

FILE INQUIRY NOTES

DATE	RESULTS OF REVIEW FOR FILE
4/30/08	I Conducted a Field Review at 2675 McKendree Road, relating to conditions of Percolation Certification Plan that are to be fulfilled prior to Health Officer signature of Final Plat (F-07-205, Hobbs Property)
	A (house) trailer designated for removal is no longer at the location observed several months ago.
	Also on the Perc Cert is a label describing the Septic Tank "To Be Removed", but no conditions set forth. A visual inspection of the cleanout and area within 50 feet of the septic tank revealed no evidence of sewage overflow. Similarly, no evidence of sewage system failure was observed when I inspected the property last summer (2007).
	Robert Bricker

From: Brenda Luber
To: Bricker, Robert
Date: 7/20/2007 11:33:53 AM
Subject: Re:

Thank you

see Note 24

>>> Robert Bricker 7/20/2007 11:21 AM >>>

We have reviewed this proposal and find it to be acceptable. As we expect the respective parcels to be labeled as indicated in Note 25 and that Note 25 will appear on the Record Plat, and that the Health Officer signature block on the Record Plat will specifically refer to Lots 6 and 7 as indicated. The Health Departments issues concerning this proposal have been resolved.

Please note that the email for Mike Davis is <MJDavis@howardcountymd.gov> -Robert Bricker

>>> "Terry Fisher" <tfisher@fcc-eng.com> 7/19/2007 10:54 AM >>>

Good morning:

Thanks again for the quick, response and very productive meeting on the Hobbs subdivision submittal.

Below is a suggested addition to the final record plats:

1. Add General Note No. 25 stating " Non-Buildable Parcel 'A' and Non-Buildable Parcel 'B' are encumbered by an Agricultural Easement # HO-89-01E recorded in Liber 2085 at Folio 595 and restrict residential buiding.
2. Expand the Health Department signature block by adding at the end of the plat statement " Only Lots 6 and 7 are approved by the Howard County Health Department on this plat. Non-Buildable Parcels 'A' and 'B' are not approved by the Howard County Health Department for private water and sewerage systems.

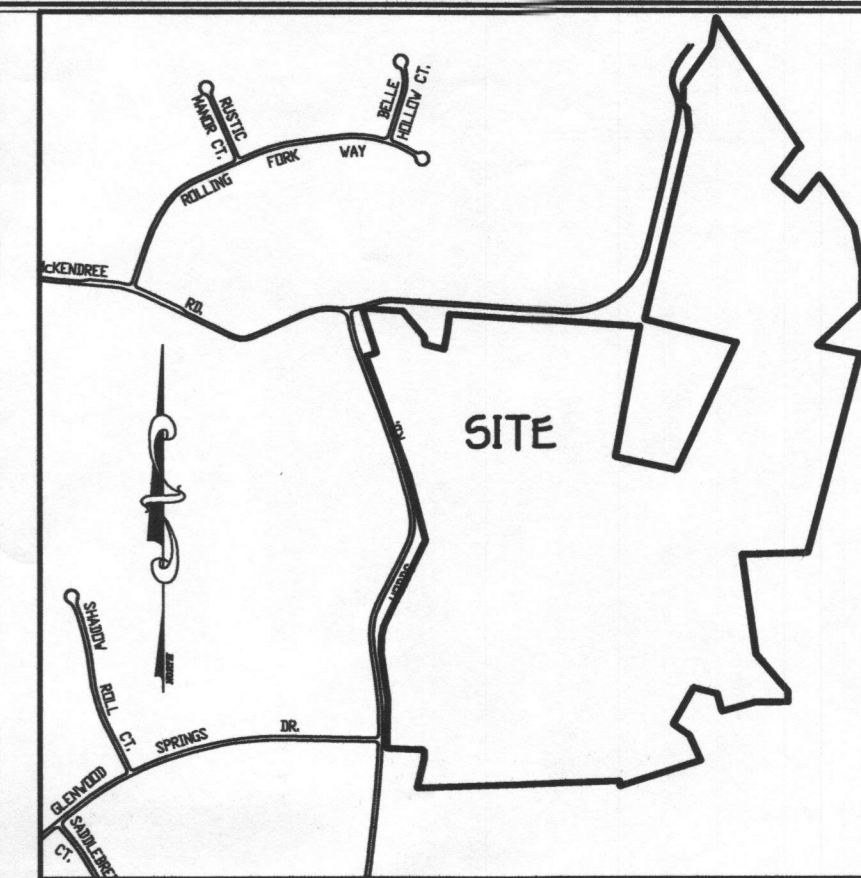
Health Officer signature block

Please modify and email me back any changes and I will have the plat amended to reflect them.

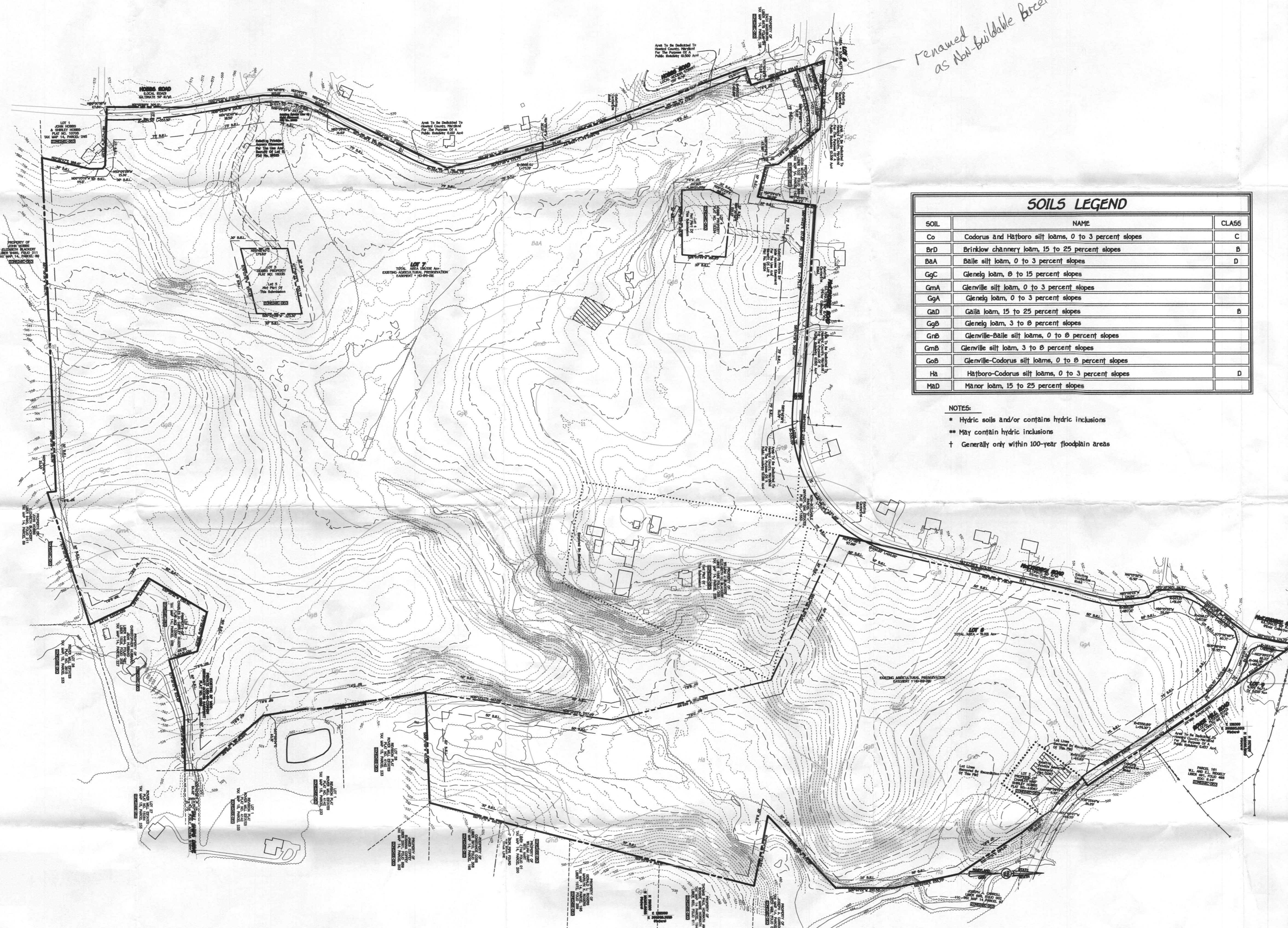
This was a great way to handle a project, meet and finish without ongoing letters, meetings and phone calls.

