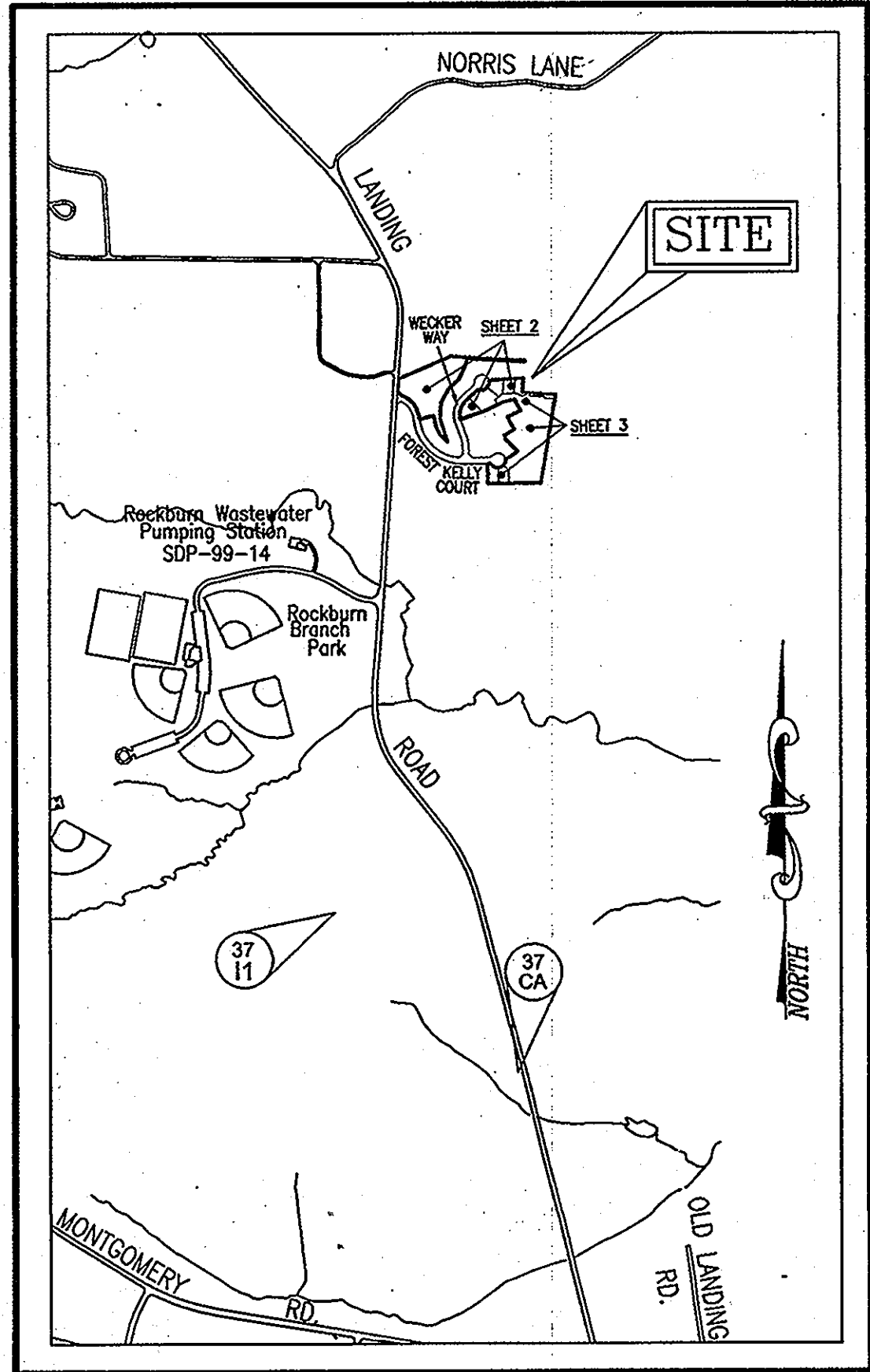


**GENERAL NOTES**

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION No. 3711 AND 37CA  
3711 N 565,004.699 E 1,381,586.920  
37CA N 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.
- 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 --- 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 (H25 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 ROAD 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, 19, 37, LOT 3 - GEELHAAR PROPERTY, NON BUILDABLE BULK PARCEL H AND THE FUTURE RESUBDIVISION OF LOT 3 - GEELHAAR PROPERTY SHALL BE RECORDED SIMULTANEOUSLY IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND WITH RECORDATION OF THIS PLAT.
- 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 AND SEWER 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.
- DENSITY TABULATION (PROJECT):  
GROSS AREA OF PROJECT: ..... 17.8523 ACRES (F-09-122)  
NON BUILD BULK PARCEL A: ..... + 0.1488 ACRES (F-13-054)  
NON BUILD BULK PARCEL E: ..... - 0.0423 ACRES (F-09-122)  
TOTAL: ..... 17.9588 ACRES  
AREA OF 100 YEAR FLOOD PLAIN, DRAINAGE & UTILITY EASEMENT: ..... 0.1214 ACRES (F-09-122 & F-13-054)  
AREA OF STEEP SLOPES: ..... 0.98 ACRES (F-09-122)  
NET AREA OF PROJECT: ..... 16.8574 ACRES (F-09-122)  
DWELLING UNITS PER NET ACRE ALLOWED: 2 X 16.86 AC = 33.7 OR 33 UNITS  
DWELLING UNITS PROPOSED: 3 EXISTING (F-09-122) + 30 UNITS (F-12-064) = 33.
