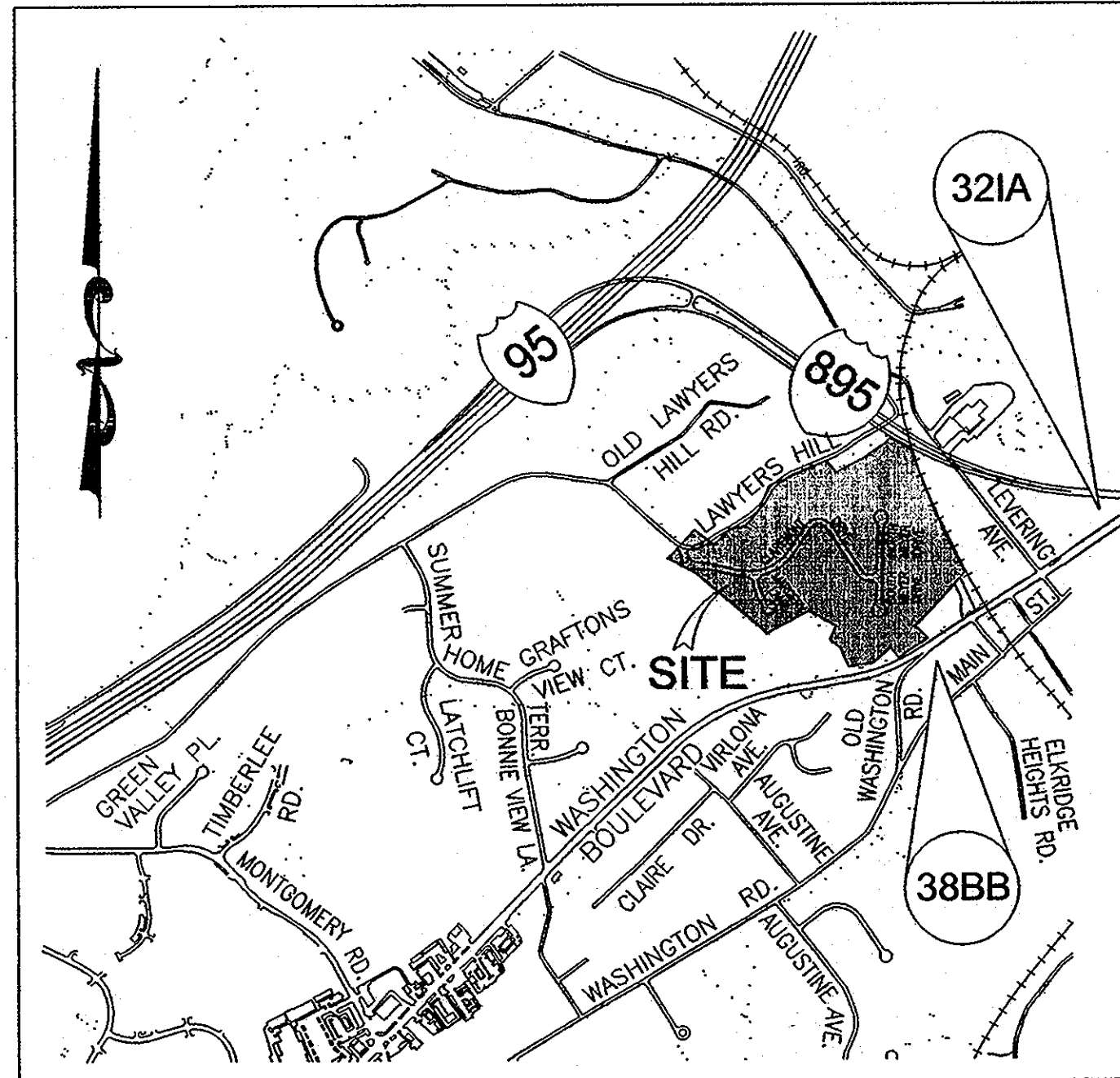


CLAREMONT OVERLOOK PHASE 2

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-ED PER THE 10/02/04 COMPREHENSIVE ZONING PLAN AND THE 07/28/06 COMP LITE AMENDMENTS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE 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 ENSURE 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, FLOOD PLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND ROAD RIGHT OF WAY LINE AND NOT ONTO THE PIPE STEM 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.
- PERIMETER AND STORM WATER MANAGEMENT LANDSCAPING AND TRASH-PAD SCREENING SHALL BE PROVIDED AS SHOWN ON THE ROAD CONSTRUCTION DRAWINGS FOR F-08-63, "CLAREMONT OVERLOOK, PHASE 1".

- FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION HAVE BEEN PROVIDED BY THE RETENTION OF 18.38 AC. OF FOREST INTO EASEMENT AREAS UNDER F-08-63, "CLAREMONT OVERLOOK, PHASE 1"
- COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID MERIDIAN NAD 83 AS PROJECTED BY HOWARD COUNTY CONTROL STATIONS
321A N 565065.463 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 FLOOD PLAIN 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.
- STORM WATER MANAGEMENT TO BE PROVIDED FOR THE SUBDIVISION BY 3 POCKET PONDS FOR THE REQUIRED C_{pv} AND W_{qv}. DRY WELLS ARE PROVIDED FOR THIS REQUIRED Rev. THE STORM WATER FACILITIES ARE HAZARD CLASS A. POND 3 ALSO PROVIDES Q_p AND Q_f MANAGEMENT.
- PRELIMINARY EQUIVALENT SKETCH PLAN, SP-04-01 WAS APPROVED ON 08-04-04 UNDER PB CASE NO. 365.
- THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- PREVIOUS DPZ FILING NO'S : F-08-63, F-09-45, WP-09-77, WP-09-207, WP-09-208, WP-09-223, SP-04-01.
WAIVER APPROVALS :
WP-09-77, SEC.16.144(p)+(q), 12/19/08
WP-09-207, SEC.16.144(p)+(q), 6/16/09, F-08-63-PHASE 1
WP-09-208, SEC.16.144(q), 6/16/09, F-09-45-PHASE 2
WP-09-223, SEC.16.121(a)(4) & 16.121(a)(4)(iii), 6/24/09
- THE HOMEOWNERS ASSOCIATION DOCUMENTS HAVE BEEN RECORDED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION AS REFERENCE NUMBER D12805198 ON NOVEMBER 14, 2008.



VICINITY MAP
SCALE: 1"=1000'
ADC MAP 17 H5 & J6

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	19
NON-BUILDABLE	2
OPEN SPACE	0
TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	3.8562 AC
NON-BUILDABLE	0.7931 AC
OPEN SPACE	0 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0 AC
TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.6493 AC

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

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

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 4-27-10
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

Alan Meyer 04/30/10
CLAREMONT LLC DATE
ALAN MEYER, MEMBER

PURPOSE NOTE:
THE PURPOSE OF THIS PLAT IS TO CORRECT THE STREET NAMES OF "MEYER DRIVE NORTH" AND "MEYER DRIVE SOUTH", AS RECORDED UNDER PLATS 21032-21035 (F-09-045) TO INDICATE NORTH MEYER DRIVE AND SOUTH MEYER DRIVE.

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

B. Wilson for Peter B. Silen 6/14/10
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

John Spoko 6/23/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Keith Shalinski 6/23/10
DIRECTOR DATE

OWNER'S CERTIFICATE

CLAREMONT, LLC, BY ALLEN MEYER, MEMBER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS 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 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 30 DAY OF APRIL, 2010

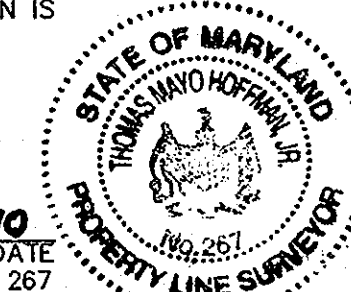
Alan Meyer
CLAREMONT, LLC
ALAN MEYER

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 4-27-10
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267



RECORDED AS PLAT No. 21184 ON 04/30/10
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION CLAREMONT OVERLOOK PHASE 2


