

DENSITY TABULATION										
SECTION AREA	GROSS AREA (Ac.)	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED	OPEN SPACE WITHIN FLOOD PLAIN	NET AREA	LOTS ALLOWED	FLOOD PLAIN LOT ADJUSTMENT	LOTS ALLOWABLE	LOTS SHOWN	DENSITY
1/1	25.325	2.846 Ac.	6.504 Ac.	2.313 Ac.	23.612	85.71	0	85.71	64	2.47

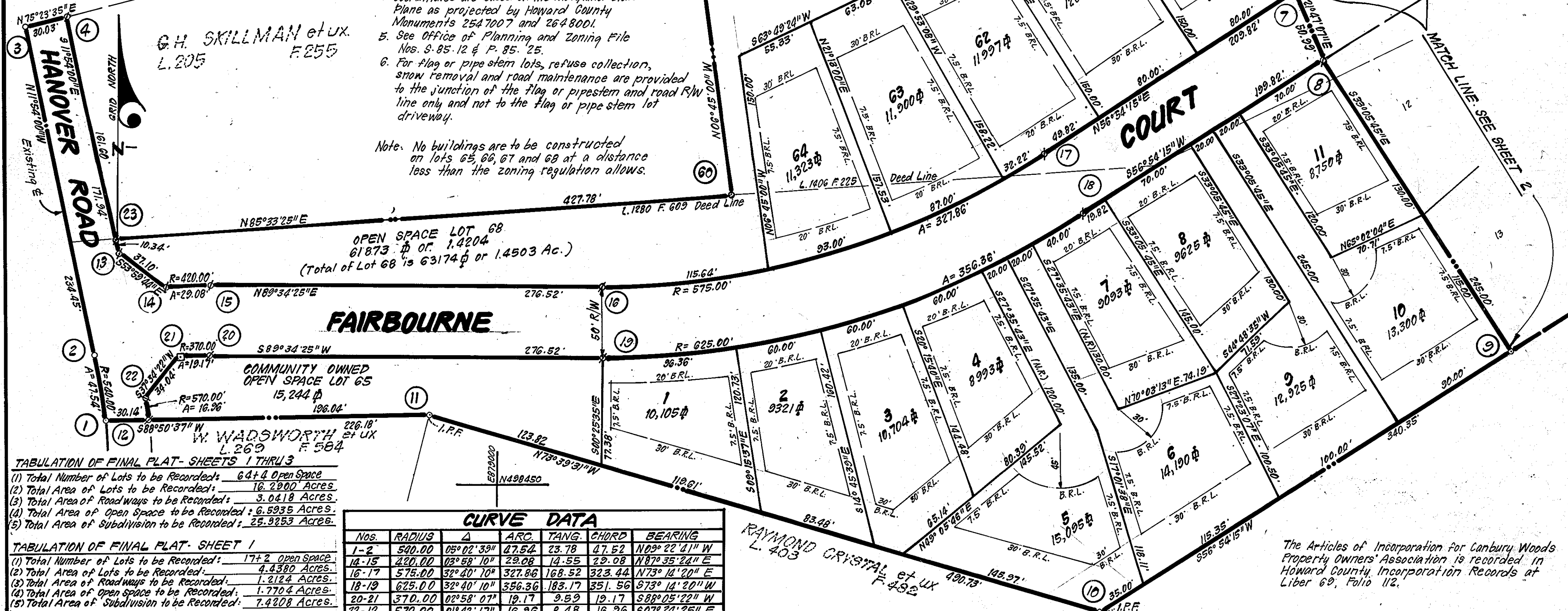
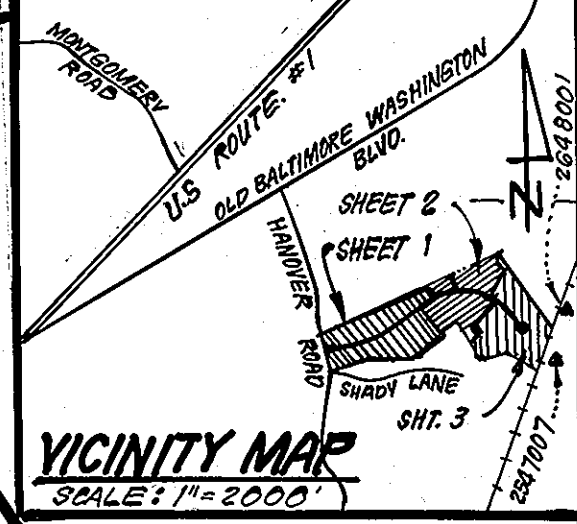
COORDINATE TABLE					
No.	NORTH	EAST	No.	NORTH	EAST
1	498494.85	878726.85	14	498588.67	878765.29
2	498541.74	878719.71	15	498589.89	878794.34
3	498771.15	878670.76	16	498591.95	879070.85
4	498778.72	878699.83	17	498685.22	879380.55
5	498993.86	879525.33	18	498643.34	879407.85
6	498843.47	879623.34	19	498541.95	879071.22
7	498799.79	879556.32	20	498539.89	878794.71
8	498752.44	879575.25	21	498539.25	878775.55
9	498547.19	879709.03	22	498512.28	878754.80
10	498361.34	879423.89	23	498620.59	878793.15
11	498499.42	878992.98	60	498653.73	879159.65
12	498495.46	878756.89	61	498891.23	879131.54
13	498610.48	878735.28			

