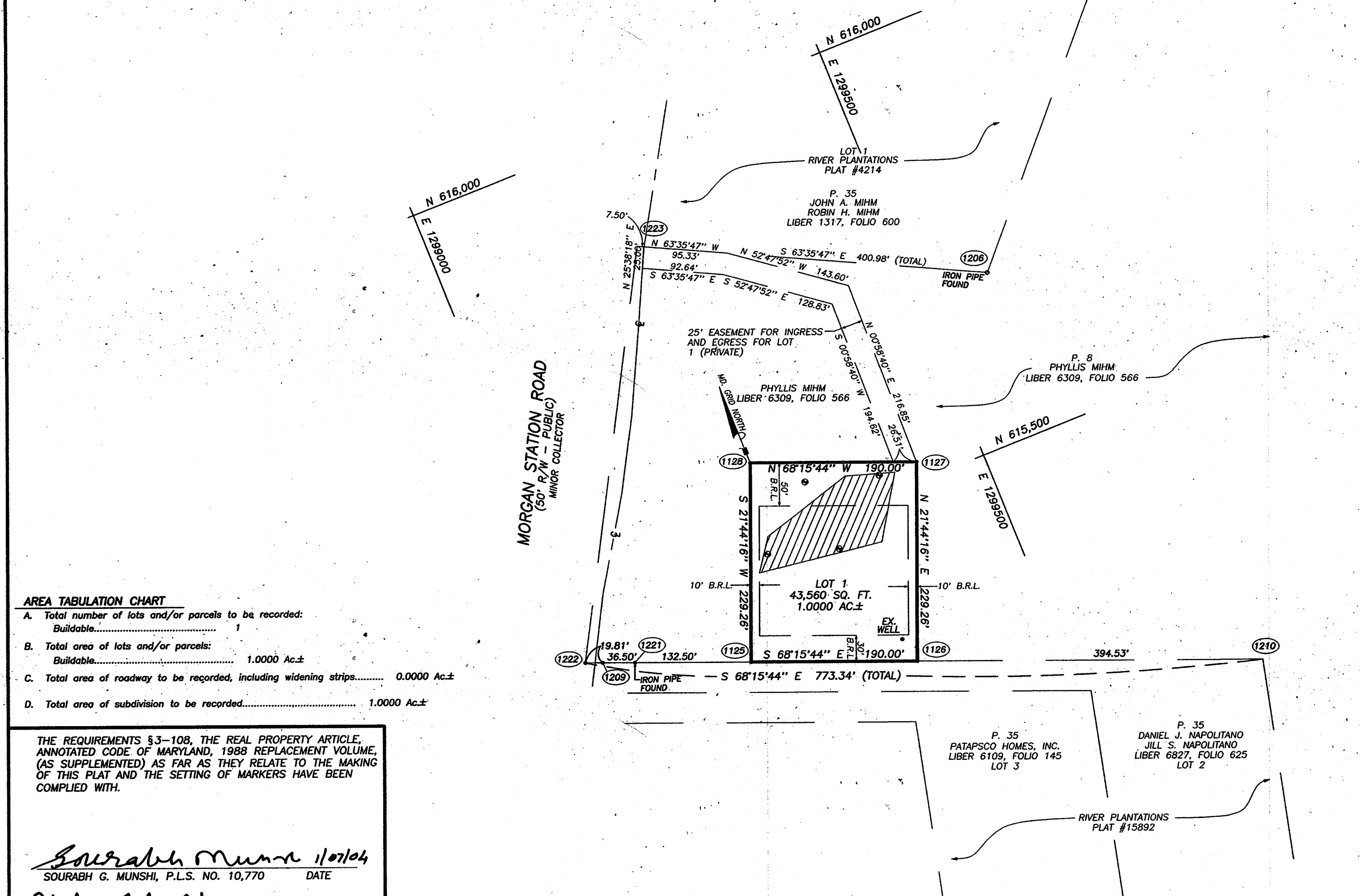
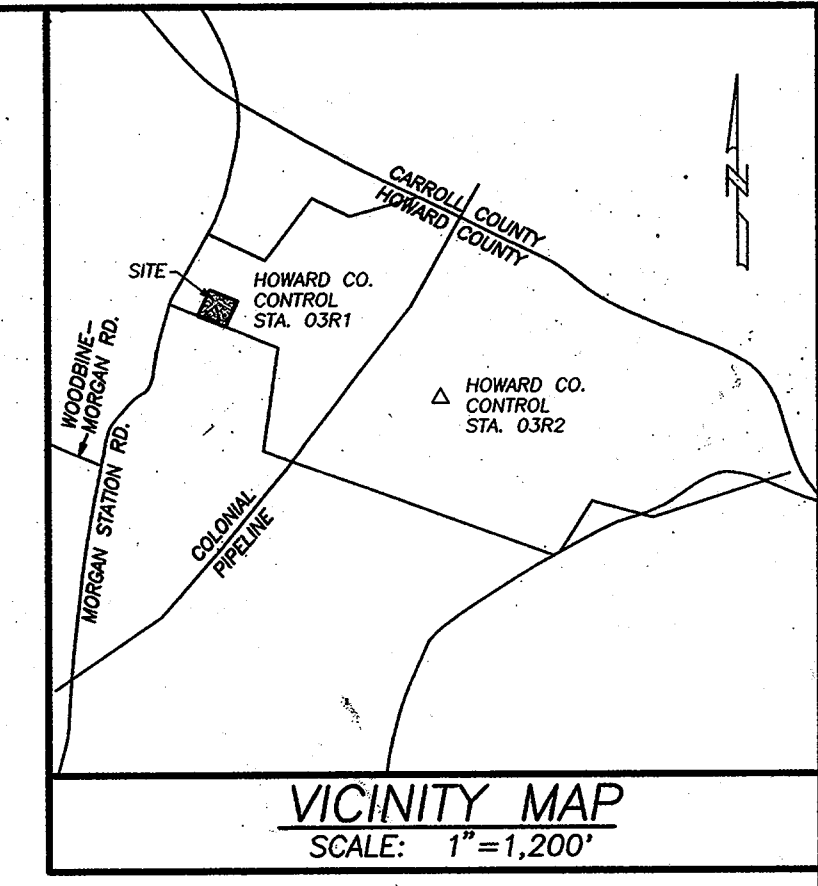


