U.S. EQUIVALENT			METRIC				
	ORDINATE		CO	ORDINATI	E TABLE		
No.	NORTH	EA5T	No.	NORTH	EAST		
64	551184.283	1330202.632	64	168001.305	405446.573		
86	553507.321	1330495.237	86	168709.369			
89	554004.209	1329780.750	89	168860.821	405317.983		
154	550027.055	1329929.636	154	167648.582	405363.364		
174	551461.085	1329556.706	174	168085.675	405249.694		
182	551472.061	1329605.487	182	16 <i>8</i> 0 <i>8</i> 9.020 16 <i>8</i> 132.509	405264.563		
185	551614.740	1329485.360	185	168141.709	405240.098		
186	551644.923	1329525.222	186	168263.787	405196.118		
217	552045.442	1329380.929	217	160174.399	405215.346		
219	551752.175	1329444.013	219	168165.199	405203.196		
220	551721.992	1329404.151	220	160540.949	405254.922		
228	552891.011	1329573.857	228	160524.907	405240.064		
229	552902.133	1329525.110	314	168064.988	405299.463		
314	551393.214	1329599.653	519	167715.391	405262.785		
519 520	550246.245 550033.381	1329609.980	520	167650.510	405265.932		
523	550058.111	1329616.410	523	167650.048	405267.892		
524	550033.576	1329593.632	524	167650.569	405260.950		
	550250.681	1329649.456	526	167716.743	405277.965		
526 533	550031.720	1329693.910	533	167650.004	405291.514		
534	550057.116	1329666.687	534	167657.744	405283.220		
535	550453.645	1329627.455	535	167778.607	405271.259		
537	550436.249	1329674.331	537	167773.304	405285.547		
552	550597.053	1329680.673	552	167822.317	405287.480		
553	550838.211	1329696.057	553	167895.822	405292.413		
556	550849.187	1329745.638	556	167899.168	405307.281		
558	550579.657	1329727.549	558	167817.015	405301.768		
580	550028.067	1329878.503	580	167648.890	405314.778		
586	550609.110	1330015.575	586	167825.995	405389.558		
591	550930.894	1329676.003	591	167923.836	405286.056		
593	550938.000	1329343.000	593	167926.238	405.184.557		
595	550646.119	1329746.036	595	167837.273	405307.646		
599	551501.502	1329545.354	599	168097.994	405246.234		
630	553030.060	1329865.125	630	168566.582	405349.800		
643	553147.601	1330006.312	643	160599.726	405654.959		
647	553284.832	1330770.864	647	168641.554	405619.771		
670	553844.851	1329833.301	670	168812.248	405334.001		
808	551600.150	1329495.899	808	168128.062	405231.160		
809	551509.968	1329364.948	809	168100.574	405191.247		
810	551546.260	1329271.766	810	160111.636	405162.845		
820	551367.964	1329309.936	820	168057.292	405174.479		
997	551584.250	1328744.222	997	160123.216	405002.049		
998	551640.554	1329057.232	998	168140.377	405097.454		
999	551704.807	1329128.179	999	168159.961	405119.079		
1171	553129.323	1329300.024	1171	169594.155	405171.458		
1172	553014.282	1329562.144	1172	160559.090	405251.352		
1167	552834.624	1329864.630	1187	160504.330	405343.550		
1188	552910.429	1329578.644	1188	168527.436	405256.381		
1224	552917.150	1330736.604	1224	168529.484	405609.328		
1242	553106.713	1329673.410	1242	160507.263	405285.266		
1244	553136.592	1329633.320	1244	168596.370	405273.046		
1245	553171.577	1329628.214	1245	168607.034	405271.490		
1246	553313.739	1329437.467	1246	168650.365	405213.350		
1247	553353.830	1329467.346	1247	168662.586	405222.457		
1328	553196.728	1329670.138	1238	168614.700	405286.707		
1329	553216.773	1329693.078	1329	168620.810	405291.261		
1330	553222.749	1329605.060	1330	168622.631	405288.817		
1331	553242.794	1329699.999	1331	168628.741	405293.370		
1336	553200.963	1329756.126	1336	168615.991	405310.478		
1337	553180.918	1329741.106	1337	168609.881	405305.924		
1338	553106.094	1329733.168	1338	168611.702	 		
1891	551996.455 552061.271	1329008.246	1891 1892	168248.856 168268.612	405082.524 405077.768		
			1892		405097.451		
1893	550849.187	1329024.412		168267.471	405083.884		
1894	552057.529 552036.7 <i>6</i> 9	1329012.711	1894		405122.744		
1895	552085.400	1329140.203	1895 1896		405122.744		
1897	552037.752	1329302.247	1897		405172.135		
1898	552086.500	1329313.369	1898	1	405175.525		
1899	552007.127	1329324.080	1899	,	405178.790		
TOTAL N	TOTAL SHEET AREA TABULATION TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED. 32						
TOTAL N TOTAL N	UMBER OF OPEN S UMBER OF PRESES UMBER OF LOTS	SPACE LOTS TO BI RVATION PARCELS TO BE RECORDED. LE LOTS TO BE RE	E RECORD TO BE R	ED ECORDED	7 1 40		

