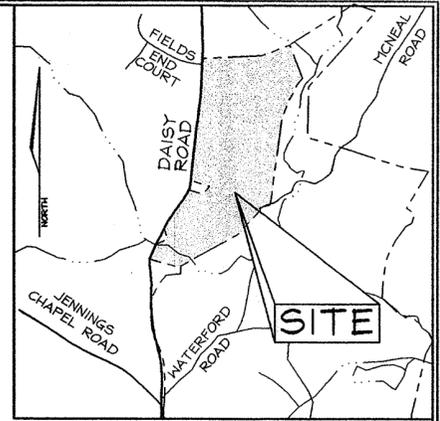


**U.S. EQUIVALENT COORDINATE TABLE**

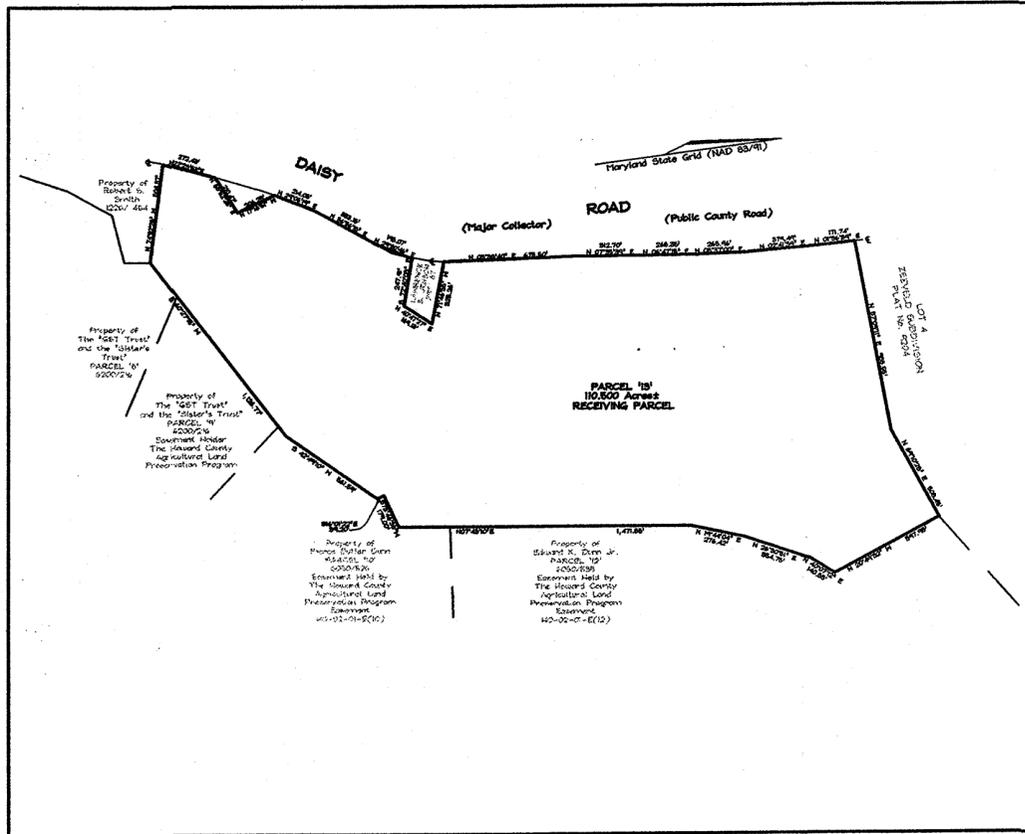
POINT	NORTHING	EASTING
204	587,140.2959	1,292,734.3942
205	587,012.2440	1,292,623.8988
216	586,247.5024	1,292,034.5920
253	589,306.0910	1,292,613.6260
254	589,134.4190	1,292,608.7980
255	588,755.3480	1,292,590.9600
256	588,490.6630	1,292,564.9300
257	588,224.1950	1,292,533.2150
258	587,914.2360	1,292,491.8890
259	587,242.0120	1,292,425.4520
260	587,086.1010	1,292,387.2460
261	586,913.7280	1,292,289.6710
262	586,631.4620	1,292,077.4450
263	586,444.4380	1,291,973.3260
296	585,909.5903	1,291,738.6982
297	586,161.4720	1,291,842.5070
431	585,777.9833	1,292,225.5908
500	589,355.1899	1,293,600.9534
565	589,535.9560	1,294,076.1850
566	588,977.0700	1,294,288.7710
567	588,291.7340	1,293,946.3030
568	586,833.2220	1,293,748.5980
569	586,783.2140	1,293,576.7250
570	586,745.5400	1,293,587.5440
571	586,333.6130	1,293,205.8340
1332	588,551.9200	1,294,039.6390
1333	588,869.3590	1,294,198.0060

