

COORDINATE LIST		
NO.	NORTH	EAST
1	530,071.227	795,882.948
2	529,087.884	795,518.744
3	529,494.835	794,421.444
4	530,327.250	794,731.121
5	530,019.879	794,873.932
6	530,187.072	795,523.041
7	529,964.682	795,843.487
8	530,038.661	795,643.746
9	530,000.788	795,549.038
10	529,742.576	795,334.670
11	529,573.781	795,272.153
12	529,656.790	795,048.032
13	529,375.715	794,943.929
14	529,378.493	794,936.427
15	529,312.861	794,912.119
16	529,648.801	795,299.939
17	529,509.874	795,675.038
18	529,416.100	795,640.306
19	529,631.089	795,059.840
20	529,350.014	794,955.738
21	529,352.794	794,948.236
22	529,305.906	794,930.871
23	529,129.145	795,534.026
24	529,185.475	795,382.139
25	529,275.402	795,415.445
26	529,266.719	795,438.889
27	529,455.241	795,508.712
28	529,407.660	795,637.180

MINIMUM LOT AREA TABULATION			
LOT #	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
23	51,935 SQ. FT.	11,935 SQ. FT.	40,000 SQ. FT.

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '27 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

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.

John B. Mildenberg 2/24/01
 JOHN B. MILDENBERG, SURVEYOR
 DATE

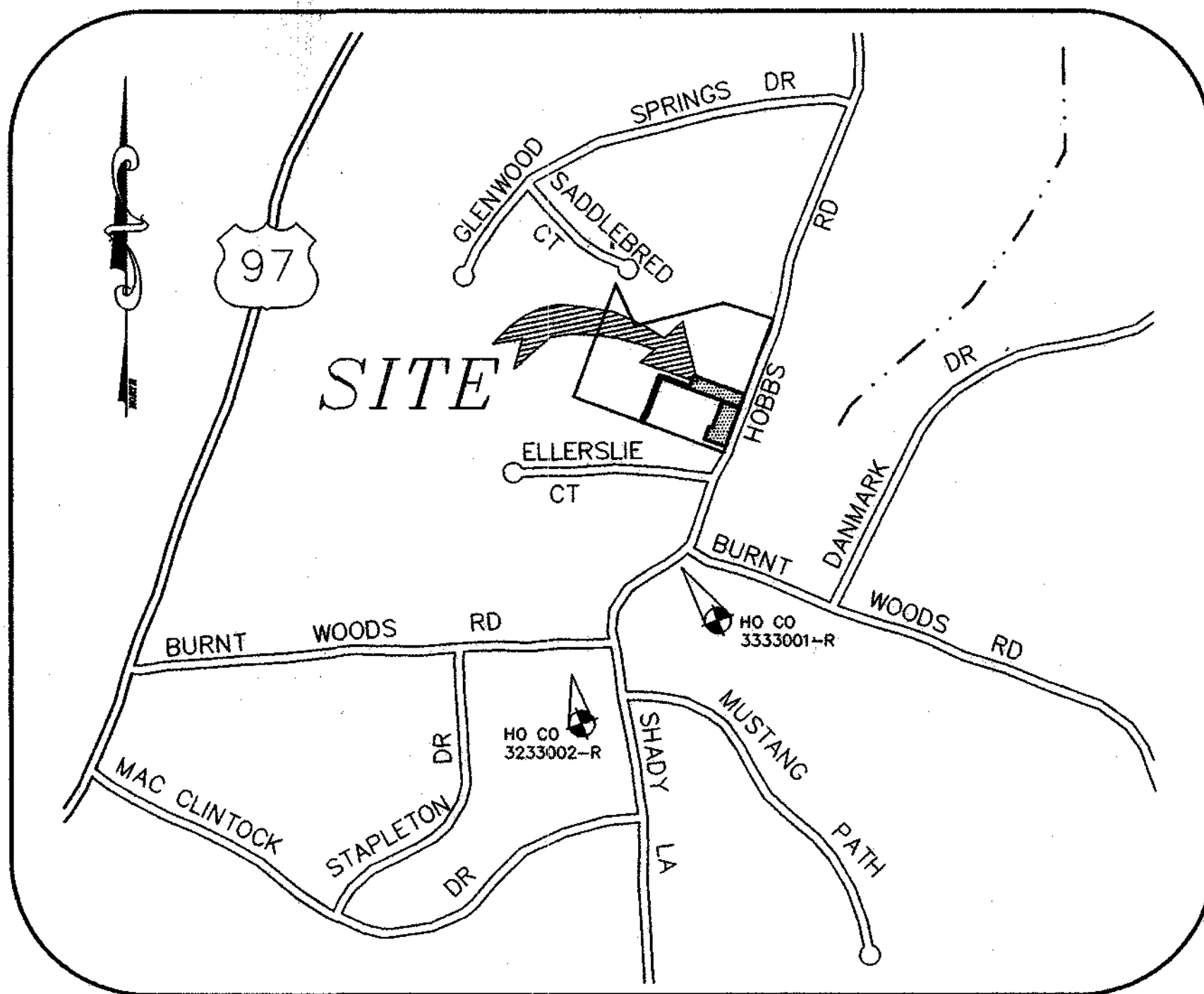
William K. Hill 3/10/01
 WILLIAM K. HILL, OWNER
 DATE

Gayle M. Hill 3/10/01
 GAYLE M. HILL, OWNER
 DATE

Michael J. Windebank 3/10/01
 MICHAEL J. WINDEBANK, OWNER
 DATE

Karalyn L. Windebank 3/12/01
 KARALYN L. WINDEBANK, OWNER
 DATE

TOTAL AREA TABULATION	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF PRESERVATION PARCELS	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS OR PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.18 AC ±
TOTAL AREA OF PRESERVATION PARCELS	0 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0 AC
TOTAL AREA OF LOTS OR PARCELS TO BE RECORDED	2.18 AC ±
TOTAL AREA OF ROADWAY TO BE RECORDED	0 AC
TOTAL AREA TO BE RECORDED	2.18 AC ±



VICINITY MAP
 SCALE: 1"=1000'

23. THIS PLAT IS SUBJECT TO WP-01-13 APPROVED ON SEPTEMBER 20, 2000 TO WAIVE SECTION 16.120(c)(2)(i) TO REDUCE THE 20 FOOT PIPESTEM REQUIREMENT TO ALLOW A 9 FOOT PIPESTEM ON A SINGLE LOT. THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
- THE RESUBDIVISION PLAT (F-00-167) MUST BE RECORDED TO INCORPORATE THE CHANGES PROPOSED BY THIS WAIVER PETITION. THESE CHANGES INCLUDE:
 - THE RECONFIGURATION OF EXISTING LOTS 14, 15, AND 18 TO CREATE A 9 FOOT WIDE FEE SIMPLE PIPESTEM FOR LOT 15 ONTO HOBBS ROAD.
 - THE RECONFIGURATION OF EXISTING LOTS 14, 15, AND 18 TO ELIMINATE THE EXISTING 6 FOOT WIDE PIPESTEMS FOR LOTS 14 AND 15 (WHICH CURRENTLY RUN ALONG THE SOUTHERN END OF THE SITE).
 - THE MODIFICATION OF THE EXISTING ACCESS EASEMENT SERVING LOTS 14 THRU 17 TO ELIMINATE AND SERVE ONLY LOTS 16 AND 17. IN ADDITION, THIS ACCESS EASEMENT SHALL BE RECONFIGURED TO BISECT LOT 17 WITH AN ACCESS EASEMENT DESIGNED TO SERVE LOT 16. ANY PART OF THIS ACCESS EASEMENT WHICH WILL SERVE BOTH LOT 16 AND 17 MUST MEASURE AT LEAST 24 FEET IN WIDTH. THE EXISTING MAINTENANCE AGREEMENT FOR THIS EASEMENT MUST BE RE-RECORDED TO REFLECT THE ELIMINATION OF LOTS 14 AND 15 AS USERS.
 - TO INCORPORATE THE NECESSARY CHANGES, EXISTING LOTS 14 THRU 18 MUST BE INCLUDED ON THE RESUBDIVISION PLAT. THE CURRENT RESUBDIVISION PLAT, F-00-167, MUST BE MODIFIED AND RESUBMITTED FOR SIGNATURE APPROVAL WITHIN 45 DAYS FROM THE DATE OF THE WAIVER LETTER (BY NOVEMBER 4, 2000).
 - A SHARED DRIVEWAY EASEMENT AND MAINTENANCE AGREEMENT ARE REQUIRED TO BE RECORDED FOR LOTS 23 AND 24 AS SHOWN ON THE WAIVER PETITION EXHIBIT.
24. FOR ALL OTHER PERTINENT NOTES, SEE "ROSEBAR PROPERTY, LOTS 14 THRU 22 AND PRESERVATION PARCEL A, A RESUBDIVISION OF ROSEBAR PROPERTY, LOTS 10 THRU 12" (F-99-19), PLAT #14032 & 14033 AND "REVISION PLAT AND FOREST CONSERVATION PLAT OF EASEMENT, ROSEBAR PROPERTY, PRESERVATION PARCEL-A" (F-01-11), PLAT # 14344 & 14345, AND "ROSEBAR PROPERTY, LOTS 17 AND 23 THRU 26, A RESUBDIVISION OF ROSEBAR PROPERTY, LOTS 14 THRU 18" (F-00-167), PLAT # 14534 & 14535.

OWNERS

OWNERS OF LOT 23
 WILLIAM K. HILL & GAYLE M. HILL
 P.O. BOX 338
 ANNAPOLIS JUNCTION, MARYLAND 20701-0338

OWNERS OF LOT 26
 MICHAEL J. WINDEBANK & KARALYN L. WINDEBANK
 3064 HOBBS ROAD
 GLENWOOD, MARYLAND 21738

OWNER'S STATEMENT

WE, WILLIAM K. HILL & GAYLE M. HILL (LOT 23) AND MICHAEL J. WINDEBANK & KARALYN L. WINDEBANK (LOT 26), 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, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 EASEMENTS 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 WATERWAY 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 ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 12TH DAY OF MARCH, 2001.

William K. Hill WILLIAM K. HILL
Gayle M. Hill GAYLE M. HILL
Michael J. Windebank MICHAEL J. WINDEBANK
Karalyn L. Windebank KARALYN L. WINDEBANK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF LOTS 23 AND 26 OF "ROSEBAR PROPERTY, LOTS 17 & 23 THRU 26, A RESUBDIVISION OF ROSEBAR PROPERTY, LOTS 14 THRU 18" AS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NOS. 14534 & 14535, AND BEING THAT LAND CONVEYED BY ROSEBAR LIMITED PARTNERSHIP TO WILLIAM K. HILL AND GAYLE M. HILL BY DEED DATED APRIL 7, 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 5069 AT FOLIO 0020 AND THAT LAND CONVEYED BY ROBERT WAYNE NEWSOME AND MELISSA NEWSOME AND ROSEBAR LIMITED PARTNERSHIP TO MICHAEL J. WINDEBANK AND KARALYN L. WINDEBANK BY DEED DATED APRIL 26, 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 5087 AT FOLIO 0361, 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

John B. Mildenberg
 JOHN B. MILDENBERG, ES. NO. 10-18
 PROFESSIONAL LAND SURVEYOR

GENERAL NOTES:

- SUBJECT PROPERTY ZONED RR-DEO PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '27 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 2645005-R & 2645006-R.
 STA. No. 3333001-R N 528,229.927 EL. 595.28
 E 795,210.140
 STA. No. 3233001-R N 525,574.451 EL. 574.19
 E 794,786.251
 STA. No. 3233002-R N 527,437.496 EL. 592.17
 E 794,403.005
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT APRIL 1997 BY MILDENBERG, BOENDER & ASSOC., INC.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIPE OR REBAR & CAP FOUND.
- DENOTES ANGULAR CHANGE IN DIRECTION OF BOUNDARY.
- NO STEEP SLOPES EXIST ON-SITE.
- NO FLOODPLAIN EXIST ON-SITE.
- NO BURIAL OR CEMETERY SITES EXIST ON-SITE.
- ALL AREAS SHOWN ARE MORE OR LESS (±).
- SURVEY WORK AND DOCUMENTS HAVE BEEN PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND, MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQ.FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT, RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- OPEN SPACE REQUIREMENT HAS BEEN SATISFIED UNDER F-99-19.
- THIS PROJECT IS EXEMPT FROM SWM REQUIREMENTS UNDER CLUSTER SUBDIVISION EXEMPTION UNDER F-99-19.
- THERE ARE NO DESIGNATED SCENIC ROADS OR HISTORIC DISTRICTS ADJACENT TO THIS SITE.
- THE EXISTING DWELLINGS TO REMAIN ON LOTS 23 & 26 ARE KNOWN AS 3050 & 3064 HOBBS ROAD, GLENWOOD, MARYLAND 21738 (RESPECTIVELY).
- NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- WATER APPROPRIATED UNDER PERMIT # H098G012(01).
- FOREST CONSERVATION REQUIREMENTS HAVE BEEN SATISFIED UNDER F-99-19.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH-12 FEET (14 FEET IF SERVING MORE THAN ONE RESIDENCE).
 - SURFACE-STANDARD P-1 PAVING SECTION.
 - GEOMETRY-MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS.
 - STRUCTURES (CULVERT/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.
 - STRUCTURE CLEARANCES-MINIMUM 12 FEET.
 - MAINTENANCE-SUFFICIENT TO INSURE 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 TO THE PIPESTEM LOT DRIVEWAY.
- ARTICLES OF INCORPORATION FOR ROSEBAR FAMILY HOMEOWNERS ASSOCIATION, INC. APPROVED ON JUNE 9, 1999 BY THE STATE DEPARTMENT OF TAXATION AND ASSESSMENTS AT ACCOUNT # D05344551.

NOTE: THE PURPOSE OF THIS REVISION PLAT IS TO CORRECT THE LOT AREAS FOR LOTS 23 & 26.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
Dinah Matusz 3/30/01
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
John B. Mildenberg 3/20/01
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Joyce R. Butler 4/9/01
 DIRECTOR DATE

RECORDED AS PLAT 14744 ON 4/9/01 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

REVISION PLAT

ROSEBAR PROPERTY, LOTS 23 AND 26

SHEET 1 OF 2

TAX MAP 14 FOURTH ELECTION DISTRICT SCALE: AS SHOWN
 PARCEL NO. 221 HOWARD COUNTY, MARYLAND DATE: FEBRUARY 2001
 BLOCK 23 EX. ZONING RR-DEO DPZ FILE NOS. SP-97-11; F-99-19;
 LOTS 23 & 26 PLAT #14032 & 14033; F-01-11;
 PLAT #14344 & 14345; F-00-167;
 PLAT #14534 & 14535.

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Ball. (301) 621-5521 Wash. (410) 997-0298 Fax.

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