

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
126	542346.9224	1331992.2727	126	165307.601738	409871.021814
408	541778.3421	1331992.2727	408	165134.369225	409759.133919
428	542108.1161	1331195.8211	428	165234.984277	405746.249010
439	541822.0934	1332353.3929	439	165147.704380	406102.126408
440	541766.2401	1332259.6510	440	165130.680268	406073.594048
441	541811.9757	1332198.8979	441	165144.620513	406059.036218
442	541866.4924	1332168.0469	442	165161.237232	406045.632837
443	541942.4991	1332067.0810	443	165184.404111	406014.892605
445	542265.9481	1331996.9659	445	165282.991587	409902.048931
446	541950.4777	1331725.7483	446	165289.824014	409911.124738
447	541783.9734	1331683.9953	447	165136.095372	405828.093503
455	542095.0515	1331173.8696	455	165230.902163	405742.606953
456	541871.1217	1331457.5859	456	165162.648227	405829.083826
457	541706.4756	1331408.5856	457	165112.463990	405814.149528
458	541710.0207	1331376.4464	458	165113.544547	405804.352485
459	542594.2351	1332522.0341	459	165380.053635	406153.528314
460	542582.5787	1332538.2982	460	165379.500761	406158.482550
461	542173.2456	1332252.5481	461	165254.735767	406071.388914
462	542010.2208	1332476.9269	462	165205.063985	406139.779998

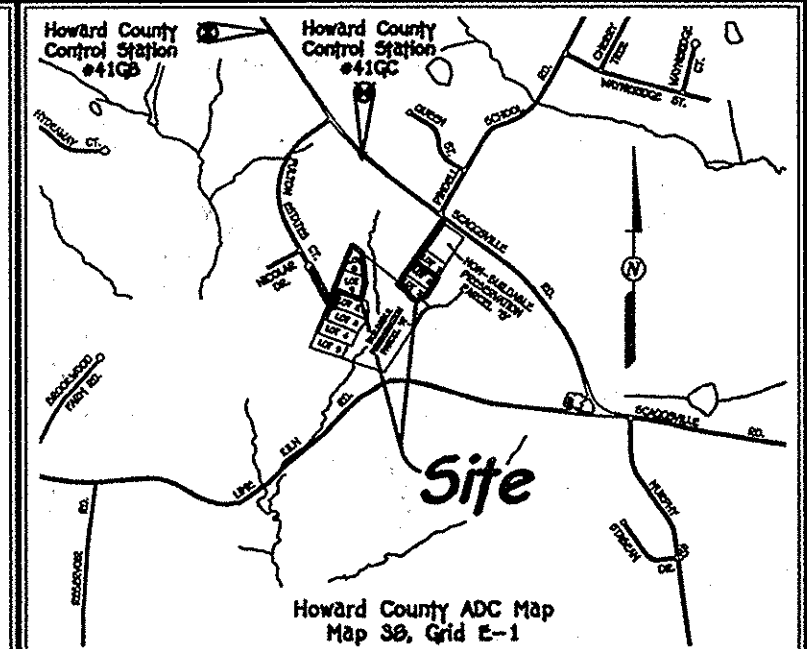
Density Exchange Chart			
Description	Part One	Part Two	Total Site
Receiving Parcel Information	-----	Fulton Manor Valley, F-14-043 T.M. 41, Grid 19, Parcel 7B & 456	Fulton Manor Valley, F-14-043 T.M. 41, Grid 19, Parcel 7B & 456
Gross Area	26.572 Ac.	26.572 Ac.	26.572 Ac.
Area Of Steep Slopes	-----	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	0 Units	6 Units
Total Number Of Proposed Units	6 Units	4 Units	10 Units
Total Number Of Density Rights Required To Be Transferred	0 Units	4 Units (Proposed Units - Allowed Units)	4 Units
Sending Parcel Information	-----	2 DEO Units - T.M. 13, Par. 110 Property Of Kathy And Kevin Vasquez 2 DEO Units - T.M. 12, Par. 7B Chelsea Knolls, Buildable Preservation Parcel 'D', F-14-056	2 DEO Units - T.M. 13, Par. 110 Property Of Kathy And Kevin Vasquez 2 DEO Units - T.M. 12, Par. 7B Chelsea Knolls, Buildable Preservation Parcel 'D', F-14-056

Curve Data Tabulation					
Pt-1-Pnt	Radius	Arc Length	Delta	Tangent	Bearing & Distance
455-408	50.00'	17.80'	20°40'00"	9.00'	N 42°27'08" E 17.71'

Minimum Lot Size Tabulation				
Lot No.	Gross Area	Pipestem Area	Minimum Lot Size	
6	51,103 Sq. Ft.	4,993 Sq. Ft.	46,110 Sq. Ft.	
7	50,224 Sq. Ft.	6,602 Sq. Ft.	43,622 Sq. Ft.	
8	57,629 Sq. Ft.	13,214 Sq. Ft.	44,415 Sq. Ft.	
9	67,019 Sq. Ft.	8,921 Sq. Ft.	58,498 Sq. Ft.	

Legend

- Existing Private Use-In-Common Access & Stormwater Management Easement (Liber 15909, Folio 156 And Liber 15909, Folio 160 And Liber 15909, Folio 164)
- Existing Public Forest Conservation Easement (Plat Nos. 2310C Thru 23111)
- 24' Private Use-In-Common Access & Stormwater Management Easement For The Use And Benefit Of Lots 8 And 9



The Requirements S 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.

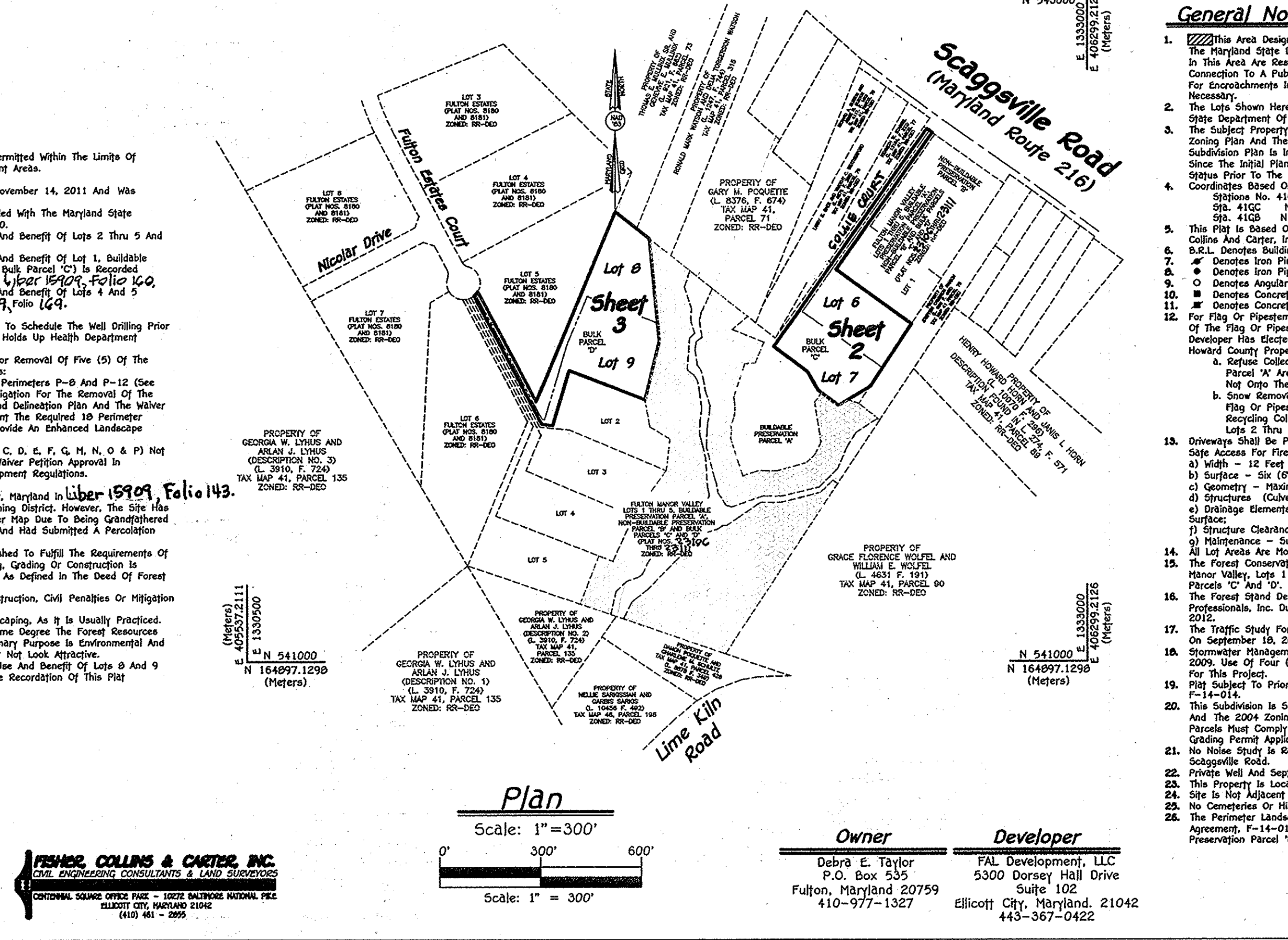
Terrell A. Fisher 10/14/14 Date
 Terrell A. Fisher, L.S. #10692 (Registered Land Surveyor)
Debra E. Taylor 9/26/14 Date
 Debra E. Taylor, Owner

General Notes Continued:

27. 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.
28. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid.
29. The Floodplain Study For This Project Was Prepared By Fisher, Collins & Carter, Inc. On November 14, 2011 And Was Approved On October 17, 2012.
30. Articles Of Incorporation For The Fulton Manor Valley Homeowners Association, Inc. Were Filed With The Maryland State Department Of Assessments And Taxation On January 29, 2014 With Receipt No D15672900.
31. The Private Use-In-Common Access And Stormwater Management Easement For The Use And Benefit Of Lots 2 Thru 5 And Lots 8 And 9 (Formerly Bulk Parcel 'D') Is Recorded In Liber 15909, Folio 164.
32. 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 Lots 6 And 7 (Formerly Bulk Parcel 'C') Is Recorded Among The Land Records Of Howard County, Maryland In Liber 15909, Folio 156 And Liber 15909, Folio 160.
33. The Private Use-In-Common Access And Stormwater Management Easement For The Use And Benefit Of Lots 4 And 5 Has Been Recorded Among The Land Records Of Howard County, Maryland In Liber 15909, Folio 169.
34. A Pre-Submission Community Meeting Was Held For This Project On June 16, 2011.
35. 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.
36. On January 22, 2013 The Planning Director Approved A Waiver 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:
 - 1) The Developer Shall Plant A Total Of Ten (10) Evergreen Trees Along Landscape Perimeters P-8 And P-12 (See Perimeter As Identified On The Landscape Plan, SP-13-003) As Replacement Mitigation For The Removal Of The Five (5) Specimen Trees (Trees H, 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.
 - 2) The Removal Of Any Of The Remaining Eleven (11) Specimen Trees (Trees A, B, C, D, E, F, G, H, N, O & P) Not Designated For Removal Under This Waiver Petition Will Require Waiver Petition Approval In Accordance With Section 16.1205(a)(7) Of The Subdivision And The Land Development Regulations.
37. Density Calculations: See Density Chart This Sheet.
38. Declaration Of Covenants Have Been Recorded Among The Land Records Of Howard County, Maryland In Liber 15909, Folio 143.
39. The Development Proposal For This Property Is A Major Subdivision Within The RR-DEO Zoning District. However, The Site Has Been Designated As A Tier III Growth Area Of Howard County Per The Plan Howard 2030 Tier Map Due To Being Grandfathered To S8-236 Since 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 1, 2012.
40. The Existing Forest Conservation Easement Areas Within This Subdivision Have Been Established To Fulfill The Requirements Of Section 16.1200 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.
41. Should Disturbance Occur In The Forest Conservation Easement Areas During Or After Construction, Civil Penalties Or Mitigation May Be Imposed.
42. The Forest Conservation Reforestation Easement Plantings Are Not To Be Considered Landscaping, As It Is Usually Practiced. The Afforestation Plantings Are To Create New Forest Communities That Will Replace To Some Degree The Forest Resources That Have Been Lost During Recent Decades Of Farming And Land Development. Their Primary Purpose Is Environmental And Not Aesthetic. These Reforestation Standards Will Require Special Management And Initially May Not Look Attractive.
43. The 24' Private Use-In-Common Access And Stormwater Management Easement For The Use And Benefit Of Lots 8 And 9 Will Be Recorded In The Land Records Of Howard County, Maryland Simultaneously With The Recordation Of This Plat (F-14-043).

Area Tabulation For This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
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	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	5.188 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	0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	5.188 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	5.188 Ac.±



General Notes:

1. This Area Designates A Private Sewerage Easement Of A Minimum Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewage Disposal. Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Variances For Encroachments Into The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
2. The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
3. The Subject Property Is Zoned "RR-DEO" And Is Considered To Be "Grandfathered" To The 2/2/04 Comprehensive Zoning Plan And The "Comp-Lite" Zoning Amendments Effective 7/28/06. The Grandfathering Of This Major Subdivision Plan Is In Accordance With Section 100.0E.3.b Of The New Zoning Regulations (Effective 10/06/13) Since The Initial Plan Submission Of The Preliminary Equivalent Sketch Plan Was Granted A "Technically Complete" Status Prior To The Enactment Date Of The New Regulations.
4. Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 41C And No. 41G, Adjustment Of November, 2008. Sta. 41C N 544590.8699 E 1331697.8125 Sta. 41G N 544590.8699 E 1330741.3443
5. This Plat Is Based On A Field Run Monumented Boundary Survey Performed On Or About May, 2011, By Fisher, Collins And Carter, Inc.
6. B.L. Denotes Building Restriction Line.
7. # Denotes Iron Pin Set Capped "F.C.C. 106".
8. # Denotes Iron Pipe Or Iron Bar Found.
9. O Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
10. # Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
11. # Denotes Concrete Monument Or Stone Found.
12. For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipestem And Road Right-Of-Way Line And Not Onto The Pipestem Lot Driveway. However, The Developer Has Elected To Provide Private Trash Removal To Lots 2, 3, 4, 5, 8 And 9 Which Does Not Remove Howard County Property Assessment For This Service.
 - a. Refuse Collection, Snow Removal And Road Maintenance For Lots 1, 6, 7 And Buildable Preservation Parcel 'A' Are Provided To The Junction Of The Flag Or Pipestem, And Road Right-Of-Way Line And Not Onto The Pipestem Lot Driveway.
 - b. Snow Removal And Road Maintenance For Lots 2, 3, 4, 5, 8 And 9 Are Provided To The Junction Of The Flag Or Pipestem And Road Right-Of-Way Line And Not Onto The Pipestem Lot Driveway. Refuse And Recycling Collection Is Provided By A Private Collection Company Paid By The Individual Lot Owner For Lots 2 Thru 5, 8 And 9.
13. Driveways 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 Feet (16 Feet Serving More Than One Residence);
 - b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating (1 - 1/2" Minimum);
 - c) Geometry - Maximum 10% Grade, Maximum 10% Grade Change And 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 Surface;
 - f) Structure Clearances - Minimum 12 Feet;
 - g) Maintenance - Sufficient To Ensure All Weather Use.
14. All Lot Areas Are More Or Less (+).
15. The Forest Conservation Obligation For This Plat Was Provided With The Developer's Agreement, F-14-014, Fulton Manor Valley, Lots 1 Thru 5, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcel 'B' And Bulk Parcels 'C' And 'D'.
16. The Forest Stand Delineation And Wetland Delineation For This Project Was Prepared By Eco-Science Professionals, Inc. During December, 2011 With Report Dated January 30, 2012 And Approved September 18, 2012.
17. The Traffic Study For This Project Was Prepared By The Traffic Group Dated June 25, 2012 And Was Revised On September 18, 2012.
18. Stormwater Management Will Be In Accordance With MDE Storm Drain Design Manual, Volumes I & II, Revised 2009. Use Of Four (4) M-6 Micro Bio-Retention And N-2 Disconnection Of Non-Rooftop Runoff Are Proposed For This Project.
19. Plat Subject To Prior Department Of Planning And Zoning File Nos. ECP-12-040, WP-13-092, SP-13-003 And F-14-014.
20. This Subdivision Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations And The 2004 Zoning Regulations Per Council Bill No. 75-2003. Development Or Construction On These Lots Or Parcels Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of A Building Or Grading Permit Application.
21. No Noise Study Is Required For This Project Because Proposed Houses Are Greater Than 250 Feet From Scaggsville Road.
22. Private Well And Septic Shall Be Utilized Within This Development.
23. This Property Is Located Outside Of The Metropolitan District.
24. Site Is Not Adjacent To A Scenic Road.
25. No Cemeteries Or Historic Sites Are Located On This Property.
26. The Perimeter Landscape Obligations For Fulton Manor Valley, SP-13-003, Were Provided With The Developer's Agreement, F-14-014, Fulton Manor Valley, Lots 1 Thru 5, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcel 'B' And Bulk Parcels 'C' And 'D'.

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

B. Nijamfor 11/24/2014 Date
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Chad Edmister 12-8-14 Date
 Chief, Development Engineering Division

Keith Shindler 12-12-14 Date
 Director

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 26th Day Of September, 2014.

Debra E. Taylor
 Debra E. Taylor

Witness
 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) Part 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. 8864 At Folio 272, And (2) Part 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. Also Being Bulk Parcels 'C' And 'D', As Shown On Plats Entitled "Fulton Manor Valley, Lots 1 Thru 5, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcel 'B' And Bulk Parcels 'C' And 'D'" Recorded Among The Aforesaid Land Records As Nos. 2310C Thru 23111. All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 10/14/14
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2015

Purpose Statement

The Purpose Of This Plat Is Resubdivide Bulk Parcels 'C' And 'D', As Shown On Plats Entitled "Fulton Manor Valley, Lots 1 Thru 5, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcel 'B' And Bulk Parcels 'C' And 'D'" Recorded As Plat Nos. 2310C Thru 23111, To Create Lots 6 Thru 9.

RECORDED AS PLAT No. 23139 ON 12/12/14
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Fulton Manor Valley Part Two
 Lots 6 Thru 9

(Being A Resubdivision Of Bulk Parcels 'C' And 'D', As Shown On Plats Entitled "Fulton Manor Valley, Lots 1 Thru 5, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcel 'B' And Bulk Parcels 'C' And 'D'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 2310C Thru 23111.)

Zoned: RR-DEO
 Tax Map: 41, Parcels: 7B And 456, Grid: 19
 Fifth Election District - Howard County, Maryland
 Date: April 1, 2014 Scale: As Shown Sheet 1 Of 3

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 10/14/14
Date
Terrell A. Fisher, L.S. #10692
(Registered Land Surveyor)
Debra E. Taylor 9/26/14
Date
Debra E. Taylor, Owner

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

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

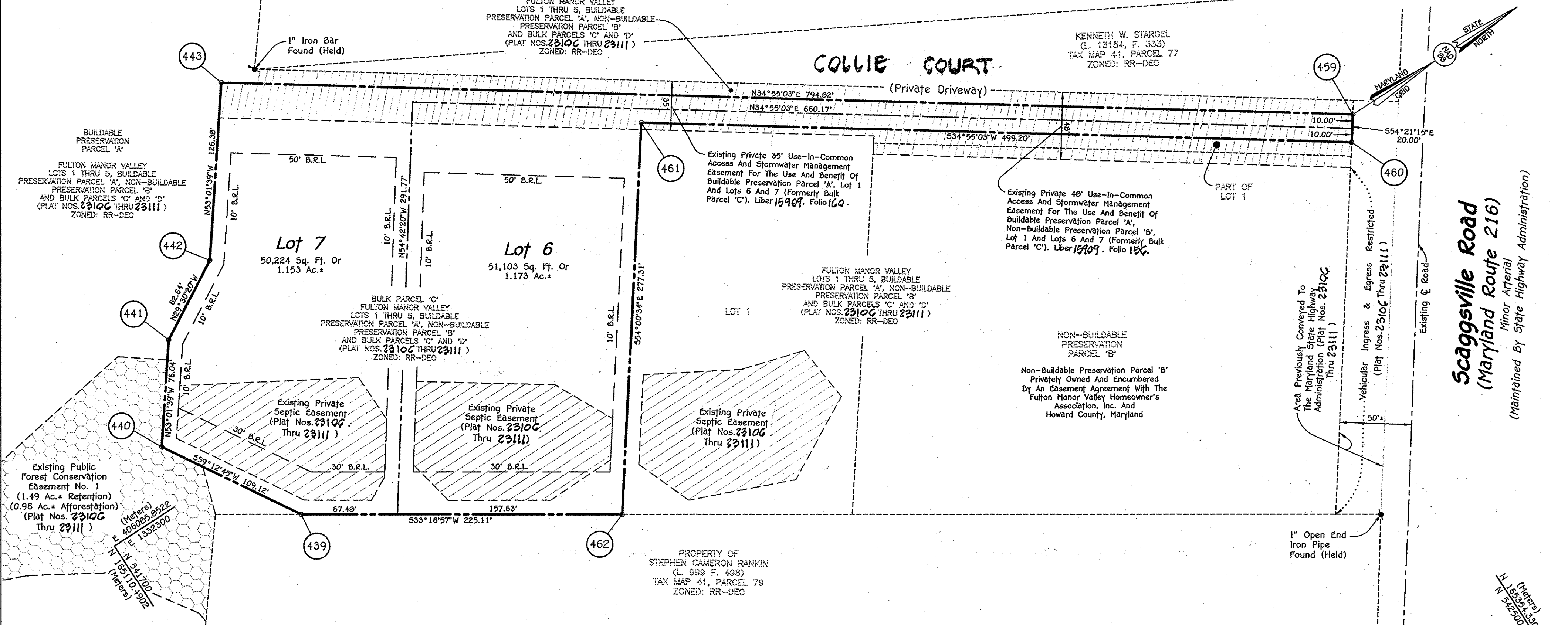
KENNETH W. STARGEL
(L. 13154, F. 333)
TAX MAP 41, PARCEL 77
ZONED: RR-DEO

PROPERTY OF
STEPHEN CAMERON RANKIN
(L. 993, F. 438)
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

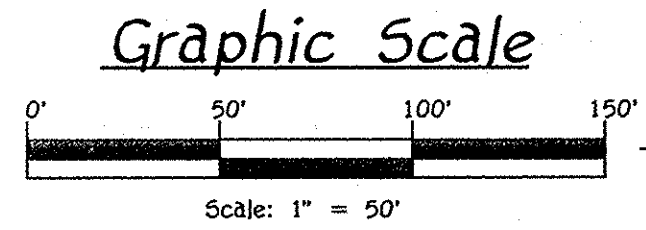
PROPERTY OF
HENRY HOWARD HORN AND
JANIS L. HORN
(L. 10070, F. 296)
DESCRIPTION FOUND IN
L. 274, F. 571
TAX MAP 41, PARCEL 89
ZONED: RR-DEO

- Legend**
- Existing Private Use-In-Common Access & Stormwater Management Easement (Liber 15909, Folio 150, Liber 15909, Folio 160 And Liber 15909, Folio 164), Existing Public Forest Conservation Easement (Plat Nos. 2310C Thru 23111)
 - 24' Private Use-In-Common Access & Stormwater Management Easement For The Use And Benefit Of Lots 8 And 9



Area Tabulation For Sheet 2

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
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	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2,326 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	0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	2,326 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	2,326 Ac.±



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-2292

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

Developer
FAL Development, LLC
5300 Dorsey Hall Drive
Suite 102
Ellicott City, Maryland 21042
443-367-0422

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

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division 12-8-14
Date

Director 12-12-14
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 Onto 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 26th Day Of September, 2014.

Debra E. Taylor
Debra E. Taylor

Witness
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) Part 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) Part 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. Also Being Bulk Parcels 'C' And 'D'. As Shown On Plats Entitled "Fulton Manor Valley, Lots 1 Thru 5, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcel 'B', Parcels 'C' And 'D'" Recorded Among The Aforesaid Land Nos. Thru . All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 10/14/14
Terrell A. Fisher, Professional Land Surveyor No. 10692
Expiration Date: December 13, 2015

RECORDED AS PLAT No. 2314D ON 12/11/14
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Fulton Manor Valley
Part Two
Lots 6 Thru 9**

(Being A Resubdivision Of Bulk Parcels 'C' And 'D', As Shown On Plats Entitled "Fulton Manor Valley, Lots 1 Thru 5, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcel 'B' And Bulk Parcels 'C' And 'D'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 2310C Thru 23111)

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 3

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 10/14/14
 Terrell A. Fisher, L.S. #10692
 (Registered Land Surveyor)
 Debra E. Taylor, Owner 9/26/14
 Debra E. Taylor, Owner

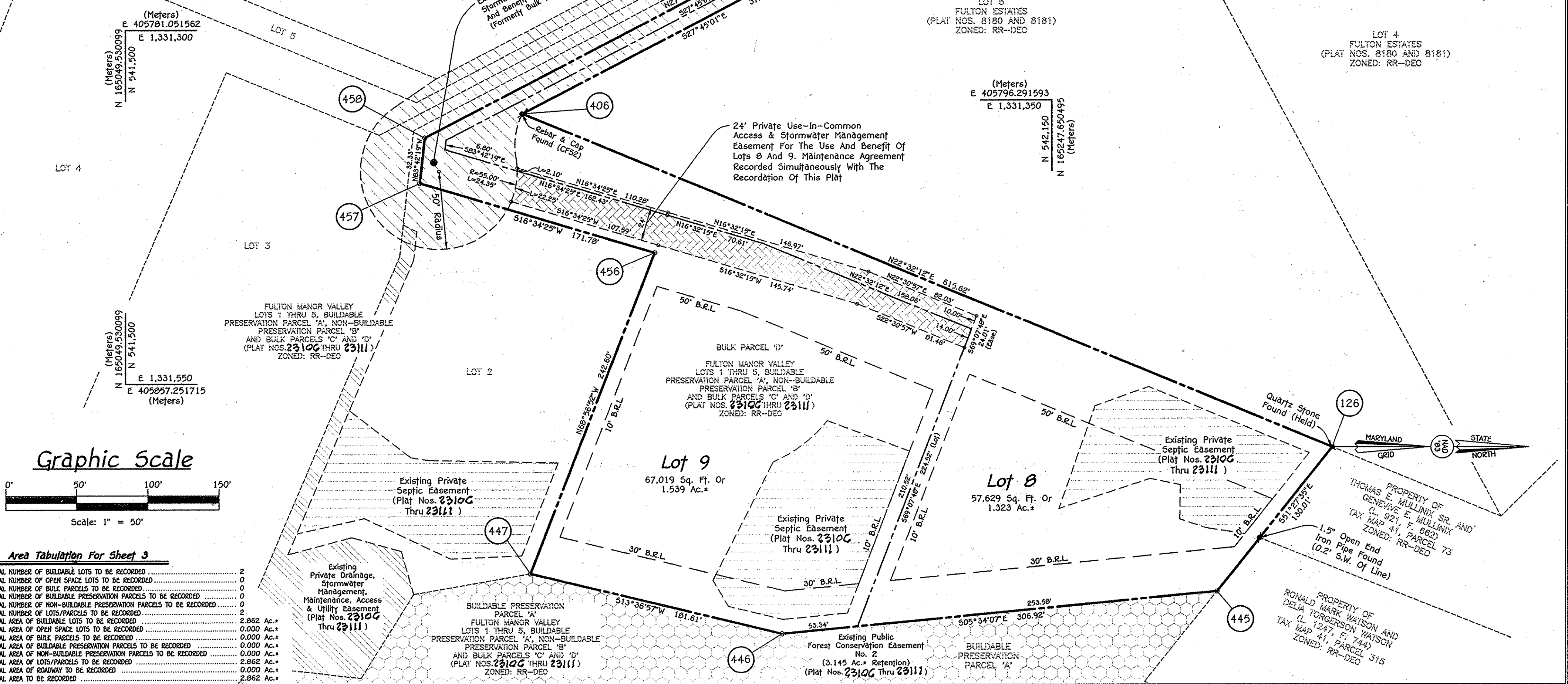
Owner
 Debra E. Taylor
 P.O. Box 535
 Fulton, Maryland 20759
 410-977-1327

Developer
 FAL Development, LLC
 5300 Dorsey Hall Drive
 Suite 102
 Ellicott City, Maryland, 21042
 443-367-0422

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CONTONIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2995

Legend

- Existing Private Use-In-Common Access & Stormwater Management Easement (Liber 15909, Folio 160, Liber 15909, Folio 160 And Liber 15909, Folio 164), Existing Public Forest Conservation Easement (Plat Nos. 23106 Thru 23111)
- 24' Private Use-In-Common Access & Stormwater Management Easement For The Use And Benefit Of Lots 8 And 9



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

Belton for Mauna Roadway 11/24/2014
 Howard County Health Officer Date 11/24/14

APPROVED: Howard County Department Of Planning And Zoning.

Paul Adams 12-8-14
 Chief, Development Engineering Division Date 12-8-14

Kate Schenk 12-12-14
 Director Date 12-12-14

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 26th Day Of September, 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) Part 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. 8864 At Folio 272, And (2) Part 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. Also Being Bulk Parcels 'C' And 'D', As Shown On Plats Entitled "Fulton Manor Valley, Lots 1 Thru 5, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcel 'B' And Bulk Parcels 'C' And 'D' Recorded Among The Aforesaid Land Records In Nos. 23106 Thru 23111. All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 10/14/14
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2015

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

**Fulton Manor Valley
 Part Two
 Lots 6 Thru 9.**

(Being A Resubdivision Of Bulk Parcels 'C' And 'D', As Shown On Plats Entitled "Fulton Manor Valley, Lots 1 Thru 5, Buildable Preservation Parcel 'A', Non-Buildable Preservation Parcel 'B' And Bulk Parcels 'C' And 'D' Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23106 Thru 23111)

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 3