MD. RTE 40
VICINITY MAP
SCALE 1" = 4000'
MORGAN STATION ROAD
OLD FREDERICK ROAD
SITE
MD. ROUTE 144
N
CHB2
G1C2
G1B2
EKB2
EKA
EKB2
GNA
BA
EX HOUSE
EX WELL
C.O.
PROPOSED SEPTIC
FAILED
S 69°43'12" E 785.92'
S 64°03'08" E 253.84'
S 86°01'46" E 369.86'
S 43°08'30" E 803.39'
N 43°08'31" W 802.77'
N 86°01'34" E 399.06'
S 86°01'34" W 398.00'
R=200.00' A=170.49
R=215.00' A=183.27
PRESERVATION PARCEL "A"
46.7501 ACRES
2,036,434 SQ.FT.
PARCEL 4
PARCEL 3
PARCEL 9
PARCEL 1
PARCEL 2
130680 SQ. FT.
3.000 ACRES
LOT 3
1.3752 ACRES
LOT 2
1.0344 ACRES
LOT 1
1.263 ACRES
EX. WELL HAS BEEN ABANDONED HO73-3203
N 40°23'13" E 26.63'
S 66°40'38" E 242.43'
S 66°40'38" E 290.42'
S 67°23'03" E 467.98'
S 86°48'43" E 379.25'
NOT INCLUDED
N 67°22'31" W 424.11'
N 67°22'30" W 467.94'
N 67°22'30" W 164.00'
N 67°22'30" W 270.00'
FREDERICK ROAD (MD. RTE. 144)

L1	S 58°21'21" E	50.25'
L2	S 64°03'26" E	50.00'
L3	N 68°45'51" W	100.50'
L4	S 68°45'51" E	100.50'
L4	S 75°22'23" E	51.00'
L5	S 69°45'24" E	50.25'
L6	S 75°22'45" E	50.98'
L7	N 69°45'43" W	50.26'

WELL ESMT. PARCEL #3

LINE	BEARING	DISTANCE
L1	N 73°47'06" W	136.70'
L2	N 16°12'54" E	20.00'
L3	S. 73°47'06" E	145.40'
L4	N 39°43'26" E	21.81'

PERC CERTIFICATION

▨ This area designates a private sewage easement of 10,000 square feet as required by the Maryland State Department of The Environment for individual sewage disposal. Improvements of any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have authority to grant variances for encroachments into the private sewage easements Recordation of a modified sewage easement shall not be necessary.

Percolation test holes shown hereon have been field located and shown as " ● ".

The lots shown hereon comply with the minimum ownership width and lot areas as required by the Maryland State Department of The Environment.

Percolation areas and water wells for adjoining lots have been shown where pertinent.

APPROVED: For Private Water and Private Sewage System

Gary Lee Baker 3-26-99
County Health Officer AM DATE

SURVEYOR'S CERTIFICATION

I hereby certify that to the best of my knowledge and belief that the information shown hereon is correct. All well and septic systems within 100 feet of this property are shown on this plan. All septic test locations shown have been field located.

Jefferson D Lawrence 3-19-99
Jefferson D. Lawrehce
Professional Land Surveyor No. 5216
Date

JEFFERSON D. LAWRENCE
No. 5216

LEGEND

•	PERC. TEST
○	FAILED PERC. TEST
▬▬▬	SOIL TYPE
— — —	INDEX CONTOUR
────	CONTOUR LINE
☒	PROPOSED HOUSE

WELL & SEPTIC PLAN
THE WOODS AT RIDGEVIEW
LOTS 1–3, PRESERVATION PARCEL "A"
HOWARD COUNTY, MARYLAND
4TH ELECTION DISTRICT (LISBON)

O'CONNELL & LAWRENCE, INC.
SURVEYORS, ENGINEERS & LAND PLANNERS
17904 Georgia Avenue, Suite 302, Olney, Maryland 20832
Tel: (301) 924-4570 * Fax: (301) 924-5872

DESIGNED BY	DRAWN BY	DATE:	SCALE	PROJECT/JOB #	SHEET NO.
JDL	DL	MARCH 1999	1"=100'	136-016	1 OF 1

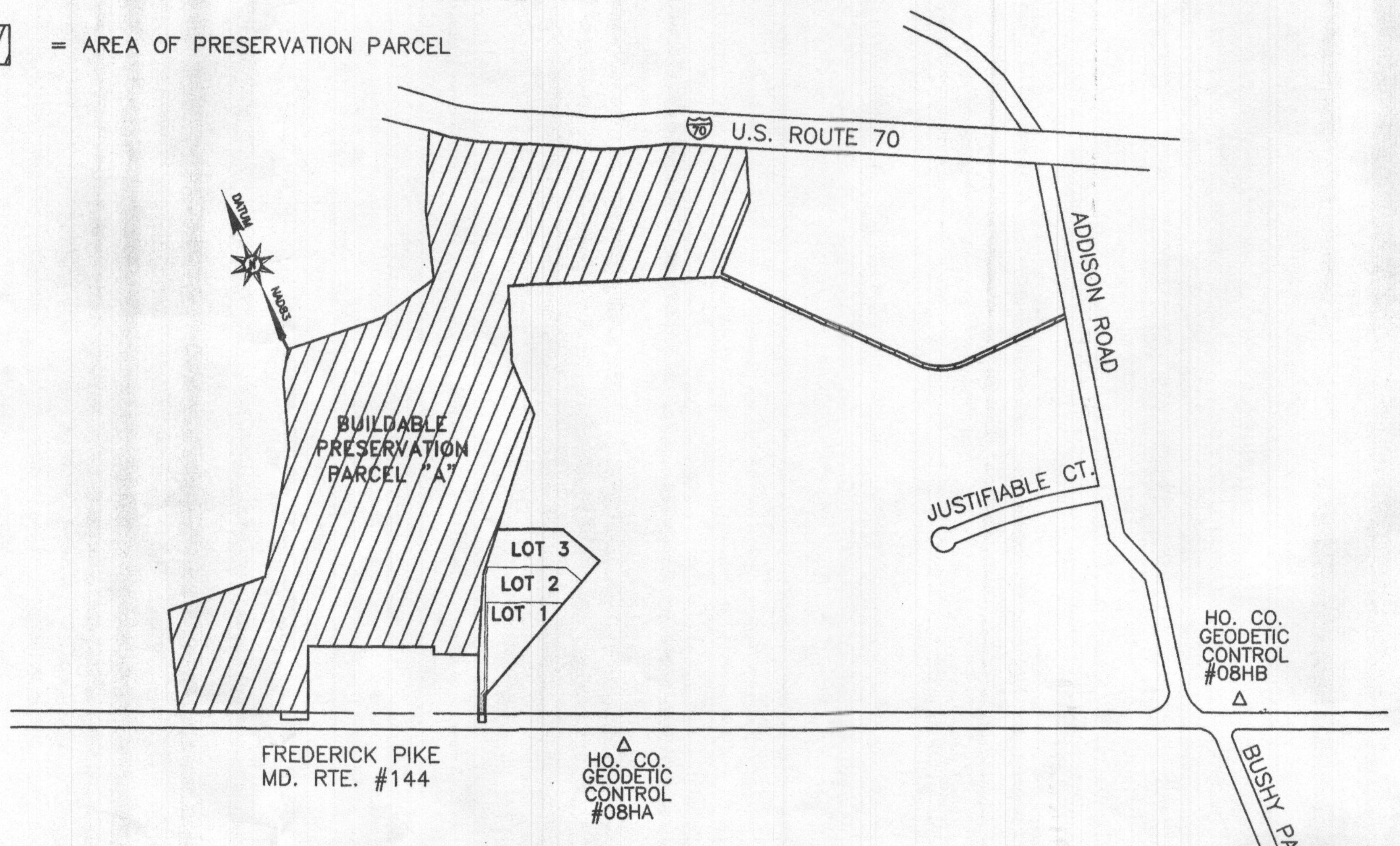
BOUNDARY COORDINATES

PNT #	NORTHING	EASTING
408	605788.0365	1300721.9755
410	605766.9265	1301100.6387
411	606169.9659	1301368.4214
412	606484.9335	1301874.9423
413	606543.5733	1302108.9281
414	606788.2580	1302178.6639
415	607057.7117	1302305.5938
421	606414.5746	1302356.1588
424	606142.1680	1303093.3601
427	605884.6226	1302844.4376
431	605938.0058	1302259.0506
1408	605427.1622	1300610.6791
1412	606420.7346	1301449.4436
1413	606510.5295	1301506.1661
1450	607025.1710	1302372.4668
1451	606972.4249	1302458.0009
1452	606819.2819	1302772.7186
1453	606792.9149	1302815.4953
1454	606771.0373	1302860.4549
1455	606734.6273	1302954.1276
1456	606721.7443	1303003.4736
1457	606704.3533	1303050.6182
1458	606691.4801	1303099.9461
1459	606674.0900	1303147.1017
1460	606563.0220	1303375.3530
1461	606360.1174	1303300.1286
1462	604987.7973	1301664.8960
1465	604997.3947	1301641.8678
1468	605241.2730	1301056.7036
1470	605517.2785	1304204.9116
1471	605503.5336	1303806.0927
1472	605566.6715	1303653.2452
1473	605556.4158	1303642.3038
1474	605488.5400	1303806.6072
1475	605502.2486	1304204.3719
2028	605345.0064	1302273.4970
2042	605049.5638	1301690.6382
2054	605288.5903	1301583.3787
2055	605468.5522	1301151.3845
2100	605198.8660	1301725.9002
2126	605599.0860	1301970.7404
2127	605503.0996	1302193.3612

MINIMUM LOT SIZE CHART

LOT	GROSS AREA ACRES	PIPESTEM AREA ACRES	REMAINING AREA ACRES	100-YEAR FLOODPLAIN ACRES	25% SLOPES ACRES	MINIMUM LOT SIZE ACRES
PARCEL "A"	43.1827	0.4747	42.7080	0	0	42.7080
LOT 1	1.1264	0.0160	1.1104	0	0	1.1104
LOT 2	1.0339	0.0767	0.9572	0	0	0.9572
LOT 3	1.3752	0.1988	1.1764	0	0	1.1764
AREA DEDICATED TO S.H.A.	0.0645					
TOTAL:	46.7827 AC.					

