

GENERAL NOTES

- DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND
- DENOTES TRAVERSE POINT
- COORDINATES BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. #46BE AND NO. #46BF.
- SUBJECT PROPERTY ZONED RR-DEO PER COMPREHENSIVE ZONING PLAN EFFECTIVE 10-6-13.
- THE WETLANDS DELINEATION FOR THIS PROJECT WAS PREPARED BY ECO-TONE, INC., DATED MAY 24, 2016 AND WAS APPROVED.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE MARS GROUP, DATED 05/29/16, AND WAS APPROVED ON 11/10/16.
- SP-17-001 WAS APPROVED BY THE PLANNING BOARD ON 06/01/17, PB CASE #429.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERIES LOCATED ON THIS SITE AND THIS SITE IS NOT LOCATED WITHIN AN HISTORIC DISTRICT.
- A NOISE STUDY IS NOT REQUIRED FOR THIS DEVELOPMENT.
- THIS SITE IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER WILL BE PRIVATE ON-SITE FACILITIES.
- THE FOREST CONSERVATION ACT OBLIGATION OF 3.9 ACRES OF AFFORESTATION FOR THIS PROJECT WILL BE MET BY OFFSITE FOREST BANKING; 3.2 ACRES AT THE LAWSON PROPERTY (10.00 AC. TOTAL) AND 0.7 ACRES AT FAIRLAIN FARM, F-15-054. ECP-17-093.
- THE PREVIOUS DPZ FILES FOR THIS SITE ARE: P-86-34, F-91-172, ECP-17-09, SP-17-001.
- THE GEOTECHNICAL INFORMATION FOR THIS PROJECT WAS OBTAINED FROM PERCOLATION TESTING PERFORMED JUNE 1-2 AND SEPTEMBER 1, 2016, AND SUPPLEMENTED WITH A GEOTECHNICAL REPORT BY GEOLAB, DATED DECEMBER 2016.
- THE COMMUNITY MEETING WAS HELD ON DECEMBER 20, 2016 AT THE MARYLAND BUILDING INDUSTRY ASSOCIATION.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE REQUIRED.
- THIS PROPERTY IS DESIGNATED A TIER III PROPERTY PER THE SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012, MAP 6-5, AS APPROVED BY THE HOWARD COUNTY COUNCIL AS PART OF PLANHOWARD 2030.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH, AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THIS SUBDIVISION IS NOT LOCATED ON A SCENIC ROAD.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMIT OF WETLANDS STREAM(S), OR THEIR REQUIRED BUFFERS FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1-1/2" MIN.
 - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25-GROSS TONS (H25 LOAD)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- LANDSCAPING IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN F-18-047 ON FILE WITH THIS PLAT. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IN THE AMOUNT OF \$10,800 FOR 36 SHADE TREES WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT.
- THERE IS AN EXISTING DWELLING ON BUILDABLE PRESERVATION PARCEL 'A' TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO BE THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIREMENTS.
- USING THE DENSITY/CLUSTER EXCHANGE OPTION DESCRIBED IN SECTION 106.0 OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR 5 DEO OF THE RESIDENTIAL LOTS/PARCELS SHOWN ON THE SUBDIVISION PLAN FOR F-18-047 HAVE BEEN TRANSFERRED FROM THE ZITZMAN PROPERTY, F-18-047 (3 UNITS) AND THE LAWSON PROPERTY, F-18-047 (2 UNITS).
- 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 AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, AND CONVEYANCES OF THE AFORESAID LOT/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S) 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 OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENT AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY, 2016 BY BENCHMARK ENGINEERING, INC.
- ALL AREAS ARE MORE OR LESS (±).

