

U.S. EQUIVALENT COORDINATE TABLE

No.	NORTH	EAST
64	551184.283	1330202.632
66	553507.321	1330495.237
69	554004.209	1329780.750
154	550027.055	1329929.636
174	551461.085	1329556.706
182	551472.061	1329605.487
185	551614.740	1329485.360
186	551644.923	1329525.222
217	552045.442	1329380.929
219	551752.175	1329444.013
220	551721.992	1329404.151
228	552091.011	1329573.857
229	552902.133	1329525.110
314	551393.214	1329719.987
519	550246.245	1329599.653
520	550033.381	1329609.980
523	550058.111	1329616.410
524	550033.576	1329593.632
526	550250.681	1329649.152
533	550031.720	1329693.910
534	550057.116	1329666.687
535	550453.645	1329627.455
537	550436.249	1329674.331
552	550597.053	1329680.673
553	550838.211	1329696.857
556	550849.187	1329745.638
558	550579.657	1329727.549
580	550028.067	1329878.503
586	550609.110	1330015.575
591	550930.894	1329676.003
593	550938.000	1329343.000
595	550646.119	1329746.836
599	551501.502	1329545.354
630	553038.860	1329885.125
643	553147.601	1330086.312
647	553284.832	1330770.864
670	553844.851	1330833.301
808	551600.150	1329495.899
809	551509.968	1329364.948
810	551546.260	1329271.765
820	551367.964	1329309.936
997	55184.250	1328744.222
998	551640.554	1329057.232
999	551704.807	1329128.179
1171	55129.323	1329300.024
1172	553014.282	1329562.141
1187	552834.624	1329864.630
1188	552910.429	1329578.644
1224	552917.150	1330736.604
1242	553106.713	1329673.410
1244	553136.592	1329633.320
1245	553171.577	1329628.214
1246	553133.739	1329437.467
1247	553353.830	1329467.346
1328	553196.728	1329678.138
1329	553216.773	1329693.078
1330	553222.749	1329685.060
1331	553242.794	1329699.999
1336	553200.963	1329756.126
1337	553180.918	1329741.186
1338	553186.894	1329733.168
1891	551996.455	1329008.246
1892	552061.271	1328992.645
1893	550849.187	1329024.412
1894	552057.529	1329012.711
1895	552036.789	1329140.203
1896	552085.400	1329128.503
1897	552037.752	1329302.247
1898	552086.500	1329313.369
1899	552007.127	1329324.080

METRIC COORDINATE TABLE

No.	NORTH	EAST
64	168001.305	405446.573
66	168709.369	405355.759
69	168860.821	405317.983
154	167648.582	405363.364
174	168085.675	405249.694
182	168089.020	405264.563
185	168132.509	405227.948
186	168141.709	405240.098
217	168263.787	405196.118
219	168174.399	405215.346
220	168165.199	405203.196
228	168548.949	405254.922
229	168524.907	405240.064
314	168064.988	405299.463
519	167715.391	405262.785
520	167650.510	405265.932
523	167658.048	405267.892
524	167650.569	405260.950
526	167716.743	405277.965
533	167650.004	405291.514
534	167657.744	405283.220
535	167778.607	405271.259
537	167773.304	405285.547
552	167822.317	405287.480
553	167895.822	405292.413
556	167899.168	405307.281
558	167817.015	405301.768
580	167648.890	405314.778
586	167825.995	405389.558
591	167923.836	405286.056
593	167926.238	405184.557
595	167837.273	405307.646
599	168097.994	405246.234
630	168566.582	405349.800
643	168599.726	405654.959
647	168641.554	405619.771
670	168812.248	405334.001
808	168128.062	405231.160
809	168100.574	405191.247
810	168111.636	405162.845
820	168057.292	405174.479
997	168123.216	405002.049
998	168140.377	405097.454
999	168159.961	405119.079
1171	168594.155	405171.458
1172	168559.090	405251.352
1187	168504.330	405343.550
1188	168527.436	405256.381
1224	168529.484	405609.328
1242	168587.263	405285.266
1244	168596.370	405273.046
1245	168607.034	405271.490
1246	168650.365	405213.350
1247	168662.588	405222.457
1328	168614.700	405286.707
1329	168620.810	405291.261
1330	168622.631	405288.817
1331	168628.741	405293.370
1336	168615.991	405310.478
1337	168609.881	405305.924
1338	168611.702	405303.480
1891	168248.856	405082.524
1892	168268.612	405077.768
1893	168252.655	405087.451
1894	168267.471	405083.884
1895	168261.150	405122.744
1896	168275.966	405119.178
1897	168261.443	405172.135
1898	168276.302	405175.525
1899	168252.109	405178.790