Thanks again,

Terry



VICINITY MAP
SCALE: 1" = 1200'



SOIL	NAME	CLASS
Co	Codorus and H&boro silt loams, 0 to 3 percent slopes	C
BrD	Brintlow channely loam, 15 to 25 percent slopes	B
B&A	Baile silt loam, 0 to 3 percent slopes	D
GgC	Glenelg loam, 0 to 15 percent slopes	
GmA	Glenville silt loam, 0 to 3 percent slopes	
GgA	Glenelg loam, 0 to 3 percent slopes	
G&D	Galla loam, 15 to 25 percent slopes	B
GgB	Glenelg loam, 3 to 8 percent slopes	
GnB	Glenville-Baile silt loams, 0 to 8 percent slopes	
GmB	Glenville silt loam, 3 to 8 percent slopes	
GoB	Glenville-Codorus silt loams, 0 to 8 percent slopes	
Ha	H&boro-Codorus silt loams, 0 to 3 percent slopes	D
M&D	Manor loam, 15 to 25 percent slopes	

NOTES:
 * Hydric soils and/or contains hydric inclusions
 ** May contain hydric inclusions
 † Generally only within 100-year floodplain areas

- GENERAL NOTES:**
- This Area Designates A Private Easement Of 30,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewage Disposal. Improvements Of Any Nature In The 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 Herein Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
 - Subject Property Zoned RC-2C2 Per 2/20/04 Comprehensive Zoning Plan And Per The "Camp Life" Zoning Amendments Effective 7/28/06.
 - Coordinates Based On The NAD 83 Maryland Coordinate System As Projected By Howard County Geographic Control Station No. HA And No. HB.
 - Site Map Is PERMITTED TO CONVEY:
 - The P&I Is Based On Field Run Monumented Boundary Survey Performed On Or About Jan 1, 2004, By Fisher, Collins & Carter, Inc.
 - B.C.L. Denotes Building Restriction Line.
 - Denotes Iron Pipe Set (Depth 7'-C.C. 100')
 - Denotes Iron Pipe Or Iron Box Found.
 - Denotes Concrete Monument Set With Aluminum Pipe (7'-C.C. 100')
 - Denotes Concrete Monument Or Stone Found.
 - Drainage Shall Be Provided Prior To Resident(s) Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:
 - a) Width - 12 Feet Or Feet Serving There (Over One Roadway)
 - b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Top And Chip COURSE 6 1/2" MINIMUM
 - c) Geometry - Minimum 1/4" Grade, Minimum 10% Grade Change And Minimum Turning Radius.
 - d) Structures (Garages/Bridges) - Capable Of Supporting 25 CWT (Tons) RFD-Loading.
 - e) Drainage Elements - Capable Of Safely Flushing 100 Year Flood With No More Than 1 Foot Depth Over Surface.
 - f) Structure Clearances - Minimum 12 Feet.
 - g) Minimum - Sufficient To Ensure All Weather Use.
 - All Lot Areas Are More Or Less 1/4.
 - Distances Shown Are Based On Surface Measurement And Not Reduced To NAD 83 Grid Measurements.
 - Property Subject To Agricultural Easement #40-09-041 Recorded By Deed Dated October 2, 1985 Between Charles Albert Hobbs, IV And Shirley Hager Hobbs And Howard County, Maryland And Recorded In Liber 2089, Folio 392.
 - No Grading, Removal Of Vegetative Cover Or Trees, Paving And New Structures Shall Be Permitted Within The Limits Of Wetlands, Streams, Or Their Designated Buffers, Floodplain And Forest Conservation Easement Areas.
 - There Is An Existing Sewer/Structure Located On Lots 6 And 7 To Be Demolished. No New Buildings, Extensions Or Additions To The Existing Dwellings Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
 - P&I Is Exempt From Landscape Obligations In Accordance With Section 28A.03X(3)(C) Of The Howard County Code And The Landscape Manual Since The Re subdivision Does Not Create Any New Subdivisible Lots.
 - The Subdivision Is Exempt From The Requirements Of The Forest Conservation Program Per Section 28A.03X(3)(C) Of The Subdivision And Land Development Regulations.
 - The P&I Is Subject To Sections 68.01 Of The Agricultural Preservation Program.
 - This P&I Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council 88 45-2003 And The Zoning Regulations As Amended By Council 04 75-2003. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Minor Paving Application Or Building/Grading Permit.
 - No Construction Exist Within The Boundaries Of This P&I Governed Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map. P&I Subject To Previous Department Of Planning And Zoning File #02-174.
 - P&I Is Exempt From Stormwater Management Based On No Improvements Being Proposed And The Existing Houses On Lots 6 And 7 With Associated Driveways Are To Remain.

