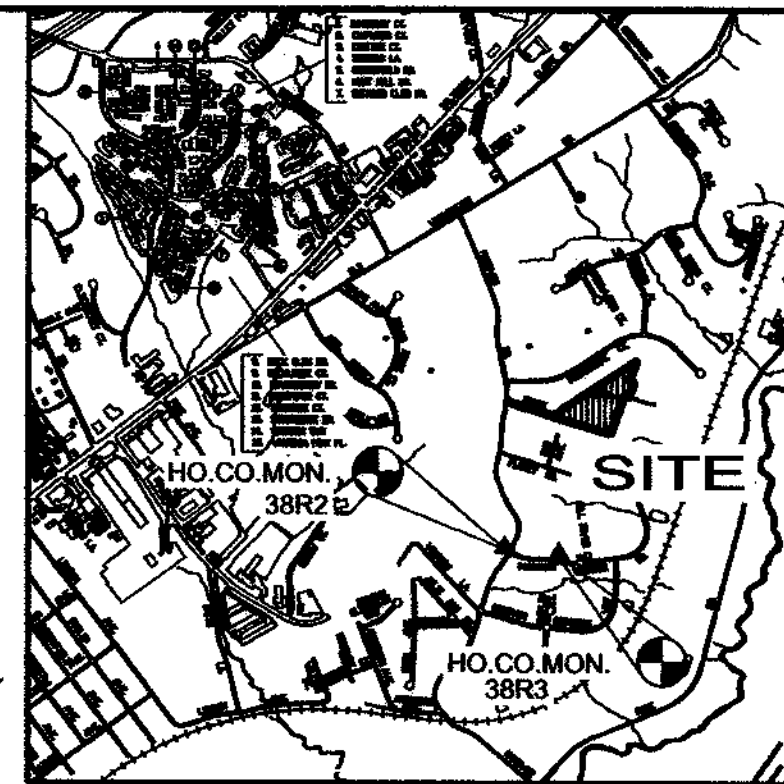


GENERAL NOTES

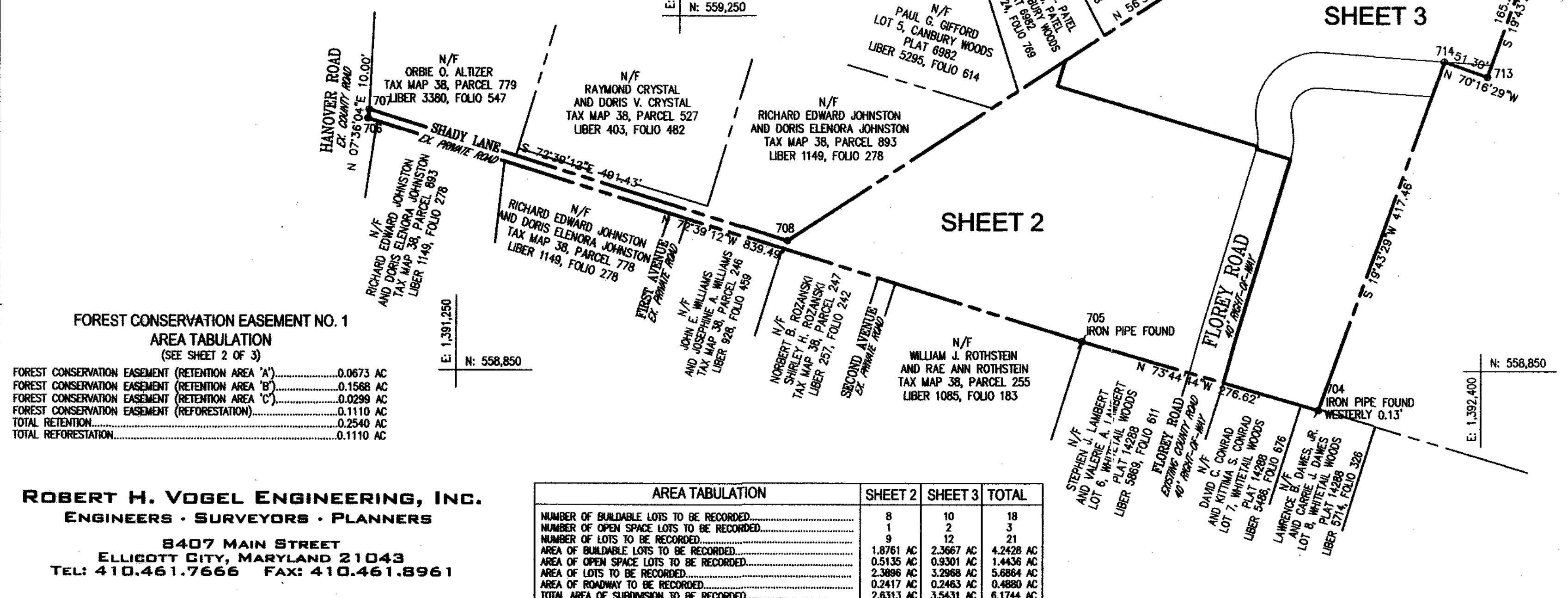
- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION No. 38R2 AND 38R3
38R2 N 557,500.663 E 1,391,227.052
38R3 N 557,417.823 E 1,391,983.177
- THIS PLAT IS BASED ON A FIELD BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. JULY 2002.
- BRL DENOTES BUILDING RESTRICTION LINE.
- Ø DENOTES REBAR WITH FWA4 CAP SET.
- ⊕ DENOTES IRON PIPE OR IRON BAR FOUND.
- ⊙ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED R12 PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH -- 12'(14' SERVING MORE THAN ONE RESIDENCE);
B. SURFACE -- 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
C. GEOMETRY -- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 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 OF DEPTH OVER DRIVEWAY SURFACE;
F. MAINTENANCE -- SUFFICIENT TO INSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF FOREST CONSERVATION EASEMENT AREAS.
- 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.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- WATER SERVICE FOR THE ENTIRE SITE WILL BE PROVIDED UNDER CONTRACT NO. 14-3754-D. SEWER FOR LOTS 1-4, 6-9 AND 21 WILL BE PROVIDED UNDER CONTRACT NO. 14-3754-D. SEWER FOR LOTS 10-14 AND 16-19 WILL BE PROVIDED UNDER CONTRACT NO. 14-1450-D.
- STORMWATER MANAGEMENT FOR THIS SUBDIVISION IS PROVIDED BY A POCKET POND FACILITY AND A BIORETENTION FACILITY. THE TWO FACILITIES ARE LOCATED ON OPEN SPACE LOTS 15 AND 20 AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THERE ARE NO FLOODPLAIN, WETLANDS OR STREAMS LOCATED ONSITE.
- THE FOREST CONSERVATION PLAN WAS PREPARED BY FREDERICK WARD ASSOCIATES, DATED NOVEMBER 2002.
- THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT.
- A NOISE STUDY IS NOT REQUIRED FOR THIS SITE.

- FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION HAVE BEEN FULFILLED BY THE RETENTION OF EXISTING FOREST IN THE AMOUNT OF 0.2540 ACRES, ON SITE REFORESTATION IN THE AMOUNT OF 0.1110 ACRES AND 2.3560 ACRES OF OFFSITE REFORESTATION (CHASE FARM-TAX MAP 21 & 27, PARCEL 191, LOT 5, F-05-110)
- 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 (FOREST CONSERVATION AREA). LOCATED IN, ON, OVER AND THROUGH LOTS 1 THROUGH 21, ANY CONVEYANCES OF THE AFORESAID LOTS 1 THROUGH 21 SHALL BE SUBJECT TO THE EASEMENTS HEREBY RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS 1 THROUGH 21. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREBY 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 EASEMENTS, 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 OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- LANDSCAPING FOR LOTS 1 THROUGH 21 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE ROAD CONSTRUCTION PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- OPEN SPACE CALCULATION:
OPEN SPACE REQUIRED (MINIMUM LOT SIZE- LOT 21 6.603 SF) 6.1744 AC. x .20 = 1.2349 AC.
NOW-CREDITED OPEN SPACE PROVIDED 0.2062 AC
CREDITED OPEN SPACE PROVIDED 1.2374 AC @ 20.0%
TOTAL OPEN SPACE PROVIDED 1.4436 AC. @ 23.4%
- OPEN SPACE LOTS 5, 15 AND 20 WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, DATED JUNE 2001, AND APPROVED UNDER S-02-02.
- THIS PLAN IS SUBJECT TO WP-02-85, APPROVED APRIL 26, 2002, TO WAVE SECTION 16.121(a)(3)(ii) TO NOT BE REQUIRED TO CONSOLIDATE THE 3 PROPOSED OPEN SPACE LOTS INTO A SINGLE OPEN SPACE LOT WHICH IS CONTIGUOUS WITH ADJACENT OPEN SPACE, SECTION 16.121(a)(1) TO REDUCE THE MINIMUM REQUIRED PUBLIC ROAD FRONTAGE OF 40' FOR AN OPEN SPACE LOT TO 3.43' FOR OPEN SPACE LOT 5, AND 8' FOR OPEN SPACE LOT 15, AND SECTION 16.121(a)(2) TO PERMIT A STORMWATER MANAGEMENT ACCESS AND OPEN ACCESS TO OPEN SPACE LOT 15 TO BE LOCATED ON PORTIONS OF LOTS 3-4 AND 6-8.
- PLANNING AND ZONING FILE NUMBERS: S-02-02, WP-02-85 (APP. 4/26/02), P-03-09.
- ALL LANDSCAPE REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH.

- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ONSITE.
- THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BASED ON THE SKETCH PLAN BEING SUBMITTED FOR REVIEW PRIOR TO 11/15/01.
- THERE ARE NO EXISTING STRUCTURES ONSITE.
- THE HOMEOWNERS ASSOCIATION (HOA) IS WHITETAIL WOODS HOMEOWNERS' ASSOCIATION, INC., THE RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE ID#00573423.
- THE MAINTENANCE AGREEMENTS FOR THE PRIVATE ACCESS PLACE AND SHARED DRIVEWAY ARE TO BE RECORDED CONCURRENT WITH THIS PLAT AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH THE SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF THE SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION OR BUILDING/GRADING PERMIT.



VICINITY MAP
SCALE: 1"=2,000'



**FOREST CONSERVATION EASEMENT NO. 1
AREA TABULATION
(SEE SHEET 2 OF 3)**

FOREST CONSERVATION EASEMENT (RETENTION AREA 'A')	0.0673 AC
FOREST CONSERVATION EASEMENT (RETENTION AREA 'B')	0.1568 AC
FOREST CONSERVATION EASEMENT (RETENTION AREA 'C')	0.0299 AC
FOREST CONSERVATION EASEMENT (REFORESTATION)	0.1110 AC
TOTAL RETENTION	0.2540 AC
TOTAL REFORESTATION	0.1110 AC

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS · SURVEYORS · PLANNERS
8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
TEL: 410.461.7666 FAX: 410.461.8961

AREA TABULATION	SHEET 2	SHEET 3	TOTAL
NUMBER OF BUILDABLE LOTS TO BE RECORDED	8	10	18
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1	2	3
NUMBER OF LOTS TO BE RECORDED	9	12	21
AREA OF BUILDABLE LOTS TO BE RECORDED	1,8761 AC	2,3667 AC	4,2428 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	0,5135 AC	0,9301 AC	1,4436 AC
AREA OF LOTS TO BE RECORDED	2,3896 AC	3,2968 AC	5,6864 AC
AREA OF ROADWAY TO BE RECORDED	0,2417 AC	0,2463 AC	0,4880 AC
TOTAL AREA OF SUBDIVISION TO BE RECORDED	2,6313 AC	3,5431 AC	6,1744 AC

OWNER'S CERTIFICATE

I, MICHAEL L. PFAU, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS AND OPEN SPACE WHERE APPLICABLE AND FOR 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, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 9 DAY OF NOVEMBER, 2004.