- THE FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT HAS BEEN FULFILLED IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL BY THE RETENTION OF 1.00 ACRE OF EXISTING FOREST AND BY THE PLANTING OF 1.80 ACRES OF REFORESTATION AND 0.78 ACRES OF AFFORESTATION WHICH WAS SUFFICIENT TO MEET REQUIRED OBLIGATIONS. REFER TO PLATS 21469-21472 SURETY HAS BEEN POSTED WITH THE DEVELOPERS AGREEMENT FOR F-09-122.  
- THE FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT HAS BEEN FULFILLED IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL BY  
- 1.00 ACRE OF EXISTING FOREST RETENTION  
[PLAT 21470, 0.45(SHEET 2) + PLAT 21472, 0.27(SHEET 4) + PLAT 21472, 0.28(SHEET 4)]  
- 1.99 ACRES OF REFORESTATION (+ 0.19 AC., SEE SHEET 2)  
- 0.66 ACRES OF AFFORESTATION (- 0.12 AC., SEE SHEET 3)  
- 3.65 ACRES TOTAL FOREST CONSERVATION EASEMENT PROVIDED (NET INCREASE 0.07 AC)
- 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 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.



**VICINITY MAP**

SCALE: 1"= 1000'  
ADC MAP: 4936 K 4&5

- TM 31, PARCEL 619, N.B.B.PARCEL A  
**OWNER**  
ROBERT T GEELHAAR AND TERRI M GEELHAAR  
5295 LANDING ROAD  
ELKRIDGE, MARYLAND 21075-5715  
443-367-0422
- TM 31, PARCEL 749, O.S.LOTS 5 & 6  
**OWNER**  
GROVEMONT OVERLOOK HOMEOWNERS ASSOCIATION, INC.  
5331 LANDING ROAD  
ELKRIDGE, MARYLAND 21075-5717  
443-367-0422
- TM 31, PARCEL 749, LOTS 3, 20-22, & 32-33  
**OWNER**  
ELLICOTT CITY LAND HOLDING, INC.  
5300 DORSEY HALL DRIVE, SUITE 102  
ELLICOTT CITY, MARYLAND 21042-7819  
443-367-0422

