

U.S. EQUIVALENT COORDINATE TABLE		
No.	NORTH	EAST
64	551104.283	1330202.632
86	553507.321	1320495.237
89	554004.209	1329780.750
154	550027.055	1329929.636
174	551461.085	1329556.706
182	551472.061	1329605.487
185	551614.740	1329485.360
186	551644.923	1329525.222
217	552045.442	1329380.929
219	551752.175	1329444.013
220	551721.992	1329404.151
228	552891.011	1329573.857
229	552902.133	1329525.110
314	551393.214	1329719.987
519	550246.245	1329599.653
520	550033.301	1329609.980
523	550058.111	1329616.410
524	550033.576	1329593.632
526	550250.681	1329649.456
533	550031.720	1329693.910
534	550057.116	1329666.687
535	550453.645	1329627.455
537	550436.249	1329674.331
552	550597.053	1329680.673
553	550838.211	1329696.057
556	550849.187	1329745.638
558	550579.657	1329727.549
580	550028.067	1329878.503
586	550609.118	1330015.575
591	550930.894	1329676.003
593	550938.000	1329343.000
595	550846.119	1329746.036
599	551501.502	1329545.354
630	553038.860	1329885.125
643	553147.601	1330886.312
647	553284.832	1330770.864
670	553844.851	1329833.301
808	551600.150	1329495.899
809	551509.968	1329364.948
810	551546.260	1329271.766
820	551367.964	1329309.936
997	551884.250	1328744.222
998	551640.554	1329057.232
999	551704.807	1329128.179
1171	553129.323	1329300.024
1172	553014.282	1329562.144
1187	552834.624	1329864.630
1188	552910.429	1329578.644
1224	552917.150	1330736.604
1242	553106.713	1329673.410
1244	553136.592	1329437.467
1245	553171.577	1329628.214
1246	553313.739	1329437.467
1247	553353.830	1329467.346
1328	553196.728	1329678.138
1329	553216.773	1329693.078
1330	553222.749	1329685.060
1331	553242.794	1329699.999
1336	553200.963	1329756.126
1337	553180.918	1329741.186
1338	553186.894	1329733.168
1891	551996.455	1329008.246
1892	552061.271	1328992.645
1893	550849.187	1329024.412
1894	552057.529	1329012.711
1895	552036.789	1329140.203
1896	552085.400	1329128.503
1897	552037.752	1329302.247
1898	552086.500	1329313.369
1899	552007.127	1329324.080

U.S. EQUIVALENT COORDINATE TABLE		
No.	NORTH	EAST
1900	552105.311	1329343.304
1924	551445.648	1329725.249
1925	551377.979	1329652.280
1926	551426.760	1329641.304
1927	551348.101	1329633.378
1928	551445.662	1329611.426
1931	551526.570	1329589.548
1937	55167.612	1329718.780
1962	552994.188	1329607.928
2075	551593.539	1328679.889
2078	551408.908	1328579.776

METRIC COORDINATE TABLE		
No.	NORTH	EAST
1900	168282.035	405184.650
1924	168080.970	405301.066
1925	168060.344	405278.825
1926	168075.213	405275.480
1927	168051.237	405273.064
1928	168080.974	405266.373
1931	168185.635	405259.705
1937	168605.825	405299.095
1962	168552.966	405265.307
2075	168126.047	404982.440
2078	168069.771	404951.926

THE REQUIREMENTS OF § 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 12-3-94 DATE
TERRELL A. FISHER, REG. L.S. #10692