**METRIC EQUIVALENT COORDINATE TABLE**

POINT	NORTHING	EASTING
204	178,960.7201	394,026.2314
205	178,921.6898	393,992.5523
216	178,688.5961	393,812.9313
253	179,620.8558	393,989.4212
254	179,568.5300	393,987.9496
255	179,452.9890	393,982.5126
256	179,372.3128	393,974.5786
257	179,291.0932	393,964.9119
258	179,196.6175	393,952.3157
259	178,991.7232	393,932.0656
260	178,944.2015	393,920.4204
261	178,891.6621	393,890.6795
262	178,805.6272	393,825.9929
263	178,748.6222	393,794.2574
296	178,585.6003	393,722.7427
297	178,662.3740	393,754.3836
431	178,545.4864	393,871.1478
500	179,635.8212	394,290.3592
565	179,690.9188	394,435.2101
566	179,520.5700	394,500.0064
567	179,311.6791	394,395.6219
568	178,867.1238	394,335.3613
569	178,851.8813	394,282.9743
570	178,840.3983	394,286.2720
571	178,714.8427	394,169.9265
1332	179,390.9840	394,424.0708
1333	179,487.7396	394,472.3412



**VICINITY MAP**  
SCALE: 1"=2000'



**LOCATION MAP**  
SCALE: 1"=600'

**GENERAL NOTES**

- Subject property zoned RC-DEO per 10/18/93 Comprehensive Zoning Plan.
- Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County. Geodetic Control Stations no. 131C and no. 131D. ♦ Denotes approximate location (see location map).  
Sta. 131C N 180,602.2091 (m) E 393,997.4918 (m) El. 166.6119 (m)  
N 592,525.747 (ft) E 1,292,640.104 (ft) El. 546.626 (ft)  
Sta. 131D N 180,175.3620 (m) E 393,985.0317 (m) El. 162.8381 (m)  
N 591,125.333 (ft) E 1,292,599.224 (ft) El. 534.245 (ft)
- Denotes iron pipe found.
- Denotes rebar and cap set.
- Denotes concrete monument found.
- Denotes concrete monument set.
- This plat is based on field run Monumented Boundary Survey performed on or about February 1, 2001 By C.B. Miller and Associates, Inc. All lot areas are more or less (+/-).
- Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement and are rounded to the nearest 1 square Foot and to the nearest 0.001 Acre
- The purpose of this plat to receive 19 density units to support the subdivision of parcel '13' into 45 buildable lots per P-02-28.

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.

*C. Brooke Miller* 1/9/03  
C. Brooke Miller (Maryland Property Line Surveyor #135) Date  
By: The Trust created under the Last Will and Testament of Anne Butler Dunn, Member  
By: *Edward K. Dunn, Jr., Trustee* (SEAL) 1/9/03 Date  
By: *Kelli Butler Dunn, Trustee* (SEAL) 1/9/03 Date  
By: *Michael Miller* (SEAL) 1/9/03 Date  
Name: Mercantile-Safe Deposit Trust Company, Trustee  
Title: *S. MICHAEL PRESIDENT III*  
By: The Trust established by Anne Butler Dunn and Edward K. Dunn, Sr. under an Agreement dated December 29, 1976, Member  
By: *Edward K. Dunn, Jr., Trustee* (SEAL) 1/9/03 Date  
By: *Kelli Butler Dunn, Trustee* (SEAL) 1/9/03 Date  
By: *Michael Miller* (SEAL) 1/9/03 Date  
Name: Mercantile-Safe Deposit Trust Company, Trustee  
Title: *S. MICHAEL PRESIDENT III*

