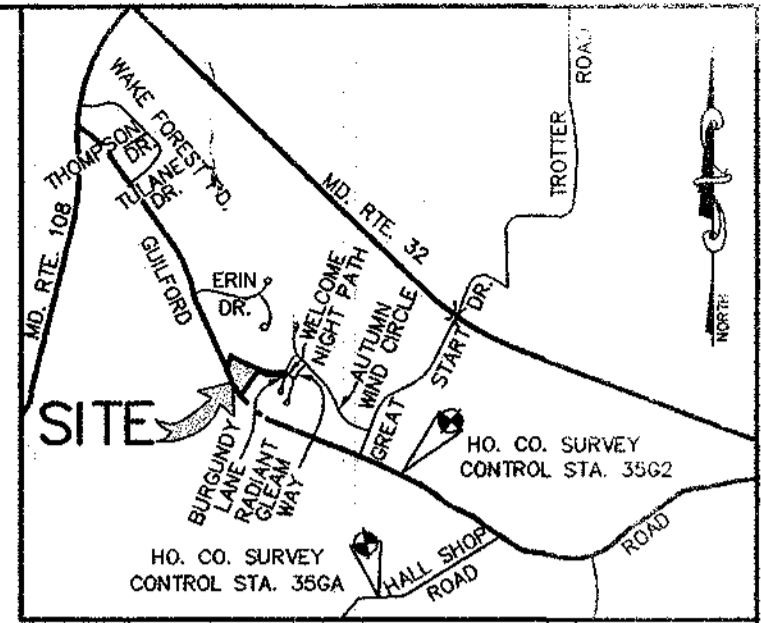
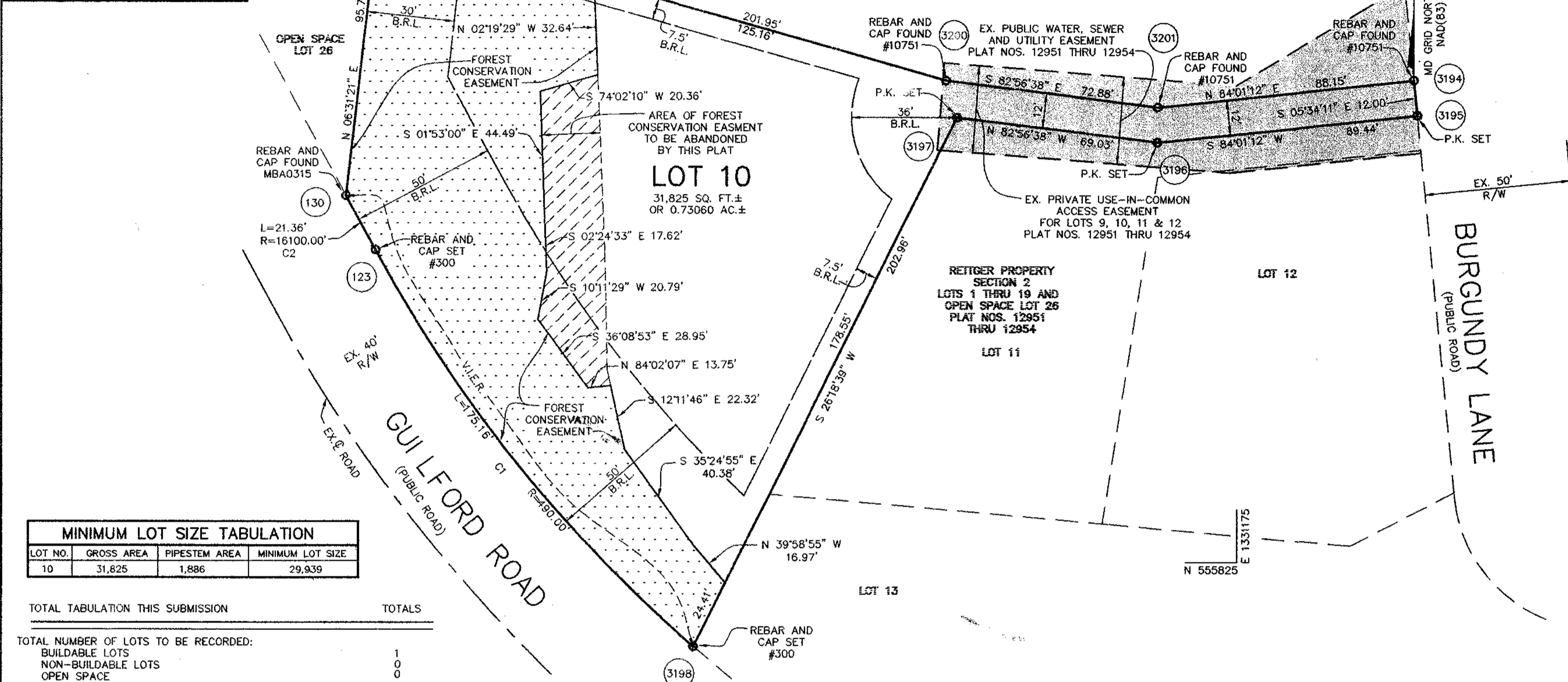


