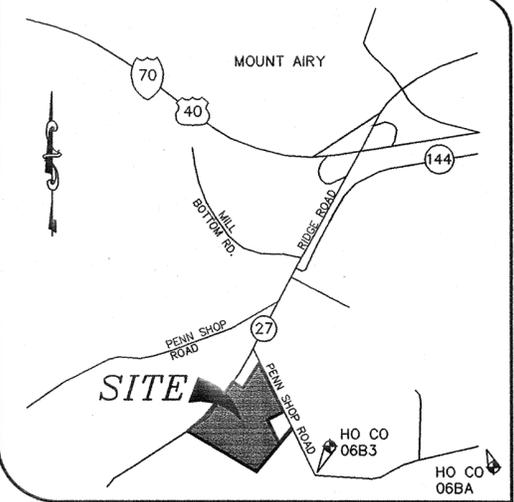
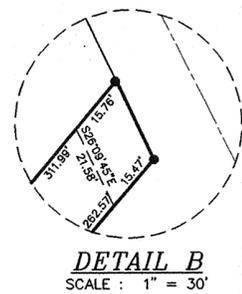
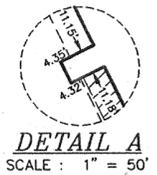


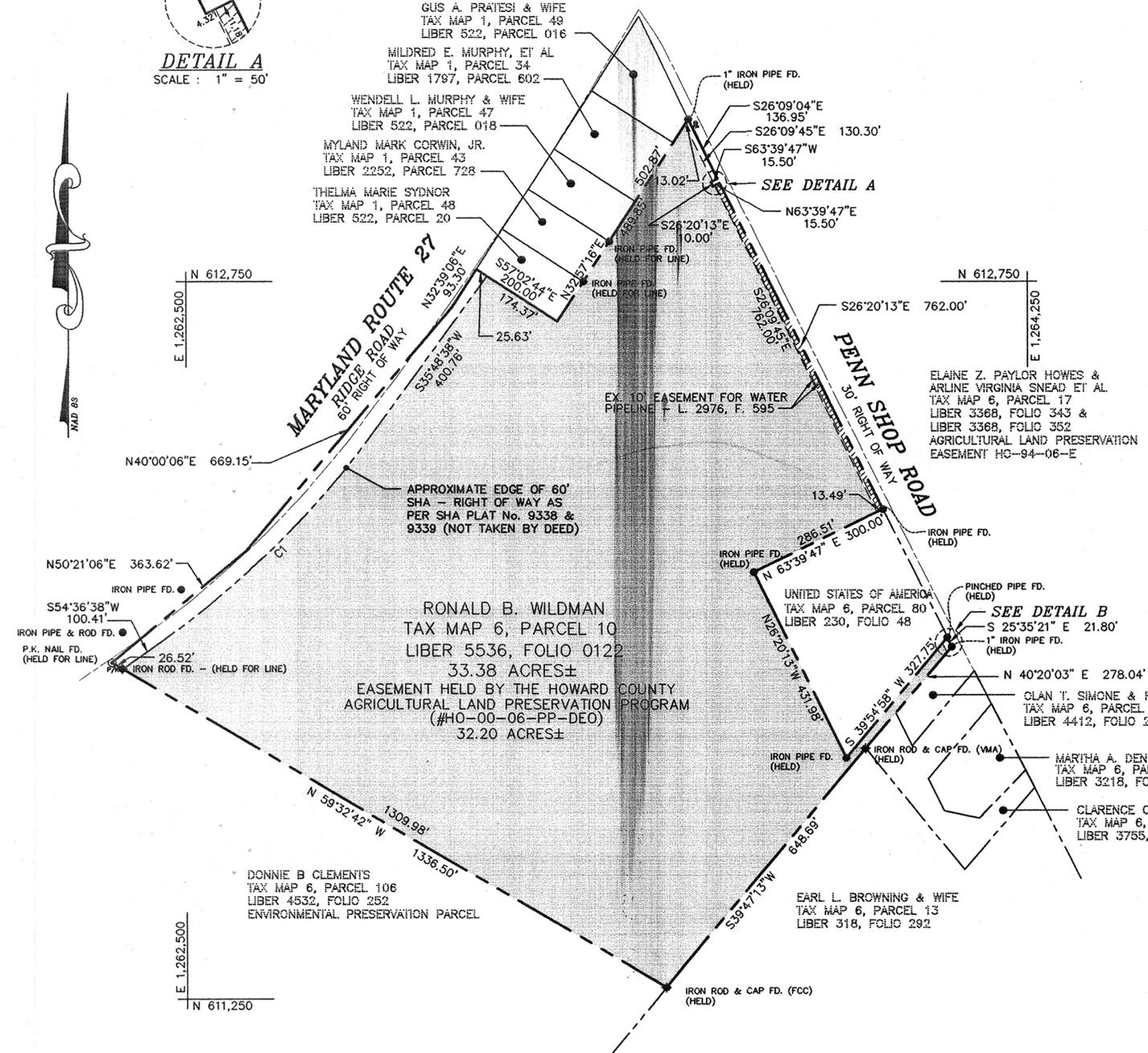
CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	1909.86'	626.67'	316.18'	18°48'00"	S45°12'38"W 623.86'



