

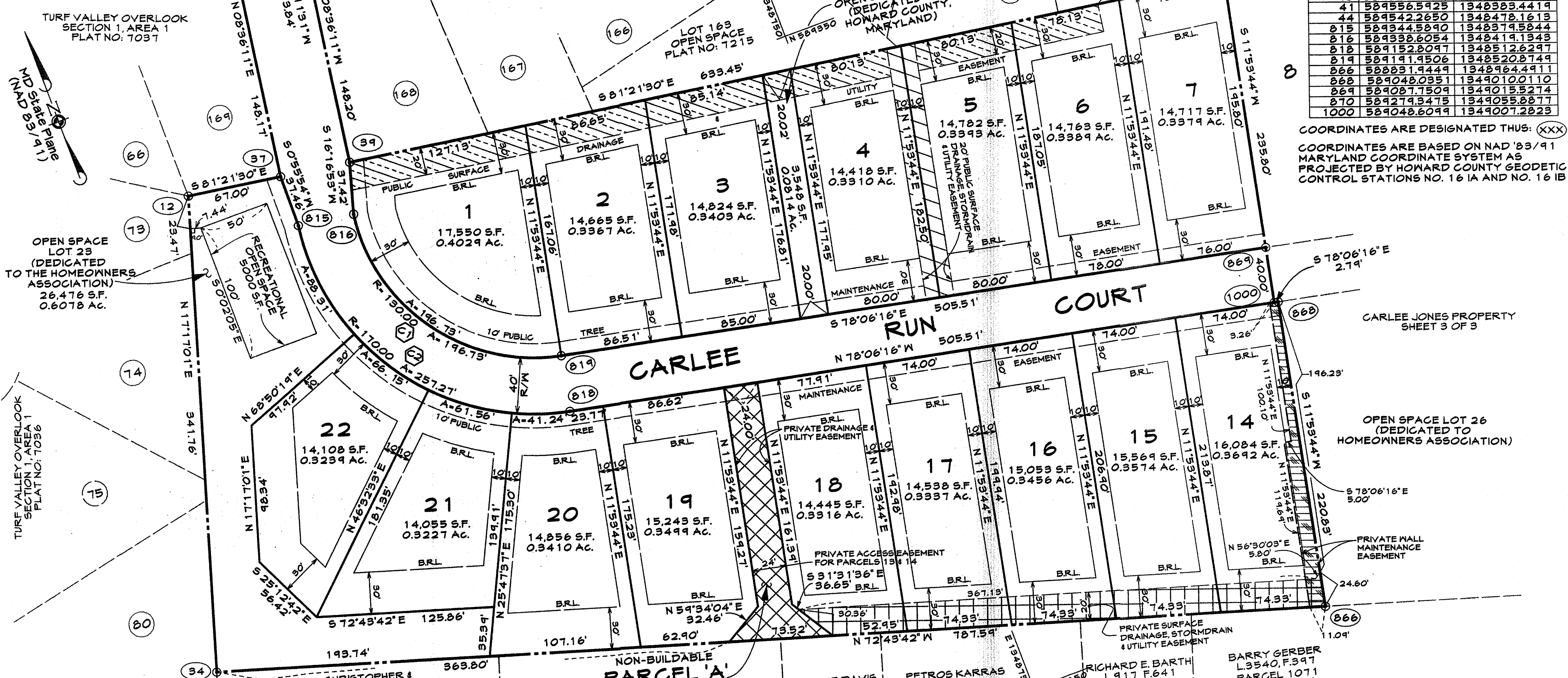


BOCA RATON DR. (41) (43) A=95.91'  
R=570.00'

REF #	RADIUS	ARC	DELTA	TAN	CHORD BEARING	CHORD LENGTH
C1	130.00	196.73	86°42'27"	122.74	S34°45'02"E	178.49
C2	170.00	257.27	86°42'27"	160.50	N34°45'02"W	233.41
C3	570.00	95.91	09°38'27"	48.07	S81°23'55"E	95.80

**COORDINATE TABLE**

POINT #	NORTH	EAST
12	589392.1074	1348313.9541
34	589065.7830	1348212.4171
37	589382.0403	1348380.1935
38	589528.5431	1348402.3582
39	589374.5275	1348424.6259
40	589521.0600	1348451.7950
41	589556.5925	1348383.4419
44	589542.2650	1348478.1613
815	589344.5890	1348374.5844
816	589338.6054	1348414.1343
818	589152.8097	1348512.6297
819	589191.9506	1348520.8749
866	588831.9449	1348964.4911
868	589048.0351	1349010.0110
869	589087.7509	1349015.5274
870	589279.3475	1349055.8877
1000	589048.6099	1349007.2823



**LOT TABULATION:**

A. TOTAL NO. OF LOTS AND/OR PARCELS - 19  
 BUILDBLE LOTS: 16  
 NON-BUILDBLE: 1  
 OPEN SPACE LOTS: 2

B. TOTAL AREA OF LOTS AND/OR PARCELS - 6.3066 AC.  
 BUILDBLE LOTS: 5.5021 AC.  
 NON-BUILDBLE: 0.1153 AC.  
 OPEN SPACE LOTS: 0.6892 AC.

