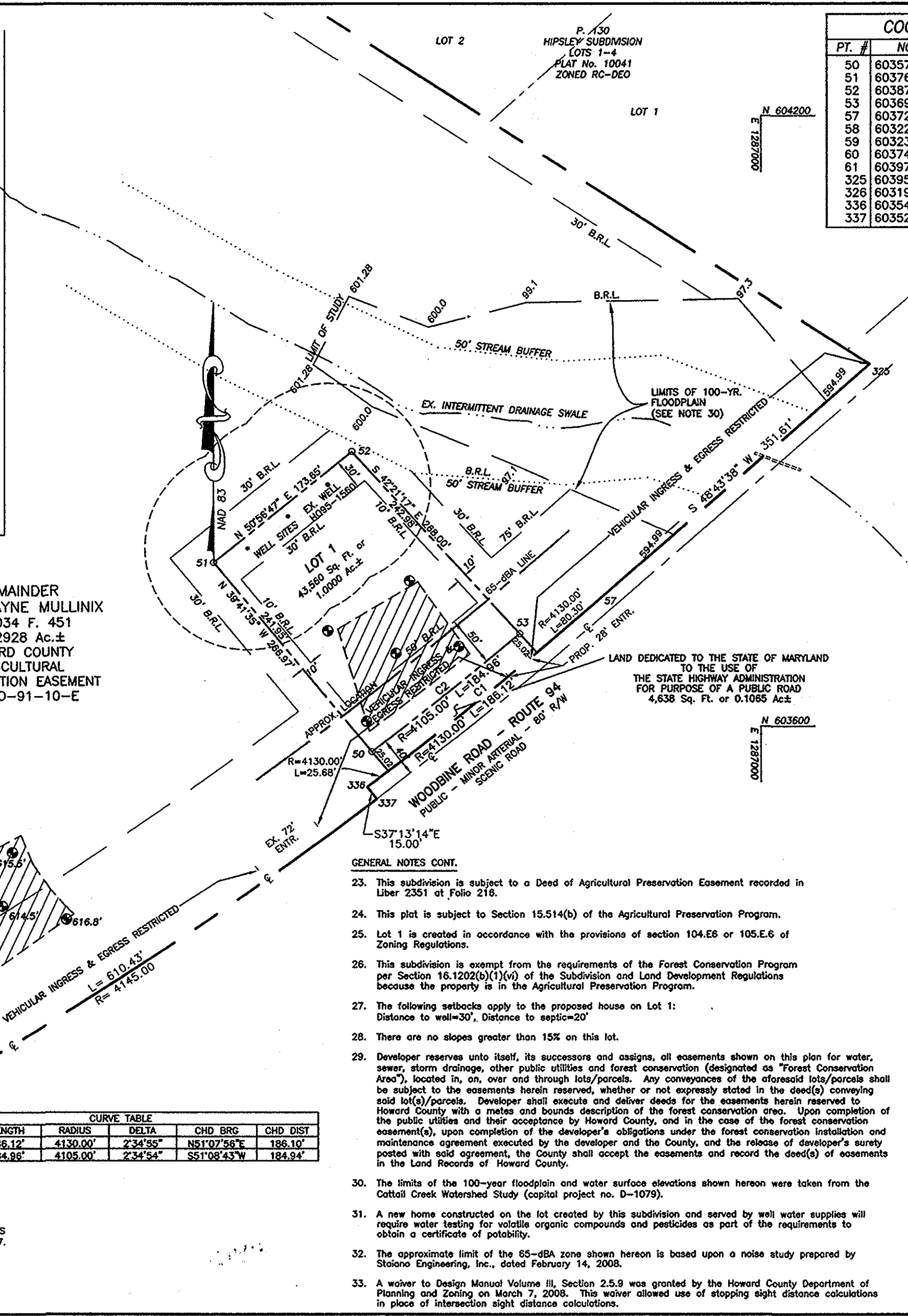
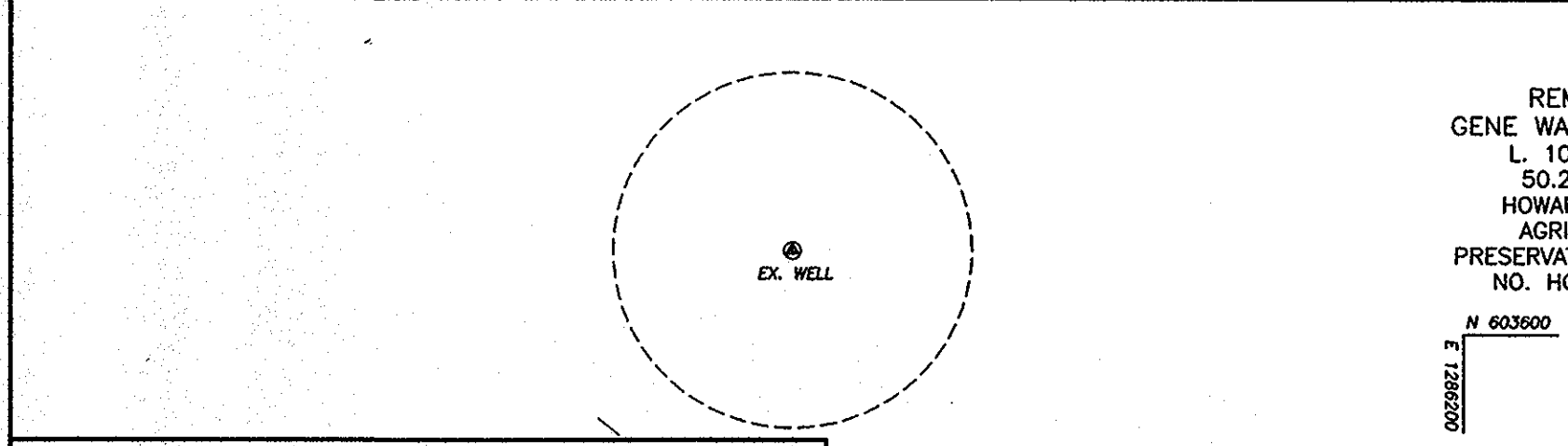
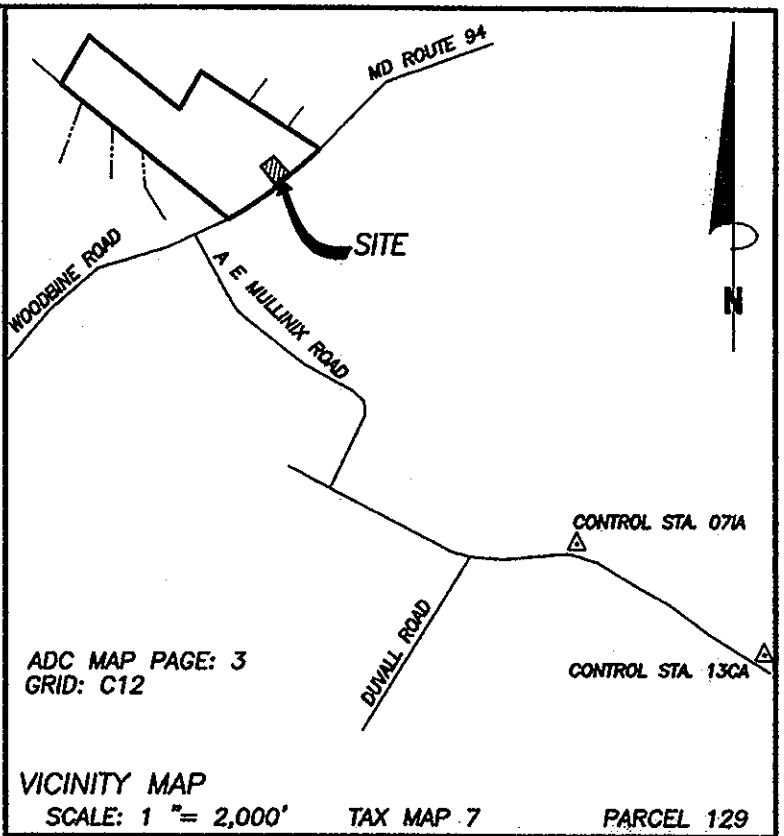


