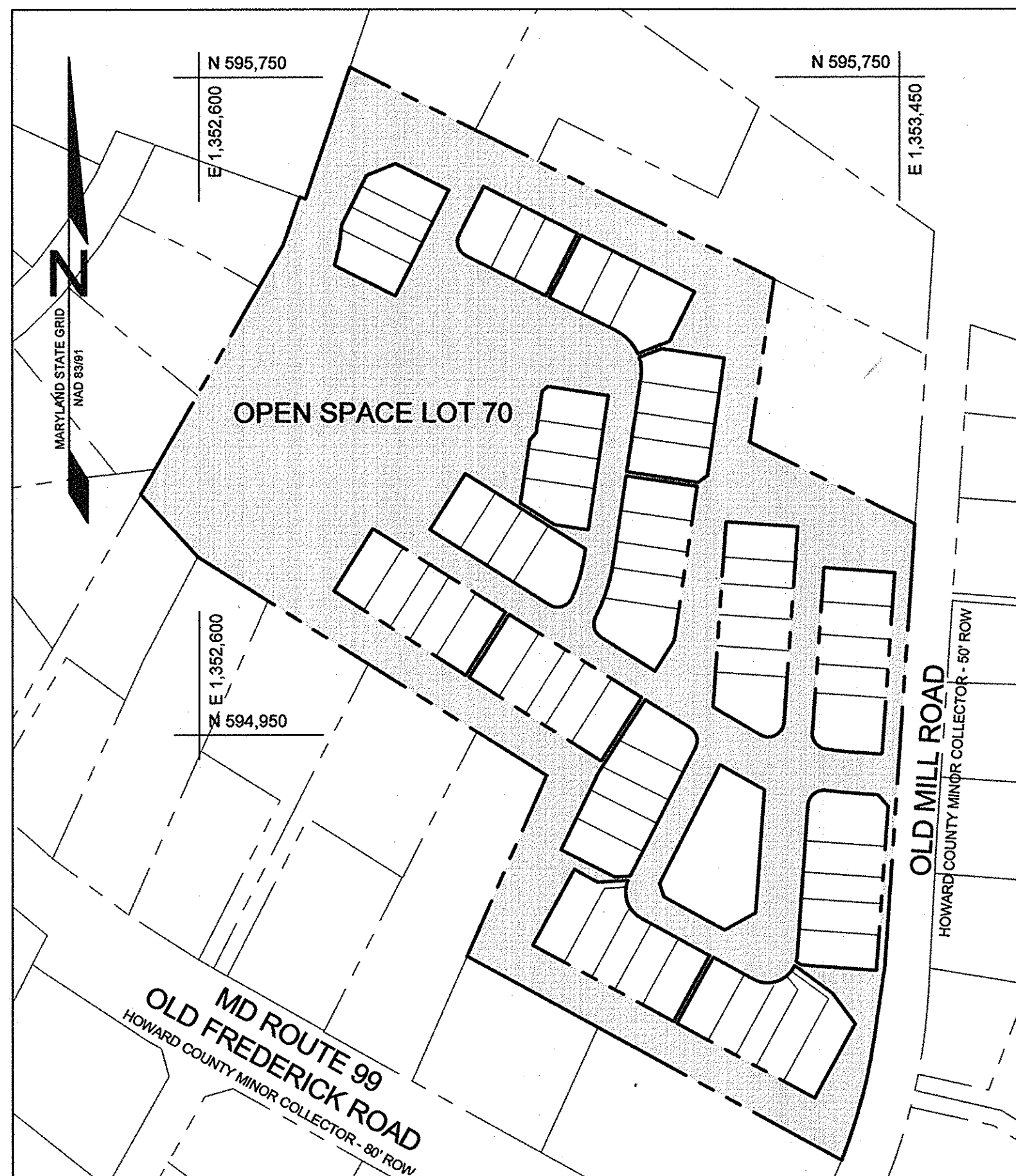
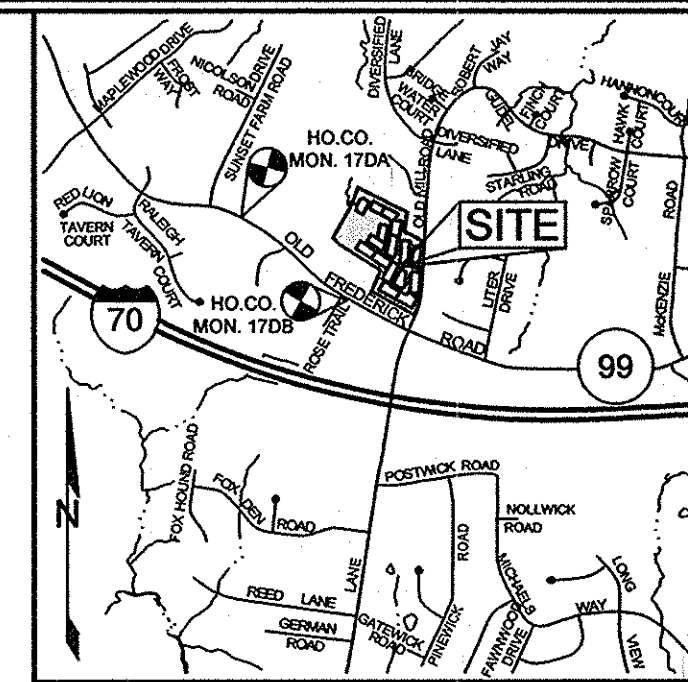


