

- GENERAL NOTES:**
- DENOTES 4" X 4" CONCRETE MONUMENT TO BE SET.  
○ DENOTES 3/8" PIPE OR STEEL MARKER TO BE SET.  
□ DENOTES STONE OF CONCRETE MONUMENT FOUND.  
□ DENOTES IRON PIPE FOUND.
  - APPLICABLE HO. CO. DEPARTMENT OF PLANNING AND ZONING FILE REFERENCES FOR THIS PROJECT: WP-04-049, F-04-047, WP-04-098, TU-04-01.
  - COORDINATES SHOWN HEREON ARE BASED ON THE NAD '83 MARYLAND COORDINATE SYSTEM AS PROVIDED BY HO. CO. DEPT. OF PLANNING AND ZONING, 141 AND 0039, WHICH ARE BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM.
  - THIS PLAT IS BASED ON A MONUMENTED FIELD-RUN BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. DATED DECEMBER, 2003.
  - SUBJECT PROPERTY TO BE DEED FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN AND DOES NOT LIE WITHIN THE METROPOLITAN WATER OR SEWER DISTRICT.
  - THERE IS EXISTING DWELLING/STRUCTURES ON PRESERVATION PARCEL "A" TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
  - TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
  - 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 AREAS.
  - ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
  - BRL INDICATES BUILDING RESTRICTION LINE.
  - UNLESS OTHERWISE NOTED AS "PRIVATE", ALL EASEMENTS ARE "PUBLIC".
  - STORMWATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT BASED ON GUIDELINES ESTABLISHED BY THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I & II. STORMWATER RECHARGE AND WATER QUALITY ARE PROVIDED BY SHEET FLOW TO BUFFER AND DISCONNECTION OF NON-ROOFTOP DISCONNECTION. CHANNEL PROTECTION IS NOT REQUIRED AS THE POST DEVELOPMENT PEAK DISCHARGE IS LESS THAN 2.0 CFS.
  - THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT TO FULFILL THE FOREST CONSERVATION OBLIGATION CREATED BY FOXTAIL RUN (F-04-047). 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.
  - LANDSCAPING IS NOT REQUIRED FOR THIS SUBDIVISION AS IT IS CREATING NO NEW LOTS FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
  - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS. MINIMUM REQUIREMENTS:  
A) WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE).  
B) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING.  
C) GEOMETRY - MAX. 1% GRADE CHANGE & MIN. 45' TURNING RADIUS.  
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD).  
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OF DRIVEWAY.  
F) STRUCTURE CLEARANCES - MINIMUM 12' FEET.  
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
  - THE USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOT 1 AND PRESERVATION PARCEL "A" NAD '83 BENCH MARK AS LATER SHOWN ON THIS PLAT IS THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. AN AGREEMENT ALREADY EXISTS FOR A PORTION OF THE USE-IN-COMMON DRIVEWAY AND IS RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AT LIBER 4884 AT FOLIO 0079.
  - THERE IS NO 65' OR MORE CONTOUR LINE ON THIS PLAT.
  - OPEN SPACE IS NOT REQUIRED FOR THIS PROJECT.
  - WATER & SEWER FOR THIS SITE IS PRIVATE. WELL SHALL BE DRILLED PRIOR TO FINAL PLAT RECORDATION. IT WILL NOT BE CONSIDERED "GOVERNMENTAL DELAY" IF THE WELL DRILLING HOLDS UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT.
  - WETLAND CERTIFICATION PROVIDED BY ECO-SCIENCE PROFESSIONALS, INC. DATED DECEMBER 16, 2003. WETLANDS ARE LIMITED TO THE FLOODPLAIN AREA AND THERE IS NO DISTURBANCES WITHIN THE FLOODPLAIN.
  - THIS AREA DESIGNATES A PRIVATE SEWER EASEMENT AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWER DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWER EASEMENT. RECORDATION OF A MODIFIED SEWER EASEMENT PLAT SHALL NOT BE REQUIRED.
  - WP-04-049 WAS DENIED ON NOVEMBER 20, 2003 BY THE PLANNING DIRECTOR. WP-04-049 WAS A REQUEST TO WAIVE THE FOLLOWING:  
SECTION 16.147 - WHICH REQUIRES A FINAL SUBDIVISION PLAT TO RECONFIGURE PARCELS OF LAND.
  - THE FLOODPLAIN LIMIT SHOWN ON THIS PLAN WAS TAKEN FROM A FLOODPLAIN STUDY OF THE CATTAIL CREEK PREPARED FOR HOWARD COUNTY, MARYLAND BY GENERAL COUNTY PROJECT GC 0119. THE LOWEST FLOOR ELEVATIONS OF THE EXISTING AND PROPOSED DWELLINGS ARE GREATER THAN 15' ABOVE THE 100 YEAR FLOOD ELEVATION.
  - THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION ACT AND SECTION 16.1200 OF THE HOWARD COUNTY CODE DUE TO SUBDIVISION THAT DOES NOT CREATE ANY ADDITIONAL LOTS OR PARCELS PER SECTION 16.1202(b)(1)(iv) OF THE HOWARD COUNTY CODE. A FOREST CONSERVATION EASEMENT OF 7.0 ACRES IS PROVIDED ON THIS PROPERTY TO SATISFY THE FOREST CONSERVATION OBLIGATION CREATED BY THE FOXTAIL RUN SUBDIVISION (F-04-047).
  - THE PURPOSE OF THE PRESERVATION PARCEL IS TO CONTAIN ALL OF THE ENVIRONMENTAL FEATURES, FOREST CONSERVATION AREAS AND TO BE A SENDING PARCEL.
  - DEVELOPER SERVES 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 AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS. ANY CONVEYANCES OF THE FORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. 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 THE DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
  - WP-04-098 WAS DENIED ON MARCH 8, 2004 BY THE PLANNING DIRECTOR. WP-04-098 WAS A REQUEST TO WAIVE THE FOLLOWING:  
SECTIONS 16.115(b)(2)(ii) AND 16.1202(b)(4)(ii) - WHICH PROHIBITS THE PLACEMENT OF ENVIRONMENTAL FEATURES (WETLANDS, STREAMS, FLOODPLAIN, REQUIRED FOREST CONSERVATION EASEMENTS) ON RESIDENTIAL LOTS OR BUILDABLE PRESERVATION PARCELS LESS THAN 10 ACRES IN SIZE.
  - THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS/PARCELS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT THE TIME OF SUBMISSION OF THE BUILDING OR GRADING PERMITS AND PRESERVATION PARCEL "A" IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY AND THE HOMEOWNERS ASSOCIATION. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY. JOHN J. SANTOS, OWNER OF PARCEL 178, JOINED THE HOMEOWNERS ASSOCIATION.
  - THE EXISTING PRIVATE SHARED DRIVEWAY EASEMENT RECORDED IN LIBER 4884 AT FOLIO 0079 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, DATED SEPTEMBER 13, 1999, BETWEEN DAVID E. AND JANICE L. EARLE, OWNERS OF PARCELS 178 AND 187, AND CHARLES M. AND PATRICIA R. HESHMAN, FORMER OWNERS OF PARCEL 5, CREATED A PERPETUAL EASEMENT FOR INGRESS AND EGRESS FROM UNION CHAPEL ROAD.
  - THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOC. WERE RECORDED ON DEPT. OF PLANNING AND ZONING FILE NO. D1022177 IN THE LAND RECORDS OF THE MARYLAND STATE DEPT. OF ASSESSMENTS AND TAXATION.

