

COORDINATE LIST		
POINT	NORTH	EAST
87	578937.9478	1314489.0641
88	581672.0074	1314826.1887
89	581104.7489	1314608.6339
90	580634.7810	1314581.4980
91	580311.4726	1314488.7818
92	579717.7208	1314710.3620
276	578945.4855	1314663.7315
278	579540.4075	1315207.2214
285	579495.8407	1314483.0427
302	580885.9262	1314900.3208
458	579173.8624	1314279.9554
464	579869.8577	1316392.1856
466	579300.5541	1316906.8745
470	579894.4423	1318765.4247
475	578266.6709	1316845.3468
477	579001.4386	1316828.9211
480	578996.8549	1316952.2360
486	579272.5059	1316913.0503
488	579668.7480	1314515.1288
497	581618.1730	1315049.0169
501	578065.6937	1316968.1410
541	578370.1680	1315450.8882

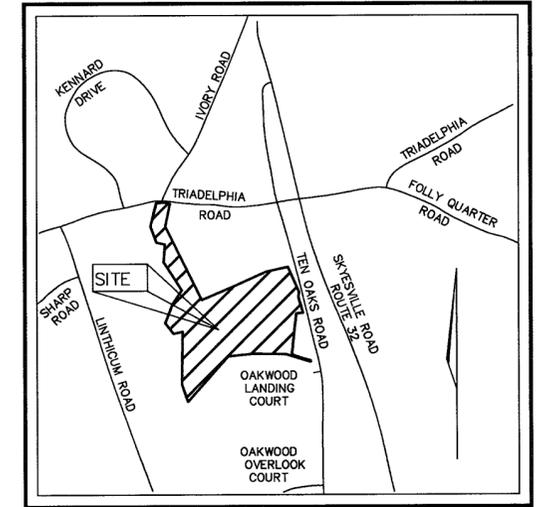
LINE TABLE		
L1	S78°49'02"E	79.79'
L2	S73°32'06"E	58.80'
L3	S11°28'44"W	747.19'
L4	S12°50'56"E	1380.07'
L5	N74°31'18"E	1073.76'
L6	N86°13'53"E	374.04'
L7	S14°24'44"E	29.92'
L8	S15°07'20"E	549.19'
L9	S14°56'56"W	35.94'
L10	S12°25'04"E	28.72'
L11	S06°19'04"E	135.90'
L12	N87°52'17"W	123.40'
L13	S14°56'56"W	260.74'
L14	S13°35'53"W	494.72'
L15	S16°32'35"E	42.25'
L16	S85°29'10"E	124.62'
L17	S87°04'07"E	214.48'
L18	S00°19'52"W	27.20'
L19	N67°04'07"W	222.69'
L20	N65°29'10"W	266.22'
L21	N81°30'50"W	599.10'
L22	N87°44'25"W	477.76'
L23	S49°08'38"W	1147.16'
L24	N11°02'30"W	355.60'
L25	N08°39'03"E	987.97'
L26	S87°31'44"W	174.82'

LINE TABLE		
L27	N41°33'11"W	315.24'
L28	N32°14'30"E	380.67'
L29	N45°41'37"E	317.65'
L30	N20°27'54"W	633.74'
L31	N16°00'05"E	336.34'
L32	N03°18'17"E	470.75'
L33	N20°58'58"E	607.54'

CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	90.81'	985.00'	45.44'	05°16'57"	S76°10'33"E 90.78'
C2	142.72'	1319.74'	71.43'	06°11'46"	S09°46'48"E 142.65'