Michael L. Pfau
MICHAEL L. PFAU

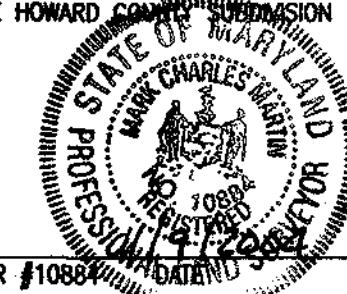
Jennifer Keane
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY GORDON E. ROYER AND JOAN B. ROYER TO MICHAEL L. PFAU, BY DEED DATED MARCH 21, 2003 AND RECORDED IN LIBER 6999 AT FOLIO 695 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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 AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

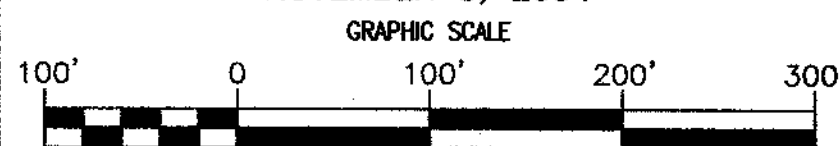
Mark C. Martin
MARK C. MARTIN, PROFESSIONAL LAND SURVEYOR #10884



RECORDED AS PLAT No. 17285 ON Mar. 3, 2005
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF SUBDIVISION
WHITETAIL WOODS II**

LOTS 1 THROUGH 21
A SUBDIVISION OF PARCEL 528
ZONED R12
TAX MAP No. 38 BLK: 9 PARCEL No. 528
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
NOVEMBER 8, 2004



SCALE: 1"=100' SHEET No. 1 OF 4

K:\PROJECTS\201\40263\SURV\PPF-1-INDEX.dwg

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.
B. Wilson for Penny E. Rosenstein 12/3/04
HOWARD COUNTY HEALTH OFFICER SFO DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

Chief, Development Engineering Division 12/3/04
Mark L. Vogel 2/24/05
DIRECTOR DATE

LINE TABLE		
24' PRIVATE ACCESS PLACE EASEMENT FOR LOTS 2-9		
COURSE	BEARING	DISTANCE
L19	N 73°13'52" W	225.76'
L20	S 16°46'08" W	23.00'
L21	N 73°13'52" W	35.00'
L22	N 16°46'08" E	23.00'
L23	N 73°13'52" W	47.91'
L24	N 16°46'08" E	24.00'
L25	S 73°13'52" E	47.91'
L26	N 16°46'08" E	23.00'
L27	S 73°13'52" E	35.00'
L28	S 16°46'08" W	23.00'
L29	S 73°13'52" E	225.76'
L30	S 16°46'08" W	24.00'

LINE TABLE		
NON-CREDITED OPEN SPACE AREA		
COURSE	BEARING	DISTANCE
L12	N 73°13'52" W	308.67'
L13	N 16°46'08" E	3.43'
L14	S 73°13'52" E	308.67'
L15	S 16°46'08" W	3.43'
L16	N 56°54'12" E	36.71'
L17	S 16°41'36" W	38.17'
L18	N 72°39'12" W	513.55'

LINE TABLE		
30' PUBLIC SEWER, WATER & UTILITY EASEMENT		
COURSE	BEARING	DISTANCE
L31	N 73°13'52" W	225.76'
L32	S 16°46'08" W	15.00'
L33	N 73°13'52" W	30.00'
L34	N 16°46'08" E	60.00'
L35	S 73°13'52" E	30.00'
L36	S 16°46'08" W	15.00'
L37	S 73°13'52" E	225.76'
L38	S 16°46'08" W	30.00'

