

**GENERAL NOTES**

- THE SUBJECT PROPERTY IS ZONED R-ED PER THE 7/02/04 COMPREHENSIVE ZONING PLAN AND THE 7/28/06 COMP LITE AMENDMENTS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ASSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH--12(16' SERVING MORE THAN ONE RESIDENCE)
  - SURFACE--6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.)
  - GEOMETRY--MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
- STRUCTURES (CULVERTS, BRIDGES)--CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
- DRAINAGE EASEMENTS--CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
- MAINTENANCE--SUFFICIENT TO ASSURE ALL WEATHER USE.
- NO CLEARING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- 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 LINE AND NOT ONTO THE PIPESTEM DRIVEWAY.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT 6 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE. THE HOUSE IS LISTED ON THE HISTORIC INVENTORY AS HO 798.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND 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.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOT/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF 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.

**LINE TABLE**

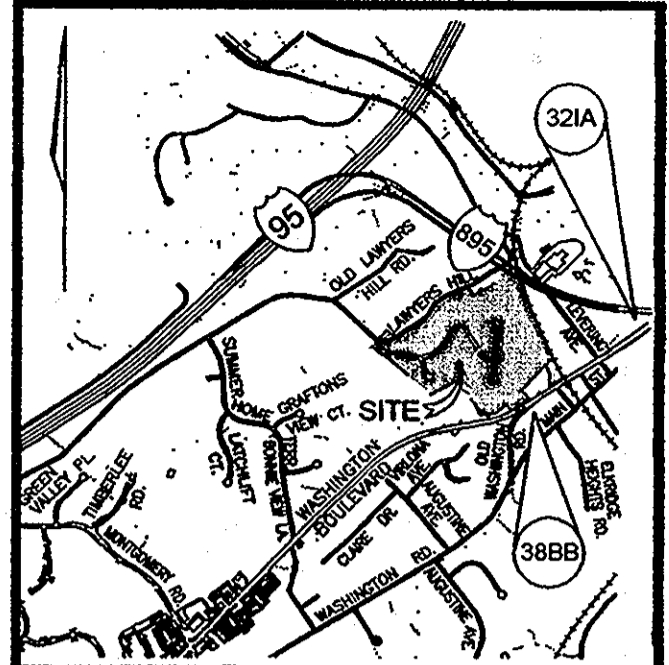
L1	N54°48'16"E	49.25'	L29	N42°27'19"E	92.39'
L2	N56°31'16"E	112.00'	L30	N56°45'36"E	84.83'
L3	N53°47'16"E	41.00'	L31	S52°34'41"E	79.04'
L4	N48°12'16"E	39.75'	L32	N44°38'46"E	152.83'
L5	N52°14'16"E	7.86'	L33	N76°59'45"E	121.49'
L6	S43°02'43"W	528.15'	L34	N43°07'00"E	144.20'
L7	S45°20'01"E	126.90'	L35	N23°07'00"E	104.06'
L8	S56°11'38"W	245.90'	L36	N65°56'16"E	442.69'
L9	N42°58'54"W	93.42'	L37	S39°49'44"E	113.23'
L10	S48°43'42"W	163.89'	L38	N61°18'16"E	211.25'
L11	S83°36'42"W	176.50'	L39	N42°27'19"E	145.76'
L12	N23°08'18"W	140.25'	L40	S52°34'41"E	63.25'
L13	N50°29'18"W	96.33'	L41	S56°45'36"W	74.31'
L14	N21°30'42"E	106.00'	L42	S46°32'42"W	96.29'
L15	N60°29'18"W	219.02'	L43	N48°32'41"W	225.01'
L16	S61°53'42"W	337.98'	L44	N42°27'19"E	41.77'
L17	N49°15'15"W	659.38'	L45	S61°38'09"E	239.04'
L18	N61°38'09"W	230.56'	L46		

**CURVE DATA**

CURVE ARC	RADIUS	TANGENT	DELTA	CHORD	
C1	170.59'	3329.05'	85.31'	02°56'10"	S60°10'21"E 170.57'
C2	964.15'	5379.00'	483.37'	10°16'12"	S23°23'30"E 962.86'
C3	136.49'	205.00'	70.88'	38°08'58"	N75°50'06"E 133.98'
C4	92.07'	175.00'	47.12'	30°08'43"	S71°49'58"W 90.01'

**COORDINATE LIST**

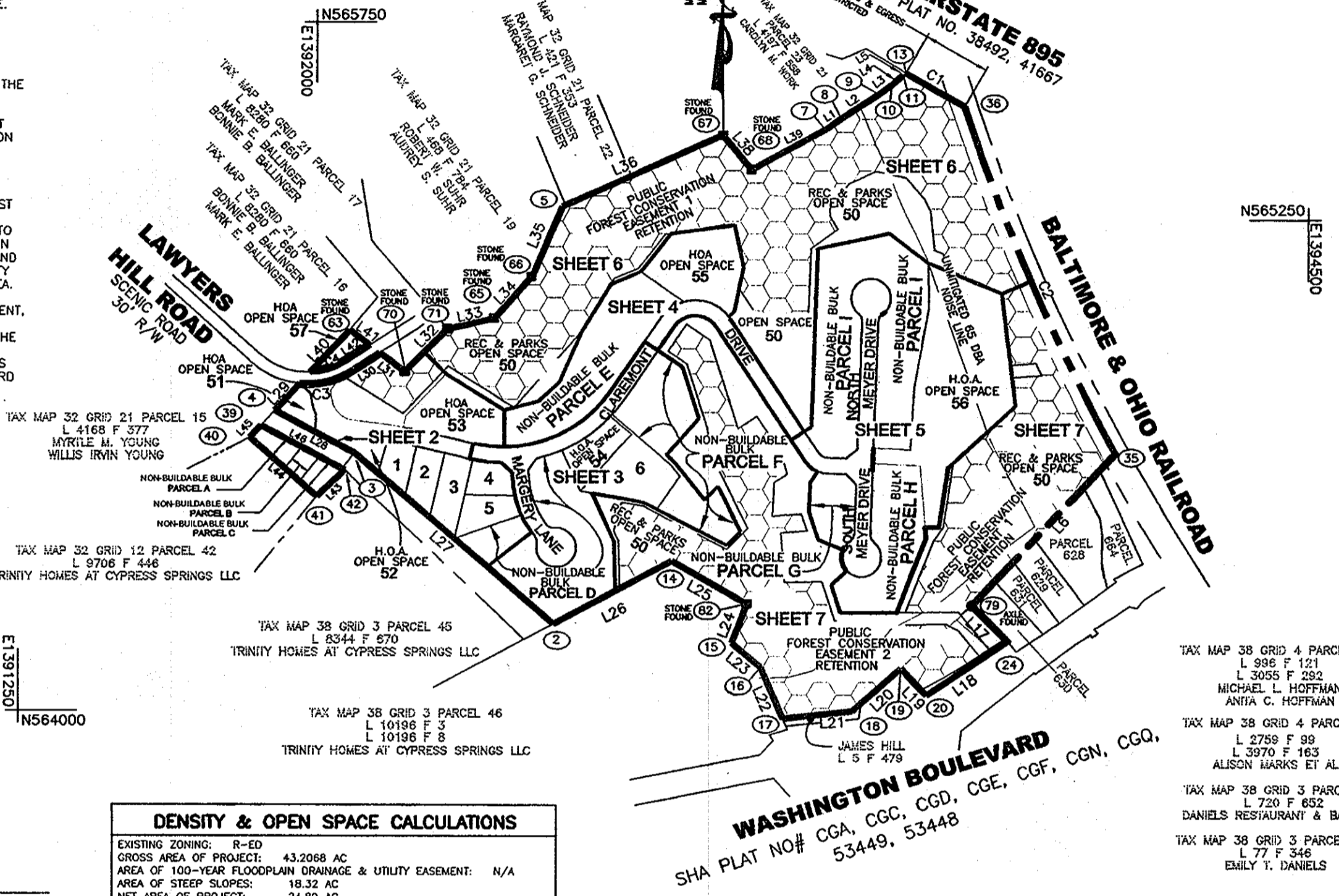
POINT	NORTH	EAST	POINT	NORTH	EAST
2	564220.2144	1392598.0076	24	564178.8931	1393743.9098
3	564650.6018	1392098.4460	25	564375.0790	1394084.9164
4	564760.1352	1391895.5656	35	564654.0854	1394014.1522
5	565281.9848	1392619.2591	36	565537.8122	1393631.8816
7	565476.9556	1393281.3096	39	564722.2711	1391860.9238
8	565505.3418	1393321.5562	40	564691.4463	1391832.7222
9	565567.1245	1393414.9741	41	564542.4785	1392001.3644
10	565591.3464	1393448.0543	42	564608.7089	1392071.2665
11	565617.8388	1393477.6889	63	564965.3559	1392083.3217
13	565622.6538	1393483.9048	65	564995.6964	1392447.2975
14	564379.4342	1392896.1379	66	565103.5026	1392543.0685
15	564172.9271	1393047.8745	67	565462.4819	1393023.4784
16	564111.6385	1393122.1926	68	565375.5225	1393096.0048
17	563982.6704	1393177.3042	70	564859.5617	1392221.5846
18	564002.3090	1393352.7082	71	564968.3575	1392328.9201
19	564110.4212	1393475.8925	79	564268.1072	1393653.6503
20	564042.0774	1393539.5833	82	564271.5434	1393086.7437