**BOUNDARY COORDINATE CHART**

POINT	NORTHING	EASTING
225	593,470.8879	1,296,512.8997
226	593,471.6707	1,296,646.8250
225	594,266.7137	1,296,331.3381
226	594,049.0137	1,296,095.3073
227	593,979.6410	1,295,882.6566
228	593,903.6672	1,295,595.2097
229	593,660.4939	1,295,545.3784
230	593,710.0739	1,295,351.5190
231	593,337.5801	1,295,280.4816
232	592,526.8667	1,294,837.2488
233	592,519.0231	1,294,861.3116
234	592,511.1796	1,294,885.3743
235	592,076.6453	1,295,173.6719
236	593,093.0525	1,296,149.5991
237	592,845.3356	1,296,018.2908
238	592,522.9098	1,295,943.2164
239	592,523.9726	1,295,923.3636
240	592,427.0224	1,295,859.7980
241	592,261.1023	1,295,695.7486
242	592,094.1158	1,295,536.1350
243	592,065.7585	1,295,549.5669
244	592,236.6084	1,295,713.9794
245	592,420.2101	1,295,896.9662
246	592,518.4944	1,295,984.8255
247	592,767.3090	1,296,194.6865
248	592,841.1938	1,296,239.5418
249	593,377.4690	1,296,533.8689

**RIGHT-OF-WAY COORDINATE CHART**

POINT	NORTHING	EASTING
250	592,535.7543	1,294,341.7699
251	592,532.3641	1,294,851.7663
252	592,518.8161	1,294,889.2677
253	592,071.3583	1,295,546.9144
254	592,067.2171	1,295,550.9705

