

**GENERAL NOTES**

- BEARINGS HEREON ON BASED ON GRID NORTH OF THE MARYLAND STATE PLANE COORDINATE SYSTEM AND ARE DIRECTLY REFERRED TO HOWARD COUNTY MONUMENTS No. 17EA AND 17EB, AS ESTABLISHED BY HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.  
MONUMENT 17EA: N=594,357.62 E=1,357,519.37  
MONUMENT 17EB: N=593,813.86 E=1,356,731.85
- ⊙ 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  
BRL DENOTES BUILDING RESTRICTION LINE.
- THE SUBJECT PROPERTY IS ZONED R20 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATIONS AMENDMENTS EFFECTIVE 7/28/06.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. IN MARCH 2010.
- AREAS SHOWN HEREON ARE MORE OR LESS.  
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 --- 12" ASTM C-33 3/4" TO 2" PERMEABLE CONCRETE  
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.
- WETLANDS AND STREAMS SHOWN HEREON ON SITE ARE BASED ON A FIELD INVESTIGATION PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. DATED JUNE 2, 2010.
- NO CLEARING, GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF FOREST CONSERVATION EASEMENT AREAS, WETLANDS, STREAMS, OR OTHER REQUIRED BUFFERS.
- THE FOREST STAND DELINEATION, PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., WAS SUBMITTED AND APPROVED UNDER SP-10-007.
- TOTAL FOREST CONSERVATION OBLIGATION FOR THIS PROJECT HAS BEEN FULFILLED BY ON-SITE AFFORESTATION OF 1.79 ACRES AS PART OF F-11-064.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. 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.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERY OR BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- THERE IS NO 100 YEAR FLOODPLAIN LOCATED WITHIN THE LIMITS OF THIS PROJECT.
- REFERENCE PREVIOUS OPZ FILE NUMBERS: F-87-100, F-11-064, ECP-10-013, CONT. 14-4684-D, PB-389, SP-10-007, & WP-11-028.
- OPEN SPACE LOT 26 SHOWN HEREON WAS DEDICATED TO THE MOUNT HEBRON HOMEOWNERS ASSOCIATION, INC. FOR THE RESIDENTS OF THIS SUBDIVISION AND THE ARTICLES OF INCORPORATION AND RESTRICTIONS HAVE BEEN ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION AS PART OF F-11-064.
- ARTICLES OF INCORPORATION FOR THE MOUNT HEBRON HOMEOWNERS ASSOCIATION, INC. WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON APRIL 12, 2012, DEPARTMENT ID# D13522065.
- LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL AS PART OF F-11-064.
- STORM WATER MANAGEMENT HAS BEEN PROVIDED FOR THIS DEVELOPMENT BY ENVIRONMENTAL SITE DESIGN UTILIZING MICRO BIO RETENTION, RAIN BARRELS, PERVIOUS DRIVEWAYS AND SIDEWALKS AS PART OF F-11-064.
- PUBLIC STREET TREES WERE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL AS PART OF F-11-064.
- THIS PLAN IS SUBJECT TO A DESIGN MANUAL WAIVER TO APPENDIX A, VOLUME III TO REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS FOR A PUBLIC ROAD APPROVED SEPTEMBER 7, 2010.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS 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 LOT/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREBY RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT/PARCELS, DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREBY RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT, 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 THE 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.
- REFERENCE PLANNING BOARD CASE PB-389 APPROVED DECEMBER 2, 2010.
- THIS R-20 ZONED SUBDIVISION WAS DEVELOPED PURSUANT TO SECTION 107.E OF THE R-ED ZONING DISTRICT REGULATIONS AND CRITERIA PER SECTION 108.F.3 OF THE REZONING REGULATIONS.
- A TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP, INC., DATED JUNE, 2010.
- A NOISE STUDY WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. FOR MD ROUTE 99 AND APPROVED UNDER SP-10-007. AN EXISTING NOISE BARRIER IS PROVIDED BY THE STATE HIGHWAY ADMINISTRATION ALONG INTERSTATE 70.
- 28. FOREST CONSERVATION HAS BEEN ADDRESSED BY A FEE-IN-LIEU IN THE AMOUNT OF \$4,356.00 FOR THE ABANDONMENT OF 3,484.00 SQUARE FEET OF FOREST EASEMENT.**

