

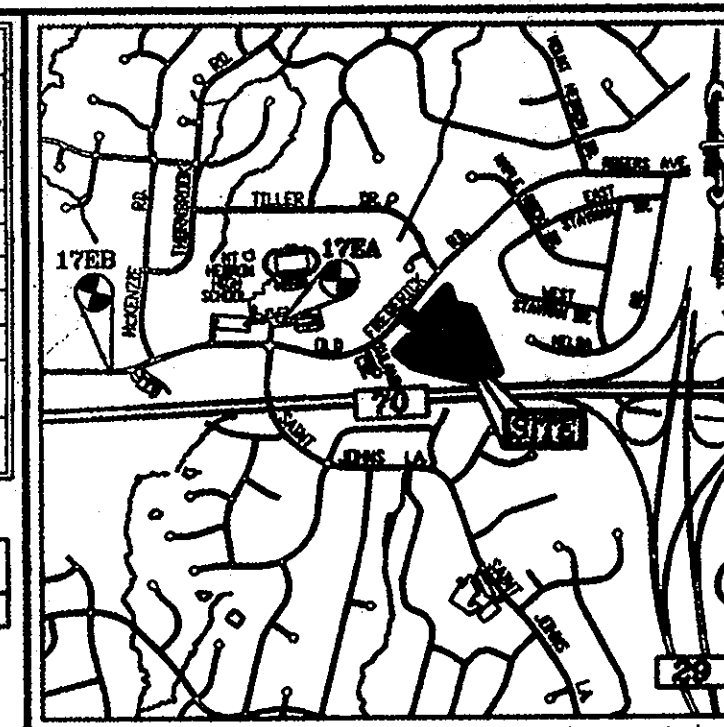
**GENERAL NOTES**

- BEARINGS HEREON ON BASED ON GRID NORTH OF THE MARYLAND STATE PLANE COORDINATE SYSTEM AND ARE DIRECTLY REFERRED TO HOWARD COUNTY MONUMENTS No. 17EA AND 17EB, AS ESTABLISHED BY HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.  
MONUMENT 17EA: N=584,357.62 E=1,357,519.37  
MONUMENT 17EB: N=583,813.86 E=1,355,731.85
- 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  
BRL DENOTES BUILDING RESTRICTION LINE.
- THE SUBJECT PROPERTY IS ZONED R20 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATIONS AMENDMENTS EFFECTIVE 7/28/06.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. IN MARCH 2010.
- ALL EXISTING STRUCTURES LOCATED ON PARCELS 77, 78 AND 416 WERE REMOVED ON MARCH 2012, PRIOR TO THE RECORDED OF THIS PLAT.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A. WIDTH --- 12'(16' SERVING MORE THAN ONE RESIDENCE);  
B. SURFACE --- 12" ASTM C-33 3/4" TO 2" STONE WITH 7" PERMEABLE CONCRETE  
C. GEOMETRY --- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;  
D. STRUCTURES (CULVERTS/BRIDGES) --- CAPABLE OF SUPPORTING 25 GROSS TONS (125 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 ENSURE ALL WEATHER USE.
- WETLANDS AND STREAMS SHOWN ON-SITE ARE BASED ON A FIELD INVESTIGATION PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. DATED JUNE 2, 2010.
- NO CLEARING, GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF FOREST CONSERVATION EASEMENT AREAS, WETLANDS, STREAMS, OR OTHER REQUIRED BUFFERS.
- THE FOREST STAND DELINEATION, PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., WAS SUBMITTED AND APPROVED UNDER SP-10-007.
- TOTAL FOREST CONSERVATION OBLIGATION FOR THIS PROJECT TO BE FULFILLED BY ON-SITE AFFORESTATION OF 1.87 ACRES. FINANCIAL SURETY IN THE AMOUNT OF \$40,729.00 (81,457.2 SF x 0.50) WILL BE POSTED WITH THE FOREST CONSERVATION MAINTENANCE AGREEMENT AT FINAL PLAN.
- 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.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE PUBLIC. WATER WILL BE PROVIDED THROUGH CONTRACT #71-W. SEWER WILL BE PROVIDED THROUGH CAPITAL PROJECT #S-6266. PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERY OR BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- THERE IS NO 100 YEAR FLOODPLAIN LOCATED WITHIN THE LIMITS OF THIS PROJECT.
- REFERENCE PREVIOUS DPZ FILE NUMBERS: F-87-100, ECP-10-013, CONT. 14-4684-D, PB-389, SP-10-007, & WP-11-028.
- OPEN SPACE LOT 26 SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND THE ARTICLES OF INCORPORATION AND RESTRICTIONS HAVE BEEN ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION.
- ARTICLES OF INCORPORATION FOR THE MOUNT HEBRON HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 6/23/2011 DEPARTMENT ID# D14232215.
- LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$16,200.00 FOR THE REQUIRED 50 SHADE TREES AND 8 EVERGREEN TREES SHALL BE POSTED WITH THE DEVELOPERS AGREEMENT FOR THIS PLAN.
- STORM WATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT BY ENVIRONMENTAL SITE DESIGN UTILIZING MICRO BIO RETENTION, RAIN BARRELS, PERVIOUS DRIVEWAYS AND SIDEWALKS. HOWARD COUNTY WILL MAINTAIN INLET STRUCTURES WITHIN EACH MICRO BIO RETENTION, AND THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN PERFORATED UNDER DRAINS, FEEDERS, PLANTINGS, SWALES AND DRIVEWAY CULVERTS WITHIN THE EASEMENT. THE ON LOT STORMWATER FACILITIES WILL BE RECORDED AS PART OF A PRIVATE DECLARATION OF COVENANTS.
- PUBLIC STREET TREES ARE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$25,125.00 SHALL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR THE REQUIRED 67 STREET TREES.
- USING THE NEIGHBORHOOD PRESERVATION EXCHANGE OPTION DESCRIBED IN SECTION 128.L OF THE ZONING REGULATIONS THE RIGHTS FOR 1 OF THE RESIDENTIAL LOTS SHOWN ON THE SUBDIVISION PLAN FOR MOUNT HEBRON OVERLOOK HAS BEEN TRANSFERRED FROM PARCEL 594, TAX MAP 17, GRID 17, MORGAN PROPERTY.
- THIS PLAN IS SUBJECT TO A WAIVER TO SECTION 16.1205(o)(7) OF THE SUBDIVISION REGULATIONS FOR THE REMOVAL OF THE 39" SILVER MAPLE SPECIMEN TREE. WAIVER WP-11-28 WAS APPROVED ON SEPTEMBER 14, 2010.
- THIS PLAN IS SUBJECT TO A DESIGN MANUAL WAIVER TO APPENDIX A, VOLUME III TO REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS FOR A PUBLIC ROAD APPROVED SEPTEMBER 7, 2010.