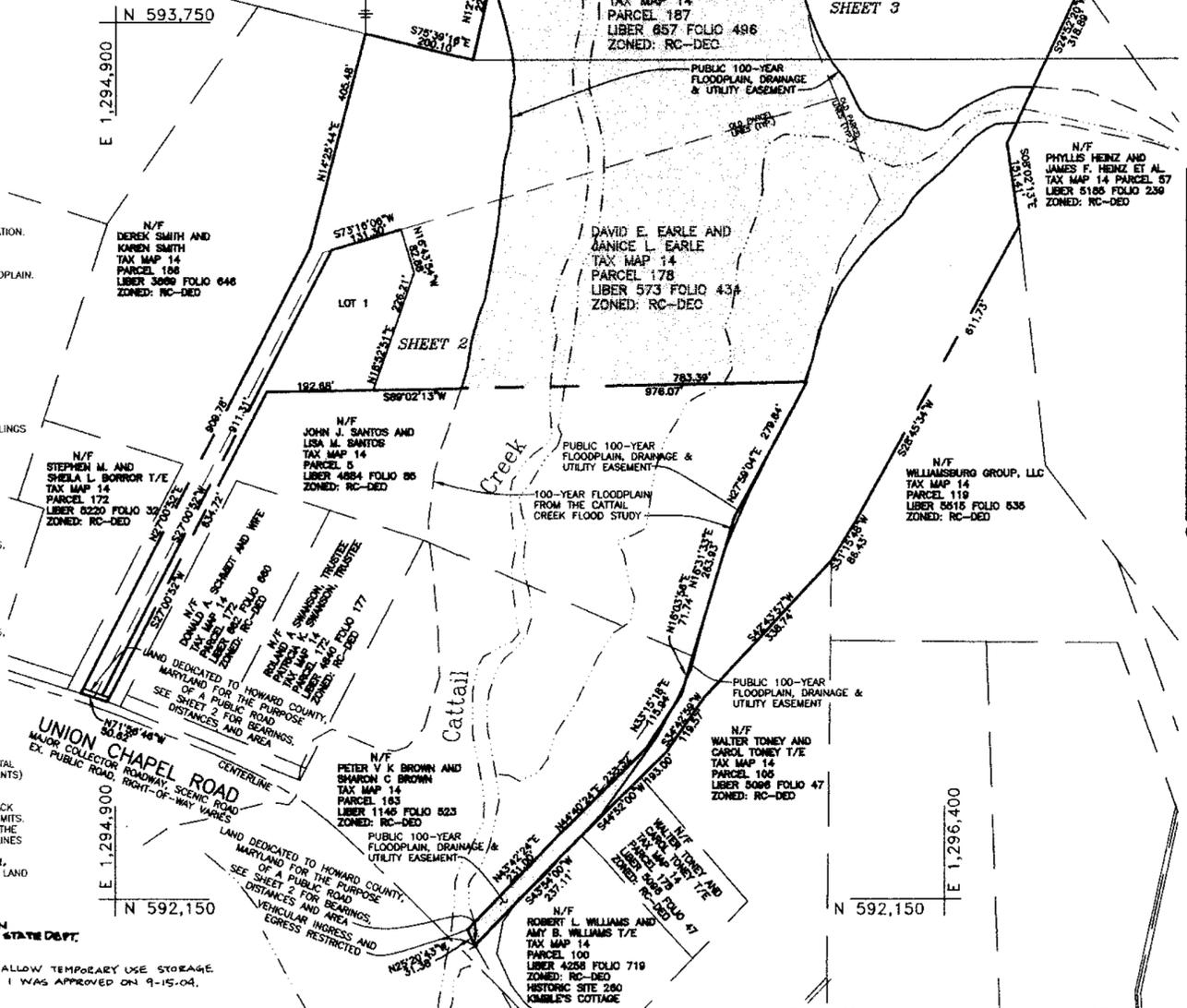
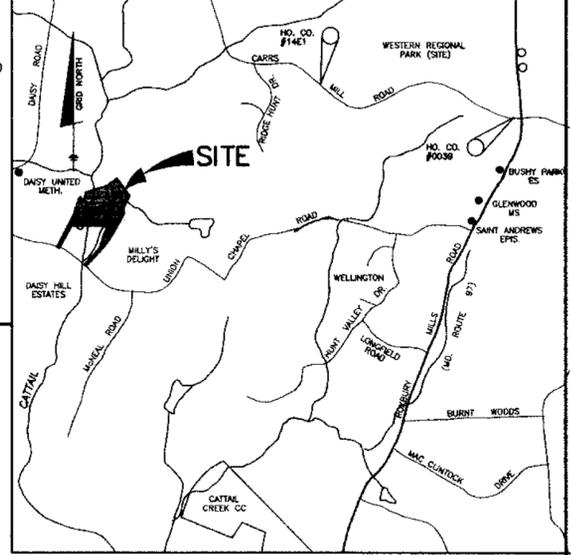
**BENCH MARKS NAD'83**

HO. CO. #131C  
STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE;  
35.5' SOUTH OF CENTERLINE OF ED WARFIELD ROAD AND  
41.6' WEST OF A POWER POLE MARKED G&E 370969,  
AND ABOUT 300' WEST OF THE INTERSECTION OF DAISY  
ROAD AND ED WARFIELD ROAD.

N 592525.747' E 1292640.104'  
ELEV. 546.626'

HO. CO. #131D  
STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE;  
20.8' WEST OF CENTERLINE OF DAISY ROAD, SOUTHWEST  
57.9' OF A POWER POLE MARKED G&E 92842, AND  
ABOUT 0.3 MILES SOUTH OF THE INTERSECTION ED  
WARFIELD ROAD AND DAISY ROAD.

