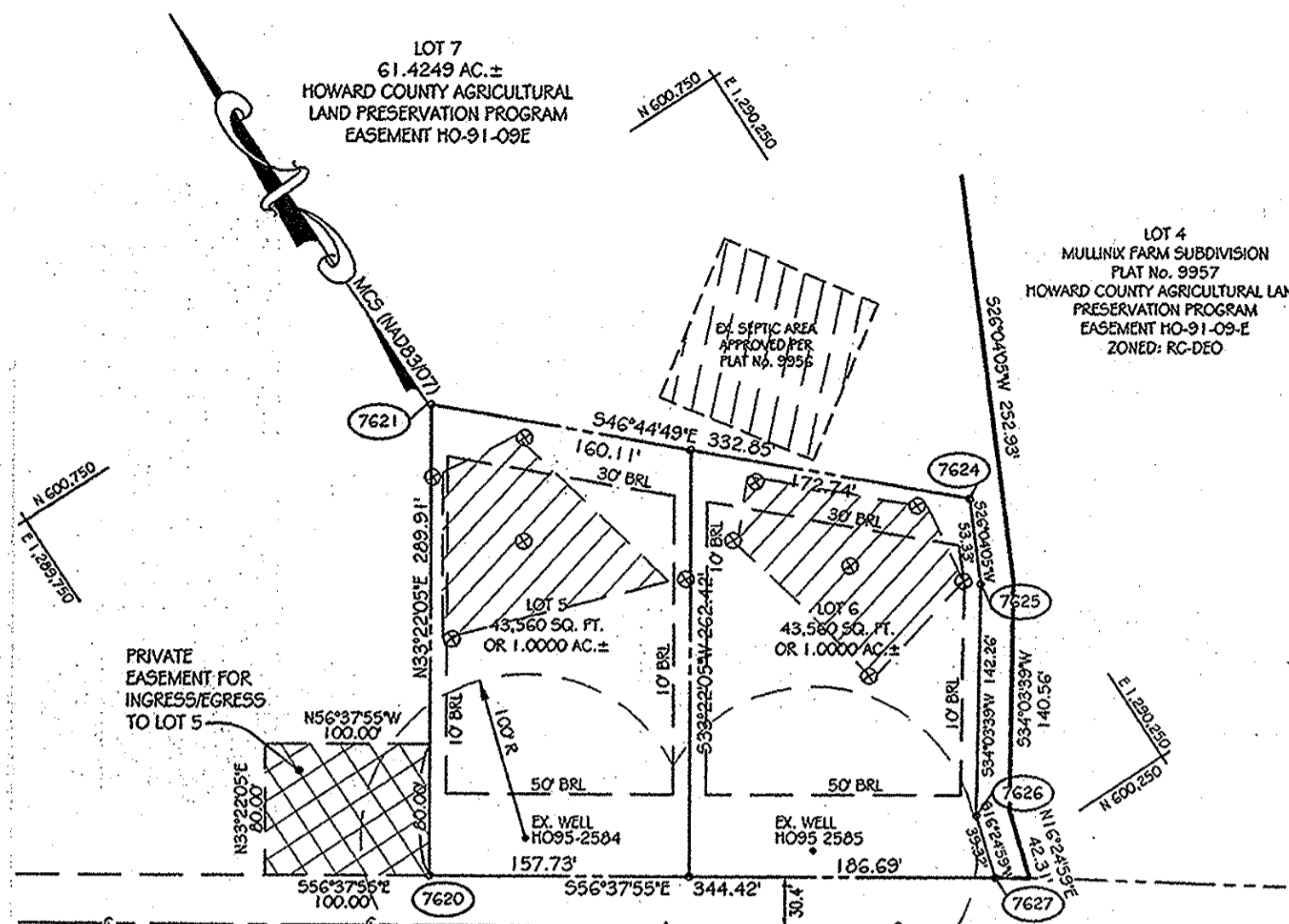
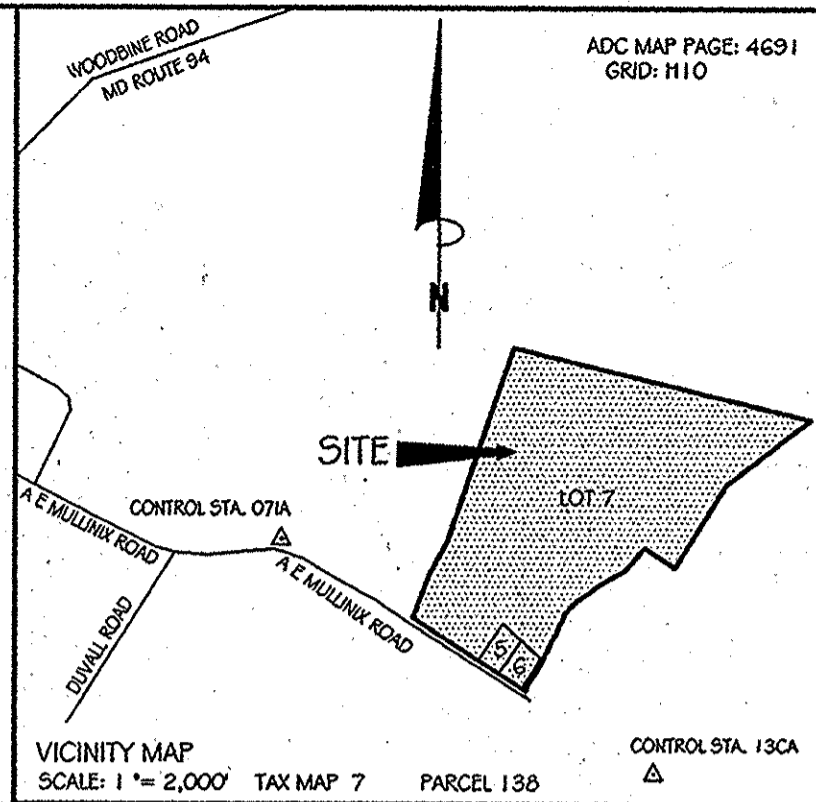


