

VICINITY MAP
SCALE: 1"=2000'

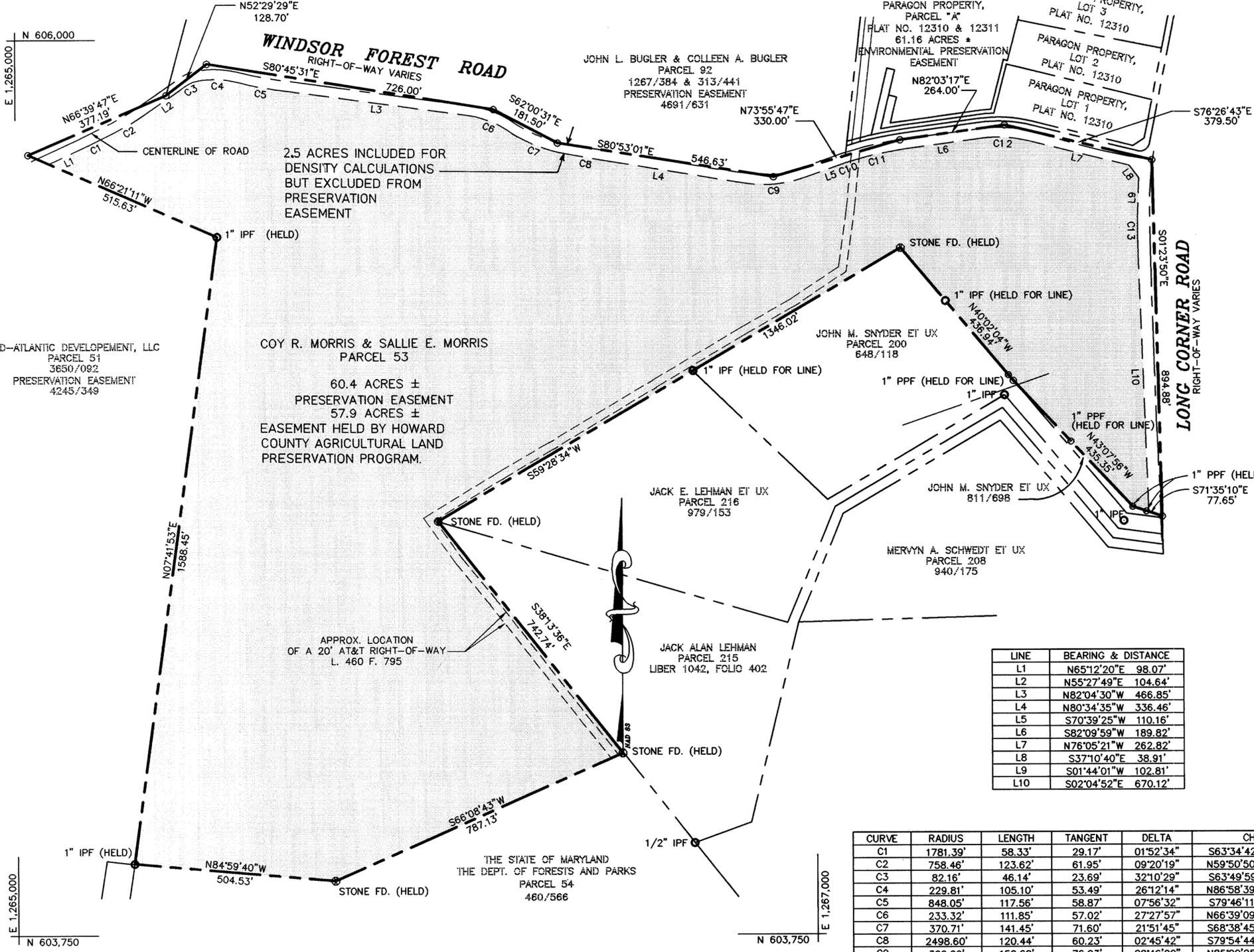
GENERAL NOTES:

- SUBJECT PROPERTY ZONED RC-DEO PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 06EA & 06HA.
STA. NO. 06EA N 605,662.248 ELEV. 786.00
E 1,267,824.310
STA. NO. 06HA N 603,004.930 ELEV. 786.18
E 1,267,939.070
- THIS PLAT IS BASED ON A BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY 1999 BY MILDENBERG, BOENDER & ASSOCIATES, INC.
- DENOTES AN IRON PIPE FOUND.
 - ⊙ DENOTES A STONE FOUND
 - ⊖ DENOTES A PINCH PIPE FOUND
 - DENOTES AN ANGULAR BREAK.
- THIS PARCEL IS ENCUMBERED BY A PRESERVATION EASEMENT AGREEMENT WITH THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM. THIS PARCEL IS PRIVATELY OWNED BY COY R. MORRIS & SALLIE E. MORRIS. THIS AGREEMENT OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE OWNER(S), PROHIBITS SUBDIVISION OF THE PARCEL, AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
- THE PURPOSE OF THIS PLAT IS TO EXTINGUISH PERMANENTLY, THE RIGHT TO DEVELOP OR SUBDIVIDE THIS LAND BASED ON THE DEO PROVISION DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS.