GENERAL NOTES CONTINUED

12. OPEN SPACE REQUIREMENTS FOR THIS PROJECT HAVE BEEN FULFILLED UNDER F-05-117.
13. DRIVEWAY (S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING REQUIREMENTS:
  - 1) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
  - 2) SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
  - 3) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM OF 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
  - 4) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING);
  - 5) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
  - 6) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
14. NO GRADING, REMOVAL OF VEGETATIVE COVER TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS, UNLESS WAIVER IS GRANTED.
15. WP-05-130 WAS APPROVED ON 7/02/05, APPROVING WAIVER OF SUBDIVISION REGULATIONS SECTION 16.116.a.1 AND 2.1 AND 11 TO ALLOW GRADING, REMOVAL OF VEGETATIVE COVER AND TREES AND PAVING WITHIN 25 FEET OF A WETLAND AND WITHIN 50 FEET OF AN INTERMITTENT STREAM AND 75 FEET OF A PERENNIAL STREAM FOR A PATHWAY FOR THE VILLAS OF ATHLONE, AND AGE RESTRICTED ADULT HOUSING COMMUNITY PROPOSED FOR LOT 1 OF THE HARBIN PROPERTY MINOR SUBDIVISION.
16. WP-05-140 WAS APPROVED ON 9/23/05, SEEKING A WAIVER OF SUBDIVISION REGULATIONS SECTION 16.120.a.1&2 TO ALLOW LOTS 2 AND 3, RESPECTIVELY, OF THE PROPOSED HARBIN PROPERTY MINOR SUBDIVISION TO GAIN DIRECT ACCESS FROM AN ARTERIAL ROADWAY, OLD FREDERICK ROAD.
17. WP-09-096 WAS APPROVED ON 12/17/08, APPROVING WAIVER OF SUBDIVISION REGULATIONS SECTION 16.156(o)(1)(ii), AND SECTION 16.156(o)(2) WHICH REQUIRES THAT WITHIN 2 YEARS OF SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN ORIGINAL, THE DEVELOPER SHALL APPLY FOR BUILDING PERMITS, IF THE DEVELOPER FAILS TO DO SO BEFORE 2 YEARS OF THE PLAN WILL EXPIRE AND A NEW SITE ELOPEMENT PLAN IS REQUIRED. THE WAIVER APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS: THE DEVELOPER HAS 2 YEARS FROM THE WAIVER APPROVAL DATE (ON OR 12/04/2010) TO APPLY FOR ALL BUILDING PERMITS. THE SITE DEVELOPMENT PLAN WILL HAVE A NOTE REFLECTING THIS DATE.
18. WP-09-184 WAS APPROVED ON 4/27/09, SEEKING A WAIVER OF SUBDIVISION REGULATIONS SECTION 16.120(c)(4) WHICH STATES SINGLE-FAMILY ATTACHED LOTS SHALL HAVE A MINIMUM OF 15 FEET OF FRONTAGE ON A PUBLIC ROAD. SINGLE FAMILY ATTACHED LOTS MAY BE APPROVED WITHOUT PUBLIC ROAD FRONTAGE PROVIDED THEY FRONT ON A COMMONLY OWNED AREA CONTAINING A PARKING AREA OR PRIVATE ROAD NOT EXCEEDING A LENGTH OF 200 FEET MEASURED FROM THE EDGE OF THE PUBLIC RIGHT OF WAY ALONG THE CENTERLINE OF THE PRIVATE ROAD. APPROVAL IS VALID AS LONG AS EASEMENT DESIGNATIONS CONCERNING THE PRIVATE/PUBLIC STATUS OF ON-SITE UTILITIES LINES WILL BE COORDINATED WITH THE DEVELOPMENT ENGINEERING DIVISION AND THE DEPARTMENT OF PUBLIC WORKS OF HOWARD COUNTY. ALL EASEMENTS WILL BE REFLECTED ON THE PLATS. THE HOA WILL TAKE OWNERSHIP OF THE OPEN SPACE LOTS. ALSO SUBJECT TO COMPLIANCE WITH THE STATE HIGHWAY ADMINISTRATION. SDP-05-117 SHALL BE RED-LINED TO INDICATE THE NEW LOT LINES AND OPEN SPACE DESIGNATIONS.
19. AS A CONSEQUENCE OF BA-04-049, THE BUILDING RESTRICTION LINES SHOWN FOR LOT 1 ARE REQUIRED BY SECTION 131.N.1 OF THE ZONING REGULATIONS. SHOULD THIS LOT BE DEVELOPED WITH A SINGLE DETACHED RESIDENTIAL UNIT RATHER THAN THE PROJECT APPROVED WITH BA-04-049, THE BUILDING RESTRICTION LINES FROM SECTION 108.D.4. SHALL BE APPLIED.
20. PREVIOUS DPZ FILE NUMBERS: BA-04-049C, F-06-002, SDP-05-117, WP-05-130, WP-05-140, BA-09-0086, WP-09-096, WP-09-184, F-10-019, (P.N. 20757-20760, AND P.N. 20823-20826), AND F-11-004, (P.N. 12176).
21. THIS PLAT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS BASED ON SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE, BECAUSE THIS IS A PLAT OF REVISION.



