U.S. Equivalent Coordinate Table

POINT	NORTH	EAST
70	581114.564899	1317421.671652
76	581038.765354	1317431.301808
1157	581026.140363	1317328.566861
1160	581151.596229	1317719.055549
1161	581924.897124	1317613.291781
1164	581852.344929	1317230.710367
1176	581833.499332	1317232.94240
1177	581860.513014	1317403.098065
1178	581907.652345	1317615.650337

Metric Coordinate Table

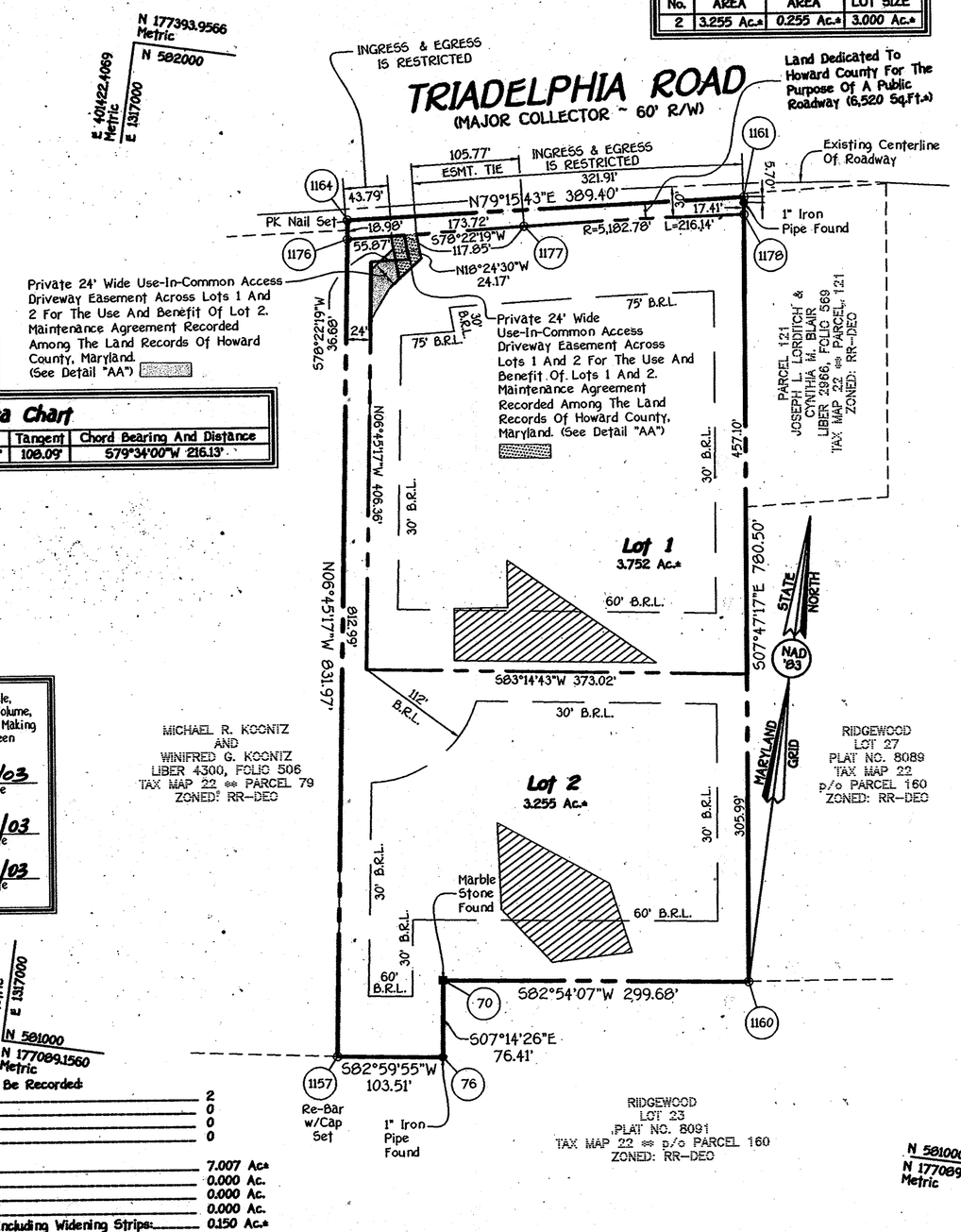
POINT	NORTH	EAST
70	177124.075429	401550.932701
76	177100.971681	401553.867979
1157	177097.126015	401522.554304
1160	177135.362601	401641.575495
1161	177371.065188	401609.338634
1164	177348.951234	401492.727584
1176	177343.207085	401493.407934
1177	177353.879520	401545.271460
1178	177365.808968	401610.057523