N 591125.333' E 1292599.224'  
ELEV. 534.245'



**DENSITY EXCHANGE**

SENDING PARCEL INFORMATION	INITIAL EXCHANGE
TOTAL PARCEL COMPUTED ACREAGE	29.22 AC±
PARCEL ACREAGE USED FOR DENSITY EXCHANGE CALCULATIONS	29.22 AC - 8.50 = 20.72 AC±
PRESERVATION PARCEL ACREAGE	27.87 AC±
CEO UNITS CREATED (1:4.25)	4
CEO UNITS SENT (1:4.25)	N/A
DEO UNITS CREATED (1:3)	6
DEO UNITS SENT (1:3)	3 (9 AC.)
REMAINING PRESERVATION PARCEL ACREAGE AVAILABLE FOR EXCHANGE	11.72 AC±
DEO UNITS REMAINING (1:3)	3
RECEIVING PARCEL	FOXTAIL RUN, F-04-47 TAX MAP No. 22 PAR. No. 2, GRID No. 8

① A DWELLING UNIT EXISTS ON THE PRESERVATION PARCEL. ACREAGE SHOWN OBTAINED FROM SUBTRACTING 4.25 AC. FOR THE BUILDABLE PARCEL PLUS 4.25 AC. FOR THE CLUSTER LOT FROM TOTAL PARCEL COMPUTED ACREAGE.

**LEGEND**

- CL STREAM
- PROPOSED SEWER DISPOSAL AREA
- WELL
- 1500 S.F. WELL AREA
- STEEP SLOPES 20% OR GREATER
- FOREST CONSERVATION EASEMENT
- 100 YEAR FLOODPLAIN

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.

*David M. Harris* 09/22/04 DATE  
DAVID M. HARRIS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10978  
OR BENCHMARK ENGINEERING, INC.  
MD. REG. NO. 351

*David E. Earle* 7/13/2004 DATE  
DAVID E. EARLE  
OWNER

*Janice L. Earle* 7/13/2004 DATE  
JANICE L. EARLE  
OWNER

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	58,480 SF	8,778 SF	49,702 SF

**PLAN**

**ENGINEER:**  
BENCHMARK ENGINEERING, INC.  
8480 BALTIMORE NATIONAL PIKE, SUITE 418  
ELLCOTT CITY, MARYLAND 21043  
410-465-6105

**DEVELOPER:**  
ELIOAK, LLC  
P.O. BOX 417  
ELLCOTT CITY, MD 21041  
410-465-4244

**OWNERS:**  
DAVID E. AND JANICE L. EARLE  
15746 UNION CHAPEL ROAD  
WOODBINE, MD 21797

THE SOLE AND ONLY PURPOSES OF THIS PLAT ARE TO RECONFIGURE 3 EXISTING DEEDED PARCELS OF LAND INTO ONE BUILDING LOT AND ONE BUILDABLE PRESERVATION PARCEL, TO EXTINGUISH PERMANENTLY THE RIGHT TO DEVELOP 20.72 ACRES OF THIS LAND BASED ON THE DEO/CEO PROVISION DESCRIBED IN SECTION 106 OF THE HOWARD COUNTY ZONING REGULATIONS AND TO ESTABLISH OFF-SITE FOREST CONSERVATION EASEMENTS FOR THE FOXTAIL RUN SUBDIVISION, F-04-047.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS:  
HOWARD COUNTY HEALTH DEPARTMENT

*[Signature]* 10/18/04 DATE  
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 10/25/04 DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 12/3/04 DATE  
DIRECTOR

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY RIDGE VIEW LLC TO DAVID E. AND JANICE L. EARLE, BY DEED DATED July 13<sup>th</sup>, 2004 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 8532 AT FOLIO 433; ALL OF THE LAND CONVEYED BY STEVEN F. PAUL AND MAURICE SISEN TO DAVID E. AND JANICE L. EARLE, BY DEED DATED OCTOBER 6, 1971 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 573 AT FOLIO 0434; AND ALL OF THE LAND CONVEYED BY CHARLES P. AND JUDITH M. HAWK TO DAVID E. AND JANICE L. EARLE, BY DEED DATED OCTOBER 17, 1973 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 0657 AT FOLIO 0490 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS NOW AMENDED.

*[Signature]* 09/22/04 DATE  
DAVID M. HARRIS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10978  
FOR BENCHMARK ENGINEERING, INC.  
MD. REG. NO. 351

**OWNER'S DEDICATION**

WE, DAVID E. EARLE AND JANICE L. EARLE, 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 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 AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, 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 AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS SIXTH DAY OF JULY, 2004.