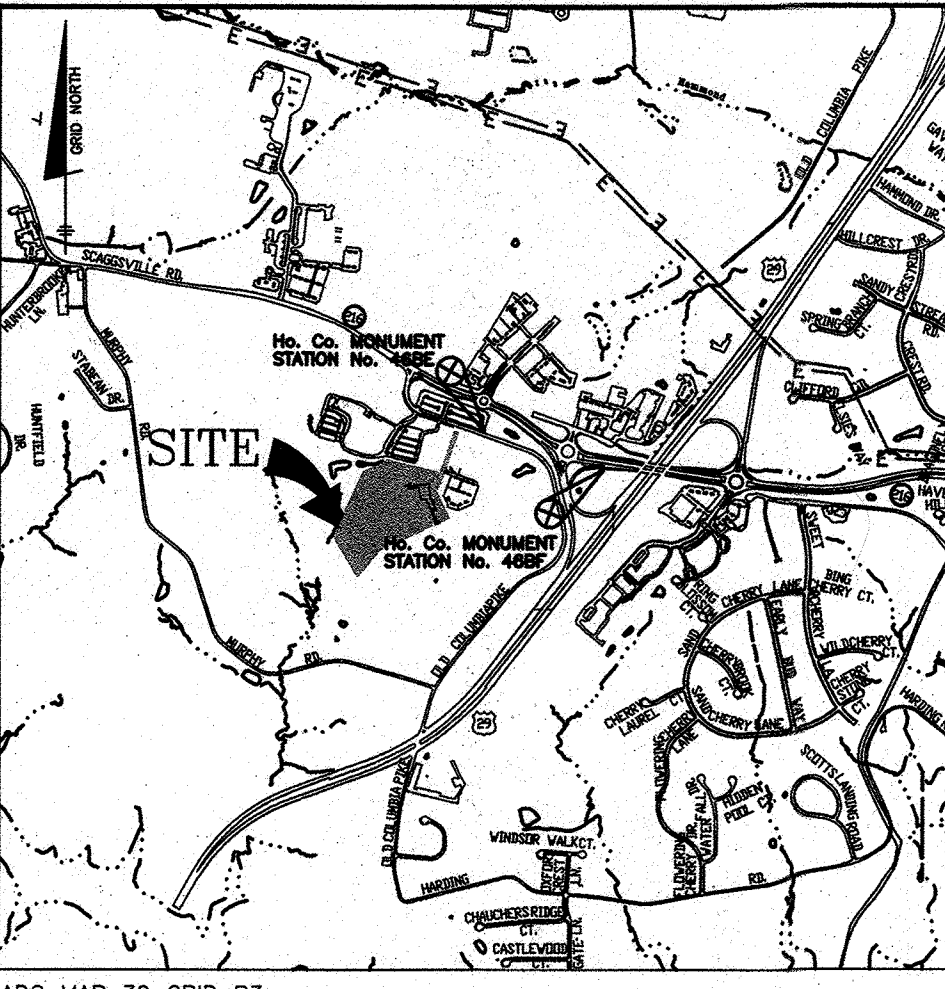
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 10/07/2019; ID D20001517. THE HOA DECLARATION OF COVENANTS WILL BE RECORDED WITH F-18-047.
- PER SECTION 105.0.G.4.b BUILDABLE PRESERVATION PARCEL 'A' IS THE REMAINDER PARCEL FROM THIS SUBDIVISION, WILL BE UTILIZED AS AN ESTATE HOME AND FARM, AND WILL BE PRIVATELY OWNED. PARCEL 'A' IS TO BE IMPROVED WITH RESIDENTIAL STRUCTURE, PER SECTION 105.0.G.1.D AND WITH THE FULTON HILL HOMEOWNER'S ASSOCIATION AND HOWARD COUNTY, MARYLAND, AS THE EASEMENT HOLDERS.
- PRESERVATION PARCEL 'A' IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY AND THE HOMEOWNER'S ASSOCIATION OF THE PRESERVE AT EVERGREEN FARM. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
- THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY BENCHMARK ENGINEERING, INC. DATED JANUARY 2017.
- STORM WATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANT AND/OR A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORM WATER MANAGEMENT PRACTICES AND A MAINTENANCE AGREEMENT.
- STREET LIGHT PLACEMENT AND TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)". A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREETLIGHT AND ANY TREE.
- THE PURPOSE FOR NON-BUILDABLE BULK PARCEL 'B' IS FOR POSSIBLE FUTURE USE AS PANHANDLE EXTENSIONS FOR THE BENEFIT OF SOPER, LOT 10, IN THE EVENT THAT SUBDIVISION PROCEEDS ON THAT LOT.

BOUNDARY COORDINATES

POINT #	NORTHING	EASTING
1000	537333.8465	1337333.1958
1001	537766.3250	1337074.6990
1002	538444.4640	1337395.7910
1003	538564.0322	1337648.9444
1004	538427.0120	1338189.7280
1005	538863.2960	1338339.9990
1006	538848.2655	1338387.6205
1007	538311.2380	1338202.6500
1008	538236.0192	1338152.0733
1009	538221.7560	1338164.3790
1010	537949.0410	1338291.4690
1011	537609.0071	1337561.8102

