

COORDINATE TABLE		
NO.	NORTH	EAST
1	54754.0706	1959690.0061
2	54765.1443	1959718.7124
3	546864.4799	1959805.2518
4	546848.5274	1959706.6111
5	54758.5670	1959790.4024
6	54754.1913	1959649.7029
7	54756.1402	1959649.3479
8	546870.9955	1959848.1109
9	546846.3471	1959848.3448
10	546809.1821	1959955.7853
11	546742.9944	1959914.1024
12	546719.5868	1959904.4089
13	546669.6959	1959822.1234
14	546661.9924	1959918.8008
15	546644.1446	1959915.1889
16	546629.6786	1959890.2482
17	546635.6138	1959811.0157
18	546633.8689	1959771.1017
19	546632.2634	1959762.3049

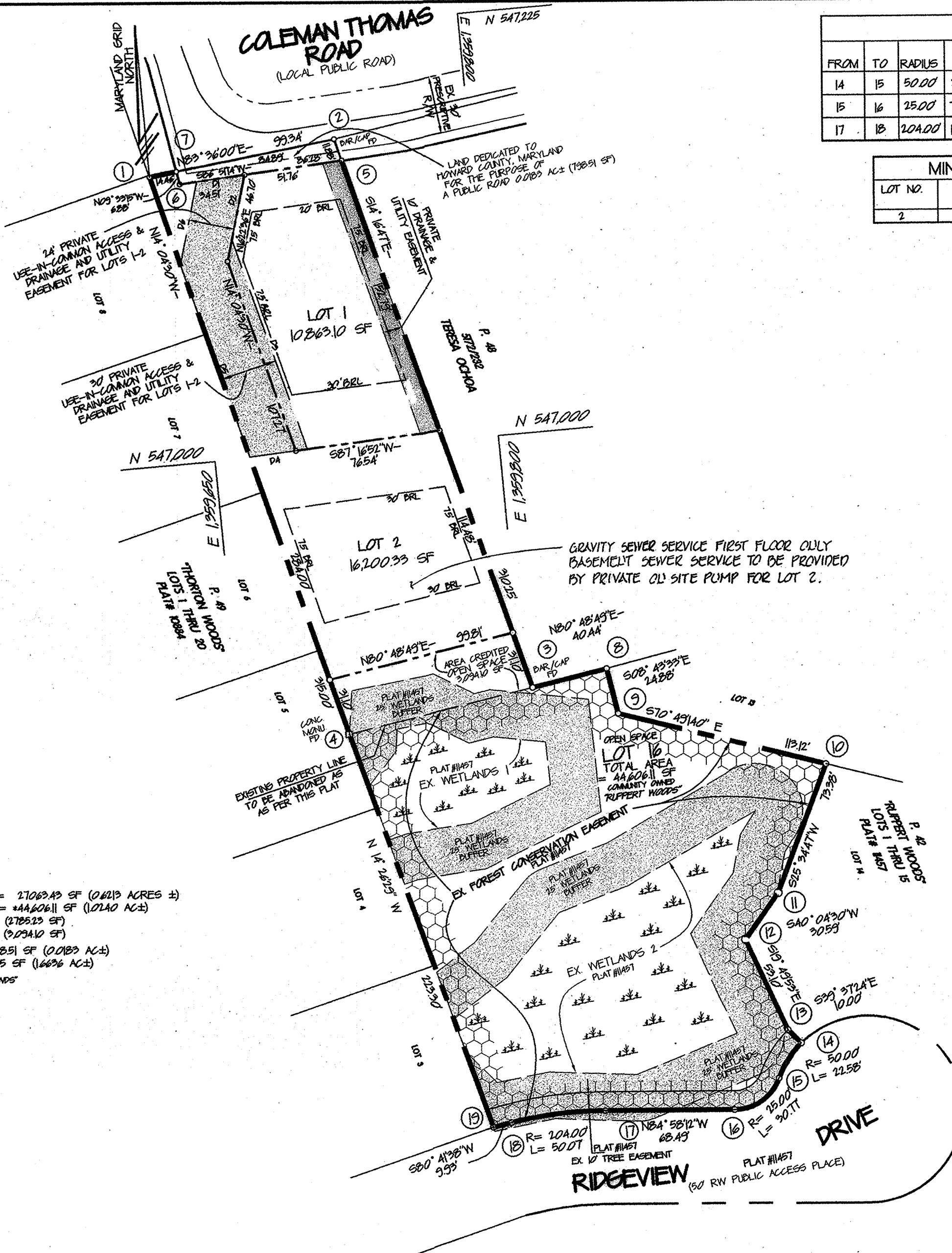
24' EASEMENT FOR INGRESS AND EGRESS DESCRIPTION		
LINE	DIRECTION	DISTANCE
D1	N82°51'4"E	25.46'
D2	S16°22'36"W	34.87'
D3	S14°24'30"E	116.68'
D4	S87°16'52"W	30.60'
D5	N14°24'30"W	108.98'
D6	N16°22'36"E	44.73'