▨ = AREA OF PRESERVATION PARCEL


U.S. ROUTE 70
70
DATUM
NAD83
ADDISON ROAD
BUILDABLE PRESERVATION PARCEL "A"
JUSTIFIABLE CT.
LOT 3
LOT 2
LOT 1
HO. CO. GEODETIC CONTROL #08HB
FREDERICK PIKE MD. RTE. #144
HO. CO. GEODETIC CONTROL #08HA
BUSHY PARK RD.

LOCATION PLAN

SCALE: 1"=600'

DENSITY EXCHANGE CHART

SENDING PARCEL INFORMATION	THE WOODS AT RIDGEVIEW TAX MAP 8, PARCEL 386
TOTAL PARCEL COMPUTED ACREAGE	46.7827 ACRES
PRESERVATION PARCEL ACREAGE	43.1827 ACRES
CEO UNITS CREATED (1:4.25)	REMAINING GROSS 8 34.0327/ 4.25=8
CEO UNITS SENT	1
REMAINING CEO UNITS	7*
RECEIVING PARCEL INFORMATION	MONTICELLO RE-00-02 TAX MAP 8 PARCEL 110

*NOTE: OF THIS SEVEN(7) UNITS REMAINING ONE(AT A RATE OF 4.25) MUST BE RETAINED TO SUPPORT THE DENSITY UNIT ON PARCEL "A". ACREAGE OF EASEMENT REMAINING FOR EXCHANGE = 25.5327 ACRES.

DENSITY TABULATION CHART

1. GROSS TRACT ACREAGE:	46.7827 AC.
2. UNITS PERMITTED BY ZONING:	46.7827/4.25 = 11 LOTS
3. UNITS PROPOSED:	4 LOTS

3 UNITS X 4.25 = 12.75 ACRES - 3.5355 = 9.2145 PRES. PARCEL DEBT(FOR LOTS 1-3)

46.7827 ACRES - 9.2145 PRES. PARCEL DEBT - 3.5355 ACRES = 34.0327 (REMAINING GROSS)

THE 0.0645 ACRES DEDICATED TO THE S.H.A. IS INCLUDED IN THE REMAINING GROSS

The requirements of § 3-108, The Real Property Article, Annotated Code of Maryland, 1988 replacement by volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

Richard J. Demmitt, mbr. 7-20-99
Ridgeview LLC, Richard J. Demmitt, Member Date

Jefferson D. Lawrence 8-20-99
Jefferson D. Lawrence Date
Md. Reg. Prof. Land Surveyor #5216

FINAL PLAT TABULATION	TOTALS
1. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	4
2. TOTAL AREA OF LOTS AND/OR PARCELS:	46.7182
3. TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0.0645
4. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	46.7827

GENERAL NOTES

1. Property Zoned: RC-DEO
2. Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 08HA and 08HB.
Station No. 08HA - N 604769.588 E 1302045.313 Elev. 621.682
Station No. 08HB - N 603740.942 E 1304335.277 Elev. 646.203
3. --- o --- denotes iron pipe to be set.
--- □ --- denotes concrete monument to be set.
4. B.R.L. denotes building restriction line.
5. ▨ this area designates a private sewage easement of a minimum of 10,000 S.F. as required by the Maryland Department of the Environment 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 buildable sites. This easement shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachment into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
6. Percolation test holes shown hereon have been field located and shown thus:
● Passed Hole o Failed Hole
7. For flag or pipestem lots, refuse collection, snow removal, and road maintenance are provided to the junction of the flag or pipestem and road right-of-way and not onto the flag or pipestem lot driveway.
8. Driveways which serve two or more lots must meet the requirements of the Howard County Fire Department.
9. This plat is based on a field run monumented boundary survey performed April, 1998 by O'Connell & Lawrence, Inc.
10. Areas indicated on this plat are more or less.
11. The Forest Conservation Easement has been established to fulfill the requirement of Section 16.1200 of the Howard County Code, 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 Easement are allowed.
12. Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
    a) Width: 12 feet (16 feet serving more than one residence)
    b) Surface: 6 inches of compacted crusher run base with tar and chip coating
    c) Geometry: Maximum 15% grade, maximum 10% grade change and minimum of 45-foot turning radius
    d) Structures (culverts/bridges): Capable of supporting 25 gross tons (H25 loading)
    e) Drainage elements: Capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface
    f) Structure clearances: minimum 12 feet
    g) Maintenance: Sufficient to insure all weather use
13. Developer reserves unto itself, its successors and assigns, all easements shown on this plat for storm drainage, other public utilities, and forest conservation (designated as "Forest Conservation Area"), located in, over and through Preservation Parcel "A" or potions thereof, and shown on this plat as the Forest Conservation Area. Any and all conveyances of aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lot(s). Developer shall execute and deliver a deed(s) 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 case of a forest conservation easement(s), upon completion of Developer's obligation under the Forest Conservation Installation and Maintenance Agreement executed by the Developer and the County, and the release of the 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.
14. Stormwater management for this project is being provided as follows:Water Quanity, Lots:Exempt Water Quality, Lots: Exempt
15. Lots shown on this plat comply with the minimum ownership width and lot areas as required by the Maryland State Department of Health Regulations.
16. There are no wetlands on site that will be disturbed and required 401 and 404 wetland permits from the State of Maryland.
17. No clearing, grading or construction is permitted within the required wetlands and stream buffers or forest conservation areas.
18. The Preservation Parcel associated with this subdivision is to create an environmental enclave to preserve the existing natural features of this property.
19. The Preservation Parcel will have private ownership.
20. Preservation Parcel "A" is encumbered by an easement agreement with Howard County, Maryland and Ridgeview H.O.A. This agreement prohibits further subdivision of this parcel, outlines the maintenance responsibilities of the owner(s) and enumerates the uses permitted on this property.
21. The Ridgeview H.O.A. Articles of Incorporation were approved by the State Department of Assessment and Taxation on July 9, 1998.
22. Existing structures on Preservation Parcel "A" are to remain.
23. An updated (traffic volumes) noise study is required when/if Parcel "A" develops in the future.
24. For flag or pipe stem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipe stem and the road right of way line only and not onto the flag or pipe stem lot driveway.
25. Stormwater management facilities will be required on the parcels shown on this plat in accordance with the Design Manuals. Prior to signature approval of the site development plan, the developer will be required to execute the developers agreement for the construction of the stormwater management facility and a maintenance agreement.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS FOR HOWARD COUNTY HEALTH DEPARTMENT.

8/4/99
HOWARD COUNTY HEALTH OFFICER D.K. HYDE DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

8/20/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

9/7/99
DIRECTOR JA DATE

OWNER'S CERTIFICATE

Ridgeview ,L.L.C., Richard J. Demmitt, member,owners of the property shown property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this final plan 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 roads 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 the said easements and rights-of-way.

Witness our hands this 20 Day of July, 1999

Richard J. Demmitt, mbr.
Ridgeview L.L.C.,Richard J. Demmitt, Member

Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a subdivision of part of the land conveyed to Ridgeview LLC from Ridgeview LLC by confirmatory deed dated dated May 5, 1998 and recorded in Liber 4285 at Folio 429 recorded among the land records of Howard County,Maryland 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.

Jefferson D. Lawrence
Jefferson D. Lawrence 99
Md. Reg. Prof. Land Surveyor #5216 Date

JEFFERSON D. LAWRENCE
No. 5216

RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON September 10, 1999
AS PLAT NUMBER 13919.