**GENERAL NOTES (CONT'D)**

- 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 LOTS/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 THE 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.
- REFERENCE PLANNING BOARD CASE PB-389 APPROVED DECEMBER 2, 2010.
- THIS R-20 ZONED SUBDIVISION IS BEING DEVELOPED PURSUANT TO SECTION 107.E OF THE R-ED ZONING DISTRICT REGULATIONS AND CRITERIA PER SECTION 108.F.3 OF THE ZONING REGULATIONS.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT AND CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION, OR BUILDING OR GRADING PERMITS.
- A TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP, INC., DATED JUNE, 2010.
- A NOISE STUDY WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. FOR MD ROUTE 89 AND APPROVED UNDER SP-10-007. AN EXISTING NOISE BARRIER IS PROVIDED BY THE STATE HIGHWAY ADMINISTRATION ALONG INTERSTATE 70.
- ALL STRUCTURES ARE REQUIRED TO BE SET BACK 75 FEET FROM THE PROJECT BOUNDARIES ADJOINING SINGLE-FAMILY DETACHED DEVELOPMENT IN ACCORDANCE WITH SECTION 108.F.3.b OF THE ZONING REGULATIONS.
- IN ACCORDANCE WITH SECTION 108.F.2 OF THE ZONING REGULATIONS, THIS R-20 RECEIVING PARCEL SUBDIVISION IN ASSOCIATION WITH NEIGHBORHOOD PRESERVATION IS RECEIVING 1 BONUS DENSITY UNIT UP TO 10% MORE DWELLING UNITS THAN WOULD BE ACHIEVABLE BASED ON THE NET DENSITY IN THE R-ED ZONING DISTRICT IF DEVELOPED AS SINGLE-FAMILY DWELLINGS USING THE R-ED REGULATIONS.
- WETLANDS AND THEIR BUFFERS WILL NOT BE IMPACTED BY THE CONSTRUCTION OF THE PUBLIC DRAINAGE AND UTILITY EASEMENT AND ASSOCIATED RIP RAP.

DENSITY EXCHANGE CHART	
RECEIVING PARCEL INFORMATION	MT. HEBRON OVERLOOK (F-11-064) TAX MAP 17, PARCELS P/O 77 (LOT 2), 78, & 416
TOTAL AREA OF SUBDIVISION	12.4412 AC
AREA OF STEEP SLOPES	0.14 AC
NET ACREAGE OF SUBDIVISION	12.30 AC
ALLOWED BASE DENSITY UNITS	24 UNITS
BONUS DENSITY UNITS	1 UNIT (UP TO 10% MORE UNITS)
PROPOSED DENSITY UNITS	25 UNITS
NUMBER OF DEO RIGHTS REQUIRED PER DWELLING UNIT	1 RIGHT = 1 DWELLING UNIT
SENDING PARCEL INFORMATION	1 DEO UNIT FROM MORGAN PROPERTY TAX MAP 17, GRID 17, PARCEL 594
DEVELOPMENT RIGHTS SHALL BE RECEIVED IN ACCORDANCE WITH THE FOLLOWING RATIOS	
TYPE OF DWELLING UNIT	# OF DEVELOPMENTAL RIGHTS NEEDED PER DWELLING UNIT
SINGLE FAMILY DWELLING	1



**VICINITY MAP**

SCALE: 1"=2000'  
ADC MAP COORDINATE: 4815 G3

**OPEN SPACE CALCULATIONS**

OPEN SPACE REQUIRED: 50% OF GROSS AREA	6.22 AC
TOTAL AREA OF OPEN SPACE PROPOSED:	6.46 AC
TOTAL AREA OF NON-CREDITED OPEN SPACE:	0.23 AC
TOTAL AREA OF CREDITED OPEN SPACE:	6.23 AC (50.0%)
REC OPEN SPACE: 300 SF/DWELLING UNIT x 25:	7,500 SF
REC OPEN SPACE PROVIDED:	7,750 SF

MOUNT HEBRON OVERLOOK STORMWATER MANAGEMENT PRACTICES			
LOT NUMBER	ADDRESS	TYPE OF PRACTICE	AREA

SEE SHEET 2 FOR COMPLETE INFORMATION CHART.

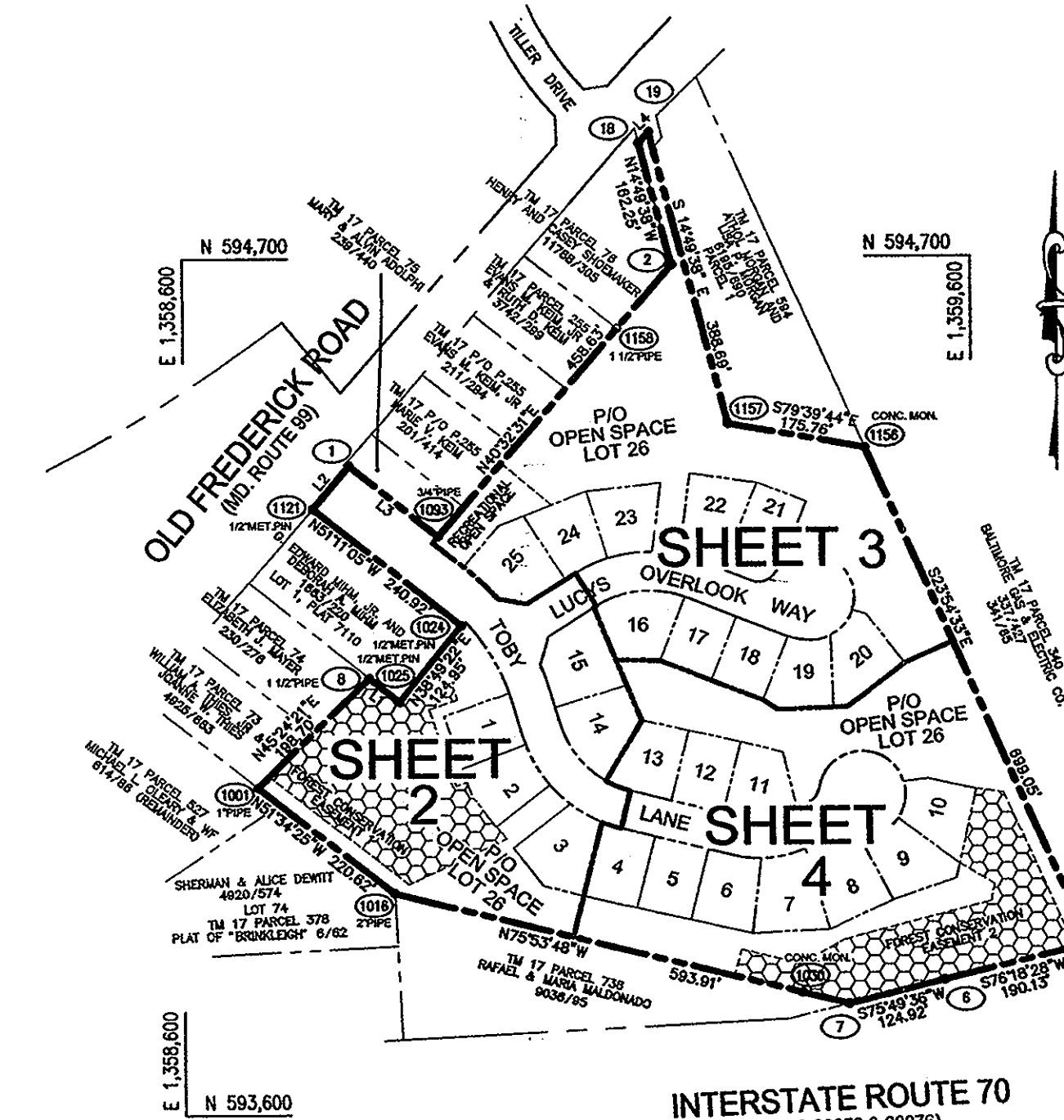
COORDINATE TABLE		
NO.	NORTH	EAST
1	594433.3892	1358810.5731
2	594690.6991	1359221.6593
3	593815.9025	1359745.5471
4	593770.2985	1359563.8256
5	593739.7119	1359442.7106
6	594161.0550	1358835.3609
7	594847.5459	1359180.0390
8	594861.6493	1359192.8567
9	594021.5494	1358693.8648
10	593884.4311	1358956.7016
11	594227.4483	1358952.2138
12	594130.0998	1358875.8784
13	593754.4691	1359383.9741
14	594342.1733	1358923.4495
15	594378.4596	1358764.4950
16	594454.3655	1359485.2306
17	594485.9062	1359292.3229
18	594608.4753	1359151.2298