FINAL FLAT TABULATION

TOTAL NUMBER OF LOTS: BUILDABLE 2
 TOTAL NUMBER OF LOTS: OPEN SPACE 1
 TOTAL AREA OF LOTS: BUILDABLE = 27063.49 SF (0.6219 ACRES ±)
 TOTAL AREA OF LOTS: OPEN SPACE (LOT 16 RUFFERT WOODS) = 44806.11 SF (1.0240 ACRES ±)
 TOTAL AREA OF LOTS: OPEN SPACE (LOT 15 RUFFERT WOODS) = 44806.11 SF (1.0240 ACRES ±)
 AREA OPEN SPACE REQUIRED = 40.8934 x 10% = 0.0409 ACRES ± (1785.23 SF)
 AREA CREDITED OPEN SPACE PROVIDED = (11.03) = 0.0710 ACRES ± (3094.10 SF)
 TOTAL AREA OF ROADWAY WIDENING STRIP = 798.51 SF (0.0183 ACRES ±)
 TOTAL GROSS AREA OF THE SUBDIVISION TO BE RECORDED = 71,468.05 SF (1.6266 ACRES ±)
 * AREA OF SOUTHERN HOMES CREDITED OPENSPACE + OPENSPACE LOT 15 RUFFERT WOODS
 ** TOTAL AREA OF SOUTHERN HOMES PARCEL

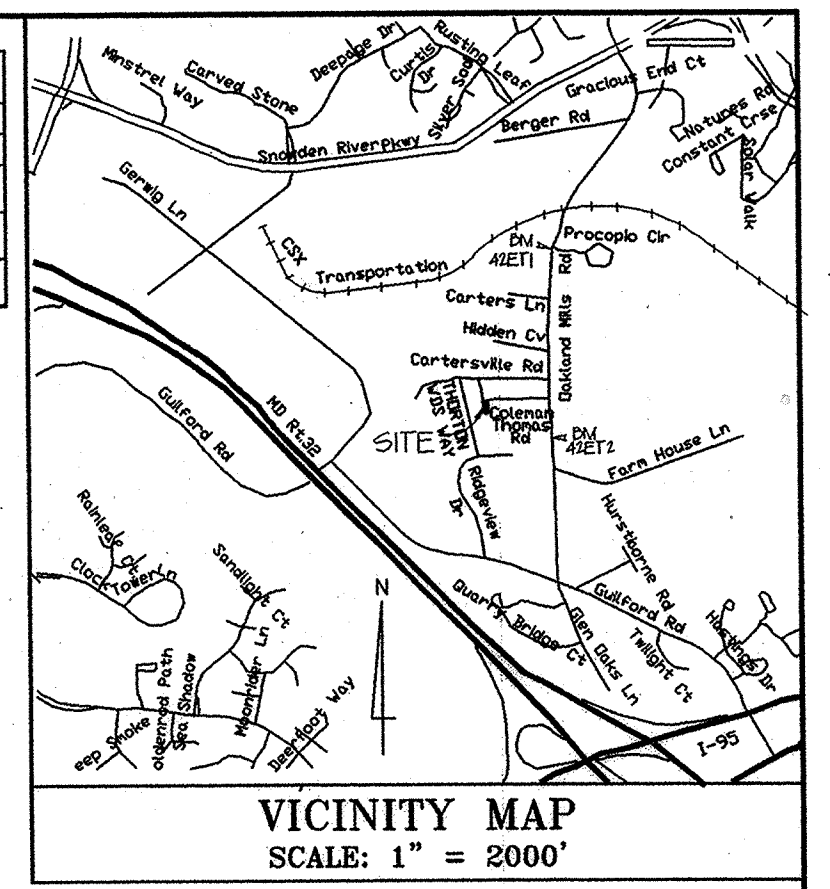
THE REQUIREMENTS 3-108, THE REAL PROPERTY ARTICLE ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) IN FAR AS THEY RELATE TO THE MAKING OF THIS FLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

