

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. (NET) LOT SIZE
1	1.344 Ac	0.399Ac	0.945 Ac

CURVE TABLE

NUMBER	DELTA	RADIUS	ARC	CHORD BEARING	CHORD DIST.	TANGENT
C2	24°22'09"	398.00	169.28	N 39°44'33" W	168.01	85.94
C3	25°38'32"	368.00	164.70	N 39°08'26" W	163.32	83.75
C4	05°17'15"	4340.00	400.51	N 55°40'56" E	400.36	200.40
C5	05°20'35"	4300.00	400.99	N 55°35'30" E	400.85	200.64

REALITY EXCHANGE CHART

PARCEL INFORMATION	DESCRIPTION
TOTAL PARCEL ACRES	29.419 ACRES
PRESERVATION PARCEL ACRES	20.004 ACRES
PARCEL ACRES USED FOR REALITY EXCHANGE CALCULATIONS	20.004 - 6.029 AC. (AREA TO SUPPORT 2 LOTS = 8.90 - 2.87 AC. (AREA OF 2 LOTS) - 4.26 AC. (AREA RECEIVED FOR BLDG. OR FUTURE HOUSE ON BUILDABLE PRES. PARCEL) = 9.729 ACRES
DEO UNITS CREATED (1:4.25)	2
DEO UNITS SENT (1:425)	0
DEO UNITS CREATED (1:9)	3
DEO UNITS SENT (1:9)	1
REMAINING PRESERVATION PARCEL ACRES AVAILABLE FOR EXCHANGE	6.725 ACRES
RECEIVING PARCEL INFORMATION	WALNUT CREEK, SP-06-07, F-07-76, TAX MAP NO. 28, GRID NOS. 4, 5, 10-12, 17 & 18, PARCEL NO. 40 (RE-07-02)

GENERAL NOTES:

- COORDINATES ARE BASED ON MARYLAND COORDINATE SYSTEM - NAD83 (1991) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 07FA AND 07FB.