LOCATION MAP  
SCALE: 1"=150'



HOWARD COUNTY, MARYLAND ADC MAP 20 GRID B4  
VICINITY MAP  
SCALE: 1=2000'

GENERAL NOTES

1. THE SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 07/28/06.
2. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 17DA AND NO. 17DB
  - DENOTES APPROXIMATE LOCATION (SEE LOCATION MAP)
  - STA. NO. 17DA N 595410.8295 E 1351641.1112
  - STA. NO. 17DB N 594529.5304 E 1352722.5972
  - DENOTES IRON PIPE FOUND.
  - DENOTES REBAR AND CAP FOUND.
  - DENOTES REBAR AND CAP SET.
  - DENOTES CONCRETE MONUMENT OR STONE FOUND.
  - DENOTES CONCRETE MONUMENT SET.
3. ALL LOT AREAS ARE MORE OR LESS (±).
4. THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER 2004 BY AB CONSULTANTS, INC. AND VERIFIED BY SILL, ADCOCK AND ASSOCIATES, LLC.
5. LANDSCAPING FOR THIS SUBDIVISION HAS BEEN PROVIDED BY SDP 05-117, VILLAS OF ATHLONE.
6. STORMWATER MANAGEMENT QUANTITY AND WATER QUALITY TREATMENT PROPOSED FOR THIS SITE WILL BE ACHIEVED VIA STORMTECH CHAMBERS AND WILL BE PRIVATELY MAINTAINED, PER SDP 05-117, VILLAS OF ATHLONE.
7. PUBLIC WATER AND SEWER IS AVAILABLE THROUGH CONTRACT NUMBER-24-43-23-D.
8. THERE ARE NO 100 YEAR FLOODPLAINS ON-SITE.
9. LAND HAS BEEN DEDICATED TO HOWARD COUNTY, MARYLAND, FOR THE PURPOSE OF A PUBLIC ROAD (0.04415 ACRES), AND LAND HAS BEEN DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD (0.49765 ACRES). THIS DEDICATION HAS BEEN ACCOUNTED FOR UNDER F-06-002.
10. ~~10.~~ DENOTES PUBLIC FOREST CONSERVATION EASEMENT. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENTS ARE ALLOWED.
11. FOREST CONSERVATION OBLIGATIONS WERE PREVIOUSLY ACCOUNTED FOR UNDER SDP-05-117. PER SDP-05-117, THE TOTAL FOREST CONSERVATION EASEMENT OBLIGATION OF 3.98 ACRES OF REFORESTATION PLANTING WAS TO BE SATISFIED BY 2.30 ACRES OF ON-SITE FOREST CONSERVATION EASEMENT AREA AND 1.68 ACRES OF OFF-SITE FOREST CONSERVATION EASEMENT AREA. AT WHICH TIME 1.68 ACRES OF REFORESTATION WAS ESTABLISHED ON WATERFORD FARM PROPERTY, PARCEL '3', TAX MAP 20, PARCEL 20. PER THE RECORDATION OF THIS PLAN THE FOREST CONSERVATION OBLIGATION OF 3.98 ACRES OF REFORESTATION WILL BE SATISFIED BY 0.34 ACRES OF ON-SITE FOREST CONSERVATION EASEMENT AREA AND 3.64 ACRES OF OFF-SITE FOREST CONSERVATION EASEMENT AREA. SAID 1.68 ACRES OF REFORESTATION IS ESTABLISHED ON WATERFORD FARM PROPERTY, PARCEL '3', TAX MAP 20, PARCEL 20, AND THE REMAINING 1.96 ACRES OF REFORESTATION EASEMENT IS BEING TRANSFERRED TO THE FRIENDSHIP LAKES FOREST CONSERVATION BANK (SDP-02-117).