COORDINATES		
PT.	NORTH	EAST
1125	615379.0667	1299164.6221
1126	615308.6984	1299341.1109
1127	615521.6584	1299426.0207
1128	615592.0267	1299249.5319
1206	615692.7452	1299582.3390
1208	615441.6574	1299007.6399
1210	615162.5804	1299707.5854
1221	615428.1386	1299041.5482
1222	615448.9956	1298989.2353
1223	615871.0336	1299223.2353

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.



**AREA TABULATION CHART**

A. Total number of lots and/or parcels to be recorded:  
Buildable..... 1

B. Total area of lots and/or parcels:  
Buildable..... 1.0000 Ac.±

C. Total area of roadway to be recorded, including widening strips..... 0.0000 Ac.±

D. Total area of subdivision to be recorded..... 1.0000 Ac.±

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.

*Sourabh G. Munshi* 1/07/04  
SOURABH G. MUNSHI, P.L.S. NO. 10,770 DATE

*Clinton Tobe Thomas* 1/8/04  
CLINTON TOBE THOMAS, OWNER DATE

*Sherry Lynn Thomas* 1-8-04  
SHERRY LYNN THOMAS, OWNER DATE

**APPROVED**  
FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

*Denny Brant* 1-15-04  
HOWARD COUNTY HEALTH OFFICER MR DATE

**APPROVED**  
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 1/14/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 1/20/04  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, CLINTON TOBE THOMAS AND SHERRY LYNN THOMAS, 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. ALL EASEMENTS OF (OR) RIGHTS OF WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS MY/OUR HANDS THIS 8<sup>th</sup> DAY OF January, 2004.

