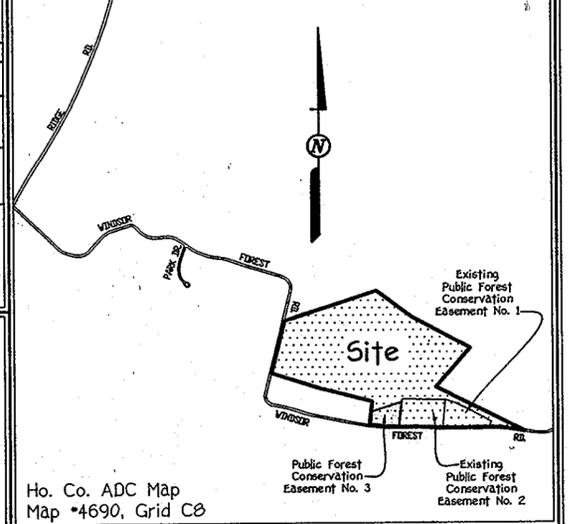


DEO/CEO Information From Plat No. 12241		
Sending Parcel Information	Windsor Forest Fox Chasing Tax Map 6, Part Of Parcel 15	Windsor Forest Fox Chasing Tax Map 6, Part Of Parcel 15
Total Parcel Computed Acreage	97.270 Ac.*	97.270 Ac.*
Preservation Parcel	43.435 Ac.*	43.435 Ac.*
CEO Units Sent (1:4.25)	0	1
DEO Units Created (1:3)	43.435 + 3 = 14.450	0
DEO Units Sent (1:3)	13	0
DEO/CEO Units Retained	1 DEO Or 1 CEO 4.435 Ac. Of Easement Area	0
Receiving Parcel	F-95-148 Windy Knolls Tax Map 54, P. 84 & 134	F-95-29 Quarterfield Tax Map 23, P. 5 & 101

U.S. Equivalent Coordinate Table		
POINT	NORTH	EAST
300	10333.7360	11781.1780
301	10223.2920	12212.7708
302	10161.5684	12871.3949
303	9660.7716	12706.2300
304	9590.3829	13693.7746
305	9560.2458	13570.4022
306	9489.2450	13358.1870
307	9342.4680	13016.9009
308	9305.7280	12925.2180
309	9207.6082	12663.5816
310	9051.2239	12236.6706
311	9281.8491	12169.9356
312	9198.6627	11607.6735
313	9158.4523	11129.8762
314	9441.2480	11084.9840
315	9697.6520	11045.0180

Forest Conservation Easement Tabulation			
Initial (F.C.E. No. 1) Plat No. 19844	Second (F.C.E. No. 2) Plat No. 20480	Third (F.C.E. No. 3)	
Total Area Of Property	41.547 Acres	Total Area Of Property	41.547 Acres
Area Of Forest Easement Created By This Plat	2.00 Acres	Area Of Forest Easement Created By This Plat	1.30 Acres
Total Area Of Forest Easement Created Including This Plat	2.00 Acres	Total Area Of Forest Easement Created Including This Plat	6.10 Acres
Subdivision Requiring Off-Site Reforestation	F-07-030 - Phelps Estates, Lots 1 Thru 4, T.M. 28, Grid 19, Parcel 300	Subdivision Requiring Off-site Reforestation	F-08-203 - Hall Shop Manor, Buildable Pres. Parcel 'A', T.M. 41, Grid 1, Parcel 138
		Subdivision Requiring Off-site Reforestation	F-06-19 - Shipley's Grant Non-Buildable Parcels 'C' And 'E', T.M. 37, Grids 1 & 2, P/O Parcel 4 And F-11-026, Shipley's Grant, Phase VI



The Area Of Preservation Easement Equals 41.547 Acres But The Density Calculations Are Based On The Easement Area And The Area Of The Right-Of-Way Reservation For Windsor Forest Road (43.435 Acres Total)

Curve Data Chart					
Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
305-306	1345.00'	224.03'	09°33'52"	112.52'	S70°22'28"W 224.27'
307-308	1975.00'	98.78'	02°51'56"	49.40'	S68°09'45"W 98.77'
309-317	3275.00'	455.02'	07°57'37"	227.87'	S69°52'53"W 454.65'

**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 No. 3"), located in, on, over, and through Hobart Mullineaux Property. Any conveyances of the aforesaid property shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said property. 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.

