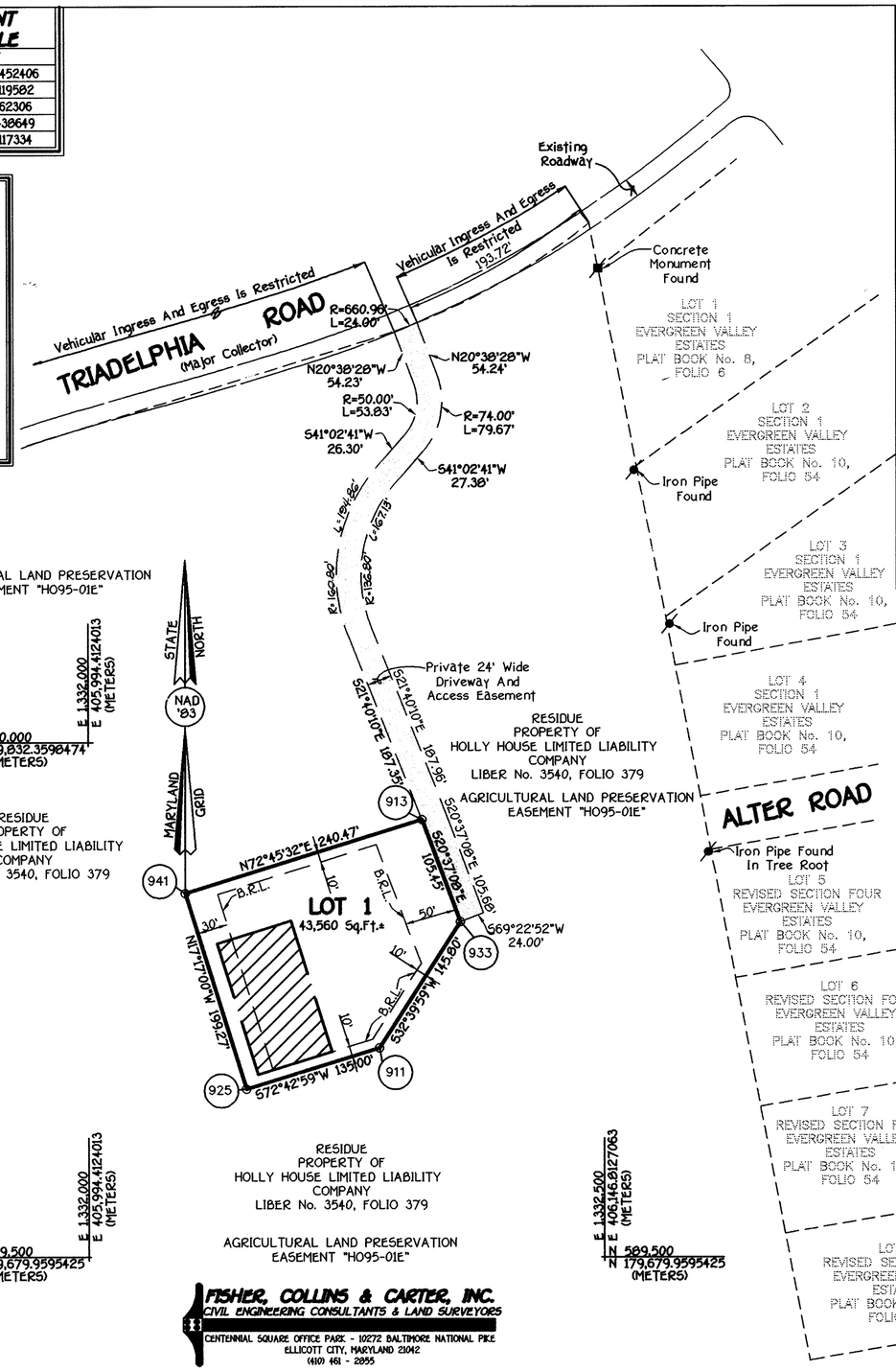
U.S. EQUIVALENT COORDINATE TABLE			METRIC EQUIVALENT COORDINATE TABLE		
POINT	NORTH	EAST	POINT	NORTH	EAST
911	589703.200466	1332282.284270	911	179741.921808	406080.452406
913	589924.726291	1332323.843163	913	179809.416192	406093.119582
925	589663.180000	1332153.380000	925	179729.696723	406041.162306
933	589826.026369	1332360.979134	933	179779.332396	406104.438649
941	589853.452414	1332094.177454	941	179787.691871	406023.117334

