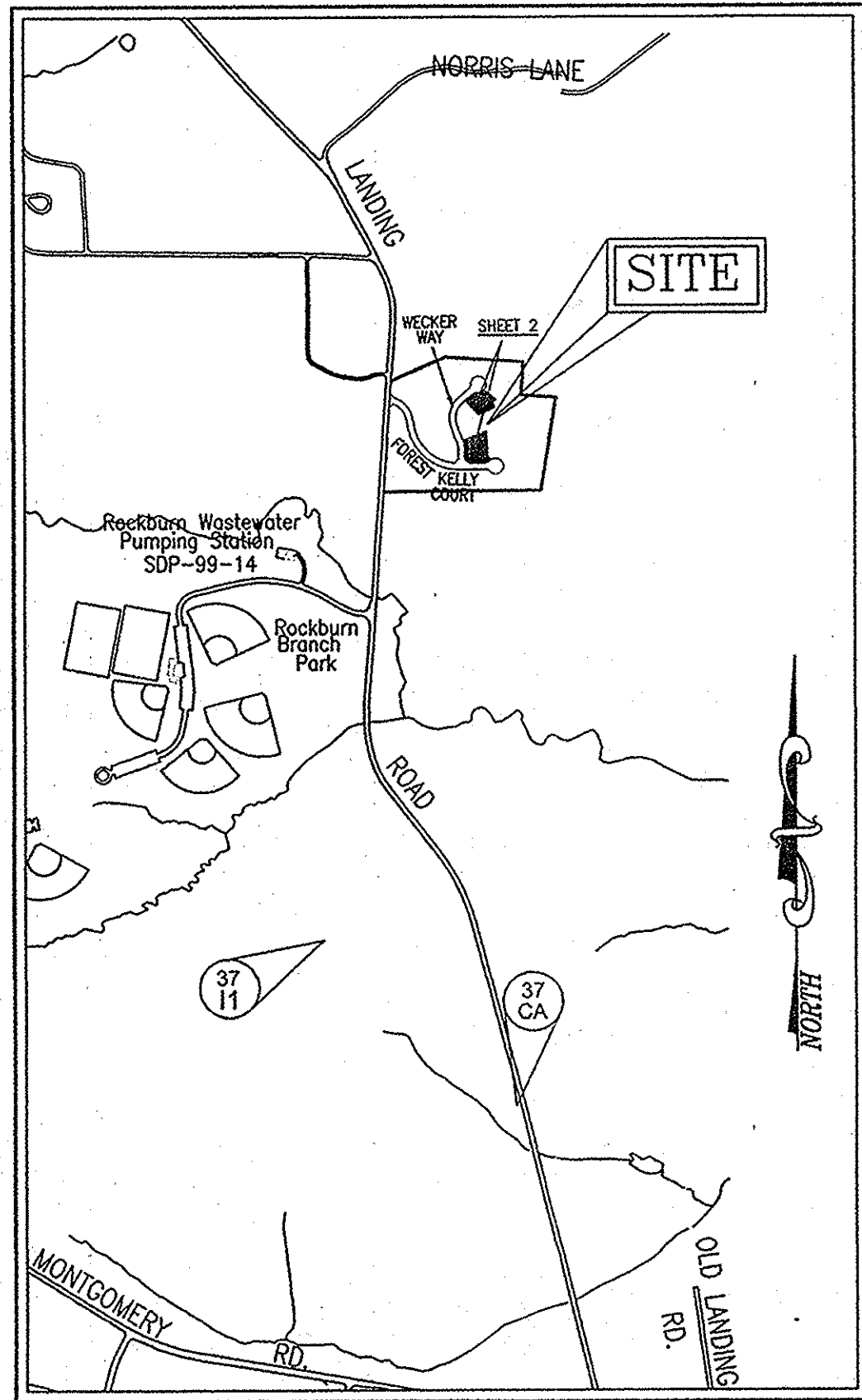


GENERAL NOTES

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION No. 3711 AND 37CA
3711 N 565,004,899 E 1,381,506,920
37CA N 564,321,638 E 1,382,742,840
- THIS PLAN 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;
- MAINTENANCE --- SUFFICIENT TO ENSURE ALL WEATHER USE.
- THERE ARE NO WETLANDS, STREAMS, FLOODPLAINS, OR FOREST CONSERVATION EASEMENT AREAS LOCATED ON THE SUBJECT SITE.
- 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.
- 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 = 33.72 OR 33 UNITS
DWELLING UNITS PROPOSED: 3 EXISTING (F-09-122) + 30 UNITS (F-12-064, F-13-055) = 33.
- NUMBER OF LOTS/PARCELS PROPOSED THIS PLAN: 5 BUILDABLE LOTS (5 - 2 EXISTING= 3 PROPOSED)
TOTAL NUMBER OF LOTS/PARCELS PROPOSED - GROVEMONT OVERLOOK PROJECT: 36 BUILDABLE LOTS
THE ADDITIONAL 3 DENSITY RECEIVING UNITS TO BE TRANSFERRED FROM STONE MANOR - SECTION ONE - LOT 27.
- THE FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT WERE PROVIDED UNDER F-09-122 AND F-13-055.
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 1.90 ACRES OF REFORESTATION AND 0.78 ACRES OF AFFORESTATION WHICH WAS SUFFICIENT TO MEET REQUIRED OBLIGATIONS (RECORDED ON 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.
- 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. ADDITIONAL SIDE YARD STREET TREE PLANTINGS AS APPLICABLE SHALL BE DEFERRED TO SITE DEVELOPMENT PLAN REVIEW.
- THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1202 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 (CREATED UNDER F-13-055) 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.



VICINITY MAP

SCALE: 1" = 1000'
ADC MAP: 4936 K 48.5

GENERAL NOTES (CONTINUED)

- 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.
- 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(SPO6-015) 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, 2013.
- THIS PLAN IS IN CONFORMANCE WITH 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, PB CASE 400, F-12-064 & F-13-054, F-13-055, EOP 13-046, SP-13-011.
- 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 FOR LOTS 45-49 IS PROVIDED IN ACCORDANCE WITH THE 2007 STORMWATER DESIGN MANUAL UNDER THIS PLAN BY THE USE OF ALTERNATIVE SURFACES AND MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. MICRO-SCALE PRACTICES INCLUDE DRYWELLS, ALTERNATIVE SURFACES INCLUDE PERMEABLE SURFACES. ALTERNATIVE SURFACE AND MICRO-SCALE FACILITIES ON LOT WILL BE PRIVATELY OWNED AND MAINTAINED.
- 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:
17.9588 ACRES (F-13-055)
= 0.2733 ACRES NON BUILDABLE BULK PARCEL H TO GROVEMONT OVERLOOK II (F-13-091)
= 17.6855 ACRES X 50% (R-ED) = 8.8428 ACRES REQUIRED
OPEN SPACE PROVIDED

PROJECT	PHASE	PLAT	ACRES	CREDITED	NON-CREDITED	TOTAL
F-09-122	PHASE 1	(PLAT 21469 - 21472)	8.0362	8.0362	0.0000	8.0362
F-12-064	PHASE 2	(PLAT 21987 - 21989)	0.0000	0.0000	0.0000	0.0000
F-13-055	RESUB PHASE 2	LOTS 37-44	9.0010	9.0010	0.0000	9.0010
F-14-061	RESUB PHASE 2	LOTS 45-49	0.0000	0.0000	0.0000	0.0000
TOTAL			17.0372	17.0372	0.0000	17.0372