Coordinates		
Point#	Northing	Easting
7620	600433.1391	1289836.7798
7621	600675.2559	1289996.2327
7624	600447.1828	1290238.6553
7625	600399.2760	1290215.2192
7626	600281.4179	1290135.5405
7627	600243.7001	1290124.4279



PURPOSE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO CREATE TWO RESIDENTIAL LOTS AS PROVIDED IN THE DEED OF EASEMENT RECORDED IN LIBER 2351 AT FOLIO 227, AND AMENDED IN LIBER 10979 AT FOLIO 229.



GENERAL NOTES

- The lots shown herein comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment regulations.
- Coordinates are based on the Maryland Coordinate System (NAD 83/07) as projected by Howard County Geodetic Control Stations No. 071A & 13CA. Distances shown are ground distances.
071A N 601,099.9405 E 1,288,753.5756 sft
13CA N 599,676.0401 E 1,290,946.5643 sft
- This area designates a private sewage easement of at least 10,000 square feet (49,999 square feet parcel for shared from lots 5 & 6 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 held located and shown thus
Existing wells indicated thus
- Public water and sewer are not available at this site. On-lot water and sewer will be provided until public utilities are available.
- The subject property zoned "RCDEO" per O2/O2/O4 Comprehensive Zoning Plan and the "Comp Libe" 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 ensure safe access for fire and emergency vehicles per the following minimum requirements:
a) Width - 12' (16' serving more than one residence);
b) Surface - 6" of compacted crusher run base with tar and chip coating (1-1/2" min.);
c) Geometry - Maximum 15% grade, maximum 10% grade change and minimum 45-foot turning radius.
d) Structures (culverts/bridges) - Capable of supporting 25 gross tons (H25 loading).
e) Drainage Elements - Capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface.
f) Structure clearances - minimum 12 feet.
g) Maintenance - sufficient to ensure all weather use.
- This plat is based on a field run monumented boundary survey performed in or about April, 1990 by VanMar Associates, Inc.
- Areas as stated on this plat are to be taken as more or less, unless otherwise noted.
- 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.
- This subdivision is in accordance with Section 16.124 of the Subdivision and Land Development Regulations and the Landscape Manual. Landscaping is not required for this subdivision since the proposed subdivision is internal to the Mullinix Farm Subdivision.
- Stormwater Management requirements for Lots 5 & 6 are provided and being met by the use of rooftop, non-rooftop deconnection credit and landscape infiltration. SWM is in accordance with the 2009 revisions of the 2000 MD Stormwater Design Manual. 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 area made, a new stormwater management exhibit shall be required.
- There is an existing dwelling/structure located on Lot 7 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. 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.