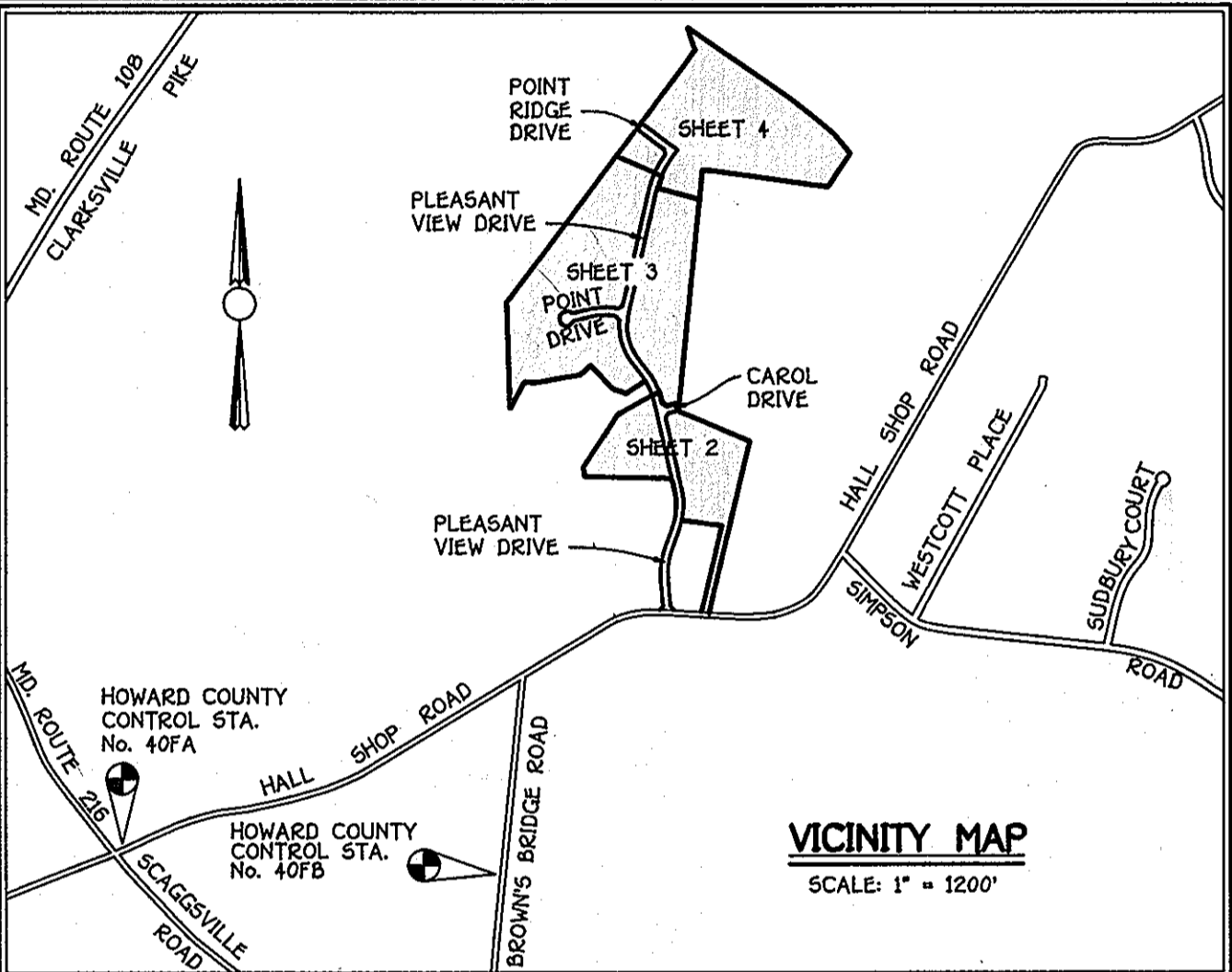
Earl D. Collins 12-4-94 DATE
UPCHURCH PROPERTY PARTNERSHIP
BY: EARL D. COLLINS

OWNER AND DEVELOPER
UPCHURCH PROPERTY PARTNERSHIP
P.O. BOX 1371
ELLCOTT CITY, MARYLAND 21041

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS
"DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION DESIGNATED AS "FOREST CONSERVATION AREA", LOCATED IN, ON, OVER AND THROUGH 41 ANY CONVEYANCES OF THE FORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). 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 EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY."

CURVE DATA						
No. - No.	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD BEARING AND DISTANCE	
174 - 599	400.00'	42.00'	06°00'58"	21.02'	N 15°41'20" W	41.98'
182 - 1931	450.00'	56.83'	07°14'09"	28.45'	N 16°17'59" W	56.79'
185 - 599	400.00'	128.70'	18°28'08"	64.91'	S 27°54'53" E	128.15'
186 - 1931	450.00'	135.21'	17°12'57"	68.12'	S 28°31'29" E	134.70'
217 - 219	355.00'	309.70'	49°59'06"	165.48'	S 12°08'23" E	299.97'
220 - 1899	405.00'	303.19'	42°53'36"	159.10'	N 15°41'08" W	296.16'
228 - 1962	575.00'	108.82'	10°50'36"	54.57'	N 18°16'27" E	108.66'
229 - 1172	625.00'	118.28'	10°50'36"	59.32'	N 18°16'27" E	118.11'
519 - 535	475.00'	210.98'	25°26'59"	107.28'	N 07°38'06" E	209.25'
520 - 524	1040.00'	16.35'	00°54'03"	8.17'	N 09°19'00" W	16.35'
526 - 537	425.00'	188.78'	25°26'59"	95.97'	N 07°38'06" E	187.23'
552 - 553	425.00'	245.00'	33°02'26"	126.05'	N 03°50'22" E	241.70'
556 - 558	475.00'	273.92'	33°02'26"	140.88'	S 03°50'22" W	270.14'
599 - 808	400.00'	110.70'	15°51'26"	55.71'	N 28°37'32" W	110.35'
1172 - 1244	625.00'	141.82'	13°00'03"	71.21'	N 30°11'47" E	141.51'
1188 - 1962	575.00'	88.82'	08°51'01"	44.50'	N 19°16'15" E	88.73'
1242 - 1962	575.00'	130.47'	13°00'03"	65.52'	S 30°11'47" W	130.19'
1891 - 1893	25.00'	21.03'	48°11'29"	11.18'	N 52°22'18" E	20.41'
1891 - 1919	50.00'	120.59'	138°11'23"	130.90'	N 82°37'42" W	93.42'
1892 - 1894	25.00'	21.03'	48°11'23"	11.18'	S 79°26'19" E	20.41'
1895 - 1897	355.00'	163.49'	26°23'10"	83.22'	N 89°39'34" E	162.05'
1896 - 1898	405.00'	186.51'	26°23'10"	94.94'	N 89°39'34" E	184.87'