POINT	NORTH	EAST
3194	555990.5761	1331235.4935
3195	555978.6328	1331236.6581
3196	555969.3148	1331147.7049
3197	555977.7945	1331079.1977
3198	555795.8598	1330989.2371
3199	556045.9822	1330881.3629
3200	555990.3455	1331075.4978
3201	555981.3928	1331147.8258
123	555932.0830	1330880.6130
130	555950.8910	1330870.4910

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	175.16'	490.00'	88.53'	174.23'	N 38°34'08" W	20°28'54"
C2	21.36'	16100.00'	10.68'	21.36'	N 28°17'17" W	0°04'34"



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETIC CONTROL STATIONS Nos. 356A AND 356B.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY 31, 2002 BY PATTON HARRIS RUST & ASSOCIATES, P.C.
- THE SUBJECT PROPERTY IS ZONED R-12 AS PER 10-18-93 COMPREHENSIVE ZONING PLAN.
- THERE ARE NO VISIBLE SIGNS OF CEMETERIES WITHIN THE SUBJECT PROPERTY.
- SEE PLANNING AND ZONING FILE NO'S S-95-09, P-95-27, F-96-172 AND F-96-60.
- THERE ARE NO FLOODPLAIN LIMITS WITHIN THE LIMITS OF THE SUBJECT PROPERTY.
- THERE ARE EXISTING STRUCTURES LOCATED ON LOT 10 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE STRUCTURE(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIRE.
- THE SUBDIVISION SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE ON 8-1-1996 ON WHICH DATE DEVELOPERS AGREEMENT NO. 24-3475-D WAS FILED.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION AREAS, EXCEPT AS DETERMINED ESSENTIAL BY THE DEPARTMENT OF PLANNING AND ZONING IN ACCORDANCE WITH SECTION 16.66(c) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE STORMWATER MANAGEMENT WAS PROVIDED UNDER F-96-60.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- THERE ARE NO WETLAND LIMITS WITHIN THE LIMITS OF THE PROPERTY.
- FOREST CONSERVATION AREA WAS PROVIDED UNDER F-96-60, Plat #12574, as F.C. Easement "A". The new area of F.C. Easement "A" is 1.714 acres (1.764 - 0.05 = 1.714).

MINIMUM LOT SIZE TABULATION			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
10	31,825	1,886	29,939

TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	1
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	0.73060 AC. ±
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	0.73060 AC. ±

Patton Harris Rust & Associates, p.c.
Engineers. Surveyors. Planners. Landscape Architects.

PHRA

8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 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.

Daniel R. Shaffer 6-12-02
DANIEL R. SHAFFER DATE

Vickie D. Shaffer 06-13-02
VICKIE D. SHAFFER DATE

Thomas L. Frazier, Jr. 6/17/02
THOMAS L. FRAZIER, JR. NO. 21097 DATE

LEGEND

- DENOTES REBAR & CAP FOUND
- ⊗ DENOTES REBAR & CAP SET
- DENOTES PROPERTY LINE
- - - DENOTES ADJOINER LINE
- B.R.L. DENOTES BUILDING RESTRICTION LINE
- - - V.I.E.R. DENOTES VEHICULAR INGRESS AND EGRESS RESTRICTED

OWNERS

DANIEL R. SHAFFER &
VICKIE D. SHAFFER
6524 BURGUNDY LANE
CLARKSVILLE, MD 21029
(410) 531-0676

THE PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO ABANDONED 2,005 SQ. FT. OF THE FOREST CONSERVATION EASEMENT AREA ON LOT 10.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Denny Bonnett 7-22-02
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Thomas L. Frazier, Jr. 6/24/02
CHIEF, DEVELOPMENT ENGINEERING DIVISION & DATE

James R. Rutter 7/24/02
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS CONVEYED BY CORNERSTONE HOMES, INC., A MARYLAND CORPORATION TO DANIEL R. SHAFFER AND VICKIE D. SHAFFER, HIS WIFE, BY DEED DATED NOVEMBER 20, 1997 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4120 AT FOLIO 119 AND THAT ALL MONUMENTS ARE IN PLACE 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.

Thomas L. Frazier, Jr. 6/17/02
THOMAS L. FRAZIER, JR.
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION NO. 21097 DATE

OWNER'S CERTIFICATE

WE, DANIEL R. SHAFFER AND VICKIE D. SHAFFER, HIS WIFE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM RESTRICTION LINES. ALL EASEMENTS OF (OR) RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS BY OUR HANDS, THIS 12/13 DAY OF JUNE, 2002.

Daniel R. Shaffer 6-12-02
DANIEL R. SHAFFER DATE

Vickie D. Shaffer 06-13-02
VICKIE D. SHAFFER DATE

Thomas L. Frazier, Jr. 6/12/02
ATTEST DATE

Thomas L. Frazier, Jr. 6/13/02
ATTEST DATE

RECORDED AS PLAT No. 15512
ON 7-26-02
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
RETTGER PROPERTY
SECTION 2
LOT 10

S-95-09, P-95-27, F-96-172, F-96-60
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
GRID: 13 TAX MAP NO. 35 PARCEL: 450 ZONED: R-12
SCALE: 1" = 30' DATE: 06-12-02 SHEET: 1 OF 1
PROJECT\11413\1-0\SURVEY\FINAL\001PLAT.DWG