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

**GENERAL NOTES ( CONTINUED )**

- STORMWATER MANAGEMENT AND PERIMETER LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AND AS SHOWN ON THE APPROVED ROAD CONSTRUCTION DRAWINGS. SURETY HAS BEEN POSTED WITH THE DEVELOPERS AGREEMENT FOR F-09-122.
  - THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF HOWARD COUNTY FOREST CONSERVATION ACT. REFER TO F-09-122 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.
  - OPEN SPACE LOT 4 (CREATED UNDER F-09-122) AND OPEN SPACE LOTS 43 & 44 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - A NOISE STUDY IS NOT REQUIRED FOR THIS DEVELOPMENT.
  - THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
  - STORMWATER MANAGEMENT IS PROVIDED FOR THE DEVELOPMENT BY TWO PRIVATE H.O.A. OWNED MICROPOOL PONDS AND A PRIVATE H.O.A. OWNED BIO-RETENTION FACILITY UNDER F-09-122.
  - THIS PLAN IS IN CONFORMANCE WITH THE AMENDED FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
  - TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETARY LOCATIONS ON SITE.
  - REFERENCE DESIGN MANUAL WAIVER : APPROVED OCTOBER 28, 2009, TO ALLOW A 40' PUBLIC ROAD RIGHT-OF-WAY IN ACCORDANCE WITH APPROVED SDP-06-15.
  - REFERENCE WAIVER WP-07-100, APPROVED MARCH 26, 2007, GRANTING AN EXTENSION TO SUBMIT THE PRELIMINARY EQUIVALENT SKETCH PLANS FOR SIGNATURE
  - 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 & F-13-054.
  - HOMEOWNERS ASSOCIATION DOCUMENTS HAVE BEEN RECORDED WITH THE MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION ON FEBRUARY 26, 2010 AS RECORDING REFERENCE NUMBER D13445358.
  - A TRAFFIC STUDY IS NOT REQUIRED.
  - STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 STORMWATER DESIGN MANUAL UNDER F-09-122. THIS PROJECT MEETS CRITERIA OUTLINED IN THE MDE GUIDELINES TO GRANT AN ADMINISTRATIVE WAIVER. THIS PLAN RECEIVED PRELIMINARY APPROVAL(SPO6-016) ON 10/3/2006. A GRADING PERMIT SHALL BE APPROVED PRIOR TO MAY 4, 2013. THIS PLAN IS SUBJECT TO THE EXPIRATION OF THIS WAIVER UNLESS ALL STORMWATER PRACTICES ARE CONSTRUCTED BY MAY 4, 2017.
  - TRASH & RECYCLING COLLECTION WILL BE AT THE COUNTY ROADWAYS, FOREST KELLY COURT AND WECKER WAY WITHIN FIVE FEET (5') OF THE COUNTY ROADWAY.
  - "GROVEMONT OVERLOOK" OPEN SPACE REQUIRED : 50% x 17.9588 AC = 8.9794 AC
- | OPEN SPACE PROVIDED |                              |   |                 |
|---------------------|------------------------------|---|-----------------|
| F-09-122            | PHASE 1 (PLAT 21469 - 21472) | CREDITED 9.0362 AC/NON-CREDITED 0.0000 AC | TOTAL 9.0362 AC |
| F-12-064            | PHASE 2 (PLAT 21987 - 21989) | CREDITED 0.0000 AC/NON-CREDITED 0.0000 AC | TOTAL 0.0000 AC |
| F-13-054            | RESUB PHASE 2:               | CREDITED 9.0010 AC/NON-CREDITED 0.0852 AC | TOTAL 9.0862 AC |
- NON-BUILDABLE BULK PARCEL "H" SHALL BE OWNED BY ELLICOTT CITY LAND HOLDING, INC.
  - H.O.A. COVENANTS AND RESTRICTIONS HAVE BEEN RECORDED AS LIBER 13065 FOLIO 9 ON 12/9/2010.

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

*Thomas M. Hoffman Jr.* 12-7-12  
GROVEMONT OVERLOOK HOMEOWNERS ASSOCIATION, INC. DATE  
AUTHORIZED PERSON

*Donald R. Reuwer Jr.* 12-7-12  
ELLICOTT CITY LAND HOLDING, INC. DATE  
DONALD R. REUWER JR., PRESIDENT

**PURPOSE NOTE**

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PREVIOUSLY RECORDED "GROVEMONT OVERLOOK, PHASE 1" LOT 3 AND OPEN SPACE LOTS 5 & 6, (PLATS 21469-21472) AND "GROVEMONT OVERLOOK, PHASE 2" LOTS 20-22 & 32-33 (PLATS 21987-21989), INCORPORATE "GEELHAAR PROPERTY" NON BUILDABLE BULK PARCEL A (PLAT F-13-054) INTO OPEN SPACE LOT 43, CREATE NON BUILDABLE BULK PARCEL H AND TO DECREASE THE SIZE OF PREVIOUS FCE #1 BY THE ADDITION OF REFORESTATION PART 2, 0.1943 AC.

**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	6
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	2
TOTAL NUMBER OF NON BUILDABLE BULK PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	9
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.3822 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	5.9662 AC
TOTAL AREA OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0.2733 AC
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	7.6217 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	7.6217 AC

**DEVELOPER**

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

**OWNER'S CERTIFICATE**

WE ROBERT T GEELHAAR & TERRI M GEELHAAR, GROVEMONT OVERLOOK HOMEOWNERS ASSOCIATION, INC., AND ELLICOTT CITY LAND HOLDING, INC., 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<sup>TH</sup> DAY OF DECEMBER, 2012.

