

# ECKERS HOLLOW

## SECTION I, PHASE I

### LOTS 1-56, OPEN SPACE LOTS 57-62 AND BULK PARCELS A & B

#### GENERAL NOTES

- Coordinates shown hereon are based on Maryland Coordinate System NAD '83 as monumented by Howard County Geodetic Control Stations 36E4 N 56°26'43.64" E 1,359,398.707 36E5 N 55°06'4.719" E 1,359,112.64
- Denotes 4"x4" concrete monument to be set. A pin and cap will be set at all angle breaks on the right-of-way lines prior to the acceptance of the streets by Howard County, Maryland.
- Areas shown hereon are "more or less".
- The land shown hereon is zoned RSC.
- Limits of wetlands shown hereon were determined by GTA Inc.
- No clearing, grading or construction is permitted within wetlands or stream buffers.
- See Howard County Department of Planning and Zoning File Numbers P-00-13, WP-01-03, S-00-02.
- Public Sight Distance Easement denotes area in which nothing can be placed or planted which will restrict sight distance for the safe operation of vehicles in the adjacent road.
- 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.
- The Stormwater Management facility for this project is to be public and will be maintained by Howard County. Note that the pond is for both water quality, quantity and extended detention.
- A Public Water and Sewer Maintenance Easement, three feet in width is reserved as shown over and across the frontage of lots shown on these plats of subdivision to allow Howard County access, when necessary, for the specific purpose of the maintenance of public water and sewer house connections at the curb stops and/or cleanouts.
- Plats are based on a field run monumented boundary survey and performed on or about September 20, 1999 by Morris & Ritchie Associates, Inc.
- Declaration of Covenants for the Eckers Hollow Homeowners Association was recorded subsequent to this plat, in the Land Records of Howard County.
- All existing improvements and structures on site will be razed and removed during Phase I of the project. The well and septic system(s) will be abandoned prior to development.
- The Eckers Hollow Homeowners Association was incorporated on September 27, 2000, with the State Department of Assessments and Taxation, under the Article of Incorporation Certificate Number 10000227583000000.
- An Afforestation Requirement of 4.6 Acres is generated by this development. Potential on-site afforestation acreage of 3.5 Acres exists with a request to pay fee-in-lieu for the balance of 1.1 Acres. As granted, this request ~~was~~ paid to the Forest Conservation Fund of Howard County, in the sum of \$143,748.00 (47,916 sq.ft. X \$3.00 per sq.ft.) upon County approval.
- Sketch Plan Approval #S-00-02.
- Driveway(s) shall be constructed prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
  - Width - 12 feet (14 feet serving more than one residence).
  - Surface - 6 inches of compacted crusher run base with tar and chip coating.
  - Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 45 foot turning radius.
  - Structures (culvert/bridges) - Capable of supporting 25 gross tons (125 loading).
  - Drainage elements - Capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface.
  - Structure clearances - Minimum 12 feet.
  - Maintenance - Sufficient to insure all weather use.
- Stormwater management facilities will be required on the parcels shown on these plats in accordance with the Design Manuals. Prior to signature approval of the site development plan, the developer will be required to execute the developer's agreement for the construction of the stormwater management facility and a maintenance agreement.

#### VICINITY MAP

SCALE 1"=2000'

#### Reservation Of Public Utility And Forest Conservation Easements

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 Easement), located in, on, over and through Lots 1 through 62. Any 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 Easements, 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 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, Maryland.

#### MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
36	6,793 SF.	133 SF.	6,660 SF.
37	7,600 SF.	676 SF.	6,924 SF.
44	6,404 SF.	353 SF.	6,051 SF.
45	7,694 SF.	902 SF.	6,792 SF.

OWNER: THE RYLAND GROUP, INC.  
1250 PARKWAY DRIVE, SUITE 520  
HANOVER, MARYLAND 21076

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY

*Dion J. Matney M.P. S.S.* 4-17-01  
HOWARD COUNTY HEALTH OFFICER MR DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

*[Signature]* 4/10/01  
BRIEF, DEVELOPMENT ENGINEERING DIVISION C DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

*[Signature]* 4/26/01  
DIRECTOR HD DATE

#### OWNER'S DEDICATION

We, The Ryland Group, Inc. by Douglas F. Eshelman, Vice President, 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,

- 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 easements shown hereon
- The right to require dedication for public use the beds of the streets and/or roads, and floodplains open spaces, where applicable, and for other 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 floodplains, storm drainage facilities, and open spaces, where applicable; and
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- that no building or similar structure of any kind shall be erected on or over the said easements and right of ways.

Witness our hands this 21<sup>st</sup> day of March 2001

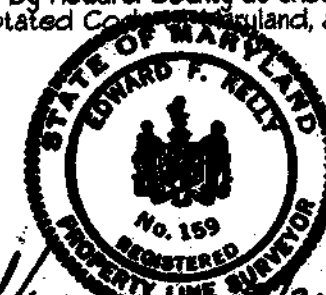
THE RYLAND GROUP, INC.

By: *[Signature]*  
Douglas F. Eshelman, Vice President

Witness  
*[Signature]* 3/21/01

#### SURVEYOR'S CERTIFICATE

I hereby certify that the information on this final plat is correct, that this plat is a subdivision of the lands conveyed by Charles E. Ecker and Samuel A. Ecker, Personal Representatives of the Estate of Helen Dorsey Ecker to The Ryland Group, Inc. and Samuel A. Ecker and Carrie I. Ecker to The Ryland Group, Inc. by deeds dated March 21, 2000 and recorded in the Land Records of Howard County, Maryland in Liber 5050, Folios 0385 and 0392, respectively, and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.



