

**U.S. Equivalent  
Coordinate Table**

POINT	NORTH	EAST	POINT	NORTH	EAST
50	593967.3601	1359154.3699	50	101041.615903	414271.020542
51	593975.6010	1359129.7232	51	101044.125296	414263.568193
52	593880.2200	1359105.7592	52	101015.053107	414256.263950
555	593864.5332	1359173.9935	555	101010.271740	414277.061012
556	593956.5425	1359197.1104	556	101030.316255	414204.107840

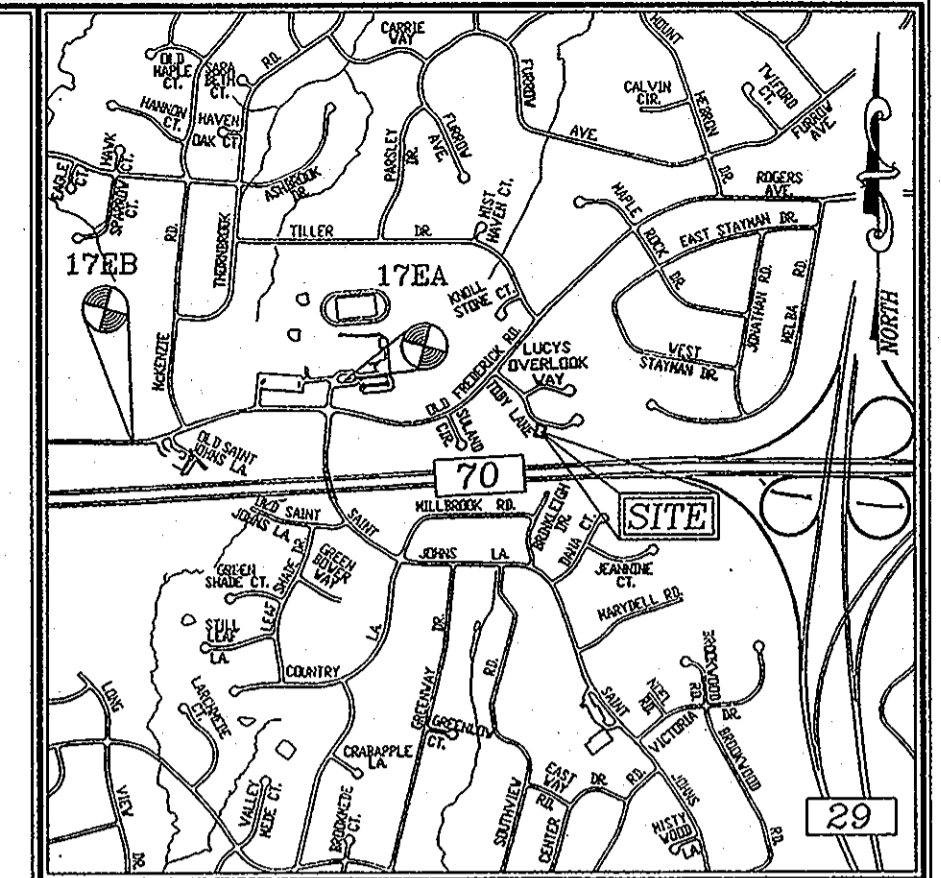
**Metric  
Coordinate Table**

Point-Point	Radius	Arc Length	Deflection	Tangent	Chord Bearing And Distance
51-50	175.00'	26.01'	08°30'56"	13.03'	S71°31'44"E 25.99'

**Curve Data Chart**

**Reservation Of Public Utility Easements**

"Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage And Other Public Utilities, Located In, On, Over, And Through Lot 4. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot(s). 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, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."