**VICINITY MAP**  
SCALE: 1"=2000'  
ADC MAP 17 H5 & J6

**GENERAL NOTES (CONTINUED)**

- PERIMETER AND STORMWATER MANAGEMENT LANDSCAPING AND TRASH PAD SCREENING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON THE LANDSCAPE PLAN SHEET OF THE ROAD CONSTRUCTION DRAWINGS FOR THIS SITE. SURETY SHALL BE PROVIDED WITH THE DEVELOPERS AGREEMENT FOR THIS FINAL PLAN, F-08-63 IN THE AMOUNT OF \$16,230.00.
- FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION WILL BE FULFILLED BY THE RETENTION OF 18.32 AC. OF EXISTING FOREST INTO RETENTION EASEMENTS WHICH IS SUFFICIENT TO MEET THE FOREST CONSERVATION OBLIGATIONS FOR THIS SITE. SURETY IN THE AMOUNT OF \$160,126.56 (800,632.55F X .20) SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT FOR THIS FINAL PLAN, F-08-63.
- COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID MERIDIAN NAD 83 AS PROJECTED BY HOWARD COUNTY CONTROL STATIONS 321A N 565065.483 E 1395212.248 38BB N 564007.646 E 1393649.975
- THE PROJECT BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PREPARED BY FREDERICK WARD ASSOCIATES, INC. DATED MARCH, 2003.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- THERE ARE NO 100 YEAR FLOODPLAIN LOCATED ON THIS SITE.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON THIS SITE.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY
- DENOTES IRON PIPE OR BAR FOUND
- DENOTES STONE OR MONUMENT FOUND
- ⊗ DENOTES REBAR WITH CAP SET
- ALL AREAS SHOWN HEREON ARE MORE OR LESS.
- THE HOMEOWNER ASSOCIATION DOCUMENTS HAVE BEEN RECORDED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION AS RECORDING REFERENCE NUMBER D12005198 ON NOVEMBER 14, 2008.
- A USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOT 6 AND NON-BUILDABLE BULK PARCEL F SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND.
- STORM WATER MANAGEMENT TO BE PROVIDED FOR THE SUBDIVISION BY 3 POCKET PONDS FOR THE REQUIRED Cpv AND Wqv. DRY WELLS ARE PROVIDED FOR THIS REQUIRED Rev. THE STORMWATER FACILITIES ARE HAZARD CLASS A, POND 3 ALSO PROVIDES Qp AND Qf MANAGEMENT.
- PRELIMINARY EQUIVALENT SKETCH PLAN, SP-04-01 WAS APPROVED ON 08-04-04 UNDER PB CASE NO. 365.
- NON-BUILDABLE BULK PARCEL 'B' WILL BE CONVEYED TO HOWARD COUNTY, MARYLAND CONCURRENT WITH PLAT RECORDED FOR THE PURPOSE OF A FUTURE PUBLIC ROAD. THIS PARCEL IS DEVOID OF DEVELOPMENT DENSITY IN THAT ITS ACREAGE IS BEING USED COMPLETELY TO SUPPORT THE 49 LOTS IN THE CLAREMONT OVERLOOK SUBDIVISION (SP-04-01) AND THEREFORE CANNOT SUPPORT UNITS CREATED BY ANY FUTURE SUBDIVISION OF THE ADJACENT PARCELS. NON-BUILDABLE BULK PARCELS 'A' AND 'C' WILL BE CONVEYED TO THE CLAREMONT OVERLOOK HOMEOWNERS ASSOCIATION.
- REVERTIBLE SLOPE EASEMENTS LOCATED ON NON-BUILDABLE BULK PARCELS 'A' AND 'C' AND OPEN SPACE LOTS 51 AND 52 ARE FOR THE PURPOSE OF THE FUTURE PUBLIC ROAD AND DRAINAGE OUTFALL. NON-BUILDABLE BULK PARCEL 'B' TO BE CONVEYED TO HOWARD COUNTY, MARYLANDS FOR USE AS A FUTURE PUBLIC ROAD RIGHT OF WAY OR ACCESS DRIVEWAY FOR PARCELS 42 AND 45.
- OPEN SPACE LOT 50 IS DEDICATED TO HOWARD COUNTY, MARYLAND. OPEN SPACE LOTS 51-57 ARE DEDICATED TO THE HOMEOWNERS ASSOCIATION. NON-BUILDABLE BULK PARCELS D TO I WILL BE PRIVATELY OWNED AND ARE TO BE SUBDIVIDED IN FUTURE PHASES.
- A MDE WETLAND PERMIT IS REQUIRED FOR THE DISTURBANCE SHOWN ON THIS PLAN. MDE TRACKING # 200862474 NO IN-STREAM CONSTRUCTION MAY OCCUR FROM 03/01 TO 06/15.
- Wetland Approvals:  
WP 09-17, Sec. 16.144(a)(1)(i); 12/19/09  
WP 09-207, Sec. 16.144(a)(1)(i); 6/16/09-FOB-63/Phase 1  
WP 09-223, Sec. 16.121(a)(4) + 16.121(a)(4)(iii); 6/24/09  
WP 09-208, Sec. 16.144(a)(1)(i); 6/16/09-FOA-48/Phase 2



**LEGEND**



**ROBERT H. VOGEL ENGINEERING, INC.**  
8407 MAIN STREET  
ELLCOTT CITY, MARYLAND 21043-4897  
410-461-7666

**AREA TABULATION CHART**

<b>NUMBER OF LOTS OR PARCELS TO BE RECORDED</b>	
BUILDABLE	6
NON-BUILDABLE	9
OPEN SPACE	8
TOTAL NUMBER OF LOTS TO BE RECORDED	23
<b>AREA OF LOTS OR PARCELS</b>	
BUILDABLE	1.8216 AC.
NON-BUILDABLE (DOES NOT INCLUDE PARCEL B)	9.3279 AC.
OPEN SPACE	28.8186 AC.
TOTAL AREA OF LOTS TO BE RECORDED	39.9681 AC.
ROADWAY (INCLUDES PARCEL B)	3.2387 AC.
TOTAL AREA TO BE RECORDED	43.2068 AC.

**DENSITY & OPEN SPACE CALCULATIONS**

EXISTING ZONING:	R-ED
GROSS AREA OF PROJECT:	43.2068 AC
AREA OF 100-YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT:	N/A
AREA OF STEEP SLOPES:	18.32 AC
NET AREA OF PROJECT:	24.89 AC
TOTAL BUILDABLE LOTS AND/OR PARCELS (PHASE #1)= 23	
AREA OF PROPOSED BUILDABLE LOTS:	1.8216 AC ( 5 + 1 EXISTING )
AREA OF NON-BUILDABLE PARCELS:	9.3279 AC.
AREA OF OPEN SPACE REQUIRED:	50% x 43.2068 AC = 21.603 AC
AREA OF OPEN SPACE PROVIDED:	66.7% = 28.8186 AC
AREA OF RECREATIONAL OPEN SPACE REQUIRED:	300 SF X 49 LOTS=14,700 SF
AREA OF RECREATIONAL OPEN SPACE PROVIDED:	17,500 SF
AREA OF PROPOSED RIGHT-OF-WAY:	3.2389 AC.
NUMBER OF LOTS/PARCELS ALLOWED (2 PER NET ACRE) :	49 BUILDABLE LOTS
NUMBER OF LOTS/PARCELS PROPOSED:	49 BUILDABLE LOTS
PHASE I -	6 ( 5 + 1 EXISTING LOT )
PHASE II -	19
PHASE III -	24

**OWNER/DEVELOPER**  
CLAREMONT L.L.C.  
11046 DORSCH FARM ROAD  
ELLCOTT CITY, MARYLAND 21042  
410-730-4556

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 COMPLIED WITH.

*Thomas M. Hoffmann* 12-16-09  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MD. REG. NO. 267

*Alan Meyer* 12/16/09  
CLAREMONT LLC DATE  
ALAN MEYER, MEMBER

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

*B. Wilson for Peter B. Silanov* 1/29/10  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Alan Meyer* 1/13/10  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Ken Sheehy* 2-19-10  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

CLAREMONT, LLC, BY ALAN MEYER, MEMBER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE 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 STREET AND/OR ROADS AND FLOOD PLAINS, 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 RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 10TH DAY OF DECEMBER, 2009.

