

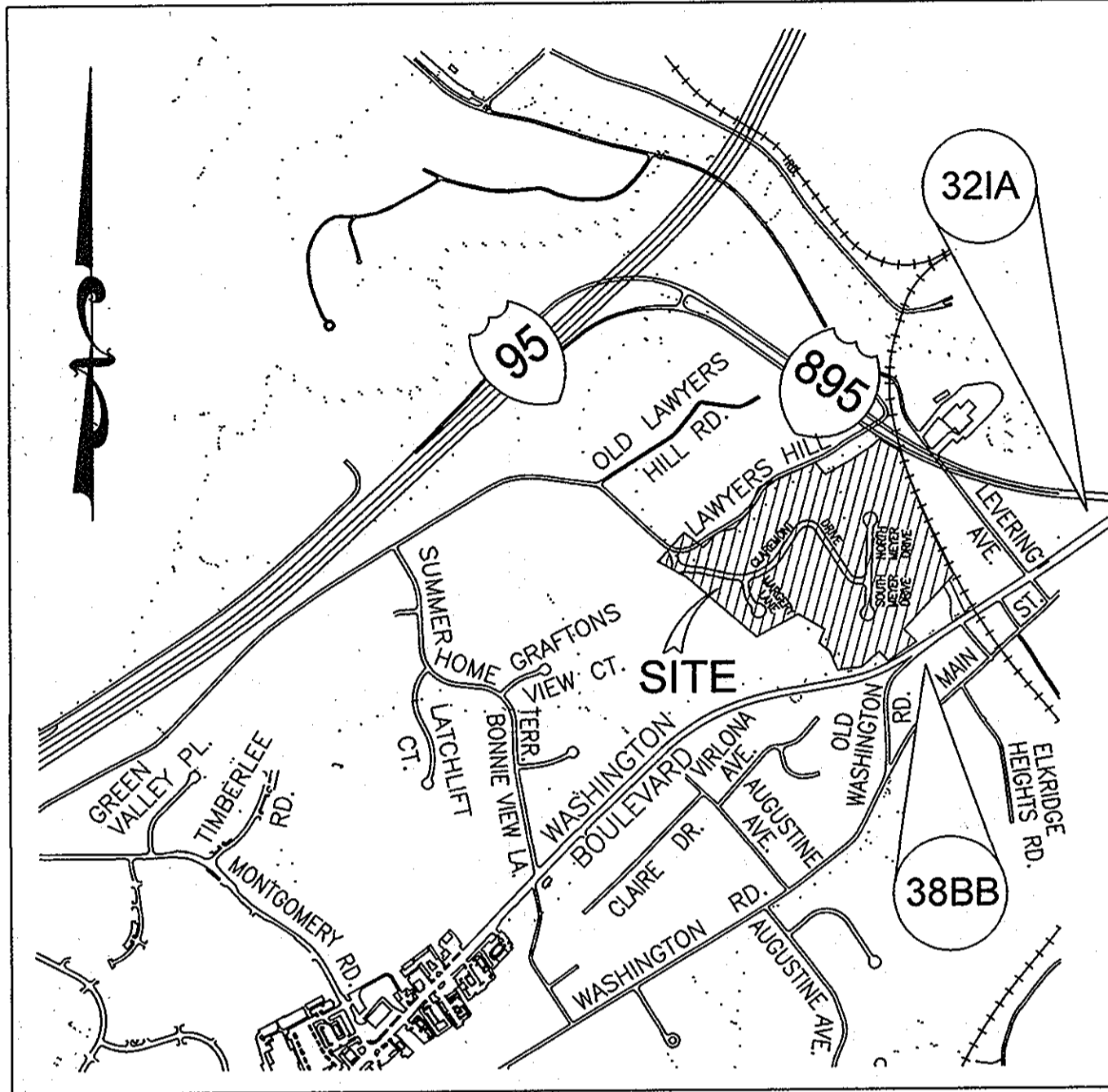
GENERAL NOTES

- 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".

