

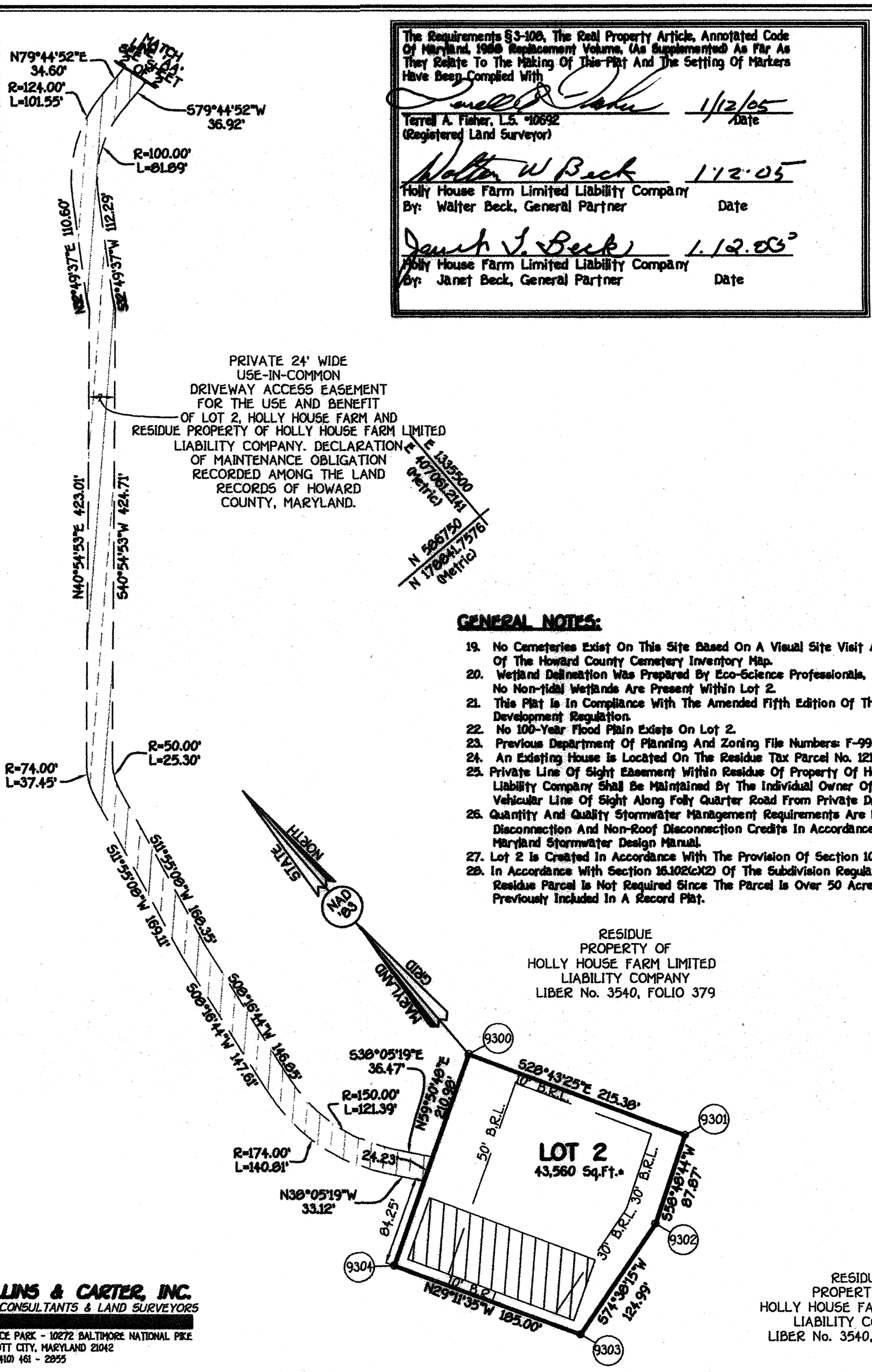
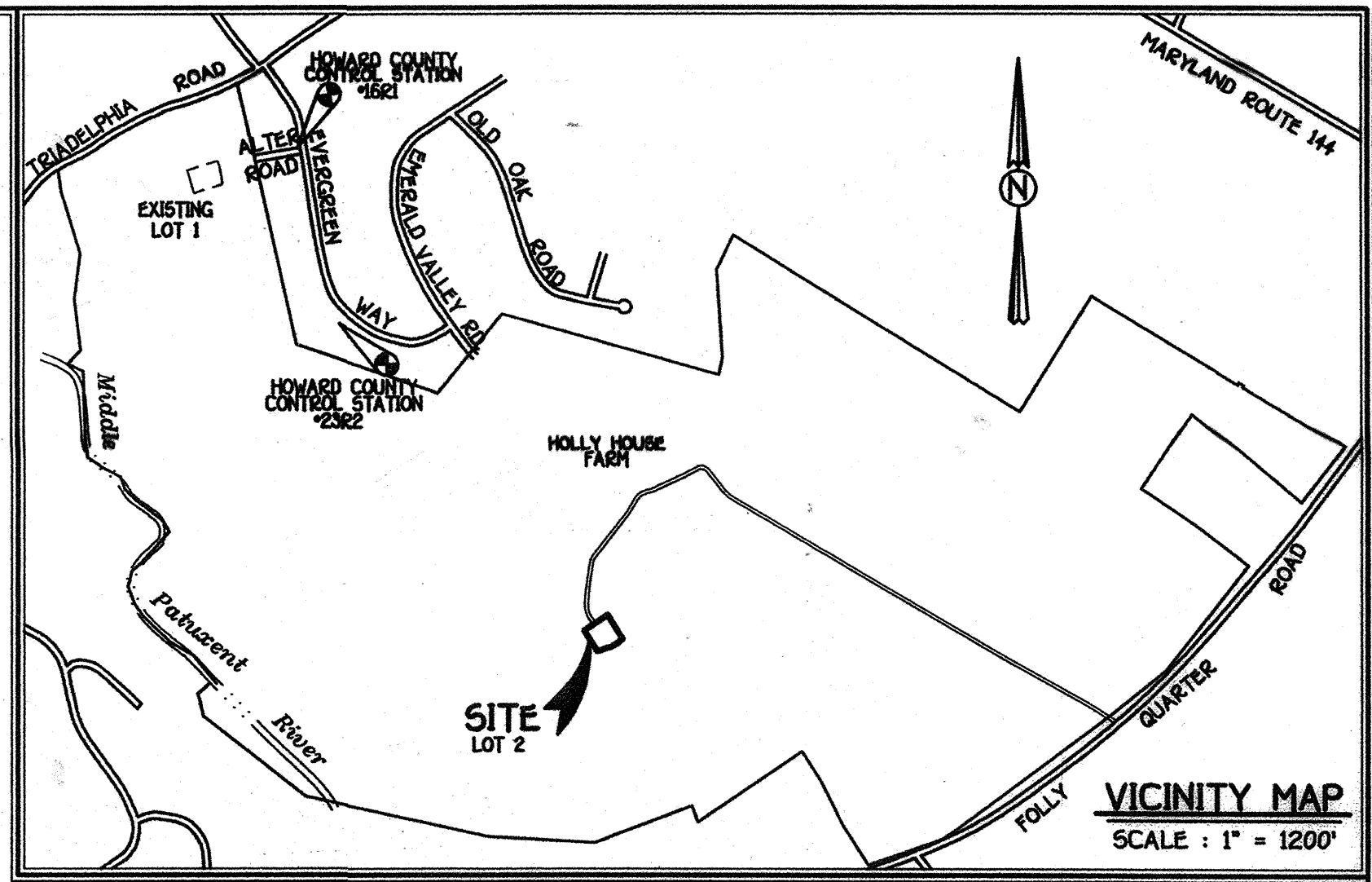
U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
935	505356.7962	1339990.7210	935	178417.106322	409122.140034
9300	506374.0303	1339864.6546	9300	178727.361914	409599.000755
9301	506195.1533	1339829.1637	9301	178669.592086	409990.550313
9302	506139.6522	1339792.9963	9302	178655.723326	409967.639254
9303	506106.5382	1339772.4678	9303	178645.630446	409930.902096
9304	506268.0397	1339822.2334	9304	178694.855906	409903.398577

