

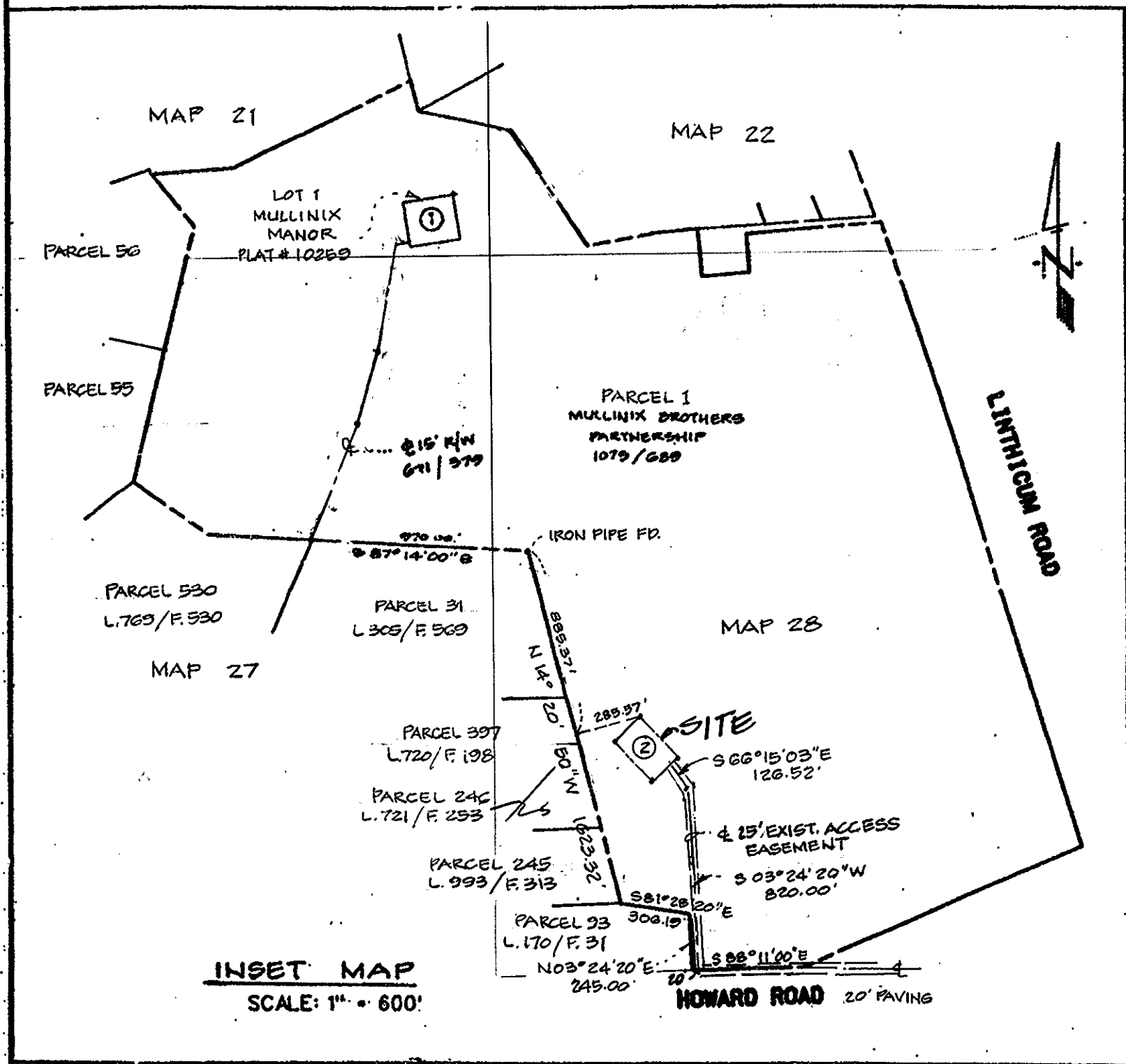
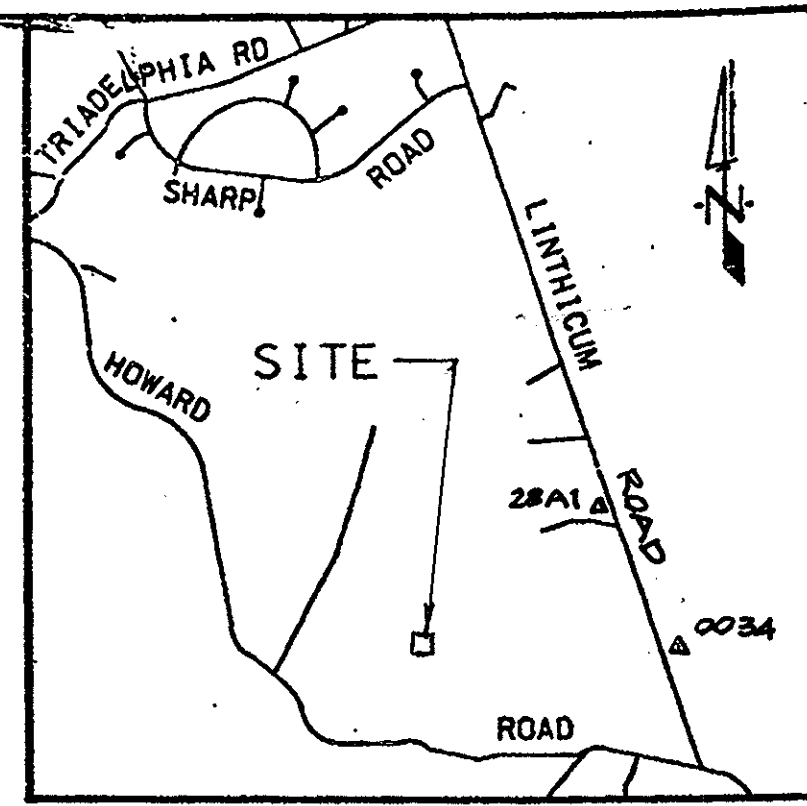
COORDINATE CHART		
NO.	NORTHING	EASTING
1	574,570.21	1,313,172.97
2	574,378.28	1,313,335.60
3	574,200.82	1,313,203.58
4	574,459.44	1,313,040.95

COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE PLANE COORDINATE GRID SYSTEM NAD 83 DATUM PROJECTED BY HOWARD COUNTY CONTROL STATION NOS. 0034 & 28 A1

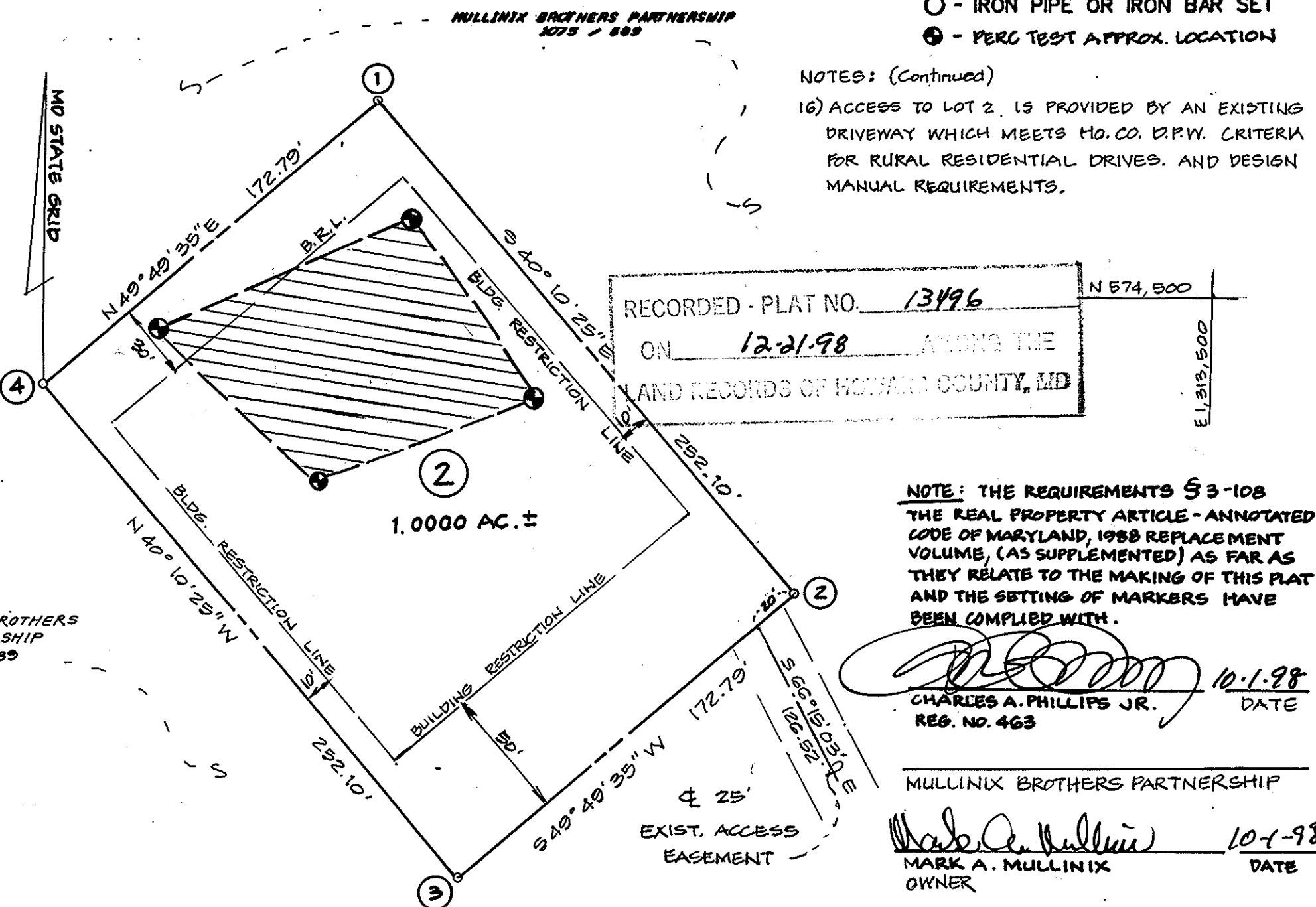
NOTES:

- SUBJECT PROPERTY ZONED RC-DBO AS PER OCT. 18, 1992 COMPREHENSIVE ZONING PLAN.
- SEE D.P.&Z. FILE NOS. WP 91-108 & F92-10
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQ. FT., 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 SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENTS. RECORDATION OF A MODIFIED SEWAGE EASEMENTS SHALL NOT BE NECESSARY.
- EXISTING DWELLING ON LOT 1 TO REMAIN
- NO HOUSING UNIT ALLOCATIONS ARE REQUIRED FOR THIS PROJECT.

- THE PROPOSED LOT IS BEING CREATED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 104.E(10) OF THE COUNTY ZONING REGULATIONS WHICH STATES THAT THE LOTS ARE TO BE USED ONLY FOR THE PURPOSE OF CONSTRUCTING ONE DWELLING UNIT FOR THE PROPERTY OWNER WHO ORIGINALLY CREATED THE DISTRICT OR FOR ONE OF HIS/HER CHILDREN.
- THIS PROJECT IS EXEMPT FROM THE FOREST CONSERVATION PROGRAM PER SECTION 16.1202 (b)(1)(vi) OF THE SUBDIVISION REGULATIONS.
- LANDSCAPE BUFFER REQUIREMENTS ARE MET BY THE RETENTION OF TREES ALONG THE WEST PROPERTY LINE PER SEC. 16.124
- LOTS SHOWN ON THIS PLAT COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH REGULATIONS.
- NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- PROPERTY SHOWN HEREON CONTAINS NO WETLANDS OR STREAMS. PER INVESTIGATION PERFORMED BY KLI TECHNOLOGIES.
- FOR FLAG OR PIPESTEM LOTS REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT OF WAY LINE ONLY.



