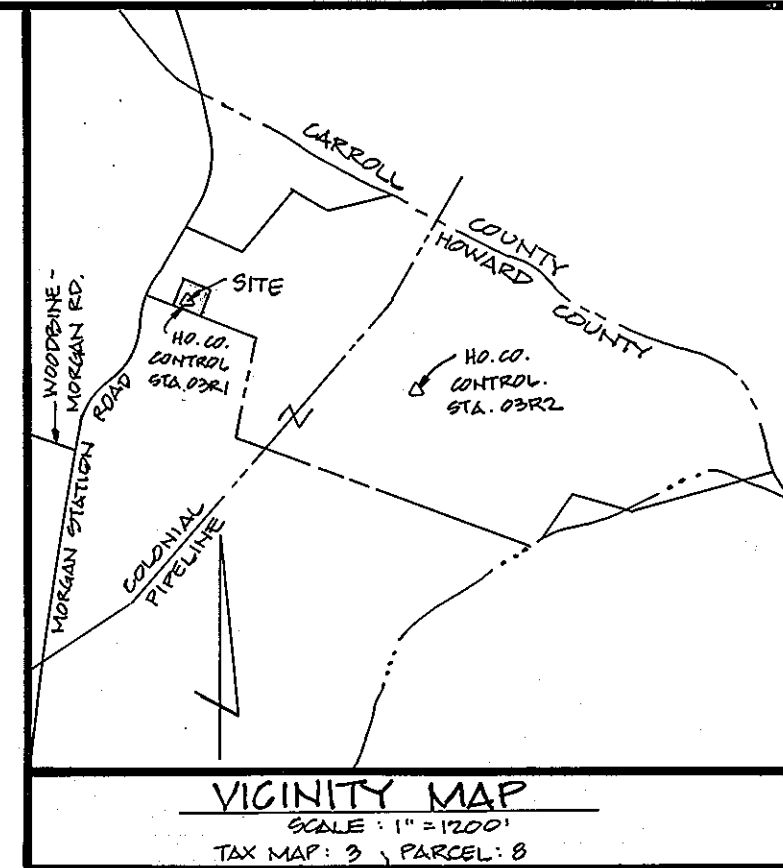


COORDINATES		
NO.	NORTHING	EASTING
1220	615,856.5673	1,299,252.3690
1206	615,692.7452	1,299,562.3990
1209	616,048.6569	1,299,902.1934
1209	615,441.6514	1,299,007.6399
1221	615,428.1386	1,299,041.5462
1125	615,319.0667	1,299,164.6221
1125	615,592.0267	1,299,243.9319
1127	615,521.6584	1,299,426.0207
1126	615,305.6984	1,299,341.1109
1210	615,162.9804	1,299,707.5854
1213	615,244.4724	1,299,913.1988
1222	615,448.3956	1,298,989.2393
1223	615,871.0336	1,299,223.2393

NOTES: (CONTINUED)

16. 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 NUMBER WF-96-42)



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 Munshi 12/29/95
SOURABH G. MUNSHI, PROF. LAND SURVEYOR DATE

Ruth E. Freitag 10/10/96
RUTH E. FREITAG, OWNER DATE

TOTAL TABULATION

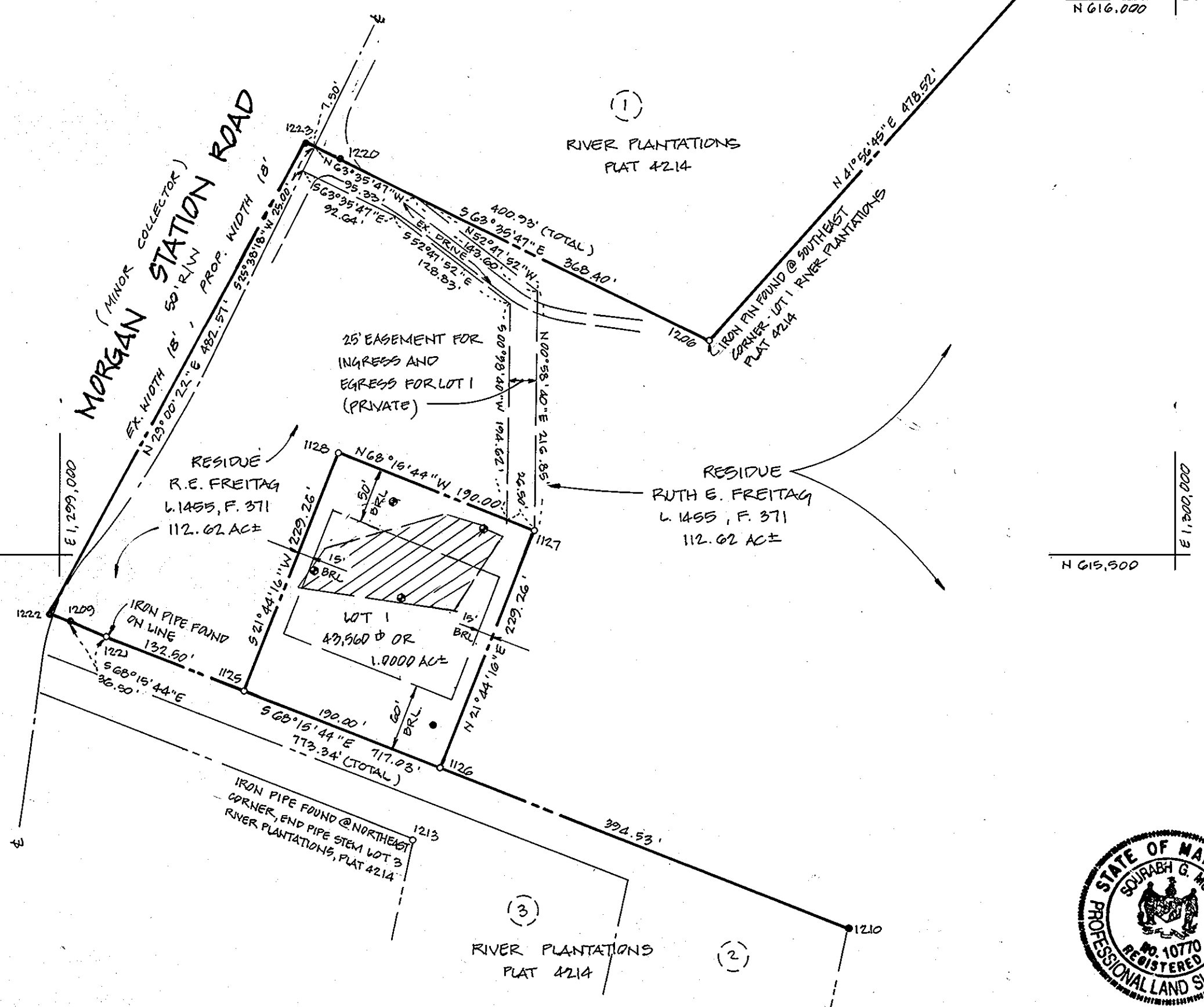
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 1
 TOTAL AREA OF LOTS AND/OR PARCELS: 43,560 ± OR 1.0000 AC ±
 TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS: 0
 TOTAL AREA OF SUBDIVISION TO BE RECORDED: 43,560 ± OR 1.0000 AC ±

