

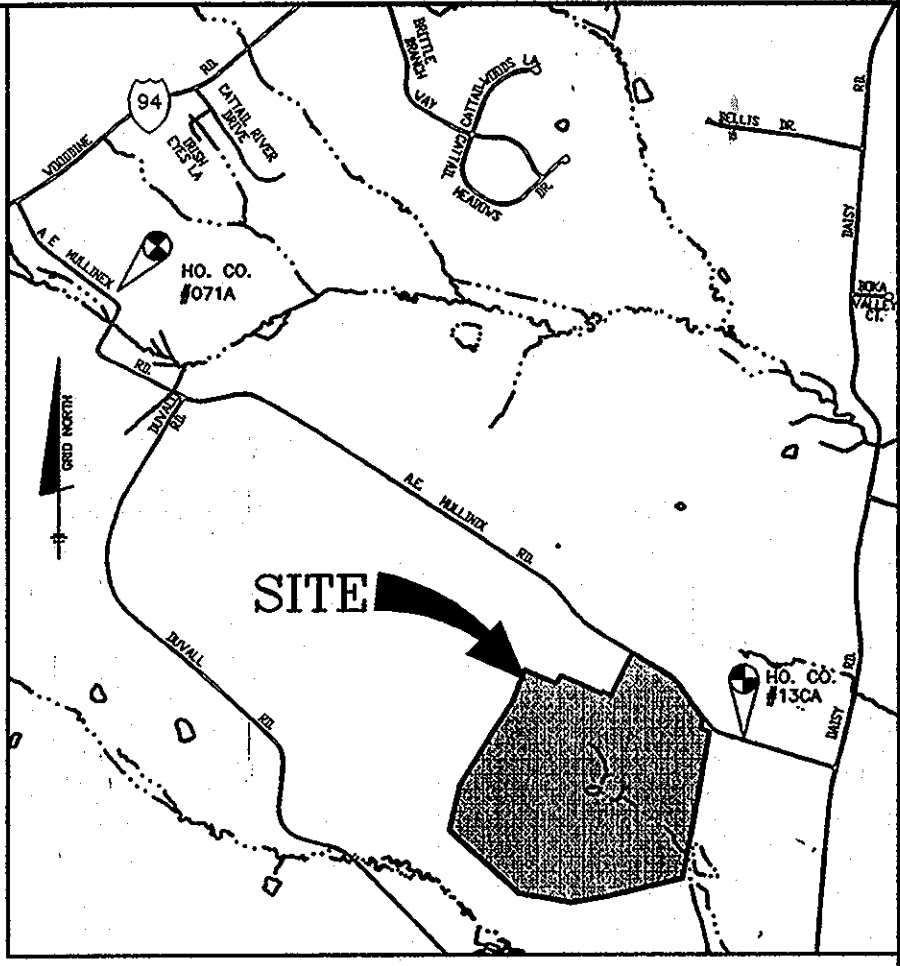
- NOTES:**
- DENOTES STONE OF CONCRETE MONUMENT FOUND.
● DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND
△ DENOTES TRAVERS POINT.
 - COORDINATES BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO.071A AND NO.13CA.
 - THE SUBJECT PROPERTY IS ZONED RC-DEO PER 2-2-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATIONS, EFFECTIVE 7-28-06.
 - THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY, 2005 BY PATTON HARRIS RUST & ASSOCIATES, PC AND VERIFIED BY BENCHMARK ENGINEERING, INC. ON AUGUST, 2009.
 - PRIVATE WELL AND SEPTIC WILL BE UTILIZED. THIS SITE IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.
 - THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
 - THIS PROJECT WILL NOT IMPACT WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS. 100-YEAR FLOODPLAIN IS NOT CRITICAL TO THE PROPOSED DEVELOPMENT AND IS NOT NEEDED FOR FOREST CONSERVATION AS THIS PROJECT IS EXEMPT. DETERMINATION OF THE LIMITS OF THE 100-YEAR FLOODPLAIN IS NOT CRITICAL TO THIS SUBDIVISION AND IS NOT NEEDED FOR COMPUTATION OF NET TRACT AREA FOR FOREST CONSERVATION PURPOSES AS THIS SUBDIVISION IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS.
 - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), THEIR REQUIRED BUFFERS OR 100-YEAR FLOODPLAIN.
 - A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
 - THERE ARE EXISTING DWELLINGS LOCATED ON PARCEL 'B-1' TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS. SINGLE FAMILY DETACHED DWELLINGS ARE PROPOSED TO BE BUILT ON PARCELS 'A-1' & 'B-1'.
 - TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 - ALL AREAS SHOWN ON THIS PLAN ARE "MORE OR LESS".
 - THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION PER SECTION 16.1202(b)(1)(v) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS THIS PROPERTY IS IN THE AGRICULTURAL PRESERVATION PROGRAM.
 - THIS PLAN IS EXEMPT FROM LANDSCAPING BECAUSE IT'S A RESUBDIVISION THAT CREATES NO NEW LOTS AND EXISTING HOUSES ARE LOCATED ON EACH PARCEL.
 - TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT.
 - THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS EASEMENT 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 ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
B) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1.5" MIN.).
C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - THIS PROPERTY IS SUBJECT TO A DEED OF AGRICULTURAL PRESERVATION EASEMENT RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBER 2089 AT FOLIO 0523. EACH PARCEL HAS BEEN APPROVED FOR UP TO THREE (3) SINGLE FAMILY DWELLING UNITS BY THE AGRICULTURAL LAND PRESERVATION PROGRAM.
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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

