

COORDINATE TABLE		
NO.	NORTHING	EASTING
1	596,971.55	1,317,810.39
2	596,773.40	1,317,898.59
3	596,691.73	1,317,715.11
4	596,889.88	1,317,626.91

**GENERAL NOTES**

- ⊗ DENOTES 4" X 4" X 4" CONCRETE MONUMENT TO BE SET.
  - DENOTES 3/8" X 30" PIPE OR STEEL MARKER TO BE SET.
- COORDINATES SHOWN HEREON ARE BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO.15AA AND NO.15AB
- SUBJECT PROPERTY ZONED RC-DEO PER 02/02/04 COMPREHENSIVE ZONING PLAN.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- PREVIOUS DEPT. OF PLANNING AND ZONING FILE Nos: F-00-119
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 S.F. AS REQUIRED BY THE STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER 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 ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE & EMERGENCY VEHICLES PER THE FOLLOWING MIN. REQUIREMENTS:
  - WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE).
  - SURFACE - 6" OF COMPACT CRUSHER RUN BASE W/TAR AND CHIP COATING. (1-1/2" MIN.)
  - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' RADIUS.
  - STRUCTURES (CULVERTS/BRIDGES) - 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.
- AGRICULTURAL LAND PRESERVATION NOTES:
  - THIS PLAT IS SUBJECT TO SECTION 15.514(b) OF THE AGRICULTURAL PRESERVATION PROGRAM
  - LOT 2 IS CREATED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 104.E(6) OF THE ZONING REGULATIONS AND RELEASED FROM THE AGRICULTURAL LAND PRESERVATION EASEMENT #HO-90-24-E PER THE AGRICULTURAL LAND PRESERVATION PROGRAM, HOWARD COUNTY CODE SECTION 15.514
  - 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 EASEMENT
  - LOT 2 IS EXEMPT FROM PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE LANDSCAPE MANUAL SINCE IT IS AN AGRICULTURAL LOT LOCATED WITHIN THE FARM'S INTERIOR.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY
- THIS SUBDIVISION IS SUBJECT TO A DEED OF AGRICULTURAL EASEMENT RECORDED IN LIBER 2267 AT FOLIO 250 AND AMENDMENT RECORDED IN LIBER 3511 AT FOLIO 345
- ALL DISTANCES SHOWN ARE BASED UPON SURFACE MEASUREMENTS AND NOT REDUCED TO NAD '83 GRID MEASUREMENTS
- THERE ARE NO EXISTING WETLANDS, WETLANDS BUFFER, STREAMS, STREAM BUFFERS OR FLOODPLAIN ON LOT 2.
- THERE ARE NO CEMETERIES ON THIS SITE
- THIS PLAN CONFORMS TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS
- STORMWATER IS ADDRESSED BASED ON SHEETFLOW TO BUFFER (AGRICULTURAL EASEMENT).
- PRIVATE INGRESS/ EGRESS MAINTENANCE AGREEMENT FOR LOT 2 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORD OF HOWARD COUNTY, MARYLAND.
- THE LOT SHOWN HERE ON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.**

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.

*David M. Harris* 01/19/05  
 DAVID M. HARRIS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 10978  
 FOR BENCHMARK ENGINEERING, INC.  
 MARYLAND NO. 351

*James R. Moxley, Jr.* 1/17/05  
 JAMES R. MOXLEY, JR.  
 MOXLEY FAMILY FARM, LLC II

**TOTAL TABULATION THIS PLAT**

TOTAL NUMBER OF LOTS TO BE RECORDED	1
TOTAL AREA OF LOTS TO BE RECORDED	1.00 Ac.±
TOTAL AREA OF ROAD RIGHT-OF-WAY	0.00 Ac.
TOTAL AREA OF THIS PLAT TO BE RECORDED	1.00 Ac.±

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

*Robert J. Welton* 2/14/05  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

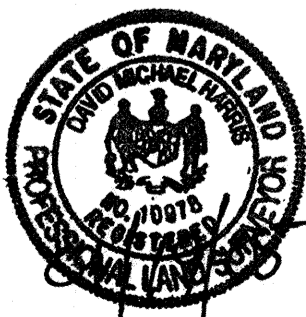
*Alan D. Cunningham* 2/18/05  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Mark P. Leagle* 5/5/05  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS PART OF THE LANDS CONVEYED BY HANS J. PETERSEN & THOMASINA PETERSEN, HIS WIFE, TO MOXLEY FAMILY FARM, LLC II BY DEED DATED OCTOBER 15, 1999 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4915 AT FOLIO 0512 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 NOW AMENDED.