DENSITY EXCHANGE CHART	
RECEIVING PARCEL INFORMATION	MT. HEBRON OVERLOOK (F-11-064) TAX MAP 17, PARCELS P/O 77 (LOT 2), 78, & 416
TOTAL AREA OF SUBDIVISION	12.4412 AC
AREA OF STEEP SLOPES	0.14 AC
NET ACREAGE OF SUBDIVISION	12.30 AC
ALLOWED BASE DENSITY UNITS	24 UNITS
BONUS DENSITY UNITS	1 UNIT (UP TO 10% MORE UNITS)
PROPOSED DENSITY UNITS	25 UNITS
NUMBER OF DEO RIGHTS REQUIRED PER DWELLING UNIT	1 RIGHT = 1 DWELLING UNIT
SENDING PARCEL INFORMATION	1 DEO UNIT FROM MORGAN PROPERTY TAX MAP 17, GRID 17, PARCEL 594

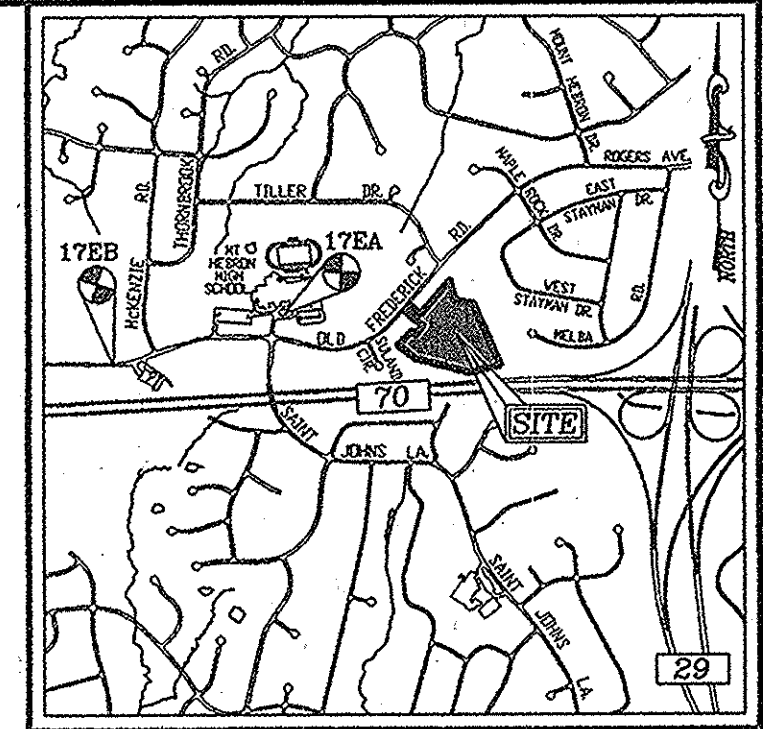
DEVELOPMENT RIGHTS SHALL BE RECEIVED IN ACCORDANCE WITH THE FOLLOWING RATIOS

TYPE OF DWELLING UNIT	# OF DEVELOPMENTAL RIGHTS NEEDED PER DWELLING UNIT
SINGLE FAMILY DWELLING	1

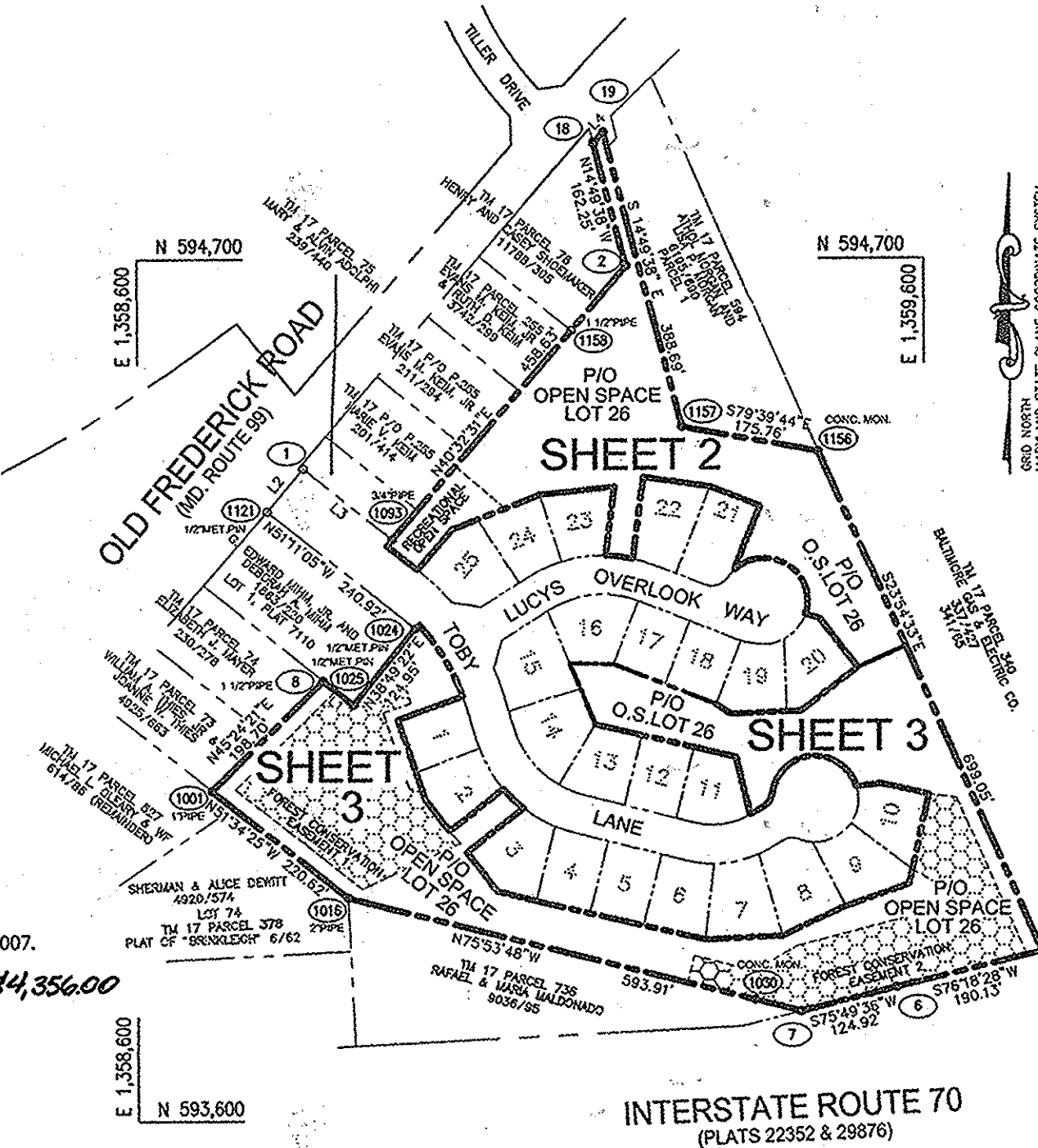
OPEN SPACE CALCULATIONS	
OPEN SPACE REQUIRED: 50% OF GROSS AREA	6.22 AC
TOTAL AREA OF OPEN SPACE PROPOSED:	6.46 AC
TOTAL AREA OF NON-CREDITED OPEN SPACE:	0.23 AC
TOTAL AREA OF CREDITED OPEN SPACE:	6.23 AC (50.0%)
REC OPEN SPACE: 300 SF/DWELLING UNIT x 25:	7,500 SF
