

VICINITY MAP
1" = 2000'
ADC MAP 4816 GRID B4

POINT	NORTHING	EASTING
50	592,333.5546	1,367,954.1781
52	592,277.8304	1,368,263.2956
100	592,229.9629	1,367,919.7794
101	592,151.1264	1,368,163.3255
213	592,426.8036	1,367,988.8539
214	592,392.0636	1,368,181.4245
215	592,295.7230	1,368,164.0659

LEGEND

- PROPERTY LINE.....
- BUILDING RESTRICTION LINE (B.R.L.).....
- CENTERLINE OF ROAD.....
- COORDINATE TAG.....

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-20 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83/91 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS: 18G1 & 24C2.
- THIS PLAT AND THE COORDINATES AND DISTANCES SHOWN HEREON ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING IN OR ABOUT FEBRUARY, 2008.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- ALL AREAS ARE MORE OR LESS (+/-).
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS: WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN) GEOMETRY - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS. STRUCTURE (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING). DRAINAGE ELEMENTS - SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE. MAINTENANCE: SUFFICIENT TO INSURE ALL WEATHER USE.
- THERE ARE EXISTING DWELLINGS/STRUCTURES LOCATED ON LOTS 1 & 2 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A RE-SUBDIVISION PLAT THAT DOES NOT CREATE ANY ADDITIONAL LOTS. PERIMETER LANDSCAPING REQUIREMENTS PREVIOUSLY FULFILLED IN CONJUNCTION WITH F-03-124 AND F-03-205 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION EASEMENT REQUIREMENTS BECAUSE IT IS A RE-SUBDIVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1200(b)(1)(vi) OF THE HOWARD COUNTY CODE. THE PREVIOUS FOREST CONSERVATION REQUIREMENTS WERE FULFILLED BY FEE-IN-LIEU PAYMENTS UNDER F-03-205 AND F-09-068.
- PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN PROVIDED UNDER CONTRACTS 9-W AND 21-S, RESPECTIVELY.
- OPEN SPACE PROVIDED IN CONJUNCTION WITH F-03-124 AND F-03-205.
- THERE IS NO 100 YEAR FLOODPLAIN ON SITE.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON THE SUBJECT PROPERTY.

THE REQUIREMENTS 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.

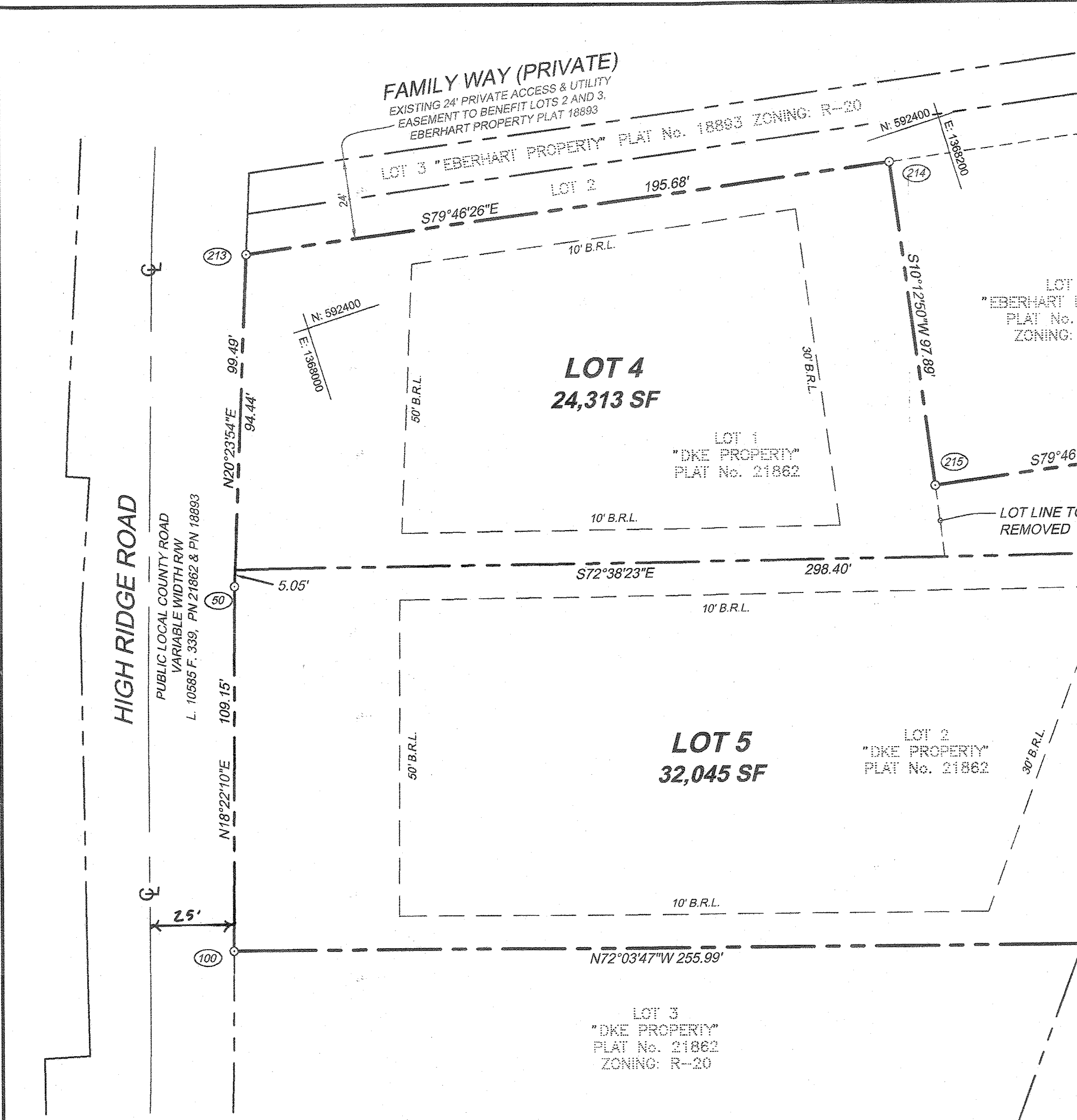
Adam Rook 08/05/21
ADAM MICHAEL ROOK DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21957