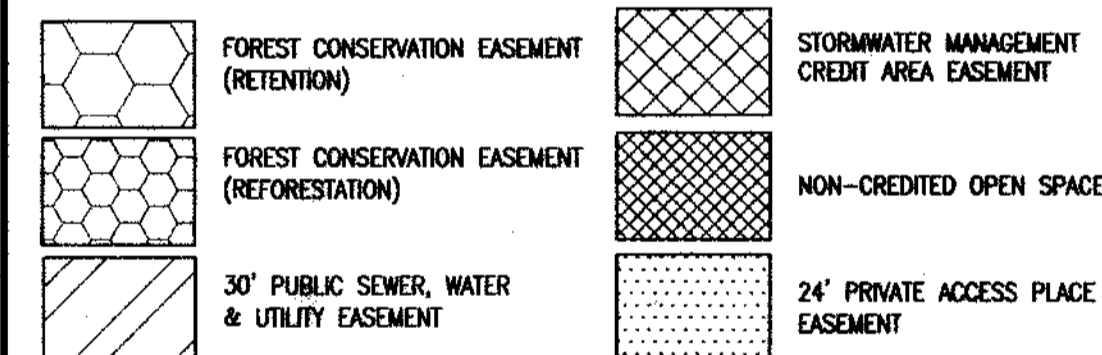
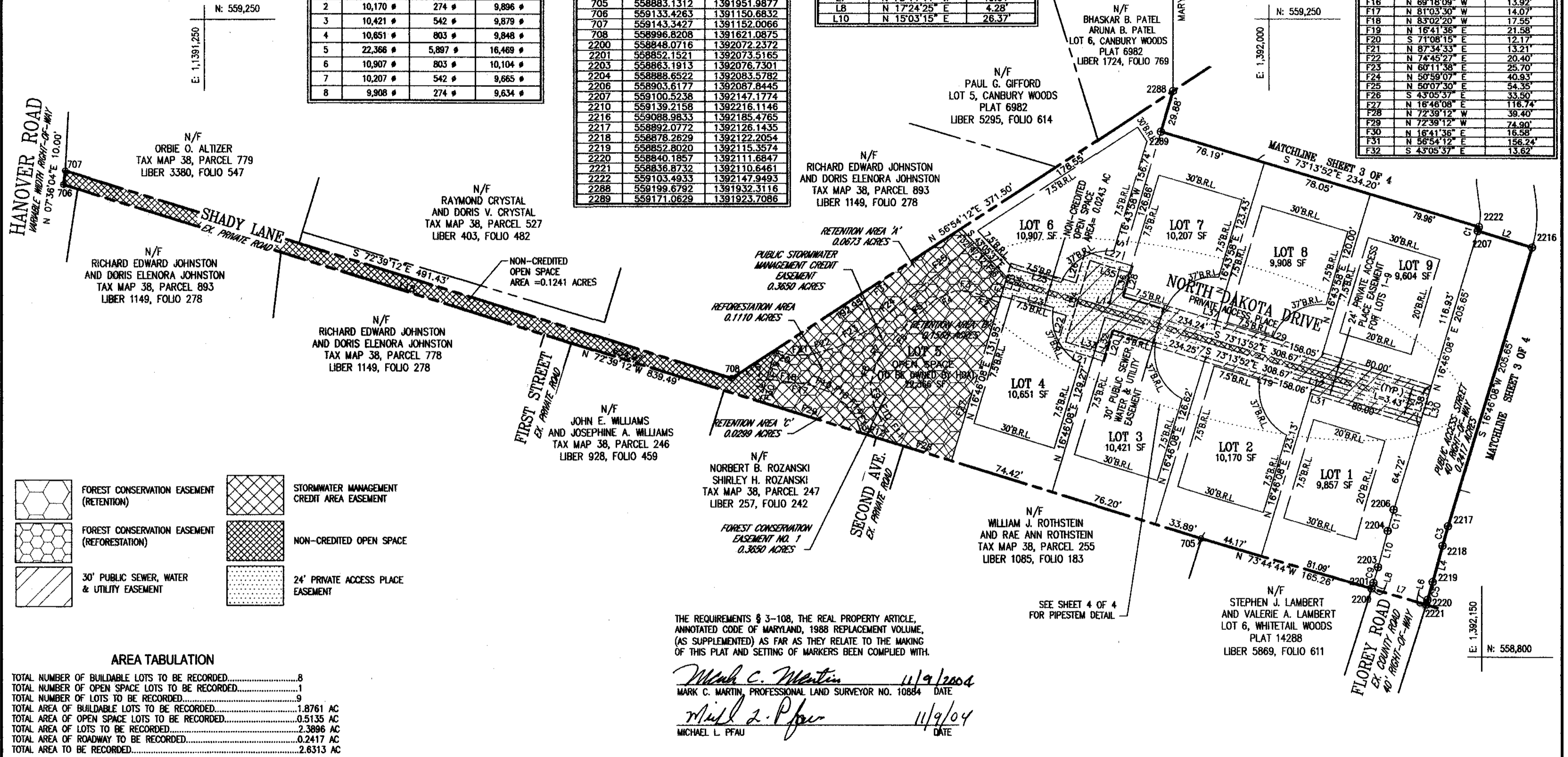
CURVE DATA TABLE						
CURVE NO.	RADIUS	TANGENT	LENGTH	Δ	CHORD LENGTH	CHORD BEARING
C1	40.00'	1.54'	3.07'	4°23'45"	3.07'	S 14°34'16" W
C3	480.00'	7.18'	14.37'	1°42'53"	14.36'	S 15°54'42" W
C5	320.00'	6.57'	13.14'	2°21'10"	13.14'	S 16°13'50" W
C9	280.00'	5.75'	11.50'	2°21'10"	11.50'	N 16°13'50" E
C11	520.00'	7.78'	15.56'	1°42'53"	15.56'	N 15°54'42" E

LINE TABLE		
COURSE	BEARING	DISTANCE
L2	S 73°13'52" E	40.00'
L4	S 15°03'15" W	26.37'
L6	S 17°24'25" W	3.47'
L7	N 73°44'44" W	40.01'
L8	N 17°24'25" E	4.28'
L10	N 15°03'15" E	26.37'

LINE TABLE		
FOREST CONSERVATION EASEMENT		
COURSE	BEARING	DISTANCE
F1	S 16°46'08" W	18.65'
F2	N 67°52'01" W	19.96'
F3	N 85°24'35" W	12.50'
F4	S 66°13'25" W	15.43'
F5	S 48°39'19" W	26.07'
F6	S 48°39'19" W	20.67'
F7	S 35°08'22" W	14.12'
F8	S 14°13'22" W	16.80'
F9	S 10°16'26" E	14.34'
F10	S 25°51'51" E	15.81'
F11	S 36°28'28" E	16.99'
F12	N 72°39'12" W	27.11'
F13	N 19°04'28" W	11.58'
F14	N 38°02'09" W	12.08'
F15	N 52°37'08" W	14.05'
F16	N 69°18'09" W	13.92'
F17	N 81°03'30" W	14.07'
F18	N 83°02'20" W	17.55'
F19	N 16°41'36" E	21.58'
F20	S 71°08'15" E	12.17'
F21	N 87°34'33" E	13.21'
F22	N 74°45'27" E	20.40'
F23	N 60°11'38" E	25.70'
F24	N 50°59'07" E	40.93'
F25	N 50°07'30" E	54.35'
F26	S 43°05'37" E	33.50'
F27	N 16°46'08" E	116.74'
F28	N 72°39'12" W	39.40'
F29	N 72°39'12" W	74.90'
F30	N 16°41'36" E	16.58'
F31	N 56°54'12" E	156.24'
F32	S 43°05'37" E	13.62'

