



HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyd, M.D., County Health Officer

May 13, 1998

OWNER LOTS 1-3

Ms. Elizabeth Retler
15526 Bushy Tail Run
Woodbine, Maryland 21797

RE: Percolation Test Results
Application #: A34771 Retest
Proposed Use: Confirmation of Existing Easement
Property ID: Retler Property, Lot 3, Carr's Mill Road

Dear Ms. Retler:

Percolation testing conducted on April 29, 1998 on the above referenced property indicated less than satisfactory soil conditions in the vicinity of the existing platted easement. Satisfactory soil conditions were located in the northeast corner of the property.

Further review is contingent upon submission by a registered engineer of a percolation certification plat showing actual locations and elevation of all excavated test holes and a suitable house and well site. The plat should also include the location of the existing sewage easement on the property as well as the location of any relevant features such as streams, swales or existing structures. A note must be included certifying that all wells and septic systems within 100' of the property boundaries have been shown.

This should be submitted within sixty (60) days to allow field verification if necessary.

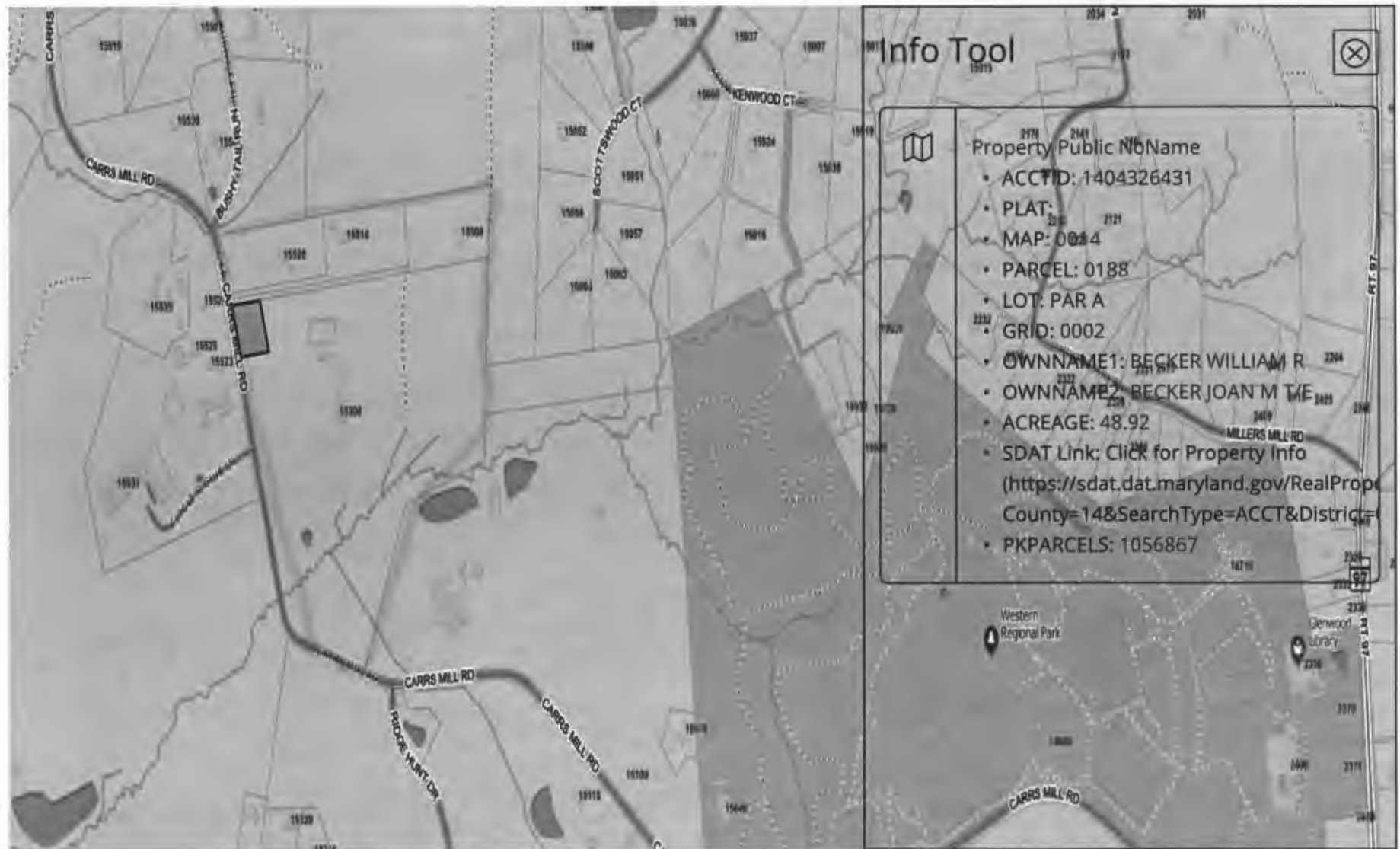
If you have any questions regarding this matter, please feel free to contact me at the address below or by calling 410-313-2640.