OWNER

RUTH E. FREITAG
 22022 NEW HAMPSHIRE AVENUE
 BROOKVILLE, MARYLAND 20833
 (301) 774-6776

DEVELOPER

CLINT THOMAS
 1456 A HOODS MILL ROAD
 WOODBINE, MARYLAND 21791
 (410) 549-0495



- LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- 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 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 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 LINES
- - REPRESENTS CONCRETE MONUMENT SET (UNLESS OTHERWISE NOTED)
- - REPRESENTS IRON PIN SET (UNLESS OTHERWISE NOTED)
- - REPRESENTS PROPOSED WELL
- PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN THIS ○
- PUBLIC WATER AND SEWER ARE NOT AVAILABLE TO THIS SITE. ON-LOT WATER AND SEWER WILL BE PROVIDED UNTIL PUBLIC UTILITIES ARE AVAILABLE.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST 31, 1995 BY SOURABH G. MUNSHI OF VANMAR ASSOC., INC.
- SUBJECT PROPERTY ZONED RURAL CONSERVATION PER 9/18/92 COMPREHENSIVE ZONING PLAN.
- AREAS AS STATED ON THIS PLAT ARE TO BE TAKEN AS MORE OR LESS UNLESS OTHERWISE NOTED.
- 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. (FOR PARCEL DIVISION OF COMMERCIAL PROPERTIES WHERE NO SWM IS PROVIDED.)
- PLAT SUBJECT TO SECTION 10A-D.3 OF THE HOWARD COUNTY ZONING REGULATIONS LIMITING THE USE OF THE LOTS TO THE CONSTRUCTION OF A SINGLE DWELLING FOR THE OWNER THAT ORIGINALLY ESTABLISHED THE AGRICULTURAL PRESERVATION DISTRICT OR ONE OF HIS/HER OFFSPRING.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS.
 - WIDTH - 16 FEET
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH A TAR 1/4 CHIP COATING
 - GEOMETRY - MAX. 15% GRADE, MAX. 8% GRADE CHANGE AND MIN. 45 FOOT TURNING RADIUS
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.



APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT.

Joyce M. Boyd 10/13/96
 HOWARD COUNTY HEALTH DEPARTMENT (S) DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Joyce M. Boyd 2/28/96
 PLANNING DIRECTOR TC DATE

Clint Thomas 2/21/96
 CHIEF DEVELOPMENT ENGINEERING M.K. DATE DIVISION

OWNER'S CERTIFICATE

I, RUTH E. FREITAG, OWNER 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 RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION. WITNESS MY HAND THIS 10TH DAY OF OCTOBER, 1995.

Ruth E. Freitag 10/10/95
 RUTH E. FREITAG, OWNER DATE

Ross E. Lillard 10/10/95
 WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY EASTERN CONTRACTING SERVICES, INC. TO RUTH E. FREITAG BY DEED DATED JANUARY 15, 1986 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER. 1455 AT FOLIO 371 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 AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Sourabh Munshi 10/13/95
 SOURABH G. MUNSHI, PROF. LAND SURVEYOR, NO. 10770 DATE

RECORDED AS PLAT 12057 ON FEBRUARY 29, 1996 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FINAL SUBDIVISION PLAT FREITAG SUBDIVISION

SECTION ONE - LOT 1
 EXISTING ZONING: RURAL CONSERVATION
 TAX MAP: 3 P/O PARCEL: 8
 FOURTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 D.P. & Z FILE NOS.: WF-96-42
 SCALE: 1" = 100' SEPTEMBER, 1995
 SHEET 1 OF 1



VANMAR ASSOCIATES INC.
 Engineers-Surveyors-Planners
 310 South Main Street P.O. Box 308 Mount Airy, Maryland 21771
 (301) 823-2800 (301) 891-5019 (410) 549-2751 Fax (301) 891-5003