*David M. Harris*  
 DAVID M. HARRIS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 10978  
 FOR BENCHMARK ENGINEERING, INC.  
 MARYLAND NO. 351



**PLAN VIEW**

SCALE: 1" = 100'

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C1	44.00	12.94	16°50'55"	6.50	S46°01'54"E 12.89
C2	44.00	18.65	24°17'29"	9.47	S26°47'37"E 18.52
C3	20.00	5.88	16°50'55"	2.96	S46°01'54"E 5.86
C4	20.00	9.31	26°16'42"	4.47	S27°52'37"E 9.23

SURVEYOR  
 BENCHMARK ENGINEERING, INC.  
 8480 BALTIMORE NATIONAL PIKE, SUITE 418  
 ELLICOTT CITY, MARYLAND 21043  
 410-465-6105

OWNER  
 MOXLEY FAMILY FARM, LLC II  
 P.O. BOX 417  
 ELLICOTT CITY, MARYLAND 21041  
 410-465-4244

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO CREATE  
 (1) ONE ACRE BUILDABLE AGRICULTURAL PRESERVATION LOT

**OWNER'S DEDICATION**

MOXLEY FAMILY FARM, LLC II, A MARYLAND LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS MY HAND THIS 17TH DAY OF JANUARY 2005

*James R. Moxley, Jr.* 1/17/05  
 JAMES R. MOXLEY, JR.  
 MOXLEY FAMILY FARM, LLC II DATE:

*Donald Mason* 1/16/05  
 WITNESS DATE:

RECORDED AS PLAT NO. 17297  
 ON 3/3/05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

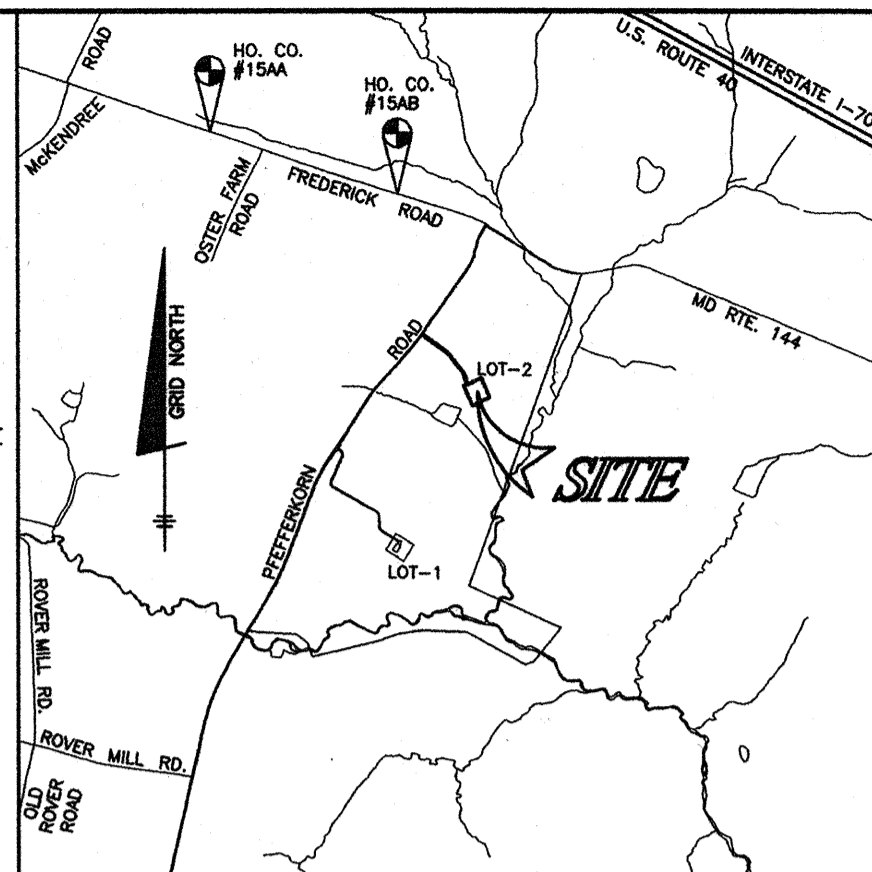
**PETERSEN TRACT**  
 LOT 2  
 AGRICULTURAL PRESERVATION SUBDIVISION

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP NO. 15 SCALE: AS SHOWN  
 GRIDS p/o 2,3,8,9,14,15 DATE: JULY, 2004  
 PARCEL NO. 45 SHEET: 1 OF 1  
 ZONED: RC-DEO

**BENCH MARKS (NAD'83)**

HO. CO. No.15AA ELEV. 548.605  
 STAMPED BRASS DISK SET ON TOP OF CONCRETE (3' DEEP) COLUMN.  
 8.4' NE OF THE NORTH EDGE OF PAVING OF MD ROUTE 144; 100' NW OF BG&E POLE #81943  
 N 599,605.293 E 1,314,773.416

HO. CO. No.15AB ELEV. 536.524  
 STAMPED BRASS DISK SET ON TOP OF CONCRETE (3' DEEP) COLUMN.  
 6.3' SW OF THE SOUTH EDGE OF PAVING OF MD ROUTE 144; 7.2' NW OF C&P POLE #813  
 N 598,858.933 E 1,316,925.181



**SITE VICINITY MAP**

SCALE: 1" = 2000'