LOTS 7-25 AND
NON-BUILDABLE BULK PARCELS J AND K
A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS D AND I
"CLAREMONT OVERLOOK, PHASE 1", PLATS 20995-21001
TAX MAP 32, GRID 21, PARCEL 24
TAX MAP 38, GRID 4, PARCEL 632
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZONED R-ED

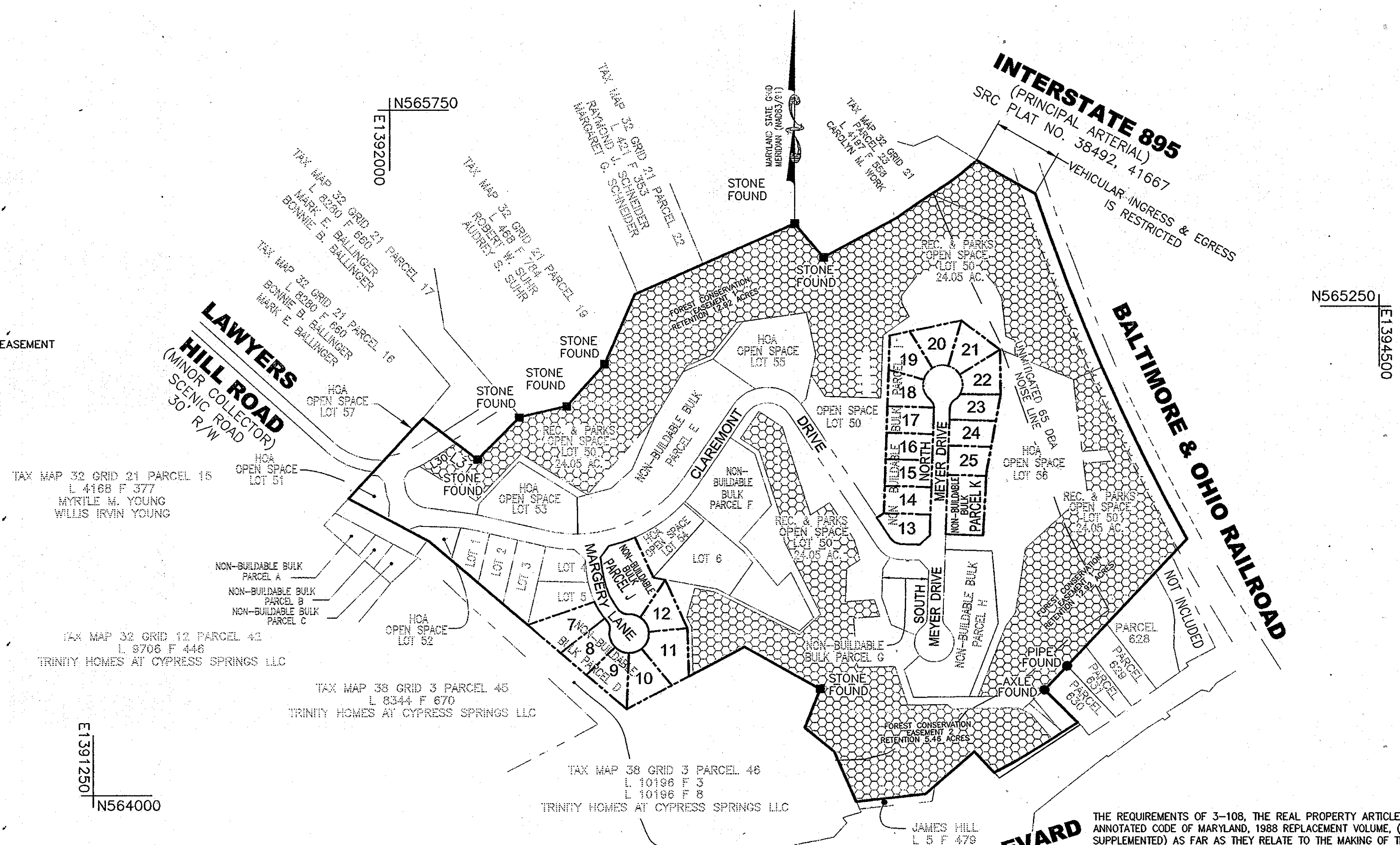
SCALE 1" = 50' APRIL 26, 2010

SHEET 1 OF 4

F-09-45 F-10-117

LEGEND

 EXISTING FOREST CONSERVATION EASEMENT PLATS 20995-21001



AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	19
NON-BUILDABLE	2
OPEN SPACE	0
TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	3.8562 AC
NON-BUILDABLE	0.7931 AC
OPEN SPACE	0 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0 AC
TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.6493 AC