- GENERAL NOTES:**
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT 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.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 - SUBJECT PROPERTY ZONED "RR-DEO" PER 9-18-92 COMPREHENSIVE ZONING PLAN.
 - COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 40FB AND No. 40FA.
40FB N 548,470.3198 (167,174.0080 M)
E 1,326,000.807 (404,165.8546 M)
40FA N 548,106.8658 (167,063.3070 M)
E 1,328,421.402 (404,903.6535 M)
 - THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE 2, 1993, BY FISHER, COLLINS AND CARTER, INC.
 - B.R.L. DENOTES BUILDING RESTRICTION LINE.
 - DENOTES IRON PIN SET CAPPED "F.C.C. 106".
 - 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 "F.C.C. 106".
 - DENOTES CONCRETE MONUMENT OR STONE FOUND.
 - FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
a) WIDTH - 12 FEET (6 FEET SERVING MORE THAN ONE RESIDENCE);
b) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING;
c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS;
d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (NET LOADING);
e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
f) STRUCTURE CLEARANCES - MINIMUM 12 FEET;
g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - ALL AREAS ARE MORE OR LESS.
 - ALL DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD '83 GRID MEASUREMENT.
 - A 10' PUBLIC TREE MAINTENANCE EASEMENT, TEN FEET IN WIDTH, RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAT OF SUBDIVISION IS RESERVED UPON ALL LOTS FRONTING ON THE SAID PUBLIC ROAD RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY-OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS, NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
 - PRIOR DEPARTMENT OF PLANNING AND ZONING FILE NOS. 594-09, F94-08 AND F94-00.
 - DENOTES PUBLIC FOREST CONSERVATION EASEMENT. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE 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 EASEMENT ARE ALLOWED.
 - OPEN SPACE TABULATION:
A. TOTAL AREA FOR CALCULATION: (FULTON MANOR LOTS 1 THRU 3) + (FULTON MANOR LOTS 4 THRU 42 AND PARCEL A)
(4,217 AC.) + (68,153 AC.) = 72,370 AC.
B. OPEN SPACE PERCENTAGE REQUIRED: 25%
C. OPEN SPACE REQUIRED: 72,370 AC. x 25% = 18,093 AC.
D. OPEN SPACE PROVIDED = 18,093 AC.
E. PRESERVATION PARCEL PROVIDED = 6,985 AC.
 - ARTICLES OF INCORPORATION OF FULTON MANOR HOMEOWNER'S ASSOCIATION, INC. FILED WITH MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON DECEMBER 2, 1994, AS ACCOUNT NO. D-92-917.
 - 325.01 DENOTES APPROXIMATE ELEVATION OF 100 YEAR FLOODPLAIN.
 - DENOTES EXISTING CENTERLINE OF STREAM.
 - DENSITY TABULATION FOR DEVELOPMENT RIGHTS:
A. TOTAL AREA OF FULTON MANOR SUBDIVISION = 72,370 AC. (AREA OF LOTS 1 THRU 3) + (AREA OF LOTS 4 THRU 42 AND PARCEL 'A') (4,217 AC.) + (68,153 AC.)
B. DEVELOPMENT RIGHTS ALLOWED: 17
72,370 AC. x 1 DEVELOPMENT RIGHT/4.25 AC. = 17,028
C. DEVELOPMENT RIGHTS PROPOSED: (LOTS 1 THRU 3, LOTS 4 THRU 42 AND PARCEL 'A'): 36
D. DEVELOPMENT RIGHTS ALLOWED: 36
72,370 AC. x 1 DEVELOPMENT RIGHT/2 AC. = 36,185
E. DEVELOPMENT RIGHTS REQUIRED TO BE TRANSFERRED FROM A SENDING AREA = 19
36 DEVELOPMENT RIGHTS - 17 DEVELOPMENT RIGHTS.



GENERAL NOTES (CONT):

24. THIS SUBDIVISION UNDER SECTION 16.121(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATION REQUIRES IN RR-DEO ZONE THAT 25% OF THE GROSS AREA OF THE PROPERTY BE PLACED IN OPEN SPACE. THE TOTAL AREA OF THE OPEN SPACE LOTS MEET THE ABOVE CRITERIA, THEREFORE NO FURTHER RESUBDIVISION OF THE OPEN SPACE LOTS WILL BE ALLOWED FOR RESIDENTIAL CONSTRUCTION, BECAUSE ALL OPEN SPACE IS NEEDED TO MEET THE 25% REQUIREMENT. DESIGNATED OPEN SPACE (LOTS/PARCELS) ARE NOT IN CONFORMANCE WITH STATE OF MARYLAND SUBDIVISION REGULATIONS FOR BUILDING LOTS AS SUCH, THEY ARE PERMANENTLY INELIGIBLE FOR BUILDING PERMIT REVIEW BY THE HEALTH DEPARTMENT.