- H.O.A. COVENANTS AND RESTRICTIONS HAVE BEEN RECORDED AS LIBER 13065 FOLIO 9 ON 12/9/2010.
- IN ACCORDANCE WITH THE R-ED ZONE, THE MINIMUM LOT SIZE ALLOWED FOR THIS SUBDIVISION IS 6,000 SQ.FT. THE MINIMUM LOT SIZE CREATED IS 6,549 SQ.FT. (LOT 34)
- THIS PROJECT IS SUBJECT TO PB CASE 400; THE PLANNING BOARD SIGNED THE DECISION AND ORDER ON OCTOBER 17, 2013 APPROVING THE PRELIMINARY EQUIVALENT SKETCH PLAN (SP13-011) FOR THE RESUBDIVISION OF EXISTING LOT 2 AND 39 INTO FIVE BUILDING LOTS ON 1.06 ACRES OF LAND ZONED R-ED.
- A SIMPLIFIED ENVIRONMENTAL CONCEPT PLAN WAS APPROVED MARCH 6, 2013.
- THE RECREATIONAL OPEN SPACE AREA F-09-122 IS DESIGNATED FOR THE RESIDENTS OF GROVEMONT OVERLOOK THIS RESUBDIVISION REQUIRES ADDITIONAL AREA. THE DEVELOPER WILL PROVIDE RECREATIONAL AMENITIES (TWO (2) PICNIC TABLES WITH BENCHES OR EQUAL) FOR A 1,000 SF CREDIT TO BE LOCATED ON OPEN SPACE LOT 4, AS ALLOWED BY POLICY DATED JUNE 15, 2012. THESE AMENITIES PROVIDE THE REQUIRED 800 SF SHORTAGE DUE TO THE ADDITIONAL 3 DENSITY RECEIVING UNITS TO BE TRANSFERRED FROM THE "STONE MANOR - SECTION ONE".
- THE DEVELOPERS PROPOSAL FOR LOTS 45-49 IS BEING DEVELOPED AS A RECEIVING PARCEL UNDER THE NEIGHBORHOOD PRESERVATION DENSITY EXCHANGE OPTION AT A 10% BONUS DENSITY IN ACCORDANCE WITH SECTION 107.0.H.2 OF THE ZONING REGULATIONS AND RECEIVING DENSITY UNITS PER SECTION 128.O.K OF THE ZONING REGULATIONS. USING THE NEIGHBORHOOD PRESERVATION DENSITY EXCHANGE OPTION DESCRIBED IN SECTION 128.L OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR 3 OF THE RESIDENTIAL LOTS SHOWN HEREON HAVE BEEN TRANSFERRED FROM STONE MANOR - SECTION ONE LOT 27; TAX MAP 31, PARCEL NO. 2 AND
** SEE "TABULATION RECEIVING TABULATION"

DENSITY RECEIVING TABULATION

RECEIVING PARCEL INFORMATION	GROVEMONT OVERLOOK-PHASE 2 T M 31, GRID 24, PAR 749 F-14-061
TOTAL PARCEL ACREAGE	17.9588 ACRES
NET ACREAGE OF SUBDIVISION	17.9588 AC (- 100 YR FLOODPLAIN = 0.12 AC - STEEP SLOPES = 0.98 AC) = 16.86 ACRES
MAXIMUM DENSITY UNITS	16.86 ACRES X 2 = 33 UNITS
ALLOWED BONUS UNITS	33 x 10% = 3.3
PROPOSED DENSITY UNITS	33 + 3 = 36
NUMBER OF BONUS UNITS REQUIRED ALLOWED BY NEIGHBORHOOD PRESERVATION DENSITY EXCHANGE OPTION	3 UNITS REQUIRED
SENDING PARCEL INFORMATION	3 BED UNITS FROM STONE MANOR SECTION ONE - LOT 27 T M 31, GRID 1, PAR 2 F - 14-109

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. 3-21-14
THOMAS M. HOFFMAN JR.
PROPERTY LINE SURVEYOR No. 276
DATE

Donald R. Reuver Jr. 3/21/14
ELLICOTT CITY LAND HOLDING, INC.
DONALD R. REUVER, JR., PRESIDENT
DATE

GROVEMONT OVERLOOK - DENSITY TABULATION							
PROJECT	TOTAL SUBDIVISION AREA (GROSS AREA)	FLOODPLAIN	STEEP SLOPES	NET AREA	UNITS PERMITTED BY NET (NET X 2)	UNITS PROPOSED	TOTAL UNITS REMAINING
PHASE 1 - F09-122	17.8523 ACRES	0.11 ACRES	0.98 ACRES	16.76 AC.	33	3 (1 PROP, 2 EX)	30
PHASE 2 - F12-064	17.8523 ACRES	0.11 ACRES	0.98 ACRES	16.76 AC.	33	3 F09-122 + 30	0
PHASE 2 - F13-055	17.9588 ACRES	0.12 ACRES	0.98 ACRES	16.86 AC.	33	3 F-09-122 30 F-12-064	0
PHASE 3 - F14-061	17.9588 ACRES	0.12 ACRES	0.98 ACRES	16.86 AC.	33	3 *	0