Very truly yours,

Mark Rifkin, R.S.
Water and Sewerage Program


MR:tl

cc: Mike Gary, Caton Realty
Scott Stacey
File



11910 EMERALD CT

Info Tool



Property Public NoName

- ACCTID: 1404326431
- PLAT:
- MAP: 0014
- PARCEL: 0188
- LOT: PAR A
- GRID: 0002
- OWNNAME1: BECKER WILLIAM R
- OWNNAME2: BECKER JOAN M T/E
- ACREAGE: 48.92
- SDAT Link: Click for Property Info
(<https://sd.dat.maryland.gov/RealProp...>
County=14&SearchType=ACCT&District=)
- PKPARCELS: 1056867

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

Real Property Data Search (w4)

Search Result for HOWARD COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Account Identifier:		District - 04 Account Number - 593649							
Owner Information									
Owner Name:		WRJ PROPERTIES LLC			Use:		RESIDENTIAL		
Mailing Address:		15300 CARRS MILL RD WOODBINE MD 21797-			Principal Residence:		NO		
					Deed Reference:		/13685/ 00113		
Location & Structure Information									
Premises Address:		15490 CARRS MILL RD WOODBINE 21797-0000			Legal Description:		LOT 1, .953 A. 15490 CARRS MILL RD BECKER PROP		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0014	0002	0188		1785		9999	1	2017	Plat Ref:
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
						0.9530 AC			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
			Base Value	Value	Phase-in Assessments				
				As of	As of		As of		
				01/01/2017	07/01/2018		07/01/2019		
Land:		179,500		171,500					
Improvements		0		0					
Total:		179,500		171,500		171,500		171,500	
Preferential Land:		0						0	
Transfer Information									
Seller: BECKER WILLIAM R				Date: 01/04/2012		Price: \$225,000			
Type: ARMS LENGTH VACANT				Deed1: /13685/ 00113		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									
Homestead Application Status: No Application									

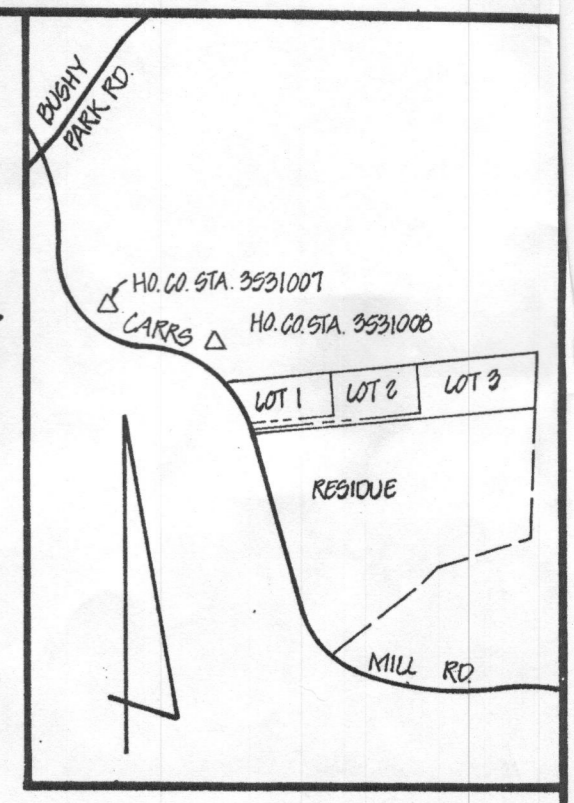
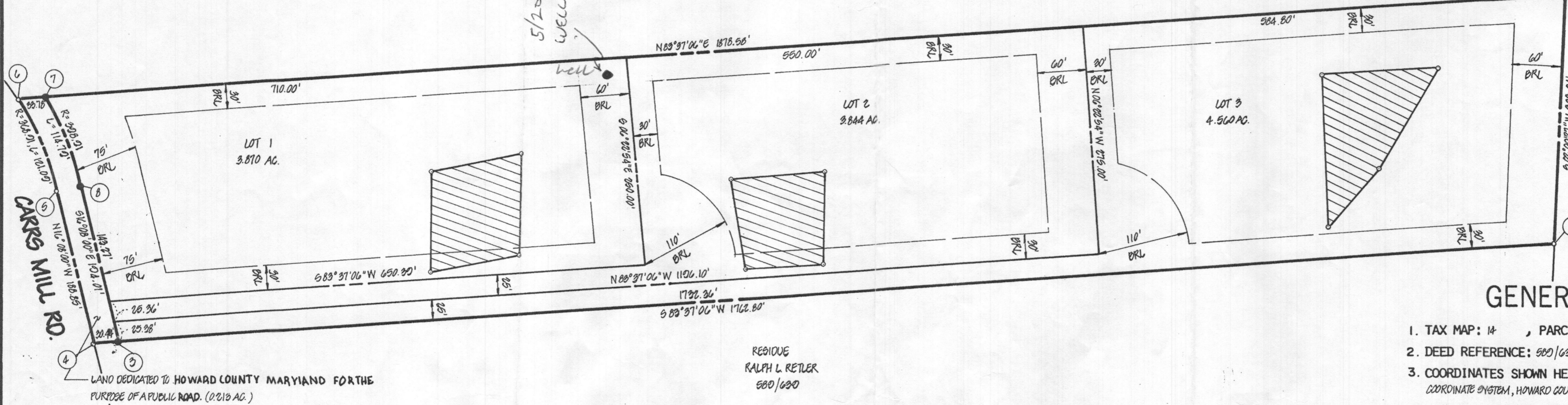
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COORDINATE SCHEDULE		
NO.	NORTH	EAST
1	538,446.074	786,182.087
2	538,149.019	786,112.964
3	537,950.463	786,900.744
4	537,047.070	786,360.409
5	536,128.493	786,308.016
6	536,237.328	786,256.846
7	536,141.083	786,187.621
8	536,136.830	786,294.834

