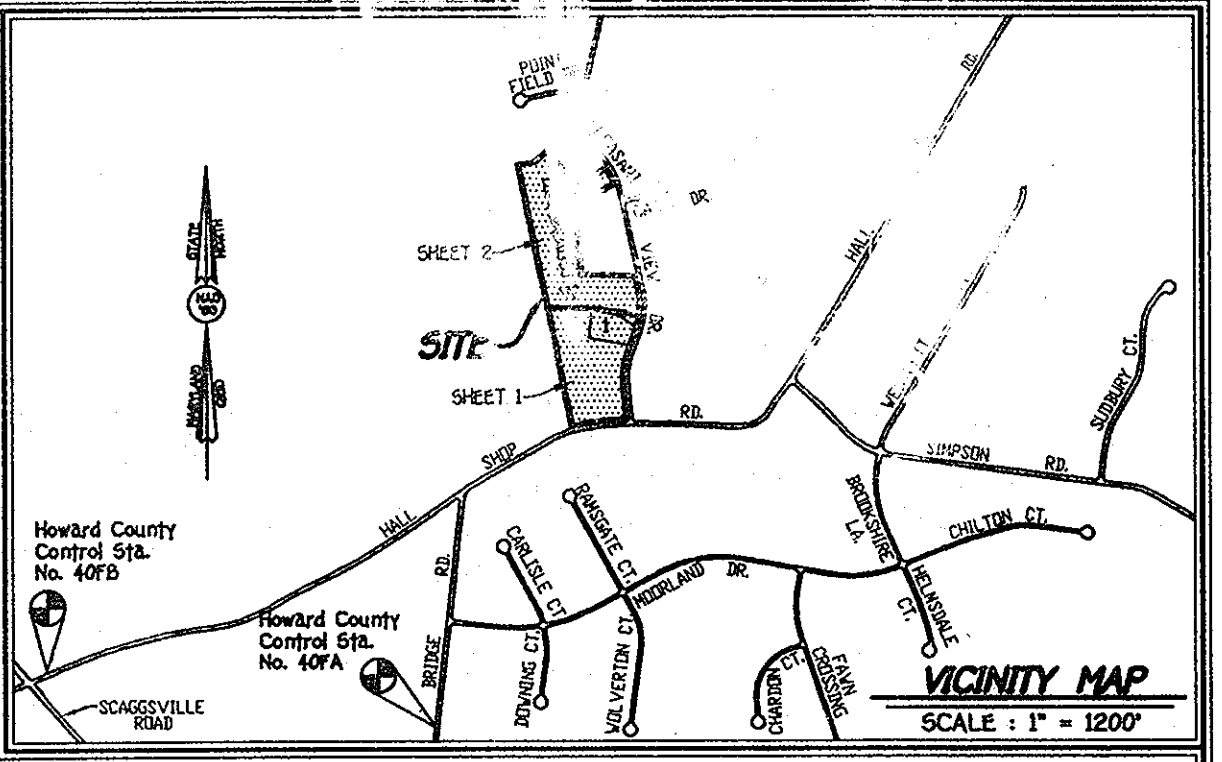


U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	POINT	NORTH (meters)	EAST (meters)
68	551007.1140	1329073.8210	68	167947.304259	405102.510887
249	551124.0260	1329587.9830	249	167982.939108	404954.427168
519	550246.2450	1329599.6530	519	167715.390924	405262.704801
521	549987.2390	1329282.4020	521	167636.445737	405166.086503
523	550050.1110	1329616.4100	523	167658.047566	405267.892345
524	550033.5760	1329593.6320	524	167650.569283	405260.949597
535	550453.6450	1329627.4550	535	167778.606570	405271.258888
552	550597.0530	1329680.6730	552	167822.317416	405287.479747
553	550838.2110	1329696.8570	553	167895.822522	405292.412640
591	550930.8940	1329676.0030	591	167924.072356	405286.056328
593	550938.0000	1329343.0000	593	167926.238270	405184.556810
599	551501.5020	1329545.3540	599	168097.994023	405246.234433
808	551600.1500	1329495.8990	808	168128.061993	405231.160519
809	551509.9680	1329364.9480	809	168100.574465	405191.246574
810	551546.2600	1329271.7660	810	168111.636288	405162.844644
820	551367.9640	1329309.9360	820	168057.291559	405174.478883
997	551584.2510	1328744.2220	997	168123.215968	405002.048911
998	551640.5540	1329057.2320	998	168140.377157	405097.454550
999	551704.8070	1329128.1790	999	168159.961511	405119.079239
2075	551593.5390	1328679.8890	2075	168126.046956	404982.440173
2078	551408.9080	1328579.7760	2078	168069.771315	404951.925670
5514	550683.8364	1329702.8119	5514	167848.769035	405294.227691
5515	550723.5871	1329429.0902	5515	167860.885078	405210.797170
5516	550733.8859	1329129.7006	5516	167864.024171	405119.543019