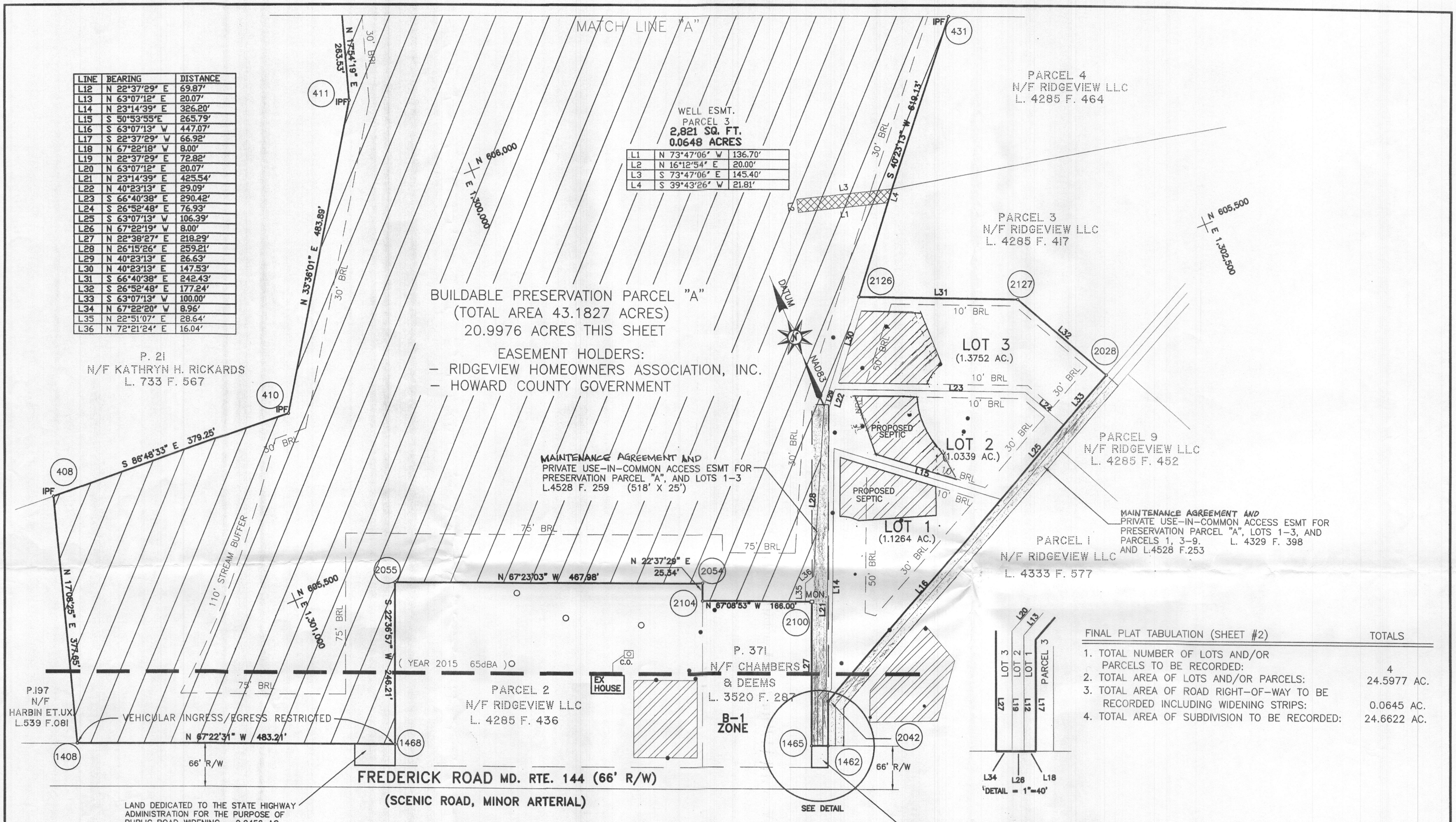
SUBDIVISION PLAT AND PLAT OF EASEMENT
THE WOODS AT RIDGEVIEW
LOTS 1-3 AND PRESERVATION PARCEL "A"
(LISBON) 4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

ZONE: RC-DEO TAX MAP: #8 PARCEL: 386
JULY, 1999 SCALE: 1"=100' SHEET 1 OF 3

O'CONNELL & LAWRENCE, INC.
SURVEYORS, ENGINEERS & LAND PLANNERS
17904 Georgia Avenue, Suite 302, Olney, Maryland 20832
Tel: (301) 924-4570 • Fax: (301) 924-5872

OCL #136-016

F-99-146


MATCH LINE "A"
IPF
431
411
410
408
1408
1468
2055
2054
2104
2100
2126
2127
2028
2042
1465
1462
N 17°54'19" E 263.53'
30' BRL
S 40°23'13" W 618.13'
N 33°36'01" E 483.89'
S 86°48'33" E 379.25'
N 17°08'25" E 377.65'
N 67°22'31" W 483.21'
N 67°23'03" W 467.98'
N 22°37'29" E 25.34'
N 67°08'53" W 166.00'
S 22°36'57" W 246.21'
N 606,000
E 1,300,000
N 605,500
E 1,301,000
N 605,500
E 1,302,500
PARCEL 4
N/F RIDGEVIEW LLC
L. 4285 F. 464
PARCEL 3
N/F RIDGEVIEW LLC
L. 4285 F. 417
PARCEL 9
N/F RIDGEVIEW LLC
L. 4285 F. 452
PARCEL 1
N/F RIDGEVIEW LLC
L. 4333 F. 577
P. 21
N/F KATHRYN H. RICKARDS
L. 733 F. 567
P.197
N/F
HARBIN ET.UX.
L.539 F.081
BUILDABLE PRESERVATION PARCEL "A"
(TOTAL AREA 43.1827 ACRES)
20.9976 ACRES THIS SHEET
EASEMENT HOLDERS:
- RIDGEVIEW HOMEOWNERS ASSOCIATION, INC.
- HOWARD COUNTY GOVERNMENT
DATUM
NAD83
L1
L3
L4
LOT 3
(1.3752 AC.)
LOT 2
(1.0339 AC.)
LOT 1
(1.1264 AC.)
10' BRL
30' BRL
50' BRL
75' BRL
PROPOSED SEPTIC
PROPOSED SEPTIC
L14
L15
L16
L21
L22
L23
L24
L25
L27
L28
L29
L30
L31
L32
L33
L35
L36
MON.
MAINTENANCE AGREEMENT AND
PRIVATE USE-IN-COMMON ACCESS ESMT FOR
PRESERVATION PARCEL "A", AND LOTS 1-3
L.4528 F. 259 (518' X 25')
MAINTENANCE AGREEMENT AND
PRIVATE USE-IN-COMMON ACCESS ESMT FOR
PRESERVATION PARCEL "A", LOTS 1-3, AND
PARCELS 1, 3-9. L. 4329 F. 398
AND L.4528 F.253
110' STREAM BUFFER
(YEAR 2015 65dBA)
C.O.
EX HOUSE
PARCEL 2
N/F RIDGEVIEW LLC
L. 4285 F. 436
P. 371
N/F CHAMBERS & DEEMS
L. 3520 F. 287
B-1 ZONE
VEHICULAR INGRESS/EGRESS RESTRICTED
66' R/W
66' R/W
FREDERICK ROAD MD. RTE. 144 (66' R/W)
(SCENIC ROAD, MINOR ARTERIAL)
SEE DETAIL
LAND DEDICATED TO THE STATE HIGHWAY ADMINISTRATION FOR THE PURPOSE OF PUBLIC ROAD WIDENING - 0.0456 AC.
LAND DEDICATED TO THE STATE HIGHWAY ADMINISTRATION FOR THE PURPOSE OF PUBLIC ROAD WIDENING - 0.0189 AC.
LOT 3
LOT 2
LOT 1
PARCEL 3
L20
L13
L27
L19
L12
L17
L34
L26
L18
DETAIL - 1"=40'

LINE	BEARING	DISTANCE
L12	N 22°37'29" E	69.87'
L13	N 63°07'12" E	20.07'
L14	N 23°14'39" E	326.20'
L15	S 50°53'55"E	265.79'
L16	S 63°07'13" W	447.07'
L17	S 22°37'29" W	66.92'
L18	N 67°22'18" W	8.00'
L19	N 22°37'29" E	72.82'
L20	N 63°07'12" E	20.07'
L21	N 23°14'39" E	425.54'
L22	N 40°23'13" E	29.09'
L23	S 66°40'38" E	290.42'
L24	S 26°52'48" E	76.93'
L25	S 63°07'13" W	106.39'
L26	N 67°22'19" W	8.00'
L27	N 22°38'27" E	218.29'
L28	N 26°15'26" E	259.21'
L29	N 40°23'13" E	26.63'
L30	N 40°23'13" E	147.53'
L31	S 66°40'38" E	242.43'
L32	S 26°52'48" E	177.24'
L33	S 63°07'13" W	100.00'
L34	N 67°22'20" W	8.96'
L35	N 22°51'07" E	28.64'
L36	N 72°21'24" E	16.04'

WELL ESMT.
PARCEL 3
2,821 SQ. FT.
0.0648 ACRES

L1	N 73°47'06" W	136.70'
L2	N 16°12'54" E	20.00'
L3	S 73°47'06" E	145.40'
L4	S 39°43'26" W	21.81'

FINAL PLAT TABULATION (SHEET #2)	TOTALS
1. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	4
2. TOTAL AREA OF LOTS AND/OR PARCELS:	24.5977 AC.
3. TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0.0645 AC.
4. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	24.6622 AC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS FOR HOWARD COUNTY HEALTH DEPARTMENT.

8/11/99
HOWARD COUNTY HEALTH OFFICER PLM D.K. MDE DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

8/20/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

9/7/99
DIRECTOR JA DATE

OWNER'S CERTIFICATE

Ridgeview ,L.L.C., Richard J. Demmitt, member,owners of the property shown property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this final plan 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 roads 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 the said easements and rights-of-way.

Witness our hands this 20 Day of July, 1999

Richard J Demmitt, mder
Ridgeview L.L.C.,Richard J. Demmitt, Member

Jefferson D Lawrence
Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a subdivision of part of the land conveyed to Ridgeview,L.L.C. from Ridgeview,L.L.C. by confirmatory deed dated May ,1998 and recorded in Liber at Folio and recorded among the land records of Howard County,Maryland 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.