CLAREMONT OVERLOOK PHASE 3

GENERAL NOTES (CONTINUED)

- 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 565085.463 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, F-10-117, 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)(ii), 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.
- A USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 6, 28, 29, AND 30 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.



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

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 = (ALL PHASES)	49 (48 + 1 EXISTING)
AREA OF PROPOSED BUILDABLE LOTS: (ALL PHASES)	10.8756 AC
AREA OF NON-BUILDABLE PARCELS: (A & C)	0.2739 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:	17,560 SF
AREA OF PROPOSED RIGHT-OF-WAY:	3.2369 AC
(INCLUDES NON-BUILDABLE PARCEL B)	
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

AREA TABULATION CHART	
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	24
NON-BUILDABLE	0
OPEN SPACE	0
TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	5.1978 AC
NON-BUILDABLE	0.0000 AC
OPEN SPACE	0.0000 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.1978 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. 12-12-11
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

Alan Meyer 1/13/12
CLAREMONT LLC DATE
ALAN MEYER, MEMBER

PURPOSE NOTE:
THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE BULK PARCELS E, F, G, H, J, AND K TO CREATE NEW LOTS 26-49

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

Brian Peter Brilman 2/7/12
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

John R. ... 1/24/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Vest ... 2/9/12
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 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 13 DAY OF JANUARY, 2012

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. 12-12-11
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

RECORDED AS PLAT No. 21828 ON 2/17/12
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
**CLAREMONT OVERLOOK
PHASE 3**
LOTS 26 - 49

A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS E, F, G, AND H, "CLAREMONT OVERLOOK, PHASE 1", PLATS 20995-21001 AND NON-BUILDABLE BULK PARCELS J AND K, "CLAREMONT OVERLOOK, PHASE 2", PLATS 21184-21187

TAX MAP 32, GRID 21, PARCEL 24
TAX MAP 38, GRID 4, PARCEL 632
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZONED R-ED

