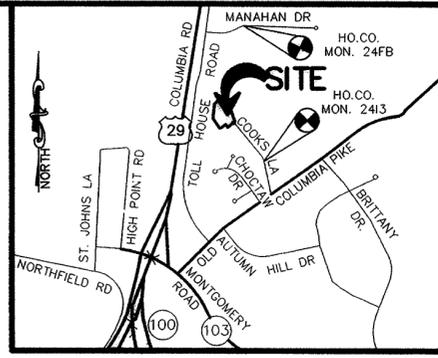


COORDINATES LIST			50' R/W FOR INGRESS AND EGRESS LINE TABLE		
POINT	NORTH	EAST	LINE	BEARING	LENGTH
307	581019.3615	1364556.8676	L1	N 40°23'33" W	113.87'
308	580892.2906	1364409.1334	L2	S 45°20'03" E	3.04'
309	580984.8867	1364342.8168	L3	S 34°34'19" E	22.83'
310	580853.4586	1364165.7980	L4	S 40°23'33" E	87.24'
311	581000.7516	1364063.0742			
312	581177.9181	1363940.4900			
313	581647.9912	1363987.0935			
314	581697.3592	1364058.7301			
315	581761.2495	1364101.7072	PL1	S 15°06'50" W	79.69'
316	581819.6845	1364111.0046	PL2	S 64°46'03" W	66.13'
317	581862.8161	1364162.2750	PL3	S 43°33'46" W	23.00'
318	581905.0963	1364316.5877	PL4	N 64°51'57" E	23.19'
319	581899.9932	1364353.2341	PL5	S 74°56'07" W	46.90'
320	581089.3214	1364638.2037	PL6	S 27°06'39" E	21.15'
321	581077.7367	1364624.7351	PL7	N 39°50'47" E	74.73'
322	581078.7809	1364588.6280	PL8	S 53°08'37" E	67.63'
323	581055.2208	1364561.2348	PL9	S 17°33'17" E	87.86'
324	580925.2495	1364410.1287	PL10	S 19°30'13" E	55.33'
325	581013.0732	1364347.2301			
326	580881.7979	1364170.4173			
327	581012.1909	1364079.4797			
328	581108.8708	1364218.1320			
329	581271.8763	1364134.6790			
330	581350.3414	1364321.7807			
331	581404.9862	1364365.0283			
332	581356.5462	1364429.6463			
333	581283.3586	1364455.3734			
334	581130.9406	1364570.1516			
335	581288.7978	1364126.0158			
336	581276.6081	1364080.7278			
337	581266.7598	1364059.7364			
338	581250.0932	1364043.8856			
339	581221.9025	1363984.0657			
340	581144.9698	1363963.2875			

MINIMUM LOT SIZE TABULATION			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	57,804 SQ.FT.	14,727 SQ.FT.	43,077 SQ.FT.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	110.89'	50.00'	100.43'	89.52'	S 49°18'00" W	127°03'57"
C2	66.59'	35.00'	49.07'	56.99'	N 25°35'17" E	109°00'12"



VICINITY MAP
SCALE: 1" = 2000'
GENERAL NOTES

GENERAL NOTES

13. WATER AND SEWER SERVICE TO THIS/ THESE LOT(S) WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.

14. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY 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 EASEMENT(S), 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(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

15. THIS DEVELOPMENT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE IT IS A RESUBDIVISION WHICH DOES NOT CREATE ANY ADDITIONAL LOTS.

16. 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-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' TURNING RADIUS.
 - D) STRUCTURES(CULVERT/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 CLEARANCE-MINIMUM 12 FEET.
 - G) MAINTENANCE-SUFFICIENT TO INSURE ALL WEATHER USE.
17. LOT 3 CANNOT BE SUBDIVIDED OR REDUCED IN SIZE AS ITS DENSITY SUPPORTS THE RESIDENTIAL DWELLINGS WITHIN THE BLUFFS AT ELLICOTT MILLS.
18. THE REQUIRED LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH THE APPROVED SPECIAL EXCEPTION (BA 699-C).
19. THE GREENHOUSE AND FLORIST BUSINESS HAVE BEEN APPROVED ON 12/27/05 FOR NON-CONFORMING USE BY CASE NO. NCU-05-008.
20. BA 669-C GRANTED A SPECIAL PERMIT TO REGULATION SECTION 19.32 FOR A COMMERCIAL FLORIST SHOP ON 6/01/1971; NCU 02-02 GRANTED A NON-CONFORMING USE TO SECTIONS 100.H AND 129.D FOR THREE APARTMENTS IN A SINGLE FAMILY DETACHED DWELLING ON 6/04/2002.
21. WP-97-91 WAIVES THE REQUIREMENT FOR A SITE DEVELOPMENT PLAN FOR AN EQUIPMENT BUILDING ASSOCIATED WITH THE ANTENNA INSTALLATION ON THE BGE TOWERS.

- 1. COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETIC CONTROL STATIONS Nos. 2413 AND 24FB.
- 2. ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- 3. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER 2002 BY PATTON HARRIS RUST & ASSOCIATES, PC.
- 4. THE SUBJECT PROPERTY IS ZONED R-ED AS PER 02-02-04 COMPREHENSIVE ZONING PLAN.
- 5. THERE ARE NO VISIBLE SIGNS OF CEMETERIES WITHIN THE SUBJECT PROPERTY.
- 6. DEVELOPMENT OF THE LOTS WILL REQUIRE STORM WATER MANAGEMENT AND IT WILL BE PROVIDED AT SITE DEVELOPMENT STAGE.
- 7. NO WETLANDS WERE PRESENT ON SITE AS FIELD VERIFIED BY PATTON HARRIS RUST & ASSOCIATES, PC ON OCTOBER, 2002.
- 8. THERE ARE NO FLOOD PLAIN LIMITS WITHIN THE LIMITS OF THE SUBJECT PROPERTY.
- 9. THERE ARE EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOTS 1 AND 2 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- 10. THE SUBDIVISION SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN PROVIDED BY CONTRACTS 14-1955-D AND 10-0958 RESPECTIVELY.
- 11. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- 12. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.

OWNERS

LEON E. WILHIDE & BEVERLY L. WILHIDE
3952 COOKS LANE
ELLICOTT CITY, MARYLAND 21043
TEL. (410) 365-1411

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO RECONFIGURE LOT 3 OF THE BLUFFS AT ELLICOTT MILLS (PROPOSED LOT 3 OF THE WILHIDE PROPERTY), TO CREATE LOTS 1 AND 2 OF THE WILHIDE PROPERTY, AND TO ABANDON THE EXISTING 20' AND 50' RIGHT-OF-WAYS WHICH TRAVERSE LOT 1.

I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108 THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Leon E. Wilhide 4/20/06
LEON E. WILHIDE DATE

Beverly L. Wilhide 4/20/06
BEVERLY L. WILHIDE DATE

Arthur M. Botterill 4/21/06
ARTHUR M. BOTTERILL, No. 10886 DATE

TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	3
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	10.9042 AC.±
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	10.9042 AC.±

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.

PHRA 8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

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

Robert J. Wilson 7/17/06
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

David J. Coyle 5/5/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Arthur M. Botterill 7/15/06
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS CONVEYED BY LEON E. WILHIDE, JR. AND BEVERLY L. WILHIDE, HIS WIFE TO LEON E. WILHIDE, JR. AND BEVERLY L. WILHIDE, HIS WIFE, BY DEED OF ADJOINER DATED NOVEMBER 18, 1988 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1917 AT FOLIO 295, AND ALL THE CONVEYED BY LEON E. WILHIDE, JR. AND BEVERLY L. WILHIDE, HIS WIFE TO LEON E. WILHIDE, JR. AND BEVERLY L. WILHIDE, HIS WIFE BY DEED OF ADJOINER DATED NOVEMBER 18, 1988 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 299 AND ALL THE LANDS CONVEYED BY LEON E. WILHIDE, JR. AND BEVERLY L. WILHIDE, HIS WIFE TO LEON E. WILHIDE, JR. AND BEVERLY L. WILHIDE, HIS WIFE BY DEED DATED JANUARY 6, 1965 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 430 AND PART OF THE LAND CONVEYED BY WILHIDE PROPERTY PARTNERSHIP, A MARYLAND GENERAL PARTNERSHIP TO LEON E. WILHIDE AND ALICE H. WILHIDE, HIS WIFE TO LEON E. WILHIDE, JR. AND BEVERLY L. WILHIDE, HIS WIFE BY DEED DATED JANUARY 27, 1989 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 2079 AT FOLIO 474 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.

Arthur M. Botterill 4/21/06
ARTHUR M. BOTTERILL
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION NO. 10886 DATE



OWNER'S CERTIFICATE

WE, LEON E. WILHIDE AND BEVERLY L. WILHIDE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM RESTRICTION LINES. ALL EASEMENTS OF (OR) RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS MY/OUR HANDS THIS 20 DAY OF APRIL, 2006.

Leon E. Wilhide 4/20/06
LEON E. WILHIDE DATE

Beverly L. Wilhide 4/20/06
BEVERLY L. WILHIDE DATE

Kevin W. Storer 4/20/06
WITNESS DATE

Kevin W. Storer 4/20/06
WITNESS DATE

RECORDED AS PLAT No. 18442
ON July 20, 2006
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

WILHIDE PROPERTY
LOTS 1, 2 & 3

A SUBDIVISION OF PARCELS 260 & 972 AND A RESUBDIVISION OF LOT 3 AS SHOWN ON PLAT TITLED "THE BLUFFS AT ELLICOTT MILLS LOTS 1, 2 AND 3" AND RECORDED IN PLAT No. 8801 S-89-14, P-89-40 & F-89-158

2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TAX MAP No. 24 GRID No. 18
PARCELS 260, 972 & P/O 904 ZONED: R-ED
SCALE: 1" = 100' DATE: 3/07/06 SHEET: 1 OF 1
11725/1-0/SURVEY/WORK AREA/001 PLAT-REV.DWG