BY: REP. "RUFFERT WOODS" HOME OWNERS ASSOC. DATE 5/19/04
 BY: MICHAEL FELKES DATE 6-1-04
 BY: LEONARD T. BOHAGAN, SURVEYOR DATE 6-2-04



CURVE DATA						
FROM	TO	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING DISTANCE
14	15	50.00	25°59'14"	22.59	11.49'	S37°25'23"W 22.40'
15	16	25.00	70°31'44"	30.77	17.68'	S59°45'55"W 28.87'
17	18	20.00	14°09'50"	50.07	25.16'	S87°59'53"W 49.95'

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA SQ. FT.	PIPE STEM AREA SQ. FT.	REMAINING LOT AREA SQ. FT.
2	16200.33	5946.72	10253.61



GENERAL NOTES

- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS N042E1 AND N042E2
- BRL INDICATES BUILDING RESTRICTION LINE
- THE SUBJECT PROPERTY IS ZONED R-12 PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN.
- DENOTES CONCRETE MONUMENT
○ DENOTES IRON PIPE OR REDBAR W/IDENTIFICATION CAPS
- THIS FLAT IS BASED ON A FIELD RUN MONUMENTED SURVEY PERFORMED ON OR ABOUT 5/16/03 BY CHARLES R. CROCKEN AND ASSOC., INC.
- AREAS SHOWN ARE MORE OR LESS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A) WIDTH - 12 (14 FEET SERVING MORE THAN ONE RESIDENCE)
 B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN)
 C) GEOMETRY - MAX 1% GRADE, MAX 10% GRADE CHANGE, AND MIN 45 TURNING RADIUS
 D) STRUCTURES/CULVERTS/BRIDGES - CAPABLE OF SUPPORTING 25 GROSS TONS (125 LOADS)
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 F) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.022 OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- GRAVITY SEWER SERVICE FIRST FLOOR ONLY BASEMENT SEWER SERVICE TO BE PROVIDED BY PRIVATE ON SITE PUMP FOR LOT 2.
- THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO THE RUFFERT WOODS HOME OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND THE HOME OWNERS ASSOCIATION ARTICLES OF INCORPORATION ARE RECORDED IN THE LAND RECORDS OF RESTRICTIONS ARE SHOWN HEREON HOWARD COUNTY, MARYLAND BY DEED RECORDED ON 01/07/99 IN LIBER 2291, FOLIO 049
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAIN AND OTHER PUBLIC UTILITIES LOCATED IN OR OVER AND THROUGH LOTS/PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS 1 & 2 SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEED(S) FOR THE EASEMENT HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE UNCTION OF THE FLAG OR PIPE STEM AND ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- THIS SUBDIVISION IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS IN ACCORDANCE WITH SECTION 18.022(D)(1) OF THE HOWARD COUNTY CODE BECAUSE THE PROPERTY IS LESS THAN 40,000 SQUARE FEET IN AREA EXCLUDING THE AREA OF EXISTING OPEN SPACE LOT 16, RUFFERT WOODS.
- HOWARD COUNTY FILE NO.'S: DPZ FILE REFERENCES: SDF 09-103, F-94-103
- A SHARED DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1 & 2 IS TO BE RECORDED WITH THE RECORDING OF THIS FLAT IN THE LAND RECORDS OF HOWARD COUNTY MARYLAND.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF THE WETLANDS OR THEIR BUFFERS.
- THERE IS AN EXISTING DWELLING LOCATED ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN ZONING REGULATIONS REQUIRE.
- LOT 1 HAS AN EXISTING HOUSE AND IS EXEMPT FROM LANDSCAPING AND THAT LANDSCAPING FOR LOT 2 WILL BE DEFERRED TO SDF-09-103
- THIS SUBDIVISION IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS DATED OCTOBER 2, 2003, PER COUNCIL BILL 45-2003 EFFECTIVE OCTOBER 2, 2003.
- STORM WATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE MARYLAND STORMWATER DESIGN MANUAL VOLUME 1 & 11 FOR DISCONNECTED RUNOFF FOR HOUSES IDENTIFIED ON THE REQUIRED SITE DEVELOPMENT PLAN(S) TO BE APPROVED BY HOWARD COUNTY.