*Alan Meyer*  
CLAREMONT, LLC  
ALAN MEYER

*Megan Brett*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY PAUL D. MEYER TO CLAREMONT, LLC BY DEED DATED DECEMBER 29, 2000, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5307, FOLIO 448, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF 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.

*Thomas M. Hoffmann* 12-16-09  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MD. REG. NO. 267

RECORDED AS PLAT No. 20995 ON 3/4/2010  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**CLAREMONT OVERLOOK PHASE 1**

LOTS 1-6 AND OPEN SPACE LOTS 50-57 AND NON-BUILDABLE BULK PARCELS A THROUGH I  
TAX MAP 32, GRID 21, PARCEL 24  
TAX MAP 38, GRID 4, PARCEL 632

FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
ZONED R-ED

SCALE 1"= 300'

DECEMBER 16, 2009

GRAPHIC SCALE  
SHEET 1 OF 7

F08-63

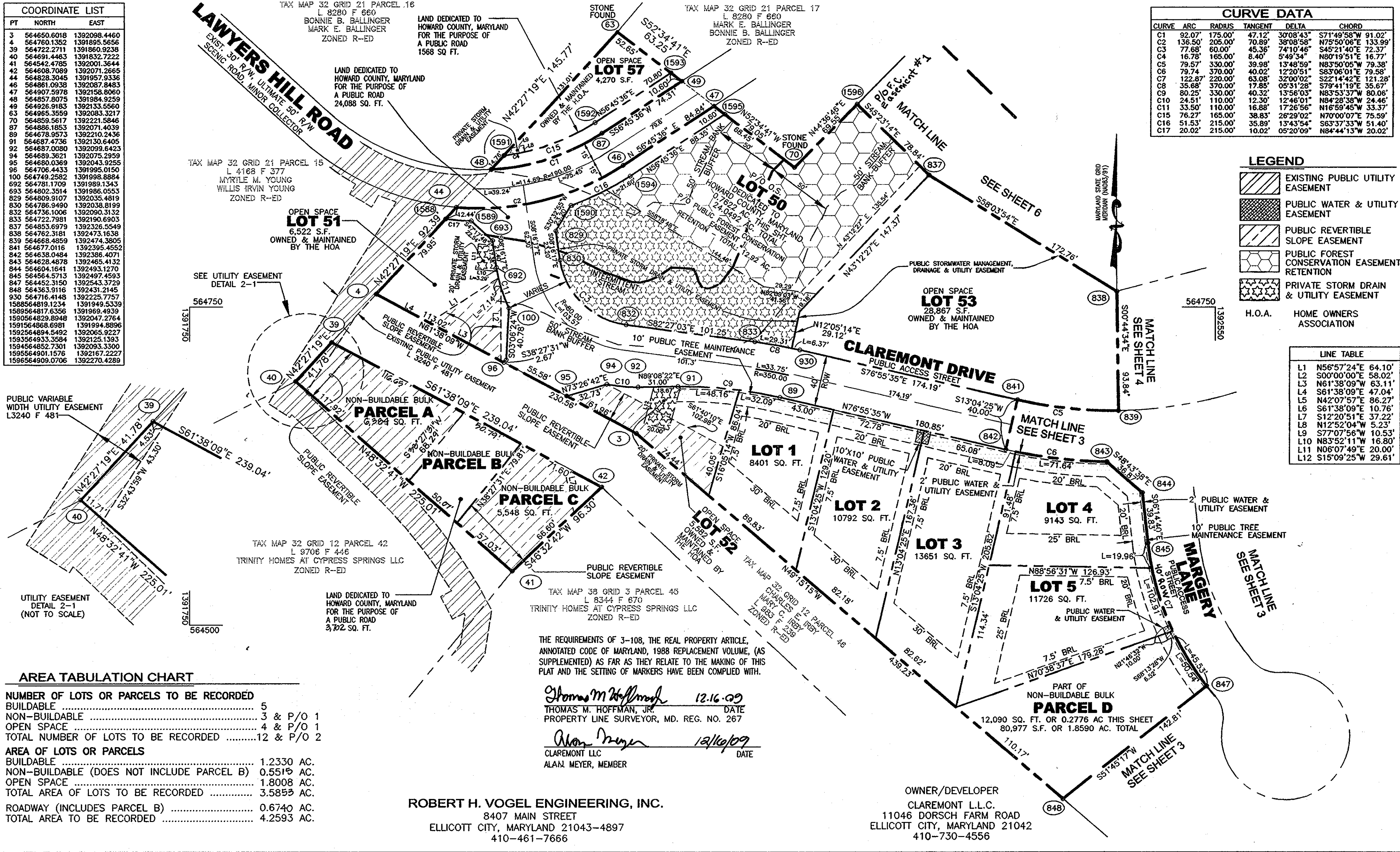
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PT	NORTH	EAST
3	564650.6018	1392098.4460
4	564760.1352	1391895.5656
39	564722.2711	1391860.9238
40	564691.4463	1391832.7222
41	564542.4765	1392001.3644
42	564608.7089	1392071.2656
44	564828.3045	1391957.9336
46	564861.0938	1392087.8483
47	564907.5978	1392158.8060
48	564857.8075	1391984.9259
49	564926.9163	1392133.5560
63	564985.3589	1392083.3217
70	564589.5617	1392221.5846
87	564886.1853	1392071.4039
89	564678.9573	1392210.2436
91	564687.4736	1392130.6405
92	564687.0080	1392039.6423
94	564689.3621	1392075.2959
95	564680.0369	1392043.9255
96	564706.4433	1391995.0150
100	564749.2582	1391998.8884
692	564781.1709	1391989.1343
693	564802.3514	1392073.1636
829	564809.9107	1392035.4819
830	564786.9490	1392038.8199
832	564736.1006	1392090.3132
833	564722.7981	1392190.6903
837	564853.6979	1392326.5549
838	564762.3181	1392473.1636
839	564668.4859	1392474.3805
841	564677.0116	1392395.4552
842	564638.0484	1392386.4071
843	564628.4878	1392465.4132
844	564604.1641	1392433.1270
845	564564.5713	1392483.4593
847	564452.3150	1392543.3729
848	564363.9116	1392431.2145
930	564716.4148	1392225.7757
1585	564819.1234	1391949.5339
1589	564817.6356	1391969.4939
1590	564829.8948	1392047.2764
1591	564868.6981	1391994.8896
1592	564894.5492	1392065.9227
1593	564933.3584	1392125.1393
1594	564852.7301	1392093.3300
1595	564901.1576	1392167.2227
1596	564909.0706	1392270.4289

CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	92.07'	175.00'	47.12'	30°08'43"	S71°49'58"W 91.02'
C2	136.50'	205.00'	70.89'	38°08'58"	N75°50'06"E 133.99'
C3	77.68'	60.00'	45.36'	74°10'46"	S45°21'40"E 72.37'
C4	16.78'	165.00'	8.40'	5°49'34"	N80°19'51"E 16.77'
C5	79.57'	330.00'	39.98'	13°48'59"	N83°50'05"W 79.38'
C6	79.74'	370.00'	40.02'	12°20'51"	S83°06'01"E 79.58'
C7	122.87'	220.00'	63.08'	32°00'02"	S22°14'42"E 121.28'
C8	35.68'	370.00'	17.85'	09°31'28"	S79°41'19"E 35.67'
C9	80.25'	330.00'	40.32'	13°56'03"	N83°53'37"W 80.06'
C10	24.51'	110.00'	12.30'	12°46'01"	N84°28'38"W 24.46'
C11	33.50'	110.00'	16.88'	17°26'56"	N16°59'45"W 33.37'
C15	76.27'	165.00'	38.83'	26°29'02"	N70°00'07"E 75.59'
C16	51.53'	215.00'	35.89'	13°43'54"	S63°37'33"W 51.40'
C17	20.02'	215.00'	10.02'	05°20'09"	N84°44'13"W 20.02'

LEGEND	
	EXISTING PUBLIC UTILITY EASEMENT
	PUBLIC WATER & UTILITY EASEMENT
	PUBLIC REVERTIBLE SLOPE EASEMENT
	PUBLIC FOREST CONSERVATION EASEMENT RETENTION
	PRIVATE STORM DRAIN & UTILITY EASEMENT
	H.O.A. HOME OWNERS ASSOCIATION

LINE TABLE	
L1	N56°57'24"E 64.10'
L2	S00°00'00"E 58.02'
L3	N61°38'09"W 63.11'
L4	S61°38'09"E 47.04'
L5	N42°07'57"E 86.27'
L6	S61°38'09"E 10.76'
L7	S12°20'51"E 37.22'
L8	N12°52'04"W 5.23'
L9	S77°07'56"W 10.53'
L10	N83°52'11"W 16.80'
L11	N06°07'48"E 20.00'
L12	S15°09'25"W 29.61'



AREA TABULATION CHART	
NUMBER OF LOTS OR PARCELS TO BE RECORDED	
BUILDABLE	5
NON-BUILDABLE	3 & P/O 1
OPEN SPACE	4 & P/O 1
TOTAL NUMBER OF LOTS TO BE RECORDED	12 & P/O 2
AREA OF LOTS OR PARCELS	
BUILDABLE	1.2330 AC.
NON-BUILDABLE (DOES NOT INCLUDE PARCEL B)	0.5519 AC.
OPEN SPACE	1.8008 AC.
TOTAL AREA OF LOTS TO BE RECORDED	3.5859 AC.
ROADWAY (INCLUDES PARCEL B)	0.6740 AC.
TOTAL AREA TO BE RECORDED	4.2593 AC.