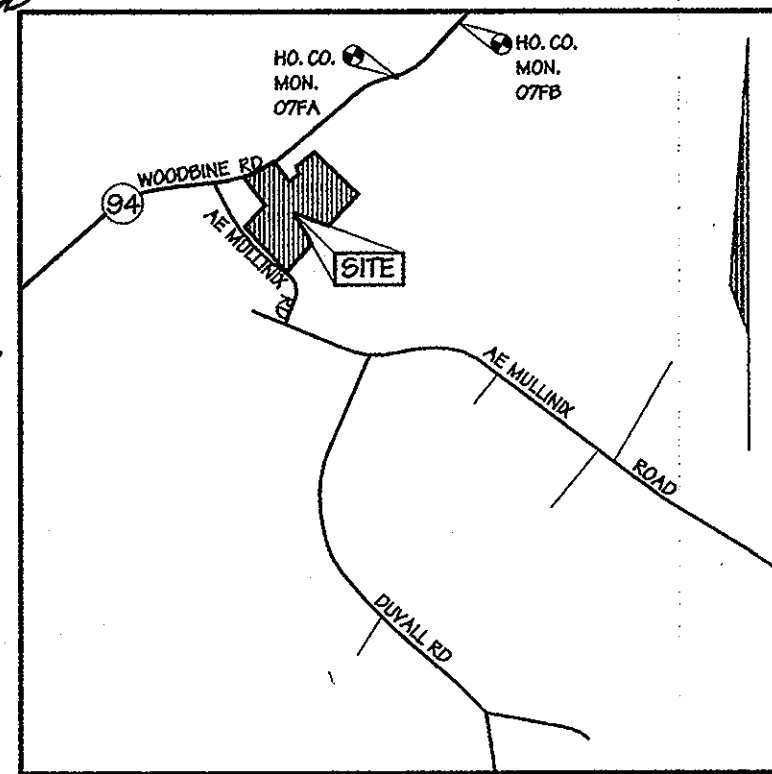
STATION	NORTH	EAST
07FA	604392.216 FT.	1288044.192 FT.
07FB	605463.426 FT.	1289326.120 FT.
- THIS PLAN IS BASED UPON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE 2005 BY DAFT-MCCUNE-WALKER, INC.
- ALL AREAS SHOWN ON THIS PLAN ARE MORE OR LESS.
- ☒ DENOTES IRON PIPE OR REBAR AND CAP FOUND.
■ DENOTES CONCRETE MONUMENT FOUND.
- THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE FEBRUARY 2, 2004 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 PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE)
SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1 1/2" MIN.) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS
STRUCTURES (CULVERTS/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
STRUCTURE CLEARANCES - MINIMUM 12 FEET
MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. 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 THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE 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.
- THIS PROJECT COMPLIES WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. THE TOTAL FOREST CONSERVATION OBLIGATION FOR THIS PROJECT IS 5.55 ACRES (1.85 ACRES RETENTION, 1.0 ACRES OF ON-SITE REFORESTATION AND 0.5 ACRES OF REFORESTATION AND 1.6 ACRES OF AFFORESTATION OFF-SITE AT THE CLARKS MEADOW FOREST MITIGATION BANK). A SURETY IN THE AMOUNT OF \$ 51,182.00 FOR THE FOREST CONSERVATION REQUIREMENTS WERE POSTED AS PART OF THE DEVELOPER'S AGREEMENT WITH THIS PLAN. (SEE CONTINUATION THIS SHEET)
- NO GRADING, REMOVAL OF VEGETATIVE COVER OF TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- THERE ARE NO KNOWN CEMETERIES ON THIS SITE.
- LANDSCAPING IS PROVIDED IN ACCORDANCE WITH CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAN IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IN THE AMOUNT OF \$ 14,400.00 MUST BE POSTED AS PART OF THE GRADING PERMIT. (46 SHADE TREES).
- SWM QUANTITY IS NOT REQUIRED FOR THIS PROJECT BASED ON 1 YEAR PEAK FLOW BEING LESS THAN 2.0 c.f.s. SWM QUALITY WILL BE ADDRESSED BY ROOFTOP RUNOFF AND DISCONNECTION AND NON-ROOFTOP RUNOFF. THESE DISCONNECTIONS MEET DESIGN CRITERIA FOR WQV AND Rev.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. IF PUBLIC WATER AND SEWER ARE PROVIDED TO THE SITE, ABANDONMENT OF THE WELL AND SEPTIC SYSTEMS MUST BE COORDINATED THROUGH THE HEALTH DEPARTMENT. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL MAKE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT AND ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT.
- NO WETLANDS EXIST ON SITE BASED ON A FIELD INVESTIGATION PERFORMED BY DAFT-MCCUNE-WALKER, INC. ON AUGUST 2005.
- THIS SUBDIVISION IS EXEMPT FROM OPEN SPACE REQUIREMENTS IN ACCORDANCE WITH SECTION 16.121 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (RC-DEO CLUSTER SUBDIVISION).
- THERE IS AN EXISTING DWELLING LOCATED ON LOT 2 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN ZONING REGULATIONS REQUIRE.

COORDINATE TABLE

POINT#	NORTH	EAST
200	603492.8530	1286629.7900
201	603257.1340	1286299.1200
203	602856.8300	1286343.5170
204	602974.5920	1286284.0350
205	602399.0830	1286869.2670
206	602707.6650	1286474.4440
304	603177.7010	1287879.3400
306	603440.7010	1287429.0340
309	603576.3380	1287198.2250
310	603226.4360	1286960.4660
311	603322.2840	1286918.7690
312	603103.9900	1286802.1220
501	603031.5370	1286404.2170

GENERAL NOTES (CONT.)

- (CONT.) THE AMOUNT AND LOCATION OF FOREST CONSERVATION BEING PROVIDED BY AN OFF-SITE EASEMENT IS 2.10 ACRES ON "CLARKS MEADOW, (F-06-020) A FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED ON PRESERVATION PARCEL 'A' TO FULFILL A PORTION OF THE FOREST CONSERVATION OBLIGATION ASSOCIATED WITH THIS PROJECT. 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.
- THIS PROPERTY IS ENCUMBERED WITH A PRESERVATION EASEMENT HELD BY THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM. THE RESTRICTIONS AND PERMITTED USES ASSOCIATED WITH THE EASEMENT ARE SPECIFIED WITHIN THE DEED OF AGRICULTURAL PRESERVATION EASEMENT RECORDED CONCURRENTLY WITH THIS PLAN OF EASEMENT.
- THE PURPOSE OF THIS PLAN IS TO: 1) CREATE 2 BUILDING LOTS AND 1 BUILDABLE PRESERVATION PARCEL, AND 2) TO EXTINGUISH PERMANENTLY THE RIGHT TO DEVELOP OR SUBDIVIDE THE LAND ENCUMBERED WITH THE AGRICULTURAL PRESERVATION EASEMENT BASED ON THE DEO/CEO PROVISION DESCRIBED UNDER SECTION 16.6 OF THE ZONING REGULATIONS, AND 3) TO SEND ONE (1) DEO UNIT TO WALNUT CREEK UNDER SP-06-07 AND RE-07-02