LOT AREA TABULATION (R-12)			
LOT SIZE (SF)	No. of Lots	AREA OF LOTS (Acres)	AREA OF OPEN SPACE REQUIRED (Acres)
12000 or Larger	9	2.7695	0.2216
10800 to 12000	18	5.2201	0.5220
9600 to 10800	16	3.8733	0.7747
8400 to 9600	21	4.4271	1.3281
TOTALS	64	16.2900	2.8464

Plans for Public Water and Public Sewerage Systems have been approved by the Dept. of Health and Mental Hygiene and these facilities will be available to all lots offered for sale.

This subdivision is subject to Section 18.122B of the Howard County Code. Public Water & Sewer Service has been granted under the terms and provisions there of, effective Aug. 28, 1986, on which date developer agreement No. 14-1450 was filed & accepted.

Jan F. Lipari 1-16-85
Date



- NOTES
- 4"x4"x36" Concrete Monument shown thus: □
 - Iron Pins shown thus: ∅
 - Subject property is zoned R-12 per 8-2-85 Comprehensive Zoning Plan.
 - Coordinates are based on the Maryland State Plane as projected by Howard County Monuments 2547007 and 2648001.
 - See Office of Planning and Zoning File Nos. S-85-12 & P-85-25.
 - For flag or pipe stem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and road R/W line only and not to the flag or pipe stem lot driveway.
- Note: No buildings are to be constructed on lots 65, 66, 67 and 68 at a distance less than the zoning regulation allows.

TABULATION OF FINAL PLAT- SHEETS 1 THRU 3

- Total Number of Lots to be Recorded: 64 + 4 Open Space
- Total Area of Lots to be Recorded: 16.2900 Acres
- Total Area of Roadways to be Recorded: 3.0418 Acres
- Total Area of Open Space to be Recorded: 6.5935 Acres
- Total Area of Subdivision to be Recorded: 25.9253 Acres

TABULATION OF FINAL PLAT- SHEET 1

- Total Number of Lots to be Recorded: 17 + 2 Open Space
- Total Area of Lots to be Recorded: 4.4380 Acres
- Total Area of Roadways to be Recorded: 1.2124 Acres
- Total Area of Open Space to be Recorded: 1.7704 Acres
- Total Area of Subdivision to be Recorded: 7.4208 Acres

CURVE DATA						
Nos.	RADIUS	Δ	ARC	TANG.	CHORD	BEARING
1-2	500.00	05°02'39"	47.54	23.78	47.52	N09°22'41" W
14-15	420.00	02°58'10"	22.08	14.55	22.08	N87°35'24" E
16-17	575.00	32°40'10"	327.86	168.52	323.44	N73°14'20" E
18-19	625.00	32°40'10"	336.36	183.17	351.56	S73°14'20" W
20-21	370.00	02°58'07"	19.17	9.59	19.17	S88°05'22" W
22-12	570.00	01°42'17"	16.96	8.48	16.96	S07°24'25" E

