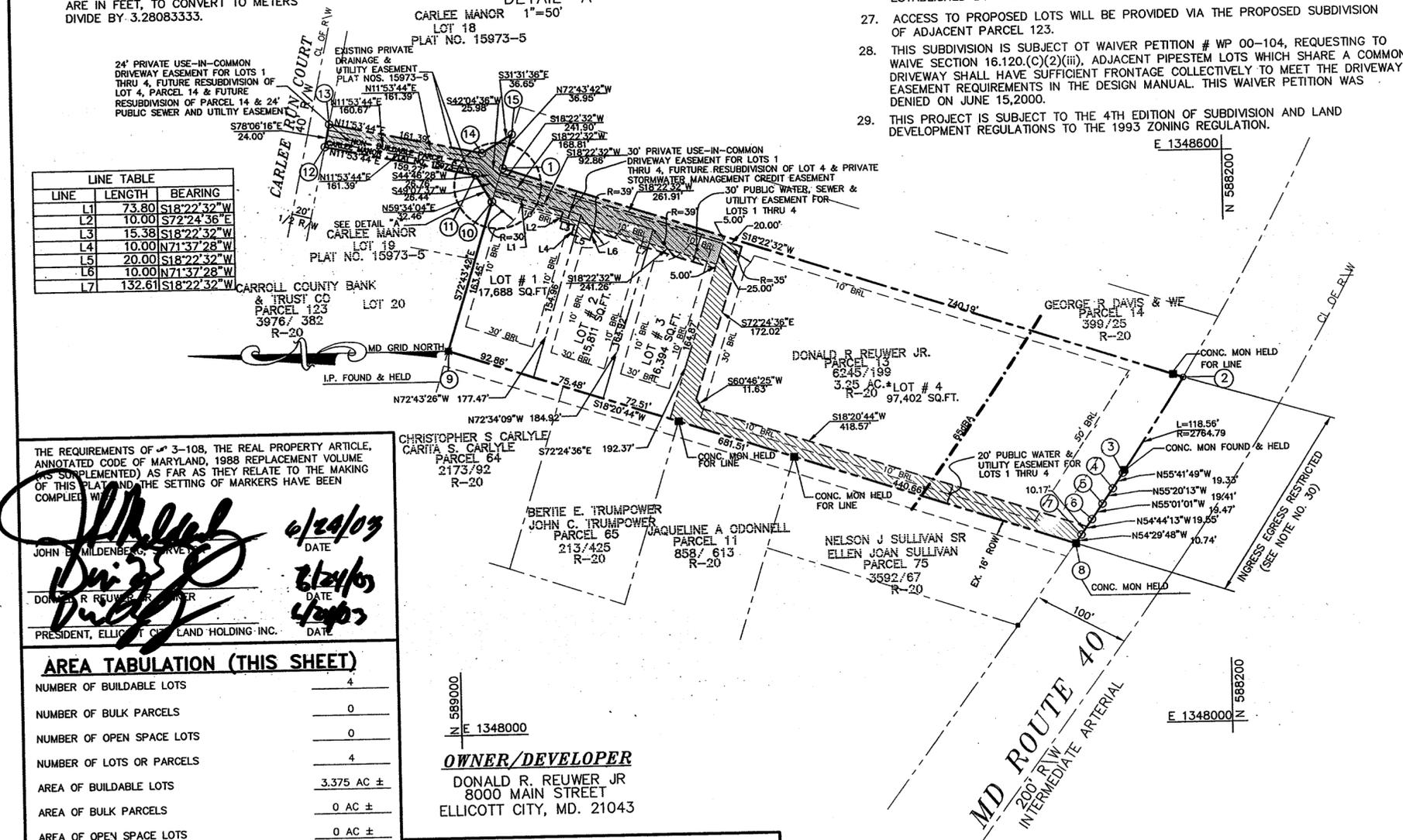
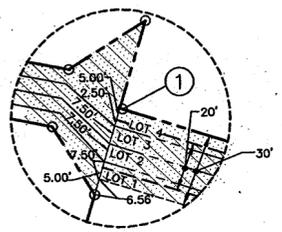


