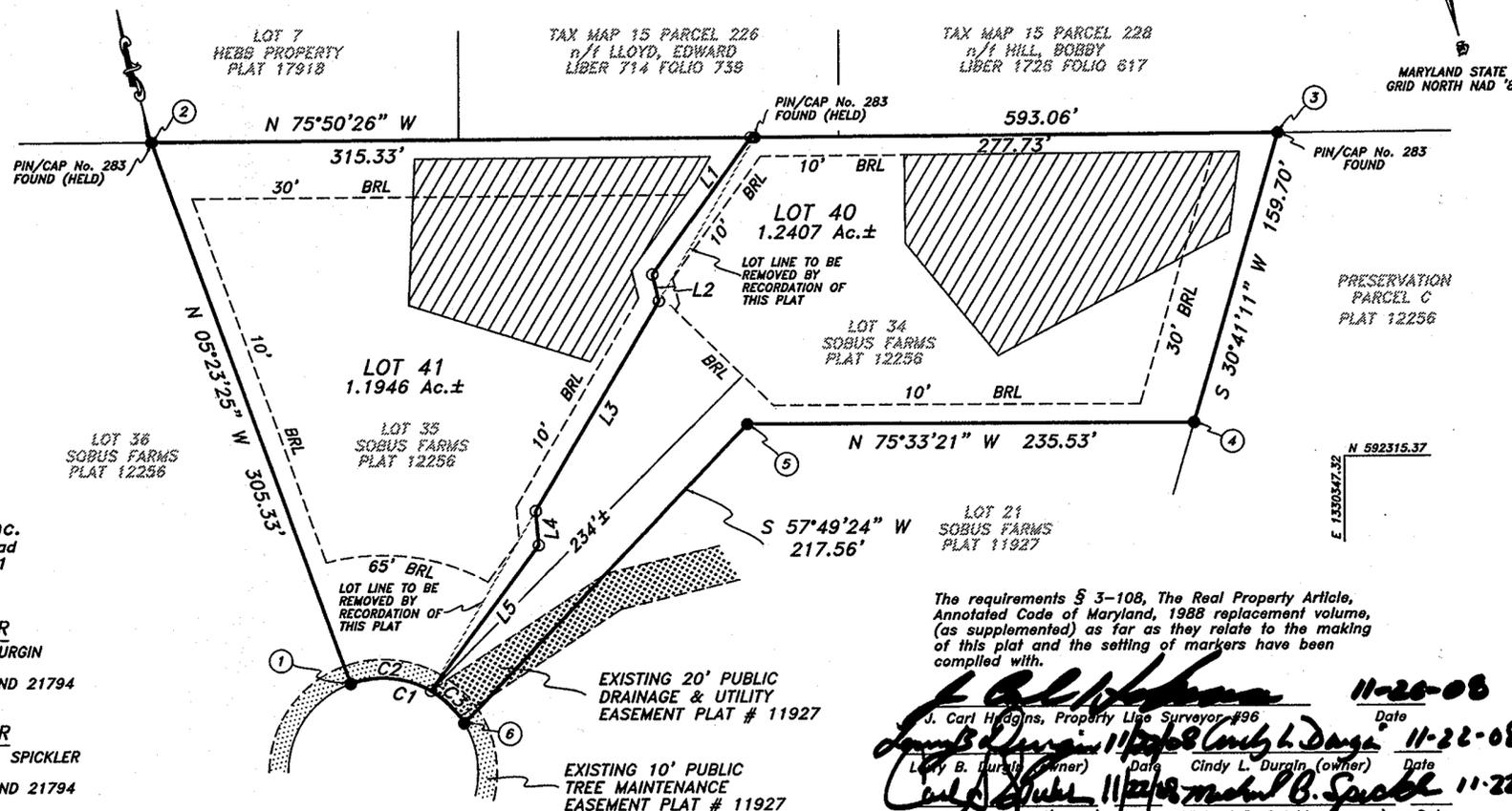
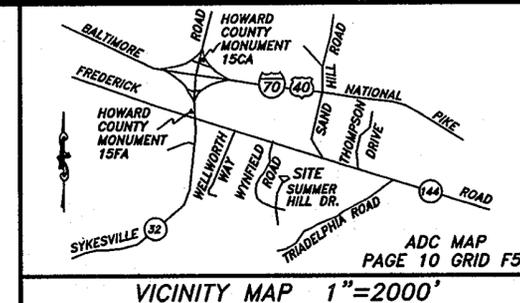