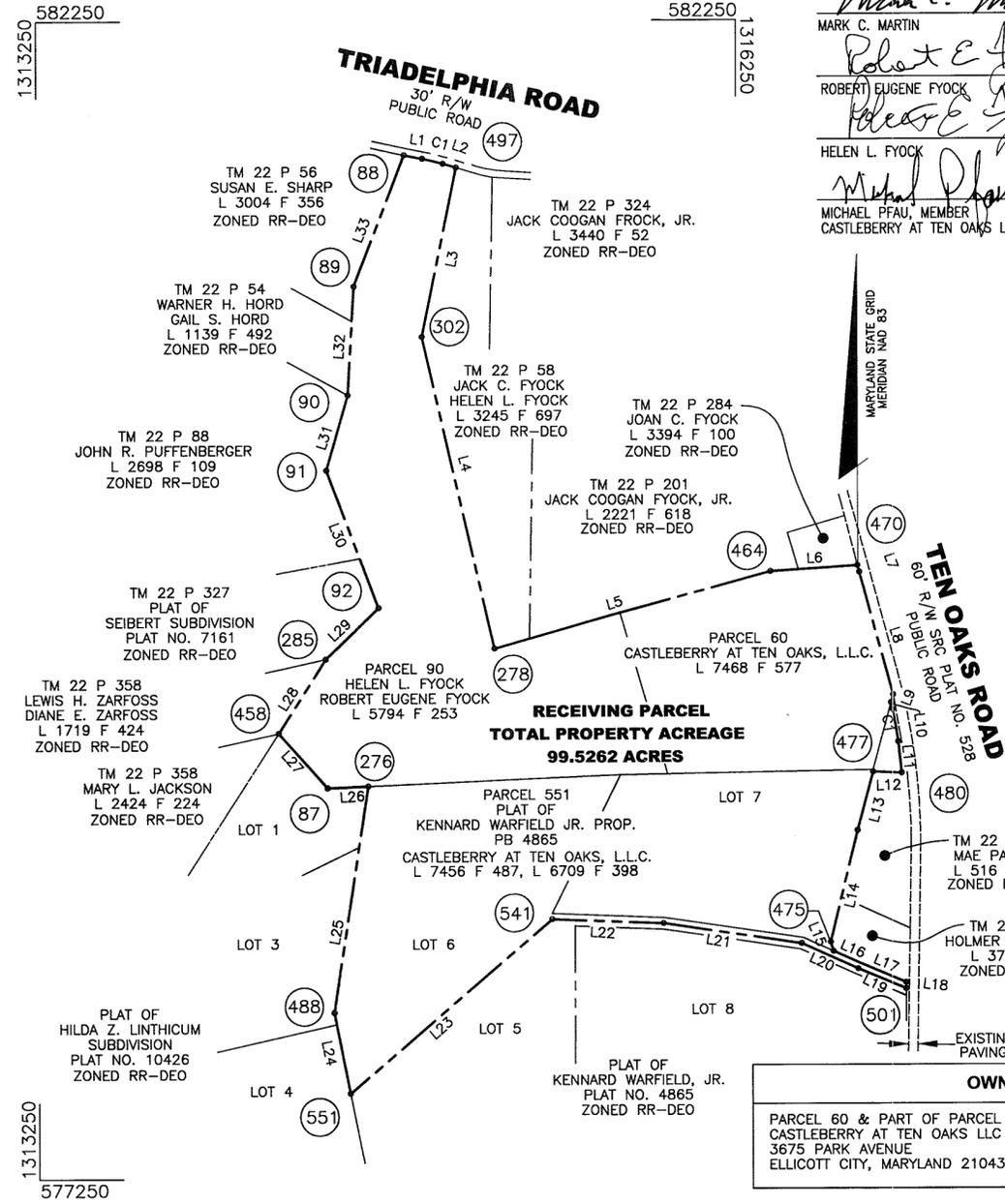
THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Mark C. Martin 12/29/05
 MARK C. MARTIN DATE
 Robert E. Fyock 2/23/06
 ROBERT EUGENE FYOCK DATE
 Helen L. Fyock 2/23/06
 HELEN L. FYOCK DATE
 Michael Pfauf 2/13/06
 MICHAEL PFAUF, MEMBER DATE
 CASTLEBERRY AT TEN OAKS LLC



