

GENERAL NOTES

- Property Zoned: RC-DEO PER THE 2/3/04 COMPREHENSIVE ZONING PLAN
- Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 06C6 and 06FA.
Station No. 06C6 - N 609,143.447 E 1,270,776.473 ELEV. 856.055
Station No. 06FA - N 606,746.118 E 1,271,284.334 ELEV. 807.512
- This plat is based on a field run monumented boundary survey performed JULY, 2000 by O'Connell & Lawrence, Inc.
- Areas indicated on this plat are more or less.
- This property is encumbered by a preservation easement and is restricted by an accompanying easement agreement. The easement agreement, entered into by the property owners, Howard County and Stone Creek Estate HOA, Inc. outlines the responsibilities of the parcel owner and enumerates the uses permitted on the property.
-  Denotes Forest Retention Easement or a portion of the First Exchange "Preservation, Parcel A."
- An 10.2426 acre portion of the 29.7500 acres from which the C.E.O.'s are derived shall provide for a Forest Retention Easement.
- The Forest Conservation Easement has been established to fulfill a portion of the requirements for The Westwoods of Cherry Grove (F-00-105), per Section 16.1200 of the Howard County Subdivision and Land Development Regulations, Forest Conservation Act. No clearing, grading, or construction is permitted within the Forest Conservation Easement; however, forest management practices as defined in the Deed of Forest Conservation Easement, are allowed.
- Financial surety for the required 10.2426 acres of retention (2:1 requirement) has been posted in the amount of \$44,432.00 as part of the Developers Agreement of F-00-105
- Articles of incorporation for Stone Creek Estate Homeowners Association, Inc. were approved on November 12, 1998 by the State Department of Assessments and Taxation #05135017
-  Denotes 7 CEO'S (29.75 AC.) "Presevation, Parcel A"
-  Denotes (89.2500 AC.) "Presevation, Parcel B"
- Total Area of Parcel 7 = 119.0000 acres.

**PURPOSE STATEMENT
FIRST EXCHANGE**

The purpose of this plat is to establish a Forest Conservation Easement to fulfill a portion of the requirements of The Westwoods of Cherry Grove (F-00-105), to extinguish permanently the right to subdivide 29.75 AC. of this land based on the DEO/CEO provisions described in section 106 of the Zoning Regulations, and to record the transfer of 7 CEO units from the preservation easement established by the recordation of this plat. The remaining portion of this Plat (89.25 Acres) will not be encumbered in any way.

**PURPOSE STATEMENT
SECOND EXCHANGE**

The purpose of this plat is to extinguish permanently the right to subdivide 89.2500 AC. of this land based on the DEO/CEO provisions described in section 106 of the Zoning Regulations, and to record the transfer of 3 DEO units from the preservation easement established by the recordation of this plat.

**PURPOSE STATEMENT
FIFTH EXCHANGE**

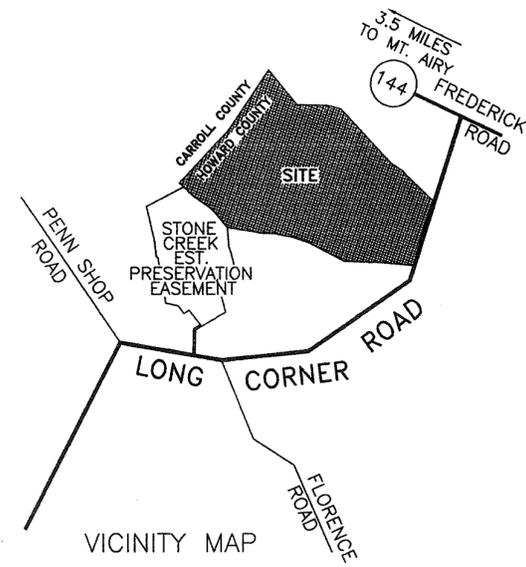
The purpose of this plat is to record the transfer of 3 DEO units from the preservation easement established by the recordation of the Second Exchange.