JEFFERSON D. LAWRENCE
No. 5216

Jefferson D Lawrence 7-9-99
Jefferson D. Lawrence Date
Md. Reg. Prof. Land Surveyor #5216

RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON 9/10/99
AS PLAT NUMBER 13920 .

SUBDIVISION PLAT AND PLAT OF EASEMENT
THE WOODS AT RIDGEVIEW
LOTS 1-3 AND PRESERVATION PARCEL "A"

(LISBON) 4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ZONE: RC-DEO TAX MAP: #8 PARCEL: 386
JULY, 1999 SCALE: 1"=100' SHEET 2 OF 3

O'CONNELL & LAWRENCE, INC.
SURVEYORS, ENGINEERS & LAND PLANNERS
17904 Georgia Avenue, Suite 302, Olney, Maryland 20832
Tel: (301) 924-4570 • Fax: (301) 924-5872
OCL #136-016

F-99-146

BOUNDARY LINE LIST (THIS SHEET)

LINE	BEARING	DISTANCE
L1	S 64°03'08" E	74.37'
L2	S 58°20'21" E	100.49'
L3	S 64°03'08" E	350.00'
L4	S 58°21'03" E	50.25'
L5	S 64°03'08" E	50.00'
L6	S 68°45'33" E	100.50'
L7	S 75°22'05" E	51.00'
L8	S 69°45'06" E	50.25'
L9	S 75°22'25" E	50.98'
L10	S 69°45'25" E	50.26'
L11	S 64°03'08" E	253.84'

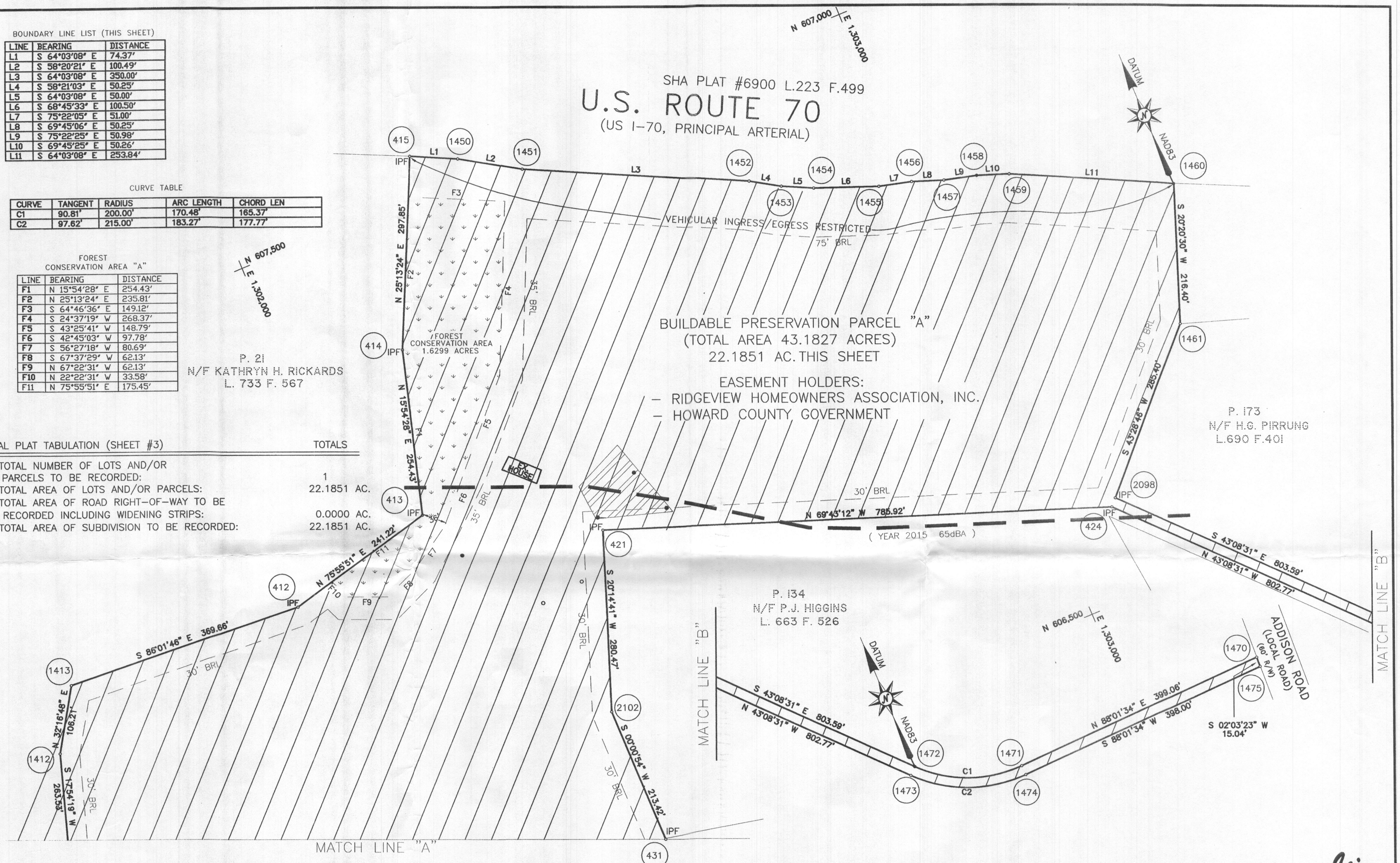
CURVE TABLE

CURVE	TANGENT	RADIUS	ARC LENGTH	CHORD LEN
C1	90.81'	200.00'	170.48'	165.37'
C2	97.62'	215.00'	183.27'	177.77'

FOREST
CONSERVATION AREA "A"

LINE	BEARING	DISTANCE
F1	N 15°54'28" E	254.43'
F2	N 25°13'24" E	235.81'
F3	S 64°46'36" E	149.12'
F4	S 24°37'19" W	268.37'
F5	S 43°25'41" W	148.79'
F6	S 42°45'03" W	97.78'
F7	S 56°27'18" W	80.69'
F8	S 67°37'29" W	62.13'
F9	N 67°22'31" W	62.13'
F10	N 22°22'31" W	33.58'
F11	N 75°55'51" E	175.45'

FINAL PLAT TABULATION (SHEET #3)	TOTALS
1. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	1
2. TOTAL AREA OF LOTS AND/OR PARCELS:	22.1851 AC.
3. TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0.0000 AC.
4. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	22.1851 AC.


N 607,000 E 1,303,000
SHA PLAT #6900 L.223 F.499
U.S. ROUTE 70
(US I-70, PRINCIPAL ARTERIAL)
DATUM
NAD83
N 607,500 E 1,302,000
415
1450
1451
1452
1453
1454
1455
1456
1457
1458
1459
1460
1461
L1
L2
L3
L4
L5
L6
L7
L8
L9
L10
L11
IPF
F1
F2
F3
F4
F5
F6
F7
F8
F9
F10
F11
N 25°13'24" E 297.85'
VEHICULAR INGRESS/EGRESS RESTRICTED
75' BRL
35' BRL
30' BRL
S 20°20'30" W 216.40'
S 43°28'46" W 285.40'
BUILDABLE PRESERVATION PARCEL "A"
(TOTAL AREA 43.1827 ACRES)
22.1851 AC. THIS SHEET
EASEMENT HOLDERS:
- RIDGEVIEW HOMEOWNERS ASSOCIATION, INC.
- HOWARD COUNTY GOVERNMENT
414
FOREST CONSERVATION AREA 1.6299 ACRES
P. 21
N/F KATHRYN H. RICKARDS
L. 733 F. 567
P. 173
N/F H.G. PIRRUNG
L.690 F.401
N 15°54'28" E 254.43'
EX. HOUSE
413
2098
N 69°43'12" W 785.92'
(YEAR 2015 65dBA)
424
421
S 43°08'31" E 803.59'
N 43°08'31" W 802.77'
N 75°55'51" E 241.22'
412
P. 134
N/F P.J. HIGGINS
L. 663 F. 526
S 20°14'41" W 280.47'
N 606,500 E 1,303,000
ADDISON ROAD
(LOCAL ROAD)
(60' R/W)
MATCH LINE "B"
S 86°01'46" E 369.66'
1413
1470
1475
N 32°16'48" E 106.21'
2102
S 43°08'31" E 803.59'
N 43°08'31" W 802.77'
N 88°01'34" E 399.06'
S 88°01'34" W 398.00'
S 02°03'23" W 15.04'
1412
S 17°54'19" W 263.53'
S 00°00'54" W 213.42'
1472
1471
C1
C2
1473
1474
MATCH LINE "A"
431

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS FOR HOWARD COUNTY HEALTH DEPARTMENT.

8/11/99

HOWARD COUNTY HEALTH OFFICER D.K. MDE DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

8/20/99

CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

9/7/99

DIRECTOR JA DATE

OWNER'S CERTIFICATE

Ridgeview ,L.L.C., Richard J. Demmitt, member,owners of the property shown property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this final plan 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 roads 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 the said easements and rights-of-way.

Witness our hands this 20 Day of July, 1999

Richard J. Demmitt, member

Ridgeview L.L.C.,Richard J. Demmitt, Member

Jefferson D. Lawrence

Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a subdivision of part of the land conveyed to Ridgeview,L.L.C. from Ridgeview,L.L.C. by confirmatory deed dated May ,1998 and recorded in Liber at Folio and recorded among the land records of Howard County,Maryland 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.