SCALE : NONE DECEMBER 9, 2011

SHEET 1 OF 4

INTERSTATE 895
(PRINCIPAL ARTERIAL)
SRC PLAT NO. 38492, 41667

N565250
E1394500

BALTIMORE & OHIO RAILROAD
NOT INCLUDED

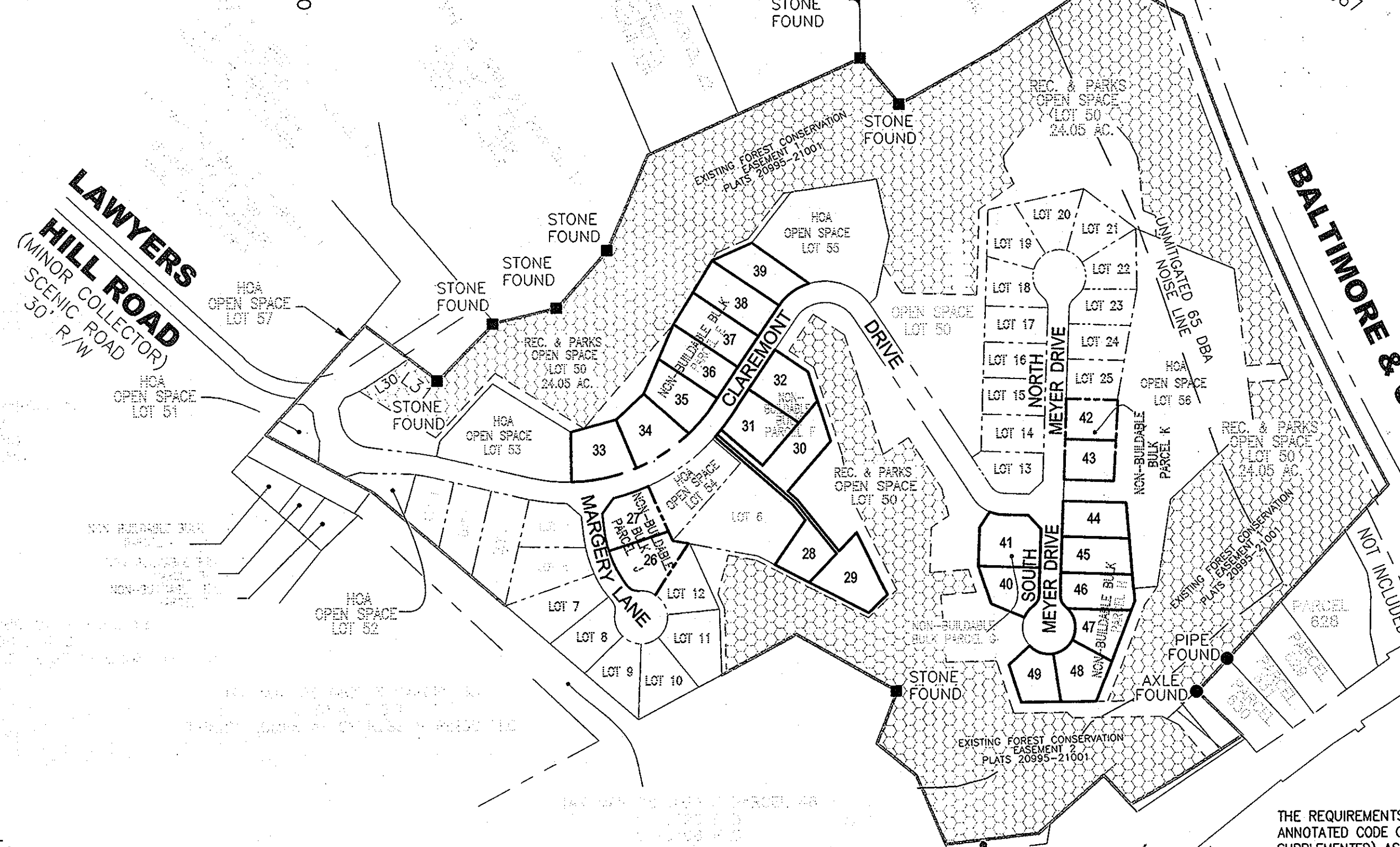
WASHINGTON BOULEVARD
SHA PLAT NOS. 53448, 53449

LEGEND
EXISTING FOREST CONSERVATION EASEMENT
PLATS 20995-21001

LAWYERS HILL ROAD
(MINOR COLLECTOR)
SCENIC ROAD
30' R/W

E1391250
N564000

N565750
E1392000



AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	24
NON-BUILDABLE	0
OPEN SPACE	0
TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	5.1978 AC
NON-BUILDABLE	0.0000 AC
OPEN SPACE	0.0000 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.1978 AC

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

ROBERT H. VOGEL ENGINEERING, INC.
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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 12-12-11
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267
Alan Meyer 1/13/12
CLAREMONT LLC DATE
ALAN MEYER, MEMBER

PURPOSE NOTE:
THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE BULK PARCELS E, F, G, H, J, AND K TO CREATE NEW LOTS 26-49

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

Benjamin for Peter Biedeman 2/7/12
HOWARD COUNTY HEALTH OFFICER *JB* DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Alan Meyer 1/24/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION JR. DATE
Benjamin Biedeman 2/9/12
DIRECTOR *BB* 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 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 13 DAY OF JANUARY, 2012
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 12-12-11
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267



RECORDED AS PLAT No. 21829 ON 2/17/12
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION
CLAREMONT OVERLOOK
PHASE 3
LOTS 26 - 49**

A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS E, F, G, AND H, "CLAREMONT OVERLOOK, PHASE 1", PLATS 20995-21001 AND NON-BUILDABLE BULK PARCELS J AND K, "CLAREMONT OVERLOOK, PHASE 2", PLATS 21184-21187

