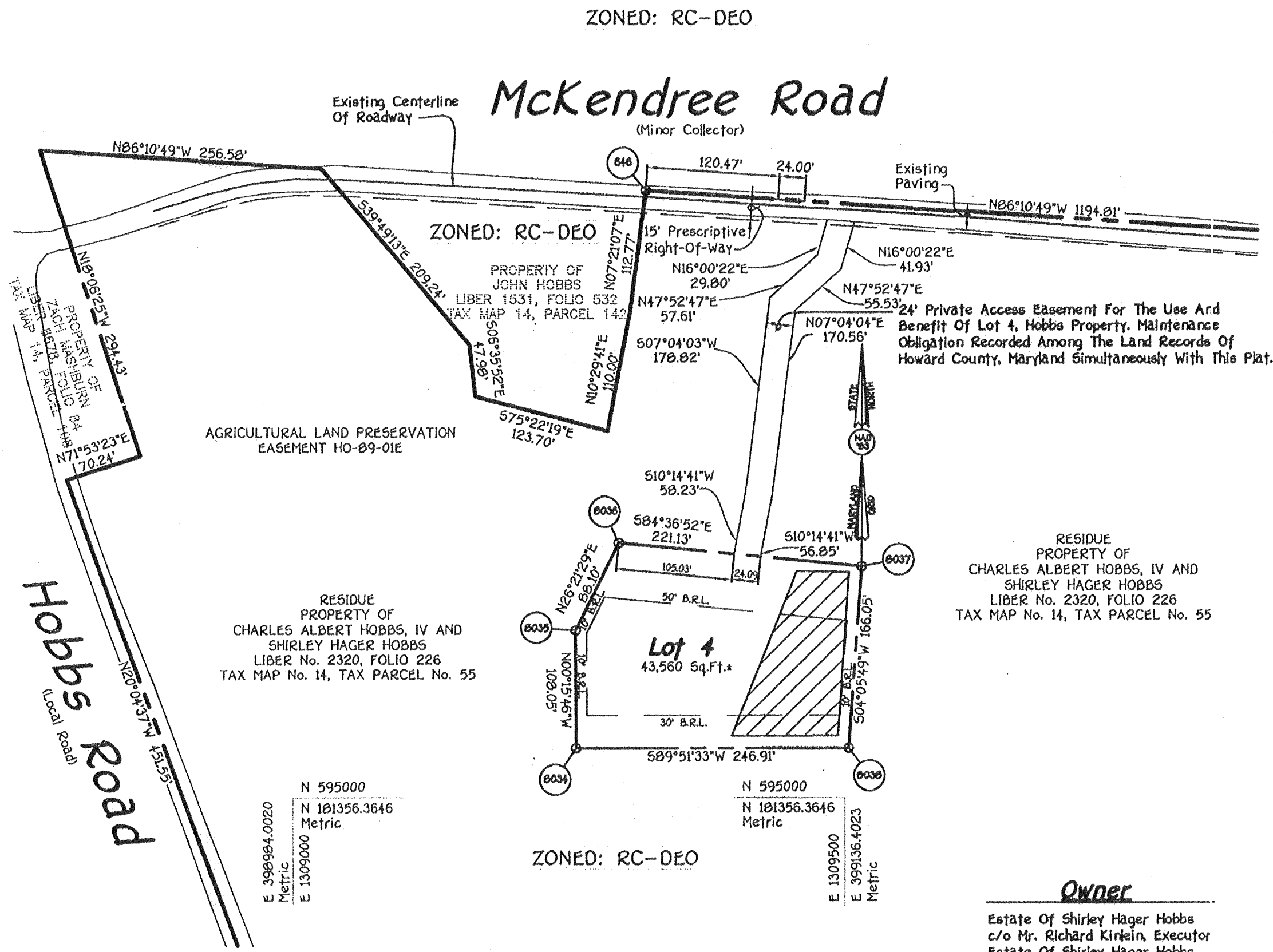
