

POINT	NORTH	EAST
1	559022.425	1362428.415
2	559144.499	1362525.529
3	559247.043	1362607.112
4	559222.990	1362644.380
5	559112.972	1362412.632
6	559014.688	1362758.903
7	558832.492	1362613.976
8	558899.368	1362537.517
9	558983.855	1362409.156
10	558872.881	1362507.564
11	558778.888	1362625.516

LOT NO.	GROSS AREA S.F.	PIPE STEM AREA S.F.	MINIMUM LOT SIZE S.F.
2	15,910	2,970	12,940

20' WIDE PRIVATE WATER, SEWER, UTILITY EASEMENT TO BENEFIT LOT 2

NO.	BEARING	DISTANCE
1	S 12° 51' 06" W	64.75'
2	N 43° 25' 33" W	24.05'
3	N 12° 51' 06" E	59.72'

AREA=1,241 S.F.±

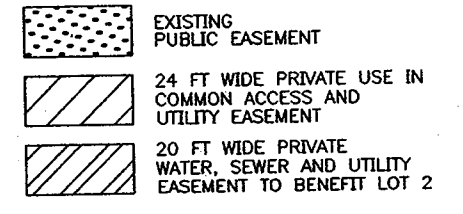
CURVE DATA TABLE

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	391.80	101.87	14°53'48"	51.22	N 48°49'29" W	101.58
C2	224.93	44.43	11°19'05"	22.29	S 7°09'29" E	44.36
C3	114.00'	125.33'	62°59'28"	69.85	N 82°45'52" E	119.11'
C4	90.00'	114.28'	72°45'10"	66.30	S 87°49'34" W	106.76'
C5	224.94'	21.67'	05°31'12"	10.84'	N 54°33'11" W	21.66'

24' WIDE PRIVATE USE IN COMMON ACCESS AND UTILITY EASEMENT

NO.	BEARING	DISTANCE
1	N 49° 49' 40" E	29.60'
2	SEE CURVE DATA	(C3)
3	N 46° 34' 11" E	21.00'
4	S 43° 25' 49" E	24.00'
5	S 46° 34' 11" W	38.56'
6	SEE CURVE DATA	(C4)
7	S 49° 49' 40" W	28.70'
8	N 41° 33' 37" W	24.01'