COORDINATE LIST		
NO.	NORTH	EAST
1	588,945.872	1,348,594.397
2	588,244.460	1,348,361.399
3	588,308.826	1,348,261.847
4	588,319.721	1,348,245.878
5	588,330.762	1,348,229.911
6	588,341.924	1,348,213.959
7	588,353.213	1,348,197.994
8	588,359.445	1,348,189.246
9	589,006.313	1,348,403.748
10	588,957.766	1,348,559.822
11	588,974.209	1,348,587.812
12	589,130.057	1,348,620.642
13	589,125.109	1,348,644.126
14	588,967.183	1,348,610.859
15	588,935.938	1,348,630.025

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	17,688 SQ. FT.	1,211 SQ. FT.	16,477 SQ. FT.
2	15,811 SQ. FT.	1,811 SQ. FT.	14,000 SQ. FT.
3	16,394 SQ. FT.	2,394 SQ. FT.	14,000 SQ. FT.
4	97,402 SQ. FT.	3,387 SQ. FT.	94,015 SQ. FT.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2-3	2764.79'	118.56'	59.29'	118.55'	N57°06'53"W	02°27'25"

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.28083333.



LINE	LENGTH	BEARING
L1	73.80	S18°22'32"W
L2	10.00	S72°24'36"E
L3	15.38	S18°22'32"W
L4	10.00	N71°37'28"W
L5	20.00	S18°22'32"W
L6	10.00	N71°37'28"W
L7	132.61	S18°22'32"W

THE REQUIREMENTS OF 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 COMPLETED.

*John E. Mildenberg* 6/24/03  
*Donald R. Reuwer Jr.* 6/24/03  
*Christopher S. Carlyle* 6/24/03  
 PRESIDENT, ELLICOTT CITY LAND HOLDING INC. DATE

AREA TABULATION (THIS SHEET)	
NUMBER OF BUILDABLE LOTS	4
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	4
AREA OF BUILDABLE LOTS	3.375 AC ±
AREA OF BULK PARCELS	0 AC ±
AREA OF OPEN SPACE LOTS	0 AC ±
AREA OF RECREATIONAL OPEN SPACE	0 AC ±
AREA OF 100 YEAR FLOODPLAIN	0 AC ±
AREA OF ROADWAY	0 AC ±
AREA	3.375 AC ±

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*John E. Mildenberg* 6/25/03  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Stephen Caffery* 6/27/03  
 ACTING DIRECTOR DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT  
*Penny Borenstein* 6/26/03  
 HOWARD COUNTY HEALTH OFFICER DATE

**OWNER/DEVELOPER**  
 DONALD R. REUWER JR  
 8000 MAIN STREET  
 ELLICOTT CITY, MD. 21043

THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE 05/29/2003 ON WHICH DATE DEVELOPER AGREEMENT 24-4017-D WAS FILED AND ACCEPTED.

**OWNER'S STATEMENT**

WE, DONALD R. REUWER JR. AND ELLICOTT CITY LAND HOLDING INC., 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 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 24th DAY OF June, 2003.

*Donald R. Reuwer Jr.*  
 DONALD R. REUWER JR. OWNER

*John E. Mildenberg*  
 PRESIDENT, ELLICOTT CITY LAND HOLDING INC.