SUPPLEMENTAL PLAN
 LANDSCAPE, FOREST CONSERVATION, TOPOGRAPHIC AND SOILS

HOBBS PROPERTY
LOTS 6 THRU 9

Subdivision Of Lot 2 Property Of Charles A. Shirley Hobbs - P&I No. 10067, A Re subdivision Of Parcel D, "Cornell Hill Estates, Lots 1 - 40 And Parcels A, B, C, And D" - P&I No. 10553 And Liber 1566 At Folio 275 And Liber 2320 At Folio 2220

Zoned RC-2C2
 Tax Map 14 Parcel 55, 523, 225, 247 Grid 11 & 12
 Fourth Election District
 Howard County, Maryland
 Scale 1"=200'
 Date: Mar 25, 2007
 Sheet 1 of 1

OWNER/DEVELOPER

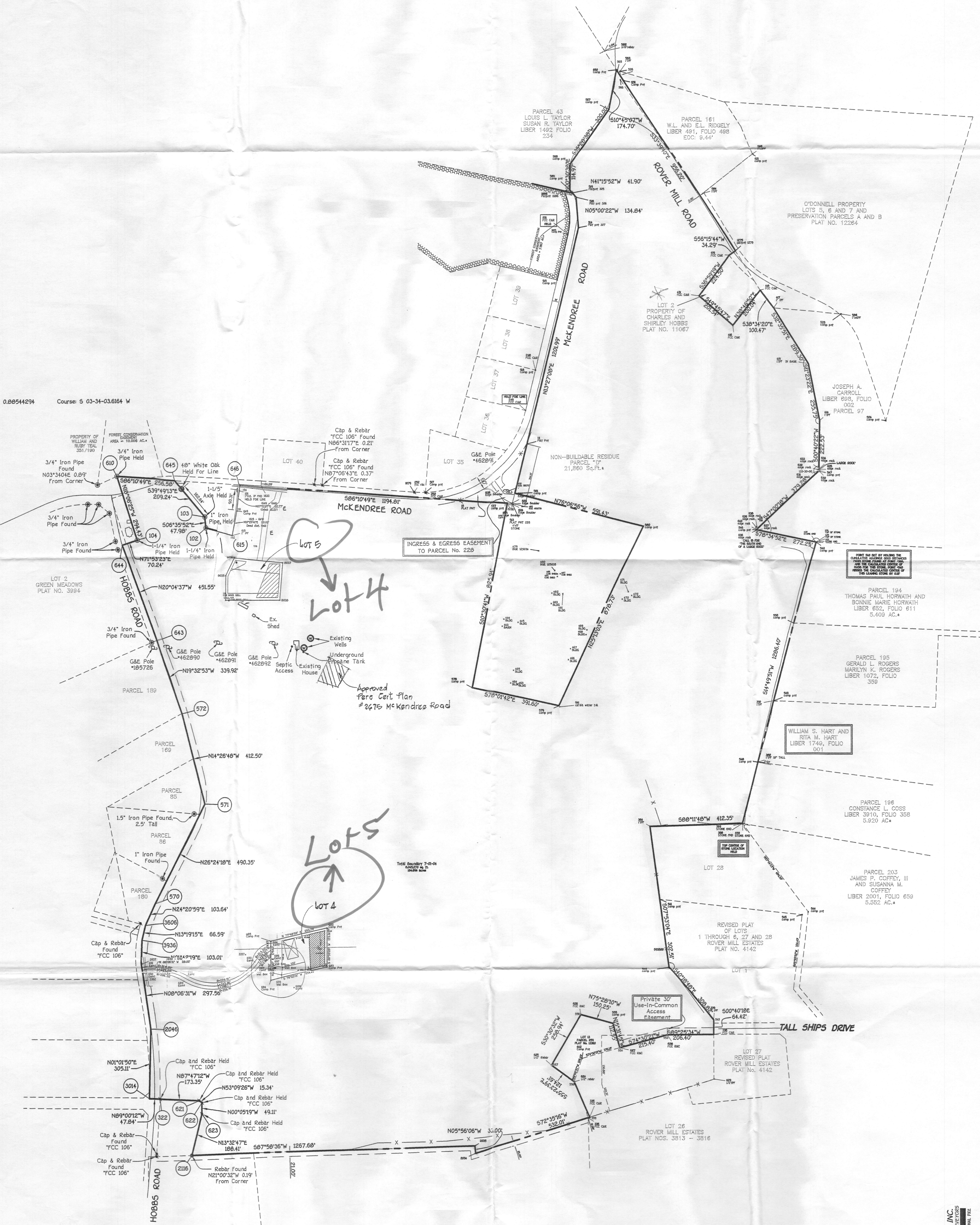
Estates Of Shirley Hager Hobbs
 C/O Mr. William Kinaird, Esq.
 910 Lenthmore Road
 Stevenson, Maryland 20886
 Phone 410-991-5666

Mr. And Mrs. William Blakert
 2599 McGonagle Road
 Glenwood, Maryland 21738-9722
 Phone 410-984-4979

Mr. & Mrs. John Hobbs
 14103 Rover Hill Road
 West Friendship, Maryland 21794-9722
 Phone 410-495-4847

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 18272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 481-2255

0.88544294 Course: S 03-34-03.6164 W

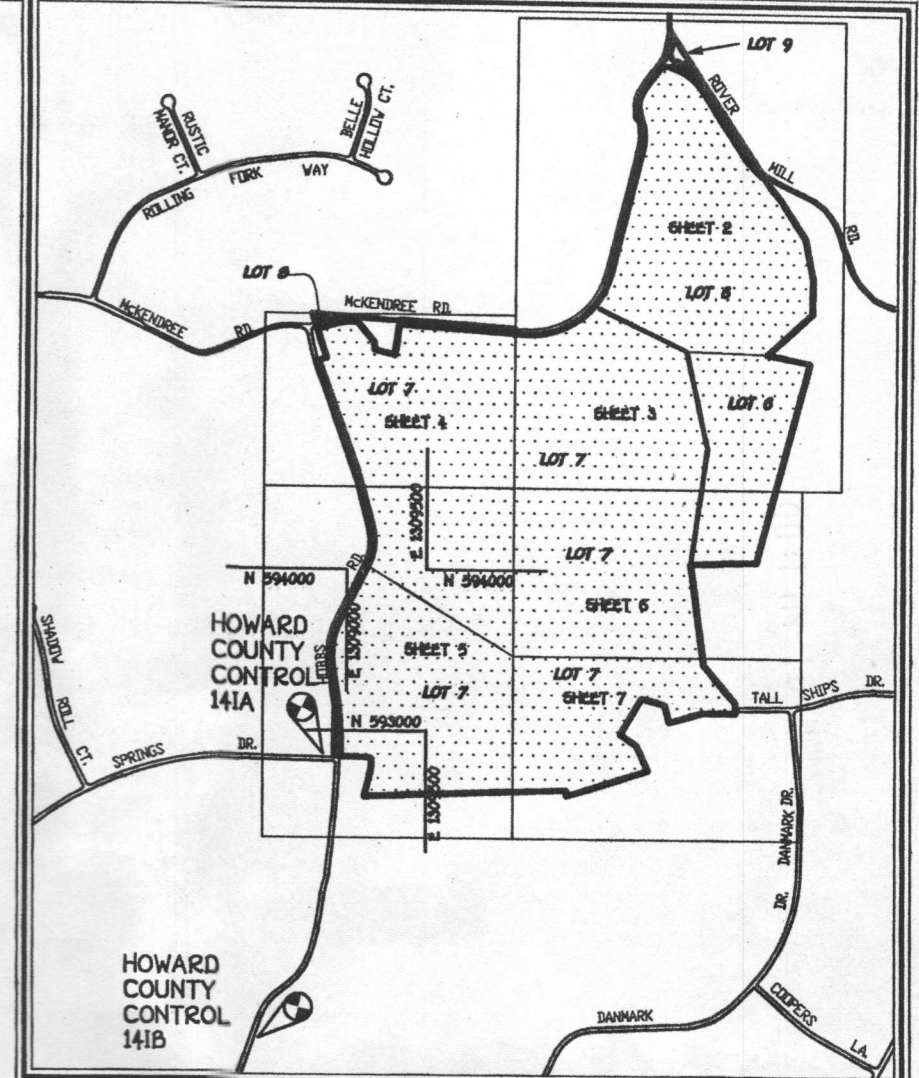


HOBBS BOUNDARY COMPOSITE PLAN
1" = 200'