TRAVERSE POINT CHART (NAD '83)

No.	NORTH	EAST	ROW DESC
108	596367.5900	1291539.1100	TRAV108
124	598219.0161	1292524.6027	TRAV124
150	598396.4230	1292575.0147	TRAV R/C
151	597980.4978	1292312.1777	TRAV R/C
152	597599.2553	1292085.3898	TRAV R/C
153	597203.8849	1291912.5426	TRAV R/C
154	596533.3965	1291887.0487	TRAV R/C

BENCH MARKS (NAD'83)

HO. CO. No.13CA	ELEV. 586.708
STAMPED BRASS DISK SET ON TOP OF CONCRETE (3" DEEP) COLUMN.	
A. E. MULLINIX RD. 1MI. WEST OF DAISY RD. 13.4 FT. WEST OF C & P POLE # 20	
N 599,676.0474	E 1,292,946.5699
HO. CO. No.071A	ELEV. 584.294
STAMPED BRASS DISK SET ON TOP OF CONCRETE (3" DEEP) COLUMN.	
A. E. MULLINIX RD. 1 MI SE OF RT-94. BY # 16482.	
N 601099.9504	E 1,288,753.5808



LEGEND

- EXISTING PRIVATE SEWERAGE EASEMENT (PLAT # 21578)
- EXISTING PRIVATE GRADING EASEMENT (PLAT # 21578)
- EXISTING ACCESS EASEMENT (PLAT # 21578)

BOUNDARY COORDINATE CHART (NAD '83)

