

Coordinate Table

Point	North	East
1729	528316.011	806456.489
1733	528348.213	806512.264
1735	528051.166	806683.764
1736	527991.671	806568.177
1737	528264.913	806376.383

Curve Data Tabulation

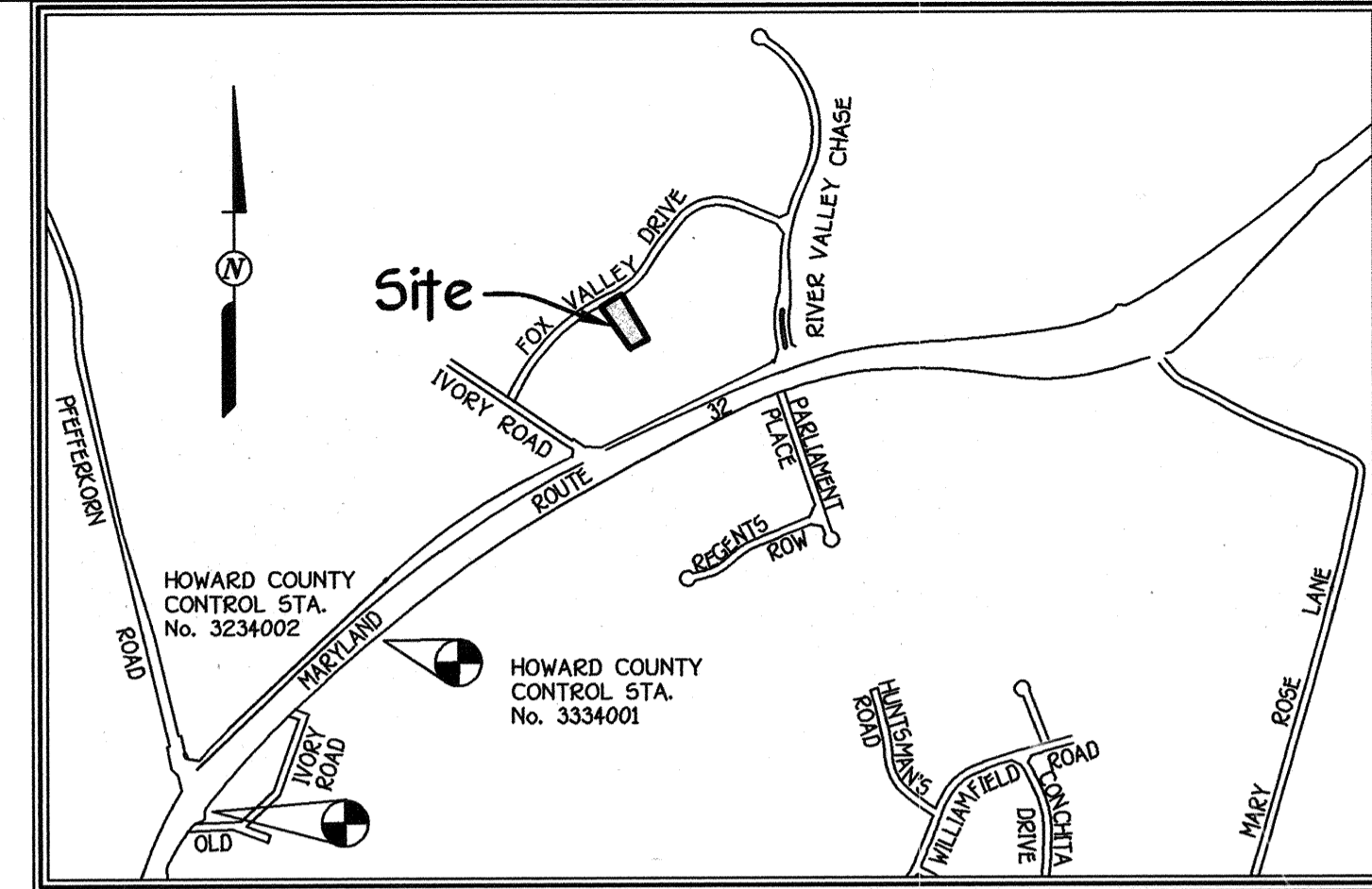
Pnt.- Pnt.	Radius	Arc Length	Delta	Tangent	Chord Bearing and Distance
1737-1729	1075.00'	95.05'	05°03'57"	47.55'	N57°28'01"E 95.02'

