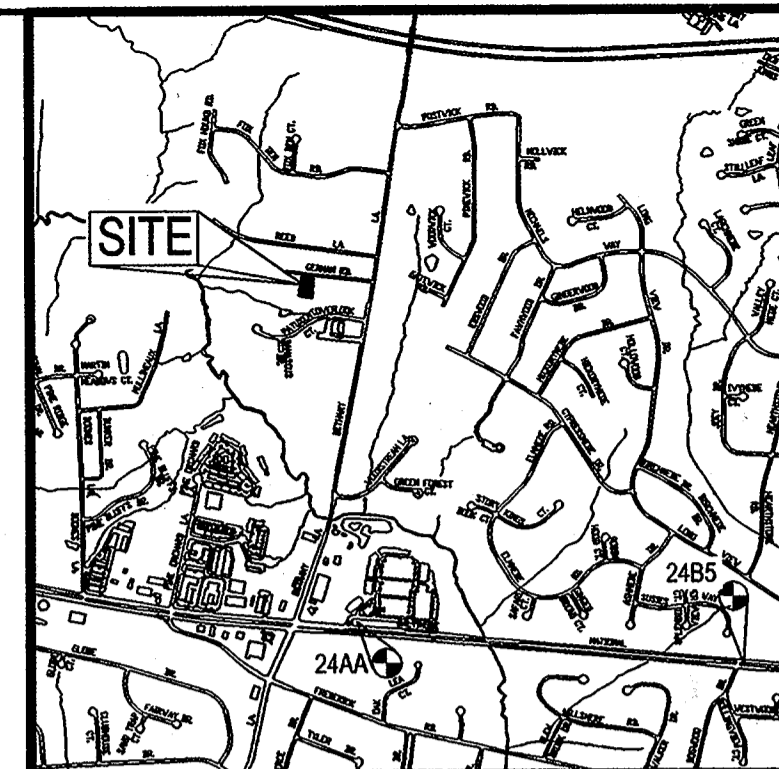


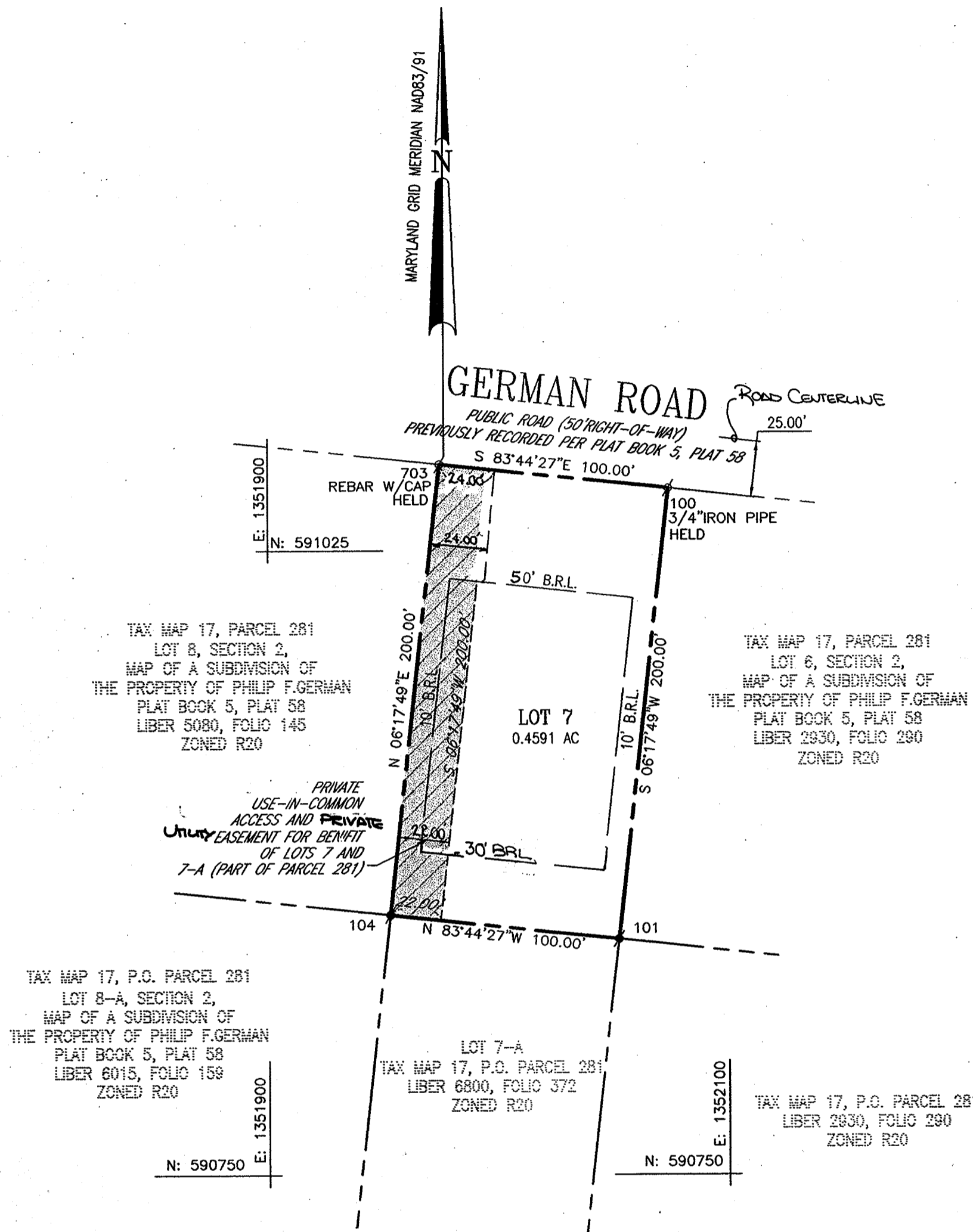
COORDINATE TABLE		
Point	Northing	Easting
100	591052.5010	1352074.0580
101	590853.7076	1352052.1221
104	590864.6100	1351952.7182
703	591063.4035	1351974.6541