COORDINATES		
PT. #	NORTH	EAST
50	603574.8991	1286620.2749
51	603761.0718	1286465.7491
52	603870.4783	1286600.5972
53	603690.9212	1286764.2958
57	603724.8111	1286842.0126
58	603223.2056	1286079.5093
59	603230.9914	1286094.1939
60	603743.6005	1286825.5215
61	603970.7984	1287084.3834
325	603956.7469	1287106.2727
326	603195.9333	1286113.4535
336	603540.0536	1286615.8538
337	603528.1089	1286624.9271



- 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. 071A & 13CA.
 - This area designates a private sewage easement of at least 10,000 square feet (10,000 square feet per lot for shared drain fields associated with a shared sewage disposal facility) as required by 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 adjustments. 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 ⊕ Proposed wells indicated thus ⊙
 - Public water and sewer are not available to this site. On-lot water and sewer will be provided until public utilities are available.
 - The subject property zoned 'RCDEO' per 02/02/04 Comprehensive Zoning Plan and the "Comp Lite" Zoning Amendments effective 7/28/06.
 - Driveway(s) 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' (16' serving more than one residence);
 - Surface - 6" of compacted crusher run base with tar and chip coating (1-1/2" min.) turning radius;
 - Geometry - Maximum 15% grade, maximum 10% grade change and minimum 45-foot structure clearances - 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. g) Maintenance - sufficient to insure all weather use.
 - This plot is based on a field run monumented boundary survey performed on or about May 19, 1989 by VanMar Associates, Inc.
 - Areas as stated on this plot are to be taken as more or less, unless otherwise noted.
 - 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.
 - No grading, removal of vegetative cover or trees, or placement of new structures is permitted within the limits of wetlands, stream(s), or their buffers and forest conservation easement areas.
 - Landscape for lot 1 is provided in accordance with a certified Landscape plan on file with this plot and in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. A financial surety of \$3,300.00 for the required landscaping will be addressed with the grading permit for Lot 1.
 - Stormwater Management requirements for Lot 1 are provided under Sections 5.2 and 5.3 of the 2000 MD Design Manual. These requirements are being met by the use of drywells and non-rooftop disconnection credit. At the building permit stage, lot grading and site of impervious areas including the location of the proposed house and driveway shall be per the approved stormwater management exhibit. If changes are made, a new stormwater management exhibit shall be required.
 - There is an existing dwelling/structure located on the preservation parcel to remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulations require.
 - This plan is subject to the Amended 5th Edition Subdivision and Land Development Regulations effective 10/02/2003 and to the zoning regulations effective 02/02/2004.
 - There is no floodplain on this site.
 - There are no wetlands on this site.
 - There are no historic sites or cemeteries on this property.
 - This property is subject to Howard County Agricultural Preservation Easement No. HO-91-10-E.