**OWNER/DEVELOPER**  
WATERFORD PARCEL 13, LLC.  
3 Myndam Court  
Lutherville, Maryland 21093  
410.308.2714

**FSH Associates**  
Engineers Planners Surveyors  
8318 Forrest Street Ellicott City, MD 21043  
Tel: 410-750-2251 Fax: 410-750-7350  
E-mail: FSHAssociates@cs.com

**DENSITY EXCHANGE**

**SENDING PARCEL INFORMATION:**  
1. Keyes property Tax Map 14, Parcel 160, Grid 1 number of CEO units sent (1 : 4.25) = 1  
2. Belmont Farm Limited Partnership Tax Map 7, Parcel 490, Grid 13, number of CEO units sent (1 : 4.25) = 2 (F03-98)  
3. Waterford Farm Parcel '9' Tax Map 20, Parcel 20, Grid 12 number of CEO units sent (1 : 4.25) = 3  
4. Talley Property Parcel '1' Tax Map 8, Parcel 34, Grid 13 number of CEO units sent (1 : 4.25) = 1  
5. Talley Property Parcel '2' Tax Map 8, Parcel 34, Grid 13 number of CEO units sent (1 : 4.25) = 12

TOTAL RECEIVING PARCEL AREA: 110.50 Acres±

CEO Units Received: (1 : 4.25) = 19 units

RECEIVING PARCEL: Waterford Farm Parcel '13'  
Tax Map 20 Grid 12 Parcel 20  
P-02-28

APPROVED: Howard County Department of Planning and Zoning

*David L. Goggin* 1/19/03  
Director Date

**OWNER'S CERTIFICATE**

We, Waterford Parcel 13, LLC., owners of the property shown and described hereon, hereby adopt this plat and in consideration of the approval of this final plat by the Department of Planning and Zoning, establish this parcel to be considered a receiving parcel for 19 CEO Development Units. Witness my hand this 9th day of January, 2003.  
By: The Trust created under the Last Will and Testament of Anne Butler Dunn, Member

By: *Edward K. Dunn, Jr., Trustee* (SEAL) *Christa Dahlstrom* Witness  
By: *Kelli Butler Dunn, Trustee* (SEAL) *Christa Dahlstrom* Witness  
By: *Michael Miller* (SEAL) Witness  
Name: S. MICHAEL, Mercantile-Safe Deposit Trust Company, Trustee  
Title: S. VICE PRESIDENT III  
By: The Trust established by Anne Butler Dunn and Edward K. Dunn, Sr. under an Agreement dated December 29, 1976, Member  
By: *Edward K. Dunn, Jr., Trustee* (SEAL) *Christa Dahlstrom* Witness  
By: *Kelli Butler Dunn, Trustee* (SEAL) *Christa Dahlstrom* Witness  
By: *Michael Miller* (SEAL) Witness  
Name: S. MICHAEL, Mercantile-Safe Deposit Trust Company, Trustee  
Title: S. VICE PRESIDENT III