MINIMUM LOT SIZE CHART						
LOT No.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
17	63,496 s.f.	4,098 s.f.	59,398 s.f.	0	0	59,398 s.f.
18	68,389 s.f.	8,425 s.f.	59,964 s.f.	0	0	59,964 s.f.
19	66,418 s.f.	6,709 s.f.	59,709 s.f.	0	0	59,709 s.f.
22	48,104 s.f.	3,120 s.f.	44,984 s.f.	0	0	44,984 s.f.
23	45,704 s.f.	1,920 s.f.	43,784 s.f.	0	0	43,784 s.f.
24	43,304 s.f.	720 s.f.	42,584 s.f.	0	0	42,584 s.f.
33	48,224 s.f.	1,888 s.f.	46,336 s.f.	0	0	46,336 s.f.
34	43,062 s.f.	434 s.f.	42,628 s.f.	0	0	42,628 s.f.

DENSITY EXCHANGE SENDING PARCELS						
OWNERSHIP	TAX MAP	PARCEL LIBER/FOLIO	No. OF DEVELOPMENT RIGHTS TRANSFERRED			
LEON & BETTY BREault	7	654 601/365	6			
WILLIAM & BONNIE GREEN	9	334 2856/209	11			
CHARLES & CAROL SCHROYER	8	313 1814/467	2			

TOTAL NUMBER OF DEVELOPMENT RIGHTS REQUIRED TO BE TRANSFERRED FROM A SENDING AREA = 19

TOTAL DEVELOPMENT RIGHTS TRANSFERRED: 19

* HAY MEADOW, PARCEL A' (F-94-40)
** WALNUT SPRINGS, PARCEL A' (F-95-23)

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

Joyce M. Boyd 12/14/94 DATE
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Joseph B. Smith 12/28/94 DATE
DIRECTOR

APPROVED: FOR STORM DRAINAGE SYSTEMS, AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

James M. Fisher 12/20/94 DATE
DIRECTOR

OWNER'S CERTIFICATE

UPCHURCH PROPERTY PARTNERSHIP, BY EARL D. COLLINS, 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 OTHER SERVICES IN AND UNDER ALL ROADS OR 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 WATER WAYS 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 28th DAY OF DECEMBER, 1994.

Earl D. Collins
UPCHURCH PROPERTY PARTNERSHIP
BY: EARL D. COLLINS

Cliff WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY OTHA D. UPCHURCH AND CAROL F. UPCHURCH AND UPCHURCH PROPERTY PARTNERSHIP TO UPCHURCH PROPERTY PARTNERSHIP BY DEED DATED OCTOBER 4, 1994 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 3356 AT FOLIO 229 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, MARYLAND 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 12-3-94 DATE
TERRELL A. FISHER, L.S. #10692

RECORDED AS PLAT No. 11567 ON DECEMBER 29 1994
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FULTON MANOR
LOTS 4 thru 42 And
Preservation Parcel 'A'

ZONED: RR-DEO
TAX MAP No. 40 PART OF PARCEL #164 AND #205
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: As Shown
DATE: OCTOBER 10, 1994
SHEET 1 OF 4
F-95-06

E 1328750
N 549750

FOREST CONSERVATION EASEMENT METES & BOUNDS	
SYMBOL	BEARING AND DISTANCE
F-A	S 13°16'25" W 1,023.76'
F-B	N 08°51'59" W 51.14'
F-C	N 13°16'25" E 808.77'
F-D	N 08°19'16" W 307.74'
F-E	R=485.00' L=17.54'
F-F	N 12°40'51" W 49.60'
F-G	N 77°19'09" E 48.00'
F-H	N 03°00'00" E 120.00'
F-I	N 70°00'00" E 60.00'
F-J	N 07°00'00" E 50.00'
F-K	N 08°49'12" W 90.85'
F-L	S 08°27'27" E 164.28'

STORM WATER QUALITY FACILITY EASEMENT METES & BOUNDS	
SYMBOL	BEARING AND DISTANCE
D1	N 06°00'00" E 135.00'
D2	S 01°49'58" E 84.18'
D3	S 77°00'00" W 75.00'
D4	N 22°00'00" W 80.00'
D5	S 06°00'00" W 30.00'

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Terrell A. Fisher 12-3-94
TERRELL A. FISHER, REG. L.S. #10692 DATE

Earl D. Collins 12-4-94
OWNER:
UPCHURCH PROPERTY PARTNERSHIP
BY: EARL D. COLLINS DATE

OWNER AND DEVELOPER
UPCHURCH PROPERTY PARTNERSHIP
P.O. BOX 1371
ELLCOTT CITY, MARYLAND 21041

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
971 BALTIMORE NATIONAL FREE SUITE 100
ELLCOTT CITY, MARYLAND 21042
(410) 481-2995