PURPOSE NOTE:

THE PURPOSE OF THE RESUBDIVISION OF LOT 15 RUFFERT WOODS IS TO ADD THE REQUIRED OPEN SPACE AREA FROM THE SUBDIVISION OF SOUTHERN HOMES PROPERTY TO OPEN SPACE LOT 16 OF "RUFFERT WOODS" PLAT #11457 CREATING NEW OPEN SPACE LOT 16

OWNER: ELLICOTT CITY LAND HOLDING, INC. 8000 MAIN STR. ELLICOTT CITY, MD. 21043-4856 410-381-4746

OWNER: MICHAEL FELKES 3281 COLEMAN THOMAS ROAD COLUMBIA, MD. 21046-2124 410-381-4746

DEVELOPER: SOUTHERN HOMES LLC L. RAY RACHUBA 341-A MARMINGH COURT ELDERSBURG, MD. 21784 410-781-3400

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEM IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE IN HOWARD COUNTY

BY: COUNTY HEALTH OFFICER SFD DATE 8/5/04

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

BY: CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 4/1/04

BY: DIRECTOR DATE 8/6/04

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL FLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY SOUTHERN HOMES, LLC TO MICHAEL FELKES, BY DEED DATED 12/05/03 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 2588, FOLIO 071, AND THE LANDS CONVEYED BY ERIC WILHELM RUFFERT AND SUSAN STARR RUFFERT TO ELLICOTT CITY LAND HOLDING, INC. BY DEED DATED 10/04/04 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2958/1256 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE PLACED 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.

BY: LEONARD T. BOHAGAN, SURVEYOR DATE 6-2-04

"RUFFERT WOODS" HOME OWNERS ASSOC. & OWNER'S DEDICATION

MICHAEL FELKES OWNER OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL FLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT INTO 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 STREETS RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE DEEDS OF THE STREETS AND/OR ROADS, FLOOD PLAN 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 DEEDS OF STREETS AND OF ROADS AND FLOOD PLANS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE AND; (3) THE RIGHT TO REQUIRE THE DEDICATION OF THE WATERWAYS AND DRAINAGE EASEMENT FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; (4) THAT NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE ERRECTED OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HANDS THIS 19th DAY OF MAY, 2004

BY: REP. "RUFFERT WOODS" HOME OWNERS ASSOC. DATE 5/19/04

BY: MICHAEL FELKES DATE 6-1-04

WITNESS: K. Paul DATE 5/19/04

WITNESS: Charles R. Crocken DATE 6/1/04

RECORDED AS PLAT 114977 ON 9/20/04 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

FLAT OF SOUTHERN HOMES LOTS 1, & 2 AND "RUFFERT WOODS" OPEN SPACE LOT 16 A RESUBDIVISION OF LOT 15 RUFFERT WOODS LOTS 1 THRU 15 PLAT #11457, F-94-103

