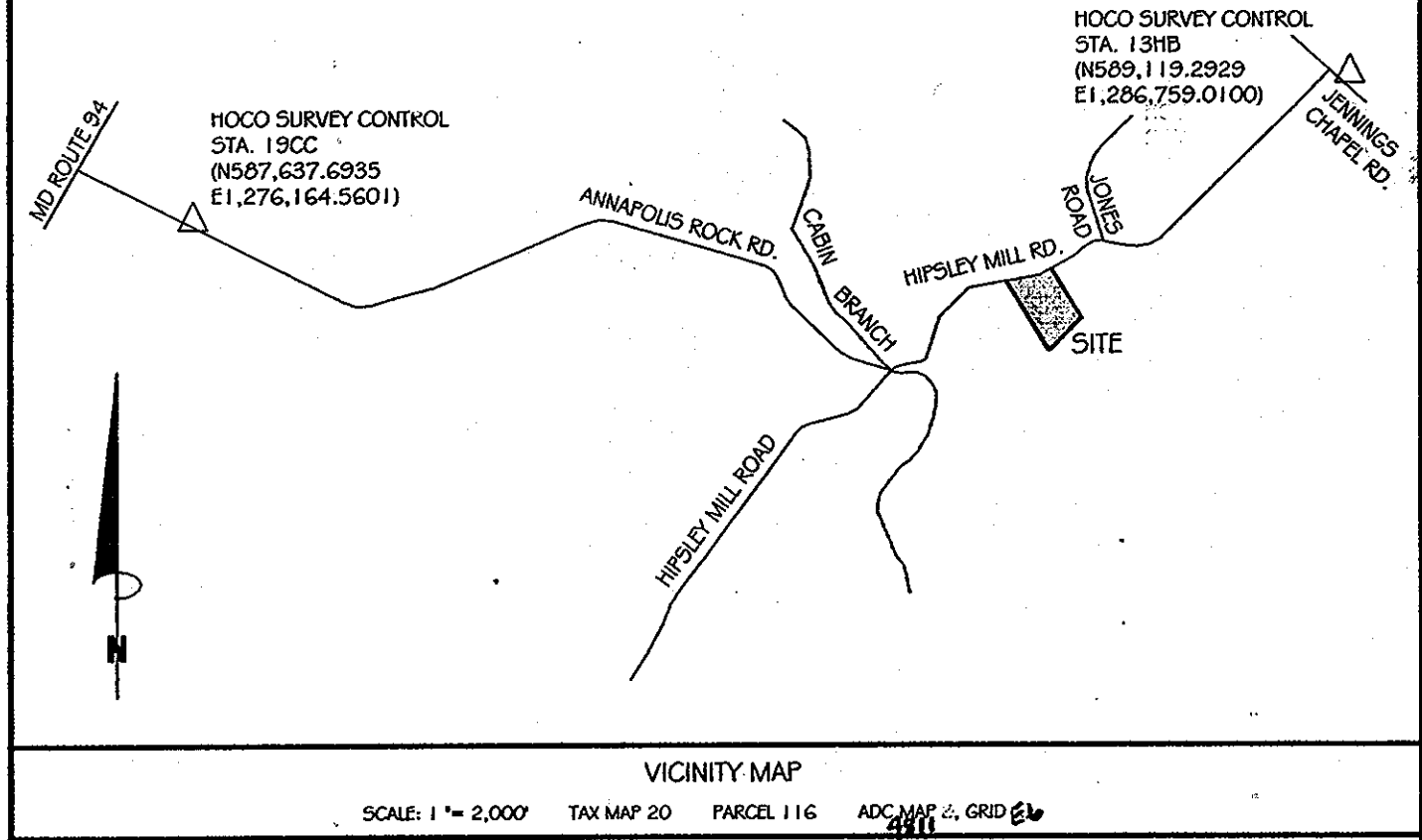
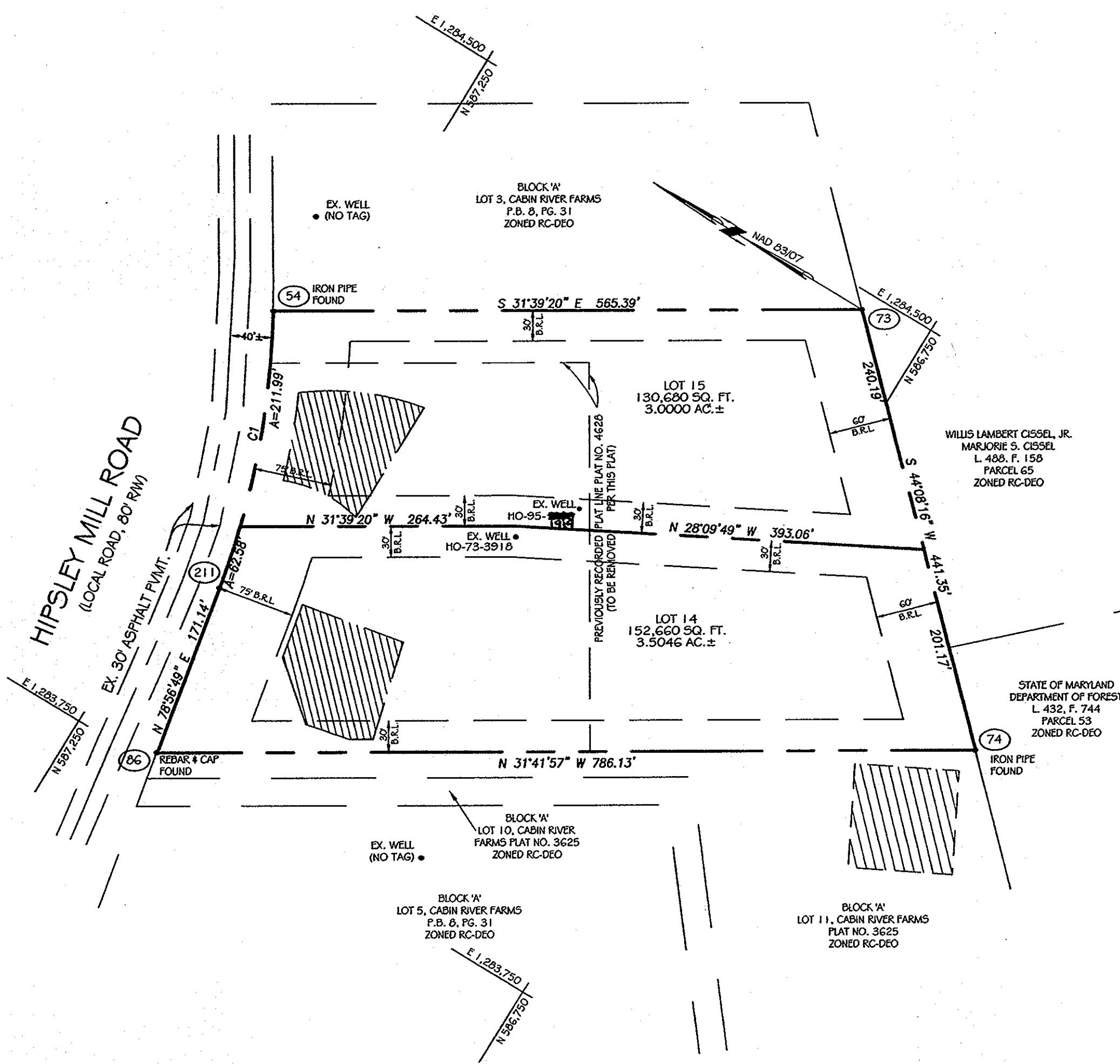