**VICINITY MAP**

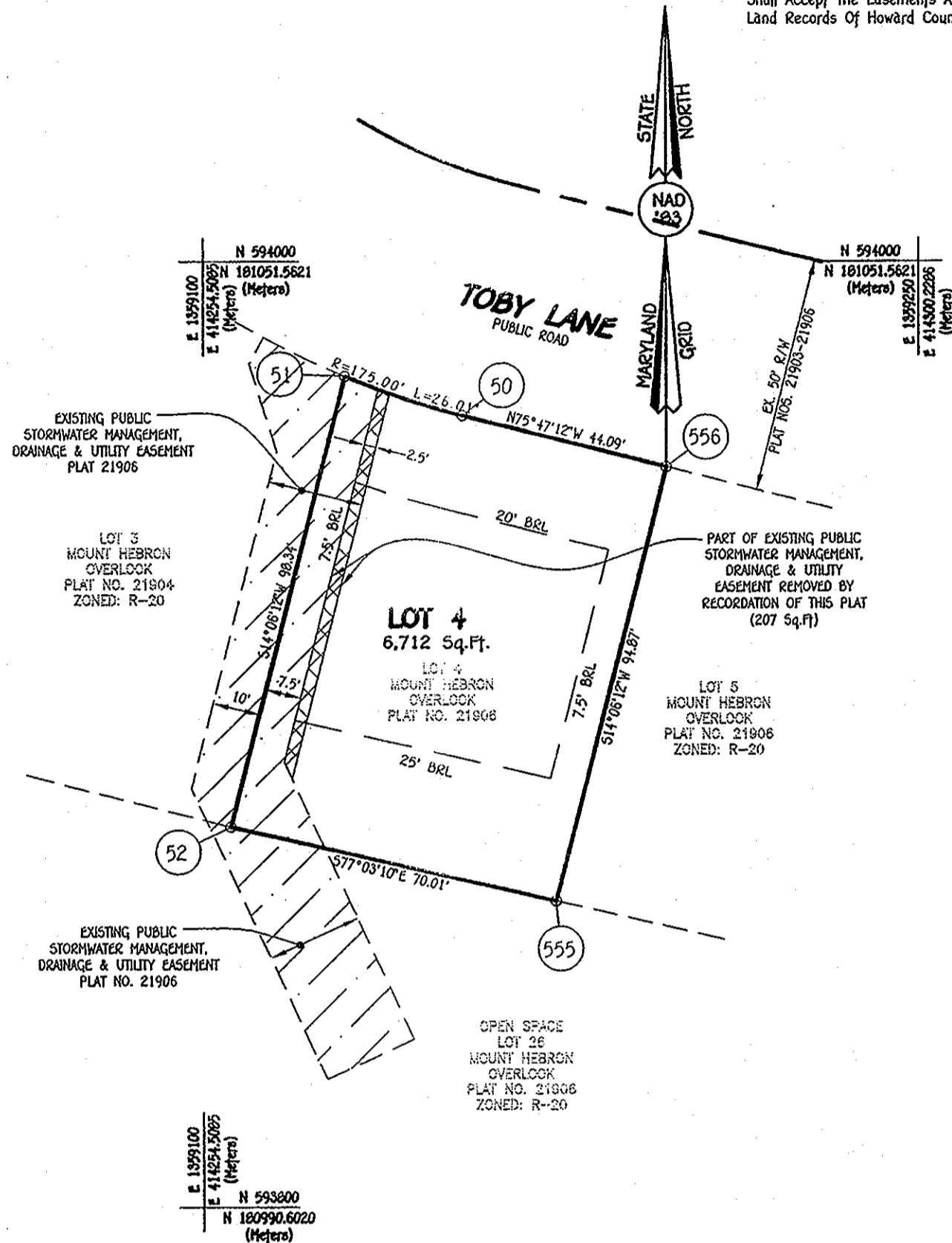
SCALE : 1" = 1200'  
ADC MAP PAGE 20 GRID E4