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. 06BA & 06B3.
STA. NO. 06BA N 611,660.086 ELEV. 817.08
E 1,267,349.299
STA. NO. 06B3 N 611,265.343 ELEV. 856.44
E 1,264,511.025
- THIS PLAT IS BASED ON A BOUNDARY SURVEY PERFORMED ON OR ABOUT APRIL 2000 BY MILDENBERG, BOENDER & ASSOCIATES, INC.
- DENOTES AN IRON PIPE FOUND.
⊙ DENOTES A P.K. NAIL FOUND.
◆ DENOTES IRON ROD FOUND.
○ DENOTES AN ANGULAR BREAK.
- THIS PARCEL IS ENCUMBERED BY AN EXISTING AGRICULTURAL LAND PRESERVATION EASEMENT AGREEMENT WITH THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM RECORDED ON DECEMBER 29, 2000 AS PLAT #14579. THIS PARCEL IS PRIVATELY OWNED BY RONALD B. WILDMAN AND THE DEVELOPMENT RIGHTS ARE OWNED BY NORTHRIDGE DEVELOPMENT, LLC. 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 AMENDED PLAT OF AGRICULTURAL PRESERVATION EASEMENT, DENSITY SENDING IS TO RECORD THE TRANSFER OF 7 DEO UNITS FROM AGRICULTURAL PRESERVATION EASEMENT, DENSITY SENDING ESTABLISHED BY THE RECORDATION OF THE ORIGINAL GRANT OF AGRICULTURAL PRESERVATION EASEMENT, DENSITY SENDING PLAT RECORDED AS PLAT # 14579 ON DECEMBER 29, 2000 AND BY THE RECORDATION OF THE ACCOMPANYING DEED OF AGRICULTURAL PRESERVATION EASEMENT.



DEVELOPMENT RIGHTS OWNER
NORTHRIDGE DEVELOPMENT, LLC
14045 GARED DRIVE
GLENWOOD, MARYLAND 21738
(410) 730-1074

PARCEL OWNER
RONALD B. WILDMAN
4747 BONNIE BRANCH ROAD
ELlicOTT CITY, MARYLAND 21043
(410) 869-9999

I, NORTHRIDGE DEVELOPMENT, LLC, OWNER OF THE DEVELOPMENT RIGHTS TO THE PARCEL SHOWN AND DESCRIBED HEREON, HEREBY AGREE TO THE AMENDMENTS INDICATED.

James H. Aldrich 9/19/01
MANAGING MEMBER DATE
NORTHRIDGE DEVELOPMENT, LLC WITNESS

RECEIVING PARCEL INFORMATION	DENSITY EXCHANGE	
	FIRST EXCHANGE	SECOND EXCHANGE
THE ESTATES AT SAND HILL (F-00-136) TAX MAP 16, PARCEL 3	BUCKSKIN RIDGE, LOTS 1-47 & PRESERVATION PARCEL A (F-01-191) TAX MAP 22, PARCELS 74, 77, & 283, GRID 20	
TOTAL PARCEL COMPUTED ACREAGE	33.38 ACRES ±	33.38 ACRES ±
AGRICULTURAL LAND PRESERVATION EASEMENT ACREAGE	32.20 ACRES ±	32.20 ACRES ±
CEO UNITS CREATED (1:4.25)	33.38 / 4.25 = 7	27.38 / 4.25 = 6
CEO UNITS SENT (1:4.25)	0	0
DEO UNITS CREATED (1:3)	33.38 / 3 = 11	27.38 / 3 = 9
DEO UNITS SENT (1:3)	2 (2 X 3 = 6 ACRES)	7 (7 X 3 = 21 ACRES)
ACREAGE OF EASEMENT REMAINING	33.38 - 6 = 27.38 ACRES	27.38 - 21 = 6.38 ACRES

* OF THE 6.38 ACRES REMAINING, 1 UNIT (4.25 ACRES) SHALL BE RESERVED FOR ON-SITE DEVELOPMENT. WITH THIS SECOND EXCHANGE DENSITY IS EXHAUSTED FOR THIS PROJECT.

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.

John B. Mildenberg 9/19/01
SURVEYOR DATE

James H. Aldrich 9/19/01
MANAGING MEMBER DATE
NORTHRIDGE DEVELOPMENT, LLC OWNER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Joseph S. Ruff 3/5/02
DIRECTOR DATE

OWNER'S STATEMENT

I, RONALD B. WILDMAN, OWNER 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 24th DAY OF September 2001

Ronald B. Wildman
RONALD B. WILDMAN

Cindy Del Zoppo
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 NORTHRIDGE DEVELOPMENT, LLC TO RONALD B. WILDMAN BY DEED DATED MARCH 29, 2001, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 5536 AT FOLIO 0122.

John B. Mildenberg 9/19/01
DATE
JOHN B. MILDENBERG, L.S. NO. 10718

RECORDED AS PLAT #5306 ON 3-12-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

AMENDED PLAT OF AGRICULTURAL PRESERVATION EASEMENT, DENSITY SENDING

PENN SHOP ROAD PROPERTY

SHEET 1 OF 1

TAX MAP 6 PARCEL NO. 10 BLOCK 2 FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING RC-DEO SCALE: 1" = 200' DATE: SEPT 2001 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 Fax.

Sending RE-02-01

F:\00-01\DWG\011-6-02\2.dwg 9-18-01 6:25:10 pm EST