=	U.S. EQUIVALENT COORDINATE TABLE				METRIC COORDINATE TABLE		
	No.	NORTH	EAST	llt	No.	NORTH	EA5T
	1900	552105.311	1329343.304		1900	168282.035	405184.650
7	1924	551445.648	1329725.249	Ш	1924	168080.970	40530 <u>m</u> 066
	1925	551377.979	1329652.280	Ш	1925	168060.344	405278.825
	1926	551426.760	1329641.304		1926	168075.213	405275.480
	1927	551348.101	1329633.378		1927	168051.237	405273.064
	1928	551445.662	1329611.426		1928	168080.974	405266.373
3	1931	551526.570	1329589.548	Ш	1931	168105.635	405259.705
, TI	1937	553167.612	1329718.780	Ш	1937	168605.825	405299.095
	1962	552994.188	1329607.928		1962	168552.966	405265.307
	2075	551593.539	1328679.889		2075	168126.047	404982.440
	2078	551408.908	1320579.776		2078	168069.771	404951.926

THE REQUIREMENTS § 3-100, THE REAL PROPERTY ARTICLE. ANNOTATED CODE OF MARYLAND, 1900 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH

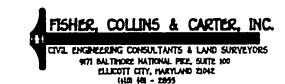
12-4-94 UPCHURCH PROPERTY PARTNERSHIP BY: FARL D. COLLINS

OWNER AND DEVELOPER

UPCHURCH PROPERTY PARTNERSHIP P.O. BOX 1371 ELLICOTT CITY, MARYLAND 21041

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

*DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA", LOCATED IN, ON, OVER AND THROUGH 4 THROUGH 41. ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY."



PIPESTEM

6.709 s.f.

3,120 s.f.

1,920 s.f.

1,888 s.f.

720 s.f.

434 s.f.

63,496 s.f. 4,090 s.f. 60,309 s.f. 0,425 s.f.

66.418 s.f.

48,104 s.f.

45,704 s.f.

43,304 s.f.

48,224 5.f.

43,062 s.f.

LOT No. | GROSS AREA

23

-24

34

MINIMUM LOT SIZE CHART

REMAINING

59,398 s.f. 59,964 s.f.

59,709 s.f.

44,894 s.f.

43,784 s.f.

42,584 s.f.

46,336 s.f.

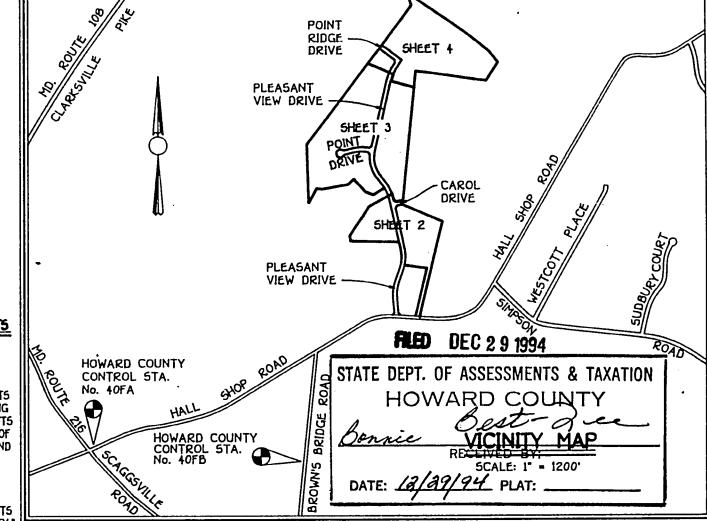
42,628 s.f.

