

### OWNERS DEDICATION

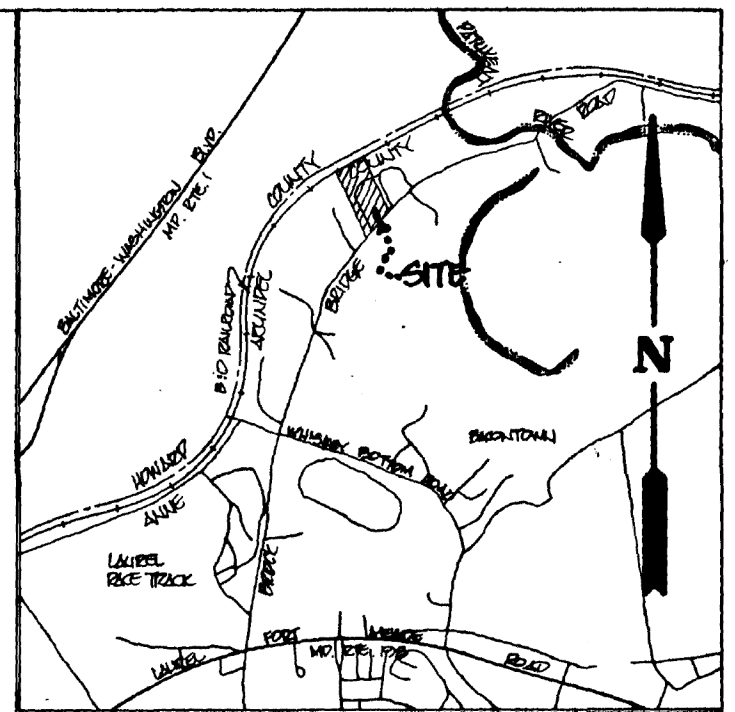
WE, WARREN SOUDER, SUSAN SOUDER, ROBERT L. HOBBS AND CATHY S. HOBBS, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, ALLEYS, WALKWAYS AND OTHER EASEMENTS, WIDENING STRIPS AND FLOODPLAINS, TO PUBLIC USE; SUCH LANDS TO BE DEDICATED TO ANNE ARUNDEL COUNTY OR THE STATE HIGHWAY ADMINISTRATION, AS MAY BE APPROPRIATE, ON REQUEST.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, AND ALL PARTIES IN INTEREST THEREIN HAVE HERETO AFFIXED THEIR SIGNATURES INDICATING THEIR ASSENT AND WILLINGNESS TO JOIN IN THIS PLAN OF SUBDIVISION.

### SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY TULA PRIDE TO WARREN SOUDER AND SUSAN C. SOUDER BY DEED DATED AUGUST 27, 1981, AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER 3438 OF FOLIO 411; AND ALL OF THE LANDS CONVEYED BY WARREN SOUDER AND SUSAN C. SOUDER TO ROBERT L. HOBBS AND CATHY S. HOBBS BY DEED DATED AUGUST 28, 1985, AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER 3999 OF FOLIO 451.

*William E. Petherbridge*  
 WILLIAM E. PETHERBRIDGE  
 PROFESSIONAL LAND SURVEYOR - MD. REG. N° 10710  
 DATE: JUL 12, 1990

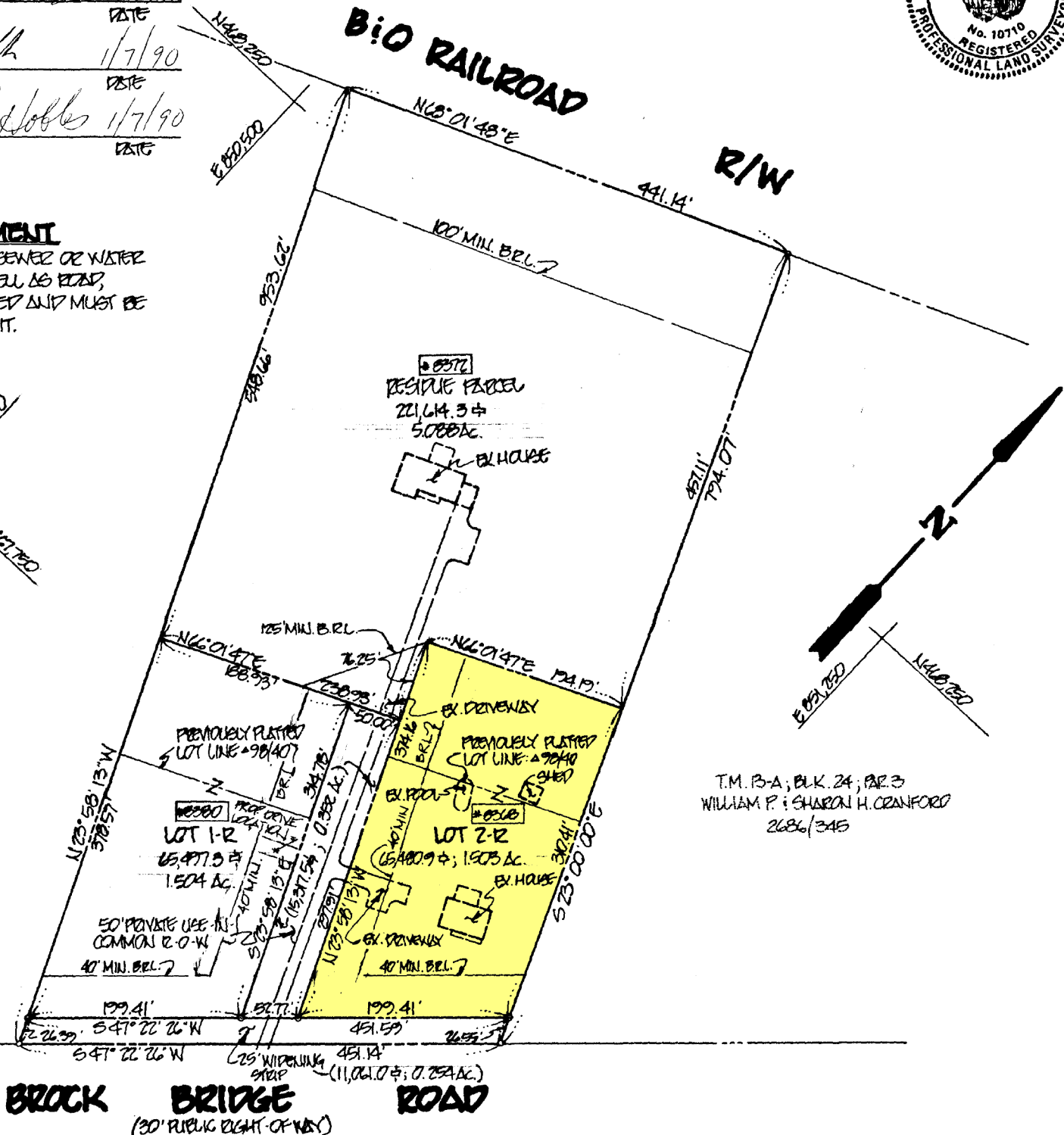


**VICINITY MAP**  
 SCALE: 1" = 2,000'

WITNESS	OWNER	DATE
<i>Bruce D. Souders</i>	WARREN SOUDER	1/2/90
<i>Susan C. Souders</i>	SUSAN C. SOUDER	1/2/90
<i>Robert L. Hobbs</i>	ROBERT L. HOBBS	1/7/90
<i>Cathy S. Hobbs</i>	CATHY S. HOBBS	1/7/90

### ALLOCATION NOTE / PUBLIC IMPROVEMENT STATEMENT

APPROVAL OF THIS PLAT DOES NOT GUARANTEE AN ALLOCATION OF SEWER OR WATER CAPACITY. THE AVAILABILITY OF WATER OR SEWER CAPACITY AS WELL AS ROAD, UTILITY OR STORM DRAINAGE REQUIREMENTS WILL BE ADDRESSED AND MUST BE MET, AS REQUIRED, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.



### SETBACK REQUIREMENTS

FRONT	40'
SIDE	15' MIN.; 40' CORN.
REAR	35'
EXISTING ZONING	R-1

### NOTES

1. THE PURPOSE OF THIS PLAT IS TO ADD 0.5 AC. EACH TO LOTS 1-R & 2-R TAKEN FROM THE EXISTING RESERVE PAREL.
2. SEE PREVIOUSLY FILED PLAT NO. 136
3. SUBJECT TO WAIVER N° 1910 & RECORDING ACTION N° 219-84 (W-1-A TO E1)
4. DIRECT ACCESS TO BROCK BRIDGE ROAD IS DENIED FOR LOTS 1-R & 2-R ALL LOTS SHALL USE 50' USE-IN-COMMON R/W
5. S.W.M. WAIVER N° 65-85 - ON-SITE INFILTRATION SYSTEMS (APPROVED BY THE DEPARTMENT OF PUBLIC WORKS) MAY BE REQUIRED PRIOR TO BUILDING PERMIT APPROVAL IF MORE THAN 5,000 ± (2,500 ± PER LOT) OF DISTURBANCE OCCURS DURING DEVELOPMENT.

### \*PRIVATE NON-COUNTY ROAD STATEMENT

THE 50' PRIVATE COMMON USE RIGHT-OF-WAY SHOWN HEREON IS DEDICATED FOR INGRESS AND EGRESS FOR THE OWNERS OF THE PROPERTY ADJUTING THEREON. IT SHALL NOT BE ACCEPTABLE FOR PETITION AND IS A MAINTENANCE RESPONSIBILITY OF THE ADJUTING OWNERS OF THE ADJUTING PROPERTY AND SHALL BE IMPROVED TO ANNE ARUNDEL COUNTY PUBLIC ROAD STANDARDS WITH ANY FURTHER SUBDIVISION APPROVAL OF THE ADJUTING PROPERTIES.

PLAN SCALE: 1" = 100'

**SEVERN SURVEYS, INC.**  
 Land Development, Land Planning  
 Land Surveying  
 CHART TOWNE EXECUTIVE OFFICES  
 479 JUMPERS HOLE ROAD  
 SEVERNA PARK, MD 21146  
 301-987-0766  
 301-647-5031

OFFICE OF PLANNING AND ZONING  
 ANNE ARUNDEL COUNTY, MARYLAND  
 APPROVED:  
*Chris K. White* 2/6/90  
 PLANNING AND ZONING OFFICER DATE

HEALTH DEPARTMENT  
 ANNE ARUNDEL COUNTY, MARYLAND  
 APPROVED:  
*John C. [Signature]* [Signature]  
 HEALTH OFFICER DATE

ADMINISTRATIVE PLAT  
**SOUDER PROPERTY**  
 FAMILY CONVEYANCE  
 PLAT BOOK 98; PAGE 40  
 4TH ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND  
 SCALE: 1" = 100'  
 TAX MAP 13-A; BLOCK 23; PARCEL 4  
 M.S. N° 89-418

B126 P12 86938  
 MSA 280 1235 - 386

ANNE ARUNDEL COUNTY CIRCUIT COURT (Subdivision Plats, AA) Plat 6586; Plat Book 126, p. 12, MSA\_51235\_385. Date available 1990/02/08. Printed 03/09/2024.

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