

DENSITY TABULATION

SECTION AREA	GROSS AREA (Ac.)	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED	FLOOD PLAIN/ STEEP SLOPE	NET AREA	LOTS ALLOWED	FLOOD PLAIN LOT ADJUSTMENT	LOTS ALLOWABLE	LOTS SHOWN	DENSITY
1/1	25.925	2.85 Ac.	6.594 Ac.	2.313 Ac.	23.612 Ac.	85.71	0	85.71	64	2.47
1/2	7.145	1.15 Ac.	0.410 Ac.	0.343 Ac.	6.802 Ac.	24.69	0	24.69	23	3.22
2/1	10.405	1.32 Ac.	1.1545 Ac.	0.021 Ac.	10.384 Ac.	37.69	0	37.69	32	3.07
2/2	18.348	2.03 Ac.	3.060 Ac.	1.167 Ac.	17.181 Ac.	62.37	0	62.37	32	1.74
TOTAL	61.823	7.35 Ac.	11.218 Ac.	3.844 Ac.	57.979 Ac.	210.46	0	210.46	151	2.44

* OPEN SPACE LOT 185 CONTAINS NO 100 YR. FLOOD PLAIN OR STORM WATER MANAGEMENT BUT DOES CONTAIN APPROXIMATELY 9850 SQUARE FEET OF SLOPES GREATER THAN 25%.

LOT AREA TABULATION (R-12)

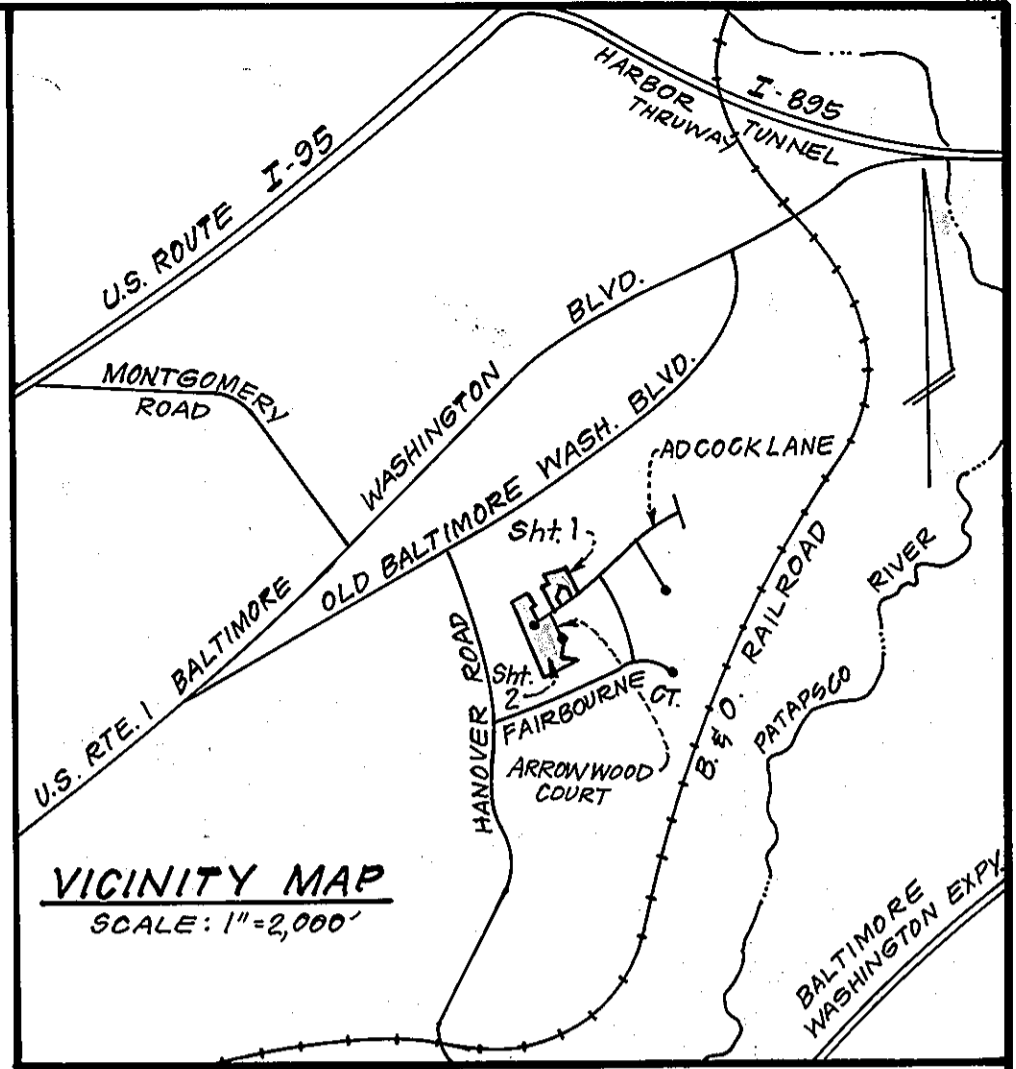
LOT SIZE (SF)	Nº OF LOTS	AREA OF LOTS (ACRES)	AREA OF OPEN SPACE	%	ACRES
12,000 sq. ft. or Larger	6	2.05	8		0.16
10,800 sq. ft. - 11,999 sq. ft.	10	2.60	10		0.26
9,600 sq. ft. - 10,799 sq. ft.	5	1.18	20		0.24
8,400 sq. ft. - 9,599 sq. ft.	11	2.20	30		0.66
TOTAL SECTION 2 AREA	32	8.03	-		1.32

