

COORDINATES LIST			20' INGRESS & EGRESS EASEMENT CURVE TABLE						
POINT	NORTH	EAST	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
307	581019.3615	1364556.8676	C1	30.00'	44.72'	27.69'	40.70'	N 81°57'38" W	85°25'02"
308	580892.2906	1364409.1334	C2	165.81'	120.81'	63.23'	118.16'	S 76°12'16" W	41°44'50"
309	580984.8867	1364342.8168	C3	145.81'	81.57'	41.88'	80.51'	N 71°21'25" E	32°03'08"
310	580853.4586	1364165.7980	C4	30.00'	49.52'	32.50'	44.09'	N 08°02'22" E	94°34'58"
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							
316	581819.6845	1364111.0046							
317	581862.8161	1364162.2750							
318	581905.0963	1364316.5877							
319	581899.9932	1364353.2341							
320	581089.3214	1364638.2037							
321	581077.7367	1364624.7351							
322	581078.7809	1364588.6260							
323	581055.2208	1364561.2348							
324	580925.2495	1364410.1287							
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							

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 1/22/09
LEON E. WILHIDE DATE

Beverly L. Wilhide 1-7-09
BEVERLY L. WILHIDE DATE

Arthur M. Botterill 1/26/09
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.

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

Richard D. Davis 2/20/09
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Alan Dammer 2/5/09
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Haniton 2/24/09
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 1917 AT FOLIO 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 AT FOLIO 386 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. I HEREBY CERTIFY, THAT THIS PLAT WAS PREPARED UNDER MY RESPONSIBLE CHARGE, AND IS IN COMPLIANCE WITH THE REGULATIONS SET FORTH IN CHAPTER 06, REGULATION .12 OF THE MINIMUM STANDARDS OF PRACTICE OF MARYLAND.

Arthur M. Botterill 1/26/09
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 7TH DAY OF JANUARY, 2009

Leon E. Wilhide 1/07/09
LEON E. WILHIDE DATE
Beverly L. Wilhide 1/07/09
BEVERLY L. WILHIDE DATE

Patton Harris Rust & Associates 2/10/09
DATE
Patton Harris Rust & Associates 2/10/09
DATE

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO CREATE A 20' INGRESS & EGRESS EASEMENT ACROSS LOT 1 FOR LOTS 1 THRU 3.

RECORDED AS PLAT No. 20613
ON 6/24/09
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

WILHIDE PROPERTY PLAT OF REVISION

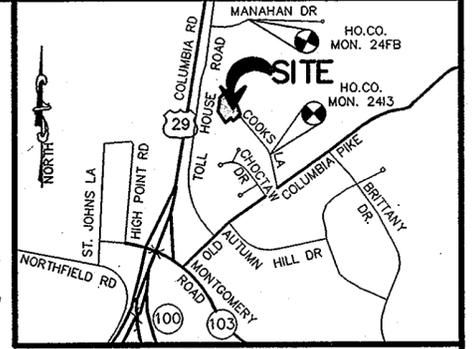
A PLAT OF REVISION OF LOTS 1, 2 AND 3 AS SHOWN ON PLAT ENTITLED "WILHIDE PROPERTY LOTS 1, 2 AND 3" AND RECORDED ON PLAT No. 18442

S-89-14, P-89-40 & F-89-158 & F-05-129
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: 09-15-08 SHEET: 1 OF 1
11725/1-0/SURVEY/FINAL/002 PLAT-REV.DWG

