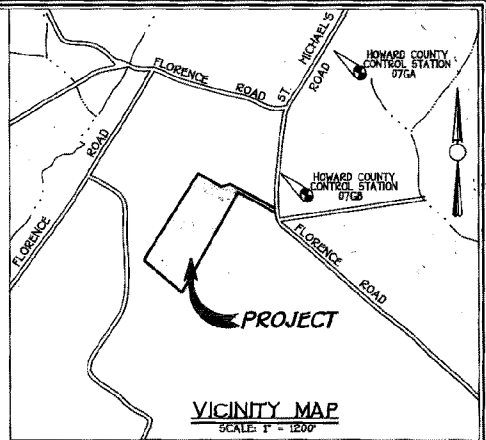
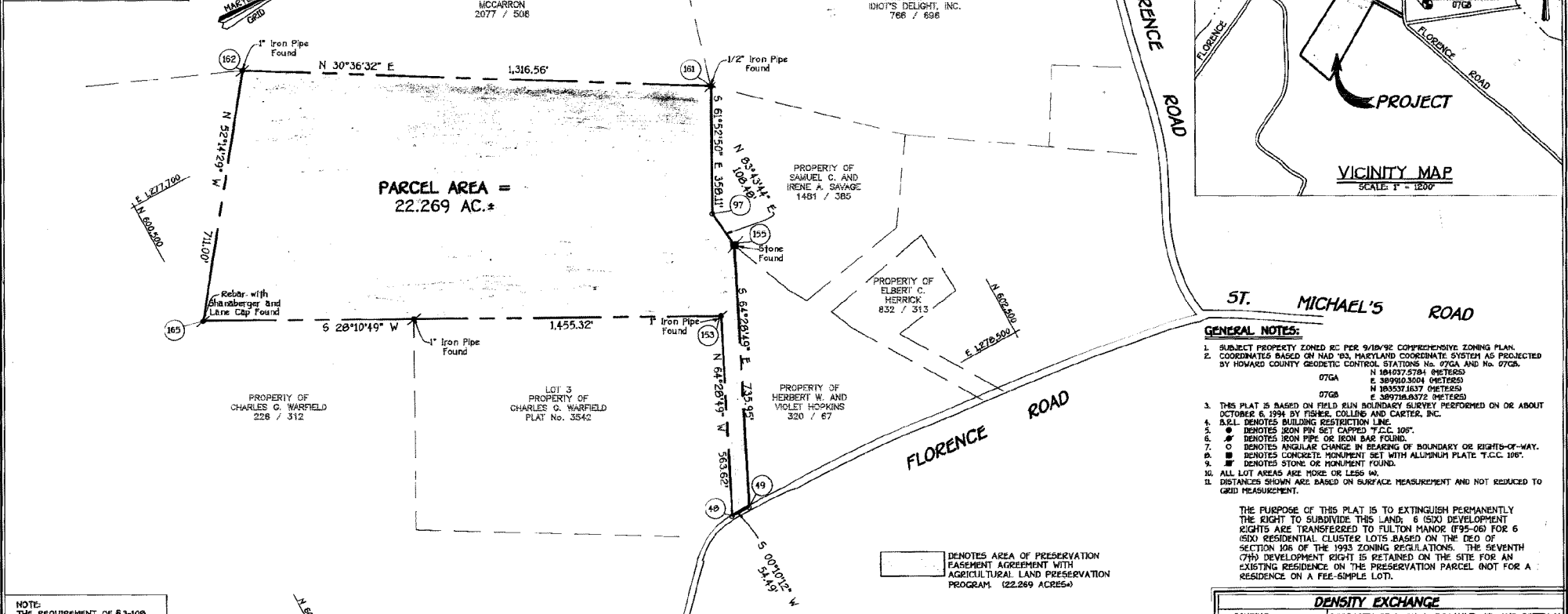


COORDINATE TABLE

Point	North	East
48	601555.218	1278589.214
49	601803.708	1278589.376
97	601914.921	1277797.396
153	601798.037	1278060.982
155	601926.771	1277905.227
161	602085.705	1277481.555
162	602050.589	1276811.191
165	600515.220	1277573.309



- GENERAL NOTES:**
- SUBJECT PROPERTY ZONED RC PER 9/18/92 COMPREHENSIVE ZONING PLAN.
 - COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 076A AND No. 076B.
 - 076A N 184037.5784 (METERS) E 369960.3604 (METERS) N 183574.6337 (METERS)
 - 076B E 369718.8372 (METERS)
 - THIS PLAT IS BASED ON FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER 6, 1994 BY FISHER, COLLINS AND CARTER, INC.
 - B.S.L. DENOTES BUILDING RESTRICTION LINE.
 - DENOTES IRON PIN SET CARRIED T.C.C. 10'.
 - ⊙ DENOTES IRON PIPE OR IRON BAR FOUND.
 - DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
 - DENOTES CONCRETE MONUMENT SET WITH ALUMINUM PLATE T.C.C. 10'.
 - ⊞ DENOTES STONE OR MONUMENT FOUND.
 - ALL LOT AREAS ARE MORE OR LESS W.
 - DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO GRID MEASUREMENT.