**PURPOSE STATEMENT
FOURTH EXCHANGE**

The purpose of this plat is to record the transfer of 2 DEO units from the preservation easement established by the recordation of the Second Exchange.

**PURPOSE STATEMENT
THIRD EXCHANGE**

The purpose of this plat is to record the transfer of 5 CEO* units from the preservation easement established by the recordation of the Second Exchange.
* and 2 DEO UNITS.



DENSITY EXCHANGE CHART					
	FIRST EXCHANGE (C.E.O.'S)	SECOND EXCHANGE (D.E.O.'S)	THIRD EXCHANGE (C.E.O.'S) (2:1)	FOURTH EXCHANGE (D.E.O.'S)	FIFTH EXCHANGE (D.E.O.'S)
SENDING PARCEL #1 INFORMATION	HOLTZINGER PROPERTY TAX MAP #1.#6 PARCEL #7	HOLTZINGER PROPERTY TAX MAP #1.#6 PARCEL #7	HOLTZINGER PROPERTY TAX MAP #1.#6 PARCEL #7	HOLTZINGER PROPERTY TAX MAP #1.#6 PARCEL #7	HOLTZINGER PROPERTY TAX MAP #1.#6 PARCEL #7
TOTAL PARCEL COMPUTED ACREAGE	TOTAL AREA HO.CO. 119.0000 AC. (INCLUDES ROAD DEDICATION)	TOTAL AREA HO.CO. 119.0000 AC. (INCLUDES ROAD DEDICATION)	TOTAL AREA HO.CO. 119.0000 AC. (INCLUDES ROAD DEDICATION)	TOTAL AREA HO.CO. 119.0000 AC. (INCLUDES ROAD DEDICATION)	TOTAL AREA HO.CO. 119.0000 AC. (INCLUDES ROAD DEDICATION)
PRESERVATION PARCEL ACREAGE	29.75 ACRES	89.25 ACRES	89.25 ACRES	89.25 ACRES	89.25 ACRES
CEO UNITS CREATED (1:4.25)	29.75/4.25=7 CEO'S CREATED		21.25/4.25= 5 CEO'S CREATED		
CEO UNITS SENT	7 CEO		5 CEO		
DEO UNITS CREATED (1:3)		9.00/3=3 DEO'S CREATED	6.00/3=2 DEO'S CREATED	6.00/3=2 DEO'S CREATED	9/3=3 DEO'S CREATED
DEO UNITS SENT		3 DEO	2 DEO	2 DEO	3 DEO
REMAINING ACREAGE	89.25 ACRES	80.25 ACRES	53 ACRES	47 ACRES	38 ACRES *
RECEIVING PARCEL INFORMATION	THE WESTWOODS OF CHERRY GROVE F-00-105 TAX MAP 8, GRID 15, PARCEL 46	KOANDAH GARDENS ESTATES F-02-04 TAX MAP 34, GRID 3, PARCEL 78	PFEFFERKORN ROAD PROPERTY FOX MEADOW PROPERTY RE-03-01, P-02-13 TAX MAP 15, GRID 13, 19, & 20, PARCEL 107	OWINGS PROPERTY RE-SUBDIVISION OF LOT 3 F-03-133 & RE-04-01 TAX MAP 40, GRID 4, PARCEL 44	MUSGROVE FARM BULK PARCEL A F-03-128, SP-03-11, AND RE-04-04 TAX MAP 21, GRID 12, PARCEL 12 LIBER 3407 FOLIO 203

* ONE DEVELOPMENT RIGHT MUST BE RETAINED FOR THIS PROPERTY(4.25 AC.), LEAVING 33.75 ACRES FOR FUTURE EXCHANGES.