REC OPEN SPACE PROVIDED:	7,750 SF

COORDINATE TABLE		
NO.	NORTH	EAST
1	594433.3892	1358810.5731
2	594690.6991	1359221.5593
5	593815.3025	1359748.5475
6	593770.2985	1359563.8256
7	593739.7119	1359442.7106
8	594161.0550	1358835.3509
18	594847.5459	1359180.0390
19	594861.6493	1359192.8567
1001	594021.5494	1358693.8648
1016	593884.4311	1358866.7016
1024	594227.4483	1358952.2136
1025	594130.0998	1358873.8794
1030	593754.4691	1359383.9741
1093	594342.1753	1358923.4495
1121	594378.4596	1359764.4950
1156	594454.3855	1359465.2308
1157	594485.9062	1359292.3229
1158	594608.4753	1359151.2296

LINE TABLE		
LINE	BEARING	DIST.
L1	S 51°12'47" E	49.42'
L2	N 39°59'31" E	71.70'
L3	S 51°03'29" E	145.13'
L4	N 42°15'57" E	19.06'



**VICINITY MAP**  
SCALE: 1"=200'  
ADC MAP COORDINATE: 4815 G3



**LEGEND**



THE REQUIREMENTS OF §8108, 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* 9.16.15  
THOMAS M. HOFFMAN, DATE  
PROPERTY LINE SURVEYOR, MD REG. NO. 267  
7/16/15  
MT. HEBRON OVERLOOK HOMEOWNERS ASSOCIATION, INC. DATE  
JARED SPAHN, PRESIDENT