TAX MAP 32, GRID 21, PARCEL 24
TAX MAP 38, GRID 4, PARCEL 632
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZONED R-ED
DECEMBER 9, 2011



SCALE 1" = 200'

COORDINATE LIST		
PT	NORTHING	EASTING
838	564762.3181	1392473.1638
839	564668.4859	1392474.3805
849	564814.2906	1392743.9309
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
861	564451.5322	1392895.2357
865	564785.0590	1392569.0488
866	564833.2087	1392612.0378
867	564963.9260	1392668.5397
868	565083.5819	1392741.4882
869	565116.0593	1392816.6291
940	564791.9673	1392777.1223
941	564638.2564	1392554.6875
942	564608.5150	1392532.8896
953	564568.9222	1392537.2219
954	564471.4951	1392579.3711
956	564462.8407	1392600.5428
966	564557.0171	1392665.6390
967	564659.8010	1392619.1367
1341	564997.2292	1392866.9688
2044	564454.9082	1392632.2081
2045	565039.3817	1392924.5298
2046	564510.6146	1392858.2505
2047	564594.4934	1392916.3730
2048	564623.6790	1392892.9617
2049	564751.4986	1392745.6214

CURVE TABLE				
CURVE	ARC	RADIUS	DELTA	CHORD
C1	33.25'	50.00'	38°06'19"	N75°56'11"W 32.64'
C2	23.76'	25.00'	94°26'41"	N67°46'00"W 22.87'
C3	107.76'	180.00'	34°17'59"	N23°23'40"W 106.15'
C4	68.05'	370.00'	10°32'16"	N71°30'57"E 67.95'
C5	51.32'	370.00'	07°56'52"	N 37°53'50"E 51.28'
C6	72.79'	105.00'	39°43'19"	S 53°47'03"W 71.35'
C7	318.70'	330.00'	55°20'02"	S 61°35'25"W 306.46'

MINIMUM LOT SIZE CHART				
LOT	GROSS AREA	PIFESTEM AREA	MINIMUM LOT SIZE	NET LOT SIZE
28	8,595 S.F.	1,398 S.F.	6,000 S.F.	7,197 S.F.
29	12,769 S.F.	1,920 S.F.	6,000 S.F.	10,849 S.F.
30	10,490 S.F.	618 S.F.	6,000 S.F.	9,872 S.F.

- LEGEND**
- EXISTING FOREST CONSERVATION EASEMENT PLATS 20995-21001
 - EXISTING 10' PUBLIC TREE MAINTENANCE EASEMENT PLATS 20997-20998
 - EXISTING 24' PRIVATE USE IN COMMON ACCESS EASEMENT PLAT 20997
 - EXISTING PUBLIC WATER & UTILITY EASEMENT PLAT 20997
 - EXISTING 40' PUBLIC WATER, SEWER, DRAINAGE & UTILITY EASEMENT PLAT 20997

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	14
NON-BUILDABLE	0
OPEN SPACE	0
TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	3.2754 AC
NON-BUILDABLE	0.0000 AC
OPEN SPACE	0.0000 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.2754 AC