OWNER/DEVELOPER

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

ROBERT H. VOGEL ENGINEERING, INC.

8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043-4897
410-461-7666

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. 4-27-10
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

Alan Meyer 04/30/10
CLAREMONT LLC DATE
ALAN MEYER, MEMBER

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

Peter Beselmann 6/14/10
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John D. ... 5/20/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kurt ... 6/23/10
DIRECTOR DATE

OWNER'S CERTIFICATE

CLAREMONT, LLC, BY ALLEN 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.

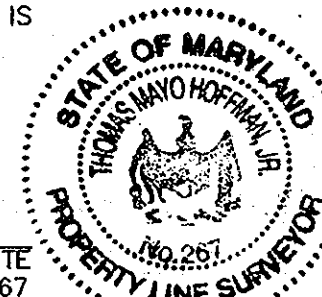
WITNESS OUR HANDS THIS 30 DAY OF APRIL, 2010

Alan Meyer
CLAREMONT, LLC
ALAN MEYER
Meghan ...
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. 4-27-10
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267



RECORDED AS PLAT No. 21185 ON 6/30/10
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF REVISION
CLAREMONT OVERLOOK
PHASE 2**



LOTS 7-25 AND
NON-BUILDABLE BULK PARCELS J AND K
A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS D AND I
"CLAREMONT OVERLOOK, PHASE 1", PLATS 20995-21001
TAX MAP 32, GRID 21, PARCEL 24
TAX MAP 38, GRID 4, PARCEL 632
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZONED R-ED

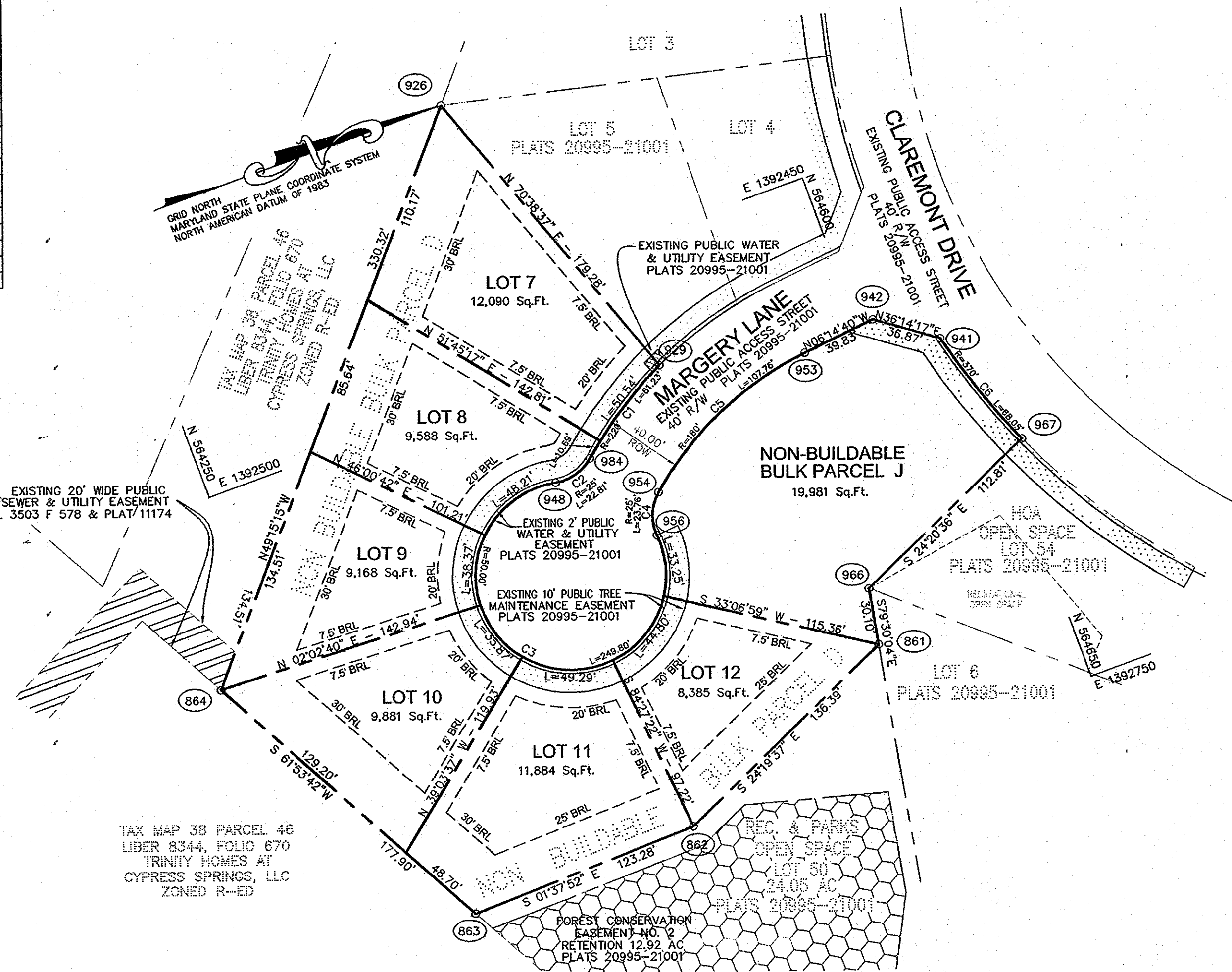
SCALE 1" = 200' GRAPHIC SCALE APRIL 26, 2010
200 0 200 400 600
SHEET 2 OF 4