GENERAL NOTES CONT.

- In accordance with 16.115(d) of the Subdivision and Land Development Regulations, floodplain limits are not required to be delineated if the floodplain is obviously not critical to the proposed development.
- There are no historic sites or cemeteries on this property.
- This property is subject to Howard County Agricultural Preservation Easement No. HO-91-09-E, recorded in Liber 2351 at Folio 227.
- This subdivision is subject to the Amendment to Deed of Easement for Exchange of Lot Rights recorded in Liber 10979 at Folio 229.
- This plat is subject to Section 15.514(b) of the Agricultural Preservation Program.
- Lots 5 & 6 are created in accordance with the provisions of Section 104.E6 of the 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 an Agricultural Preservation Subdivision with less than 20,000 square feet of forest clearing within a one-year period.
- There are no slopes greater than 15% on Lots 5 and 6.
- 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 lots/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 easements, 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.
- A new home constructed on the lots 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.
- Previous D.P.Z. File No. F-91-003, ECP-12-065.
- Trash and recycling collections will be at A.E. Mullinix Road within 5 feet of the county roadway.
- There are no wetlands on site that will be disturbed or that will require 401 and 404 wetlands permits from the State of Maryland.
- No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the limits of wetlands, stream(s), or their required buffers, floodplain and forest conservation easement areas.
- The subject property is not located within the Metropolitan District.
- Residential development on Lots 5 & 6 will not impact wetlands, streams, or their buffers, or floodplain.
- Waiver Petition WF-13-182 was approved on July 22, 2013. This is a waiver to Section 16.144(f)(5) to extend the completion of developer's agreements and payment of fees to on or before October 15, 2013 and to extend the submission of the Final Plat Original to on or before December 14, 2013.

AREA TABULATION CHART-THIS SHEET

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	2.0000 Ac.±
• Non-Buildable	0
• Open Space	0
• Preservation Parcels	0
c. Total area of roadway to be recorded including widening strips	
	0.0000 Ac.±
d. Total area of subdivision to be recorded	
	2.0000 Ac.±

TOTAL AREA TABULATION CHART

a. Total number of lots and/or parcels to be recorded	
• Buildable	3
• Non-Buildable	0
• Open Space	0
• Preservation Parcels	0
b. Total area of lots and/or Parcels	
• Buildable	63.4249 Ac.±
• Non-Buildable	0
• Open Space	0
• Preservation Parcels	0
c. Total area of roadway to be recorded including widening strips	
	0.0000 Ac.±
d. Total area of subdivision to be recorded	
	63.4249 Ac.±

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.

T. Michael Vansant 12/9/2013
T. MICHAEL VANSANT, PROFESSIONAL LAND SURVEYOR, MD. REGISTRATION NO. 21266

Gene W. Mullinix 12/10/13
GENE W. MULLINIX, OWNER

OWNER
GENE MULLINIX
16525 A.E. MULLINIX ROAD
WOODBINE, MD 21797
410-489-4510

300 200 100 0
GRAPHIC SCALE

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 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS MY OUR HANDS THIS 10th DAY OF December, 2013

Gene W. Mullinix
GENE W. MULLINIX

T. Michael Vansant
T. MICHAEL VANSANT, PROF. LAND SURVEYOR

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 FARM SUBDIVISION, 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; 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; THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE; AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21266, EXPIRATION DATE 9/9/15.