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

John F. Lipari 10-24-86
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

James L. Hamby 10-28-86
DIRECTOR DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS, AND PUBLIC ROADS HOWARD CO. OFFICE OF PUBLIC WORKS

John F. Lipari 10-28-86
DIRECTOR DATE

OWNERS DEDICATION

We, Elkridge Limited Partnerships, a Maryland Limited Partnership, owners of the property shown and described hereon, hereby adopt this plan of subdivision and in consideration of the approval of the Final Plat by the Office of Planning and Zoning establish the min. building restriction lines and grant unto Howard County, Maryland, its successors and assigns: (1) the right to lay, construct and maintain sewers, storm drains, water pipes, and other municipal utilities and services in and under all roads or street rights-of-way and the specific easements shown hereon (2) the right to require dedication to public use the beds of the streets and/or roads and flood plains 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 flood plains, storm drainage facilities and open space where applicable (3) the right to require dedication of water ways 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 the said easements or rights-of-way.

Witness Our Hands this day of Jan. 17, 1986

John F. Lipari General Partner
High E. Moore Managing Partner

SURVEYOR'S CERTIFICATE

I hereby certify that the plan shown hereon is correct, that it is a subdivision of all the land conveyed to Elkridge Limited Partnership, a Maryland Limited Partnership, from Evergreen Valley Associates Limited Partnership, a Maryland Limited Partnership, by a deed dated April 23, 1986 and recorded in Liber 1468 at Folio 486, among the Land Records of Howard County, Maryland 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 the Annotated Code of Maryland, as amended.

Jan. 17, 1986
DATE

Donald B. Sackett
Registered Land Surveyor
Md. No. 6053

RECORDED AS PLAT 6982 ON 11/06/86 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