AREA TABULATION CHART

1. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
  - A. BUILDABLE: 0
  - B. NON-BUILDABLE: 0
  - C. OPEN SPACE: 1
2. PRESERVATION PARCELS: 0
3. TOTAL AREA OF LOTS AND/OR PARCELS
  - A. BUILDABLE: N/A
  - B. NON-BUILDABLE: N/A
  - C. OPEN SPACE: 9.1449 AC
  - D. PRESERVATION PARCELS: N/A
4. TOTAL AREA OF ROADWAY TO BE RECORDED: N/A
5. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 9.1449 AC

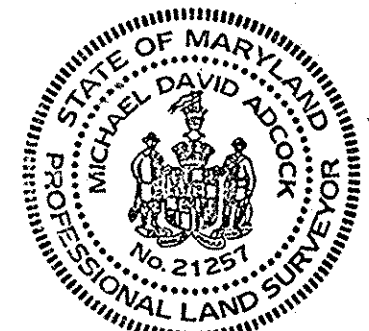
THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Michael D. Adcock* 12-3-2013  
MICHAEL D. ADCOCK  
PROFESSIONAL LAND SURVEYOR  
DATE

*Theodore R. Gull* 11/27/2013  
THEODORE R. GULL, PRESIDENT  
THE ENCLAVE AT ELLICOTT STATION HOMEOWNERS ASSOCIATION INC.  
DATE

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 AREA") LOCATED IN, ON, OVER, AND THROUGH LOT(S)/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOT(S)/PARCELS SHALL BE SUBJECT TO EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS 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 AND, IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATION 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(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.



OWNER

THE ENCLAVE AT ELLICOTT STATION  
HOMEOWNERS ASSOCIATION INC.  
5485 HARPERS FARM ROAD, SUITE 200  
COLUMBIA, MD 21044

THE PURPOSE OF THIS PLAT IS TO ABANDON PART OF FOREST CONSERVATION EASEMENT 3 AND FOREST CONSERVATION EASEMENT 4.

RECORDED AS PLAT NUMBER **22865** ON **6/27/14**  
IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT

ENCLAVE AT ELLICOTT STATION

OPEN SPACE LOT 70  
A REVISION OF OPEN SPACE LOT 70  
ENCLAVE AT ELLICOTT STATION,  
LOTS 1-69, OPEN SPACE LOT 70 AND PARCEL 'A'  
PLAT NO. S 20823-20826  
PART OF PARCEL 27, TAX MAP 17, GRIDS 8  
2ND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
PREVIOUS DPZ FILE NO.'S: BA-04-049C, F-06-002,  
SDP-05-117, WP-05-130, WP-05-140, WP-09-096, WP-09-184, F-10-019,  
P.N. 20757-20760 AND P.N. 20823-20826, & F-11-014, P.N. 21276  
SCALE: AS SHOWN  
SHEET 1 OF 2  
DATE: NOVEMBER 25, 2013  
DRAWN BY: AEM

DEDICATION FOR CORPORATIONS

WE, THE ENCLAVE AT ELLICOTT STATION HOMEOWNERS ASSOCIATION INC., A MARYLAND, NON-STOCK HOMEOWNERS ASSOCIATION CORPORATION BY THEODORE R. GULL, PRESIDENT, OWNER 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 ROAD 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 ERECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 27 DAY OF Nov., 2013.

*Theodore R. Gull* 11/27/2013  
THEODORE R. GULL, PRESIDENT  
THE ENCLAVE AT ELLICOTT STATION HOMEOWNERS ASSOCIATION INC.  
DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY HEBRON MANOR 1, LLC, A MARYLAND LIMITED LIABILITY COMPANY, UNTO THE ENCLAVE AT ELLICOTT STATION HOMEOWNERS ASSOCIATION, INC., A MARYLAND, NON-STOCK HOMEOWNERS ASSOCIATION CORPORATION, BY DEED DATED JUNE 25, 2010 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 12589 AT FOLIO 78, ALSO BEING PART OF THE LANDS CONVEYED BY HEBRON MANOR 1, LLC, A MARYLAND LIMITED LIABILITY COMPANY, AND K W SERVICING CORP, A MARYLAND CORPORATION, AND ATHLONE, LLC, A MARYLAND LIMITED LIABILITY COMPANY, AND THE COUNCIL OF UNIT OWNERS OF VILLAS OF ATHLONE LAND CONDOMINIUM, AN UNINCORPORATED LAND CONDOMINIUM ASSOCIATION TO HEBRON MANOR 1, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED SEPTEMBER 29, 2009 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 12069 AT FOLIO 404 SAID FINAL PLAT SHOWN HEREON IS ALSO A REVISION OF OPEN SPACE LOT 70 OF "ENCLAVE AT ELLICOTT STATION, LOTS 1-69, OPEN SPACE LOT 70 AND PARCEL 'A', RECORDED AS PLAT NO. S 20823 THROUGH 20826, 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, AND THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED IN IT, AND IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND TITLE 9, SUBTITLE 13, CHAPTER 06, REGULATION 12.