The Requirements S3-106, 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

Terrill A. Fisher 1/12/05
Terrill A. Fisher, L.S. #10692 (Registered Land Surveyor) Date

Walter W Beck 1/12/05
Holly House Farm Limited Liability Company By: Walter Beck, General Partner Date

Janet J. Beck 1/12/05
Holly House Farm Limited Liability Company By: Janet Beck, General Partner Date



AGRICULTURAL LAND PRESERVATION EASEMENT #H095-01E

RESIDUE PROPERTY OF HOLLY HOUSE FARM LIMITED LIABILITY COMPANY LIBER No. 3540, FOLIO 379

OWNER
HOLLY HOUSE FARM LIMITED LIABILITY COMPANY
3500 FOLLY QUARTER ROAD
ELLCOTT CITY, MARYLAND 21042

DEVELOPER
MS. HEATHER PARTON
3500 FOLLY QUARTER ROAD
ELLCOTT CITY, MARYLAND 21042

AREA TABULATION FOR THIS 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	43,560 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 AC.
TOTAL AREA OF LOTS TO BE RECORDED	43,560 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 AC.
TOTAL AREA TO BE RECORDED	43,560 AC.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2955

GENERAL NOTES:

- No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On A Examination Of The Howard County Cemetery Inventory Map.
- Wetland Delineation Was Prepared By Eco-Science Professionals, Inc. Dated January 6, 2005. No Non-tidal Wetlands Are Present Within Lot 2.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulation.
- No 100-Year Flood Plain Exists On Lot 2.
- Previous Department Of Planning And Zoning File Numbers: F-99-203.
- An Existing House Is Located On The Residue Tax Parcel No. 121, Tax Map No. 23.
- Private Line Of Sight Easement Within Residue Of Property Of Holly House Farm Limited Liability Company Shall Be Maintained By The Individual Owner Of Lot 2 To Allow Unobstructed Vehicular Line Of Sight Along Folly Quarter Road From Private Driveway Shown Hereon.
- Quantity And Quality Stormwater Management Requirements Are Met By Applying The Rooftop Disconnection And Non-roof Disconnection Credits In Accordance With Chapter 5 Of The 2000 Maryland Stormwater Design Manual.
- Lot 2 Is Created In Accordance With The Provision Of Section 104.E.6 Of The Zoning Regulations.
- In Accordance With Section 16.102(c)(2) Of The Subdivision Regulations, The Platting Of The Residue Parcel Is Not Required Since The Parcel Is Over 50 Acres In Size And Has Not Been Previously Included In A Record Plat.

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.
- The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
- Subject Property Zoned RC-DEO Per 4/13/04 Comprehensive Zoning Plan.
- Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 1621 And No. 2382.
Sta. 1621 N 179833.7431 E 406281.8575 (Meters)
Sta. 2382 N 179426.2930 E 406379.6498 (Meters)
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About March, 1999, By Fisher, Collins And Carter, Inc.
- B.L.L. Denotes Building Restriction Lines.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- 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.
- Refuse Collection, Snow Removal And Road Maintenance To Be Provided At The Junction Of The Private 24' Wide Driveway And Access Easement And The Road R/W And Not Onto The Private 24' Wide Driveway And Access Easement.
- Driveway(s) Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
a) Width - 12 Feet Or 4 Feet Serving More Than One Residence;
b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating.
c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H2S-Loading);
e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
f) Structure Clearances - Minimum 12 Feet;
g) Maintenance - Sufficient To Ensure All Weather Use. No Clearing, Grading Or Construction Is Permitted Within Wetland Or Stream Buffers, Unless Approved By The Department Of Planning And Zoning Of Howard County, Maryland.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
- This One-Acre Lot Is Being Subdivided From The Parent Parcel And Released From The Agricultural Preservation Easement (#H095-01E) Consistent With The Requirements Of The Agricultural Land Preservation Program, Howard County Code Section 15.514(b).
- Landscape Requirements For This Lot Is In Accordance With The Alternative Compliance Provisions Of Section 16.124 Of The Howard County Code And The Landscape Manual As A Result Of The Lot's Site Location Within The Farms Interior And Surrounding Existing Woods.
- This Subdivision Is Exempt From The Requirements Of The Forest Conservation Program Per Section 16.1202(b)(4)(vi) Of The Subdivision And Land Development Regulations Because The Property Is In The Agricultural Preservation Program.

APPROVED: For Private Water And Private Sewerage Systems
Howard County Health Department.

Robert J. Weber 7/26/05
Howard County Health Officer (K) Date

APPROVED: Howard County Department Of Planning And Zoning.

Walter W Beck 8/4/05
Chief, Development Engineering Division Date

Marina McCayle 8/5/05
Director Date

OWNER'S CERTIFICATE

Holly House Farm Limited Liability Company, A Maryland Limited Liability Company, By Walter Beck, General Partner And Janet Beck, General Partner, Owners 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 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 My Hand This 12th Day Of January, 2005.

Walter W Beck
Holly House Farm Limited Liability Company
By: Walter Beck, General Partner

Janet J. Beck
Holly House Farm Limited Liability Company
By: Janet Beck, General Partner

Elaine Thomas
Witness

Elaine Thomas
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 Walter W. Beck, Janet T. Beck, Peter Aymar Beck, William Keith Beck, Michael Upjohn Beck, Adriene Grace Beck, Heather Adele Beck, Robin Gabrielle Beck, And Frederic Alexander Beck To Holly House Farm Limited Liability Company By Deed Dated July 2, 1995 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 3540 At Folio 379, And That All Monuments Are In Place Or Will Be In Place Prior To 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.

