

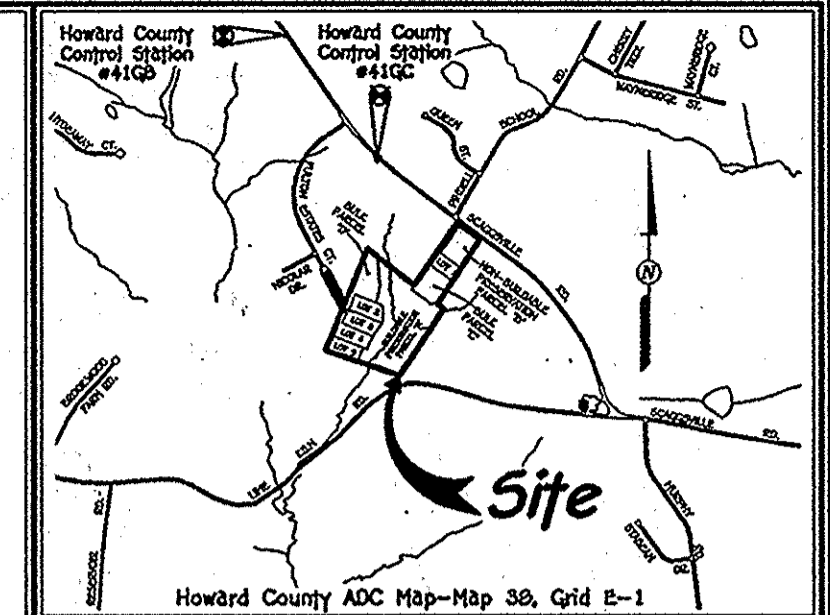
U.S. Equivalent Coordinate Table				Metric Coordinate Table			
POINT	NORTH	EAST	POINT	NORTH	EAST		
113	542458.8097	1332769.3905	113	165340.861482	406226.922730		
122	541967.1353	1332072.0839	122	165191.913253	406016.363259		
126	542346.9524	1331995.2757	126	165307.681738	405871.051814		
145	541207.3092	1331195.9981	145	164984.726004	405737.037822		
158	541022.9197	1331923.3458	158	164904.084259	405711.048294		
160	541122.3512	1332332.7971	160	165117.502892	406111.088823		
161	541171.6676	1332320.2915	161	165132.334842	406092.037075		
401	542626.0284	1332252.0323	401	165392.744244	406156.575010		
406	541778.3431	1331359.3251	406	165134.369263	405793.133919		
407	541718.3156	1331334.4160	407	165116.072956	405791.541825		
408	542108.1161	1331185.8211	408	165234.284277	405746.249810		
409	542094.8377	1331141.5772	409	165227.789005	405732.764248		
434	542600.0533	1332913.9071	434	165304.830289	406111.051237		
435	542493.3177	1332752.0001	435	165332.786714	406223.622118		
439	541822.0934	1332353.9929	439	165147.704380	406102.126408		
440	541766.2401	1332259.6518	440	165130.680268	406073.554048		
441	541811.9757	1332198.8979	441	165144.620513	406095.036218		
442	541866.4924	1332168.0459	442	165161.237232	406049.633837		
443	541942.9911	1332057.2918	443	165184.404144	406014.025838		
444	541961.4113	1332020.2837	444	165190.168570	406018.882558		
445	542265.9481	1331896.9655	445	165282.991567	405902.048931		
446	541960.4777	1331726.7483	446	165189.884014	405911.124738		
447	541783.9734	1331683.9933	447	165136.095372	405898.033603		
448	541702.2072	1331698.7095	448	165111.162999	405902.579514		
449	541854.1824	1331758.1833	449	165092.073832	405920.703832		
450	541570.4600	1331747.1815	450	165071.806596	405917.352785		
451	541692.4137	1331460.0913	451	165108.179737	405829.847542		
452	541702.2261	1331371.1349	452	165111.168756	405802.735552		
453	541748.3379	1331346.8740	453	165125.233633	405795.338840		
454	541324.5813	1332121.5446	454	164996.062451	406031.482899		

Minimum Lot Size Tabulation			
Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
1	48,074 Sq. Ft.	3,356 Sq. Ft.	44,718 Sq. Ft.
2	57,656 Sq. Ft.	3,926 Sq. Ft.	53,730 Sq. Ft.
3	62,733 Sq. Ft.	3,657 Sq. Ft.	59,076 Sq. Ft.
4	65,650 Sq. Ft.	7,912 Sq. Ft.	58,038 Sq. Ft.
5	66,569 Sq. Ft.	9,702 Sq. Ft.	56,867 Sq. Ft.

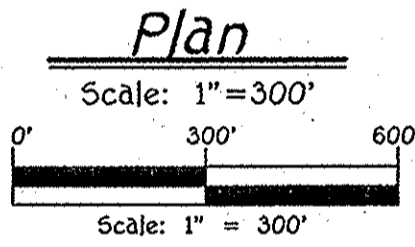
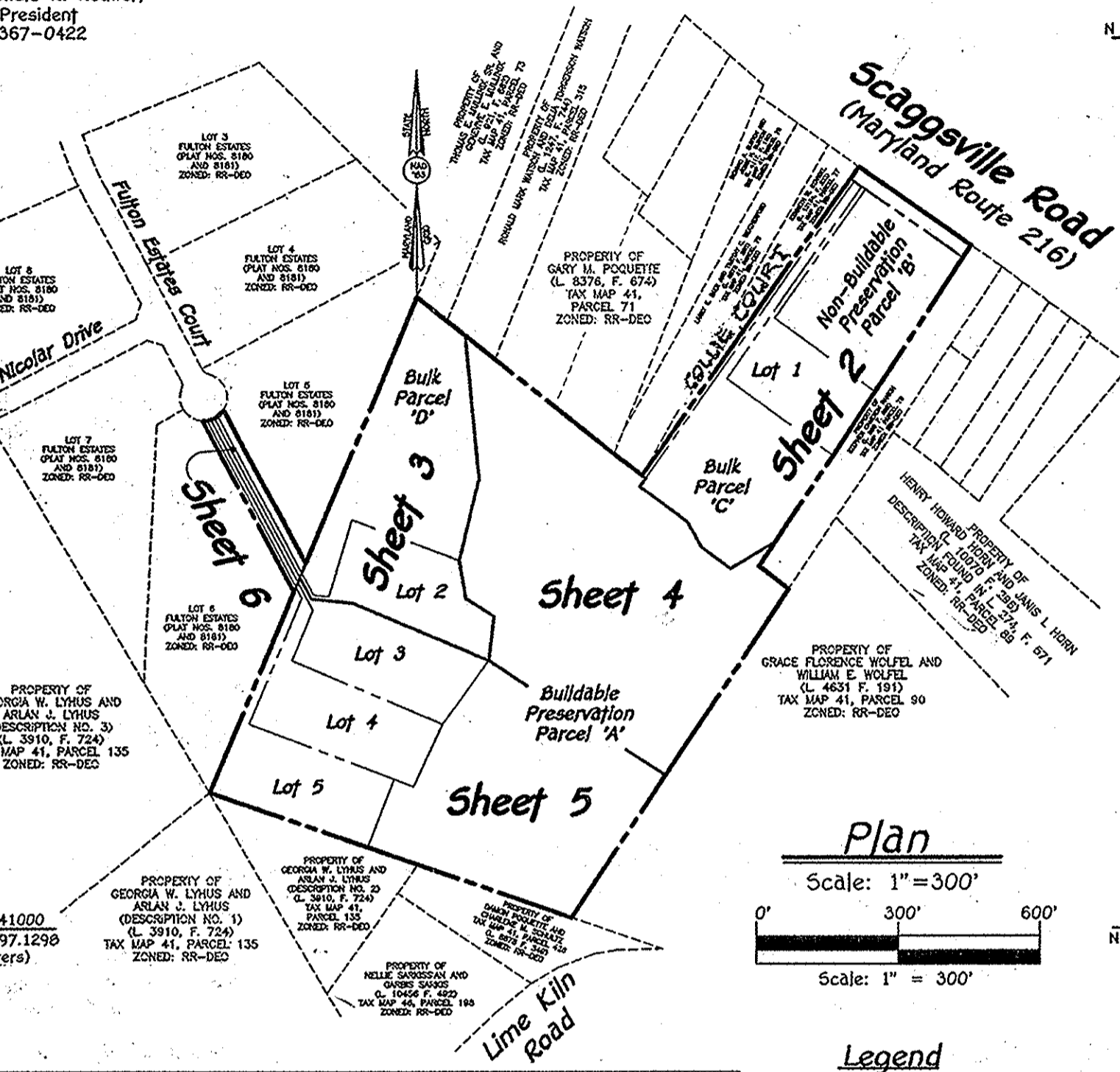
Curve Data Tabulation					
Point-From	Radius	Arc Length	Delta	Tangent	Bearing & Distance
409-408	50.00'	52.35'	59°59'32"	28.06'	N 62°14'58" E 49.99'

Reservation Of Public Utility And Forest Conservation Easements

"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 Easement"), Located In, On, Over, And Through Lots 1 Thru 5, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcel 'B' And Bulk Parcels 'C' And 'D'. 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 Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By 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 Easement In The Land Records Of Howard County."