- AREAS SHOWN HEREON ARE MORE OR LESS.
- PARCEL 1 IS ENCUMBERED BY THE MD AGRICULTURAL LAND PRESERVATION EASEMENT #13-05-02-048c. LOT #2 BEING CREATED WITH THIS PLAT HAS BEEN SPECIFICALLY RELEASED FROM THAT EASEMENT WITH THE RECORDATION OF THE FINAL RELEASE AND AGREEMENT REC. MARCH 25, 1998 AT LIBER 4236, FOLIO 0622 IN THE LAND RECORDS OF HOWARD COUNTY.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON MAY 5, 1997 BY CHARLES A. PHILLIPS JR.; REG. NO. 463.



LEGEND
 ○ - IRON PIPE OR IRON BAR SET
 ⊙ - PERC TEST APPROX. LOCATION

NOTES: (Continued)
 16) ACCESS TO LOT 2, IS PROVIDED BY AN EXISTING DRIVEWAY WHICH MEETS MD. CO. D.P.V. CRITERIA FOR RURAL RESIDENTIAL DRIVES, AND DESIGN MANUAL REQUIREMENTS.

NOTE: 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.

TABULATION OF FINAL PLAT

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 1
- TOTAL AREA OF LOTS AND/OR PARCELS: 1,0000 AC. +/-
- TOTAL AREA ROAD RIGHT OF WAY TO BE RECORDED INCLUDING WIDENING STRIPS: _____
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 1,0000 AC. +/-

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 _____ 12/15/98
 COUNTY HEALTH OFFICER MR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 _____ 12/9/98
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

APPROVED: _____ 12/17/98
 DIRECTOR DATE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY STANFORD G. GANN PERSONAL REPRESENTATIVE OF THE ESTATE OF MARGARET CLARK HOWARD ET AL TO MULLINIX BROTHERS PARTNERSHIP BY DEED DATED OCTOBER 28, 1981 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1075 AT FOLIO 689; 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.

 CHARLES A. PHILLIPS, JR.
 PROPERTY LINE SURVEYOR
 MARYLAND REGISTRATION NO. 463
 12/16/98
 DATE

OWNERS DEDICATION

WE MULLINIX BROTHERS PARTNERSHIP A PARTNERSHIP OF STEPHEN LOUIS MULLINIX, MICHAEL DAVID MULLINIX AND MARK ALLEN MULLINIX OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPT. OF PLANNING AND ZONING ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS OF RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION. WITNESS MY/OUR HAND/S THIS 23 DAY OF JANUARY, 1998

 STEPHEN L. MULLINIX 1/23/98
 DATE

 MICHAEL D. MULLINIX 1-23-98
 DATE

 MARK A. MULLINIX 1-23-98
 DATE

 WITNESS 1-23-98
 DATE

OWNER:
 MULLINIX BROTHERS PARTNERSHIP
 C/O MARK MULLINIX
 14480 HOWARD ROAD
 DAYTON, MARYLAND 21036
 (301) 531-5462

FINAL PLAT
 LOT 2
MULLINIX MANOR

TAX MAP NOS. 21 & 22, 27 & 28 PARCEL NO. 1
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50' DATE: JANUARY, 1998 SHEET 1 OF 1

CHARLES A. PHILLIPS R.P.L.S.
 ELLICOTT CITY, MD
 410 456 3373