*[Signature]* 3/20/01  
Edward F. Kelly  
Registered Property Line Surveyor #159 Date



#### MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

110 West Road, Suite 245  
Towson, Maryland 21204  
Tel: (410) 821-1690  
Fax: (410) 821-1748

## ECKERS HOLLOW

### SECTION I, PHASE I

#### LOTS 1-56, OPEN SPACE LOTS 57-62, NON-BUILDABLE BULK PARCELS A & B

TITLE SHEET - SHEET 1 OF 5

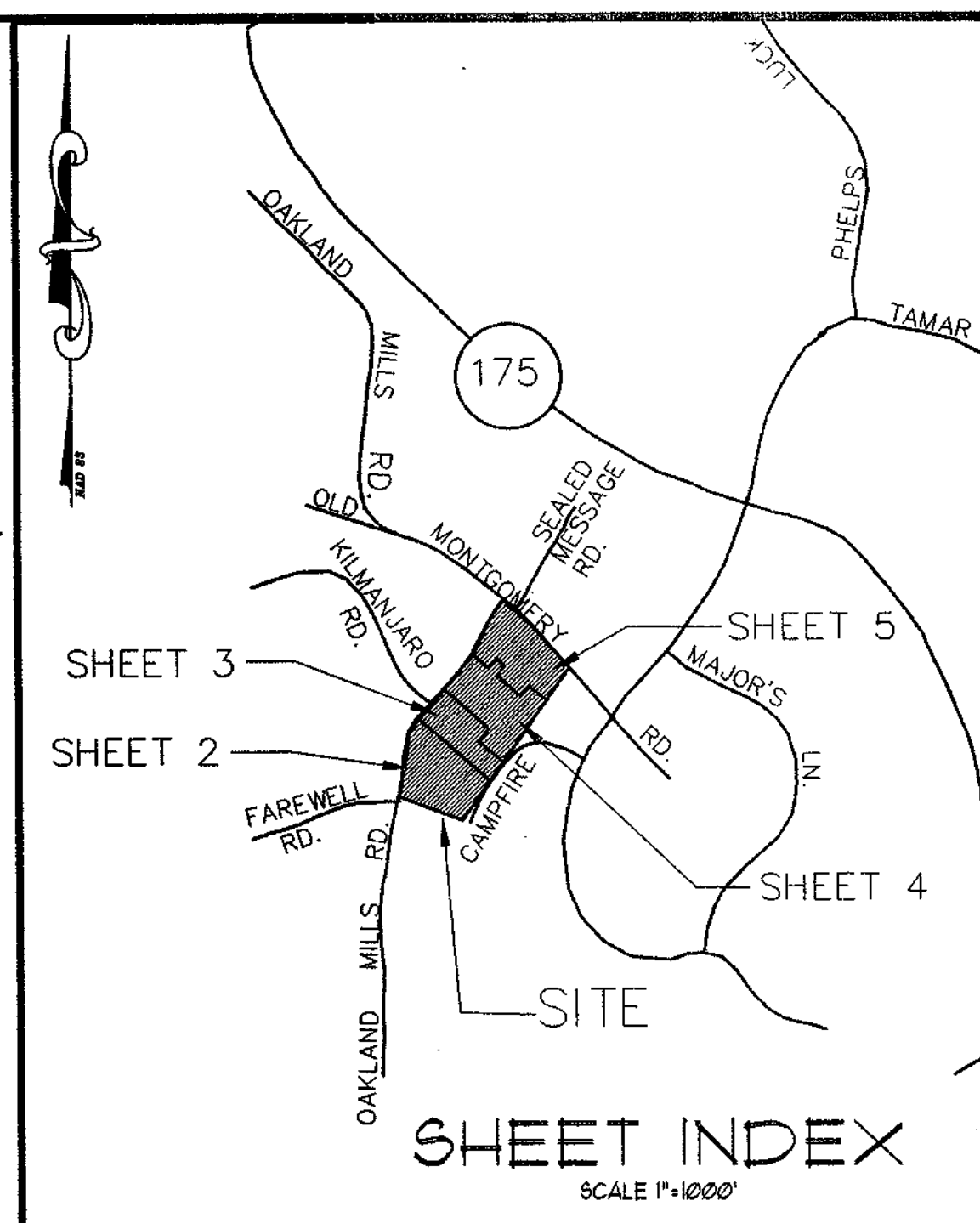
ZONING: RSC

TAX MAP 36 GRID 10 411 PARCEL 23

SIXTH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: 2/14/01 DRAWN BY: JFS REVIEW BY: EFK JOB NO: 11205



#### SHEET INDEX

SCALE 1"=1000'

#### OPEN SPACE TABULATIONS

Open Space Required: 3.706 Acres (20% of 1853 Acres)  
Open Space Provided: 7.410 Acres (100% Credited Acres)  
Recreation Open Space Required: 14,000 SF. (250 SF. per unit X 56 units)  
Recreation Open Space Provided: 26,425 SF.

#### AREA TABULATION SHEETS 1 OF 5 THROUGH 5 OF 5.

- TOTAL NUMBER OF LOTS TO BE RECORDED: 62
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 6
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 7,408 Ac.
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 56
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 8,131 Ac.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 2,900 Ac.
- TOTAL NUMBER OF BULK PARCELS TO BE RECORDED: 2
- TOTAL AREA OF BULK PARCELS TO BE RECORDED: 8571 Ac.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 21,102 Ac.

20. A 0.706 Acre Parcel, part of the right of way of Oakland Mills Road, has been conveyed to Howard County, Maryland by deed recorded on March 7<sup>th</sup>, 2001 in Liber 5070, Folio 326

The requirements of Section 5-3-108, The Real Property Article, Annotated Code of Maryland, 1988 Relocation Volume, as supplemented, as far as they relate to the making of this plat and the setting of markers have been complied with

*[Signature]* 3/20/01  
Edward F. Kelly  
Registered Property Line Surveyor  
No. 159 Date

THE RYLAND GROUP, INC.

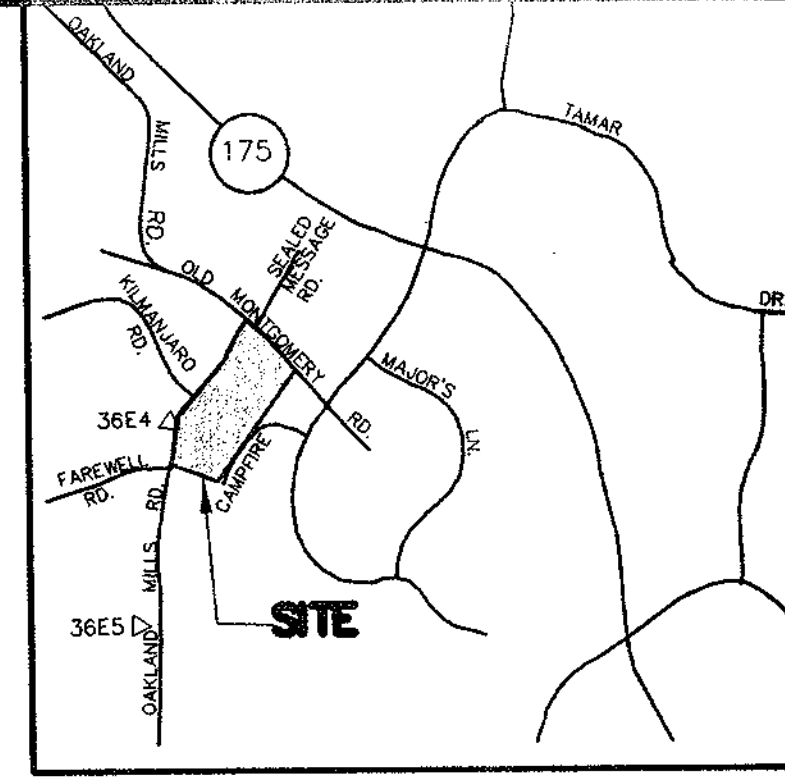
By: *[Signature]* 03/21/01  
Douglas F. Eshelman, Vice President Date