**SURVEYOR'S CERTIFICATE**

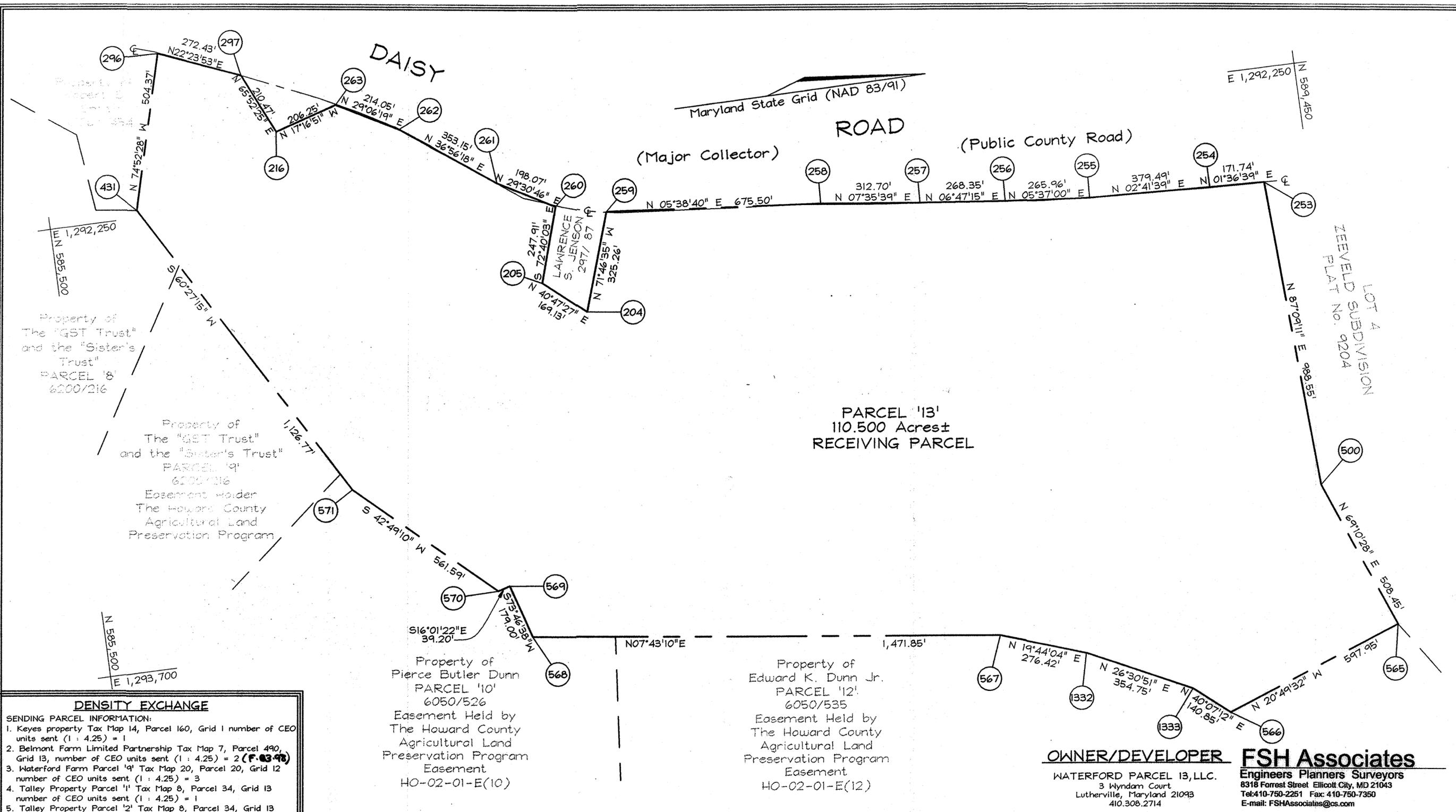
I hereby certify that the final plat shown hereon is correct, that it defines a parcel of 110.500 acres of land conveyed by the "GST Trust" and the "Sister's Trust" to Waterford Parcel 13, LLC. by deed dated October 1, 2002 and recorded in the land records of Howard County in liber 6480, folio 586. All monuments are in place.



*C. Brooke Miller* 1/9/03  
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Recorded as Plat No. 15817 on 2-21-03  
Among the Land Records of Howard County, Maryland.