100 YEAR

FLOODPLAIN

No No.	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD BEARING AND DISTANCE
174 - 599	400.00	42.00'	06*00'58*	21.02'	N 15°41'20" W 41.98'
182 - 1931	450.00'	56.83'	07*14'09*	28.45'	N 16*17'59" W 56.79'
185 - 599	400.00'	128.70'	18*26'08*	64.91'	5 27°54'53° E 128.15'
106 - 1931	450.00'	135.21'	17°12'57°	68.12'	5 28°31'29° E 134.70'
217 - 219	355.00'	309.70	49*59'06"	165.48'	5 12°08'23" E 299.97'
220 - 1899	405.00'	303.19'	42*53'36"	159.10'	N 15°41'08° W 296.16'
228 - 1962	575.00'	108.82'	10*50'36"	54.57'	N 18°16'27° E 108.66'
229 - 1172	625.00'	118.26'	10*50'36*	59.32'	N 18*16'27" E 118.11'
519 - 535	475.00'	210.98'	25°26'59°	107.26	N 07°38'06" E 209.25'
520 - 524	1040.00'	16.35'	00*54'03*	8.17'	N 89°19'00" W 16.35'
526 - 537	425.00 °	188.78'	25*26'59*	95.97'	N 07°38'06° E 187.23'
552 - 553	425.00	245.08'	33.05.56	126.05'	N 03°50'22" E 241.70'
556 - 558	475.00'	273.92'	33.05.56.	140.88'	5 03°50'22" W 270.14'
599 - 808	400.00'	110.70'	15*51'26*	55.71'	N 26°37'32° W 110.35'
1172 - 1244	625.00	141.82'	13.00.03.	71.21'	N 30°11'47" E 141.51'
1100 - 1962	575.00'	88.82'	08°51'01°	44.50'	N 19°16'15" E 00.73'
1242 - 1962	575.00	130.47'	13.00.03.	65.52'	5 30°11'47" W 130.19'
1891 - 1893	25.00°	21.03'	48*11'29*	11.18'	N 52°22'18" E 20.41'
1891 - 1919	50.00	120.59'	136*11'23*	130.90'	N 62°37'42° W 93.42'
1892 - 1894	25.00'	21.03'	40*11'23"	11.16'	5 79°26'19" E 20.41'
1895 - 1897	355.00'	163.49'	26°23'10°	83.22 '	N 09*39'34" E 162.05'
1896 - 1898	405.00'	186.51	26°23'10°	94.94'	N 69°39'34" E 164.67'

CURVE DATA



GENERAL NOTES (CON'T): 24. THIS SUBDIVISION UNDER SECTION 16.121(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATION REQUIRES IN RR-DEO ZONE THAT 25% OF THE GROSS AREA OF TH PROPERTY BE PLACED IN OPEN SPACE. THE TOTAL AREA OF THE OPEN SPACE LOTS MEET THE ABOVE CRITERIA. THEREFORE NO FURTHER RESUBDIVISION OF THE OPEN SPACE LOTS WILL BE ALLOWED FOR RESIDENTIAL CONSTRUCTION, BECAUSE ALL OPEN SPACE IS NEEDED TO MEET THE 25% REQUIREMENT. DESIGNATED OPEN SPACE (LOTS/PARCELS) ARE NOT IN CONFORMANCE WITH STATE OF MARYLAND SUBDIVISION REGULATIONS FOR BUILDING LOTS AS SUCH, THEY ARE PERMANENTLY INELIGIBLE FOR BUILDING PERMIT REVIEW BY THE HEALTH DEPARTMENT.

DENSITY EXCHANGE SENDING PARCELS

TOTAL NUMBER OF DEVELOPMENT RIGHTS REQUIRED TO BE TRANSFERRED FROM A SENDING AREA = 19 TAX PARCEL LIBER/FOLIO No. OF DEVELOPMENT SENDING PARCELS RIGHTS TRANSFERRED MAP OWNERSHIP 601/365 LEON & BETTY BREAULT -WILLIAM & BONNIE GREEN 2856/209 "CHARLES & CAROL SCHROYER B 313 1014/467

TOTAL DEVELOPMENT RIGHTS TRANSFERRED: 19

· HAY MEDOW, PARCEL'A' (F-94-40) · WALNUT SPRINGS, PARCELA (F-95-25)

GENERAL NOTES:

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 ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS 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.

3. SUBJECT PROPERTY ZONED "RR-DEO" PER 9-18-92 COMPREHENSIVE 4. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 40FB AND No. 40FA.

2. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.

40FB N 548,470.3198 (167,174.0880 M) E 1,326,000.807 (404,165.8546 M)

(167,063.3070 M) 40FA N 548,106.8658 (404,903.6535 M) E 1.328.421.402

5. THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE 2, 1993, BY FISHER, COLLINS AND CARTER, INC. 6. B.R.L. DENOTES BUILDING RESTRICTION LINE.

DENOTES IRON PIN SET CAPPED "F.C.C. 106"

8. DENOTES IRON PIPE OR IRON BAR FOUND.

9. O DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY. ■ DENOTES CONCRETE MONUMENT SET WITH ALUMINUM PLATE *F.C.C. 106*. DENOTES CONCRETE MONUMENT OR STONE FOUND.

12. FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE

ROAD R/W AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
DRIVEWAY(S) SHALL BE PROVIDED PRIOR 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 RESIDENCE); b) SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR

c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS; D STRUCTURES (CULYERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS

TONS (H25 LOADING): e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD

WITH NO MORE THAN I FOOT DEPTH OVER DRIVEWAY SURFACE; STRUCTURE CLEARANCES - MINIMUM 12 FEET; MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

ALL AREAS ARE MORE OR LESS *. 15. ALL DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD '83 GRID MEASUREMENT.

A 10' PUBLIC TREE MAINTENANCE EASEMENT, TEN FEET IN WIDTH, RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAT OF SUBDIVISION IS RESERVED UPON ALL LOTS FRONTING ON THE SAID PUBLIC ROAD RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY. WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY-OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS. NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
PRIOR DEPARTMENT OF PLANNING AND ZONING FILE Nos. 594-09, P94-08

AND F94-80. CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST

CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
OPEN SPACE TABULATION: A. TOTAL AREA FOR CALCULATION:

(FULTON MANOR LOTS 1 THRU 3) + (FULTON MANOR LOTS 4 THRU 42 AND (4.217 AC.+) + (60.153 AC.+) = 72.370 AC.+

B. OPEN SPACE PERCENTAGE REQUIRED: 25% C. OPEN SPACE REQUIRED: 72.370 AC. * 25% = 18.093 AC. * D. OPEN SPACE PROVIDED = 18.093 AC.+ E. PRESERVATION PARCEL PROVIDED = 6.985 AC.+.

20. ARTICLES OF INCORPORATION OF FULTON MANOR HOMEOWNER'S ASSOCIATION, INC. FILED WITH MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON DECEMBER 2, 1994. AS ACCOUNT

21. 325.0 DENOTES APPROXIMATE ELEVATION OF 100 YEAR FLOODPLAIN.
22. DENOTES EXISTING CENTERLINE OF STREAM. 22. DENOTES EXISTING CENTERLINE OF STRI 23. DENSITY TABULATION FOR DEVELOPMENT RIGHTS: A. TOTAL AREA OF FULTON MANOR SUBDIVISION = 72.370 AC. (AREA OF LOTS 1 THRU 3) + (AREA OF LOTS 4 THRU 42 AND PARCEL 'A')

(4.217 AC.+) + (68.153 AC.+) B. DEVELOPMENT RIGHTS ALLOWED: 17 72.370 AC. + 1 DEVELOPMENT RIGHT/4.25 AC. = 17.028

C. DEVELOPMENT RIGHTS PROPOSED: (LOTS 1 THRU 3, LOTS 4 THRU 42 AND PARCEL 'A'): 36 D. DEVELOPMENT RIGHTS ALLOWED: 36.
72.370 AC. + 1 DEVELOPMENT RIGHT/2 AC. - 36.185

E. DEVELOPMENT RIGHTS REQUIRED TO BE TRANSFERRED FROM A SENDING AREA: 19 36 DEVELOPMENT RIGHTS - 17 DEVELOPMENT RIGHTS.

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

TOTAL AREA OF ROADWAY TO BE RECORDED.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND 12/28/94 JA DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS, AND PUBLIC HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

12/20/94 DATE ECTOR DULIZETHY

OWNER'S CERTIFICATE

UPCHURCH PROPERTY PARTNERSHIP, BY FARL O. COLLINSOWNER 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 AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND OTHER SERVICES IN AND UNDER ALL ROADS OR 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 WATER WAYS 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 MY HAND THIS 2 DAY OF DEGEMBER, 1994

WECHURCH PROPERTY PARTNERSHIP BY: EARL D. COLLING

WITNESS

MUMINIM

59,398 s.f.