21. DENOTES PUBLIC WATER AND SEWER EASEMENT.
22. DRIVEWAY MAINTENANCE AGREEMENTS FOR LOTS 1 THRU 4 TO BE RECORDED CONCURRENT WITH THIS PLAT AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. IF AND WHEN PARCEL 14 OPTS TO USE THIS SHARED ACCESS EASEMENT, IT MUST BE UPGRADED TO PRIVATE ACCESS PLACE.
23. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.22.B OF THE HOWARD COUNTY CODE.
24. PUBLIC WATER AND ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
25. LANDSCAPING FOR LOTS 1 THRU 4 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
26. THE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
27. ACCESS TO PROPOSED LOTS WILL BE PROVIDED VIA THE PROPOSED SUBDIVISION OF ADJACENT PARCEL 123.
28. THIS SUBDIVISION IS SUBJECT OF WAIVER PETITION # WP 00-104, REQUESTING TO WAIVE SECTION 16.120(C)(2)(iii), ADJACENT PIPESTEM LOTS WHICH SHARE A COMMON DRIVEWAY SHALL HAVE SUFFICIENT FRONTAGE COLLECTIVELY TO MEET THE DRIVEWAY EASEMENT REQUIREMENTS IN THE DESIGN MANUAL. THIS WAIVER PETITION WAS DENIED ON JUNE 15, 2000.
29. THIS PROJECT IS SUBJECT TO THE 4TH EDITION OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO THE 1993 ZONING REGULATION.

30. STATE HIGHWAY ADMINISTRATION RESERVES THE RIGHT TO REVIEW, AND POSSIBLY CLOSE, THE ACCESS TO US 40, IF AND/OR WHEN THE ADJACENT PROPERTY IN THE REAR (PARCEL 123) DEVELOPS, AND CAN PROVIDE ACCESS TO THESE LOTS VIA A COUNTY ROADWAY. EXISTING DRIVEWAY ON LOT 4 ACCESSING MD. ROUTE 40 WILL REMAIN UNTIL A CARLEE RUN COURT IS CONSTRUCTED. LOTS 1-3 MAY NOT USE THIS DRIVEWAY.

**GENERAL NOTES**

1. TAX MAP: 23, PARCEL: 13, BLOCK: 6
2. SUBJECT PROPERTY ZONED R-20 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
3. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED JANUARY 2000, BY MILDENBERG, BOENDER & ASSOC, INC.
4. COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 388A AND 38A9.  
 STA. No. 161A N 589,509.406 ELEV. 463.67  
 E 1,346,343.65  
 STA. No. 24AA N 587,380.458 ELEV. 387.28  
 E 1,352,603.488
5. ■ DENOTES AN IRON PIN OR IRON PIPE FOUND.  
 ■ DENOTES A CONCRETE MONUMENT FOUND.  
 ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.  
 BRL DENOTES A BUILDING RESTRICTION LINE.
6. SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
7. ALL AREAS ARE MORE OR LESS.
8. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
9. NO WETLANDS, FLOODPLAIN OR STREAMS EXIST ON-SITE.
10. NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
11. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
12. STORMWATER MANAGEMENT IS SATISFIED THROUGH THE USE OF THE GRASS CHANNEL CREDIT AND IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL. 1.71 ACRES IS TREATED BY THE GRASS CHANNEL CREDIT FOR A REDUCED Wqv OF 1,098 CFT AND A REDUCED Rev OF 0.11 AC (AREA METHOD).
13. OPEN SPACE REQUIREMENTS HAS BEEN SATISFIED VIA PAYMENT OF A FEE-IN-LIEU OF OPEN SPACE FOR THE AMOUNT OF \$4,500.00. NO ADDITIONAL LOTS MAY BE CREATED THROUGH THE RESUBDIVISION OF LOT 4 UNTIL OPEN SPACE IS PROVIDED, BASED ON THE ORIGINAL ACREAGE OF PARCEL 13 (3.26 ACRES).
14. FOREST CONSERVATION OBLIGATIONS WILL BE SATISFIED VIA PAYMENT OF A FEE-IN-LIEU OF REFORESTATION FOR THE AMOUNT OF \$10,672.00.
15. THERE ARE NO DESIGNATED SCENIC ROADS OR HISTORIC DISTRICTS ADJACENT TO THIS SITE.
16. THE EXISTING STRUCTURE ON LOT 4 IS TO REMAIN UNLESS OTHERWISE NOTED.
17. AREA OF SUBDIVISION = 3.375 AC. ±  
 AREA OF THE SMALLEST LOT (MINIMUM AREA) = 14,000 SQ. FT.
18. FOR PROPOSED LOTS 1-4, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PRIVATE ACCESS PLACE EASEMENT AND THE PROPOSED PUBLIC ROAD RIGHT OF WAY IN THE CARLEE JONES SUBDIVISION (ADJOINING PARCEL 123, CARROLL COUNTY BANK AND TRUST COMPANY).
19. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
 A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).  
 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 ENSURE ALL WEATHER USE.
20. DENOTES PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT.