JEFFERSON D. LAWRENCE
No. 5216

Jefferson D. Lawrence 7-21-99

Jefferson D. Lawrence
Md. Reg. Prof. Land Surveyor #5216
Date

RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON 9-10-99
AS PLAT NUMBER 13921

SUBDIVISION PLAT AND PLAT OF EASEMENT

THE WOODS AT RIDGEVIEW

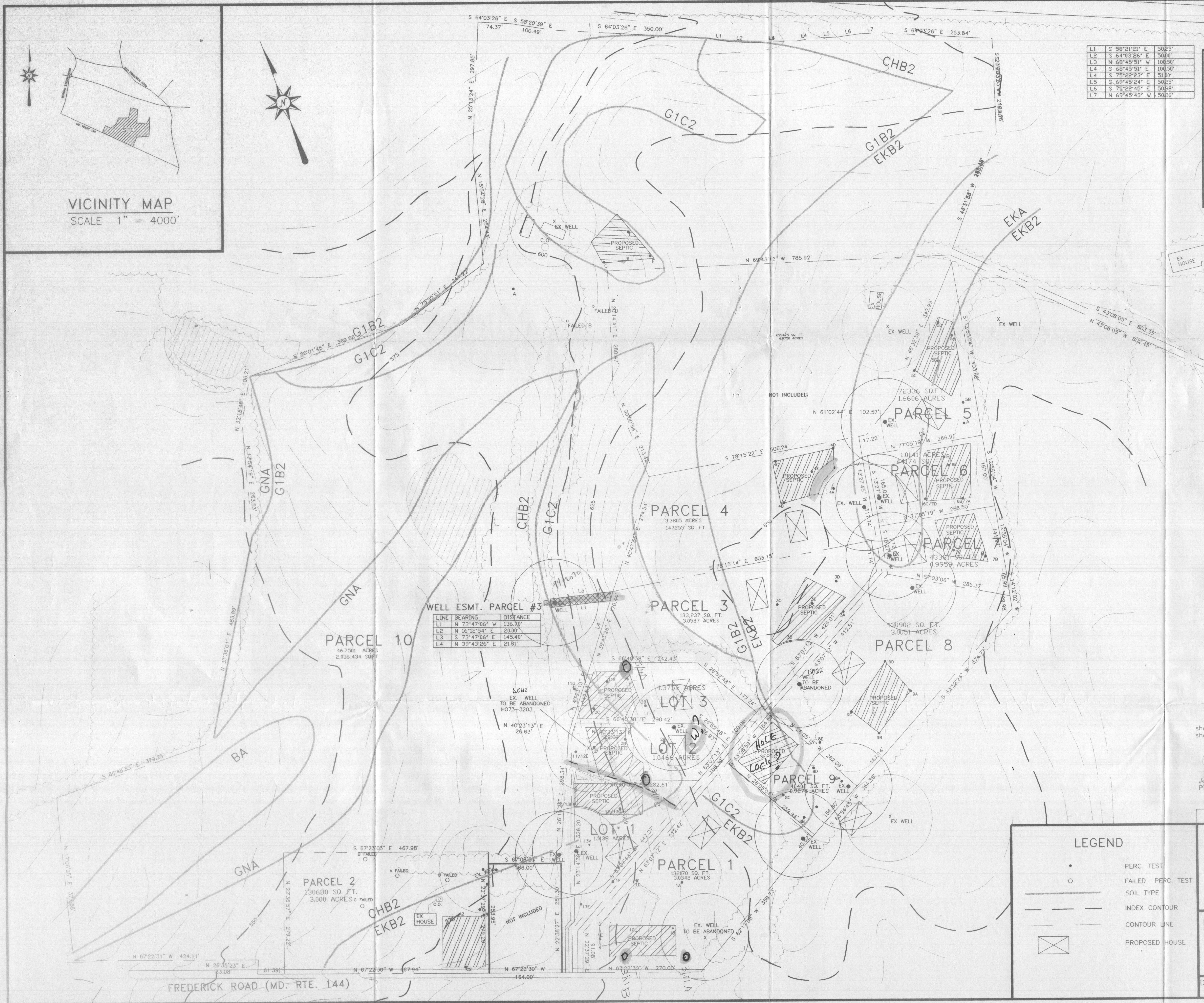
LOTS 1–3 AND PRESERVATION PARCEL "A"
(LISBON) 4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

ZONE: RC-DEO	TAX MAP: #8	PARCEL: 386
JULY, 1999	SCALE: 1"=100'	SHEET 3 OF 3

O'CONNELL & LAWRENCE, INC.
SURVEYORS, ENGINEERS & LAND PLANNERS
17904 Georgia Avenue, Suite 302, Olney, Maryland 20832
Tel: (301) 924-4570 * Fax: (301) 924-5872

OCL #136-016

F-99-146.


MD. RTE 40
FREDERICK ROAD (MD. RTE. 144)
VICINITY MAP
SCALE 1" = 4000'
SITE
PARCEL 1
132170 SQ. FT.
3.0342 ACRES
PARCEL 2
130680 SQ. FT.
3.000 ACRES
PARCEL 3
133,237 SQ. FT.
3.0587 ACRES
PARCEL 4
3.3805 ACRES
147255 SQ. FT.
PARCEL 5
72336 SQ.FT.
1.6606 ACRES
PARCEL 6
1.0141 ACRES
44174 SQ. FT.
PARCEL 7
43381 SQ. FT.
0.9959 ACRES
PARCEL 8
130902 SQ. FT.
3.0051 ACRES
PARCEL 9
40402 SQ. FT.
0.9275 ACRES
PARCEL 10
46.7501 ACRES
2,036,434 SQ.FT.
LOT 1
1.1139 ACRES
LOT 2
1.0468 ACRES
LOT 3
1.3752 ACRES
NOT INCLUDED
PROPOSED SEPTIC
EX. WELL
EX. WELL TO BE ABANDONED
HO73-3203
EX HOUSE
WELL
FAILED
GNA
BA
G1B2
G1C2
CHB2
EKB2
EKA
A=170.49'
R=200.00'
A=183.27'
R=215.00'
DONE
HOLE LOC'S?

L1	S 58°21'21" E	50.25'
L2	S 64°03'26" E	50.00'
L3	N 68°45'51" W	100.50'
L4	S 68°45'51" E	100.50'
L4	S 75°22'23" E	51.00'
L5	S 69°45'24" E	50.25'
L6	S 75°22'45" E	50.98'
L7	N 69°45'43" W	50.26'

PARCEL TRANSFER CHART

NEW PARCELS	AREA	ORIGINAL DEED TRACT	ORIGINAL AREA	FRONTAGE ORIGINAL	FRONTAGE NEW
1	3.0342	L1349,F841	5.4720	Y	Y
2	3.0000	L1698,F562	12.6272	Y	Y
3	3.0587	L789,F212,PAR1	4.7692	N	N
4	3.3805	L643,F001,PAR4	4.9014	Y	Y
5	1.6606	L1057,F078	1.2687	Y	Y
6	1.0141	L643,F001,PAR3	0.3221	N	N
7	0.9959	L643,F001,PAR2	0.6657	N	N
8	3.0051	L892,F131	7.2123	N	N
9	0.9275	L789,F212,PAR2	0.1013	N	N
10	46.7585	L643,F001,PAR1	29.4926	Y	Y
	66.8351		66.8351		

WELL ESMT. PARCEL #3

LINE	BEARING	DISTANCE
L1	N 73°47'06" W	136.70'
L2	N 16°12'54" E	20.00'
L3	S 73°47'06" E	145.40'
L4	N 39°43'26" E	21.81'

PERC CERTIFICATION

▨ This area designates a private sewage easement of 10,000 square feet as required by the Maryland State Department of The Environment for individual sewage disposal. Improvements of any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have authority to grant variances for encroachments into the private sewage easements Recordation of a modified sewage easement shall not be necessary.

Percolation test holes shown hereon have been field located and shown as " ● ".

The lots shown hereon comply with the minimum ownership width and lot areas as required by the Maryland State Department of The Environment.

Percolation areas and water wells for adjoininglots have been shown where pertinent.

APPROVED: For Private Water and Private Sewage System

County Health Officer DATE

SURVEYOR'S CERTIFICATION

I hereby certify that to the best of my knowledge and belief that the information shown hereon is correct. All well and septic systems within 100 feet of this property are shown on this plan. All septic test locations shown have been field located.