T. Michael Vansant 12/9/2013
T. MICHAEL VANSANT, PROF. LAND SURVEYOR

APPROVED
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Charles Edmund 11/7/14
CHIEF, DEVELOPMENT ENGINEERING DIVISION NY DATE

Kurt S. DeLander 1-24-14
DIRECTOR OF DATE

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

B. Wilson for Monica Roseman 1/7/2014
HOWARD COUNTY HEALTH OFFICER DATE

RECORDED AS PLAT NO. 22853 ON 5/14/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

AGRICULTURAL PRESERVATION SUBDIVISION PLAT
MULLINIX FARM SUBDIVISION

LOTS 5 - 7
A RESUBDIVISION OF LOT 3 (PLAT NO. 9956)

TAX MAP: 7 ELECTION DISTRICT: No. 4 SCALE: 1"=100'
GRID NO: 23 HOWARD COUNTY, MARYLAND DATE: JUNE, 2012
PARCEL NO: 138 EX. ZONING: RCDEO SHEET 1 OF 2

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (410) 549-2751
Fax (301) 831-5603 ©Copyright, Latest Date Shown

Point#	Northing	Easting
50	601010.1525	1289517.6250
95	600272.7880	1290153.8479
96	600389.2322	1290232.5706
98	600616.4281	1290343.7152
104	600946.9393	1290640.8923
211	602496.5717	1290057.9635
233	602024.1117	1291984.2220
400	601216.6471	1289630.0589
401	600714.5382	1289409.4937
419	600677.2741	1290366.5790
422	600824.3928	1290472.3037
426	601051.2537	1291110.1050
429	601603.1742	1291443.8180
430	601028.5400	1290778.8129
435	600232.2002	1290141.8897
459	601179.6796	1290913.3011
7620	600433.1381	1289836.7798
7621	600675.2559	1289996.2327
7624	600447.1828	1290238.6553
7625	600399.2760	1290215.2192
7626	600281.4179	1290135.5405
7627	600243.7001	1290124.4279

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	300.00'	184.04'	35°08'56"	S35°42'09"W	181.17'	95.02'

AREA TABULATION CHART-THIS SHEET

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

- Buildable: 1
- Non-Buildable: 0
- Open Space: 0
- Preservation Parcels: 0

b. Total area of lots and/or Parcels

- Buildable: 61.4249 Ac.±
- Non-Buildable: 0
- Open Space: 0
- Preservation Parcels: 0

c. Total area of roadway to be recorded including widening strips: 0.0000 Ac.±

d. Total area of subdivision to be recorded: 61.4249 Ac.±

TOTAL AREA TABULATION CHART

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

- Buildable: 3
- Non-Buildable: 0
- Open Space: 0
- Preservation Parcels: 0

b. Total area of lots and/or Parcels

- Buildable: 63.4249 Ac.±
- Non-Buildable: 0
- Open Space: 0
- Preservation Parcels: 0

c. Total area of roadway to be recorded including widening strips: 0.0000 Ac.±

d. Total area of subdivision to be recorded: 63.4249 Ac.±

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 COMPILED WITH.