* LOTS 45 - 49 = 5 UNITS [2 EXISTING UNITS (F09-122) RAZED = 3 PROPOSED UNITS]
DENSITY FOR THE 3 PROPOSED UNITS SHALL BE TRANSFERRED FROM STONE MANOR - SECTION ONE - LOT 27
COUNCIL BILL NUMBER 33-2012 (ZRA141)

<p>OWNER ELLICOTT CITY LAND HOLDING, INC. 5300 DORSEY HALL DRIVE, SUITE 102 ELLICOTT CITY, MARYLAND 21042-7819 ATTN: MR. DON REUVER 443-367-0422</p>	<p>DEVELOPER ELLICOTT CITY LAND HOLDING INC. 5300 DORSEY HALL DRIVE, SUITE 102 ELLICOTT CITY, MARYLAND 21042-7819 ATTN: MR. DON REUVER 443-367-0422</p>
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AREA TABULATION - (THIS SHEET)

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	5
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	5
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.0632 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0 AC
TOTAL AREA OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0 AC
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	1.0632 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	1.0632 AC

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

Bridget for Maura Rossman 5/2/14
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Colburn 4-10-14
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Vest Sheehy 5-30-14
DIRECTOR DATE

OWNER'S CERTIFICATE

ELLICOTT CITY LAND HOLDING, INC., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPTS 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 21 DAY OF March, 2014.

Donald R. Reuver Jr.
ELLICOTT CITY LAND HOLDING, INC.
DONALD R. REUVER, JR., PRESIDENT

Megan Bretz
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 JERICO, LLC, TO ELLICOTT CITY LAND HOLDING, INC. BY DEED DATED SEPTEMBER 5, 2013 AND RECORDED IN LIBER 15217, FOLIO 311, AND (2) PART OF THE LAND CONVEYED BY HARRY F. GEELHAAR JR. TO ELLICOTT CITY LAND HOLDING, INC. BY DEED DATED MARCH 30, 2011 AND RECORDED IN LIBER 13156, FOLIO 1, ALL RECORDED 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 Jr. 3-21-14
THOMAS M. HOFFMAN JR.
PROPERTY LINE SURVEYOR No. 267
DATE

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

RECORDED AS PLAT No. 22838 ON 4/5/14
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION
GROVEMONT OVERLOOK, PHASE 2
LOTS 45-49**

A RESUBDIVISION OF
"GROVEMONT OVERLOOK, PHASE 1", LOT 2 (PLATS 21469-21472) AND
"GROVEMONT OVERLOOK, PHASE 2", LOT 39 (PLATS 22252-22254)




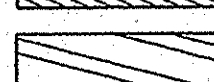
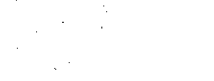
ZONED R-ED
TAX MAP 31, BLK: 24 P/O PARCEL 749
FIRST ELECTION DISTRICT, HOWARD COUNTY, MD.

SCALE: NONE MARCH 21, 2014
SHEET 1 OF 2

CURVE DATA TABLE					
CURVE NO.	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C4	170.00'	56.48'	28.50'	19°02'03"	N20°45'20"W 56.22'
C5	25.00'	23.18'	12.50'	53°07'48"	S52°11'47"W 22.36'
C6	50.00'	16.56'	8.36'	18°58'38"	S35°07'12"W 16.49'
C15	25.00'	23.18'	12.50'	53°07'48"	N64°04'25"E 22.36'
C16	50.00'	52.51'	28.97'	60°10'05"	N60°33'17"E 50.13'

COORDINATE LIST		
POINT	NORTH	EAST
123	567626.8232	1381952.2727
124	567574.2557	1381972.1946
125	567512.0578	1381984.5537
126	567492.4096	1382013.9487
127	567513.6038	1382120.6079
128	567527.3100	1382138.2755
142	567635.3184	1381947.3139
143	567720.6666	1382093.5299
144	567560.8793	1382127.3976
145	567540.7940	1382147.7592
153	567865.4429	1381906.5931
154	567720.7534	1381897.4444
155	567818.1881	1382039.9697
161	567947.9932	1381982.5621
162	567938.2168	1381962.4519
909	567900.1636	1382092.6250
910	567871.9306	1382113.3206
920	567882.0124	1381919.3113
921	567972.6352	1382026.2139
922	567921.9255	1382112.4022
923	567805.7521	1382018.6647