U.S. EQUIVALENT COORDINATE TABLE

No.	NORTH	EAST
1900	552105.311	1329343.304
1924	551445.648	1329725.249
1925	551377.979	1329652.280
1926	551426.760	1329641.304
1927	551480.101	1329633.378
1928	551445.662	1329611.426
1931	551526.570	1329589.548
1937	55167.612	1329718.780
1962	55294.188	1329607.928
2075	551593.539	1328679.889
2078	551408.908	1328579.776

METRIC COORDINATE TABLE

No.	NORTH	EAST
1900	168282.035	405184.650
1924	168080.970	405308.666
1925	168060.344	405278.825
1926	168075.213	405275.480
1927	168051.237	405273.064
1928	168080.974	405266.373
1931	168105.635	405259.705
1937	168605.825	405299.095
1962	168552.966	405265.307
2075	168126.047	404982.440
2078	168069.771	404951.926

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

TERRELL A. FISHER, REG. L.S. #10692 DATE 12-3-94

EARL D. COLLINS DATE 12-4-94

UPCHURCH PROPERTY PARTNERSHIP
BY: EARL D. COLLINS

OWNER AND DEVELOPER

UPCHURCH PROPERTY PARTNERSHIP
P.O. BOX 1371
ELLCOTT 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 41 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, 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 EASEMENTS, 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 DEEDS OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY."

FISHER, COLLINS & CARTER, INC.

CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
WITH MARYLAND PROFESSIONAL SEAL, SUITE 100
ELLCOTT CITY, MARYLAND 21041
(410) 418-2255

MINIMUM LOT SIZE CHART

LOT No.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
17	63,496 s.f.	4,098 s.f.	59,398 s.f.	0	0	59,398 s.f.
18	60,389 s.f.	8,425 s.f.	51,964 s.f.	0	0	51,964 s.f.
19	66,418 s.f.	6,709 s.f.	59,709 s.f.	0	0	59,709 s.f.
22	48,104 s.f.	3,120 s.f.	44,984 s.f.	0	0	44,984 s.f.
23	45,704 s.f.	1,920 s.f.	43,784 s.f.	0	0	43,784 s.f.
24	43,304 s.f.	720 s.f.	42,584 s.f.	0	0	42,584 s.f.
33	48,224 s.f.	1,808 s.f.	46,416 s.f.	0	0	46,416 s.f.
34	43,062 s.f.	434 s.f.	42,628 s.f.	0	0	42,628 s.f.