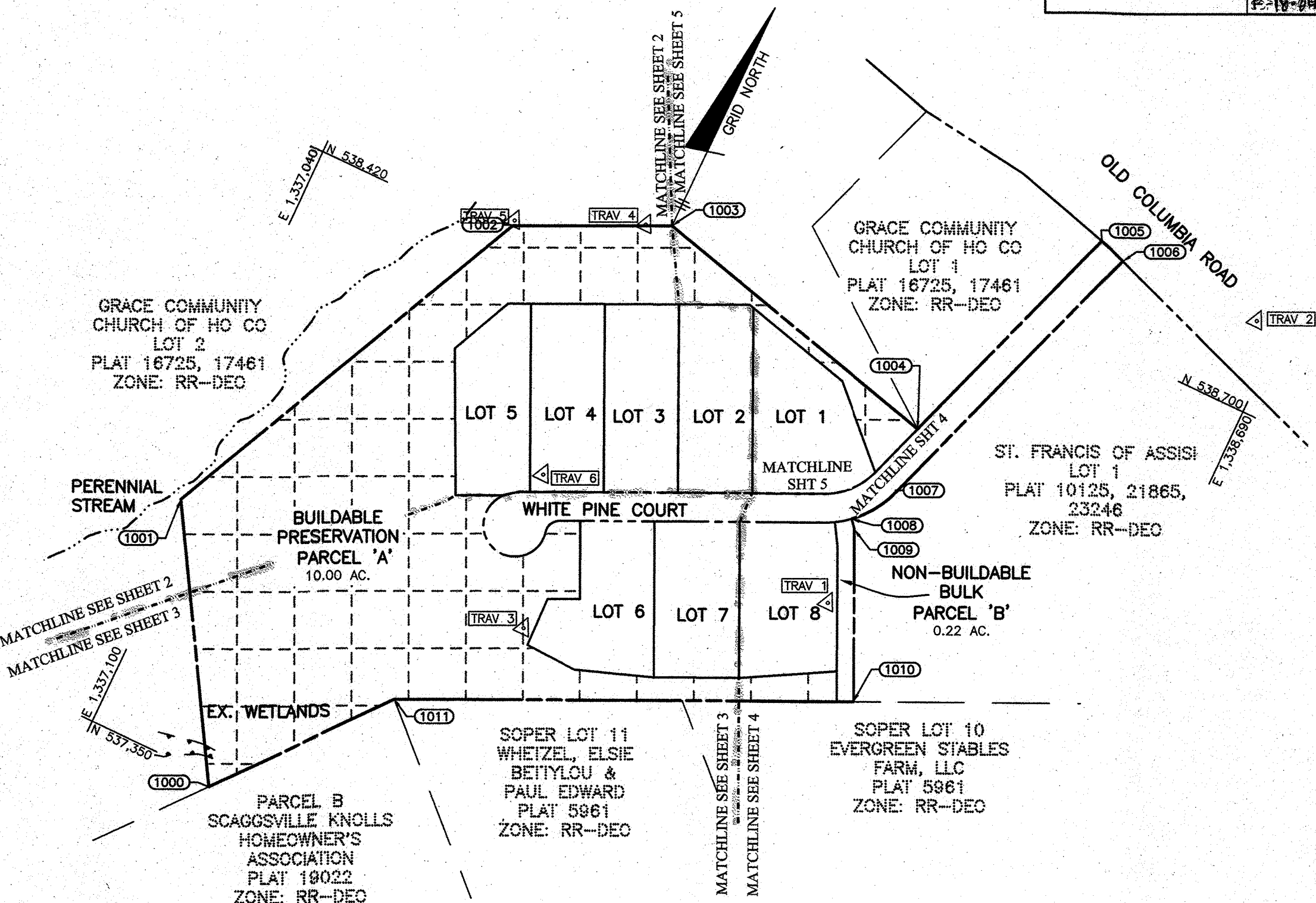
DENSITY EXCHANGE CHART

RECEIVING PARCEL INFORMATION	TAX MAP 48, GRID 03, PARCEL 337
TOTAL AREA OF SUBDIVISION	19.71 AC
DENSITY UNITS ALLOWED BY RIGHT	19.71 / 4.25 = 4 D.U.
MAXIMUM DEO UNITS ALLOWED	19.71 / 2 = 9 D.U.
NUMBER OF UNITS PROPOSED	9 (8 LOTS AND 1 BUILDABLE PRESERVATION PARCEL)
DEO DENSITY UNITS TO BE RECEIVED FROM SENDING PARCEL	5
SENDING PARCEL INFORMATION	ZITZMAN PROPERTY F-18-047 (3 UNITS) LAWSON PROPERTY F-18-047 (2 UNITS)



TOTAL AREA TABULATION CHART (THIS SHEET)

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	8
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	1
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	7.90± AC.
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	10.00± AC.
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0.22± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	1.59± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	19.71± AC.



TRAVERSE COORDINATES (NAD'83)

POINT #	NORTHING	EASTING
1	538085.1890	1338176.5060
2	538853.8010	1338643.6120
3	537817.3340	1337713.5060
4	538545.9900	1337606.4150
5	538454.0820	1337394.9630
6	538074.0950	1337630.2980

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 A. Mason 10/22/21
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MD NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

Liangying Wang 10/25/21
LIANGYING WANG, OCR DEVELOPMENT, LLC. DATE

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

Howard County Health Officer 12/22/21
HOWARD COUNTY HEALTH OFFICER H.O. 92 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chief Development Engineering Division 1/14/22
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Director 1/14/22
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME 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 1-7-2023 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY OCR DEVELOPMENT, LLC FROM EVERGREEN STABLES FARM, LLC. BY DEED DATED JULY 22, 2019 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBER 18784 AT FOLIO 442 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 10/22/21
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MD NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S DEDICATION

"OCR DEVELOPMENT, LLC., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 25th DAY OF October, 2021."

Liangying Wang 10/25/21
LIANGYING WANG, OCR DEVELOPMENT, LLC. DATE

Chhagan 10/25/21
WITNESS DATE

RECORDED AS PLAT NO. 25976 ON 11/21/2022 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PROJECT: FULTON HILL
LOTS 1-8, BUILDABLE PRESERVATION PARCEL A AND NON-BUILDABLE BULK PARCEL B
A RE-SUBDIVISION OF LOT 2 OF THE ST. FRANCIS OF ASSISI SUBDIVISION

LOCATION: TAX MAP: 46 - GRID: 03 - PARCEL: 337
ZONED: RR-DEO
ELECTION DISTRICT NO. 5 - HOWARD COUNTY, MARYLAND

TITLE: SUBDIVISION AND DENSITY RECEIVING PLAT

DATE: SEPTEMBER, 2021 PROJECT NO. 2761



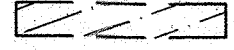
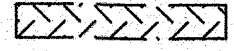
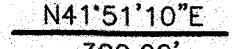
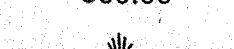

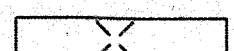
SCALE: AS SHOWN SHEET 1 OF 5

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BEI-CIVILENGINEERING.COM

PLAN VIEW
SCALE: 1" = 200'
1 inch = 200 ft.