This subdivision is subject to Section 18.122B of the Howard County Code, Public Water and Public Sewer Services has been granted under the terms and provisions, thereof, effective March 23, 2001 on which date Developer Agreement # 24-3414, F-01-22 was filled and accepted.

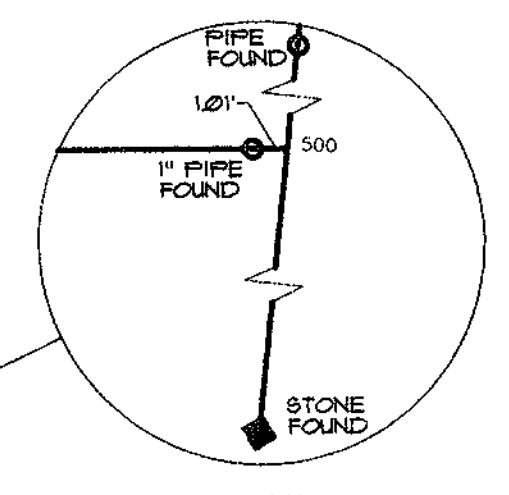
RECORDED AS PLAT No. 14761  
ON 5/3/01 IN THE  
LAND RECORDS OF HOWARD COUNTY, MD.

NAME	DELTA	RADIUS	LENGTH	BEARING	CHORD	TANGENT
C-1	96°31'59"	90.00	151.64	S 10°44'46" E	134.33	100.90
C-2	96°31'59"	50.00	84.24	S 10°44'46" E	74.63	56.05
C-9	83°28'01"	30.00	43.70	N 79°15'14" E	39.94	26.76
C-10	83°28'01"	70.00	101.97	N 79°15'14" W	93.19	62.44
C-14	19°38'07"	347.34	119.03	N 18°15'13" E	118.45	60.11

ECKERS HOLLOW  
SECTION 1, PHASE I  
SHEET 3 OF 5



VICINITY MAP  
SCALE: 1"=2000'



DETAIL

Reservation Of Public Utility And Forest Conservation Easements

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 Easement'), located in, on, over and through Lots 1 through 62. Any 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 Easements, 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 Developers 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, Maryland.

COORDINATES

NAME	NORTH	EAST
568	559489.2571	1597798.6320
575	600801.6320	1593971.6170
608	599761.9320	1593491.2893

- DENOTES FOREST CONSERVATION EASEMENT
- DENOTES ALL OTHER EASEMENTS

This subdivision is subject to Section 18.1228 of the Howard County Code. Public Water and Public Sewer Service has been granted under the terms and provisions thereof, effective 2001 on which date Developer Agreement was filed and accepted.

The requirements of Section 5-3-108 The Real Property Article, Annotated Code of Maryland, 1988 Re-Placement Volume, as supplemented, as far as they relate to the making of this plat and the setting of markers have been complied with.

Edward F Kelly 3/20/01  
Edward F Kelly Date  
Registered Property Line Surveyor  
No. 459

THE RYLAND GROUP, INC

By: Douglas F. Eshelman, Vice President 03/21/01 Date

- BRL - DENOTES BUILDING RESTRICTION LINE
- - DENOTES A REBAR AND CAP TO BE SET BY MORRIS & RITCHIE ASSOCIATES, INC.

TABULATION OF FINAL PLAT - SHEET 2 OF 5

- TOTAL NUMBER OF LOTS TO BE RECORDED: 28
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 3
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 1254 AC.
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 25
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 3598 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 0.168 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 5620 AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY

Diana L. Matney, M.P.E.S. 4-17-01  
HOWARD COUNTY HEALTH OFFICER MR DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

CHIEF DEVELOPMENT ENGINEERING DIVISION 4/13/01  
DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

4/26/01  
DATE

OWNER'S DEDICATION

We, The Ryland Group, Inc., by Douglas F. Eshelman, Vice President, owners of the property shown and described herein, hereby accept 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,

- 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 easements shown hereon
- The right to require dedication for public use the beds of the streets and/or roads, and floodplains, open spaces, where applicable, and for other 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 floodplains, storm drainage facilities, and open spaces, where applicable; and
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and right of ways.

Witness our hands this 21<sup>st</sup> day March 2001

THE RYLAND GROUP, INC.

By: Douglas F. Eshelman, Vice President

Witness: 03/21/01

SURVEYOR'S CERTIFICATE

I hereby certify that the information on this final plat is correct, that this plat is a subdivision of the lands conveyed by Charles E. Ecker and Samuel A. Ecker, Personal Representatives of the Estate of Helen Dorsey Ecker to The Ryland Group, Inc. and Samuel A. Ecker and Carrie I. Ecker to The Ryland Group, Inc. by deeds dated March 21, 2000 and recorded in the Land Records of Howard County, Maryland in Liber 5050, Folios 0285 and 0292, respectively, and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County, as shown, in accordance with the Annotated Code of Maryland, as amended.