*Robert T. Geelhaar* ROBERT T. GEELHAAR  
*TERRI M. GEELHAAR* TERRI M. GEELHAAR  
*Courtney Kenoe* COURTNEY KENOE  
*Donald R. Reuwer Jr.* DONALD R. REUWER, JR.  
GROVEMONT OVERLOOK HOMEOWNERS ASSOCIATION, INC. WITNESS  
ELLICOTT CITY LAND HOLDING, INC. WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF 1) PART OF 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; 2) PART OF THE LAND CONVEYED BY HARRY F. GEELHAAR, JR. TO GROVEMONT OVERLOOK HOMEOWNERS ASSOCIATION, INC. BY DEED DATED DECEMBER 10, 2010 AND RECORDED IN LIBER 13065, FOLIO 1, AND 3) PART OF THE LAND CONVEYED BY JERICHO, LLC TO ELLICOTT CITY LAND HOLDING, INC. BY DEED DATED JULY 18, 2012 AND RECORDED IN LIBER 14171, FOLIO 152, 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 DULY LICENCED 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

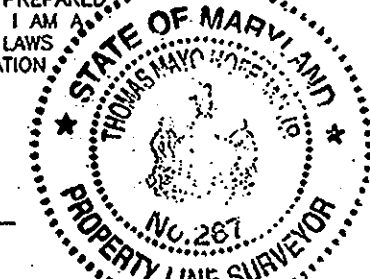
RECORDED AS PLAT No. 2252 ON 12/13  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION  
GROVEMONT OVERLOOK, PHASE 2  
LOTS 37-42, OPEN SPACE LOTS 43 & 44, AND  
NON BUILDABLE BULK PARCEL H**

A RESUBDIVISION OF "GEELHAAR PROPERTY", NON BUILDABLE BULK PARCEL A (PLAT F-13-054), "GROVEMONT OVERLOOK, PHASE 1", LOT 3 AND OPEN SPACE LOTS 5 & 6 (PLATS 21469-21472), AND "GROVEMONT OVERLOOK, PHASE 2", LOTS 20-22 & 32-33 (PLATS 21987-21989)

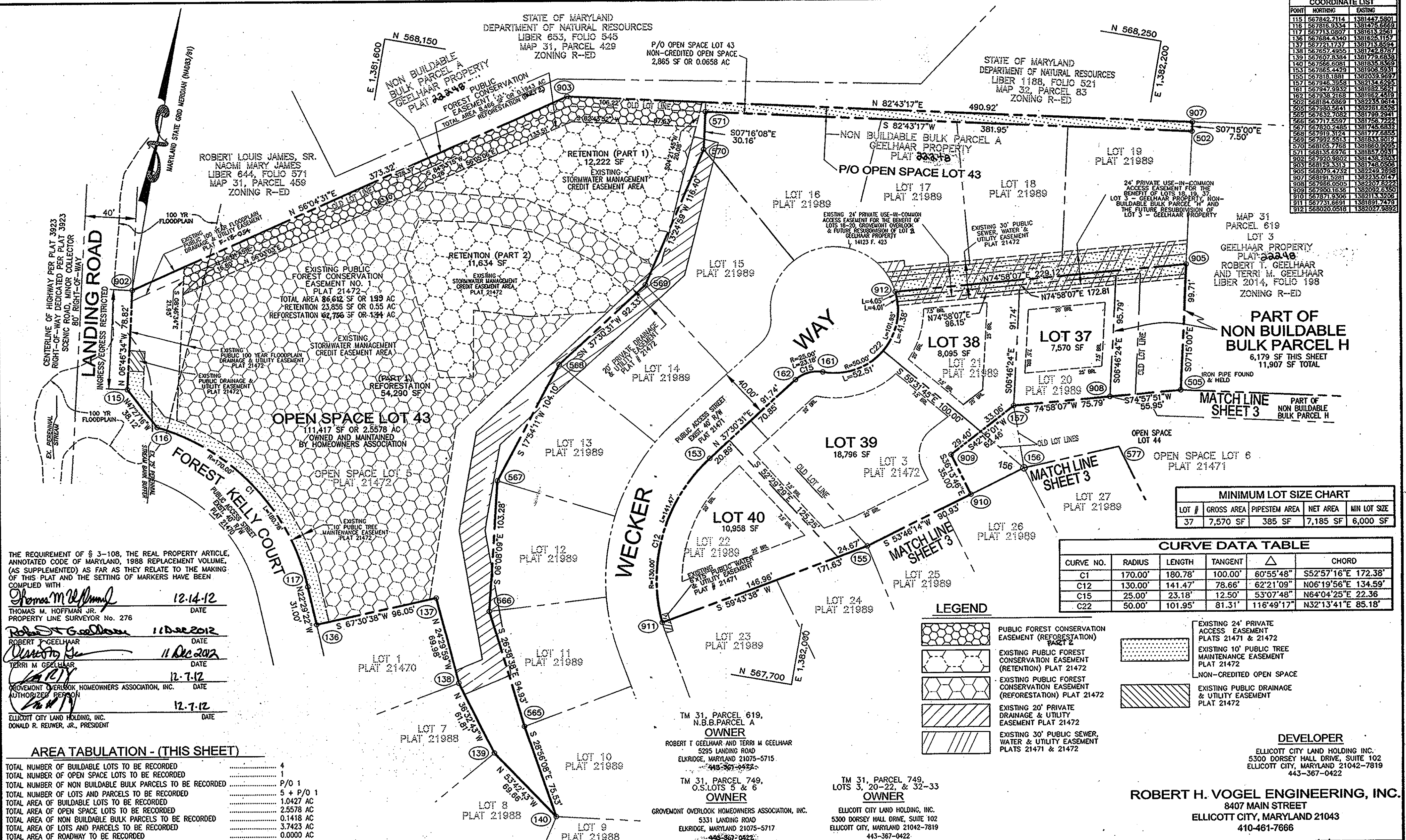
ZONED R-ED  
TAX MAP 31, BLK: 24 PARCELS 619 & 749  
FIRST ELECTION DISTRICT, HOWARD COUNTY, MD.  
SCALE : NONE DECEMBER 6, 2012