THE PURPOSE OF THIS PLAT IS TO EXTINGUISH PERMANENTLY THE RIGHT TO SUBDIVIDE THIS LAND, 6 (SIX) DEVELOPMENT RIGHTS ARE TRANSFERRED TO FULTON MANOR (F95-06) FOR 6 (SIX) RESIDENTIAL CLUSTER LOTS BASED ON THE DEO OF SECTION 106 OF THE 1993 ZONING REGULATIONS. THE SEVENTH (7TH) DEVELOPMENT RIGHT IS RETAINED ON THE SITE FOR AN EXISTING RESIDENCE ON THE PRESERVATION PARCEL (NOT FOR A RESIDENCE ON A FEE-SIMPLE LOT).

■ DENOTES AREA OF PRESERVATION EASEMENT AGREEMENT WITH AGRICULTURAL LAND PRESERVATION PROGRAM. (22.269 ACRES)

NOTE: THE REQUIREMENT OF §3-109, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THE PLATS AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Leon A. Breault 11/1/94
LEON A. BREAULT, JR. DATE (OWNER)

Betty M. Breault 12/16/94
BETTY M. BREAULT DATE (OWNER)

Terrell A. Fisher 12-5-94
TERRELL A. FISHER DATE (SURVEYOR)

THE PARCEL IS ENCUMBERED BY A PRESERVATION EASEMENT AGREEMENT WITH AGRICULTURAL LAND PRESERVATION PROGRAM. THIS AGREEMENT OUTLINES MAINTENANCE RESPONSIBILITIES OF THE PARCEL OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.

DENSITY EXCHANGE	
SENDING PARCEL INFORMATION	PROPERTY OF LEON A. BREAULT, JR. AND BETTY M. BREAULT, TAX MAP No. 7, PARCEL #654
TOTAL PARCEL COMPUTED ACREAGE	22.269 AC.
PRESERVATION PARCEL ACREAGE	22.269 AC.
DEO UNITS SENT (B-25)	N/A
DEO UNITS CREATED (B-3)	7(22.269 AC. ÷ 3 = 7)
DEO UNITS SENT (B-3)	6
DEO UNITS RETAINED (B-3)	1 UNIT RESERVED FOR AN EXISTING RESIDENCE ON SITE
RECEIVING PARCEL	FULTON MANOR (LOTS 1 THRU 42 AND PRESERVATION PARCEL #7) F95-06 AND F94-04 TAX MAP No. 40, P/O PARCEL 184 AND 205

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
971 BALTIMORE NATIONAL PARK, SUITE 100
BALTIMORE CITY, MARYLAND 21201
410-661-8235

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Joseph B. Smith 12/28/94
DIRECTOR DATE

OWNER'S CERTIFICATE

LEON A. BREAULT, JR. AND BETTY M. BREAULT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE PRESERVATION EASEMENT TO BE CONSIDERED A SENDING PARCEL FOR DEVELOPMENT RIGHTS. WITNESS MY HAND THIS 11TH DAY OF DECEMBER, 1994.

Leon A. Breault Jr.
LEON A. BREAULT, JR.

Betty M. Breault
BETTY M. BREAULT

R.D. Mowry
WITNESS

R.D. Mowry
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE BOUNDARY SHOWN IS CORRECT; THAT IT IS ALL THE LAND CONVEYED BY CHARLES G. WARFIELD AND MILDRED N. WARFIELD, HIS WIFE, TO LEON A. BREAULT, JR. AND BETTY M. BREAULT, HIS WIFE BY DEED DATED JULY 17, 1972 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER No. 601 AT FOLIO 365 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Terrell A. Fisher
TERRELL A. FISHER, Registered Land Surveyor No. 10092

12-13-94
DATE

RECORDED AS PLAT No. 11513 ON DECEMBER 21, 1994
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FLAT OF EASEMENT
PROPERTY OF
LEON A. BREAULT, JR.
AND
BETTY M. BREAULT
ZONED RC
TAX MAP 7 PART OF PARCEL 654
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: NOVEMBER 22, 1994

0' 50' 100' 200' 400'
Scale: 1" = 200'

SHEET 1 OF 1
F 95-06