David K. Eberhart 8-6-21
DAVID K. EBERHART DATE

Mary F. Eberhart 8-6-21
MARY F. EBERHART DATE

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO REVISE THE CONFIGURATION OF LOTS 1 AND 2 OF DKE PROPERTY, PLAT No. 21862



AREA TABULATION CHART

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
• BUILDABLE	2
• NON-BUILDABLE	0
• OPEN SPACE	0
• PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	
• BUILDABLE	1.2938 AC
• NON-BUILDABLE	0.0000 AC
• OPEN SPACE	0.0000 AC
• PRESERVATION PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	
	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	
	1.2938 AC

OWNERS
DAVID K. AND MARY F. EBERHART
8441 HIGH RIDGE ROAD
ELLICOTT CITY, MD 21043
(410) 465-1719

OWNER'S CERTIFICATE

WE, DAVID K. EBERHART AND MARY F. EBERHART, 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:

- 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 EASEMENTS SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, 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; AND
- 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 6th DAY OF AUGUST, 2021

David K. Eberhart
DAVID K. EBERHART
WITNESS

Mary F. Eberhart
MARY F. EBERHART
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A RE-SUBDIVISION OF LOTS 1 & 2 AS SHOWN ON A PLAT ENTITLED "DKE PROPERTY, LOTS 1, 2 AND 3" AND RECORDED AS PLAT NO. 21862, AND ALSO BEING PART OF THE LAND CONVEYED TO DAVID K. EBERHART AND MARY F. EBERHART, BY A DEED DATED JULY 22, 1969 AND RECORDED IN LIBER 514 AT FOLIO 589; AND ALSO BEING ALL OF THE LAND CONVEYED TO DAVID K. EBERHART SR. AND MARY F. EBERHART BY A DEED DATED APRIL 19, 2007 AND RECORDED IN LIBER 10649 AT FOLIO 385, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

I HEREBY 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.

Adam Rook 08/05/21
ADAM MICHAEL ROOK DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21957
EXPIRATION/RENEWAL DATE: 09/22/2023



VOGEL ENGINEERING
TIMMONS GROUP
1300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410-461-7666 F: 410-461-8961 www.timmons.com

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

Michael J. Quinn 8/27/21
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Charles Eberhart 9-2-21
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Julia Sauer 9/8/21
DIRECTOR DATE

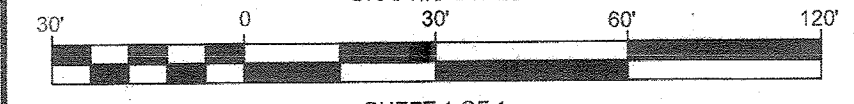
RECORDED AS PLAT No. 25841 ON 9-21-21
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF RE-SUBDIVISION
DKE PROPERTY

LOTS 4 AND 5

A RE-SUBDIVISION OF LOT 1 AND LOT 2 "DKE PROPERTY" PLAT No. 21862

ZONED R-20
DPZ REF: F-03-124, F-03-205, F-09-068, SDP-07-118, SDP-08-036
TAX MAP 18, GRID 13, PARCEL 384
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' AUGUST 2021



SHEET 1 OF 1

SWEB: 9/2/2021 PLOTTED: August 5, 2021
 FILE PATH: K:\PROJECTS\08-06\SUBDIVISIONS\RECORD PLATS\RESUB LOTS 4 AND 5\08-06-RESUB-01.DWG