*Michael D. Adcock* 12-3-2013  
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 21257, EXPIRATION DATE: 06-16-2015  
DATE

HOWARD COUNTY HEALTH DEPARTMENT  
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
*Britton M. Rossman* 2/6/2014  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Christ Edmondson* 1-31-14  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Vest Sledziewski* 6-19-14  
DIRECTOR DATE

JOB NO. 08-080



LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S 85°56'50"E	39.88'	L19	N32°12'52"E	106.34'	L37	S 63°20'31"E	82.50'	L55	S53°19'11"W	14.09'
L2	S 41°01'52"E	18.27'	L20	N 57°46'48"W	64.20'	L38	S 14°11'58"W	23.71'	L56	S81°27'18"E	87.28'
L3	S 85°55'04"E	91.78'	L21	N32°13'12"E	92.05'	L39	N 06°16'50"E	26.96'	L57	S08°32'42"W	114.98'
L4	S 53°31'11"E	7.11'	L22	N32°13'12"E	90.68'	L40	N 26°39'29"E	66.63'	L58	S81°27'18"E	87.00'
L5	S 04°04'56"W	183.70'	L23	N32°13'12"E	90.68'	L41	S 67°18'24"W	38.16'	L59	S32°13'12"W	43.95'
L6	S 53°31'11"E	57.05'	L24	N32°13'12"E	89.31'	L42	S 63°20'31"E	72.14'	L60	N67°46'48"W	76.97'
L7	N 36°27'21"W	46.20'	L25	N32°13'12"E	80.68'	L43	N 26°39'29"E	144.00'	L61	N08°32'42"E	105.71'
L8	S28°40'56"W	102.64'	L26	S57°46'48"E	171.81'	L44	S26°39'29"W	66.00'	L62	N 59°01'06"W	66.62'
L9	S28°40'56"W	91.46'	L27	N08°32'42"E	10.33'	L45	S63°20'31"E	127.13'	L63	S 85°56'48"E	87.00'
L10	S61°19'04"E	55.66'	L28	S57°46'48"E	170.85'	L46	S26°39'29"W	85.00'	L64	S 85°55'29"E	86.00'
L11	S28°40'56"W	91.47'	L29	S81°27'18"E	41.19'	L47	S63°20'31"E	108.14'	L65	N 48°55'43"E	2.03'
L12	S28°40'56"W	104.85'	L30	S57°46'48"E	48.93'	L48	S26°39'29"W	85.00'	L66	N 85°56'50"W	39.54'
L13	S 61°19'04"E	32.24'	L31	S08°32'42"W	77.42'	L49	S63°20'31"E	154.00'	L67	S60°52'11"E	61.86'
L14	N 86°20'00"E	36.95'	L32	N39°48'53"E	11.75'	L50	S26°39'29"W	67.40'	L68	N04°04'56"E	150.13'
L15	S 61°19'04"E	94.69'	L33	N 08°24'27"E	51.54'	L51	N69°12'02"E	41.38'	L69	S61°18'36"W	43.22'
L16	N 86°20'00"E	18.31'	L34	S53°28'21"W	8.76'	L52	S63°20'31"E	90.65'	L70	N61°19'04"W	83.73'
L17	N 63°07'20"W	73.44'	L35	S 81°27'45"E	73.84'	L53	N 69°12'02"E	29.09'	L71	N17°18'40"W	17.01'
L18	S 25°52'00"W	103.68'	L36	S08°32'42"W	164.86'	L54	S81°27'18"E	76.56'	L72	N26°52'40"E	161.65'