AREA TABULATION FOR SHEET 2

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	6
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF LOTS TO BE RECORDED	7
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	7,152 AC.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	3,685 AC.*
TOTAL AREA OF LOTS TO BE RECORDED	10,837 AC.*
TOTAL AREA OF ROADWAY TO BE RECORDED	1,888 AC.*
TOTAL AREA TO BE RECORDED	12,725 AC.*

PROPERTY OF
VALLEY BROOK COMMUNITY
CHURCH, INC.
LIBER 2212, FOLIO 18

PROPERTY OF
O'HA D. AND CAROL F.
UPCHURCH
LIBER 3356, FOLIO 245

LAND DEDICATED TO HOWARD COUNTY,
MARYLAND FOR THE PURPOSE OF A PUBLIC
ROADWAY (0.466 AC.) PLAT No. 11255.

FULTON MANOR
LOTS 1, 2 AND 3
PLAT No. 11255

PROPERTY OF
ROSALIE & ELEANOR HALL
LIBER 372, FOLIO 403

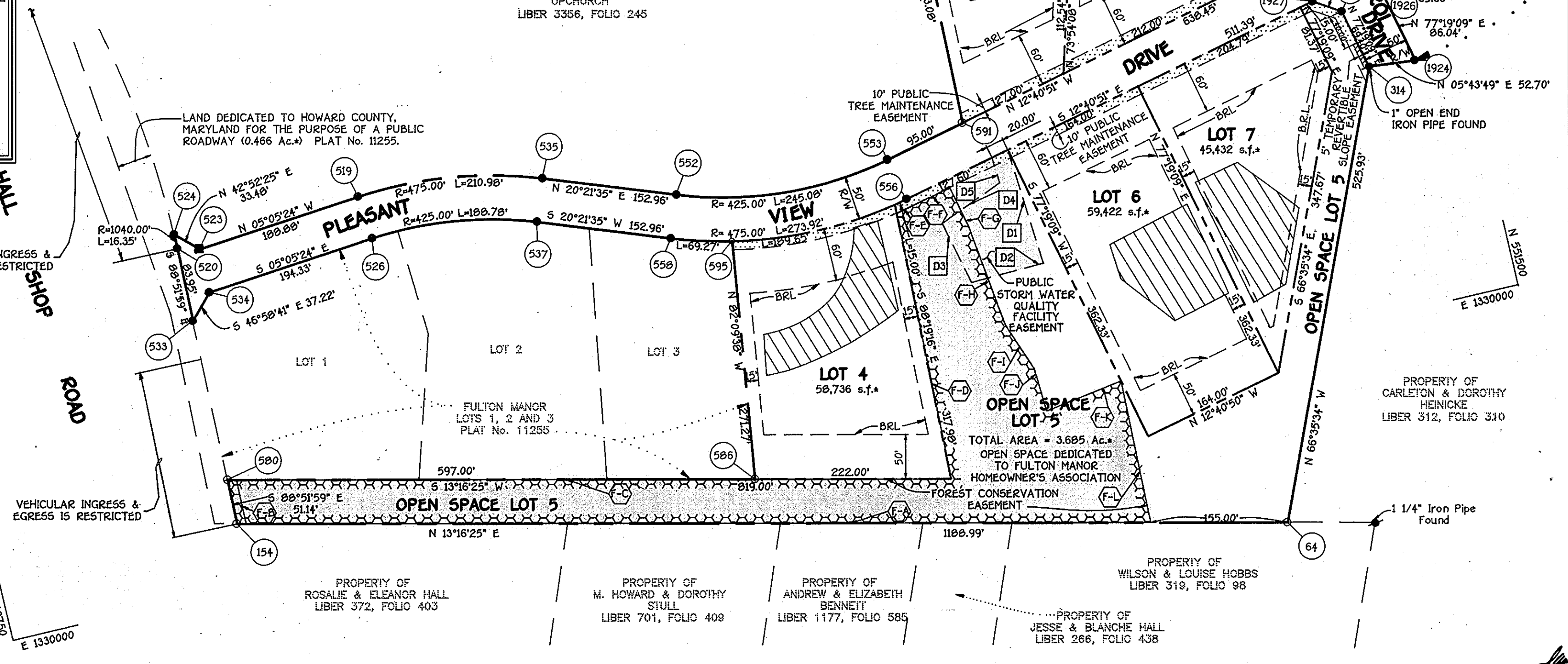
PROPERTY OF
M. HOWARD & DOROTHY
STULL
LIBER 701, FOLIO 409

PROPERTY OF
ANDREW & ELIZABETH
BENNETT
LIBER 1177, FOLIO 585

PROPERTY OF
WILSON & LOUISE HOBBS
LIBER 319, FOLIO 98

PROPERTY OF
JESSE & BLANCHE HALL
LIBER 266, FOLIO 438

PROPERTY OF
CARLETON & DOROTHY
HEINICKE
LIBER 312, FOLIO 310



OWNER'S CERTIFICATE

UPCHURCH PROPERTY PARTNERSHIP, BY EARL D. COLLINS, 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 OTHER SERVICES IN AND UNDER ALL ROADS OR 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 WATER WAYS 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 2ND DAY OF DECEMBER, 1994