COORDINATES		
PT. #	NORTHING	EASTING
54	587298.2358	1284186.3600
73	586816.9633	1284483.0616
74	586500.2177	1284175.7086
86	587169.0691	1283762.6327
211	587201.8792	1283930.5972



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 the Maryland Coordinate System (NAD 83/07) as projected by Howard County Geodetic Control Stations No. 0005, 19CC, 0076 & 131B.  
 0005 N. 598,454.5446 E. 1,281,750.8937 (sft.)  
 19CC N. 587,637.6935 E. 1,276,164.5601 (sft.)  
 0076 N. 589,614.9412 E. 1,275,709.9140 (sft.)  
 02HD N. 589,119.2932 E. 1,286,759.0143 (sft.)
- This area designates a private sewage easement of at least 10,000 square feet (10,000 square feet per lot for shared drain fields associated with a shared sewage disposal facility) as required by 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 adjustments. 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 Proposed wells indicated thus
- Public water and sewer are not available to this site. Private on-lot water and sewer will be provided until public utilities are available.
- The subject property zoned 'RCDEO' per O2/O2/04 Comprehensive Zoning Plan.
- Driveway(s) shall be provided prior to issuance of a use and occupancy permit for any new dwellings to ensure safe access for fire and emergency vehicles per the following minimum requirements:
  - Width - 12' (16' serving more than one residence);
  - Surface - 6" of compacted crusher run base with tar and chip coating (1-1/2" min.);
  - Geometry - Maximum 15% grade, maximum 10% grade change and minimum 45-foot turning radius.
  - Structures (culvert/bridges) - Capable of supporting 25 gross tons (125 loading).
  - Drainage Elements - Capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface.
  - Structure clearances - minimum 12 feet.
  - Maintenance - sufficient to ensure all weather use.