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1	595,762.32060	1,352,783.37900	483	594,678.3905	1,353,223.2400	590	595,064.9226	1,353,176.2202
2	595,504.01526	1,353,297.89491	484	594,600.5424	1,353,174.9515	591	595,027.7422	1,353,152.7883
3	595,206.13915	1,353,268.07787	485	594,680.7903	1,353,218.8535	592	595,160.6304	1,353,102.6241
4	595,205.99164	1,353,468.5424	486	594,726.2369	1,353,135.7825	594	595,093.5720	1,353,080.9194
5	594,666.97962	1,353,431.52379	489	594,933.8560	1,353,201.9233	596	595,068.7801	1,353,087.6716
6	594,577.67660	1,353,416.34640	491	594,958.5198	1,353,195.1061	603	595,165.9795	1,353,067.0237
8	594,431.28610	1,353,379.03700	492	594,992.7494	1,353,140.7924	604	595,176.1948	1,353,084.5586
9	594,679.95518	1,352,924.50228	497	594,902.7812	1,353,084.1048	605	595,267.7990	1,352,923.2062
10	594,899.98680	1,353,021.26504	506	594,809.4849	1,353,038.8696	606	595,199.5405	1,352,880.1882
11	595,166.65051	1,352,598.42881	507	594,776.2835	1,353,104.3761	607	595,108.4465	1,353,024.7311
12	595,242.96558	1,352,528.92789	508	594,777.4548	1,353,122.6527	609	595,116.4717	1,353,052.0723
13	595,546.88657	1,352,702.39269	509	594,693.3145	1,353,004.5715	614	595,199.4637	1,353,072.0534
14	595,604.85122	1,352,722.30658	510	594,785.2989	1,353,054.8944	615	595,205.5740	1,353,031.3206
15	595,602.34565	1,352,729.40857	511	594,769.8253	1,353,083.1784	616	595,231.6621	1,352,989.9255
16	594,593.08872	1,353,083.28405	512	594,772.1883	1,353,120.0526	617	595,308.2227	1,353,001.4290
435	594,927.2434	1,353,428.1869	528	594,995.4153	1,353,136.5624	618	595,317.2481	1,353,008.9526
436	594,925.9097	1,353,426.8565	529	595,096.7179	1,352,975.8210	619	595,368.2342	1,353,016.4884
437	594,928.7042	1,353,387.2154	530	595,020.0048	1,352,927.4748	620	595,373.4482	1,353,023.5277
439	595,146.9664	1,353,443.8416	531	594,917.5441	1,353,087.4864	621	595,362.4861	1,353,096.5497
440	595,153.0782	1,353,358.0590	540	595,099.3837	1,352,971.5910	628	595,484.0570	1,352,838.3901
441	594,952.1675	1,353,343.7447	541	595,022.6707	1,352,923.2448	629	595,612.7498	1,352,902.9980
443	594,932.0999	1,353,359.4365	542	595,125.1287	1,352,763.2374	631	595,488.7746	1,353,201.2093
444	594,878.8292	1,353,383.6816	543	595,200.6837	1,352,810.8538	632	595,617.1533	1,352,945.4905
445	594,881.3800	1,353,360.0144	562	595,202.7495	1,353,326.0800	633	595,428.5392	1,353,170.9693
447	594,863.9292	1,353,338.3362	568	594,964.5268	1,353,309.1990	634	595,413.8469	1,353,132.2903
448	594,680.8953	1,353,325.2590	570	594,949.5805	1,353,280.4660	639	595,441.2315	1,353,106.4599
450	594,673.3046	1,353,323.9470	571	594,983.8741	1,353,223.3506	640	595,481.9045	1,353,025.4430
451	594,669.0774	1,353,329.6638	572	595,208.8992	1,353,239.2963	641	595,557.8690	1,353,063.5795
452	594,662.5437	1,353,421.2110	574	595,270.1114	1,353,119.0741	642	595,560.1123	1,353,059.1110
453	594,862.2159	1,353,435.4614	577	595,265.5583	1,353,216.6851	643	595,484.1478	1,353,020.9745
454	594,875.9892	1,353,423.4753	578	595,257.1427	1,353,205.3865	645	595,532.6665	1,352,924.3297
466	594,668.4192	1,353,322.1498	581	595,383.9041	1,353,136.1719	647	595,558.1691	1,352,915.8786
467	594,634.5004	1,353,368.0215	585	595,408.1262	1,353,236.9586	654	595,570.8506	1,352,773.4257
468	594,597.3410	1,353,395.4737	586	595,419.5019	1,353,161.2484	655	595,544.0524	1,352,770.4763
469	594,507.2922	1,353,346.2097	587	595,409.1734	1,353,134.0576	656	595,521.0712	1,352,764.6614
481	594,651.6755	1,353,272.0721	588	595,265.1669	1,353,118.3312	695	595,645.1165	1,352,838.5265
482	594,598.1514	1,353,179.3427	589	595,252.2399	1,353,204.3654	696	595,630.3933	1,352,803.3180

1. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	A. BUILDABLE: 0
	B. NON-BUILDABLE: 0
	C. OPEN SPACE: 1
	D. PRESERVATION PARCELS: 0
2. TOTAL AREA OF LOTS AND/OR PARCELS	A. BUILDABLE: N/A
	B. NON-BUILDABLE: N/A
	C. OPEN SPACE: 9.1449 AC
	D. PRESERVATION PARCELS: N/A
3. TOTAL AREA OF ROADWAY TO BE RECORDED: N/A	
4. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 9.1449 AC	

HOWARD COUNTY HEALTH DEPARTMENT  
 APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
*Madison M. Roseman* 2/6/2014  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Chad Edmund* 1-31-14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Keith Shindler* 6-19-14  
 DIRECTOR DATE

**DEDICATION FOR CORPORATIONS**

WE, THE ENCLAVE AT ELLICOTT STATION HOMEOWNERS ASSOCIATION INC., A MARYLAND, NON-STOCK HOMEOWNERS ASSOCIATION CORPORATION BY THEODORE R. GULL, PRESIDENT, OWNER 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 RESTRICTIONS, 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 ROAD 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 SAID EASEMENTS AND RIGHTS-OF-WAY.