U.S. Equivalent Coordinate Table			Metric Coordinate Table			U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST	POINT	NORTH	EAST	POINT	NORTH	EAST
14	595734.0625	1310596.1700	14	101500.349203	399470.511608	659	597029.0040	1310847.3715	659	101974.029014	399547.077981
15	595400.7810	1310297.8242	15	101505.343491	399379.575613	660	597152.6800	1310941.9989	660	102012.503576	399575.920456
103	595412.9939	1309159.8522	103	101402.243519	399032.721067	661	597162.6200	1310901.4019	661	102015.530879	399587.954893
104	595310.9450	1308061.3557	104	101451.130952	398941.739130	662	597136.0423	1311049.4221	662	102007.429717	399600.663124
321	592595.3719	1309112.7402	321	1010623.430622	399010.361292	663	597122.2772	1311192.0096	663	101972.449266	399552.123083
322	592043.3705	1308971.3619	322	101099.020743	398975.269099	664	596846.3037	1311308.7302	664	101919.117223	399687.700390
335	592766.3330	1310890.7430	335	1010675.539675	399560.297629	665	596796.5945	1311341.0615	665	101903.965824	399697.554984
336	593129.0314	1311430.0165	336	101076.334207	399727.350774	666	596602.2125	1311464.2979	666	101844.710090	399735.117509
339	593194.2427	1311430.0165	339	1010605.966794	399727.120571	667	596564.6873	1311490.5733	667	101833.280368	399743.126275
364	594050.7922	1311152.2566	364	101067.043610	399640.007139	668	597151.4169	1311147.0520	668	102012.115919	399630.421006
368	594063.7604	1311564.4023	368	101070.998762	399765.629399	669	597345.3722	1311017.0912	669	102071.233609	399599.052462
414	595042.3604	1311906.0371	414	101613.111919	399870.003722	670	597247.7502	1310997.1057	670	102041.478360	399592.741420
415	596093.0009	1311056.3320	415	101689.534442	399854.609746	671	597215.3548	1311011.3739	671	102031.604221	399597.065993
416	596259.4132	1311512.5403	416	101740.232650	399749.821013	672	597191.9187	1311071.2913	672	102024.460894	399615.325804
417	596336.0091	1311700.4757	417	101763.022960	399807.104633	701	595463.9448	1310093.9212	701	101497.773309	399317.425849
418	596415.3562	1311637.0349	418	101787.764171	399780.011684	702	595496.6962	1309651.0001	702	101507.756026	399182.423221
419	596568.9219	1311493.7630	419	101834.571078	399744.098494	703	595508.6560	1309472.2445	703	101511.401375	399127.938425
514	596667.1156	1310823.9460	514	101870.596893	399539.938106	704	595518.0705	1309314.8723	704	101514.273369	399079.971279
518	596821.4412	1310812.1801	518	101911.539122	399536.351610	705	595533.3695	1309059.4865	705	101518.934000	399002.129517
540	595307.3135	131093.6751	540	101450.032065	399665.991942	706	595534.0994	1309047.2965	706	101519.156543	398998.414008
542	593429.7196	1311230.2672	542	1010877.740300	399666.223202	707	595514.5205	1308895.3690	707	101513.191322	398952.106426
546	595361.2133	1311626.0139	546	101466.460752	399784.652500	708	595484.0167	1308804.5026	708	101504.135167	398924.410294
547	595619.0578	1311904.2240	547	101545.295769	399869.207240	709	595396.1131	1308950.7901	709	101506.536093	398969.001240
555	593170.6639	1310994.7211	555	1010801.210375	399591.990210	710	594307.6956	1308917.6967	710	101507.102370	398950.918977
567	597212.2060	1310959.6030	567	102030.644450	399581.310579	711	594515.0414	1309134.4780	711	101506.390594	399024.906973
568	596967.9017	1310785.5697	568	101956.180372	399528.240752	712	594275.1391	1309162.2334	712	101513.424686	399033.446034
569	596852.9363	1310784.5455	569	101921.130836	399527.920568	713	594443.0427	1309117.3764	713	101510.601813	399019.774398
570	593706.0271	1308940.1005	570	101961.958990	399668.205826	714	594797.3140	1309003.0954	714	101294.583916	398985.185316
571	594145.2172	1309166.2522	571	101995.024414	399034.671776	715	594797.3140	1308830.0721	715	101429.300500	398934.642299
580	595376.1797	1311110.4708	580	101471.022520	399629.709190	716	595296.9305	1308810.5284	716	101446.069760	398920.605354
610	595590.7955	1308769.0494	610	101536.437566	398913.847969	717	595541.8454	1308785.0552	717	101521.517554	398910.726554
615	595334.0950	1309205.0534	615	101450.195333	399070.002447	718	595514.5205	1308785.0552	718	101530.573709	398946.422686
621	592836.6750	1309144.5041	621	1010696.980200	399028.067331	719	595514.5205	1308785.0552	719	101533.563317	398956.098510
622	592827.4750	1309156.0629	622	1010694.176044	399031.809904	720	594513.5620	1311603.5012	720	101208.096126	399001.930001
623	592770.3602	1309156.9307	623	1010679.207990	399031.833020	721	594513.5620	1310042.9693	721	101490.921751	399301.095609
624	592922.5070	1310230.3779	624	1010820.141032	399538.050310	722	594513.5620	1310042.9693	722	101510.529752	399301.095609
625	592993.2740	1310717.0100	625	1010744.711657	399507.589980	723	594513.5620	1309097.0076	723	101208.096126	399001.930001
626	593216.3619	1310849.2736	626	1010812.708752	399547.657728	724	594513.5620	1309097.0076	724	101208.096126	399001.930001
627	593070.2225	1310816.1535	627	1010768.165359	399601.174659	725	594513.5620	1309097.0076	725	101208.096126	399001.930001
628	593127.7640	1311232.4236	628	1010785.704051	399664.442098	726	594513.5620	1309097.0076	726	101208.096126	399001.930001
643	594064.9900	1308949.6079	643	101315.210441	398968.638475	727	594513.5620	1309071.3575	727	101208.096126	399001.930001
644	595209.1122	1308794.5904	644	101444.484321	398921.391467	728	594513.5620	1309071.3575	728	101208.096126	399001.930001
645	595573.7033	1309025.0573	645	101531.227841	398991.879328	729	594513.5620	1309071.3575	729	101208.096126	399001.930001
646	595554.0971	1309319.5196	646	101525.210854	399081.307768	730	594513.5620	1309071.3575	730	101208.096126	399001.930001
647	595510.5455	1308796.0890	647	101511.977307	398921.846500	731	594513.5620	1309071.3575	731	101208.096126	399001.930001
649	595442.2557	1309305.0893	649	101491.162531	399076.909425	732	594513.5620	1309071.3575	732	101208.096126	399001.930001
650	597303.0397	1310992.2743	650	102082.950511	399591.244430	733	594513.5620	1309071.3575	733	101208.096126	399001.930001
653	595639.6720	1310573.4009	653	101551.335380	399463.571540	734	594513.5620	1309071.3575	734	101208.096126	399001.930001
654	595068.6330	1310648.3260	654	101621.122031	399406.409009	735	594513.5620	1309071.3575	735	101208.096126	399001.930001
655	596643.1662	1310834.5012	655	101857.200705	399543.155099	736	594513.5620	1309071.3575	736	101208.096126	399001.930001
656	596828.1306	1310830.0631	656	101913.578052	399541.822371	737	594513.5620	1309071.3575	737	101208.096126	399001.930001
657	596801.1635	1310814.5906	657	101929.242907	399537.086334	738	594513.5620	1309071.3575	738	101208.096126	399001.930001
658	596970.6810	1310817.2930	658	101957.027492	399537.097033	739	594513.5620	1309071.3575	739	101208.096126	399001.930001