LINE TABLE		
LINE	BEARING	DIST.
L1	S 51°12'47" E	49.42'
L2	N 39°59'31" E	71.70'
L3	S 51°03'29" E	145.13'
L4	N 42°15'57" E	19.06'

**LEGEND**



AREA TABULATION	SHEET 2	SHEET 3	SHEET 4	TOTAL
NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	5	10	10	25
NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	P/O 1	P/O 1	P/O 1	1
NUMBER OF LOTS TO BE RECORDED.....	5 & P/O 1	10 & P/O 1	10 & P/O 1	26
AREA OF BUILDABLE LOTS TO BE RECORDED.....	0.8430 AC	1.6217 AC	1.6048 AC	4.0695 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED.....	1.6471 AC	2.2419 AC	2.5703 AC	6.4593 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	2.4901 AC	3.8636 AC	4.1751 AC	10.5288 AC
AREA OF ROADWAY TO BE RECORDED.....	0.8803 AC	0.5083 AC	0.5238 AC	1.9124 AC
AREA TO BE RECORDED.....	3.3704 AC	4.3719 AC	4.6989 AC	12.4412 AC



**OWNER**  
DOUBLE R VENTURES, LLC  
C/O LAND DESIGN & DEVELOPMENT, INC.  
5300 DORSEY HALL DR. STE 102  
ELLCOTT CITY, MARYLAND 21042-7819  
ATTN: MR. DONALD R. REUWER, JR.  
443-367-0422

**DEVELOPER**  
ELLCOTT CITY LAND HOLDING, INC.  
C/O LAND DESIGN & DEVELOPMENT, INC.  
5300 DORSEY HALL DR. STE 102  
ELLCOTT CITY, MARYLAND 21042-7819  
ATTN: MR. DONALD R. REUWER  
443-367-0422

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

THE REQUIREMENTS OF §8106, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 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, Jr.* 11-29-11  
THOMAS M. HOFFMANN, JR. DATE  
PROPERTY LINE SURVEYOR, MD REG. NO. 267

*Donald R. Reuwer, Jr.* 11/29/11  
DONALD R. REUWER, JR., MEMBER DATE

**PURPOSE:**  
THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE THAT LAND PLATTED AS LOT 2, "KEIM PROPERTY" (PLAT 7110), AND TO SUBDIVIDE PARCELS 78 AND 416.

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

*William Peter Bielewicz* 5/22/2012  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
AND ZONING

*William* 5/18/12  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Karl* 5/30/12  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

DOUBLE R VENTURES, LLC, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, 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 THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 29 DAY OF NOVEMBER, 2011.

*Donald R. Reuwer, Jr.*  
DOUBLE R VENTURES, LLC  
DONALD R. REUWER, JR., MEMBER

*Megan Brett*  
WITNESS

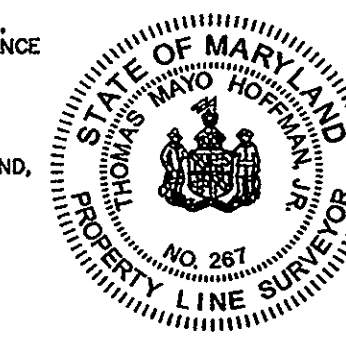
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF THE AGGREGATE OF THE TWO (2) FOLLOWING CONVEYANCES: (1) ALL THAT LAND CONVEYED FROM EVANS MATTHEW KEIM, VIRGINIA V. KEIM, RICHARD KEIM, JR. AND STACEY WALLACE TO DOUBLE R VENTURES, LLC BY DEED DATED OCTOBER 19, 2011 AND RECORDED IN LIBER 13549, FOLIO 430, AND (2) ALL THAT LAND CONVEYED FROM ATHOL W. MORGAN AND LISA P. MORGAN TO DOUBLE R VENTURES, LLC BY DEED DATED OCTOBER 19, 2011 AND RECORDED IN LIBER 13549, FOLIO 439.

I HEREBY FURTHER CERTIFY THAT 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, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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. Hoffmann, Jr.* 11-29-11  
THOMAS M. HOFFMANN, JR. DATE  
PROPERTY LINE SURVEYOR, MD REG. NO. 267



RECORDED AS PLAT No. 21903 ON 6/11/12  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RE-SUBDIVISION  
**MOUNT HEBRON OVERLOOK**  
LOTS 1 - 25 AND OPEN SPACE LOT 26  
A RE-SUBDIVISION OF LOT 2, "KEIM PROPERTY" (PLAT 7110) AND A SUBDIVISION OF PARCELS 78 & 416  
DPZ REF'S : F-87-100, ECP-10-013, CONT. 14-4684-D, PB-389, SP-10-007, & WP-11-028

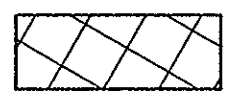
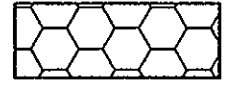

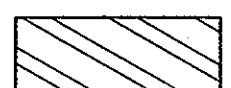
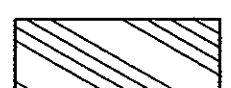
TAX MAP 17, GRID 16, PARCELS 77(LOT 2), 78 & 416  
2nd ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
ZONED R-20  
SCALE: 1" = 200' GRAPHIC SCALE NOVEMBER 9, 2011  
200' 0 200' 400' 600'



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-1	325.00'	56.58'	9°58'27"	28.36'	S46°08'05"E 56.50'
C-2	125.00'	33.95'	15°33'38"	17.08'	S68°00'23"E 33.84'
C-3	175.00'	26.01'	8°30'56"	13.03'	N71°31'44"W 25.99'
C-4	125.00'	128.25'	58°47'08"	70.41'	S46°23'38"E 122.70'
C-5	175.00'	179.55'	58°47'08"	98.58'	N46°23'38"W 171.78'
C-6	325.00'	36.57'	6°26'49"	18.30'	S20°13'28"E 36.55'
C-7	275.00'	121.24'	25°15'33"	61.62'	N29°37'50"W 120.26'