AREA TABULATION	SHEET 2	SHEET 3	TOTAL
NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	0	0	0
NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	P/O 1	P/O 1	1
NUMBER OF LOTS TO BE RECORDED.....	P/O 1	P/O 1	1
AREA OF BUILDABLE LOTS TO BE RECORDED.....	0.0000 AC	0.0000 AC	0.0000 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED.....	2.2419 AC	4.2174 AC	6.4593 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	2.2419 AC	4.2174 AC	6.4593 AC
AREA OF ROADWAY TO BE RECORDED.....	0.0000 AC	0.0000 AC	0.0000 AC
AREA TO BE RECORDED.....	2.2419 AC	4.2174 AC	6.4593 AC

**OWNER / DEVELOPER**  
MT. HEBRON OVERLOOK HOMEOWNERS ASSOCIATION, INC.  
5300 DORSEY HALL DR., STE 102  
ELLCOTT CITY, MARYLAND 21042-7819  
CONTACT: JARED SPAHN, PRESIDENT  
PHONE: 443-367-0422

**ROBERT H. VOGEL ENGINEERING, INC.**  
8407 MAIN STREET  
ELLCOTT CITY, MARYLAND 21043-4897  
410-461-7666

**PURPOSE:**  
THE PURPOSE OF THIS PLAT IS TO REVISE PLATS 21903-21906 (F-11-064) TO:  
(1) ADD "20" PUBLIC SEWER & UTILITY EASEMENT" TO OPEN SPACE LOT 26 (SEE SHEET 2),  
(2) RELEASE 0.08 AC OF "EXISTING PUBLIC FOREST CONSERVATION EASEMENT 1" (PLAT 21904) ON OPEN SPACE LOT 26 AND ADD "20" PUBLIC SEWER & UTILITY EASEMENT" (SEE SHEET 3)

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT.  
*[Signature]* 10/19/15  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* 10-26-15  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*[Signature]* 10-26-15  
DIRECTOR DATE

**OWNER'S CERTIFICATE**  
MT. HEBRON OVERLOOK HOMEOWNERS ASSOCIATION, INC., OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, 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 THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4.) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 16 DAY OF SEPTEMBER, 2015.

*[Signature]* 9/16/15  
MT. HEBRON OVERLOOK HOMEOWNERS ASSOCIATION, INC.  
JARED SPAHN, PRESIDENT

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL THAT LAND CONVEYED FROM DOUBLE R VENTURES, LLC TO MT. HEBRON OVERLOOK HOMEOWNERS ASSOCIATION, INC. BY DEED DATED APRIL 18, 2012 AND RECORDED IN LIBER 14047, FOLIO 108.

