

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF LOTS TO BE RECORDED.....	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	6.51 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.00 AC
TOTAL AREA OF PUBLIC ROADWAY TO BE RECORDED.....	0.23 AC
TOTAL AREA TO BE RECORDED.....	6.74 AC

CURVE DATA TABLE

CURVE NO.	RADIUS	TANGENT	LENGTH	Δ	CHORD LENGTH	CHORD BEARING
B1	5959.58'	156.06'	312.05'	3'00'00"	312.01'	S 48°46'30" E
B2	881.74'	84.90'	169.28'	1'10'00"	169.02'	S 39°33'36" E
B3	891.74'	139.95'	277.64'	1'75'20"	276.52'	S 19°38'27" E

CURVE DATA TABLE
FOREST CONSERVATION EASEMENT NOS. 1 AND 4

CURVE NO.	RADIUS	TANGENT	LENGTH	Δ	CHORD LENGTH	CHORD BEARING
F1	5959.58'	77.15'	154.30'	1'29'00"	154.30'	S 48°06'11" E
F44	891.74'	48.30'	96.50'	6'12'01"	96.45'	S 13°49'19" E

CURVE DATA TABLE
RIGHT-OF-WAY EXTENSION

CURVE NO.	RADIUS	TANGENT	LENGTH	Δ	CHORD LENGTH	CHORD BEARING
C1	575.00'	30.10'	60.15'	5'59'38"	60.12'	S 51°57'35" E
C2	25.00'	10.79'	20.37'	46°41'45"	19.82'	S 72°18'39" E
C3	50.00'	44.75'	241.15'	276°20'19"	66.69'	S 42°30'39" W
C4	25.00'	11.64'	21.79'	49°56'16"	21.11'	N 24°17'20" W
C5	525.00'	3.34'	6.68'	0°43'46"	6.68'	N 49°37'20" W

CURVE DATA TABLE
10' TREE MAINTENANCE EASEMENT

CURVE NO.	RADIUS	TANGENT	LENGTH	Δ	CHORD LENGTH	CHORD BEARING
C6	585.00'	34.99'	69.89'	6°50'43"	69.85'	S 52°23'08" E
C7	15.00'	6.47'	12.22'	46°41'45"	11.89'	S 72°18'39" E
C8	60.00'	53.70'	289.38'	276°20'19"	80.03'	S 42°30'39" W
C9	15.00'	4.20'	8.19'	31°18'06"	8.09'	N 14°58'15" W

COORDINATE TABLE

POINT	NORTH	EAST
146	537093.0231	1364007.5785
147	538311.4553	1364363.0381
241	537067.2525	1364037.7797
242	536861.6329	1364272.4515
243	536718.2281	1364398.6557
244	536587.9210	1364506.3025
245	536520.4171	1364559.0526
246	536259.9857	1364651.9978
247	536227.9096	1364530.3042
248	536176.4396	1364530.3116
249	536175.7342	1364378.5132
706	536745.3389	1364267.5576
721	536469.8620	1364183.0018
801	536303.6815	1364092.5528
1261	536356.1830	1364126.1050
10128	536861.6434	1364094.0815
10129	536812.4805	1364049.0151
10131	536831.7185	1364040.3333
10133	536836.0477	1364035.2425
10134	536890.7138	1364027.8504
10136	536867.6645	1364075.2028
10158	536517.8728	1364206.5390
10168	536558.0365	1364503.6879