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10722 BALDORNE NATIONAL PIKE
 ELKROTT CITY, MARYLAND 21012
 (410) 461-2292



Legend

- Public 100 Year Floodplain, Drainage & Utility Easement
- Public 100-Year Floodplain, Drainage & Utility Easement Elevations
- Public Forest Conservation Easement (Retention)
- Public Forest Conservation Easement (Reforestation)
- Wetland Boundary
- Limit Of Wetlands
- Private Drainage, Stormwater Management, Maintenance, Access & Utility Easement
- Private Use-In-Common Access & Stormwater Management Easement
- PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER UPON THE GROUND

Density Exchange Chart		
Description	Part One	Total Site
Receiving Parcel Information	N/A	Fulton Manor Valley, F-14-045 T.M. 41, Grid 18, Parcel 78 & 456
Gross Area	26,372 Ac.	26,372 Ac.
Area Of Steep Slopes	0.440 Ac.	0.440 Ac.
Area Of Floodplain	1,208 Ac.	1,208 Ac.
Net Tract Area	24,724 Ac.	24,724 Ac.
Allowed Base Density	6 Units (26,372 Ac. x 1 Unit/(4.25)-6.205)	6 Units
Total Number Of Proposed Units	6 Units	10 Units
Total Number Of Density Rights Required To Be Transferred	0 Units	4 Units (Proposed Units - Allowed Units) (10 Units - 6 Units)
Sending Parcel Information	N/A	2 020 Units - T.M. 13, Par. 110 Property Of Kathy And Kevin Vasquez 2 020 Units - T.M. 12, Par. 78 Chelsea Knolls, Buildable Preservation Parcel 'D', F-14-056

General Notes Continued:

30. Articles Of Incorporation For The Fulton Manor Valley Homeowners Association, Inc. Are Filed With The Maryland State Department Of Assessments And Taxation On January 29, 2014 With Receipt No D15672900.

31. In Accordance With The Landscape Manual, Preservation Parcels Are Not Required To Be Buffered Or Screened From Adjacent Properties.

32. The Private Use-In-Common Access And Stormwater Management Easement For The Use And Benefit Of Lots 2 Thru 5 And A Future Lot 6 Created Within Bulk Parcel 'D' Is Recorded Simultaneously With This Plat.

33. The Private Use-In-Common Access And Stormwater Management Easement For The Use And Benefit Of Lot 1, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcel 'B' And Bulk Parcel 'C' And Future Lots Created Within Bulk Parcel 'C' Is Recorded Simultaneously With This Plat.

34. The Private Use-In-Common Access And Stormwater Management Easement For The Use And Benefit Of Lots 4 And 5 Is Recorded Simultaneously With This Plat.

35. A Landscape Survey In The Amount Of \$21,600.00 For Perimeter Landscape Requirements 67 Shade Trees And 10 Evergreen Trees Of Section 16.12.4 Of The Howard County Code And Landscape Manual Is To Be Posted With The Final Plan Developer's Agreement For This Subdivision. In Addition, 49 Street Trees Will Be Required With This Project. Buildable Preservation Parcel 'A' Is Privately Owned And Encumbered By An Easement Agreement With The Fulton Manor Valley Homeowners Association, Inc. And Howard County, Maryland. Non-Buildable Preservation Parcel 'B' Is Privately Owned And Encumbered By An Easement Agreement With The Fulton Manor Valley Homeowners Association, Inc. And Howard County, Maryland.

37. The Purpose Of Preservation Parcels: Buildable Preservation Parcel 'A' Is Designed To Accommodate The Existing Dwelling And Outbuildings As Well As The Streams And Forested Area In Proximity To The Streams. These Features Are Preferred On Preservation Parcels Rather Than On Residential Lots. There Are No Commercial Farm Operations On This Property And The Open Area In Proposed Preservation Parcel 'A' Would Not Support A Farm Operation. Therefore, There Will Be No Conflicts With Agricultural Use Traffic On The Common Driveway. Non-Buildable Preservation Parcel 'B' Provides A Buffer From Scaggsville Road And An Open Area In Proximity To The Existing Houses On Very Narrow Lots Both East And West Of The Preservation Parcel. This Parcel May Be Proposed As A Future Forest Conservation Easement To Provide For Off-Site Planting For Another Project. This Area Preserves The View From Scaggsville Road.

38. A Pre-Submission Community Meeting Was Held For This Project On June 16, 2011.

39. All Wells Shall Be Drilled Prior To Final Plat Recordation. It Is The Developer's Responsibility To Schedule The Well Drilling Prior To Final Plat Submission. It Will Not Be Considered "Government Delay" If The Well Drilling Holds Up Health Department Signature Of The Record Plat.

40. On January 22, 2015 The Planning Director Approved A Waiver (WP-13-092) To Section 16.1205(a)(7) For Removal Of Five (5) Of The Sixteen (16) Specimen Trees Identified On The Property Subject To The Following Conditions:

- The Developer Shall Plant A Total Of Ten (10) Evergreen Trees Along Landscape Perimeters P-B And P-12 (See Perimeter As Identified On The Landscape Plan, SP-13-003) As Replacement Mitigation For The Removal Of The (5) Specimen Trees (Trees H, I, J, K & L) As Identified On The Forest Stand Delineation Plan And The Waiver Petition Exhibit As "To Be Removed". These Ten (10) Evergreen Trees Will Augment The Required 10 Perimeter Shade Trees Required Along These Perimeters. This Additional Landscaping Will Provide An Enhanced Landscape Buffer Between The Existing 3 Acre Lots And The Proposed 1 Acre Cluster Lot.
- The Removal Of Any Of The Remaining Eleven (11) Specimen Trees (Trees A, B, C, D, E, F, G, H, M, N, O & P) Not Designated Under This Waiver Petition WP-13-092, Would Require Waiver Petition Approval In Accordance With Section 16.1205(a)(7) Of The Subdivision And The Land Development Regulations.

41. All Existing Buildings, Wells And Septic Systems Which Are To Be Removed Shall Be Removed Prior To Final Plat Signature.

42. Bulk Parcels 'C' And 'D' Retain The Right To Be Further Subdivided Into Four (4) Buildable Residential Lots In Accordance With Section 106: DEO (Density Exchange Option) Overlay District Of The Howard County Zoning Regulations. See F-14-043 For Resubdivision Plat Information.

43. Density Calculations: See Density Chart This Sheet.

44. Declaration Of Covenants Has Been Recorded Simultaneously With This Plat.

45. This Major Subdivision Plan Is Located In The Designated Tier III Growth Area Of Howard County. Per The Howard County Tier III Growth Area Ordinance, Section 23-103, This Subdivision Is Considered To Be Grandfathered To 59-236 Because The Property Owner Had Applied For A Soil Percolation Test Application And Had Submitted A Percolation Test Plan To The Howard County Health Department Prior To July 2, 2012.

46. The Forest Conservation Easements Shown On This Plat Have Been Established To Fulfill The Requirements Of Section 16.1202 Of The Howard County Code And The Forest Conservation Act. No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easement; However, Forest Management Practices As Defined In The Deed Of Forest Conservation Are Allowed.

Area Tabulation For This Submission

See Sheet 6 Of 6 For Continuation

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	5
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BULK PARCELS TO BE RECORDED	2
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	1
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	9
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	6,903 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.
TOTAL AREA OF BULK PARCELS TO BE RECORDED	5,188 Ac.
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	12,071 Ac.
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	1,997 Ac.
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	26,159 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.213 Ac.
TOTAL AREA TO BE RECORDED	26,372 Ac.

