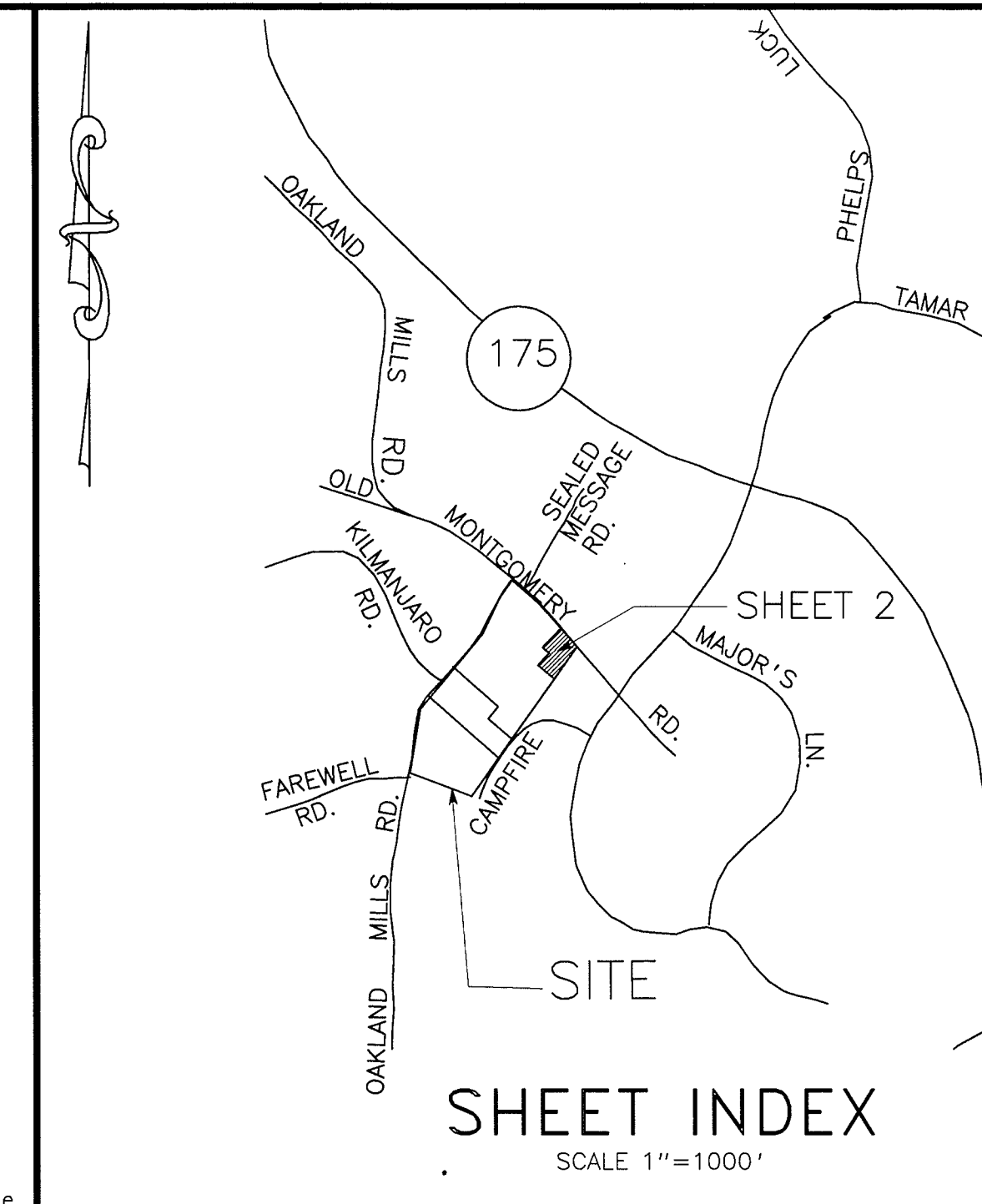
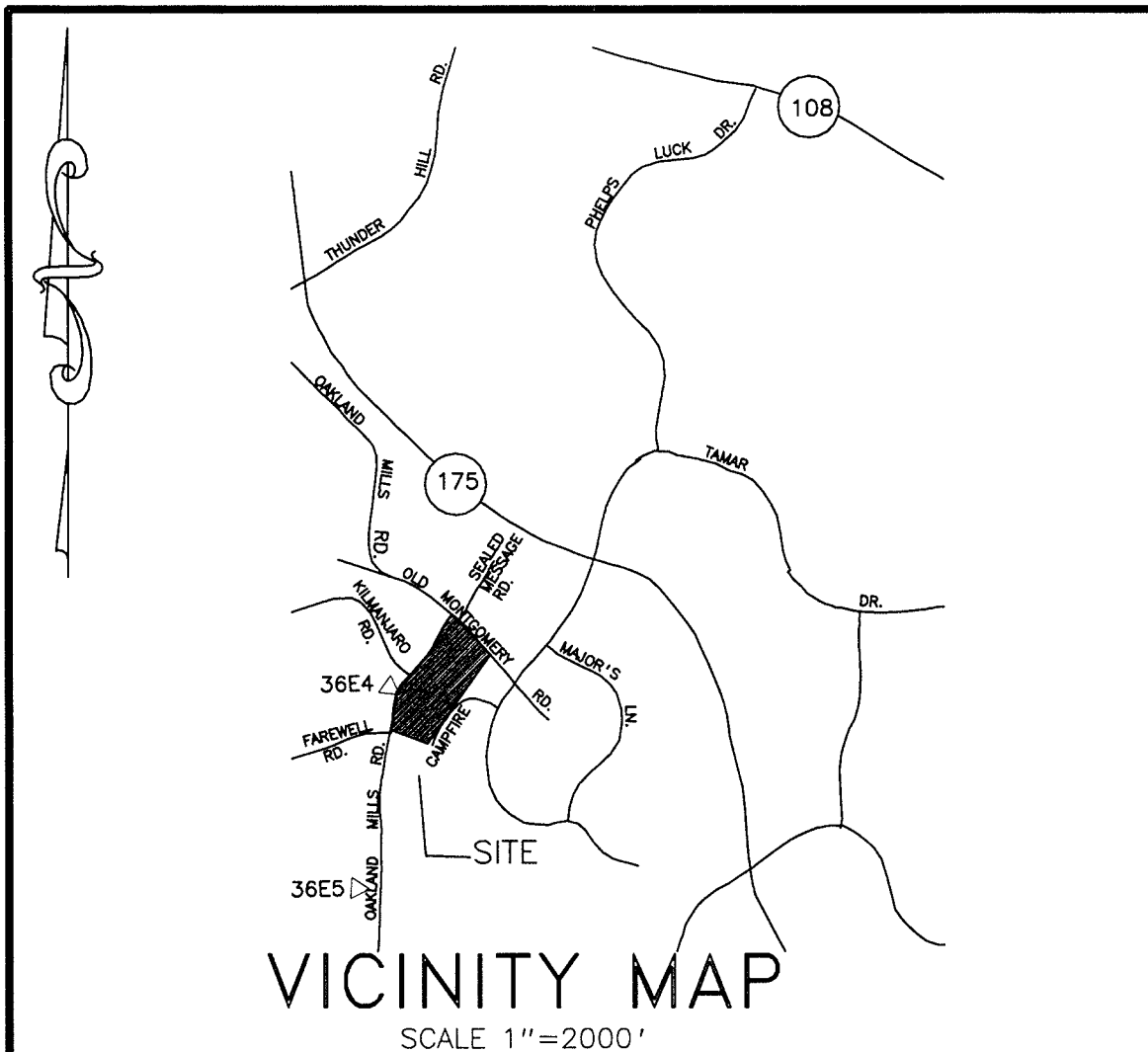