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
2	10,170 #	274 #	9,896 #
3	10,421 #	542 #	9,879 #
4	10,651 #	803 #	9,848 #
5	22,366 #	5,897 #	16,469 #
6	10,907 #	803 #	10,104 #
7	10,207 #	542 #	9,665 #
8	9,908 #	274 #	9,634 #

COORDINATE TABLE			
POINT	NORTHING	EASTING	
705	558883.1312	1391951.9877	
706	559133.4263	1391150.6832	
707	559143.3427	1391152.0066	
708	558996.8208	1391621.0875	
2200	558848.0716	1392072.2372	
2201	558852.1521	1392073.5165	
2203	558863.1913	1392076.7301	
2204	558888.6522	1392083.5782	
2206	558903.6177	1392087.8445	
2207	559100.5238	1392147.1774	
2210	559139.2158	1392216.1146	
2216	559088.9833	1392185.4765	
2217	558892.0772	1392126.1435	
2218	558878.2629	1392122.2054	
2219	558852.8020	1392115.3574	
2220	558840.1857	1392111.6847	
2221	558836.8732	1392110.6461	
2222	559103.4933	1392147.9493	
2288	559199.6792	1391932.3116	
2289	559171.0629	1391923.7086	



AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	8
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	1
TOTAL NUMBER OF LOTS TO BE RECORDED.....	9
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	1.8761 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.5135 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	2.3896 AC
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.2417 AC
TOTAL AREA TO BE RECORDED.....	2.6313 AC

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

B. DePina 11/9/04
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael L. Pfaul 11/9/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Frank A. Lacy 11/24/05
DIRECTOR

OWNER'S CERTIFICATE

I, MICHAEL L. PFAU, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS AND OPEN SPACE WHERE APPLICABLE AND FOR 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, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 9 DAY OF NOVEMBER, 2004.

Michael L. Pfaul
MICHAEL L. PFAU

Jonathan Keane
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY GORDON E. ROYER AND JOAN B. ROYER TO MICHAEL L. PFAU, BY DEED DATED MARCH 21, 2003 AND RECORDED IN LIBER 6999 AT FOLIO 695 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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 AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Mark C. Martin 11/9/2004
MARK C. MARTIN, PROFESSIONAL LAND SURVEYOR NO. 10884 DATE

Michael L. Pfaul 11/9/04
MICHAEL L. PFAU DATE

RECORDED AS PLAT No. 17286 ON MAR. 3, 2005
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
WHITETAIL WOODS II
LOTS 1 THROUGH 21
A SUBDIVISION OF PARCEL 528
ZONED R12
TAX MAP No. 38 BLK: 9 PARCEL No. 528
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
NOVEMBER 8, 2004
GRAPHIC SCALE

50' 0 50' 100' 150'

SCALE: 1" = 50' SHEET No. 2 OF 4

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CURVE NO.	RADIUS	TANGENT	LENGTH	Δ	CHORD LENGTH	CHORD BEARING
C2	320.00'	6.57'	13.14'	2°21'10"	13.14'	N 16°13'50" E
C4	480.00'	7.18'	14.37'	1°42'53"	14.36'	N 15°54'42" E
C6	40.00'	1.54'	3.07'	4°23'45"	3.07'	N 14°34'16" E
C8	40.00'	8.83'	17.39'	24°54'27"	17.25'	N 04°18'55" E
C10	70.00'	87.15'	125.17'	102°27'24"	109.15'	N 43°05'23" E
C12	30.00'	37.35'	53.65'	102°27'24"	46.78'	S 43°05'23" W
C14	80.00'	17.67'	34.78'	24°54'27"	34.50'	S 04°18'55" W

COURSE	BEARING	DISTANCE
L1	N 17°24'25" E	3.47'
L3	N 15°03'15" E	26.37'
L5	N 73°13'52" W	40.00'
L7	N 16°43'58" E	29.88'
L9	N 08°08'19" W	11.70'
L11	S 19°43'29" W	14.14'
L13	S 08°08'19" E	11.70'

COURSE	BEARING	DISTANCE
L36	N 85°40'55" W	24.01'
L37	N 06°06'23" E	209.99'
L38	S 83°53'37" E	24.00'
L39	S 06°06'23" W	209.24'

COURSE	BEARING	DISTANCE
L46	N 85°40'55" W	8.00'
L47	N 06°06'23" E	209.74'
L48	S 83°53'37" W	9.33'
L49	N 06°06'23" E	14.92'
L50	S 33°08'43" E	36.77'
L51	S 56°51'17" W	7.68'
L52	S 06°06'23" W	191.06'
L53	S 19°43'29" W	41.96'
L54	N 76°48'00" W	35.08'
L55	N 56°54'12" E	57.67'

