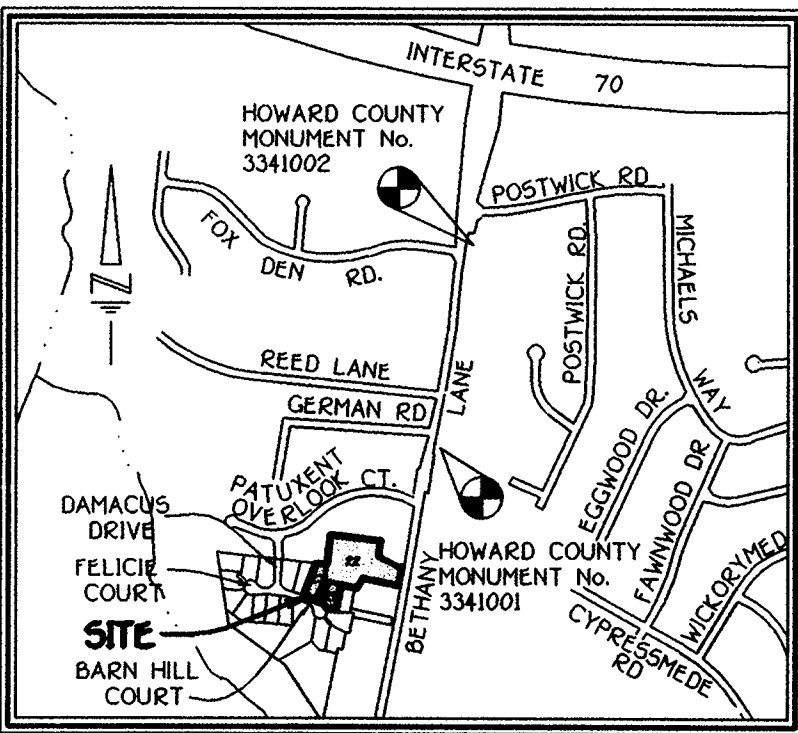


U.S. Equivalent Coordinate Table			Metric Coordinate Table		
Point	North	East	Point	North	East
69	59011.782229	135130.862825	69	179866.430956	411800.378935
70	590102.955063	1351334.668985	70	179863.742298	411807.635067
184	590179.137434	1351551.335575	184	179866.962692	411953.675176
264	590194.254535	1351085.352910	264	179891.570393	411811.643374
265	590378.240375	135105.903525	265	179947.649390	411817.907214
275	590343.779208	1351421.996357	275	179937.145605	411914.252503
277	590245.368877	1351404.159608	277	179907.155563	411908.815851
278	590181.843726	135126.490639	278	179887.787571	411946.102424
285	590063.674908	1351530.333472	285	179851.789643	411947.273722
294	590041.826440	1351267.738729	294	179845.049256	411867.234684
422	590086.362375	1351172.911869	422	179852.588784	411838.331399
426	589917.696563	1351143.471501	426	179807.275354	411829.357956
430	589960.235745	1351034.334274	430	179820.241323	411796.092863
446	590201.857675	1351015.767047	446	179893.887835	411790.433561
449	590003.781997	1350940.842299	449	179833.514247	411767.596451
590	589948.990218	1351060.281325	590	179816.813678	411804.001540
592	589919.571190	1351091.692189	592	179807.848741	411813.575590

Curve Data Chart					
Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
430-449	695.00'	103.23'	08°30'37"	51.71'	N65°01'30"W 103.14'
590-430	139.96'	28.33'	11°35'46"	14.21'	N66°34'05"W 28.28'
592-590	50.00'	44.43'	50°55'03"	23.80'	N46°54'26"W 42.99'



Vicinity Map
Scale: 1" = 1200'

Area Tabulation	
Total Number Of Buildable Lots To Be Recorded	3
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Parcels To Be Recorded	0
Total Number Of Lots/Parcels To Be Recorded	3
Total Area Of Buildable Lots To Be Recorded	3.354 Ac.±
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.
Total Area Of Parcels To Be Recorded	0.000 Ac.
Total Area Of Lots/Parcels To Be Recorded	3.354 Ac.±
Total Area Of Roadway To Be Recorded	0.000 Ac.
Total Area To Be Recorded	3.354 Ac.±

GENERAL NOTES:

- Subject Property Zoned R-20 Per 10/18/93 Comprehensive Zoning Plan.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 3341001 And No. 3341002.
Sta. 3341001 N 590,226.900 E 1,352,616.662
Sta. 3341002 N 592,133.631 E 1,352,934.470
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About April, 1995, 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.
- For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance To Be Provided At The Junction Of Pipe/Flag Stem And The Road R/W And Not Onto The Flag/Pipe Stem Driveway.
- 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 -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 (H25-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.
- This Subdivision Is Subject To Prior Department Of Planning And Zoning File Numbers F96-112, 596-07, P98-17, F83-37, F99-44 And VP83-82, Variance To 16.113.F.7 To Allow Direct Access To A Minor Arterial, This Variance Petition Was Approved On May 2, 1993 And WP96-77, Which The Planning Director Approved On April 15, 1996 A Request To Waive Section 16.120(c)(2)(ii), Requiring 50 Feet Of Frontage On Non-Pipestem Lots Or Parcels Which Can Be Further Subdivided.
- Denotes An Existing Public 10' Wide Tree Maintenance Easement. A Public Tree Maintenance Easement, Ten Feet In Width, Running Along The Edge Of The Public Road Right-Of-Way As Shown On This Plat Of Subdivision Is Reserved Upon All Lots Fronting On The Said Public Road Right-Of-Way, This Easement Allows Howard County The Right To Access The Property, When Necessary, For The Specific Purpose Of Installation, Repair And Maintenance Of County-Owned Trees Located Within The Boundaries Of Private Lots. No Building Or Structure Of Any Kind Shall Be Located On Or Over The Said Easement Area.
- Articles Of Incorporation Of German Property Homeowners' Association, Inc. Filed With Maryland State Department Of Assessments And Taxation On December 7, 1999 As Account No. D05586730.
- The Forest Conservation Obligations Were Fulfilled Under F99-44.
- Existing Structures On Lot 22 To Remain. No New Additions Or Modifications To The Existing House On Lot 22 Shall Be Allowed To Extend Outside Of The Building Restriction Line. All Other Structures On The Property, Excluding Lot 22, Shall Be Razed Prior To Plat Recordation.
- This Plat Is Exempt From Landscape Requirements Since It Is A Plat Of Revisions Only.
- Denotes Public Drainage And Utility Easement Recorded On Plat No. 14257 And 14258 Of German Property Abandoned By Recordation Of This Plat.

THE REQUIREMENTS OF 3-106, 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 9/13/01
DATE

Ronald B. Carter 9/11/01
DATE

B. James Greenfield 9/12/01
DATE

Charles P. German 9/11/01
DATE

This subdivision is subject to Section 18.122b of the Howard County Code. Public water and public sewer service has been granted under the terms and provisions, thereof, effective 4-27-2000, on which date developer agreement 24-3749-D was filed and accepted.

Reservation Of Public Utility Easements

"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 21, 22 and 23. 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."

Owners

CHARLES P. GERMAN
3062 BETHANY LANE
ELLCOTT CITY, MARYLAND 21042
AND
GERMAN PROPERTY, L.L.C.
c/o RONALD B. CARTER
10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
AND
COLUMBIA BUILDERS, INC.
c/o B. JAMES GREENFIELD
P.O. BOX 999
COLUMBIA, MARYLAND 21044

Developer

GERMAN PROPERTY, L.L.C.
10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 18272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 481 - 2995
30534 RecPlt Lots 21Thru23 @Bldg

The Purpose Of This Plat Is To Remove A Portion Of The Existing Public Drainage And Utility Easement Located On Lots 21, 22 And 23 As Shown On A Plat Entitled "German Property" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 14256 Thru 14259.

APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.

Dean J. Moten 10-4-01
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Charles P. German 9/25/01
Chief, Development Engineering Division Date

Charles P. German 10/6/01
Director Date

OWNER'S CERTIFICATE

Charles P. German, German Property, L.L.C. By Ronald B. Carter, Member and Columbia Builders By B. James Greenfield, President, 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 Our Hands This 13th Day Of Sept. 2001.

Ronald B. Carter
German Property L.L.C. By: Ronald B. Carter, Member
Witness
Charles P. German
Charles P. German
Witness
B. James Greenfield
Columbia Builders: By: B. James Greenfield, President
Witness

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of 1) Part Of The Lands Conveyed By Edna M. German, By Charles P. German, Her Attorney-In-Fact Under A Power Of Attorney Dated January 25, 1990 To Charles P. German By Deed Dated January 15, 1992 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 2502 At Folio 624; 2) Part Of The Land Conveyed By Edna German To Charles P. German By Deed Dated January 25, 1990 And Recorded Among The Aforesaid Land Records In Liber 3412, Folio 386; 3) Part Of The Lands Conveyed By Charles P. German To German Property, L.L.C. By Deed Dated January 21, 2000 And Recorded Among The Aforesaid Land Records In Liber 5004, Folio 682; And 4) All Of The Lands Conveyed By German Property, L.L.C. To Columbia Builders, Inc. By Deed Dated May 25, 2001 And Recorded Among The Aforesaid Land Records In Liber 5545, Folio 688; And That All Monuments Are In Place Or Will Be In Place Prior To Recordation Of This Plat. This Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Regulations Thereunder Is In Accordance With The Howard County Subdivision Regulations.