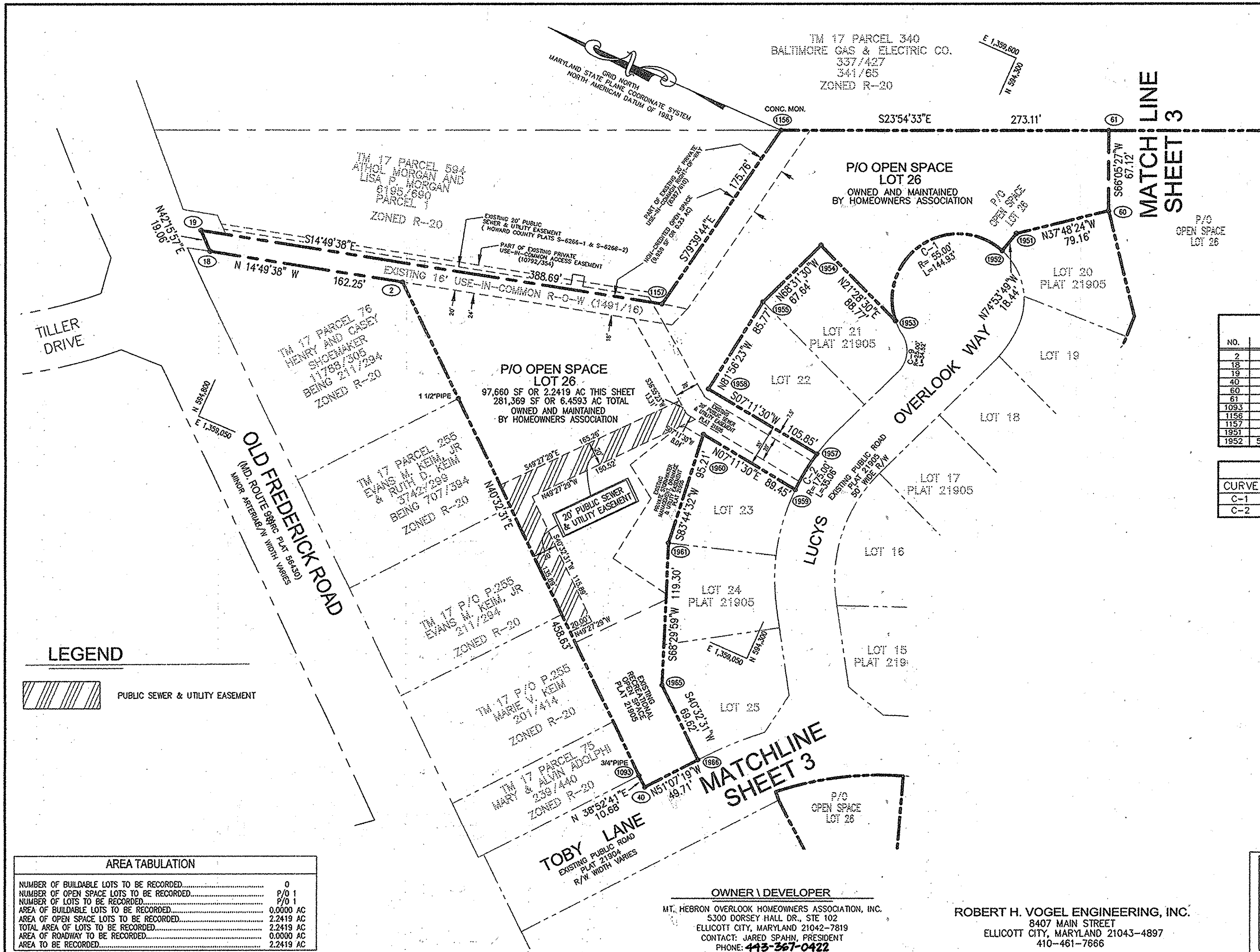
I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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, 2016.

*[Signature]* 9.16.15  
THOMAS M. HOFFMAN, DATE  
PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT No. 23540 ON 11-19-15  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF REVISION**  
**MOUNT HEBRON OVERLOOK**  
**OPEN SPACE LOT 26**  
A REVISION OF OPEN SPACE LOT 26, "MOUNT HEBRON OVERLOOK" (PLATS 21903-21906)  
DPZ REF'S : F-87-100, F-11-064, ECP-10-013, CONT. 14-4684-D, PB-389, SP-10-007, & WP-11-028  
TAX MAP 17, GRID 16, PARCEL 416  
2nd ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
ZONED R-20  
SCALE: 1" = 200' GRAPHIC SCALE SEPTEMBER 16, 2015  
200' 0 200' 400' 600'  
SHEET 1 OF 3  
F-16-029



MATCHLINE SHEET 3

COORDINATE TABLE					
NO.	NORTH	EAST	NO.	NORTH	EAST
2	594690.6991	1359221.5593	1953	594302.1608	1359358.4823
18	594847.5459	1359180.0390	1954	594384.7649	1359380.9793
19	594861.6493	1359192.8567	1955	594409.5284	1359378.0330
40	594333.8587	1358916.7457	1957	594318.5357	1359229.8822
60	594177.4882	1358914.5542	1958	594421.5541	1359243.1132
61	594204.6929	1358975.9184	1959	594320.9183	1359195.1375
1093	594342.1733	1358923.4495	1960	594409.6639	1359206.3354
1156	594454.3655	1359465.2306	1961	594399.2880	1359111.6941
1157	594485.9062	1359292.3229	1965	594355.5623	1359000.6972
1951	594240.0320	1359466.0288	1966	594302.6569	1358955.4447
1952	594244.8361	1359448.2276			

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-1	55.00'	144.93'	150°58'42"	212.50'	N57°25'54"W 106.49'
C-2	175.00'	35.06'	11°28'42"	17.59'	N82°48'30"W 35.00'

