

COORDINATES		
NO.	NORTH	EAST
1	592184.747	1358576.124
2	592794.724	1358638.388
3	592792.114	1358778.303
4	592438.907	1358742.668
5	592182.214	1358600.943

**AREA TABULATIONS**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	3
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	3
TOTAL AREA OF OPEN SPACE LOTS	0.0 ACRES
TOTAL AREA OF LOTS TO BE RECORDED	1.534 ACRES
TOTAL AREA OF ROADWAY TO BE RECORDED	0.096 ACRES
TOTAL AREA TO BE RECORDED	1.63 ACRES

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA SQ. FT.	PIPE STEM AREA SQ. FT.	MINIMUM LOT SIZE SQ. FT.
2	16,552	1,742	14,810
3	35,284	2,614	32,670

**LEGEND**

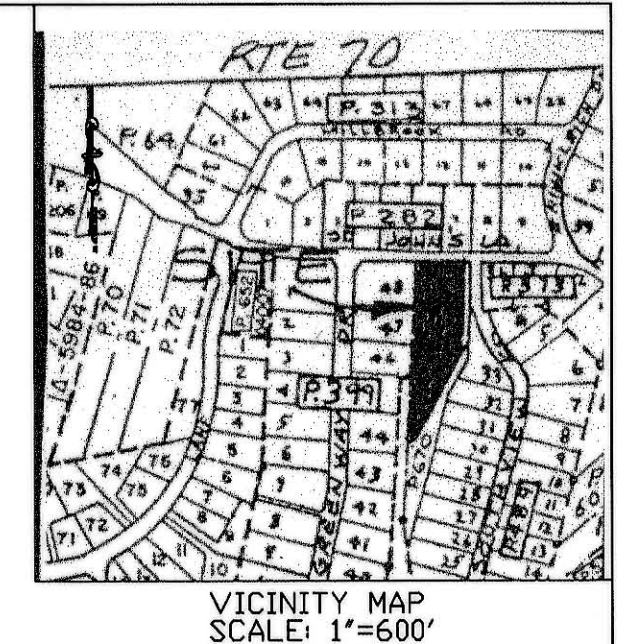
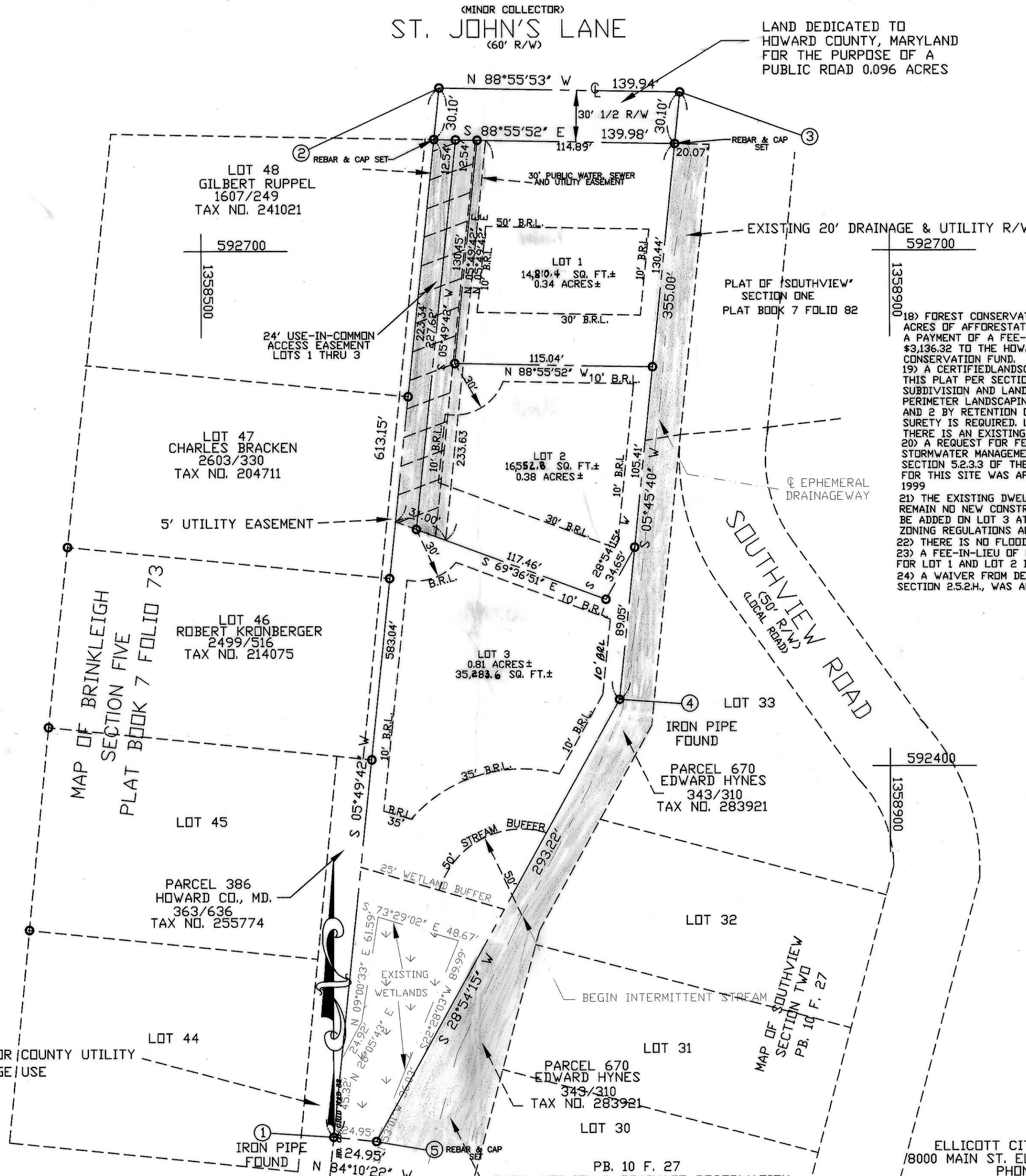
- DENOTES USE-IN-COMMON EASEMENT
- DENOTES CENTERLINE OF INTERMITTENT STREAM
- DENOTES AREA DESIGNATED AS WETLAND

