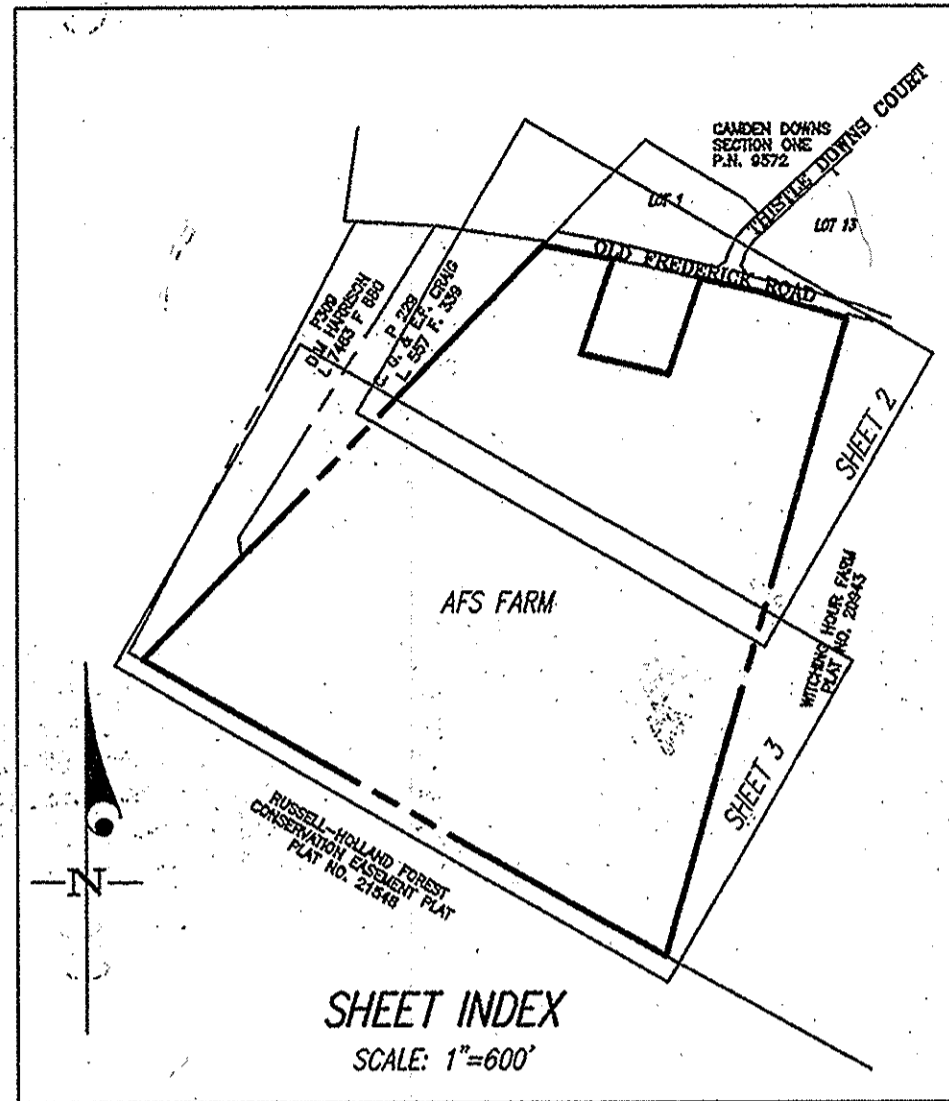
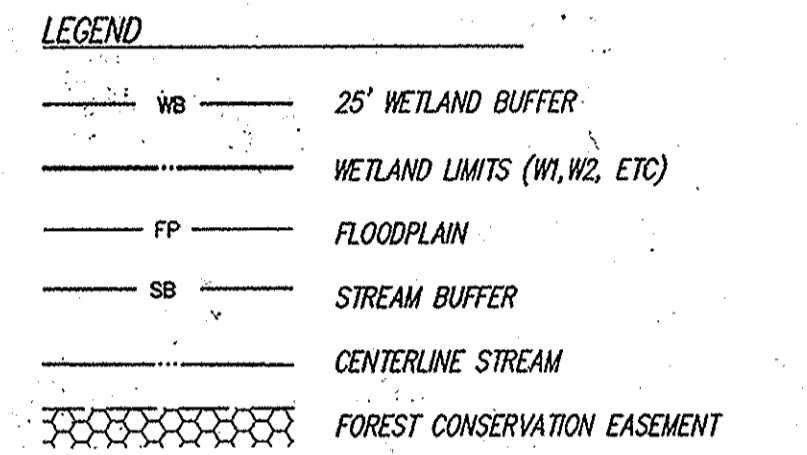
