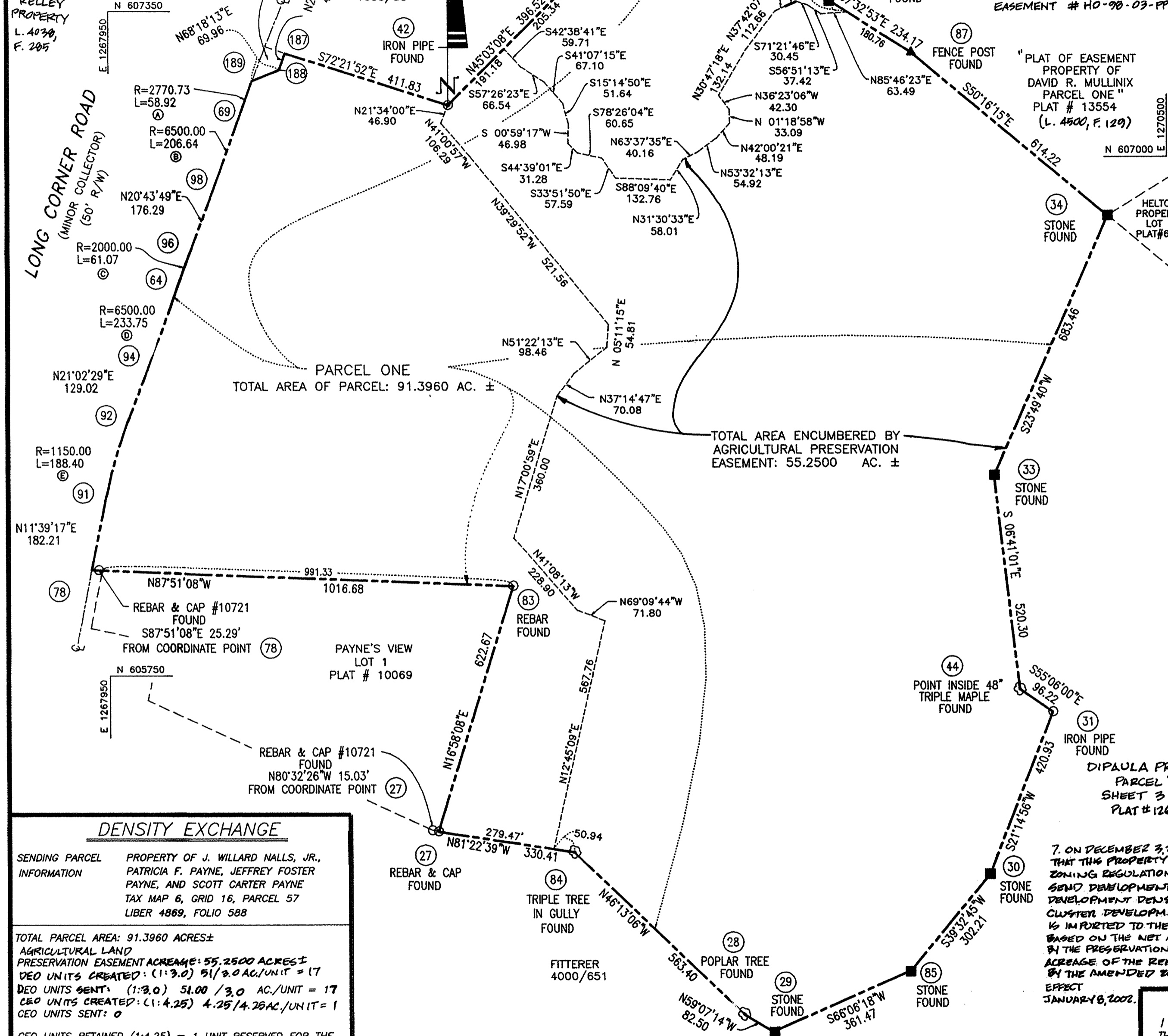
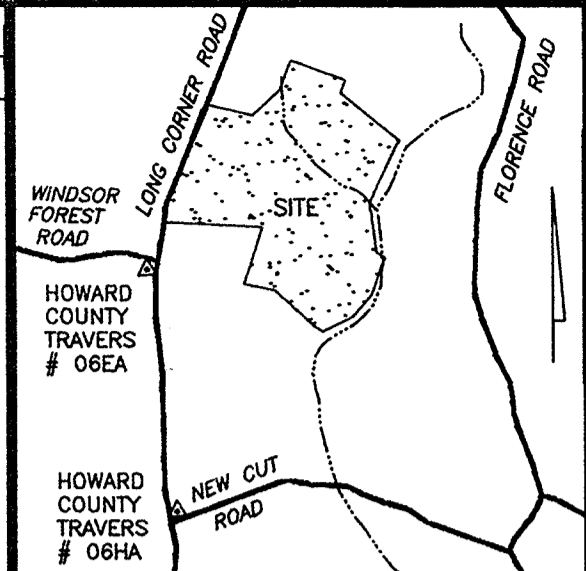


CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG & DIST.
(A)	2770.73	58.92'	01°13'06"	29.46'	N19°31'05"E 58.91'
(B)	6500.00	206.64'	01°49'17"	103.33'	N19°49'11"E 206.63'
(C)	2000.00	61.07'	01°44'58"	30.54'	N19°51'20"E 61.06'
(D)	6500.00	233.76'	02°03'38"	116.89'	N20°00'40"E 233.75'
(E)	1150.00	188.40'	09°23'12"	94.41'	N16°20'53"E 188.19'

HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM
 EASEMENT # HO-92-06-E MULLINIX 968/312 WISE 1033/88
 KELLEY PROPERTY L. 4038, F. 285



COORDINATES					
NO.	NORTH (F)	EAST (F)	NO.	NORTH (M)	EAST (M)
28	604933.1155	1269474.1869	28	184383.9824	386936.5060
84	605322.9418	1269067.4205	84	184502.8017	386812.5234
27	605372.4775	1268740.7466	27	184517.9002	386712.9530
83	605968.0387	1268922.4735	83	184699.4276	386768.3435
78	606006.1417	1267906.5072	78	184711.0414	386458.6763
91	606184.5955	1267943.3161	91	184765.4342	386468.8957
92	606365.1787	1267996.2867	92	184820.4761	386488.0412
94	606485.5988	1268042.6115	94	184857.1802	386500.1610
64	606705.2381	1268122.6019	64	184924.1264	386524.5421
96	606762.6723	1268143.3423	96	184941.6324	386530.8638
98	606927.5523	1268205.7448	98	184991.8879	386549.8841
69	607121.9419	1268275.8042	69	185051.1380	386571.2382
104	607177.4703	1268295.4874	104	185068.0631	386577.2377
103	607215.3713	1268364.9609	103	185079.6153	386598.4133
102	607249.3978	1268377.6055	102	185089.9866	386602.2674
42	607124.6288	1268770.0824	42	185051.9569	386721.8946
41	607404.7556	1269050.7202	41	185137.3398	386807.4331
39	607735.9424	1269190.1908	39	185238.2857	386849.9439
36	607536.3915	1269772.9129	36	185177.4625	387027.5579
35	607377.8113	1269687.1008	35	185129.1271	387001.4023
87	607252.1575	1269884.7031	87	185090.8278	387061.6316
34	606859.5725	1270357.0866	34	184971.1676	387205.6144
33	606234.3660	1270080.9740	33	184780.6043	387121.4551
44	605717.6004	1270141.5310	44	184623.0938	387139.9129
31	605662.5485	1270220.4461	31	184606.3140	387163.9663
30	605270.2331	1270067.8919	30	184486.7360	387117.4677
85	605037.1914	1269875.4746	85	184415.7048	387058.8188
29	604890.7758	1269544.9892	29	184371.0772	386958.0866



VICINITY MAP
 SCALE: 1"=2000'

NOTES:

- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY TRAVERSE POINT NUMBERS. 06EA & 06HA
- SUBJECT PROPERTY ZONED "RC-DEO" PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- 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 THE MARKERS HAVE BEEN COMPLIED WITH.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN NOVEMBER AND DECEMBER OF THE YEAR 2000.
- DESIGNATES IRON REBAR & CAP TO BE SET AFTER RECORDATION OF FINAL PLAT
 - DESIGNATES IRON PIPE OR IRON REBAR & CAP FOUND
 - DESIGNATES TREE FOUND
 - DESIGNATES STONE FOUND
 - DESIGNATES FENCE POST FOUND
- THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.

G. SCOTT SHANABERGER 6/10/2001
 J. WILLARD NALLS, JR. 7/9/01
 SCOTT CARTER PAYNE 7.14.01
 PATRICIA F. PAYNE 6/28/01
 JEFFREY FOSTER PAYNE 7/4/01

THE PURPOSE OF THIS PLAT OF AGRICULTURAL PRESERVATION EASEMENT, DENSITY SENDING, IS TO EXTINGUISH PERMANENTLY THE RIGHT TO DEVELOP 55,2500 ACRES OF LAND FROM PARCEL ONE BASED ON THE DEO/CEO PROVISIONS DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS.