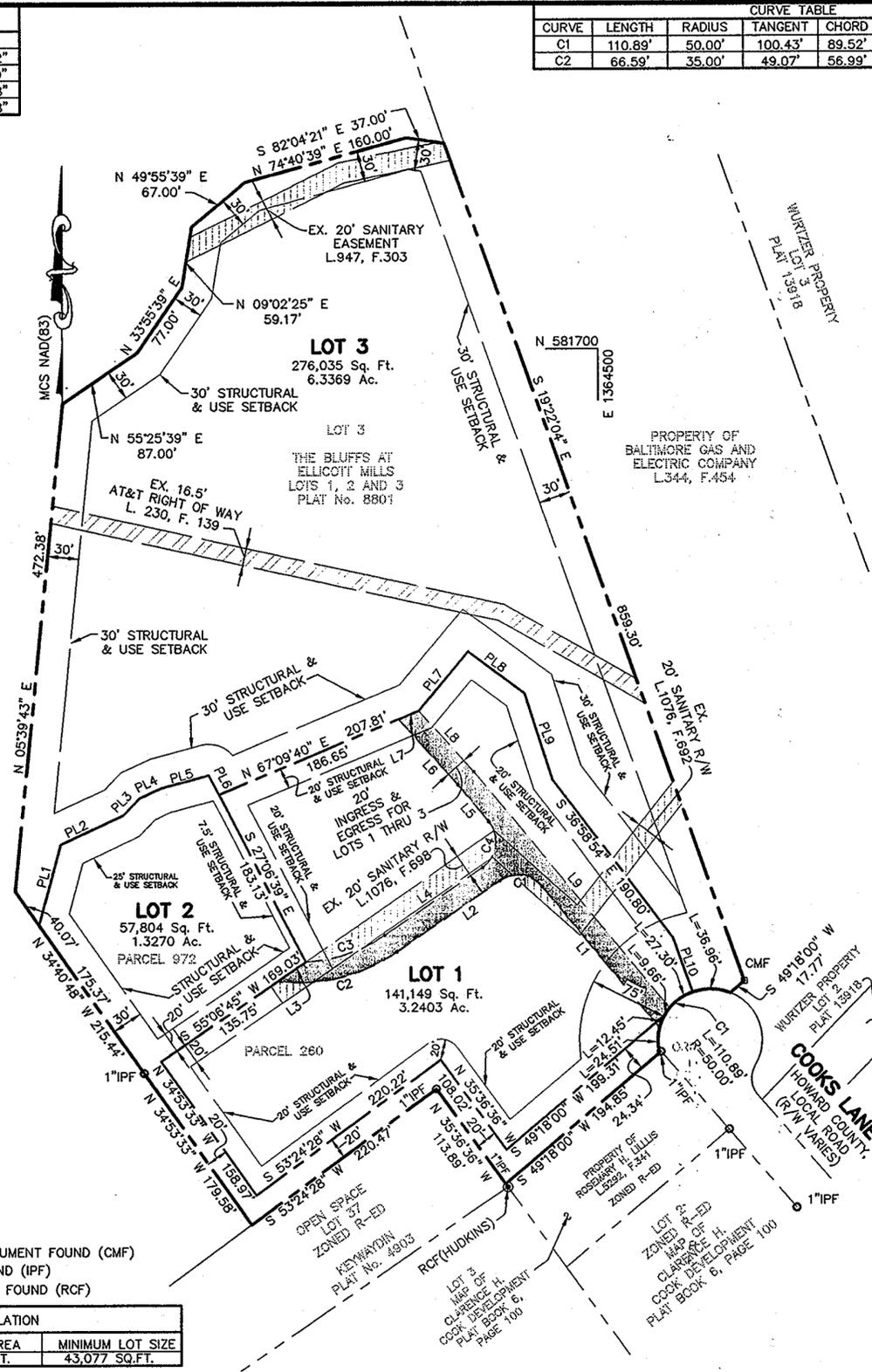
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	110.89'	50.00'	100.43'	89.52'	S 49°18'00" W	127°03'57"
C2	66.59'	35.00'	49.07'	56.99'	N 25°35'17" E	109°00'12"

GENERAL NOTES (CONTINUED)

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 REVISION PLAT 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 (16 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 14% GRADE CHANGE AND MINIMUM OF 45' 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 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.
22. PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS S-89-14, P-89-40, F-89-158 AND F-05-129.
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.
10. THE SUBDIVISION SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN PROVIDED BY CONTRACTS 14-1955-D AND 10-0958 RESPECTIVELY.
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.
8. THERE ARE NO FLOOD PLAIN LIMITS WITHIN THE LIMITS OF THE SUBJECT PROPERTY.
7. NO WETLANDS WERE PRESENT ON SITE AS FIELD VERIFIED BY PATTON HARRIS RUST & ASSOCIATES, PC ON OCTOBER, 2002.
6. DEVELOPMENT OF THE LOTS WILL REQUIRE STORM WATER MANAGEMENT AND IT WILL BE PROVIDED AT SITE DEVELOPMENT STAGE.
5. THERE ARE NO VISIBLE SIGNS OF CEMETERIES WITHIN THE SUBJECT PROPERTY.
4. THE SUBJECT PROPERTY IS ZONED R-ED AS PER 02-02-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7/28/06.
3. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER 2002 BY PATTON HARRIS RUST & ASSOCIATES, PC.
2. ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
1. COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETIC CONTROL STATIONS Nos. 2413 AND 24FB.



VICINITY MAP
SCALE: 1" = 2000'
GENERAL NOTES



LEGEND

- DENOTES CONCRETE MONUMENT FOUND (CMF)
- DENOTES IRON PIPE FOUND (IPF)
- DENOTES REBAR CAPPED FOUND (RCF)

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.