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

Debra E. Taylor 11/24/2014
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Chad Edman 10-3-14
 Chief, Development Engineering Division Date

Karl Sheard 11-26-14
 Director Date

Owner's Certificate

Debra E. Taylor, 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 25 Day Of APRIL, 2014.

Debra E. Taylor
 Debra E. Taylor
 Witness

Surveyor's Certificate

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It 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; That It Is A Subdivision Of (1) All Of The Lands Conveyed By Horse Around Farm Limited Liability Jointed Partnership To Debra E. Taylor By Deed In Dissolution Dated February 20, 2003 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 8064 At Folio 272, And (2) All The Lands Conveyed By Francis Lynch To Debra Taylor By Deed Dated January 5, 1998 And Recorded Among The Aforesaid Land Records In Liber 4160 At Folio 297. All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 4/31/14
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2015

RECORDED AS PLAT No. 23106 ON 10/31/14
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Fulton Manor Valley-Part One
 Lots 1 Thru 5, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcel 'B' And Bulk Parcels 'C' And 'D'

(Being A Subdivision Of Parcel 78 (Liber 8064 At Folio 272) And Parcel 456 (Liber 4160 At Folio 297))

Zoned: RR-DEO
 Tax Map: 41, Parcels: 78 And 456, Grid: 19
 Fifth Election District - Howard County, Maryland
 Date: April 1, 2014 Scale: As Shown Sheet 1 Of 6

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 4/3/14
Date
Terrell A. Fisher, L.S. #10692
(Registered Land Surveyor)
Debra E. Taylor 4/25/14
Date
Debra E. Taylor, Owner

PROPERTY OF
GARY M. POQUETTE
(L. 8376, F. 674)
TAX MAP 41, PARCEL 71
ZONED: RR-DEO

Buildable Preservation Parcel 'A'
Privately Owned And Encumbered
By An Easement Agreement With The
Fulton Manor Valley Homeowner's
Association, Inc. And
Howard County, Maryland

RICHARD A. BURTON AND
JESSE H. BURTON
(L. 4117, F. 160)
TAX MAP 41, PARCEL 75
ZONED: RR-DEO

LARRY E. BAER
TIMOTHY C. WEATHERFORD
(L. 8878 F. 385)
TAX MAP 41, PARCEL 76
ZONED: RR-DEO

KENNETH W. STARGEL
(L. 13154, F. 333)
TAX MAP 41, PARCEL 77
ZONED: RR-DEO

Reservation Of Public Utility And Forest Conservation Easements
"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 Easement"), Located In, On, Over, And Through Lots 1 Thru 5, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcel 'B' And Bulk Parcels 'C' And 'D'. 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 Meets 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 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 Easement In The Land Records Of Howard County."

**Part Of
Buildable Preservation
Parcel 'A'**

7,718 Sq. Ft. Or
0.177 Ac.± (This Sheet)
(See Sheet 4 For Total Area)

COLLIE COURT
(Private Use-In-Common Driveway)
(Privately Maintained)

RIGHT OF WAY LINE,
DONATION-LINE AND
LINE OF DIVISION

POINT OF
BEGINNING

Part Of
Lot 1

Scaggsville Road
(Maryland Route 216)
Minor Arterial
(Maintained By State Highway Administration)

Match Line-See
Sheet 4 Of 6

Bulk Parcel 'C'
2.326 Ac.±

Lot 1
48,074 Sq. Ft.

**Non-Buildable
Preservation Parcel 'B'**
1.997 Ac.±

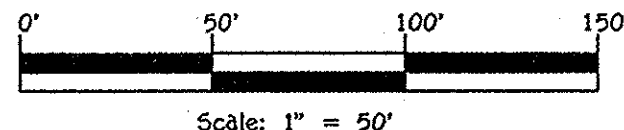
Non-Buildable Preservation Parcel 'B'
Privately Owned And Encumbered
By An Easement Agreement With The
Fulton Manor Valley Homeowner's
Association, Inc. And
Howard County, Maryland

PROPERTY OF
STEPHEN CAMERON RANKIN
(L. 999 F. 498)
TAX MAP 41, PARCEL 78
ZONED: RR-DEO

PROPERTY OF
GRACE FLORENCE WOLFEL
AND
WILLIAM E. WOLFEL
(L. 4631 F. 191)
TAX MAP 41, PARCEL 90
ZONED: RR-DEO

PROPERTY OF
HENRY HOWARD HORN AND
JANIS L. HORN
(L. 10070 F. 286)
DESCRIPTION FOUND IN L.
274, F. 571
TAX MAP 41, PARCEL 89
ZONED: RR-DEO

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FREE
BLISSVILLE CITY, MARYLAND 21042
(410) 481 - 2825



Area Tabulation For Sheet 2

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BULK PARCELS TO BE RECORDED	1
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	1
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.104 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF BULK PARCELS TO BE RECORDED	2.326 Ac.±
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.177 Ac.±
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	1.997 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	5.604 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.213 Ac.±
TOTAL AREA TO BE RECORDED	5.817 Ac.±

AREA TO BE CONVEYED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION

1	N34°55'03"E	31.67'
2	S54°21'15"E	292.08'
3	S33°16'57"W	31.89'
4	N54°21'15"W	292.99'

SEE SIMPLE AREA: 9,263 SQ. FT. OR 0.213 ACRES ±
SHOWN THUS:

Legend

- Public 100 Year Floodplain, Drainage & Utility Easement
- Public 100 Year Floodplain, Drainage & Utility Easement Elevations
- Public Forest Conservation Easement (Retention)
- Public Forest Conservation Easement (Reforestation)
- Wetland Boundary
- Limit Of Wetlands
- Private Drainage, Stormwater Management, Maintenance, Access & Utility Easement
- Private Use-In-Common Access & Stormwater Management Easement
- PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER UPON THE GROUND

Developer

Pleasant Prospect Farm, Inc.
4401 Jennings Chapel Road
Daisy, Maryland 20833
Attn: Mr. Donald R. Reuser,
Jr., President
443-367-0422

Owner

Debra E. Taylor
P.O. Box 535
Fulton, Maryland 20759
410-977-1327

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

Barbara M. Ross 4/24/2014
Date
Howard County Health Officer

APPROVED: Howard County Department Of Planning And
Zoning.

Chad E. Ender 11-3-14
Date
Chief, Development Engineering Division

Walter Sheehy 11-26-14
Date
Director

Owner's Certificate

Debra E. Taylor, 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 25th Day Of APRIL, 2014.

Debra E. Taylor
Debra E. Taylor
Witness

Surveyor's Certificate

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It 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; That It Is A Subdivision Of (1) All Of The Lands Conveyed By Horse Around Farm Limited Liability Limited Partnership To Debra E. Taylor By Deed In Dissolution Dated February 20, 2003 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 0864 At Folio 272, And (2) All The Lands Conveyed By Francis Lynch To Debra Taylor By Deed Dated January 5, 1998 And Recorded Among The Aforesaid Land Records In Liber 4160 At Folio 297. All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 4/3/14
Date
Terrell A. Fisher, Professional Land Surveyor No. 10692
Expiration Date: December 13, 2015

RECORDED AS PLAT No. 23107 ON 12/15/14
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Fulton Manor Valley-Part One
Lots 1 Thru 5, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcel 'B' And Bulk Parcels 'C' And 'D'

(Being A Subdivision Of Parcel 78 (Liber 0864 At Folio 272) And Parcel 456 (Liber 4160 At Folio 297))

Zoned: RR-DEO
Tax Map: 41, Parcels: 78 And 456, Grid: 19
Fifth Election District - Howard County, Maryland
Date: April 1, 2014 Scale: 1"=50' Sheet 2 Of 6

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.