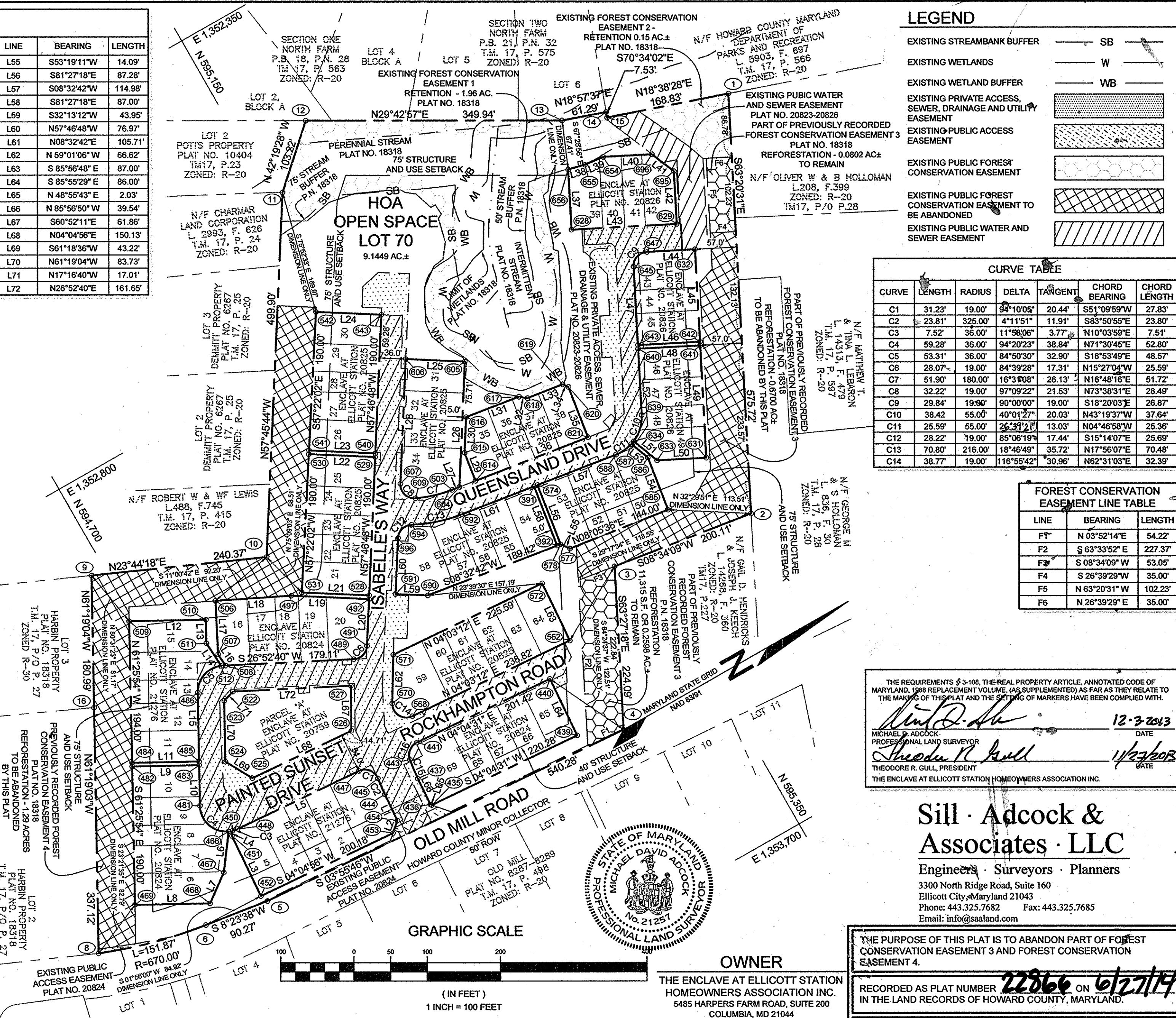
WITNESS MY HAND THIS 27 DAY OF Nov., 2013.

*Theodore R. Gull* 11/27/2013  
 THEODORE R. GULL, PRESIDENT DATE  
 THE ENCLAVE AT ELLICOTT STATION HOMEOWNERS ASSOCIATION INC.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY HEBRON MANOR 1, L.L.C. A MARYLAND LIMITED LIABILITY COMPANY, UNTO THE ENCLAVE AT ELLICOTT STATION HOMEOWNERS ASSOCIATION, INC., A MARYLAND, NON-STOCK HOMEOWNERS ASSOCIATION CORPORATION, BY DEED DATED JUNE 25, 2010 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 12589 AT FOLIO 78. ALSO BEING PART OF THE LANDS CONVEYED BY HEBRON MANOR 1, L.L.C. A MARYLAND LIMITED LIABILITY COMPANY, AND K W SERVICING CORP. A MARYLAND CORPORATION, AND ATHLONE, L.L.C. A MARYLAND LIMITED LIABILITY COMPANY, AND THE COUNCIL OF UNIT OWNERS OF VILAS OF ATHLONE LAND CONDOMINIUM, AN UNINCORPORATED LAND CONDOMINIUM ASSOCIATION TO HEBRON MANOR 1, L.L.C. A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED SEPTEMBER 29, 2009 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 12069 AT FOLIO 404 SAID FINAL PLAT SHOWN HEREON IS ALSO A REVISION OF OPEN SPACE LOT 70 OF ENCLAVE AT ELLICOTT STATION, LOTS 1-69, OPEN SPACE LOT 70 AND PARCEL 'A', RECORDED AS PLAT NO. S 20823 THROUGH 20826, 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, AND THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED IN IT, AND IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND, TITLE 9, SUBTITLE 13, CHAPTER 06, REGULATION 12.