CANBURY WOODS
LOTS 1 THRU 68

SECTION 1 AREA 1
TAX MAP No. 38 TAX MAP PARCELS 208, 207 & 704
SHEET 1 OF 3

1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1"=50' JAN. 1986

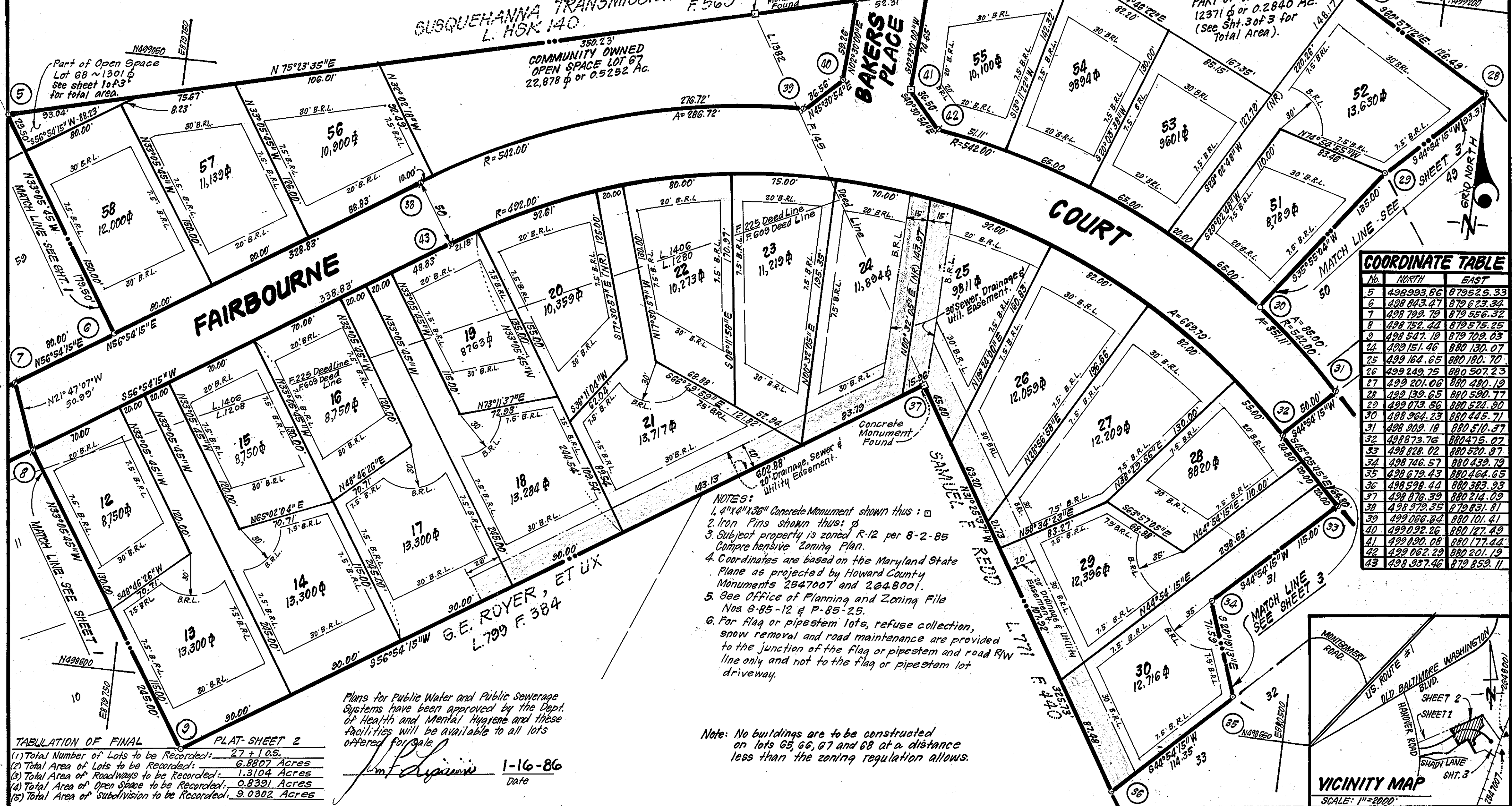
CLARK • FINEFROCK & SACKETT
ENGINEERS • PLANNERS • SURVEYORS
11315 LOCKWOOD DRIVE
SILVER SPRING, MARYLAND 20904 84-044-R

CURVE DATA

Nos.	RADIUS	Δ	ARC	TAN.	CHORD	BEARING
30-31	542.00	08°59'08"	85.00	42.59	84.92	S40°35'19"E
32-33	542.00	30°18'35"	286.72	146.80	283.38	N72°03'32"E
42-43	542.00	37°06'59"	351.11	181.97	345.01	S63°39'15"E
32-43	492.00	78°00'00"	662.79	398.41	619.25	N84°05'45"W

This subdivision is subject to Section 18.122B of the Howard County Code. Public Water and Sewer Service has been granted under the terms and provisions thereof, effective Aug. 28, 1986, on which date developer agreement No. 14-1450 was filed and accepted.

The Articles of Incorporation for Canbury Woods Property Owners' Association is recorded in Howard County Incorporation Records at Liber 69 Folio 112.



COORDINATE TABLE

Lot	NORTH	EAST
5	498993.66	879525.33
6	498843.47	879623.32
7	498799.79	879556.32
8	498752.44	879575.25
9	498547.19	879702.03
10	498515.46	880130.07
11	499164.65	880180.70
12	499249.75	880507.23
13	499201.06	880480.12
14	499159.65	880590.77
15	499075.56	880524.90
16	498964.23	880445.71
17	498902.18	880510.37
18	498873.76	880475.07
19	498828.02	880520.97
20	498746.57	880439.79
21	498679.43	880464.65
22	498598.44	880383.93
23	498576.39	880214.09
24	498579.35	879831.81
25	498066.64	880101.41
26	498032.26	880127.49
27	498190.08	880177.44
28	498062.29	880201.19
29	498937.46	879859.71

- NOTES:**
1. 4" x 4" x 36" Concrete Monument shown thus: □
 2. Iron Pins shown thus: ○
 3. Subject property is zoned R-12 per 8-2-85 Comprehensive Zoning Plan.
 4. Coordinates are based on the Maryland State Plane as projected by Howard County Monuments 2547007 and 2648001.
 5. See Office of Planning and Zoning File Nos. 8-85-12 & P-85-25.
 6. For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and road R/W line only and not to the flag or pipestem lot driveway.