PLEASE NOTE THAT ALL LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

LEGEND

-  PROPOSED SEPTIC AREA
-  PUBLIC TREE MAINTENANCE EASEMENTS
-  PUBLIC DRAINAGE EASEMENTS
-  PRIVATE STORM WATER MANAGEMENT MAINTENANCE EASEMENT
-  N41°51'10"E
300.00' LIMIT OF SUBMISSION
-  WETLANDS
-  TRAV 9 TRAVERSE POINT
-  PRESERVATION EASEMENT PARCEL 'A'

GRACE COMMUNITY CHURCH OF HO CO LOT 2 PLAT 16725, 17461 ZONE: RR-DEO

GRACE COMMUNITY CHURCH OF HO CO LOT 2 PLAT 16725, 17461 ZONE: RR-DEO

EXISTING PUBLIC FLOOD PLAIN EASEMENT - PLAT 16724-16729

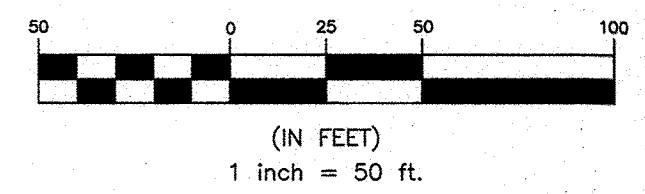
BUILDABLE PRESERVATION PARCEL 'A'
EASEMENT HOLDER HOWARD COUNTY, MARYLAND AND THE FULTON HILL HOMEOWNER'S ASSOCIATION
TOTAL AREA: 10.00 AC.
(AREA THIS SHEET: 4.26 AC)

LOT 5
40,369 SF

LOT 4
42,791 SF

LOT 3
42,791 SF

PLAN VIEW
SCALE: 1" = 50'



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	125.00'	100.33'	45°59'13"	53.04'	N42°02'29"E	97.66'
C2	55.00'	75.15'	78°17'00"	44.76'	S54°51'02"E	69.44'
C3	25.00'	33.60'	77°00'20"	19.89'	S26°31'55"W	31.13'
C4	175.00'	49.20'	16°06'29"	24.76'	S56°58'50"W	49.04'
C5	100.05'	36.73'	21°01'59"	18.57'	N54°30'47"E	36.52'
C6	175.00'	91.69'	30°01'09"	46.92'	N33°55'01"E	90.64'

TOTAL AREA TABULATION CHART (THIS SHEET)

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	3
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	1
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	2.89±AC.
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	4.26±AC.
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.15± AC.

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

Donald A. Mason 10/22/21
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MD NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

Lianying Wang 10/25/21
LIANYING WANG, OCR DEVELOPMENT, LLC. DATE

OWNER/DEVELOPER:
OCR DEVELOPMENT, LLC
2102 E MADISON ST
BALTIMORE, MD 21205
518-386-9168

RECORDED AS PLAT NO. 25977 ON 11/27/2022 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

Michael J. Davis 12/22/21
HOWARD COUNTY HEALTH OFFICER H.O. R. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

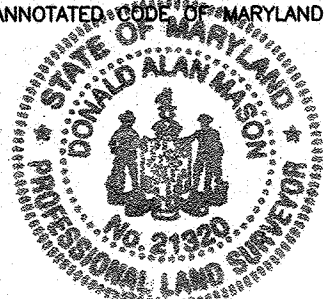
W. Wang 1/14/22
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

W. Wang 1/21/22
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME 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 1-7-2023 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY OCR DEVELOPMENT, LLC FROM EVERGREEN STABLES FARM, LLC. BY DEED DATED JULY 22, 2019 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBER 18784 AT FOLIO 442 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 10/22/21
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PROFESSIONAL LAND SURVEYOR MD NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



OWNER'S DEDICATION

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Lianying Wang 10/25/21
LIANYING WANG, OCR DEVELOPMENT, LLC. DATE

Cl. Malagari 10/25/21
WITNESS DATE

PROJECT:

FULTON HILL
LOTS 1-8, BUILDABLE PRESERVATION PARCEL A AND NON-BUILDABLE BULK PARCEL B
A RE-SUBDIVISION OF LOT 2 OF THE ST. FRANCIS OF ASSISI SUBDIVISION





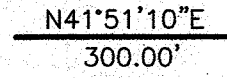

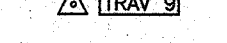
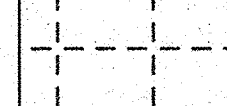
LOCATION: TAX MAP: 46 - GRID: 03 - PARCEL: 337
ZONED: RR-DEO
ELECTION DISTRICT NO. 5 - HOWARD COUNTY, MARYLAND