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

Barbara Peter Baileman 2/7/12
HOWARD COUNTY HEALTH OFFICER *BB* DATE

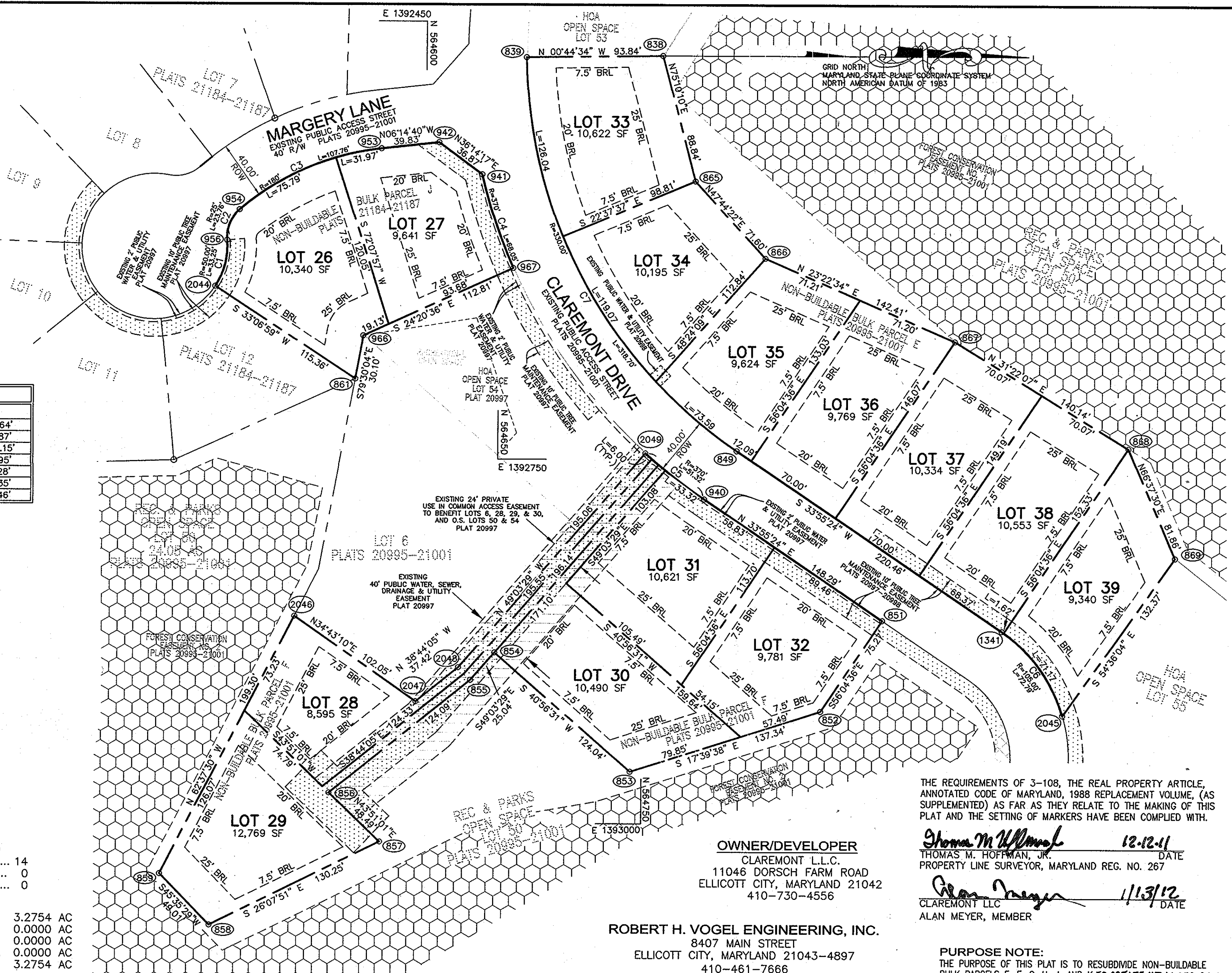
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
John P. ... 1/24/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION J.P. DATE
Kevin ... 2/8/12
DIRECTOR *BB* DATE

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 13 DAY OF JANUARY, 2012
Alan Meyer
CLAREMONT, LLC
ALAN MEYER
WITNESS
Megan Baile

SURVEYOR'S CERTIFICATE
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Thomas M. Hoffman, Jr. 12-12-11
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