VICINITY MAP
SCALE: 1"=2000'

DENSITY EXCHANGE		
RECEIVING PARCEL INFORMATION	OWNER: CASTLEBERRY AT TEN OAKS 3675 PARK AVENUE, SUITE 301 ELLCOTT CITY, MARYLAND 21043 7468/577, 6709/398, 7456/487 TAX MAP 10, BLOCK 13, PARCELS 60 & P/O 551	
	OWNER: HELEN L. FYOCK ROBERT EUGENE FYOCK 4109 TEN OAKS ROAD DAYTON, MARYLAND 21036 5794/253 TAX MAP 22, BLOCK 20; PARCEL 90	
TOTAL AREA OF SUBDIVISION	99.5262 ACRES	
ALLOWED DENSITY UNITS	99.5262/4.25 = 23	
NET ACREAGE OF SUBDIVISION	99.5262 ACRES	
NUMBER OF UNITS PROPOSED	46 UNITS	
MAXIMUM DEO UNITS ALLOWED	99.5262/2 = 49	
DEO DENSITY UNITS TO BE RECEIVED FROM SENDING PARCELS	23 UNITS	
SENDING PARCEL INFORMATION	DORIS FOLLMER HOGG PROPERTY TM 9, GRID 4, PARCEL 120	11 UNITS
SENDING PARCEL INFORMATION	DONNA L. SHAPIRO PROPERTY TM 12, GRID 5, PARCEL 9	10 UNITS
SENDING PARCEL INFORMATION	CHASE AT STONEY BROOK TM 7, GRID 17, PARCEL 133	2 UNITS



GENERAL NOTES

- DEED REFERENCE: L.7456 F.487 (PARCEL 60) L.5794 F.253 (PARCEL 90) L.6709 F.426, L.7468 F. 577 (P/O PARCEL 551)
- PROPERTY ZONED RR PER 2/2004 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGAL AND ASSOCIATES, INC. ON OR ABOUT JANUARY 2001.
- THE BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS:
 28 A1 576723.51 1314261.60
 28 AC 578041.90 1314261.60
- DENOTES IRON PIN W/CAP SET
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- ALL AREAS SHOWN ARE MORE OR LESS.
- USING THE DENSITY/CLUSTER EXCHANGE OPTION DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS 23 OF THE RESIDENTIAL LOTS/PARCELS SHOWN ON THE SUBDIVISION PLAN FOR CASTLEBERRY AT TEN OAKS, P-05-04 HAVE BEEN TRANSFERRED FROM DORIS FOLLMER HOGG PROPERTY, TAX MAP 9, GRID 4, PARCEL 120, DONNA L. SHAPIRO PROPERTY, TAX MAP 12, GRID 5, PARCEL 9, CHASE AT STONEY BROOK, TAX MAP 7, GRID 17, PARCEL 133.

OWNERS	
PARCEL 60 & PART OF PARCEL 551 CASTLEBERRY AT TEN OAKS LLC 3675 PARK AVENUE ELLCOTT CITY, MARYLAND 21043	PARCEL 90 ROBERT EUGENE FYOCK PO BOX 56 GLENELG, MARYLAND 21737

II. THIS SUBDIVISION COMPLIES WITH THE 4TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. IT IS SUBJECT TO THE 4TH EDITION BECAUSE THE SKETCH PLAN WAS SUBMITTED NOVEMBER 15, 2000 AND THE 1993 ZONING REGULATIONS, AS AMENDED BY CB50-2003, BECAUSE IT WAS TECHNICALLY COMPLETE ON FEBRUARY 14, 2001. THEREFORE, THE DENSITY IS BASED ON GROSS ACREAGE OF THE RECEIVING PARCEL.