LINE TABLE
20' PUBLIC WATER AND UTILITY EASEMENT

Course	Bearing	Distance	Course	Bearing	Distance
W10	S 53°36'13" E	64.57'	W47	S 66°14'43" W	9.95'
W12	S 41°21'15" E	175.53'	W48	N 23°45'17" W	10.00'
W14	N 48°02'15" E	2.74'	W49	N 66°14'43" E	9.93'
W15	S 41°57'45" E	10.00'	W51	S 48°38'53" W	10.03'
W16	S 48°02'15" W	3.28'	W52	N 41°21'07" W	10.00'
W18	S 23°12'29" E	119.60'	W53	N 48°38'53" E	10.00'
W19	S 68°12'29" E	13.75'	W54	N 41°21'15" W	14.54'
W20	N 21°47'31" E	10.05'	W55	S 48°38'53" W	10.00'
W21	N 53°59'20" E	13.91'	W56	N 41°21'15" W	20.00'
W22	S 36°00'40" E	10.00'	W57	N 48°38'53" E	10.00'
W23	S 53°59'20" W	11.02'	W58	N 41°21'15" W	14.54'
W24	S 21°47'31" W	7.17'	W59	S 48°38'53" W	10.00'
W25	S 68°12'29" E	43.48'	W60	N 41°21'07" W	10.00'
W26	S 21°36'47" E	20.00'	W61	N 48°38'53" E	10.00'
W27	N 68°12'29" W	45.79'	W62	N 41°21'15" W	16.00'
W28	S 21°47'31" W	5.66'	W63	S 48°38'53" W	10.00'
W29	S 15°06'36" E	15.17'	W64	N 41°21'07" W	10.00'
W30	S 74°53'24" W	10.00'	W65	N 48°38'53" E	10.00'
W31	N 15°06'36" E	18.50'	W66	N 41°21'15" W	53.62'
W32	N 21°47'31" E	9.00'	W67	S 48°38'45" W	10.05'
W33	N 68°12'29" W	19.78'	W68	N 41°21'15" W	10.00'
W34	N 23°12'29" W	20.79'	W69	N 48°38'45" E	10.05'
W35	S 66°47'31" W	10.00'	W70	N 41°21'15" W	15.19'
W36	N 23°12'29" W	10.00'	W71	S 48°38'53" W	10.68'
W37	N 66°47'31" E	10.00'	W72	N 41°21'07" W	20.00'
W38	N 23°12'29" W	16.00'			
W39	S 66°47'31" W	10.00'			
W40	N 23°12'29" W	10.00'			
W41	N 66°47'31" E	10.00'			
W42	N 23°12'29" W	14.60'			
W43	S 66°47'31" W	10.00'			
W44	N 23°12'29" W	20.00'			
W45	N 66°47'31" E	10.00'			
W46	N 23°12'29" W	33.50'			

LINE TABLE
20' PUBLIC WATER AND UTILITY EASEMENT

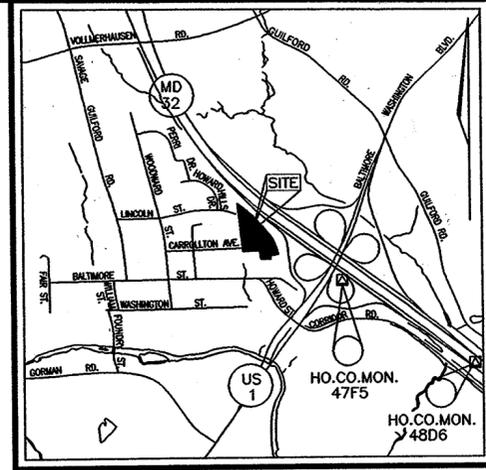
COURSE	BEARING	DISTANCE
W73	N 48°38'53" E	10.41'
W75	S 40°00'50" W	7.65'
W76	N 49°59'10" W	10.00'
W77	N 40°00'50" E	7.65'
W79	N 53°36'13" W	32.56'
W80	S 36°23'47" W	7.59'
W81	N 53°36'13" W	10.00'
W82	N 36°23'47" E	7.59'
W83	N 53°36'13" W	15.73'

LINE TABLE
RIGHT-OF-WAY EXTENSION

POINT	BEARING	DISTANCE
L1	N 06°08'40" W	69.06'

LINE TABLE
10' TREE MAINTENANCE EASEMENT

POINT	BEARING	DISTANCE
L2	N 06°08'40" W	13.20'
L3	N 06°08'40" W	15.72'



