

U.S. EQUIVALENT COORDINATE TABULATION			METRIC COORDINATE TABULATION		
Pnt.	North	East	Pnt.	North	East
3	592993.199307	1310717.931666	3	180744.608630	399507.624587
7	593023.000000	1310855.000000	7	180753.771908	399549.403099
8	592922.418603	1310820.257981	8	180723.114636	399538.813710
14	593070.075872	1311024.720862	14	180768.120662	399601.134121
16	593178.535000	1310994.637300	16	180801.179070	399591.964633
17	593216.236100	1310849.197700	17	180812.670389	399547.634554

RESIDUE PROPERTY OF CHARLES AND SHIRLEY HOBBS L. 2320, F. 226 AGRICULTURAL PRESERVATION EASEMENT #HC#89-01E

RESIDUE PROPERTY OF CHARLES AND SHIRLEY HOBBS L. 2320, F. 226 AGRICULTURAL PRESERVATION EASEMENT #HC#89-01E

RESIDUE PROPERTY OF CHARLES AND SHIRLEY HOBBS L. 2320, F. 226 AGRICULTURAL PRESERVATION EASEMENT #HC#89-01E

THE REQUIREMENTS 3-100, 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.

Terrell A. Fisher 10/7/98
TERRELL A. FISHER, L.S. #10692 (REGISTERED LAND SURVEYOR) DATE

Charles Albert Hobbs, IV 10/8/98
Charles Albert Hobbs, IV (OWNER) DATE

Shirley Hager Hobbs 10/8/98
Shirley Hager Hobbs (OWNER) DATE

AREA TABULATION

Total Number Of Buildable Lots To Be Recorded	1
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Lots To Be Recorded	1
Total Area Of Buildable Lots To Be Recorded	1.000 Ac.*
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.
Total Area Of Lots To Be Recorded	1.000 Ac.*
Total Area Of Roadway To Be Recorded	0.000 Ac.
Total Area To Be Recorded	1.000 Ac.*

Approved: For Private Water And Private Sewerage Systems, Howard County Health Department.

James M. Boyd 10/21/98
Howard County Health Officer Date

Approved: Howard County Department Of Planning And Zoning.

William D. ... 10/22/98
Chief, Development Engineering Division Date

James B. ... 10/22/98
Director Date

OWNER'S CERTIFICATE

Charles Albert Hobbs, IV And Shirley Hager Hobbs, Owners Of The Property Shown And Described Hereon, Herby 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, Herby 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 Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 24 th Day Of August, 1998.

Charles Albert Hobbs, IV
Charles Albert Hobbs, IV
Michael J. McCann
Witness

Shirley Hager Hobbs
Shirley Hager Hobbs
Michael J. McCann
Witness

SURVEYOR'S CERTIFICATE

I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Charles Albert Hobbs, IV And Shirley Hager Hobbs To Charles Albert Hobbs, IV And Shirley Hager Hobbs By Deed Dated September 15, 1986 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 1526 At Folio 355, And 2) Part Of The Lands Conveyed By Charles Albert Hobbs, IV And Shirley Hager Hobbs To Charles Albert Hobbs, IV And Shirley Hager Hobbs By Deed Dated April 16, 1991 And Recorded In The Aforesaid Land Records In Liber No. 2320 At Folio 226 And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Terrell A. Fisher
Terrell A. Fisher, Professional Land Surveyor No. 10692
8/24/98
Date