Edward F. Kelly 3/20/01 Date  
Registered Property Line Surveyor #459



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS  
110 West Road, Suite 245  
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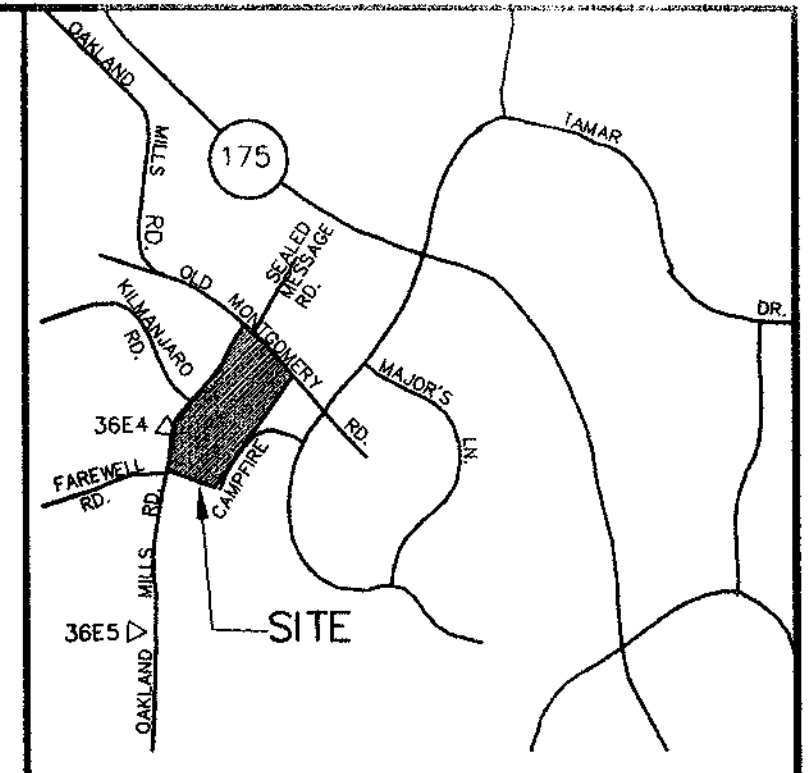
ECKERS HOLLOW

SECTION 1, PHASE I  
LOTS 12-23, 29-41, 58 & P/O 57 & 61

SHEET 2 OF 5  
ZONING: RSC  
TAX MAP 36 GRID 10 & 11 PARCEL 23  
SIXTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

SCALE: 1"=60' DATE: 2/14/01 DRAWN BY: MLS REVIEW BY: EFK JOB NO: 11205

- TABULATION OF FINAL PLAT - SHEET 3 OF 5
1. TOTAL NUMBER OF LOTS TO BE RECORDED: 21
  2. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 2
  3. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 0.364 Ac.
  4. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 25
  5. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 3.693 Ac.
  6. TOTAL AREA OF ROADWAYS TO BE RECORDED: 1.029 Ac.
  7. TOTAL NUMBER OF BULK PARCELS TO BE RECORDED: 1
  8. TOTAL AREA OF BULK PARCELS TO BE RECORDED: 0.138 Ac.
  9. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 5.504 Ac.



VICINITY MAP  
SCALE: 1"=2000'

The requirements of Section 9-3-100, The Real Property Article, Annotated Code of Maryland, 1988 Relocation Volume, as supplemented, as far as they relate to the making of this plat and the setting of markers have been complied with.

*Edward F. Kelly* 3/20/01  
Date  
Edward F. Kelly  
Registered Property Line Surveyor  
No. 159

THE RYLAND GROUP, INC.

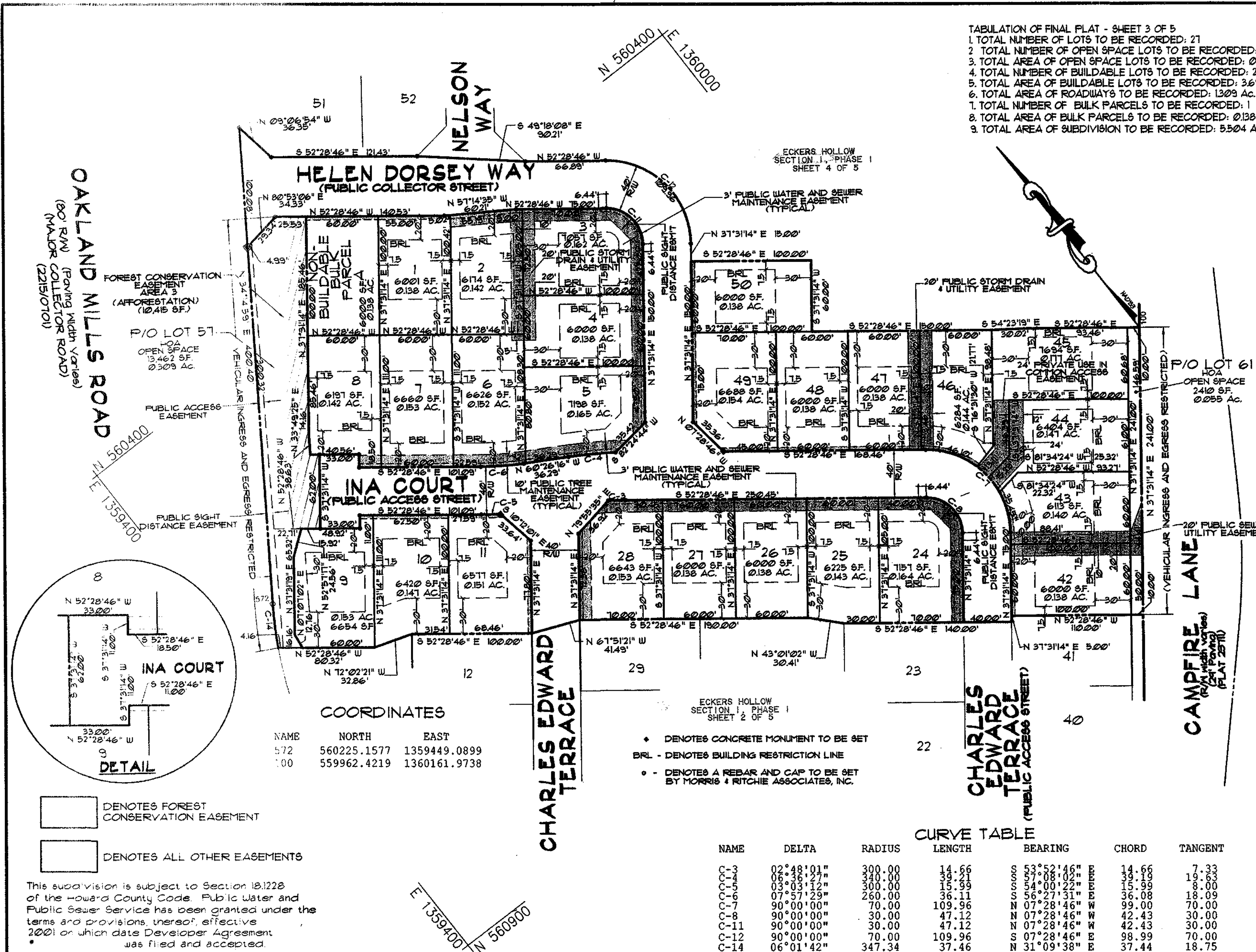
By: *Douglas F. Eshelman* 03/21/01  
Date  
Douglas F. Eshelman, Vice President

Reservation Of Public Utility And Forest Conservation Easements

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 Easement'), located in, on, over and through Lots 1 through 62. Any 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 Easements 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 Developers 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, Maryland.