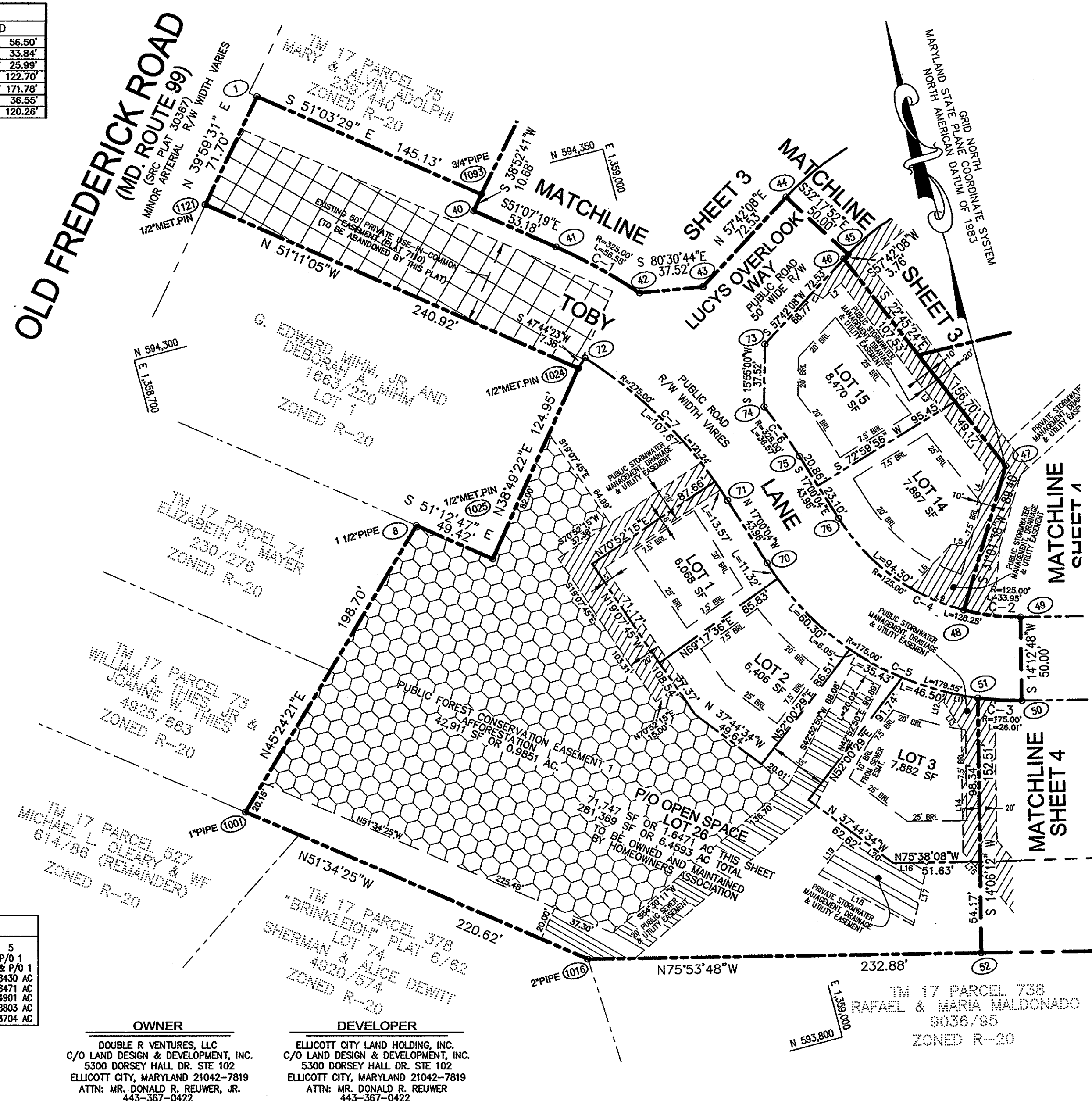
EASEMENT LINE TABLE	
LINE	COURSE
L1	S 44°58'42" E 6.92'
L2	N 65°05'58" E 14.24'
L3	S 22°45'24" E 14.25'
L4	S 31°01'38" W 47.41'
L5	N 69°10'04" W 8.22'
L6	S 57°38'19" W 35.29'
L7	R=125.00' L=34.23' CH=S52°22'52"E 34.12'
L11	R=175.00' L=18.82' CH=S64°11'23"E 18.81'
L12	S 28°53'31" W 6.32'
L13	S 17°13'15" E 19.31'
L14	S 14°08'12" W 73.51'
L15	S 24°57'11" E 15.87'
L16	S 75°38'08" E 20.61'
L17	S 27°34'00" W 38.37'
L18	N 46°35'58" W 63.86'
L19	N 52°15'26" E 32.04'
L20	S 37°44'34" E 30.81'

**LEGEND**

-  EXISTING 50' PRIVATE USE-IN-COMMON EASEMENT (PLAT 7110) TO BE ABANDONED BY THIS PLAT
-  PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION)
-  PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
-  PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
-  20' PUBLIC SEWER & UTILITY EASEMENT

AREA TABULATION	
NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	5
NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	P/O 1
NUMBER OF LOTS TO BE RECORDED.....	5 & P/O 1
AREA OF BUILDABLE LOTS TO BE RECORDED.....	0.8430 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED.....	1.6471 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	2.4901 AC
AREA OF ROADWAY TO BE RECORDED.....	0.8803 AC
AREA TO BE RECORDED.....	3.3704 AC

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



COORDINATE TABLE					
NO.	NORTH	EAST	NO.	NORTH	EAST
1	594433.3892	1358810.5731	52	593827.6854	1359092.5601
2	594161.0559	1358835.3509	70	594085.6430	1359029.6699
40	594333.8587	1358916.7457	71	594127.8827	1359017.1423
41	594300.4825	1358958.1415	72	594232.4127	1358957.8771
42	594281.3269	1358998.8797	73	594212.6785	1359062.8007
43	594255.1428	1359035.8847	74	594178.7988	1359082.3119
44	594233.8987	1359097.1958	75	594142.5021	1359084.1472
45	594251.6347	1359123.9119	76	594100.4825	1359077.8009
46	594249.6246	1359120.7320	1001	594021.5494	1359063.7078
47	594105.1211	1359181.3468	1016	594027.4483	1359063.7078
48	594028.5122	1359135.2658	1024	594027.4483	1359063.7078
49	594015.8375	1359166.6466	1025	594130.0968	1359074.0782
50	593967.3681	1359154.3699	1093	594342.1733	1359074.0782
51	593975.6010	1359129.7232	1121	594378.4596	1359074.0782

