

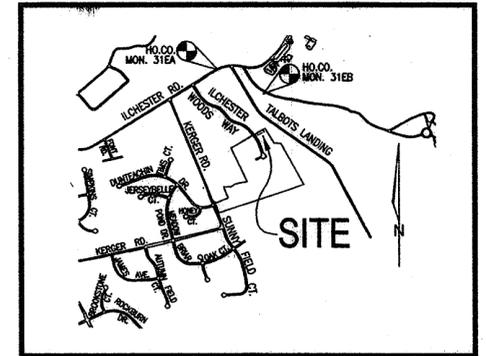
WALTER FERNANDIS
BETTY J FERNANDIS
LOT 17
ILCHESTER WOODS
PLAT 10262
LIBER 3290, FOLIO 160
ZONED R-20

COORDINATE LIST		
POINT	NORTH	EAST
7014	568628.21767	1375806.85226
7058	568569.72658	1375845.18512
7059	568675.64952	1376027.03698
7072	568734.96793	1375989.96440

THE REQUIREMENTS § 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 SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

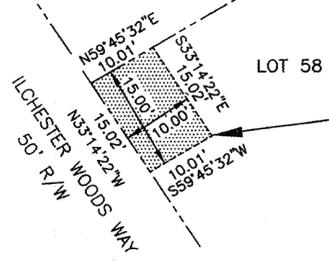
Mark C. Martin 12/15/05
MARK C. MARTIN, DATE
PROFESSIONAL LAND SURVEYOR #10884

Donald R. Reuwer, Jr. 12/15/05
DONALD R. REUWER, JR., PRESIDENT OF
ELLCOTT CITY LAND HOLDING, INC. DATE
SOLE MEMBER OF DENNIS PRESERVE, LLC



VICINITY MAP
SCALE: 1"=2000'

DETAIL 1
(NOT TO SCALE)



HOA PRIVATE SIGN EASEMENT
150 SQ. FT.

ILCHESTER WOODS ASSOC.
LOT 36
ILCHESTER WOODS
PLAT 10262
LIBER 2583, FOLIO 466
ZONED R-20

T.M. 31, PARCEL 692
WILLIAM ROBERT WALL
STACIE MARIE WALL
LIBER 4307, FOLIO 488
ZONED R-20

WALTER FERNANDIS
BETTY J FERNANDIS
LOT 17
ILCHESTER WOODS
PLAT 10262
LIBER 3290, FOLIO 160
ZONED R-20

STEPHEN J SARNECKI
SUSAN M SARNECKI
LOT 18
ILCHESTER WOODS
PLAT 10262
LIBER 6655, FOLIO 434
ZONED R-20

PLAT OF
DENNIS PRESERVE
PLAT NO. 17152

HOA PRIVATE
SIGN EASEMENT
SEE DETAIL 1

LOT 58
14758 SF.
PLAT NO. 17152

PART OF
OPEN SPACE LOT 35
PLAT OF
DENNIS PRESERVE
PLAT NO. 17152

EXISTING FOREST CONSERVATION
EASEMENT NO. 1
PLAT OF
DENNIS PRESERVE
PLAT NO. 17152

LOT 57
PLAT OF
DENNIS PRESERVE
PLAT NO. 17152

LOT 56
PLAT OF
DENNIS PRESERVE
PLAT NO. 17152

AREA TABULATION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED... 1
TOTAL AREA OF LOTS AND/OR PARCELS... 0.3387 AC.
TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING
WIDENING STRIPS... 0 AC.
TOTAL FOREST CONSERVATION EASEMENT TO BE RECORDED... 0 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED... 0.3387 AC.

ROBERT H. VOGEL ENGINEERING, INC.
8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
410-461-7666

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-20 AS PER THE 2/02/04 COMPREHENSIVE ZONING PLAN.
- COORDINATES REFERENCED ARE BASED ON THE NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL.
STATION 31EA N 569641.124 E 1374815.936
STATION 31EB N 568730.984 E 1376273.481
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT DECEMBER, 2001 BY FREDERICK WARD ASSOCIATES, INC.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES CONCRETE MONUMENT FOUND.
- THERE ARE NO STEEP SLOPES ONSITE WITH A CONTIGUOUS AREA OF 20,000 SF OR GREATER.
- NO BURIAL OR CEMETERY SITES ARE LOCATED ON THE SITE.
- ALL AREAS ARE SHOWN MORE OR LESS (±).
- THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- STORMWATER MANAGEMENT IS PROVIDED FOR THE DEVELOPMENT, WATER QUALITY IS PROVIDED BY MICROPOOL EXTENDED DETENTION PONDS. THE FACILITIES ARE LOCATED ON OPEN SPACE LOT 21 AND 9. THE FACILITIES ARE PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- THERE ARE NO HISTORIC SITES OR CEMETERIES ON THIS PROPERTY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENT OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (14 FEET IS 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 45 FOOT TURNING RADIUS
D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- THIS PLAT IS EXEMPT FROM FOREST CONSERVATION IN ACCORDANCE WITH SECTION 16.1202(B)(1) (VII) OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL SINCE IT IS A PLAT OF REVISION THAT DOES NOT CREATE ADDITIONAL LOTS.
- SEE F-04-074, PLAT NO. 17152 FOR OTHER RELEVANT NOTES.
- THIS PLAT IS EXEMPT FROM PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SINCE IT IS A PLAT OF REVISION THAT DOES NOT CREATE ANY ADDITIONAL LOTS.



THE PURPOSE OF THIS PLAT IS TO CREATE A SIGN EASEMENT ON LOT 58 THAT WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.

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

Robert J. Walsh 1/17/06
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

Mark C. Martin 1/19/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Mark C. Martin 1/25/06
DIRECTOR DATE

OWNER'S CERTIFICATE

DENNIS PRESERVE, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLANS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 PLANS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 15th DAY OF DECEMBER.

Donald R. Reuwer, Jr.
DONALD R. REUWER, JR., PRESIDENT OF
ELLCOTT CITY LAND HOLDING, INC.
SOLE MEMBER OF DENNIS PRESERVE, LLC

Megan Brett
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 BY MICHAEL HARVEY DENNIS, MARY JOAN DENNIS, THOMAS C. O'CONNOR, DELORES DAWN O'CONNOR AND MARY JOYCELYN O'NEILL TO DENNIS PRESERVE, LLC BY A DEED DATED JANUARY 16, 2004 AND RECORDED IN LIBER 8023 AT FOLIO 429 AMONG OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY. THIS BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Mark C. Martin
MARK C. MARTIN, DATE 12/15/05
PROFESSIONAL LAND SURVEYOR #10884



RECORDED AS PLAT No. 17985 ON 2/1/06
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
DENNIS PRESERVE

LOT 58
A REVISION TO LOT 58, DENNIS PRESERVE, PLAT NO. 17152
ZONED R-20
TAX MAP No. 31 BLK: 21 PARCEL No. 226
WP-03-07, F-04-074, P-02-27, S-01-06
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
DECEMBER 13, 2005