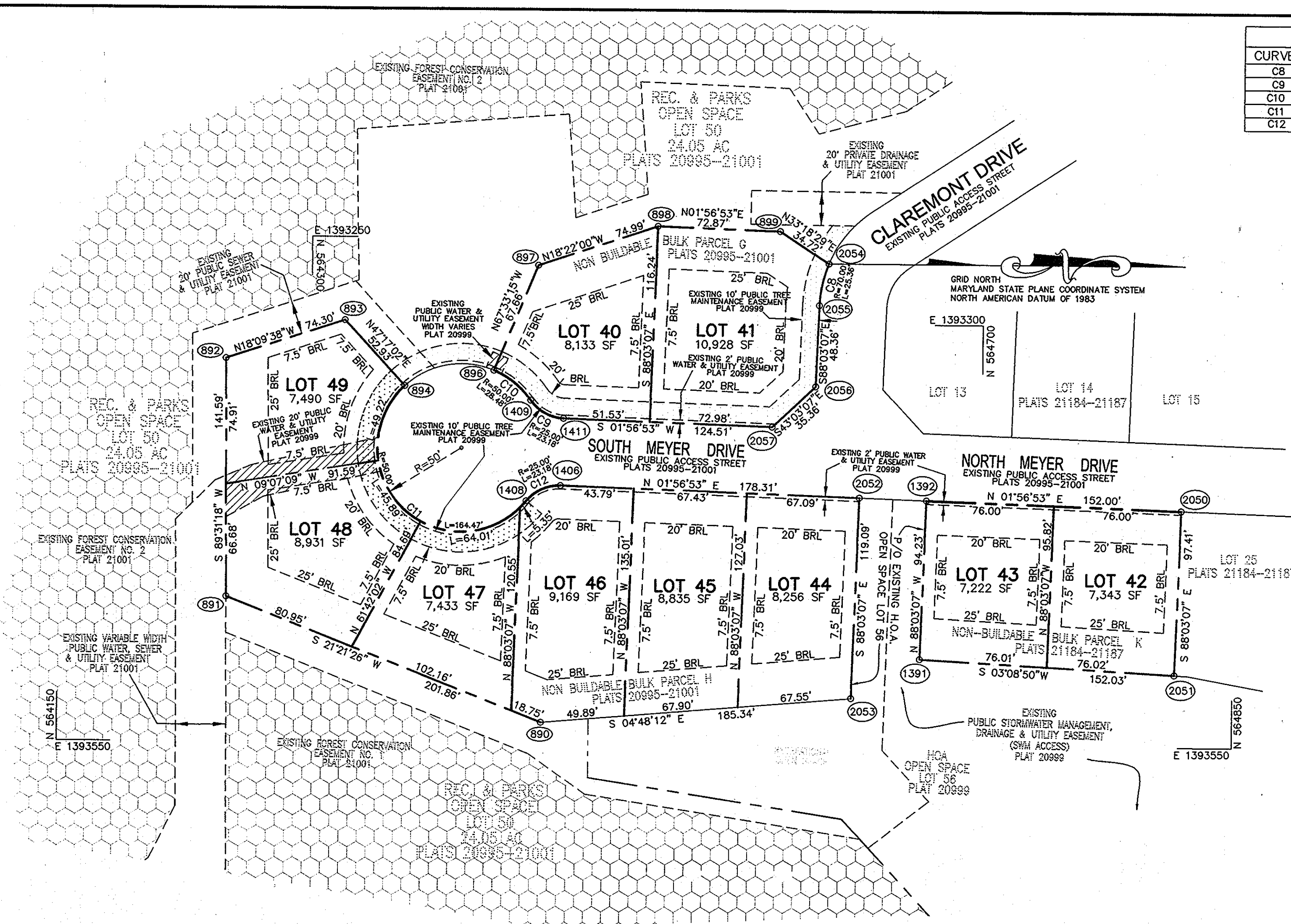
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Thomas M. Hoffman, Jr. 12-12-11
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267
Alan Meyer 1/13/12
CLAREMONT LLC
ALAN MEYER, MEMBER
PURPOSE NOTE:
THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE BULK PARCELS E, F, G, H, J, AND K TO CREATE NEW LOTS 26-49