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 COMPLIED WITH.

*Thomas M. Hoffman, Jr.* 12.16.09  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MD. REG. NO. 267

*Alan Meyer* 12/16/09  
 CLAREMONT LLC  
 ALAN MEYER, MEMBER DATE

**ROBERT H. VOGEL ENGINEERING, INC.**  
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OWNER/DEVELOPER  
**CLAREMONT L.L.C.**  
 11046 DORSCH FARM ROAD  
 ELLICOTT CITY, MARYLAND 21042  
 410-730-4556

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

*Brian P. Oster* 1/29/10  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
 AND ZONING

*John P. ...* 1/13/10  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kurt ...* 2-19-10  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

CLAREMONT, LLC, BY ALAN MEYER, MEMBER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE 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 STREET AND/OR ROADS AND FLOOD PLAINS, 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 ERRECTED ON OR OVER THE SAID RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 16<sup>TH</sup> DAY OF DECEMBER, 2009.

*Alan Meyer*  
 CLAREMONT, LLC  
 ALAN MEYER

*Megan Birt*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY PAUL D. MEYER TO CLAREMONT, LLC BY DEED DATED DECEMBER 29, 2000, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5307, FOLIO 448, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF 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.

*Thomas M. Hoffman, Jr.* 12-16-09  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MD. REG. NO. 267

RECORDED AS PLAT No. 20996 ON 3/4/2010  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**CLAREMONT OVERLOOK  
 PHASE 1**

LOTS 1-6 AND OPEN SPACE LOTS 50-57  
 AND NON-BUILDABLE BULK PARCELS A THROUGH I

TAX MAP 32, GRID 21, PARCEL 24  
 TAX MAP 38, GRID 4, PARCEL 632

FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 ZONED R-ED

SCALE 1" = 50'

50' 0' 50' 100' 150'

GRAPHIC SCALE

SHEET 2 OF 7

F08-63

K:\PROJECTS\02-68 SURVEY\RECORD PLATS\PHASE 1\PLAT 2.DWG

24' USE IN COMMON ACCESS EASEMENT FOR LOTS 6, O.S. PARCEL 50, AND NON-BUILDABLE BULK PARCEL F LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L10	N 49°03'29" W	236.28	L15	S 46°17'22" E	35.00
L11	N 38°44'05" W	65.64	L16	N 43°42'38" E	25.41
L12	N 43°42'38" E	15.67	L17	S 38°44'05" E	64.63
L13	N 46°17'22" W	35.00	L18	S 49°03'29" E	238.44
L14	S 43°42'38" W	65.28			

MINIMUM LOT SIZE CHART (SQ. FT.)

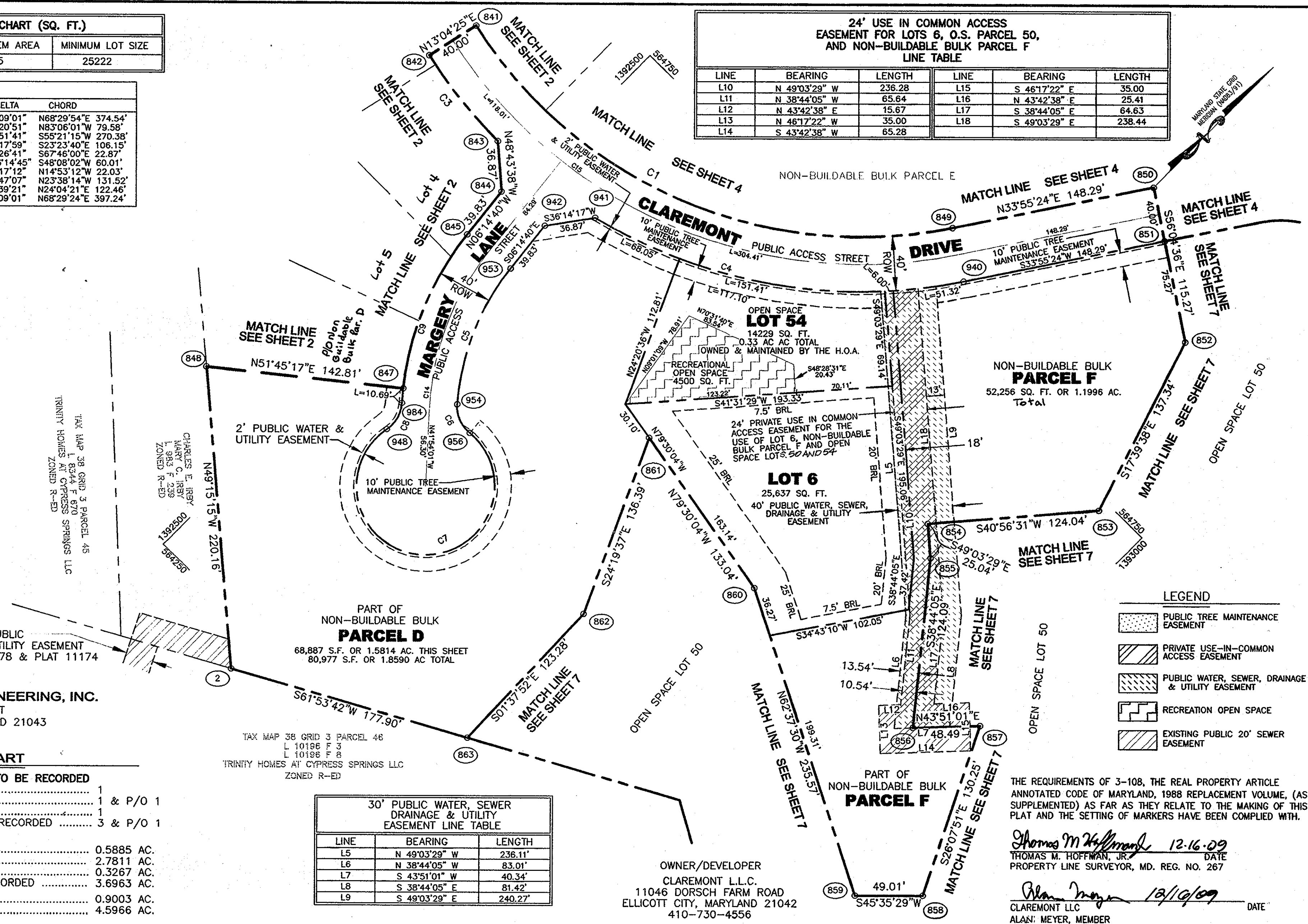
LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
6	25637	415	25222

CURVE DATA

CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	398.28'	330.00'	227.44'	69°09'01"	N68°29'54"E 374.54'
C3	79.74'	370.00'	40.02'	12°20'51"	N83°06'01"W 79.58'
C4	276.79'	370.00'	145.23'	42°51'41"	S55°21'15"W 270.36'
C5	107.76'	180.00'	55.54'	34°17'59"	S23°23'40"E 106.15'
C6	23.76'	25.00'	12.86'	54°26'41"	S67°46'00"E 22.87'
C7	249.80'	50.00'	37.50'	286°14'45"	S48°08'02"W 60.01'
C8	22.81'	25.00'	12.27'	52°17'12"	N14°53'12"W 22.03'
C9	133.57'	220.00'	68.91'	34°47'07"	N23°38'14"W 131.52'
C14	124.46'	200.00'	64.32'	35°39'21"	N24°04'21"E 122.46'
C15	422.41'	350.00'	241.22'	69°09'01"	N68°29'24"E 397.24'

COORDINATE LIST

PT	NORTH	EAST
2	564220.2144	1392598.0076
841	564677.0116	1392395.4552
842	564638.0484	1392386.4071
843	564628.4878	1392465.4132
844	564604.1641	1392493.1270
845	564564.5713	1392497.4593
847	564452.3150	1392543.3729
848	564363.9116	1392431.2145
849	564814.2906	1392743.9309
850	564937.3390	1392826.6889
851	564915.0157	1392859.8802
852	564873.0079	1392922.3396
853	564742.1381	1392964.0065
854	564648.4446	1392882.7263
855	564632.0332	1392901.6441
856	564535.2379	1392979.2884
857	564570.2101	1393012.8844
858	564453.2714	1393070.2504
859	564418.9724	1393035.2359
860	564527.2904	1392826.0452
861	564551.5322	1392695.2357
862	564427.2527	1392751.4204
863	564304.0202	1392754.9294
940	564791.9673	1392777.1223
941	564638.2564	1392554.6875
942	564608.5150	1392532.8896
948	564422.7904	1392555.8529
953	564568.9222	1392537.2219
954	564471.4951	1392579.3711
956	564462.8407	1392600.5428
984	564444.0818	1392550.1931



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

AREA TABULATION CHART

NUMBER OF LOTS OR PARCELS TO BE RECORDED	
BUILDABLE	1
NON-BUILDABLE	1 & P/O 1
OPEN SPACE	1
TOTAL NUMBER OF LOTS TO BE RECORDED	3 & P/O 1
AREA OF LOTS OR PARCELS	
BUILDABLE	0.5885 AC.
NON-BUILDABLE	2.7811 AC.
OPEN SPACE	0.3267 AC.
TOTAL AREA OF LOTS TO BE RECORDED	3.6963 AC.
ROADWAY	0.9003 AC.
TOTAL AREA TO BE RECORDED	4.5966 AC.