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION No. 47F5 AND 48D6
47F5 N 535,985.052 E 1,365,653.509
48D6 N 533,541.902 E 1,368,856.922
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. DATED NOVEMBER, 2002.
- BRL DENOTES BUILDING RESTRICTION LINE.
- IR DENOTES IRON PIPE OR IRON BAR FOUND.
- AN DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- CS DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED RSC PER THE 10/18/1993 COMPREHENSIVE ZONING PLAN.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREA.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE JULY 23, 2003, ON WHICH DATE DEVELOPER AGREEMENT #24-4055-D WAS FILED AND ACCEPTED.
- WATER AND SEWER SERVICE TO THIS PARCEL WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE; FOREST CONSERVATION ACT, FOR THIS SUBDIVISION HAVE BEEN FULFILLED THROUGH:
A. THE FOREST CONSERVATION OBLIGATION REQUIRED 2.41 ACRES.
B. PROVIDED 2.14 ACRES OF FOREST RETENTION.
C. PROVIDED A FEE-IN-LIEU IN THE AMOUNT OF \$5,800.80 FOR 0.27 ACRES OF REFORESTATION.
D. FINANCIAL SURETY IS \$18,644.00.
- 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 (FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH BUILDABLE BULK PARCEL A, ANY CONVEYANCES OF THE AFORESAID BUILDABLE BULK PARCEL A SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID BUILDABLE BULK PARCEL A. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO BUILDABLE BULK PARCEL A WITH 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 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 DEED OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- LANDSCAPING FOR BUILDABLE BULK PARCEL A IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE ROAD CONSTRUCTION PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT.
- OPEN SPACE CALCULATION:
OPEN SPACE REQUIRED 6.74 AC. x 20 = 1.35 AC.
OPEN SPACE TO BE PROVIDED WITH SITE DEVELOPMENT PLAN.
- BUILDABLE BULK PARCEL A WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- WETLANDS AND STREAMS SHOWN ON-SITE ARE BASED ON A FIELD INVESTIGATION PERFORMED BY FREDERICK WARD ASSOCIATES AUGUST 2001.
- STORMWATER MANAGEMENT IS PROVIDED FOR THE DEVELOPMENT BY INFILTRATION FACILITY TO BE LOCATED ON BUILDABLE BULK PARCEL A AND WILL BE PRIVATELY OWNED AND MAINTAINED.
- THIS PLAN AND PROJECT ARE GRANDFATHERED TO THE FOURTH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BECAUSE S-01-36 RECEIVED SIGNATURE APPROVAL PRIOR TO NOVEMBER 15, 2001.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS AND/OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
- THE EXISTING DWELLING AND ALL OTHER ACCESSORY STRUCTURES ARE TO BE REMOVED IN CONJUNCTION WITH DEVELOPMENT OF THE SUBJECT PROPERTY PER AN APPROVED SITE DEVELOPMENT PLAN.
- THE FOLLOWING DPZ FILES ARE APPLICABLE TO THIS PROPERTY, S-01-36 AND P-02-21, S-01-03-127.
- THE 65 DBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 DBA NOISE EXPOSURE. THE 65 DBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND NOISE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- THE ESTABLISHMENT OF THE HOMEOWNERS ASSOCIATION WILL BE DEFERRED UNTIL THE SUBMISSION OF THE SITE DEVELOPMENT PLAN.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- A NOISE STUDY WAS PREPARED BY FREDERICK WARD ASSOCIATES, DATED APRIL 2002. NOISE MITIGATION TO BE CONSTRUCTED WITH ROAD CONSTRUCTION AT THE SITE DEVELOPMENT PHASE.



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 BEEN COMPLIED WITH.

James D. Meeks 8/06/03
JAMES ROBERT MEEKS, LS #10857 DATE

Paul J. Hunkle 8/6/03
REPRESENTATIVE OF MANAGING MEMBER DATE
BASFORD'S RETREAT L.L.C.