JEFFERSON D. LAWRENCE
No. 5216

Jefferson D. Lawrence
Professional Land Surveyor No. 5216

3-5-99
Date

REVISED 3/3/99

LEGEND

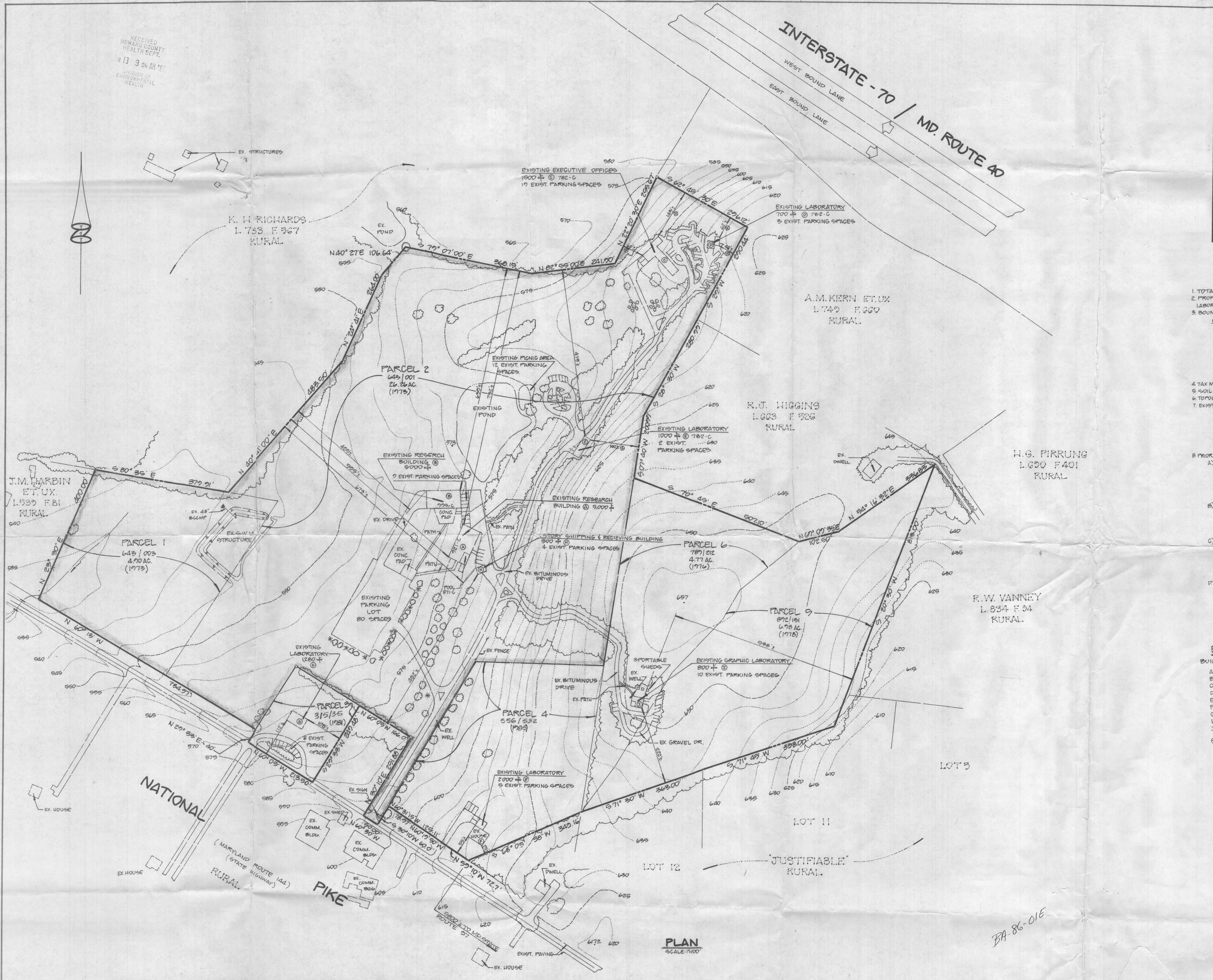
•	PERC. TEST
○	FAILED PERC. TEST
━━━	SOIL TYPE
— — —	INDEX CONTOUR
———	CONTOUR LINE
☒	PROPOSED HOUSE

WELL & SEPTIC PLAN
THE WOODS AT RIDGEVIEW
LOTS 1-3, PARCELS 1-10
HOWARD COUNTY, MARYLAND
4TH ELECTION DISTRICT (LISBON)

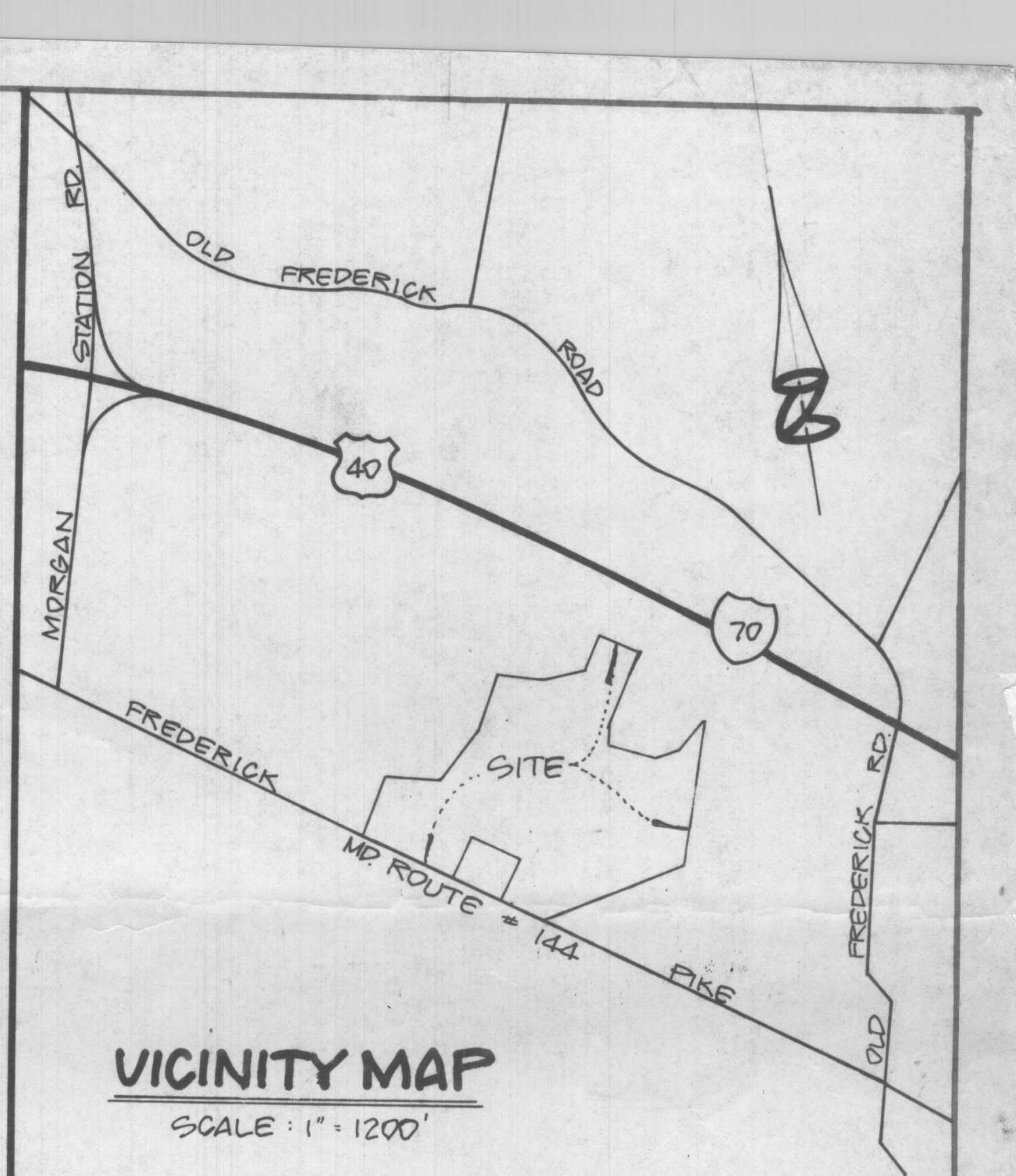
O'CONNELL & LAWRENCE, INC.
SURVEYORS, ENGINEERS & LAND PLANNERS
17904 Georgia Avenue, Suite 302, Olney, Maryland 20832
Tel: (301) 924-4570 * Fax: (301) 924-5872