THE REQUIREMENTS OF S-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

SURVEYOR: John C. Mellema 7-12-00  
JOHN C. MELLEMA SR. REG. NO. 107 DATE

OWNER: Donald R. Reuver  
DONALD R. REUVER JR.  
ELLCOTT CITY LAND HOLDING INC.

EXISTING RESERVATION FOR COUNTY UTILITY AND DRAINAGE/USE



- GENERAL NOTES:**
- SUBJECT PROPERTY IS ZONED R-20 PER THE 10-19-93 COMPREHENSIVE ZONING PLAN
  - COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD CO. GEODETIC CONTROL STATIONS NO. 17HA N 590619.830 E 1360433.448 NO. 17IA N 588803.621 E 1361007.460
  - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED SURVEY PERFORMED ON OR ABOUT SEPTEMBER, 1999 BY JOHN C. MELLEMA SR. INC.
  - NO BURIAL GROUNDS OR CEMETARIES EXIST ON SITE
  - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAMS OR THEIR BUFFERS
  - ALL AREAS SHOWN ARE MORE OR LESS SURVEY WORK AND DOCUMENTATION ARE TO BE PERFORMED IN ACCORDANCE WITH SUBTITLE 13 BOARD OF PROFESSIONAL LAND SURVEYORS 09.13.06 STATE OF MARYLAND STANDARDS OF PRACTICE
  - THERE IS NO FLOODPLAIN LOCATED ON THIS SITE
  - A FEE-IN-LIEU OF OPEN SPACE HAS BEEN PAID FOR LOT 1 AND LOT 2 IN THE AMOUNT OF \$3,000.00
  - A WAIVER FROM DESIGN MANUAL VOLUME III SECTION 2.5.2.H., WAS APPROVED ON MAY 16, 2000.

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY, MARYLAND

Dione Matuszak MD MPH 8/2/00  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John C. Mellema 7/20/00  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

John C. Mellema 8/7/00  
DIRECTOR DATE

**OWNER'S STATEMENT**

I, DONALD R. REUVER JR., PRESIDENT ELLCOTT CITY LAND HOLDING, INC. OWNER OF PROPERTY 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-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR THE 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 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 BUILDINGS OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS RIGHT-OF-WAY.

Donald R. Reuver Jr. 7/14/00  
DONALD R. REUVER JR. (PRESIDENT) DATE

John C. Mellema 7/14/00  
WITNESS DATE

**SURVEYOR'S CERTIFICATE**

I, HEREBY CERTIFY THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY PAUL HARLESS AND ACIE DOVE HARLESS TO ELLCOTT CITY LAND HOLDING, INC. BY A DEED DATED NOVEMBER 2, 1999 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBER 4938 FOLIO 0103, THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

John C. Mellema 7-12-00  
JOHN C. MELLEMA SR. SURVEYOR (REG. NO. 107) DATE

RECORDED AS PLAT 14368 ON 8-10-00 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

MINOR SUBDIVISION  
DOVE'S LANDING  
LOTS 1, 2 AND 3  
TAX MAP 17 PARCEL 114 GRID 16  
SECOND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE 1"=50' DATE: OCTOBER, 1999

PREPARED BY:  
JOHN C. MELLEMA SR., INC.  
LAND SURVEYORS

5409 EAST DRIVE BALTO. CO., MARYLAND 21227  
PHONE: 410-247-7488 FAX: 410-247-2507