**LEGEND**

PUBLIC SEWER & UTILITY EASEMENT

AREA TABULATION	
NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	0
NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	P/O 1
NUMBER OF LOTS TO BE RECORDED.....	P/O 1
AREA OF BUILDABLE LOTS TO BE RECORDED.....	0.0000 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED.....	2.2419 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	2.2419 AC
AREA OF ROADWAY TO BE RECORDED.....	0.0000 AC
AREA TO BE RECORDED.....	2.2419 AC

THE REQUIREMENTS OF §8108, 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.* 9.16.15  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

*Jared Spahn* 9/16/15  
 MT. HEBRON OVERLOOK HOMEOWNERS ASSOCIATION, INC. DATE  
 JARED SPAHN, PRESIDENT

**PURPOSE:**

THE PURPOSE OF THIS PLAT IS TO REVISE PLATS 21903-21906 (F-11-064) TO:

- (1) ADD "20' PUBLIC SEWER & UTILITY EASEMENT" TO OPEN SPACE LOT 26 (SEE SHEET 2).
- (2) RELEASE 0.08 AC OF "EXISTING PUBLIC FOREST CONSERVATION EASEMENT 1" (PLAT 21904) ON OPEN SPACE LOT 26 AND ADD "20' PUBLIC SEWER & UTILITY EASEMENT" (SEE SHEET 3)

**OWNER / DEVELOPER**  
 MT. HEBRON OVERLOOK HOMEOWNERS ASSOCIATION, INC.  
 5300 DORSEY HALL DR., STE 102  
 ELLICOTT CITY, MARYLAND 21042-7819  
 CONTACT: JARED SPAHN, PRESIDENT  
 PHONE: 443-367-0422

**ROBERT H. VOGEL ENGINEERING, INC.**  
 8407 MAIN STREET  
 ELLICOTT CITY, MARYLAND 21043-4897  
 410-461-7666

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

*Richard J. Davis* 9/29/15  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
 AND ZONING

*David Schuch* 10.19.15  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Heather Schuch* 10.26.15  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

MT. HEBRON OVERLOOK HOMEOWNERS ASSOCIATION, INC., OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, 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 THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4.) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 10 DAY OF SEPTEMBER 2015.

*Jared Spahn* 9/16/15  
 MT. HEBRON OVERLOOK HOMEOWNERS ASSOCIATION, INC.  
 JARED SPAHN, PRESIDENT

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL THAT LAND CONVEYED FROM DOUBLE R VENTURES, LLC TO MT. HEBRON OVERLOOK HOMEOWNERS ASSOCIATION, INC. BY DEED DATED APRIL 18, 2012 AND RECORDED IN LIBER 14047, FOLIO 108.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN 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 THAT THE BOUNDARY 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, 2016.

*Thomas M. Hoffman, Jr.* 9.16.15  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT No. 23541 ON 11/19/15  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF REVISION**  
**MOUNT HEBRON OVERLOOK**  
**OPEN SPACE LOT 26**

A REVISION OF OPEN SPACE LOT 26, "MOUNT HEBRON OVERLOOK" (PLATS 21903-21906)

DPZ REF'S : F-87-100, F-11-064, ECP-10-013, CONT. 14-4684-D, PB-389, SP-10-007, & WP-11-028

TAX MAP 17, GRID 16, PARCEL 416  
 2nd ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

