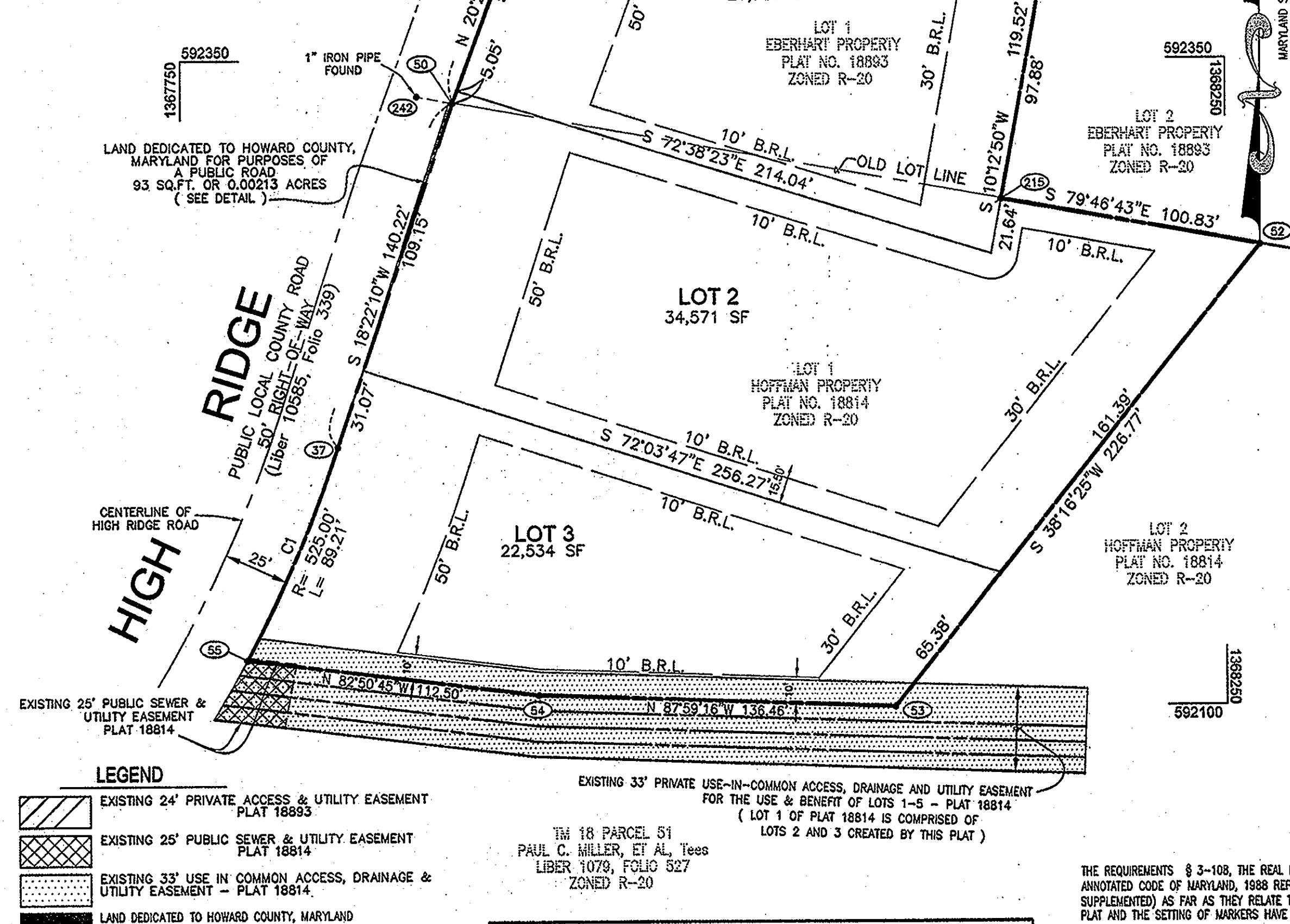


COORDINATE LIST		
POINT	NORTH	EAST
37	592200.47	1367909.99
50	592333.55	1367954.18
51	592333.81	1367952.84
52	592277.83	1368263.30
53	592099.80	1368122.83
54	592104.59	1367986.46
55	592118.60	1367874.83
213	592426.80	1367988.85
214	592392.06	1368181.42
215	592295.74	1368164.07
242	592336.13	1367940.68



**LEGEND**

- EXISTING 24' PRIVATE ACCESS & UTILITY EASEMENT PLAT 18893
- EXISTING 25' PUBLIC SEWER & UTILITY EASEMENT PLAT 18814
- EXISTING 33' USE IN COMMON ACCESS, DRAINAGE & UTILITY EASEMENT - PLAT 18814
- LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF ROADWAY DEDICATION