COORDINATE TABLE

Nº	NORTH	EAST	Nº	NORTH	EAST
83	49993997	87948440	173	49969990	87929160
84	50000661	87944293	174	49966176	87924445
85	50000281	87956303	175	49955309	87928616
100	49964273	87906359	176	49936143	87963814
101	50000007	87967272	177	49924121	87953363
102	49981745	87973698	178	49917550	87962746
103	49981118	87971799	179	49950247	87928973
104	49991494	87968148	180	49949114	87927408
105	49989203	87959200	181	49955679	87926192
107	49955586	87940859	182	49955235	87928329
118	49959670	87937974	183	49947479	87920490
119	49974474	87958933	184	49945323	87916435
124	49941355	87962305	185	49949738	87914088
125	49943379	87962043	186	49951894	87918143
126	49960215	87951737			
127	49960905	87948390			
128	49910330	87935041			
167	49992312	87957297			
168	49983643	87954974			
169	49975273	87960097			
170	49974133	87958450			
171	49992937	87946939			
172	49977244	87924723			

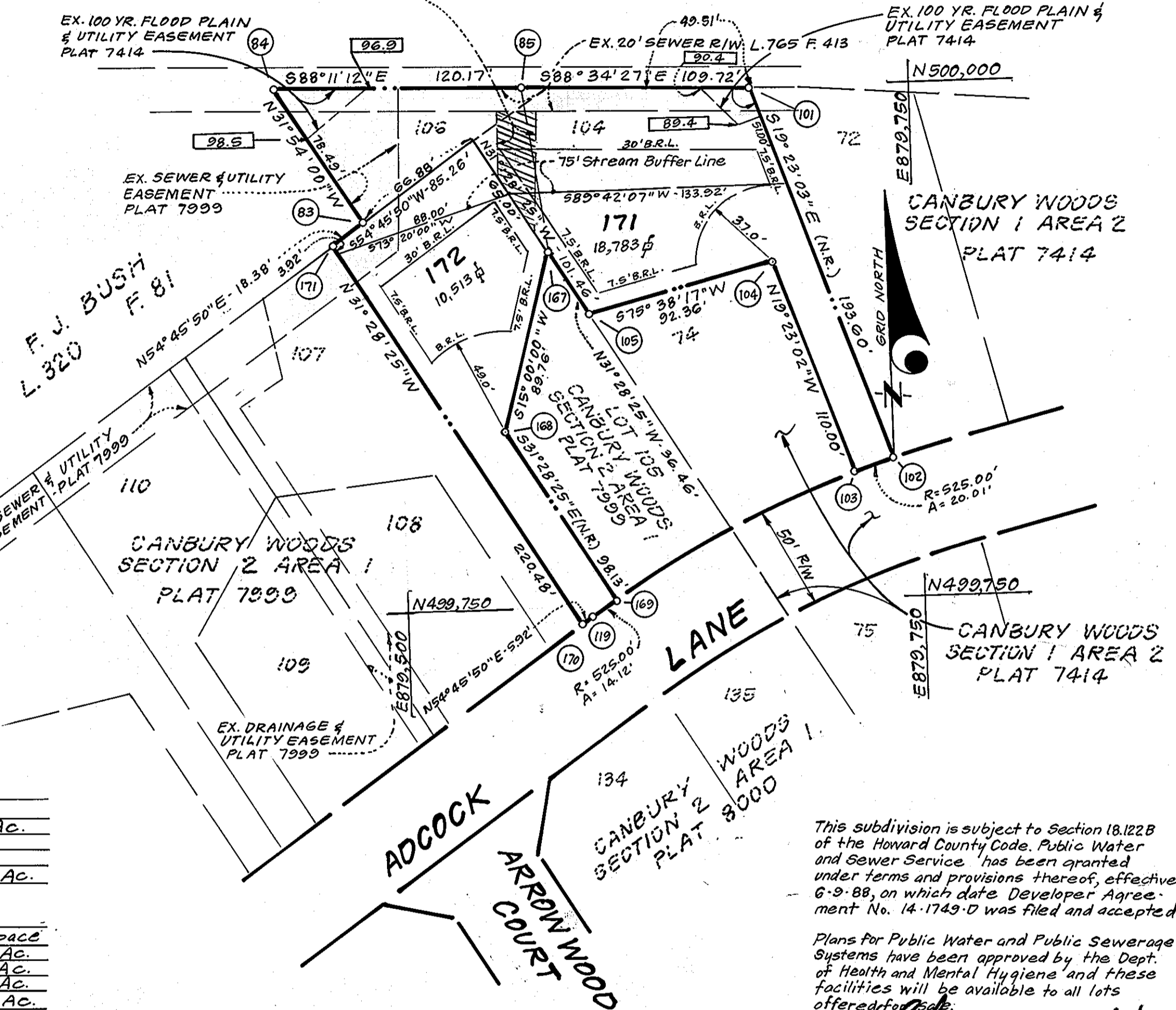
CURVE DATA

Nº	RADIUS	DELTA	ARC	TAN	CHORD	BEARING
102-103	525.00	02°11'00"	20.01	10.00	20.00	S71°42'28"W
109-119	525.00	0°32'26"	14.12	7.06	14.11	S55°32'03"W
175-118	290.00	20°30'23"	103.79	52.46	103.24	N65°01'02"E
125-124	25.00	48°11'23"	21.03	11.18	20.41	S07°22'44"E
124-176	50.00	65°42'58"	57.35	32.30	54.26	S16°08'31"E
107-179	340.00	22°05'39"	131.11	66.38	130.30	S65°48'40"W
179-180	25.00	45°27'47"	10.84	10.47	10.32	S54°07'36"W
180-183	50.00	90°36'18"	79.06	150.53	71.08	S76°41'51"W
181-182	25.00	51°45'59"	22.59	12.13	21.83	S78°15'37"E
182-118	290.00	21°05'33"	106.76	53.99	106.16	N65°18'37"E
186-181	50.00	125°37'23"	109.23	97.34	88.95	N64°48'42"E