ON DECEMBER 3, 2001, THE PLANNING DIRECTOR DETERMINED THAT THIS PROPERTY IS GRANDFATHERED TO THE CURRENT ZONING REGULATIONS WITH RESPECT TO BEING ABLE TO SEND DEVELOPMENT DENSITY AND THEN LATER IMPORT DEVELOPMENT DENSITY TO FACILITATE AN ON-SITE CLUSTER DEVELOPMENT. WHEN DEVELOPMENT DENSITY IS IMPORTED TO THE SITE, THE MAXIMUM YIELD SHALL BE BASED ON THE NET AREA OF THE ACREAGE UNENCUMBERED BY THE PRESERVATION EASEMENT (THAT IS THE NET ACREAGE OF THE REMAINING 36.146 ACRES) AS REQUIRED BY THE AMENDED ZONING REGULATIONS WHICH WILL TAKE EFFECT JANUARY 8, 2002.

OWNERS:
 J. WILLARD NALLS, JR.,
 PATRICIA F. PAYNE,
 SCOTT CARTER PAYNE
 JEFFREY FOSTER PAYNE
 C/O CHRISTOPHER PAYNE
 P.O. BOX 581
 MOUNT AIRY, MD. 21771

RECORDED AS PLAT # 15305
 ON 3-12-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

SHANABERGER & LANE
 8726 TOWN & COUNTRY BLVD.
 SUITE 201
 ELLICOTT CITY, MD. 21043
 (410) 461-9563

DENSITY EXCHANGE

SENDING PARCEL INFORMATION: PROPERTY OF J. WILLARD NALLS, JR., PATRICIA F. PAYNE, JEFFREY FOSTER PAYNE, AND SCOTT CARTER PAYNE. TAX MAP 6, GRID 16, PARCEL 57. LIBER 4869, FOLIO 588.

TOTAL PARCEL AREA: 91.3960 ACRES ±
 AGRICULTURAL LAND PRESERVATION EASEMENT ACREAGE: 55,2500 ACRES ±
 DEO UNITS CREATED: (1:3.0) 51/3.0 AC./UNIT = 17
 DEO UNITS SENT: (1:3.0) 51.00 / 3.0 AC./UNIT = 17
 CEO UNITS CREATED: (1:4.25) 4.25/4.25 AC./UNIT = 1
 CEO UNITS SENT: 0

RECEIVING PARCEL: "BUCKSKIN RIDGE LOTS 1 - 47 AND PRESERVATION PARCEL A" P-01-007. TAX MAP 22 GRID 23 PARCEL 77.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 [Signature] 3/5/02
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, J. WILLARD NALLS, JR., PATRICIA F. PAYNE AND SCOTT CARTER PAYNE, AND JEFFREY FOSTER PAYNE OWNERS OF THE PROPERTY SHOWN 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 OUR HANDS THIS 14TH DAY OF JULY, 2001.

J. Willard Nalls, Jr. 7/9/01
 Patricia F. Payne 6/28/01
 Scott Carter Payne 7.14.01
 Jeffrey Foster Payne 7/4/01
 Michael T. Hall 7/9/01
 Christopher Payne 6/28/01
 Sarah Payne 7/4/01
 Witness Date Witness Date Witness Date

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES A PRESERVATION PARCEL EASEMENT OF 55,2500 ACRES ON PART OF THE LAND CONVEYED BY PATRICIA FOSTER PAYNE, PERSONAL REPRESENTATIVE OF THE ESTATE OF SETH T. PAYNE, PATRICIA F. PAYNE, BOYD FRANCE AND DENISE F. FRANCE, JEFFREY FOSTER PAYNE AND SCOTT CARTER PAYNE TO J. WILLARD NALLS, JR., TRUSTEE UNDER THE WILL OF SETH T. PAYNE, DECEASED, PATRICIA F. PAYNE, AND SCOTT CARTER PAYNE, AND JEFFREY FOSTER PAYNE BY DEED DATED JUNE 28, 1999 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 6884, FOLIO 588. ALL MONUMENTS ARE IN PLACE.

G. SCOTT SHANABERGER 6/10/2001
 PROFESSIONAL L.S. #10849 DATE

PLAT OF AGRICULTURAL PRESERVATION EASEMENT, DENSITY SENDING PAYNE PROPERTY
 PARCEL ONE
 4TH ELECTION DISTRICT, HOWARD COUNTY, MD
 TAX MAP 6 BLOCK 16 PARCEL 57
 ZONED: RC-DEO
 SCALE: 1"=200'
 JUNE 19, 2001
 PREVIOUS DPZ FILES: F-92-09
 SHEET 1 OF 1