VICINITY MAP
1"=2000'

GENERAL NOTES: (cont.)

- THE 100 YEAR FLOODPLAIN SHOWN HEREON IS BASED ON A FLOODPLAIN STUDY FOR THE CHASE AT STONEY BROOK (F-05-170), AS PREPARED BY BENCHMARK ENGINEERING, INC.
- EXISTING STRUCTURES TO BE RAZED MUST BE REMOVED PRIOR TO FINAL PLAN APPROVAL.
- ALL SEPTIC AND WELL SYSTEMS TO BE ABANDONED MUST BE PROPERLY ABANDONED PRIOR TO FINAL PLAN APPROVAL.
- THE EXISTING WELL ON PRESERVATION PARCEL "A" TO REMAIN. ALL WELLS TO BE DRILLED PRIOR TO FINAL RECORD PLAT SIGNATURE.

AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	3
BUILDABLE LOTS	2
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	1
B. TOTAL AREA OF LOTS AND/OR PARCELS	22.475 AC.
BUILDABLE LOTS	2.471 AC.
OPEN SPACE	0.000 AC.
BUILDABLE PRESERVATION PARCELS	20.004 AC.
C. TOTAL AREA OF ROADWAY AND HIGHWAY WIDENING TO BE RECORDED	0.944 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	23.419 AC.

OWNER

(PARCEL 512): PATRICK J. ARNONE
ROBIN M. ARNONE
13790 AE MULLINIX RD
WOODBINE, MD. 21797

OWNER/DEVELOPER

(PARCEL 323): KDDC LAND COMPANY L.L.C.
946-A MARIMICH COURT
ELDERSBURG, MD 21784



The requirements of 3-10B, 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.

Michael D. Martin
Michael D. Martin, Professional Land Surveyor
Maryland Registration # 21234
Date: 2-21-07

KDDC Land Company L.L.C.

Chris Rachuba
Chris Rachuba
President
Date: 2-15-07

Patrick J. Arnone
Patrick J. Arnone
Date: 02/20/07

Robin M. Arnone
Robin M. Arnone
Date: 2/20/07

DMW
Daft · McCune · Walker, Inc.
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4706

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

Robert J. Walsh
Robert J. Walsh
Howard County Health Officer
Date: 4/26/07

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chris Rachuba
Chief, Development Engineering Division
Date: 5/3/07

Michael D. Martin
Director
Date: 5/8/07

OWNER'S DEDICATION

KDDC LAND COMPANY L.L.C., a Maryland Corporation, by Chris Rachuba, President, Patrick J. Arnone and Robin M. Arnone, owners of the properties 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 line and grant unto Howard County, Maryland

- 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 easements shown hereon;
- The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and 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 spaces, where applicable;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

WITNESS OUR HANDS THIS 15th DAY OF February, 2007

BY: *Chris Rachuba*
KDDC LAND COMPANY L.L.C.
CHRIS RACHUBA (PRESIDENT)