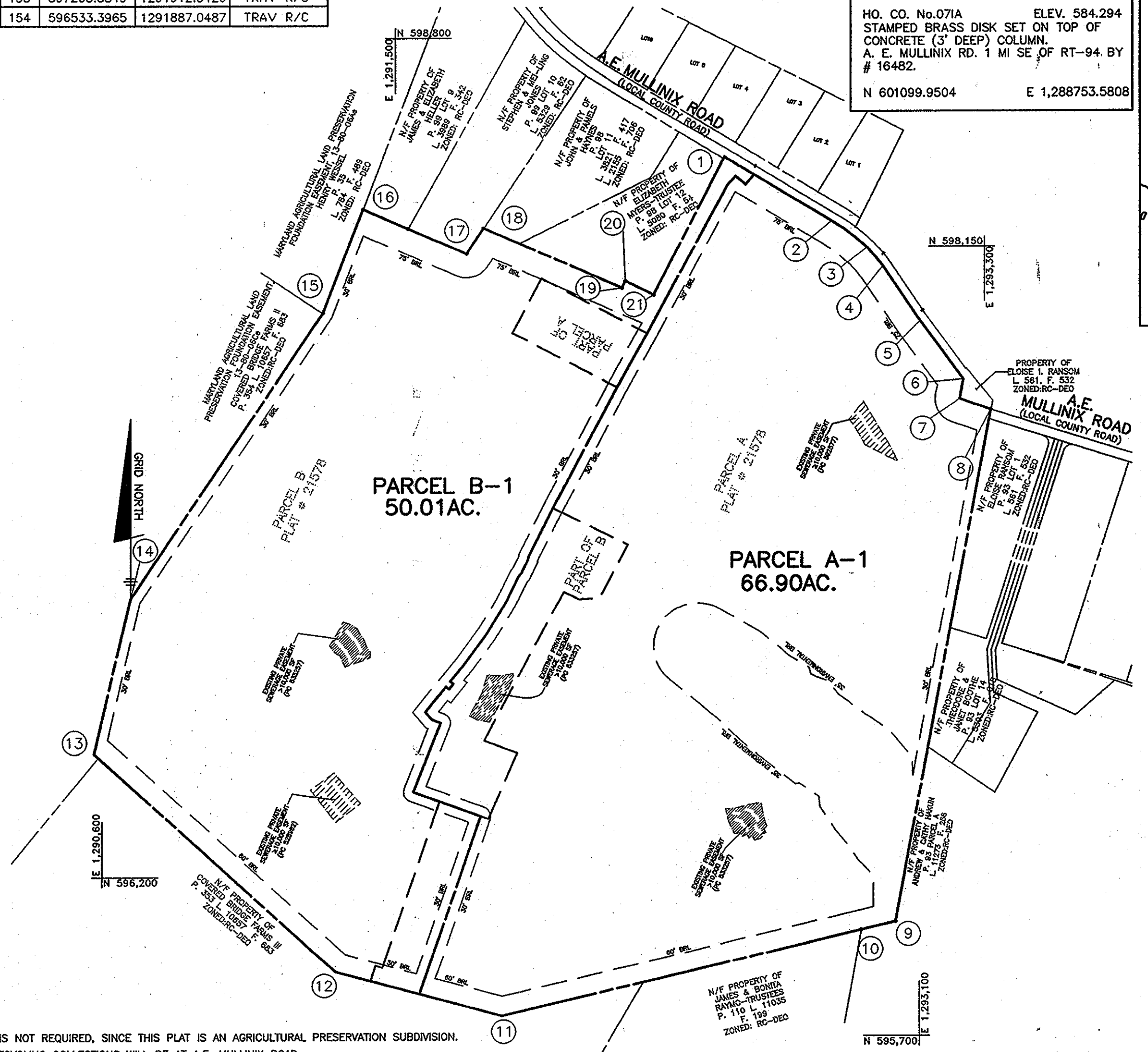
BOUNDARY COORDINATES					
No.	NORTH	EAST	No.	NORTH	EAST
1	598430.7098	1292505.7294	12	595904.9448	1291314.2940
2	598230.8308	1292833.5212	13	596580.6973	1290576.8670
3	598147.0735	1292942.0122	14	597063.0357	1290688.9510
4	598089.5101	1292990.0647	15	597946.4616	1291277.0977
5	597918.8621	1293103.4267	16	598269.5505	1291400.1198
6	597736.9317	1293235.8809	17	598130.2185	1291716.9107
7	597676.1597	1293224.2703	18	598210.1815	1291769.2478
8	597644.1885	1293319.8235	19	598023.0329	1292191.9355
9	596057.4919	1293027.4468	20	598044.4949	1292202.7313
10	596032.2967	1292921.4270	21	598001.0327	1292288.9193
11	595765.2775	1291823.6824			

