

U.S. Equivalent Coordinate Table

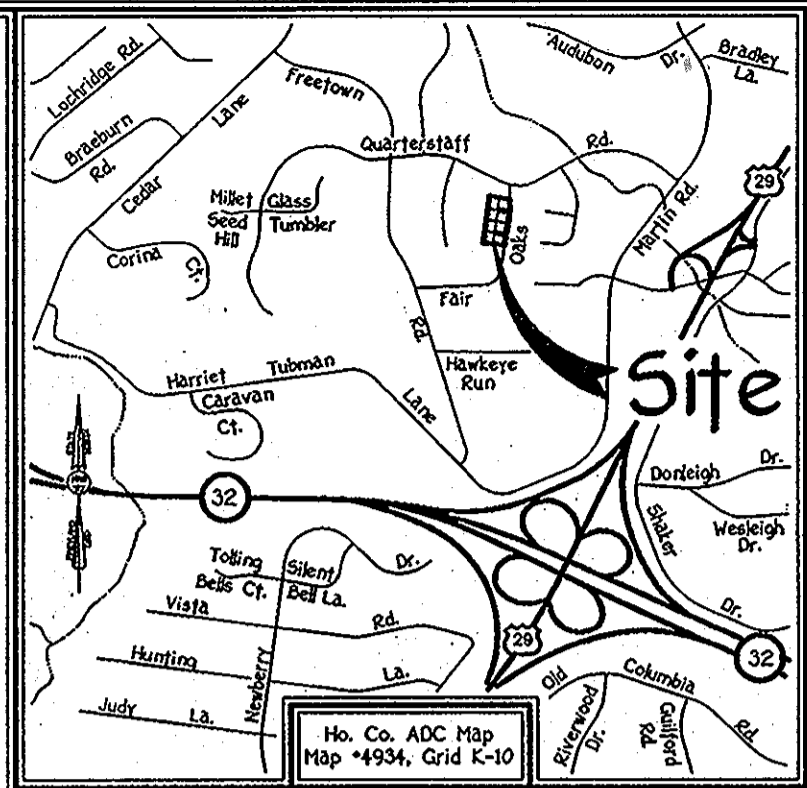
POINT	NORTH (feet)	EAST (feet)
22	494767.4500	834917.0600
23	494726.0246	834914.0111
108	494402.3766	834644.6605
110	494370.0017	834860.6426
125	494056.3700	834916.0300
126	494007.0232	834707.0630

Curve Data Tabulation

Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Bearing & Distance
22-23	275.00'	41.59'	08°39'50"	20.84'	S 04°11'32" W 41.55'

The Requirements 53-100, The Real Property Article, Annotated Code Of Maryland, 1980 Replacement Volume, As Supplemented As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

August W. Glass 5/29/12 Date
August W. Glass, L.S. #2154 (Registered Land Surveyor)
-3W- 6-13-12 Date
Fair Oaks Homes LLC
By David Stratmann, Authorized Signatory
Owner



Vicinity Map
Scale: 1" = 2,000'

General Notes Continued:

- This Plat Is Exempt From The Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual Because It Is A Revision Plat That Does Not Create Any New Lot/Parcel Divisions.
- This Plat Is Exempt From The Forest Conservation Requirements Because It Is A Revision Plat That Does Not Create Any New Lots In Accordance With Section 16.1202(b)(4)(iv) Of The Howard County Code.
- Use In-Common Driveway Agreement For Lots 15 Thru 18 And A Use-In-Common Driveway Agreement For Lots 19 Thru 22 Will Be Recorded Simultaneously With The Recording Of This Plat.

Minimum Lot Size Chart

Lot No.	Gross Area	Pipstern Area	Minimum Lot Size
16	14,357 Sq. Ft.	2,400 Sq. Ft.	11,957 Sq. Ft.
17	14,660 Sq. Ft.	2,400 Sq. Ft.	12,260 Sq. Ft.
20	14,962 Sq. Ft.	2,400 Sq. Ft.	12,562 Sq. Ft.
21	15,952 Sq. Ft.	2,454 Sq. Ft.	13,498 Sq. Ft.