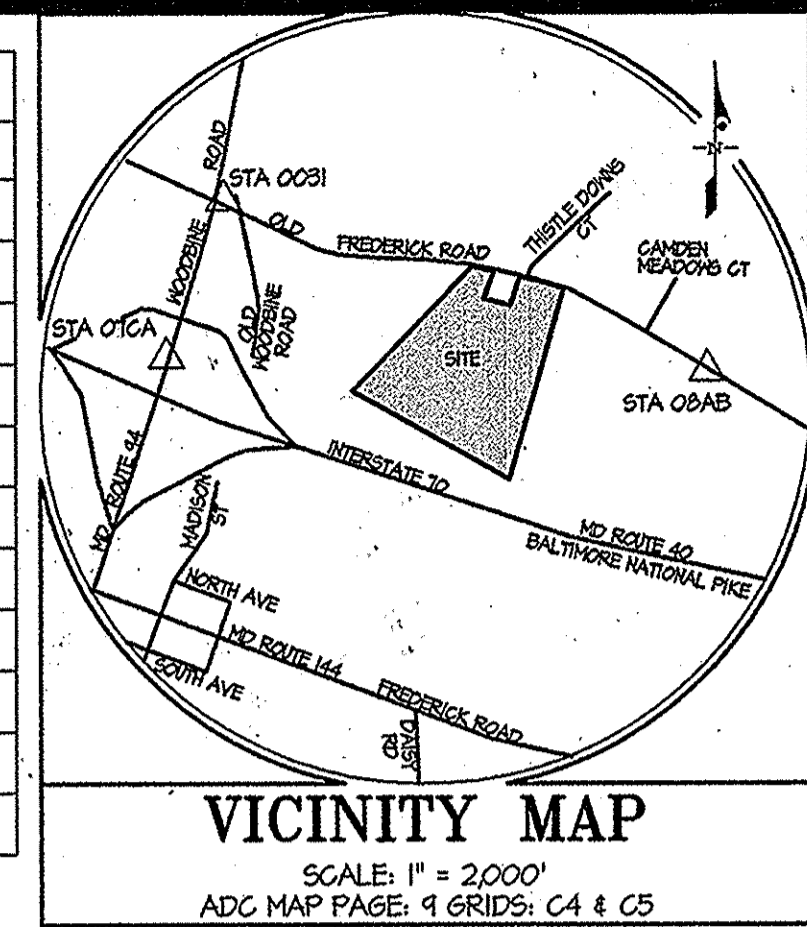