OWNER'S CERTIFICATE

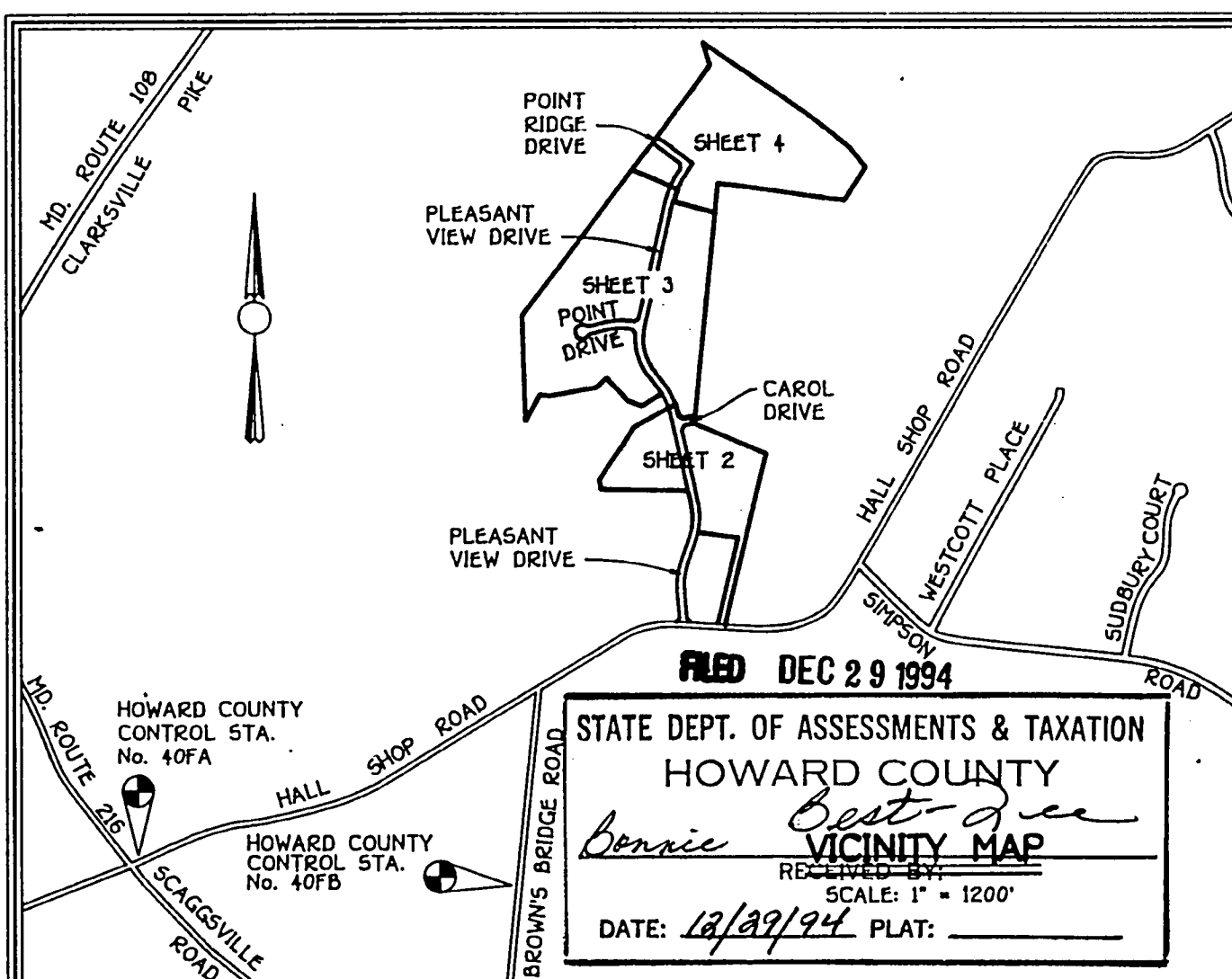
UPCHURCH PROPERTY PARTNERSHIP, BY EARL D. COLLINS, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT 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 OF 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 MY HAND THIS 2nd DAY OF DECEMBER, 1994

EARL D. COLLINS
UPCHURCH PROPERTY PARTNERSHIP
BY: EARL D. COLLINS

WITNESS

CURVE DATA

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'	S 27°54'53" E 128.15'
186 - 1931	450.00'	135.21'	17°12'57"	68.12'	S 28°31'29" E 134.70'
217 - 219	355.00'	309.70'	49°59'06"	165.48'	S 12°08'23" E 299.97'
220 - 1899	405.00'	303.19'	42°53'36"	159.10'	N 15°41'08" W 134.70'
228 - 1962	575.00'	108.82'	10°50'36"	54.57'	N 10°16'27" E 108.66'
229 - 1172	625.00'	118.28'	10°50'36"	59.32'	N 10°16'27" E 118.11'
519 - 535	475.00'	210.98'	25°28'59"	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°28'59"	95.97'	N 07°38'06" E 187.23'
552 - 553	425.00'	245.08'	33°02'26"	126.05'	N 03°50'22" E 241.70'
556 - 558	475.00'	273.92'	33°02'26"	140.88'	S 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'
1188 - 1962	575.00'	108.82'	08°51'01"	44.50'	N 19°16'15" E 108.73'
1242 - 1962	575.00'	130.47'	13°00'03"	65.52'	S 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'	138°11'23"	130.90'	N 82°37'12" W 93.42'
1892 - 1894	25.00'	21.03'	48°11'23"	11.18'	S 79°26'19" E 20.41'
1895 - 1897	355.00'	163.49'	26°23'10"	83.22'	N 89°39'34" E 162.05'
1896 - 1898	405.00'	186.51'	26°23'10"	94.94'	N 89°39'34" E 184.87'