Terrill A. Fisher 1/12/05
Terrill A. Fisher, L.S. #10692 (Registered Land Surveyor) Date

RECORDED AS PLAT No. 17644 ON 8/11/05
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

AGRICULTURAL PRESERVATION SUBDIVISION PLAT FOR HOLLY HOUSE FARM PROPERTY LOT 2
Zoned: RC-DEO

Tax Map: 23 P/O Parcel 121 Grid: B
Third Election District
Howard County, Maryland

Scale: 1" = 100'
Date: January 5, 2005

Sheet 1 of 2

F-05-105

OWNER
 HOLLY HOUSE FARM LIMITED LIABILITY COMPANY
 3500 FOLLY QUARTER ROAD
 ELLICOTT CITY, MARYLAND 21042

DEVELOPER
 MS. HEATHER PARTON
 3500 FOLLY QUARTER ROAD
 ELLICOTT CITY, MARYLAND 21042

The Requirements S3-109, The Real Property Article, Annotated Code Of Maryland, 1999 Replacement Volume, (As Supplemented As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

Terrill A. Fisher 1/12/05
 Terrill A. Fisher, L.S. 10692
 (Registered Land Surveyor)

Walter W. Beck 1.12.05
 Holly House Farm Limited Liability Company
 By: Walter Beck, General Partner Date

Janet J. Beck 1.12.05
 Holly House Farm Limited Liability Company
 By: Janet Beck, General Partner Date

N 907750
 N 1734633.8621
 E 1338220
 E 472929.9115

N 178041.7576
 N 5085750
 E 1338220
 E 472929.9115

RESIDUE
 PROPERTY OF
 HOLLY HOUSE FARM LIMITED
 LIABILITY COMPANY
 LIBER No. 3540, FOLIO 379

RESIDUE
 PROPERTY OF
 HOLLY HOUSE FARM LIMITED
 LIABILITY COMPANY
 LIBER No. 3540, FOLIO 379

PRIVATE 24' WIDE
 USE-IN-COMMON
 DRIVEWAY ACCESS EASEMENT
 FOR THE USE AND BENEFIT
 OF LOT 2, HOLLY HOUSE FARM AND
 RESIDUE PROPERTY OF HOLLY HOUSE FARM LIMITED
 LIABILITY COMPANY. DECLARATION
 OF MAINTENANCE OBLIGATION
 RECORDED AMONG THE LAND
 RECORDS OF HOWARD
 COUNTY, MARYLAND.

PRIVATE LINE
 OF SIGHT
 EASEMENT

EXISTING
 CENTER LINE
 OF ROADWAY

EXISTING
 30' PRESCRIPTIVE
 RIGHT OF WAY

AREA TABULATION FOR THIS SHEET

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.
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 (410) 461-2995

APPROVED: For Private Water And Private Sewerage Systems
 Howard County Health Department.

Robert J. Wabon 7/26/05
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Mark D. Leyle 8/4/05
 Chief, Development Engineering Division Date

Mark D. Leyle 8/15/05
 Director Date

OWNER'S CERTIFICATE

Holly House Farm Limited Liability Company, A Maryland Limited Liability Company, By Walter Beck, General Partner And Janet Beck, General Partner, Owners 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 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 My Hand This 12th Day Of January, 2005.

Walter W. Beck
 Holly House Farm Limited Liability Company
 By: Walter Beck, General Partner

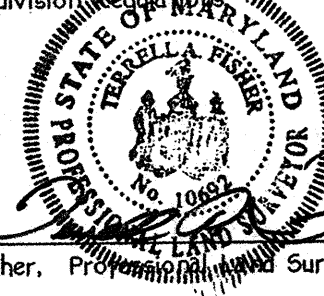
Janet J. Beck
 Holly House Farm Limited Liability Company
 By: Janet Beck, General Partner

Elaine Thomas
 Witness

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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 Walter W. Beck, Janet T. Beck, Peter Aymar Beck, William Keith Beck, Michael Upjohn Beck, Adriene Grace Beck, Heather Adele Beck, Robin Gabrielle Beck, And Frederic Alexander Beck To Holly House Farm Limited Liability Company By Deed Dated July 2, 1995 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 3540 At Folio 379, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And That The Monumentation Is In Accordance With The Howard County Subdivision Regulations.



Terrill A. Fisher, Professional Land Surveyor No. 10692 Date 1/12/05

RECORDED AS PLAT No. 17645 ON 8/11/05
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**AGRICULTURAL PRESERVATION
 SUBDIVISION PLAT FOR
 HOLLY HOUSE FARM PROPERTY**

LOT 2
 Zoned: RC-DEO

Tax Map: 23 P/O Parcel 121 Grid: B
 Third Election District
 Howard County, Maryland
 Scale: 1" = 100'
 Date: January 5, 2005

Sheet 2 of 2

F-05-105