Earl D. Collins
UPCHURCH PROPERTY PARTNERSHIP
BY: EARL D. COLLINS

Cheryl
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY O'HA D. UPCHURCH AND CAROL F. UPCHURCH AND UPCHURCH PROPERTY PARTNERSHIP TO UPCHURCH PROPERTY PARTNERSHIP BY DEED DATED OCTOBER 4, 1994 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 3356 AT FOLIO 229 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, MARYLAND 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, L.S. #10692 12-3-94
DATE

RECORDED AS PLAT No. 11368 ON DECEMBER 29 1994
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FULTON MANOR
LOTS 4 thru 42 And
Preservation Parcel 'A'
ZONED: RR-DEO

TAX MAP No. 40 PART OF PARCEL *164 AND *205
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

0' 100' 150' 200'
Scale: 1" = 100'
DATE: OCTOBER 10, 1994
SHEET 2 OF 4
F-95-06

WETLAND METES AND BOUNDS			
SYMBOL	BEARINGS & DISTANCES		
WL23	N56°56'04"E	10.00'	
WL24	S05°44'20"W	20.82'	
WL25	N80°17'52"E	37.47'	
WL26	N64°30'04"W	52.65'	
WL27	N50°29'59"W	80.21'	
WL28	N45°51'14"W	35.30'	
WL29	S34°32'44"E	29.76'	
WL30	N46°16'04"W	46.65'	
WL31	N31°12'14"W	47.05'	
WL32	N23°12'10"W	59.29'	
WL33	N50°54'39"E	9.67'	
WL34	N59°56'14"W	32.11'	
WL35	N74°31'10"W	19.74'	
WL36	S03°04'09"E	24.56'	
WL37	N07°11'03"W	39.28'	
WL38	S37°10'56"E	45.38'	
WL39	S33°11'25"E	35.88'	
WL40	S58°18'07"E	40.26'	
WL41	S41°20'46"E	58.17'	
WL42	S70°41'23"E	55.20'	
WL43	S71°36'17"E	50.07'	
WL44	S74°35'58"E	19.96'	

STORM WATER QUALITY FACILITY EASEMENT METES AND BOUNDS			
SYMBOL	BEARINGS & DISTANCES		
1	S 77°08'50" E	50.00'	
2	N 77°08'50" W	118.00'	
3	N 04°30'00" W	120.00'	
4	N 86°27'48" E	70.88'	
5	S 04°30'00" E	120.00'	
6	N 00°55'51" E	105.69'	
7	S 88°30'00" E	135.00'	
8	S 01°30'00" W	95.00'	
9	R=405.00'	L=135.00'	

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 4 THROUGH 41. ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS(S). 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 EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

IDENTIFIES PUBLIC FOREST CONSERVATION EASEMENT. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE 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 EASEMENT ARE ALLOWED.

OWNER AND DEVELOPER
 UPCHURCH PROPERTY PARTNERSHIP
 P.O. BOX 1371
 ELLICOTT CITY, MARYLAND 21041

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 571 BALTIMORE NATIONAL PKWY. SUITE 100
 ELLICOTT CITY, MARYLAND 21043
 (410) 461-2855

AREA TABULATION FOR SHEET 3

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	10
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	3
TOTAL NUMBER OF LOTS TO BE RECORDED	13
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	20,749 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	11,253 AC.
TOTAL AREA OF LOTS TO BE RECORDED	32,002 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	2,384 AC.
TOTAL AREA TO BE RECORDED	34,386 AC.

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

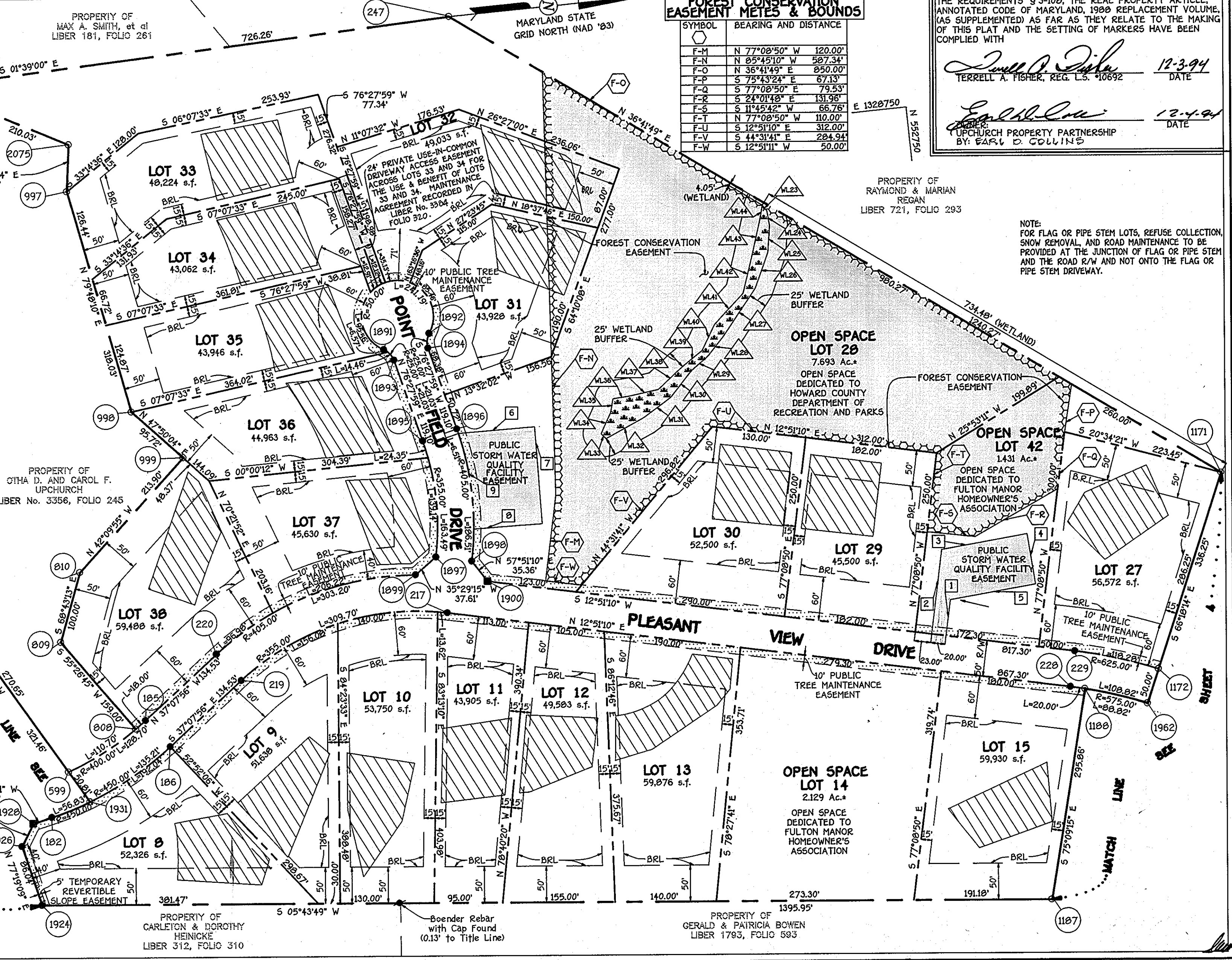
Joyce M. Boyd 12/10/94
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

James S. Smith 12/28/94
 DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS, AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

James P. Shover 12/28/94
 DIRECTOR DATE



FOREST CONSERVATION EASEMENT METES AND BOUNDS			
SYMBOL	BEARING AND DISTANCE		
F-M	N 77°08'50" W	120.00'	
F-N	N 85°45'10" W	587.34'	
F-O	N 36°41'49" E	850.00'	
F-P	S 75°43'24" E	67.13'	
F-Q	S 77°08'50" E	79.53'	
F-R	S 24°01'48" W	131.98'	
F-S	N 11°45'42" W	66.76'	
F-T	N 77°08'50" W	110.00'	
F-U	S 12°51'10" E	312.00'	
F-V	S 44°31'41" E	284.94'	
F-W	S 12°51'11" W	50.00'	

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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Terrell A. Fisher 12-3-94
 TERRELL A. FISHER, REG. L.S. #10692 DATE

Earl D. Collins 12-4-94
 UPCHURCH PROPERTY PARTNERSHIP
 BY: EARL D. COLLINS DATE

NOTE: FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.

OWNER'S CERTIFICATE

UPCHURCH PROPERTY PARTNERSHIP, BY EARL D. COLLINS, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN 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 OTHER SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF 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 WATER WAYS 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 28TH DAY OF DECEMBER, 1994

Earl D. Collins
 UPCHURCH PROPERTY PARTNERSHIP
 BY: EARL D. COLLINS

Chelce
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY OTHA D. UPCHURCH AND CAROL F. UPCHURCH AND UPCHURCH PROPERTY PARTNERSHIP TO UPCHURCH PROPERTY PARTNERSHIP BY DEED DATED OCTOBER 4, 1994 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 3356 AT FOLIO 320 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, MARYLAND 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 12-3-94
 TERRELL A. FISHER, L.S. #10692 DATE

RECORDED AS PLAT No. 11569 ON DECEMBER 29, 1994 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FULTON MANOR
 LOTS 4 thru 42 And
 Preservation Parcel 'A'
 ZONED: RR-DEO