The Requirements S3-108, 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 12/27/2000
 Terrell A. Fisher, L.S. #10692
 (Registered Land Surveyor) Date

Ralph D. Hoyt 12/23/00
 Ralph D. Hoyt
 (Owner) Date

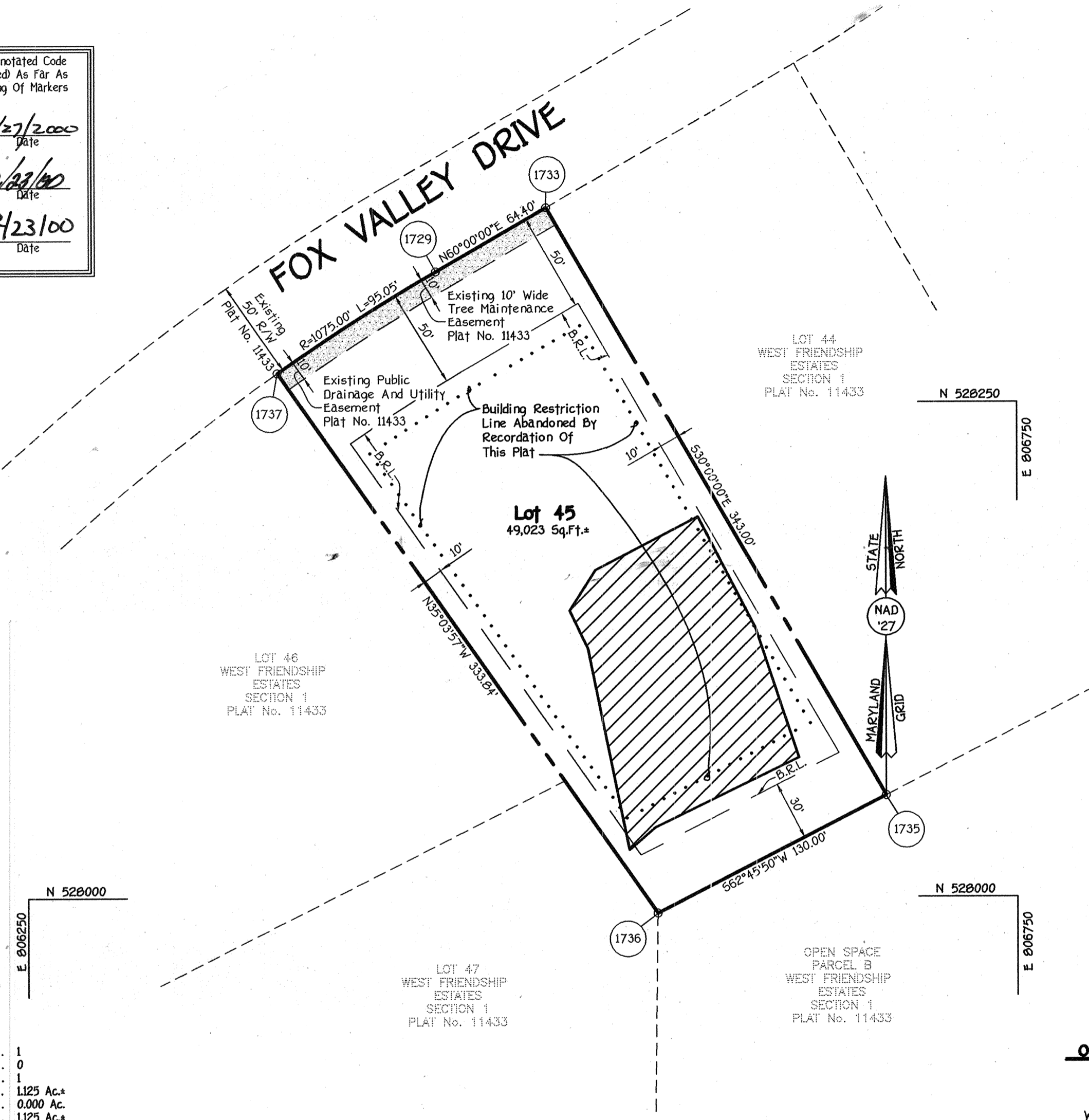
Linda S. Hoyt 12/23/00
 Linda S. Hoyt
 (Owner) Date



