

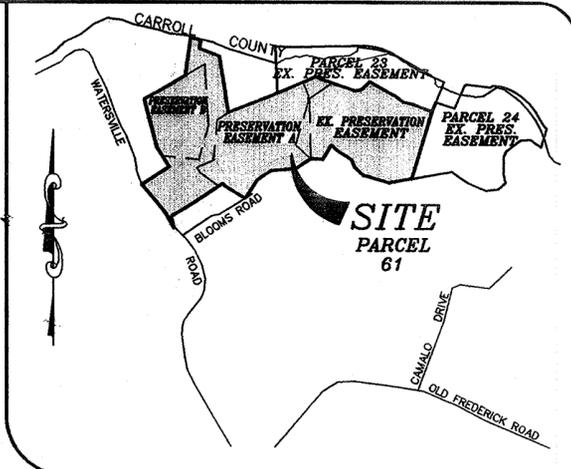
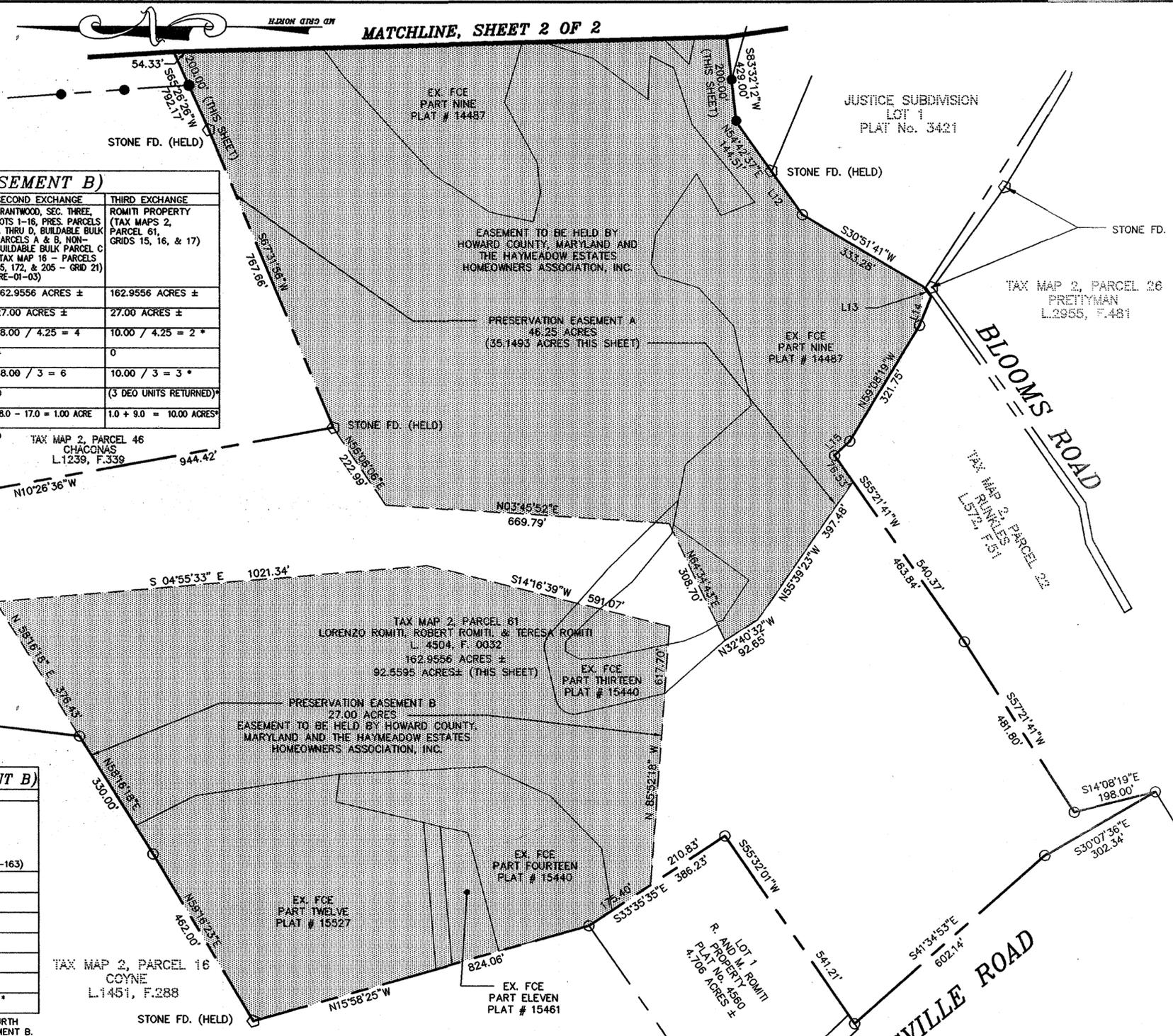
LINE TABLE	
LINE	BEARING & DISTANCE
L12	S54°30'03"W 125.67'
L13	S51°51'41"W 30.00'
L14	N68°08'19"W 74.25'
L15	N43°38'19"W 49.50'
L16	S05°46'18"W 141.40'