SEE SHEET 1 OF 5 FOR ADDITIONAL NOTES

RECORDED AS PLAT No. 14763  
ON 5/31/01 IN THE  
LAND RECORDS OF HOWARD COUNTY, MD.



COORDINATES

NAME	NORTH	EAST
572	560225.1577	1359449.0899
100	559962.4219	1360161.9738

- DENOTES CONCRETE MONUMENT TO BE SET
- BRL - DENOTES BUILDING RESTRICTION LINE
- - DENOTES A REBAR AND CAP TO BE SET BY MORRIS & RITCHIE ASSOCIATES, INC.

CURVE TABLE

NAME	DELTA	RADIUS	LENGTH	BEARING	CHORD	TANGENT
C-3	02°48'01"	300.00	14.66	S 53°52'46" E	14.66	7.33
C-4	06°36'27"	340.00	39.23	S 57°08'02" E	39.23	19.63
C-5	03°33'12"	300.00	15.99	S 54°00'22" E	15.99	8.00
C-6	07°57'29"	260.00	36.11	S 56°27'31" E	36.08	18.09
C-7	90°00'00"	70.00	109.96	N 07°28'46" W	99.00	70.00
C-8	90°00'00"	30.00	47.12	N 07°28'46" W	42.43	30.00
C-11	90°00'00"	30.00	47.12	N 07°28'46" W	42.43	30.00
C-12	90°00'00"	70.00	109.96	S 07°28'46" E	98.99	70.00
C-14	06°01'42"	347.34	37.46	N 31°09'38" E	37.44	18.75

DENOTES FOREST CONSERVATION EASEMENT  
 DENOTES ALL OTHER EASEMENTS  
 This subdivision is subject to Section 18.1228 of the Howard County Code. Public Water and Public Sewer Service has been granted under the terms and provisions thereof, effective 2/20/01 on which date Developer Agreement was filed and accepted.

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY

*Diane L. Watson* 4-17-01  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

*[Signature]* 4/16/01  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

*[Signature]* 4/26/01  
DIRECTOR DATE

**OWNER'S DEDICATION**

We, The Ryland Group, Inc. by Douglas F. Eshelman, Vice President, 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 easements shown hereon
- (2) The right to require dedication for public use the beds of the streets and/or roads, and floodplains, open spaces, where applicable, and for other 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 floodplains, storm drainage facilities, and open spaces, where applicable; and
- (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 erected on or over the said easements and rights of way.

Witness our hands this 21<sup>st</sup> day of March 2001  
THE RYLAND GROUP, INC.

By: *[Signature]* 03/21/01  
Douglas F. Eshelman, Vice President

*[Signature]* 03/21/01  
Witness

**SURVEYOR'S CERTIFICATE**

I hereby certify that the information on this final plat is correct, that this plat is a subdivision of the lands conveyed by Charles E. Ecker and Samuel A. Ecker, Personal Representatives of the Estate of Helen Dorsey Ecker to The Ryland Group, Inc. and Samuel A. Ecker and Carrie I. Ecker to The Ryland Group, Inc. by deeds dated March 21, 2000 and recorded in the Land Records of Howard County, Maryland in Liber 5050, Folios 0385 and 0392, respectively, and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County, as shown, in accordance with the Annotated Code of Maryland, as amended.

*Edward F. Kelly* 3/20/01  
Edward F. Kelly  
Registered Property Line Surveyor #159 Date

**MORRIS & RITCHIE ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

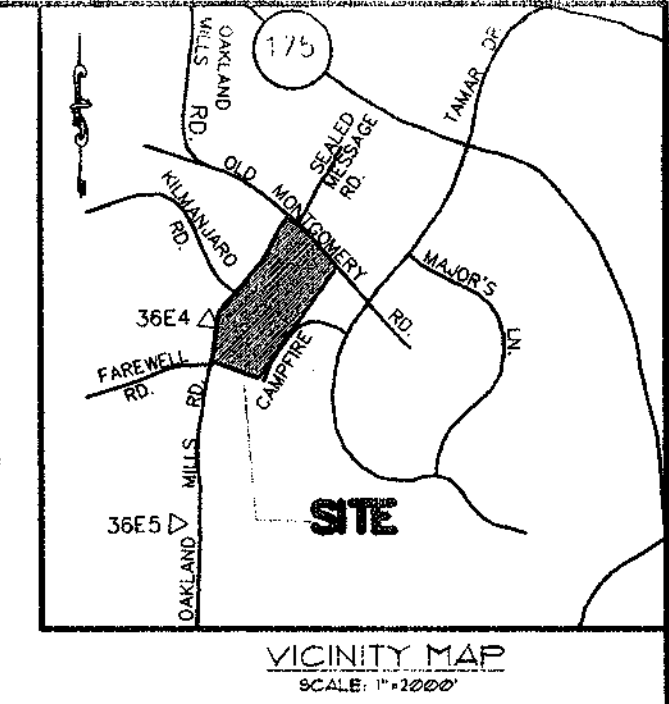
110 West Road, Suite 245  
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Tel: (410) 821-1690  
Fax: (410) 821-1748

**ECKERS HOLLOW**  
SECTION I, PHASE I  
LOTS 1-11, 24-28, 42-50 & P/O 57 & 61  
BULK PARCEL 'A'  
SHEET 3 OF 5  
ZONING: RSC  
TAX MAP 36 GRID 10 & 11 PARCEL 23  
SIXTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