30' PUBLIC WATER, SEWER DRAINAGE & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
L5	N 49°03'29" W	236.11'
L6	N 38°44'05" W	83.01'
L7	S 43°51'01" W	40.34'
L8	S 38°44'05" E	81.42'
L9	S 49°03'29" E	240.27'

TAX MAP 38 GRID 3 PARCEL 46  
L 10196 F 3  
L 10198 F 2  
TRINITY HOMES AT CYPRESS SPRINGS LLC  
ZONED R-ED

OWNER'S CERTIFICATE

WE, CLAREMONT, LLC, BY ALAN MEYER, MEMBER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE 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 STREET AND/OR ROADS AND FLOOD PLAINS, 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 ERRECTED ON OR OVER THE SAID RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 16<sup>TH</sup> DAY OF DECEMBER, 2009.

Alan Meyer  
CLAREMONT, LLC  
WITNESS  
Megan Brett

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY PAUL D. MEYER TO CLAREMONT, LLC BY DEED DATED DECEMBER 29, 2000, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5307, FOLIO 448, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF 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.

Thomas M. Hoffman, Jr.  
THOMAS M. HOFFMAN, JR.  
PROPERTY LINE SURVEYOR, MD. REG. NO. 267

RECORDED AS PLAT No. 20997 ON 3/4/2010  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

CLAREMONT OVERLOOK PHASE 1

LOTS 1-6 AND OPEN SPACE LOTS 50-57 AND NON-BUILDABLE PARCELS A THROUGH I  
TAX MAP 32, GRID 21, PARCEL 24  
TAX MAP 38, GRID 4, PARCEL 632  
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
ZONED R-ED  
SCALE 1" = 50'  
DECEMBER 16, 2009  
GRAPHIC SCALE  
SHEET 3 OF 7  
F08-63

K:\PROJECTS\02-68\SURVEY\RECORD PLATS\PHASE 1\PLAT 3.DWG

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT.  
Howard County Health Officer  
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Chief, Development Engineering Division  
Director

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 COMPLIED WITH.

Thomas M. Hoffman, Jr. 12-16-09  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MD. REG. NO. 267  
Alan Meyer 12/16/09  
CLAREMONT LLC DATE  
ALAN MEYER, MEMBER

CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	5.29'	105.00'	2.64'	02°53'03"	S34°48'19"E 5.28'
C2	127.87'	65.00'	97.67'	112°42'48"	N89°43'12"W 108.23'
C3	318.70'	330.00'	173.01'	55°20'02"	S61°35'25"W 306.46'
C4	206.56'	105.00'	157.77'	112°42'48"	S89°43'12"E 174.82'

COORDINATE LIST		
POINT	NORTH	EAST
838	564762.32	1392473.16
839	564668.49	1392474.38
849	564814.29	1392743.93
850	564937.34	1392826.69
851	564915.02	1392859.88
865	564785.06	1392559.05
866	564833.21	1392612.04
867	564963.91	1392668.54
868	565083.58	1392741.48
869	565116.06	1392816.63
870	565211.65	1392892.33
871	565234.60	1393053.15
872	565127.46	1393076.12
873	565013.63	1393051.97
875	564996.37	1393041.79
876	564709.87	1393230.44
877	564687.88	1393197.03
878	564974.38	1393008.38
880	564974.91	1392900.16
1341	564997.23	1392866.97

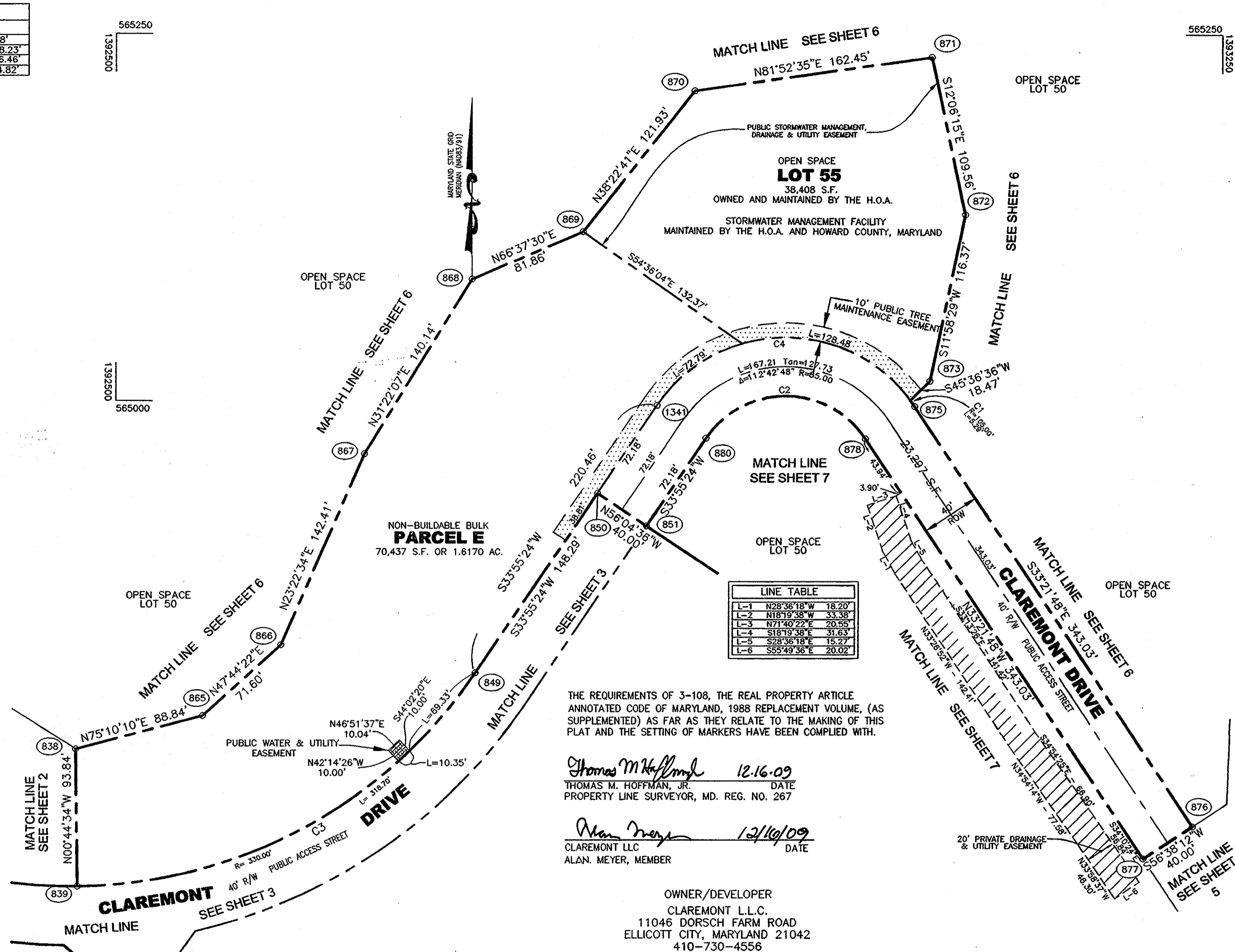
**LEGEND**

- 10' PUBLIC TREE MAINTANANCE EASEMENT
- VARIABLE WIDTH PUBLIC WATER & UTILITY EASEMENT
- VARIABLE WIDTH PRIVATE DRAINAGE & UTILITY EASEMENT
- H.O.A. HOME OWNERS ASSOCIATION

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

**AREA TABULATION CHART**

<b>NUMBER OF LOTS OR PARCELS TO BE RECORDED</b>	
BUILDABLE .....	0
NON-BUILDABLE .....	1
OPEN SPACE .....	1
TOTAL NUMBER OF LOTS TO BE RECORDED .....	2
<b>AREA OF LOTS OR PARCELS</b>	
BUILDABLE .....	0
NON-BUILDABLE .....	1.6170 AC.
OPEN SPACE .....	0.8817 AC.
TOTAL AREA OF LOTS TO BE RECORDED .....	2.4988 AC.
ROADWAY .....	0.5348 AC.
TOTAL AREA TO BE RECORDED .....	3.0336 AC.