TITLE: SUBDIVISION AND DENSITY RECEIVING PLAT

DATE: SEPTEMBER, 2021 PROJECT NO. 2761

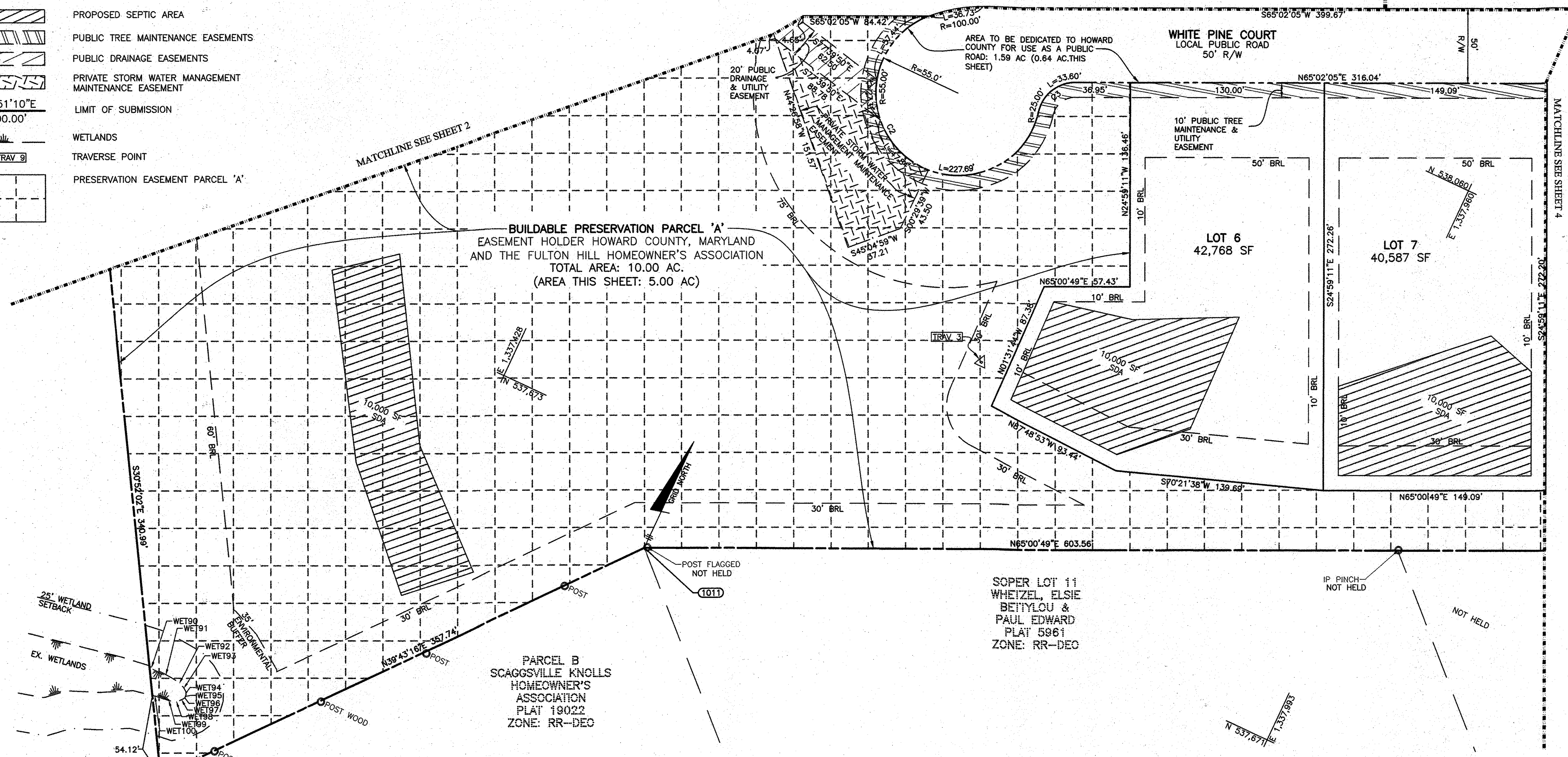
SCALE: AS SHOWN SHEET 2 OF 5

LEGEND

-  PROPOSED SEPTIC AREA
-  PUBLIC TREE MAINTENANCE EASEMENTS
-  PUBLIC DRAINAGE EASEMENTS
-  PRIVATE STORM WATER MANAGEMENT MAINTENANCE EASEMENT
-  N41°51'10"E
300.00' LIMIT OF SUBMISSION
-  WETLANDS
-  TRAV 9 TRAVERSE POINT
-  PRESERVATION EASEMENT PARCEL 'A'

MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 5



BUILDABLE PRESERVATION PARCEL 'A'
EASEMENT HOLDER HOWARD COUNTY, MARYLAND
AND THE FULTON HILL HOMEOWNER'S ASSOCIATION
TOTAL AREA: 10.00 AC.
(AREA THIS SHEET: 5.00 AC)

WHITE PINE COURT
LOCAL PUBLIC ROAD
50' R/W

LOT 6
42,768 SF

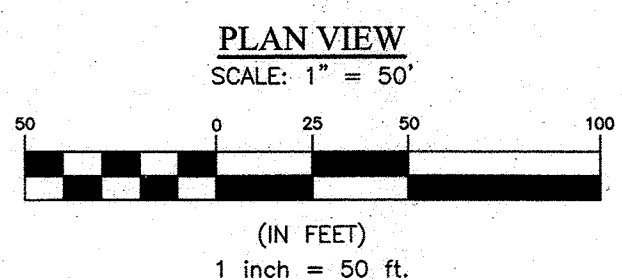
LOT 7
40,587 SF

SUPER LOT 11
WHEITZEL, ELSIE
BEITYLOU &
PAUL EDWARD
PLAT 5861
ZONE: RR-DEO

PARCEL B
SCAGGSVILLE KNOLLS
HOMEOWNER'S
ASSOCIATION
PLAT 19022
ZONE: RR-DEO

WETLANDS LINE TABLE

LINE	BEARING	DISTANCE
WET90	N88°10'25"W	10.96'
WET91	N85°21'12"W	11.23'
WET92	N66°59'07"W	4.77'
WET93	N54°53'32"W	3.55'
WET94	N22°35'01"W	2.02'
WET95	N08°31'47"W	1.80'
WET96	N28°15'52"E	1.73'
WET97	N41°15'10"E	3.51'
WET98	N53°34'22"E	3.06'
WET99	N82°43'53"E	12.34'
WET100	N79°04'18"E	2.62'



TOTAL AREA TABULATION CHART (THIS SHEET)

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	2
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	1.91± AC.
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	5.00± AC.
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.64± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.55± AC.

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

Donald A. Mason 10/22/21
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MD NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

Lianying Wang 10/25/21
LIANYING WANG, OCR DEVELOPMENT, LLC. DATE

FOR CURVE TABLE
SEE SHEET NO. 2

OWNER/DEVELOPER:
OCR DEVELOPMENT, LLC
2102 E MADISON ST
BALTIMORE, MD 21205
518-386-9168

RECORDED AS PLAT NO. **25978** ON
11/27/2022 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND.