PART 5 OF A SEWER EASEMENT, L. 765 F. 413 TO BE ABANDONED & RELOCATED BY PLAT 7999

S. J. MARC L. 1015 F. 222



GENERAL NOTES

- Subject property is zoned: R-12 per 8-2-85 Comprehensive Zoning Plan.
- The coordinates shown hereon are based on Maryland State Grid System, as projected by Howard County Geodetic Control Station Nos 2547007 & 2648001.
- ⊗ Denotes Iron Pin Set.
- Denotes 4"x4"x36" Concrete Monuments.
- See Dept. of Planning and Zoning File No. F-86-115, F-88-87, F-86-177, S-86-85, S-87-33, VP 87-86, VP 88-10 & P 87-57.
- 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 onto the flag or pipestem lot driveway.
- 98.5 Indicates 100 Year Flood Plain Elevations.
- No structures are to be constructed on open space Lot 185 at a distance less than the Zoning Regulations allow.
- Sewer easement to be abandoned is shown thus: [hatched symbol]
- The articles of Incorporation for Canbury Woods Property Owners Association is recorded in Howard County Incorporation Records at Liber 69 Folio 112.
- The purpose of this plat is to resubdivide Lots 104 and 106 Plat 7999 and Lots 114-125 & Community Owned Open Space Lot 136 Plat 8000 into Lots 171 through 184 plus Open Space Lot 185.
- The stream buffer indicated on this plat does not affect the initial construction of a residential unit on a lot. It does prohibit subsequent clearing, grading or construction in the buffer area. Maintenance of residences, landscaping and utilities is permitted.
- There is an existing structure on Lot 171.

TABULATION OF FINAL PLAT - SHEET 1

(1) Total Number of Lots to be Recorded:	2
(2) Total Area of Lots to be Recorded:	0.6725 Ac.
(3) Total Area of Roadways to be Recorded:	NONE
(4) Total Area of Open Space to be Recorded:	NONE
(5) Total Area of Subdivision to be Recorded:	0.6725 Ac.

TABULATION OF FINAL PLATS - SHEETS 1 & 2

(1) Total Number of Lots to be Recorded:	14 + 10 Open Space
(2) Total Area of Lots to be Recorded:	3.5648 Ac.
(3) Total Area of Roadways to be Recorded:	0.3748 Ac.
(4) Total Area of Open Space to be Recorded:	1.1545 Ac.
(5) Total Area of Subdivision to be Recorded:	5.0941 Ac.

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

John Zoglus 1-4-90
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING.

James R. Smith 11/9/89
DIRECTOR DATE

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

James R. Smith 12/28/89
DIRECTOR DATE

OWNER'S DEDICATION: We, Elkridge Limited Partnership, a Maryland Limited Partnership, James R. Smith and Carol A. Smith and Canbury Woods Association Inc., owners of the property shown and described hereon, hereby adopt this plan of resubdivision 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, Md., 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 right-of-ways 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 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 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 the said easements or right-of-ways. Witness our hands this 5th day of October 1989.

ATTEST: *James R. Smith* BY: *James R. Smith*
JAMES R. SMITH
ATTEST: *Carol A. Smith* BY: *Carol A. Smith*
CAROL A. SMITH
ATTEST: *Hugh F. Cole* BY: *John F. Liparini*
HUGH F. COLE, Managing Partner JOHN F. LIPARINI, General Partner
CANBURY WOODS ASSOCIATION, INC.
ATTEST: *Rodolph May* BY: *John F. Liparini*
RODOLPH MAY

This subdivision is subject to Section 18.122B of the Howard County Code. Public Water and Sewer Service has been granted under terms and provisions thereof, effective 6-9-88, on which date Developer Agreement No. 14-1749-D 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 1/4/88
Developer Date

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a resubdivision of Lots 104, 106, 114 thru 125 and 136 as shown on a plat of subdivision entitled "Canbury Woods Lots 104 thru 136 Section 2 Area 1. A Resubdivision of Lot 73 Section 1 Area 2" and recorded as Plats 7999 and 8000; also being part of the land conveyed to Elkridge Limited Partnership by the following two conveyances: (1) from John D. Baker, J&E et al, by a deed dated July 16, 1986 and recorded in Liber 1499 at Folio 162; (2) from Evergreen Valley Associates Limited Partnership, by a deed dated April 28, 1986 recorded in Liber 1468 at Folio 486; also being part of the land conveyed to Canbury Woods Association, Inc. from Elkridge Limited Partnership, by a deed dated March 1st, 1988 and recorded in Liber 1885 at Folio 482, also being all of the land conveyed to James R. Smith and Carol A. Smith from Consolidated Home Building Corporation by a deed dated April 21, 1989 and recorded in Liber 1992 at Folio 741, all among the Land Records of Howard County, Maryland 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.

