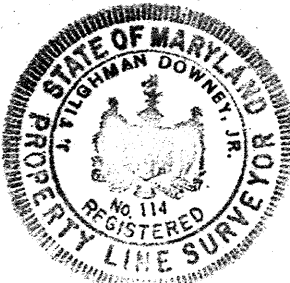


COORDINATES LIST		
POINT	NORTH	EAST
1	530327.7248	1350852.1592
2	530355.5405	1350527.0134
3	530423.0050	1350558.4280
4	530399.8721	1350860.0655
5	530398.0249	1350884.1515
6	530325.6154	1350876.8158



I, HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL INFORMATION, KNOWLEDGE AND BELIEF; THAT THE TRACT PERIMETER BOUNDARY SHOWN HEREON IS CORRECT.

J. Tilghman Downey, Jr. 1/09/04
 J. TILGHMAN DOWNEY, JR. DATE
 PROPERTY LINE SURVEYOR No.114

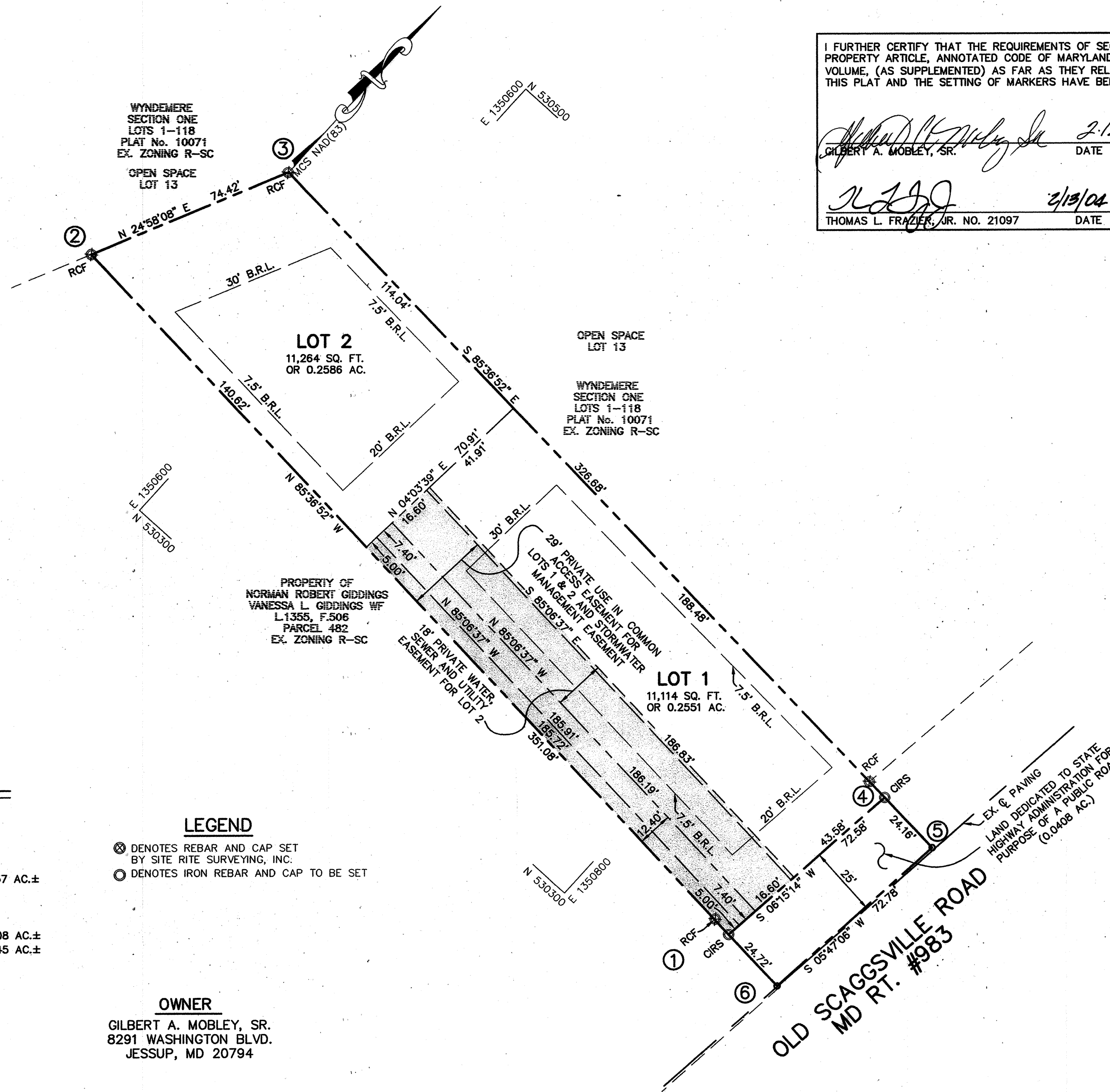
MINIMUM LOT SIZE CHART			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	11,264 SQ. FT.	2,307 SQ. FT.	8,957 SQ. FT.

TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	2
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	0.5137 AC.±
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0.0408 AC.±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	0.5545 AC.±

Patton Harris Rust & Associates, pc
 Engineers. Surveyors. Planners. Landscape Architects.

PHRA 8818 Centre Park Drive
 Columbia, MD 21045
 T 410.997.8900
 F 410.997.9282

OWNER
 GILBERT A. MOBLEY, SR.
 8291 WASHINGTON BLVD.
 JESSUP, MD 20794



LEGEND
 ⊗ DENOTES REBAR AND CAP SET BY SITE RITE SURVEYING, INC.
 ⊙ DENOTES IRON REBAR AND CAP TO BE SET

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS CONVEYED BY MARY DENNIS SHAFFER, PERSONAL REPRESENTATIVE OF THE ESTATE OF PAUL CLIFTON KEPLINGER, SR. (ALSO KNOWN AS PAUL CLIFTON KEPLINGER), ESTATE NUMBER 15108 AND MARY DENNIS SHAFFER (FORMERLY KNOWN AS MARY DENNIS KEPLINGER), INDIVIDUALLY TO GILBERT A. MOBLEY, SR. BY DEED DATED FEBRUARY 21, 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6035 AT FOLIO 523 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.

Thomas L. Frazier, Jr. 2/13/04
 THOMAS L. FRAZIER, JR. DATE
 PROFESSIONAL LAND SURVEYOR
 MD REGISTRATION NO. 21097



OWNER'S CERTIFICATE

I, GILBERT A. MOBLEY, SR., OWNER 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; 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/OUR HANDS THIS 12th DAY OF Feb, 2004.

Gilbert A. Mobley, Sr. 2-12-04
 GILBERT A. MOBLEY, SR. DATE

Kimberly R. Melton 2-12-04
 WITNESS DATE

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

Henry Bonstein 3-2-04
 HOWARD COUNTY HEALTH OFFICER MR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

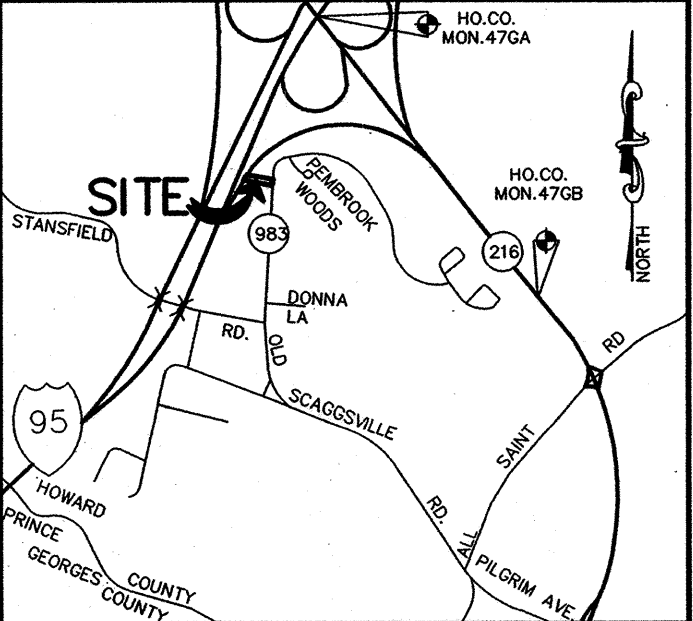
Mark D. Wight 2/20/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Mark D. Wight 2/15/04
 DIRECTOR KS DATE

I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 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.