DENSITY EXCHANGE (EASEMENT B)			
RECEIVING PARCEL INFORMATION	FIRST EXCHANGE	SECOND EXCHANGE	THIRD EXCHANGE
FOX CREEK SUBDIVISION, LOTS 1 THRU 35 AND PRES. PARCELS A - D (TAX MAPS 15 & 16, PARCEL 183, GRIDS 12 & 18 AND 7 & 13, RESPECTIVELY) (RE-01-02)	BRANTWOOD, SEC. THREE, LOTS 1-16, PRES. PARCELS A THRU D, BUILDABLE BULK PARCELS A & B, NON-BUILDABLE BULK PARCEL C (TAX MAP 16 - PARCELS 45, 172, & 205 - GRID 21) (RE-01-03)	ROMITI PROPERTY (TAX MAPS 2, PARCEL 61, GRIDS 15, 16, & 17)	
TOTAL PARCEL COMPUTED ACREAGE	162.9556 ACRES ±	162.9556 ACRES ±	162.9556 ACRES ±
PRESERVATION EASEMENT ACREAGE	27.00 ACRES ±	27.00 ACRES ±	27.00 ACRES ±
CEO UNITS CREATED (1:4.25)	27.00 / 4.25 = 6	18.00 / 4.25 = 4	10.00 / 4.25 = 2 *
CEO UNITS SENT (1:4.25)	0	4	0
DEO UNITS CREATED (1:3)	27.00 / 3 = 9	18.00 / 3 = 6	10.00 / 3 = 3 *
DEO UNITS SENT (1:3)	3	0	(3 DEO UNITS RETURNED)
ACREAGE OF EASEMENT REMAINING	27.0 - 9.0 = 18.00 ACRES	18.0 - 17.0 = 1.00 ACRE	1.0 + 9.0 = 10.00 ACRES

* NOTE : 3 DEO UNITS (9 ACRES) WERE RETURNED TO PRESERVATION EASEMENT B. CEO AND DEO UNITS CREATED REFLECT THE ACREAGE AVAILABLE AFTER THE RECEIPT OF THE UNITS.

DENSITY EXCHANGE (EASEMENT B)	
RECEIVING PARCEL INFORMATION	FOURTH EXCHANGE
FOX CREEK SUBDIVISION, LOTS 1 THRU 28 AND PRES. PARCELS A - D (TAX MAPS 15 & 16, PARCEL 183, GRIDS 12 & 18 AND 7 & 13, RESPECTIVELY) (F-01-163)	
TOTAL PARCEL COMPUTED ACREAGE	162.9556 ACRES ±
PRESERVATION EASEMENT ACREAGE	27.00 ACRES ±
CEO UNITS CREATED (1:4.25)	10.00 / 4.25 = 2
CEO UNITS SENT (1:4.25)	0
DEO UNITS CREATED (1:3)	10.00 / 3 = 3
DEO UNITS SENT (1:3)	3
ACREAGE OF EASEMENT REMAINING	10.00 - 9.00 = 1.00 ACRE *

* NOTE : DENSITY IS EXHAUSTED WITH THIS FOURTH EXCHANGE FROM PRESERVATION EASEMENT B.



