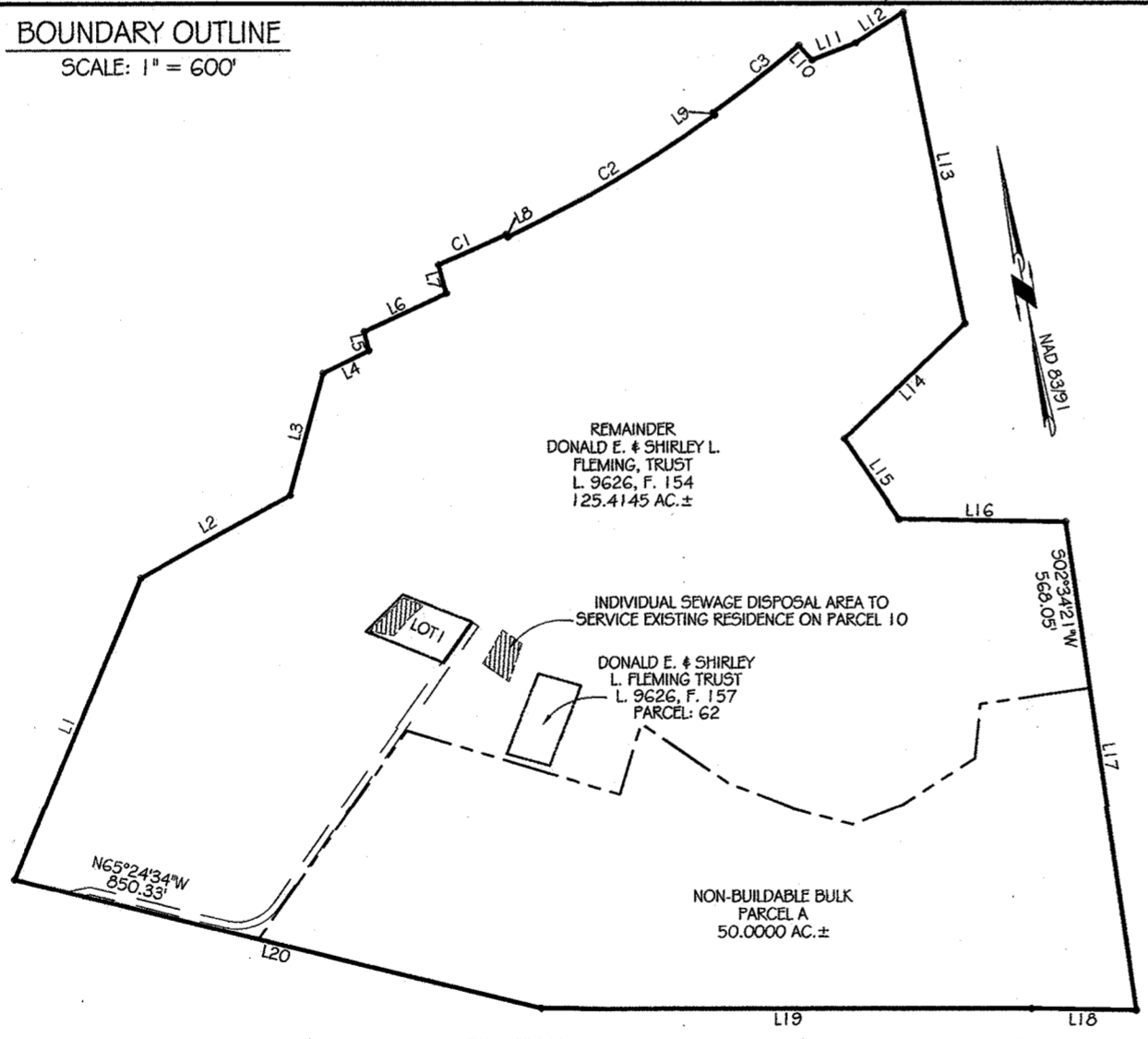
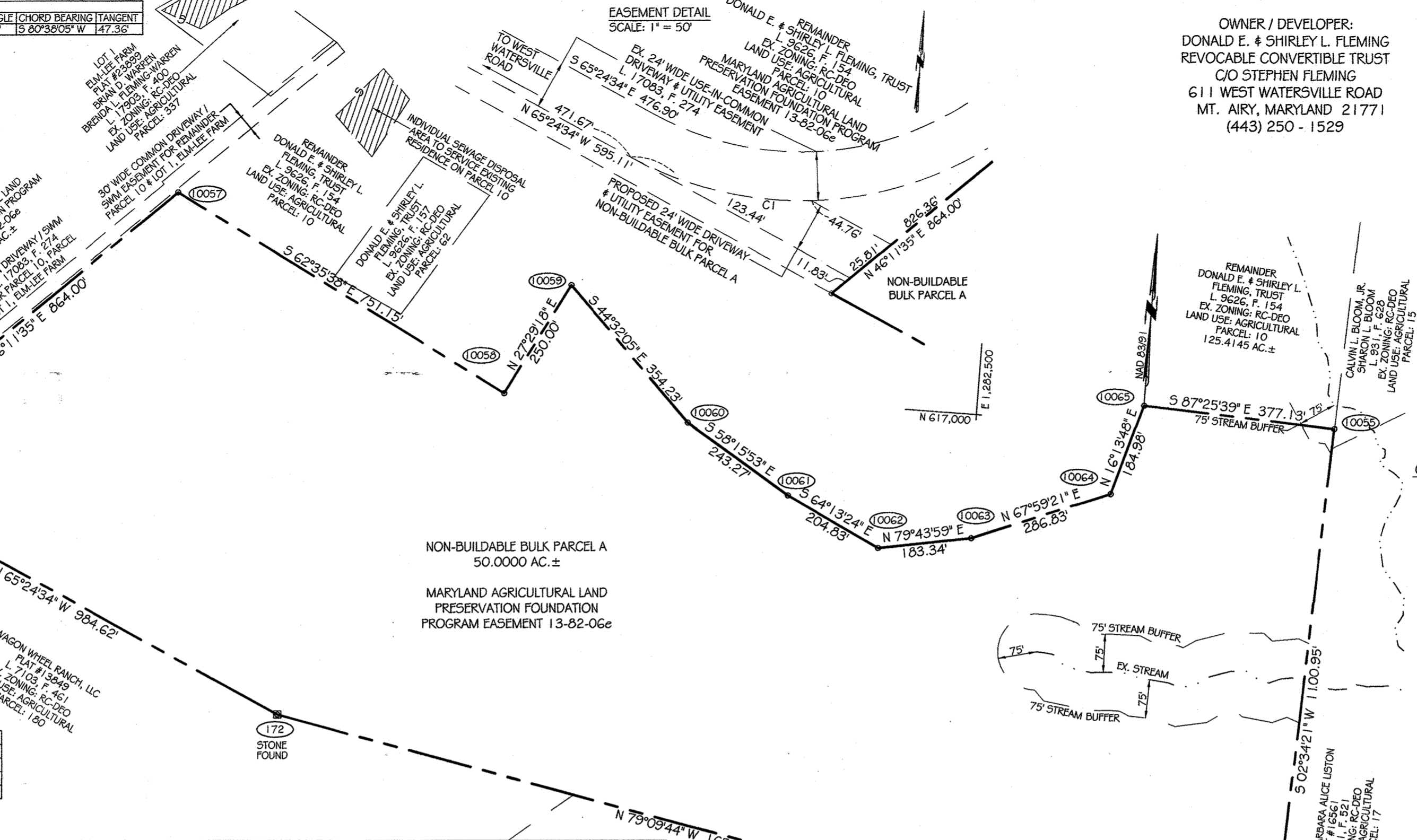
