

LINE	BEARING	DISTANCE
1	N 40°45'08" W	27.00'
2	S 72°49'55" W	57.92'
3	N 19°35'59" W	21.45'
4	N 71°03'08" E	48.83'
5	N 40°45'08" W	4.10'
6	S 84°10'37" W	28.93'
7	S 66°09'05" W	43.85'
8	S 18°56'52" E	25.89'
9	S 89°53'44" E	43.96'
10	N 63°40'51" E	15.59'
11	S 26°19'09" E	21.65'
12	N 62°49'28" E	33.27'

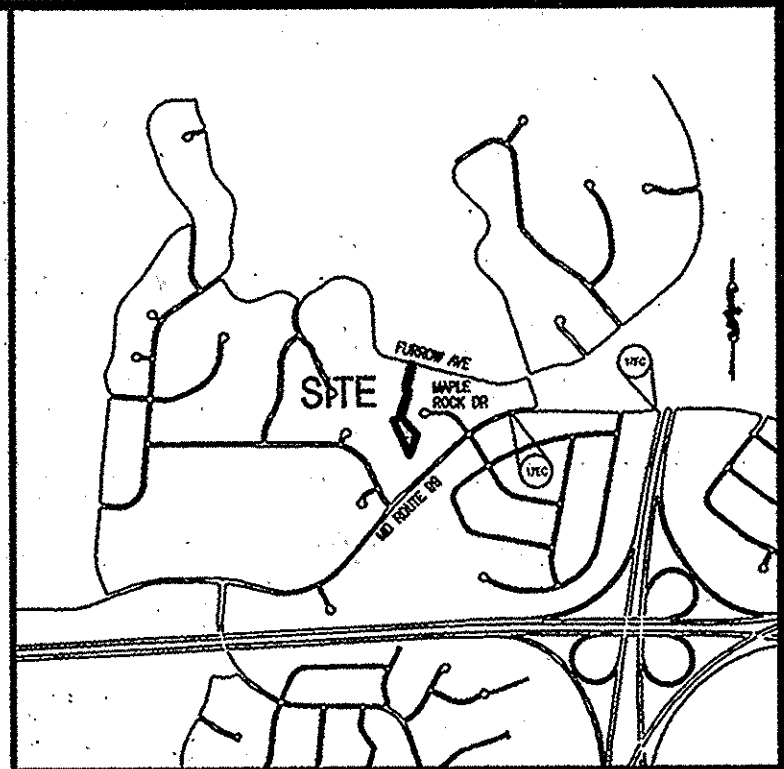
AREA: 2,308 Sq.Ft. OR 0.053 Ac.±
SHOWN THUS:

Point	Northing	Easting
340	596362.1674	1359341.3988
117	596355.8519	1359365.5859
119	596142.6093	1359309.8747
104	596034.3736	1359313.8189
302	595799.3487	1359240.4618
303	595615.1510	1359399.1894
120	595391.7126	1359323.1369
110	595771.4715	1359155.2602
109	595796.4138	1359211.6824
108	596037.6892	1359288.4375
116	596146.1429	1359284.9852

LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	58,251 Sq.Ft.	14,720 Sq.Ft.	43,531 Sq.Ft.

LINE	BEARING	DISTANCE
1	S 40°45'08" E	25.04'
2	S 72°49'55" W	57.92'
3	N 19°35'59" W	21.45'
4	N 71°03'08" E	48.83'

AREA: 1,188 Sq.Ft. OR 0.027 Ac.±
SHOWN THUS:



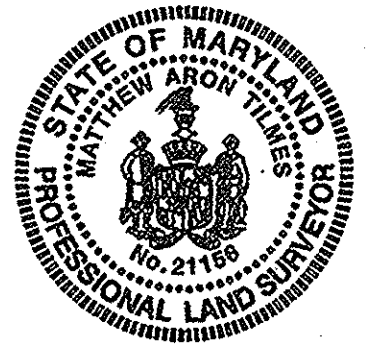
VICINITY MAP
1"=2000'
ADC MAP: 20
GRID: E3