Curve Data Chart						
Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance	
524-521	1040.00'	315.87'	17°24'08"	159.16'	S01°31'55"W 314.66'	
535-519	475.00'	210.98'	25°26'58"	107.28'	S07°38'06"W 209.25'	
553-5514	425.00'	155.35'	20°56'37"	78.55'	S02°12'32"E 154.49'	
808-599	400.00'	110.70'	15°51'26"	55.71'	S26°37'32"E 110.35'	
5514-552	425.00'	89.73'	12°05'48"	45.03'	S14°18'41"W 89.56'	

The Requirements S3-108, 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 12/12/06
Date
Terrell A. Fisher, L.S. #10692
(Registered Land Surveyor)
(Owner) *Otha Upchurch* 5/24/07
Date
Otha Upchurch
(Owner)
Deceased
Carol F. Upchurch
(Owner)



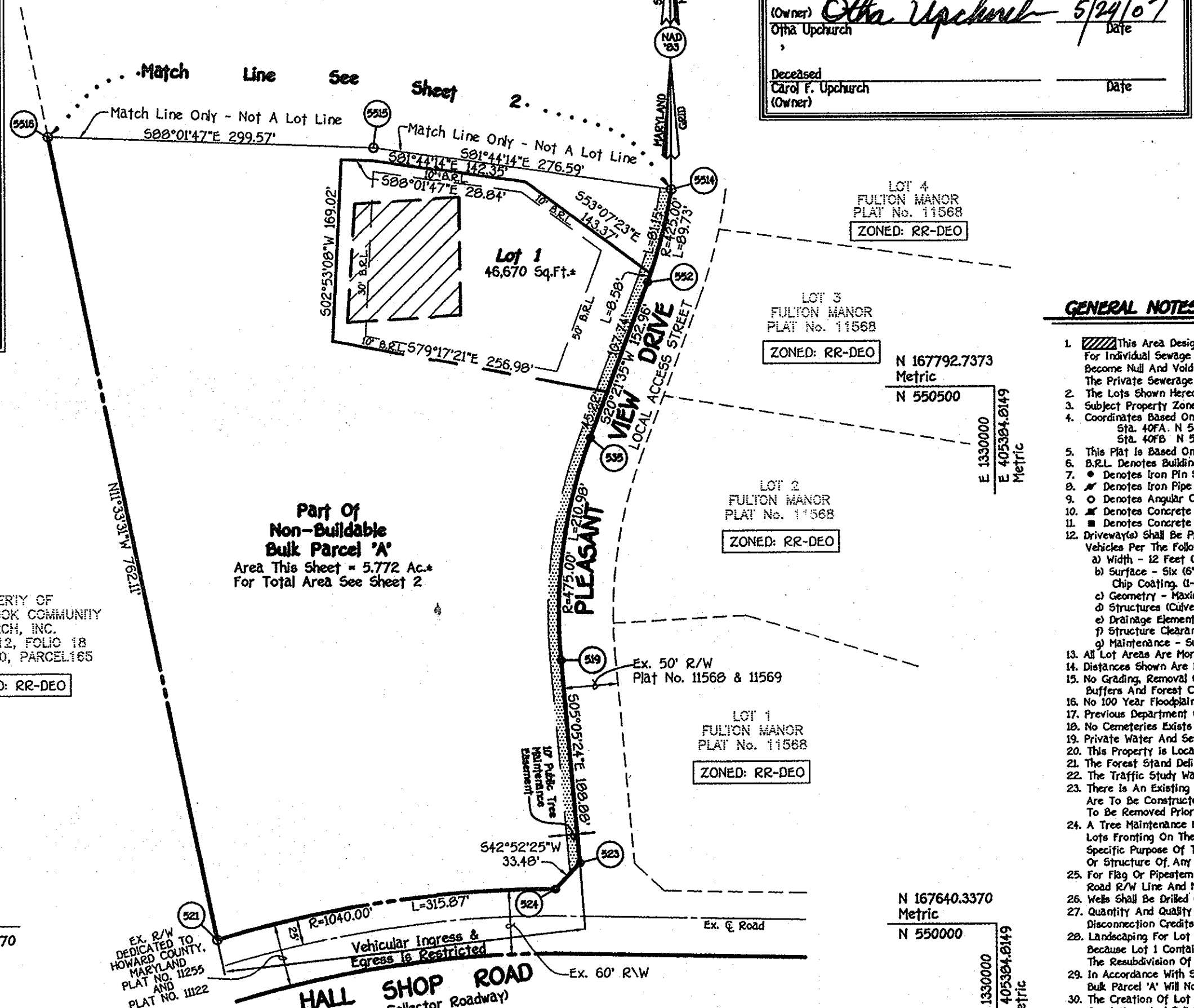
Reservation of Public Utility Easements
Developer Reserves unto itself, its Successors and Assigns, All Easements Shown on This Plan For Water, Sewer, Storm Drainage And Other Public Utilities, Located In, On, Over, And Through Lot 1 And Non-Buildable Bulk Parcel 'A'. Any Conveyances Of The Aforesaid 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. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County.