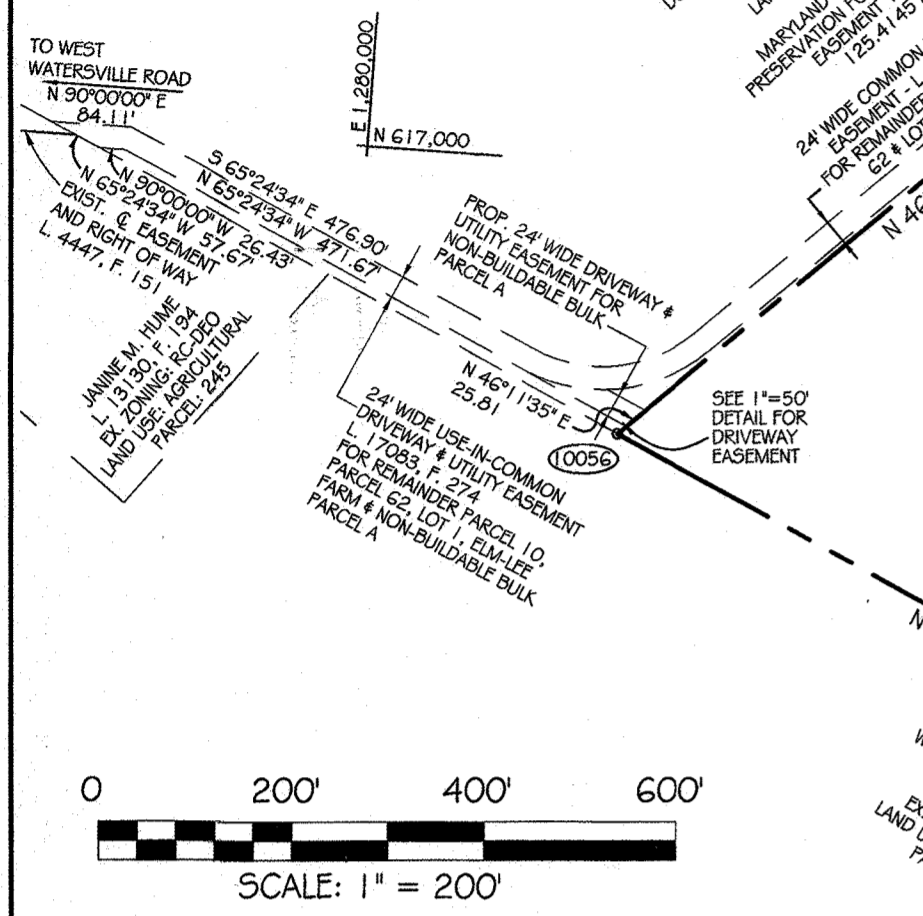