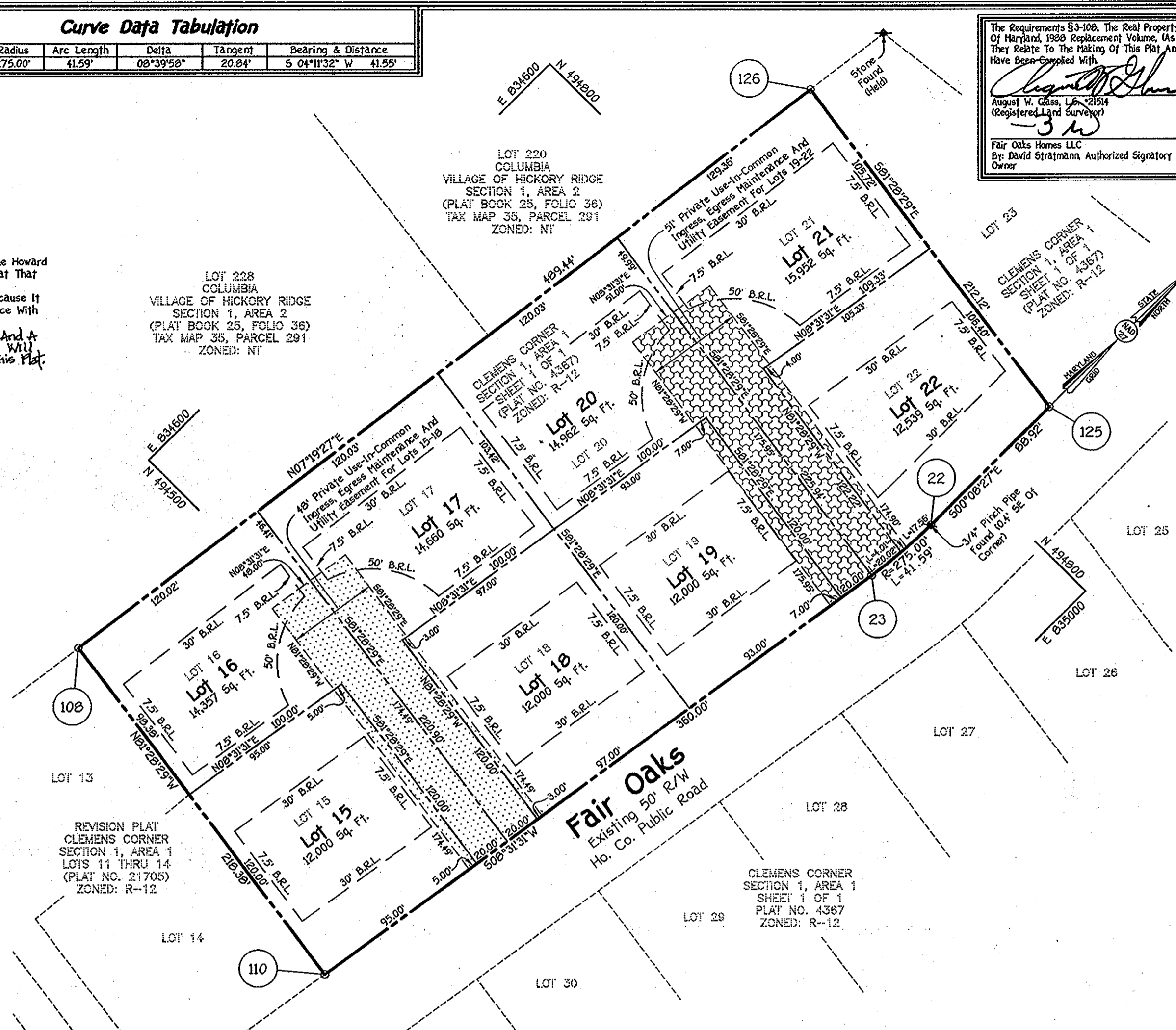
General Notes:

- Subject Property Zoned R-12 Per The 02/02/04 Zoning Regulations And The Comp-Lite Zoning Amendments Dated 07/28/06.
- Coordinates Based On Nad '27, Maryland Coordinate System, As Shown On A Plat Entitled "Clemens Corner, Section 1, Area 1, Sheet 1 Of 1" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 4367.
- This Plat Boundary And The Coordinates Shown Hereon Are Based Upon Traverse Controls For Columbia Established By Maps, Inc. In 1965 And By Purdum And Jeschke In 1980, Which Controls Were Tied To Maryland Bureau Of Control Surveys Monuments In The Columbia Area.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set With Cap "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Cap "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipestem And Road Right-Of-Way Line Only And Not To The Flag Or Pipestem Lot Driveway.
- Driveways Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 - Width - 12 Feet (16 Feet Serving More Than One Residence)
 - Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating - (1/2" Minimum)
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius.
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (425-Loading)
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface.
 - Structure Clearances - Minimum 12 Feet.
 - Maintenance - Sufficient To Ensure All Weather Use.
- No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Or Their Buffers And Forest Conservation Easement Areas.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '27 Grid Measurement.
- No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On A Examination Of The Howard County Cemetery Inventory Map.
- Previous Department Of Planning And Zoning File Numbers: F-78-173 And F-12-018.
- There Is No 100 Year Floodplain, Wetlands, Streams Or Their Buffers On This Site.
- This Property Is Located In The Metropolitan District.
- There Are Existing Dwellings/Structures Located On Lots 15 Thru 22 To Remain No New Buildings, Extensions Or Additions To The Existing Dwellings/Structures Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.
- This Plat Is In Compliance With The Amended 2003 Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit. Existing Water And Sewer Service For Lots 15 Thru 22 Is Public (Contr' 24-0805-D).
- No Historic Districts Are Adjacent To This Site. Site Is Not Adjacent To A Designated Scenic Road.

Legend

- 48' Private Use-In-Common Ingress, Egress Maintenance And Utility Easement For The Use And Benefit Of Lots 15 Thru 18
- 51' Private Use-In-Common Ingress, Egress Maintenance And Utility Easement For The Use And Benefit Of Lots 19 Thru 22

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461 - 2855



Area Tabulation This Submission

Total Number Of Buildable Lots To Be Recorded.....	8
Total Number Of Open Space Lots To Be Recorded.....	0
Total Number Of Parcels To Be Recorded.....	0
Total Number Of Lots/Parcels To Be Recorded.....	8
Total Area Of Buildable Lots To Be Recorded.....	2.490 Ac.±
Total Area Of Open Space Lots To Be Recorded.....	0.000 Ac.±
Total Area Of Parcels To Be Recorded.....	0.000 Ac.±
Total Area Of Lots/Parcels To Be Recorded.....	2.490 Ac.±
Total Area Of Roadway To Be Recorded.....	0.000 Ac.±
Total Area To Be Recorded.....	2.490 Ac.±

Plan

Scale: 1" = 50'

Owner

Fair Oaks Homes LLC
8391 Main Street
Ellicott City, Maryland 21043
Ph: (443) 324-4732

Developer

Clemens Corner 1, LLC
c/o B. James Greenfield
6420 Autumn Sky Way
Columbia, Maryland 21044
Ph: (443) 324-4732

Reservation Of Public Utility Easements

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lots 15 Thru 22. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds) Conveying Said Lots. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deeds) Of Easement In The Land Records Of Howard County."

APPROVED: For Public Water And Public Sewerage Systems
Howard County Health Department.

Wifon for Peter Zeileman 8/14/2012
Howard County Health Officer Date *hgo*

APPROVED: Howard County Department Of Planning And Zoning.

[Signature] 8/1/12
Chief, Development Engineering Division Date

Kurt Shenkovich for [Signature] 8/20/12
Director Date

OWNER'S CERTIFICATE

Fair Oaks Homes LLC, By David Stratmann, Authorized Signatory, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivisions And In Consideration Of The Approval Of This 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 Hand This *13th* Day Of *June*, 2012.

Fair Oaks Homes LLC
By: David Stratmann, Authorized Signatory

SURVEYOR'S CERTIFICATE

I Hereby Certify That To The Best Of My Knowledge The Final Plat Shown Hereon Is Correct; That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of Part Of The Lands Conveyed By John P. Healy, Trustee, To Fair Oaks Homes LLC By Deed Dated August 23, 2011 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 13403 At Folio 493; 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, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

August W. Glass
August W. Glass, Professional Land Surveyor No. 2154
Expiration Date: July 14, 2013

RECORDED AS PLAT No. 22042 ON 8/24/12
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Revision Plat
Clemens Corner
Section 1, Area 1
Lots 15 Thru 22

As Shown On A Plat Entitled "Clemens Corner, Section 1, Area 1, Sheet 1 Of 1" And Recorded Among The Land Records Of Howard County, Maryland As Plat No. 4367
Part Of Liber 1208 At Folio 186
Zoned: R-12

Tax Map: 35 Parcel: P/O 376 Grid: 24
Fifth Election District - Howard County, Maryland
Scale: As Shown Date: May 29, 2012 Sheet 1 of 1

F-13-009