VICINITY MAP
SCALE: 1" = 2000'

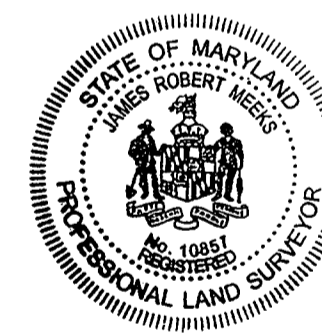
AREA TABULATION

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.....	0.4591 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0
TOTAL AREA OF LOTS TO BE RECORDED.....	0.4591 AC
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0
TOTAL AREA TO BE RECORDED.....	0.4591 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-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. 24AA AND 24B5
24AA N 587,380.458 E 1,352,603.488
24B5 N 586,956.233 E 1,356,570.840
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. ON OR ABOUT JANUARY 2003.
- 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.
- THE AREAS SHOWN HEREON ARE MORE OR LESS.
- NO 100 YEAR FLOODPLAINS EXIST ON SITE.
- NO WETLANDS EXIST ON SITE.
- THE EXISTING HOUSE ON LOT 7 IS TO REMAIN.
- NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRED.
- THIS PLAT OF REVISION IS EXEMPT FROM THE LANDSCAPE REQUIREMENTS DUE TO AN EXISTING HOUSE ON LOT 7, PER SECTION 16.124(a)(3)(ii) OF THE HOWARD COUNTY CODE.
- THIS PLAT OF REVISION IS EXEMPT FROM FOREST CONSERVATION BECAUSE THE LOT IS LESS THAN 40,000 SQUARE FEET, PER SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE.
- REFER TO DESIGN MANUAL VOLUME III, SECTION 2.6.2 APPROVED JUNE 3, 2003 TO REDUCE THE REQUIRED 24' WIDE USE-IN-COMMON ACCESS EASEMENT TO 22' FROM THE FRONT 50' BRL TO THE REAR PROPERTY LINE.



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 PLAT BEEN COMPLIED WITH.

James R. Meeks 5/13/03
JAMES ROBERT MEEKS, LS #10857 DATE

Joseph Snodgrass, Inc. 5-13-03
MANAGING PARTNER
MAIN STREET BUILDERS, INC. DATE

OWNER/DEVELOPER
MAIN STREET BUILDERS, INC.
5705 LANDING ROAD
ELKRIDGE, MARYLAND 21075

THE PURPOSE OF THIS PLAT IS TO CREATE A PRIVATE USE-IN-COMMON ACCESS EASEMENT AND A PRIVATE UTILITY EASEMENT ACROSS LOT 7 FOR THE BENEFIT OF LOTS 7 & 7-A (PART OF PARCEL 281).

FREDERICK WARD ASSOCIATES, INC.
ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
ARCHITECTS Phone: 410-720-6900 or 410-209-9550 Fax: 410-720-6226
SURVEYORS Bel Air, Maryland Warrenton, Virginia

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

Peggy Brantley 5/13/03
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

Chad Anderson (acting) 6/3/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Joseph Snodgrass 6/12/03
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, MAIN STREET BUILDERS, INC., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 13th DAY OF MAY, 2003.

Joseph E. Snodgrass, Pres.
REPRESENTATIVE OF
JOSEPH SNODGRASS, PRES.

Megan Ruggieri
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY NORMAN W. W. MANNING II AND KRISTINA L. MANNING TO MAIN STREET BUILDERS, INC., BY DEED DATED JANUARY 21, 2003 AND RECORDED IN LIBER 6800 AT FOLIO 372 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY 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 BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

James R. Meeks 5/13/03
JAMES ROBERT MEEKS, PROFESSIONAL LAND SURVEYOR #10857 DATE

RECORDED AS PLAT No. 116002 ON 6/19/03
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

MAP OF A SUBDIVISION OF
THE PROPERTY OF PHILIP F. GERMAN,
SECTION 2, LOT 7
PLAT OF REVISION
ZONED R20
TAX MAP No. 17 BLK: 20 PARCEL No. 281
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
MARCH, 31, 2003
GRAPHIC SCALE

SCALE: 1" = 50'
SHEET No. 1 OF 1

M:\PROJECTS\S2019019\SURV\GERMAN RD\SURV\PPF.dwg