STORMWATER MANAGEMENT PRACTICES				
LOT NUMBER	ADDRESS	PERMEABLE PAVEMENTS	DISCONNECTION OF ROOFTOP RUNOFF	
			N-1	M-1
1	2612 TOBY LANE	X	3	2
2	2616 TOBY LANE	X	3	2
3	2620 TOBY LANE	X	3	2
4	2624 TOBY LANE	X	2	2
5	2628 TOBY LANE	X	2	2
6	2632 TOBY LANE	X	3	2
7	2636 TOBY LANE	X	2	2
8	2640 TOBY LANE	X	3	2
9	2644 TOBY LANE	X	4	2
10	2648 TOBY LANE	X	3	2
11	2627 TOBY LANE	X	4	2
12	2623 TOBY LANE	X	4	2
13	2619 TOBY LANE	X	2	2
14	2615 TOBY LANE	X	3	2
15	2611 T.L. / 9102 L.O.W.	X	4	2
16	9108 LUCYS OVERLOOK WAY	X	3	2
17	9112 LUCYS OVERLOOK WAY	X	4	2
18	9116 LUCYS OVERLOOK WAY	X	2	2
19	9120 LUCYS OVERLOOK WAY	X	1	2
20	9124 LUCYS OVERLOOK WAY	X	3	2
21	9117 LUCYS OVERLOOK WAY	X	3	2
22	9113 LUCYS OVERLOOK WAY	X	4	2
23	9109 LUCYS OVERLOOK WAY	X	3	2
24	9105 LUCYS OVERLOOK WAY	X	4	2
25	9101 L.O.W. / 2808 T.L.	X	3	2

THE REQUIREMENTS OF 38108, 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.* 11-29-11  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MD REG. NO. 267

*Donald R. Reuwer, Jr.* 11/29/11  
DONALD R. REUWER, JR., MEMBER DATE

**PURPOSE:**  
THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE THAT LAND PLATTED AS LOT 2, "KEIM PROPERTY" (PLAT 7110), AND TO SUBDIVIDE PARCELS 78 AND 416.

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

*Balbon for Peter Reilein* 5/2/2012  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Robert H. Vogel* 5/2/12  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kat Shandor* 5/30/12  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

DOUBLE R VENTURES, LLC, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, 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 THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 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 29 DAY OF NOVEMBER, 2011.

*Donald R. Reuwer, Jr.*  
DOUBLE R VENTURES, LLC  
DONALD R. REUWER, JR., MEMBER

*Megan Brett*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF THE AGGREGATE OF THE TWO (2) FOLLOWING CONVEYANCES:  
(1) ALL THAT LAND CONVEYED FROM EVANS MATTHEW KEIM, VIRGINIA V. KEIM, RICHARD KEIM, JR. AND STACEY WALLACE TO DOUBLE R VENTURES, LLC BY DEED DATED OCTOBER 19, 2011 AND RECORDED IN LIBER 13549, FOLIO 430, AND  
(2) ALL THAT LAND CONVEYED FROM ATHOL W. MORGAN AND LISA P. MORGAN TO DOUBLE R VENTURES, LLC BY DEED DATED OCTOBER 19, 2011 AND RECORDED IN LIBER 13549, FOLIO 439.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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.* 11-29-11  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MD REG. NO. 267



RECORDED AS PLAT No. 21904 ON 6/11/12  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RE-SUBDIVISION  
MOUNT HEBRON  
OVERLOOK**

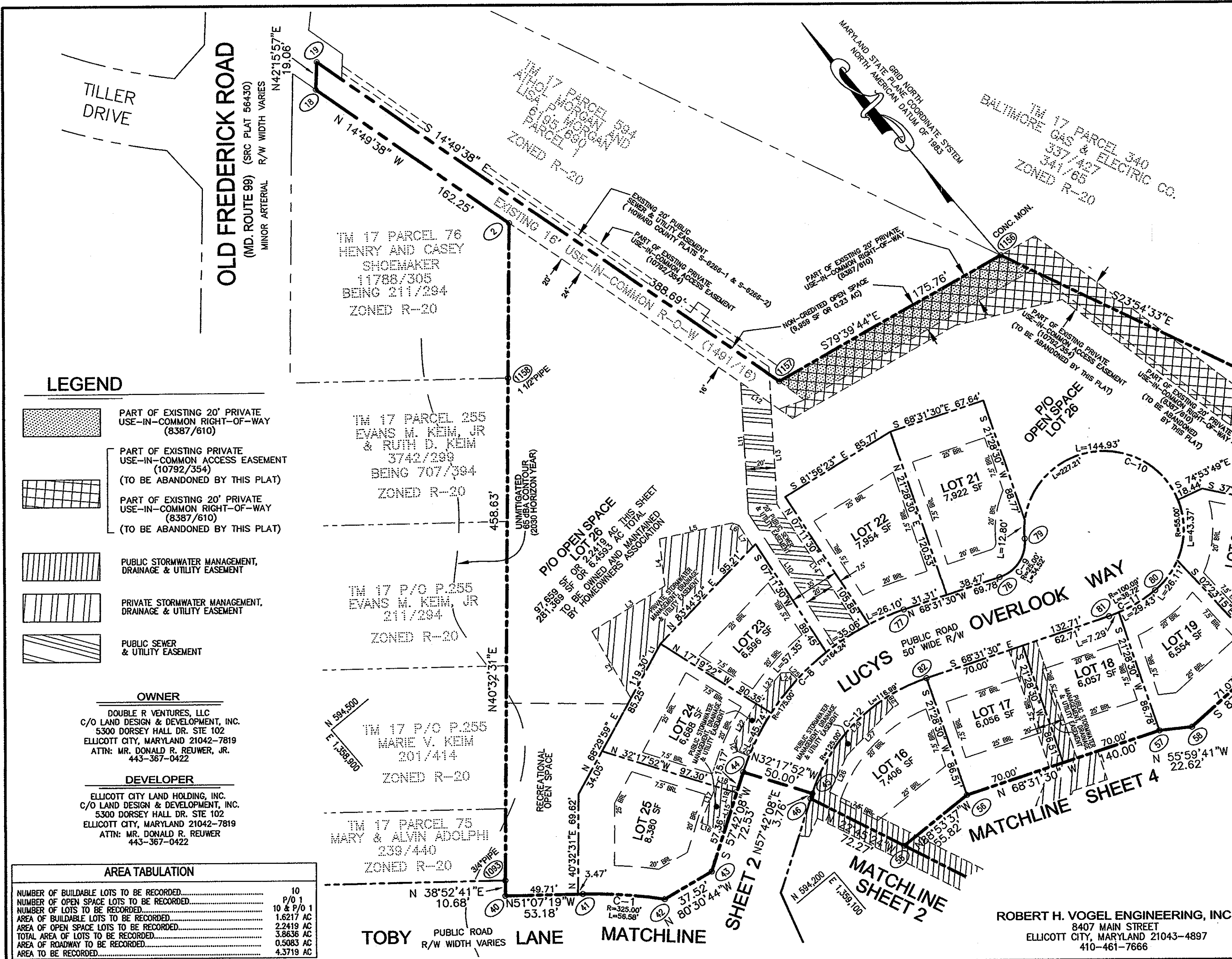
LOTS 1 - 25 AND OPEN SPACE LOT 26  
A RE-SUBDIVISION OF LOT 2, "KEIM PROPERTY" (PLAT 7110)  
AND A SUBDIVISION OF PARCELS 78 & 416

