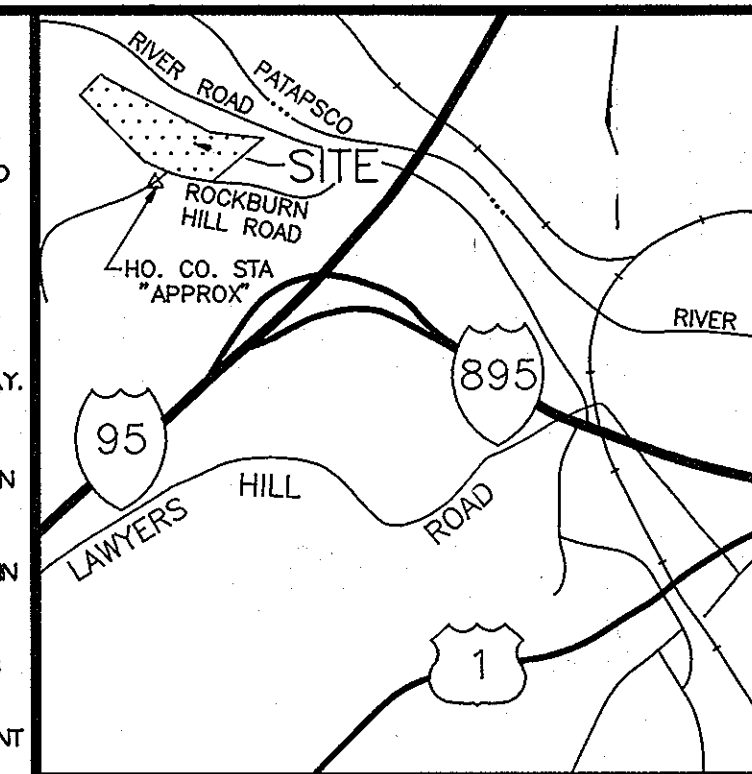


GENERAL NOTES

1. DENOTES A MINIMUM 10,000 SQUARE FOOT PRIVATE SEWAGE EASEMENT REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BE NULL AND VOID UPON CONNECTION TO A PUBLIC SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
2. FEE-IN-LIEU OF STORMWATER MANAGEMENT WAS APPROVED BY THE DIRECTOR OF PUBLIC WORKS ON APRIL 12, 1995. WATER QUALITY TRENCHES AND DRYWELLS WILL BE PROVIDED WITH INDIVIDUAL HOUSE CONSTRUCTION.
3. EXISTING HOUSE AND GARAGE ON LOT 1 TO REMAIN. THE EXISTING HOUSE ON LOT 1 IS NONCOMPLYING WITH THE EXISTING SETBACKS. ANY ADDITIONAL CONSTRUCTION OR EXPANSION WILL COMPLY WITH THE SETBACKS SHOWN HEREON.
4. IN ACCORDANCE WITH SECTION 1624(2) OF THE COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THIS SUBDIVISION FULFILLS ITS LANDSCAPING REQUIREMENTS THROUGH THE RETENTION OF EXISTING VEGETATION EXCEPT ON LOT 4.
5. THE LIMIT OF WETLAND AND STREAM BUFFERS AND FOREST STAND DELINEATION SHOWN HEREON ARE BASED ON FIELD WORK PERFORMED BY EXPLORATION RESEARCH, INC. ON OR ABOUT 5/28/93.

6. 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-ED PER 9/18/92 COMPREHENSIVE ZONING PLAN.
7. COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY U.S.G.S. CONTROL STATION NO. 227-470097, HO. CO. STA. "APPROX".
8. 227-47009 "APPROX" N 567,674.484 E 1390,054.420
9. STARTING AZIMUTH CONTROL PROVIDED BY HOWARD COUNTY SURVEY SECTION. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY MARKS VOGEL ASSOCIATES, INC. IN MARCH, 1993.
10. BRL DENOTES BUILDING RESTRICTION LINE.
11. ● DENOTES IRON PIN W/CAP SET
12. ○ DENOTES IRON PIPE OR IRON BAR FOUND.
13. ○ DENOTES ANGLULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
14. ■ DENOTES STONE OR MONUMENT FOUND.
15. ALL AREAS LISTED ARE MORE OR LESS.
16. DEED REFERENCES: 649/620.
17. DENOTES FOREST CONSERVATION EASEMENT. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16200 OF THE HOWARD COUNTY CODE FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
18. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS AND STREAM BUFFERS OR OTHER EASEMENTS.
19. OPEN SPACE LOT TO BE DEDICATED TO HOWARD COUNTY DEPARTMENT OF PARKS AND RECREATION.
20. ROCKBURN HILL ROAD MEETS THE DEFINITION OF A SCENIC ROAD IN ACCORDANCE WITH SECTION 16402 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
21. LOTS 1 THRU 4 WILL HAVE PRIVATE WATER AND SEWER SERVICE.
22. WP-95-123 A WAIVER OF SECTION 1621F(1) AND (2), REQUIRING OPEN SPACE LOTS TO HAVE 40 FEET OF FRONTAGE ON A PUBLIC ROAD AND TO HAVE OPEN SPACE ACCESS POINTS ACCESSIBLE FROM ALL LOTS WITHIN THE SUBDIVISION, WAS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING ON JULY 2, 1995.