C. TOTAL AREA OF ROAD RIGHT-OF-WAY - 0.9198 AC.  
 CARLEE RUN COURT: 0.9198 AC.

D. TOTAL AREA OF THIS SHEET - 7.2264 AC.

CHRISTOPHER & CARITA CARLYLE  
 L.2173, F.91  
 PARCEL 64  
 ZONING: R-20

EVERETT & GERTRUDE HOLLENBAUGH  
 L.858, F.613  
 PARCEL 13  
 ZONING: R-20

**OWNER/DEVELOPER:**  
 CARLEE MANOR LLC  
 3230 BETHANY LANE  
 SUITE 1  
 ELLICOTT CITY, MD 21043

GEORGE DAVIS  
 L.399, F.25  
 PARCEL 14  
 ZONING: R-20

PETROS KARRAS  
 L.589, F.149  
 PARCEL 1  
 ZONING: R-20

RICHARD E. BARTH  
 L.917, F.641  
 PARCEL 1002  
 ZONING: R-20

BARRY GERBER  
 L.3540, F.397  
 PARCEL 1071  
 ZONING: R-20

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* 5/28/03  
 Chief, Development Engineering Division  
*[Signature]* 5/28/03  
 Director

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT  
*[Signature]* 5/28/03  
 Howard County Health Officer

**OWNER'S CERTIFICATE**  
 I, CARLEE MANOR LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN 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 AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER 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 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 RIGHT-OF-WAYS.

WITNESS MY OWN HANDS THIS DAY OF 2003  
*[Signature]* 4-14-03  
 CARLEE MANOR LLC  
 BY STEPHEN H. COSTELLO

**SURVEYOR'S CERTIFICATION**  
 I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY BANKING & TRUST CO. (FORMERLY KNOWN AS CARROLL COUNTY BANK AND TRUST CO.), TRUSTEE TO CARLEE MANOR LLC, DATED MARCH 10, 2003 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 06465, FOLIO 225 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.

*[Signature]* 4/14/03  
 DENNIS E. MECKLEY  
 PROPERTY LINE SURVEYOR REGISTRATION NO. 10844

Date	Revision	By

RECORDED AS PLAT NO. 15974 Pg. 6603  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD

**SHEET 2 OF 3**  
**CARLEE MANOR**  
 LOTS 1 THROUGH 26 AND NON-BUILDBLE PARCEL "A"  
 TAX MAP 17, GRID 19, PARCEL 123  
 FINAL PLAN NO. F-02-91  
 2 nd. ELECTION DISTRICT HOWARD COUNTY MARYLAND

**CLSI**  
 Carroll Land Services  
 Incorporated  
 Engineers \* Surveyors \* Land Development Consultants  
 Landscape Architects \* Environmental Specialists  
 439 East Main Street Westminster, MD 21157-5539  
 (410) 876-2017 FAX (410) 876-0009

Scale: 1"=50'  
 0 50

Surveyed By: CLSI, INC. Drawn By: KMB  
 Computed By: LGD/KMB Checked By: DEM

Current Zoning: R-20  
 Prelim. Equip. Sketch Plan: SP-00-06  
 Final Plan: F-02-91  
 Date: DECEMBER, 2001  
 Drawing No.: 97230A

**COORDINATE TABLE**

POINT #	NORTH	EAST
35	588651.2421	1349545.6704
36	589209.5960	1349514.8361
821	589011.7721	1349182.1572
822	588986.6613	1349203.5600
823	589055.9579	1349261.3968
866	588831.4449	1348964.4911
868	589048.0351	1349010.0110
869	589087.7509	1349015.5274
870	589279.3475	1349055.8877
1000	589048.6099	1349007.2823

COORDINATES ARE DESIGNATED THIS: (XXX)

COORDINATES ARE BASED ON NAD'83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 16 1A AND NO. 16 1B