GENERAL NOTES:

- This Area Designates A Private 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 And Per The "Comp Lite" Zoning Amendments Effective 7/28/06.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 141A And No. 141B. Sta. 141A N 592830.013 E 1308095.305 Sta. 141B 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 & Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pipe 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 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 14% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (425-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 #40-09-01E Recorded By Deed Dated October 2, 1905 Between Charles Albert Hobbs, IV And Shirley Hager Hobbs And Howard County, Maryland And Recorded In Liber 2095, Folio 595.
- 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.
- There Is An Existing Dwelling/Structure Located On Lots 6 And 7 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.
- Plat Is Exempt From Landscape Obligations In Accordance With Section 124.0A(3)(ii) Of The Howard County Code And The Landscape Manual Since The Resubdivision Does Not Create Any New Buildable Lots.
- The Subdivision Is Exempt From The Requirements Of The Forest Conservation Program Per Section 16.1202(b)(iv) Of The Subdivision And Land Development Regulations Because The Property Is In The Agricultural Preservation Program.
- This Plat Is Subject To Section 15.514(b) Of The Agricultural Preservation Program.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit.
- No Cemeteries Exist Within The Boundaries Of This Plat Submitted Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
- Plat Subject To Previous Department Of Planning And Zoning File NO6, F-93-75, F-94-16, F-99-31, F-06-060 And F-06-061.
- Plat Is Exempt From Stormwater Management Based On No Improvements Being Proposed And The Existing Houses On Lots 6 And 7 With Associated Driveways Are To Remain.



VICINITY MAP
SCALE: 1" = 1200'

Curve Data Chart

Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
14-654	530.00'	144.02'	15°34'10"	72.46'	N21°10'02"E 143.50'
15-14	530.00'	395.07'	42°47'47"	207.69'	N50°29'01"E 306.74'
322-709	1025.00'	353.90'	11°06'30"	177.50'	N03°20'11"W 353.34'
419-1266	503.04'	162.59'	10°29'20"	82.01'	S46°07'40"W 161.00'
655-656	360.00'	107.12'	29°46'50"	95.72'	N01°22'20"W 105.02'
657-658	145.15'	91.04'	35°58'12		

E 1310600
E 399471.6709
N 595300
N 161447.9026
(Meters)

MCKENDREE ROAD
(ULTIMATE 60' R/W)
(Minor Collector)

MCKENDREE ROAD
(ULTIMATE 60' R/W)
(Minor Collector)

ROVER MILL ROAD
(LOCAL ACCESS ROAD)
(ULTIMATE 60' R/W)

E 1311300
E 399665.0393
N 597200
N 162026.9240
(Meters)

E 1311900
E 399667.9197
N 597200
N 162026.9240
(Meters)

PART OF LOT 6
AREA THIS SHEET = 34.988 Ac.
TOTAL AREA = 51.001 Ac.

EXISTING AGRICULTURAL PRESERVATION
EASEMENT • HO-89-01E

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

<i>Terrell A. Fisher</i>	2/8/07
Terrell A. Fisher, L.S. #10692 (Registered Land Surveyor)	Date
<i>John M. Hobbs</i>	5/30/58
John M. Hobbs	Date
<i>Jamie G. Hobbs</i>	5/30/07
Jamie G. Hobbs	Date
<i>William J. Blackert</i>	2/12/07
William J. Blackert	Date
<i>Elizabeth H. Blackert</i>	2/12/07
Elizabeth H. Blackert	Date
<i>Richard Kinlein</i>	2/8/07
Richard Kinlein	Date

Estate Of Shirley Hager Hobbs
By: Richard Kinlein
Executor Of The Estate Of
Shirley Hager Hobbs

LOT 9
9,369 Sq.Ft.
Or 0.215 Aca

Area To Be Dedicated To
Howard County, Maryland
For The Purpose Of A
Public Roadway (1.657 Aca)

PARCEL 161
W.L. AND E.L. RIDGELY
LIBER 491, FOLIO 498
ECC: 9.44'
ZONED: RC-DEO

Reservation Of Public Utility Easement

"Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage And Other Public Utilities, Located In, On, Over, And Through Lots 6 Thru 9. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds) Conveying Said Lots(s). Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deeds) Of Easement In The Land Records Of Howard County."

OWNER/DEVELOPER

Estate Of Shirley Hager Hobbs C/O Mr. Richard Kinlein, Executor 910 Kentmorr Road Stevensville, Maryland 21666 Phone 410-490-5888	Mr. and Mrs. William Blackert 2555 McKendree Road Glenwood, Maryland 21738-9722 Phone 410-984-4979	Mr. & Mrs. John Hobbs 14201 Rover Mill Road West Friendship, Maryland 21794-9722 Phone 410-489-4847
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FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
410 481 - 2255

AREA TABULATION FOR SHEET

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	35.203 Aca
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Aca
TOTAL AREA OF LOTS TO BE RECORDED	35.203 Aca
TOTAL AREA OF ROADWAY TO BE RECORDED	1.657 Aca
TOTAL AREA TO BE RECORDED	36.860 Aca

Lot Lines
Removed By Recordation
Of This Plat

Lot Lines
Removed By Recordation
Of This Plat

LOT 2
PROPERTY OF
CHARLES AND
SHIRLEY HOBBS
PLAT NO. 11067
ZONED: RC-DEO

JOSEPH A. CARROLL
LIBER 698, FOLIO 002
TAX MAP 14 PARCEL 97
ZONED: RC-DEO

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

Howard County Health Officer	Date
APPROVED: Howard County Department Of Planning And Zoning.	
Chief, Development Engineering Division	Date
Director	Date

OWNER'S CERTIFICATE

John M. Hobbs, Jamie G. Hobbs, William J. Blackert, Elizabeth H. Blackert And Richard Kinlein, Executor Of The Estate Of Shirley Hager Hobbs, 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 Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 28th Day Of May, 2007.