CURVE DATA					
CURVE	RADIUS	LENGTH	TAN	Δ	CHD BEARING & DIST.
5-6	306.01'	161.00'	61.10'	18°48'06"	N 55°09'34"E 306.01'
7-8	306.01'	114.70'	57.70'	16°23'18"	N 78°58'00"E 306.01'



GENERAL NOTES

- TAX MAP: 14, PARCEL NO. 188
- DEED REFERENCE: 500/620
- COORDINATES SHOWN HEREON ARE BASED ON MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY CONTROL STATIONS 3531007 AND 3531008
- SUBJECT PROPERTY ZONED R, PER 8-02-85 COMPREHENSIVE ZONING PLAN.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF APPROXIMATELY 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE AND SERVICING ANY RESIDENTIAL STRUCTURES CONSTRUCTED ON THESE BUILDING SITES. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- ALL PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN THUS (o).
- DESIGNATES IRON PIN SET.
- SUBJECT TO VP-85-42

AREA TABULATIONS

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 3
 TOTAL AREA OF LOTS AND/OR PARCELS: 12.274 AC.
 TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS: 0.213 AC.
 TOTAL AREA OF SUBDIVISION TO BE RECORDED: 12.487 AC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
Joseph W. Boyd 4-22-86
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
Thomas L. Hamid 4-28-86
 PLANNING DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
George F. Nemay 4-25-86
 DIRECTOR DATE

OWNERS STATEMENT

WE, RALPH H. RETLER, AND ELIZABETH B. RETLER, HIS WIFE, OWNERS 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 OFFICE 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 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 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 THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY/OUR HANDS THIS 15 DAY OF MAY, 1985
Ralph H. Retler
Elizabeth B. Retler
 Ralph H. Retler Elizabeth B. Retler
Kim S. Koehler
 Kim S. Koehler
 WITNESS WITNESS

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY HARRY H. RIPPEON AND MIRIAM C. RIPPEON, HIS WIFE, TO RALPH H. RETLER AND ELIZABETH B. RETLER, HIS WIFE, BY DEED DATED APRIL 14, 1972 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 500 AT FOLIO 630 AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