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 G. Munshi 5/06/08
SOURABH G. MUNSHI, Prof.L.S. NO. 10,770 DATE

Gene W. Mullinix 5/12/06
GENE W. MULLINIX, OWNER DATE

AREA TABULATION CHART

a. Total number of lots and/or parcels to be recorded

Buildable	2
Non-Buildable	0
Open Space	0
Preservation Parcels	0

b. Total area of lots and/or parcels

Buildable	51.2928 Ac.±
Non-Buildable	0
Open Space	0
Preservation Parcels	0

c. Total area of roadway to be recorded including widening strips 0.1065 Ac.±

d. Total area of subdivision to be recorded 51.3993 Ac.±

OWNER

GENE MULLINIX
16525 A E MULLINIX RD.
WOODBINE, MD. 21797
Ph. 410-442-2292

THE PURPOSE OF THIS PLAT IS TO CREATE A SINGLE RESIDENTIAL LOT, AS APPROVED BY THE ALPB ON 2/26/07.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHD DIST
C1	186.12'	4130.00'	2°34'55"	N51°07'58"E	186.10'
C2	184.86'	4105.00'	2°34'54"	S51°08'43"W	184.94'

- GENERAL NOTES CONT.**
- This subdivision is subject to a Deed of Agricultural Preservation Easement recorded in Liber 2351 at Folio 216.
 - This plot is subject to Section 15.514(b) of the Agricultural Preservation Program.
 - Lot 1 is created in accordance with the provisions of section 104.E6 or 105.E6 of Zoning Regulations.
 - This subdivision is exempt from the requirements of the Forest Conservation Program per Section 16.1202(b)(1)(v) of the Subdivision and Land Development Regulations because the property is in the Agricultural Preservation Program.
 - The following setbacks apply to the proposed house on Lot 1: Distance to well=30'. Distance to septic=20'
 - There are no slopes greater than 15% on this lot.
 - 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 developer's surety posted with said agreement, the County shall accept the easements and record the deed(s) of easements in the Land Records of Howard County.
 - The limits of the 100-year floodplain and water surface elevations shown hereon were taken from the Cattail Creek Watershed Study (capital project no. D-1079).
 - A new home constructed on the lot created by this subdivision and served by well water supplies will require water testing for volatile organic compounds and pesticides as part of the requirements to obtain a certificate of potability.
 - The approximate limit of the 65-dBA zone shown hereon is based upon a noise study prepared by Stoiano Engineering, Inc., dated February 14, 2008.
 - A waiver to Design Manual Volume III, Section 2.5.9 was granted by the Howard County Department of Planning and Zoning on March 7, 2008. This waiver allowed use of stopping sight distance calculations in place of intersection sight distance calculations.

APPROVED

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 7/2/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 7/2/08
DIRECTOR DATE

APPROVED

FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 7/11/2008
HOWARD COUNTY HEALTH OFFICER DATE

OWNER'S CERTIFICATE

I, GENE WAYNE 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 AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- 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;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF 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;
- 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-WAYS.

WITNESS MY OWN HANDS THIS 10th DAY OF May 2008

[Signature]
GENE W. MULLINIX

[Signature]
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 MULLINIX FEED-LOT, INC. TO GENE WAYNE MULLINIX BY DEED DATED DECEMBER 24, 1980 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1034 FOLIO 451. 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.

[Signature]
Sourabh G. Munshi, Prof. L.S. #10770

5/06/08

RECORDED AS PLAT NO. 20027 ON 7/10/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

AGRICULTURAL PRESERVATION SUBDIVISION PLAT

SECTION 1, LOT 1

MULLINIX FEED LOT

(LIBER 1034 AT FOLIO 451)

TAX MAP: 7 ELECTION DISTRICT: No. 4 SCALE: 1"=100'
GRID NO: 15,16,22 HOWARD COUNTY, MARYLAND DATE: MAY, 2006
PARCEL NO: 129 EX. ZONING: RCDEO SHEET 1 OF 1

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

89-2179