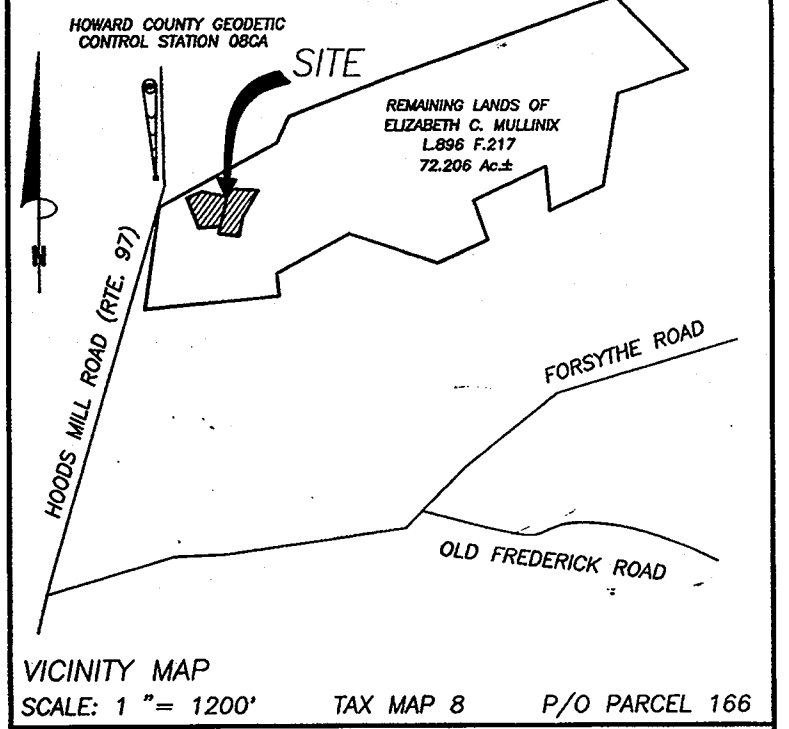


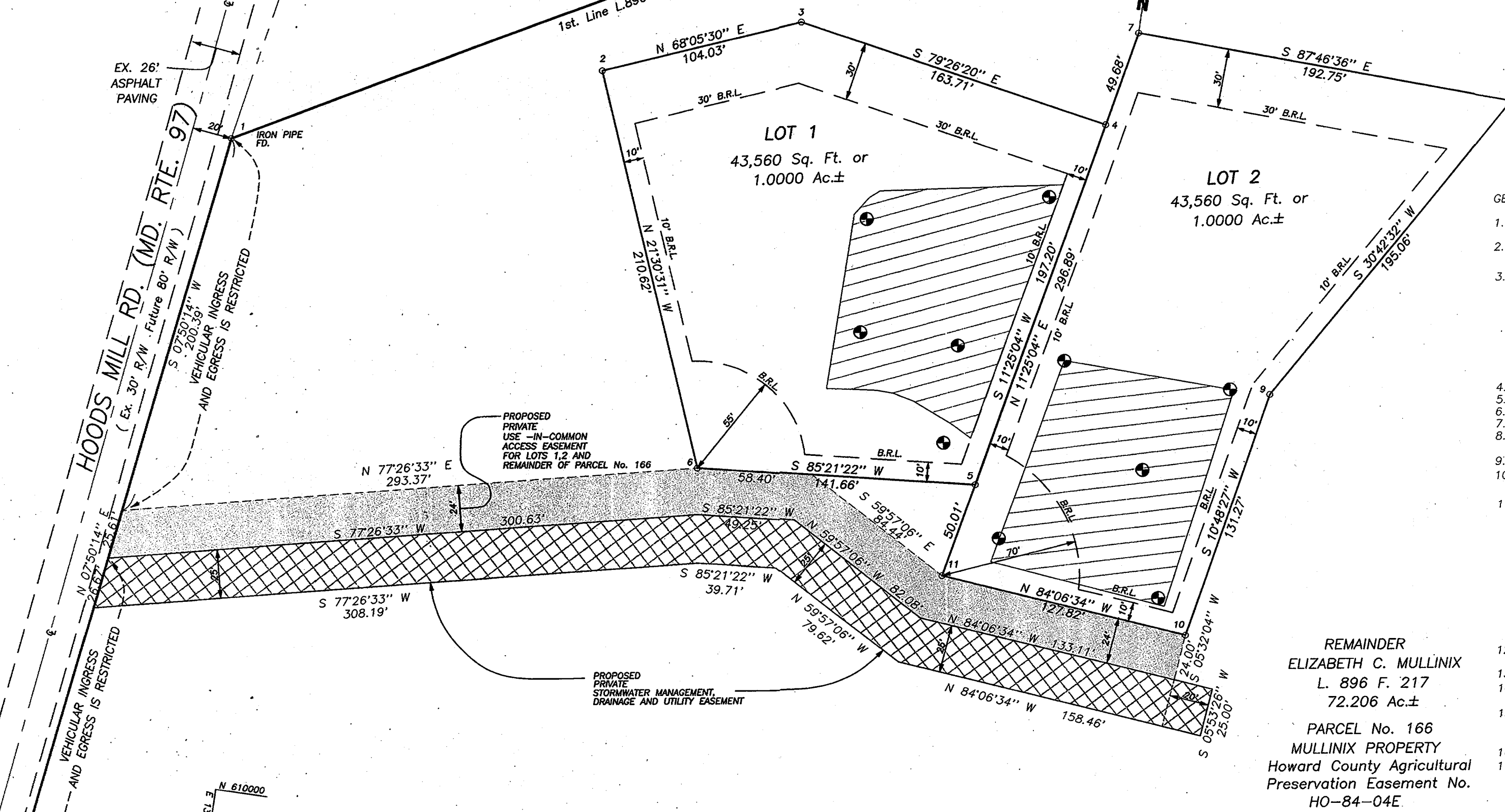
COORDINATES		
PT.	NORTH	EAST
1	610327.6931	1308759.1838
2	610388.9111	1308940.9848
3	610427.7282	1309037.5047
4	610397.7224	1309198.4441
5	610204.4269	1309159.4064
6	610192.9572	1309018.2074
7	610446.4153	1309208.2780
8	610438.9379	1309400.8806
9	610271.2283	1309301.2682
10	610142.2877	1309276.6517
11	610155.4055	1309149.5061