DENSITY EXCHANGE

RECEIVING PARCEL INFORMATION	FIRST EXCHANGE
VINEYARDS AT CATTAIL CREEK (RE-00-04)	VINEYARDS AT CATTAIL CREEK (RE-00-04)
TAX MAP 21, P/O PARCEL 225	TAX MAP 21, P/O PARCEL 225
TOTAL PARCEL COMPUTED ACREAGE	60.4 ACRES ±
PRESERVATION EASEMENT ACREAGE	57.9 ACRES ±
CEO UNITS CREATED (1:4.25)	60.4 / 4.25 = 14
CEO UNITS SENT (1:4.25)	13 (13 X 4.25 = 55.25 ACRES)
DEO UNITS CREATED (1:3)	N/A
DEO UNITS SENT (1:3)	N/A
DENSITY ACREAGE REMAINING	60.4 - 55.25 = 5.15 ACRES

* OF THE 5.15 ACRES THAT REMAIN, 1 UNIT (4.25 ACRES) SHALL BE RESERVED FOR THE EXISTING RESIDENCE ON PARCEL 53. WITH THIS FIRST EXCHANGE, AND RESERVATION FOR THE EXISTING RESIDENCE, ALL DENSITY ON THIS SITE IS USED. NO ADDITIONAL DENSITY MAY BE SENT FROM THIS SITE.



LINE	BEARING & DISTANCE
L1	N65°12'20"E 98.07'
L2	N55°27'49"E 104.64'
L3	N82°04'30"W 466.85'
L4	N80°34'35"W 336.46'
L5	S70°39'25"W 110.16'
L6	S82°09'59"W 189.82'
L7	N76°05'21"W 262.82'
L8	S37°10'40"E 38.91'
L9	S01°44'01"W 102.81'
L10	S02°04'52"E 670.12'

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	1781.39'	58.33'	29.17'	01°52'34"	S63°34'42"W 58.33'
C2	758.46'	123.62'	61.95'	09°20'19"	N59°50'50"E 123.48'
C3	82.16'	46.14'	23.69'	32°10'29"	S63°49'59"W 45.53'
C4	229.81'	105.10'	53.49'	26°12'14"	N86°58'39"W 104.19'
C5	848.05'	117.56'	58.87'	07°56'32"	S79°46'11"E 117.46'
C6	233.32'	111.85'	57.02'	27°27'57"	N86°39'09"W 110.78'
C7	370.71'	141.45'	71.60'	21°51'45"	S68°38'45"E 140.60'
C8	2498.60'	120.44'	60.23'	02°45'42"	S79°54'44"E 120.43'
C9	300.00'	150.62'	76.93'	28°46'00"	N85°02'25"E 149.04'
C10	300.00'	11.10'	5.55'	02°07'09"	S71°43'00"W 11.10'
C11	890.20'	145.90'	73.11'	09°23'25"	S77°28'17"W 145.73'
C12	306.33'	116.26'	58.84'	21°44'39"	N86°57'41"W 115.56'
C13	1000.00'	66.58'	33.30'	03°48'53"	S00°10'26"E 66.57'

OWNER
COY R. MORRIS & SALLIE E. MORRIS
18609 WINDSOR FOREST ROAD
MT. AIRY, MARYLAND 21771

OWNER'S STATEMENT

COY R. MORRIS & SALLIE E. MORRIS, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE PRESERVATION EASEMENT TO BE CONSIDERED A SENDING PARCEL FOR DEVELOPMENT RIGHTS.

WITNESS MY HAND THIS 6th DAY OF 2000

Coy R. Morris
COY R. MORRIS

Sallie E. Morris
SALLIE E. MORRIS

Chris Zball
WITNESS

Chris Zball
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS INTENDED TO PROVIDE A PRESERVATION EASEMENT OVER THAT PARCEL OF GROUND CONVEYED BY CARROLL DEVELOPMENT, LLP TO COY R. MORRIS AND SALLIE E. MORRIS BY DEED DATED JANUARY 6, 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 5002 AT FOLIO 745

John B. Mildenberg
JOHN B. MILDENBERG, P.E. NO. 10718
DATE 1/5/00



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.

John B. Mildenberg
JOHN B. MILDENBERG, SURVEYOR
DATE 1/5/00

Coy R. Morris
COY R. MORRIS, OWNER
DATE 1/6/00

Sallie E. Morris
SALLIE E. MORRIS, OWNER
DATE 1/6/00

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
James Scott
DIRECTOR
DATE 3/15/00

RECORDED AS PLAT 14/479 3-17-00 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF EASEMENT
MOORE PROPERTY

TAX MAP 6 FIFTH ELECTION DISTRICT SCALE: 1" = 200'
PARCEL NO. 53 HOWARD COUNTY, MARYLAND DATE: DEC 1999
BLOCK 15 EX. ZONING RC-DEO DPZ FILE NOS. N/A

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Paz.

RE-00-04