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

Michael J. Clavin 12/22/21
HOWARD COUNTY HEALTH OFFICER H.O. 92 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF
PLANNING AND ZONING.


Chief 1-14-22
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Director 1/26/22
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME 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 1-7-2023 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY OCR DEVELOPMENT, LLC FROM EVERGREEN STABLES FARM, LLC. BY DEED DATED JULY 22, 2019 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBER 18784 AT FOLIO 442 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 10/22/21
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MD NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



OWNER'S DEDICATION

"OCR DEVELOPMENT, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS **25th** DAY OF **October**, 2021."

Lianying Wang 10/25/21
LIANYING WANG, OCR DEVELOPMENT, LLC. DATE

Cl Malaguei 10/25/21
WITNESS DATE

PROJECT: FULTON HILL
LOTS 1-8, BUILDABLE PRESERVATION PARCEL A AND
NON-BUILDABLE BULK PARCEL B
A RE-SUBDIVISION OF LOT 2 OF THE ST.
FRANCIS OF ASSISI SUBDIVISION

LOCATION: TAX MAP: 46 - GRID: 03 - PARCEL: 337
ZONED: RR-DEO
ELECTION DISTRICT NO. 5 - HOWARD COUNTY, MARYLAND

TITLE: SUBDIVISION AND DENSITY RECEIVING PLAT

DATE: SEPTEMBER, 2021 **PROJECT NO.** 2761

SCALE: AS SHOWN **SHEET** 3 **OF** 5

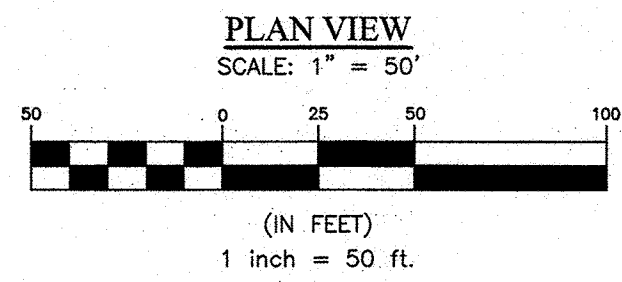
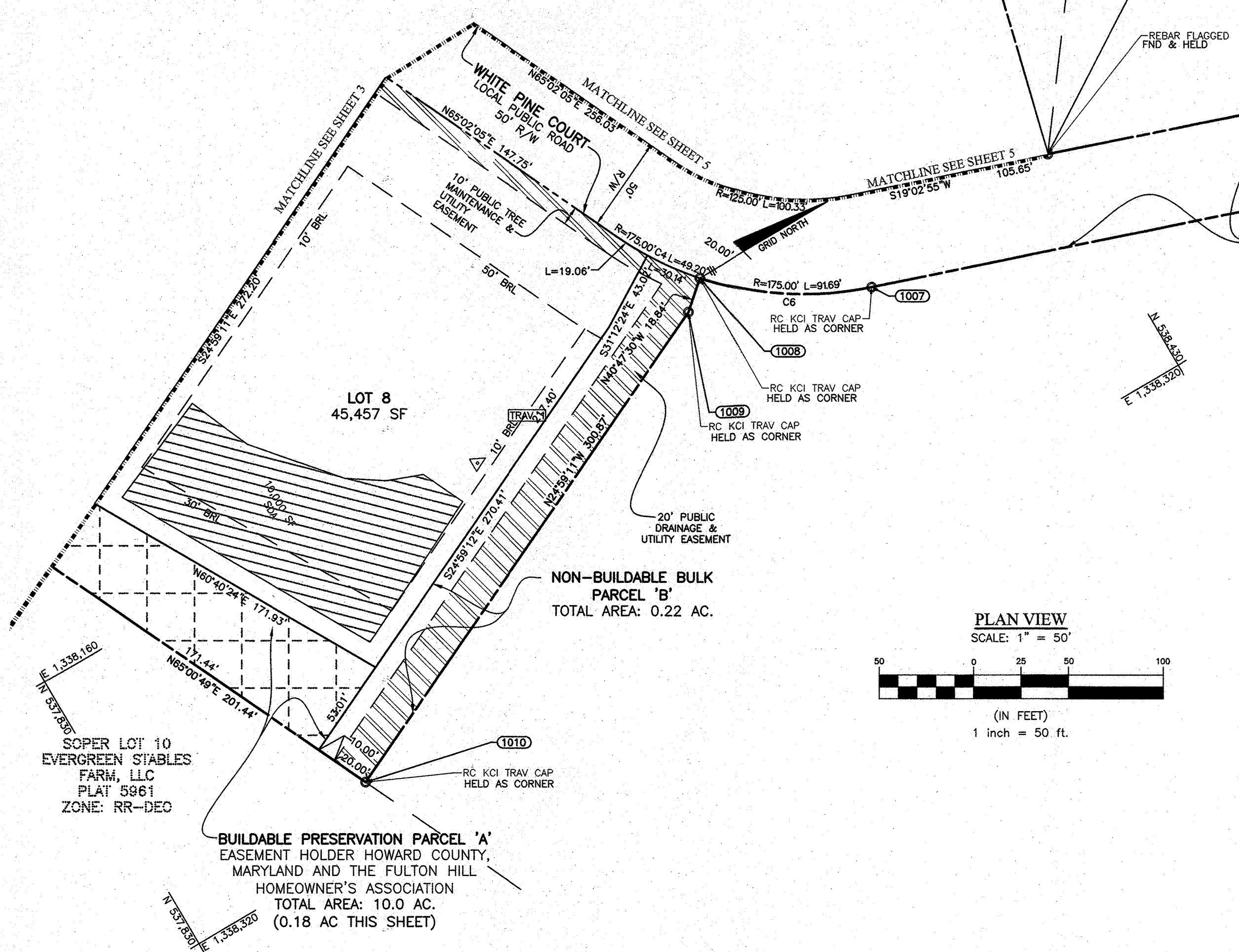
GRACE COMMUNITY
CHURCH OF HO CO
LOT 1
PLAT 16725, 17461
ZONE: RR-DEO