ROBERT H. VOGEL ENGINEERING, INC.
 8407 MAIN STREET
 ELLCOTT CITY, MARYLAND 21043
 410-461-7666

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY:
 HELEN L. FYOCK AND ROBERT EUGENE FYOCK TO HELEN L. FYOCK AND ROBERT EUGENE FYOCK BY DEED DATED NOVEMBER 8, 2001 AND RECORDED IN LAND RECORDS OF HOWARD COUNTY IN LIBER 5794 FOLIO 253
 RONDA J. CARPENTER TO CASTLEBERRY AT TEN OAKS, L.L.C. BY DEED DATED JULY 22, 2003 AND RECORDED IN LIBER 7468 FOLIO 577
 HERMAN M. BRAUDE TO CASTLEBERRY AT TEN OAKS, L.L.C. BY DEED DATED DECEMBER 12, 2002 AND RECORDED IN LIBER 6709 FOLIO 398 ALL RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND
 DARREN A. LILLY AND TINA M. LILLY TO CASTLEBERRY AT TEN OAKS, L.L.C. BY DEED DATED JULY 24, 2003 AND RECORDED IN LIBER 7456 FOLIO 487 AMONG THE AFOREMENTIONED LAND RECORDS.
 ALL MONUMENTS ARE IN PLACE IN ACCORDANCE WITH THE 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.

Mark C. Martin
 MARK C. MARTIN, PROFESSIONAL LAND SURVEYOR #10884 DATE

THE PURPOSE OF THIS PLAT IS TO IDENTIFY A 99.5262 ACRE PARCEL AS A RECEIVING PARCEL FOR DENSITY EXCHANGE, AND TO IDENTIFY THE SENDING PARCEL FOR THE REQUIRED DEO UNITS BEING TRANSFERRED. THE SENDING PARCEL IS REQUIRED TO SUPPORT THE CLUSTER LOT DENSITY FOR CASTLEBERRY AT TEN OAKS

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
 HOWARD COUNTY HEALTH OFFICER DATE
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 DIRECTOR DATE

OWNER'S CERTIFICATE
 WE, ROBERT EUGENE FYOCK, HELEN L. FYOCK AND CASTLEBERRY AT TEN OAKS, L.L.C. BY MICHAEL PFAUF, MEMBER, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL DENSITY RECEIVING PLAT OF EASEMENT, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE PRESERVATION EASEMENT TO BE CONSIDERED A RECEIVING PARCEL FOR 23 DEVELOPMENT UNITS.

WITNESS OUR HANDS THIS 23 DAY OF February, 2006.
 Robert E. Fyock
 ROBERT EUGENE FYOCK
 Helen L. Fyock
 Michael Pfauf, MEMBER
 CASTLEBERRY AT TEN OAKS, LLC

Witnesses:
 Judith Keane
 Judith Keane
 Judith Keane

RECORDED AS PLAT No. _____ ON _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

DENSITY RECEIVING PLAT
 CASTLEBERRY AT TEN OAKS
 ZONED RR-DEO
 TAX MAP NO. 22, BLK. 13, PARCEL NO. 60, 90, & P/O 551
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SEPTEMBER 1, 2005

500' 0' 500' 1000' 1500'
 SCALE: 1" = 500' SHEET 1 OF 1

COORDINATES LIST		
POINT	NORTH	EAST
120	611678.8024	1321074.8009
121	611733.0178	1321305.9534
122	611969.5086	1321739.2587
123	611223.0763	1322307.3111
124	611334.9830	1322514.0689
125	611465.5495	1322708.7296
126	611137.3861	1322958.6972
127	611111.2777	1322972.7287
128	610900.6401	1323000.8762
129	610544.4639	1322946.3875
130	610190.9076	1322788.2269
131	610267.1677	1322361.4874
132	610425.7186	1321611.3502
133	610322.5751	1321359.8488
134	611223.4511	1321170.3725
135	611281.5638	1321445.5025
136	610473.7825	1321601.0460
137	610399.4158	1321958.7269
138	610599.0591	1322000.1658
139	610507.9620	1322439.0512
140	610271.7156	1322339.9704