VICINITY MAP
SCALE: 1"=2000'

NOTE

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE FOREST CONSERVATION EASEMENT LOCATED IN, OVER AND THROUGH LOT 4, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF AFORESAID LOT SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT. DEVELOPER SHALL EXECUTE AND DELIVER A DEED OF FOREST CONSERVATION EASEMENT TO HOWARD COUNTY WITH A MEETS AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF FOREST CONSERVATION EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

COORDINATE TABLE

POINT	NORTH	EAST
11	567901.546	1390586.573
13	567884.563	1390904.675
200	567693.464	1390075.311
202	567669.832	1390106.808
211	567920.469	1389825.478
232	568469.085	1389702.088
234	567979.990	1390244.944
247	567899.837	1390818.164
248	567769.568	1390984.178
272	568296.974	1389411.113
499	567567.242	1390918.050
501	567566.805	1390840.172
502	567558.248	1390767.185
503	567547.303	1390644.766
504	567554.596	1390565.465
505	567562.362	1390515.785
506	567613.059	1390290.367
511	567553.744	1390574.733
507	567637.325	1390217.256
260	568144.445	1390062.412
261	567994.152	1390087.957
515	567589.311	1390395.961
517	567620.311	1390268.519
262	567937.263	1390431.022
264	567900.534	1390723.707
525	568177.913	1390025.265
526	568004.825	1389732.640

LINE TABLE

COORD NO.	BEARING	DIST.
499 TO 501	S89°40'43"W	77.80'
501 TO 502	S83°18'48"W	73.49'
502 TO 503	S84°53'28"W	122.91'
503 TO 511	N84°44'44"W	70.33'
511 TO 504	N84°44'44"W	9.31'
504 TO 505	N81°06'58"W	50.28'
505 TO 515	N77°19'29"W	122.82'
515 TO 506	N77°19'29"W	108.23'
506 TO 507	N71°38'19"W	77.03'
507 TO 202	N73°36'00"W	115.13'

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPE AREA	STEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
1	96,659	0	0	120,248	0	25,810	70,849
2	87,127	0	0	63,538	0	8,406	78,721
3	95,481	0	0	95,481	0	31,393	64,088
4	118,698	0	0	118,698	0	34,824	83,874

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF LOTS TO BE RECORDED	5
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	9136 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	3,231 AC
TOTAL AREA OF LOTS TO BE RECORDED	12,367 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.442 AC
TOTAL AREA TO BE RECORDED	12,809 AC
TOTAL AREA OF 25% OR GREATER STEEP SLOPES	5,251 AC

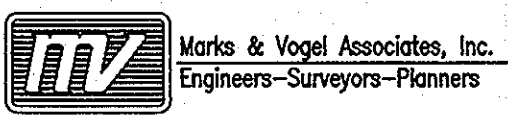
AREA TO BE DEDICATED TO HOWARD COUNTY FOR THE PURPOSE OF A PUBLIC ROAD (0.442 AC)

THE REQUIREMENTS § 9-108, THE REAL PROPERTY ARTICLE ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENT) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Erk C. Marks 8/26/96
ERK C. MARKS, R.P.L.S. #607 DATE

Leonard G. Fischer 8/23/96
LEONARD G. FISCHER DATE

Clare V. Fischer 8/23/96
CLARE V. FISCHER DATE



APPROVED FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.

Jozsef Borjas 9-7-96
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John P. ... 9/11/96
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Joseph ... 9/17/96
DIRECTOR TC DATE

OWNER'S CERTIFICATE

LEONARD G. FISCHER AND CLARE V. FISCHER, HIS WIFE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS 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 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 RIGHT-OF-WAY.

WITNESS OUR HANDS THIS 23 DAY OF August, 1996

Leonard G. Fischer
LEONARD G. FISCHER

Clare V. Fischer
CLARE V. FISCHER

John P. ...
WITNESS

Joseph ...
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY LEWIS A. BEVER AND NANON S. BEVER, HIS WIFE TO LEONARD G. FISCHER AND CLARE V. FISCHER, HIS WIFE BY DEED DATED AUGUST 1, 1975 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 649 AT FOLIO 620.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE 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 THE SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Erk C. Marks 8/26/96
ERK C. MARKS, REGISTERED PROPERTY LINE SURVEYOR DATE
MARYLAND LICENSE NO. 607

RECORDED AS PLAT No. 12374 ON 9-23-96 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FISCHER PROPERTY
LOTS 1-5
ZONED R-ED

TAX MAP NO.32 PARCEL NO.1
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: JULY 2, 1996

GRAPHIC SCALE
0 100 150 200 150

SCALE 1"=100'
SHEET 1 OF 1