

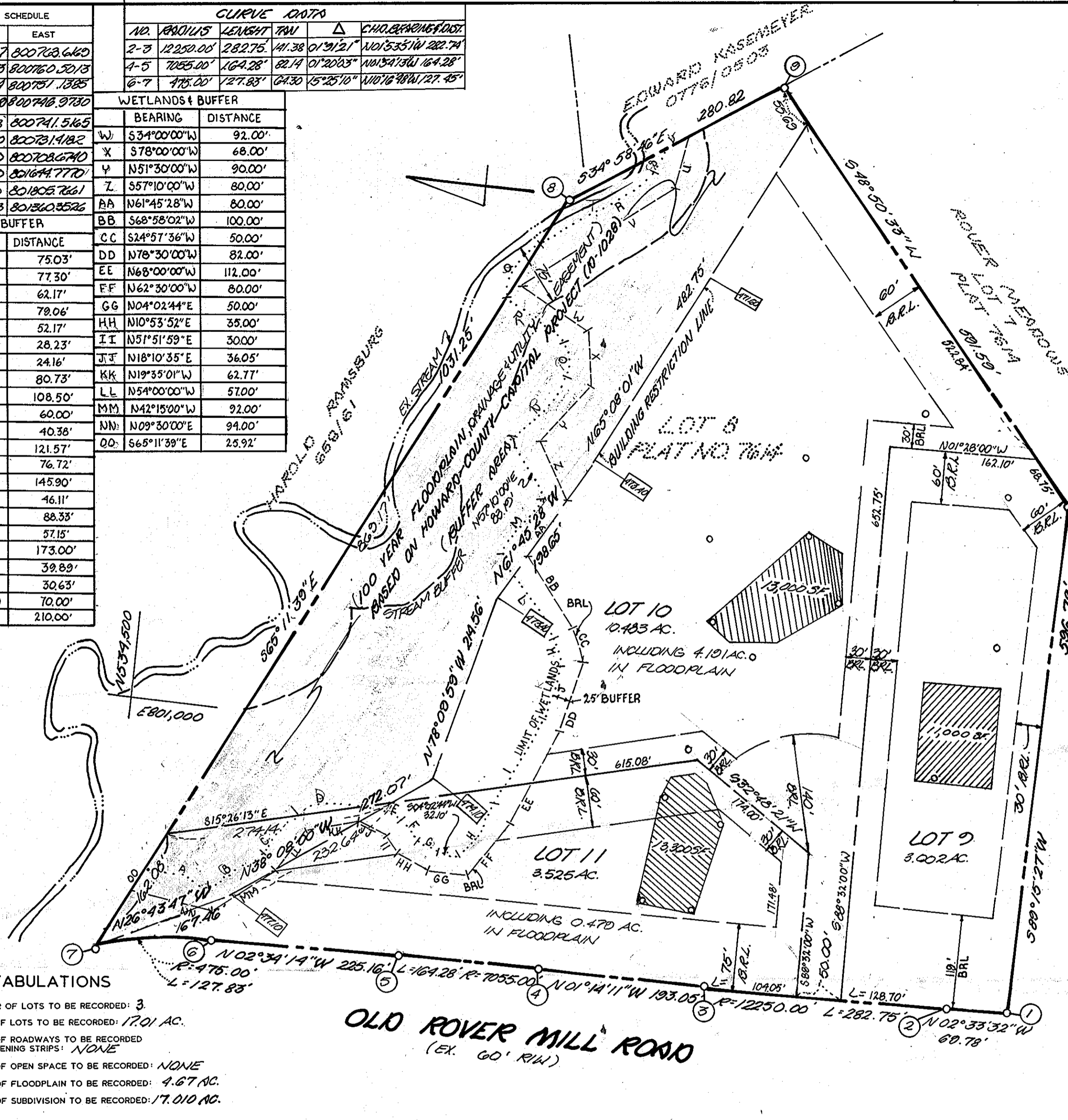
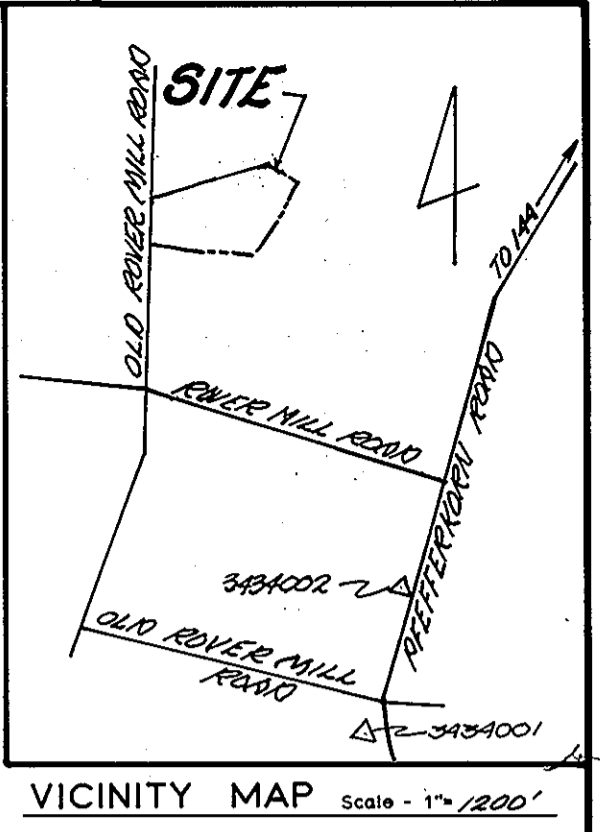
COORDINATE SCHEDULE		
NO.	NORTH	EAST
1.	533441.7487	800763.6460
2.	533511.4623	800760.5013
3.	533709.2544	800751.1385
4.	533987.0530	800746.9780
5.	534151.2413	800741.5165
6.	534376.1740	800731.4182
7.	534501.5780	800728.6740
8.	534028.9220	801644.7770
9.	533838.8280	801805.7661
10.	533497.8823	801860.3526