William G. Hartel 5-24-85
 WILLIAM G. HARTEL, P.L.S. NO. 9436 DATE

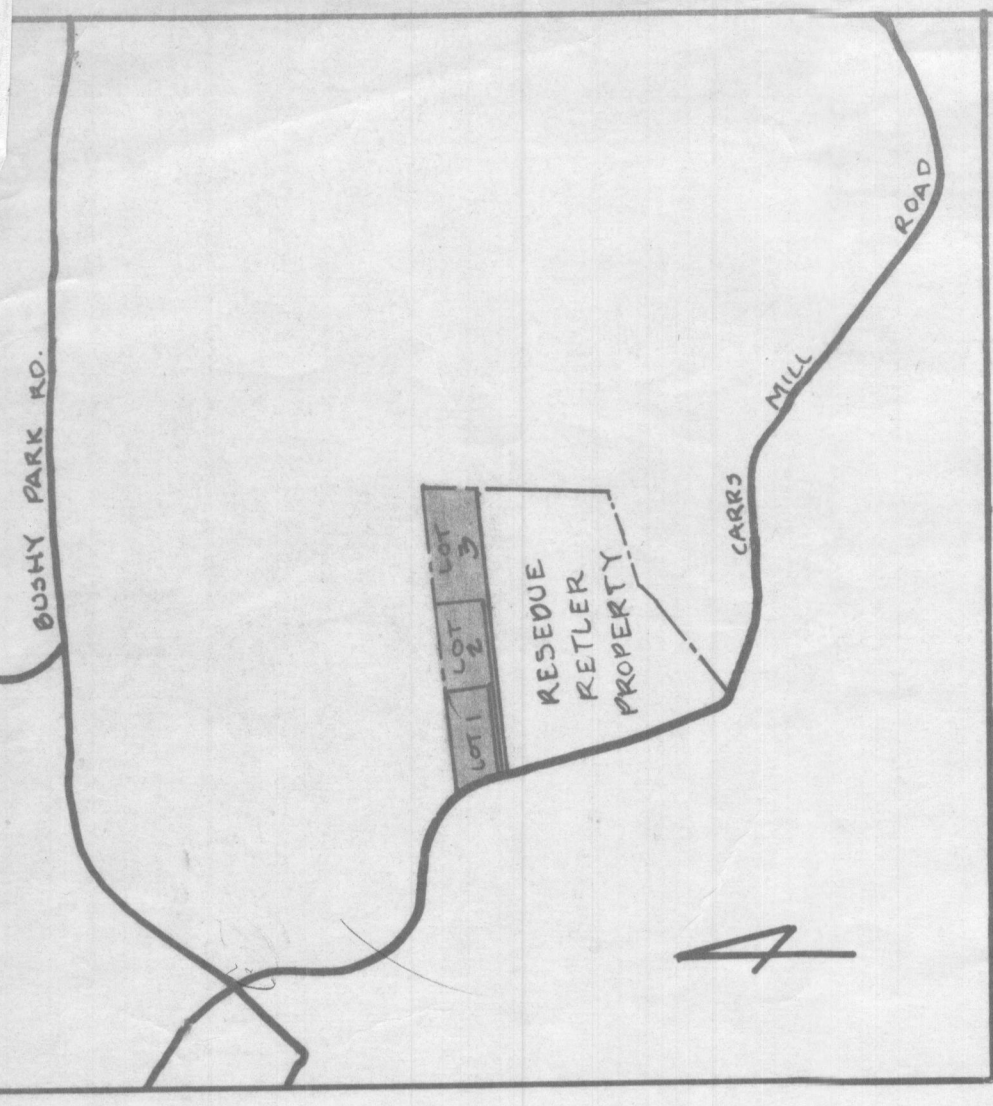
STATE OF MARYLAND
 WILLIAM G. HARTEL
 PROFESSIONAL LAND SURVEYOR

RECORDED AS PLAT 6699 ON 4-30-86
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**LOTS 1, 2 AND 3
 RETLER PROPERTY**

TAX MAP PARCEL NO. 188 OLD FILE NOS.: VP-85-42
 TAX MAP: 14 EX. ZONING: R
 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=100' DATE: MAY, 1985

boender associates engineers, surveyors, planners
 3505 ELLICOTT MILLS DRIVE
 ELLICOTT CITY, MARYLAND 21043
 BALTIMORE 301-465-7777