ZONED R-20  
 SCALE; 1" = 60' SEPTEMBER 16, 2015

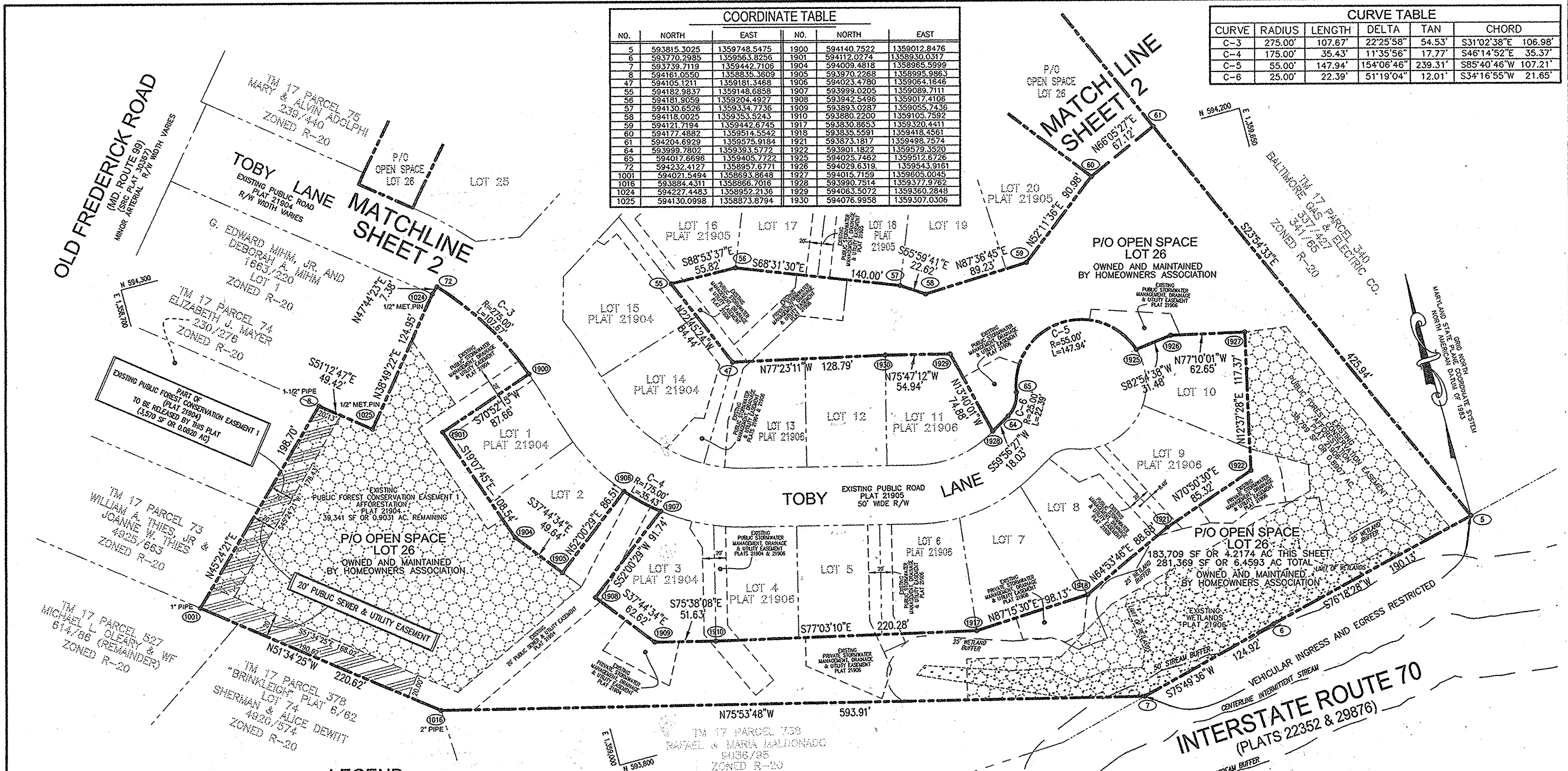
60' 0 60' 120' 180'  
 GRAPHIC SCALE

SHEET 2 OF 3



COORDINATE TABLE					
NO.	NORTH	EAST	NO.	NORTH	EAST
5	593815.3025	1359748.5475	1900	594140.7522	1359012.8476
6	593770.2985	1359563.8256	1901	594112.0274	1358930.0317
7	593739.7119	1359442.7106	1904	594009.4818	1358965.5999
8	594161.0550	1358835.3609	1905	593970.2268	1358995.9863
47	594105.1211	1359181.3468	1906	594023.4780	1359064.1846
55	594182.9837	1359148.6858	1907	593999.0205	1359089.7111
56	594181.9059	1359204.4927	1908	593942.5496	1359017.4106
57	594130.6526	1359334.7736	1909	593933.0283	1359053.7436
58	594118.0025	1359353.5243	1910	593880.2200	1359105.7592
59	594121.7194	1359442.6745	1917	593830.8853	1359320.4411
60	594177.4882	1359514.5542	1918	593835.5591	1359418.4561
61	594204.6929	1359575.9184	1921	593873.1817	1359498.7574
64	593999.7802	1359393.5772	1922	593901.1822	1359579.3520
65	594017.6696	1359405.7722	1925	594025.7462	1359512.6726
72	594232.4127	1358957.6771	1926	594029.6319	1359543.9161
1001	594021.5494	1358693.8648	1927	594015.7159	1359005.0045
1016	593884.4311	1358866.7016	1928	593990.7514	1359377.9762
1024	594227.4483	1358952.2136	1929	594063.5072	1359360.2848
1025	594130.0998	1358873.8794	1930	594076.9958	1359307.0306