FIRST DENSITY EXCHANGE	
SENDING PARCEL INFORMATION	DORIS FOLLMER HOGG TAX MAP 9 GRID No. 4 PARCEL 120
TOTAL ACREAGE AVAILABLE FOR EXCHANGE (TOTAL EASEMENT AREA)	41.9229 ACRES*
DEO UNITS CREATED (1:3)	13
DEO UNITS SENT (1:3)	11
AREA OF EASEMENT REMAINING	41.9229 AC.-33.00=8.9229 ACRES
RECEIVING PARCEL	CASTLEBERRY AT TEN OAKS LOTS 1-45, NON-BUILDABLE PRESERVATION PARCELS A, C, D, E, AND BUILDABLE PRESERVATION PARCEL B
	TAX MAP 22 GRID No. 20 PARCEL 60 P-05-004 RE-05-04

* THIS FIGURE INCLUDES THE AREA UNDER PRESERVATION EASEMENT AND THE 0.4229 ACRE RIGHT-OF-WAY DEDICATION.

NOTES:

1. OF THE 8.9229 ACRES OF EASEMENT CREDIT REMAINING, 4.25 ACRES IS NEEDED TO SUPPORT THE EXISTING HOUSE.
2. THERE MAY BE NO HOUSE ON THE PORTION OF THE PROPERTY NOT COVERED BY THE PRESERVATION EASEMENT UNLESS THAT PORTION IS SUBDIVIDED FROM THE REMAINDER AND CREATED AS A CLUSTER LOT.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME PERSONALLY, OR UNDER MY RESPONSIBLE CHARGE, AND THE SURVEY WORK REFLECTED ON IT ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION .12 OF CHAPTER 6 OF THE MINIMUM STANDARDS OF PRACTICE OF MARYLAND.

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.

8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

PHRA

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Mark D. Lingle 2/29/06
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS CONVEYED BY DORIS FOLLMER HOGG, FORMERLY KNOWN AS DORIS F. FOLLMER TO DORIS FOLLMER HOGG, JONATHAN S. FOLLMER, HER SON AND CHERYL A. FOLLMER, HIS WIFE, BY DEED DATED OCTOBER 22, 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6561 AT FOLIO 354 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

A. Botterill 1/05/06
ARTHUR M. BOTTERILL
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION NO. 10886
DATE



OWNER'S CERTIFICATE

WE DORIS FOLLMER HOGG, JONATHAN S. FOLLMER & CHERYL A. FOLLMER, 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 TRANSFER OF DEVELOPMENT RIGHTS.

WITNESS MY/OUR HANDS THIS 9th DAY OF JANUARY 2006.