PROPERTY OF VALLEY BROOK COMMUNITY CHURCH, INC. LIBER 2212, FOLIO 18 TAX MAP 40, PARCEL 165 ZONED: RR-DEO

Part of Non-Buildable Bulk Parcel 'A' Area This Sheet = 5.772 Ac. For Total Area See Sheet 2

AREA TABULATION FOR SHEET 1

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.071 Ac.
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	5.772 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	6.843 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.
TOTAL AREA TO BE RECORDED	6.843 Ac.



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 Sewerage 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 Adjustments To The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
- The Lots Shown Hereon Conform With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
- Subject Property Zoned RR-DEO Per 02/02/04 Comprehensive Zoning Plan And Amended Zoning Regulations Effective 7/28/06.
- Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 40FA And No. 40FB. Sta. 40FA N 548,103.8658, E 1,328,421.402 Sta. 40FB N 548,470.3198, E 1,328,000.807
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About June 1993, By Fisher, Collins & Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped T.C.C. 105°.
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate T.C.C. 105°.
- Denotes Concrete Monument Or V.I.C.S. Found.
- Driveway(s) Shall Be Provided Prior To Issuance Of A Residential Occupancy Permit For Any Dwelling To Insure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:
 - Width - 12 Feet Or 14 Feet Serving More Than One Residence;
 - Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating (1/2" Minimum);
 - Geometry - Maximum 14% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (1-125-Loading);
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 - Structure Clearances - Minimum 12 Feet;
 - Maintenance - Sufficient To Ensure All-Weather Use.
- All Lot Areas Are More Or Less (±) 1/100.
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
- No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Streams Or Their Buffers And Forest Conservation Easement Areas.
- No 100 Year Floodplain Exist On Site.
- Previous Department Of Planning And Zoning File Numbers: SP-07-001.
- No Cemeteries Exist On This Site Based On A Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
- Private Water And Sewer Shall Be Utilized Within This Development.
- This Property Is Located Outside Of The Metropolitan District.
- The Forest Stand Delineation And Wetland Delineation Was Prepared By Eco-Science Professionals, Inc. And Approved Under SP-07-001.
- The Traffic Study Was Prepared By Hira Group And Approved Under SP-07-001.
- There Is An Existing Dwelling/Structure(s) Located On Lot 1 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling/Structure(s) Are To Be Constructed At A Distance Less Than The Zoning Regulations Require. Existing Accessory Structure (s) On Non-Buildable Bulk Parcel 'A' To Be Removed Prior To Plat Recordation.
- A Tree Maintenance Easement Running Along The Edge Of The Public Road Right Of Way As Shown On This Plat Of Subdivision Is Reserved Upon All Lots Fronting On The Said Public Road Right Of Way. This Easement Allows Howard County The Right To Access The Property, When Necessary, For The Specific Purpose Of The Installation, Repair And Maintenance Of County Owned Trees Located Within The Boundaries Of The Private Lots. No Building Or Structure Of Any Kind Shall Be Located On Or Over The Said Easement Area.
- Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipestem And The Road R/W Line And Not The Pipestem Lot Driveway.
- Wells Shall Be Drilled On Lots Prior To Recordation Of The Final Record Plat.
- Quantity And Quality Stormwater Management Requirements Are Proposed To Meet By Applying The Non-Rooftop Disconnection And Rooftop Disconnection Credits In Accordance With Chapter 5 Of The 2000 Maryland Stormwater Design Manual.
- Landscape For Lot 1 Is Exempt From The Perimeter Landscape Requirements Of Section 15.24 Of The Howard County Code And The Landscape Manual Because Lot 1 Contains An Existing Dwelling To Remain. Landscape Requirements For Non-Buildable Bulk Parcel 'A' Will Be Deferred And Provided With The Resubdivision Of Non-Buildable Bulk Parcel 'A' In Accordance With SP-07-001.
- In Accordance With Section 15.16(a)(4) Wetlands Need Not Be Delineated In Cluster Subdivisions. The Wetlands And Buffers Located Within Non-Buildable Bulk Parcel 'A' Will Not Be Impacted By The Proposed Lots Or Development.
- The Creation Of Lot 1 And Non-Buildable Bulk Parcel 'A' Will Require Compliance With The Howard County Forest Conservation Act (FCA). The County's FCA Regulations And Policies Allow For Deductions From The Gross Acreage Of The Site For The Purpose Of Establishing The FCA Obligations. The Approved Deductions Include A Lot Created For An Existing Residential Unit When It's Forest Resources Will Be Disturbed On The Lot (Per Guidelines For Minor Subdivisions, June 1994) And A Residue Lot/Parcel In Accordance With The Conditions Defined In The February 8, 2000 Internal Memorandum Entitled "Interpretation Request For Forest Conservation - 'Net Tract Area' For Minor Subdivision".
- Non-Buildable Bulk Parcel 'A' Reserves The Right To Be Further Resubdivided In Accordance With Section 105.7(d)(2)(2) Of The Howard County Zoning Regulations.
- The Establishment Of The Preservation Parcel For Cluster Lot 1 Will Be Provided As A Requirement For The Resubdivision Of Non-Buildable Bulk Parcel 'A' As Approved On SP-07-001 And Will Be Based On 3179 Acres Or 4.25 Acres (±) 1071 Ac. (For Lot 1).
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003 And Amended Zoning Regulations Effective 7/28/06. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit.
- The Purpose Of This Subdivision Is To Use The 1 Lot Exemption For The Existing House While Awaiting Availability Of Housing Unit Allocations For SP-07-001, Fulton Manor II, Lots 1 Thru 7 And Buildable Preservation Parcel 'A'.
- The Residue Non-Buildable Bulk Parcel 'A' Was Excluded From The Forest Conservation Calculations And Requirements With This Subdivision Plat. However, Upon Further Resubdivision Of Lot/Parcel, Then Separate Forest Conservation Calculations And Requirements Will Be Provided Based On Its Acreage Size.