SHEET 1 OF 3



K:\PROJECTS\04-57\BURY RECORD\PLATS\PHASE 2\RESUB-LOTS 37-44\SHEET 1.dwg

COORDINATE LIST		
POINT	NORTHING	EASTING
115	567842.7114	1381447.5901
116	567816.9334	1381475.6659
117	567713.0807	1381513.2521
118	567684.4340	1381625.1157
119	567721.1737	1381719.8954
120	567693.4295	1381722.9187
121	567607.8384	1381779.6838
122	567656.6081	1381855.8359
123	567685.4429	1381906.5917
124	567818.1831	1382033.6927
125	567846.3958	1382154.6257
126	567947.9932	1382282.5621
127	567933.2168	1382374.4519
128	568184.0589	1382534.6514
129	567980.5841	1382281.8528
130	567632.7082	1381799.2941
131	567717.5597	1381758.7222
132	567818.1831	1381745.6927
133	567819.3124	1381777.6855
134	567892.5513	1381833.8012
135	567818.1831	1381745.6927
136	568184.0589	1382534.6514
137	567920.8902	1381436.2833
138	568129.3313	1381748.0536
139	568029.4751	1382249.2988
140	568191.5281	1382325.0147
141	567986.0505	1382207.8222
142	567900.1638	1382022.8350
143	567873.9205	1382113.8205
144	567751.6891	1381891.7479
145	568020.0516	1382027.9892



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* 12-14-12  
 THOMAS M. HOFFMAN JR.  
 PROPERTY LINE SURVEYOR No. 267

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

*Terry M. Geelhaar* 11 Dec 2012  
 TERRY M. GEELHAAR  
 DATE

*Larry* 12-7-12  
 GROVEMONT OVERLOOK HOMEOWNERS ASSOCIATION, INC.  
 AUTHORIZED PERSON  
 DATE

*Donald R. Reuwer* 12-7-12  
 ELLICOTT CITY LAND HOLDING, INC.  
 DONALD R. REUWER, JR., PRESIDENT  
 DATE

**AREA TABULATION - (THIS SHEET)**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF NON BUILDABLE BULK PARCELS TO BE RECORDED	P/O 1
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	5 + P/O 1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1,0427 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	2,5578 AC
TOTAL AREA OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0,1418 AC
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	3,7423 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0,0000 AC
TOTAL AREA TO BE RECORDED	3,7423 AC

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

*Bonnie M. Rossman* 1/30/13  
 HOWARD COUNTY HEALTH OFFICER  
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Kat Steinhilber* 2/06/13  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE

*Kat Steinhilber*  
 DIRECTOR  
 DATE

**OWNER'S CERTIFICATE**

WE ROBERT T. GEELHAAR & TERRY M. GEELHAAR, GROVEMONT OVERLOOK HOMEOWNERS ASSOCIATION, INC., AND ELLICOTT CITY LAND HOLDING, INC., 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 ANY 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 11th DAY OF December, 2012.