ECKERS HOLLOW

SECTION I, PHASE III, LOTS 97-109

GENERAL NOTES

- Coordinates shown hereon are based on Maryland Coordinate System NAD '83 as monumented by Howard County Geodetic Control Stations 36E4 N 560,264.364 E 1,359,398.707 36E5 N 558,664.719 E 1,359,171.264
- Denotes 4"x4" concrete monument to be set. ○ Denotes pin & cap to 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 subject property is zoned R-SC (Residential: Single Cluster) per the 10/18/93 Comprehensive Zoning Plan.
- There are no wetlands on these lots as determined by GTA, Inc in June 1999.
- 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-01-09, S-00-02, P-01-02 & F-01-118.
- 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 water quality, quantity, and detention and is shown on the Section I, Phase I plans (F-01-22).
- 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 performed on or about September 20, 1999 by Morris & Ritchie Associates, Inc.
- Declaration of Covenants for the Eckers Hollow Homeowners Association were recorded subsequent to the plats for Section I, Phase I (F-01-22), 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. All Forest Conservation obligations were addressed under Section I, Phase I (F-01-22).
- There are no known burial grounds or cemetery sites on this property.
- Driveway(s) shall be constructed prior to issuance of a use and occupancy permit for any new driveway 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 (H25 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.
- There is no 100-year flood plain associated with this site per FEMA, Flood Insurance Rate Map, Community-Panel No. H 2400 44 0034 B.
- Water is public. Contract #24-3918-D.
- Sewer is public. Contract #24-3918-D.
- The landscaping obligation has been fulfilled by plan numbers F-01-22, F-01-118.



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 97 through 109. 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.