**EASEMENT LINE TABLE**

Ref #	Bearing	Distance
L1	S 48°33'59"E	59.14
L2	S 79°02'25"E	51.15
L3	N 79°02'25"W	61.10
L4	S 14°03'09"W	22.53
L5	N 75°56'51"W	20.00
L6	N 14°03'09"E	25.92
L7	N 48°33'59"W	41.08
L8	N 56°30'03"E	28.67
L9	S 78°06'16"E	40.57
L10	N 12°05'37"E	106.82
L11	S 78°38'20"E	37.87
L12	S 11°21'40"W	20.00
L13	N 78°38'14"W	18.13
L14	S 12°05'37"W	45.24
L15	S 56°30'51"W	52.13

**WETLAND LINE TABLE**

Ref #	Bearing	Distance
W1	N 86°38'43"W	25.85
W2	S 86°30'08"E	15.62
W3	N 89°36'49"W	52.93
W4	S 70°53'00"W	42.45
W5	N 81°56'53"W	19.77
W6	N 71°13'58"W	20.88
W7	S 36°24'46"W	10.12
W8	N 49°38'19"W	19.05
W9	S 58°07'11"W	7.67
W10	S 10°07'23"E	36.98
W11	N 84°23'03"E	33.36
W12	S 86°13'37"E	19.86
W13	N 69°06'37"E	46.25
W14	N 30°46'13"E	16.78
W15	N 74°20'28"E	12.16
W16	N 88°01'57"E	33.39
W17	S 79°09'11"E	17.73
W18	N 84°09'44"E	27.32

**LOT TABULATION:**

- A. TOTAL NO. OF LOTS AND/OR PARCELS - 8  
BUILDABLE LOTS: 6  
OPEN SPACE LOTS: 2
- B. TOTAL AREA OF LOTS AND/OR PARCELS - 5.7246 AC.  
BUILDABLE LOTS: 2.0069 AC.  
OPEN SPACE LOTS: 3.7177 AC.
- C. TOTAL AREA OF ROAD RIGHT-OF-WAY - 0.3667 AC.  
CARLEE RUN COURT: 0.3667 AC.
- D. TOTAL AREA OF SUBDIVISION - 6.0914 AC.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Mark DeLoach* 5/2/03  
 Chief Development Engineering Division  
 Director