RIGHT-OF-WAY CURVE DATA

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
C1	625.00'	137.34'	12°35'24"	68.95'	S52°19'52"E 137.06'
C2	475.94'	75.06'	9°02'10"	37.61'	N39°51'15"W 74.98'

OWNER:
McCUAN FARMS LLC
8850 COLUMBIA 100 PKWY STE 400
COLUMBIA MD 21045
410-730-9091

ENGINEER:
BENCHMARK ENGINEERING INC.
SUITE 418
8480 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MD 21043
410-456-6105



- OPEN SPACE IS NOT REQUIRED, SINCE THIS PLAT IS AN AGRICULTURAL PRESERVATION SUBDIVISION.
- TRASH AND RECYCLING COLLECTIONS WILL BE AT A.E. MULLINIX ROAD.
- THE DEED OF AGRICULTURAL PRESERVATION EASEMENT WAS RECORDED ON NOVEMBER 27, 1989 AT L.2089, F.523.
- THE "DEVELOPMENT RIGHTS" FOR PARCELS A-1 AND B-1 SHALL BE IN COMPLIANCE WITH THE HOWARD COUNTY AGRICULTURAL PRESERVATION PROGRAM AND IN ACCORDANCE WITH THE COVENANTS, CONDITIONS, LIMITATION AND RESTRICTIONS AS SET FORTH IN THE DEED OF EASEMENT.

24.) WP-11-012 WAS APPROVED ON AUGUST 18, 2010 WAIVING SECTION 16.144(m) SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE DEVELOPER/OWNER SHALL RESUBMIT THE REVISED PLANS TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE OCTOBER 2, 2010.
2. THE OWNER SHOULD RESOLVE ALL UNRESOLVED MATTERS CONCERNING PERCOLATION TESTING DIRECTLY WITH THE HEALTH DEPARTMENT.

Donald Mason 5-14-12
DONALD A. MASON DATE:
PROFESSIONAL LAND SURVEYOR MARYLAND No. 21320
FOR BENCHMARK ENGINEERING, INC. MARYLAND No. 351

Patricia 5/14/12
MEMBER, McCUAN FARMS LLC DATE:

TOTAL TABULATION THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE.....	2
NON-BUILDABLE.....	0
OPEN SPACE.....	NA
PRESERVATION PARCELS.....	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED.....	116.91 AC.±
BUILDABLE LOTS.....	116.91 AC.±
NON-BUILDABLE.....	0 AC.±
OPEN SPACE.....	0 AC.±
PRESERVATION PARCELS.....	0 AC.±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS).....	0 AC.±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED.....	116.91 AC±

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

Brian P. Steiner 5/14/2012
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Patricia 5/15/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Katherine 5/15/12
DIRECTOR DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY SHALEEN D. MURPHY TO McCUAN FARMS LLC BY DEED DATED FEBRUARY 15, 2005 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 09004, FOLIO 313. ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald Mason 5-14-12
DONALD MASON
PROFESSIONAL LAND SURVEYOR MARYLAND REG. No.21320
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No.351

OWNER'S DEDICATION

"McCUAN FARMS LLC, 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 THE 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 OUR HANDS THIS 14 DAY OF MAY 2012."