John M. Hobbs
John M. Hobbs
Jamie G. Hobbs
Jamie G. Hobbs
William J. Blackert
William J. Blackert
Elizabeth H. Blackert
Elizabeth H. Blackert
Richard Kinlein
Richard Kinlein
Estate Of Shirley Hager Hobbs
By: Richard Kinlein
Executor Of The Estate Of
Shirley Hager Hobbs

Terrell A. Fisher
Terrell A. Fisher
Terrell A. Fisher
Terrell A. Fisher
Terrell A. Fisher
Terrell A. Fisher

SURVEYOR'S CERTIFICATE

I hereby Certify To The Best Of My Knowledge That The Final Plat Shown is Correct; That It is A Subdivision Comprised Of (1) All Of The Lands Conveyed By Charles Albert Hobbs, IV And Shirley Hager Hobbs To John M. Hobbs And Jamie G. Hobbs By Deed Dated January 3, 1994 And Recorded Among The Land Records Of Howard County, Maryland In Liber 3136 At Folio 405 (Being Lot 2 On A Plat Entitled "Property Of Charles & Shirley Hobbs, Lot 2") Recorded As Plat No. 11067 And (2) All Of The Lands Conveyed By Wheeler Development, Inc. To William J. Blackert And Elizabeth H. Blackert By Deed Dated 1998 And Recorded Among The Land Records Of Howard County, Maryland In Liber 3661 At Folio 707 (Being Parcel "D" As Shown On A Plat Entitled "Gwynnd Oak Estates - Lots 1-40 And Parcels A, B, C And D") Recorded As Plat No. 11553; And (3) All Of The Lands Conveyed By Charles Albert Hobbs, IV And Shirley Hager Hobbs To William J. Blackert And Elizabeth H. Blackert By Deed Dated December 3, 1986 And Recorded Among The Land Records Of Howard County, Maryland In Liber 1566 At Folio 275; And (4) 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 Among The Land Records Of Howard County, Maryland In Liber 2320 At Folio 226 And That All Monuments Are In Place Or To Be Placed In Accordance With The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Set Forth In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher
Terrell A. Fisher, Professional Land Surveyor #10692
Date 2/8/07

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

HOBBS PROPERTY
LOTS 6 THRU 9
(Resubdivision Of Lot 2 "Property Of Charles & Shirley Hobbs" -
Plat No. 11067, A Resubdivision Of Parcel D, "Gwynnd Oak Estates",
Lots 1 - 40 And Parcels A, B, C And D" - Plat No. 11553 And
Liber 1566 At Folio 275 And Liber 2320 At Folio 226)

Zoned: RC-DEO
Tax Map: 14 Parcels: 55, 123, 228, 247 Grid: 11 & 12
Fourth Election District
Howard County, Maryland

Scale: 1" = 100'
Date: JANUARY 11, 2007
Sheet 2 of 7

Reservation Of Public Utility Easement

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage And Other Public Utilities, Located In, On, Over, And Through Lots 6 Thru 9. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Lots(s). Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

MCKENDREE ROAD
(ULTIMATE 60' R/W)
(Mirror Collection)

Existing Centerline Road

N 595700
N 101569.7231
(Meters)
E 13109000
E 999996.3998
(Meters)

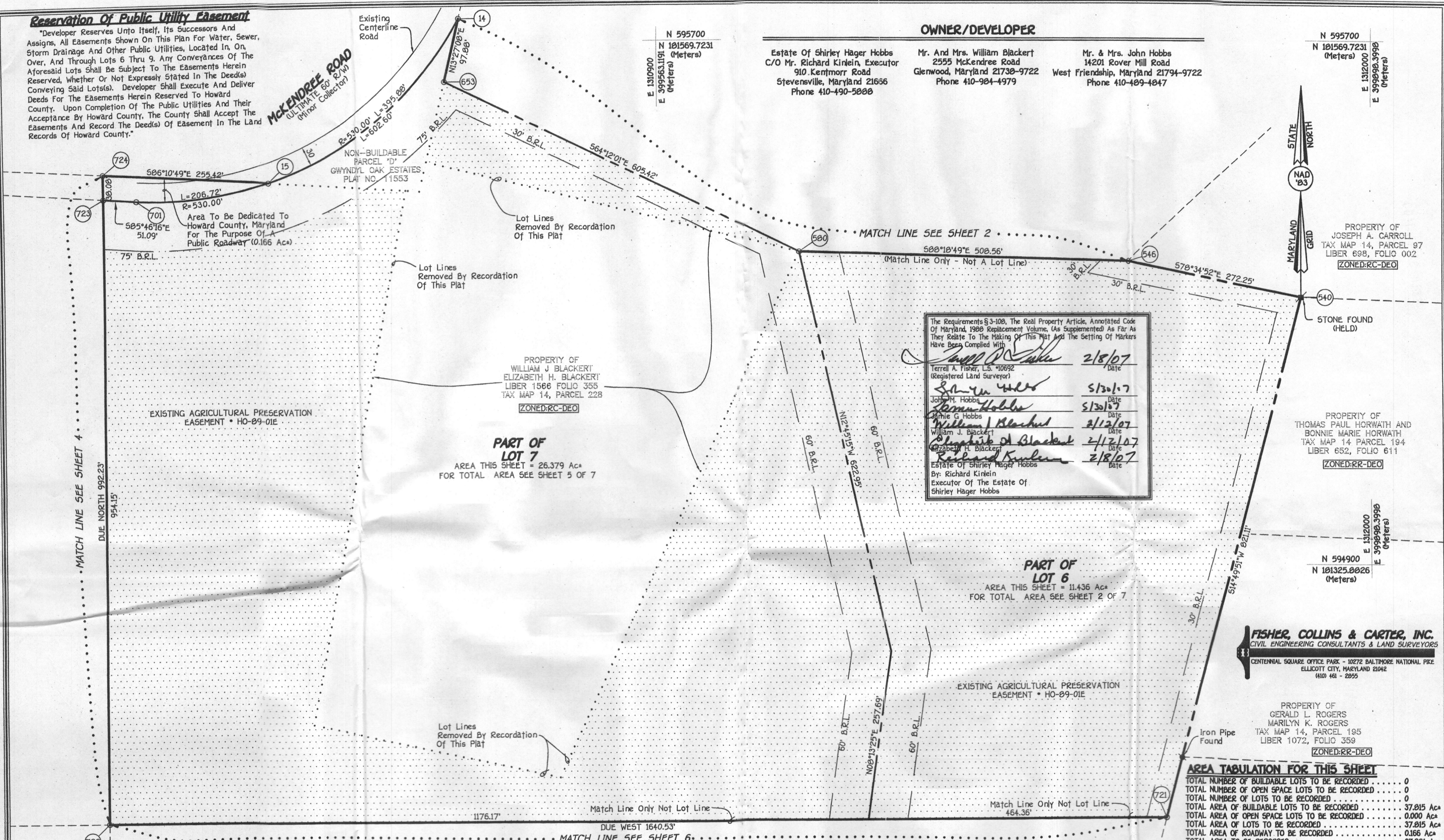
OWNER/DEVELOPER

Estate Of Shirley Hager Hobbs
C/O Mr. Richard Kinlein, Executor
910 Kentmorr Road
Stevensville, Maryland 21656
Phone 410-490-5088