Plans for Public Water and Public Sewerage Systems have been approved by the Dept. of Health and Mental Hygiene and these facilities will be available to all lots offered for sale.

Note: No buildings are to be constructed on lots 65, 66, 67 and 68 at a distance less than the zoning regulation allows.

TABULATION OF FINAL PLAT SHEET 2

(1) Total Number of Lots to be Recorded:	27 + 105
(2) Total Area of Lots to be Recorded:	6.8807 Acres
(3) Total Area of Roadways to be Recorded:	1.3104 Acres
(4) Total Area of Open Space to be Recorded:	0.6391 Acres
(5) Total Area of Subdivision to be Recorded:	9.0302 Acres

John F. Liparini 1-16-86
Date

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

Carol M. Boyd 10-24-86
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING.

Thomas L. Hamby 10-28-86
DIRECTOR DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS, AND PUBLIC ROADS, HOWARD CO. OFFICE OF PUBLIC WORKS.

George F. Nemy 10-28-86
DIRECTOR DATE

OWNER'S DEDICATION

We, Elkridge Limited Partnership, a Maryland Limited Partnership, owners of the property shown and described hereon, hereby adopt this plan of subdivision and in consideration of the approval of the Final Plat by the Officer of Planning and Zoning establish the min. building restriction lines and grant unto Howard County, Maryland, its successors and assigns: (1) the right to lay, construct and maintain sewers, storm drains, water pipes, and other municipal utilities and services in and under all roads or street rights-of-way and the specific easements shown hereon (2) the right to require dedication to public use the beds of the streets and/or roads and flood plains 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 flood plains, storm drainage facilities and open space where applicable (3) the right to require dedication of water ways 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 the said easements or rights-of-way.

Witness Our Hands this day of January 17, 1986

John F. Liparini General Partner
Hugh F. Cole Managing Partner

SURVEYOR'S CERTIFICATE

I hereby certify that the plan shown hereon is correct; that it is a subdivision of all the land conveyed to Elkridge Limited Partnership, a Maryland Limited Partnership, from Evergreen Valley Associates Limited Partnership, a Maryland Limited Partnership, by a deed dated April 28, 1986 and recorded in Liber 1468 at Folio 486, among the Land Records of Howard County, Maryland 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 the Annotated Code of Maryland, as amended.

Donald B. Sackett
DONALD B. SACKETT
Registered Land Surveyor
Md. No. 6059

Jan. 17, 1986
DATE

RECORDED AS PLAT 6983 ON 11/06/86 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

CANBURY WOODS
LOTS 1 THRU 68
SECTION 1 AREA 1

TAX MAP No. 38 TAX MAP PARCELS No. 208, 207 & 704
SHEET 2 OF 3
1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1"=50' JAN., 1986