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 13 AND RESUBDIVIDE NON-BUILDABLE PARCEL "A" OF "CARLEE MANOR, LOTS 1-26 AND NON-BUILDABLE PARCEL "A" PLAT NUMBERS 15973-5 INTO HOLLENBAUGH PROPERTY LOTS 1 THRU 4.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY EVERETT R. HOLLENBAUGH TO ELLICOTT CITY LAND HOLDING INC. BY DEED DATED JANUARY 3, 2002 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY, MARYLAND AT LIBER 5934, FOLIO 458 AND THE LAND CONVEYED BY EVERETT R. HOLLENBAUGH AND GERTRUDE M. HOLLENBAUGH TO DONALD R. REUWER JR. BY DEED DATED MAY 20, 2002 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY, MARYLAND AT LIBER 6245, FOLIO 199 AND THE LAND CONVEYED BY CARLEE MANOR LLC, TO DONALD R. REUWER JR. AND ELLICOTT CITY LAND HOLDING INC. BY DEED DATED JUNE 18, 2003 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY, MARYLAND AT LIBER 6245, FOLIO 199 AND THAT ALL RIGHTS RESERVED OR WILL BE IN PLACE PRIOR TO THE ASSASSIN'S WEAPON PLACE OR WILL BE IN PLACE PRIOR TO THE ASSASSIN'S WEAPON PLACE IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*John E. Mildenberg* 6/29/03  
 JOHN E. MILDENBERG, LICENSE NO. 1718 DATE

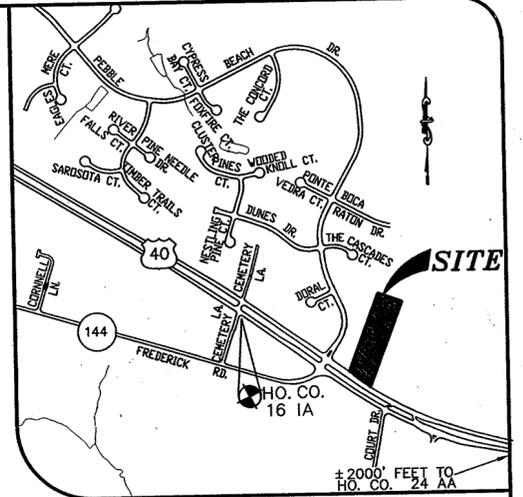
RECORDED AS PLAT 16035 ON 7-1-03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**HOLLENBAUGH PROPERTY**  
**LOTS 1 THRU 4**  
 SUBDIVISION OF PARCEL 13 & A  
 RESUBDIVISION OF NON-BUILDABLE  
 PARCEL "A" OF CARLEE MANOR,  
 LOTS 1-26 AND NON-BUILDABLE PARCEL "A"  
 SHEET 1 OF 1

TAX MAP 23 SECOND ELECTION DISTRICT SCALE: 1"=100'  
 PARCEL NO. 13 HOWARD COUNTY, MARYLAND DATE: JUNE 2003  
 BLOCK: 6 EX. ZONING: R-20 DPZ FILE NOS. F-00-155

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
 (410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.



99059.DWG.RP