

COORDINATE LIST			MINIMUM LOT SIZE CHART			
POINT	NORTH	EAST	LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
4	610447.8363	1271598.1180	4	80,711 SQ. FT.	31,396 SQ. FT.	49,315 SQ. FT.
5	611372.9963	1271434.5399	5	54,509 SQ. FT.	6,247 SQ. FT.	48,262 SQ. FT.
6	611568.2959	1271678.9565	6	56,279 SQ. FT.	7,158 SQ. FT.	49,121 SQ. FT.
7	611610.8734	1271972.8886	PARCEL 'A'	702,163 SQ. FT.	6,371 SQ. FT.	695,792 SQ. FT.
8	611382.6389	1272211.2411				
9	610952.3000	1272170.1853				
11	610245.2989	1272335.1867				
12	610114.7309	1272708.8470				
15	610490.5752	1271590.5613				
16	610641.5086	1272242.7184				
17	610299.6056	1271643.3159				
18	610290.3888	1271850.3210				
19	610210.6428	1271897.5699				
20	610408.2577	1272231.1010				
21	610242.7491	1272269.7277				
22	610241.0272	1272261.9146				
23	610231.3621	1272264.1703				
24	610173.3103	1272257.5733				
25	610126.0813	1272234.4329				
26	610074.8110	1272236.4587				
27	609895.4109	1272342.6752				

PROPERTY LINE TABLE		ACCESS EASEMENT LINE TABLE			
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
PL1	S 26°06'11" W	52.59'	L1	S 83°15'45" W	194.59'
PL2	N 13°08'12" W	9.92'	L2	N 13°01'51" W	235.59'
PL3	S 77°34'19" W	8.00'	L3	S 76°58'09" W	23.00'
PL4	N 13°08'12" W	226.57'	L4	N 13°01'51" W	34.00'
PL5	S 76°59'12" W	269.87'	L5	N 76°58'09" E	70.00'
PL6	N 13°01'51" W	167.99'	L6	S 13°01'51" E	34.00'
PL7	N 13°01'51" W	162.00'	L7	S 76°58'09" W	23.00'
PL8	S 76°59'12" W	269.86'	L8	N 13°01'51" W	235.59'
PL9	N 13°08'12" W	232.63'	L9	S 83°15'45" W	194.59'
PL10	N 13°08'12" W	238.69'	L10	N 13°07'54" W	168.54'
PL11	S 76°59'12" W	269.85'	L11	S 77°34'19" W	24.00'
PL12	N 13°01'51" W	156.00'			
PL13	S 26°06'11" W	30.70'			
PL14	N 26°06'11" E	52.59'			
PL15	N 26°06'11" E	52.59'			
PL16	S 26°06'11" W	52.59'			

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	54.00'	53.47'	29.16'	51.31'	S 02°15'45" E 56°43'53"
C2	87.00'	59.58'	31.01'	58.43'	N 06°29'00" E 39°14'23"
C3	40.00'	39.61'	21.60'	38.01'	S 02°15'45" E 56°43'53"
C4	101.00'	69.17'	36.00'	67.83'	N 06°28'59" E 39°14'23"
C5	34.00'	33.67'	18.36'	32.31'	S 02°15'45" E 56°43'53"
C6	107.00'	73.28'	38.14'	71.86'	N 06°28'59" E 39°14'23"
C7	28.00'	27.72'	15.12'	26.61'	S 02°15'45" E 56°43'53"
C8	113.00'	77.39'	40.28'	75.89'	N 06°28'59" E 39°14'23"
C9	14.00'	13.86'	7.56'	13.30'	S 02°15'45" E 56°43'53"

TOTAL TABULATION THIS SHEET	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	4
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS (PARCEL 'A' COUNTED ON THIS SHEET)	1
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	3.4969 AC.±
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS (BUILDABLE)	2.7931 AC.±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED	0
INCLUDING WIDENING STRIPS	0
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	6.2900 AC.±

TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	4
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS (BUILDABLE)	1
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	5.7532 AC.±
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS (BUILDABLE)	16.1194 AC.±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED	0
INCLUDING WIDENING STRIPS	0
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	21.8726 AC.±

TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	4
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS (BUILDABLE)	1
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	5.7532 AC.±
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS (BUILDABLE)	16.1194 AC.±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED	0
INCLUDING WIDENING STRIPS	0
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	21.8726 AC.±

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

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

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

B. Wilson for Peter Brinkmann 8/20/08
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature]
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS CONVEYED BY PAUL G. SOBUS AND DEBORAH A. SOBUS TO NORTHERN, L.L.P., BY DEED DATED AUGUST, 2004 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8674 AT FOLIO 340, AND ALL THE LANDS KNOWN AS LOT 2 AS RECORDED ON A RECORD PLAT TITLE "SOBUS PROPERTY LOTS 1 & 2" AND RECORDED IN THE AFORESAID LAND RECORDS AS PLAT Nos. 19155 AND 19156 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.

[Signature]
 ARTHUR M. BOTTERILL
 PROFESSIONAL LAND SURVEYOR
 MD REGISTRATION No. 10886

7/23/08
 DATE

OWNER'S CERTIFICATE

NORTHERN, L.L.P. AND RJD DEVELOPMENT CORPORATION, GENERAL PARTNER, RICHARD J. DEMMITT, PRESIDENT, 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 OF 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 23 DAY OF JULY, 2008.

NORTHERN, L.L.P. AND RJD DEVELOPMENT CORPORATION, GENERAL PARTNER
[Signature]
 RICHARD DEMMITT, PRESIDENT

[Signature]
 WITNESS

7/23/08
 DATE

RECORDED AS PLAT No. 20128
 ON
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SOBUS PROPERTY LOTS 3 THRU 6 & BUILDABLE PRESERVATION PARCEL 'A'