GENERAL NOTES

- SUBJECT PROPERTY IS ZONED R-20 PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD 83/07, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION Nos. 17EC AND 17FC.
STATION 17EC NORTH 595862.544 EAST 1360364.462
STATION 17FC NORTH 595864.454 EAST 1361881.350
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY URS CORPORATION ON OR ABOUT AUGUST 2013.
- DENOTES IRON PIN SET WITH PROP CORP 21108 CAP
- ✦ DENOTES IRON PIPE OR IRON PIN FOUND
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY
- DENOTES CONCRETE MONUMENT SET WITH PROP CORP 21108 CAP
- DENOTES CONCRETE MONUMENT OR STONE FOUND
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- ALL LOT AREAS ARE MORE OR LESS. (±)
- PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: S 70-21, P 84-14 AND F-85-82.
- BRL INDICATES BUILDING RESTRICTION LINES
- PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP 17, P/O PARCEL 688.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM DRIVEWAY.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS.
- THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.120D OF HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL BECAUSE THIS IS A REVISION PLAT AND DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vi) OF THE HOWARD COUNTY CODE.
- THERE IS AN EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN ZONING REGULATIONS REQUIREMENTS.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER, AND THROUGH LOT 34, ANY CONVEYANCES OF THE AFORESAID LOT 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 WITH A 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(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 EASEMENT AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.

THE REQUIREMENTS § 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 SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Matthew R. Tilmes 11/4/2015
URS CORPORATION
MATTHEW A. TILMES, PROFESSIONAL LAND SURVEYOR No. 21156
Glenn M. Wolfe 11/17/2015
GLENN M. WOLFE
Jamie N. Wolfe 11/17/2015
JAMIE N. WOLFE



LEGEND

- PUBLIC VARIABLE WIDTH DRAINAGE AND UTILITY EASEMENT
- PUBLIC VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT

THE PURPOSE OF THIS PLAT IS TO REVISE LOT 34, "MT. HEBRON", RECORDED AS PLAT C.M.P. No. 6508 INsofar AS ADDING A VARIABLE WIDTH PUBLIC DRAINAGE AND UTILITY EASEMENT AND A TEMPORARY CONSTRUCTION EASEMENT. THE FRONT BRL HAS BEEN REVISED FROM A 50' BRL TO A 20' BRL.

RECORDED AS PLAT No. 23585 ON 1/8/16
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
MT. HEBRON
SECTION 17 - LOT 34
(A REVISION OF LOT 34, SECTION 17 - PLAT C.M.P. 6508)

ZONED R-20
TAX MAP: 17 GRID: 10; PARCEL: 688
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

DATE: SEPTEMBER 14, 2015 SHEET: 1 OF 1

AREA TABLE

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	1.337 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS TO BE RECORDED	1.337 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	1.337 Ac.±

OWNER
GLENN M. WOLFE AND
JAMIE N. WOLFE
9247 FURROW AVENUE
ELICOTT CITY, MD 21042-1804

URS
4 NORTH PARK DRIVE, SUITE 300
HUNT VALLEY, MD 21030
PHONE: 410-785-7220, FAX: 410-785-6818

OWNER'S CERTIFICATE

GLENN M. WOLFE AND JAMIE N. WOLFE, OWNERS 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; (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND/OR RIGHTS-OF-WAY. WITNESS MY HAND THIS

DAY OF _____
GLENN M. WOLFE
JAMIE N. WOLFE

WITNESS
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY JAMES R. RIGGER TO GLENN M. WOLFE AND JAMIE N. WOLFE, BY DEED DATED FEBRUARY 17, 2015 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16025, AT FOLIO 142; SAID PROPERTY ALSO BEING LOT 34, AS SHOWN ON A SUBDIVISION PLAT ENTITLED, "MT. HEBRON SECTION 17 LOTS 1-34" AS RECORDED IN THE AFORESAID LAND RECORDS AS PLAT C.M.P. No. 6508, 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. I FURTHER CERTIFY THAT THESE DOCUMENTS WERE 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, LICENSE No. 21156 EXPIRATION DATE 01/27/2017.

Matthew R. Tilmes 11/4/2015
URS CORPORATION
MATTHEW A. TILMES, PROFESSIONAL LAND SURVEYOR No. 21156

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

Wifon for Maurya Rogman 12/15/2015
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief [Signature] 12-23-15
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE NY

Director [Signature] 12-29-15
DIRECTOR DATE