COORDINATE LIST		
POINT	NORTHING	EASTING
861	564551.532	1392695.236
862	564427.253	1392751.420
863	564304.020	1392754.929
864	564220.214	1392598.008
926	564435.817	1392347.752
929	564495.239	1392516.900
941	564638.256	1392554.687
942	564608.515	1392532.890
948	564422.790	1392555.853
953	564568.922	1392537.222
954	564471.495	1392579.371
956	564462.841	1392600.543
966	564557.017	1392665.639
967	564659.801	1392619.137
984	564444.082	1392550.193

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD	LENGTH
C1	61.23'	220.00'	15°56'51"	S33°03'22"E	61.04'
C2	22.81'	25.00'	52°17'12"	S14°53'12"E	22.03'
C3	249.80'	50.00'	286°14'45"	S48°08'02"W	60.00'
C4	23.76'	25.00'	54°26'41"	N67°46'00"W	22.87'
C5	107.76'	180.00'	34°17'59"	N23°23'40"W	106.15'
C6	68.05'	370.00'	10°32'16"	N71°30'57"E	67.95'

LEGEND

-  EXISTING FOREST CONSERVATION EASEMENT PLATS 20995-21001
-  EXISTING 10' PUBLIC TREE MAINTENANCE EASEMENT PLATS 20995-21001



AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	6
NON-BUILDABLE	1
OPEN SPACE	0
TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	1.4003 AC
NON-BUILDABLE	0.4587 AC
OPEN SPACE	0 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0 AC
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.8590 AC

OWNER/DEVELOPER

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

ROBERT H. VOGEL ENGINEERING, INC.:

8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043-4897
410-461-7666

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. 4-27-10
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

Alan Meyer 04/30/10
CLAREMONT LLC DATE
ALAN MEYER, MEMBER

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

Robert Peter Bieleman 6/14/10
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

Alan Meyer 4/30/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Robert Peter Bieleman 6/14/10
DIRECTOR DATE

OWNER'S CERTIFICATE

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WITNESS OUR HANDS THIS 30 DAY OF APRIL, 2010

Alan Meyer
CLAREMONT, LLC
ALAN MEYER

Megan Briel
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. 4-27-10
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