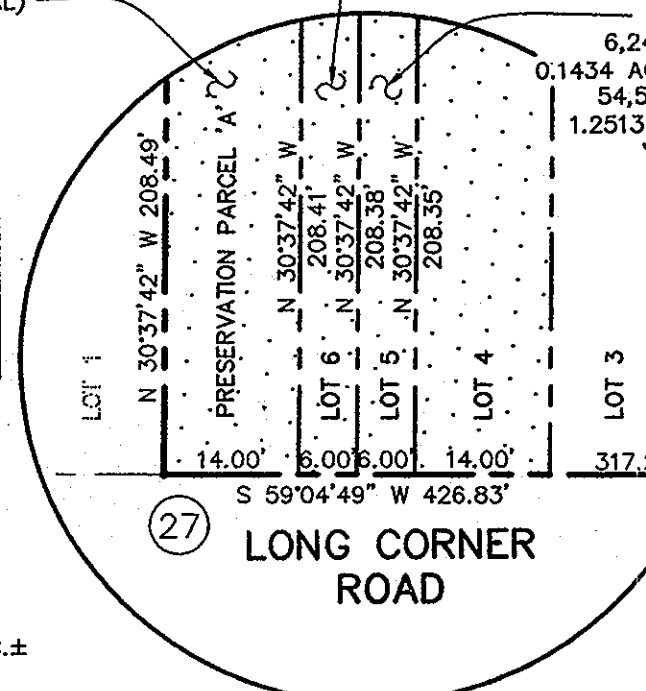
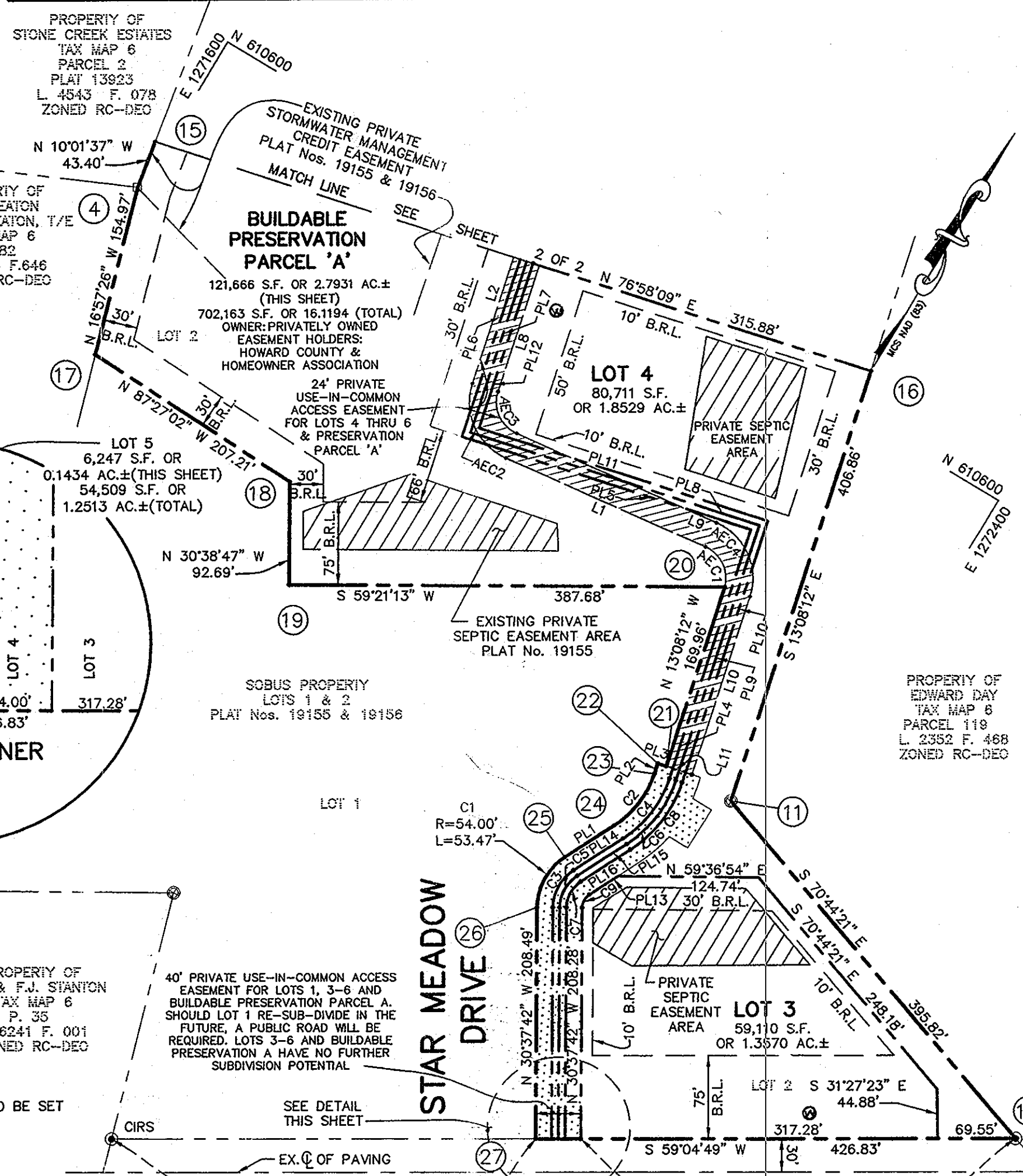
A RESUBDIVISION OF LOT 2 AS RECORDED ON PLATS ENTITLED "SOBUS PROPERTY LOTS 1 & 2" AND RECORDED IN HOWARD COUNTY, MARYLAND AS PLAT Nos. 19155 & 19156
 WP-06-022, SP-06-009 & F-06-148

4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 TAX MAP No. 6 GRID No. 5 PARCEL 34 ZONED: RC-DEO
 SCALE: 1" = 100' DATE: 04-03-08 SHEET: 1 OF 2

13953/1-0/SURVEY/FINAL/003 PLAT RESUB LOTS 3-6 SHT 1.DWG

F-08-075

ACCESS EASEMENT CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
AEC1	31.00'	45.24'	27.72'	41.33'	N 54°55'55" W	83°36'39"
AEC2	55.00'	80.35'	49.27'	73.39'	S 54°53'03" E	83°42'23"
AEC3	31.00'	45.29'	27.77'	41.37'	S 54°53'03" E	83°42'23"
AEC4	55.00'	80.25'	49.18'	73.32'	N 54°56'13" W	83°36'03"