LINE TABLE	
L-1	N28°36'18"W 18.20'
L-2	N18°19'38"W 33.38'
L-3	N71°40'22"E 20.55'
L-4	S18°19'38"E 31.63'
L-5	S28°36'18"E 15.27'
L-6	S55°49'36"E 20.02'

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 COMPLIED WITH.

*Thomas M. Hoffman, Jr.* 12.16.09  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MD. REG. NO. 267

*Alan Meyer* 12/16/09  
 CLAREMONT LLC DATE  
 ALAN MEYER, MEMBER

OWNER/DEVELOPER  
 CLAREMONT L.L.C.  
 11046 DORSCH FARM ROAD  
 ELLICOTT CITY, MARYLAND 21042  
 410-730-4556

K:\PROJECTS\02-68\SURVEY\RECORD PLATS\PHASE 1\PLAT 4.DWG

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

*Howard County Health Officer* 1/29/10  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
 AND ZONING

*Director* 2-19-10  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

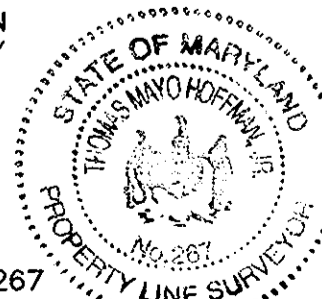
WE, CLAREMONT, LLC, BY ALAN MEYER, MEMBER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD 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 SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE 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 STREET AND/OR ROADS AND FLOOD PLAINS, 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 RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 16TH DAY OF DECEMBER, 2009.  
*Alan Meyer*  
 CLAREMONT, LLC  
 ALAN MEYER  
*Megan Burt*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY PAUL D. MEYER TO CLAREMONT, LLC BY DEED DATED DECEMBER 29, 2000, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5307, FOLIO 448, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF 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.

*Thomas M. Hoffman, Jr.* 12.16.09  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MD. REG. NO. 267



RECORDED AS PLAT No. 20998 ON 3/4/2010  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**CLAREMONT OVERLOOK  
 PHASE 1**

LOTS 1-6 AND OPEN SPACE LOTS 50-57  
 AND NON-BUILDABLE PARCELS A THROUGH I  
 TAX MAP 32, GRID 21, PARCEL 24  
 TAX MAP 38, GRID 4, PARCEL 632

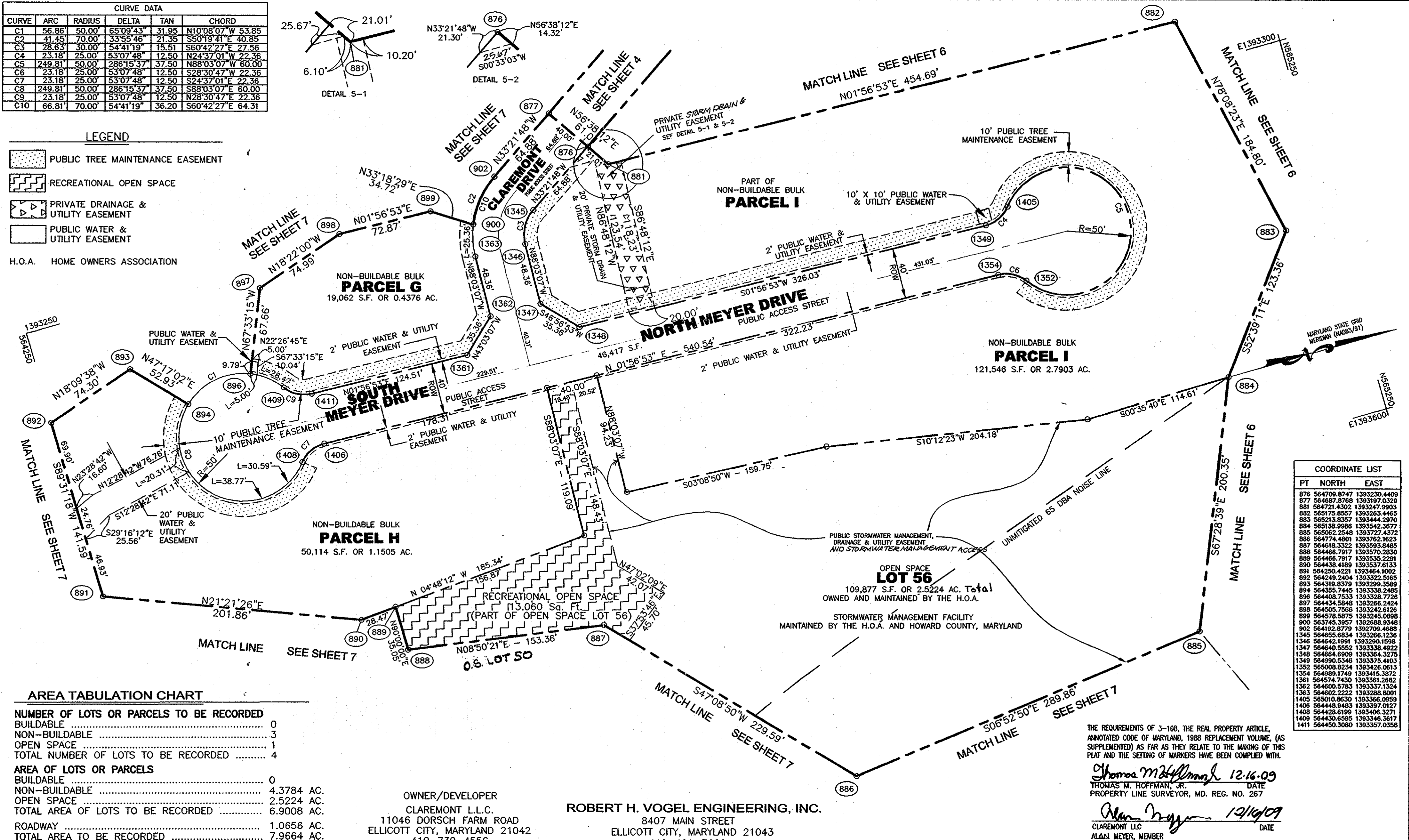
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 ZONED R-ED  
 SCALE 1" = 50'  
 DECEMBER 16, 2009



GRAPHIC SCALE  
 SHEET 4 OF 7

CURVE DATA					
CURVE	ARC	RADIUS	DELTA	TAN	CHORD
C1	56.86'	50.00'	65°09'43"	31.95	N10°08'07"W 53.85'
C2	41.45'	70.00'	33°55'46"	21.35	S60°19'41"E 40.85'
C3	28.63'	30.00'	54°41'19"	15.51	S60°42'27"E 27.56'
C4	23.18'	25.00'	53°07'48"	12.50	N24°37'01"W 22.36'
C5	249.81'	50.00'	286°15'37"	37.50	N88°03'07"W 60.00'
C6	23.18'	25.00'	53°07'48"	12.50	S28°30'47"E 22.36'
C7	23.18'	25.00'	53°07'48"	12.50	S24°37'01"E 22.36'
C8	249.81'	50.00'	286°15'37"	37.50	S88°03'07"E 60.00'
C9	23.18'	25.00'	53°07'48"	12.50	N28°30'47"E 22.36'
C10	66.81'	70.00'	54°41'19"	36.20	S60°42'27"E 64.31'

- LEGEND**
- PUBLIC TREE MAINTENANCE EASEMENT
  - RECREATIONAL OPEN SPACE
  - PRIVATE DRAINAGE & UTILITY EASEMENT
  - PUBLIC WATER & UTILITY EASEMENT
- H.O.A. HOME OWNERS ASSOCIATION



**AREA TABULATION CHART**

<b>NUMBER OF LOTS OR PARCELS TO BE RECORDED</b>	
BUILDABLE	0
NON-BUILDABLE	3
OPEN SPACE	1
TOTAL NUMBER OF LOTS TO BE RECORDED	4
<b>AREA OF LOTS OR PARCELS</b>	
BUILDABLE	0
NON-BUILDABLE	4.3784 AC.
OPEN SPACE	2.5224 AC.
TOTAL AREA OF LOTS TO BE RECORDED	6.9008 AC.
ROADWAY	1.0656 AC.
TOTAL AREA TO BE RECORDED	7.9664 AC.