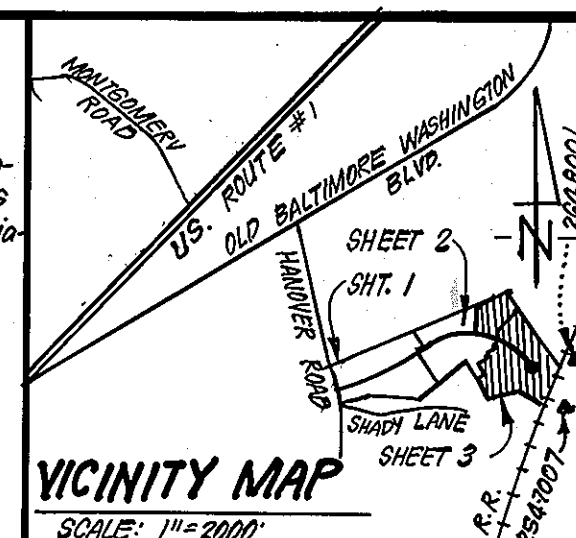
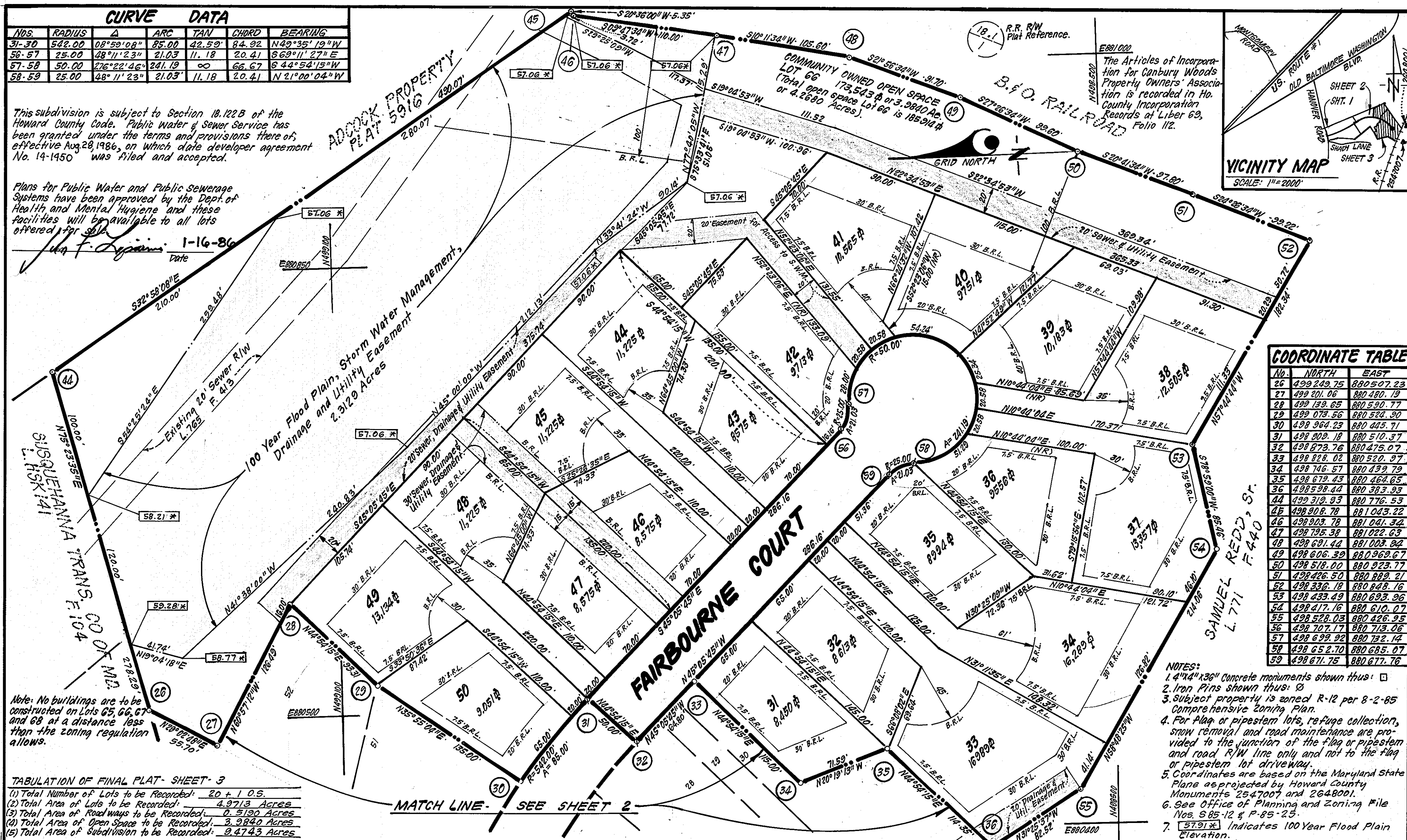
CLARK • FINEBROOK & SACKETT
ENGINEERS • PLANNERS • SURVEYORS
11315 LOCKWOOD DRIVE
SILVER SPRING, MD 20904 84-044-R

CURVE DATA						
NOS.	RADIUS	Δ	ARC	TAN	CHORD	BEARING
31-30	522.00	08°59'08"	85.00	42.50	84.92	N29°35'19"W
56-57	25.00	48°11'23"	21.03	11.18	20.41	S69°11'27"E
57-58	50.00	276°22'46"	241.19	00	66.67	S44°54'15"W
58-59	25.00	48°11'23"	21.03	11.18	20.41	N21°00'04"W

This subdivision is subject to Section 18.122B of the Howard County Code. Public Water & Sewer Service has been granted under the terms and provisions thereof, effective Aug. 28, 1986, on which date developer agreement No. 14-1450 was filed and accepted.