COORDINATE TABLE		
POINT	NORTHING	EASTING
1	592331.28	1329810.64
2	592635.26	1329781.96
3	592490.18	1330357.00
4	592352.85	1330275.50
5	592411.60	1330047.42
6	592295.74	1329863.27

LINE	BEARING	DISTANCE
L1	N 50° 11' 20" E	88.97'
L2	N 00° 45' 37" E	14.47'
L3	N 44° 48' 36" E	129.23'
L4	N 09° 27' 38" E	18.07'
L5	N 51° 04' 22" E	95.83'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LEN	DELTA ANGLE	TANGENT
C1	50.00'	68.81'	S 55° 58' 06" E	63.51'	78° 50' 51"	41.11'
C2	50.00'	43.81'	S 70° 16' 55" E	42.42'	50° 11' 55"	23.42'
C3	50.00'	25.00'	S 30° 52' 59" E	24.74'	28° 38' 35"	12.76'



- GENERAL NOTES:**
- The subject property is zoned RR-DEO per the 2/2/04 Comprehensive Zoning Plan and per the "Comp Lite" Zoning Amendments effective 7/28/06.
 - Coordinates based on Nad'83, Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 15CA and 15FA.
Station No. 15CA - N 598,862.638 E 1,325,913.787
Station No. 15FA - N 595,906.955 E 1,325,627.710
 - denotes concrete monument to be set.
 - denotes iron pin to be set capped "Corp 309".
 - denotes iron pin or iron pipe found.
 - ① denotes coordinate point number.
 - B.R.L. denotes Building Restriction Line.
 - This plat is based on a field run monumented boundary survey performed on or about June 25, 2008 by NTT Associates, Inc.
 - All areas are more or less.
 - Distances shown are based on surface measurements and are not reduced to NAD '83 Grid measurement.
 - Existing dwellings located on Lot 40 and Lot 41 are to remain, no new buildings, extensions or additions to the existing dwellings are to be constructed at a distance less than the Zoning Regulations allow.
 - No cemeteries exist on this site based on a visual site visit.
 - Previous Department of Planning and Zoning file numbers: F-95-181 and F-96-182.
 - No 100 year floodplain exists on site as per FIRM panel of Howard County, Maryland on Panel No. 240044 0015B dated December 4, 1986.
 - This subdivision is exempt from the requirements of Section 16.124 of the Howard County Code and Landscape Manual because it is a resubdivision that does not create any new lots.
 - This subdivision is exempt from the Forest Conservation requirements per Section 16.1202(b)(1)(vii) of the Howard County Code for Forest Conservation because it is a resubdivision that does not create any new lots.
 - This plat is in compliance with the Amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill 45-2003 and the Zoning Regulations as amended by the Council Bill 75-2003. Development or construction on these lots must comply with setback and buffer regulations in effect at the time of submission of the Site Development Plan, Waiver Petition Application, or Building/Grading Permit.
 - 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:
 - Width - 12' (16' serving more than one residence);
 - Surface - 6" of compacted crusher run base w/tar and chip coating (1-1/2" min.);
 - Geometry - Max. 14% grade, max. 10% grade change and min. 45' turning radius;
 - Structures (culverts and bridges) - capable of supporting 25 gross tons (H25 loading)
 - Drainage Elements - capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface;
 - Maintenance - sufficient to ensure all weather use.
 - 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 onto the pipestem lot driveway.
 - Water and sewer service to these lots will be granted under the provisions of Section 18.122B of the Howard County Code. Public water and public sewer allocation will be granted at the time of the issuance of the building permit if capacity is available at that time.