Vicinity Map
 SCALE: 1" = 1200'

Reservation Of Public Utility Easement

"Developer Reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage, other public utilities, located in, on, over, and through Lot 45, any conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deeds conveying said lot. 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, and the County shall accept the easements and record the deeds of easement in the land records of Howard County."



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 Per 10/18/93 Comprehensive Zoning Plan.
- Coordinates Based On NAD '27, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 3234002 And No. 3334001.
- This Plat Is Based On Plat Meridian Of "West Friendship Estates, Section 1, Lots 1-56, Parcels A, B, C And D."
- 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.
- Use-In-Common Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit To Ensure 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 (H25-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 Ensure All Weather Use.
- All Lot Areas Are More Or Less (±).
- Plat Is Subject To Prior Department Of Planning And Zoning File Nos. 593-03, P93-12 And F94-55.
- Articles Of Incorporation Of Fox Valley Estates Homeowner's Association, Inc. Filed With Maryland State Department Of Assessments And Taxation On August 5, 1994 As Account No. D-305699.
- Existing Structure On Lot 45 To Remain. No New Additions Or Modifications Shall Extend Beyond The Building Restriction Line.
- THE FASTEST OBLIGATION FOR THIS LOT WAS PROVIDED WITH THE ORIGINAL SUBDIVISION OF WEST FRIENDSHIP ESTATES, SECTION 1, (F-54-55).

The Purpose Of This Revision Plat Is To Revise The Recorded Building Restriction Setbacks To Be In Compliance With Current Zoning Building Regulation Setbacks.

Owner And Developer

Ralph D. Hoyt and
 Linda S. Hoyt
 3137 Fox Valley Drive
 West Friendship, Maryland
 21794

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2955
 60527 Record Plat Lot 45.dwg

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	1,125 Ac.±
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.
Total Area Of Lots To Be Recorded	1,125 Ac.±
Total Area Of Roadway To Be Recorded	0.000 Ac.
Total Area To Be Recorded	1,125 Ac.±

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

Dina M. ... 1/12/01
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

[Signature] 1/16/01
 Chief, Development Engineering Division Date

[Signature] 1/19/01
 Director Date

OWNER'S CERTIFICATE

Ralph D. Hoyt and Linda S. Hoyt, 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 23rd Day Of December, 2000.

Ralph D. Hoyt
 Ralph D. Hoyt
 Linda S. Hoyt

[Witness Signature]
 Witness
[Witness Signature]
 Witness

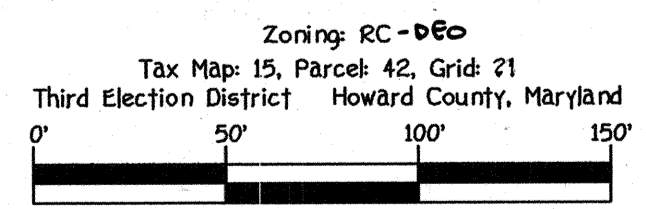
SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Hamilton Reed, L.L.C., Donald R. Reuser, Jr. And Stephen F. Forney To Ralph D. Hoyt And Linda S. Hoyt By Deed Dated February 16, 1998 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 4318 At Folio 126, 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 12/27/2000
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 14612 ON 1/23/01
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Revision Plat
West Friendship Estates
Section 1
Lot 45



Scale: 1" = 50'
 Date: December 8, 2000
 Sheet 1 of 1
 F-01-

F-01-107