**AREA TABULATION**

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 BUILDABLE LOTS TO BE RECORDED.....	1.81121 ACRES
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.0000 ACRES
TOTAL AREA OF LOTS TO BE RECORDED.....	1.81121 ACRES
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.00213 ACRES
TOTAL AREA TO BE RECORDED.....	1.81334 ACRES

**CURVE TABLE**

CURVE	ARC	RADIUS	DELTA	CHORD	LENGTH
C1	89.21'	525.00'	9°44'08"	N23°14'13"E	89.10'
C2	5.15'	525.00'	0°33'48"	N18°05'17"E	5.15'

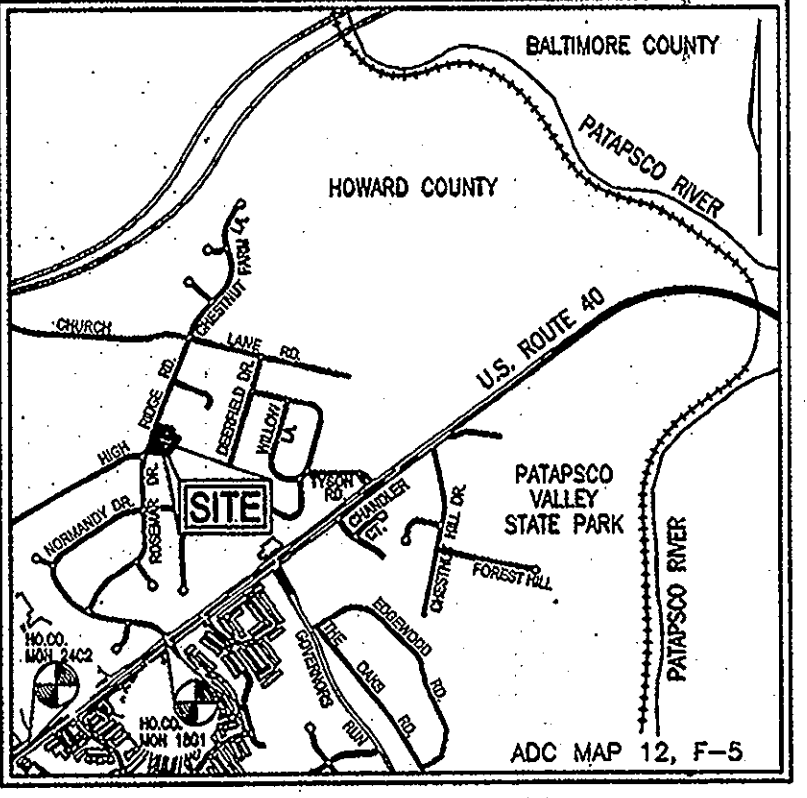
**ROBERT H. VOGEL, ENGINEERING, INC.**  
 8407 MAIN STREET  
 ELLICOTT CITY, MARYLAND 21784  
 410-461-7666

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 THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Thomas M. Hoffman, Jr.* 2-09-12  
 THOMAS M. HOFFMAN, JR.  
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267  
*David K. Eberhart, Sr.* 2-10-12  
 DAVID K. EBERHART, SR.  
*Mary F. Eberhart* 2-10-12  
 MARY F. EBERHART