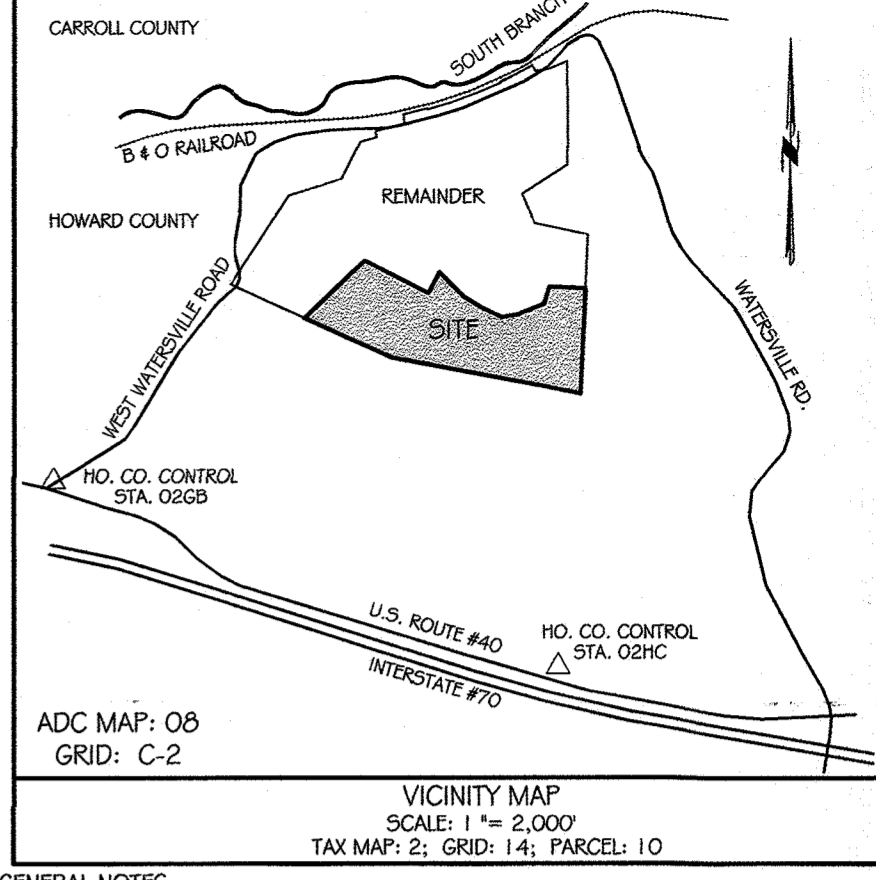
Point#	Coordinates	Northing	Easting
147	615926.4290	1283153.1852	
172	616311.1075	1281177.5845	
1003B	615999.2911	1282806.3458	
10055	617026.2655	1283202.5985	
10056	616720.8364	1280282.2692	
10057	617318.9206	1280905.7961	
10058	616973.1687	1281572.6431	
10059	617194.9449	1281688.0353	
10060	616942.4389	1281936.4735	
10061	616814.4761	1282143.3750	
10062	616725.4063	1282327.8203	
10063	616758.0828	1282508.2204	
10064	616665.5812	1282774.1450	
10065	617043.1922	1282825.8470	