Patricia 5/14/12
McCUAN FARMS LLC DATE

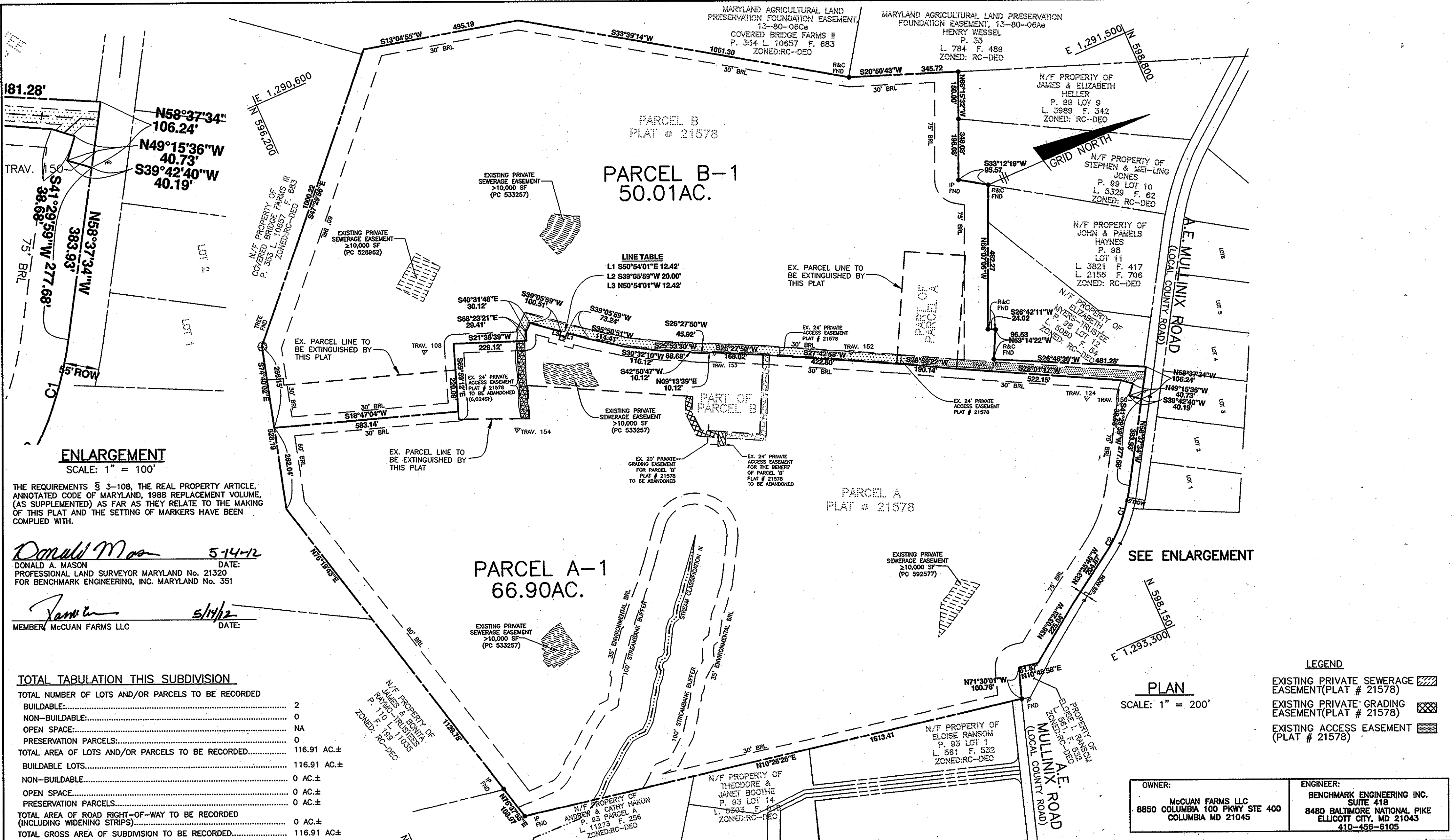
Nancy J. Inot 5/14/12
WITNESS DATE

RECORDED AS PLAT 21897 ON 5/15/12
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE PURPOSE OF THIS PLAT OF RESUBDIVISION IS TO RECONFIGURE THE PARCEL LINES BETWEEN PARCEL A AND PARCEL B AND TO ABANDONED THE EXISTING 20' PRIVATE GRADING EASEMENTS AND 24' PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF PARCEL B.