Doris Follmer Hogg 1-9-06
DORIS FOLLMER HOGG DATE

Jonathan S. Follmer 1-9-06
JONATHAN S. FOLLMER DATE

Cheryl A. Follmer 1-9-06
CHERYL A. FOLLMER DATE

Charles W. Sharp 1-9-06
WITNESS DATE

Charles W. Sharp 1-9-06
WITNESS DATE

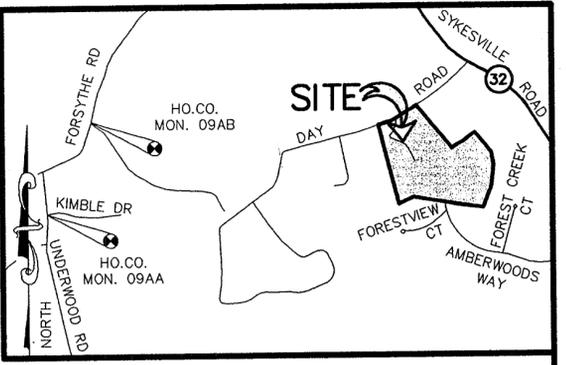
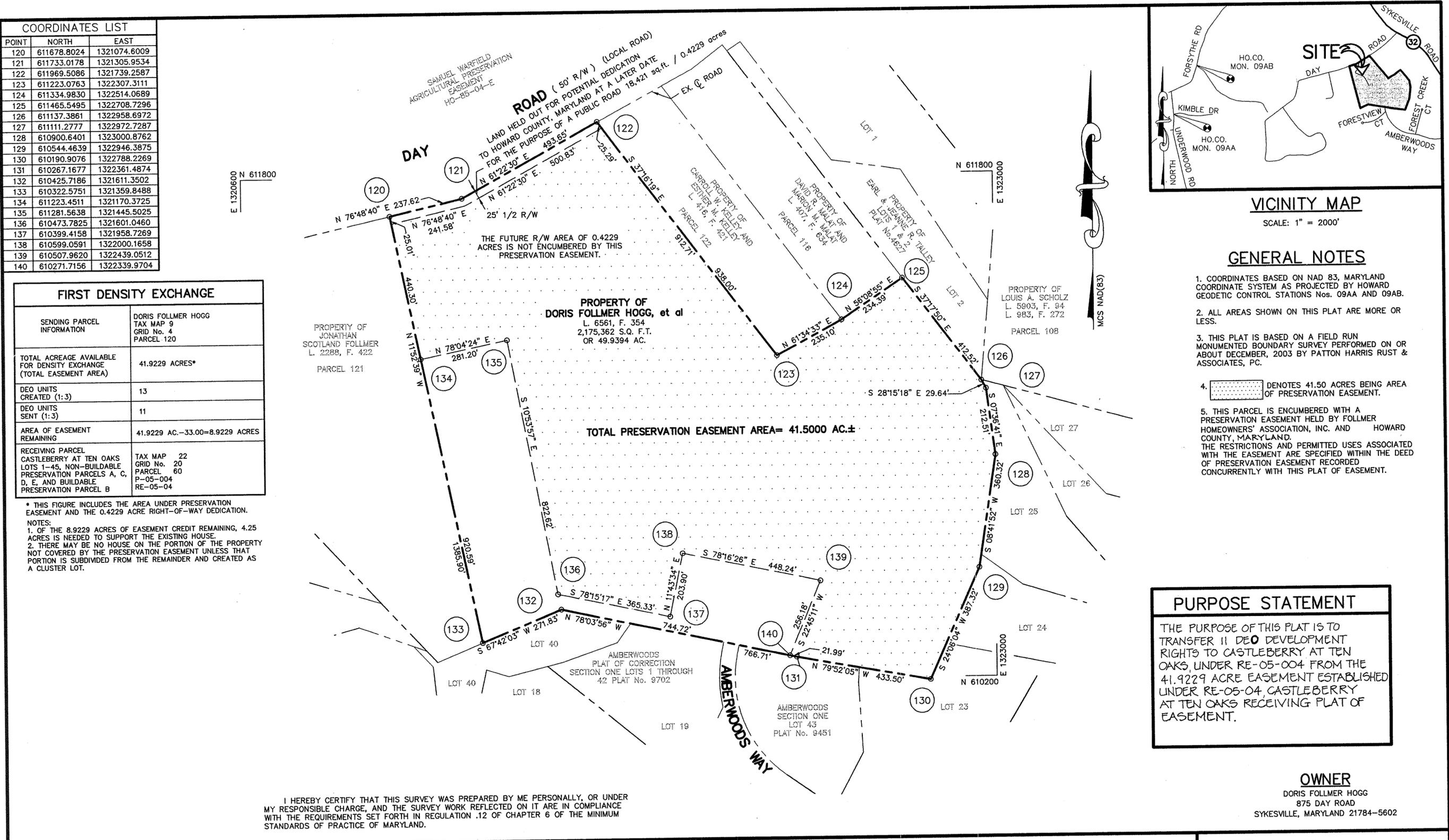
Charles W. Sharp 1-9-06
WITNESS DATE

RECORDED AS PLAT No. _____
ON _____
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF PRESERVATION EASEMENT, DENSITY SENDING FOLLMER HOGG PROPERTY