FREDERICK WARD ASSOCIATES
ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS

7125 Riverwood Drive
Columbia, Maryland 21046-2354
410-720-6900
410-720-6226 fax

REGIONAL OFFICES
Bel Air, Maryland and Warrenton, Virginia
www.frederickward.com

THE PURPOSE OF THIS PLAT IS TO CREATE FOREST CONSERVATION EASEMENTS, A PRIVATE 10' DRAINAGE AND UTILITY EASEMENT, A 25' WETLAND BUFFER AROUND AN EXISTING WETLAND AREA, A 10' TREE MAINTENANCE EASEMENT, A VARIABLE WIDTH PUBLIC WATER AND UTILITY EASEMENT, AND TO DEDICATE A 50' RIGHT-OF-WAY TO EXTEND LINCOLN STREET FOR PUBLIC USE.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE
HOWARD COUNTY HEALTH DEPARTMENT.

Penny Borestein M.D. 8/29/03
HOWARD COUNTY HEALTH OFFICER MR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

Paul J. Hunkle 8/29/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Frank D. Lytle 8/29/03
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, BASFORD'S RETREAT L.L.C., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLANS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE SPACE WITHIN TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLANS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 6th DAY OF August, 2003.

Paul J. Hunkle
REPRESENTATIVE OF MANAGING MEMBER
BASFORD'S RETREAT L.L.C.

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

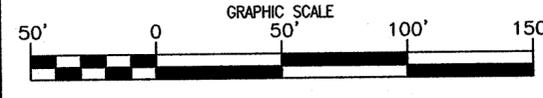
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY WILLIAM B. WAFF AND ELLEN C. WAFF TO BASFORD'S RETREAT L.L.C., BY DEED DATED JUNE 19, 2003 AND RECORDED IN LIBER 7295 AT FOLIO 134 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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 BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

James D. Meeks 8/06/03
JAMES ROBERT MEEKS, PROFESSIONAL LAND SURVEYOR #10857 DATE

RECORDED AS PLAT No. 16149 ON Sept. 4, 2003
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BASFORD'S RETREAT
BUILDABLE BULK PARCEL 'A'
ZONED RSC
TAX MAP No. 47 BLK: 12 PARCEL No. 494
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
AUGUST 6, 2003



M:\PROJECTS\2014020\SURV\PF_1.dwg

N: 536,600
E: 1,364,000

N: 536,600
E: 1,364,575

MATCHLINE SEE SHEET 1 OF 2

PARCEL 'A'
HOWARD HILLS SECTION III AND LOT 1
HOWARD HILLS SECTION IV
PLAT No. 5343 & 5344
ZONED R-SC

LOT 1 - OPEN SPACE
HOWARD HILLS SECTION III AND LOT 1
HOWARD HILLS SECTION IV
PLAT No. 5343 & 5344
ZONED R-SC

CARROLLTON STREET
60' RIGHT-OF-WAY DEDICATED
PER PLAT No. 54/388 & 389
UNIMPROVED

N: 536,300
E: 1,364,000

OWNER
BASFORD'S RETREAT L.L.C.
9695 NORFOLK AVE
LAUREL, MD. 20723

FWA
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- PRIVATE 10' DRAINAGE AND UTILITY EASEMENT
- PUBLIC VARIABLE WIDTH WATER AND UTILITY EASEMENT
- EXISTING NON-TIDAL WETLAND AREA
- FOREST CONSERVATION EASEMENT



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 BEEN COMPLIED WITH.

James R. Meeks 8/10/03
JAMES ROBERT MEEKS, LS #10857 DATE

Randy Kinkle 8/16/03
REPRESENTATIVE OF MANAGING MEMBER
BASFORD'S RETREAT L.L.C. MEMBER

LINE TABLE
PUBLIC 20' SEWER & UTILITY EASEMENT

COURSE	BEARING	DISTANCE
P51	S 88°21'14"W	21.61'
P52	S 69°24'24"E	20.00'
P53	S 20°35'36"W	11.67'

THE PURPOSE OF THIS PLAT IS TO CREATE FOREST CONSERVATION EASEMENTS, A PRIVATE 10' DRAINAGE AND UTILITY EASEMENT, A 25' WETLAND BUFFER AROUND AN EXISTING WETLAND AREA, A 10' TREE MAINTENANCE EASEMENT, A VARIABLE WIDTH PUBLIC WATER AND UTILITY EASEMENT AND TO DEDICATE A 50' RIGHT-OF-WAY TO EXTEND LINCOLN STREET FOR PUBLIC USE.