BY: *Patrick J. Arnone*
PATRICK J. ARNONE

ATTEST: *J. Williams*

BY: *Robin M. Arnone*
ROBIN M. ARNONE
Date: 2/21/07

SURVEYOR'S CERTIFICATE

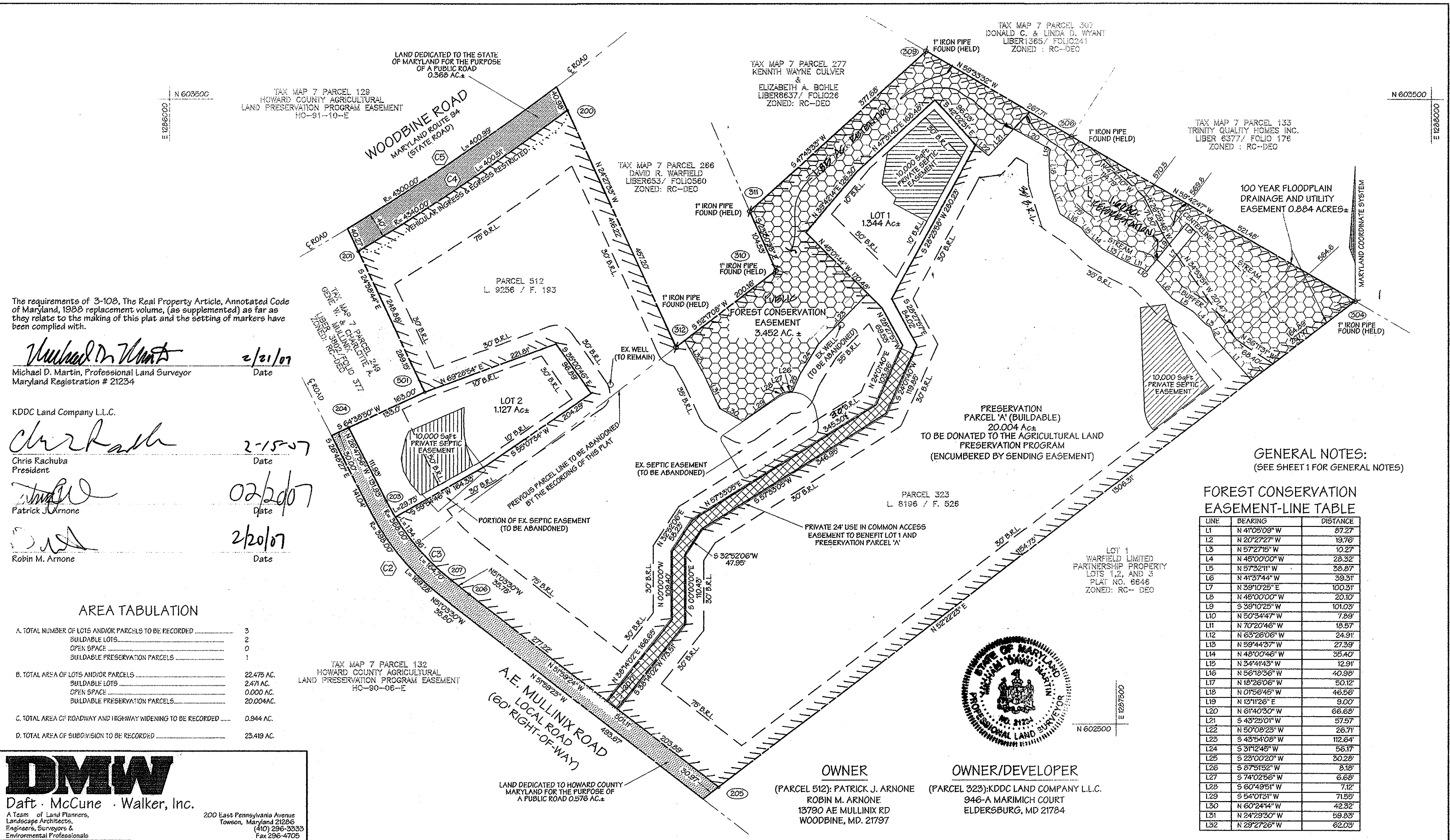
I hereby certify that the final plat shown hereon is correct, that it is a subdivision of the lands, conveyed by Stephen M. Borror and Sheila L. Borror, his wife, to KDDC Land Company, LLC by Deed Dated February 27, 2004 and recorded among the Land Records of Howard County, Maryland in Liber 8169 at Folio 526 and the Lands Conveyed by James William Brown and Kristen Diane Wagner to Patrick J. Arnone and Robin M. Arnone by deed dated March 30, 2005 and recorded among the Land Records of Howard County Maryland in Liber 9256 at Folio 193, and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County as shown.