*Robert T. Geelhaar*  
 ROBERT T. GEELHAAR  
 GROVEMONT OVERLOOK HOMEOWNERS ASSOCIATION, INC.  
 AUTHORIZED PERSON

*Courtney Kenoe*  
 COURTNEY KENOE  
 WITNESS

*Terry M. Geelhaar*  
 TERRY M. GEELHAAR  
 ELLICOTT CITY LAND HOLDING, INC.  
 DONALD R. REUWER, JR., PRESIDENT

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF 1) PART OF THE LAND CONVEYED BY ROBERT T. GEELHAAR TO ROBERT T. GEELHAAR AND TERRY M. GEELHAAR BY DEED DATED MAY 19, 1989 AND RECORDED IN LIBER 2014, FOLIO 198, 2) PART OF THE LAND CONVEYED BY HARRY F. GEELHAAR, JR. TO GROVEMONT OVERLOOK HOMEOWNERS ASSOCIATION, INC. BY DEED DATED DECEMBER 10, 2010 AND RECORDED IN LIBER 13065, FOLIO 1, AND 3) PART OF THE LAND CONVEYED BY JERICHO, LLC TO ELLICOTT CITY LAND HOLDING, INC. BY DEED DATED JULY 18, 2012 AND RECORDED IN LIBER 14171, FOLIO 152, 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 DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267. EXPIRATION DATE JULY 28, 2014.

*Thomas M. Hoffman* 12-14-12  
 THOMAS M. HOFFMAN JR.  
 PROPERTY LINE SURVEYOR No. 267

RECORDED AS PLAT No. 22253 ON 12/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION**  
**GROVEMONT OVERLOOK, PHASE 2**  
**LOTS 37-42, OPEN SPACE LOTS 43 & 44, AND**  
**NON BUILDABLE BULK PARCEL H**

A RESUBDIVISION OF "GEELHAAR PROPERTY", NON BUILDABLE BULK PARCEL A (PLAT 21989), GROVEMONT OVERLOOK, PHASE 1, LOT 3 AND OPEN SPACE LOTS 5 & 6 (PLATS 21469-21472), AND "GROVEMONT OVERLOOK, PHASE 2", LOTS 20-22 & 32-33 (PLATS 21987-21989)

ZONED R-ED

TAX MAP 31; BLK: 24 PARCELS 619 & 749  
 FIRST ELECTION DISTRICT, HOWARD COUNTY, MD.  
 SCALE: 1" = 50'  
 GRAPHIC SCALE  
 DECEMBER 6, 2012

SHEET 2 OF 3

**MINIMUM LOT SIZE CHART**

LOT #	GROSS AREA	PIPESTEM AREA	NET AREA	MIN LOT SIZE
37	7,570 SF	385 SF	7,185 SF	6,000 SF

**CURVE DATA TABLE**

CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD
C1	170.00'	180.78'	100.00'	60°55'48"	S52°57'16"E 172.38'
C12	130.00'	141.47'	78.66'	62°21'09"	N06°19'56"E 134.59'
C15	25.00'	23.18'	12.50'	53°07'48"	N64°04'25"E 22.36'
C22	50.00'	101.95'	81.31'	116°49'17"	N32°13'41"E 85.18'

**LEGEND**

- PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION)
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (RETENTION) PLAT 21472
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION) PLAT 21472
- EXISTING 20' PRIVATE DRAINAGE & UTILITY EASEMENT PLAT 21472
- EXISTING 30' PUBLIC SEWER, WATER & UTILITY EASEMENT PLATS 21471 & 21472
- EXISTING 24' PRIVATE ACCESS EASEMENT PLATS 21471 & 21472
- EXISTING 10' PUBLIC TREE MAINTENANCE EASEMENT PLAT 21472
- NON-CREDITED OPEN SPACE
- EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT PLAT 21472

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

**ROBERT H. VOGEL ENGINEERING, INC.**  
 8407 MAIN STREET  
 ELLICOTT CITY, MARYLAND 21043  
 410-481-7666

K:\PROJECTS\04-571\SURV\RECORD\PLATS\PHASE 2 RESUB-LOTS 37-44\SHEET 2.dwg

CURVE DATA TABLE					
CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD
C7	25.00'	23.18'	12.50'	53°07'48"	S74°40'25"E 22.36'
C18	50.00'	136.63'	241.08'	156°33'56"	N53°36'31"E 97.92'

**LEGEND**

- PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION) TO BE ABANDONED
- EXISTING 20' PRIVATE DRAINAGE & UTILITY EASEMENT PLATS 21471 & 21472
- EXISTING 20' PUBLIC DRAINAGE & UTILITY EASEMENT PLAT 21471
- EXISTING PUBLIC STORMWATER MANAGEMENT EASEMENT PLAT 21471
- EXISTING 30' PUBLIC SEWER, WATER & UTILITY EASEMENT PLAT 21471
- EXISTING 24' PRIVATE ACCESS EASEMENT PLAT 21471
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION) PLAT 21471
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (REFORESTATION) PLAT 21471