SIXTH ELECTION DISTRICT, TAX MAP #42, GRID 10, PARCEL 47 & 48(LOTS) HOWARD COUNTY, MARYLAND ZONED: R-12

Prepared by: CHARLES R. CROCKEN AND ASSOCIATES, INC. Civil Engineering - Land Planning PO Box 307 Westminister, MD 21157 Tel. (410) 543-2708 Fax. (410) 543-3063

SCALE: 1" = 50' DATE: 7/08/03 SHEET 1 OF 1

COORDINATE TABLE		
NO.	NORTH	EAST
1	54754.0706	1959690.0061
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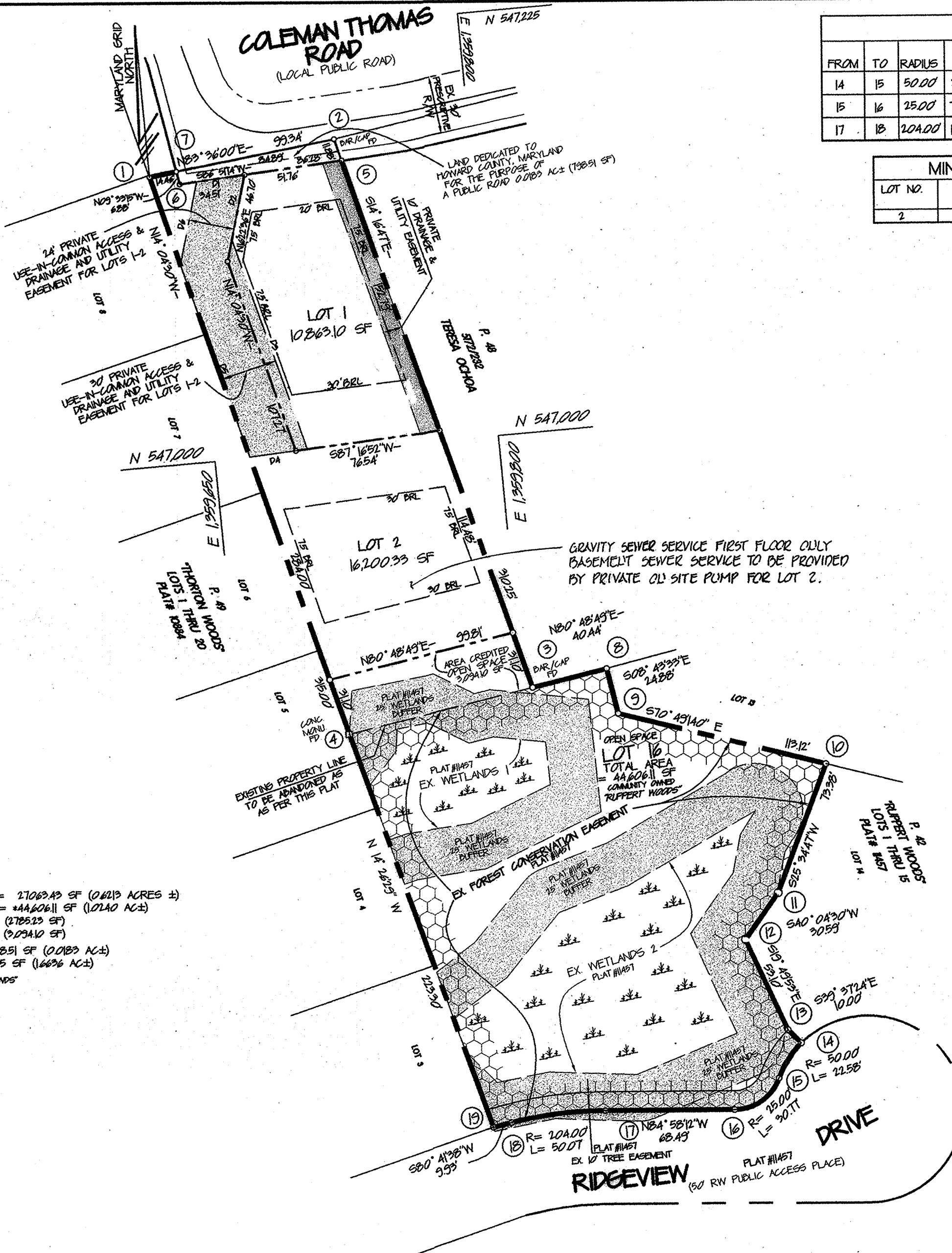
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LINE	DIRECTION	DISTANCE
D1	N82°51'4"E	25.46'
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D4	S87°16'52"W	30.60'
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D6	N16°22'36"E	44.73'