**GENERAL NOTES CONTINUED:**

33. Plot Subject To WP-13-149 Which On April 22, 2013 The Planning Director Approved A Request To Waive Section 16.119(a)(12) Which Requires, In Designing A Subdivision Where Topography Or Other Conditions Make The Inclusion Of Utilities Or Drainage Facilities Within The Street Rights-Of-Way Impractical, Perpetual Unobstructed Easements At Least Twenty (20) Feet In Width For Such Utilities Shall Be Provided Across Property Outside The Street Right-Of-Way As Determined By The Department Of Public Works.
- Approval Is Subject To The Following Conditions:
  1. A Plat Of Revision Must Be Submitted Amending The Width Of The Existing Public Stormwater Management, Drainage And Utility Easement.
  2. A Red-Line To The Road Construction Drawings (F-11-064) And Site Development Plan (50P-12-027) Must Be Submitted Amending The Width Of The Existing Public Stormwater Management, Drainage And Utility Easement.
  3. On The Red-Lined Road Construction Drawings, Site Development Plan And Plat Of Revision And All Future Subdivision Plans And Site Development Plans, Provide A Brief Description Of Waiver Petition, WP-13-149, As A General Note To Include Requests, Sections Of The Regulations, Action And Date.
  4. Compliance With Comments From The Development Engineering Division Dated April 11, 2013.
  5. At The Time Of Submission Of The Red-Line For The 50P, Submit A Certification To Mr. William Malone, With The Department Of Public Works, Bureau Of Highways, Indicating That The Easement Was Checked And Constructed In Accordance With Its Design.
  6. Compliance With All Comments Generated With The Request To Process The Plat Of Revision Utilizing The Originals Only Process.
  7. The Builder Must Provide Written Documentation To The Lot 4 Property Owner Explaining That No Structures Will Be Permitted Within The reduced 17.5' Wide Easement Area. The Property Owner Must Provide This Written Documentation To Any Future Property Owner Of This Restriction.

**LEGEND**

- Existing Private Stormwater Management, Drainage & Utility Easement - Plat No. 21906
- Part Of Existing Public Stormwater Management, Drainage & Utility Easement Removed By Recordation Of This Plat.



**GENERAL NOTES:**

1. Subject Property Zoned R-20 Per 02/02/04 Comprehensive Zoning Plan And The "Comp Life" Zoning Amendments Effective 07/29/06.
2. Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 176A And 176B.  
Sta. H.C.M. 176A N 594,357.62 E 1,357,519.37  
Sta. H.C.M. 176B N 593,813.86 E 1,355,731.05
3. This Plat Is Based On Field Run Monumented Boundary Survey Performed By Robert H. Vogel Engineering, Inc. In March 2010 And Shown On Recorded Plat Nos. 21903 Thru 21906.
4. B.R.L. Denotes Building Restriction Line.
5. ● Denotes Iron Pin Set Capped "F.C.C. 106".
6. ○ Denotes Iron Pipe Or Iron Bar Found.
7. ◯ Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
8. ■ Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
9. ■ Denotes Concrete Monument Or Stone Found.
10. 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.
11. Driveways Shall Be Provided Prior To 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:
  - a) Width - 12 Feet (16 Feet) Starting More Than One Residence;
  - b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating.  
(1 - 1/2" Minimum);
  - c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot 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 Depth Over Surface;
  - f) Structure Clearances-- Minimum 12 Feet;
  - g) Maintenance - Sufficient To Ensure All Weather Use.
12. All Lot Areas Are More Or Less (±).
13. Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
14. No Historic Structures Or Cemeteries Exist On The Subject Property.
15. Previous Department Of Planning And Zoning File Number: F-07-100, ECP-10-013, CONT. 14-4684-D, PB-389, 5P-10-007, WP-11-028, F-11-064 And WP-13-149.
16. There Are No Structures Located On Lot 4.
17. Landscaping Has Been Provided With The Developer's Agreement For Mount Hebron Overlook, F-11-004.
18. Forest Stand Delineation, Prepared By Robert H. Vogel Engineering, Inc. Was Submitted And Approved Under SP-10-007.
19. There Are No Wetlands, Streams, Wetland Buffers, Stream Buffers Located On Lot 4.
20. Forest Conservation Obligations For Mount Hebron Overlook, F-11-004 Were Provided With The Developer's Agreement.
21. Stormwater Management Design For Lot 4 Was Provided With The Developer's Agreement For Mount Hebron Overlook, F-11-004.
22. Public Water And Sewer Were Provided To Lot 4 Contract No. 14-4684-D.
23. To The Best Of The Owners Knowledge, There Are No Cemetery Or Burial Sites Located On The Subject Property.
24. This Property Is Located Within The Metropolitan District.
25. There Is No 100 Year Floodplain Located Within The Limits Of This Project.
26. This Plan Is Subject To The Amended Fifth Edition Of The Subdivision And The Land Development Regulations, Development And Construction Of These Lots Must Comply With The Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition, Or Building Or Grading Permits.
27. A Traffic Study Was Prepared By The Traffic Group, Inc., Dated June 2010.
28. A Noise Study Was Prepared By Robert H. Vogel Engineering, Inc. For Maryland Routes 99 And Approved Under SP-10-007. An Existing Noise Barrier Is Provided By The State Highway Administration Along Route 70.
29. Using The Neighborhood Preservation Exchange Option Describe In Section 12.81 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.
30. Articles Of Incorporation For The Mount Hebron Homeowners Association Were Accepted By The State Department Of Assessment And Taxation On 6/23/2011.
31. This R-20 Zoned Subdivision Is Being Developed Pursuant To Section 107.E Of The R-20 Zoning District Regulations And Criteria Per Section 100.F.3 Of The Zoning Regulations.
32. This Plat Of Revision Is Exempt From The Requirements Of Forest Conservation Per Section 16.1202(b)(ii) Because This Is A Plat Of Revision That Creates No Additional Lots.