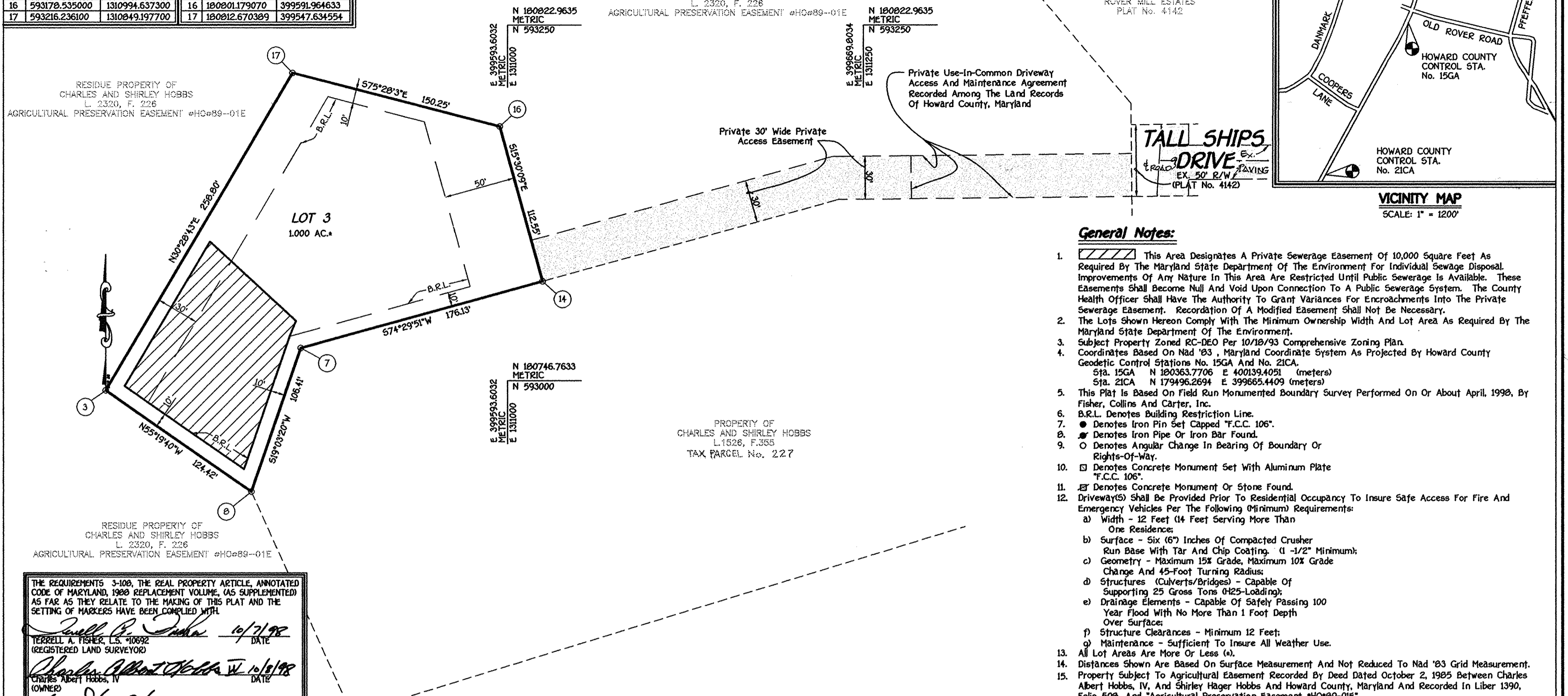
Recorded As Plat No. 13360 On OCTOBER 23, 1998 Among The Land Records Of Howard County, Maryland.

Property Of Charles & Shirley Hobbs Property Lot 3
Zoning: RC-DEO
Tax Map: 14 Part Of Parcel: 55 Grid: 18
Fourth Election District
Howard County, Maryland

Scale: 1" = 50'
Date: August 21, 1998
Sheet 1 Of 1 F99-31

RESIDUE PROPERTY OF CHARLES AND SHIRLEY HOBBS L. 2320, F. 226 AGRICULTURAL PRESERVATION EASEMENT #HC#89-01E

LOT 1
REVISED PLAT
ROVER MILL ESTATES
PLAT No. 4142



General Notes:

- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet 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. 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 Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
- The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
- Subject Property Zoned RC-DEO Per 10/18/93 Comprehensive Zoning Plan.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 15GA And No. 21CA.
Sta. 15GA N 180363.7706 E 400139.4051 (meters)
Sta. 21CA N 179496.2694 E 399665.4409 (meters)
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About April, 1998, By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- ⊕ Denotes Concrete Monument Or Stone Found.
- Driveway(s) Shall Be Provided Prior To Residential Occupancy To Insure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
a) Width - 12 Feet (14 Feet Serving More Than One Residence;
b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 - 1/2" Minimum);
c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (225-Loading);
e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
f) Structure Clearances - Minimum 12 Feet;
g) Maintenance - Sufficient To Insure All Weather Use.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- Property Subject To Agricultural Easement Recorded By Deed Dated October 2, 1985 Between Charles Albert Hobbs, IV, And Shirley Hager Hobbs And Howard County, Maryland And Recorded In Liber 1390, Folio 508, And "Agricultural Preservation Easement #HC#89-01E".
- The Proposed Lot Shall Be Used In Accordance With The Howard County Zoning Regulation, Specifically That The Lot Is To Be Used Only For The Purpose Of The Construction Of A Dwelling For The Owners Who Originally Established The Agricultural Preservation District Or For One Of Their Children.
- No Wetlands Exist On Lot 3.

Owner And Developer

Mr. & Mrs. Charles Hobbs
P.O. Box 187
Glenwood, Maryland 21738

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
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