

CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD
C-1	50.00'	8.33'	4.17'	9°32'39"	N30°57'17"W 8.32'

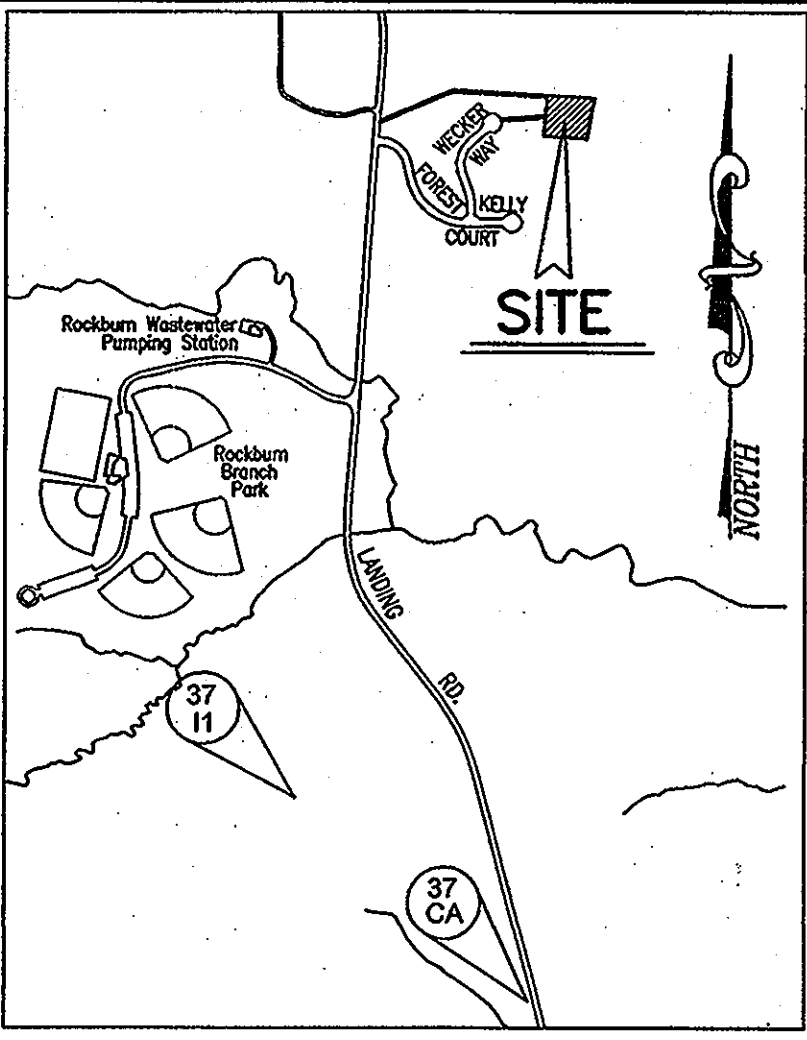
LEGEND		
	EXISTING PUBLIC FOREST CONSERVATION EASEMENT PLATS 21471 & 21472	
	EXISTING 30' PUBLIC SEWER WATER & UTILITY EASEMENT PLAT 21472	
	EXISTING 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT PLAT 21472	

COORDINATE LIST		
POINT	NORTHING	EASTING
202	568008.5633	1382479.8004
207	567912.6105	1381439.2748
208	568122.1167	1381750.7626
502	568184.0869	1382235.9614
505	567980.5641	1382261.8526
572	568087.4830	1382246.2509
573	568027.1861	1382023.7101
902	567920.9802	1381438.2803
903	568129.3313	1381748.0506
904	568222.2742	1382475.7392
905	568079.4732	1382249.2698
906	568020.0518	1382027.9892

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	NET AREA
3	50,996 SF	1,845 SF	49,151 SF

**OWNER**  
 ROBERT T GEELHAAR AND TERRI M GEELHAAR  
 5295 LANDING ROAD  
 ELKRIE, MARYLAND 21075-5715  
 443-367-0422

**DEVELOPER**  
 ELLICOTT CITY LAND HOLDING INC.  
 5300 DORSEY HALL DRIVE, SUITE 102  
 ELLICOTT CITY, MARYLAND 21042-7819  
 443-367-0422