PARCEL No. 38
ROSE HILL FARM LLC
L. 5091 F. 754

OWNER/DEVELOPER
ELIZABETH C. MULLINIX
14420 HOWARD ROAD
DAYTON, MARYLAND 21036-1013
410-489-4363



COORDINATES ARE BASED ON NAD 83



GENERAL NOTES

- The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment regulations.
- Coordinates are based on NAD 83 Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 08CA and 08FB.
- This area designates a private sewage easement of at least 10,000 square feet (or 10,000 square feet per lot for shared drain fields associated with a shared sewage disposal facility) as required by the Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.03). Improvements in 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 line
- Represents concrete monument set (unless otherwise noted)
- Represents iron rebar set (unless otherwise noted)
- Percolation test holes shown hereon have been field located and shown thus ⊕. Public water and sewer are not available to this site. On-lot water and sewer will be provided until public utilities are available.
- Subject property zoned "RCDEO" per 10/18/93 comprehensive zoning plan.
- For flag or pipe stem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipe stem lot driveway.
- Driveways shall be provided prior to issuance of a use and occupancy permit for any new dwellings to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - Width - 12' (14' serving more than one residence);
 - Surface - 6" of compacted crusher run base w/tar and chip coating (1-1/2" min.);
 - Geometry - Max. 15% grade, max. 8% grade change and min. 45' turning radius;
 - Structures (culvert/bridges) - capable of supporting 25 gross tons (H25 loading);
 - Drainage Elements - capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface.
 - Maintenance - sufficient to insure all weather use.
- This plat is based on a field run monumented boundary survey performed on or about April 19, 2002 by Sourabh G. Munshi, Vanmar Associates, Inc.
- Areas as stated on this plat are to be taken as more or less, unless otherwise noted.
- No wetlands currently exist on this subdivision and the subdivision does not lie within a flood hazard area.
- A use-in-common driveway maintenance agreement for lots 1, 2 and Parcel No. 166 was recorded with the recording of this Final Plat at Howard County Land Records office.
- This plat is subject to Section 15.514(b) of the Agricultural Preservation Program.
- Lots 1 and 2 are created in accordance with the provisions of Section 104.E6 of Zoning Regulations and will be released from the Agricultural Land Preservation Program per section 15.514 of the Agricultural Land Preservation Act.
- This subdivision is exempt from the requirements of the Forest Conservation Program per Section 16.1202(b)(1)(vi) of the Subdivision and Land Development Regulations because the property is in the Agricultural Preservation Program, and because the subdivision is subject to section 15.514 of the Agricultural Land Preservation Act.
- Landscaping requirements for these lots shall be provided in accordance with the provisions of Section 16.124 of the Howard County Subdivision and Land Development Regulations and the Landscape Manual. FINANCIAL SURETY FOR THE REDD PERIMETER LANDSCAPING WILL BE POSTED WITH THE GRADING PERMIT FOR 9 SHADE TREES IN THE AMOUNT OF \$2,700.00.
- This subdivision is subject to a Deed of Agricultural Preservation Easement recorded in Liber 1265 at Folio 483, a Confirmatory Deed recorded in Liber 1369 at Folio 343 and an Amendment to Deed of Agricultural Preservation Easement recorded in Liber 7025 at Folio 352.

REMAINDER
ELIZABETH C. MULLINIX
L. 896 F. 217
72.206 Ac.±
PARCEL No. 166
MULLINIX PROPERTY
Howard County Agricultural
Preservation Easement No.
HO-84-04E

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 5/13/03
SOURABH G. MUNSHI, PROF. LAND SURVEYOR DATE

Elizabeth C. Mullinix 5-3-03
ELIZABETH C. MULLINIX, OWNER DATE

GENERAL NOTES (Cont.)

- At the building permit stage, lot grading and size of impervious covers including the location of the proposed houses and driveway shall be per the approved stormwater management exhibit. If changes are made, a new stormwater management report shall be required.

AREA TABULATION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 2
TOTAL AREA OF LOTS AND/OR PARCELS: 87,120 s.f. or 2.0000 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS: 0 s.f. or 0.0 Ac.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED: 87,120 s.f. or 2.0000 Ac.±

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

Penny Borestein 5-21-03
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Mark J. Leight 5/20/03
PLANNING DIRECTOR DATE

Chad Dorman 5/27/03
CHIEF, DEVELOPMENT ENGINEERING DIV. DATE

OWNER'S CERTIFICATE

I, Elizabeth C. Mullinix, 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 our hands this 14th day of May, 2003.

Elizabeth C. Mullinix 5-14-03
ELIZABETH C. MULLINIX Date

Mark A. Mullinix 5-14-03
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 Robert R. Levick and Arthur Pincus to J. David Mullinix (deceased) and Elizabeth C. Mullinix by deed dated August 7, 1978 and recorded among the land records of Howard County, Maryland in Liber 896 Folio 217 and that all the 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 5/13/03
Sourabh G. Munshi, Prof. L.S. #10770 Date



RECORDED AS PLAT 15971 ON 5-30-03
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

AGRICULTURAL PRESERVATION SUBDIVISION PLAT
FOR
NOAH'S MEADOW
SECTION I
LOTS 1-2

SITUATED ON EAST SIDE OF HOODS MILL ROAD (RTE. 97)
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' MAY, 2003
EXISTING ZONING: RCDEO
TAX MAP: 8 GRID: 5 P/O PARCEL: 166

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street P.O. Box 328 Mount Airy, Maryland 21771
(301) 829 2890 (301) 831 5015 (410) 549 2751