OWNER/DEVELOPER  
**CLAREMONT L.L.C.**  
 11046 DORSCH FARM ROAD  
 ELLICOTT CITY, MARYLAND 21042  
 410-730-4556

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

**COORDINATE LIST**

PT	NORTH	EAST
876	564709.8747	1393230.4409
877	564687.8768	1393197.0329
881	564721.4302	1393247.9903
882	565175.8557	1393263.4465
883	565213.8357	1393444.2970
884	565138.9986	1393542.3677
885	565062.2548	1393727.4372
886	564774.4801	1393752.1623
887	564618.3322	1393593.8485
888	564468.7917	1393570.2830
889	564468.7917	1393535.2291
890	564438.4189	1393537.6133
891	564250.4221	1393464.1002
892	564249.2404	1393322.5165
893	564319.8379	1393299.3589
894	564355.7445	1393338.2465
896	564408.7533	1393328.7726
897	564434.5848	1393266.2424
898	564505.7566	1393242.6126
899	564578.5875	1393245.0898
900	563745.3957	1392688.9348
902	564182.8779	1392709.4688
1345	564655.6834	1393266.1236
1346	564642.1991	1393290.1598
1347	564640.5552	1393338.4922
1348	564664.6909	1393364.3275
1349	564690.5346	1393375.4103
1352	565008.8234	1393426.0613
1354	564989.1749	1393415.3872
1361	564574.7430	1393361.2682
1362	564600.5783	1393337.1324
1363	564602.2222	1393328.8001
1405	565010.8630	1393366.0959
1406	564448.9483	1393397.0127
1408	564428.6199	1393406.3271
1409	564438.6595	1393346.3617
1411	564450.3080	1393357.0358

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

*Boyan for Peter Bieleman* 1/29/10  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
 AND ZONING

*Alan Meyer* 1/19/10  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kent Sheehan* 2-19-10  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

CLAREMONT, LLC, BY ALAN MEYER, MEMBER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE 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 STREET AND/OR ROADS AND FLOOD PLAINS, 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 RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 16TH DAY OF DECEMBER, 2009.

*Alan Meyer*  
 CLAREMONT, LLC  
 ALAN MEYER

*Megan Brett*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY PAUL D. MEYER TO CLAREMONT, LLC BY DEED DATED DECEMBER 29, 2000, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5307, FOLIO 448, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF 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.

*Thomas M. Hoffman, Jr.* 12-16-09  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MD. REG. NO. 267

*Alan Meyer* 12/16/09  
 CLAREMONT LLC DATE  
 ALAN MEYER, MEMBER

RECORDED AS PLAT No. 80999 ON 3/4 2010  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**CLAREMONT OVERLOOK  
 PHASE 1**

LOTS 1-6 AND OPEN SPACE LOTS 50-57  
 AND NON-BUILDABLE PARCELS A THROUGH I  
 TAX MAP 32, GRID 21, PARCEL 24  
 TAX MAP 38, GRID 4, PARCEL 632

FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

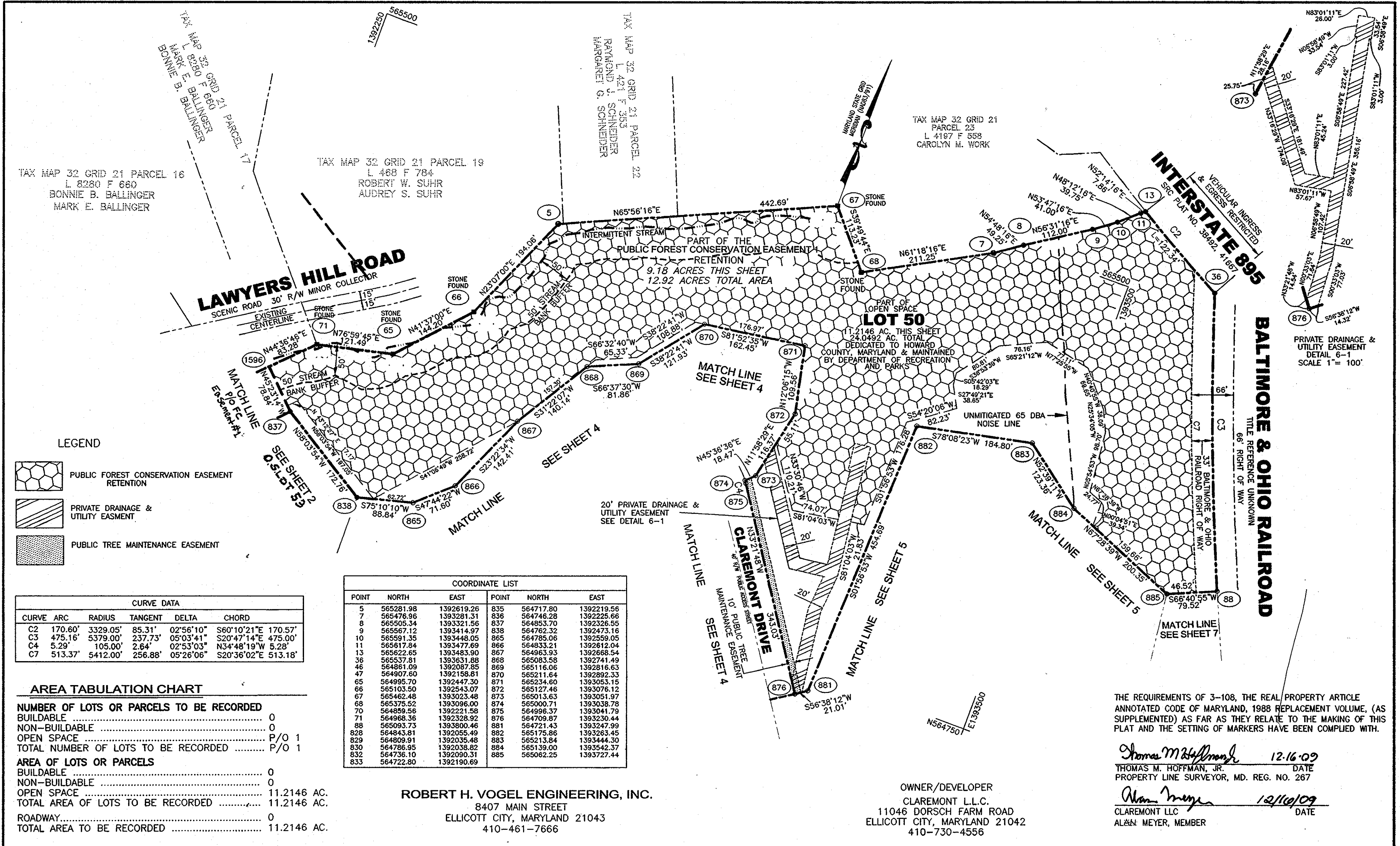
SCALE 1" = 50'

DECEMBER 16, 2009

GRAPHIC SCALE  
 SHEET 5 OF 7

F-08-63

K:\PROJECTS\02-68\SURVEY\RECORD PLATS\PHASE 1\PLAT 5.DWG



**LEGEND**

- PUBLIC FOREST CONSERVATION EASEMENT RETENTION
- PRIVATE DRAINAGE & UTILITY EASEMENT
- PUBLIC TREE MAINTENANCE EASEMENT

**CURVE DATA**

CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C2	170.60'	3329.05'	85.31'	02°56'10"	S60°10'21"E 170.57'
C3	475.16'	5379.00'	237.73'	05°03'41"	S20°47'14"E 475.00'
C4	5.29'	105.00'	2.64'	02°53'03"	N34°48'19"W 5.28'
C7	513.37'	5412.00'	256.88'	05°26'06"	S20°36'02"E 513.18'

**AREA TABULATION CHART**

DESCRIPTION	AREA (AC)
NUMBER OF LOTS OR PARCELS TO BE RECORDED	
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	P/O 1
TOTAL NUMBER OF LOTS TO BE RECORDED	P/O 1
AREA OF LOTS OR PARCELS	
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	11.2146 AC.
TOTAL AREA OF LOTS TO BE RECORDED	11.2146 AC.
ROADWAY	0
TOTAL AREA TO BE RECORDED	11.2146 AC.

**COORDINATE LIST**

POINT	NORTH	EAST	POINT	NORTH	EAST
5	565281.98	1392619.26	835	564717.80	1392219.56
6	565476.96	1393281.31	836	564746.28	1392225.66
7	565505.34	1393321.56	837	564853.70	1392326.55
8	565567.12	1393414.97	838	564762.32	1392473.16
9	565591.35	1393448.05	865	564785.06	1392559.05
10	565617.84	1393477.69	866	564833.21	1392612.04
11	565622.65	1393483.90	867	564963.93	1392668.54
12	565637.81	1393631.88	868	565083.58	1392741.49
13	564961.09	1392087.95	869	565116.06	1392816.63
14	564907.60	1392158.81	870	565211.64	1392892.33
15	564995.70	1392447.30	871	565234.60	1393053.15
16	565103.50	1392543.07	872	565127.46	1393076.12
17	565462.48	1393023.48	873	565013.63	1393051.97
18	565375.52	1393096.00	874	565000.71	1393038.78
19	564859.56	1392221.58	875	564996.37	1393041.79
20	564968.36	1392328.92	876	564709.87	1393230.44
21	565093.73	1393800.46	881	564721.43	1393247.99
22	564843.81	1392055.49	882	565175.86	1393263.45
23	564809.91	1392035.48	883	565213.84	1393444.30
24	564786.95	1392038.82	884	565139.00	1393542.37
25	564736.10	1392090.31	885	565062.25	1393727.44
26	564722.80	1392190.69			

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

OWNER/DEVELOPER  
**CLAREMONT L.L.C.**  
 11046 DORSCH FARM ROAD  
 ELLICOTT CITY, MARYLAND 21042  
 410-730-4556

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 COMPLIED WITH.