Gilbert A. Mobley, Sr. 2-12-04
 GILBERT A. MOBLEY, SR. DATE

Thomas L. Frazier, Jr. 2/13/04
 THOMAS L. FRAZIER, JR. NO. 21097 DATE



VICINITY MAP
 SCALE: 1" = 2000'

GENERAL NOTES

- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETIC CONTROL STATIONS 47GA AND 47GB.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY 2003 BY SITE RITE SURVEYING, INC.
- THE SUBJECT PROPERTY IS ZONED R-SC AS PER 10-18-93 COMPREHENSIVE ZONING PLAN.
- THERE ARE NO VISIBLE SIGNS OF CEMETERIES WITHIN THE SUBJECT PROPERTY.
- STORMWATER MANAGEMENT, WATER QUALITY AND RECHARGE REQUIREMENTS ARE PROVIDED BY GRASS SWALE CREDIT LOCATED WITH THE USE-IN-COMMON ACCESS EASEMENT. THIS PROJECT IS EXEMPT FROM CHANNEL PROTECTION REQUIREMENTS BECAUSE THIS SITE DOES NOT GENERATE RUNOFF IN EXCESS OF 2cfs FOR THE ONE (1) YEAR STORM EVENT.
- NO WETLANDS WERE PRESENT ON SITE AS FIELD VERIFIED BY PATTON HARRIS RUST AND ASSOCIATES, PC. ON OR ABOUT NOVEMBER 2002.
- THERE ARE NO FLOODPLAIN LIMITS WITHIN THE LIMITS OF THE SUBJECT PROPERTY.
- THE SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN PROVIDED BY CONTRACTS 1-W AND 20-1018 RESPECTIVELY.
- 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.
- WATER AND SEWER SERVICE TO FOR LOT 2 WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWAGE ALLOCATION FOR LOT 2 WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THERE IS AN EXISTING DWELLING LOCATED ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- THIS PROJECT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(b)(1)(i) OF THE HOWARD COUNTY CODE FOR A SUBDIVISION ON LAND WHICH IS LESS THAN 40,000 SQUARE FEET IN AREA.
- 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'(14' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE- 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN.);
 - GEOMETRY- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES)- CAPABLE OF SUPPORTING 25 GROSS TONS (H2S LOADING);
 - DRAINAGE ELEMENTS- CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE- SUFFICIENT TO INSURE ALL WEATHER USE.
- LANDSCAPE PLAN IS DEFERRED UNTIL SITE DEVELOPMENT PLAN.
- PER STATE HIGHWAY ADMINISTRATION, STATE HIGHWAY ADMINISTRATION WILL PROVIDE NOISE MITIGATION FOR THIS SUBDIVISION ALONG I-95 PER STATE HIGHWAY ADMINISTRATION PROJECT NO. H08575126.
- THIS SUBDIVISION IS SUBJECT TO THE FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- A SITE DEVELOPMENT PLAN IS REQUIRED FOR DEVELOPMENT OF LOT 2 PRIOR TO ISSUANCE OF ANY GRADING OR PERMITS PER SECTION 16.155(c)(2)(ii) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- WP-04-21 WAIVER REQUEST TO WAIVE SECTION 16.120 (c)(2)(i) FOR A REDUCTION OF THE REQUIRED MINIMUM FRONTAGE WIDTH ONTO A PUBLIC ROAD FOR A SINGLE PIPESTEM LOT FROM 20 FEET TO 12 FEET WAS APPROVED ON SEPTEMBER 12, 2003 WITH THE FOLLOWING CONDITIONS:
 - COMPLIANCE WITH THE SRC COMMENTS FOR FINAL PLAN, F-03-189.
 - COMPLIANCE WITH THE DEVELOPMENT ENGINEERING DIVISION COMMENTS DATED SEPTEMBER 4, 2003 CONCERNING AN ADDITIONAL EASEMENT TO INCLUDE THE GRASS CHANNEL SOUTH OF THE DRIVEWAY.
 - COMPLIANCE WITH THE STATE HIGHWAY ADMINISTRATION COMMENTS.
- A FEE-IN-LIEU PAYMENT OF \$1,500.00 WAS PAID TO THE COUNTY FOR THE REQUIRED OPEN SPACE FOR THIS SUBDIVISION IN ACCORDANCE WITH SECTION 16.121 (b) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

RECORDED AS PLAT No. 16578
 ON March 9, 2004
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**GILBERT SUBDIVISION
 LOTS 1 AND 2**

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 GRID NO. 19 TAX MAP NO. 47 PARCEL 152 ZONED: R-SC
 SCALE: 1" = 30' DATE: 02-04-04 SHEET: 1 OF 1
 11997/1-0/SURVEY/FINAL/001PLAT.DWG