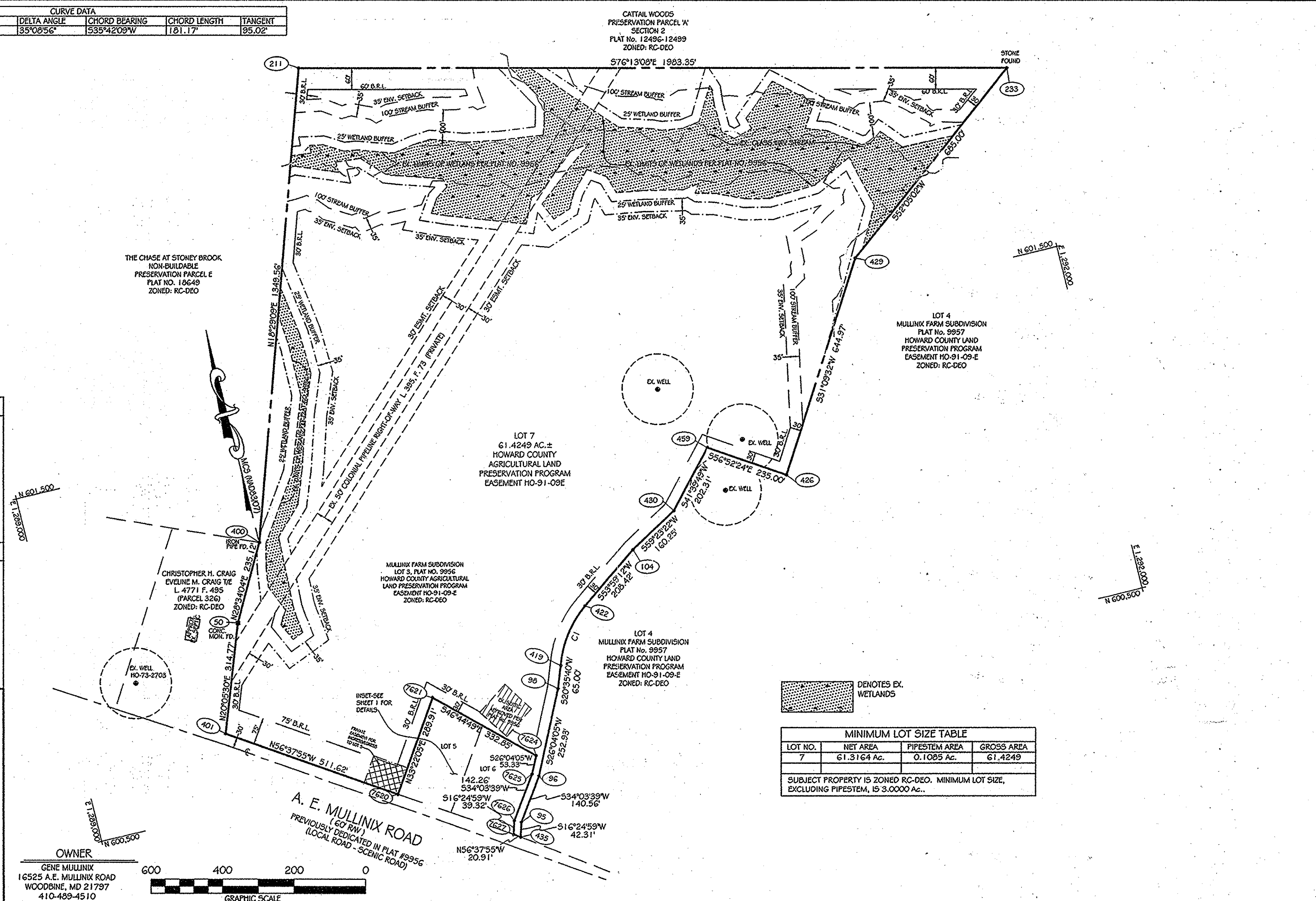
T. Michael Vansant
 T. MICHAEL VANSANT, PROFESSIONAL LAND SURVEYOR, MD. REGISTRATION NO. 21266
 DATE: 12/9/2013

Gene W. Mullinix
 GENE W. MULLINIX, OWNER
 DATE: 12/10/13

APPROVED
 HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Paul Edwards
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 1-17-14

Kurt Sheehy
 DIRECTOR
 DATE: 1-24-14

APPROVED
 FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
Rodney M. Roseman
 HOWARD COUNTY HEALTH OFFICER
 DATE: 1/7/2014



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; 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; THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE; AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21266, EXPIRATION DATE 9/9/15.

T. Michael Vansant
 T. MICHAEL VANSANT, PROF. LAND SURVEYOR
 DATE: 12/9/2013

RECORDED AS PLAT NO. 28904 ON 5/14/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

AGRICULTURAL PRESERVATION SUBDIVISION PLAT

MULLINIX FARM SUBDIVISION

LOTS 5 - 7

(A RESUBDIVISION OF LOT 3 (PLAT NO. 9956))

TAX MAP: 7
 GRID NO: 23
 PARCEL NO: 138

ELECTION DISTRICT: No. 4
 HOWARD COUNTY, MARYLAND
 EX. ZONING: RC-DEO

SCALE: 1"=200'
 DATE: JUNE, 2012
 SHEET 2 OF 2

VANMAR ASSOCIATES, INC.
 Engineers Surveyors Planners
 310 South Main Street Mount Airy, Maryland 21771
 (301) 829-2890 (301) 831-5015 (410) 549-2751
 Fax (301) 831-5603 ©Copyright, Latest Date Shown

MINIMUM LOT SIZE TABLE

LOT NO.	NET AREA	PIPESTEM AREA	GROSS AREA
7	61.3164 Ac.	0.1085 Ac.	61.4249

SUBJECT PROPERTY IS ZONED RC-DEO. MINIMUM LOT SIZE, EXCLUDING PIPESTEM, IS 3.0000 Ac..



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