LEGEND

- ⊙ CAPPED IRON REBAR TO BE SET
- STONE FOUND
- ⊗ REBAR & CAP FOUND
- ⊙ REBAR & CAP SET
- ▨ DENOTES WETLANDS
- B.R.L. BUILDING RESTRICTION LINE
- ▨ DENOTES EX. 40' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1, 2 & ANY NEW LOTS CREATED FROM EITHER OF THESE LOTS
- ⊙ DENOTES EX. WELL

GENERAL NOTES

- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETIC CONTROL STATIONS Nos. 06C6 AND 06CA.
- 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 SEPTEMBER, 2005 BY PATTON HARRIS RUST & ASSOCIATES.
- THE SUBJECT PROPERTY IS ZONED RC-DEO AS PER 02-02-04 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
- THERE ARE NO VISIBLE SIGNS OF CEMETERIES OR HISTORIC SITES AND STRUCTURES WITHIN THE SUBJECT PROPERTY.
- THE STORMWATER MANAGEMENT WAS PROVIDED UNDER F-06-148.
- SEE DEPARTMENT OF PLANNING AND ZONING FILES Nos. WP-06-022, SP-06-009 AND F-06-148.
- THE WETLANDS SHOWN HEREON WERE PRESENT ON SITE AS FIELD VERIFIED AND DELINEATED BY BRAY HILL, LLC IN AUGUST 2005. NO WETLANDS OR WETLAND BUFFERS WILL BE DISTURBED BY THIS PROPOSAL.
- THERE IS FLOODPLAIN WITHIN THE LIMITS OF THE SUBJECT PROPERTY.
- THERE ARE EXISTING DWELLING/STRUCTURE(S) LOCATED ON BUILDABLE PRESERVATION PARCEL 'A' TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- 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 FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03.03). IMPROVEMENT OF ANY NATURE IN THIS AREA IS RESTRICTED UNTIL PUBLIC SEWAGE IS 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. MAINTENANCE FOR THESE PRIVATE SEWAGE EASEMENTS ARE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
- THE FOREST CONSERVATION REQUIREMENTS FOR THESE LOTS WERE PROVIDED UNDER F-06-148.
- THIS PROJECT MEETS THE MINIMUM OWNERSHIP REQUIREMENTS PURSUANT TO COMAR 26.04.03.03.

CONTINUED ON SHEET 2

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 2 AND CREATE LOTS 3 THRU 6 AND BUILDABLE PRESERVATION PARCEL 'A', AND TO ADD A 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT TO SERVE LOTS 4 THRU 6 AND BUILDABLE PRESERVATION PARCEL 'A'.

OWNER
 NORTHERN L.L.P.
 P.O. BOX 228
 CLARKSVILLE, MD 21029
 410-365-0414

GENERAL NOTES (CONTINUED)

15. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH 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 EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

16. 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:

- a) WIDTH- 12'(16' SERVING MORE THAN ONE RESIDENCE);
- b) SURFACE- 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN.);
- c) GEOMETRY- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
- d) STRUCTURES (CULVERTS/BRIDGES)- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
- e) DRAINAGE ELEMENTS- CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
- f) MAINTENANCE- SUFFICIENT TO INSURE ALL WEATHER USE.

17. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ON THE FLAG OR PIPESTEM LOT DRIVEWAY.

18. A USE-IN-COMMON MAINTENANCE AGREEMENT WILL BE RECORDED CONCURRENTLY WITH THIS PLAT.

19. WELLS AND SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY BOUNDARY HAVE BEEN SHOWN TO THE BEST OF OUR KNOWLEDGE AND INFORMATION FROM AVAILABLE COUNTY RECORDS.

20. ALL WELLS TO BE DRILLED PRIOR TO FINAL PLAT RECORDATION.

21. LANDSCAPING FOR LOTS 3-6 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE ROAD CONSTRUCTION PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.

22. PRESERVATION PARCEL 'A' IS SUBJECT TO THE RESTRICTIONS/PROVISIONS OF THE DEED OF PRESERVATION EASEMENT WHICH HAS BEEN RECORDED CONCURRENTLY WITH THIS PLAT. THIS DOCUMENT PROHIBITS RESUBDIVISION OF THE PRESERVATION PARCEL.