BOUNDARY

POINT	NORTHING	EASTING
1400	614200.9559	1271961.8858
1401	614992.3607	1272547.1372
1402	614503.6375	1272915.8465
403	614475.9067	1273327.9145
1404	614417.6607	1273521.2706
1405	613641.6940	1274172.7688
406	613517.6383	1274339.1347
1407	613467.7457	1274374.6354
1508	613101.7932	1274723.8039
1509	612369.3167	1274467.3781
1510	612205.6437	1274450.3877
411	612270.9772	1273989.3712
1412	612314.6194	1273471.4567
1413	612586.7322	1272999.8267
1414	612673.5155	1272785.7481
1415	612738.7977	1272529.9469
1416	612751.2479	1272354.8289
1417	612849.6886	1271879.3004
1418	613112.6959	1271679.9836
1419	613315.1544	1271419.3871
1420	613465.8722	1271272.9243
1421	613776.0437	1271529.8425
1422	613495.2698	1271244.3566

NOTE: ALL INFORMATION SHOWN REFERS TO HOWARD COUNTY ACREAGE. THE 8,207 SQ.FT IN CARROLL COUNTY IS NOT INCLUDED IN THIS PLAT.

The requirements of § 3-108, The Real Property Article, Annotated Code of Maryland, 1988 replacement by volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

Jeffrey L. Harrison 8-13-05
JEFFREY L. HARRISON Date

Edward R. Harrison 8-13-05
EDWARD R. HARRISON Date

Jefferson D. Lawrence 8-12-05
Jefferson D. Lawrence Date
Md. Reg. Prof. Land Surveyor #5216

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Martha D. Wozniak 8/20/04
DIRECTOR DATE

OWNER'S CERTIFICATE

JEFFREY L. HARRISON AND EDWARD R. HARRISON, 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.

OWNER'S ADDRESS
MR. JEFFREY L. HARRISON & MR. EDWARD R. HARRISON
#2119 GILLIS FALLS ROAD
WOODBINE, MARYLAND 21797

Witness our hands this 13 Day of August, 2004

Jeffrey L. Harrison
JEFFREY L. HARRISON
Witness

Edward R. Harrison
EDWARD R. HARRISON
Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a subdivision of part of the land conveyed to Jeffrey L. Harrison and Edward R. Harrison by deed dated 16th of March, 1983 and recorded in Liber 1149 at Folio 059 among the land records of Howard County, Maryland. That all monuments are in place in accordance with the annotated Code of Maryland

Jefferson D. Lawrence 8-12-05
Jefferson D. Lawrence Date
Md. Reg. Prof. Land Surveyor #5216

RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON May 1, 2006
AS PLAT NUMBER 18227

AMENDED PLAT OF EASEMENT - DENSITY SENDING
HOLTZINGER PROPERTY
PRESERVATION PARCEL "A", "B" AND PART OF PARCEL #7 (LISBON) 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ZONE: RC-DEO TAX MAP: #1.#6 PARCEL: 7
FEB. 2004 SCALE: 1"=200' SHEET 1 OF 2

O'Connell & Lawrence, Inc.
Construction Consultants, Engineers, Surveyors
17904 Georgia Avenue, Suite 302
Oney, Maryland 20832
Tel: (301) 924-4570 * Fax: (301) 924-58720CL 345-001

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DUNLOGIN WEST
LOT 5
P.B. 25 PAGE 20

ARTHUR E. COLVIN
L1903 F.126

JOHN/SUSAN HARRISON
L.780 F.30

HARRISON PROPERTY
LOT 1
PLAT #3988

VOSLOH
L.0624 F.094

THE FUTURE
R/W DEDICATION
AREA IS NOT
ENCUMBERED BY
THE PRESERVATION
PARCEL EASEMENT
FUTURE AREA
OF ROAD
DEDICATION TO
HOWARD COUNTY, MD
28,558 SQ. FT.
OR 0.6556 ACRES

**PRESERVATION
PARCEL "A"**

1,295,912 SQ.FT.
or 29.7500 ACRES
EASEMENT HOLDERS:
-STONE CREEK ESTATE, HOA, INC.
-HOWARD COUNTY GOVERNMENT
(INCLUSIVE OF THE AREA DESIGNATED
HEREON AS "FOREST CONSERVATION
EASEMENT 'RETENTION'")