This subdivision is subject to Section 18.122B of the Howard County Code. Public Water and Public Sewer Services have been granted under the terms and provisions thereof, effective Aug. 23, 2001 on which date Developer Agreement #24-3918-D was filed and accepted.

OPEN SPACE NOTE:

All Open Space and Recreational Open Space Requirements for this subdivision were addressed and met as part of Section I, Phase I.

- AREA TABULATION SHEETS 1 OF 2 THROUGH 2 OF 2.
- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 13
 - TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 13
 - TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 2.034 Ac.
 - TOTAL AREA OF SUBDIVISION TO BE RECORDED: 2.034 Ac.

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 10/29/01
Edward F. Kelly Date
Reg. Property Line Surveyor #159

THE RYLAND GROUP, INC.
Edward W. Gold 11/7/01
By: Edward W. Gold, Operational Vice President Date

PURPOSE NOTE:

These plats supersede Non-Buildable Bulk Parcels C and D as shown on the plat of "Eckers Hollow, Section I, Phase II" Sheet 2 of 3, as recorded among the Land Records of Howard County, Maryland as Plat Number 14959, insofar as Parcels C and D have been subdivided into Lots 97 through 109, all as shown hereon. ADDITIONAL OF FIRE HYDRANT ESM'T TO LOTS 97 & 98.

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
104	9,945 S.F.	566 S.F.	9,379 S.F.

RECORDED AS PLAT NO. 15122
ON 12/11/01 IN THE
LAND RECORDS OF HOWARD COUNTY, MD.

OWNER: THE RYLAND GROUP, INC.
7250 PARKWAY DRIVE, SUITE 520
HANOVER, MARYLAND 21076-1343

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

Deane J. Matasyak M.D. 11/29/01
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
William D. ... 11/28/01
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
James ... 12/5/01
DIRECTOR DATE

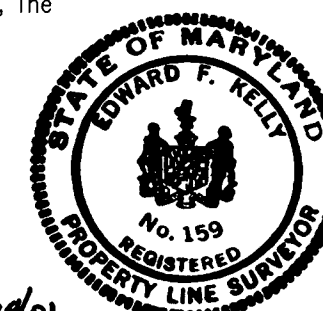
OWNER'S DEDICATION
We, The Ryland Group, Inc., by Edward W. Gold, Operational Vice President, owners of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this Final Plat by the Department of Planning and Zoning, establish the minimum 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, floodplains and 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;
- 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 7th day of November, 2001

THE RYLAND GROUP, INC.
Edward W. Gold
By: Edward W. Gold, Operational Vice President
Kathleen ...
Witness

SURVEYOR'S CERTIFICATE
I hereby certify that the information on this final plat is correct, that this plat is a subdivision of part of the land conveyed by Charles E. Ecker and Samuel A. Ecker, Personal Representatives of the Estate of Helen Dorsey Ecker, to the Ryland Group, Inc., by deed dated March 21, 2000 and recorded in the Land Records of Howard County, Maryland, in Liber 5050, Folio 0385, 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 Section 3-108, The Real Property Article, of the Annotated Code of Maryland, as amended.



Edward F. Kelly 10/29/01
Edward F. Kelly Date
Registered Property Line Surveyor #159



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
3445-A Box Hill Corporate Center Drive
Abingdon, Maryland 21009
Phone: 410-515-9000
Fax: 410-515-9002

ECKERS HOLLOW
SECTION I, PHASE III, LOTS 97-109
(A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS C & D, PLAT NO. 14959)
TITLE SHEET - SHEET 1 OF 2
ZONING: RSC
TAX MAP 36 GRID 10 & 11 PARCEL 23
SIXTH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: 10/23/01 DRAWN BY: JRT REVIEW BY: EFK JOB NO: 11205

OLD MONTGOMERY ROAD

(60' R/W, PAVING WIDTH VARIES)
(MAJOR COLLECTOR ROAD)
(PLAT NO. 14765)

VEHICULAR ACCESS RESTRICTED

ECKERS HOLLOW SECTION I, PHASE II SHEET 2 OF 3 PLAT NO. 14959

PHILLIP DORSEY WAY
(EX. PUBLIC ACCESS STREET)
(PART OF F-01-118)