FINAL FLAT TABULATION

TOTAL NUMBER OF LOTS: BUILDABLE 2
 TOTAL NUMBER OF LOTS: OPEN SPACE 1
 TOTAL AREA OF LOTS: BUILDABLE = 27063.49 SF (0.6219 ACRES ±)
 TOTAL AREA OF LOTS: OPEN SPACE (LOT 16 RUFFERT WOODS) = 44806.11 SF (1.0240 ACRES ±)
 TOTAL AREA OF LOTS: OPEN SPACE (LOT 15 RUFFERT WOODS) = 44806.11 SF (1.0240 ACRES ±)
 AREA OPEN SPACE REQUIRED = 40,893.4 x 10% = 4089.34 SF (0.0934 ACRES ±)
 AREA CREDITED OPEN SPACE PROVIDED = 111.08 = 0.010 ACRES ± (0.0024 ACRES ±)
 TOTAL AREA OF ROADWAY WIDENING STRIP = 798.51 SF (0.0183 ACRES ±)
 TOTAL GROSS AREA OF THE SUBDIVISION TO BE RECORDED = 71,668.05 SF (1.6266 ACRES ±)
 * AREA OF SOUTHERN HOMES CREDITED OPENSPACE + OPENSPACE LOT 15 RUFFERT WOODS
 ** TOTAL AREA OF SOUTHERN HOMES PARCEL

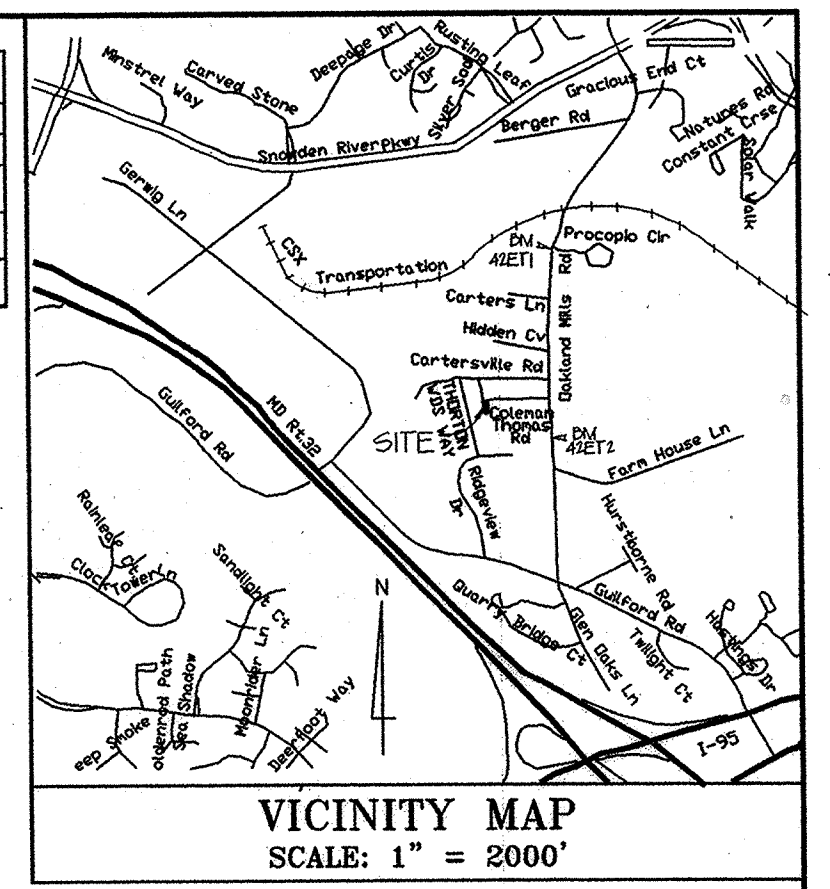
THE REQUIREMENTS 3-108, THE REAL PROPERTY ARTICLE ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) IN FAR AS THEY RELATE TO THE MAKING OF THIS FLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