**PRESERVATION
PARCEL "B"**
3,887,729 SQ.FT. or 89.2500 ACRES
(INCLUSIVE OF THE FUTURE AREA OF
ROAD DEDICATION)
EASEMENT HOLDERS:
-STONE CREEK ESTATE HOA, INC.
-HOWARD COUNTY GOVERNMENT

JEFFREY L. HARRISON
EDWARD R. HARRISON
LIBER 1149 FOLIO 59

**FOREST CONSERVATION
EASEMENT "RETENTION"**
448,170 SQ.FT. OR
10.2426 ACRES

**FOREST RETENTION
EASEMENT**

LINE	BEARING	DISTANCE
L1	N 09°27'38" W	355.63'
L2	N 45°39'19" E	63.30'
L3	S 86°07'40" E	793.07'
L4	S 62°35'06" E	226.42'
L5	S 36°56'51" E	32.81'
L6	S 13°24'22" E	32.99'
L7	S 06°38'53" W	38.21'
L8	S 14°31'51" W	183.38'
L9	S 07°59'43" W	180.21'
L10	N 67°56'00" W	183.69'
L11	N 75°41'00" W	264.00'
L12	N 85°56'00" W	175.56'
L13	N 78°18'15" W	336.78'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	443.14'	165.51'	164.55'	S 05°55'35" W
C2	473.11'	171.28'	170.35'	N 06°25'26" E

LINE	BEARING	DISTANCE
L30	N 44°10'47" W	40.99'
L31	N 45°28'36" E	400.42'

PART OF PARCEL 7
WITHIN
CARROLL COUNTY, MD
8,207 SQ. FT.
0.1884 ACRES

STONE CREEK
ESTATES
PARCEL 2
PRESERVATION EASEMENT

CARROLL COUNTY
SOUTH BRANCH
PATRISCO RIVER
HOWARD COUNTY

LONG CORNER ROAD
60' R/W

30' TO
CL OF
EX. PAVING

C&F ANDERSON
L.231 F.270

J. HARRISON
L.1620 F.405

The requirements of §3-108, The Real Property Article, Annotated Code of Maryland, 1988 replacement by volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

Jeffrey L. Harrison 8-13-05
JEFFREY L. HARRISON Date
Edward R. Harrison 8-13-05
EDWARD R. HARRISON Date
Jefferson D. Lawrence 8-12-05
Jefferson D. Lawrence
Md. Reg. Prof. Land Surveyor #5216 Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Mark A. Uggla 8/20/06
DIRECTOR DATE

OWNER'S CERTIFICATE

JEFFREY L. HARRISON AND EDWARD R. HARRISON, 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 our hands this 13 Day of August, 2004

Jeffrey L. Harrison
JEFFREY L. HARRISON
Edward R. Harrison
EDWARD R. HARRISON
Charles U. Sharp
Witness
Charles U. Sharp
Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the plat of easement shown hereon is correct, that it is a preservation parcel of an additional 9.00 acres on the land conveyed to Jeffrey L. Harrison and Edward R. Harrison by deed dated 16th of March, 1983 and recorded in Liber 1149 at Folio 059 among the land records of Howard County, Maryland. That all monuments are in place in accordance with the annotated Code of Maryland

Jefferson D. Lawrence 8/12/05
Jefferson D. Lawrence
Md. Reg. Prof. Land Surveyor #5216 Date

RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON May 1, 2006 AS PLAT NUMBER 18228

AMENDED PLAT OF EASEMENT - DENSITY SENDING
HOLTZINGER PROPERTY
PRESERVATION PARCEL "A", "B" AND PART OF PARCEL #7 (LISBON) 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
ZONE: RC-DEO TAX MAP: #1,#6 PARCEL: 7
FEB. 2004 SCALE: 1"=200' SHEET 2 OF 2

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