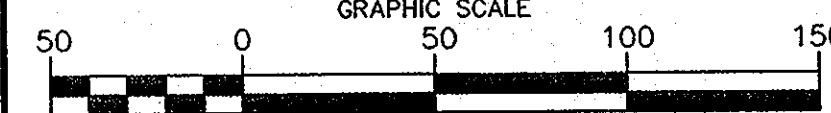


RECORDED AS PLAT No. 21187b ON 6/30/10
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**CLAREMONT OVERLOOK
PHASE 2**

LOTS 7-25 AND
NON-BUILDABLE BULK PARCELS J AND K
A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS D AND I
"CLAREMONT OVERLOOK, PHASE 1", PLATS 20995-21001
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' GRAPHIC SCALE APRIL 26, 2010



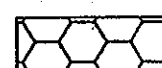

SHEET 3 of 4

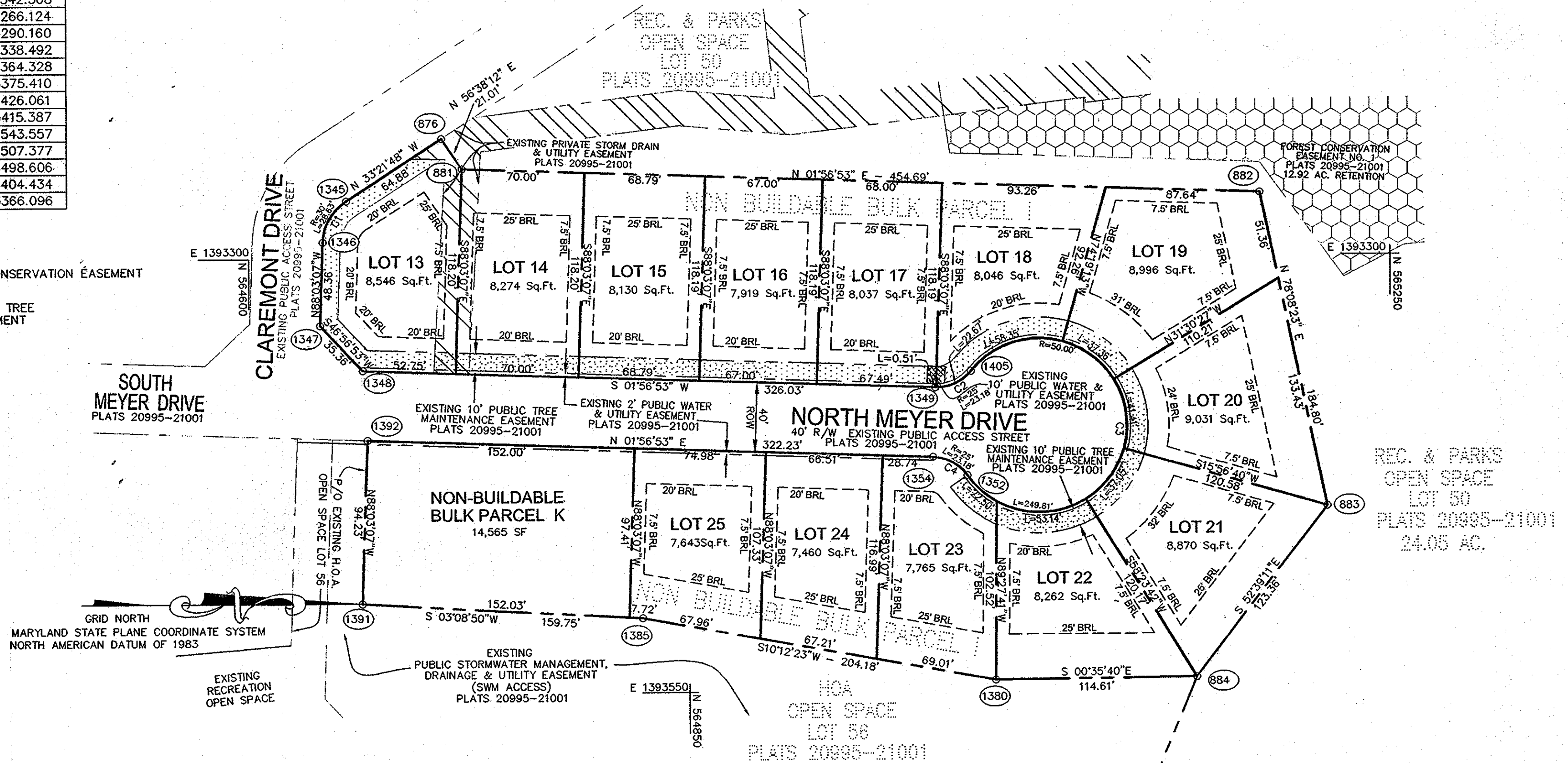
F-09-45 F-10-117

COORDINATE LIST		
POINT	NORTHING	EASTING
876	564709.875	1393230.441
881	564721.430	1393247.990
882	565175.856	1393263.446
883	565213.836	1393444.297
884	565138.999	1393542.368
1345	564655.683	1393266.124
1346	564642.199	1393290.160
1347	564640.555	1393338.492
1348	564664.691	1393364.328
1349	564990.535	1393375.410
1352	565008.823	1393426.061
1354	564989.175	1393415.387
1380	565024.393	1393543.557
1385	564823.446	1393507.377
1391	564663.933	1393498.606
1392	564667.136	1393404.434
1405	565010.863	1393366.096

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD	LENGTH
C1	28.63'	30.00'	54°41'19"	S60°42'27"E	27.56'
C2	23.18'	25.00'	53°07'48"	S24°37'01"E	22.36'
C3	249.81'	50.00'	286°15'37"	N88°03'07"W	60.00'
C4	23.18'	25.00'	53°07'48"	N28°30'47"E	22.36'

LEGEND

-  EXISTING FOREST CONSERVATION EASEMENT PLATS 20995-21001
-  EXISTING 10' PUBLIC TREE MAINTENANCE EASEMENT PLATS 20995-21001



AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	13
NON-BUILDABLE	1
OPEN SPACE	0
TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	2.4559 AC
NON-BUILDABLE	0.3344 AC
OPEN SPACE	0 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0 AC
TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.7903 AC

OWNER/DEVELOPER

CLAREMONT L.L.C.
11046 DORSCH FARM ROAD
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Thomas M. Hoffmann, Jr. 4-27-10
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

Alan Meyer 09/30/10
CLAREMONT LLC DATE
ALAN MEYER, MEMBER

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

B. Wilson for Peter Brilenson 6/14/10
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

Michael J. R. 5/28/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
West Shredler 6/23/10
DIRECTOR DATE

OWNER'S CERTIFICATE

CLAREMONT, LLC, BY ALLEN 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 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 30 DAY OF APRIL, 2010

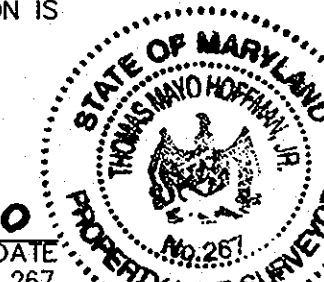
Alan Meyer
CLAREMONT, LLC
ALAN MEYER

Megan Bretz
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, Jr. 4-27-10
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

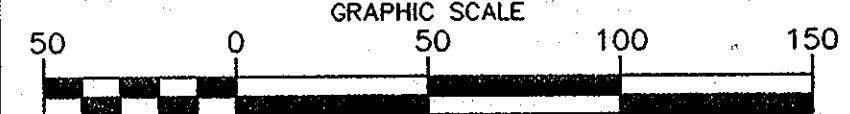


RECORDED AS PLAT No. 21187 ON 06/30/10
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF REVISION
CLAREMONT OVERLOOK
PHASE 2**

LOTS 7-25 AND
NON-BUILDABLE BULK PARCELS J AND K
A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS D AND I
"CLAREMONT OVERLOOK, PHASE 1", PLATS 20995-21001
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' APRIL 26, 2010



SHEET 4 OF 4

F-09-45 F-10-117