*[Signature]* 7/13/2004 DATE  
JANICE L. EARLE  
WITNESS

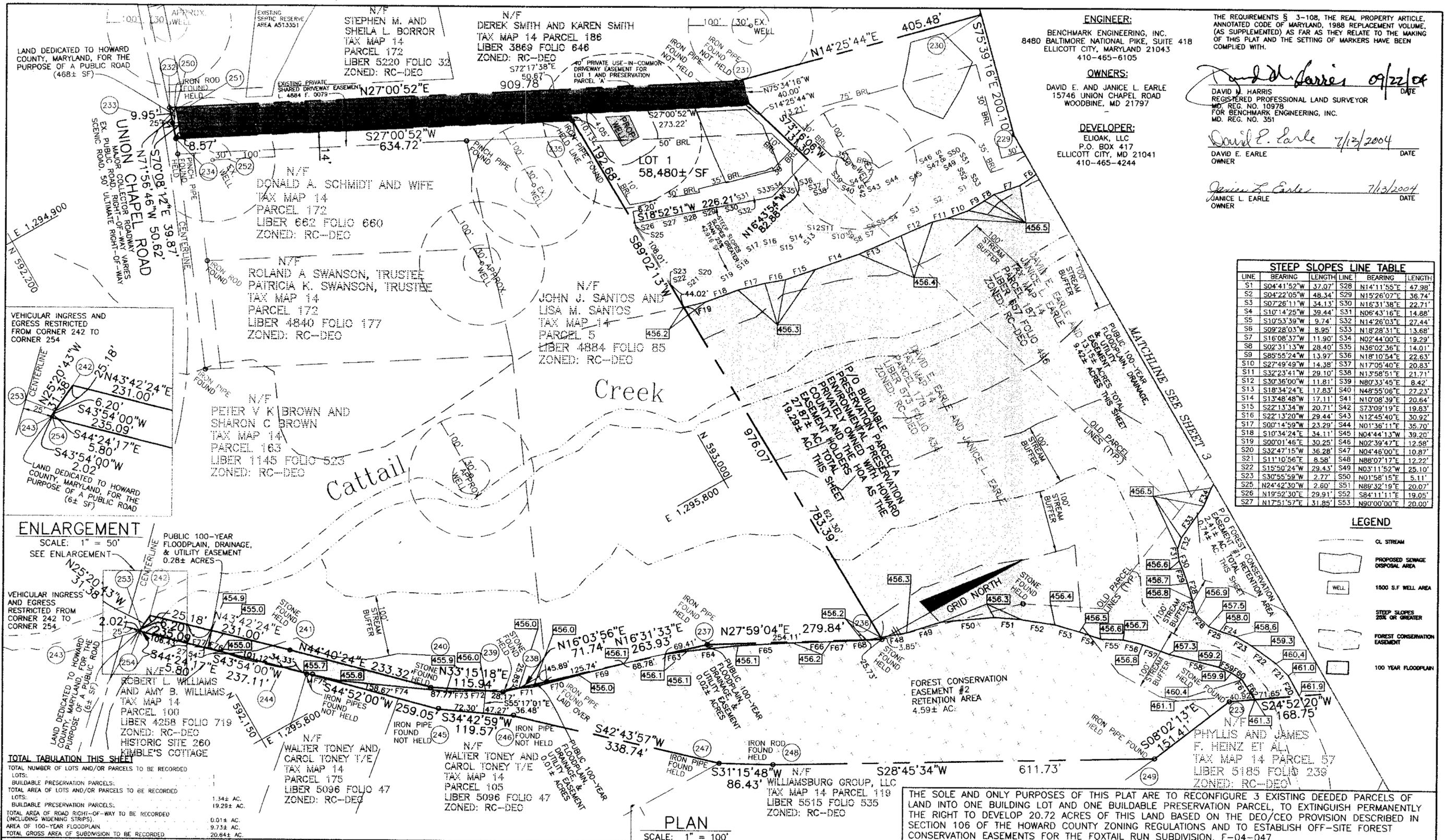
*[Signature]* 7/13/04 DATE  
DAVID E. EARLE  
WITNESS

RECORDED AS PLAT NO. 17120  
ON 12/14/04 AMONG THE LAND  
RECORDS OF HOWARD COUNTY, MARYLAND.

**EARLE PROPERTIES**  
LOT 1 AND BUILDABLE  
PRESERVATION PARCEL "A"  
SUBDIVISION PLAT AND PLAT OF EASEMENT FOR  
SENDING PARCEL AND FOREST CONSERVATION

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
ZONING: RC-DEO  
TAX MAP: 14  
GRID: 13  
PARCELS: 101, 178, 187

SCALE: AS SHOWN  
DATE: JUNE, 2004  
SHEET: 1 of 3



STEEP SLOPES LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
S1	S04°41'52\"W	37.07'	S28	N14°11'55\"E	47.98'
S2	S04°22'05\"W	48.34'	S29	N15°26'07\"E	36.74'
S3	S07°28'11\"W	34.13'	S30	N16°31'38\"E	22.71'
S4	S10°14'25\"W	39.44'	S31	N06°43'16\"E	14.88'
S5	S10°53'39\"W	9.74'	S32	N14°26'03\"E	27.44'
S6	S09°28'03\"W	8.95'	S33	N18°28'31\"E	13.68'
S7	S16°08'37\"W	11.90'	S34	N02°44'00\"E	19.29'
S8	S02°31'13\"W	28.40'	S35	N36°02'36\"E	14.01'
S9	S85°55'24\"W	13.97'	S36	N18°10'54\"E	22.63'
S10	S27°49'49\"W	14.38'	S37	N17°05'40\"E	20.83'
S11	S32°23'41\"W	29.10'	S38	N13°58'51\"E	21.71'
S12	S30°36'00\"W	11.81'	S39	N80°33'45\"E	8.42'
S13	S18°34'24\"E	17.83'	S40	N48°55'06\"E	27.23'
S14	S13°48'48\"W	17.11'	S41	N10°08'39\"E	20.64'
S15	S22°13'34\"W	20.71'	S42	S73°09'19\"E	19.83'
S16	S22°13'20\"W	29.44'	S43	N12°45'40\"E	30.92'
S17	S00°14'59\"W	23.29'	S44	N01°36'11\"E	35.70'
S18	S10°34'24\"E	34.11'	S45	N04°44'13\"W	39.20'
S19	S00°01'46\"E	30.25'	S46	N02°39'47\"E	12.58'
S20	S32°47'15\"W	36.28'	S47	N04°46'00\"E	10.87'
S21	S11°10'56\"E	8.58'	S48	N88°07'17\"E	12.22'
S22	S15°50'24\"W	29.43'	S49	N03°11'52\"W	25.10'
S23	S30°55'59\"W	2.77'	S50	N01°58'15\"E	5.11'
S24	N24°42'30\"W	2.60'	S51	N89°32'19\"E	20.07'
S25	N19°52'30\"E	29.91'	S52	S84°11'11\"E	19.05'
S26	N17°51'57\"E	31.85'	S53	N90°00'00\"E	20.00'
S27					