*Clinton Tobe Thomas*  
CLINTON TOBE THOMAS, OWNER

*Sherry Lynn Thomas*  
SHERRY LYNN THOMAS, OWNER

*Melanie Rapp*  
WITNESS

*Melanie Rapp*  
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 RUTH E. FREITAG UNTO CLINTON TOBE THOMAS AND SHERRY LYNN THOMAS BY DEED DATED MARCH 19, 1996 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3684 AT FOLIO 0324 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Sourabh G. Munshi* 1/07/04  
Sourabh G. Munshi, Prof. L.S. #10770 DATE

- GENERAL NOTES**
- The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment regulations. Coordinates are based on NAD 83 Maryland Coordinate System as projected by Howard County Geodetic Control Station Nos. 03R1 and 03R2.
  - This area designates a private sewage easement of at least 10,000 square feet, (or 10,000 square feet per lot for shared drain fields associated with a shared sewage disposal facility) as required by the Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.03). Improvements in any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
  - B.R.L. - Represents building restriction line
    - Represents concrete monument set (unless otherwise noted)
    - Represents iron rebar set (unless otherwise noted)
  - Percolation test holes shown hereon have been field located and shown thus ⊕
  - Public water and sewer are not available to this site. On-lot water and sewer will be provided until public utilities are available.
  - Subject property zoned "RCDEO" per 10/18/93 comprehensive zoning plan. For flag or pipe stem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipe stem and the road right of way line only and not onto the flag or pipe stem lot driveway.
  - 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:
    - Width - 12' (14' serving more than one residence);
    - Surface - 6" of compacted crusher run base w/tar and chip coating (1-1/2" min.);
    - Geometry - Max. 15% grade, max. 8% grade change and min. 45' turning radius;
    - Structures (culvert/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 driveway surface.
    - Maintenance - sufficient to insure all weather use.
  - This plat is based on a field run monumented boundary survey performed on or about August 31, 1995 by Sourabh G. Munshi, Vanmar Associates, Inc.
  - Areas as stated on this plat are to be taken as more or less, unless otherwise noted.
  - No wetlands currently exist on this subdivision and the subdivision does not lie within a flood hazard area.
  - On December 1, 1995, the Planning Director of the Howard County Department of Planning and Zoning approved the request to waive Section 16.1200, Forest Conservation; Section 16.145, Sketch Plan; and Section 16.146, Preliminary Plan for this subdivision. (Waiver Petition File No. WP-96-42)
  - There is an existing dwelling/structure located on Lot 1 to remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulations require.
  - This subdivision is exempt from the requirements of Section 16.124 of the Howard County Code and the Landscape Manual because it is a plat of correction.
  - Plat subject to Section 104.D.3 of the Howard County Zoning Regulations limiting the use of the lot to the construction of a single family dwelling for the owner that originally established the Agricultural Preservation District or one of his/her offspring.
  - This subdivision plat is exempt from the Forest Conservation Requirements of the Howard County Code in accordance with Section 16.120(b),(1)(VII) because it is a plat of correction.

RECORDED AS PLAT NO. 16492 ON 1-23-04 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**PLAT OF REVISION**  
**FREITAG SUBDIVISION**  
SECTION ONE, LOT 1  
(PREVIOUSLY RECORDED 2/29/96 AS PLAT #12057)  
PREVIOUS DPZ FILE NO.: F-96-55  
WP-96-42

TAX MAP: 3 ELECTION DISTRICT: FOURTH SCALE: 1"=100'  
GRID NO: 20 HOWARD COUNTY, MARYLAND DATE: DEC., 2003  
PARCEL NO: 48 EX. ZONING: RCDEO

**VANMAR ASSOCIATES, INC.**  
Engineers Surveyors Planners  
310 South Main Street P.O. box 328  
Mount Airy, Maryland 21771  
(301) 829 2890 (301)831 5015 (410) 549 2751

F-04-096