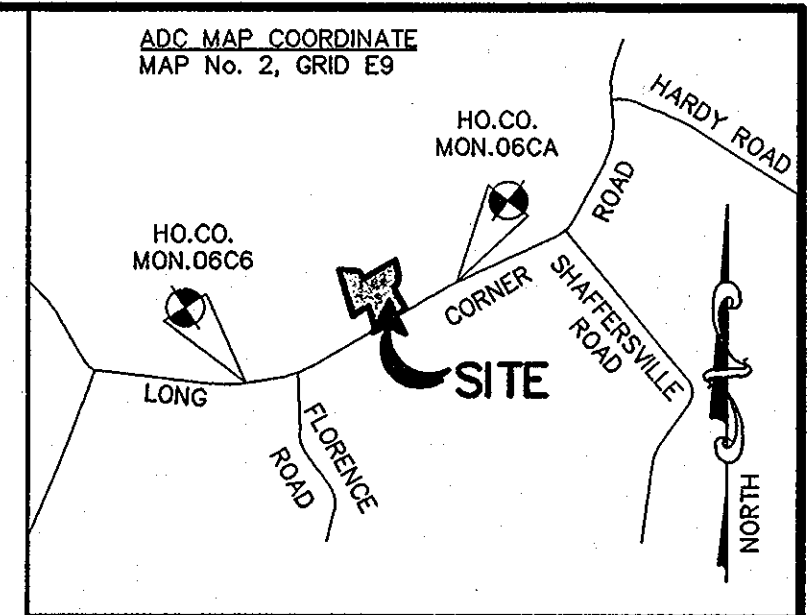


COORDINATE LIST			PROPERTY LINE TABLE			CURVE TABLE						
POINT	NORTH	EAST	LINE	BEARING	LENGTH	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	609701.5043	1272018.9330	PL1	S 77°34'19" W	8.00'	C1	87.00'	59.58'	31.01'	58.43'	S 06°29'00" W	39°14'23"
2	609920.0125	1271952.1840	PL2	S 13°08'12" E	9.92'	C2	54.00'	53.47'	29.16'	51.31'	S 02°15'45" E	56°43'53"
3	609823.6186	1271788.4518	PL3	S 26°08'11" W	52.59'							
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										



GENERAL NOTES (CONTINUED)

18. OPEN SPACE FOR THIS SUBDIVISION IS PROVIDED IN ACCORDANCE WITH SECTION 16.121 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS BY PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$1,500.00

19. NO REGULATED STEEP SLOPES ARE LOCATED IN THIS SUBDIVISION.

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. THIS SURVEY WAS PREPARED BY ME PERSONALLY, OR UNDER MY RESPONSIBLE CHARGE, AND THE SURVEY WORK REFLECTED IN IT ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION .12 OF CHAPTER 6 OF THE MINIMUM STANDARDS OF PRACTICE OF MARYLAND.

Richard Demmitt 11/17/09
RICHARD DEMMITT DATE

A. Botterill 11/16/09
ARTHUR M. BOTTERILL, No. 10886 DATE

TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	2
BUILDABLE LOTS	0
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS (BUILDABLE)	0
TOTAL AREA OF LOTS TO BE RECORDED:	6.2224 AC.±
BUILDABLE LOTS	0
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS (BUILDABLE)	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED:	6.2224 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

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

Richard J. Davis 12/9/09
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Arthur M. Botterill 12/11/09
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Arthur M. Botterill 12/16/09
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