RECORDED AS PLAT No. 21830 ON 2/17/12
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
PLAT OF RESUBDIVISION
CLAREMONT OVERLOOK
PHASE 3
LOTS 26 - 49
A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS E, F, G, AND H, "CLAREMONT OVERLOOK, PHASE 1", PLATS 20995-21001 AND NON-BUILDABLE BULK PARCELS J AND K, "CLAREMONT OVERLOOK, PHASE 2", PLATS 21184-21187
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
50 0 50 100 150
DECEMBER 9, 2011
SHEET 3 OF 4



CURVE TABLE				
CURVE	ARC	RADIUS	DELTA	CHORD
C8	25.36'	70.00'	20°45'33"	S77°40'21"E 25.22'
C9	23.18'	25.00'	53°07'48"	S28°30'47"W 22.36'
C10	28.48'	50.00'	32°37'56"	S38°45'43"W 28.09'
C11	164.47'	50.00'	188°27'57"	N43°03'03"E 99.73'
C12	23.18'	25.00'	53°07'48"	N24°37'01"W 22.36'

COORDINATE LIST		
PT	NORTHING	EASTING
890	564438.4189	1393537.6133
891	564250.4221	1393464.1002
892	564249.2404	1393322.5165
893	564319.8379	1393299.3589
894	564355.7445	1393338.2485
896	564408.7533	1393328.7726
897	564434.5848	1393266.2424
898	564505.7566	1393242.6126
899	564578.5875	1393245.0898
1391	564663.9325	1393498.6065
1392	564667.1356	1393404.4338
1406	564448.9483	1393397.0127
1408	564428.6199	1393406.3271
1409	564430.6595	1393346.3617
1411	564450.3080	1393357.0358
2050	564819.0477	1393409.6007
2051	564815.7365	1393506.9535
2052	564627.1587	1393403.0741
2053	564623.1106	1393522.0932
2054	564607.6075	1393264.1581
2055	564602.2222	1393288.8001
2056	564600.5783	1393337.1325
2057	564574.7430	1393361.2682



LEGEND	
	EXISTING FOREST CONSERVATION EASEMENT PLATS 20995-21001
	EXISTING 10' PUBLIC TREE MAINTENANCE EASEMENT PLATS 20999 & 21001
	EXISTING PUBLIC WATER & UTILITY EASEMENT PLATS 20999 & 21001
	EXISTING 20' PUBLIC WATER & UTILITY EASEMENT PLAT 20999

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. 12-12-11
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

Alan Meyer 1/13/12
 CLAREMONT LLC DATE
 ALAN MEYER, MEMBER

PURPOSE NOTE:
 THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE BULK PARCELS E, F, G, H, J, AND K TO CREATE NEW LOTS 26-49

AREA TABULATION CHART	
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	10
NON-BUILDABLE	0
OPEN SPACE	0
TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	1.9224 AC
NON-BUILDABLE	0.0000 AC
OPEN SPACE	0.0000 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.9224 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 21043-4897
 410-461-7666

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

B. Dyson for Peter Bridgman 2/7/12
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

John J. P. 1/24/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Keith Sheehy 2/9/12
 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 13 DAY OF JANUARY, 2012

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. 12-12-11
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

RECORDED AS PLAT No. 21931 ON 2/17/12
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION
 CLAREMONT OVERLOOK
 PHASE 3**
 LOTS 26 - 49

A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS E, F, G, AND H, "CLAREMONT OVERLOOK, PHASE 1", PLATS 20995-21001 AND NON-BUILDABLE BULK PARCELS J AND K, "CLAREMONT OVERLOOK, PHASE 2", PLATS 21184-21187

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
 50 0 50 100 150

DECEMBER 9, 2011

SHEET 4 OF 4