REBAR FLAGGED
FND & HELD
1005
N74°45'15"W 19.99'
N70°58'07"W 29.97'
RC KCI TRAV CAP
FND NOT HELD
1006
OLD COLUMBIA ROAD
SHA PLAT NOS.:
38251 AND 38258

AREA TO BE DEDICATED TO HOWARD
COUNTY FOR USE AS A PUBLIC ROAD:
1.59 AC (0.95 AC THIS SHEET)

EX. PRIVATE 50'
RIGHT OF WAY
USE-IN-COMMON
EASEMENT FOR
THE INGRESS AND
EGRESS TO SERVE
LOTS 1 & 2
F-91-172, PLAT
10126

ST. FRANCIS OF ASSISI
LOT 1
PLAT 10125, 21865,
23246
ZONE: RR-DEO



LEGEND

- PROPOSED SEPTIC AREA
- PUBLIC TREE MAINTENANCE EASEMENTS
- PUBLIC DRAINAGE EASEMENTS
- PRIVATE STORM WATER MANAGEMENT MAINTENANCE EASEMENT
- LIMIT OF SUBMISSION
N41°51'10"E
300.00'
- WETLANDS
- TRAVERSE POINT
- PRESERVATION EASEMENT PARCEL 'A'

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 A. Mason 10/22/21
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MD NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

Lianying Wang 10/25/21
LIANYING WANG, OCR DEVELOPMENT, LLC. DATE

TOTAL AREA TABULATION CHART (THIS SHEET)

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	1
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	1.05± AC.
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0.18± AC.
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0.22
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.95± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.40± AC.

FOR CURVE TABLE
SEE SHEET NO. 2

OWNER/DEVELOPER:
OCR DEVELOPMENT, LLC
2102 E MADISON ST
BALTIMORE, MD 21205
518-386-9168

RECORDED AS PLAT NO. 25979 ON
11/27/2022 AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND.

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

Howard County Health Officer 10/22/21
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF
PLANNING AND ZONING.

Chief, Development Engineering Division 1/14/22
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Director 1/21/22
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME 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 1-7-2023 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY OCR DEVELOPMENT, LLC FROM EVERGREEN STABLES FARM, LLC. BY DEED DATED JULY 22, 2019 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBER 18784 AT FOLIO 442 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 10/22/21
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MD NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



OWNER'S DEDICATION

"OCR DEVELOPMENT, LLC., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 25th DAY OF October, 2021."

Lianying Wang 10/25/21
LIANYING WANG, OCR DEVELOPMENT, LLC. DATE

Witness 10/25/21
WITNESS DATE

PROJECT:

FULTON HILL
LOTS 1-8, BUILDABLE PRESERVATION PARCEL A AND
NON-BUILDABLE BULK PARCEL B
A RE-SUBDIVISION OF LOT 2 OF THE ST.
FRANCIS OF ASSISI SUBDIVISION


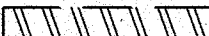
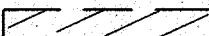
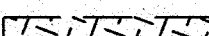
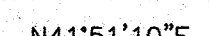
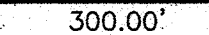