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE	CHORD BEARING	TANGENT
C1	174.00'	92.47'	91.39'	30°27'01"	S 80°38'05" W	147.36'



LINE	BEARING	DISTANCE
L1	N33°29'12"E	1104.28'
L2	N71°57'05"E	577.07'
L3	N26°01'50"E	429.47'
L4	N74°16'20"E	171.95'
L5	N02°00'48"W	66.00'
L6	N79°48'25"E	306.02'
L7	N04°30'41"W	99.82'
L8	S14°51'46"E	10.00'
L9	N24°53'18"W	10.00'
L10	S30°53'33"E	66.41'
L11	N79°32'40"E	157.52'
L12	N69°02'40"E	190.94'
L13	S00°24'02"E	1074.05'
L14	S57°05'40"W	563.64'
L15	S23°32'59"E	330.00'
L16	S78°11'18"E	565.13'
L17	S02°34'21"W	1668.99'
L18	N78°08'10"W	354.41'
L19	N79°09'44"W	1658.34'
L20	N63°24'34"W	1834.95'

PURPOSE NOTE:
NON-BUILDABLE BULK PARCEL A IS BEING CREATED TO TRANSFER OWNERSHIP FOR AGRICULTURAL PURPOSES.



- GENERAL NOTES:
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT REGULATIONS.
 - COORDINATES ARE BASED ON THE MARYLAND COORDINATE SYSTEM (NAD 83/91) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 02HC AND 02GB.
 - STA. 02HC N. 612,924.256 E. 1,282,818.993(6FT.) STA. 02GB N. 614,978.569 E. 1,277,363.299(6FT.)
 - NON-BUILDABLE BULK PARCEL A IS BEING CREATED TO TRANSFER PROPERTY FOR AGRICULTURAL PURPOSES. NO RESIDENTIAL BUILDING DEVELOPMENT IS PLANNED. NO STORMWATER MANAGEMENT IS REQUIRED.
 - B.R.L. - REPRESENTS BUILDING RESTRICTION LINES
 - REPRESENTS IRON REBAR SET (UNLESS OTHERWISE NOTED)
 - PUBLIC WATER AND SEWER ARE NOT AVAILABLE TO THIS SITE. ON-LOT WATER AND SEWER WILL BE PROVIDED UNTIL PUBLIC UTILITIES ARE AVAILABLE.
 - THE SUBJECT PROPERTY IS ZONED "RC-DEO" PER THE 10/06/13 COMPREHENSIVE ZONING PLAN.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.);
 - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
 - STRUCTURES (CULVERTS / BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN ONE FOOT DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED IN JANUARY, 2018 BY VANMAR ASSOCIATES, INC.
 - AREAS AS STATED ON THIS PLAT ARE TO BE TAKEN AS MORE OR LESS, UNLESS OTHERWISE NOTED.
 - THIS PLAT IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003. DEVELOPMENT OR CONSTRUCTION OF THIS LOT MUST COMPLY WITH THE SETBACK AND BUFFER REGULATION IN EFFECT AT THE TIME OF SUBMISSION OF THE BUILDING/GRADING PERMIT.
 - THERE ARE NO HISTORIC SITES OR CEMETERIES ON THIS PROPERTY.
 - DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES LOCATED IN, ON OVER AND THROUGH LOTS / PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS / PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED CONVEYING SAID LOTS / PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEEDS OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
 - THIS PLAT IS SUBJECT TO MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION PROGRAM EASEMENT 13-82-06e.
 - THERE ARE NO KNOWN WETLANDS, FLOODPLAIN OR THEIR BUFFERS ON THIS SITE.
 - THE SUBJECT PROPERTY IS NOT LOCATED IN THE METROPOLITAN DISTRICT WHERE IT WILL BE SERVED BY PRIVATE WATER AND SEWER.
 - NO NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
 - NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
 - THIS LOT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 (b)(1)(v), WHICH STATES THAT AGRICULTURAL PRESERVATION SUBDIVISIONS ARE EXEMPT.
 - THIS PLAT IS SUBJECT TO SECTION 2-513(b)(2) OF THE MARYLAND ANNOTATED CODE.
 - NON-BUILDABLE BULK PARCEL A IS CREATED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 104.D.4 OR 104.O.E OF THE HOWARD COUNTY ZONING REGULATIONS.
 - LANDSCAPING REQUIREMENTS FOR THIS LOT ARE IN ACCORDANCE WITH THE ALTERNATIVE COMPLIANCE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUALS AS A RESULT OF THE SITE LOCATION WITHIN THE FARMS INTERIOR AND EXISTING BUFFERED EXTERIOR. A DESIGN MANUAL WAIVER TO ALLOW THE EXISTING TWELVE (12) FOOT WIDE USE IN COMMON DRIVEWAY SERVING THE FAMILY FARM TO REMAIN IN AS IS CONDITION WAS APPROVED ON JANUARY 11, 2016.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	4623.75'	253.42'	03°09'25"	N76°42'26"E	253.39'	126.74'
C2	4623.75'	810.80'	10°01'32"	N70°07'28"E	809.77'	406.44'
C3	4623.75'	369.49'	04°34'43"	N62°49'21"E	369.40'	184.85'