LINE TABLE
FOREST CONSERVATION EASEMENT NO. 1

COURSE	BEARING	DISTANCE
F2	S 44°20'17" W	9.83'
F3	S 45°39'44" E	229.72'
F4	S 44°20'16" W	26.29'
F5	S 49°18'29" W	40.51'
F6	N 45°14'01" W	64.06'
F7	N 59°25'44" W	30.06'
F8	N 67°51'40" W	25.37'
F9	N 24°52'22" W	31.69'
F10	N 42°59'39" W	28.61'
F11	N 73°32'07" W	52.56'
F12	N 58°45'43" W	73.73'
F13	N 06°08'40" W	126.97'
F14	N 61°55'22" E	35.76'

LINE TABLE
FOREST CONSERVATION EASEMENT NO. 3

COURSE	BEARING	DISTANCE
F25	N 06°08'40" W	85.71'
F26	N 68°16'16" E	20.76'
F27	N 06°08'40" W	38.17'
F28	N 79°55'47" E	96.80'
F29	S 38°44'32" E	11.01'
F30	S 19°40'11" E	11.83'
F31	S 37°12'32" E	14.48'
F32	S 47°13'40" E	21.97'
F33	S 63°56'40" E	20.83'
F34	S 66°10'14" E	19.42'
F35	S 16°00'26" E	35.00'
F36	S 73°59'34" W	110.10'
F37	S 20°35'36" W	19.85'
F38	S 88°21'14" W	70.45'

LINE TABLE
FOREST CONSERVATION EASEMENT NO. 2

COURSE	BEARING	DISTANCE
F15	N 83°51'20" E	35.00'
F16	S 06°08'40" E	5.41'
F17	S 22°50'31" E	35.61'
F18	S 18°56'00" E	52.15'
F19	S 29°56'07" E	51.14'
F20	S 33°15'17" E	42.11'
F21	S 25°16'21" E	35.58'
F22	S 04°29'46" E	18.74'
F23	S 80°05'14" W	107.95'
F24	N 06°08'40" W	234.10'

LINE TABLE
FOREST CONSERVATION EASEMENT NO. 4

COURSE	BEARING	DISTANCE
F39	S 78°10'20" E	119.77'
F40	N 76°22'16" E	31.60'
F41	N 58°31'34" E	68.51'
F42	N 29°04'27" E	33.85'
F43	N 78°13'07" E	42.33'
F45	S 75°14'02" W	125.85'
F46	S 00°00'29" E	51.47'
F47	S 89°44'02" W	151.80'
F48	N 06°30'17" W	121.80'

LINE TABLE
NON-TIDAL WETLANDS

COURSE	BEARING	DISTANCE
W1	N 66°14'17" W	19.08'
W2	N 82°53'13" W	22.36'
W3	N 06°08'40" W	32.74'
W4	S 44°20'35" E	3.82'
W5	N 25°36'24" E	23.32'
W6	S 68°31'48" E	27.47'
W7	S 04°11'41" W	31.17'
W8	S 19°26'09" E	21.38'

LINE TABLE
10' PRIVATE DRAINAGE UTILITY EASEMENT

COURSE	BEARING	DISTANCE
D1	S 55°28'06" W	10.00'
D6	N 55°57'49" E	24.32'
D7	N 56°00'00" E	24.89'
D8	S 34°00'00" E	10.00'
D9	S 56°00'00" W	24.89'
D10	S 55°57'49" W	24.24'
D19	N 33°42'16" W	58.08'
D20	S 56°17'44" W	10.00'
D21	S 33°42'16" E	58.08'
D27	S 44°13'19" W	10.00'