TAX MAP No. 40 PART OF PARCEL #164 AND #205
 FIFTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

0' 100' 150' 200'
 Scale: 1" = 100'
 DATE: OCTOBER 10, 1994
 SHEET 3 OF 4
 F-95-06

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 12-3-94
 TERRELL A. FISHER, REG. L.S. #10692 DATE

Earl D. Collins 12-4-94
 UPCHURCH PROPERTY PARTNERSHIP
 BY: EARL D. COLLINS DATE

STORM WATER QUALITY FACILITY EASEMENT METES AND BOUNDS

SYMBOL	BEARING & DISTANCE
A	N 53°18'11" W 10.00'
B	N 36°41'49" E 40.00'
C	N 67°00'00" E 85.00'
D	S 24°00'00" E 60.00'
E	S 18°34'27" W 101.45'
F	N 78°00'00" W 90.00'
G	N 53°18'11" W 45.00'
H	N 36°41'49" E 25.00'
I	S 53°18'11" E 10.00'
J	N 36°41'49" E 25.00'

NOTE:
 FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.

WETLANDS METES AND BOUNDS

SYMBOL	BEARING & DISTANCE
WL46	N09°56'51"E 92.63'
WL47	N21°29'10"E 118.89'
WL48	N19°40'17"E 94.17'
WL49	S08°15'29"W 79.01'
WL50	S05°21'51"E 76.61'
WL51	N19°18'35"W 54.31'
WL52	S46°16'48"W 31.56'
WL53	N09°31'38"W 46.01'
WL54	S29°55'31"W 64.29'
WL55	N19°42'21"E 81.01'
WL56	S10°11'04"W 110.34'
WL59	N09°35'33"E 48.61'
WL60	S65°57'38"W 41.07'
WL61	S13°39'06"E 66.27'
WL62	S04°37'22"W 88.92'
WL63	N09°59'21"E 83.75'
WL64	S14°43'48"W 89.34'
WL65	S28°46'09"W 52.07'
WL66	S17°33'58"W 101.91'
WL67	S23°51'30"E 101.80'

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

"DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH 4 THROUGH 41 ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). 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 OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY."

...DENOTES PUBLIC FOREST CONSERVATION EASEMENT. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE 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 EASEMENT ARE ALLOWED.

AREA TABULATION SHEET 4

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	8
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	3
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS AND PRESERVATION PARCELS TO BE RECORDED	12
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	10,282 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	3,155 AC.
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	6,995 AC.
TOTAL AREA OF LOTS AND PRESERVATION PARCELS TO BE RECORDED	20,422 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.620 AC.
TOTAL AREA TO BE RECORDED	21,042 AC.

OWNER AND DEVELOPER

UPCHURCH PROPERTY PARTNERSHIP
 P.O. BOX 1371
 ELLICOTT CITY, MARYLAND 21041

FLOODPLAIN METES AND BOUNDS

SYMBOL	BEARING AND DISTANCE	SYMBOL	BEARING AND DISTANCE
FP1	S 55°11'00" E 90.00'	FP8	N 01°51'55" W 23.00'
FP2	S 13°25'26" E 117.79'	FP9	N 14°58'10" E 117.36'
FP3	S 21°42'50" W 121.63'	FP10	N 13°06'10" E 119.10'
FP4	S 04°33'36" W 163.52'	FP11	N 00°00'00" E 114.00'
FP5	S 07°27'15" W 107.91'	FP12	N 07°53'53" E 174.66'
FP6	S 08°54'24" W 135.64'	FP13	N 13°01'23" W 150.88'
FP7	S 20°50'25" W 105.53'	FP14	N 02°22'29" E 115.05'

OWNER'S CERTIFICATE

UPCHURCH PROPERTY PARTNERSHIP, BY EARL D. COLLINS, 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 OTHER SERVICES IN AND UNDER ALL ROADS OR 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 WATER WAYS 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 2ND DAY OF DECEMBER 1994

Earl D. Collins
 UPCHURCH PROPERTY PARTNERSHIP
 BY: EARL D. COLLINS

Cheryl
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY OTHA D. UPCHURCH AND CAROL F. UPCHURCH AND UPCHURCH PROPERTY PARTNERSHIP TO UPCHURCH PROPERTY PARTNERSHIP BY DEED DATED OCTOBER 4, 1994 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 3355 AT FOLIO 229 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, MARYLAND 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 12-3-94
 TERRELL A. FISHER, L.S. #10692 DATE

RECORDED AS PLAT No. 11570 ON DECEMBER 27, 1994
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FULTON MANOR
 LOTS 4 thru 42 And
 Preservation Parcel 'A'

ZONED: RR-DEO
 TAX MAP No. 40 PART OF PARCEL *164 AND *205
 FIFTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 0' 100' 150' 200'
 Scale: 1" = 100'
 DATE: OCTOBER 10, 1994
 SHEET 4 OF 4
 F-95-06