The Requirements § 3-108, The Real Property Article, Annotated Code Of Maryland, 1980 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

*Terrell A. Fisher* 5/20/13 Date  
Terrell A. Fisher, L.S. #10692 (Registered Land Surveyor)

*Donald R. Reuwer, Jr.* 5/20/13 Date  
DOUBLE R VENTURES, LLC  
DONALD R. REUWER, JR., MEMBER

**AREA TABULATION FOR SHEET**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.154 Aca
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL AREA OF LOTS TO BE RECORDED	0.154 Aca
TOTAL AREA OF ROADWAY TO BE RECORDED	0.00 Aca
TOTAL AREA TO BE RECORDED	0.154 Aca

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21042  
(410) 461-2055

**OWNER**

DOUBLE R VENTURES, LLC  
C/O LAND DESIGN & DEVELOPMENT  
5300 DORSEY HALL DR. STE 102  
ELICOTT CITY, MARYLAND 21042-7019  
ATTN: MR. DONALD R. REUWER, JR.  
443-367-0422

**DEVELOPER**

ELICOTT CITY LAND HOLDING, INC.  
C/O LAND DESIGN & DEVELOPMENT  
5300 DORSEY HALL DR. STE 102  
ELICOTT CITY, MARYLAND 21042-7019  
ATTN: MR. DONALD R. REUWER, JR.  
443-367-0422

**OWNER'S CERTIFICATE**

Double R Ventures, LLC, By Donald R. Reuwer, Jr., Member, Owner Of The Property Shown And Described Hereon, Hereby Adopt This 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 Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And 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 Streets And/Or Roads And Floodplains, 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; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 20<sup>th</sup> Day Of May, 2013.

**SURVEYOR'S CERTIFICATE**

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By 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 The Land Records Of Howard County In Liber No. 13549 Folio 430, And That 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.



Terrell A. Fisher, Professional Land Surveyor No. 10692  
License Expiration Date: December 13, 2013

RECORDED AS PLAT No. 22467 ON 7/2/13  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF REVISION  
MOUNT HEBRON  
OVERLOOK**

LOT 4  
(A Revision To A Plat Entitled "Mount Hebron Overlook,  
Lots 1 Thru 25 And Open Space Lot 25"  
Plat Nos. 21903 Thru 21906)  
Zoned: R-20

Tax Map: 17 Parcel: 416 Grid: 16  
Second Election District  
Howard County, Maryland

Scale: 1" = 30'  
Date: May 20, 2013  
Sheet 1 of 1

F-13-104