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. 02FA & 02HA.
STA. NO. 02FA N 618,484.035 ELEV. 721.66
E 1,283,741.766
STA. NO. 02HA N 615,000.151 ELEV. 736.04
E 1,284,960.900
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER 1998 BY MILDENBERG, BOENDER & ASSOCIATES, INC.
- DENOTES AN IRON ROD OR REBAR FOUND.
 - DENOTES AN IRON PIPE FOUND.
 - ⊙ DENOTES STONE FOUND.
 - DENOTES MONUMENT FOUND.
 - DENOTES AN ANGULAR BREAK.
- THIS PARCEL IS ENCUMBERED BY THREE PRESERVATION EASEMENT AGREEMENTS WITH HOWARD COUNTY AND THE HAYMEADOW ESTATES HOMEOWNERS ASSOCIATION, INC. (ONE FOR THE ORIGINAL PRESERVATION EASEMENT AND ONE EACH FOR PRESERVATION EASEMENT A & B) THESE AGREEMENTS OUTLINE THE MAINTENANCE RESPONSIBILITIES OF THE OWNER, PROHIBIT SUBDIVISION OF THE PARCEL, AND ENUMERATE THE USES PERMITTED ON THE PROPERTY.
- ARTICLES OF INCORPORATION FOR HAYMEADOW ESTATES HOMEOWNERS ASSOCIATION, INC. APPROVED ON NOVEMBER 16, 1998 BY THE STATE DEPARTMENT OF TAXATION AND ASSESSMENTS. (ACCOUNT # D5140868)
- THE PURPOSE OF THIS AMENDED PLAT OF EASEMENT IS TO SEND 7 DEO (21.0 ACRES) TO PINDELL CHASE (F-03-28) 7M 41 FROM PRESERVATION EASEMENT A, WHICH WAS ORIGINALLY RECORDED WITH PLAT # 14189 & 14190.

OWNERS

LORENZO ROMITI, ROBERT ROMITI, AND TERESA ROMITI
6723 HOLABIRD AVENUE
BALTIMORE, MARYLAND 21222

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.

[Signature] 10/7/02
JOHN B. MILDENBERG, SURVEYOR

[Signature] 12/6/02
LORENZO ROMITI, OWNER

[Signature] 12/6/02
ROBERT ROMITI, OWNER

[Signature] 12/6/02
TERESA ROMITI, OWNER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 2/10/03
DIRECTOR

OWNER'S STATEMENT

LORENZO ROMITI, ROBERT ROMITI, AND TERESA ROMITI, 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 16th DAY OF DECEMBER 2002

[Signature] LORENZO ROMITI
[Signature] ROBERT ROMITI
[Signature] TERESA ROMITI

[Signature] WITNESS
[Signature] WITNESS
[Signature] WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT OF EASEMENT SHOWN HEREON IS INTENDED TO PROVIDE A PRESERVATION EASEMENT OVER THAT PARCEL OF GROUND CONVEYED BY LORENZO ROMITI, ROBERT ROMITI, AND TERESA ROMITI TO LORENZO ROMITI, ROBERT ROMITI, AND TERESA ROMITI BY DEED DATED NOVEMBER 10, 1998, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, OF HOWARD COUNTY, MARYLAND IN LIBER No. 4504 AT FOLIO 0032.

[Signature] 10/7/02
JOHN B. MILDENBERG, L.S. No. 10720

RECORDED AS PLAT/5837 ON 3-05-03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

AMENDED PLAT OF EASEMENT
ROMITI PROPERTY
SHEET 1 OF 2

TAX MAP 2 PARCEL NO. 61 BLOCK 15, 16, & 17
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
EX. ZONING RC-DEO

SCALE : 1" = 200'
DATE : OCT 2002
F-98-138; F-00-24; P-01-01; RE-01-02; RE-01-03; F-01-163; RE-02-02.
P-02-06; F-03-28.