CURVE DATA					
NO.	ARC/LIST	LENGTH	TRM	Δ	CHORD BEARING & DIST.
2-3	12250.00'	282.75'	141.38'	01°31'21"	N01°53'11"W 282.74'
4-5	7055.00'	164.28'	82.14'	01°20'03"	N01°51'31"W 164.28'
6-7	475.00'	127.83'	64.30'	15°25'10"	N10°16'48"W 127.45'

WETLANDS & BUFFER		
BEARING	DISTANCE	
W	S34°00'00"W	92.00'
X	S78°00'00"W	68.00'
Y	N51°30'00"W	90.00'
Z	S57°10'00"W	80.00'
AA	N61°45'28"W	80.00'
BB	S68°58'02"W	100.00'
CC	S24°57'36"W	50.00'
DD	N78°30'00"W	82.00'
EE	N68°00'00"W	112.00'
FF	N62°30'00"W	80.00'
GG	N04°02'44"E	50.00'
HH	N10°53'52"E	35.00'
II	N51°51'59"E	30.00'
JJ	N18°10'35"E	36.05'
KK	N19°35'01"W	62.77'
LL	N54°00'00"W	57.00'
MM	N42°15'00"W	92.00'
NN	N09°30'00"E	94.00'
OO	S65°11'39"E	25.92'

LOT AREA TABULATIONS				
LOT NO.	GROSS AREA (AC.)	FLOODPLAIN AREA (AC.)	PIPESTEM AREA (AC.)	NET AREA (AC.)
9	3.002	-	-	3.002
10	10.483	4.101	0.19	6.102
11	3.525	0.470	-	3.055

NOTE: COORDINATES SHOWN HEREON SUPERSEDE THOSE RECORDED IN ROVER MEADOWS, LOTS 5-8.