LEGEND	
	CL. STREAM
	PROPOSED SEWAGE DISPOSAL AREA
	1500 S.F. WELL AREA
	STEEP SLOPES 20% OR GREATER
	FOREST CONSERVATION EASEMENT
	100 YEAR FLOODPLAIN

**ENLARGEMENT**  
SCALE: 1" = 50'  
SEE ENLARGEMENT

**TOTAL TABULATION THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	1.34± AC.
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.014 AC.
AREA OF 100-YEAR FLOODPLAIN	9.73± AC.
TOTAL GROSS AREA OF SUBMISSION TO BE RECORDED	20.64± AC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS:  
HOWARD COUNTY HEALTH DEPARTMENT

*[Signature]* 10/18/04  
HOWARD COUNTY HEALTH OFFICER KN DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 10/25/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 12/2/04  
DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY RIDGE VIEW LLC TO DAVID E. EARLE AND JANICE L. EARLE, BY DEED DATED 3/13/2004, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 8552 AT FOLIO 433; ALL OF THE LAND CONVEYED BY STEVEN F. PAUL AND MAURICE SISEN TO DAVID E. EARLE AND JANICE L. EARLE, BY DEED DATED OCTOBER 6, 1971 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 573 AT FOLIO 0434; AND ALL OF THE LAND CONVEYED BY CHARLES P. AND JUDITH M. HAWK TO DAVID E. EARLE AND JANICE L. EARLE, BY DEED DATED OCTOBER 17, 1973 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 0657 AT FOLIO 0498 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS NOW AMENDED.

*[Signature]* 09/22/04  
DAVID M. HARRIS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10978  
FOR BENCHMARK ENGINEERING, INC.  
MD. REG. NO. 351

**OWNER'S DEDICATION**

WE, DAVID E. EARLE AND JANICE L. EARLE, 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 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 AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, 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 AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS SIXTH DAY OF JULY, 2004.

*[Signature]* 7/13/2004  
JANICE L. EARLE DATE: WITNESS

*[Signature]* 7/13/04  
DAVID E. EARLE DATE: WITNESS

RECORDED AS PLAT NO. 1712/1  
ON 12/1/04 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**EARLE PROPERTIES**  
LOT 1 AND BUILDABLE PRESERVATION PARCEL "A"  
SUBDIVISION PLAT AND PLAT OF EASEMENT FOR SENDING PARCEL AND FOREST CONSERVATION

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
ZONING: RC-DEO  
TAX MAP: 14  
GRID: 13  
PARCELS: 101, 178, 187

SCALE: AS SHOWN  
DATE: JUNE, 2004  
SHEET: 2 of 3

**ENGINEER:**  
BENCHMARK ENGINEERING, INC.  
8480 BALTIMORE NATIONAL PIKE, SUITE 418  
ELLCOTT CITY, MARYLAND 21043  
410-465-6105

**OWNERS:**  
DAVID E. AND JANICE L. EARLE  
15746 UNION CHAPEL ROAD  
WOODBINE, MD 21797

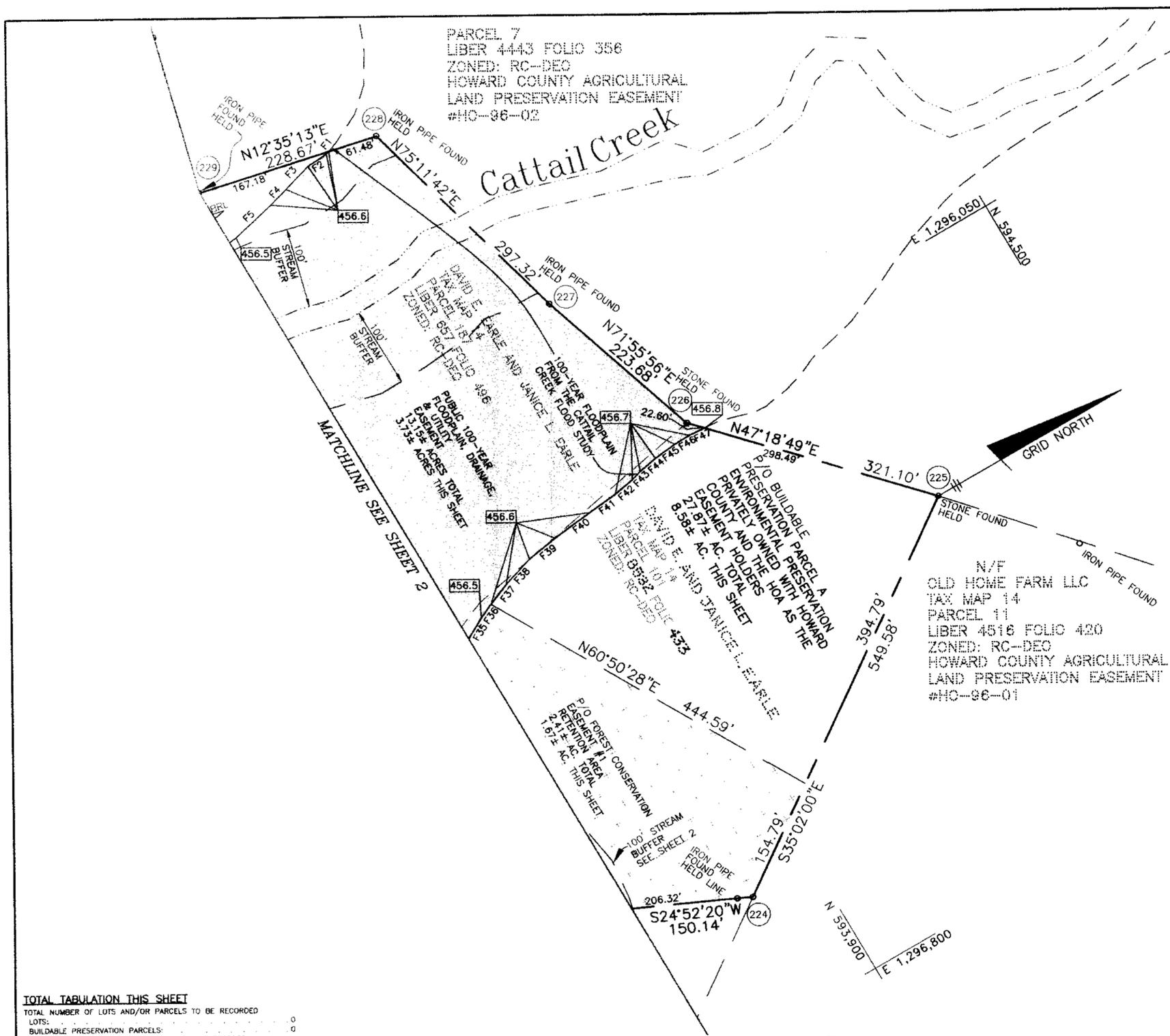
**DEVELOPER:**  
ELIOAK, LLC  
P.O. BOX 417  
ELLCOTT CITY, MD 21041  
410-465-4244

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.

*[Signature]* 09/22/04  
DAVID M. HARRIS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10978  
FOR BENCHMARK ENGINEERING, INC.  
MD. REG. NO. 351

*[Signature]* 7/13/2004  
DAVID E. EARLE  
OWNER

*[Signature]* 7/13/2004  
JANICE L. EARLE  
OWNER



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
F1	S19°49'34"E	4.48'	F31	N68°13'41"W	19.38'	F61	N86°49'30"E	29.98'
F2	S02°47'49"E	27.05'	F32	N41°56'55"W	18.85'	F62	N86°44'04"E	8.10'
F3	S16°37'08"E	39.43'	F33	N25°32'18"W	62.71'	F63	N21°52'15"E	36.06'
F4	S15°46'24"E	26.71'	F34	N37°54'10"W	31.68'	F64	N23°30'32"E	81.71'
F5	S12°57'47"E	59.18'	F35	N28°53'31"W	40.24'	F65	N26°34'27"E	86.82'
F6	S05°12'08"E	43.68'	F36	N24°43'01"W	20.74'	F66	N27°51'34"E	61.64'
F7	S10°28'31"W	43.56'	F37	N22°26'47"W	31.12'	F67	N27°21'32"E	51.13'
F8	S04°02'09"E	19.52'	F38	N17°39'57"W	42.80'	F68	N19°56'44"E	5.31'
F9	S01°16'29"E	29.66'	F39	N09°08'37"W	40.78'	F69	S15°26'36"W	73.74'
F10	S09°28'34"W	36.08'	F40	N06°55'00"W	53.11'	F70	S14°39'05"W	74.74'
F11	S15°58'05"W	23.99'	F41	N05°40'05"W	38.68'	F71	S25°01'55"W	23.46'
F12	S05°50'59"W	55.46'	F42	N10°43'10"W	28.12'	F72	S25°01'55"W	7.11'
F13	S05°54'54"W	74.14'	F43	N17°07'35"W	14.15'	F73	S28°54'11"W	56.01'
F14	S09°59'51"W	73.45'	F44	N10°29'57"W	24.88'	F74	S35°17'27"W	169.86'
F15	S10°11'26"W	50.38'	F45	N06°03'11"W	29.64'	F75	S42°27'40"W	61.49'
F16	S19°49'34"W	33.79'	F46	N01°56'40"W	20.47'	F76	S48°50'00"W	18.08'
F17	S15°45'54"W	44.71'	F47	N04°08'55"E	20.99'	F77	S34°37'29"W	9.65'
F18	S09°15'35"W	55.40'	F48	N19°56'44"E	42.04'			
F19	S16°14'35"W	35.69'	F49	N12°03'37"E	58.05'			
F20	N89°01'52"W	37.61'	F50	N24°42'52"E	85.33'			
F21	S74°53'52"W	27.59'	F51	N34°32'55"E	44.11'			
F22	S65°35'51"W	49.16'	F52	N38°11'56"E	53.93'			
F23	S60°12'05"W	28.21'	F53	N46°13'31"E	41.11'			
F24	S48°13'21"W	27.52'	F54	N48°24'32"E	36.49'			
F25	S5°10'16"W	19.79'	F55	N32°02'38"E	35.72'			
F26	S73°51'46"W	27.55'	F56	N43°08'01"E	32.15'			
F27	N73°51'30"W	25.86'	F57	N49°51'48"E	44.57'			
F28	N77°10'59"W	29.17'	F58	N44°08'41"E	83.01'			
F29	N79°33'19"W	23.80'	F59	N53°57'54"E	22.22'			
F30	N84°16'46"W	12.16'	F60	N62°56'21"E	20.07'			