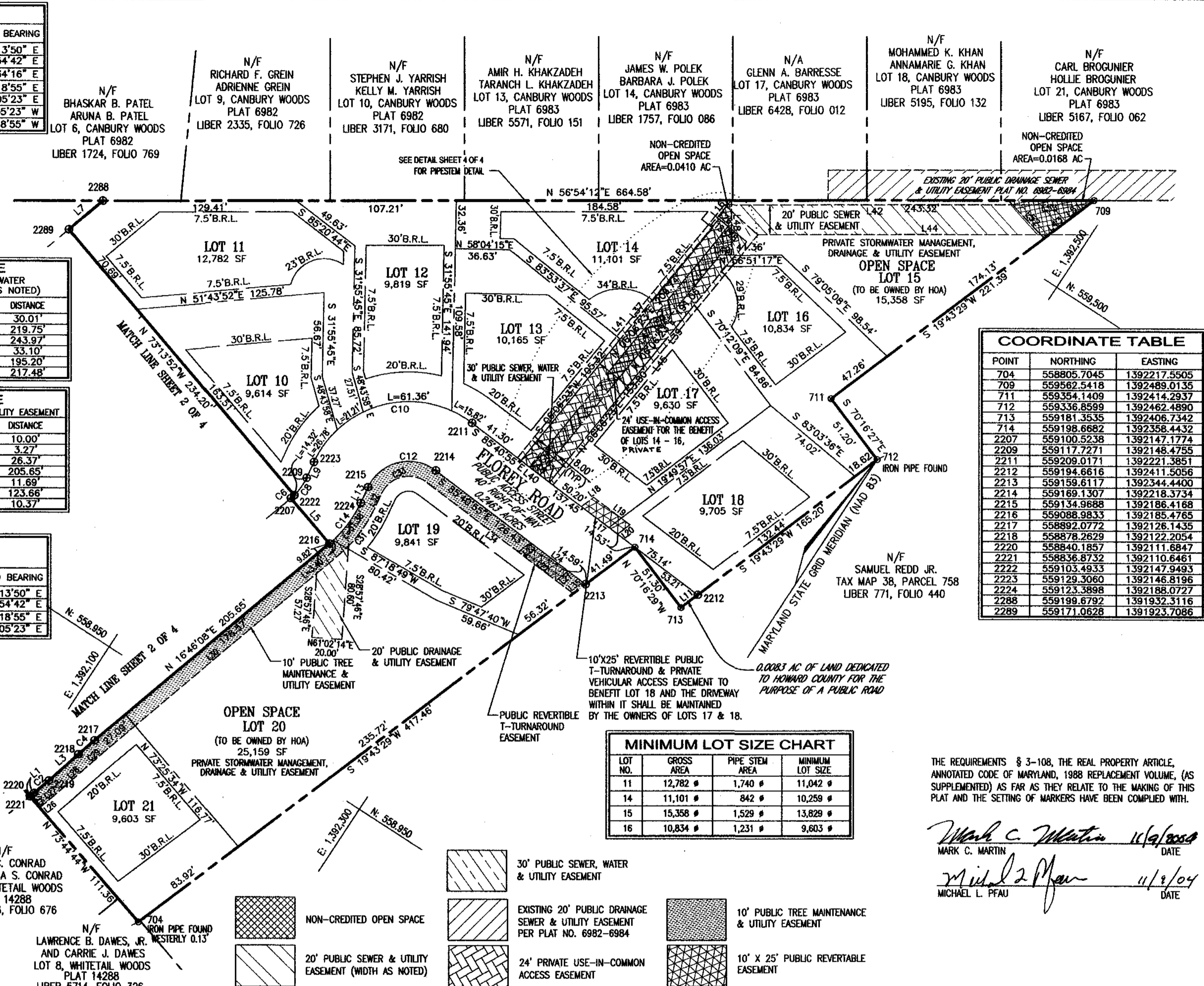
COURSE	BEARING	DISTANCE
L40	N 85°40'55" W	30.01'
L41	N 06°06'23" E	219.75'
L42	N 56°54'12" E	243.97'
L43	S 19°43'29" W	33.10'
L44	S 56°54'12" W	195.20'
L45	S 06°06'23" W	217.48'

COURSE	BEARING	DISTANCE
L25	S 73°44'44" E	10.00'
L26	N 17°24'25" E	3.27'
L28	N 15°03'15" E	26.37'
L30	N 16°46'08" E	205.65'
L32	N 08°08'19" W	11.69'
L34	S 85°40'55" E	123.66'
L35	N 19°43'29" E	10.37'

CURVE NO.	RADIUS	TANGENT	LENGTH	Δ	CHORD LENGTH	CHORD BEARING
C27	330.00'	6.78'	13.55'	2°21'10"	13.55'	N 16°13'50" E
C29	470.00'	7.03'	14.07'	1°42'53"	14.07'	N 15°54'42" E
C31	90.00'	19.88'	39.12'	24°54'27"	38.82'	N 04°18'55" E
C33	20.00'	24.92'	35.78'	102°30'22"	31.20'	N 43°05'23" E

COURSE	BEARING	DISTANCE
L17	N 85°40'55" W	30.68'
L18	N 19°48'45" E	10.38'
L19	S 85°40'55" E	30.68'
L20	S 19°48'45" W	10.38'
L21	S 19°48'45" W	10.38'
L22	N 85°40'55" W	31.82'
L23	N 19°48'45" E	10.38'
L24	S 85°40'55" E	31.82'

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	10
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	2
TOTAL NUMBER OF LOTS TO BE RECORDED.....	12
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	2.3667 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.9301 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	3.2968 AC
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.2463 AC
TOTAL AREA TO BE RECORDED.....	3.5431 AC



POINT	NORTHING	EASTING
704	558805.7045	1392217.5505
709	559562.5418	1392489.0136
711	559354.1409	1392414.2937
712	559336.8599	1392462.4890
713	559181.3535	1392406.7342
714	559198.6682	1392358.4432
2207	559100.5238	1392147.1774
2209	559117.7271	1392148.4755
2211	559209.0171	1392221.3851
2212	559194.6616	1392411.5056
2213	559159.6117	1392344.4400
2214	559169.1307	1392218.3734
2215	559134.9688	1392186.4168
2216	559088.9833	1392185.4765
2217	558892.0772	1392126.1435
2218	558878.2629	1392122.2054
2220	558840.1857	1392111.6847
2221	558836.8732	1392110.6461
2222	559103.4933	1392147.9493
2223	559129.3060	1392146.8196
2224	559123.3898	1392188.0727
2288	559199.6792	1391932.3116
2289	559171.0628	1391923.7086

LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
11	12,782 #	1,740 #	11,042 #
14	11,101 #	842 #	10,259 #
15	15,358 #	1,529 #	13,829 #
16	10,834 #	1,231 #	9,603 #

THE REQUIREMENTS § 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.

