAN	DATE
----------------	------


THERESA A. ROWAN

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2955

PLAT OF REVISION BUCKS HAVEN MANOR

BUILDABLE PRESERVATION PARCEL 'A'
(A REVISION OF PRESERVATION PARCEL 'A'
BUCKS HAVEN MANOR PLAT NOS. 11619 THRU 11621)

ZONED: RR-DEO
TAX MAP No. 40 PARCEL 138 GRID# 17
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND



Scale: 1" = 100'

DATE: APRIL 25, 2005
SHEET 3 OF 3

EXISTING WETLANDS
METES & BOUNDS
PLAT NO. 11621

FOREST CONSERVATION WORKSHEET
VERSION 1.0

SYMBOL	BEARING AND DISTANCE
▲	71°59'55"E 122.6'
▲	57°57'31"E 19.2'
▲	57°57'31"E 34.2'
▲	59°06'28"E 39.8'
▲	N4°53'02"E 21.0'
▲	N6°24'29"E 36.5'
▲	69°57'38"E 30.5'
▲	60°24'03"E 35.5'
▲	68°06'47"E 21.0'
▲	50°24'51"E 30.0'
▲	N4°43'31"E 33.0'
▲	N4°24'37"E 43.0'
▲	N0°30'31"E 60.8'
▲	N02°03'28"E 98.5'
▲	N30°06'57"E 385.3'
▲	N02°43'04"E 91.9'
▲	57°02'40"E 59.5'
▲	50°59'32"E 63.3'
▲	57°57'31"E 35.0'
▲	N74°05'20"W 39.0'
▲	N0°34'04"E 65.8'
▲	N59°09'09"E 38.6'
▲	57°09'45"E 38.4'

BASIC SITE DATA:	
A. TOTAL TRACT AREA	142.9
B. AREA WITHIN 100 YEAR FLOODPLAIN	142.9
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION	0.00
D. NET TRACT AREA	142.9
LAND USE CATEGORY	ER
INFORMATION FOR CALCULATIONS:	
E. AFFORESTATION THRESHOLD	20% x D =
F. FOREST CONSERVATION THRESHOLD	25% x D =
G. EXISTING FOREST COVER	9.6
H. EXISTING FOREST COVER EXCLUDING FLOODPLAIN	9.6
I. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD	0.00
J. AREA OF FOREST ABOVE FOREST CONSERVATION THRESHOLD	0.00
K. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION	0.00
L. CLEARING PERMITTED WITHOUT MITIGATION	0.00
M. PROPOSED FOREST CLEARING	0.00
N. TOTAL AREA OF FOREST TO BE CLEARED	0.00
O. TOTAL AREA OF FOREST TO BE PLANTED	0.00
P. REFORESTATION FOR CLEARED ABOVE CONSERVATION THRESHOLD	0.00
Q. CREDIT FOR RETENTION ABOVE CONSERVATION THRESHOLD	0.00
R. TOTAL REFORESTATION REQUIRED	0.00
S. TOTAL AFFORESTATION REQUIRED	0.00
T. TOTAL REFORESTATION AND AFFORESTATION REQUIRED	0.00

EXISTING PUBLIC STORM WATER DRAINAGE UTILITY & ACCESS EASEMENT PLOT NO. 11621	
SYMBOL	BEARING AND DISTANCE
①	N0°34'04"E 62.0'
②	57°57'31"E 63.3'
③	59°06'28"E 39.0'
④	58°06'28"E 39.0'
⑤	N02°03'28"E 50.0'
⑥	N02°43'04"E 27.0'
⑦	57°57'31"E 35.0'
⑧	N74°05'20"W 39.0'
⑨	N0°34'04"E 65.8'
⑩	N59°09'09"E 38.6'
⑪	N57°09'45"E 67.0'

SOILS LEGEND		
SOIL	NAME	CLASS
* Co	Codorus silt loam	C
** Ba	Belle silt loam	D
ChA	Chesler silt loam, 0 to 3 percent slopes	B
ChC2	Chesler silt loam, 6 to 15 percent slopes, moderately eroded	B
ChB2	Chesler silt loam, 3 to 6 percent slopes, moderately eroded	B
* GcB2	Glenville silt loam, 3 to 6 percent slopes, moderately eroded	C
GcC2	Glenville silt loam, 6 to 15 percent slopes, moderately eroded	B
ElB2	Elk silt loam, 3 to 6 percent slopes, moderately eroded	B
ElC2	Elk silt loam, 6 to 15 percent slopes, moderately eroded	B
GcD2	Glenville silt loam, 15 to 25 percent slopes, moderately eroded	B

NOTES:

- * Hydric soils and/or contains hydric indications
- ** May contain hydric indications
- † Generally only within 100-year floodplain areas

ON-SITE SIGNAGE

FOREST CONSERVATION
EASEMENT

UNAUTHORIZED DISTURBANCE OF
VEGETATION IS PROHIBITED.
VIOLATIONS WILL BE REPORTED TO
THE BOARD OF COUNTY
FOREST CONSERVATION ACT OF
1991.