**GENERAL NOTES**

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION No. 3711 AND 37CA  
 3711 N 56804.699 E 1.381,586.920  
 37CAN 564,321.638 E 1,382,742.840
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. NOVEMBER 2008.
- BRL DENOTES BUILDING RESTRICTION LINE
- ⊕ DENOTES REBAR WITH CAP EMBOSSED "PROP. MARK 21204".
- ⊙ 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-ED PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN, AND THE COMPREHENSIVE LITE ZONING AMENDMENTS 07/26/2006.
- DRAINWAYS 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 -- 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 (M25 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.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, THE WETLAND BUFFER, STREAM BANK BUFFER, FLOOD PLAIN, OR FOREST CONSERVATION EASEMENT AREAS, EXCEPT AS DEEMED ESSENTIAL BY DPZ.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- A USE-IN-COMMON ACCESS MAINTENANCE AGREEMENT FOR LOTS 18-20 OF GROVEMONT OVERLOOK AND THE FUTURE RESUBDIVISION OF LOT 2, GEELHAAR PROPERTY HAS BEEN RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS LIBER 14123 FOLIO 423 ON JULY 6, 2012.
- WATER AND SEWER SERVICE FOR THIS PROJECT WILL BE PUBLIC. WATER WILL BE PROVIDED THROUGH CONTRACT NO. 14-4412-D. SEWER WILL BE PROVIDED THROUGH CONTRACT NO. 14-4412-D.
- PUBLIC WATER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO HISTORIC STRUCTURES EXISTING ON THIS SITE.
- DEVELOPER RESERVES ITS SUCCESSION 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 LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON SITE.
- REF. DPZ FILE NUMBERS: WP-07-100, SP-06-15, F-78-90/LEGAL PROPERTY, LOTS 1 & 2; F-81-87/LEGAL PROPERTY, LOTS 3 & 4; F-84-214/GEELHAAR PROPERTY, LOT 1, F-09-122, SDP-12-024, PB CASE 377, F-12-064, & VP-83-84.
- TRASH & RECYCLING COLLECTION WILL BE AT THE COUNTY ROADWAYS, FOREST KELLY COURT AND WECKER WAY WITHIN FIVE FEET (5') OF THE COUNTY ROADWAY.
- THERE ARE NO BUILDABLE LOTS CREATED BY THIS PLAT.
- EXISTING STRUCTURE ON LOT 3 TO REMAIN.
- THIS PROJECT IS USING THE R-20 OPTION OF THE R-ED REGULATIONS PER SECTION 107.H. OF THE ZONING REGULATIONS.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF THE LANDSCAPE MANUAL PER SECTION 16.124 AND FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SEC. 16.120(9)(2)(IV) OF THE FOREST CONSERVATION MANUAL SINCE THIS PLAT IS FOR REAL ESTATE TRANSFER ONLY AND DOES NOT CREATE ANY NEW BUILDING LOTS.
- THIS PLAT IS IN CONFORMANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- NON-BUILDABLE BULK PARCEL "A" SHALL BE OWNED BY ROBERT T. AND TERRI M. GEELHAAR
- H.O.A. COVENANTS AND RESTRICTIONS HAVE BEEN RECORDED AS LIBER 13065 FOLIO 9 ON 12/9/2010. THE HOMEOWNERS ASSOCIATION DOCUMENTS HAVE BEEN RECORDED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION AS RECORDING REFERENCE NUMBER D13445358 ON FEBRUARY 26, 2010.

THE REQUIREMENT 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.* 12.14.12  
 THOMAS M. HOFFMAN JR. DATE  
 PROPERTY LINE SURVEYOR No. 276

*Robert T. Geelhaar* 11 Dec 2012  
 ROBERT T. GEELHAAR DATE  
*TERRI M. GEELHAAR* 11 Dec 2012  
 TERRI M. GEELHAAR DATE

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

**PURPOSE NOTE**

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE "GEELHAAR PROPERTY", LOT 2 AND "GROVEMONT OVERLOOK, PHASE 1", NON-BUILDABLE BULK PARCEL E, AND TO CREATE NON-BUILDABLE BULK PARCEL A. THERE ARE NO BUILDABLE LOTS CREATED BY THIS PLAT

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF ALL THE LAND CONVEYED BY ROBERT T. GEELHAAR TO ROBERT T. GEELHAAR AND TERRI M. GEELHAAR BY DEED DATED MAY 19, 1989 AND RECORDED IN LIBER 2014, FOLIO 198, AND ALL OF THE LAND CONVEYED BY ELLICOTT CITY LAND HOLDING, INC. TO ROBERT T. GEELHAAR AND TERRI M. GEELHAAR BY DEED DATED MAY 5, 2012 AND RECORDED IN LIBER 14068, FOLIO 398, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY ALL MONUMENTS ARE IN PLACE, 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 BOUNDARY SURVEY 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 QUALIFIED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2014.

*Thomas M. Hoffman Jr.* 12.14.12  
 THOMAS M. HOFFMAN JR. DATE  
 PROPERTY LINE SURVEYOR No. 267



RECORDED AS PLAT No. 22945 ON 2/11/13  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION**  
**GEELHAAR PROPERTY**  
**LOT 3 AND**  
**NON-BUILDABLE BULK PARCEL A**

A RESUBDIVISION OF  
 LOT 2, "GEELHAAR PROPERTY" (PLAT 5941) AND NON-BUILDABLE BULK PARCEL E, "GROVEMONT OVERLOOK, PHASE 1" (PLAT 21472)

ZONED R-ED  
 TAX MAP 31, BLK: 24 PARCELS 619 & 749  
 FIRST ELECTION DISTRICT, HOWARD COUNTY, MD.

SCALE: 1" = 50'  
 NOVEMBER 26, 2012

GRAPHIC SCALE  
 50' 100' 150'

SHEET 1 OF 1

**OWNER'S CERTIFICATE**

WE ROBERT T. GEELHAAR AND TERRI M. GEELHAAR, 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-WAY 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 11 DAY OF December 2012.

*Robert T. Geelhaar*  
 ROBERT T. GEELHAAR  
*TERRI M. GEELHAAR*  
 TERRI M. GEELHAAR

*Megan Brett*  
 MEGAN BRETT  
 WITNESS

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT.  
*B. Wilson for Maura Roseman* 1/24/2013  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* 1/28/13  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 1/28/13  
 DIRECTOR DATE