AREA=4,285 S.F.±



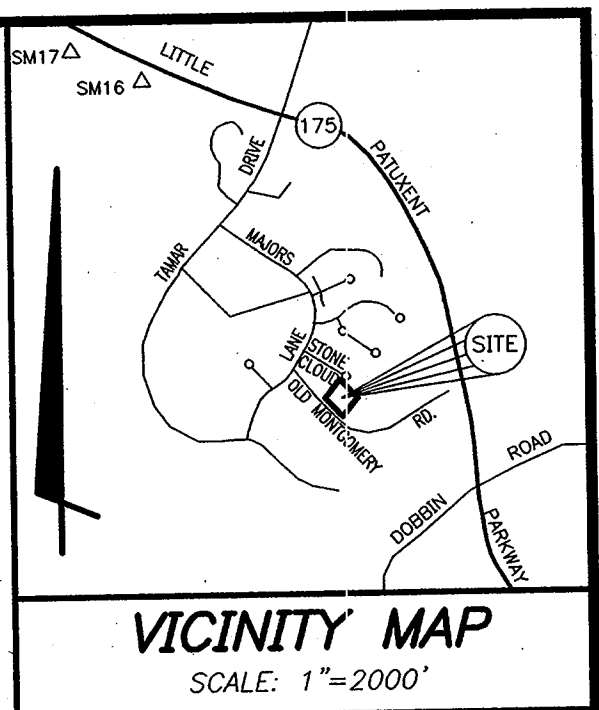
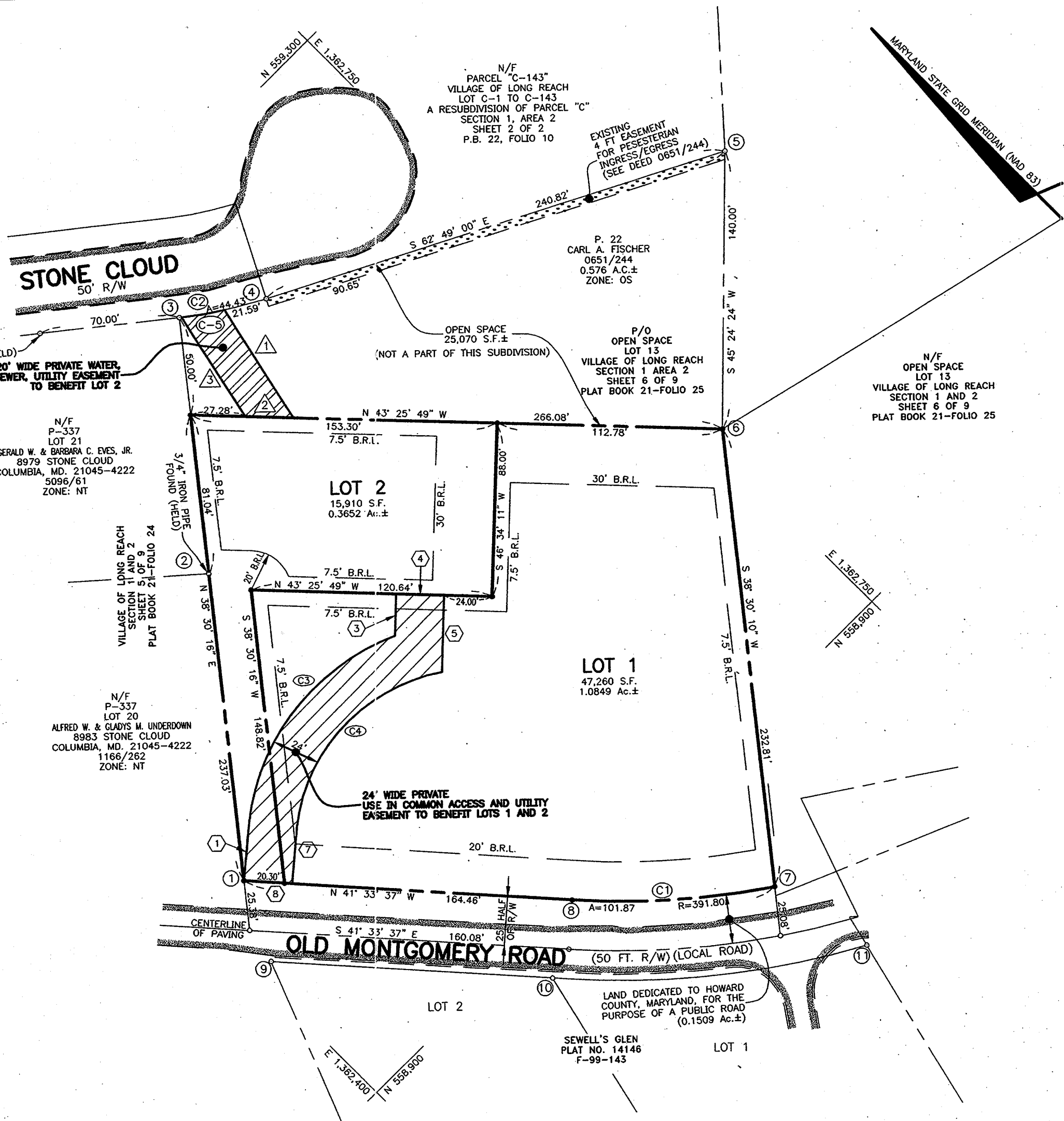
THE REQUIREMENTS 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPIED WITH.

Alan Vincent Burke 12-15-02
ALAN VINCENT BURKE JR., NO. 10946 DATE
PROFESSIONAL LAND SURVEYOR

Carl A. Fischer 15 Dec 2002
CARL A. FISCHER DATE

AREA TABULATION CHART

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	= 2
• BUILDABLE	= 0
• NON-BUILDABLE	= 0
• OPEN SPACE	= 0
• PRESERVATION PARCELS	= 0
B. TOTAL AREA OF LOTS AND OR PARCELS	= 1,4502 Ac.
• BUILDABLE	= 0
• NON-BUILDABLE	= 0.0 Ac.
• OPEN SPACE	= 0
• PRESERVATION PARCELS	= 0
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	= 0.1509 Ac.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	= 1.6011 Ac.