59,964 s.f.

59,709 s.f.

44,985 s.f.

43,784 5.1.

42,584 s.f.

46,336 s.f.

12,628 s.f.

LOT SIZE

25% SLOPES

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 OTHA D.
UPCHURCH AND CAROL F. UPCHURCH AND UPCHURCH PROPERTY PARTNERSHIP TO UPCHURCH PROPERTY PARTNERSHIP BY DEED DATED OCTOBER 4. 1994 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 3356 AT FOLIO 229 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 THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

TERRELL A. FISHER, L.S. . 10692

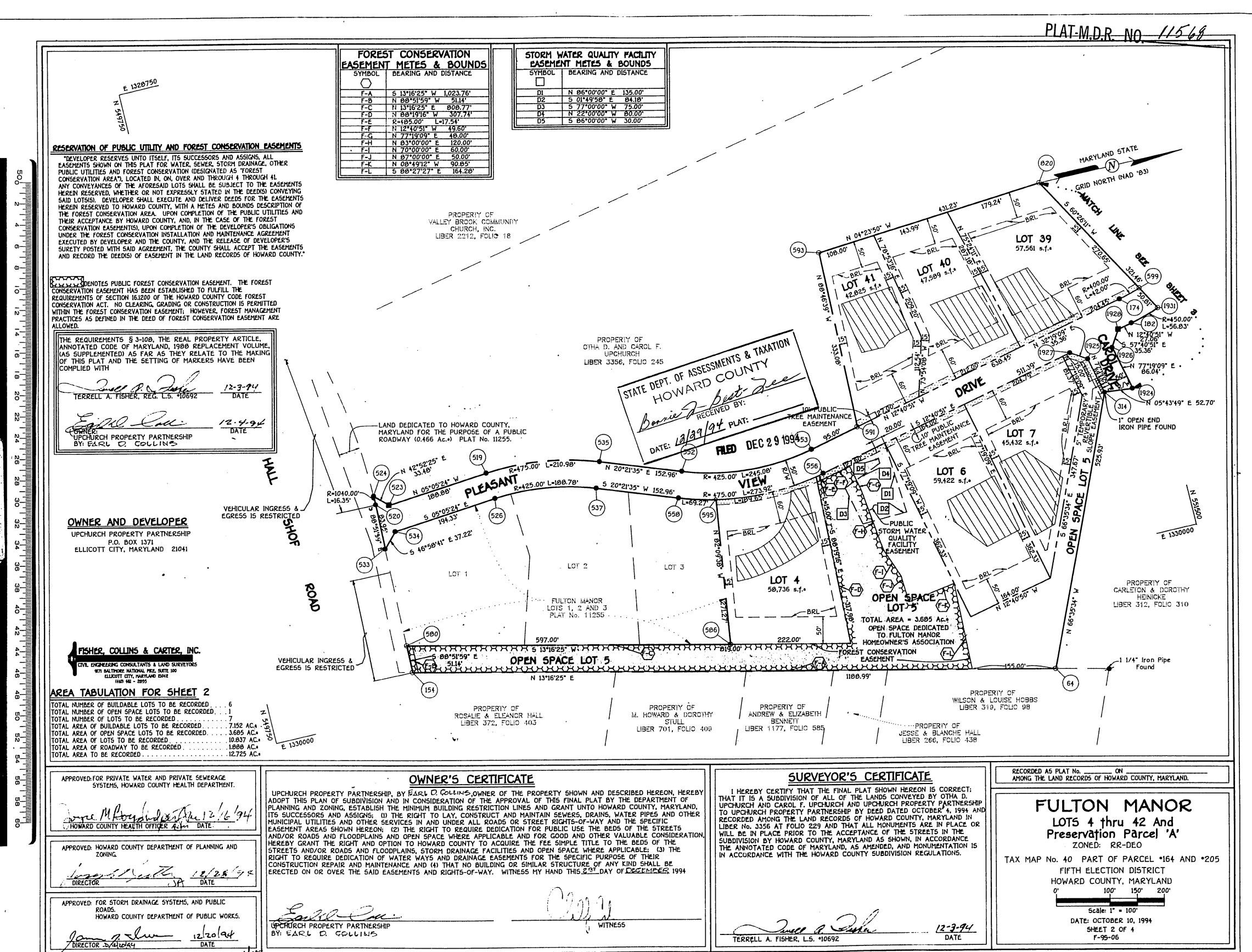
FULTON MANOR LOTS 4 thru 42 And Preservation Parcel 'A'