PLAT OF RESUBDIVISION AGRICULTURAL PRESERVATION SUBDIVISION PLAT FOR McCUAN FARMS, LLC

BUILDABLE PARCELS A-1 AND B-1
PREVIOUS DPZ FILE NUMBERS: F-10-035, PLAT # 21578-21579
TAX MAP No. 13, GRID 12 SCALE: AS SHOWN
PARCEL NO. 77 DATE: MAY, 2012
ZONED: RC-DEO SHEET: 1 OF 2



PARCEL B-1
50.01 AC.

PARCEL A-1
66.90 AC.

LINE TABLE

L1 S50°54'01"E 12.42'
L2 S39°05'59"W 20.00'
L3 N50°54'01"W 12.42'

ENLARGEMENT
SCALE: 1" = 100'

PLAN
SCALE: 1" = 200'

LEGEND

- EXISTING PRIVATE SEWERAGE EASEMENT (PLAT # 21578)
- EXISTING PRIVATE GRADING EASEMENT (PLAT # 21578)
- EXISTING ACCESS EASEMENT (PLAT # 21578)

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.

Donald Mason 5/14/12
DONALD A. MASON DATE:
PROFESSIONAL LAND SURVEYOR MARYLAND No. 21320
FOR BENCHMARK ENGINEERING, INC. MARYLAND No. 351

James 5/14/12
MEMBER McCUAN FARMS LLC DATE:

TOTAL TABULATION THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	2
BUILDABLE.....	0
NON-BUILDABLE.....	NA
OPEN SPACE.....	0
PRESERVATION PARCELS.....	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED.....	116.91 AC.±
BUILDABLE LOTS.....	116.91 AC.±
NON-BUILDABLE.....	0 AC.±
OPEN SPACE.....	0 AC.±
PRESERVATION PARCELS.....	0 AC.±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS).....	0 AC.±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED.....	116.91 AC.±

OWNER: McCUAN FARMS LLC 8850 COLUMBIA 100 PKWY STE 400 COLUMBIA MD 21045	ENGINEER: BENCHMARK ENGINEERING INC. SUITE 418 8480 BALTIMORE NATIONAL PIKE ELLCOTT CITY, MD 21043 410-456-6105
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APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS:
HOWARD COUNTY HEALTH DEPARTMENT

Richard Peter Beilenson 5/14/2012
HOWARD COUNTY HEALTH OFFICER DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY SHALEEN D. MURPHY TO MCCUAN FARMS LLC BY DEED DATED FEBRUARY 13, 2005 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 09004, FOLIO 313. ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND, AS AMENDED.

OWNER'S DEDICATION

"McCUAN FARMS LLC, 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 THE 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 OUR HANDS THIS 14 DAY OF MAY, 2012."

RECORDED AS PLAT 21998 ON 5/15/12
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE PURPOSE OF THIS PLAT OF RESUBDIVISION IS TO RECONFIGURE THE PARCEL LINES BETWEEN PARCEL A AND PARCEL B AND TO ABANDONED THE EXISTING 20' PRIVATE GRADING EASEMENTS AND 24' PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF PARCEL B.

PLAT OF RESUBDIVISION
AGRICULTURAL PRESERVATION
SUBDIVISION PLAT FOR
MCCUAN FARMS, LLC
BUILDABLE PARCELS A-1 AND B-1
PREVIOUS DPZ FILE NUMBERS: F-10-035, PLAT # 21578-21579
TAX MAP No. 13, GRID 12 SCALE: AS SHOWN
PARCEL NO. 77 DATE: MAY, 2012
ZONED: RC-DEO SHEET: 2 OF 2

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Neil Steadman 5/15/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Donald Mason 5/15/12
DIRECTOR DATE

Donald Mason 5-14-12
DONALD MASON
PROFESSIONAL LAND SURVEYOR MARYLAND REG. No. 21320
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No. 351

James 5/14/12
McCUAN FARMS LLC DATE:

Nancy J. Jost 5/14/12
WITNESS DATE: