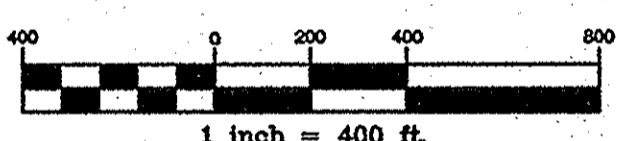


**NOTES:**

- DENOTES 4" X 4" CONCRETE MONUMENT TO BE SET.
  - DENOTES 3/8" PIPE OR STEEL MARKER TO BE SET.
  - DENOTES STONE OR CONCRETE MONUMENT FOUND.
  - DENOTES IRON PIPE (IP) OR REBAR & CAP (RC) FOUND.
  - △ DENOTES TRAVERSE POINT.
- COORDINATES BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO.158A AND NO.158B.
- SUBJECT PROPERTY ZONED RC-DEO PER THE COMPREHENSIVE ZONING PLAN, MAPS AND AMENDED REGULATIONS EFFECTIVE 10/6/13.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THIS SITE.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THIS PROJECT IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING INC. DATED NOVEMBER 29, 2011.
- THIS RESUBDIVISION WILL BE SERVED BY PRIVATE WELL AND SEPTIC.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- 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. (1-1/2" 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 AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE 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 VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
- UNLESS NOTED AS "PRIVATE", ALL EASEMENTS ARE PUBLIC.
- BRL INDICATES BUILDING RESTRICTION LINE.
- THIS PLAT IS SUBJECT TO THE 5TH EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE AMENDED HOWARD COUNTY ZONING REGULATIONS.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE IT IS AN AGRICULTURAL SUBDIVISION.
- THERE ARE EXISTING DWELLINGS LOCATED ON PARCELS 1 AND 2 THAT ARE TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING IS TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIREMENTS.
- ON MAY 8, 2012 THE AGRICULTURAL LAND PRESERVATION BOARD OF HOWARD COUNTY APPROVED A REQUEST TO DIVIDE THIS FARM INTO TWO PARCELS.
- LANDSCAPING FOR THIS SUBDIVISION IS NOT REQUIRED, AS EACH NEW LOT WILL CONTAIN AN EXISTING DWELLING.
- PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: F-00-119, F-05-33, WP-14-142.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF THE FLOODPLAIN, FOREST CONSERVATION EASEMENT AREA, WETLANDS, STREAM(S) OR THERE REQUIRED BUFFERS.
- THERE IS A FLOODPLAIN LOCATED ON THIS SITE. FEMA MAP NO. 24027C0065D DATED NOVEMBER 6, 2013.
- THIS PROPERTY IS LOCATED WITHIN THE GROWTH TIER AREA IV BUT IS CONSIDERED EXEMPT FROM SB-236 SINCE IT IS RECORDED UNDER THE AGRICULTURAL-PRESERVATION PROGRAM.

24) WP-14-142 WAS GRANTED ON JUNE 18, 2014; A WAIVER TO SECT. 16.149g OF SUBDIVISION REGULATIONS. THIS WAIVER GRANTED THE PETITIONER 6 mos. TO SUBMIT THESE FINAL PLAT ORIGINALS (ON OR BEFORE DEC. 4, 2014) FOR SIGNATURES.



**TOTAL TABULATION THIS SUBDIVISION**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	2
BUILDABLE.....	0
NON-BUILDABLE.....	0
OPEN SPACE.....	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED.....	170.17 AC.±
BUILDABLE LOTS.....	0 AC.±
NON-BUILDABLE.....	0 AC.
OPEN SPACE.....	0 AC.±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS).....	5.46 AC.
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED.....	175.64 AC.±

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

*Barbara M. Roseman* 11/17/2014  
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 11/26/14  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 11-26-14  
DIRECTOR

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE 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. 21320, EXPIRATION DATE 1/7/2015, AND THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY HANS J. PETERSON AND THOMASINA PETERSON TO MOXLEY FAMILY FARM, LLC, (NOW KNOWN AS DAWN ACRES, LLC) A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED OCTOBER 15, 1999 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4915 AT FOLIO 512, AND ALL OF THE LAND CONVEYED BY MARK G. MOXLEY TO MARK G. MOXLEY AND ELIZABETH L. MOXLEY BY DEED DATED MAY 30, 2000, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBER 5105 AT FOLIO 512. MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald A. Mason* 9-23-14  
DONALD A. MASON  
PROFESSIONAL LAND SURVEYOR MARYLAND LICENSE NO. 21320  
FOR BENCHMARK ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE, SUITE 418, ELLICOTT CITY, MD 21043-3551

**OWNER'S DEDICATION**

MOXLEY FAMILY FARM II, LLC (NOW KNOWN AS DAWN ACRES, LLC), MARK G. MOXLEY AND ELIZABETH L. MOXLEY, OWNERS 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, AND 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 OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014.

*Mark G. Moxley* 9/25/14  
MARK G. MOXLEY DATE:

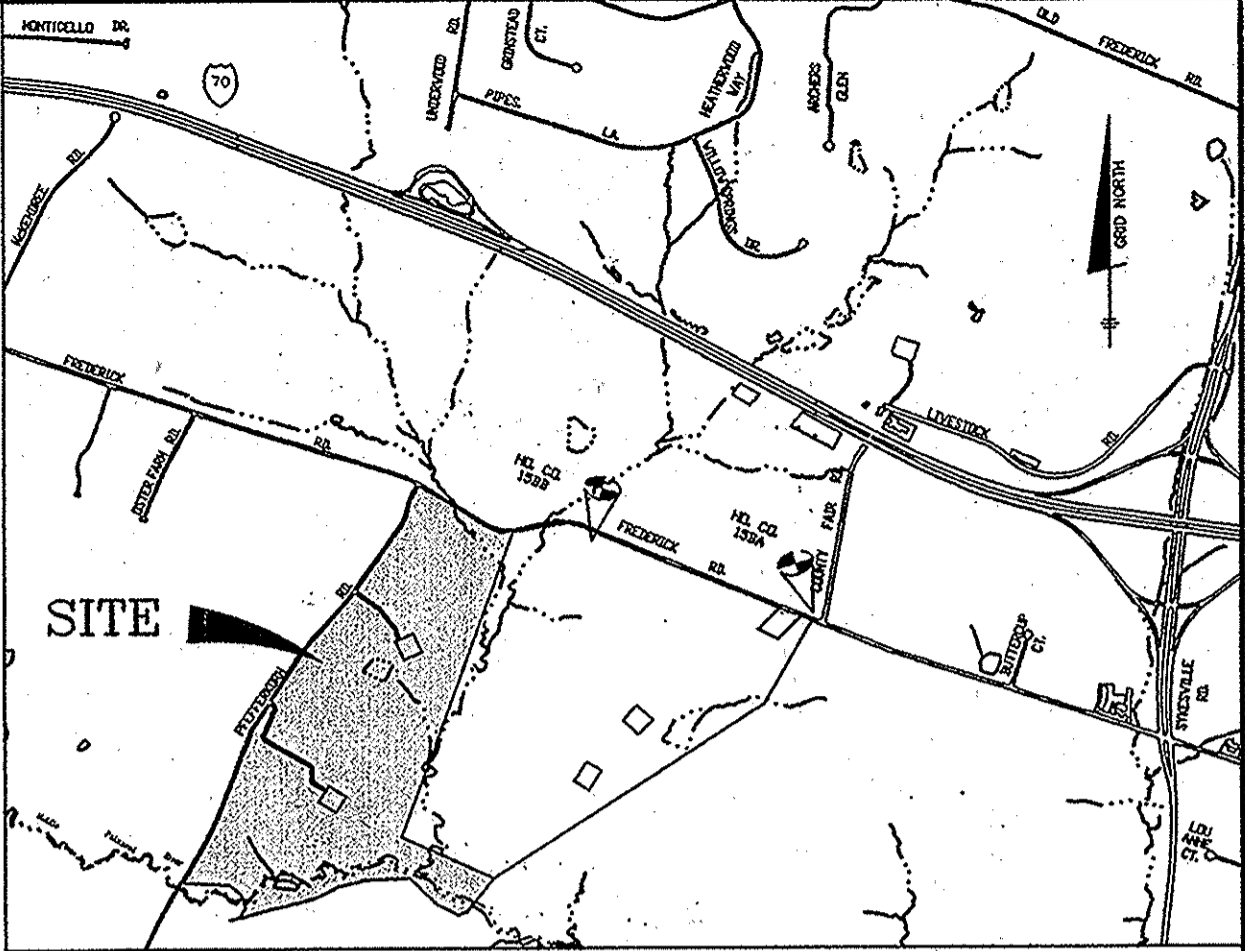
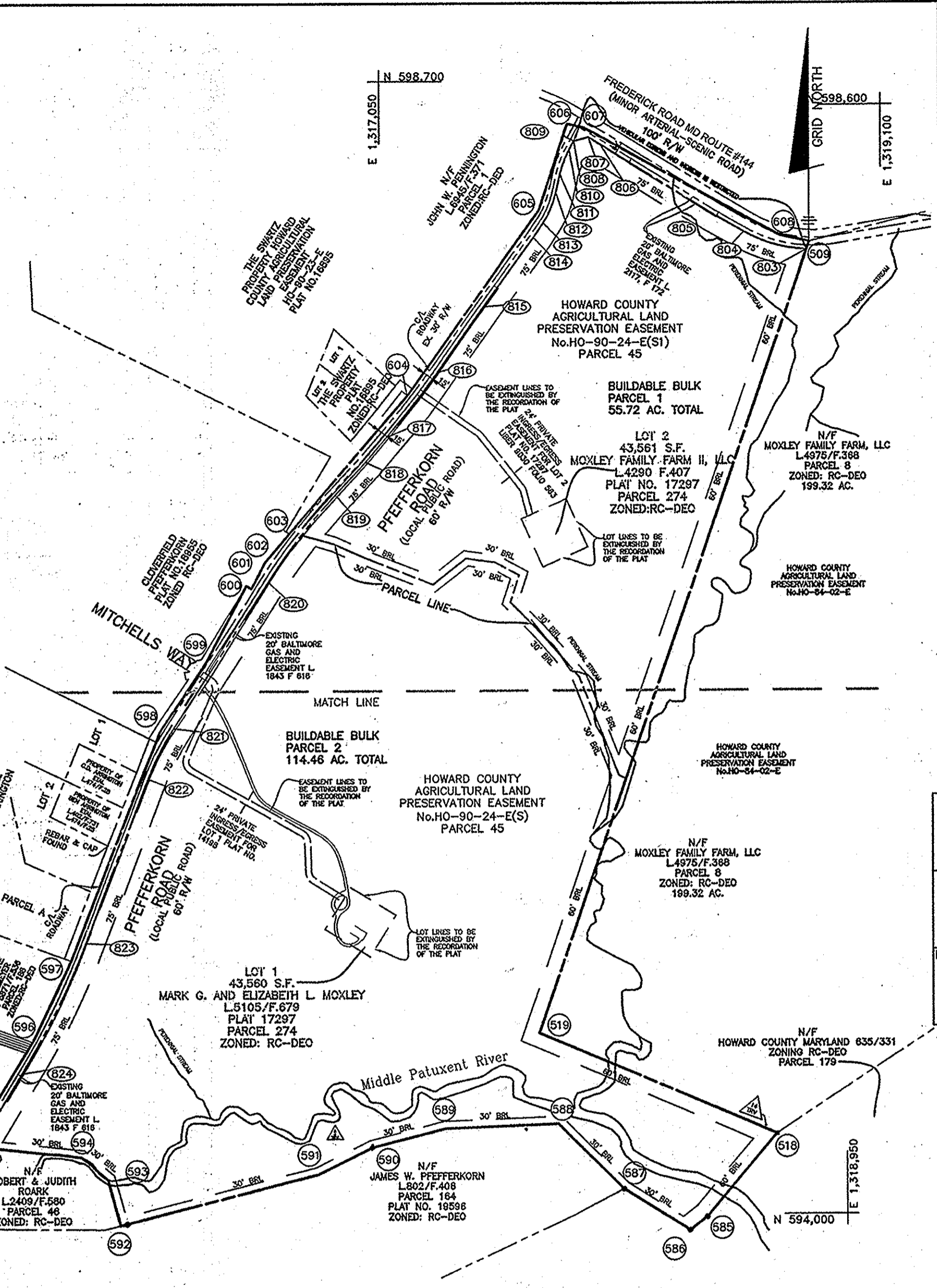
*Elizabeth L. Moxley* 9-25-14  
ELIZABETH L. MOXLEY DATE:

*James R. Moxley III* 10/8/14  
SIGNATURE OF OWNER DATE:  
DAWN ACRES, LLC  
JAMES R. MOXLEY, III

RECORDED AS PLAT 23113  
ON 12/5/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**MOXLEY FAMILY FARM II**  
BUILDABLE BULK PARCELS 1 AND 2  
A RESUBDIVISION OF LOT 1 AND LOT 2 OF THE PETERSEN TRACT, AGRICULTURAL PRESERVATION SUBDIVISION PLAT NOS. 14198 AND 17297

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP No. 15, GRID No. 9 SCALE: AS SHOWN  
PARCEL Nos. 45 & 274 DATE: DECEMBER, 2013  
ZONED: .RC-DEO SHEET: 1 OF 3



VICINITY MAP  
SCALE: 1" = 2000'

LEGEND	
RIGHT OF WAY COORDINATE	(816)
BOUNDARY COORDINATE	(603)
LIMIT OF SUBDIVISION	(---)
MATCH LINE	(---)

SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2-3	PLAN SHEET

BENCH MARKS	
HO. CO. #158A (NAD '83)	ELEV. 590.202
STANDARD DISC ON CONCRETE MONUMENT RT. 144 IN FRONT OF HOWARD COUNTY FAIR GROUNDS.	
N 597,228.1746	E 1,321,719.279
HO. CO. #158B (NAD '83)	ELEV. 527.474
STANDARD DISC ON CONCRETE MONUMENT ROUTE 144, 24.5' EAST OF C&P POLE #786.	
N 597,926.9495	E 1,319,949.818

OWNER LOT 1:  
MARK G. MOXLEY AND ELIZABETH L. MOXLEY  
2405 PFEFFERKORN ROAD  
WEST FRIENDSHIP, MARYLAND 21794

OWNER PARCEL 45:  
DAWN ACRES, LLC  
13155 ROUTE 144  
WEST FRIENDSHIP, MARYLAND 21794

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

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MARKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Donald A. Mason* 9-23-14  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC.  
MD. REG. NO. 351

*Mark G. Moxley* 9/25/14  
MARK G. MOXLEY, OWNER DATE:

*Elizabeth L. Moxley* 9-25-14  
ELIZABETH L. MOXLEY, OWNER DATE:

*James R. Moxley III* 10/8/14  
JAMES R. MOXLEY III, OWNER DATE:

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 45 INTO PARCELS 1 AND 2, AND TO REMOVE LOT 1 PREVIOUSLY RECORDED AS PLAT NO. 14198 AND LOT 2 PREVIOUSLY RECORDED AS PLAT NO. 17297.

LINE	BEARING	DISTANCE
L1	S74°16'03"E	137.11'
L2	S65°45'32"E	144.64'
L3	S68°21'29"E	138.42'
L4	S68°32'11"E	156.61'
L5	N51°46'28"E	172.09'
L6	S82°09'05"E	120.03'
L7	S61°21'20"E	112.19'
L8	S17°52'39"W	117.89'
L9	S44°00'42"E	168.69'
L10	S40°06'20"E	252.97'
P/O L11	S21°20'13"E	60.64'

CURVE TABLE FOR MD. RT. 144						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	553.00'	269.19'	137.31'	266.54'	S73°29'48"E	27°53'24"

RIGHT OF WAY LINE TABLE MD. RT. 144		
LINE	LENGTH	BEARING
RW1	49.40'	N81°24'39"W
RW2	61.98'	S75°03'56"W
RW3	55.66'	N58°27'29"E
RW4	548.54'	N58°15'22"W
RW5	139.61'	N59°33'06"W

**RIGHT OF WAY COORDINATE CHART THIS SHEET (NAD '83)**

BOUNDARY COORDINATES		
No.	NORTH	EAST
803	598004.7216	1318796.5454
804	598080.4366	1318540.9901
805	598151.1855	1318420.6341
806	598439.7830	1317954.1533
807	598468.8997	1317906.7171
808	598452.9269	1317846.8318
809	598476.5686	1317803.4506
810	598418.0940	1317827.8487
811	598318.4407	1317790.0044
812	598244.4339	1317772.9181
813	598119.2520	1317720.3711
814	598058.1020	1317681.3519
815	597771.5523	1317474.9981
816	597500.4983	1317286.5795
817	597227.5548	1317077.1673
818	597123.8163	1316989.5356
819	596990.4686	1316865.8792
820	596633.3957	1316590.2360

RIGHT OF WAY CURVE TABLE FOR PFEFFERKORN ROAD						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C3	2501.00'	451.70'	226.47'	451.09'	S37°39'59"W	10°20'53"
C4	3662.00'	344.19'	172.20'	344.02'	N37°29'48"E	5°23'04"
C5	400.00'	136.42'	68.88'	135.78'	N22°46'15"E	10°32'28"
C6	393.00'	106.93'	53.60'	106.60'	S20°47'41"W	15°35'20"

**BOUNDARY COORDINATE CHART THIS SHEET (NAD '83)**

BOUNDARY COORDINATES		
No.	NORTH	EAST
509	598,037.7377	1,318,807.7607
599	596,295.8054	1,316,333.8815
600	596,618.5737	1,316,499.9830
601	596,607.2486	1,316,521.9899
602	596,714.7948	1,316,577.3348
603	596,832.2035	1,316,677.3433
604	597,400.5946	1,317,161.4826
605	598,172.9768	1,317,703.8663
606	598,524.7930	1,317,819.2692
607	598,507.9047	1,317,889.1988
608	598,065.4629	1,318,687.2514

RIGHT OF WAY LINE TABLE PFEFFERKORN ROAD		
LINE	LENGTH	BEARING
P/O RW4	543.69'	S32°29'33"W
RW5	181.86'	S42°50'26"W
RW6	135.80'	S40°11'20"W
RW7	330.11'	S34°48'16"W
RW8	353.12'	S35°45'32"W
RW9	72.54'	S32°32'30"W
RW10	76.95'	S13°00'01"W
RW11	39.67'	S28°35'21"W

TRAVERSE POINT CHART (NAD '83)		
No.	NORTH	EAST
6	594334.2510	1316853.5620
14	594365.7210	1318817.5970
107	597083.4140	1321925.9900
262	597752.3990	1320484.6920

OWNER PARCEL 45:  
DAWN ACRES, LLC  
13155 ROUTE 144  
WEST FRIENDSHIP, MARYLAND 21794

OWNER LOT 1:  
MARK G. MOXLEY AND  
ELIZABETH L. MOXLEY  
2405 PFEFFERKORN ROAD  
WEST FRIENDSHIP, MARYLAND 21794

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

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.

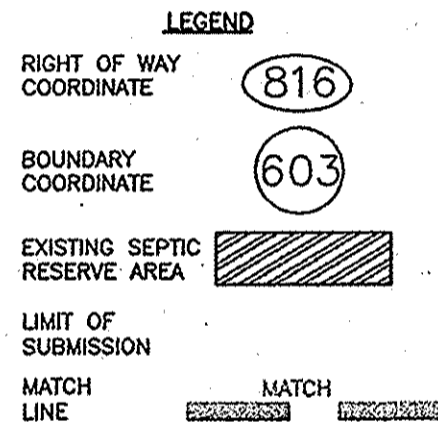
*Donald Mason* 9-23-14  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC.  
MD. REG. NO. 351

*Mark G. Moxley* 9/25/14  
MARK G. MOXLEY, OWNER

*Elizabeth L. Moxley* 9-25-14  
ELIZABETH L. MOXLEY, OWNER

*James R. Moxley III* 10/8/14  
JAMES R. MOXLEY III, OWNER

TOTAL TABULATION THIS SHEET	
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE.....	2
NON-BUILDABLE.....	0
OPEN SPACE.....	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED.....	69.80 AC.±
PART OF PARCEL 1.....	54.40 AC.±
PART OF PARCEL 2.....	15.40 AC.±
NON-BUILDABLE.....	0 AC.±
OPEN SPACE.....	0 AC.±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS).....	4.01 AC.±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED.....	73.81 AC.±



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

*Balitar la Maura Roseman* 11/7/2014  
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Kent Shenderovich* 11/27/14  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Vent Shenderovich* 11-26-14  
DIRECTOR

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE 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. 21320, EXPIRATION DATE 1/7/2015, AND THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY HANS J. PETERSON AND THOMASINA PETERSON TO MOXLEY FAMILY FARM, LLC, (NOW KNOWN AS DAWN ACRES, LLC) A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED OCTOBER 15, 1999 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4915 AT FOLIO 512, AND ALL OF THE LAND CONVEYED BY MARK G. MOXLEY TO MARK G. MOXLEY AND ELIZABETH L. MOXLEY BY DEED DATED MAY 30, 2000, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBER 5105 AT FOLIO 512. MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald Mason* 9-23-14  
DONALD A. MASON  
PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

**OWNER'S DEDICATION**

MOXLEY FAMILY FARM II, LLC (NOW KNOWN AS DAWN ACRES, LLC) MARK G. MOXLEY AND ELIZABETH L. MOXLEY, OWNERS 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 GODD 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 \_\_\_\_ DAY OF \_\_\_\_\_, 2014.

*Mark G. Moxley* 9/25/14  
MARK G. MOXLEY

*Elizabeth L. Moxley* 9-25-14  
ELIZABETH L. MOXLEY

*James R. Moxley III* 10/8/14  
JAMES R. MOXLEY III

RECORDED AS PLAT 23114  
ON 12/15/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**MOXLEY FAMILY FARM II**  
BUILDABLE BULK PARCELS 1 AND 2

A RESUBDIVISION OF LOT 1 AND LOT 2 OF THE PETERSEN TRACT, AGRICULTURAL PRESERVATION SUBDIVISION PLAT NOS. 14198 AND 17297

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
TAX MAP No. 15, GRID No. 9 SCALE: 1" = 200'  
PARCEL Nos. 45 & 274 DATE: DECEMBER, 2013  
ZONED: RC-DEO SHEET: 2 OF 3

**BOUNDARY COORDINATE CHART THIS SHEET (NAD '83)**

No.	NORTH	EAST
518	5943.35.5010	1,318,663.1840
519	594,767.1153	1,317,698.1231
585	593,989.8370	1,318,377.7320
586	593,935.4910	1,318,306.7140
587	594,104.4550	1,318,037.3430
588	594,375.3032	1,317,768.9004
589	594,357.1791	1,317,306.4654
590	594,279.5092	1,317,006.7250
591	594,168.4552	1,316,787.4093
592	593,960.4039	1,315,977.4442
593	594,149.1286	1,315,926.0194
594	594,242.3036	1,315,818.8633
595	594,292.6219	1,315,362.4363
596	594,734.9731	1,315,627.4766
597	595,062.5797	1,315,78.3714
598	596,008.3487	1,316,145.2102

**RIGHT OF WAY COORDINATE CHART THIS SHEET (NAD '83)**

No.	NORTH	EAST
821	596021.3707	1318200.4478
822	595812.0376	1316095.5817
823	595136.0154	1315839.7967
824	594589.4887	1315575.2806
825	594289.0053	1315395.2422

**TRAVERSE POINT CHART (NAD '83)**

No.	NORTH	EAST
6	594334.2510	1316853.5620
14	594365.7210	1318617.5970

**LINE TABLE THIS SHEET**

LINE	LENGTH	BEARING
P/O L11	379.52	S21°20'13"E
L12	31.57	S64°33'02"E

**RIGHT OF WAY LINE TABLE PFEFFERKORN ROAD**

LINE	LENGTH	BEARING
R/W3	950.29	S30°55'42"W
R/W3	722.79	S20°43'30"W
P/O R/W4	181.92	S32°29'33"W

**RIGHT OF WAY CURVE TABLE FOR PFEFFERKORN ROAD**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	3414.00'	607.98'	304.79'	607.17'	N25°49'36"E	10°12'12"
C2	1142.00'	234.54'	117.69'	234.13'	S26°36'31"W	11°46'02"

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 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 A. Mason* 9-23-14  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC.  
 MD. REG. NO. 351

*Mark G. Moxley* 9/25/14  
 MARK G. MOXLEY, OWNER

*Elizabeth L. Moxley* 9-25-14  
 ELIZABETH L. MOXLEY, OWNER

*James R. Moxley III* 10/2/14  
 JAMES R. MOXLEY III, OWNER

**TOTAL TABULATION THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE.....	2
NON-BUILDABLE.....	0
OPEN SPACE.....	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED.....	100.38 AC.±
PART OF PARCEL 1.....	1.32 AC.±
PART OF PARCEL 2.....	99.06 AC.±
NON-BUILDABLE.....	0 AC.±
OPEN SPACE.....	0 AC.±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS).....	1.45 AC.±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED.....	101.83 AC.±

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

*Richard M. Rossman* 11/17/2014  
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Keith L. ...* 11/26/14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*...* 11-26-14  
 DIRECTOR