DESIGNED BY	DRAWN BY	DATE:	SCALE	PROJECT/JOB #	SHEET NO.
JDL	DL	FEB. 1998	1"=100'	136-016	1 OF 1

RECEIVED
HOWARD COUNTY
HEALTH DEPT.
JAN 13 9 04 AM '86
DIVISION OF
ENVIRONMENTAL
HEALTH


INTERSTATE - 70 / MD. ROUTE 40
WEST BOUND LANE
EAST BOUND LANE
EX. STRUCTURES
K. H. RICHARDS
L.753 F.567
RURAL
EX. POND
N40° 27'E 106.64'
S 79° 07' 00" E
368.15'
N 82° 55' 00" E 241.00'
N 22° 20' 30" E 255.67'
S 62° 45' 30" E
296.12'
290.44'
S 29° W
280.99'
S 28° 30' W
S 07° 40' W 200.00'
EXISTING EXECUTIVE OFFICES
1500 ± © 782-C
17 EXIST. PARKING SPACES
EXISTING LABORATORY
700 ± Ⓓ 782-C
3 EXIST. PARKING SPACES
A.M. KERN ET. UX
L.749 F.660
RURAL
R.J. HIGGINS
L.663 F.526
RURAL
H.G. PIRRUNG
L.690 F.401
RURAL
R.W. VANNEY
L.834 F.94
RURAL
J.M. HARBIN
ET. UX.
L.539 F.81
RURAL
PARCEL 2
643/001
26.26 AC.
(1973)
EXISTING PICNIC AREA
12 EXIST. PARKING SPACES.
EXISTING POND
EXISTING LABORATORY
1000 ± Ⓔ 782-C
2 EXIST. PARKING SPACES.
EXISTING RESERCH BUILDING Ⓑ 5000 ±
7 EXIST. PARKING SPACES
EXISTING RESEARCH BUILDING Ⓐ 5,000 ±
STORY SHIPPING & RECIEVING BUILDING
300 ± Ⓗ
4 EXIST. PARKING SPACES
S 80° 35' E
379.91'
400.00'
N 40° 41' 00" E
482.50'
N 20° 41' E
EX. 48" BCCMP
EX. S.W.M. STRUCTURE
PARCEL 1
643/003
4.90 AC.
(1973)
N 29° 30' E
N 60° 13' W
784.97'
EX. DRIVE
CONC. PAD
EX. CONC. PAD
PATH
POOL 871-C
EX. PATH
EX. BITUMINOUS DRIVE
EXISTING PARKING LOT 80 SPACES
EXISTING LABORATORY 1,280 ± Ⓖ
PARCEL 3
315/35
(1981)
8 EXIST. PARKING SPACES
N 60° 05' W 166.0'
S 29° 33' W 249.48'
N 60° 05' W 213.50'
N 29° 33' E 40'
N 30° 10' E 251.88'
EX. FENCE
EX. WELL
EX. SIGN
EX. SHED
EX. COMM. BLDG.
EX. HOUSE
PARCEL 6
787/212
4.77 AC.
(1976)
S 70° 45' E
507.10'
N 60° 09' 35" E
102.50'
N 54° 16' 32" E
336.65'
EX. DWELL.
PARCEL 5
892/131
6.98 AC.
(1978)
S 20° 30' W
PARCEL 4
556/532
(1985)
3 PORTABLE SHEDS
EX. WELL
EX. BITUMINOUS DRIVE
EX. PATH
EX. GRAVEL DR.
EXISTING GRAPHIC LABORATORY
800 ± Ⓘ
10 EXIST. PARKING SPACES
EXISTING LABORATORY
2000 ± Ⓕ
5 EXIST. PARKING SPACES
S 71° 45' W 393.00'
S 71° 30' W 363.00'
S 68° 05' 58" W 349.16'
N 60° 31' 15" W 129.11'
N 60° 19' 50" W
S 30° 10' W 60.0'
N 59° 10' W 72.7'
LOT 5
LOT 11
LOT 12
"JUSTIFIABLE"
RURAL
NATIONAL PIKE
(MARYLAND ROUTE 144)
(STATE HIGHWAY)
RURAL
5800' ± TO MD. STATE ROUTE 97
EXIST. PAVING
EX. DWELL.
PLAN
SCALE: 1" = 100'

BA 86-01E


OLD FREDERICK ROAD
STATION RD
MORGAN
40
70
SITE
FREDERICK RD
MD ROUTE 144 PIKE
OLD FREDERICK RD

VICINITY MAP

SCALE: 1" = 1200'

GENERAL NOTES

1. TOTAL AREA SHOWN = 49.55 AC. OR 2,158,398 ±
2. PROPERTY ZONED: RURAL (SPECIAL EXCEPTION FOR LABORATORY RESEARCH: SECTION 122-F-32.)
3. BOUNDARY DEED REFERENCES:

PARCEL N°S	LIBER	FOLIO	AREA	DATE ACQUIRED
1.	643	003	4.90 AC.	29 JUNE, 73
2.	643	001	26.26 AC.	29 JUNE, 73
3.	315	35	1.22 AC.	10 July, 81
4.	556	532	5.42 AC.	22 MARCH, 85
5.	892	131	6.98 AC.	7-JULY, 78
6.	787	212	+ 4.77 AC.	1 OCT, 76
		TOTAL	49.55 AC.	

4. TAX MAP N° 8, PARCELS: 56, 57, 60, 61, 130, & 174
5. SOIL MAP: 7.
6. TOPOGRAPHY FROM AERIAL SURVEY.
7. EXISTING SITE ANALYSIS:
   - A.) BUILDING COVERAGE = 17,780 ± / 0.8%
   - B.) PAVING COVERAGE = 144,075 ± / 6.7%
   - C.) OPEN SPACE = 1,996,543 ± / 92.5%
   - D.) 60 EMPLOYEES
   - E.) 153 SPACES
8. PRIOR SPECIAL EXCEPTIONS
   - A.) 782-C (4-10-74) 31.27 AC.
     1. RESERCH CENTER WITH 4 EXISTING BUILDINGS - "C" - "D" - "E" & "H".
     2. VARIANCE OF 200' SETBACK REQUIREMENT FOR BUILDINGS "C" - "D" & E.
     3. PROPERTY AREA = 31.27 AC. LIBER 643 FOLIO 001 & 003 (OUTLINED THUS ON PLAN ——····——).
   - B.) 871-C (5-11-76) 31.27 AC.
     1. TESTING POOL (28'×15') ON CONCRETE SLAB (24 × 40')
     2. WEST OF EXISTING BUILDING "H".
     3. PROPERTY AREA = 31.27 AC. LIBER 643 FOLIO 001 & 003. (OUTLINED THUS ON PLAN ——····——)
   - C.) 921-C (9-26-77) 31.166 AC.
     1. ~~50' × 100' STRUCTURE TO ENCLOSE POOL~~ APPROVED IN 871-C
     2. NEW BUILDING LABLED "A" ON PLAN. (5,000 ±).
     3. PROPERTY AREA = 31.166 AC. (ERROR IN ACREAGE LISTED) LIBER 643 FOLIO 001 & 003. (OUTLINED THUS ON PLAN ——····——)
   - D.) 995-C (4-3-79) 31.27 AC.
     1. 50' x 100' STRUCTURE NORTH OF BUILDING "A".
     2. NEW BUILDING LABLED "B" ON PLAN.
     3. PROPERTY AREA = 31.27 AC. LIBER 643 FOLIO 001 & 003. (OUTLINED THUS ON PLAN ——····——)

EXISTING BUILDING DATA

BUILDING	DATE COMPLETED
A.	1978
B.	1981
C.	1965
D.	1965
E.	1965
F.	Unknown
G.	Unknown
H.	1965
I.	1965

⊕ SETBACK VARIANCE GRANTED AS PART OF APPROVAL IN CASE 782-C.

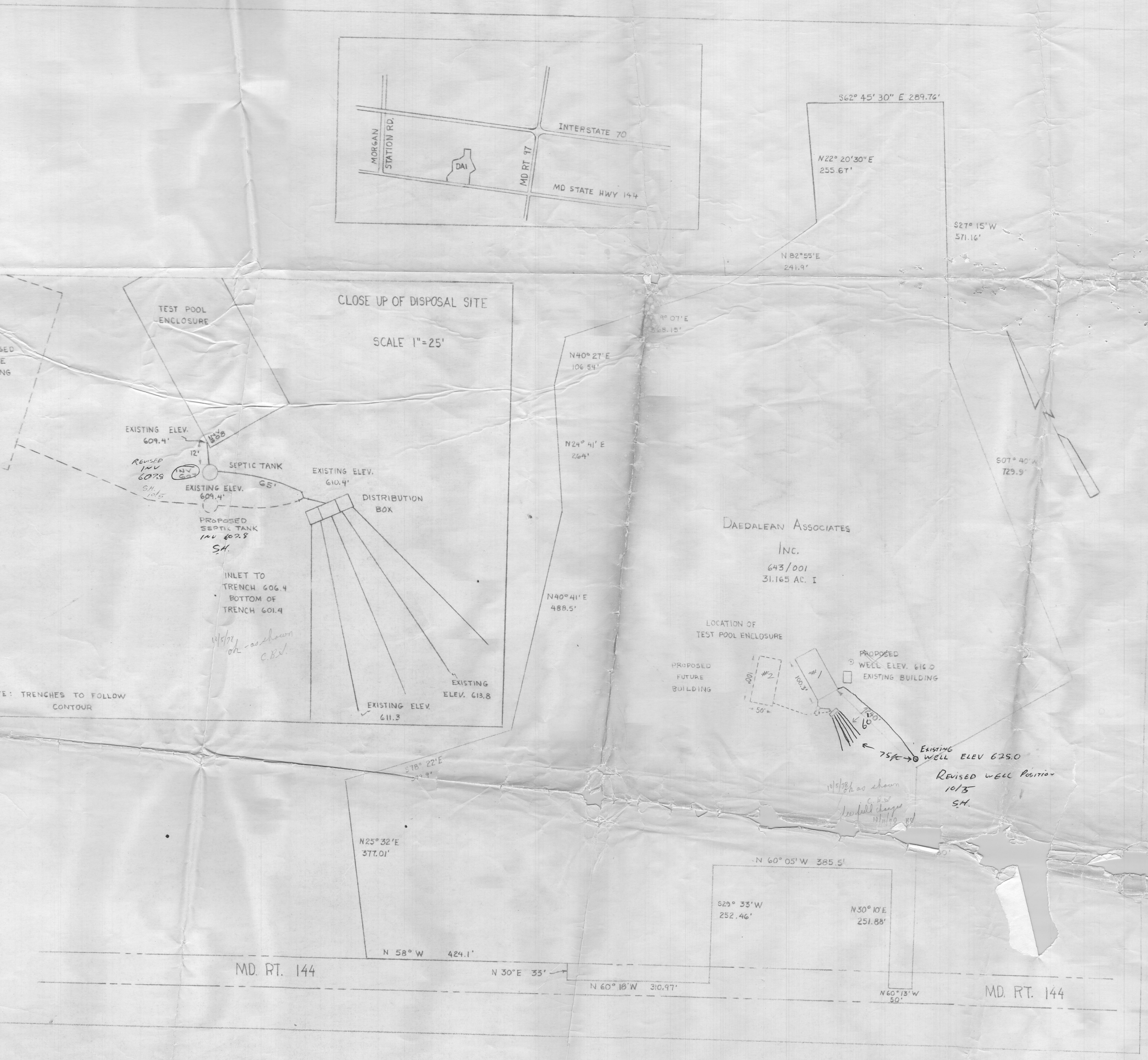
ATTORNEY:	Owner / APPLICANT	NO.	REVISIONS	DATE
CORNELIUS F. SYBERT, JR. SYBERT & ADAMS, P.A. SUITE L 9025 CHEVROLET DRIVE ELLICOTT CITY, MD. 21043 301-465-5300	DEADALEAN INC. 15110 FREDERICK ROAD WOODBINE, MARYLAND 21797 301-924-4800			