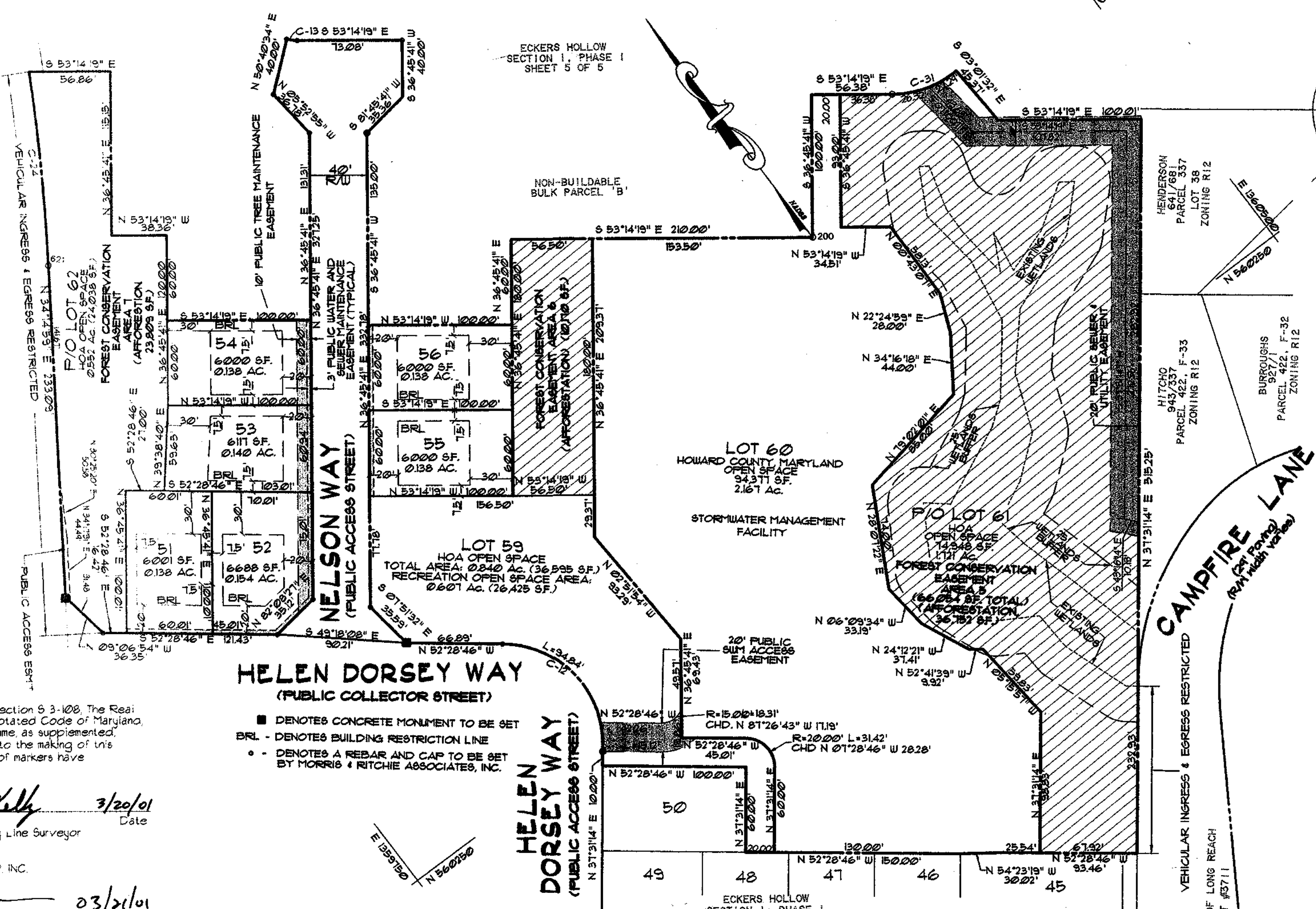
SCALE: 1"=60' DATE: 2/14/01 DRAWN BY: JFS REVIEW BY: EFK JOB NO: 11205

**COORDINATES**

NAME	NORTH	EAST
200	560443.7047	1360242.6647
621	560748.8028	1359805.6218



**OAKLAND MILLS ROAD**  
(60' R/W) (Paving Width Varies)  
(PUBLIC COLLECTOR ROAD)  
(221510101 & 224510047)



**GRANITE KNOLL**  
VILLAGE OF LONG REACH  
PB 21, PG 26

**Reservation Of Public Utility And Forest Conservation Easements**

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 Easement'), located in, on, over and through Lots 1 through 62. Any 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 Easements, 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 Developers 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, Maryland.

DENOTES FOREST CONSERVATION EASEMENT  
 DENOTES ALL OTHER EASEMENTS

This subdivision is subject to Section 18.1228 of the Howard County Code. Public Water and Public Sewer Service has been granted under the terms and provisions, thereof, effective 2001 on which date Developer Agreement was filed and accepted.

The requirements of Section 5-3-100, 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.

*Edward F. Kelly* 3/20/01  
Date  
Edward F. Kelly  
Registered Property Line Surveyor  
No. #59

THE RYLAND GROUP, INC.  
By: *D. F. Eshelman* 03/21/01  
Date  
Douglas F. Eshelman, Vice President

**HELEN DORSEY WAY**  
(PUBLIC COLLECTOR STREET)

DENOTES CONCRETE MONUMENT TO BE SET  
 DENOTES BUILDING RESTRICTION LINE  
 DENOTES A REBAR AND CAP TO BE SET BY MORRIS & RITCHIE ASSOCIATES, INC.

**HELEN DORSEY WAY**  
(PUBLIC ACCESS STREET)

**CURVE TABLE**

NAME	DELTA	RADIUS	LENGTH	BEARING	CHORD	TANGENT
1-2	90°00'00"	70.00	109.96	S 07°28'46" E	98.99	70.00
1-3	13°54'53"	30.00	7.29	S 46°16'52" E	7.27	3.66
1-4	05°28'10"	1431.05	136.60	N 31°30'54" E	136.55	68.35
1-5	39°47'13"	70.00	48.61	N 73°07'56" W	47.64	25.33

**TABULATION OF FINAL PLAT - SHEET 4 OF 5**

- TOTAL NUMBER OF LOTS TO BE RECORDED: 10
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 4
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 5279 AC.
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 6
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 0.846 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 0.455 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 6.580 AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY

*Diane Z. Motulsky* 4-17-01  
Date  
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

*[Signature]* 4/14/01  
Date  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

*[Signature]* 4/26/01  
Date  
DIRECTOR

**OWNER'S DEDICATION**

We, The Ryland Group, Inc., by Douglas F. Eshelman, Vice President, owners of the property shown and described herein, 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,

- 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 easements shown hereon;
- The right to require dedication for public use the beds of the streets and/or roads, and floodplains open spaces, where applicable, and for other 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 floodplains, storm drainage facilities, and open spaces, where applicable; and
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights of way.