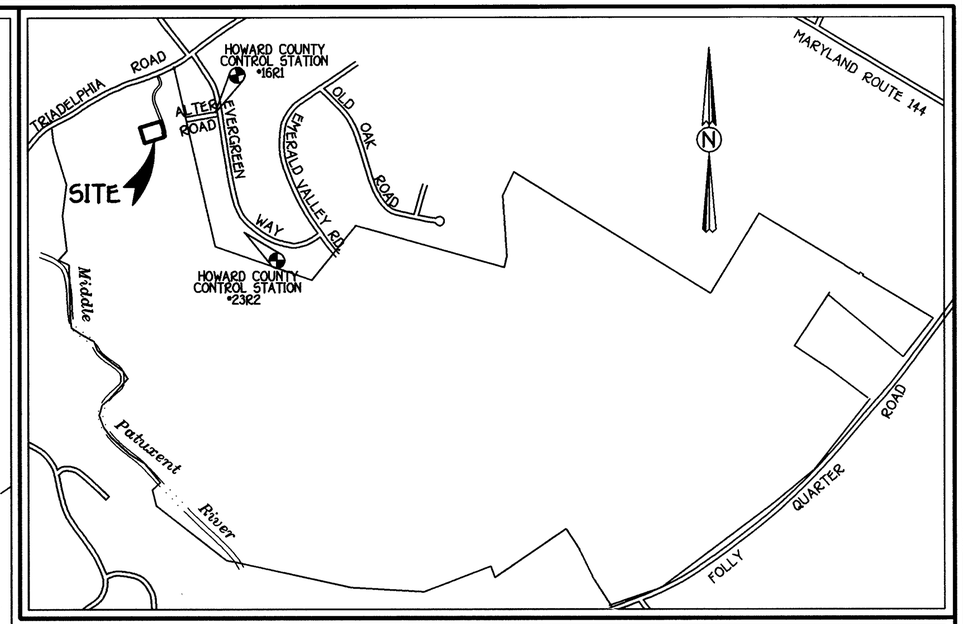
The Requirements §3-108, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

Terrell A. Fisher, L.S. #10692 (Registered Land Surveyor) — 9/2/99 Date

Holly House Farm Limited Liability Company By: Walter Beck, General Partner — 9/2/99 Date

Holly House Farm Limited Liability Company By: Janet Beck, General Partner — 9.2.99 Date





VICINITY MAP

SCALE : 1" = 1200'

OWNER

HOLLY HOUSE FARM LIMITED LIABILITY COMPANY
3500 FOLLY QUARTER ROAD
ELLICOTT CITY, MARYLAND 21042

DEVELOPER

MRS. ROBIN TURNER
3552 FOLLY QUARTER ROAD
ELLICOTT CITY, MARYLAND 21042

TOTAL SHEET AREA TABULATION

Total Number Of Buildable Lots To Be Recorded	1
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Lots To Be Recorded	1
Total Area Of Buildable Lots To Be Recorded	1.000 AC.±
Total Area Of Open Space Lots To Be Recorded	0.000 AC.
Total Area Of Lots To Be Recorded	1.000 AC.±
Total Area Of Roadway To Be Recorded	0.000 AC.
Total Area To Be Recorded	1.000 AC.±

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

GENERAL NOTES:

1. ▨ 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.
2. The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
3. Subject Property Zoned RC-DEO Per 10/18/93 Comprehensive Zoning Plan.
4. Coordinates Based On Nad '83 , Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 16R1 And No. 23R2.
   Sta. 16R1 N 179833.7491 E 406281.9575 (Meters)
   Sta. 23R2 N 179426.2930 E 406379.6490 (Meters)
5. This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About March, 1999, By Fisher, Collins And Carter, Inc.
6. B.R.L. Denotes Building Restriction Line.
7. ● Denotes Iron Pin Set Capped "F.C.C. 106".
8. ⸗ Denotes Iron Pipe Or Iron Bar Found.
9. ○ Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
10. ■ Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
11. ▲ Denotes Concrete Monument Or Stone Found.
12. Refuse Collection, Snow Removal And Road Maintenance To Be Provided At The Junction Of The Private 24' Wide Driveway And Access Easement And The Road R/W And Not Onto The Private 24' Wide Driveway And Access Easement.
13. Driveway(s) Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
    a) Width - 12 Feet (14 Feet Serving More Than One Residence);
    b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 -1/2" Minimum);
    c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
    d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
    e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
    f) Structure Clearances - Minimum 12 Feet;
    g) Maintenance - Sufficient To Insure All Weather Use. No Clearing, Grading Or Construction Is Permitted Within Wetland Or Stream Buffers. Unless, Approved By The Department Of Planning And Zoning Of Howard County, Maryland.
14. All Lot Areas Are More Of Less (±).
15. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
16. This One-Acre Lot Is Being Subdivided From The Parent Parcel And Released From The Agricultural Preservation Easement (#H095-01E) Consistent With The Requirements Of The Agricultural Land Preservation Program, Howard County Code Section 15.514.
17. No Wetlands Exist On Lot 1.
18. Plat Subject To WP-00-15 Which The Planning Director On August 20, 1999 Approved A Request To Waive Section 16.119(f)(3) To Allow A Second Point Of Access Onto A Restricted Access Road, Triadelphia Road, A Major Collector For One (1) New One-Acre Lot On An Agricultural Preservation Easement Property.
19. Landscaping Requirements For This Lot Is In Accordance With The Alternative Compliance Provisions Of Section 16.124 Of the Howard County Code And The Landscape Manual As A Result Of The Lot's Site Location Within The Farm's Interior And Surrounding Existing Woods.
20. This Subdivision Is Exempt From The Requirements Of The Forest Conservation Program Per Section 16.1202(b)(1)(vi) Of The Subdivision And Land Development Regulations Because The Plat Is An Agricultural Preservation Lot.

30688 RecPlat1.dwg

Approved: For Private Water And Private Sewerage Systems, Howard County Health Department.

Howard County Health Officer — 9/9/99 Date

Approved: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division MK — 9/17/99 Date

Director — 9/30/99 Date

OWNER'S CERTIFICATE

Holly House Farm, Limited Liability Company, A Maryland Limited Liability Company, By Walter Beck, General Partner And Janet Beck, General Partner, Owners 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 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 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 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 Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 2 nd Day Of SEPTEMBER, 1999.

Holly House Farm Limited Liability Company By: Walter Beck, General Partner — Witness

Holly House Farm Limited Liability Company By: Janet Beck, General Partner — 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 Walter W. Beck, Janet T. Beck, Peter Aymar Beck, William Keith Beck, Michael Upjohn Beck, Adriene Grace Beck, Heather Adele Beck, Robin Gabrielle Beck, And Frederic Alexander Beck To Holly House Farm Limited Liability Company By Deed Dated July 2, 1995 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 3540 At Folio 379, And That All Monuments Are In Place Or Will Be In Place Prior To 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.

STATE OF MARYLAND — TERRELL A. FISHER — PROFESSIONAL LAND SURVEYOR — No. 10692

Terrell A. Fisher, Professional Land Surveyor No. 10692 — 9/2/99 Date

Recorded As Plat No. 13953 On 10/1/99
Among The Land Records Of Howard County, Maryland.

LOT 1

HOLLY HOUSE FARM

ZONING: RC-DEO
TAX MAP No. 16, GRID 19 AND TAX MAP No. 23, GRID 1
PART OF PARCEL 3
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

0' 100' 150' 200'
Scale: 1" = 100'

DATE: AUGUST 30, 1999
SHEET 1 OF 1
F99-203

F-99-203