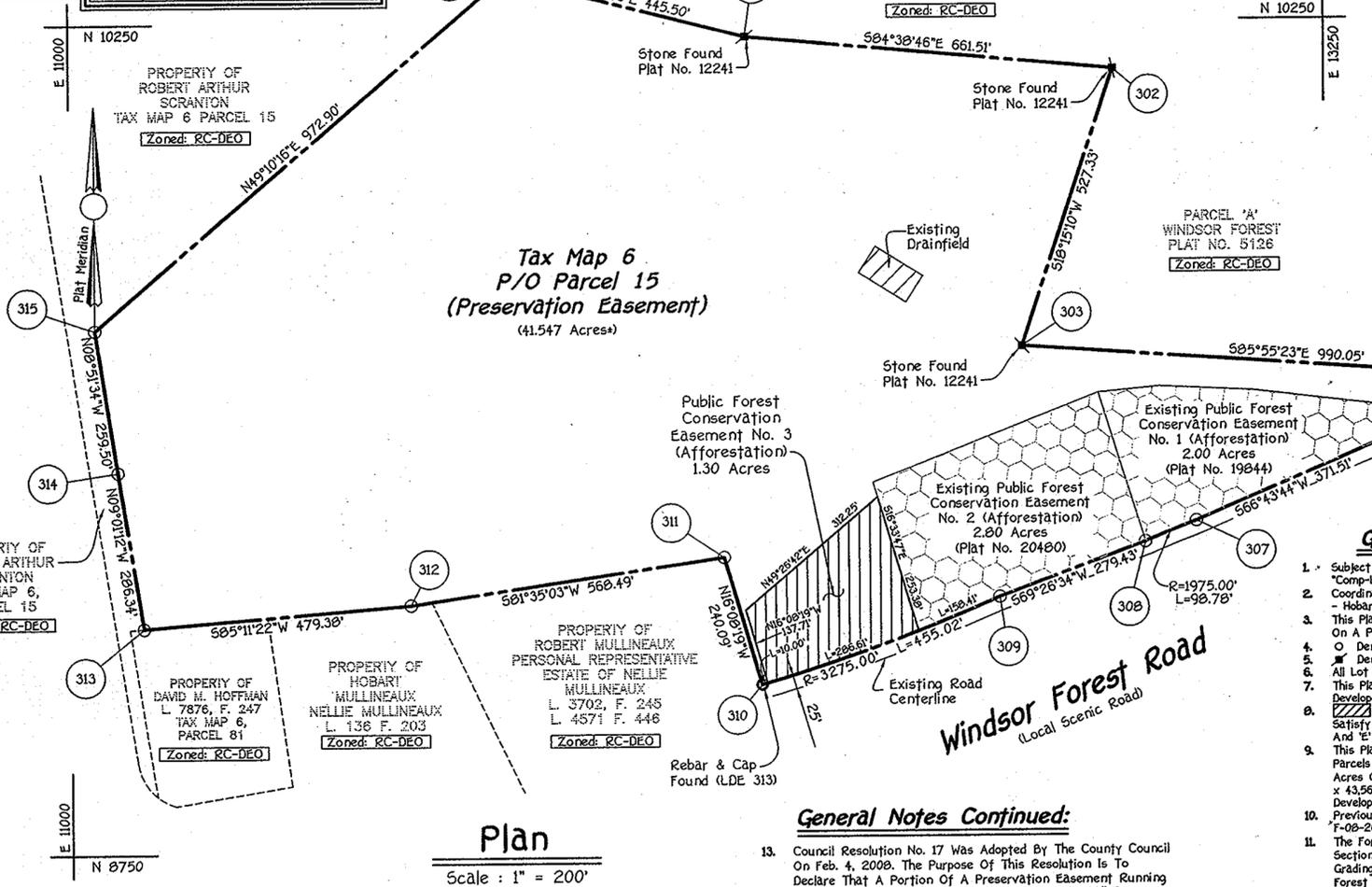
The Requirements S3-108, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

*Terrell A. Fisher* 4/27/11 Date  
 Terrell A. Fisher, L.S. #10692 (Registered Land Surveyor)  
*Robert Arthur Scranton* 5/2/11 Date  
 Robert Arthur Scranton (Owner)

**Legend**

Existing Public Forest Conservation Easement No. 1 (Plat No. 19844) And No. 2 (Plat No. 20480) Containing 4.80 Acres (Afforestation)