BY: REP. "RUFFERT WOODS" HOME OWNERS ASSOC. DATE: 5/19/04
 BY: MICHAEL FELKUS DATE: 6-1-04
 BY: LEONARD T. BOHAGU, SURVEYOR DATE: 6-2-04



CURVE DATA						
FROM	TO	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING DISTANCE
14	15	50.00	25°59'14"	22.59	11.49	S37°25'23"W 22.40
15	16	25.00	70°31'44"	30.77	17.68	S59°45'55"W 28.87
17	18	20.00	14°09'50"	50.07	25.16	S87°59'53"W 49.95

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA SQ. FT.	PIPE STEM AREA SQ. FT.	REMAINING LOT AREA SQ. FT.
2	16200.33	5946.72	10253.61



GENERAL NOTES

- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS N042E1 AND N042E2.
- BRL INDICATES BUILDING RESTRICTION LINE.
- THE SUBJECT PROPERTY IS ZONED R-12 PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN.
- DENOTES CONCRETE MONUMENT
○ DENOTES IRON PIPE OR REDBAR W/IDENTIFICATION CAPS
- THIS FLAT IS BASED ON A FIELD RUN MONUMENTED SURVEY PERFORMED ON OR ABOUT 5/16/03 BY CHARLES R. CROCKEN AND ASSOC., INC.
- AREAS SHOWN ARE MORE OR LESS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A) WIDTH - 12 (14 FEET SERVING MORE THAN ONE RESIDENCE)
 B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN)
 C) GEOMETRY - MAX 1% GRADE, MAX 10% GRADE CHANGE, AND MIN 45 TURNING RADIUS
 D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125 LOADS)
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 F) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.022 OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- GRAVITY SEWER SERVICE FIRST FLOOR ONLY. BASEMENT SEWER SERVICE TO BE PROVIDED BY PRIVATE ON-SITE PUMP FOR LOT 2.
- THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO THE RUFFERT WOODS HOME OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND THE HOME OWNERS ASSOCIATION ARTICLES OF INCORPORATION ARE RECORDED IN THE LAND RECORDS OF RESTRICTIONS ARE SHOWN HEREON HOWARD COUNTY, MARYLAND BY DEED RECORDED ON 01/07/99 IN LIBER 2291, FOLIO 049.
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAIN AND OTHER PUBLIC UTILITIES LOCATED IN OR OVER AND THROUGH LOTS/PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS 1 & 2 SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEED(S) FOR THE EASEMENT HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE UNCTION OF THE FLAG OR PIPE STEM AND ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- THIS SUBDIVISION IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS IN ACCORDANCE WITH SECTION 18.022(D)(1) OF THE HOWARD COUNTY CODE BECAUSE THE PROPERTY IS LESS THAN 10,000 SQUARE FEET IN AREA EXCLUDING THE AREA OF EXISTING OPEN SPACE LOT 16, RUFFERT WOODS.
- HOWARD COUNTY FILE NO.'S: DPZ FILE REFERENCES: SDF 09-103, F-94-103
- A SHARED DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1 & 2 IS TO BE RECORDED WITH THE RECORDING OF THIS FLAT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF THE WETLANDS OR THEIR BUFFERS.
- THERE IS AN EXISTING DWELLING LOCATED ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN ZONING REGULATIONS REQUIRE.
- LOT 1 HAS AN EXISTING HOUSE AND IS EXEMPT FROM LANDSCAPING AND THAT LANDSCAPING FOR LOT 2 WILL BE DEFERRED TO SDF-09-103.
- THIS SUBDIVISION IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS DATED OCTOBER 2, 2003, PER COUNCIL BILL 45-2003 EFFECTIVE OCTOBER 2, 2003.
- STORM WATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE MARYLAND STORMWATER DESIGN MANUAL VOLUME 1 & 11 FOR DISCONNECTED RUNOFF FOR HOUSES IDENTIFIED ON THE REQUIRED SITE DEVELOPMENT PLAN(S) TO BE APPROVED BY HOWARD COUNTY.