*Thomas M. Hoffman, Jr.* 12-16-09  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MD. REG. NO. 267

*Alan Meyer* 12/16/09  
 CLAREMONT LLC DATE  
 ALAN MEYER, MEMBER

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

*Robert H. Vogel* 1/29/10  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
 AND ZONING

*Robert H. Vogel* 1/13/10  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Robert H. Vogel* 2-19-10  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

CLAREMONT, LLC, BY ALAN MEYER, MEMBER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE 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 STREET AND/OR ROADS AND FLOOD PLAINS, 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 ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 16TH DAY OF DECEMBER, 2009.

*Alan Meyer*  
 CLAREMONT, LLC  
 ALAN MEYER

*Meghan Brett*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY PAUL D. MEYER TO CLAREMONT, LLC BY DEED DATED DECEMBER 29, 2000, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5307, FOLIO 448, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF 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.

*Thomas M. Hoffman, Jr.* 12-16-09  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MD. REG. NO. 267

RECORDED AS PLAT No. 21080 ON 3/14/2010  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**CLAREMONT OVERLOOK  
 PHASE 1**

LOTS 1-6 AND OPEN SPACE LOTS 50-57  
 AND NON-BUILDABLE BULK PARCELS A THROUGH I  
 TAX MAP 32, GRID 21, PARCEL 24  
 TAX MAP 38, GRID 4, PARCEL 632

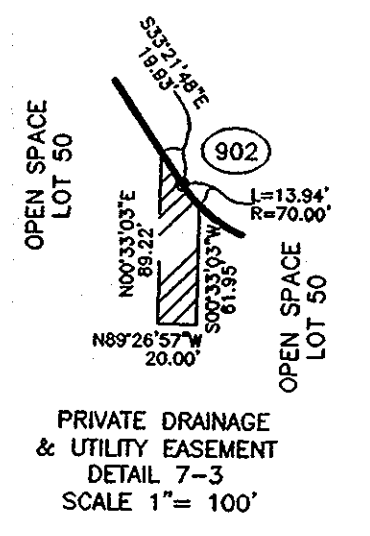
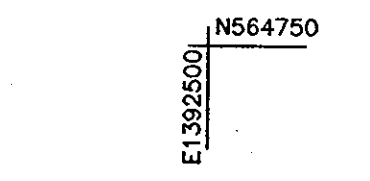
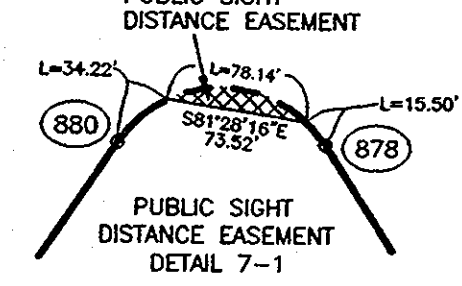
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE 1" = 100'  
 DECEMBER 16, 2009

GRAPHIC SCALE  
 SHEET 6 OF 7  
 F08-63

K:\PROJECTS\02-68\SURVEY\RECORD PLATS\PHASE 1\PLAT 6.DWG

CURVE DATA					
CURVE ARC	RADIUS	TANGENT	DELTA	CHORD	
C1	488.99'	5379.00'	244.66'	05°12'31"	S25°55'20"E 488.82'
C2	127.87'	65.00'	97.67'	112°42'48"	S89°43'12"E 108.23'
C3	41.45'	70.00'	21.35'	33°55'46"	S50°19'41"E 40.85'
C4	56.86'	50.00'	31.95'	65°09'43"	S10°08'07"E 53.85'
C5	502.98'	5412.00'	251.67'	05°19'30"	S25°58'50"E 502.80'
C6	135.74'	1275.00'	67.93'	06°05'59"	N60°00'01"E 135.67'

LINE TABLE	
L9	S49°03'29"E 67.47'
L10	S38°44'05"E 81.82'
L11	S61°42'02"E 18.22'



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

AREA TABULATION CHART	
NUMBER OF LOTS OR PARCELS TO BE RECORDED	
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	P/O 1
TOTAL NUMBER OF LOTS TO BE RECORDED	P/O 1
AREA OF LOTS OR PARCELS	
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	12.0724 AC.
TOTAL AREA OF LOTS TO BE RECORDED	12.0724 AC.
ROADWAY	0.0640 AC.
TOTAL AREA TO BE RECORDED	12.1364 AC.

K:\PROJECTS\02-68\SURVEY\RECORD PLATS\1\PLAT 7.DWG

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

*Walter P. Paster* 1/29/10  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
 AND ZONING

*William J. P.* 1/29/10  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kest Shulman* 2-19-10  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, CLAREMONT, LLC, BY ALAN MEYER, MEMBER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT SHOWN 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, THE FLOODPLAINS AND 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 ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 16TH DAY OF DECEMBER, 2009

*Alan Meyer*  
 CLAREMONT, LLC  
 ALAN MEYER

*Megan Brist*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY PAUL D. MEYER TO CLAREMONT, LLC BY DEED DATED DECEMBER 29, 2000, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5307, FOLIO 448, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF 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.

*Thomas M. Hoffman, Jr.* 12-16-09  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MD. REG. NO. 267

RECORDED AS PLAT No. 21001 ON 3/4/2010  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**CLAREMONT OVERLOOK  
 PHASE 1**

LOTS 1-6 AND OPEN SPACE LOTS 50-57  
 AND NON-BUILDABLE BULK PARCELS A THROUGH I

TAX MAP 32, GRID 21, PARCEL 24  
 TAX MAP 38, GRID 4, PARCEL 632

FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE 1"= 100'

DECEMBER 16, 2009

GRAPHIC SCALE  
 SHEET 7 OF 7

LEGEND		
COORDINATE LIST		
POINT	NORTH	EAST
14	564379.43	1392896.14
15	564172.93	1393047.87
16	564111.64	1393122.19
17	563982.67	1393177.30
18	564002.31	1393352.71
19	564110.42	1393475.89
20	564042.08	1393539.58
21	564178.89	1393743.91
22	564375.08	1394084.92
23	564612.47	1393975.28
24	564568.62	1393934.33
25	564489.07	1393976.43
26	564447.55	1393982.73
27	564475.57	1393981.19
28	564654.09	1394014.15
29	564313.47	1393996.62
30	564268.11	1393986.74
31	564271.54	1393800.46
32	565003.73	1393800.46
33	564328.52	1394017.69
34	564335.67	1394017.68
35	564915.02	1392859.88
36	564873.01	1392922.34
37	564742.14	1392964.01
38	564648.44	1392882.73
39	564632.03	1392901.64
40	564535.24	1392979.29
41	564570.21	1393012.88
42	564453.27	1393070.25
43	564418.97	1393035.24
44	564527.29	1392826.05
45	564551.53	1392695.24
46	564427.25	1392751.42
47	564304.02	1392754.93
48	564974.38	1393008.38
49	564974.91	1392900.16
50	565062.25	1393277.44
51	564774.48	1393762.16
52	564618.33	1393593.85
53	564466.79	1393570.28
54	564466.79	1393535.23
55	56438.42	1393537.61
56	564250.42	1393464.10
57	564249.24	1393322.52
58	564319.84	1393299.36
59	564355.74	1393338.25
60	564408.75	1393328.77
61	564434.58	1393266.24
62	564505.76	1393242.61
63	564578.59	1393245.09
64	564607.61	1393264.16
65	564633.69	1393232.72
66	564452.80	1393568.11
67	564420.23	1393549.93
68	564317.17	1393509.62

- VARIABLE WIDTH PRIVATE DRAINAGE & UTILITY EASEMENT
- PUBLIC TREE MAINTENANCE EASEMENT
- PUBLIC DRAINAGE & UTILITY EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT RETENTION
- PUBLIC SIGHT DISTANCE EASEMENT
- PUBLIC WATER & UTILITY EASEMENT
- PUBLIC SEWER, WATER & UTILITY EASEMENT
- PRIVATE USE IN COMMON ACCESS EASEMENT

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 COMPLIED WITH.

*Thomas M. Hoffman, Jr.* 12-16-09  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MD. REG. NO. 267

*Alan Meyer* 12/16/09  
 CLAREMONT LLC DATE  
 ALAN MEYER, MEMBER

OWNER/DEVELOPER  
 CLAREMONT L.L.C.  
 11046 DORSCH FARM ROAD  
 ELLICOTT CITY, MARYLAND 21042  
 410-730-4556

