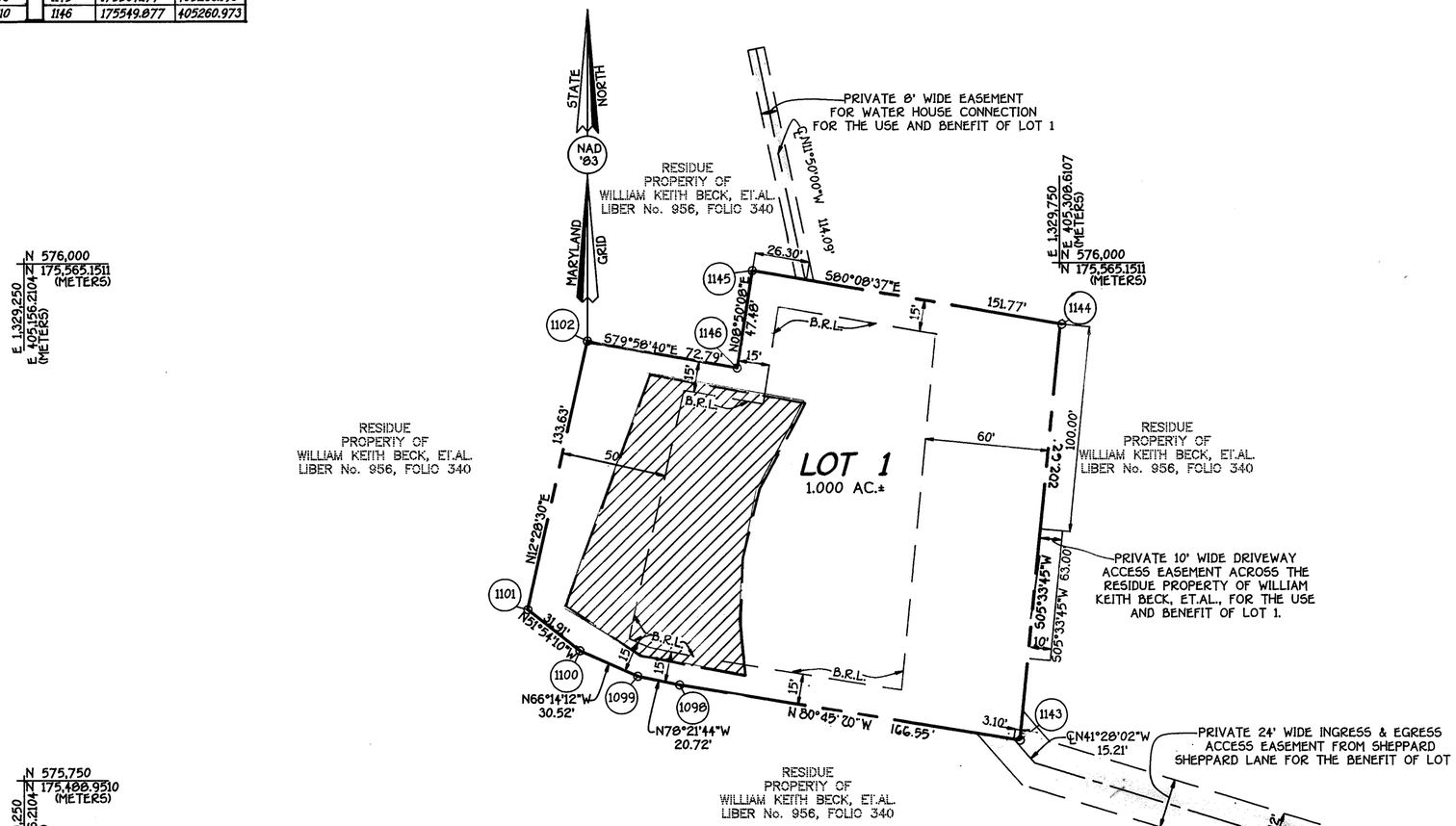
COORDINATE TABLE U.S. EQUIVALENT		
POINT	NORTH	EAST
1098	575795.915	1329566.499
1099	575800.094	1329546.208
1100	575812.391	1329518.280
1101	575832.081	1329493.166
1102	575962.555	1329522.031
1143	575769.159	1329730.890
1144	575970.825	1329750.530
1145	575996.804	1329601.003
1146	575949.887	1329593.710

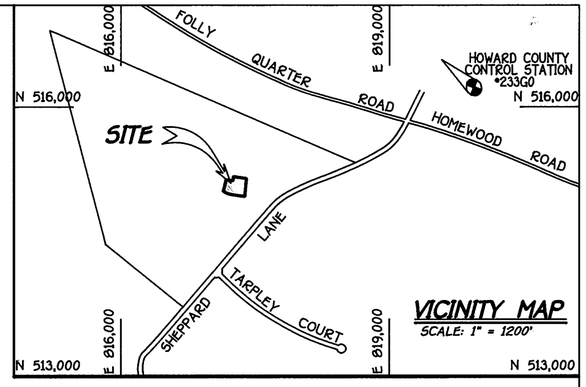
COORDINATE TABLE METRIC EQUIVALENT		
POINT	NORTH	EAST
1098	175502.946	405252.679
1099	175504.220	405246.495
1100	175507.968	405237.982
1101	175513.969	405230.327
1102	175553.737	405239.126
1143	175494.791	405302.786
1144	175556.259	405308.772
1145	175564.177	405263.196
1146	175549.877	405260.973

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.