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

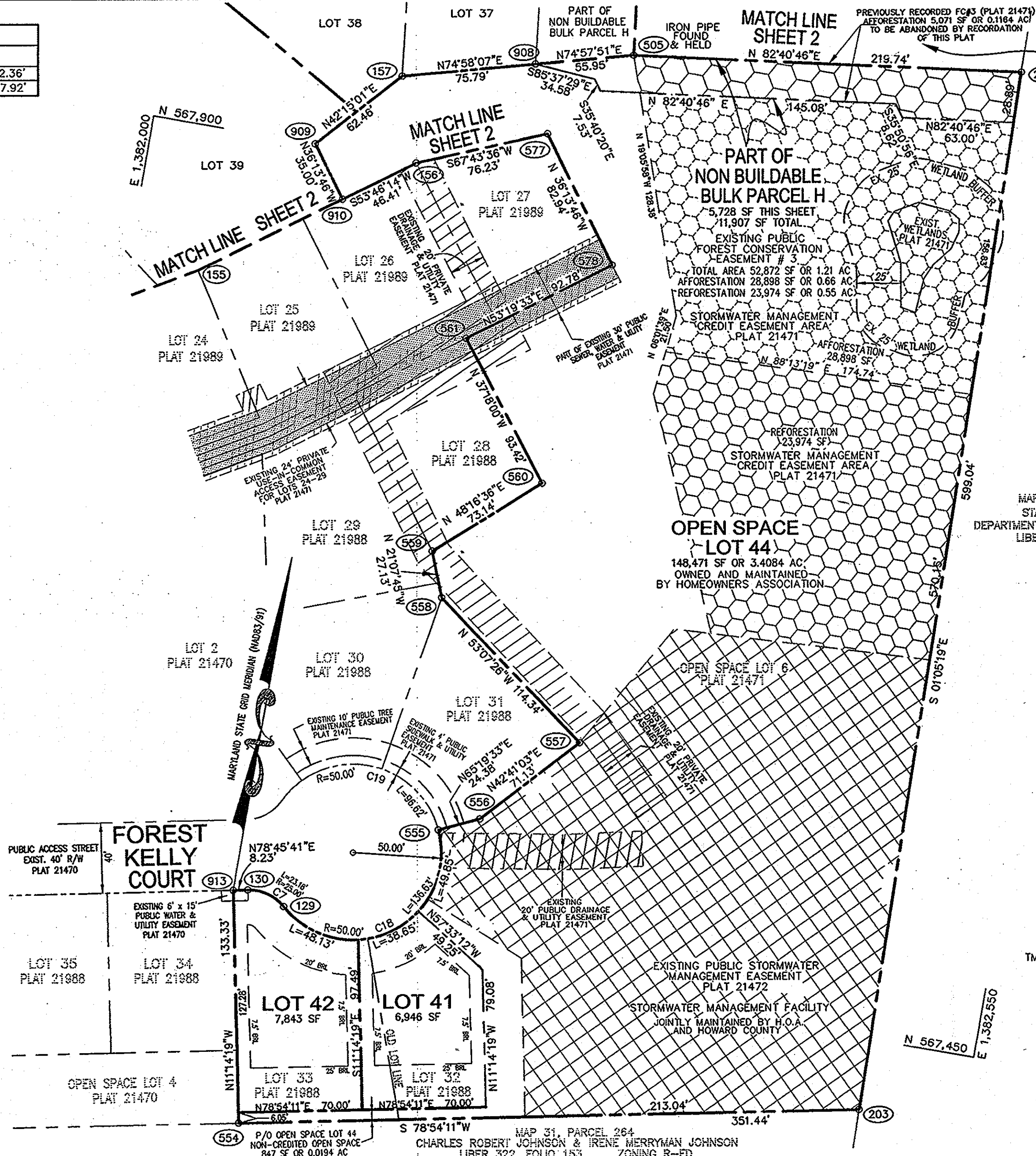
*TERRI M. GEELHAAR* 11 Dec 2012  
 TERRI M. GEELHAAR DATE

*Donal R. Reuver Jr.* 12-7-12  
 GROVEMONT OVERLOOK HOMEOWNERS ASSOCIATION, INC. DATE  
 AUTHORIZED PERSON

*Donal R. Reuver Jr.* 12-7-12  
 ELLICOTT CITY LAND HOLDING, INC. DATE  
 DONALD R. REUVER, JR., PRESIDENT

**AREA TABULATION - (THIS SHEET)**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF NON BUILDABLE BULK PARCELS TO BE RECORDED	P/O 1
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	3 + P/O 1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.3395 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	3.4084 AC
TOTAL AREA OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0.1315 AC
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	3.8794 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	3.8794 AC