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.

*Thomas L. Frazier, Jr.* 7/19/10  
 THOMAS L. FRAZIER, JR., P.E.L.S. NO. 21097 DATE

*Adrianus J. Meijer* 7/22/10  
 ADRIANUS J. MEIJER, OWNER DATE

*Avis A. Meijer* 7/22/2010  
 AVIS A. MEIJER, OWNER DATE

*Lisa Michelle Meijer* 7/22/10  
 LISA MICHELLE MEIJER, OWNER DATE

AREA TABULATION CHART

a. Total number of lots and/or parcels to be recorded

Buildable	2
Non-Buildable	0
Open Space	0
Preservation Parcels	0

b. Total area of lots and/or parcels

Buildable	6.5046 Ac. ±
Non-Buildable	0
Open Space	0
Preservation Parcels	0

c. Total area of roadway to be recorded including widening strips 0 Ac. ±

d. Total area of subdivision to be recorded 6.5046 Ac. ±

CURVE DATA

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	820.00'	274.57'	19°11'06"	N 69°27'46" E	273.29'	138.58'

OWNERS

ADRIANUS J. MEIJER  
 AVIS A. MEIJER  
 LISA MICHELLE MEIJER  
 3561 HIPSLEY MILL ROAD  
 WOODBINE, MARYLAND 21797  
 Ph. (301) 854-6154

Purpose Note: The purpose of this plan is to adjust the common lot lines between former Lots 12 and 13.

APPROVED

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Edwards* 8-24-10  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Keith Sheehy* 8-26-10  
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, ADRIANUS J. MEIJER, AVIS A. MEIJER AND LISA MICHELLE MEIJER, 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 OR RIGHT-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS OUR HANDS THIS 22 DAY OF July, 2010.

*Adrianus J. Meijer*  
 ADRIANUS J. MEIJER, OWNER

*Avis A. Meijer*  
 AVIS A. MEIJER, OWNER

*Lisa Michelle Meijer*  
 LISA MICHELLE MEIJER, OWNER

*Robert A. Spidle*  
 WITNESS

*Robert A. Spidle*  
 WITNESS

*Robert A. Spidle*  
 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 ADRIANUS J. MEIJER, AVIS A. MEIJER UNTO ADRIANUS J. MEIJER, AVIS A. MEIJER AND LISA MICHELLE MEIJER BY DEED DATED APRIL 7, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9125 AT FOLIO 264 AND ALL OF THE LANDS CONVEYED BY LOYAL E. GASSMAN AND CONNIE W. GASSMAN UNTO ADRIANUS J. MEIJER AND AVIS A. MEIJER BY DEED DATED SEPTEMBER 2, 1980 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1014 AT FOLIO 613; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE COMMENCEMENT OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

*Thomas L. Frazier, Jr.* 7/19/10  
 THOMAS L. FRAZIER, JR., P.E.L.S. NO. 21097  
 PROFESSIONAL SURVEYOR  
 DATE

RECORDED AS PLAT NO. 21257 ON 8/27/10 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF RESUBDIVISION  
 LOTS 14 AND 15, BLOCK 'A'  
**CABIN RIVER FARMS**  
 (A RESUBDIVISION OF LOTS 12 & 13, BLOCK 'A', CABIN RIVER FARMS PREVIOUSLY RECORDED AS PLAT NO. 4628, DP2 FILE NO. F-80-152)

TAX MAP: 20  
 GRID NO: 3  
 PARCEL NO: 116

ELECTION DISTRICT: No. 4  
 HOWARD COUNTY, MARYLAND  
 EX. ZONING: RCDEO

SCALE: 1"=100'  
 DATE: MARCH, 2010  
 SHEET 1 OF 1

**VANMAR ASSOCIATES, INC.**  
 Engineers Surveyors Planners  
 310 South Main Street Mount Airy, Maryland 21771  
 (301) 829-2890 (301) 831-5015 (410) 549-2751  
 Fax (301) 831-5603 ©Copyright, Latest Date Shown

vanmar.com

APPROVED

FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT

*B. Wynter Pester* 8/20/2010  
 HOWARD COUNTY HEALTH OFFICER DATE

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