*Michael D. Adcock* 12-3-2013  
 MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE  
 MD. REG. NO. 21257, EXPIRATION DATE: 06-16-2015



**LEGEND**

- EXISTING STREAMBANK BUFFER SB
- EXISTING WETLANDS W
- EXISTING WETLAND BUFFER WB
- EXISTING PRIVATE ACCESS, SEWER, DRAINAGE AND UTILITY EASEMENT
- EXISTING PUBLIC ACCESS EASEMENT
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT TO BE ABANDONED
- EXISTING PUBLIC WATER AND SEWER EASEMENT

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	31.23'	19.00'	94°10'05"	20.44'	S51°09'59"W	27.83'
C2	23.81'	325.00'	4°11'51"	11.91'	S83°50'55"E	23.80'
C3	7.52'	36.00'	11°58'06"	3.77'	N10°03'59"E	7.51'
C4	59.28'	36.00'	94°20'23"	38.84'	N71°30'45"E	52.80'
C5	53.31'	36.00'	84°50'30"	32.90'	S18°53'49"E	48.67'
C6	28.07'	19.00'	84°39'28"	17.31'	N15°27'04"W	25.59'
C7	51.90'	180.00'	16°3'00"	26.13'	N16°48'16"E	51.72'
C8	32.22'	19.00'	97°09'22"	21.53'	N73°38'31"E	28.49'
C9	29.84'	19.00'	90°00'00"	19.00'	S18°20'03"E	28.87'
C10	38.42'	55.00'	40°0'27"	20.03'	N43°19'37"W	37.64'
C11	25.59'	55.00'	26°37'27"	13.03'	N04°46'58"W	25.36'
C12	28.22'	19.00'	85°06'19"	17.44'	S15°14'07"E	25.69'
C13	70.80'	216.00'	18°46'49"	35.72'	N17°56'07"E	70.48'
C14	38.77'	19.00'	116°55'42"	30.96'	N62°31'03"E	32.39'

**FOREST CONSERVATION EASEMENT LINE TABLE**

LINE	BEARING	LENGTH
F1	N 03°52'14"E	54.22'
F2	S 63°33'52"E	227.37'
F3	S 08°34'09"W	53.05'
F4	S 26°39'29"W	35.00'
F5	N 63°20'31"W	102.23'
F6	N 26°39'29"E	35.00'

THE REQUIREMENTS § 3-106, 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.

*Michael D. Adcock* 12-3-2013  
 MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE  
*Theodore R. Gull* 11/27/2013  
 THEODORE R. GULL, PRESIDENT DATE  
 THE ENCLAVE AT ELLICOTT STATION HOMEOWNERS ASSOCIATION INC.

**Sill · Adcock & Associates · LLC**  
 Engineers · Surveyors · Planners  
 3300 North Ridge Road, Suite 160  
 Ellicott City, Maryland 21043  
 Phone: 443.325.7682 Fax: 443.325.7685  
 Email: info@saaand.com

THE PURPOSE OF THIS PLAT IS TO ABANDON PART OF FOREST CONSERVATION EASEMENT 3 AND FOREST CONSERVATION EASEMENT 4.

RECORDED AS PLAT NUMBER **22866** ON **6/27/14**  
 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**REVISION PLAT**  
**ENCLAVE AT ELLICOTT STATION**  
**OPEN SPACE LOT 70**  
 A REVISION OF OPEN SPACE LOT 70 ENCLAVE AT ELLICOTT STATION, LOTS 1-69, OPEN SPACE LOT 70 AND PARCEL 'A' PLAT NO. S 20823-20826 PART OF PARCEL 27, TAX MAP 17, GRIDS 8 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND PREVIOUS DPZ FILE NO. S: BA-04-049C, F-06-002, SDP-05-117, WP-05-130, WP-05-140, WP-09-096, WP-09-184, F-10-019, P.N. 20757-20760 AND P.N. 20823-20826, & F-11-014, P.N. 21276 SCALE: AS SHOWN SHEET 2 OF 2 DATE: NOVEMBER 25, 2013 DRAWN BY: AEM

JOB NO. 08-080