Witness our hands this 21<sup>st</sup> day of March 2001

THE RYLAND GROUP, INC.

By: *[Signature]*  
Date  
Douglas F. Eshelman, Vice President

*[Signature]* 03/21/01  
Date  
Witness

**SURVEYOR'S CERTIFICATE**

I hereby certify that the information on this final plat is correct, that this plat is a subdivision of the lands conveyed by Charles E. Ecker and Samuel A. Ecker, Personal Representatives of the Estate of Helen Dorsey Ecker to The Ryland Group, Inc., and Samuel A. Ecker and Carrie I. Ecker to The Ryland Group, Inc. by deeds dated March 21, 2000 and recorded in the Land Records of Howard County, Maryland in Liber 5050, Folios 0305 and 0332, respectively, and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.



*Edward F. Kelly* 3/20/01  
Date  
Edward F. Kelly  
Registered Property Line Surveyor #59

**MORRIS & RITCHIE ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

110 West Road, Suite 245  
Towson, Maryland 21204  
Tel: (410) 821-1690  
Fax: (410) 821-1748

**ECKERS HOLLOW**  
SECTION I, PHASE I  
LOTS 51-56, 59 & 60  
PART OF LOTS 61 & 62  
SHEET 4 OF 5  
ZONING: R6C  
TAX MAP 36 GRID 10 & 11 PARCEL 23  
SIXTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

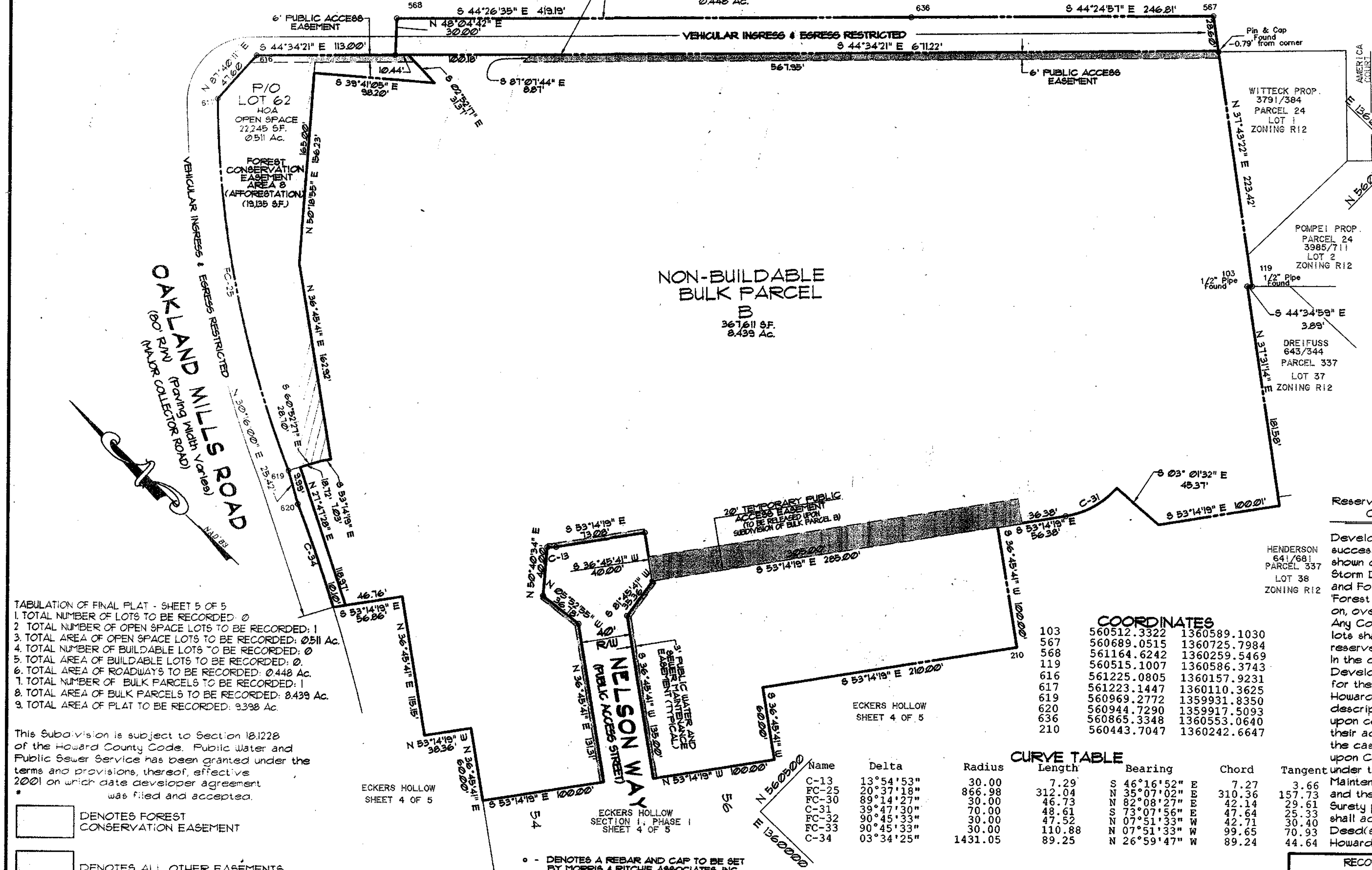
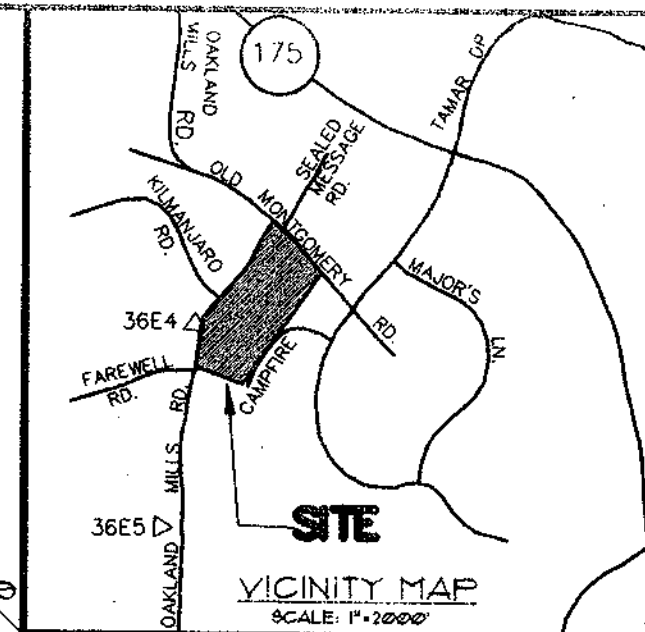
SCALE: 1" = 60' DATE: 2/14/01 DRAWN BY: JFS REVIEW BY: EFK JOB NO: 11205