Michael D. Martin
Michael D. Martin, Professional Land Surveyor
Maryland Registration No. 21234
Date: 2-21-07

RECORDED AS PLAT NO. 19117 ON 5/10/07
AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**A.E. MULLINIX ROAD
PROPERTY**
SUBDIVISION PLAT AND PLAN OF AGRICULTURAL EASEMENT - REALITY SENDING LOTS 1, 2 AND BUILDABLE PRESERVATION PARCEL 'A'
ZONED: RC-DEO
TAX MAP NO. 7, GRID 22, PARCEL NO. 323 & 512
4TH ELECTION DISTRICT
HOWARD COUNTY MARYLAND
FEBRUARY 1, 2007

GRAPHIC SCALE
100' 0' 100' 200'
SCALE 1" = 100'
SHEET 1 OF 2



The requirements of 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.

Michael D. Martin
 Michael D. Martin, Professional Land Surveyor
 Maryland Registration # 21234
 Date: 2/21/07

Chris Rachuba
 Chris Rachuba, President
 Date: 2-15-07

Patrick J. Arnone
 Patrick J. Arnone
 Date: 02/20/07

Robin M. Arnone
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FOREST CONSERVATION EASEMENT-LINE TABLE

LINE	BEARING	DISTANCE
L1	N 41°05'09" W	87.27'
L2	N 20°27'27" W	19.76'
L3	N 57°27'16" W	10.27'
L4	N 45°00'00" W	28.32'
L5	N 57°32'11" W	38.87'
L6	N 41°37'44" W	39.31'
L7	N 39°10'25" E	100.31'
L8	N 45°00'00" W	20.10'
L9	S 39°10'25" W	101.03'
L10	N 50°34'47" W	7.89'
L11	N 70°20'46" W	18.57'
L12	N 63°26'06" W	24.31'
L13	N 59°44'37" W	27.39'
L14	N 48°00'46" W	35.40'
L15	N 34°41'43" W	12.91'
L16	N 56°18'36" W	40.98'
L17	N 18°26'06" W	50.12'
L18	N 01°56'45" W	46.56'
L19	N 13°11'26" E	9.00'
L20	N 61°40'30" W	66.68'
L21	S 43°25'01" W	57.57'
L22	N 50°08'23" W	26.71'
L23	S 43°54'08" W	112.64'
L24	S 31°12'45" W	56.17'
L25	S 23°00'20" W	30.28'
L26	S 87°51'52" W	8.18'
L27	S 74°02'56" W	6.68'
L28	S 60°49'51" W	7.12'
L29	S 54°01'31" W	71.55'
L30	N 60°24'14" W	42.32'
L31	N 24°29'30" W	59.83'
L32	N 29°27'26" W	62.03'

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APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
Robert J. Walsh
 Robert J. Walsh, Howard County Health Officer
 Date: 4/26/07

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chris Rachuba
 Chris Rachuba, Chief, Development Engineering Division
 Date: 5/3/07
Robin M. Arnone
 Robin M. Arnone, Director
 Date: 5/9/07

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 (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 OUR HANDS THIS 15th DAY OF February, 2007
 BY: *Chris Rachuba*
 KDDC LAND COMPANY L.L.C.
 CHRIS RACHUBA (PRESIDENT)
 BY: *Patrick J. Arnone*
 PATRICK J. ARNONE
 ATTEST: *Michael D. Martin*
 Michael D. Martin, Professional Land Surveyor
 BY: *Robin M. Arnone*
 ROBIN M. ARNONE

SURVEYOR'S CERTIFICATE
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Michael D. Martin
 Michael D. Martin, Professional Land Surveyor
 Maryland Registration No. 21234
 Date: 2/21/07

RECORDED AS PLAT NO. 19118 ON 5/10/07
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.
A.E. MULLINIX ROAD PROPERTY
 SUBDIVISION PLAT AND PLAT OF AGRICULTURAL EASEMENT- PRESERVATION SENDING LOTS 1, 2, AND 3 BUILDABLE PRESERVATION PARCEL 'A'
 ZONED: RC-DEO
 TAX MAP NO. 7, GRID 22, PARCEL NO. 323 & 512
 4TH ELECTION DISTRICT
 HOWARD COUNTY MARYLAND
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 SCALE 1" = 100'
 SHEET 2 OF 2