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.

**ENGINEER:**  
BENCHMARK ENGINEERING, INC.  
8480 BALTIMORE NATIONAL PIKE, SUITE 418  
ELLCOTT CITY, MARYLAND 21043  
410-465-6105

**OWNERS:**  
DAVID E. AND JANICE L. EARLE  
15746 UNION CHAPEL ROAD  
WOODBINE, MD 21797

**DEVELOPER:**  
ELIOAK, LLC  
P.O. BOX 417  
ELLCOTT CITY, MD 21041  
410-465-4244

DAVID M. HARRIS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REG. NO. 10978  
FOR BENCHMARK ENGINEERING, INC.  
MD. REG. NO. 351

DAVID E. EARLE  
OWNER  
DATE: 7/13/2004

JANICE L. EARLE  
OWNER  
DATE: 7/13/2004

THE SOLE AND ONLY PURPOSES OF THIS PLAT ARE TO RECONFIGURE 3 EXISTING DEEDED PARCELS OF LAND INTO ONE BUILDING LOT AND ONE BUILDABLE PRESERVATION PARCEL, TO EXTINGUISH PERMANENTLY THE RIGHT TO DEVELOP 20.72 ACRES OF THIS LAND BASED ON THE DEO/CEO PROVISION DESCRIBED IN SECTION 106 OF THE HOWARD COUNTY ZONING REGULATIONS AND TO ESTABLISH OFF-SITE FOREST CONSERVATION EASEMENTS FOR THE FOXTAIL RUN SUBDIVISION, F-04-047.

**TOTAL TABULATION THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
LOTS:	0
BUILDABLE PRESERVATION PARCELS:	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0.00 AC.
LOTS:	0.00 AC.
BUILDABLE PRESERVATION PARCELS:	8.58± AC.
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00 AC.
AREA OF 100-YEAR FLOODPLAIN	3.73± AC.
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	8.58± AC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS:  
HOWARD COUNTY HEALTH DEPARTMENT

*[Signature]* 10/18/07  
HOWARD COUNTY HEALTH OFFICER KN DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 10/25/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 10/25/04  
DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY RIDGE VIEW LLC TO DAVID E. AND JANICE L. EARLE, BY DEED DATED 5/4/13, 2004 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 0573 AT FOLIO 433; ALL OF THE LAND CONVEYED BY STEVEN F. PAUL AND MAURICE SISEN TO DAVID E. AND JANICE L. EARLE, BY DEED DATED OCTOBER 6, 1971 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 573 AT FOLIO 0434; AND ALL OF THE LAND CONVEYED BY CHARLES P. AND JUDITH M. HAWK TO DAVID E. AND JANICE L. EARLE, BY DEED DATED OCTOBER 17, 1973 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 0657 AT FOLIO 0496 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS NOW AMENDED.

DAVID M. HARRIS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REG. NO. 10978  
FOR BENCHMARK ENGINEERING, INC.  
MD. REG. NO. 351

DATE: 09/23/04

**OWNER'S DEDICATION**

WE, DAVID E. EARLE AND JANICE L. EARLE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS 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 AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, 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 AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS SIXTH DAY OF JULY, 2004.

JANICE L. EARLE DATE: 7/13/2004 WITNESS DATE: 7/13/2004

DAVID E. EARLE DATE: 7/13/2004 WITNESS DATE: 7/13/2004

RECORDED AS PLAT NO. 17122  
ON 10/19/04 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**EARLE PROPERTIES**  
LOT 1 AND BUILDABLE PRESERVATION PARCEL "A"  
SUBDIVISION PLAT AND PLAT OF EASEMENT FOR SENDING PARCEL AND FOREST CONSERVATION

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
ZONING: RC-DEO  
TAX MAP: 14  
GRID: 13  
PARCELS: 101, 178, 187

SCALE: AS SHOWN  
DATE: JUNE, 2004  
SHEET: 3 of 3

PLAN  
SCALE: 1" = 100'