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-3	275.00'	107.67'	22°25'58"	54.53'	S31°02'38"E 106.98'
C-4	175.00'	35.43'	11°35'56"	17.77'	S46°14'52"E 35.37'
C-5	55.00'	147.94'	154°06'46"	239.31'	S85°40'46"W 107.21'
C-6	25.00'	22.39'	51°19'04"	12.01'	S34°16'55"W 21.65'



**OWNER / DEVELOPER**  
 MT. HEBRON OVERLOOK HOMEOWNERS ASSOCIATION, INC.  
 5300 DORSEY HALL DR., STE 102  
 ELLICOTT CITY, MARYLAND 21042-7819  
 CONTACT: JARED SPAHN, PRESIDENT  
 PHONE: 443-367-0422

**AREA TABULATION**

NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	0
NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	P/O 1
NUMBER OF LOTS TO BE RECORDED.....	P/O 1
AREA OF BUILDABLE LOTS TO BE RECORDED.....	0.0000 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED.....	4.2174 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	4.2174 AC
AREA OF ROADWAY TO BE RECORDED.....	0.0000 AC
AREA TO BE RECORDED.....	4.2174 AC

**LEGEND**

- EXISTING WETLANDS AREA PLAT 21906
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT (AFFORESTATION) PLATS 21904 & 21906
- PUBLIC SEWER & UTILITY EASEMENT

THE REQUIREMENTS OF §8108, 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. Hoffmann* 9-16-15  
 THOMAS M. HOFFMANN, JR.  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

*Jared Spahn* 9/16/15  
 MT. HEBRON OVERLOOK HOMEOWNERS ASSOCIATION, INC.  
 JARED SPAHN, PRESIDENT

**ROBERT H. VOGEL ENGINEERING, INC.**  
 8407 MAIN STREET  
 ELLICOTT CITY, MARYLAND 21043-4897  
 410-461-7666

**PURPOSE:**  
 THE PURPOSE OF THIS PLAT IS TO REVISE PLATS 21903-21906 (F-11-064) TO:  
 (1) ADD "20' PUBLIC SEWER & UTILITY EASEMENT" TO OPEN SPACE LOT 26 (SEE SHEET 2).  
 (2) RELEASE 0.08 AC OF "EXISTING PUBLIC FOREST CONSERVATION EASEMENT 1" (PLAT 21904) ON OPEN SPACE LOT 26 AND ADD "20' PUBLIC SEWER & UTILITY EASEMENT" (SEE SHEET 3)

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

*Michael J. Davis* 9/29/15  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
 AND ZONING

*Mark Eubank* 10-19-15  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kate Sheehan* 10-26-15  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

MT. HEBRON OVERLOOK HOMEOWNERS ASSOCIATION, INC., OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, 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 THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4.) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 16 DAY OF SEPTEMBER 2015.

*Jared Spahn* 9/16/15  
 MT. HEBRON OVERLOOK HOMEOWNERS ASSOCIATION, INC.  
 JARED SPAHN, PRESIDENT

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF ALL THAT LAND CONVEYED FROM DOUBLE R VENTURES, LLC TO MT. HEBRON OVERLOOK HOMEOWNERS ASSOCIATION, INC. BY DEED DATED APRIL 18, 2012 AND RECORDED IN LIBER 14047, FOLIO 108.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN 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 THAT THE BOUNDARY 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, 2016.

*Thomas M. Hoffmann* 9-16-15  
 THOMAS M. HOFFMANN, JR.  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT No. 23612 ON 11/19/15  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF REVISION**  
**MOUNT HEBRON OVERLOOK**  
**OPEN SPACE LOT 26**

A REVISION OF OPEN SPACE LOT 26, "MOUNT HEBRON OVERLOOK" (PLATS 21903-21906)

DPZ REF'S: F-87-100, F-11-064, ECP-10-013, CONT. 14-4684-D, PB-389, SP-10-007, & WP-11-028

TAX MAP 17, GRID 16, PARCEL 416

2nd ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

ZONED R-20

SCALE: 1" = 60'

SEPTEMBER 16, 2015

GRAPHIC SCALE

60' 0 60' 120' 180'

SHEET 3 OF 3

F-16-029