# OLD MONTGOMERY ROAD

(60' R/W) (Paving Width Varies)  
 (MAJOR COLLECTOR ROAD)  
 AREA TO BE DEDICATED  
 TO HOWARD COUNTY, MARYLAND  
 FOR THE PURPOSE OF A PUBLIC ROAD  
 13,515 SF.  
 0.448 AC.

VILLAGE OF LONGREACH  
 SECTION 1 AREA 6

VILLAGE OF LONGREACH  
 SECTION 1 AREA 6



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.

*Edward F. Kelly* 3/20/01  
 Edward F. Kelly  
 Registered Property Line Surveyor  
 No. 159 Date

THE RYLAND GROUP, INC.  
 By: *DFA* 03/21/01  
 Douglas F. Eshelman, Vice President Date

- TABULATION OF FINAL PLAT - SHEET 5 OF 5
- TOTAL NUMBER OF LOTS TO BE RECORDED: 0
  - TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 1
  - TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 0.511 Ac.
  - TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 0
  - TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 0
  - TOTAL AREA OF ROADWAYS TO BE RECORDED: 0.448 Ac.
  - TOTAL NUMBER OF BULK PARCELS TO BE RECORDED: 1
  - TOTAL AREA OF BULK PARCELS TO BE RECORDED: 8.439 Ac.
  - TOTAL AREA OF PLAT TO BE RECORDED: 9.398 Ac.

This Subdivision is subject to Section 18.1228 of the Howard County Code. Public Water and Public Sewer Service has been granted under the terms and provisions, thereof, effective 2001 on which date developer agreement was filed and accepted.

□ DENOTES FOREST CONSERVATION EASEMENT  
 □ DENOTES ALL OTHER EASEMENTS

**COORDINATES**

103	560512.3322	1360589.1030
567	560689.0515	1360725.7984
568	561164.6242	1360259.5469
119	560515.1007	1360586.3743
616	561225.0805	1360157.9231
617	561223.1447	1360110.3625
619	560969.2772	1359931.8350
620	560944.7290	1359917.5093
636	560865.3348	1360553.0640
210	560443.7047	1360242.6647

**CURVE TABLE**

Name	Delta	Radius	Length	Bearing	Chord	Tangent
C-13	13°54'53"	30.00	7.29	S 46°16'52" E	7.27	3.66
FC-25	20°37'18"	866.98	312.04	N 35°07'02" E	310.36	157.73
FC-30	89°14'27"	30.00	46.73	N 82°08'27" E	42.14	29.61
C-31	39°47'30"	70.00	48.61	S 73°07'56" E	47.64	25.33
FC-32	90°45'33"	30.00	47.52	N 07°51'33" W	42.71	30.40
FC-33	90°45'33"	30.00	110.88	N 07°51'33" W	99.65	70.93
C-34	03°34'25"	1431.05	89.25	N 26°59'47" W	89.24	44.64

### OWNER'S DEDICATION

We, The Ryland Group, Inc. by Douglas F. Eshelman, Vice President, owners of the property shown and described herein, 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,

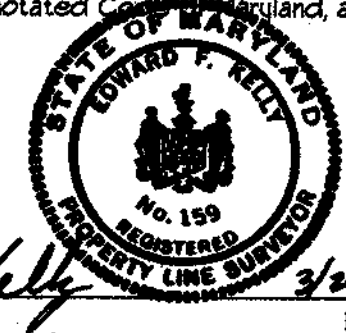
- The right to lay, construct, and maintain sewers, drains, water pipes, and other municipal utilities and services, in and under all roads and street rights of way and the specific easements shown hereon
- The right to require dedication for public use the beds of the streets and/or roads, and floodplains, open spaces, where applicable and for other 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 floodplains, storm drainage facilities, and open spaces, where applicable; and
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights of way.

Witness our hands this 21<sup>st</sup> day of March 2001  
 THE RYLAND GROUP, INC.

By: *DFA*  
 Douglas F. Eshelman, Vice President  
 Witness: *Edward F. Kelly*  
 Edward F. Kelly, Registered Property Line Surveyor #159

### SURVEYOR'S CERTIFICATE

I hereby certify that the information on this final plat is correct, that this plat is a subdivision of the lands conveyed by Charles E. Ecker and Samuel A. Ecker, Personal Representatives of the Estate of Helen Dorsey Ecker to The Ryland Group, Inc. and Samuel A. Ecker and Carrie I. Ecker to The Ryland Group, Inc. by deeds dated March 21, 2000 and recorded in the Land Records of Howard County, Maryland in Liber 5050, Folios 0385 and 0392, respectively, and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.



*Edward F. Kelly* 3/20/01  
 Edward F. Kelly, Registered Property Line Surveyor #159 Date

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY

*Diane L. Watson* 4-17-01  
 HOWARD COUNTY HEALTH OFFICER KR DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

*[Signature]* 4/14/01  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION CA DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

*[Signature]* 4/25/01  
 DIRECTOR HB DATE

RECORDED AS PLAT No. 14765  
 ON 5/16/01 IN THE  
 LAND RECORDS OF HOWARD COUNTY, MD.

**MORRIS & RITCHIE ASSOCIATES, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

110 West Road, Suite 245  
 Towson, Maryland 21204  
 Tel: (410) 821-1690  
 Fax: (410) 821-1748

## ECKERS HOLLOW

SECTION 1, PHASE 1  
 BULK PARCEL B  
 PART OF LOT 62

SHEET 5 OF 5  
 ZONING: RSC  
 TAX MAP 36 GRID 10 4 11 PARCEL 23  
 SIXTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

SCALE: 1" = 60' DATE: 2/14/01 DRAWN BY: JFS REVIEW BY: EFK JOB NO: 11205