LEWIS FARM LIMITED LIABILITY COMPANY
BY: MICHAEL BECK, GENERAL PARTNER — DATE 9-29-95

TERRELL A. FISHER, L.S. #10692
(REGISTERED LAND SURVEYOR) — DATE 10/13/95





VICINITY MAP
SCALE: 1" = 1200'

GENERAL NOTES:

1. ▨ THIS AREA DESIGNATES A PRIVATE SEWERAGE 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 RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
2. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
3. SUBJECT PROPERTY ZONED RC-DEO PER 9/10/92 COMPREHENSIVE ZONING PLAN.
4. COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 23G0 AND No. 19.

23G0	N 175952.4236 METERS E 405995.1988 METERS	19	N 176927.0334 METERS E 406505.1096 METERS	(NOT SHOWN WITHIN VICINITY MAP LIMITS)

5. THIS PLAT IS BASED ON FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST 10, 1995 BY FISHER, COLLINS & CARTER, INC.
6. B.R.L. DENOTES BUILDING RESTRICTION LINE ESTABLISHED BY ZONING.
7. ● DENOTES IRON PIN SET CAPPED "F.C.C. 106".
8. DENOTES IRON PIPE OR IRON BAR FOUND.
9. ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
10. ■ DENOTES CONCRETE MONUMENT SET WITH ALUMINUM PLATE "F.C.C. 106".
11. DENOTES STONE OR MONUMENT FOUND.
12. ALL LOT AREAS ARE MORE OR LESS (±).
13. ALL DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD '83 GRID MEASUREMENT.
14. EXISTING HOUSE, BARN AND ACCESSORY STRUCTURES ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
15. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPESTEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR PIPESTEM DRIVEWAY.
16. DRIVEWAY(S) SHALL BE PROVIDED PERIOD TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
    a) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE (1) RESIDENCE);
    b) SURFACE - SIX INCHES (6") OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1 1/2" MINIMUM);
    c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
    d) STRUCTURES - (CULVERTS/BRIDGES) - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN ONE FOOT DEPTH OVER DRIVEWAY SURFACE;
    e) STRUCTURE CLEARANCES - MINIMUM 12 FEET;
    g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

NOTE:
EASEMENT FOR ACCESS TO, CONSTRUCTION, MAINTENANCE AND REPAIR OF A WELL OR WELLS IS FOR THE USE OF LOT 1 ONLY. SAID EASEMENT IS INTENDED AS AN EASEMENT IN PERPETUITY, SHALL RUN WITH THE LAND, AND SHALL BE FOR THE SOLE AND EXCLUSIVE USE OF AND BE BINDING UPON ALL EXISTING OR SUBSEQUENT OWNERS OF LOT 1, THEIR HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS OR ASSIGNEES. NO STRUCTURE MAY BE BUILT WITHIN THE EASEMENT AREA THAT MAY DAMAGE, IMPEDE ACCESS TO, OR UNREASONABLY INCREASE THE COSTS OF REPAIRING, REPLACING OR MAINTAINING THE WELL(S).

NOTE:
THE PURPOSE OF THIS PLAT IS TO CREATE A 1.000 ACRE LOT IN ACCORDANCE WITH SECTION 104E.6 OF THE HOWARD COUNTY ZONING REGULATIONS.

AREA TABULATION FOR SHEET

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.000 AC.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 AC.
TOTAL AREA OF LOTS TO BE RECORDED	0.000 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 AC.
TOTAL AREA TO BE RECORDED	1.000 AC.±

OWNER AND DEVELOPER

LEWIS FARM LIMITED LIABILITY COMPANY
MR. MICHAEL BECK, GENERAL PARTNER
4500 SHEPPARD LANE
ELLICOTT CITY, MARYLAND 21042

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

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

HOWARD COUNTY HEALTH OFFICER — DATE 3/14/96

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

CHIEF, DEVELOPMENT ENGINEERING DIVISION M.K. — DATE 3/14/96

DIRECTOR — DATE 3/19/96

OWNER'S CERTIFICATE

LEWIS FARM LIMITED LIABILITY COMPANY, BY MICHAEL BECK, GENERAL PARTNER 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 AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; (1) THE RIGHT TO LAY, CONSTRUCT, MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER 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 FLOODPLAINS, 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; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 29 DAY OF September, 1995.

LEWIS FARM LIMITED LIABILITY COMPANY
BY: MICHAEL BECK, GENERAL PARTNER

WITNESS

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 PETER AYMAR BECK, WILLIAM KEITH BECK, MICHAEL UPJOHN BECK, ADRIENE GRACE BECK, HEATHER ADELE BECK, ROBIN GABRIELLE BECK, TERRI-SUE BECK AND FREDERIC ALEXANDER BECK TO LEWIS FARM LIMITED LIABILITY COMPANY, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3596 AT FOLIO 108, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL 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, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

STATE OF MARYLAND — TERRELL A. FISHER — No. 10692 — REGISTERED PROFESSIONAL LAND SURVEYOR

TERRELL A. FISHER, PROFESSIONAL LAND SURVEYOR No. 10692 — DATE 10/13/95

RECORDED AS PLAT No. 12084 ON MARCH 21, 1996
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BECK PROPERTY

LOT No. 1
ZONING: RC-DEO
TAX MAP 28, GRID 6, PART OF PARCEL 6
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

0' 50' 100' 150'
Scale: 1" = 50'

DATE: OCTOBER 23, 1995
SHEET 1 OF 1
F 96-58

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F96-58