**GENERAL NOTES**

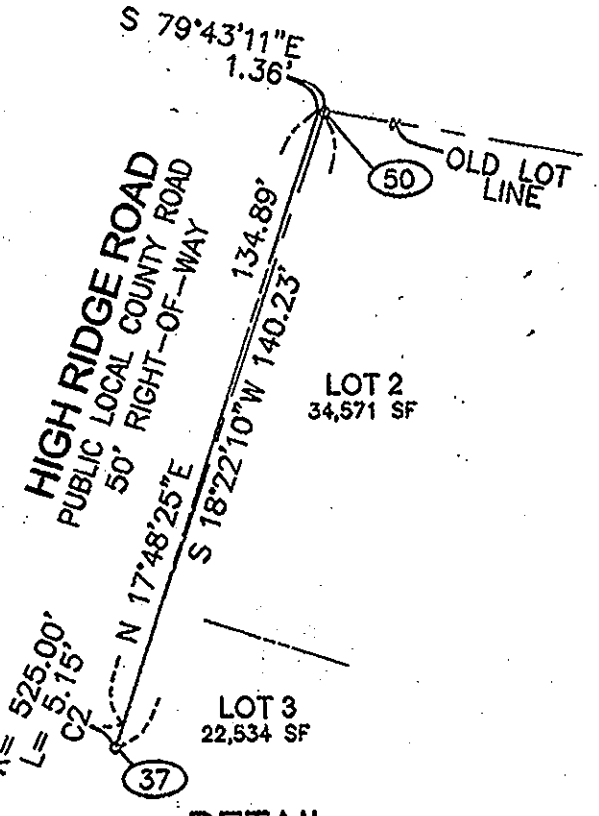
- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION NO. S 1: 1801 N 589,984.95' E 1,367,750.255' 2402 N 588,648.312' E 1,366,038.198'
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. ABOUT FEBRUARY, 2008.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES REBAR WITH CAP (# 21204) SET.
- ✕ DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 02/04/04 COMPREHENSIVE ZONING PLAN AND THE COMPREHENSIVE LITE ZONING AMENDMENTS EFFECTIVE 7-28-06. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
 A. WIDTH --- 12' (16' FOR DRIVEWAY SERVING MORE THAN ONE RESIDENCE);  
 B. SURFACE --- 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);  
 C. GEOMETRY --- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;  
 D. STRUCTURES (CULVERTS/BRIDGES) --- CAPABLE OF SUPPORTING 25 GROSS TONS (HQS LOADING);  
 E. DRAINAGE ELEMENTS --- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE;  
 F. MAINTENANCE --- SUFFICIENT TO INSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREA.
- WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- WATER AND SEWER SERVICE TO THESE LOTS WILL GRANTED UNDER THE PROVISIONS OF SECTION 18.12.2 OF THE HOWARD COUNTY CODE.
- OPEN SPACE PROVIDED IN CONJUNCTION WITH F-03-124 AND F-03-205.
- PERIMETER LANDSCAPING REQUIREMENTS HAVE BEEN FULFILLED IN CONJUNCTION WITH F-03-124 AND F-03-205 IN ACCORDANCE WITH SECTION 18.12.4 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- THERE IS NO 100 YEAR FLOODPLAIN EXISTING ON SITE.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.



**VICINITY MAP**  
 SCALE 1"=2000'  
 ADC MAP 4816-B4

**GENERAL NOTES (CONTINUED)**

- FOREST CONSERVATION REQUIREMENTS FOR THESE LOTS HAVE BEEN SATISFIED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 18.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. THE FOREST CONSERVATION OBLIGATION FOR LOT 1 WAS PREVIOUSLY SATISFIED UNDER FINAL PLAN F-03-205. THE FOREST CONSERVATION OBLIGATION FOR LOTS 2 AND 3 IS TO BE FULFILLED BY A FEE-IN LIEU PAYMENT OF \$6,534.00 FOR 0.20 ACRES OF AFFORESTATION UNDER THIS FINAL PLAN, F-09-068.
- STORMWATER MANAGEMENT PREVIOUSLY ADDRESSED FOR LOT 1 (PREVIOUSLY EBERHART PROPERTY LOT 1) AND LOT 2 (PREVIOUSLY HOFFMAN PROPERTY LOT 1), STORMWATER MANAGEMENT FOR LOT 3: a. CHANNEL PROTECTION VOLUME (cpv) IS NOT REQUIRED (LESS THAN 2.0 cfs) b. WATER QUALITY VOLUME (wqv) AND DISCHARGE VOLUME (rev) TO BE PROVIDED BY ROOFTOP DISCONNECT AND RAIN GARDEN.
- THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 18.127-RESIDENTIAL INFILL DEVELOPMENT-OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERMS, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.
- SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF A RESIDENTIAL DWELLING ON LOT 3.
- THERE ARE EXISTING DWELLING ON LOTS 1 AND 2 WHICH ARE TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- THE USE OF THE "EX. 33" PRIVATE USE-IN-COMMON ACCESS, DRAINAGE AND UTILITY EASEMENT" BY LOTS 2 AND 3 IS FOR THE SOLE PURPOSE OF GAINING ACCESS TO OPEN SPACE LOT 5, HOFFMAN PROPERTY (PLAT 18814). LOTS 2 AND 3 EACH HAVE AN INDIVIDUAL DRIVEWAY WHICH PROVIDES VEHICULAR ACCESS TO THEIR RESPECTIVE LOT.
- WAIVER PETITION WP-09-163 WAS APPROVED MAY 1, 2009 TO ALLOW WAIVER OF SECTIONS 16.132(a)(2)(i), 16.134(b)(2), 16.135(a), AND 16.138 TO ALLOW NOT PROVIDING IMPROVEMENTS ALONG THE FRONTAGE OF HIGH POINT ROAD, SUBJECT TO COMPLIANCE WITH 1) SRC COMMENTS AND 2) THE DED FEE-IN-LIEU REQUIREMENT.
- WAIVER PETITION WP-10-050 WAS APPROVED NOVEMBER 15, 2009 TO ALLOW WAIVER OF SECTIONS 16.144.(a) WHICH REQUIRES FINAL PLAT SUBMISSION FOR SIGNATURE WITHIN 180 DAYS OF FINAL PLAN APPROVAL, SUBJECT TO COMPLIANCE WITH 1) SRC COMMENTS, 2) SUBMISSION OF PLAT ON OR BEFORE DECEMBER 27, 2010, AND 3) AN ADVISORY COMMENT RE SWM APPROVAL.
- WAIVER PETITION WP-11-105 WAS APPROVED JANUARY 31, 2011 TO ALLOW WAIVER OF SECTIONS 16.144.(a) FOR AN ADDITIONAL EXTENSION OF FINAL PLAN APPROVAL, SUBJECT TO COMPLIANCE WITH 1) SRC COMMENTS, 2) SUBMISSION OF PLAT ON OR BEFORE JANUARY 28, 2012 AND 3) COMPLIANCE WITH PROCESSING FEE CHANGES SINCE THE MAY 1, 2009 TECHNICALLY COMPLETE LETTER.