CURVE DATA TABLE
20' PUBLIC WATER AND UTILITY EASEMENT

CURVE NO.	RADIUS	TANGENT	LENGTH	Δ	CHORD LENGTH	CHORD BEARING
W9	50.00'	62.34'	89.48'	102°32'05"	78.01'	S 44°23'28" E
W11	230.00'	24.68'	49.17'	12°14'58"	49.08'	S 47°28'44" E
W13	231.88'	5.04'	10.07'	2°29'20"	10.07'	S 41°18'00" E
W17	231.88'	29.17'	58.03'	14°20'18"	57.88'	S 30°24'42" E
W50	211.88'	28.80'	57.24'	15°28'45"	57.07'	N 32°52'46" W
W74	210.00'	7.91'	15.81'	4°18'50"	15.81'	N 46°27'53" W
W78	210.00'	4.13'	8.26'	2°15'11"	8.26'	N 52°28'37" W
W84	50.00'	10.72'	21.12'	24°11'58"	20.96'	N 18°58'33" E

CURVE DATA TABLE
10' PRIVATE DRAINAGE UTILITY EASEMENT

CURVE NO.	RADIUS	TANGENT	LENGTH	Δ	CHORD LENGTH	CHORD BEARING
D2	829.15'	50.01'	99.90'	6°54'12"	99.84'	N 31°04'48" W
D3	199897.83'	32.98'	65.97'	0°01'08"	65.97'	N 25°17'26" W
D4	353.38'	28.79'	57.45'	9°18'52"	57.39'	N 25°11'15" W
D5	30.68'	26.81'	44.07'	82°17'56"	40.37'	N 14°01'04" E
D11	20.68'	18.48'	30.16'	83°34'41"	27.56'	S 13°12'17" W
D12	343.38'	28.49'	56.85'	9°29'08"	56.78'	S 25°10'05" E
D13	199887.83'	33.08'	66.16'	0°01'08"	66.16'	S 25°17'26" E
D14	819.15'	49.31'	98.49'	6°53'21"	98.43'	S 31°05'14" E
D15	140.85'	48.28'	93.01'	37°53'18"	91.32'	S 71°48'28" E
D16	95.88'	50.67'	93.23'	55°42'40"	89.60'	N 68°59'15" E
D17	103.30'	59.78'	108.39'	60°07'04"	103.48'	N 12°52'25" E
D18	334.20'	49.77'	98.82'	16°56'28"	98.46'	N 25°14'02" W
D22	324.20'	48.30'	95.90'	16°56'52"	95.55'	S 25°13'50" E
D23	93.30'	54.12'	98.09'	60°14'12"	93.63'	S 12°54'39" W
D24	85.88'	45.91'	84.32'	56°15'16"	80.97'	S 69°09'17" W
D25	130.85'	45.29'	87.20'	38°14'29"	85.59'	N 71°55'30" W
D26	673.00'	51.02'	101.85'	8°40'16"	101.75'	N 50°06'49" W
D28	683.00'	51.71'	103.22'	8°39'33"	103.13'	S 50°06'27" E

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.

Ronny Brewster M.D. 8/19/03
HOWARD COUNTY HEALTH OFFICER MD DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

March de la Cruz 8/19/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
March de la Cruz 8/19/03
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, BASFORD'S RETREAT L.L.C., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 6th DAY OF August, 2003.

Randy Kinkle 8/16/03
REPRESENTATIVE OF MANAGING MEMBER
BASFORD'S RETREAT L.L.C.
James R. Meeks
WITNESS

SURVEYOR'S CERTIFICATE

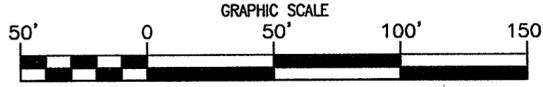
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY WILLIAM B. WAFF AND ELLEN C. WAFF TO BASFORD'S RETREAT L.L.C., BY DEED DATED JUNE 19, 2003 AND RECORDED IN LIBER 7295 AT FOLIO 134 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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 BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

James R. Meeks 8/10/03
JAMES ROBERT MEEKS, PROFESSIONAL LAND SURVEYOR #10857 DATE

RECORDED AS PLAT No. 16150 ON Sep. 4, 2003
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BASFORD'S RETREAT
BUILDABLE BULK PARCEL 'A'
ZONED RSC
TAX MAP No. 47 BLK: 12 PARCEL No. 494
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
AUGUST 6, 2003



SCALE: 1" = 50' SHEET No. 2 OF 2