TREES FOR YOUR
FUTURE

15" MINIMUM

1" MINIMUM

DENOTES SIGNAGE LOCATION

APPROVED DEPARTMENT OF PLANNING AND ZONING

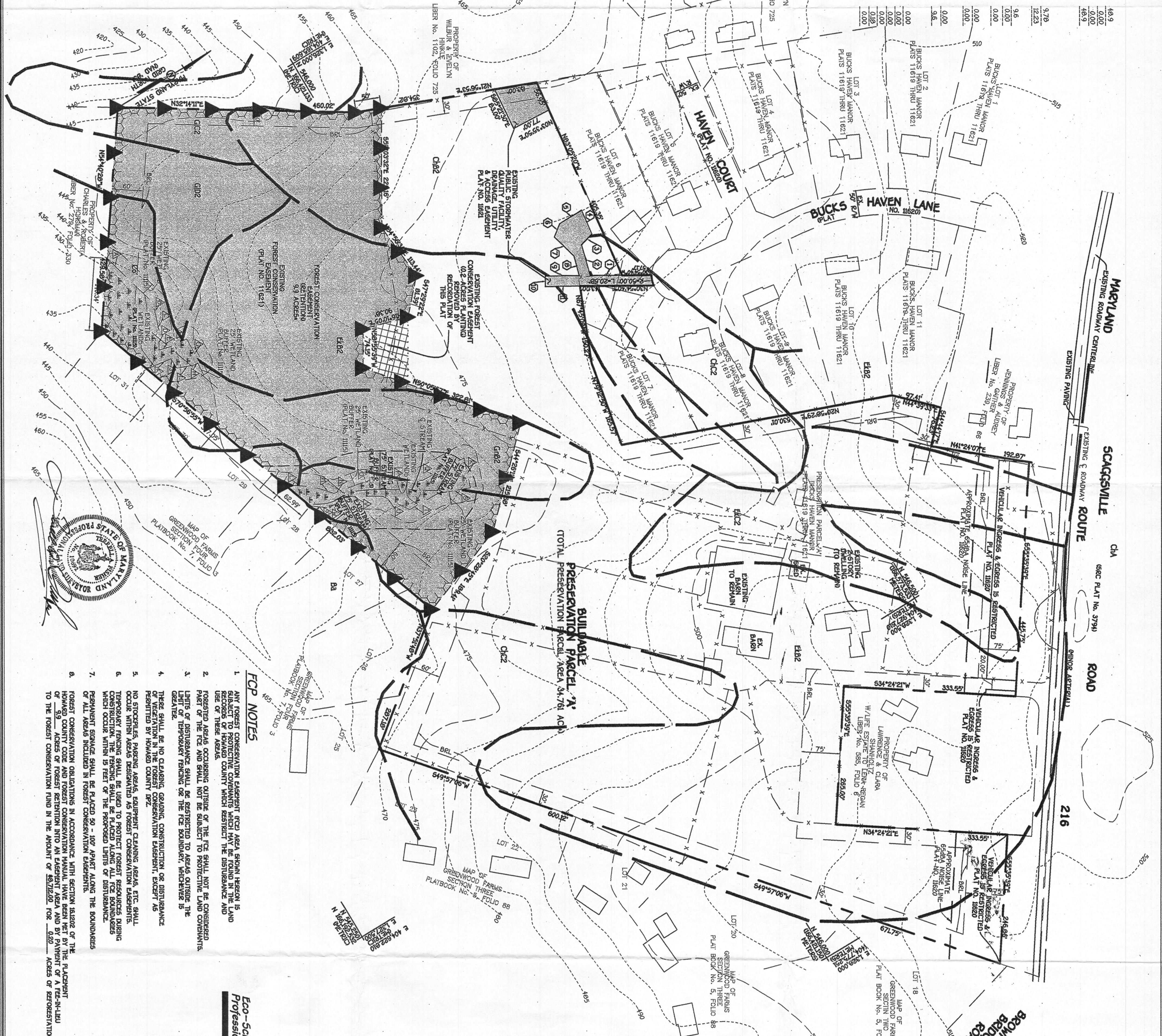
CHIEF, DIVISION OF LAND DEVELOPMENT

DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION

DATE

JENSEN, COLLINS & CARTER, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
1000 E. MAIN STREET, SUITE 200
ANNAPOLIS, MD 21403-2000
TEL: 410-261-2525