AREA TABULATION FOR ALL SHEETS

	Sheet 1	Sheet 2	Total
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1	0	1
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0	1	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0	0	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1	1	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.071 Ac.	0.000 Ac.	1.071 Ac.
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	5.772 Ac.	13.316 Ac.	19.088 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.	0.000 Ac.	0.000 Ac.
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	6.843 Ac.	13.316 Ac.	20.159 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.	0.000 Ac.	0.000 Ac.
TOTAL AREA TO BE RECORDED	6.843 Ac.	13.316 Ac.	20.159 Ac.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461 - 2855

OWNER AND DEVELOPER
OTHA D. UPCHURCH
457 OLD ORCHARD CIRCLE
MILLERSVILLE, MARYLAND 21108
410-987-4990

APPROVED: For Private Water And Private Sewerage Systems Howard County Health Department.
Niphan for Peter Bilsman 6/8/2007
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.
John M. ... 6/13/07
Chief, Development Engineering Division Date

Dan ... 4/10/07
Director Date

OWNER'S CERTIFICATE
Otha Upchurch, 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 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 24th Day Of May, 2007.

Otha Upchurch
Otha Upchurch
Deceased
Carol F. Upchurch

Carol F. Upchurch
Witness
Witness

SURVEYOR'S CERTIFICATE
I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of (1) All Of The Lands Conveyed By Otha Upchurch And Carol F. Upchurch And Upchurch Property Partnership To Otha D. Upchurch And Carol F. Upchurch By Deed Dated October 4, 1994 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 3356 Folio 245; 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 Amended.

Terrell A. Fisher 12/12/06
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 19194 ON June 22, 2007
AMONG THE RECORDS OF HOWARD COUNTY, MARYLAND.

Fulton Manor II
of Non-Buildable Bulk Parcel 'A'

Zoned: RR-DEO
Map: 40 Block: 205 Grid: 6
Fifth Election District
Howard County, Maryland

Scale: 1" = 100'
Date: December 11, 2006
Sheet 1 of 2

F02-047

K:\SDS\FPO\13079393dwg\30793 Fulton Manor II Bulk Parcel Record Plat Sheet 1 (6-26-06).dwg, 12/13/2006 4:22:53 PM, 1:100