AREA TABULATIONS	
TOTAL NUMBER OF LOTS TO BE RECORDED:	3
TOTAL AREA OF LOTS TO BE RECORDED:	17.01 AC.
TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS:	NONE
TOTAL AREA OF OPEN SPACE TO BE RECORDED:	NONE
TOTAL AREA OF FLOODPLAIN TO BE RECORDED:	4.67 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	17.010 AC.

GENERAL NOTES

- Tax Map - 15 Parcel - 116
- Deed Reference - 1086/132
- Coordinates shown hereon are based on Maryland State Plane coordinate system, Howard County control station 343400 & 3434002
- Subject property zoned - R per 8-02-85 Comprehensive Zoning Plan.
- - Designates iron pin set.
- The lots shown hereon comply with the minimum ownership width and lots required by the Maryland State Department of Health and Mental Hygiene.
- This area designated a private sewage easement of a MIN. OF 10,000 sq. ft. as required by the Maryland State Department of the Environment for individual sewage disposal. Improvements of any nature in this area are restricted until public sewerage is available and servicing any residential structures constructed on these building sites. These easements 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 sewer easement. Recordation of a modified sewage easement shall not be necessary.
- All percolation test holes shown hereon have been field located and shown thus (o).
- 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, and not onto the flag or pipestem lot driveway.
- Flag or pipestem lots shall not be further subdivided into lots accommodating additional residences unless a public road can be constructed according to county standards on a minimum fifty (50) foot right-of-way to be deeded to the County.
- APPROVAL WAS GRANTED TO W/P-80-112 HAVING SUBDIVISION TO A SKETCH AND PRELIMINARY PLAN FOR A MAJOR SUBDIVISION.
- ALL FLOORS (INCLUDING BASEMENT AND STORAGE AREAS) SHALL BE ELEVATED AT LEAST 5' ABOVE THE 100 YR. FLOODPLAIN LEVEL AS SHOWN ON THIS PLAN.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLAND OR STREAM BUFFERS.
- THERE IS AN EXISTING HOUSE ON LOT 9.

OLD ROVER MILL ROAD
(EX. 60' R/W)

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 8 TO CREATE TWO ADDITIONAL LOTS.

OWNER
BRIAN G. ISAAC / SHARON K. POWELL
3502 SHENANDOAH AVE.
BALTIMORE, MARYLAND 21227

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

Joseph M. Boyd 9-12-90
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

Chris 10-24-90
PLANNING DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

James 10/3/90
DIRECTOR DATE

OWNER'S STATEMENT

We, BRIAN G. ISAAC and SHARON K. POWELL, 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 DEPT. 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 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 easements and rights-of-way.

Witness my/our hands this 27th day of June, 1989

Brian G. Isaac *Sharon K. Powell*
BRIAN G. ISAAC SHARON K. POWELL
DEPT. M. BUSH DEPT. M. BUSH
WITNESS WITNESS

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a RESUBDIVISION of ALL of the lands conveyed by CHAROLYN MC COFFMAN to BRIAN G. ISAAC AND SHARON K. POWELL by deed dated APRIL 7, 1989 and recorded in the Land Records of Howard County, Maryland in Liber 1086 at Folio 132 and that all monuments are in place as shown in accordance with the Annotated Code of Maryland, as amended.

William G. Hartel 7/10/89
William G. Hartel, Professional Land Surveyor, MD. No. 9436 Date

RECORDED AS PLAT 9607 ON 10-26-90 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

ROVER MEADOWS
LOTS 9, 10 & 11
A RESUBDIVISION OF ROVER MEADOWS LOT 8

TAX MAP - 15
TAX MAP PARCEL NO. - 116
EX. ZONING - R
ELECTION DISTRICT - 3rd
HOWARD COUNTY, MARYLAND
SCALE - 1"=100'
DATE - JANUARY 31, 1989
O. P. & Z. FILE NO. - F-88-86
W/P - 89-116
F-00-14

boender associates inc.
consulting engineers
land surveyors
land planners

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ELLCOTT CITY, MD. 21043
P.N. 8005 (301) 465-7777