GENERAL NOTES (CONT):

24. THIS SUBDIVISION UNDER SECTION 16.12(12) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATION REQUIRES IN RR-DEO ZONE THAT 25% OF THE GROSS AREA OF THE 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			
SENDING PARCELS OWNERSHIP	TAX MAP	PARCEL LIBER/FOLIO	No. of DEVELOPMENT RIGHTS TRANSFERRED
LEON & BETTY BREAULT	6	601/365	6
-WILLIAM & BONNIE GREEN	9	2856/199	11
-CHARLES & CAROL SCHROYER	8	1011/467	<u>2</u>
TOTAL DEVELOPMENT RIGHTS TRANSFERRED: 19			
* HAY MEADOW, PARCELS A' (F-44-10)			
** WALNUT SPRING, PARCELA (F-15-25)			

FOREST CONSERVATION EASEMENT METES & BOUNDS		
SYMBOL	BEARING AND DISTANCE	
F-A	S 13°16'25" W 1,023.76'	
F-B	N 08°51'59" W 511.4'	
F-C	N 13°16'25" E 808.77'	
F-D	N 08°19'16" W 307.74'	
F-E	R=185.00' L=17.54'	
F-F	N 12°40'51" W 49.60'	
F-G	N 77°19'09" E 48.00'	
F-H	N 03°00'00" E 120.00'	
F-I	N 70°00'00" E 60.00'	
F-J	N 07°00'00" E 50.00'	
F-K	N 08°49'12" W 90.85'	
F-L	S 08°27'27" E 161.28'	

STORM WATER QUALITY FACILITY EASEMENT METES & BOUNDS		
SYMBOL	BEARING AND DISTANCE	
D1	N 06°00'00" E 135.00'	
D2	S 01°49'58" E 84.18'	
D3	S 77°00'00" W 75.00'	
D4	N 22°00'00" W 80.00'	
D5	S 06°00'00" W 30.00'	

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 DEEDS CONVEYING SAID LOTS. 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 EASEMENTS, 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."

NOTES: DENOTES PUBLIC FOREST CONSERVATION EASEMENT. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 161200 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.

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH

Terrell A. Fisher 12-3-94
TERRELL A. FISHER, REG. L.S. #10692 DATE

Earl D. Collins 12-4-94
UPCHURCH PROPERTY PARTNERSHIP
BY: EARL D. COLLINS DATE

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

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
871 BALTIMORE NATIONAL PIKE, SUITE 100
ELLICOTT CITY, MARYLAND 21041
(410) 481-2295

AREA TABULATION FOR SHEET 2

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	6
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF LOTS TO BE RECORDED	7
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	7,152 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	3,685 AC.
TOTAL AREA OF LOTS TO BE RECORDED	10,837 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	1,808 AC.
TOTAL AREA TO BE RECORDED	12,725 AC.

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

James M. Boyd 12/16/94
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

James M. Boyd 12/20/94
DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS, AND PUBLIC ROADS.

James M. Boyd 12/20/94
DIRECTOR DATE

OWNER'S CERTIFICATE

UPCHURCH PROPERTY PARTNERSHIP, BY EARL D. COLLINS, 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 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 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 MY HAND THIS 2ND DAY OF DECEMBER, 1994

Earl D. Collins
UPCHURCH PROPERTY PARTNERSHIP
BY: EARL D. COLLINS

Terrell A. Fisher
WITNESS

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 WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Terrell A. Fisher 12-3-94
TERRELL A. FISHER, L.S. #10692 DATE

RECORDED AS PLAT NO. 11568 ON
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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: 1" = 100'
DATE: OCTOBER 10, 1994
SHEET 2 OF 4
F-95-06