Reservation Of Public Utility Easements

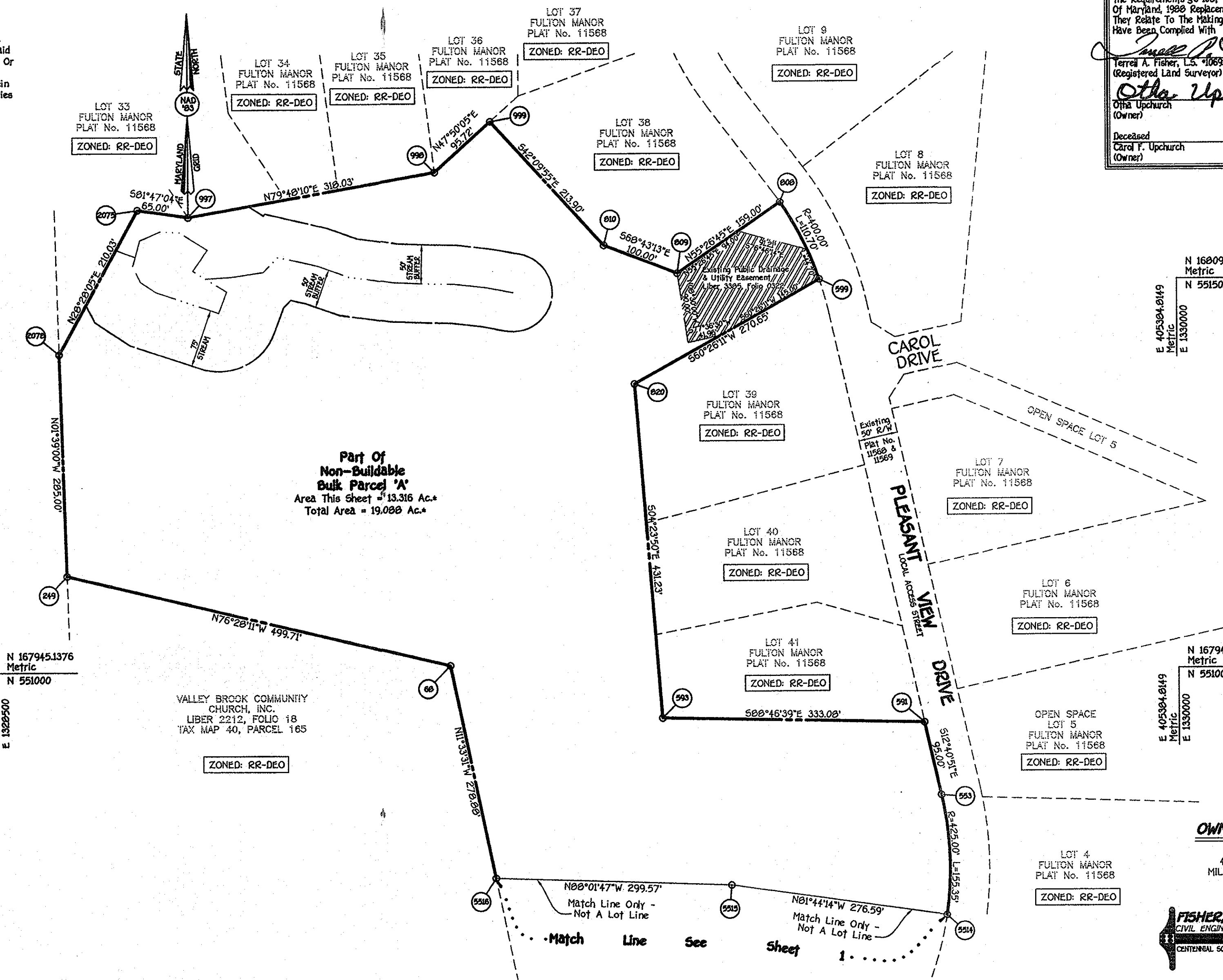
Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage And Other Public Utilities, Located In, On, Over, And Through Lot 1 And Non-Buildable Bulk Parcel 'A'. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds/ Conveying Said Lots/Parcel. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deeds/ Of Easement In The Land Records Of Howard County."

The Requirements S-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 12/12/06
 Terrell A. Fisher, L.S. 10692
 (Registered Land Surveyor) Date

Otha Upchurch 5/24/07
 Otha Upchurch
 (Owner) Date

Deceased
 Carol F. Upchurch
 (Owner) Date



AREA TABULATION FOR SHEET 2

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	13.316 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	13.316 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.
TOTAL AREA TO BE RECORDED	13.316 Ac.

OWNER AND DEVELOPER

OTHA D. UPCHURCH
 457 OLD ORCHARD CIRCLE
 MILLERSVILLE, MARYLAND 21108
 410-987-4990

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461 - 2255

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

Nylen for Peter Bideman 6/8/2007
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Chris D. ... 6/13/07
 Chief, Development Engineering Division Date

Janet P. ... 6/14/07
 Director Date

OWNER'S CERTIFICATE

Otha Upchurch, 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 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 24th Day Of MAY, 2007.

Otha Upchurch
 Otha Upchurch
 Deceased
 Carol F. Upchurch

Carol F. Upchurch
 Witness
 Carol F. Upchurch
 Witness

SURVEYOR'S CERTIFICATE

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of (1) All Of The Lands Conveyed By Otha Upchurch And Carol F. Upchurch And Upchurch Property Partnership To Otha D. Upchurch And Carol F. Upchurch By Deed Dated October 4, 1994 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 3356 Folio 245, 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 Amended.

Terrell A. Fisher 12/12/06
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 19195 ON June 22, 2007
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Fulton Manor II
 Lot 1 And Non-Buildable Bulk Parcel 'A'
 Zoned: RR-DEO

Tax Map: 40 Parcel: 205 Grid: 6
 Fifth Election District
 Howard County, Maryland

0' 100' 150' 200'
 Scale: 1" = 100'

Date: December 11, 2006
 Sheet 2 of 2

F-07-047