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Elkton City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

RE 03-03(5)

02-018/dwg/20-esmmt-A6.dwg 10-7-02 5:44:47 pm EST

LINE TABLE	
LINE	BEARING & DISTANCE
L1	N63°26'09"W 47.70'
L2	N20°09'04"W 20.00'
L9	N77°22'37"E 99.00'
L10	S24°34'04"E 130.16'
L11	S48°45'03"E 124.69'

TAX MAP 2, PARCEL 24
LORENZO ROMITI, ROBERT ROMITI, & TERESA ROMITI
L. 4504, F. 0032
PRESERVATION EASEMENT (PLAT # 13545)

DENSITY EXCHANGE	
RECEIVING PARCEL INFORMATION	FIRST EXCHANGE
TOTAL PARCEL COMPUTED ACREAGE	162.9556 ACRES ±
PRESERVATION EASEMENT ACREAGE	55.2500 ACRES ±
CEO UNITS CREATED (1:4.25)	55.25 / 4.25 = 13
CEO UNITS SENT (1:4.25)	12 (12 X 4.25 = 51.00 ACRES)
DEO UNITS CREATED (1:3)	55.25 / 3 = 18
DEO UNITS SENT (1:3)	0
ACREAGE OF EASEMENT REMAINING	55.25 - 51.00 = 4.25 ACRES

NOTE: ONE DENSITY UNIT (4.25 ACRES) HAS BEEN RETAINED FOR A RESIDENTIAL UNIT ON THE ACREAGE ENCUMBERED BY THE ORIGINAL 55.25 ACRE PRESERVATION EASEMENT AND THAT, THEREFORE, NO DENSITY REMAINS WITHIN THE EASEMENT AREA FOR EXCHANGE.

DENSITY EXCHANGE (EASEMENT A)			
RECEIVING PARCEL INFORMATION	FIRST EXCHANGE	SECOND EXCHANGE	THIRD EXCHANGE
TOTAL PARCEL COMPUTED ACREAGE	162.9556 ACRES ±	162.9556 ACRES ±	162.9556 ACRES ±
PRESERVATION EASEMENT ACREAGE	46.25 ACRES ±	46.25 ACRES ±	46.2500 ACRES ±
CEO UNITS CREATED (1:4.25)	46.25 / 4.25 = 10	43.25 / 4.25 = 10	4.25 / 4.25 = 1
CEO UNITS SENT (1:4.25)	0	0	1 (1 X 4.25 = 4.25 ACRES)
DEO UNITS CREATED (1:3)	46.25 / 3 = 15	43.25 / 3 = 14	4.25 / 3 = 1
DEO UNITS SENT (1:3)	1	13	0
ACREAGE OF EASEMENT REMAINING	46.25 - 3 = 43.25 ACRES	43.25 - 39.00 = 4.25 ACRES	4.25 - 4.25 = 0.00 ACRES
RECEIVING PARCEL INFORMATION	FOURTH EXCHANGE	FIFTH EXCHANGE	SIXTH EXCHANGE
TOTAL PARCEL COMPUTED ACREAGE	162.9556 ACRES ±	162.9556 ACRES ±	162.9556 ACRES ±
PRESERVATION EASEMENT ACREAGE	46.2500 ACRES ±	46.25 ACRES ±	46.25 ACRES ±
CEO UNITS CREATED (1:4.25)	39.00 / 4.25 = 9 *	39.00 / 4.25 = 9 *	21.00 / 4.25 = 4
CEO UNITS SENT (1:4.25)	0	0	0
DEO UNITS CREATED (1:3)	39.00 / 3 = 13 *	39.00 / 3 = 13 *	21.00 / 3 = 7
DEO UNITS SENT (1:3)	(13 DEO UNITS RETURNED)*	6 (6 X 3 = 18.00 ACRES)	7 (7 X 3 = 21.00 ACRES)
ACREAGE OF EASEMENT REMAINING	0.00 + 39.00 = 39.00 ACRES*	39.00 - 18.00 = 21.00 ACRES	21.00 - 21.00 = 0.00 ACRES

* NOTE: 13 DEO UNITS (39 ACRES) WERE RETURNED TO PRESERVATION EASEMENT A UNDER THE FOURTH EXCHANGE. CEO AND DEO UNITS CREATED REFLECT THE ACREAGE AVAILABLE AFTER THE RECEIPT OF THE UNITS. ONE UNIT IS BEING RETAINED ON THE 55.25 ACRE "EXISTING" PRESERVATION EASEMENT FOR PARCEL 61.