Plans for Public Water and Public Sewerage Systems have been approved by the Dept. of Health and Mental Hygiene and these facilities will be available to all lots offered for sale.

John F. Liparini 1-16-86
Date



COORDINATE TABLE		
NO.	NORTH	EAST
26	499 242.75	880 507.23
27	499 201.06	880 480.19
28	499 139.65	880 530.77
29	499 079.56	880 524.30
30	498 964.23	880 445.71
31	498 909.18	880 510.37
32	498 879.76	880 475.07
33	498 828.02	880 520.37
34	498 746.57	880 439.79
35	498 679.43	880 464.65
36	498 598.44	880 383.93
37	498 519.93	880 475.07
38	498 439.02	880 520.37
39	498 358.56	880 439.79
40	498 279.43	880 464.65
41	498 200.44	880 383.93
42	498 121.55	880 475.07
43	498 43.66	880 520.37
44	498 439.02	880 439.79
45	498 358.56	880 464.65
46	498 279.43	880 383.93
47	498 200.44	880 475.07
48	498 121.55	880 520.37
49	498 43.66	880 524.30
50	498 519.93	880 445.71
51	498 600.00	880 367.27
52	498 681.44	880 448.16
53	498 762.88	880 529.66
54	498 844.32	880 611.16
55	498 925.76	880 692.66
56	498 1007.20	880 774.16
57	498 1088.64	880 855.66
58	498 1170.08	880 937.16
59	498 1251.52	880 1018.66

Note: No buildings are to be constructed on Lots 65, 66, 67 and 68 at a distance less than the zoning regulation allows.

TABULATION OF FINAL PLAT - SHEET 3

- Total Number of Lots to be Recorded: 20 + 1 O.S.
- Total Area of Lots to be Recorded: 4.9713 Acres
- Total Area of Road ways to be Recorded: 0.5120 Acres
- Total Area of Open Space to be Recorded: 3.9840 Acres
- Total Area of Subdivision to be Recorded: 9.4743 Acres

- NOTES:
1. 4"x4"x36" Concrete monuments shown thus: □
 2. Iron Pins shown thus: ⊙
 3. Subject property is zoned R-12 per 8-2-85 Comprehensive Zoning Plan.
 4. For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and road R/W line only and not to the flag or pipestem lot driveway.
 5. Coordinates are based on the Maryland State Plane as projected by Howard County Monuments 2547007 and 2648001.
 6. See Office of Planning and Zoning File Nos. S-85-12 & P-85-25.
 7. 57.06' indicates 100 Year Flood Plain Elevation.

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

Joseph M. Bodmowski 10-24-86
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING.

Thomas L. Hamble 10-28-86
DIRECTOR DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS, AND PUBLIC ROADS, HOWARD CO OFFICE OF PUBLIC WORKS.

Joseph F. Neumeier 10-27-86
DIRECTOR DATE

OWNER'S DEDICATION

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Witness Our hands this day of January 17, 1986

John F. Liparini General Partner
Hugh F. Cole Managing Partner

SURVEYOR'S CERTIFICATE

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Ronald B. Sackett
Registered Land Surveyor
Md. No. 6099

Jan 17, 1986
DATE

RECORDED AS PLAT 6984
ON 11/06/86, AMONG THE LAND
RECORDS OF HOWARD COUNTY, MARYLAND

CANBURY WOODS
LOTS 1 THRU 68
SECTION 1 AREA 1
TAX MAP No. 38 TAX MAP PARCELS 208, 207 & 704
SHEET 3 OF 3

1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1"=50' JAN., 1986

CLARK, FINEFROCK & SACKETT
ENGINEERS - PLANNERS - SURVEYORS
11318 LOCKWOOD DRIVE
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