Minimum Lot Size Chart

LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	3.255 Ac.±	0.255 Ac.±	3.000 Ac.±

Curve Data Chart

Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
1178-1177	5,182.78'	216.14'	2°23'22"	108.09'	S79°34'00"W 216.13'



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 And The Setting Of Markers Have Been Complied With

Terrell A. Fisher, L.S. #10692 (Registered Land Surveyor) — 9/2/03 Date

Thomas C. Kouyeas (Owner) — 9/9/03 Date

Gloria L. Kouyeas (Owner) — 9/9/03 Date

OWNER/DEVELOPER

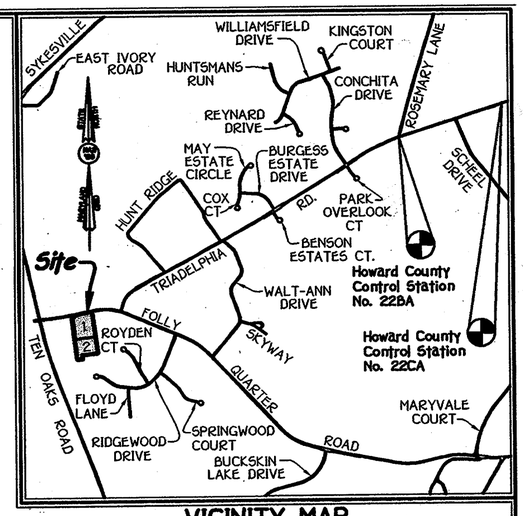
Thomas C. Kouyeas And
Gloria L. Kouyeas
13523 Triadelphia Road
Ellicott City, Maryland
21042-1142

Area Tabulation

Total Number Of Lots And/Or Parcels To Be Recorded:	
Buildable:	2
Non-Buildable:	0
Open Space:	0
Preservation Parcels:	0
Total Area Of Lots And/Or Parcels:	
Buildable:	7.007 Ac±
Non-Buildable:	0.000 Ac.
Open Space:	0.000 Ac.
Preservation Parcels:	0.000 Ac.
Total Area Of Roadway To Be Recorded Including Widening Strips:	0.150 Ac.±
Total Area Of Subdivision To Be Recorded:	7.157 Ac±

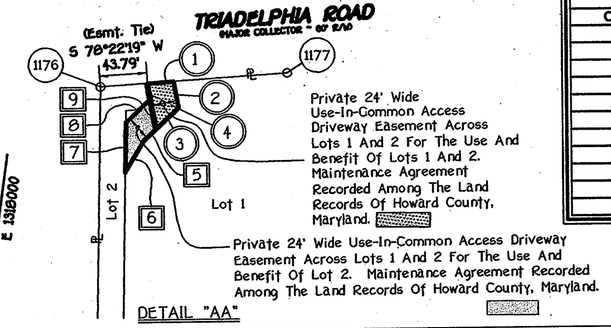
General Notes:

1. 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 Adjustments To The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
2. The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
3. Subject Property Zoned RR-DEO Per 10/10/93 Comprehensive Zoning Plan.
4. Coordinates Based On Nad '83 , Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 22BA And No. 22CA.
   Station No. 22BA
   North 595134.013 East 1323322.646
   Station No. 22CA
   North 595703.320 East 1325230.593
5. This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About May 2003, By Fisher, Collins And Carter, Inc.
6. B.R.L. Denotes Building Restriction Line.
7. ● Denotes Iron Pin Set With Cap "F.C.C. 106".
8. Denotes Iron Pipe Or Iron Bar Found.
9. O Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
10. Denotes Concrete Monument Set With Cap "F.C.C. 106".
11. ■ Denotes Concrete Monument Or Stone Found.
12. For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance To Be Provided At The Junction Of Flag/Pipestem And The Road Right Of Way And Not Onto The Flag/Pipestem Driveway.
13. Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings To Insure 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.
14. All Lot Areas Are More Of Less (±).
15. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
16. Water Quality Volume And Groundwater Recharge Volume For All Impervious Surfaces On This Site Are Being Managed By Rooftop And Non-rooftop Disconnection As Prescribed In Sections 5.2 And 5.3 Of The 2000 Maryland Stormwater Design Manual, Volumes I And II. Channel Protection Volume Is Not Required For This Site, Since The 1 Year Rate Of Runoff Is Less Than 2.0 cfs.
17. No Cemeteries Exists On This Site Based On A Site Inspection And Based On A Examinaton Of The Howard County Cemetery Inventory Map.
18. Wetland Delineation Was Prepared By Eco-Science Professionals, Inc. Dated July 11, 2003.
19. Landscaping For Lot 2 Is On File With This Plat And Provided In Accordance With A Certified Landscape Plan In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual.
20. Lot 1 Is Exempt From The Perimeter Landscape Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual Because Lot 1 Contains An Existing Dwelling To Remain.
21. Financial Surety For The Required Landscaping Must Be Posted As Part Of The Grading Permit In The Amount Of $3,000.00.
22. This Plat Is In Compliance With The Fifth Edition Of The Subdivision And Land Development Regulations.
23. No 100 Year Flood Plain Exists On This Site.
24. No Previous Department Of Planning And Zoning File Numbers Exists For This Property.
25. There Is An Existing Dwelling/Structure(s) Located On Lot 1 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
26. This Plan Is Exempt From Forest Conservation With Section 16.1202(b)(1)(viii) Of The Howard County Code And Forest Conservation Manual Since It Is A Minor Subdivision That Creates One Additional Lot And Has No Further Subdivision Potential.



VICINITY MAP

SCALE : 1" = 2000'



DETAIL "AA"

DRIVEWAY EASEMENT	
Course	Bearing And Distance
①	N 78°22'19" E 24.17'
②	S 18°24'30" E 25.25'
③	S 39°03'25" W 28.47'
④	N 18°24'30" W 43.41'
AREA = 824 SQUARE FEET±	
⑤	S 39°03'25" W 15.94'
⑥	S 23°34'40" W 33.60'
⑦	N 06°45'17" W 47.24'
⑧	N 23°34'40" E 31.58'
⑨	S 18°24'30" E 28.47'
AREA = 960 SQUARE FEET±	

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

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

Howard County Health Officer — 9-17-03 Date

APPROVED: Howard County Department Of Planning And Zoning

Chief, Development Engineering Division MAJ — 10/6/03 Date

Director — 10/9/03 Date

OWNER'S CERTIFICATE

Thomas C. Kouyeas And Gloria L. Kouyeas, 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 9th Day Of September, 2003.

Thomas C. Kouyeas — Witness

Gloria L. Kouyeas — 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 Harold H. Benefield And Priscilla A. Benefield By Deed Dated January 28, 1982 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 1089 At Folio 108, 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.

STATE OF MARYLAND — TERRELL A. FISHER — No. 10692 — PROFESSIONAL LAND SURVEYOR

Terrell A. Fisher, Professional Land Surveyor No. 10692 — 9/2/03 Date

RECORDED AS PLAT No. 16248 ON Oct. 14, 2003 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

ADELPHIA ACRE'S

Lots 1 And 2

Zoned: RR-DEO

Tax Map: 22 ** Grid: 14 ** Parcel: 21
Fifth Election District
Howard County, Maryland

0' 100' 150' 200'
Scale: 1" = 100'

Date: August 22, 2003
(Sheet 1 Of 1)

F-04-016

F-04-016