ZONED: RR-DEO TAX MAP No. 40 PART OF PARCEL *164 AND *205 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

> SCALE: As Shown DATE: OCTOBER 10, 1994 SHEET 1 OF 4 F-95-06

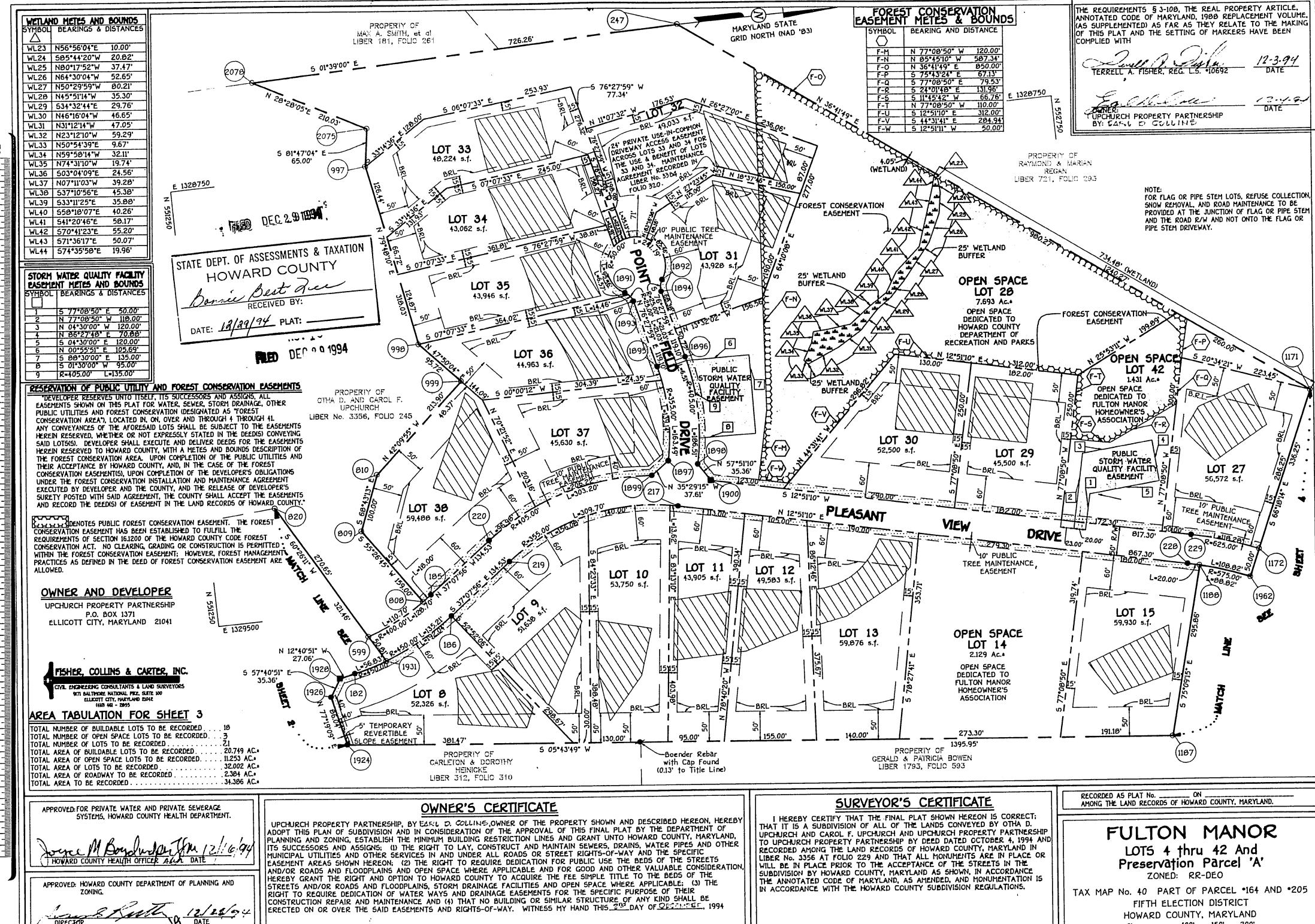
MSA &SU 2123-268-1 F-95-06

12-3-94



30460P4.D

MSA CSU 2123-268-2 F-95-06



witness

30460P5.DWG

APPROVED: FOR STORM DRAINAGE SYSTEMS, AND PUBLIC

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

WPCHURCH PROPERTY PARTNERSHIP

BY: CARI. D. COLLINS

MSA CSU 2123-268-3 F-95-06

12-3-94

TERRELL A. FISHER, L.S. -10692

Scale: 1" = 100"