3RD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
GRID NO. 4 TAX MAP NO. 9 PARCEL 120 ZONED: RC-DEO
SCALE: 1" = 200' DATE: 1-05-2006 SHEET: 1 OF 1
12641/1-0/SURVEY/FINAL/001 PLAT.DWG

RE-05-04 (53)



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETIC CONTROL STATIONS Nos. 09AA AND 09AB.
2. ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
3. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT DECEMBER, 2003 BY PATTON HARRIS RUST & ASSOCIATES, PC.
4. [Hatched Area] DENOTES 41.50 ACRES BEING AREA OF PRESERVATION EASEMENT.
5. THIS PARCEL IS ENCUMBERED WITH A PRESERVATION EASEMENT HELD BY FOLLMER HOMEOWNERS' ASSOCIATION, INC. AND HOWARD COUNTY, MARYLAND. THE RESTRICTIONS AND PERMITTED USES ASSOCIATED WITH THE EASEMENT ARE SPECIFIED WITHIN THE DEED OF PRESERVATION EASEMENT RECORDED CONCURRENTLY WITH THIS PLAT OF EASEMENT.

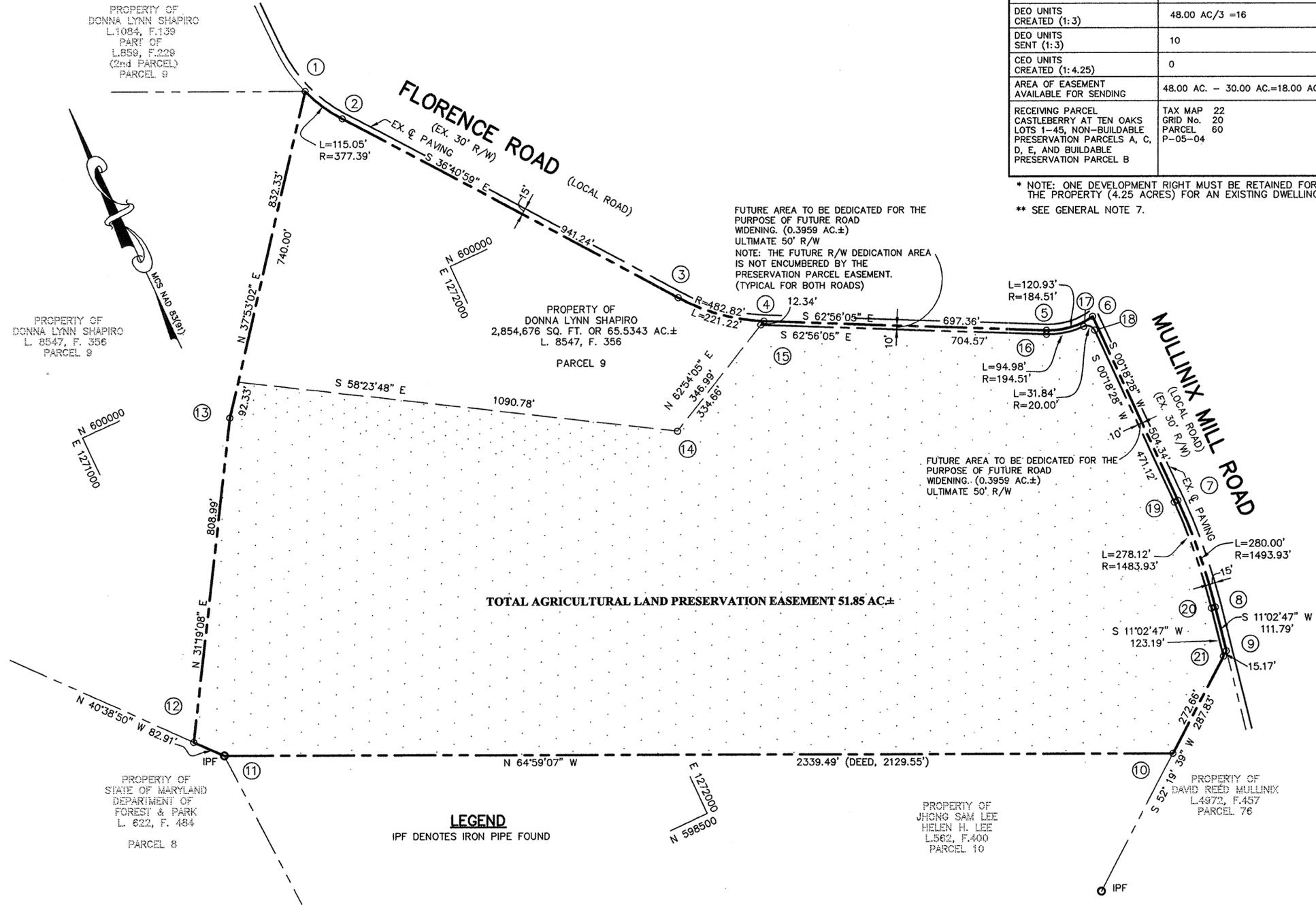
PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO TRANSFER 11 DEO DEVELOPMENT RIGHTS TO CASTLEBERRY AT TEN OAKS, UNDER RE-05-004 FROM THE 41.9229 ACRE EASEMENT ESTABLISHED UNDER RE-05-04, CASTLEBERRY AT TEN OAKS RECEIVING PLAT OF EASEMENT.