Terrell A. Fisher 9/13/01
Terrell A. Fisher, Registered Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 14985 ON 10-10-01 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Revision Plat
GERMAN PROPERTY
Lots 21, 22 And 23

(Revision To Lots 21, 22 And 23, German Property Plat No. 14256 Thru 14259)

Zoning: R-20
Tax Map No. 17 Parcel 132 Grid No. 20
Second Election District
Howard County, Maryland
Scale As Shown
Date: June 22, 2001
Sheet 1 of 2
596-07 P-98-17 F-99-44

F-02-32

Reservation Of Public Utility Easements

"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 21, 22 And 23. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot(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."

EXISTING PUBLIC DRAINAGE AND UTILITY EASEMENT METES AND BOUNDS CHART

SYMBOL	METES AND BOUNDS
E-1	N27°10'07"E 135.01'
E-2	S75°22'48"E 48.02'
E-3	S14°37'12"W 20.00'
E-4	N75°22'48"W 31.98'
E-5	S27°10'07"W 118.97'
E-6	R=695.00' L=20.00'

THE REQUIREMENTS § 3-106, 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.

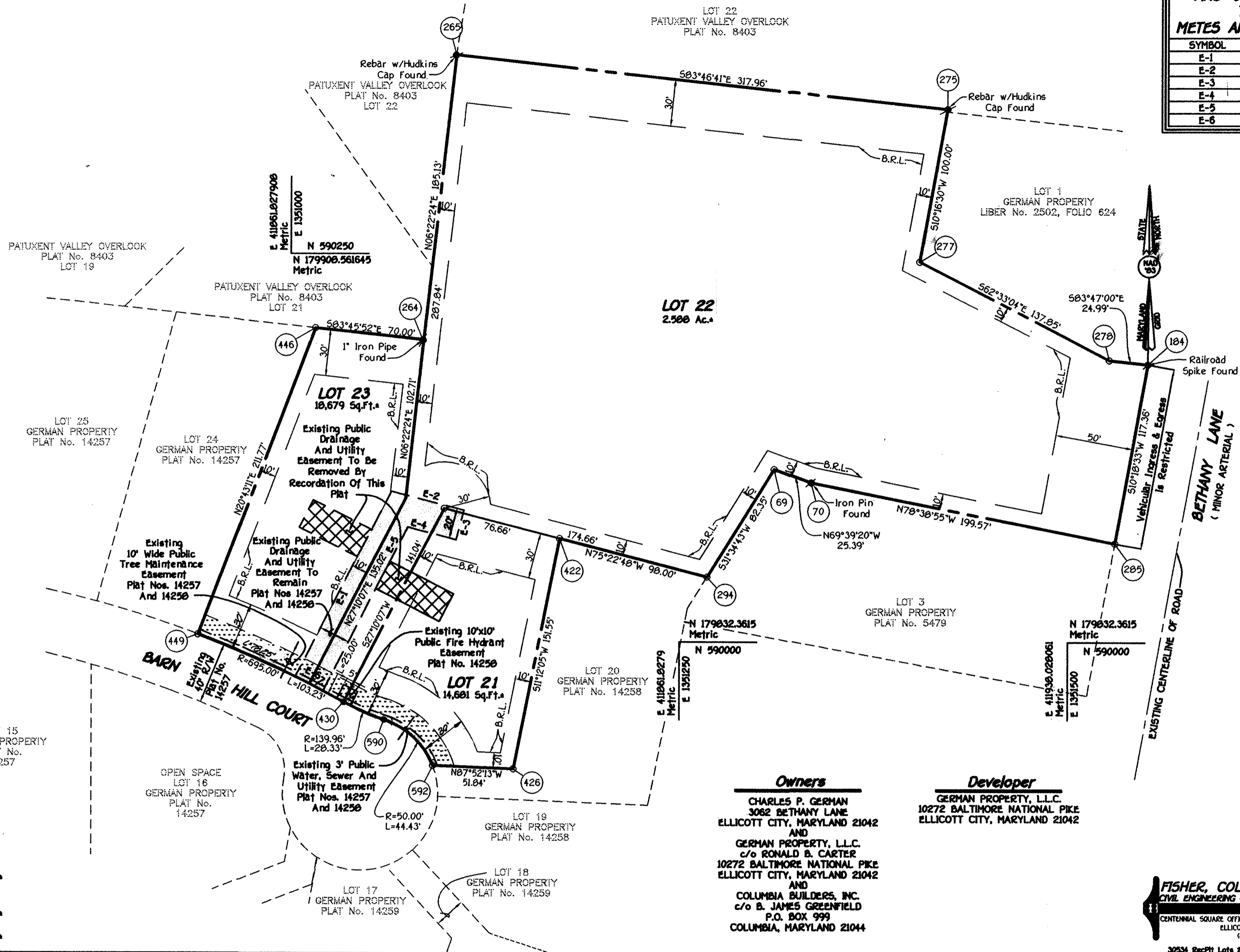
Terrell A. Fisher 9/13/01 DATE
TERRELL A. FISHER, L.S. #10692 SURVEYOR