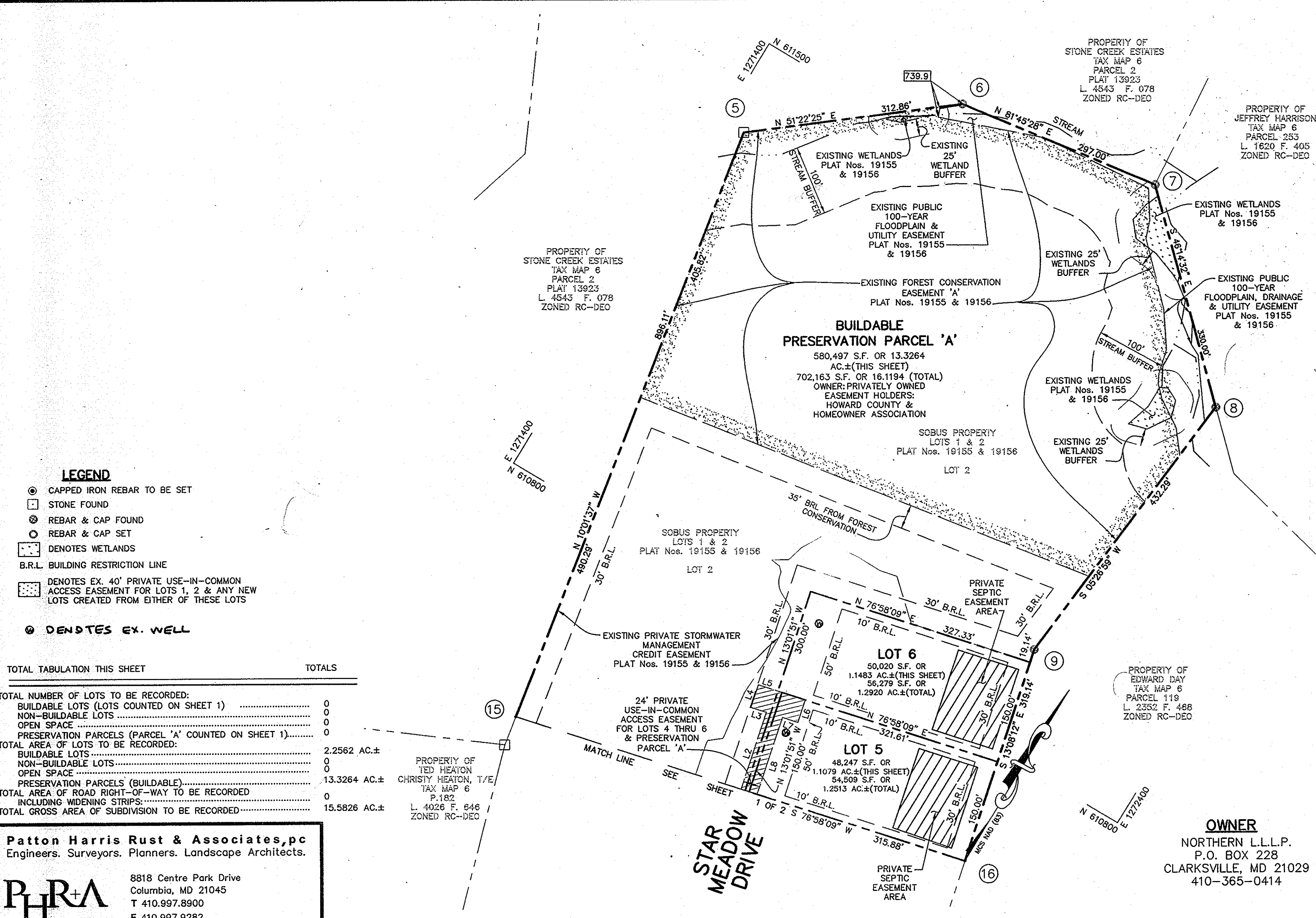
23. THE ARTICLES OF INCORPORATION FOR THE HOA WERE FILED WITH THE STATE TAX ASSESSMENT OFFICE ON Nov. 12, 1998, D5135017.