ECKERS HOLLOW SECTION I, PHASE II SHEET 2 OF 3 PLAT NO. 14959

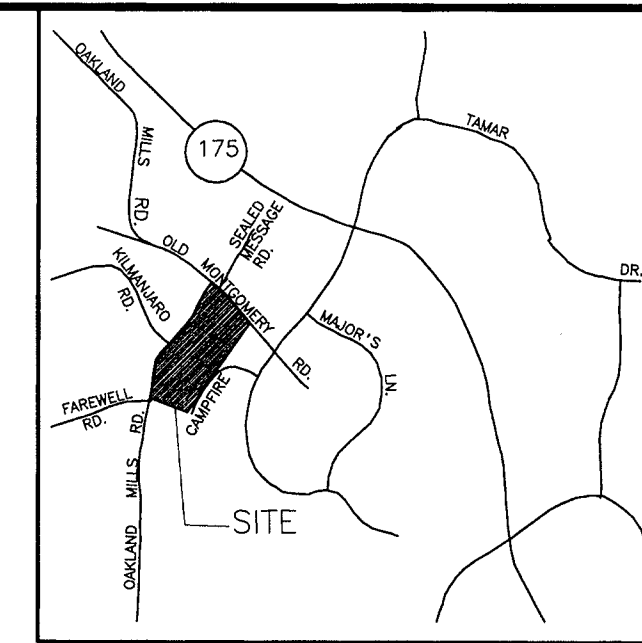
ECKERS HOLLOW SECTION I, PHASE I SHEET 4 OF 5 PLAT NO. 14764

WITTECK PROPERTY
3791/384
PARCEL 24
LOT 1
ZONING R12

POMPEI PROPERTY
PARCEL 24
3985/711
LOT 2
ZONING R12

DREIFUSS
643/344
PARCEL 337
LOT 37
ZONING:
NEW TOWN

HENDERSON
641/681
PARCEL 337
LOT 38
ZONING:
NEW TOWN



LOCATION MAP
NOT TO SCALE

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 10/29/01
Date

Edward F. Kelly
Registered Property Line Surveyor
No. #159

THE RYLAND GROUP, INC.
Edward W. Gold 11/7/01
Date
Edward W. Gold, Operational 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 97 through 109. 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.

This subdivision is subject to Section 18.122B of the Howard County Code. Public Water and Public Sewer Services have been granted under the terms and provisions thereof, effective Aug. 23, 2001 on which date Developer Agreement #24-3918-D was filed and accepted.

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

SEE SHEET 1 OF 2 FOR ADDITIONAL NOTES

RECORDED AS PLAT No. 15123
ON 12/15/01 IN THE
LAND RECORDS OF HOWARD COUNTY, MD.

MORRIS & RITCHIE ASSOCIATES, INC.

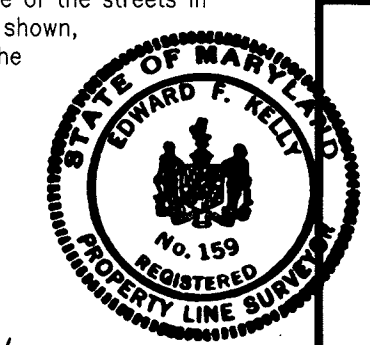
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
3445-A Box Hill Corporate Center Drive
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Phone: 410-515-9000
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ECKERS HOLLOW

SECTION I, PHASE III, LOTS 97-109
(A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS C & D, PLAT NO. 14959)

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



SURVEYOR'S CERTIFICATION

I hereby certify that the information on this final plat is correct, that this plat is a subdivision of part of the land conveyed by Charles E. Ecker and Samuel A. Ecker, Personal Representatives of the Estate of Helen Dorsey Ecker, to the Ryland Group, Inc., by deed dated March 21, 2000 and recorded in the Land Records of Howard County, Maryland, in Liber 5050, Folio 0385, 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 Section 3-108, The Real Property Article, of the Annotated Code of Maryland, as amended.

Edward F. Kelly 10/29/01
Edward F. Kelly
Registered Property Line Surveyor #159

--- DENOTES ALL EASEMENTS

LINE TABLE

Name	Bearing	Distance
L-1	N 44°34'59" W	3.89
L-2	N 03°01'32" W	45.37
L-3	S 66°51'49" W (NR)	34.31
L-4	S 66°51'49" W (NR)	23.19

CURVE TABLE

Name	Delta	Radius	Length	Bearing	Chord	Tangent
C-1	90°45'33"	80.00	126.72	N 07°51'33" W	113.88	81.07
C-2	49°27'14"	70.00	60.42	N 62°14'51" E	58.56	32.24
C-3	89°14'27"	30.00	46.73	S 82°08'27" W	42.14	29.61
C-4	90°45'33"	40.00	63.36	S 07°51'33" E	56.94	40.53

- TABULATION OF FINAL PLAT - SHEET 2 OF 2
- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 13
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THE RYLAND GROUP, INC.
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- The right to require dedication for public use the beds of the streets and/or roads, floodplains and 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;
- 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 7th day of November, 2001
THE RYLAND GROUP, INC.
By: *Edward W. Gold*
Edward W. Gold, Operational Vice President
Witness: *Kathleen L. Reda*
Kathleen L. Reda

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

Dione J. Matuszak M.D. 11/20/01
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

Edward W. Gold 11/20/01
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

Edward W. Gold 12/5/01
DIRECTOR DATE

Scale 1" = 60'