LOCATION: TAX MAP: 46 - GRID: 03 - PARCEL: 337
ZONED: RR-DEO
ELECTION DISTRICT NO. 5 - HOWARD COUNTY, MARYLAND

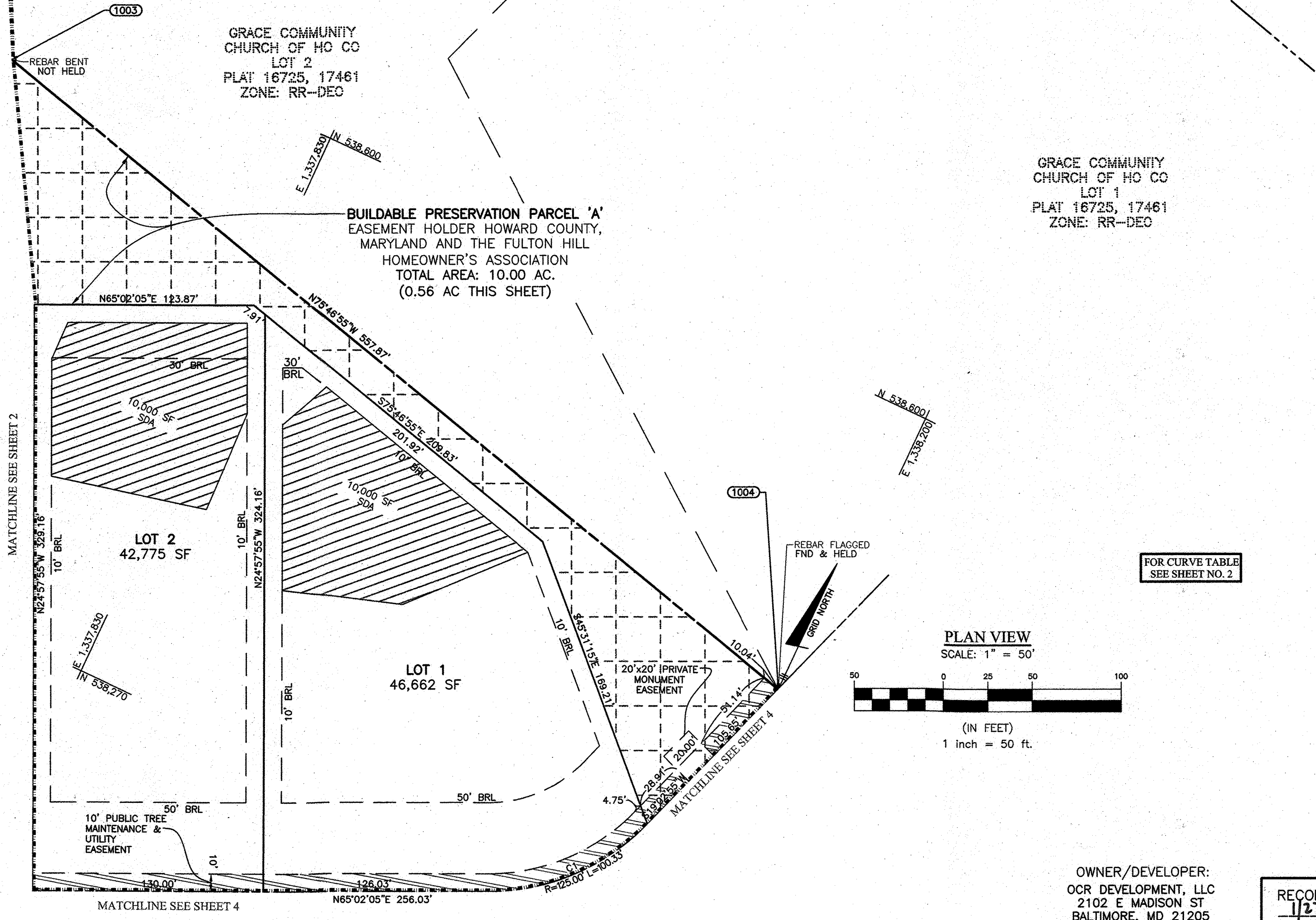
TITLE: SUBDIVISION AND DENSITY RECEIVING PLAT

DATE: SEPTEMBER, 2021 PROJECT NO. 2761

SCALE: AS SHOWN SHEET 4 OF 5

LEGEND

-  PROPOSED SEPTIC AREA
-  PUBLIC TREE MAINTENANCE EASEMENTS
-  PUBLIC DRAINAGE EASEMENTS
-  PRIVATE STORM WATER MANAGEMENT MAINTENANCE EASEMENT
-  LIMIT OF SUBMISSION
-  WETLANDS
-  TRAVERSE POINT
-  PRESERVATION EASEMENT PARCEL 'A'



TOTAL AREA TABULATION CHART (THIS SHEET)

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	2
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE LOTS	2.05± AC.
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0.56± AC.
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.61± AC.

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

[Signature] 10/22/21
HOWARD COUNTY HEALTH OFFICER H.O. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

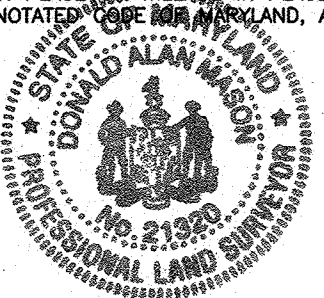
[Signature] 10/25/21
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 10/25/21
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME 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 1-7-2023 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY OCR DEVELOPMENT, LLC FROM EVERGREEN STABLES FARM, LLC. BY DEED DATED JULY 22, 2019 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBER 18784 AT FOLIO 442 AND THAT ALL MONUMENTS ARE IN PLACE OR WERE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

[Signature] 10/22/21
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MD NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



OWNER'S DEDICATION

"OCR DEVELOPMENT, LLC., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 25TH DAY OF OCTOBER, 2021."

[Signature] 10/25/21
LIANYING WANG, OCR DEVELOPMENT, LLC. DATE

[Signature] 10/25/21
WITNESS DATE

RECORDED AS PLAT NO. 25480 ON 10/27/2021 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PROJECT: FULTON HILL
LOTS 1-8, BUILDABLE PRESERVATION PARCEL A AND NON-BUILDABLE BULK PARCEL B
A RE-SUBDIVISION OF LOT 2 OF THE ST. FRANCIS OF ASSISI SUBDIVISION

LOCATION: TAX MAP: 46 - GRID: 03 - PARCEL: 337
ZONED: RR-DEO
ELECTION DISTRICT NO. 5 - HOWARD COUNTY, MARYLAND

TITLE: SUBDIVISION AND DENSITY RECEIVING PLAT

DATE: SEPTEMBER, 2021 PROJECT NO. 2761

SCALE: AS SHOWN SHEET 5 OF 5

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.

[Signature] 10/22/21
DONALD A. MASON
PROFESSIONAL LAND SURVEYOR MD NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

[Signature] 10/25/21
LIANYING WANG, OCR DEVELOPMENT, LLC. DATE

OWNER/DEVELOPER:
OCR DEVELOPMENT, LLC
2102 E MADISON ST
BALTIMORE, MD 21205
518-386-9168

FOR CURVE TABLE
SEE SHEET NO. 2

PLAN VIEW
SCALE: 1" = 50'