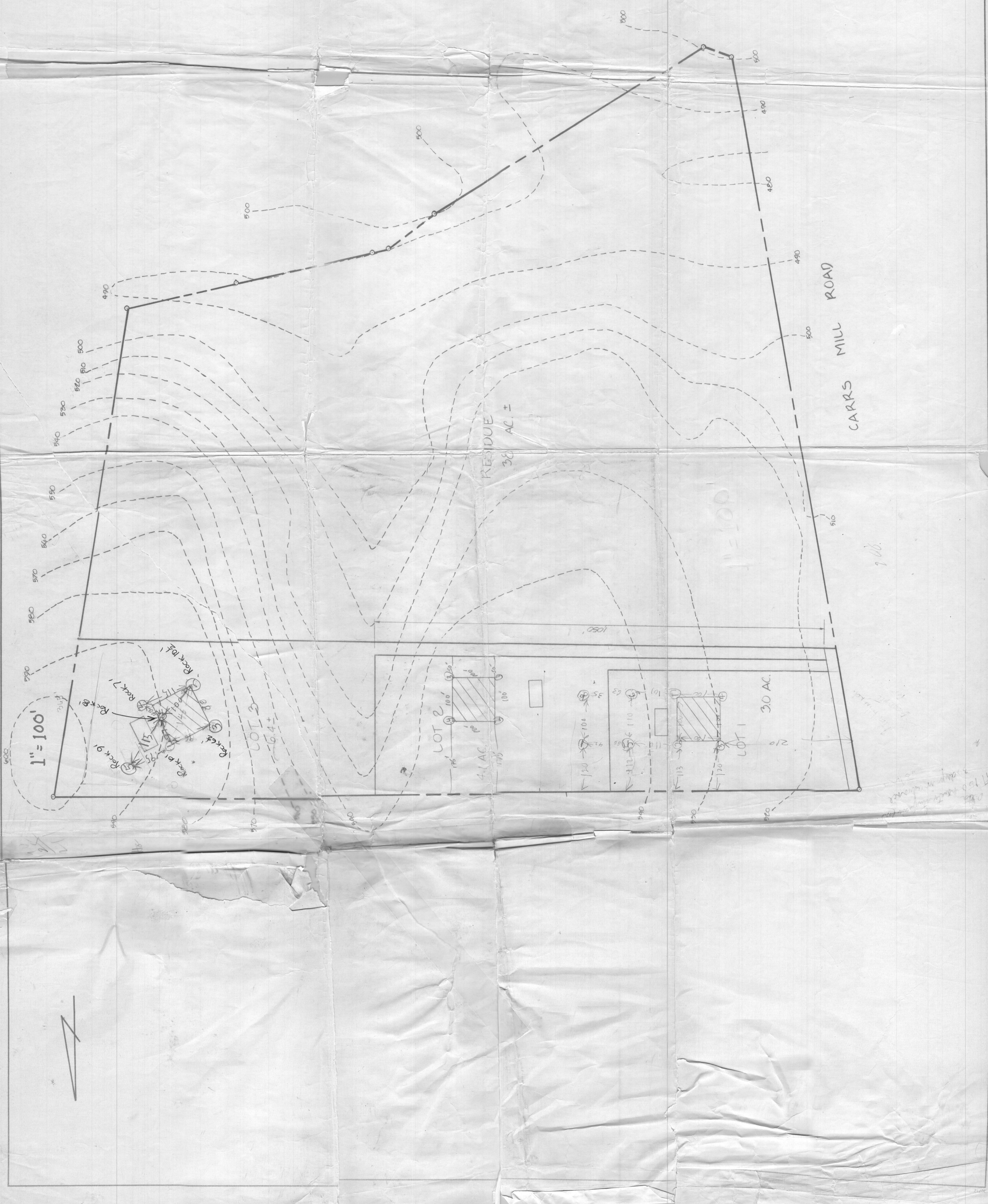
VICINITY MAP
SCALE 1" = 1200'

GENERAL NOTES

1. TAX MAP: 2 PARCEL: 188
2. ZONING MAP: 2
3. EX. ZONING: R
4. DEED REFERENCE: 989/699
5. AREA OF SITE: 51.9 AC ±
6. PROPERTY AND TOPOGRAPHY SHOWN HEREON IS BASED ON A PLAN PREPARED BY J.B. ENGINEERS CO. ENTITLED SKETCH PLAN - WOODHOLM NAILOR, DATED 1-21-80
7. CARRS MILL ROAD IS AN EXISTING PUBLIC ROAD
8. SUBJECT PROPERTY IS IN THE COMMUNITY OF CARRS MILL
9. PROPOSED USE: SINGLE FAMILY DETACHED DWELLINGS

OWNER / PETITIONER
RALPH H. RETLER
1902 CARRS MILL RD
GREENWOOD MD. 21752

TITLE	VARIANCE PLAT		
PROJECT	RETLER PROPERTY		
LOCATION	4 th ELECTION DIST. HD. CO. MARYLAND TAX MAP 14		
DATE	SCALE	DESIGN BY	DRAWING NO. / JOB NO.
OCT. 84	1" = 100'	J.A.B.	LOF 1 / 2422
		R.B.J.	
		engineers	surveyors
		planners	
		boender associates 3966 - ELKLOTT MILLS DRIVE ELKLOTT CITY, MARYLAND 21043 301-465-7777	



9.06.