GENERAL NOTES

- IRON PINS SHOWN THUS: \otimes
- FIELD STONE SHOWN THUS: \square
- PROPERTY IS ZONED RC-DEO PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: SDP-16-029
- THIS PLAT AND COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE, AND WEBER, P.A., IN MAY 2007.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 0031 AND No. 08AB.
- ALL AREAS ARE MORE OR LESS.
- RESERVATION OF FOREST CONSERVATION EASEMENTS:
OWNER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION EASEMENT") LOCATED IN, ON, OVER AND THROUGH THE PROPERTY SHOWN HEREON, ANY CONVEYANCES OF THE AFORESAID PROPERTY SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED, IN DEED(S) CONVEYING SAID PROPERTY. OWNER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION EASEMENT, IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE OWNER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE OWNER AND THE COUNTY, AND THE RELEASE OF OWNER'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.
- THIS SITE IS IN AGRICULTURE USE AND THE FOREST CONSERVATION REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL WILL BE SATISFIED BY CREATION OF AN ON-SITE FOREST CONSERVATION BANK COMPRISING OF 6.51 ACRES OF CREDITED FOREST RETENTION AND 4.259 ACRES OF AFFORESTATION. TOTAL MINIMUM REQUIRED FCE IS 10.34 AC.; PROVIDED FCE IS 10.769 AC. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAMS OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENTS.
- THERE ARE EXISTING DWELLINGS/STRUCTURES ON THIS PROPERTY TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS/STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE. THIS SITE DOES HAVE A MARYLAND HISTORICAL TRUST REFERENCE, HO-980.
- THE 100-YEAR FLOOD PLAIN LIMITS WERE DETERMINED BY THE FLOOD PLAIN STUDY PREPARED BY GUTSCHICK, LITTLE AND WEBER, P.A. FOR SP-08-013.
- THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY GEO-TECHNOLOGY ASSOCIATES, INC. DATED FEBRUARY 25, 2008 FOR SP-08-013.
- THIS PROPERTY IS SUBJECT TO A HOWARD COUNTY AGRICULTURAL LAND PRESERVATION EASEMENT HO-16-01-E.



COORDINATE TABLE FOR ALL SHEETS		
POINT	NORTHING	EASTING
1001	611,699.54	1,295,417.58
1002	611,655.35	1,295,636.21
1003	611,594.77	1,295,909.27
1004	611,551.13	1,296,099.28
1005	611,203.13	1,294,936.24
1007	610,540.83	1,296,099.17
1700	611,469.36	1,296,365.07
1707	611,362.09	1,295,535.80
1709	611,297.00	1,295,807.27
1710	610,409.84	1,294,167.05
1715	609,482.14	1,295,795.99



OWNER
AFS FARM LLC
4003 JENNINGS CHAPEL
BROOKVILLE, MD 2083
PHONE: 301-938-2142

PURPOSE OF THIS PLAT IS TO ESTABLISH A FOREST CONSERVATION BANK UNDER SDP-16-029.

OWNER'S DEDICATION

AFS FARM LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY CHARLES ALAN SHARP, MANAGING MEMBER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAT OF FOREST CONSERVATION BANK EASEMENT, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT OF FOREST CONSERVATION BANK EASEMENT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE FOREST CONSERVATION EASEMENTS SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES FOREST CONSERVATION EASEMENTS ON A PORTION OF THE LAND CONVEYED BY MADELINE FRANKLIN STRADER BY HER ATTORNEY IN FACT PATRICIA S. REED, PATRICIA S. REED AND DONALD W. STRADER, REMAINDERMEN TO AFS FARM LLC, BY A DEED DATED NOVEMBER 10, 2015 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16565 AT FOLIO 282.

RECORDED AS PLAT NUMBER 23626 ON 1/29/16, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

WITNESS OUR HANDS THIS 26 DAY OF JANUARY 2016

AFS FARM LLC

BY: Charles Alan Sharp
CHARLES ALAN SHARP, MANAGING MEMBER

WITNESS: [Signature]

[Signature] 1/22/2016
THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2016)



PLAT OF FOREST CONSERVATION BANK EASEMENT

AFS FARM

ZONE: RC-DEO TM 8, GRID 1 PARCEL 2
4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN SHEET 1 OF 3 JANUARY 2016

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-688-2224 FAX: 301-421-4188
DRAWN BY: _____ CHECK BY: 709

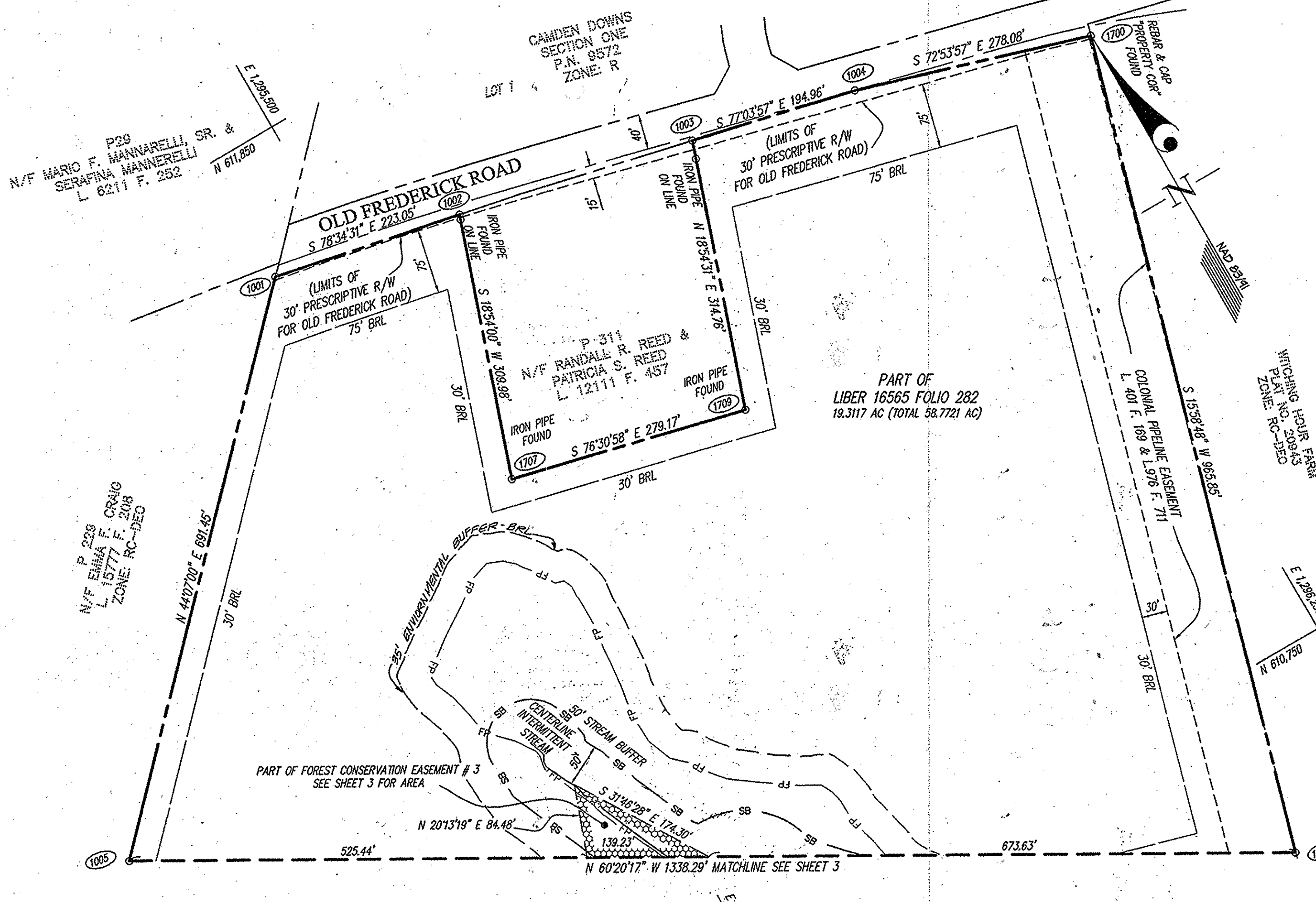
SDP-16-029(FC)

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THISTLE
DOWNS
COURT

WETLANDS LINE TABLE SHEET 3

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
W1	S 15°58'48" W	11.28'	W18	N 28°56'56" W	61.67'	W35	S 32°31'13" E	45.89'
W2	N 85°55'30" W	5.03'	W19	N 34°04'24" W	43.36'	W36	S 37°19'16" E	47.37'
W3	S 40°49'54" W	38.37'	W20	N 35°33'53" W	69.34'	W37	S 26°41'48" E	41.48'
W4	N 04°39'30" W	46.99'	W21	N 35°59'43" W	45.19'	W38	S 57°14'56" E	53.65'
W5	N 31°19'33" E	11.80'	W22	N 68°50'58" W	41.41'	W39	N 83°42'50" E	35.71'
W6	S 60°38'04" E	35.45'	W23	N 47°38'16" W	13.12'	W40	S 67°44'53" E	32.74'
W7	N 57°23'41" W	67.93'	W24	N 01°13'23" E	15.60'	W41	N 08°18'37" W	44.63'
W8	S 51°32'43" W	38.49'	W25	S 49°09'48" E	18.64'	W42	N 00°17'48" W	42.67'
W9	N 46°00'01" W	67.75'	W26	N 30°11'29" W	40.91'	W43	N 33°48'26" E	39.55'
W10	N 53°30'45" W	54.73'	W27	N 48°52'56" E	21.20'	W44	S 66°31'25" E	15.67'
W11	N 52°22'52" W	59.11'	W28	S 30°35'17" E	44.31'	W45	S 05°39'43" W	48.87'
W12	N 78°45'15" E	44.70'	W29	S 42°32'25" E	39.71'	W46	S 11°54'10" W	31.81'
W13	S 75°42'47" E	33.98'	W30	S 37°50'02" E	67.28'	W47	S 12°41'11" W	43.45'
W14	N 40°59'32" W	33.21'	W31	S 38°20'06" E	68.03'	W48	S 51°43'13" E	53.39'
W15	N 33°53'00" W	62.61'	W32	S 25°24'23" E	55.73'	W49	S 21°22'45" W	12.42'
W16	N 29°46'23" W	61.62'	W33	S 35°30'55" E	43.19'	W50	S 13°37'57" W	52.20'
W17	N 37°40'19" W	64.49'	W34	S 34°16'14" E	65.88'			



OWNER
AFS FARM LLC
4003 JENNINGS CHAPEL
BROOKVILLE, MD 20833
PHONE: 301-938-2142

THIS PROPERTY IS SUBJECT TO A HOWARD COUNTY AGRICULTURAL LAND PRESERVATION EASEMENT HO-16-01-E.

OWNER'S DEDICATION

AFS FARM LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY CHARLES ALAN SHARP, MANAGING MEMBER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAT OF FOREST CONSERVATION BANK EASEMENT, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT OF FOREST CONSERVATION BANK EASEMENT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE FOREST CONSERVATION EASEMENTS SHOWN HEREON.

WITNESS OUR HANDS THIS 26 DAY OF JANUARY 2016

AFS FARM, LLC
BY: *Charles Alan Sharp*
CHARLES ALAN SHARP, MANAGING MEMBER

WITNESS: *[Signature]*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES FOREST CONSERVATION EASEMENTS ON A PORTION OF THE LAND CONVEYED BY MADELINE FRANKLIN STRADER BY HER ATTORNEY IN FACT PATRICIA S. REED, PATRICIA S. REED AND DONALD W. STRADER, REMAINDERMEN TO AFS FARM LLC, BY A DEED DATED NOVEMBER 10, 2015 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16565 AT FOLIO 282.

[Signature] 1/22/2016
THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE: 07/03/2016)



RECORDED AS PLAT NUMBER 23627 ON 1/29/16, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF FOREST CONSERVATION BANK EASEMENT

AFS FARM

ZONE: RC-DEO / TM 8, GRID 1 PARCEL 2
4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=100' SHEET 2 OF 3 JANUARY 2016

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
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TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188
DRAWN BY: [Signature] CHECK BY: [Signature]

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 1-23-16
DIRECTOR DATE

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