Terrell A. Fisher 4/3/14
 Terrell A. Fisher, L.S. #10692
 (Registered Land Surveyor)
 Date

Debra E. Taylor 4/25/14
 Debra E. Taylor, Owner
 Date

LOT 6
 FULTON ESTATES
 (PLAT NOS. 8180
 AND 8181)
 ZONED: RR-DEO

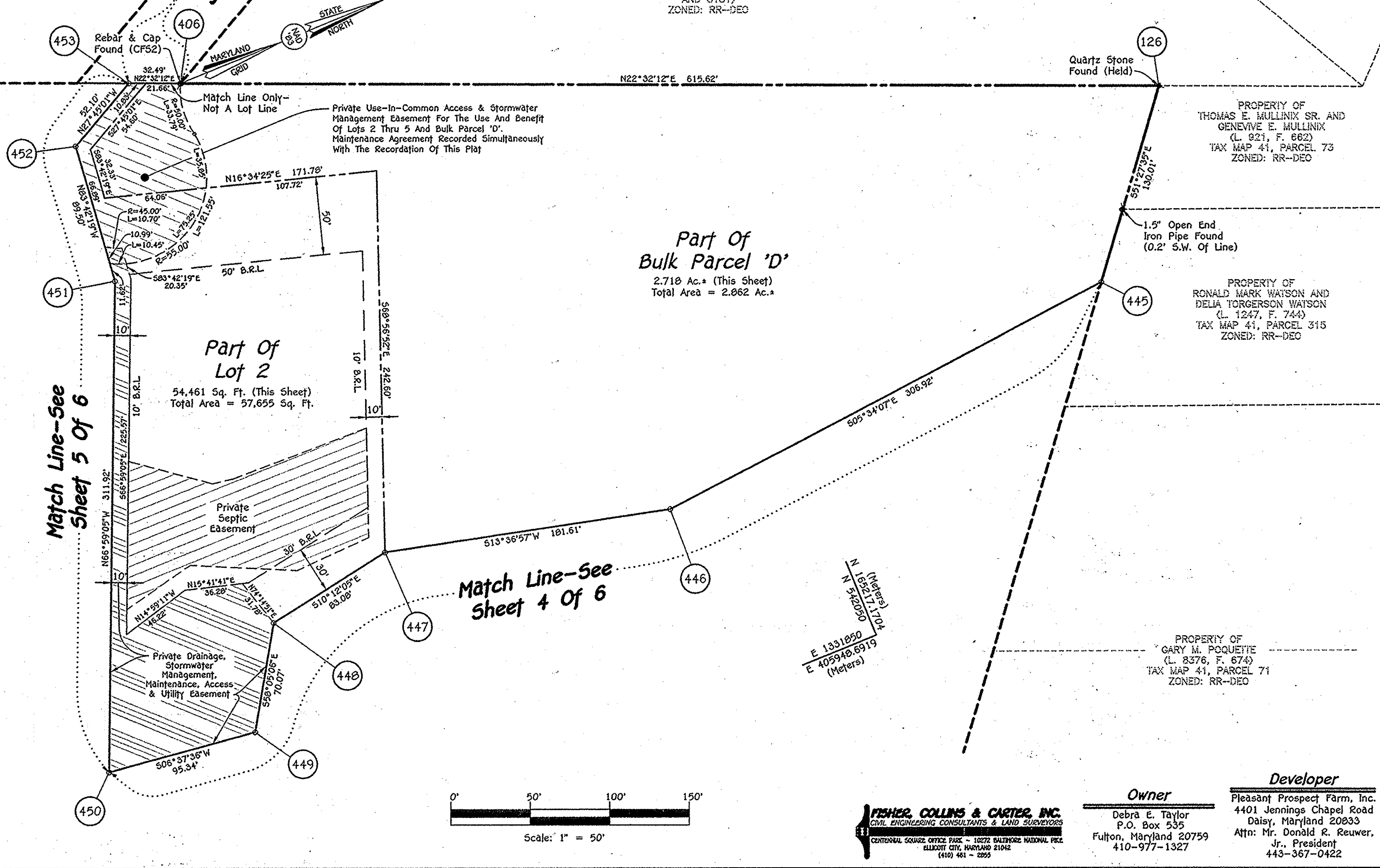
LOT 5
 FULTON ESTATES
 (PLAT NOS. 8180
 AND 8181)
 ZONED: RR-DEO

Reservation Of Public Utility And Forest Conservation Easements

"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 Easement"), Located In, On, Over, And Through Lots 1 Thru 5, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcel 'B' And Bulk Parcels 'C' And 'D'. 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 Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By 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 Easement In The Land Records Of Howard County."

(Meters)
 E 405796.2916
 N 152217.1704
 (Meters)
 N 511950
 E 1331350

(Meters)
 E 405796.2916
 N 152217.1704
 (Meters)
 N 512000



PROPERTY OF
 THOMAS E. MULLINIX SR. AND
 GENEVIVE E. MULLINIX
 (L. 921, F. 662)
 TAX MAP 41, PARCEL 73
 ZONED: RR-DEO

PROPERTY OF
 RONALD MARK WATSON AND
 DELIA TORGERSON WATSON
 (L. 1247, F. 744)
 TAX MAP 41, PARCEL 315
 ZONED: RR-DEO

PROPERTY OF
 GARY M. POQUETTE
 (L. 8376, F. 674)
 TAX MAP 41, PARCEL 71
 ZONED: RR-DEO

Part Of
 Bulk Parcel 'D'
 2.718 Ac. (This Sheet)
 Total Area = 2.862 Ac.

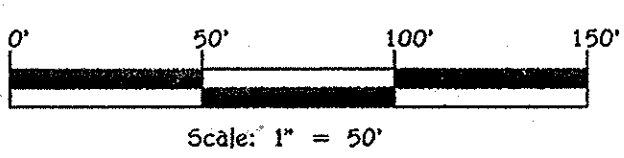
Part Of
 Lot 2
 54,461 Sq. Ft. (This Sheet)
 Total Area = 57,655 Sq. Ft.

Legend

- Public 100 Year Floodplain, Drainage & Utility Easement
- Public 100 Year Floodplain, Drainage & Utility Easement Elevations
- Public Forest Conservation Easement (Retention)
- Public Forest Conservation Easement (Reforestation)
- Wetland Boundary
- Limit Of Wetlands
- Private Drainage, Stormwater Management, Maintenance, Access & Utility Easement
- Private Use-In-Common Access & Stormwater Management Easement
- PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER UPON THE GROUND

Area Tabulation For Sheet 3

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BULK PARCELS TO BE RECORDED	1
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.250 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.
TOTAL AREA OF BULK PARCELS TO BE RECORDED	2.718 Ac.
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.000 Ac.
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.000 Ac.
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	3.968 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.
TOTAL AREA TO BE RECORDED	3.968 Ac.



FISHER COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SOURCE OFFICE PARK - 10722 BALTIMORE NATIONAL PIKE
 BELLETT CITY, MARYLAND 21142
 (410) 461-2225

Owner
 Debra E. Taylor
 P.O. Box 535
 Fulton, Maryland 20759
 410-977-1327

Developer
 Pleasant Prospect Farm, Inc.
 4401 Jennings Chapel Road
 Daisy, Maryland 20833
 Attn: Mr. Donald R. Reuwer,
 Jr., President
 443-367-0422

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

Balidon M. Ross 11/24/2014
 Howard County Health Officer
 Date

APPROVED: Howard County Department Of Planning And
 Zoning.

And E. Smith 10-3-14
 Chief, Development Engineering Division
 Date

Keith Shearwood 11-26-14
 Director
 Date

Owner's Certificate

Debra E. Taylor, 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 25th Day Of APRIL, 2014.

Debra E. Taylor
 Debra E. Taylor
 Witness

Surveyor's Certificate

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It 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; That It Is A Subdivision Of (1) All Of The Lands Conveyed By Horse Around Farm Limited Liability Limited Partnership To Debra E. Taylor By Deed In Dissolution Dated February 20, 2003 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 8864 At Folio 272, And (2) All The Lands Conveyed By Francis Lynch To Debra Taylor By Deed Dated January 5, 1998 And Recorded Among The Aforesaid Land Records In Liber 4160 At Folio 297. All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