DPZ REF'S : F-87-100, ECP-10-013, CONT. 14-4684-D,  
PB-389, SP-10-007, & WP-11-028

TAX MAP 17, GRID 16, PARCELS 77(LOT 2), 78 & 416  
2nd ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

ZONED R-20  
NOVEMBER 9, 2011

SCALE: 1" = 50'  
GRAPHIC SCALE  
50' 0 50' 100' 150'



COORDINATE TABLE					
NO.	NORTH	EAST	NO.	NORTH	EAST
2	594690.6991	1359221.5593	59	594121.7194	1359442.6745
18	594247.5459	1359180.0390	60	594177.4882	1359514.5542
19	594861.6493	1359192.8567	61	594204.6929	1359578.9184
41	594333.8587	1358916.7457	77	594308.8255	1359254.7887
42	594261.3269	1358998.8797	78	594283.2782	1359318.7074
43	594255.1426	1359035.8847	79	594292.4368	1359350.2036
44	594293.8987	1359097.1958	80	594206.8862	1359395.6130
45	594251.6347	1359123.9119	81	594213.8284	1359359.6655
46	594249.6246	1359120.7320	82	594202.4142	1359356.1652
55	594182.9837	1359148.6858	1093	594322.1714	1359234.4405
56	594181.9059	1359204.4927	1156	594454.3655	1359465.2368
57	594130.6526	1359334.7738	1157	594485.9062	1359222.3728
58	594118.0025	1359353.5243	1158	594608.4753	1359151.2296

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-1	325.00'	56.58'	9°58'27"	28.36'	N46°08'05"W 56.50'
C-8	175.00'	164.24'	53°46'22"	88.73'	S84°35'19"W 158.28'
C-9	25.00'	34.52'	79°08'29"	20.65'	S73°17'06"W 31.84'
C-10	55.00'	227.21'	236°41'52"	101.94'	N27°54'27"W 98.81'
C-11	100.09'	36.72'	21°01'12"	18.57'	S79°02'23"E 36.51'
C-12	125.00'	116.99'	53°37'33"	63.18'	N84°30'53"E 112.77'

EASEMENT LINE TABLE	
LINE	COURSE
L1	S 68°28'59" W 42.91'
L2	N 10°10'57" E 53.58'
L3	S 81°44'03" E 59.18'
L4	N 34°00'52" E 33.01'
L5	S 62°11'52" E 51.05'
L6	S 30°31'03" E 5.12'
L7	S 07°11'50" W 17.69'
L10	N 07°11'50" W 109.37'
L11	N 36°55'23" E 91.87'
L12	S 14°49'58" E 25.47'
L13	S 36°55'23" W 70.80'
L14	S 07°11'50" W 104.08'
L15	S 57°42'08" W 28.74'
L16	N 27°18'53" W 17.32'
L17	N 62°38'12" E 30.99'
L18	S 32°17'52" E 14.59'
L19	S 57°42'08" W 8.11'
L20	N 27°18'53" W 8.11'
L21	N 21°54'30" E 8.08'
L22	N 68°58'10" E 28.99'
L23	N 78°22'48" E 27.70'
L24	S 52°14'19" E 6.11'
L25	S 05°19'18" E 6.83'
L26	N 65°05'88" E 28.05'
L27	N 85°19'49" E 49.51'
L28	N 07°11'50" W 8.83'
L29	R=125.00' L=86.15' CH=577.28'48"W 84.48'
L30	N 21°28'30" E 6.70'
L31	S 68°31'30" E 11.59'
L32	S 68°31'30" E 11.26'
L33	N 21°28'30" E 6.70'

**LEGEND**

- PART OF EXISTING 20' PRIVATE USE-IN-COMMON RIGHT-OF-WAY (8387/610)
- PART OF EXISTING PRIVATE USE-IN-COMMON ACCESS EASEMENT (10792/354) (TO BE ABANDONED BY THIS PLAT)
- PART OF EXISTING 20' PRIVATE USE-IN-COMMON RIGHT-OF-WAY (8387/610) (TO BE ABANDONED BY THIS PLAT)
- PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PUBLIC SEWER & UTILITY EASEMENT

**OWNER**  
 DOUBLE R VENTURES, LLC  
 C/O LAND DESIGN & DEVELOPMENT, INC.  
 5300 DORSEY HALL DR. STE 102  
 ELLICOTT CITY, MARYLAND 21042-7819  
 ATTN: MR. DONALD R. REUWER, JR.  
 443-367-0422

**DEVELOPER**  
 ELLICOTT CITY LAND HOLDING, INC.  
 C/O LAND DESIGN & DEVELOPMENT, INC.  
 5300 DORSEY HALL DR. STE 102  
 ELLICOTT CITY, MARYLAND 21042-7819  
 ATTN: MR. DONALD R. REUWER  
 443-367-0422

AREA TABULATION	
NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	10
NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	P/O 1
NUMBER OF LOTS TO BE RECORDED.....	10 & P/O 1
AREA OF BUILDABLE LOTS TO BE RECORDED.....	1.6217 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED.....	2.2419 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	3.8636 AC
AREA OF ROADWAY TO BE RECORDED.....	0.5083 AC
AREA TO BE RECORDED.....	4.3719 AC

THE REQUIREMENTS OF 3810B, 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.* 11-29-11  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267  
*Donald R. Reuwer, Jr.* 11/29/11  
 DONALD R. REUWER, JR., MEMBER DATE

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

**PURPOSE:**  
 THE THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE THAT LAND PLATTED AS LOT 2, "KEIM PROPERTY" (PLAT 7110), AND TO SUBDIVIDE PARCELS 78 AND 416.

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

*Stephen P. Bilaloon* 5/22/2012  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
 AND ZONING

*Michael J. ...* 5/13/12  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kurt ...* 5/30/12  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

DOUBLE R VENTURES, LLC, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, 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 THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 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 29 DAY OF NOVEMBER, 2011.

*Donald R. Reuwer, Jr.*  
 DONALD R. REUWER, JR., MEMBER

*Megan ...*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF THE AGGREGATE OF THE TWO (2) FOLLOWING CONVEYANCES;  
 (1) ALL THAT LAND CONVEYED FROM EVANS MATTHEW KEIM, VIRGINIA V. KEIM, RICHARD KEIM, JR. AND STACEY WALLACE TO DOUBLE R VENTURES, LLC BY DEED DATED OCTOBER 19, 2011 AND RECORDED IN LIBER 13549, FOLIO 430, AND  
 (2) ALL THAT LAND CONVEYED FROM ATHOL W. MORGAN AND LISA P. MORGAN TO DOUBLE R VENTURES, LLC BY DEED DATED OCTOBER 19, 2011 AND RECORDED IN LIBER 13549, FOLIO 439.