Ronald B. Carter 9/11/01 DATE
GERMAN PROPERTY, L.L.C. BY: RONALD B. CARTER, MEMBER

Charles P. German 9/11/01 DATE
CHARLES P. GERMAN

B. James Greenfield 9/12/01 DATE
COLUMBIA BUILDERS BY: B. JAMES GREENFIELD, PRESIDENT

This subdivision is subject to Section 16.1225 of the Howard County Code. Public water and public sewer service has been granted under the terms and provisions thereof, effective 4-27-2000. On which Date Developer Agreement 24-3749-D was Filed And Accepted.



Area Tabulation

Total Number Of Buildable Lots To Be Recorded	3
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Parcels To Be Recorded	0
Total Number Of Lots/Parcels To Be Recorded	3
Total Area Of Buildable Lots To Be Recorded	3.354 Ac.
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.
Total Area Of Parcels To Be Recorded	0.000 Ac.
Total Area Of Lots/Parcels To Be Recorded	3.354 Ac.
Total Area Of Roadway To Be Recorded	0.000 Ac.
Total Area To Be Recorded	3.354 Ac.

Owners

CHARLES P. GERMAN
3062 BETHANY LANE
ELLICOTT CITY, MARYLAND 21042
AND
GERMAN PROPERTY, L.L.C.
c/o RONALD B. CARTER
10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
AND
COLUMBIA BUILDERS, INC.
c/o B. JAMES GREENFIELD
P.O. BOX 999
COLUMBIA, MARYLAND 21044

Developer

GERMAN PROPERTY, L.L.C.
10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTURIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461-2855
30534 RecPlt Lots 21Thru23 SH2.dwg

APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.

Dean L. Metzger 10-4-01
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Michael D. ... 9/25/01
Chief, Development Engineering Division Date

James ... 10/5/01
Director Date

OWNER'S CERTIFICATE

Charles P. German, German Property, L.L.C. By Ronald B. Carter, Member And Columbia Builders By B. James Greenfield, President, 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 Our Hands This 13th Day Of Sept. 2001.

Ronald B. Carter
German Property L.L.C. By: Ronald B. Carter, Member
Witness *Terrell A. Fisher*

Charles P. German
Charles P. German
Witness *Terrell A. Fisher*

B. James Greenfield
Columbia Builders: By: B. James Greenfield, President
Witness *Terrell A. Fisher*

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of 3 Part Of The Lands Conveyed By Edna M. German, By Charles P. German, Her Attorney-In-Fact Under A Power Of Attorney Dated January 25, 1990 To Charles P. German By Deed Dated January 15, 1992 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 2502 At Folio 624; 2) Part Of The Land Conveyed By Edna German To Charles P. German By Deed Dated January 25, 1990 And Recorded Among The Aforesaid Land Records In Liber 3412, Folio 306; 3) Part Of The Lands Conveyed By Charles P. German To German Property, L.L.C. By Deed Dated January 21, 2000 And Recorded Among The Aforesaid Land Records In Liber 5004, Folio 662; And 4) All Of The Lands Conveyed By German Property, L.L.C. To Columbia Builders Inc. By Deed Dated May 25, 2001 And Recorded Among The Aforesaid Land Records In Liber 5545, Folio 634. 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 The Subdivision Is In Accordance With The Howard County Subdivision Regulations.

Terrell A. Fisher 9/13/01
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 14986 ON 10-10-01
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Revision Plat
GERMAN PROPERTY
Lots 21, 22 And 23
(Revision To Lots 21, 22 And 23,
German Property Plat 14256 Thru 14259)
Zoning: R-20

Tax Map No: 17 Parcel 132 Grid No: 20
Second Election District
Howard County, Maryland

Scale: 1" = 50'
Date: June 22, 2001
Sheet 2 of 2
596-07 P98-17 F99-44