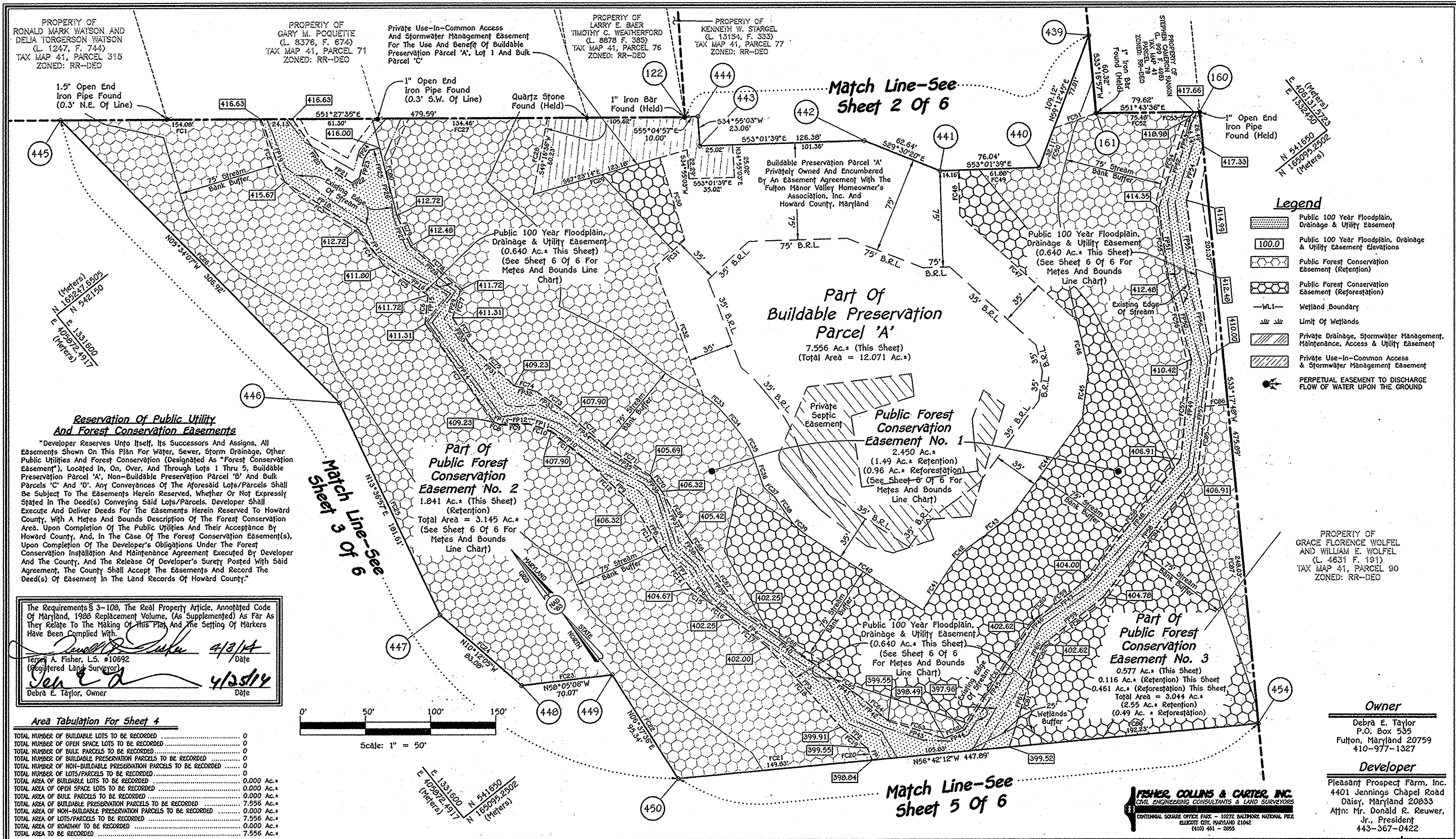
Terrell A. Fisher 4/3/14
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2015

RECORDED AS PLAT No. 23108 ON 12/15/14
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Fulton Manor Valley-Part One
 Lots 1 Thru 5, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcel 'B' And Bulk Parcels 'C' And 'D'

(Being A Subdivision Of Parcel 78 (Liber 8864 At Folio 272) And Parcel 456 (Liber 4160 At Folio 297))

Zoned: RR-DEO
 Tax Map: 41, Parcels: 78 And 456, Grid: 19
 Fifth Election District - Howard County, Maryland
 Date: April 1, 2014 Scale: 1"=50' Sheet 3 Of 6



- Legend**
- Public 100 Year Floodplain, Drainage & Utility Easement
 - Public 100 Year Floodplain, Drainage & Utility Easement Elevations
 - Public Forest Conservation Easement (Retention)
 - Public Forest Conservation Easement (Reforestation)
 - Wetland Boundary
 - Limit of Wetlands
 - Private Drainage, Stormwater Management, Maintenance, Access & Utility Easement
 - Private Use-In-Common Access & Stormwater Management Easement
 - PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER UPON THE GROUND

Reservation Of Public Utility And Forest Conservation Easements

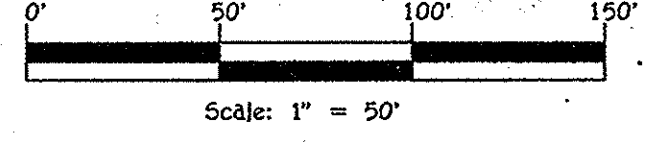
Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Lots 1 Thru 5, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcel 'B' And Bulk Parcels 'C' And 'D'. 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 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 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 Easement In The Land Records Of Howard County.

The Requirements § 3-108, The Real Property Article, Annotated Code Of Maryland, 1928 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 4/3/14 Date
 Terrell A. Fisher, L.S. #10692 (Registered Land Surveyor)
Debra E. Taylor 4/25/14 Date
 Debra E. Taylor, Owner

Area Tabulation For Sheet 4

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF BULK PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	7.556 Ac.±
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	7.556 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	7.556 Ac.±



Owner
 Debra E. Taylor
 P.O. Box 535
 Fulton, Maryland 20759
 410-977-1327

Developer
 Pleasant Prospect Farm, Inc.
 4401 Jennings Chapel Road
 Daisy, Maryland 20833
 Attn: Mr. Donald R. Reuver, Jr., President
 443-367-0422

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

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

Debra E. Taylor 4/25/14 Date
 Debra E. Taylor, Owner

APPROVED: Howard County Department Of Planning And Zoning.

Terrell A. Fisher 4/3/14 Date
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2015

Owner's Certificate

Debra E. Taylor, Owner Of The Property Shown And Described Hereon, Hereby Adopts 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 25th Day Of APRIL, 2014.

Debra E. Taylor
 Debra E. Taylor

Terrell A. Fisher
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2015

Surveyor's Certificate

I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Fully Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of (1) All Of The Lands Conveyed By Horse Around Farm Limited Liability Partnership To Debra E. Taylor By Deed In Dissolution Dated February 20, 2003 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 0864 At Folio 272, And (2) All The Lands Conveyed By Francis Lynch To Debra Taylor By Deed Dated January 5, 1998 And Recorded Among The Aforesaid Land Records In Liber 4160 At Folio 297. All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 4/3/14 Date
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2015

RECORDED AS PLAT No. 23109 ON 12/5/14
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Fulton Manor Valley-Part One
 Lots 1 Thru 5, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcel 'B' And Bulk Parcels 'C' And 'D'

(Being A Subdivision Of Parcel 78 (Liber 0864 At Folio 272) And Parcel 456 (Liber 4160 At Folio 297))

Zoned: RR-DEO
 Tax Map: 41, Parcels: 78 And 456, Grid: 19
 Fifth Election District - Howard County, Maryland
 Date: April 1, 2014 Scale: As Shown Sheet 4 Of 6

Reservation Of Public Utility And Forest Conservation Easements

"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 Easement") Located In, On, Over, And Through Lots 1 Thru 5, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcel 'B' And Bulk Parcels 'C' And 'D'. 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 Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By 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 Easement In The Land Records Of Howard County."

Limit of Wetlands Line Table

LINE	BEARING	LENGTH
W1	N 09° 17' 51" W	36.25'
W2	S 08° 02' 31" W	19.08'
W3	N 55° 38' 30" W	19.67'
W4	S 65° 50' 52" W	39.02'
W5	N 09° 18' 08" W	18.24'
W6	N 19° 04' 55" E	19.05'
W7	N 72° 12' 33" E	25.46'
W8	N 52° 01' 50" E	29.62'
W9	S 78° 13' 09" E	52.25'
W10	S 16° 16' 27" E	11.11'

Legend

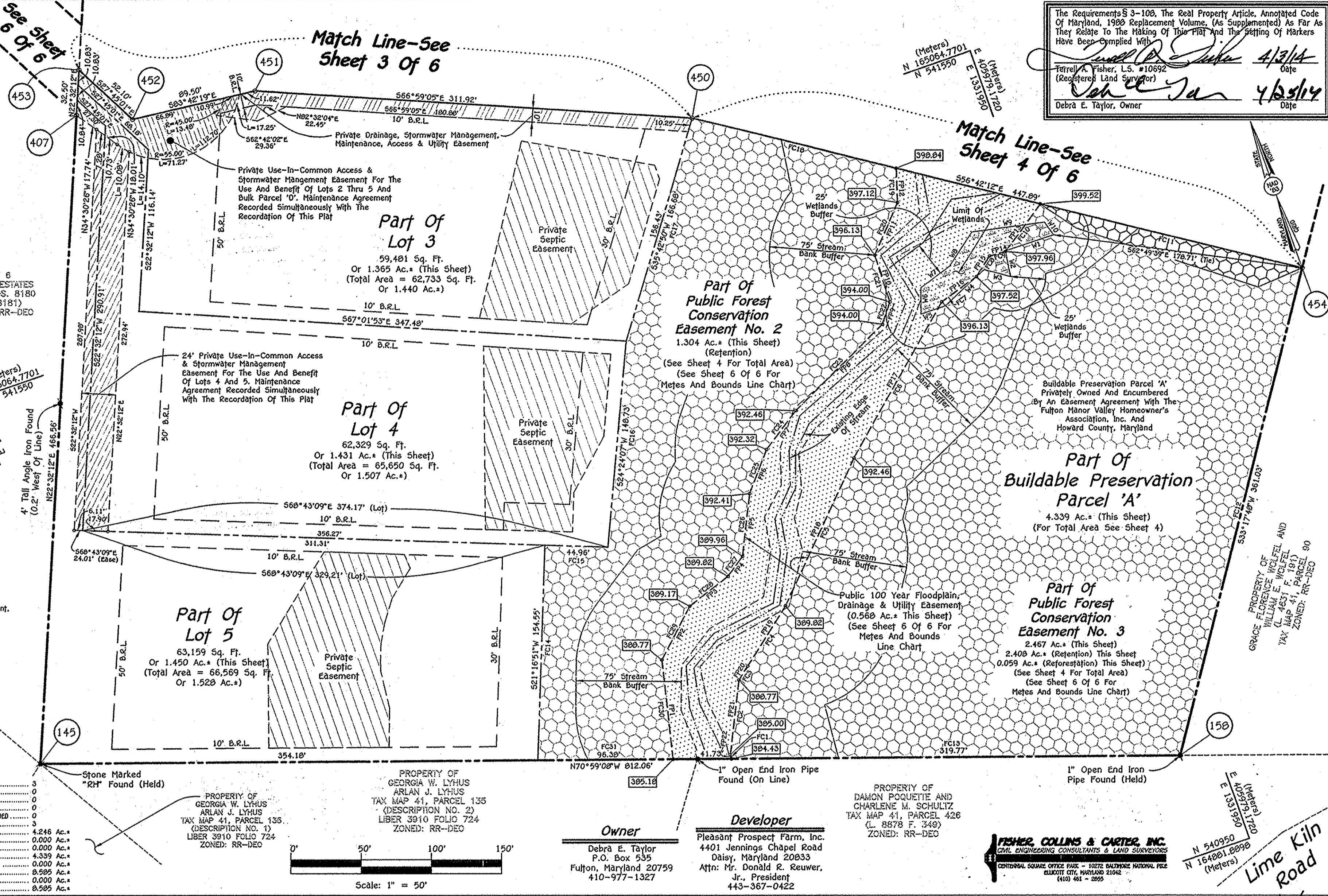
- Public 100 Year Floodplain, Drainage & Utility Easement
- Public 100 Year Floodplain, Drainage & Utility Easement Elevations
- Public Forest Conservation Easement (Retention)
- Public Forest Conservation Easement (Reforestation)
- Wetland Boundary
- Limit of Wetlands
- Private Drainage, Stormwater Management, Maintenance, Access & Utility Easement
- Private Use-In-Common Access & Stormwater Management Easement
- PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER UPON THE GROUND

Area Tabulation For Sheet 5

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	3
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	4.246 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF BULK PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	4.339 Ac.±
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	8.585 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	8.585 Ac.±

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 4/13/14 Date
 Terrell A. Fisher, L.S. #10692 (Registered Land Surveyor)
Debra E. Taylor 4/13/14 Date
 Debra E. Taylor, Owner



LOT 6
 FULTON ESTATES
 (PLAT NOS. 8180
 AND 8181)
 ZONED: RR-DEC

(Meters)
 N 165064.7701
 N 541550
 E 133193.00
 E 301959.1720
 (Meters)
 N 165064.7701
 N 541550
 E 133193.00
 E 301959.1720

PROPERTY OF
 GEORGIA W. LYHUS
 ARLAN J. LYHUS
 TAX MAP 41, PARCEL 135
 (DESCRIPTION NO. 3)
 LIBER 3910 FOLIO 724
 ZONED: RR-DEC

PROPERTY OF
 GEORGIA W. LYHUS
 ARLAN J. LYHUS
 TAX MAP 41, PARCEL 135
 (DESCRIPTION NO. 1)
 LIBER 3910 FOLIO 724
 ZONED: RR-DEC

PROPERTY OF
 GEORGIA W. LYHUS
 ARLAN J. LYHUS
 TAX MAP 41, PARCEL 135
 (DESCRIPTION NO. 2)
 LIBER 3910 FOLIO 724
 ZONED: RR-DEC

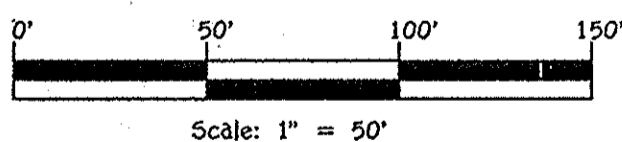
PROPERTY OF
 DAHON POQUETTE AND
 CHARLENE M. SCHULTZ
 TAX MAP 41, PARCEL 426
 (L. 8878 F. 348)
 ZONED: RR-DEC

Owner
 Debra E. Taylor
 P.O. Box 535
 Fulton, Maryland 20759
 410-977-1327

Developer
 Pleasant Prospect Farm, Inc.
 4401 Jennings Chapel Road
 Daisy, Maryland 20833
 Attn: Mr. Donald R. Reuwer,
 Jr., President
 443-367-0422

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE FIVE - 10272 SHOOTING STAR NATIONAL PLACE
 ELIOTT CITY, MARYLAND 21042
 (410) 461-2855

(Meters)
 N 540950
 N 164881.8098
 (Meters)
 E 113639.60
 E 405571.7200



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

Walter for Maureen Rossinger 4/24/2014 Date
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And
 Zoning.

Chad Edm 10-2-14 Date
 Chief, Development Engineering Division

Kat Shalowski 11-26-14 Date
 Director

Owner's Certificate

Debra E. Taylor, Owner Of The Property Shown And Described Hereon, Herby 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, Herby 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 25th Day Of APRIL, 2014.

Debra E. Taylor
 Debra E. Taylor

[Signature]
 Witness

Surveyor's Certificate

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It 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; That It Is A Subdivision Of (1) All Of The Lands Conveyed By Horse Around Farm Limited Liability Partnership To Debra E. Taylor By Deed In Dissolution Dated February 20, 2003 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 8064 At Folio 272, And (2) All The Lands Conveyed By Francis Lynch To Debra Taylor By Deed Dated January 5, 1998 And Recorded Among The Aforesaid Land Records In Liber 4160 At Folio 297. All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 4/13/14 Date
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2015

RECORDED AS PLAT No. 2310 ON 12/15/14
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Fulton Manor Valley-Part One
 Lots 1 Thru 5, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcel 'B' And Bulk Parcels 'C' And 'D'

(Being A Subdivision Of Parcel 78 (Liber 8864 At Folio 272) And Parcel 456 (Liber 4160 At Folio 297))

Zoned: RR-DEC
 Tax Map: 41, Parcels: 78 And 456, Grid: 19
 Fifth Election District - Howard County, Maryland
 Date: April 1, 2014 Scale: As Shown Sheet 5 Of 6

E:\2011\1015.dwg RECORD PLATS\11015-3001.Plat 5.dwg 4/9/2014 8:10:23 AM HP Designer T1500 PS HPGL2 (temporary).p3

Public 100 Year Floodplain, Drainage & Utility Easement Line Table (Sheet 4 of 6)

LINE	BEARING	LENGTH
FP1	N 17°14'20" E	10.05'
FP2	N 12°10'35" W	26.20'
FP3	N 03°44'01" W	84.41'
FP4	N 11°52'56" W	33.26'
FP5	N 15°24'12" W	26.59'
FP6	N 14°27'05" W	13.91'
FP7	N 01°07'17" E	33.27'
FP8	N 06°43'05" E	45.18'
FP9	N 07°17'44" W	53.74'
FP10	N 11°35'15" W	31.65'
FP11	N 33°22'19" W	18.83'
FP12	N 52°45'12" W	21.66'
FP13	N 30°26'49" W	4.40'
FP14	N 03°58'39" E	93.01'
FP15	N 44°27'28" E	22.15'
FP16	N 17°04'29" W	40.83'
FP17	N 04°01'49" E	35.20'
FP18	N 18°18'32" W	67.05'
FP19	N 18°12'59" E	51.78'
FP20	S 04°01'42" W	45.64'
FP21	S 20°04'33" E	22.93'
FP22	S 83°49'55" E	6.97'
FP23	N 53°08'45" E	15.92'
FP24	N 71°34'21" E	7.11'
FP25	S 63°57'21" E	7.93'
FP26	S 24°31'04" W	53.79'
FP27	S 14°38'47" W	26.27'
FP28	S 09°22'47" E	51.17'
FP29	S 54°18'57" W	22.33'
FP30	S 06°28'37" W	25.04'
FP31	S 08°03'14" E	46.30'
FP32	S 36°46'29" E	17.68'
FP33	S 15°16'25" E	30.86'
FP34	S 10°13'54" E	36.79'
FP35	S 17°44'55" E	41.20'
FP36	S 02°06'59" W	15.49'
FP37	S 09°14'33" W	39.32'
FP38	S 05°04'34" W	18.58'
FP39	S 01°51'24" W	53.71'
FP40	S 14°41'01" E	86.21'
FP41	S 15°54'53" E	25.32'
FP42	S 10°26'25" E	29.03'
FP43	S 33°37'19" E	45.51'
FP44	S 74°26'51" E	16.53'
FP45	N 70°51'50" E	95.86'
FP46	N 82°10'42" E	7.02'
FP47	S 89°20'16" E	50.18'
FP48	N 76°21'27" E	116.26'
FP49	N 44°46'55" E	78.94'
FP50	N 20°07'51" E	58.84'
FP51	N 31°10'32" E	55.50'
FP52	N 56°29'51" E	71.56'
FP53	N 83°37'35" E	7.68'
FP54	S 55°36'01" W	43.55'
FP55	S 31°19'28" W	60.99'
FP56	S 28°30'55" W	60.64'
FP57	S 45°07'05" W	91.05'
FP58	S 75°40'01" W	120.67'
FP59	N 89°32'41" W	59.64'
FP60	S 63°33'25" W	10.76'
FP61	S 55°22'17" W	72.33'

Public Forest Conservation Easement Line Chart (Sheet 4 of 6)

LINE	BEARING	LENGTH
FC1	S 51°27'35" E	154.08'
FC2	S 18°12'59" W	51.78'
FC3	S 18°18'32" E	67.05'
FC4	S 04°01'49" W	35.20'
FC5	S 17°04'29" W	40.83'
FC6	S 44°27'28" W	22.15'
FC7	S 03°58'39" W	93.01'
FC8	S 30°26'49" E	4.40'
FC9	S 92°45'12" E	21.66'
FC10	S 33°22'19" E	18.83'
FC11	S 11°35'15" E	31.65'
FC12	S 07°17'44" E	53.74'
FC13	S 06°43'05" W	45.18'
FC14	S 01°07'17" W	33.27'
FC15	S 14°27'05" E	13.91'
FC16	S 15°24'12" E	26.59'
FC17	S 11°52'56" E	33.26'
FC18	S 03°44'01" E	84.41'
FC19	S 12°10'35" E	26.20'
FC20	S 17°14'20" W	10.05'
FC21	N 55°42'12" W	149.83'
FC22	N 05°37'35" E	95.34'
FC23	S 58°05'06" W	70.07'
FC24	N 10°12'05" E	83.08'
FC25	N 15°36'57" E	181.61'
FC26	N 05°34'07" W	306.92'
FC27	S 51°27'35" E	134.46'
FC28	S 49°16'36" W	60.23'
FC29	S 67°23'14" E	101.55'
FC30	S 22°07'34" W	66.26'
FC31	S 54°59'23" W	31.28'
FC32	S 18°16'56" W	105.06'
FC33	S 09°22'47" E	51.17'
FC34	S 00°49'44" E	14.71'
FC35	S 75°00" W	27.53'
FC36	S 20°16'31" W	21.77'
FC37	S 08°46'51" E	11.46'
FC38	S 04°31'00" W	25.36'
FC39	S 21°23'35" E	9.90'
FC40	S 18°18'05" E	109.86'
FC41	N 71°11'25" E	36.02'
FC42	S 75°00" W	31.12'
FC43	S 80°37'42" E	35.16'
FC44	N 74°29'30" E	92.08'

Public Forest Conservation Easement Line Chart (Sheet 4 of 6)

LINE	BEARING	LENGTH
FC45	N 45°59'46" E	38.19'
FC46	N 25°22'48" E	38.21'
FC47	N 08°50'57" W	121.94'
FC48	S 36°58'21" E	35.00'
FC49	S 53°01'39" E	61.80'
FC50	N 59°12'45" E	32.11'
FC51	S 71°35'14" E	34.84'
FC52	S 51°43'36" E	75.48'
FC53	S 83°37'35" W	7.68'
FC54	S 56°29'51" W	71.56'
FC55	S 31°10'32" W	55.50'
FC56	S 23°07'51" W	65.54'
FC57	S 44°46'29" W	77.94'
FC58	S 76°21'27" W	116.26'
FC59	N 89°20'16" W	50.18'
FC60	S 82°10'42" W	7.02'
FC61	S 70°51'50" W	95.86'
FC62	N 74°26'51" W	16.53'
FC63	N 33°37'19" W	45.51'
FC64	N 10°26'25" W	29.03'
FC65	N 15°54'53" W	25.32'
FC66	N 14°41'01" W	86.21'
FC67	N 01°51'24" E	53.71'
FC68	N 05°04'34" E	18.58'
FC69	N 09°14'33" E	39.32'
FC70	N 02°06'59" E	15.49'
FC71	N 17°44'55" W	41.20'
FC72	N 10°13'54" W	36.79'
FC73	N 15°16'25" W	30.86'
FC74	N 36°46'29" W	17.68'
FC75	N 08°03'14" W	46.30'
FC76	N 06°28'37" E	25.04'
FC77	N 54°18'57" E	22.33'
FC78	N 09°22'47" W	51.17'
FC79	N 14°38'47" E	26.27'
FC80	N 24°31'04" E	77.28'
FC81	N 55°22'17" E	72.33'
FC82	N 63°33'25" E	10.76'
FC83	S 89°32'41" E	59.64'
FC84	N 75°40'01" E	120.67'
FC85	N 45°07'05" E	91.30'
FC86	S 56°42'12" E	17.68'
FC87	S 33°17'48" W	248.03'
FC88	N 56°42'12" W	192.23'

Public Forest Conservation Easement Line Chart (Sheet 5 of 6)

LINE	BEARING	LENGTH
FC1	N 00°27'46" E	3.03'
FC2	N 26°01'42" E	53.71'
FC3	N 51°14'20" E	11.61'
FC4	N 51°22'10" E	31.10'
FC5	N 43°52'00" E	117.39'
FC6	N 48°34'19" E	128.35'
FC7	N 73°01'43" E	30.52'
FC8	N 51°34'49" E	17.78'
FC9	S 86°52'53" W	11.81'
FC10	N 55°22'17" E	42.10'
FC11	S 56°42'12" E	192.23'
FC12	S 33°17'48" W	361.03'
FC13	N 70°59'08" W	319.77'
FC14	N 21°16'51" E	124.59'
FC15	S 68°43'09" E	44.96'
FC16	N 24°24'07" E	148.73'
FC17	N 35°42'50" E	166.68'
FC18	S 56°42'12" E	149.83'
FC19	S 17°14'20" W	24.28'
FC20	S 42°31'21" W	41.02'
FC21	S 01°50'11" W	35.63'
FC22	S 37°32'25" W	16.90'
FC23	S 84°07'21" W	97.63'
FC24	S 56°28'04" W	34.66'
FC25	S 40°12'26" W	33.71'
FC26	S 25°46'58" W	45.66'
FC27	S 55°15'22" W	17.87'
FC28	S 71°03'18" W	34.66'
FC29	S 46°33'50" W	43.41'
FC30	S 13°01'08" W	71.47'
FC31	N 70°59'08" W	95.38'

Public 100 Year Floodplain, Drainage & Utility Easement Line Table (Sheet 5 of 6)

LINE	BEARING	LENGTH
FP1	N 13°01'08" E	71.47'
FP2	N 46°33'50" E	43.41'
FP3	N 71°03'18" E	34.66'
FP4	N 55°15'22" E	17.87'
FP5	N 25°46'58" E	45.66'
FP6	N 40°12'26" E	33.71'
FP7	N 56°28'04" E	34.66'
FP8	N 64°07'21" E	87.63'
FP9	N 37°32'25" E	16.90'
FP10	N 01°50'11" E	35.63'
FP11	N 42°31'21" E	41.02'
FP12	N 17°14'20" E	24.28'
FP13	S 55°22'17" W	42.10'
FP14	N 86°52'53" W	11.81'
FP15	S 51°34'49" W	17.78'
FP16	S 73°01'43" W	30.52'
FP17	S 48°34'19" W	128.35'
FP18	S 43°52'00" W	117.39'
FP19	S 51°22'10" W	31.10'
FP20	S 51°14'20" W	11.61'
FP21	S 26°01'42" W	53.71'
FP22	S 00°27'46" W	3.03'

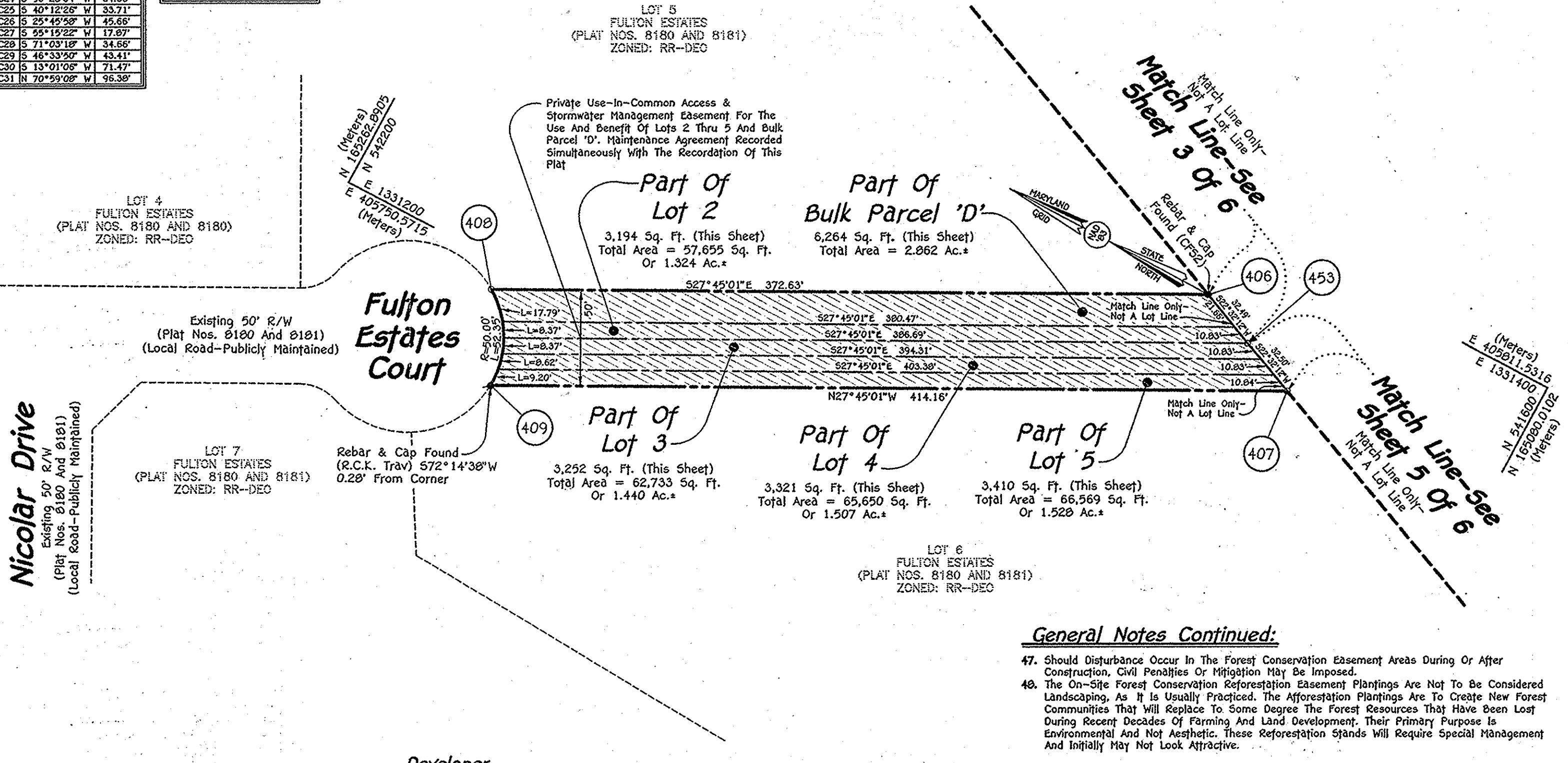
The Requirements 3-108, The Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

Terrell A. Fisher, L.S. #10692
 (Registered Land Surveyor)
 Debra E. Taylor, Owner
 Date: 4/25/14

Reservation Of Public Utility And Forest Conservation Easements

"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 Easement"), Located In, On, Over, And Through Lots 1 Thru 5, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcel 'B' And Bulk Parcels 'C' And 'D'. 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 Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By 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 Easement In The Land Records Of Howard County."

- Legend**
- Public 100 Year Floodplain, Drainage & Utility Easement
 - Public 100 Year Floodplain, Drainage & Utility Easement Elevations
 - Public Forest Conservation Easement (Retention)
 - Public Forest Conservation Easement (Reforestation)
 - Welland Boundary
 - Limit Of Wetlands
 - Private Drainage, Stormwater Management, Maintenance, Access & Utility Easement
 - Private Use-In-Common Access & Stormwater Management Easement
 - PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER UPON THE GROUND



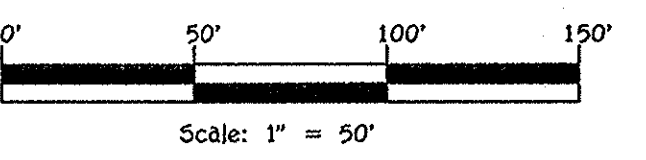
Area Tabulation For Sheet 6

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.302 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF BULK PARCELS TO BE RECORDED	0.144 Ac.*
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	0.446 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	0.446 Ac.*

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 481-2895

Developer
 Pleasant Prospect Farm, Inc.
 4401 Jennings Chapel Road
 Daisy, Maryland 20833
 Attn: Mr. Donald R. Reuter, Jr., President
 443-367-0422

Owner
 Debra E. Taylor
 P.O. Box 535
 Fulton, Maryland 20759
 410-977-1327



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

Debra E. Taylor
 Howard County Health Officer
 Date: 4/25/14

APPROVED: Howard County Department Of Planning And Zoning.

Debra E. Taylor
 Chief, Development Engineering Division
 Date: 10-3-14

Debra E. Taylor
 Director
 Date: 11-26-14

Owner's Certificate

Debra E. Taylor, 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 25th Day of APRIL, 2014.

Debra E. Taylor
 Debra E. Taylor

Terrell A. Fisher
 Witness

Surveyor's Certificate

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It 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; That It Is A Subdivision Of (1) All Of The Lands Conveyed By Horse Around Farm Limited Liability Partnership To Debra E. Taylor By Deed In Dissolution Dated February 20, 2003 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 8064 At Folio 272, And (2) All The Lands Conveyed By Francis Lynch To Debra Taylor By Deed Dated January 5, 1998 And Recorded Among The Aforesaid Land Records In Liber 4160 At Folio 297. All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2015

RECORDED AS PLAT No. 23111 ON 12/5/14
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Fulton Manor Valley-Part One
 Lots 1 Thru 5, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcel 'B' And Bulk Parcels 'C' And 'D'

(Being A Subdivision Of Parcel 78 (Liber 8064 At Folio 272) And Parcel 456 (Liber 4160 At Folio 297))

Zoned: RR-DEO
 Tax Map: 41, Parcels: 78 And 456, Grid: 19
 Fifth Election District - Howard County, Maryland
 Date: April 1, 2014 Scale: As Shown Sheet 6 Of 6