DENSITY RECEIVING  
PLAT OF EASEMENT  
**WATERFORD FARM**  
PARCEL '13'  
TAX MAP 20 GRID 12  
4TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
Scale: 1"=200'  
Date: November 5, 2002  
Sheet 1 of 2



**DENSITY EXCHANGE**

SENDING PARCEL INFORMATION:

1. Keyes property Tax Map 14, Parcel 160, Grid 1 number of CEO units sent (1 : 4.25) = 1
2. Belmont Farm Limited Partnership Tax Map 7, Parcel 490, Grid 13, number of CEO units sent (1 : 4.25) = 2 (F-03-98)
3. Waterford Farm Parcel '9' Tax Map 20, Parcel 20, Grid 12 number of CEO units sent (1 : 4.25) = 3
4. Talley Property Parcel '1' Tax Map 8, Parcel 34, Grid 13 number of CEO units sent (1 : 4.25) = 1
5. Talley Property Parcel '2' Tax Map 8, Parcel 34, Grid 13 number of CEO units sent (1 : 4.25) = 12

TOTAL RECEIVING PARCEL AREA: 110.50 Acres

CEO Units Received: (1 : 4.25) = 19 units

RECEIVING PARCEL: Waterford Farm Parcel '13' Tax Map 20 Grid 12 Parcel 20 P-02-28

**OWNER'S CERTIFICATE**

We, Waterford Parcel 13, LLC., owners of the property shown and described hereon, hereby adopt this plat and in consideration of the approval of this final plat by the Department of Planning and Zoning establish this parcel to be considered a receiving parcel for 19 CEO Development Units. Witness my hand this 9th day of January, 2003.

By: The Trust created under the Last Will and Testament of Anne Butler Dunn, Member

By: *Edward K. Dunn, Jr.* (SEAL) (Trustee) *Christa Dahlrom* (Witness)

By: *William B. Dunn* (SEAL) (Trustee) *Christa Dahlrom* (Witness)

By: *Edward K. Dunn, Sr.* (SEAL) (Trustee) *Christa Dahlrom* (Witness)

By: *William B. Dunn* (SEAL) (Trustee) *Christa Dahlrom* (Witness)

By: *Edward K. Dunn, Jr.* (SEAL) (Trustee) *Christa Dahlrom* (Witness)

By: *William B. Dunn* (SEAL) (Trustee) *Christa Dahlrom* (Witness)

By: *Edward K. Dunn, Sr.* (SEAL) (Trustee) *Christa Dahlrom* (Witness)

By: *William B. Dunn* (SEAL) (Trustee) *Christa Dahlrom* (Witness)

By: *Edward K. Dunn, Jr.* (SEAL) (Trustee) *Christa Dahlrom* (Witness)

By: *William B. Dunn* (SEAL) (Trustee) *Christa Dahlrom* (Witness)

By: *Edward K. Dunn, Sr.* (SEAL) (Trustee) *Christa Dahlrom* (Witness)

By: *William B. Dunn* (SEAL) (Trustee) *Christa Dahlrom* (Witness)

**SURVEYOR'S CERTIFICATE**

I hereby certify that the final plat shown hereon is correct, that it defines a parcel of 110.50 acres of land conveyed by the 'GST Trust' and the 'Sister's Trust' to Waterford Parcel 13, LLC. by deed dated October 1, 2002 and recorded in the land records of Howard County in Liber 6480, folio 586. All monuments are in place.

*E. Brooke Miller* (Maryland Property Line Surveyor #135) 1/9/03

Recorded as Plat No. 15818 on 2-21-03  
Among the Land Records of Howard County, Maryland.