PURPOSE NOTE:

THE PURPOSE OF THE RESUBDIVISION OF LOT 15 RUFFERT WOODS IS TO ADD THE REQUIRED OPEN SPACE AREA FROM THE SUBDIVISION OF SOUTHERN HOMES PROPERTY TO OPEN SPACE LOT 15 OF "RUFFERT WOODS" PLAT #11457 CREATING NEW OPEN SPACE LOT 16.
 OWNER: ELLICOTT CITY LAND HOLDING, INC. 8000 MAIN STR. ELLICOTT CITY, MD. 21043-4856 410-381-4746
 OWNER: MICHAEL FELKUS 3281 COLEMAN THOMAS ROAD COLUMBIA, MD. 21046-2124 410-381-4746
 DEVELOPER: SOUTHERN HOMES LLC L. RAY RACHUBA 341-A MARMINGH COURT ELDERSBURG, MD. 21784 410-781-3400

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL FLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY SOUTHERN HOMES, LLC TO MICHAEL FELKUS, BY DEED DATED 12/05/03 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 2508, FOLIO 071, AND THE LANDS CONVEYED BY ERIC WILHELM RUFFERT AND SUSAN STARR RUFFERT TO ELLICOTT CITY LAND HOLDING, INC. BY DEED DATED 10/04/04 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2958/1256 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE PLACED 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.



LEONARD T. BOHAGU, SURVEYOR DATE: 6-2-04
 MR. LEONARD T. BOHAGU, REG. NO. 10859

"RUFFERT WOODS" HOME OWNERS ASSOCIATION, OWNER'S DEDICATION

MICHAEL FELKUS, OWNER OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL FLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT INTO 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 STREETS RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAIN 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 STREETS AND OF ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE AND; (3) THE RIGHT TO REQUIRE THE DEDICATION OF THE WATERWAYS AND DRAINAGE EASEMENT FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; (4) THAT NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE ERRECTED OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HANDS THIS 19th DAY OF MAY, 2004
 BY: REP. "RUFFERT WOODS" HOME OWNERS ASSOC. DATE: 5/19/04
 BY: MICHAEL FELKUS DATE: 6-1-04
 WITNESS: K. Paul DATE: 5/19/04
 WITNESS: Charles R. Crocken DATE: 6/1/04

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEM IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE IN HOWARD COUNTY
 COUNTY HEALTH OFFICER SFD DATE: 8/5/04
 APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 4/1/04
 DIRECTOR DATE: 8/6/04

RECORDED AS PLAT 114977 ON 9/21/04
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND
 FLAT OF SOUTHERN HOMES LOTS 1, & 2 AND "RUFFERT WOODS" OPEN SPACE LOT 16
 A RESUBDIVISION OF LOT 15 RUFFERT WOODS LOTS 1 THRU 15 PLAT #11457, F-94-103
 SIXTH ELECTION DISTRICT, TAX MAP #42, GRID 10, PARCEL 47 & 48(LOTS) HOWARD COUNTY, MARYLAND ZONED: R-12
 Prepared by: CHARLES R. CROCKEN AND ASSOCIATES, INC. Civil Engineering - Land Planning PO Box 307 Westminister, MD 21157 Tel. (410) 543-2708 Fax. (410) 543-3063
 SCALE: 1" = 50' DATE: 7/08/03 SHEET 1 OF 1