LEGEND

-  EXISTING 30' PUBLIC SEWER, WATER & UTILITY EASEMENT PLAT 21471
-  EXISTING 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT PLAT 21471
-  EXISTING 10' PUBLIC TREE MAINTENANCE EASEMENT PLATS 21470 & 21471
-  EXISTING 4' PUBLIC SIDEWALK & UTILITY EASEMENT PLAT 21470 & 21471
-  EXISTING 20' PRIVATE DRAINAGE & UTILITY EASEMENT PLATS 21471

AREA TABULATION

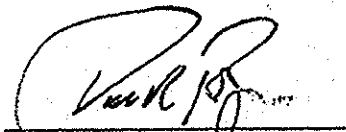
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	5
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	5
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.0632 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL AREA OF NON BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	1.0632 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0
TOTAL AREA TO BE RECORDED	1.0632 AC

OWNER
 ELLICOTT CITY LAND HOLDING, INC.
 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MARYLAND 21042-7819
 ATTN: MR. DON REUWER
 443-367-0422

DEVELOPER
 ELLICOTT CITY LAND HOLDING INC.
 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MARYLAND 21042-7819
 ATTN: MR. DON REUWER
 443-367-0422

OWNER'S CERTIFICATE

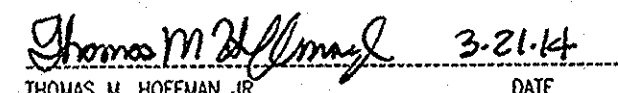
ELLICOTT CITY LAND HOLDING, INC., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPTS THIS FINAL PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, 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 21 DAY OF MARCH, 2014.

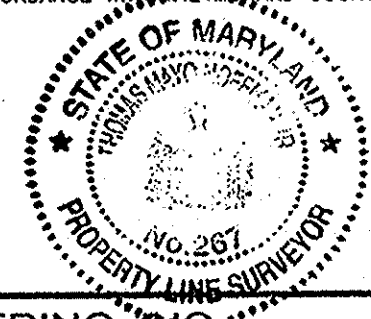

 ELLICOTT CITY LAND HOLDING, INC.
 DONALD R. REUWER, JR., PRESIDENT


 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 JERICO, LLC. TO ELLICOTT CITY LAND HOLDING, INC. BY DEED DATED SEPTEMBER 5, 2013 AND RECORDED IN LIBER 15217, FOLIO 311, AND (2) PART OF THE LAND CONVEYED BY HARRY F. GELHAAR JR. TO ELLICOTT CITY LAND HOLDING, INC. BY DEED DATED MARCH 30, 2011 AND RECORDED IN LIBER 13156, FOLIO 1. ALL RECORDED 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 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, JR.
 PROPERTY LINE SURVEYOR No. 267



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

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.
 PROPERTY LINE SURVEYOR No. 276
 DATE 3-21-14


 ELLICOTT CITY LAND HOLDING, INC.
 DONALD R. REUWER, JR., PRESIDENT
 DATE

RECORDED AS PLAT No. 22254 ON 03/21/14
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION
 GROVEMONT OVERLOOK, PHASE 2
 LOTS 45 - 49**

A RESUBDIVISION OF
 "GROVEMONT OVERLOOK, PHASE 1", LOT 2 (PLATS 21469-21472) AND
 "GROVEMONT OVERLOOK, PHASE 2", LOT 39 (PLATS 22252-22254)

ZONED R-ED
 TAX MAP 31, BLK: 24 P/O PARCEL 749
 FIRST ELECTION DISTRICT, HOWARD COUNTY, MD.
 SCALE: 1" = 50' MARCH 21, 2014



SHEET 2 OF 2

R:\PROJECTS\04-57 SURV RECORD\PLATS\PHASE 2 RESUB-LOTS 45-49 SHEET 2.dwg