I HEREBY FURTHER CERTIFY THAT 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, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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.* 11-29-11  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT No. 21905 ON 6/11/12  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RE-SUBDIVISION  
**MOUNT HEBRON OVERLOOK**  
 LOTS 1 - 25 AND OPEN SPACE LOT 26  
 A RE-SUBDIVISION OF LOT 2, "KEIM PROPERTY" (PLAT 7110)  
 AND A SUBDIVISION OF PARCELS 78 & 416

DPZ REF'S : F-87-100, ECP-10-013, CONT. 14-4684-D,  
 PB-389, SP-10-007, & WP-11-028

TAX MAP 17, GRID 16, PARCELS 77(Lot 2), 78 & 416  
 2nd ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

ZONED R-20  
 SCALE; 1" = 50'  
 NOVEMBER 9, 2011

50' 0 50' 100' 150'  
 GRAPHIC SCALE

SHEET 3 OF 4  
 F-11- 064



LINE	COURSE
L2	N 61°59'06" E 81.07'
L3	N 21°28'30" E 11.09'
L4	S 68°31'30" W 42.85'
L5	S 21°29'30" W 34.94'
L6	S 68°31'30" W 44.92'
L7	N 68°31'30" W 36.92'
L8	S 61°59'06" W 74.51'
L9	N 77°23'11" W 15.36'
L10	S 61°59'06" W 8.89'
L11	S 31°01'38" W 46.11'
L12	S 19°32'45" W 39.63'
L13	R=125.00' L=24.20' CH=584.20' S=17.97'
L14	N 13°37'17" E 10.03'
L15	S 76°18'08" E 39.62'
L16	S 76°18'08" E 9.06'
L17	S 12°22'02" W 10.48'
L18	N 13°40'01" W 52.30'
L19	N 76°19'59" E 35.16'
L20	S 56°10'14" E 17.66'
L21	R=55.00' L=24.20' CH=584.20' S=17.97'
L22	R=55.00' L=48.15' CH=142.20' S=46.63'
L23	N 22°34'23" E 9.18'
L24	S 71°34'21" E 67.60'
L25	S 07°33'53" E 19.58'
L26	N 77°10'01" W 7.78'
L27	N 70°50'30" E 53.42'
L28	S 00°00'43" E 15.01'
L29	S 06°30'18" W 24.89'
L30	S 83°29'42" W 26.81'
L31	S 68°13'03" W 22.98'
L32	S 74°18'08" W 18.95'
L33	N 19°09'30" W 17.46'
L34	S 27°23'58" E 8.36'
L35	S 89°15'44" W 22.38'
L36	N 27°23'58" W 71.88'
L37	S 83°03'24" W 18.46'
L38	S 36°34'51" W 32.42'
L39	S 16°18'17" E 8.52'
L40	S 20°41'33" W 32.08'
L41	S 77°11'19" W 17.02'
L42	N 58°22'31" W 13.00'
L43	N 77°48'43" W 23.84'
L44	N 02°44'30" W 27.20'
L45	N 87°15'30" E 61.28'
L46	S 14°06'12" W 77.55'
L47	S 09°34'39" E 24.79'
L48	S 80°54'40" W 20.00'
L49	N 09°32'59" W 28.82'
L50	N 14°06'12" E 81.78'
L51	N 77°03'10" W 4.89'
L52	S 09°32'59" E 31.69'
L53	S 33°22'45" W 26.82'
L54	N 51°03'14" W 69.68'
L55	N 14°21'52" E 23.88'
L56	S 77°03'10" W 59.27'
L57	S 14°06'12" W 84.77'
L58	S 24°57'11" E 60.57'
L59	S 65°02'49" W 20.00'
L60	N 24°57'11" W 51.79'

LINE	COURSE
W1	N 41°23'21" W 11.37'
W2	S 75°28'29" W 27.31'
W3	N 76°43'41" W 27.19'
W4	N 49°47'10" W 22.69'
W5	N 02°44'33" E 21.04'
W6	N 83°29'42" E 25.48'
W7	S 68°13'03" W 25.05'
W8	N 74°43'24" W 22.90'
W9	N 85°58'35" W 34.76'
W10	S 44°30'04" W 15.17'
W11	S 16°32'15" W 16.71'
W12	N 79°17'56" W 13.23'
W13	S 87°39'27" W 22.09'
W14	S 08°01'25" E 19.59'
W15	S 07°29'48" E 22.83'
W16	S 23°56'49" W 14.00'
W17	N 78°16'29" W 29.33'
W18	S 82°59'39" W 27.18'
W19	N 48°59'02" W 26.36'
W20	N 78°30'20" W 31.43'
W21	N 71°21'31" W 51.12'
W22	N 71°37'05" W 23.40'
W23	S 54°43'53" W 10.40'
W24	S 66°08'07" E 128.83'

AREA TABULATION	
NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	10
NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	P/O 1
NUMBER OF LOTS TO BE RECORDED.....	10 & P/O 1
AREA OF BUILDABLE LOTS TO BE RECORDED.....	1,804.7 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED.....	2,570.3 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	4,175.1 AC
AREA OF ROADWAY TO BE RECORDED.....	0.5238 AC
AREA TO BE RECORDED.....	4.6989 AC

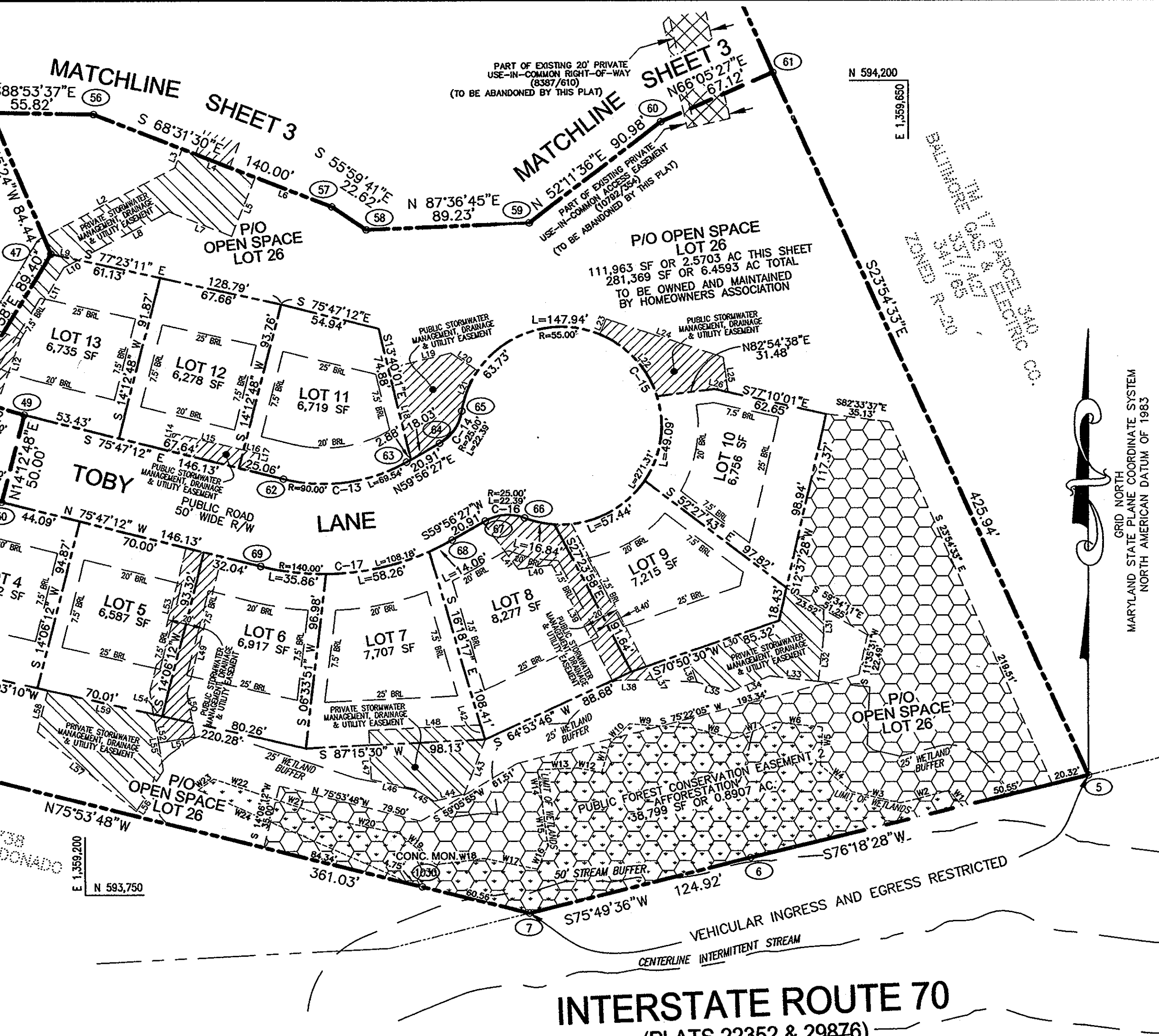
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT.