**DENSITY RECEIVING PLAT OF EASEMENT WATERFORD FARM PARCEL '13'**

TAX MAP 20 GRID 12  
4TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
Scale: 1"=200'  
Date: November 5, 2002  
Sheet 2 of 2

**OWNER/DEVELOPER FSH Associates**  
Engineers Planners Surveyors  
8318 Forrest Street Ellicott City, MD 21043  
Tel: 410-750-2251 Fax: 410-750-7350  
E-mail: FSHAssociates@cs.com

WATERFORD PARCEL 13, LLC.  
3 Wyndam Court  
Lutherville, Maryland 21093  
410.308.2714

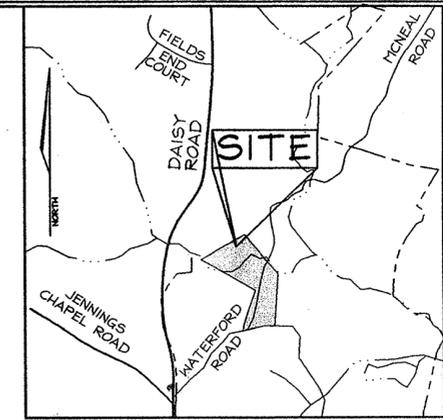
RE-03-02  
density receiving! RE0302

**U.S. EQUIVALENT COORDINATE TABLE**

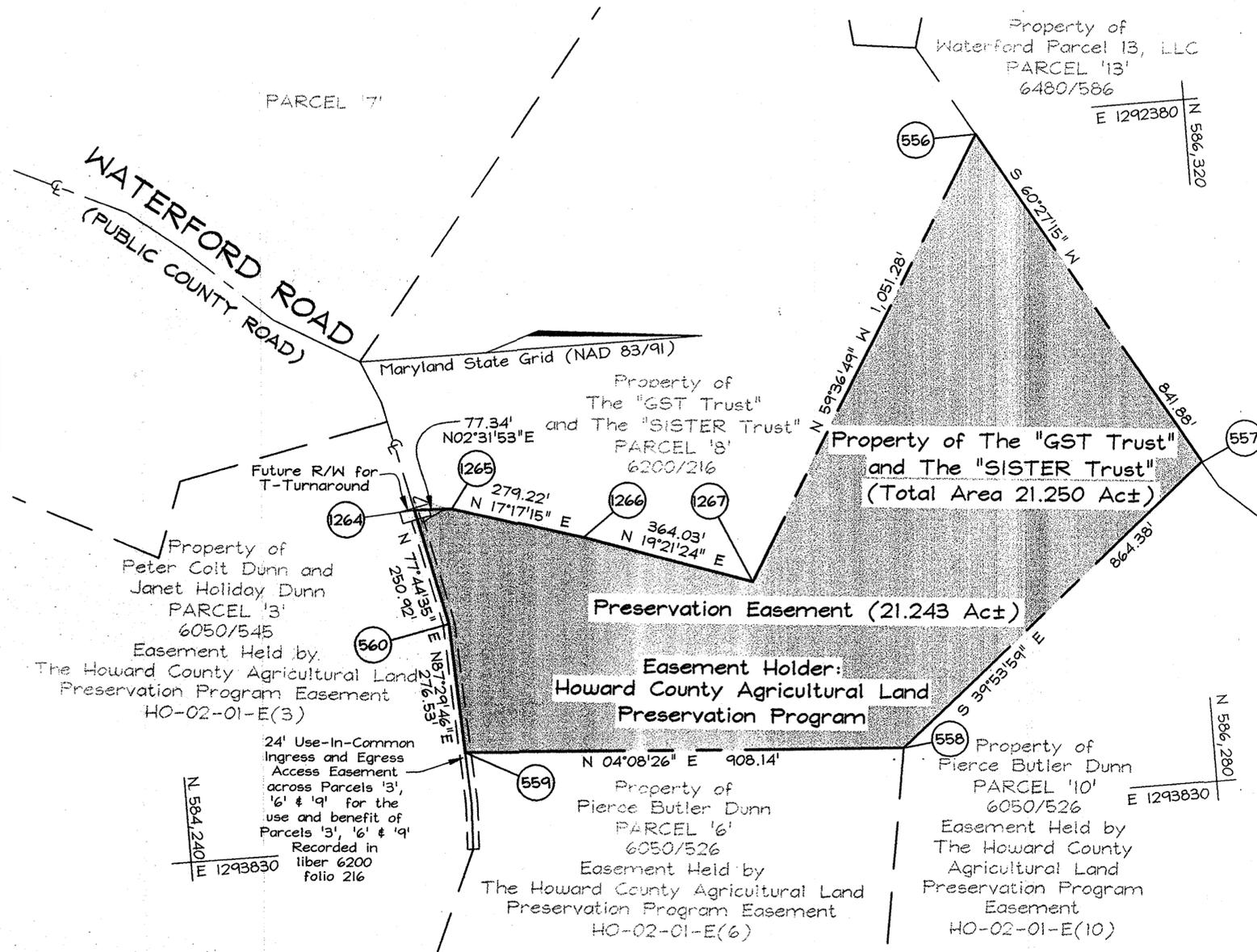
POINT	NORTHING	EASTING
556	585,887.30100	1,292,418.44800
557	586,302.44800	1,293,150.85100
558	585,639.32400	1,293,705.30200
559	584,733.55300	1,293,639.73100
560	584,721.47300	1,293,363.46400
1264	584,668.20400	1,293,118.26800
1265	584,745.47100	1,293,121.68400
1266	585,012.08100	1,293,204.66000
1267	585,355.53300	1,293,325.3170

**METRIC EQUIVALENT COORDINATE TABLE**

POINT	NORTHING	EASTING
556	178,578.80650	393,929.93081
557	178,705.34356	394,153.16769
558	178,503.22296	394,322.16469
559	178,227.14341	394,302.17861
560	178,223.46142	394,217.97226
1264	178,207.22499	394,143.23637
1265	178,230.77602	394,144.27757
1266	178,312.03891	394,169.56871
1267	178,416.72329	394,206.34503



**VICINITY MAP**  
SCALE: 1"=2000'



**GENERAL NOTES**

- Subject property zoned RG-DEO per 10/18/93 Comprehensive Zoning Plan.
- Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County Geodetic Control Stations no. 131C and no. 131D. Denotes approximate location (see location map).  
Sta. 131C N 180,602.2091 (m) E 393,997.4918 (m) El. 166.6119 (m)  
N 592,525.747 (ft) E 1,292,640.104 (ft) El. 546.626 (ft)  
Sta. 131D N 180,175.3620 (m) E 393,985.0317 (m) El. 162.8381 (m)  
N 591,125.333 (ft) E 1,292,599.224 (ft) El. 534.245 (ft)
- Denotes iron pipe found.
- Denotes rebar and cap set.
- Denotes concrete monument found.
- Denotes concrete monument set.
- This plat is based on a field run Monumented Boundary Survey performed on or about February 1, 2001 By C.B. Miller and Associates, Inc. All lot areas are more or less (+/-).
- Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement and are founded to the nearest 1 square Foot and to the nearest 0.001 Acre.
- The purpose of this plat is to extinguish permanently the right to subdivide 21.25 Acres. 3 (three) cluster exchange option (CEO) units are transferred to Waterford Farm Parcel '13' Tax map 20, Parcel '20' Grid 12 P-02-28. See this sheet for continuation...

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.

*C. Brooke Miller* 1/09/03  
C. Brooke Miller (Maryland Property Line Surveyor #135) Date  
By: The Trust created under the Last Will and Testament of Anne Butler Dunn (GST Trust)  
By: *Edward K. Dunn, Jr. Trustee* (SEAL) 1/09/03 Date  
By: *Willie Butler Dunn, Trustee* (SEAL) 1/09/03 Date  
By: *Pierce Butler Dunn, Trustee* (SEAL) 1/9/03 Date  
Name: *J. M. CHASE* Mercantile-Safe Deposit Trust Company, Trustee  
Title: *SR. VICE PRESIDENT*  
By: The Trust established by Anne Butler Dunn and Edward K. Dunn, Sr. under an Agreement dated December 29, 1976 (Sister's Trust)  
By: *Edward K. Dunn, Jr. Trustee* (SEAL) 1/09/03 Date  
By: *Willie Butler Dunn, Trustee* (SEAL) 1/09/03 Date  
By: *Pierce Butler Dunn, Trustee* (SEAL) 1/9/03 Date  
Name: *J. M. CHASE* Mercantile-Safe Deposit Trust Company, Trustee  
Title: *SR. VICE PRESIDENT*