Mr. And Mrs. William Blackert
2555 McKendree Road
Glenwood, Maryland 21738-9722
Phone 410-984-4979

Mr. & Mrs. John Hobbs
14201 Rover Mill Road
West Friendship, Maryland 21794-9722
Phone 410-489-4847

N 595700
N 101569.7231
(Meters)
E 13120000
E 999996.3998
(Meters)



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	
<i>Terrell A. Fisher</i>	2/8/07
Terrell A. Fisher, L.S. #10692 (Registered Land Surveyor)	Date
<i>John M. Hobbs</i>	5/30/07
John M. Hobbs	Date
<i>Jamie G. Hobbs</i>	5/30/07
Jamie G. Hobbs	Date
<i>William J. Blackert</i>	2/12/07
William J. Blackert	Date
<i>Elizabeth H. Blackert</i>	2/12/07
Elizabeth H. Blackert	Date
<i>Richard Kinlein</i>	2/8/07
Estate Of Shirley Hager Hobbs By: Richard Kinlein Executor Of The Estate Of Shirley Hager Hobbs	Date

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

Howard County Health Officer _____ Date _____

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division _____ Date _____

Director _____ Date _____

OWNER'S CERTIFICATE

John M. Hobbs, Jamie G. Hobbs, William J. Blackert, Elizabeth H. Blackert And Richard Kinlein, Executor Of The Estate Of Shirley Hager Hobbs, Ownes 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 Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 8th Day Of February, 2007.

John M. Hobbs _____
John M. Hobbs
Jamie G. Hobbs _____
Jamie G. Hobbs
William J. Blackert _____
William J. Blackert
Elizabeth H. Blackert _____
Elizabeth H. Blackert
Richard Kinlein _____
Estate Of Shirley Hager Hobbs
By: Richard Kinlein
Executor Of The Estate Of
Shirley Hager Hobbs

Witness
Terrell A. Fisher _____
Terrell A. Fisher
Witness
Terrell A. Fisher _____
Terrell A. Fisher
Witness
Terrell A. Fisher _____
Terrell A. Fisher

SURVEYOR'S CERTIFICATE

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Is Correct; That It Is A Subdivision Comprised Of (1) All Of The Lands Conveyed By Charles Albert Hobbs, IV And Shirley Hager Hobbs To John M Hobbs And Jamie G. Hobbs By Deed Dated January 3, 1994 And Recorded Among The Land Records Of Howard County, Maryland In Liber 3136 At Folio 405 (Being Lot 2 On A Plat Entitled "Property Of Charles & Shirley Hobbs, Lot 2" Recorded As Plat No. 11067 And (2) All Of The Lands Conveyed By Wheeler Development, Inc. To William J. Blackert And Elizabeth H. Blackert By Deed Dated 1996 And Recorded Among The Land Records Of Howard County, Maryland In Liber 3661 At Folio 707 Entitled "Gwynnd Oak Estates, Lots 1-40 And Parcels A, B, C And D" Recorded As Plat No. 11553; And (3) All Of The Lands Conveyed By Charles Albert Hobbs, IV And Shirley Hager Hobbs To William J. Blackert And Elizabeth H. Blackert By Deed Dated December 3, 1986 And Recorded Among The Land Records Of Howard County, Maryland In Liber 1566 At Folio 275; And (4) 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 Among The Land Records Of Howard County, Maryland In Liber 2320 At Folio 25. And That All Instruments Are In Place Or Will Be In Place Prior To The Acceptance Of This Plat In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Requirements Of The Land Records Of Maryland, As Amended.

Terrell A. Fisher _____
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date 2/8/07

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

HOBBS PROPERTY
LOTS 6 THRU 9

(Resubdivision Of Lot 2 "Property Of Charles & Shirley Hobbs" - Plat No. 11067, A Resubdivision Of Parcel D, "Gwynnd Oak Estates, Lots 1 - 40 And Parcels A, B, C And D" - Plat No. 11553 And Liber 1566 At Folio 275 And Liber 2320 At Folio 226)

Zoned: RC-DEO
Tax Map: 14 Parcels: 55, 123, 228, 247 Grid: 11 & 12
Fourth Election District
Howard County, Maryland

Scale: 1" = 100'
Date: JANUARY 11, 2007
Sheet 3 of 7

Reservation of Public Utility Easement
 Developer Reserves unto itself, its Successors and Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage And Other Public Utilities, Located In, On, Over, And Through Lots 6 Thru 9, Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds/Conveying Said Lots/As. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deeds/Of Easement In The Land Records Of Howard County.

N 594100	
N 121092.0421	(Meters)
E 1309700	(Meters)
E 399197.3583	(Meters)

N 593600	
N 120929.6419	(Meters)
E 1309700	(Meters)
E 399197.3583	(Meters)