*B. Wilson for Peter Beilinson* 5/22/12  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
AND ZONING

*Donald R. Reuwer, Jr.* 5/30/12  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Donald R. Reuwer, Jr.* 5/30/12  
DIRECTOR DATE



COORDINATE TABLE					
NO.	NDRTH	EAST	NO.	NDRTH	EAST
5	593815.3025	1359748.5475	59	594121.7194	1359442.6745
6	593770.2985	1359563.8256	60	594177.4882	1359514.5542
7	593739.7119	1359442.7106	61	594204.6929	1359575.9184
47	594105.1211	1359181.3468	62	593979.9560	1359308.3021
48	594028.5122	1359136.2658	63	593989.3072	1359375.4807
49	594015.8375	1359166.6466	64	593989.7802	1359393.0772
50	593987.3681	1359154.3699	65	594017.6898	1359405.7722
51	593975.6010	1359129.7232	66	593958.1859	1359440.2088
52	593827.6854	1359092.5601	67	593956.5047	1359418.6219
55	594182.9857	1359148.6858	68	593948.0318	1359400.5255
56	594181.9059	1359204.4927	69	593931.4858	1359294.0255
57	594130.6526	1359334.7736	1030	593754.4681	1359383.9741
58	594116.0025	1359353.5243			

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-2	125.00'	33.95'	15°33'38"	17.08'	S68°00'23"E 33.84'
C-3	175.00'	26.01'	8°30'56"	13.03'	S71°31'44"E 25.99'
C-13	90.00'	69.54'	44°16'21"	36.61'	N82°04'37"E 67.83'
C-14	25.00'	22.39'	51°19'04"	12.01'	N34°16'55"E 21.65'
C-15	55.00'	271.31'	282°38'08"	44.04'	S37°03'33"E 68.75'
C-16	25.00'	22.39'	51°19'05"	12.01'	S85°35'58"W 21.65'
C-17	140.00'	108.18'	44°16'23"	56.95'	S82°04'37"W 105.51'

**LEGEND**

- PART OF EXISTING PRIVATE USE-IN-COMMON ACCESS EASEMENT (10792/354) (TO BE ABANDONED BY THIS PLAT)
- PART OF EXISTING 20' PRIVATE USE-IN-COMMON RIGHT-OF-WAY (8387/610) (TO BE ABANDONED BY THIS PLAT)
- PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION)
- PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- WETLANDS AREA

THE REQUIREMENTS OF 38108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1989 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, Jr.* 11-29-11  
THOMAS M. HOFFMANN, JR. DATE  
PROPERTY LINE SURVEYOR, MD REG. NO. 267

*Donald R. Reuwer, Jr.* 11/29/11  
DOUBLE R VENTURES, LLC  
DONALD R. REUWER, JR., MEMBER DATE

**OWNER'S CERTIFICATE**

DOUBLE R VENTURES, LLC, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, 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 THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 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 29 DAY OF NOVEMBER, 2011.

**OWNER**  
DOUBLE R VENTURES, LLC  
C/O LAND DESIGN & DEVELOPMENT, INC.  
5300 DORSEY HALL DR. STE 102  
ELLCOTT CITY, MARYLAND 21042-7819  
ATTN: MR. DONALD R. REUWER, JR.  
443-367-0422

**DEVELOPER**  
ELLCOTT CITY LAND HOLDING, INC.  
C/O LAND DESIGN & DEVELOPMENT, INC.  
5300 DORSEY HALL DR. STE 102  
ELLCOTT CITY, MARYLAND 21042-7819  
ATTN: MR. DONALD R. REUWER  
443-367-0422

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF THE AGGREGATE OF THE TWO (2) FOLLOWING CONVEYANCES; (1) ALL THAT LAND CONVEYED FROM EVANS MATTHEW KEIM, VIRGINIA V. KEIM, RICHARD KEIM, JR. AND STACEY WALLACE TO DOUBLE R VENTURES, LLC BY DEED DATED OCTOBER 19, 2011 AND RECORDED IN LIBER 13549, FOLIO 430, AND (2) ALL THAT LAND CONVEYED FROM ATHOL W. MORGAN AND LISA P. MORGAN TO DOUBLE R VENTURES, LLC BY DEED DATED OCTOBER 19, 2011 AND RECORDED IN LIBER 13549, FOLIO 439.

I HEREBY FURTHER CERTIFY THAT 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, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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. Hoffmann, Jr.* 11-29-11  
THOMAS M. HOFFMANN, JR. DATE  
PROPERTY LINE SURVEYOR, MD REG. NO. 267

**PURPOSE:**  
THE THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE THAT LAND PLATTED AS LOT 2, "KEIM PROPERTY" (PLAT 7110), AND TO SUBDIVIDE PARCELS 78 AND 416.

RECORDED AS PLAT No. 21906 ON 6/11/12  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RE-SUBDIVISION  
MOUNT HEBRON  
OVERLOOK**

LOTS 1 - 25 AND OPEN SPACE LOT 26  
A RE-SUBDIVISION OF LOT 2, "KEIM PROPERTY" (PLAT 7110)  
AND A SUBDIVISION OF PARCELS 78 & 416

DPZ REF'S : F-87-100, ECP-10-013, CONT. 14-4884-D,  
PB-389, SP-10-007, & WP-11-028

TAX MAP 17, GRID 16, PARCELS 77(LOT 2), 78 & 416  
2nd ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

ZONED R-20  
NOVEMBER 9, 2011

SCALE; 1" = 50'  
GRAPHIC SCALE  
50' 0 50' 100' 150'

SHEET 4 OF 4  
F-11-064