Mark C. Martin 11/9/04
 MARK C. MARTIN DATE
Michael L. Pfauf 11/9/04
 MICHAEL L. PFAU DATE

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

Barbara E. Bennett 12/9/04
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael L. Pfauf 12/3/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Mark C. Martin 12/2/04
 DIRECTOR DATE

OWNER'S CERTIFICATE

I, MICHAEL L. PFAU, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS AND OPEN SPACE WHERE APPLICABLE AND FOR 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, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 9 DAY OF NOVEMBER, 2004.

Michael L. Pfauf
 MICHAEL L. PFAU
Jonathan L. Keane
 WITNESS

SURVEYOR'S CERTIFICATE

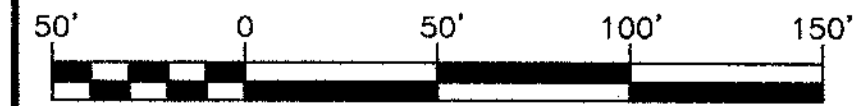
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY GORDON E. ROYER AND JOAN B. ROYER TO MICHAEL L. PFAU, BY DEED DATED MARCH 21, 2003 AND RECORDED IN LIBER 6999 AT FOLIO 695 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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 AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Mark C. Martin
 MARK C. MARTIN
 PROFESSIONAL LAND SURVEYOR #10864

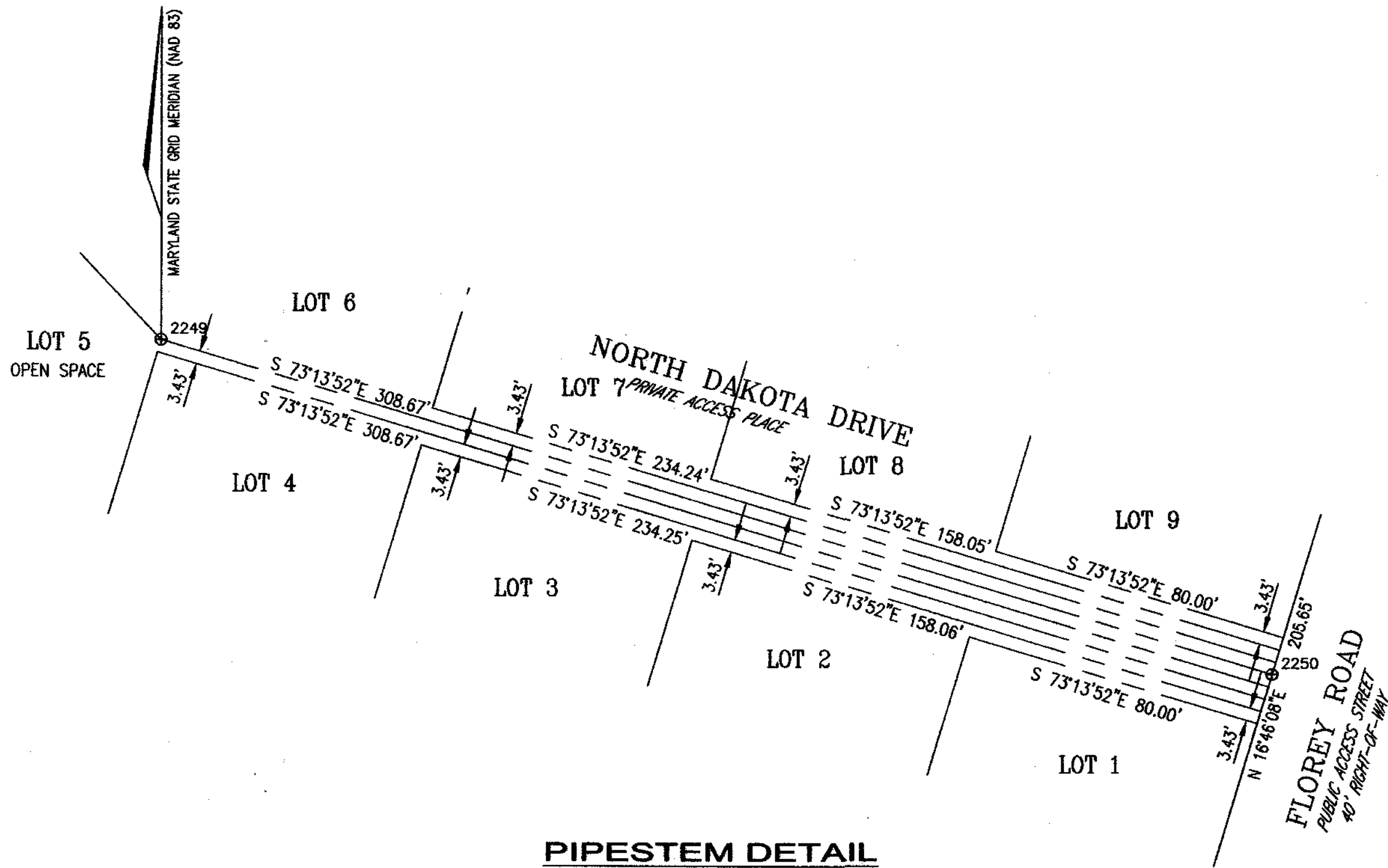
RECORDED AS PLAT No. 17207 ON MAR 3, 2005
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
WHITETAIL WOODS II
 LOTS 1 THROUGH 21
 A SUBDIVISION OF PARCEL 528
 ZONED R12
 TAX MAP No. 38 BLK: 9 PARCEL No. 528
 FIRST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 NOVEMBER 8, 2004
 GRAPHIC SCALE