AREA TABULATION FOR THIS SHEET

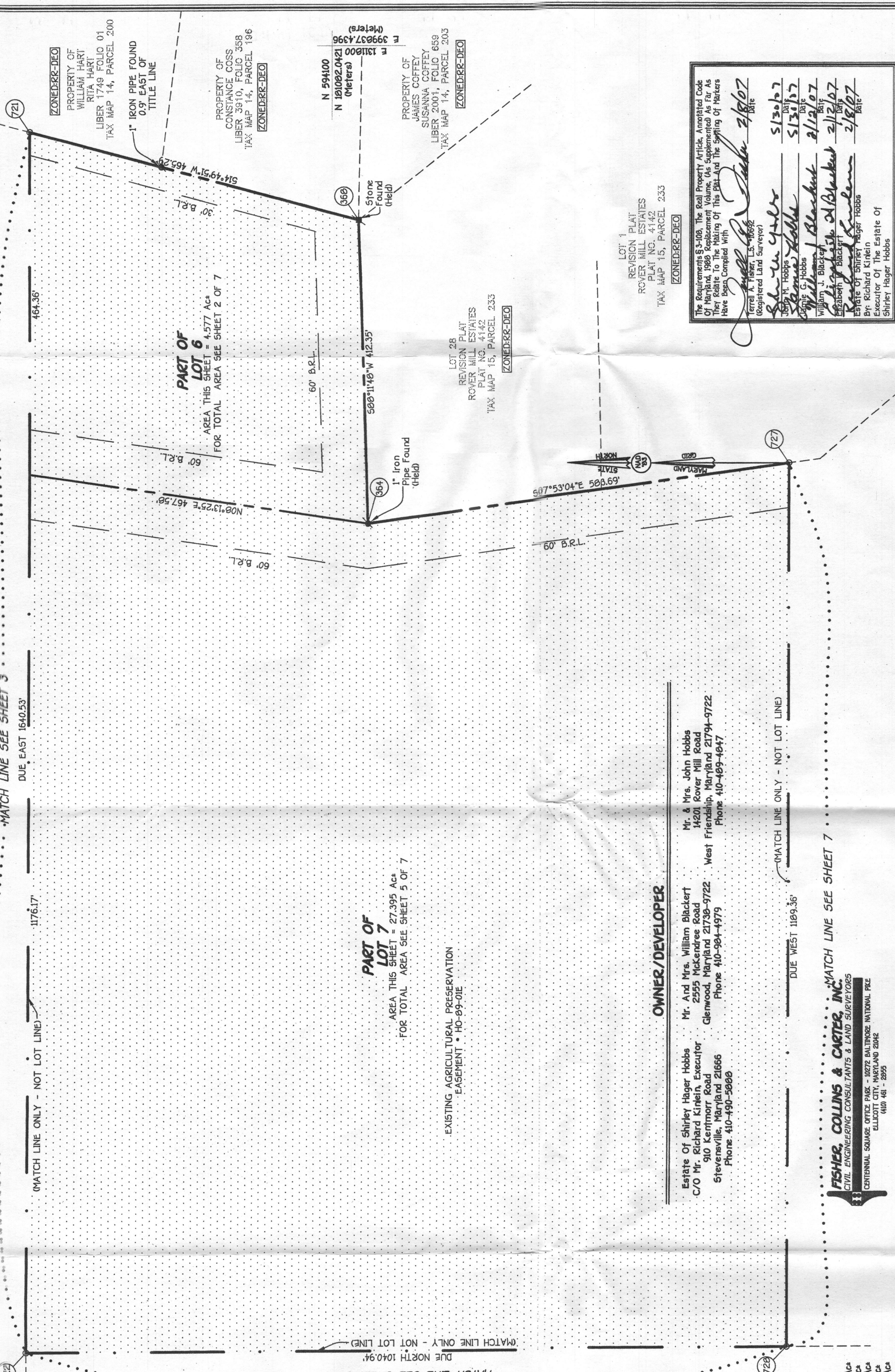
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	31.972 Acs
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Acs
TOTAL AREA OF ROADWAY TO BE RECORDED	31.972 Acs
TOTAL AREA TO BE RECORDED	31.972 Acs

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

Howard County Health Officer _____ Date _____

Chief, Development Engineering Division _____ Date _____

Director _____ Date _____



REVISION PLAT
 ROVER MILL ESTATES
 PLAT NO. 4142
 TAX MAP 15, PARCEL 233

REVISION PLAT
 ROVER MILL ESTATES
 PLAT NO. 4142
 TAX MAP 15, PARCEL 233

REVISION PLAT
 ROVER MILL ESTATES
 PLAT NO. 4142
 TAX MAP 15, PARCEL 233

REVISION PLAT
 ROVER MILL ESTATES
 PLAT NO. 4142
 TAX MAP 15, PARCEL 233

REVISION PLAT
 ROVER MILL ESTATES
 PLAT NO. 4142
 TAX MAP 15, PARCEL 233

REVISION PLAT
 ROVER MILL ESTATES
 PLAT NO. 4142
 TAX MAP 15, PARCEL 233

OWNER'S CERTIFICATE

John N. Hobbs, Jamie G. Hobbs, William J. Blackert, Elizabeth H. Blackert And Richard Kinteln, Executor Of The Estate Of Shirley Hager Hobbs, 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 Erected On Or Over The Said Easements And Rights-Of-Way, Witness My Hand This 28th Day Of February, 2007.

John N. Hobbs _____
 Jamie G. Hobbs _____
 William J. Blackert _____
 Elizabeth H. Blackert _____
 Richard Kinteln _____
 Estate Of Shirley Hager Hobbs
 Executor Of The Estate Of
 Shirley Hager Hobbs

Witness
 Terrell A. Fisher _____
 Witness
 Terrell A. Fisher _____
 Witness
 Terrell A. Fisher _____
 Witness
 Terrell A. Fisher _____
 Witness
 Terrell A. Fisher _____

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my knowledge that the final plat shown is correct that it is a subdivision comprised of (1) all of the lands conveyed by Charles Albert Hobbs, IV and Shirley Hager Hobbs to John M. Hobbs and Jamie G. Hobbs by deed dated January 3, 1994 and recorded among the Land Records of Howard County, Maryland, in Liber 3136 at folio 405 (being Lot 2 On A Plat Entitled "Property Of Charles & Shirley Hobbs, Lot 2") recorded as Plat No. 11067 and (2) all of the lands conveyed by Wheeler Development, Inc. to William J. Blackert and Elizabeth H. Blackert by deed dated 1995 and recorded among the Land Records of Howard County, Maryland, in Liber 3661 at folio 707 (being Parcel D) as shown on a plat entitled "Gwynnd Oak Estates, Lots 1-40 And Parcels A, B, C And D" recorded as Plat No. 11553; and (3) all of the lands conveyed by Charles Albert Hobbs, IV and Shirley Hager Hobbs to William J. Blackert and Elizabeth H. Blackert by deed dated December 3, 1995 and recorded among the Land Records of Howard County, Maryland, in Liber 1566 at folio 275; and (4) part of the lands conveyed by Charles Albert Hobbs, IV and Shirley Hager Hobbs to Charles Albert Hobbs, IV (deceased) and Shirley Hager Hobbs by deed dated April 16, 1991 and recorded among the Land Records of Howard County, Maryland, in Liber 2320 at folio 226 and that all monuments are laid out and shown as shown in accordance with the annotated code of Maryland.

Terrell A. Fisher, Registered Surveyor No. 10692
 Date: 2/8/07

RECORDED AS PLAT NO. _____ ON
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

HOBBS PROPERTY
 LOTS 6 Thru 9
 (Resubdivision Of Lot 2 "Property Of Charles & Shirley Hobbs" - Plat No. 11067; A Resubdivision Of Parcel D, "Gwynnd Oak Estates, Lots 1 - 40 And Parcels A, B, C And D" - Plat No. 11553 And Liber 1566 At Folio 275 And Liber 2320 At Folio 226)

Zoned: RC-DEO
 Tax Map: 14 Parcels: 95, 123, 228, 247 Grid: 11 & 12
 Fourth Election District
 Howard County, Maryland

Scale: 1" = 100'
 Date: January 11, 2007
 Sheet 6 of 7