- GENERAL NOTES**
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 - SUBJECT PROPERTY ZONED R-12 PER 10/18/93 COMPREHENSIVE ZONING PLAN.
 - COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. SM 16 AND SM 17.
SM 16 N 562,339.792 E 1,360,762.462
SM 17 N 562,891.342 E 1,360,139.606
 - THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY C.D. MEEKINS AND ASSOC. INC. IN DEC., 2001.
 - BRL DENOTES BUILDING RESTRICTION LINE.
 - DENOTES IRON PIN W/CAP SET.
 - ⊙ DENOTES IRON PIPE OR IRON BAR FOUND.
 - DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
 - DENOTES STONE OR MONUMENT FOUND.
 - DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
A) WIDTH - 12 FEET, 14 FEET IF SERVING MORE THAN ONE RESIDENCE.
B) SURFACE - 8" OF COMPACTED CRUSHER RUN BASE W/ TAR AND CHIP COATING (1 1/2" MIN.).
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45 FOOT TURNING RADIUS.
D) STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (K25-LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF PRIVATE 24 FOOT USE-IN-COMMON ACCESS EASEMENT AND OLD MONTGOMERY ROAD RIGHT-OF-WAY AND NOT ONTO AFORESAID PRIVATE 24 FOOT WIDE ACCESS EASEMENT.
 - LANDSCAPING FOR LOTS 1 AND 2 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT. THE LANDSCAPE OBLIGATIONS FOR LOT 2 WILL BE ADDRESSED THROUGH RETENTION OF EXISTING PERIMETER TREES. LOT 1 IS EXEMPT FROM THE LANDSCAPING REQUIREMENT PER SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPING MANUAL BECAUSE THE LOT CONTAINS AN EXISTING DWELLING.
 - WATER AND SEWER SERVICE TO LOTS 1 AND 2 WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY PUBLIC CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. ACCESS TO WATER AND SEWER HAS BEEN PROVIDED UNDER CONTRACT, NO C-374 W&S.
 - DECLARATION OF MAINTENANCE OBLIGATION FOR PRIVATE USE-IN-COMMON ACCESS EASEMENT SERVING LOTS 1 AND 2 TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
 - THE AREAS SHOWN HEREON ARE MORE OR LESS.
 - THERE ARE NO WETLANDS ON SITE THAT WILL BE DISTURBED AND REQUIRE 401 AND 404 WETLANDS PERMITS FROM THE STATE OF MARYLAND.
 - NO FLOOD PLAINS EXIST ON SITE.
 - THE EXISTING DWELLING ON LOT 1 TO REMAIN, NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING IS TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
 - THE EXISTING WELL AND SEPTIC FOR LOT 1 TO BE PROPERLY ABANDONED WITHIN 1 YEAR OF RECORDATION OF THIS PLAT.
 - THE FOREST CONSERVATION OBLIGATIONS INCURRED BY THIS SUBDIVISION (10,454.4 SQUARE FEET OF AFFORESTATION) HAVE BEEN MET BY A FEE-IN-LIEU PAYMENT OF \$5227.20 TO THE HOWARD COUNTY FOREST CONSERVATION FUND.
 - THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.121 OF THE HOWARD COUNTY CODE FOR OPEN SPACE DEDICATION BY PAYMENT OF A FEE-IN LIEU IN THE AMOUNT OF \$1500.00 FOR THE CREATION OF ONE (1) ADDITIONAL BUILDABLE LOT.
 - THE 0.576 ACRE OF OPEN SPACE IS NOT PART OF THIS SUBDIVISION. THE OPEN SPACE AREA IS A SEPARATE DEEDED PARCEL OF LAND CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO CARL A. FISCHER AND ELIZABETH J. FISCHER (DECEASED) BY DEED DATED AUGUST 24, 1973 AND RECORDED AT LIBER 651, PAGE 244.
 - THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT WATER, SEWER, STORM DRAIN.
 - THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT WATER, SEWER, STORM DRAIN AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH LOTS 1 AND 2 ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECTED TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE OPEN SPACE 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.
 - THE DRIVEWAY INTERSECTION MUST BE IN CONFORMANCE WITH HOWARD COUNTY STANDARD DETAIL 6.06

C. D. MEEKINS & ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
150 MAIN ST., SECOND FLOOR ANNAPOLIS, MD. 21404-2151
ANNAPOLIS, MD. (410) 287-0744 BALTIMORE, MD. (410) 289-7807 FACSIMILE: (410) 287-0338

OWNER / DEVELOPER
CARL A. FISCHER
8990 OLD MONTGOMERY ROAD
COLUMBIA, MD. 21045
PHONE: (410) 730-6427

OWNER'S CERTIFICATE

I, CARL A. FISCHER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN 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 OR STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREET AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THAT SAID EASEMENTS AND RIGHT-OF-WAY. WITNESS OUR HANDS THIS 24TH DAY OF DECEMBER, 2001.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT. THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY JOHN FULTON LEWIS AND MARY BENSON LEWIS TO CARL A. FISCHER AND ELIZABETH J. FISCHER (DECEASED) BY DEED DATED APRIL 3, 1959 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 330 AT PAGE 128, AND THE LAND CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO CARL A. FISCHER & ELIZABETH J. FISCHER (DECEASED) BY DEED DATED AUGUST 24, 1973 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 651, AT PAGE 244.

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.



Alan Vincent Burke Jr. 12-15-02
ALAN VINCENT BURKE JR., PROFESSIONAL LAND SURVEYOR #10946 DATE

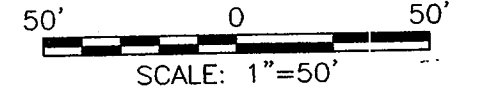
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.
Penny Borenstein 12/26/02
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Ann Damm 12/23/02
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
James S. Rute 12/31/02
DIRECTOR DATE
Carl A. Fischer 15 Dec 2002
CARL A. FISCHER DATE
Annali Burke
WITNESS

RECORDED AS PLAT NO. 15745 ON 1-7-03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

CARL A. FISCHER PROPERTY

LOTS 1 AND 2
ZONED: R-12
TAX MAP NO:36 BLK:11 PARCEL NO:22
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: MAY 13, 2002



SHEET 1 OF 1
DATE: 9-23-02 CDM: 93-24295

COUNTY FILE #F- 02 - 155