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

T. Michael Vansant 3/25/2019
T. MICHAEL VANSANT, PROF. L. S. NO. 21266 DATE

Steven E. Fleming 3-25-2019
STEVEN E. FLEMING, SUCCESSOR TRUSTEE DATE

Darrell L. Fleming 3/25/19
DARRELL L. FLEMING, SUCCESSOR TRUSTEE DATE

Brenda L. Fleming-Waun 3/25/2019
BRENDA L. FLEMING-WAUN, SUCCESSOR TRUSTEE DATE

Scott B. Fleming 3/25/2019
SCOTT B. FLEMING, SUCCESSOR TRUSTEE DATE

AREA TABULATION CHART

a. Total number of lots and/or parcels to be recorded	
• Buildable	0
• Non-Buildable	1
• Open Space	0
• Preservation Parcels	0
b. Total area of lots and/or parcels	
• Buildable	0
• Non-Buildable	50.0000 Ac.±
• Open Space	0
• Preservation Parcels	0
c. Total area of roadway to be recorded including widening strips	0.0000 Ac.±
d. Total area of subdivision to be recorded	50.0000 Ac.±

APPROVED
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Clark 5.8.19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Keith L. Wood 5.13.19
DIRECTOR DATE

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

William for Mauro Roseman 4/26/2019
HOWARD COUNTY HEALTH OFFICER DATE

OWNER'S CERTIFICATE

WE, DONALD E. FLEMING (DECEASED) AND SHIRLEY L. FLEMING, TRUSTEES 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. ALL EASEMENTS OR RIGHTS OF WAY AFFECTING THIS PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS MY/OUR HANDS THIS 25th DAY OF March, 2019

THE DONALD E. FLEMING REVOCABLE CONVERTIBLE TRUST
THE SHIRLEY L. FLEMING REVOCABLE CONVERTIBLE TRUST

Steven E. Fleming
STEVEN E. FLEMING, SUCCESSOR TRUSTEE WITNESS

Darrell L. Fleming
DARRELL L. FLEMING, SUCCESSOR TRUSTEE WITNESS

Brenda L. Fleming-Waun
BRENDA L. FLEMING-WAUN, SUCCESSOR TRUSTEE WITNESS

Scott B. Fleming
SCOTT B. FLEMING, SUCCESSOR TRUSTEE WITNESS

Deborah K. Vansant
DEBORAH K. VANSANT, WITNESS

Deborah K. Vansant
DEBORAH K. VANSANT, WITNESS

Deborah K. Vansant
DEBORAH K. VANSANT, WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY DONALD E. FLEMING AND SHIRLEY L. FLEMING UNTO DONALD E. FLEMING (DECEASED) AND SHIRLEY L. FLEMING, TRUSTEES, OF THE DONALD E. FLEMING AND SHIRLEY L. FLEMING REVOCABLE CONVERTIBLE TRUST BY DEED DATED JULY 11, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9626 FOLIO 154; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CARE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21266, EXPIRATION DATE, SEPTEMBER 9, 2019, IN ACCORDANCE WITH COMAR 17.01.02.01.

T. Michael Vansant 3/25/2019
T. MICHAEL VANSANT, PROF. LAND SURVEYOR DATE
MARYLAND REGISTRATION NO. 21266

RECORDED AS PLAT NO. 25023 ON 6/17/19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

AGRICULTURAL PRESERVATION
SUBDIVISION PLAT
NON-BUILDABLE BULK PARCEL A
ELM-LEE FARM
(LIBER 9626 AT FOLIO 154)

TAX MAP: 2 ELECTION DISTRICT: No. 4 SCALE: 1" = 200'
GRID NO: 14 HOWARD COUNTY, MARYLAND DATE: MARCH, 2019
PARCEL NO: 10 EX. ZONING: RC-DEO SHEET 1 OF 1

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