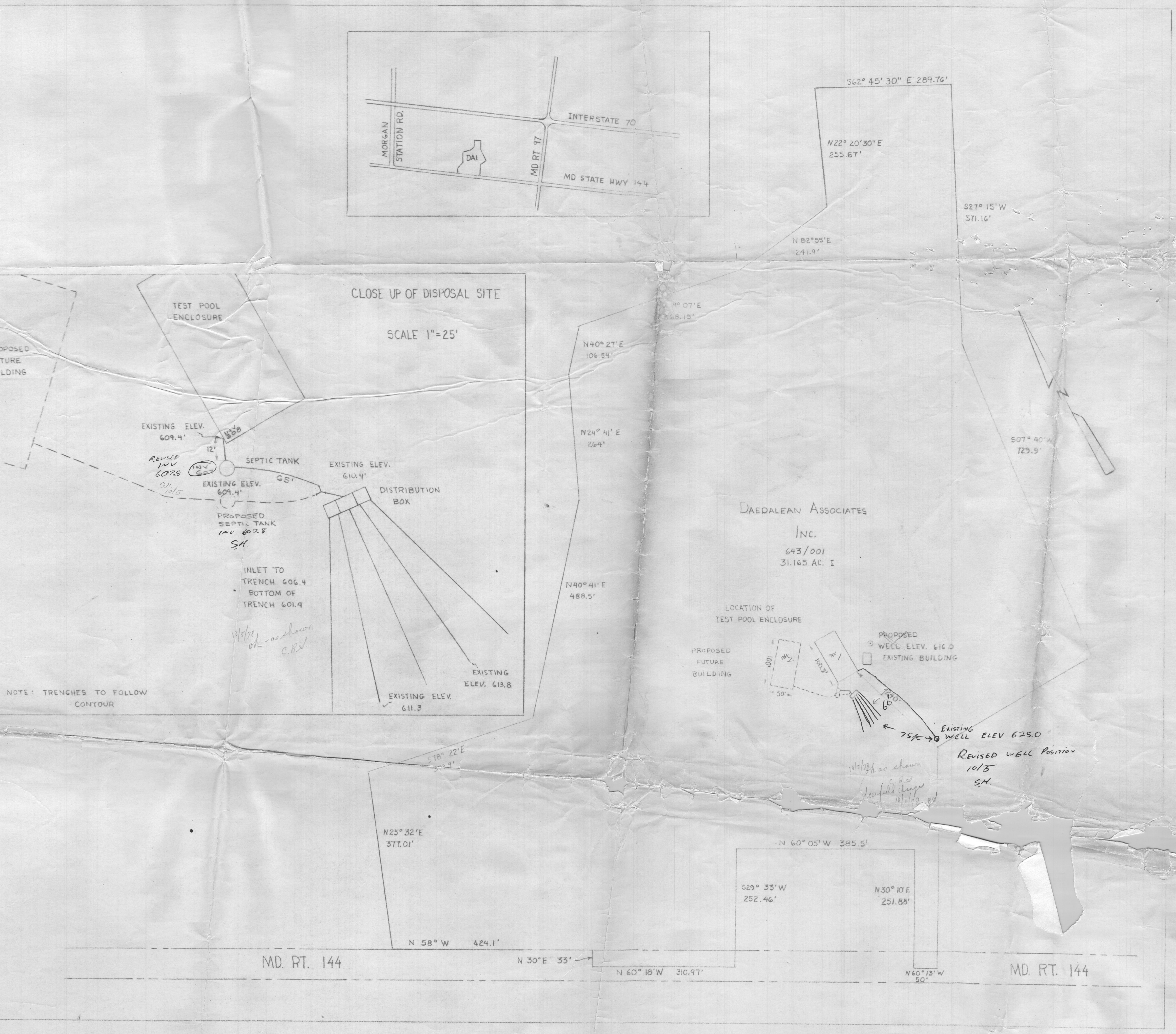
DEVELOPMENT CONSULTANTS GROUP, INC.
17904 GEORGIA AVENUE SUITE 102
OLNEY, MARYLAND 20832
301-924-4570

ZONING, BOUNDARY & TOPOGRAPHY PLAT
DAEDALEAN INC.
LISBON (4TH) ELECTION DISTRICT
HOWARD COUNTY, MARYLAND.

DATE AUG 13, 85
DRAWN MIKE L.
CHECKED M.L.S.
SCALE 1" = 100'

Sheet 1 of 2
PROJECT NO. 21-266


MORGAN STATION RD.
INTERSTATE 70
DAI
MD RT 97
MD STATE HWY 144
S62° 45' 30" E 289.76'
N22° 20'30" E
255.67'
S27° 15' W
571.16'
N 82°55' E
241.9'
°07' E
148.15'
N40° 27' E
106.54'
N24° 41' E
264'
N40° 41' E
488.5'
S07° 40' W
729.9
CLOSE UP OF DISPOSAL SITE
SCALE 1"=25'
TEST POOL
ENCLOSURE
SED
E
NG
EXISTING ELEV.
609.4'
INV
608
12'
REVISED
INV
607.8
INV
607
S.H.
10/5
SEPTIC TANK
65'
EXISTING ELEV.
609.4'
EXISTING ELEV.
610.4'
DISTRIBUTION
BOX
PROPOSED
SEPTIC TANK
INV 607.8
S.H.
INLET TO
TRENCH 606.4
BOTTOM OF
TRENCH 601.4
10/5/78
ok - as shown
C.B.S.
EXISTING
ELEV. 613.8
EXISTING ELEV.
611.3
TE: TRENCHES TO FOLLOW
CONTOUR
DAEDALEAN ASSOCIATES
INC.
643/001
31.165 AC. I
LOCATION OF
TEST POOL ENCLOSURE
PROPOSED
FUTURE
BUILDING
#2
100'
50'
#1
100.3'
~~PROPOSED~~
WELL ELEV. 616.0
EXISTING BUILDING
140'
60'
75 ft
Existing
WELL ELEV 625.0
REVISED WELL POSITION
10/5
S.H.
10/5/78 ok as shown
C.B.S.
leachfield changes
10/11/78 BS
S78° 22' E
N25° 32' E
377.01'
N 60° 05' W 385.5'
S29° 33' W
252.46'
N30° 10' E
251.88'
N 58° W 424.1'
MD. RT. 144
N 30° E 35'
N 60° 18' W 310.97'
N 60° 13' W
50'
MD. RT. 144


MORGAN
STATION RD.
INTERSTATE 70
DAI
MD RT 97
MD STATE HWY 144
CLOSE UP OF DISPOSAL SITE
SCALE 1"=25'
TEST POOL
ENCLOSURE
OPOSED
TURE
ILDING
EXISTING ELEV.
609.4'
INV
608
12'
REVISED
INV
607.8
INV
607
SH.
10/5
SEPTIC TANK
65'
EXISTING ELEV.
609.4'
EXISTING ELEV.
610.4'
DISTRIBUTION
BOX
PROPOSED
SEPTIC TANK
INV 607.8
S.H.
INLET TO
TRENCH 606.4
BOTTOM OF
TRENCH 601.4
10/5/78
ok as shown
C.B.S.
NOTE: TRENCHES TO FOLLOW
CONTOUR
EXISTING ELEV.
611.3
EXISTING
ELEV. 613.8
S62° 45' 30" E 289.76'
N22° 20' 30" E
255.67'
S27° 15' W
571.16'
N 82°55'E
241.9'
9° 07'E
568.15'
N40° 27' E
106.54'
N24° 41' E
264'
N40° 41' E
488.5'
S07° 40' W
725.9'
DAEDALEAN ASSOCIATES
INC.
643/001
31.165 AC. I
LOCATION OF
TEST POOL ENCLOSURE
PROPOSED
FUTURE
BUILDING
#2
100'
50'
#1
100.3'
~~PROPOSED~~
~~WELL~~ ELEV. 616.0
EXISTING BUILDING
140'
60'
75 ft
EXISTING
WELL ELEV 625.0
REVISED WELL POSITION
10/5
S.H.
10/5/78 ok as shown
C.B.S.
See field changes
10/11/78 BS
S78° 22'E
N25° 32'E
377.01'
N 60° 05' W 385.5'
S29° 33' W
252.46'
N30° 10'E
251.88'
N 58° W 424.1'
N 30°E 33'
N 60° 18' W 310.97'
N 60° 13' W
50'
MD. RT. 144
MD. RT. 144