**DETAIL**  
 LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR PURPOSES OF A PUBLIC ROAD 93 SQ.FT. OR 0.00213 ACRES

**OWNERS**  
 DAVID K. EBERHART, SR.  
 MARY F. EBERHART  
 8441 HIGH RIDGE ROAD  
 ELLICOTT CITY, MARYLAND  
 21043-3339  
 410-465-1719

THE PURPOSE OF THIS PLAT IS TWOFOLD: 1) TO ALLOW FOR A LOT LINE ADJUSTMENT BETWEEN LOT 1 EBERHART PROPERTY (PLAT #18893) AND LOT 1 HOFFMAN PROPERTY (PLAT#18814); AND, 2) TO RESUBDIVIDE LOT 1 HOFFMAN PROPERTY TO CREATE AN ADDITIONAL BUILDABLE LOT.

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

*Richard P. Peterson* 3/1/12  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Michael J. ...* 3/1/12  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Kathleen ...* 3/13/12  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, DAVID K. EBERHART SR. AND MARY F. EBERHART, 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 PLAINS 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 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 EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 10th DAY OF Feb 2012

*David K. Eberhart, Sr.*  
 DAVID K. EBERHART, SR.  
*Mary F. Eberhart*  
 MARY F. EBERHART  
*Megan Brett*  
 WITNESS  
*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 HIGH RIDGE LLC TO DAVID K. EBERHART SR. AND MARY F. EBERHART BY A DEED DATED APRIL 19, 2007 AND RECORDED IN LIBER 10649 FOLIO 385 AND PART OF THE LAND CONVEYED BY SAMUAL LUIS BYRD AND MILDRED ELAINE BYRD TO DAVID K. EBERHART, SR. AND MARY F. EBERHART BY A DEED DATED JULY 22, 1989 AND RECORDED IN LIBER 514 AT FOLIO 589 AMONG 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 AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED. PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2012.

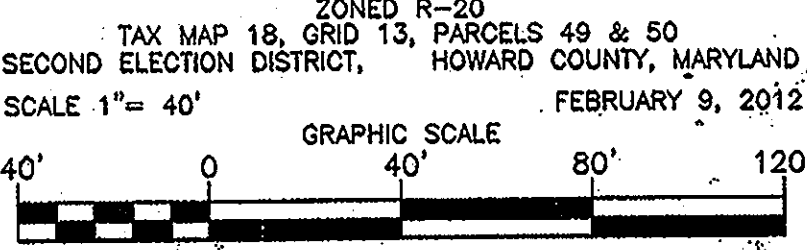
*Thomas M. Hoffman, Jr.* 2-09-12  
 THOMAS M. HOFFMAN, JR.  
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267



RECORDED AS PLAT No. 21862 ON 3/16/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION  
 DKE PROPERTY  
 LOTS 1, 2 AND 3**

A RESUBDIVISION OF LOT 1 OF THE HOFFMAN PROPERTY, PLAT 18814 AND LOT 1 OF THE EBERHART PROPERTY, PLAT 18893  
 DPZ FILE NOS. WP-03-95, F-03-124, F-03-205, SDP-07-118, SDP-08-036, WP-09-163, WP-10-050, WP-11-105  
 ZONED R-20  
 TAX MAP 18, GRID 13, PARCELS 49 & 50  
 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE 1"= 40' FEBRUARY 9, 2012



SHEET 1 OF 1  
 P-09-068