24. THE CLUSTER DEVELOPMENT BASE DENSITY WAS CALCULATED AS FOLLOWS: 21.87 ACRES / 4.25 UNITS PER ACRE = 5 UNITS ALLOWED.

25. IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL, FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$12,900.00.

26. SHOULD LOT 1 RE-SUBDIVIDE IN THE FUTURE, A PUBLIC ROAD WILL BE REQUIRED. LOTS 3-6 AND BUILDABLE PRESERVATION PARCEL 'A' HAVE NO FURTHER SUBDIVISION POTENTIAL.

27. IN CONJUNCTION WITH THE BUILDING AND GRADING PERMITS FOR LOTS 1, 3-6 AND PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT FOR LOTS 1, 3-6, THE EXISTING GRAVEL DRIVEWAY ON PROPOSED LOT 3 MUST BE REMOVED AND THE USE-IN-COMMON DRIVEWAY CONSTRUCTED.



LEGEND

- ⊙ CAPPED IRON REBAR TO BE SET
- STONE FOUND
- ⊗ REBAR & CAP FOUND
- ⊙ REBAR & CAP SET
- ▨ DENOTES WETLANDS
- B.R.L. BUILDING RESTRICTION LINE
- ▨ DENOTES EX. 40' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1, 2 & ANY NEW LOTS CREATED FROM EITHER OF THESE LOTS
- ⊙ DENOTES EX. WELL

TOTAL TABULATION THIS SHEET	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE LOTS (LOTS COUNTED ON SHEET 1)	0
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS (PARCEL 'A' COUNTED ON SHEET 1)	0
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	2.2562 AC.±
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS (BUILDABLE)	13.3264 AC.±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	15.5826 AC.±

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

PHRA

8818 Centre Park Drive
 Columbia, MD 21045
 T 410.997.8900
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SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS CONVEYED BY PAUL G. SOBUS AND DEBORAH A. SOBUS TO NORTHERN, L.L.P., BY DEED DATED AUGUST, 2004 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8674 AT FOLIO 340, AND ALL THE LANDS KNOWN AS LOT 2 AS RECORDED ON A RECORD PLAT TITLE "SOBUS PROPERTY LOTS 1 & 2" AND RECORDED IN THE AFORESAID LAND RECORDS AS PLAT Nos. 19155 AND 19156 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.



A. Botterill
 ARTHUR M. BOTTERILL
 PROFESSIONAL LAND SURVEYOR
 MD REGISTRATION No. 10886

7/23/08
 DATE

OWNER'S CERTIFICATE

NORTHERN, L.L.P. AND RJD DEVELOPMENT CORPORATION, GENERAL PARTNER, RICHARD J. DEMMITT, PRESIDENT, 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; 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 23 DAY OF JULY, 2008.

NORTHERN, L.L.P. AND RJD DEVELOPMENT CORPORATION, GENERAL PARTNER
Richard J. Demmitt 7-23-08
 RICHARD DEMMITT, PRESIDENT

WITNESS
A. Botterill
 DATE 7/23/08

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

B. Nelson for Peter Brilensen 8/20/08
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Debra D. Wight 8/25/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Debra D. Wight 8/25/08
 DIRECTOR DATE

RECORDED AS PLAT No. 20129
 ON 7/23/08
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SOBUS PROPERTY LOTS 3 THRU 6 & BUILDABLE PRESERVATION PARCEL 'A'

A RESUBDIVISION OF LOT 2 AS RECORDED ON PLAT TITLE "SOBUS PROPERTY LOTS 1 & 2" AND RECORDED IN HOWARD COUNTY, MARYLAND AS PLAT Nos. 19155 & 19156
 WP-06-022, SP-06-009 & F-06-148
 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 TAX MAP No. 6 GRID No. 5 PARCEL 34 ZONED: RC-DEO
 SCALE: 1" = 100' DATE: 04-03-08 SHEET: 2 OF 2
 13953/1-0/SURVEY/FINAL/003 PLAT RESUB LOTS 3-6 SHT 2.DWG