COORDINATE LIST		
POINT	NORTH	EAST
129	567468.4605	1382149.9692
130	567474.3709	1382128.4037
156	567899.3592	1382150.7568
157	567946.3958	1382134.6295
203	567409.6310	1382491.1823
202	568008.5633	1382479.8004
203	567409.6310	1382491.1823
505	567980.5641	1382261.8526
554	567341.9906	1382146.3171
555	567526.5538	1382228.7802
556	567536.7303	1382250.9418
557	567589.0200	1382299.1666
558	567657.6314	1382207.7056
559	567682.9343	1382197.9271
560	567731.6145	1382252.5198
561	567805.9309	1382195.9060
577	567928.2526	1382221.2999
578	567861.3459	1382270.3209
908	567966.0505	1382207.8222
909	567900.1636	1382092.8250
910	567871.9306	1382113.3208
913	567472.7668	1382120.3311

MAP 31, PARCEL 619  
 GEELHAAR PROPERTY  
 PLAT 21471  
 ROBERT T. GEELHAAR  
 AND TERRI M. GEELHAAR  
 LIBER 2014, FOLIO 198  
 ZONING R-ED

MAP 31, PARCEL 429  
 STATE OF MARYLAND  
 DEPARTMENT OF NATURAL RESOURCES  
 LIBER 653, FOLIO 545  
 ZONING R-ED

TM 31, PARCEL 619, N.B. PARCEL A  
**OWNER**  
 ROBERT T. GEELHAAR AND TERRI M. GEELHAAR  
 5295 LANDING ROAD  
 ELK RIDGE, MARYLAND 21075-5715  
 443-367-0422

TM 31, PARCEL 749, O.S. LOTS 5 & 6  
**OWNER**  
 GROVEMONT OVERLOOK HOMEOWNERS ASSOCIATION, INC.  
 5331 LANDING ROAD  
 ELK RIDGE, MARYLAND 21075-5717  
 443-367-0422

TM 31, PARCEL 749, LOTS 3, 20-22, & 32-33  
**OWNER**  
 ELLICOTT CITY LAND HOLDING, INC.  
 5300 DORSEY HALL DRIVE, SUITE 102  
 ELLICOTT CITY, MARYLAND 21042-7819  
 443-367-0422

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

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

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

*Madeline Roseman* 1/30/13  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Robert T. Geelhaar* 1/14/13  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Keith Schenck* 2/06/13  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE ROBERT T. GEELHAAR & TERRI M. GEELHAAR, GROVEMONT OVERLOOK HOMEOWNERS ASSOCIATION, INC. AND ELLICOTT CITY LAND HOLDING, INC., 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 11th DAY OF December, 2012.

*Robert T. Geelhaar* ROBERT T. GEELHAAR  
*TERRI M. GEELHAAR* TERRI M. GEELHAAR  
*Donal R. Reuver Jr.* ELLICOTT CITY LAND HOLDING, INC.  
 DONALD R. REUVER, JR., PRESIDENT

*Courtney Kenoe* WITNESS  
*Courtney Kenoe* WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF 1) PART OF 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; 2) PART OF THE LAND CONVEYED BY HARRY F. GEELHAAR, JR. TO GROVEMONT OVERLOOK HOMEOWNERS ASSOCIATION, INC. BY DEED DATED DECEMBER 10, 2010 AND RECORDED IN LIBER 13065, FOLIO 1, AND 3) PART OF THE LAND CONVEYED BY JERICHO, LLC TO ELLICOTT CITY LAND HOLDING, INC. BY DEED DATED JULY 18, 2012 AND RECORDED IN LIBER 14171, FOLIO 152, 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 DULY LICENSED 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

STATE OF MARYLAND  
 THOMAS M. HOFFMAN JR.  
 No. 267  
 PROPERTY LINE SURVEYOR

RECORDED AS PLAT No. 21913 ON 12/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION  
 GROVEMONT OVERLOOK, PHASE 2  
 LOTS 37-42, OPEN SPACE LOTS 43 & 44, AND  
 NON BUILDABLE BULK PARCEL H**

A RESUBDIVISION OF "GEELHAAR PROPERTY", NON BUILDABLE BULK PARCEL A (PLAT 21471), "GROVEMONT OVERLOOK, PHASE 1", LOT 3 AND OPEN SPACE LOTS 5 & 6 (PLATS 21469-21472), AND "GROVEMONT OVERLOOK, PHASE 2", LOTS 20-22 & 32-33 (PLATS 21987-21989)

ZONED R-ED

TAX MAP 31, BLK: 24 PARCELS 619 & 749  
 FIRST ELECTION DISTRICT, HOWARD COUNTY, MD.  
 SCALE: 1" = 50'  
 GRAPHIC SCALE  
 DECEMBER 6, 2012

SHEET 3 OF 3