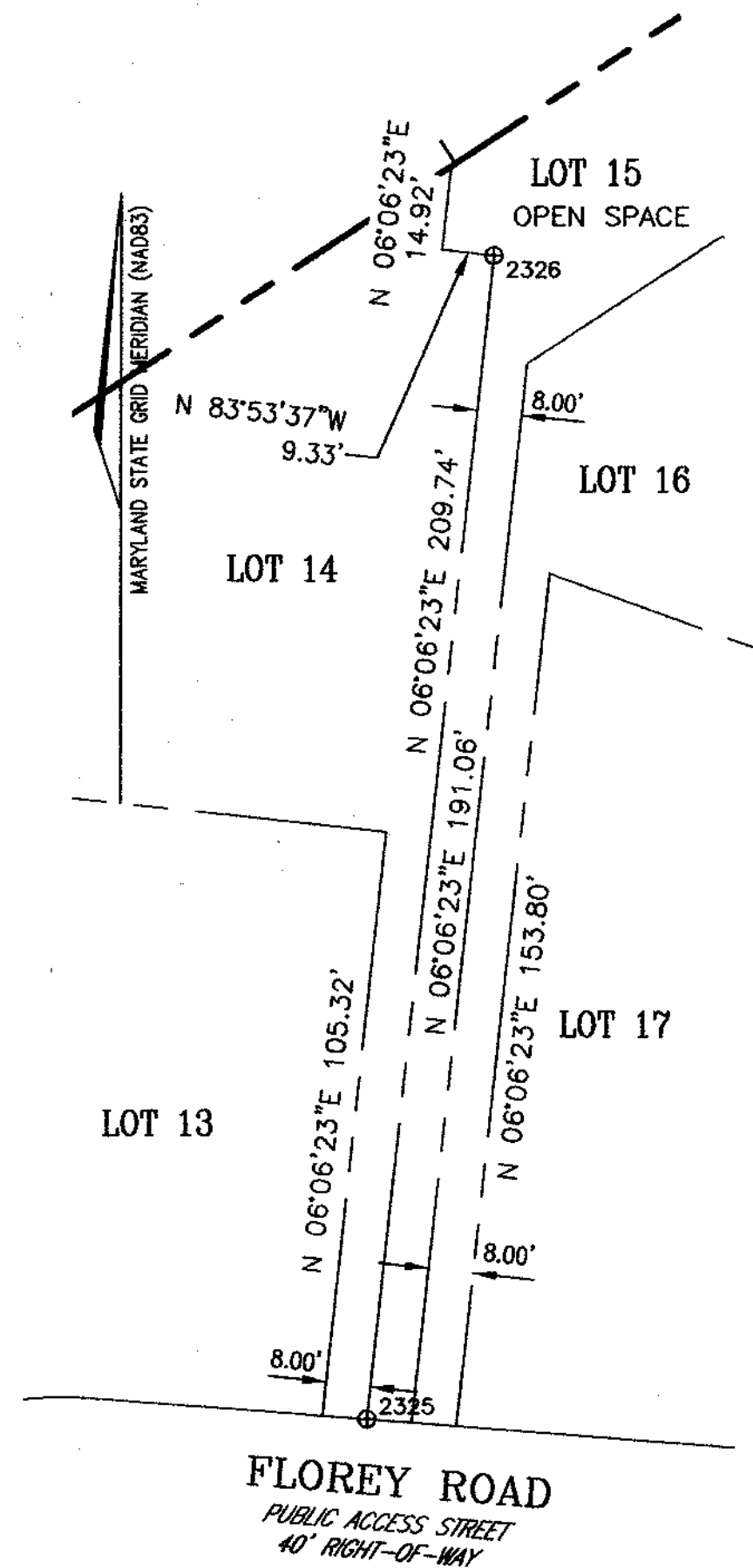


SCALE: 1" = 50' SHEET No. 3 OF 4

COORDINATE TABLE		
POINT	NORTHING	EASTING
2249	559067.7718	1391814.9254
2250	558978.7155	1392110.4734
2325	559205.3046	1392270.5522
2326	559413.8502	1392292.8625



PIPESTEM DETAIL
SEE SHEET 2 OF 4



PIPESTEM DETAIL
SEE SHEET 3 OF 4

THE REQUIREMENTS § 3-10B, 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 SETTING OF MARKERS BEEN COMPLIED WITH.

Mark C. Martin 11/9/2004
 MARK C. MARTIN, PROFESSIONAL LAND SURVEYOR NO. 10884 DATE
Michael L. Pfauf 11/9/04
 MICHAEL L. PFAU DATE

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

B. DeLeon for Penny E. Bernstein 12/9/04
 HOWARD COUNTY HEALTH OFFICER 580 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

Michael L. Pfauf 12/3/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION 4 DATE
Paul D. Joyce 2/25/05
 DIRECTOR DATE

OWNER'S CERTIFICATE

I, MICHAEL L. PFAU, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS AND OPEN SPACE WHERE APPLICABLE AND FOR 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, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 9 DAY OF NOVEMBER, 2004.

Michael L. Pfauf
 MICHAEL L. PFAU

Joseph J. Kane
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY GORDON E. ROYER AND JOAN B. ROYER TO MICHAEL L. PFAU, BY DEED DATED MARCH 21, 2003 AND RECORDED IN LIBER 6999 AT FOLIO 695 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

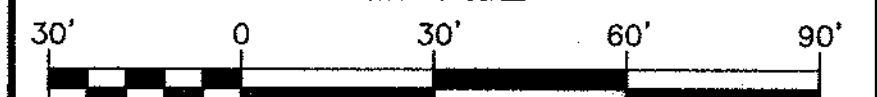
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Mark C. Martin
 MARK C. MARTIN, PROFESSIONAL LAND SURVEYOR NO. 10884



RECORDED AS PLAT No. 17288 ON Mar. 3, 2005
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
WHITETAIL WOODS II
 LOTS 1 THROUGH 21
 A SUBDIVISION OF PARCEL 528
 ZONED R12
 TAX MAP No. 38 BLK: 9 PARCEL No. 528
 FIRST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 NOVEMBER 8, 2004
 GRAPHIC SCALE



SCALE: 1" = 30' SHEET No. 4 OF 4

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