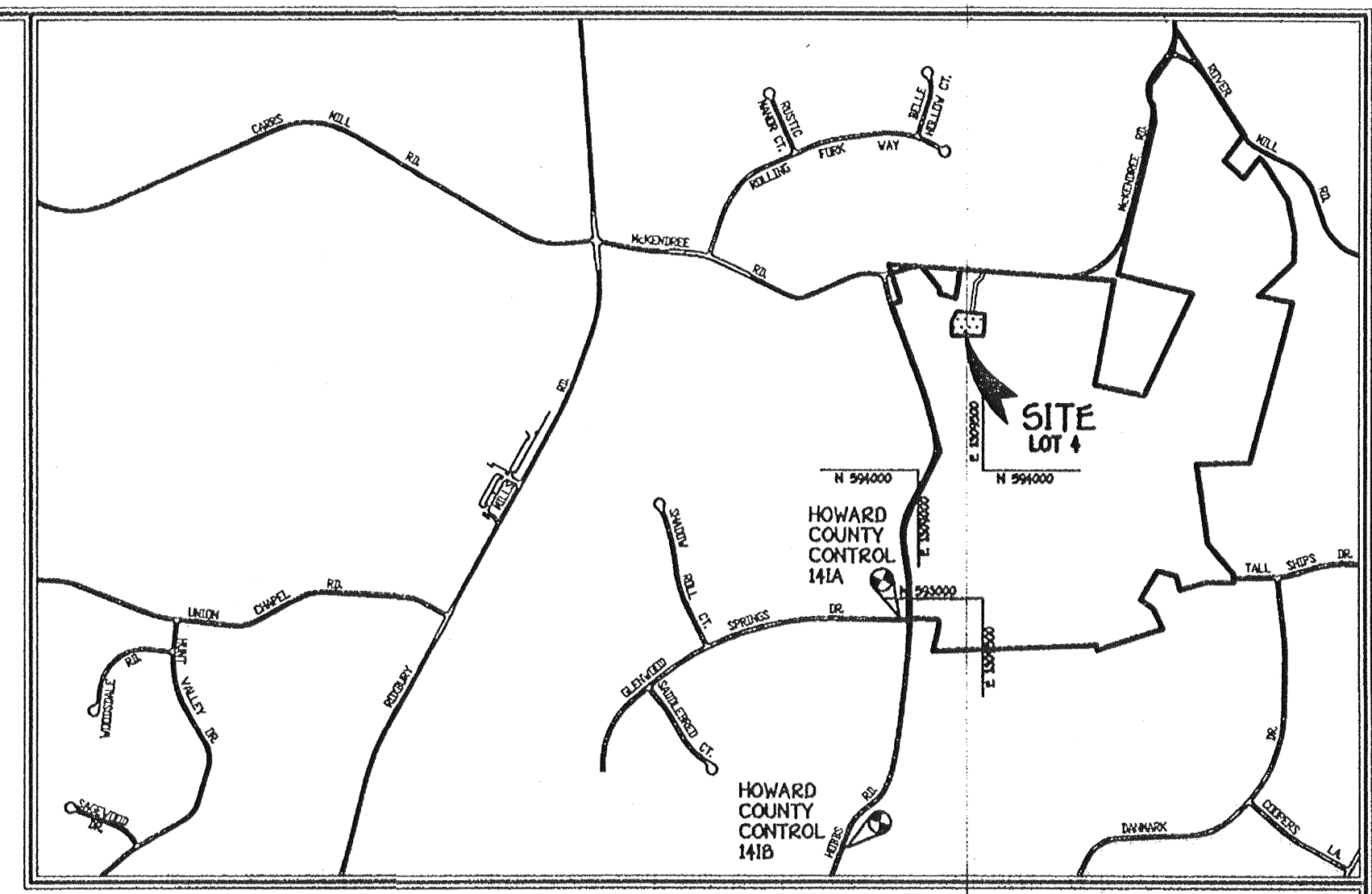


U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	POINT	NORTH (meters)	EAST (meters)
646	595554.0971	1309319.5196	646	181525.2537	399081.3910
8034	595044.5429	1309256.7139	8034	181369.9413	399062.2486
8035	595152.5892	1309256.2183	8035	181402.8738	399062.0975
8036	595231.5303	1309295.3331	8036	181426.9351	399074.0197
8037	595210.7757	1309515.4907	8037	181420.6091	399141.1239
8038	595045.1501	1309503.6277	8038	181370.1263	399137.5081

The Requirements §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

*Terrell A. Fisher* 3/13/06  
 Terrell A. Fisher, L.S. #10692  
 (Registered Land Surveyor) Date

*Richard Kinkel* 3/14/06  
 By: Richard Kinkel, Executor  
 Estate Of Shirley Hager Hobbs Date



N 101508.7649  
 Metric  
 N 595500  
 E 1309000  
 E 399280.8026  
 Metric

**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 2/02/04 Comprehensive Zoning Plan.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 141A And No. 141B. Sta. 141A N 591076.517 E 1308451.260
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About July 1, 2004, 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.
- Refuse Collection, Snow Removal And Road Maintenance To Be Provided At The Junction Of The Private 24' Wide Driveway And Access Easement And The Road R/W And Not Onto The Private 24' Wide Driveway And Access Easement.
- Driveway(s) Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
  - Width - 12 Feet (4 Feet Serving More Than One Residence).
  - Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating, 1/2" Minimum.
  - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius.
  - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (125-Loading).
  - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface.
  - Structure Clearances - Minimum 12 Feet.
  - Maintenance - Sufficient To Ensure 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 2005, Folio 593. This One-Acre Lot Is Being Subdivided From The Parent Parcel And Released From The Agricultural Preservation Easement (HO-09-01E) Consistent With The Requirements Of The Agricultural Land Preservation Program, Howard County Code Section 15.509(k)(1) Of The Pre-1993 Agricultural Land Preservation Act Of Howard County.
- Landscape Requirements For This Lot Is In Accordance With The Alternative Compliance Provisions Of Section 16.124 Of The Howard County Code And The Landscape Manual As A Result Of The Lot's Site Location Within The Farms Interior And Surrounding Existing Woods.
- This Subdivision Is Exempt From The Requirements Of The Forest Conservation Program Per Section 16.120(b)(1)(vii) Of The Subdivision And Land Development Regulations Because The Property Is In The Agricultural Preservation Program.
- No Cemeteries Exist Within The Boundaries Of Lot 4 Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
- Wetland Delineation Was Prepared By Eco-Science Professionals, Inc. Dated January 14, 2005. No Non-tidal Wetlands Are Present Within Lot 4.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulation.
- No 100-Year Flood Plain Exists On Lot 4.
- Previous Department Of Planning And Zoning File Numbers: F-93-75, F-94-16, F-99-31 And F-06-060.
- An Existing House Is Located On The Residue Tax Parcel No. 55, Tax Map No. 14. Quantity And Quality Stormwater Management Requirements Are Met By Applying The Rooftop Disconnection And Non-Rooftop Disconnection Credits In Accordance With Chapter 5 Of The 2000 Maryland Stormwater Design Manual.
- Lot 4 Is Created In Accordance With The Provision Of Section 104.6 Of The Zoning Regulations.
- In Accordance With Section 16.102(c)(2) Of The Subdivision Regulations, The Platting Of The Residue Parcel Is Not Required Since The Parcel Is Over 50 Acres In Size And Has Not Been Previously Included In A Record Plat.

**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.

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21112  
 (410) 461-2855

**Owner**  
 Estate Of Shirley Hager Hobbs  
 c/o Mr. Richard Kinkel, Executor  
 Estate Of Shirley Hager Hobbs  
 910 Kentmorr Road  
 Stevensville, Maryland 21666

**Developer**  
 Mr. And Mrs. William Blackert  
 2555 Mckendree Road  
 Glenwood, Maryland 21730

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

*Robert J. Walden* 4/2/06  
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning

*William Blackert* 3/20/06  
 Chief, Development Engineering Division Date

*Wanda Dr. Weyler* 6/8/06  
 Director Date

**OWNER'S CERTIFICATE**

Richard Kinkel, Executor Of The Estate Of Shirley Hager Hobbs, Owner Of The Property Shown And Described Hereon, Hereby Adopts 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 Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 14<sup>th</sup> Day Of March, 2006.

**DECEASED**  
 Owner: Charles Albert Hobbs, IV

**DECEASED**  
 Owner: Shirley Hager Hobbs

*Richard Kinkel*  
 Mr. Richard Kinkel  
 Executor, Estate Of Shirley Hager Hobbs

**SURVEYOR'S CERTIFICATE**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of 1 Part Of The Lands Conveyed By Charles Albert Hobbs, IV And Shirley Hager Hobbs To Charles Albert Hobbs, IV (Deceased) And Shirley Hager Hobbs (Deceased) By Deed Dated April 16, 1991 And Recorded In The Land Records Of Howard County, Maryland 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  
 Date 3/13/06

The Purpose Of This Plat Is To Create A 1 Acre Lot That Has Been Released From The Agricultural Land Preservation Program.

RECORDED AS PLAT No. 18334 ON 6/9/06  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**AGRICULTURAL PRESERVATION SUBDIVISION PLAT FOR HOBBS PROPERTY LOT 4**

Zoned: RC-DEO

Tax Map: 14 P/O Parcel: 55 Grid: 12  
 Third Election District  
 Howard County, Maryland

Scale: 1" = 100'

Date: March 10, 2006  
 Sheet 1 of 1

F-06-071