GENERAL NOTES:

1. THIS AREA REPRESENTS A PRIVATE SURFACE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE HANOVER AND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SERVICE DISPOSED. IMPROVEMENTS OF ANY NATURE IN THE AREA ARE RESTRICTED UNTIL THE EASEMENT IS FULLY SATISFIED. THE EASEMENT SHALL NOT BE TRANSFERRED TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE HANOVER AND STATE DEPARTMENT OF THE ENVIRONMENT. THE EASEMENT SHALL NOT BE USED TO GRANT ADVANTAGES FOR ENCROACHMENTS INTO THE PRIVATE EASEMENT EASEMENT. RECONSTRUCTION OF A NOTED EASEMENT SHALL NOT BE NECESSARY.
2. THE LOTS SHOWN HEREON COMPLY WITH THE HANOVER OWNERSHIP WITH AND LOT AREA AS REQUIRED BY THE HANOVER STATE DEPARTMENT OF THE ENVIRONMENT.
3. SUBJECT PROPERTY ZONED R-38-150' PER 06-06-06 COMPREHENSIVE ZONING PLAN.
4. HANOVER COUNTY GEODETIC CONTROL STATION AS PROTECTED BY NO. 4075 AND NO. 4074.
5. 1984/1985/1986/1987/1988/1989/1990/1991/1992/1993/1994/1995/1996/1997/1998/1999/2000/2001/2002/2003/2004/2005/2006/2007/2008/2009/2010/2011/2012/2013/2014/2015/2016/2017/2018/2019/2020/2021/2022/2023/2024/2025/2026/2027/2028/2029/2030/2031/2032/2033/2034/2035/2036/2037/2038/2039/2040/2041/2042/2043/2044/2045/2046/2047/2048/2049/2050/2051/2052/2053/2054/2055/2056/2057/2058/2059/2060/2061/2062/2063/2064/2065/2066/2067/2068/2069/2070/2071/2072/2073/2074/2075/2076/2077/2078/2079/2080/2081/2082/2083/2084/2085/2086/2087/2088/2089/2090/2091/2092/2093/2094/2095/2096/2097/2098/2099/2100/2101/2102/2103/2104/2105/2106/2107/2108/2109/2110/2111/2112/2113/2114/2115/2116/2117/2118/2119/2120/2121/2122/2123/2124/2125/2126/2127/2128/2129/2130/2131/2132/2133/2134/2135/2136/2137/2138/2139/2140/2141/2142/2143/2144/2145/2146/2147/2148/2149/2150/2151/2152/2153/2154/2155/2156/2157/2158/2159/2160/2161/2162/2163/2164/2165/2166/2167/2168/2169/2170/2171/2172/2173/2174/2175/2176/2177/2178/2179/2180/2181/2182/2183/2184/2185/2186/2187/2188/2189/2190/2191/2192/2193/2194/2195/2196/2197/2198/2199/2200/2201/2202/2203/2204/2205/2206/2207/2208/2209/2210/2211/2212/2213/2214/2215/2216/2217/2218/2219/2220/2221/2222/2223/2224/2225/2226/2227/2228/2229/2230/2231/2232/2233/2234/2235/2236/2237/2238/2239/2240/2241/2242/2243/2244/2245/2246/2247/2248/2249/2250/2251/2252/2253/2254/2255/2256/2257/2258/2259/2260/2261/2262/2263/2264/2265/2266/2267/2268/2269/2270/2271/2272/2273/2274/2275/2276/2277/2278/2279/2280/2281/2282/2283/2284/2285/2286/2287/2288/2289/2290/2291/2292/2293/2294/2295/2296/2297/2298/2299/2300/2301/2302/2303/2304/2305/2306/2307/2308/2309/2310/2311/2312/2313/2314/2315/2316/2317/2318/2319/2320/2321/2322/2323/2324/2325/2326/2327/2328/2329/2330/2331/2332/2333/2334/2335/2336/2337/2338/2339/2340/2341/2342/2343/2344/2345/2346/2347/2348/2349/2350/2351/2352/2353/2354/2355/2356/2357/2358/2359/2360/2361/2362/2363/2364/2365/2366/2367/2368/2369/2370/2371/2372/2373/2374/2375/2376/2377/2378/2379/2380/2381/2382/2383/2384/2385/2386/2387/2388/2389/2390/2391/2392/2393/2394/2395/2396/2397/2398/2399