THE REQUIREMENTS § 3-100, 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

TERRELL A. FISHER, REG. L.S. #10692 DATE 12-3-94

OWNER: UPCHURCH PROPERTY PARTNERSHIP BY: EARL D. COLLINS

STORM WATER QUALITY FACILITY EASEMENT METES AND BOUNDS

SYMBOL	BEARING & DISTANCE
A	N 53°10'11" W 10.00'
B	N 36°41'49" E 40.00'
C	N 67°00'00" E 85.00'
D	S 24°00'00" E 60.00'
E	S 10°34'27" W 101.45'
F	N 70°00'00" W 90.00'
G	N 53°10'11" W 45.00'
H	N 36°41'49" E 25.00'
I	S 53°10'11" E 10.00'
J	N 36°41'49" E 25.00'

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 LOT(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."

1. DENOTES PUBLIC FOREST CONSERVATION EASEMENT. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 161000 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.

AREA TABULATION SHEET 4

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	8
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	3
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS AND PRESERVATION PARCELS TO BE RECORDED	12
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	10,282 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	3,155 AC.
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	6,985 AC.
TOTAL AREA OF LOTS AND PRESERVATION PARCELS TO BE RECORDED	20,422 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.620 AC.
TOTAL AREA TO BE RECORDED	21,042 AC.

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
DIRECTOR DATE

APPROVED FOR STORM DRAINAGE SYSTEMS, AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
DIRECTOR DATE

OWNER'S CERTIFICATE

UPCHURCH PROPERTY PARTNERSHIP, BY EARL D. COLLINS, 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 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 OF 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 MY HAND THIS 29th DAY OF DECEMBER, 1994

UPCHURCH PROPERTY PARTNERSHIP BY: EARL D. COLLINS

WITNESS

STATE DEPT. OF ASSESSMENTS & TAXATION HOWARD COUNTY

RECEIVED BY: Bonnie Best DATE: 12/29/94 PLAT: 11570

NOTE: 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.

WETLANDS METES AND BOUNDS

SYMBOL	BEARING & DISTANCE
WL46	N09°56'51"E 92.63'
WL47	N21°29'10"E 118.89'
WL48	N19°40'17"E 94.17'
WL49	S00°15'29"W 79.01'
WL50	S05°21'51"E 76.61'
WL51	N19°10'35"W 54.31'
WL52	S46°16'48"W 31.56'
WL53	N09°31'38"W 46.01'
WL54	S29°55'31"W 64.29'
WL55	N19°42'21"E 81.01'
WL56	S10°11'04"W 110.34'
WL57	N09°35'33"E 48.61'
WL60	S65°57'38"W 41.07'
WL61	S13°39'06"E 66.27'
WL62	S04°37'22"W 88.92'
WL63	N09°59'21"E 83.75'
WL64	S14°43'48"W 89.34'
WL65	S20°46'09"W 52.07'
WL66	S17°33'58"W 101.91'
WL67	S23°51'30"E 101.80'

FLOODPLAIN METES AND BOUNDS

SYMBOL	BEARING AND DISTANCE	SYMBOL	BEARING AND DISTANCE
FP1	S 55°11'00" E 90.00'	FP8	N 01°51'55" W 23.00'
FP2	S 13°25'26" E 117.79'	FP9	N 14°58'10" E 117.38'
FP3	S 21°42'50" W 121.63'	FP10	N 13°06'10" E 119.10'
FP4	S 04°33'36" W 163.52'	FP11	N 00°00'00" E 114.00'
FP5	S 07°27'15" W 107.91'	FP12	N 07°53'53" E 174.66'
FP6	S 08°54'24" W 135.64'	FP13	N 13°01'23" W 150.88'
FP7	S 20°50'25" W 105.53'	FP14	N 02°22'29" E 115.05'

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
971 BALTIMORE NATIONAL PIKE, SUITE 300
ELICOTT CITY, MARYLAND 21041
(410) 448-2855

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 WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND DOCUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

TERRELL A. FISHER, L.S. #10692 DATE 12-3-94

RECORDED AS PLAT NO. 11570 ON AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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: 1" = 100'
DATE: OCTOBER 10, 1994
SHEET 4 OF 4
F-95-06