**DENSITY EXCHANGE**  
SENDING PARCEL Waterford Farm Parcel '9'  
INFORMATION Tax Map 20, Parcel 20, Grid 12

TOTAL PARCEL AREA: 21.250 Acres±  
(Preservation Easement: 21.243 Ac± + Right of Way 0.007 Ac±)  
DEO Units Created: N/A  
DEO Units Sent: N/A  
CEO Units Created: (1 : 4.25) = 5 units  
CEO Units Sent: (1 : 4.25) = 3 units  
CEO Units Retained:  
Acreage of Easement Remaining = 8.5 Ac± \*

RECEIVING PARCEL: Waterford Farm Parcel 13  
Tax Map 20, Parcel 20, Grid 12  
P-02-28

APPROVED: Howard County Department of Planning and Zoning  
*Mark W. Layton* 2/17/03  
Director Date

\*\* CEO Units created are based on total area of 21.250 Acres±  
\* Out of the 8.5 Acres Remaining, one unit (4.25 Ac.) is retained for a Dwelling on site.

**General Notes continued...**

- This property is encumbered with an Agricultural Land preservation Easement Agreement with the Howard County Agricultural Land preservation program. This agreement outlines the maintenance responsibilities of the owner, prohibits subdivision of the parcel and enumerates the uses permitted on the property.  
\*The easement was donated, not purchased, thereby allowing density to be sold through the DEO/CEO provisions of Zoning, Section 10G.

**OWNER'S CERTIFICATE**

We the "GST Trust" and the "Sister's Trust" owners of the property shown and described herein, hereby adopt this plan of subdivision, and in consideration of the approval of this final 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 9th day of January, 2003  
By: The Trust created under the Last Will and Testament of Anne Butler Dunn (GST Trust)  
By: *Edward K. Dunn, Jr. Trustee* (SEAL)  
By: *Willie Butler Dunn, Trustee* (SEAL)  
By: *Pierce Butler Dunn, Trustee* (SEAL)  
Name: *J. M. CHASE* Mercantile-Safe Deposit Trust Company, Trustee  
Title: *SR. VICE PRESIDENT*  
By: The Trust established by Anne Butler Dunn and Edward K. Dunn, Sr. under an Agreement dated December 29, 1976 (Sister's Trust)  
By: *Edward K. Dunn, Jr. Trustee* (SEAL)  
By: *Willie Butler Dunn, Trustee* (SEAL)  
By: *Pierce Butler Dunn, Trustee* (SEAL)  
Name: *J. M. CHASE* Mercantile-Safe Deposit Trust Company, Trustee  
Title: *SR. VICE PRESIDENT*

**SURVEYOR'S CERTIFICATE**

I hereby certify that the final easement plat shown hereon is correct; that it defines a preservation parcel easement of 21.243 acres on part of the land conveyed by Waterford Farm Joint Venture, to the "GST Trust" and the "Sister's Trust" by deed dated May 28, 2002 and recorded in the land records of Howard County in liber 6200, folio 216. All monuments are in place.

*C. Brooke Miller* 1/9/03  
C. Brooke Miller (Maryland Property Line Surveyor #135) Date



Recorded as Plat No. 15814 on 2-21-03  
Among the Land Records of Howard County, Maryland.

PLAT OF AGRICULTURAL EASEMENT  
DENSITY SENDING  
**WATERFORD FARM**  
PARCEL '9'  
TAX MAP 20 PARCEL 20 GRID 12  
4TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
Scale: 1"=200'  
Date: November 5, 2002  
Sheet 1 of 1

RE-03-02  
density sending RE-03-02 DS 3