DATE: OCTOBER 10, 1994

SHEET 3 OF 4

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WETLANDS METES AND BOUNDS THE REQUIREMENTS § 3-100. THE REAL PROPERTY ARTICLE. PROPERTY OF STORM WATER QUALITY ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, CLAUDE D. KRUHM FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, FACILITY EASEMENT BEARING & DISTANCE (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING LIBER 660, FOLIO 190 SNOW REMOVAL, AND ROAD MAINTENANCE TO BE OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH PROPERIY OF METES AND BOUNDS PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR JOHN AND CAROL DUNLAVEY 92.63 WL46 N09"56'51"E LIBER 1385, FOLIO 3 118.89 BEARING & DISTANCE (89) WL47 N21°29'10"E PIPE STEM DRIVEWAY. 94.17' N19*40'17*E N 53°18'11" W 10.00' 79.01 508°15'29"W N 36°41'49" E 40.00' 505°21'51"E 76.61 N 67°00'00° E 85.00° N19°18'35"W 54.31 5 24°00'00° E 60.00' 546°16'48°W 31.56' 5 10°34'27° W 101.45' N09°31'38"W 46.01" WL53 UPCHURCH PROPERTY PARTNERSHIP BY: EARL O. COLLING N 78°00'00" W 90.00' 529°55'31"W 64.29' WL54 N 53°18'11" W 45.00' **WL55** N19"42'21"E B1.01° N 36°41'49" E 25.00" 110.34 510°11'04"W LOT 21 5 53°18'11" E 10.00' 48.61 OPEN SPACE N09*35'33"E **WL59** 2.008 AC.* DEDICATED TO CELL HOWARD COUNTY J N 36°41'49° E 25.00' 41.07 565°57'38"W WL60 DEPARTMENT DEPARTMENT PARKS WL61 513°39'06"E 66.27' 504°37'22"W 88.92" WL62 ი_ 83.75 N09*59'21"E WL63 89.34' 514°43'48"W WL64 0-0 N 553750 52.07' WL65 528°46'09°W 517°33'58°W 101.91 WL66 101.80 WL67 523°51'30°E RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER BUILDABLE PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH 4 THROUGH 41 PRESERVATION ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS PARCEL 'A' HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING PROPERTY OF SAID LOTS(5). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS LOT 23 ELIZABETH MILLSTEIN LIBER 2187, FOLIO 266 HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF (ENVIRONMENTAL 45,704 s.f. THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND PROPERTY OF PRESERVATION) THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN THE CASE OF THE FOREST RAYMOND AND MARIAN REGAN PRESERVATION PARCEL 'A' CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS LIBER 721, FCLIO 293 (FOREST EASE.) IS ENCUMBERED ENTIRELY UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT BY A PRESERVATION EASEMENT 600 PP DEDICATED TO FULTON MANOR N 89 00 EXECUTED BY DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS HOMEOWNER'S ASSOCIATION AND AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY. HOWARD COUNTY, MARYLAND) LOT 24 FOREST CONSERVATION WAS 10'x35' TEMPORARY-REVERTIBLE GRADING AND SLOPE EASEMENT (124-10'x35' TEMPORARY-REVERTIBLE GRADING AND SLOPE EASEMENT 10' PUBLIC TREE PROPERTY OF MAINTENANCE MILITON HAROLD IGLEHART LIBER 1897, FOLIO 503 LANNY AND LINDA SPECHT CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE LIBER 1509, FOLIO 433 - 24' PRIVATE USE-IN-COMMON-ACCESS EASEMENT ACROSS LOTS 10 AND 19 FOR THE USE AND BENEFIT OF LOTS 17, 18, 19 AND PRESERVATION PARCEL 'A'. MAINTENANCE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOREST \1 3/4" iron CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT: HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE PROPERTY OF LOT 26, AGREEMENT RECORED IN IBER No. 3364 . FOLIO 306 GILBERT S. BLEVINS, et al. ∐BER 550, FC∐C 56 Pipe in Concrete 144.64\ (WL) 1° Iron 404.7 WL PRIVATE USE-IN-COMMON 10' PUBLIC
TREE MAINTENANCE ACCESS EASEMENT ACROSS Pipe Found OPEN SPACE LOT 20 PROPERTY OF LOTS 17, 18, 19 AND PRESERVATION GERALD AND PAIRICIA BOWEN PARCEL 'A' FOR THE USE AND EASEMENT LIBER 1793, FOLIC 593 Pipe Found BENEFIT OF LOTS 17, 18, 19, PRESERVATION PARCEL 'A' AND PROPERTY 0.281 Ac.+ PROPERTY OF GILBERT S. BLEVINS, et al. OF GERALD AND PATRICIA BOWEN. FIED DEC 29 1994 LIBER No. 33164 FOLIO 300 OPEN SPACE DEDICATED TO LIBER 1261, FOLIO 663 FULTON MANOR HOMEOWNER'S FLOODPLAIN METES AND BOUNDS STATE DEPT. OF ASSESSMENTS & TAXATION N 75*09'15" W BEARING AND DISTANCE SYMBOL | BEARING AND DISTANCE HOWARD COUNTY AREA TABULATION SHEET 4 FP1 | 5 55°11'00° E 90.00' SHEET TAL NUMBER OF BUILDABLE LOTS TO BE RECORDED. 1FPB N 81*51'55" W 23.00" FP9 N 14*50'10" E 117.36" TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.

OTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED.

TOTAL NUMBER OF LOTS AND PRESERVATION PARCELS TO BE RECORDED. FP2 5 13*25'26" E 117.79' FP3 | 5 21°42'50° W | 121.63' | FP10 | N 13°06'10° E | 119.10' FISHER, COLLINS & CARTER, INC. FP4 5 04°33'36° W 163.52' FP11 N 00°00'00° E 114.00' OWNER AND DEVELOPER OTAL AREA OF BUILDABLE LOTS TO BE RECORDED.
 FP5
 5 07°27'15° W
 107.91'
 FP12
 N 07°53'53° E
 174.66'

 FP6
 5 08°54'24° W
 135.64'
 FP13
 N 13°01'23° W
 150.86'

 FP7
 5 20°50'25° W
 105.53'
 FP14
 N 02°22'29° E
 115.05'
 OTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.

OTAL AREA OF PRESERVATION PARCELS TO BE RECORDED.

OTAL AREA OF LOTS AND PRESERVATION PARCELS TO BE RECORDED. VIL ENGINEERING CONSULTANTS & LAND SURVEYOR UPCHURCH PROPERTY PARTNERSHIP 9171 BALTHORE NATIONAL PIKE, SUITE 100 ELLICOTT CITY, HARYLAND 23042 P.O. BOX 1371 OTAL AREA OF ROADWAY TO BE RECORDED.
OTAL AREA TO BE RECORDED. ELLICOTT CITY, MARYLAND 21041 SURVEYOR'S CERTIFICATE OWNER'S CERTIFICATE APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT. I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT: UPCHURCH PROPERTY PARTNERSHIP, BY EARL D. GOLLINS, 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, THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY OTHA D. UPCHURCH AND CAROL F. UPCHURCH AND UPCHURCH PROPERTY PARTNERSHIP FULTON MANOR TO UPCHURCH PROPERTY PARTNERSHIP BY DEED DATED OCTOBER 4, 1994 AND TS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LOTS 4 thru 42 And Preservation Parcel 'A' MUNICIPAL UTILITIES AND OTHER SERVICES IN AND UNDER ALL ROADS OR 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 HOWARD COUNTY HEALTH OFFICER ... LIBER No. 3356 AT FOLIO 229 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN, IN ACCORDANCE HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE ZONED: RR-DEO APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE: (3) THE IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS. RIGHT TO REQUIRE DEDICATION OF WATER WAYS 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 MY HAND THIS 20 DAY OF DECEMBER 1994 TAX MAP No. 40 PART OF PARCEL *164 AND *205 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND APPROVED: FOR STORM DRAINAGE SYSTEMS, AND PUBLIC Scale: 1" = 100' HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS. DATE: OCTOBER 10, 1994 UPCHURCH PROPERTY PARTNERSHIP WITNESS 12-3-94 SHEET 4 OF 4 BY: EARL IN GOLLING F-95-06 TERRELL A. FISHER, L.S. . 10692

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