Public Forest Conservation Easement No. 3 Containing 1.30 Acres (Afforestation)



**Developer**  
 BA Waterloo Townhomes, LLC  
 7850 Walker Drive - Suite 400  
 Greenbelt, Maryland 20770  
 301-220-0100

**Owner**  
 Robert Arthur Scranton  
 18950 Windsor Forest Road  
 Mount Airy, Maryland 21771  
 410-549-1669

**OWNER'S CERTIFICATE**

Robert Arthur Scranton, Owner Of The Property Shown And Described Hereon, Hereby Adopts This Plan In Consideration Of The Approval Of This Plat Of Forest Conservation Easement By The Department Of Planning And Zoning, To Establish A Forest Conservation Easement. Witness My Hand This 21<sup>st</sup> Day Of MAY, 2011.

*Robert Arthur Scranton*  
 Robert Arthur Scranton

*Terrell A. Fisher*  
 Witness

**SURVEYOR'S CERTIFICATE**

I Hereby Certify That The Final Easement Plat Shown Hereon Is Correct; That It Defines A Forest Conservation Easement On (1) Part Of The Lands Conveyed By Residential Land Title Holding Corporation To Robert Arthur Scranton By Deed Dated May 20, 1997 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 4051 At Folio 311 And (2) All Of The Lands Conveyed By Rose Mullineaux And Thomas Stanley Mullineaux To Robert Arthur Scranton By Deed Dated September 10, 1998 And Recorded Among The Said Land Records In Liber #3771 At Folio 456. All Monuments Are In Place.

*Terrell A. Fisher*  
 Terrell A. Fisher, Professional Land Surveyor No. 10692  
 4/27/11 Date

- General Notes:**
- Subject Property Zoned RC-DEO Per 02/02/04 Comprehensive Zoning Plan And The "Comp-Lite" Zoning Amendments Effective 07/28/06.
  - Coordinates Based On Recorded Plat Meridian As Shown On A Plat Entitled "Plat Of Easement - Hobart Mullineaux Property" Recorded As Plat No. 12241.
  - This Plat Is Based On Boundary Performed On Or About September 1995 By LDE, Inc. Shown On A Plat Entitled "Plat Of Easement - Hobart Mullineaux Property" Recorded As Plat No. 12241.
  - O Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
  - Denotes Stone Found By LDE, Inc. And Identified On Plat No. 12241.
  - All Lot Areas Are More Or Less (±).
  - This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations.
  - Denotes Planting (Afforestation) Conservation Easement Containing 1.30 Acres To Satisfy The Total Forest Conservation Obligation For Shipley's Grant, Non-Buildable Parcels 'C' And 'E' (F-06-019).
  - This Plat Fulfills Off-Site Forest Conservation Obligations For Shipley's Grant, Non-Buildable Parcels 'C' And 'E' (F-06-019) And Shipley's Grant, Phase VI (F-11-026) By The Placement Of 1.30 Acres Of Afforestation Into FCE No. 3. Surety In The Amount Of \$28,314.00 (1.30 Acres x 43,560 Sq. Ft./Acre x \$0.50/Sq. Ft.) Has Been Posted As A Part Of The F-11-026 DPW Developer's Agreement.
  - Previous Department Of Planning And Zoning File Nos: F-95-029, F-07-030, F-07-030(F), F-08-203(F), F-06-019 And F-11-026.
  - The Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard County Code And 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.
  - This Plat Is Exempt From Perimeter Landscaping In Accordance With Section 16.124 Of The Howard County Code And Landscape Manual Since It Is A Revision Plat That Does Not Create Any Additional Lots.

**Purpose Statement**

The Purpose Of This Plat Is To Identify A 1.30 Acre Public Forest Conservation Easement (Afforestation) To Satisfy The Forest Conservation Obligation For Shipley's Grant, Non-Buildable Parcels 'C' And 'E' (F-06-019) And Shipley's Grant, Phase VI (F-11-026).

RECORDED AS PLAT No. 21723 ON 10/21/11  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Second Amended Forest Conservation Plat Of Easement**

**Hobart Mullineaux Property**  
 (Plat No. 12241)

Zoned: RC-DEO  
 Tax Map: 6 Parcel: 15 Grid: 8  
 Fourth Election District - Howard County, Maryland

Date: April 18, 2011 Scale: As Shown Sheet 1 of 1