Donald B. Sackett
DATE: Dec. 13, 1988
DONALD B. SACKETT
Registered Land Surveyor
Md. No. 6059

RECORDED AS PLAT 9126 ON 1-29-90, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

CANBURY WOODS
LOTS 171 THRU 185
SECTION 2 AREA 1
A RESUBDIVISION OF LOTS 104, 106, 114 THRU 125 AND 136, SECTION 2 AREA 1 SHEET 1 OF 2
TAX MAP No. 38 TAX MAP PARCEL No. 188
1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 50'
OCTOBER, 1988

CLARK, FINEFROCK & SACKETT, INC.
ENGINEERS - PLANNERS - SURVEYORS
7135 Minstrel Way, Columbia, Md. 21045
85-085-R

NET AREAS					
LOT	GROSS AREA	PIPESTEM AREA	FLOOD PLAIN AREA	STEEP SLOPE AREA GREATER THAN 25% ON FINAL LOTS	NET AREA
171	18783¢	2203¢	934¢	-0-	15646¢
172	10513¢	1973¢	-0-	-0-	8540¢
173	11221¢	2235¢	-0-	-0-	8986¢
174	10098¢	-0-	-0-	-0-	10098¢
175	11438¢	-0-	-0-	-0-	11438¢
176	8593¢	-0-	-0-	294¢	8299¢
177	8479¢	-0-	-0-	-0-	8479¢
178	11007¢	2308¢	-0-	-0-	8699¢
179	14405¢	3787¢	-0-	-0-	10618¢
180	8467¢	-0-	-0-	60¢	8407¢
181	8416¢	-0-	-0-	-0-	8416¢
182	9598¢	-0-	-0-	450¢	9148¢
183	13489¢	-0-	-0-	3000¢	10489¢
184	10777¢	-0-	-0-	2550¢	8227¢
Total	155,284¢	12,906¢	934¢	5354¢	136,490¢

FRANCIS J. BUSH & WF.
L. 320 F. 81

MORRIS S. BUSH
L. 576 F. 577

MARY P. JOHNSON
L. 245 F. 311

J.D. BAKER, et UX
L. 424 F. 499

This subdivision is subject to Section 18.122B of the Howard County Code. Public Water and Sewer Service has been granted under terms and provisions thereof, effective 6-9-88, on which date developer agreement No. 14-1749-D 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, Developer
8/10/89, Date

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

TABULATION OF FINAL PLAT - SHEET 2

- Total Number of Lots to be Recorded: 12 + 10 Open Space
- Total Area of Lots to be Recorded: 2,892.3 Ac.
- Total Area of Roadways to be Recorded: 0.3748 Ac.
- Total Area of Open Space to be Recorded: 1.1545 Ac.
- Total Area of Subdivision to be Recorded: 4.4216 Ac.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT.
Joseph M. Ford, Health Officer
1-4-90, DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING.
Joseph R. Keith, Director
1/19/90, DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAIN SYSTEMS, AND PUBLIC ROADS, HOWARD CO. DEPT. OF PUBLIC WORKS.
James P. [Signature], Director
12/28/89, DATE

OWNER'S DEDICATION: We, Elkridge Limited Partnership, a Maryland Limited Partnership, James R. Smith and Carol A. Smith and Canbury Woods Association, Inc., owners of the property shown and described hereon, hereby adopt this plan of resubdivision 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, Md., 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 right-of-ways 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 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 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 the said easements or rights-of-ways.
Witness our hands this 5th day of October 1986.

ATTEST: [Signature] BY: James R. Smith
ATTEST: [Signature] BY: Carol A. Smith
ATTEST: [Signature] BY: John F. Liparini, General Partner
ATTEST: [Signature] BY: John F. Liparini, General Partner

SURVEYOR'S CERTIFICATE

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DATE: Dec. 13, 1988
DONALD B. SACKETT, Registered Land Surveyor, Md. No. 6059

RECORDED AS PLAT 9127 ON 1-29-90, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

CANBURY WOODS
LOTS 171 THRU 185
SECTION 2 AREA 1
A RESUBDIVISION OF LOTS 104, 106, 114 THRU 125 AND 136, SECTION 2 AREA 1
SHEET 2 OF 2
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