/2400/2401/2402/2403/2404/2405/2406/2407/2408/2409/2410/2411/2412/2413/2414/2415/2416/2417/2418/2419/2420/2421/2422/2423/2424/2425/2426/2427/2428/2429/2430/2431/2432/2433/2434/2435/2436/2437/2438/2439/2440/2441/2442/2443/2444/2445/2446/2447/2448/2449/2450/2451/2452/2453/2454/2455/2456/2457/2458/2459/2460/2461/2462/2463/2464/2465/2466/2467/2468/2469/2470/2471/2472/2473/2474/2475/2476/2477/2478/2479/2480/2481/2482/2483/2484/2485/2486/2487/2488/2489/2490/2491/2492/2493/2494/2495/2496/2497/2498/2499/2500/2501/2502/2503/2504/2505/2506/2507/2508/2509/2510/2511/2512/2513/2514/2515/2516/2517/2518/2519/2520/2521/2522/2523/2524/2525/2526/2527/2528/2529/2530/2531/2532/2533/2534/2535/2536/2537/2538/2539/2540/2541/2542/2543/2544/2545/2546/2547/2548/2549/2550/2551/2552/2553/2554/2555/2556/2557/2558/2559/2560/2561/2562/2563/2564/2565/2566/2567/2568/2569/2570/2571/2572/2573/2574/2575/2576/2577/2578/2579/2580/2581/2582/2583/2584/2585/2586/2587/2588/2589/2590/2591/2592/2593/2594/2595/2596/2597/2598/2599/2600/2601/2602/2603/2604/2605/2606/2607/2608/2609/2610/2611/2612/2613/2614/2615/2616/2617/2618/2619/2620/2621/2622/2623/2624/2625/2626/2627/2628/2629/2630/2631/2632/2633/2634/2635/2636/2637/2638/2639/2640/2641/2642/2643/2644/2645/2646/2647/2648/2649/2650/2651/2652/2653/2654/2655/2656/2657/2658/2659/2660/2661/2662/2663/2664/2665/2666/2667/2668/2669/2670/2671/2672/2673/2674/2675/2676/2677/2678/2679/2680/2681/2682/2683/2684/2685/2686/2687/2688/2689/2690/2691/2692/2693/2694/2695/2696/2697/2698/2699/2700/2701/2702/2703/2704/2705/2706/2707/2708/2709/2710/2711/2712/2713/2714/2715/2716/2717/2718/2719/2720/2721/2722/2723/2724/2725/2726/2727/2728/2729/2730/2731/2732/2733/2734/2735/2736/2737/2738/2739/2740/2741/2742/2743/2744/2745/2746/2747/2748/2749/2750/2751/2752/2753/2754/2755/2756/2757/2758/2759/2760/2761/2762/2763/2764/2765/2766/2767/2768/2769/2770/2771/2772/2773/2774/2775/2776/2777/2778/2779/2780/2781/2782/2783/2784/2785/2786/2787/2788/2789/2790/2791/2792/2793/2794/2795/2796/2797/2798/2799/2800/2801/2802/2803/2804/2805/2806/2807/2808/2809/2810/2811/2812/2813/2814/2815/2816/2817/2818/2819/2820/2821/2822/2823/2824/2825/2826/2827/2828/2829/2830/2831/2832/2833/2834/2835/2836/2837/2838/2839/2840/2841/2842/2843/2844/2845/2846/2847/2848/2849/2850/2851/2852/2853/2854/2855/2856/2857/2858/2859/2860/2861/2862/2863/2864/2865/2866/2867/2868/2869/2870/2871/2872/2873/2874/2875/2876/2877/2878/2879/2880/2881/2882/2883/2884/2885/2886/2887/2888/2889/2890/2891/2892/2893/2894/2895/2896/2897/2898/2899/2900/2901/2902/2903/2904/2905/2906/2907/2908/2909/2910/2911/2912/2913/2914/2915/2916/2917/2918/2919/2920/2921/2922/2923/2924/2925/2926/2927/2928/2929/2930/2931/2932/2933/2934/2935/2936/2937/2938/2939/2940/2941/2942/2943/2944/2945/2946/2947/2948/2949/2950/2951/2952/2953/2954/2955/2956/2957/2958/2959/2960/2961/2962/2963/2964/2965/2966/2967/2968/2969/2970/2971/2972/2973/2974/2975/2976/2977/2978/2979/2980/2981/2982/2983/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