NTT Associates, Inc.
16205 Old Frederick Road
Mt. Airy, Maryland 21771
(410) 442-2031
FAX (410) 442-1315

OWNER/DEVELOPER

LARRY B. AND CINDY L. DURGIN
2938 SUMMER HILL DRIVE
WEST FRIENDSHIP, MARYLAND 21794
(410) 489-0305

OWNER/DEVELOPER

CAROL S. AND MICHAEL B. SPICKLER
2941 SUMMER HILL DRIVE
WEST FRIENDSHIP, MARYLAND 21794
(410) 489-0156

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA Ac.±	PIPESTEM AREA Ac.±	MINIMUM LOT SIZE Ac.±
40	1.2407	0.1395	1.1012

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	= 2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	= 0
TOTAL NUMBER OF LOTS TO BE RECORDED	= 2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	= 2.4353 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	= 0.0000 Ac.±
TOTAL AREA OF LOTS TO BE RECORDED	= 2.4353 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	= 0.0000 Ac.±
TOTAL AREA TO BE RECORDED	= 2.4353 Ac.±
TOTAL AREA TO BE CONVEYED FROM LOT 40 TO LOT 41	= 0.0132 Ac.±
TOTAL AREA TO BE CONVEYED FROM LOT 41 TO LOT 40	= 0.0132 Ac.±



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 the setting of markers have been complied with.

J. Carl Hudgins 11-20-08
J. Carl Hudgins, Property Line Surveyor #96 Date
Larry B. Durgin 11-22-08
Larry B. Durgin (owner) Date *Cindy L. Durgin* 11-22-08
Cindy L. Durgin (owner) Date
Carol S. Spickler 11-22-08
Carol S. Spickler (owner) Date *Michael B. Spickler* 11-22-08
Michael B. Spickler (owner) Date

21. Developer reserves unto itself, its successors and assigns, all easements shown on this plat for water, sewer, storm drainage and other public utilities located in, over and through Lots 40 through 41. Any and all conveyances of 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 except the easements and record the deed(s) of easement in the Land Records of Howard County.

22. This area designates a private sewage easement of at least 10,000 square feet (or 10,000 square feet per lot for shared drain fields associated with a shared sewage disposal facility) as required by the Maryland State Department of the Environment Subdivision Regulations (COMAR 26.04.03). Improvements of any nature in this area is restricted unless public sewage becomes available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.

23. The lots shown hereon comply with the minimum ownership width and lot area required by the MD. Dept. of the Environment.

PURPOSE NOTE:
The purpose of this plat is to relocate the common boundary line between Lot 40 and Lot 41 Sobus Farms to eliminate the existing macadam driveway encroachment.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

David Edwards 1-5-09
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Hamilton 1/6/09
DIRECTOR DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Bridgette Peter Beilenson
HOWARD COUNTY HEALTH OFFICER
12/24/2008
DATE

OWNER'S CERTIFICATE

LARRY B. AND CINDY L. DURGIN OWNERS OF LOT 40 AND CAROL S. AND MICHAEL B. SPICKLER OWNERS OF LOT 41 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 DRAIN FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR 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 MY HAND THIS 22nd day of November, 2008

Larry B. Durgin Witness *Cindy L. Durgin* Witness
Carol S. Spickler Witness Michael B. Spickler Witness

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT: THAT IT IS A SUBDIVISION OF (1) ALL THE LANDS CONVEYED BY WILLIAM G. AND IRENE M. REINER TO LARRY B. AND CINDY L. DURGIN BY DEED DATED FEBRUARY 27, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6937 FOLIO 180, AND (2) ALL THAT LAND CONVEYED FROM HILLTOP DEVELOPMENT CORPORATION TO CAROL S. AND MICHAEL B. SPICKLER BY DEED DATED JULY 12, 1996 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3790 FOLIO 169, AND THAT ALL MONUMENTS ARE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY, SUBDIVISION REGULATIONS.

J. Carl Hudgins 11-26-08
CARL HUDGINS, PROPERTY LINE SURVEYOR # 0096 DATE

RECORDED AS PLAT No. 20405 ON 1/9/09
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

RESUBDIVISION PLAT
SOBUS FARMS
LOTS 40 & 41

A RESUBDIVISION OF LOTS 34 & 35 (PLAT No. 12256)
TAX MAP 15 GRID 24 PARCEL 26
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1"=60'

0' 60' 120' 180'

SHEET 1 OF 1 DATE: 6/25/2008