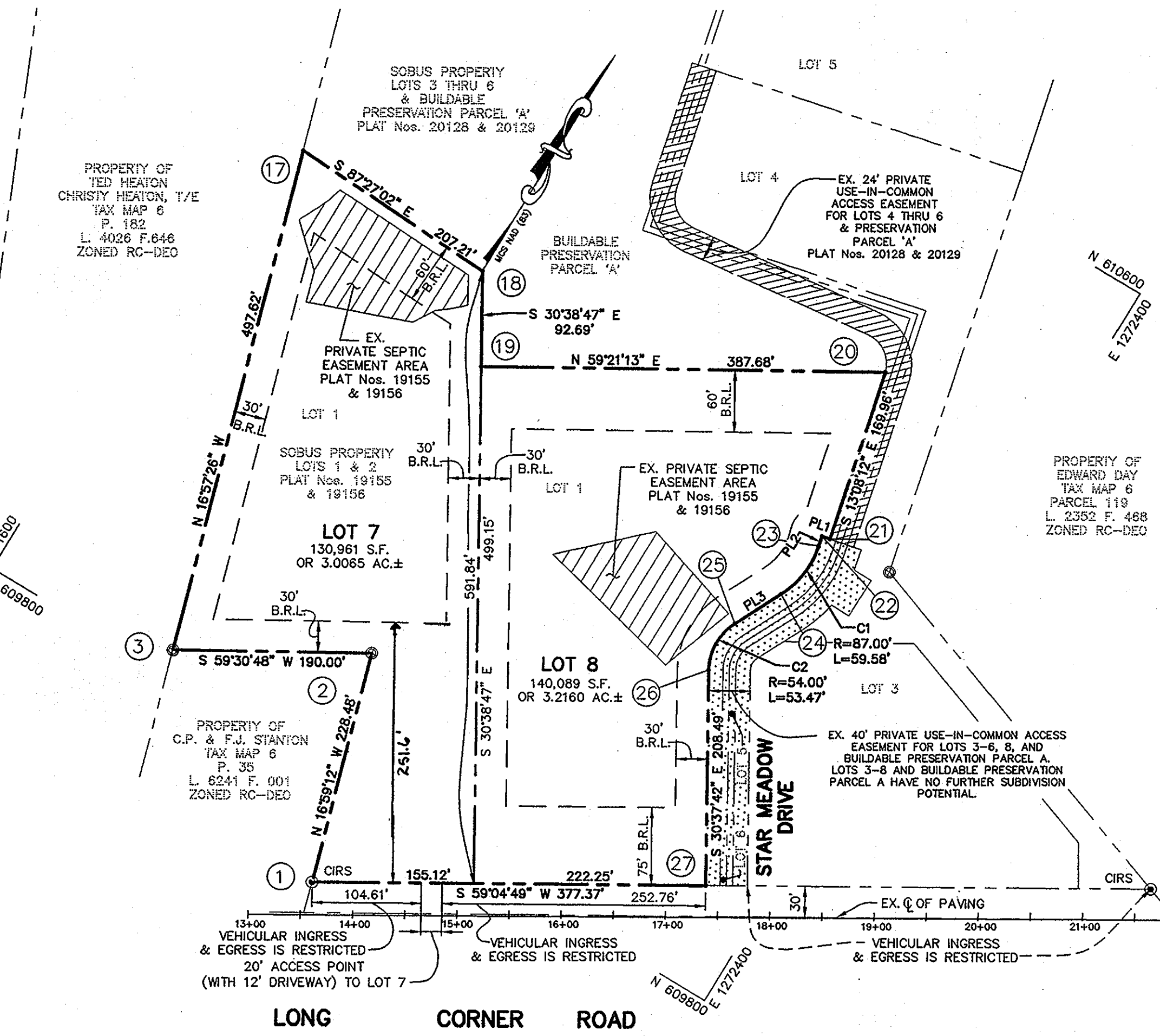
I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS CONVEYED BY NORTHERN, L.L.P. TO PEAK INVESTMENT LLC., BY DEED DATED DECEMBER 23, 2008 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 11549 AT FOLIO 246, AND ALL THE LANDS KNOWN AS LOT 1 AS RECORDED ON A RECORD PLAT TITLED "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.

Arthur M. Botterill 11/16/09
ARTHUR M. BOTTERILL
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 10886



LEGEND

- CAPPED IRON REBAR TO BE SET
- ⊗ REBAR & CAP FOUND
- 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



GENERAL NOTES

1. COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETIC CONTROL STATIONS Nos. 06C6 AND 06CA.

2. ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.

3. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT SEPTEMBER, 2005 BY PATTON HARRIS RUST & ASSOCIATES.

4. 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.

5. THERE ARE NO VISIBLE SIGNS OF CEMETERIES OR HISTORIC SITES AND STRUCTURES WITHIN THE SUBJECT PROPERTY.

6. THE STORMWATER MANAGEMENT WAS PROVIDED UNDER F-06-148.

7. SEE DEPARTMENT OF PLANNING AND ZONING FILES Nos. WP-06-022, SP-06-009, F-06-148, WP-09-088 AND F-08-075.

8. 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.

9. THE FOREST CONSERVATION REQUIREMENTS FOR THESE LOTS WERE PROVIDED UNDER F-06-148.

10. THIS PROJECT MEETS THE MINIMUM OWNERSHIP REQUIREMENTS PURSUANT TO COMAR 26.04.03.03.

11. WAIVER WP-09-088, APPROVED ON JANUARY 22, 2009 TO WAIVE SECTION 16.119 (f)(3) WHICH STATES THAT THE DEPARTMENT OF PLANNING AND ZONING MAY APPROVE A SINGLE USE-IN-COMMON DRIVEWAY THAT MEETS THE MINIMUM SIGHT DISTANCE REQUIREMENTS OF THE DESIGN MANUAL OR THE STATE HIGHWAY ADMINISTRATION'S ACCESS REQUIREMENTS, IF THE DEPARTMENT DETERMINES THAT A PUBLIC ROAD IS NOT REQUIRED IN ACCORDANCE WITH SECTION 16.11(a)(8).

APPROVAL IS SUBJECT TO THE FOLLOWING CONDITION:

- THE APPLICANT SHALL COORDINATE THE DESIGN OF THE DRIVEWAYS FOR FUTURE LOTS 7 & 8 WITH THE FIRE DEPARTMENT TO ENSURE ADEQUATE VEHICLE TURNAROUND AND PULLOVER AREAS.
- 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 (1/2" MIN.);
 - GEOMETRY- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
 - STRUCTURES (CULVERTS/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 INSURE ALL WEATHER USE.
- THERE ARE NO WETLANDS WITHIN THE LIMITS OF SUBJECT PROPERTY.
- THERE ARE NO FLOODPLAIN WITHIN THE LIMITS OF SUBJECT PROPERTY.
- LANDSCAPING FOR LOTS 7 & 8 WAS PROVIDED UNDER F-06-148.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY ONLY AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- IN THE INTEREST OF NEIGHBOR RELATIONS, THE APPLICANT WILL PROVIDE 5 ADDITIONAL EVERGREEN TREES ALONG LONG CORNER ROAD WITHIN 6 MONTHS AFTER THE ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR LOT 7.

OWNER'S CERTIFICATE

PEAK INVESTMENT LLC, BY RICHARD DEMMITT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM RESTRICTION LINES. ALL EASEMENTS OF (OR) RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS MY/OUR HANDS THIS 17 DAY OF NOVEMBER, 2009.

PEAK INVESTMENT LLC
Richard Demmitt 11/17/09
RICHARD DEMMITT DATE

A. Botterill 11/17/09
WITNESS DATE

OWNER
PEAK INVESTMENT LLC
P.O. BOX 228
CLARKSVILLE, MD 21029
410-365-0414

PURPOSE STATEMENT
THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 1 AND CREATE LOTS 7 AND 8.

RECORDED AS PLAT No. 20888
ON 12/18/09
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SOBUS PROPERTY LOTS 7 & 8

A RESUBDIVISION OF LOT 1 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, W-09-088 & F-08-075

4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TAX MAP No. 6 GRID No. 5 PARCEL 34 ZONED: RC-DEO
SCALE: 1" = 100' DATE: 09-11-09 SHEET: 1 OF 1
13953\1-0\SURVEY\FINAL\004 PLAT RESUB LOTS 7 & 8.DWG