OWNERS
LORENZO ROMITI, ROBERT ROMITI,
AND TERESA ROMITI
6723 HOLABIRD AVENUE
BALTIMORE, MARYLAND 21222

OWNER'S STATEMENT
LORENZO ROMITI, ROBERT ROMITI, AND TERESA ROMITI, 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 December 2002

Lorenzo Romiti ROBERT ROMITI
Teressa Romiti TERESA ROMITI
Cindy DeToppo WITNESS
Cindy DeToppo WITNESS
Cindy DeToppo WITNESS

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE FINAL PLAT OF EASEMENT SHOWN HEREON IS INTENDED TO PROVIDE A PRESERVATION EASEMENT OVER THAT PORTION OF GROUND CONVEYED BY LORENZO ROMITI, ROBERT ROMITI, AND TERESA ROMITI TO LORENZO ROMITI, ROBERT ROMITI, AND TERESA ROMITI BY DEED DATED NOVEMBER 10, 1998, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, OF HOWARD COUNTY, MARYLAND IN LIBER No. 4504 AT FOLIO 0032.

J. B. Mildenberg
JOHN B. MILDENBERG, L.S. NO. 10718
DATE: 12/7/02

RECORDED AS PLAT 5838 ON 3-05-03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

AMENDED PLAT OF EASEMENT
ROMITI PROPERTY
SHEET 2 OF 2

TAX MAP 2, PARCEL NO. 61, BLOCK 15, 16, & 17
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
EX. ZONING RC-DEO

SCALE: 1" = 200'
DATE: OCT 2002
DPZ FILE NOS. F-98-138; F-00-24; P-01-01; RE-01-02; RE-01-03; F-01-163; RE-02-02; P-02-04; F-03-28.

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.

B&O RAILROAD COMPANY
PLAT No. V.172/14 & V.172/15
EX. RAILROAD

PATAPSCO RIVER (BOUNDARY LINE BETWEEN HOWARD AND CARROLL COUNTY)

LAND LOCATED IN CARROLL COUNTY (36,814 SQ. FT.±)

TAX MAP 2, PARCEL 23
BLY
L.4758, F.0135
PRESERVATION EASEMENT (PLAT # 14031)

DELTA = 38°11'51"
RADIUS = 241.36'
LENGTH = 160.91'
TANGENT = 83.57'
CHORD BEARING = N 81°39'44" E
CHORD DISTANCE = 157.94'

STONE IN BASE OF TREE FD. (HELD)

TAX MAP 2, PARCEL 23
BLY
L.428, F.217
PRESERVATION EASEMENT (PLAT # 14031)

EX. PRESERVATION EASEMENT 55.25 ACRES PLAT # 13544
EASEMENT HELD BY HOWARD COUNTY, MARYLAND AND THE HAYMEADOW ESTATES HOMEOWNERS ASSOCIATION, INC.

TAX MAP 2, PARCEL 61
LORENZO ROMITI, ROBERT ROMITI, & TERESA ROMITI
L. 4504, F. 0032
162.9556 ACRES ±
71.2412 ACRES ± (THIS SHEET)

EX. FCE PART EIGHT PLAT # 14486 & 14487

PRESERVATION EASEMENT A 46.25 ACRES (11,007 ACRES THIS SHEET)
EASEMENT TO BE HELD BY HOWARD COUNTY, MARYLAND AND THE HAYMEADOW ESTATES HOMEOWNERS ASSOCIATION, INC.

MATCHLINE, SHEET 1 OF 2

TAX MAP 2, PARCEL 235
JENNINGS
L.2827, F.138

TAX MAP 2, PARCEL 25
HITCHINGS
L.3248, F.475

TAX MAP 2, PARCEL 47
BLOOM
L.3452, F.454

JUSTICE SUBDIVISION
LOT 1
PLAT No. 3421

02-018/dwg/20-esmml-B6.dwg 10-7-02 5:43:59 pm EST

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.

J. B. Mildenberg 12/7/02
JOHN B. MILDENBERG, SURVEYOR
Lorenzo Romiti 12/6/02
LORENZO ROMITI, OWNER
Robert Romiti 12/6/02
ROBERT ROMITI, OWNER
Teressa Romiti 12/6/02
TERESA ROMITI, OWNER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Mark J. Coughlin 2/20/03
DIRECTOR DATE

RE-03-03 (5)