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

*Penny Borowstein* M.D. 5/28/03  
 Director

TURF VALLEY OVERLOOK  
 SECTION 1, AREA 2  
 PLAT NO: 7215

TURF VALLEY OVERLOOK  
 SECTION 1, AREA 2  
 PLAT NO: 7219

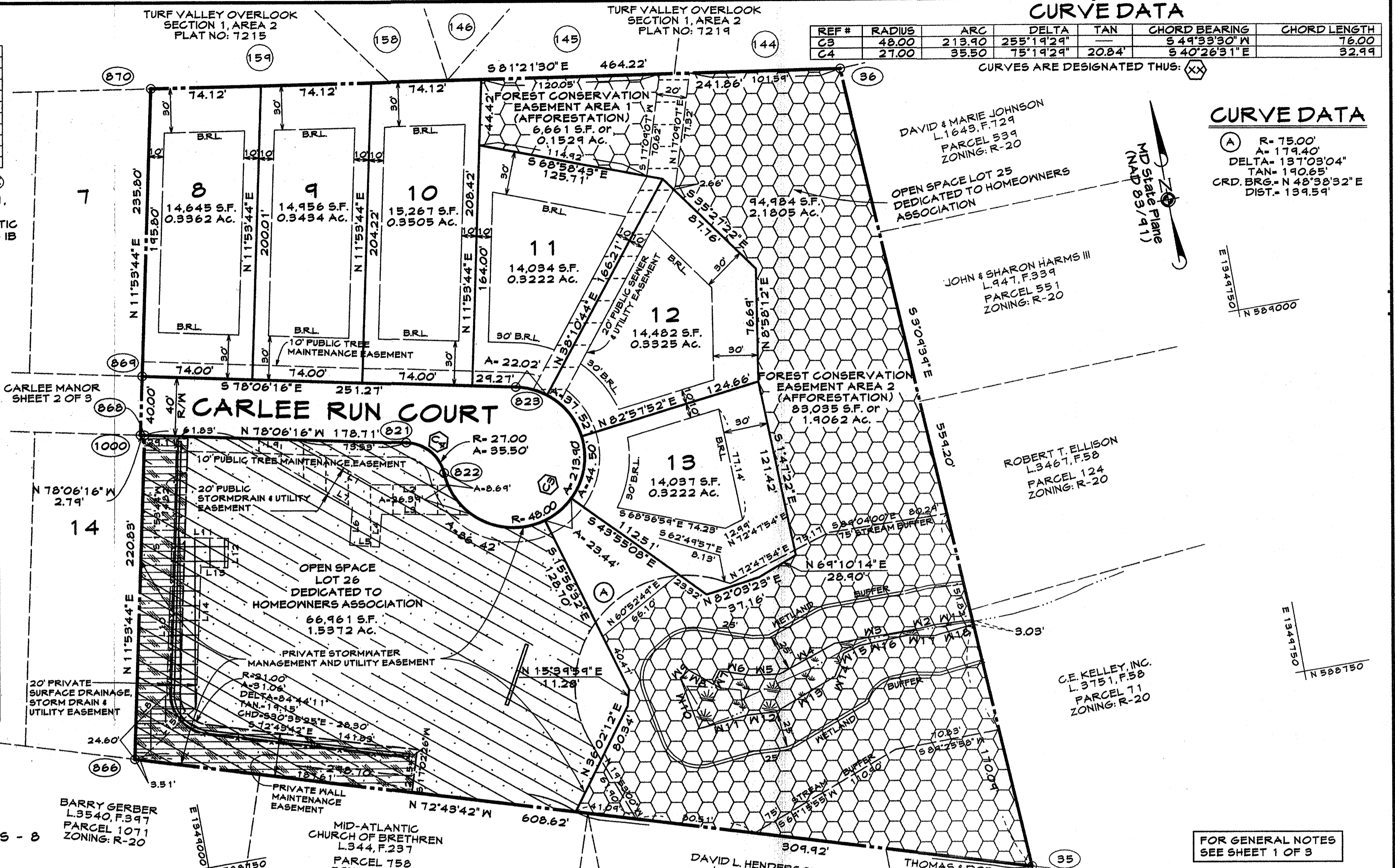
**CURVE DATA**

REF #	RADIUS	ARC	DELTA	TAN	CHORD BEARING	CHORD LENGTH
C3	48.00	213.90	255°19'29"		S 49°33'30" N	76.00
C4	27.00	35.50	75°19'29"	20.84	S 40°26'31" E	32.99

CURVES ARE DESIGNATED THIS: (XX)

**CURVE DATA**

(A) R=75.00'  
 A=179.40'  
 DELTA=137°03'04"  
 TAN=190.65'  
 CRD. BRG.=N 48°38'32" E  
 DIST.=139.59'



**OWNER/DEVELOPER:**

CARLEE MANOR LLC  
 3230 BETHANY LANE  
 SUITE 1  
 ELLICOTT CITY, MD 21043

**OWNER'S CERTIFICATE**

I, CARLEE MANOR LLC, OWNER, OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

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- (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESSEMY/OUR HANDS THIS DAY OF 2003  
*Steph N. Costello* 4-14-03  
 CARLEE MANOR LLC  
 BY STEPHEN N. COSTELLO

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY BANKING & TRUST CO. (FORMERLY KNOWN AS CARROLL COUNTY BANK AND TRUST CO.), TRUSTEE, TO CARLEE MANOR LLC, DATED MARCH 10, 2003 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 06965, FOLIO 225 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.

*Dennis E. Meckley* 4/14/03  
 DENNIS E. MECKLEY  
 PROPERTY LINE SURVEYOR REGISTRATION NO. 10844

Date - Revision - By

Scale: 1"=50'



RECORDED AS PLAT NO. 15975 Pgs. 6-6-03  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD

**SHEET 3 OF 3**  
**CARLEE MANOR**  
 LOTS 1 THROUGH 26 AND NON-BUILDABLE PARCEL "A"  
 TAX MAP 17, GRID 19, PARCEL 123  
 FINAL PLAN NO. F-02-91  
 2nd. ELECTION DISTRICT HOWARD COUNTY MARYLAND

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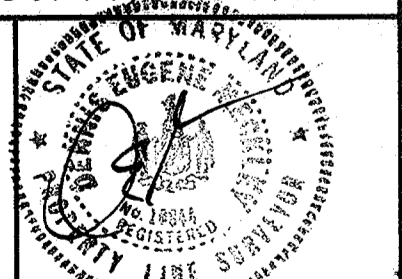
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 (410) 876-2017 FAX (410) 876-0009

Surveyed By: CLSI, INC.

Drawn By: KMB

Computed By: LGD/KMB

Checked By: DEM



Current Zoning: R-20  
 Prelim. Equiv.  
 Sketch Plan: SP-00-06  
 Final Plan: F-02-91

Date: DECEMBER, 2001

Drawing No.: 97230A