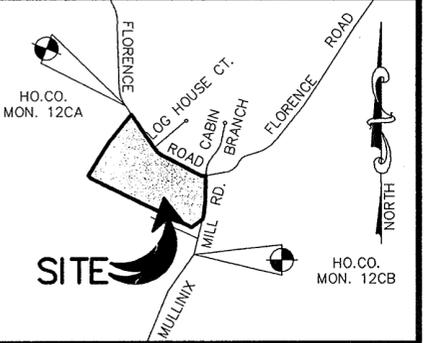
OWNER
DORIS FOLLMER HOGG
875 DAY ROAD
SYKESVILLE, MARYLAND 21784-5602

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
1-2	115.05'	377.39'	57.98'	114.61'	S 27°56'47" E	17°28'04"
3-4	221.22'	482.82'	112.59'	219.29'	S 49°48'32" E	26°15'06"
5-6	120.93'	184.51'	62.73'	118.78'	S 81°42'39" E	37°33'08"
7-8	280.00'	1493.93'	140.41'	279.59'	S 05°40'37" W	10°44'19"
16-17	94.98'	194.51'	48.45'	94.03'	S 76°55'20" E	27°58'29"
17-18	31.84'	20.00'	20.43'	28.58'	N 45°18'03" W	91°13'02"
19-20	278.12'	1483.93'	139.47'	277.72'	N 05°40'37" E	10°44'19"

COORDINATE LIST		
POINT	NORTH	EAST
1	600547.4566	1271860.6260
2	600446.2120	1271914.3372
3	599691.3815	1272476.6237
4	599549.8667	1272644.1367
5	599232.5638	1273265.1291
6	599215.4400	1273382.6654
7	598711.1103	1273379.9564
8	598432.8928	1273352.2991
9	598323.1698	1273330.8790
10	598147.2647	1273103.0580
11	599136.5220	1270983.0160
12	599199.4258	1270929.0109
13	599890.5371	1271349.5238
14	599451.7717	1272262.3636
15	599544.2474	1272633.1548
16	599223.6623	1273260.5703
17	599202.3858	1273352.1609
18	599182.2809	1273372.4781
19	598711.1642	1273369.9473
20	598434.8089	1273342.4751
21	598313.8980	1273318.8708



FIRST DENSITY EXCHANGE	
SENDING PARCEL INFORMATION	DONNA L. SHAPIRO TAX MAP 12 GRID No. 5 PARCEL 9 PARCEL AREA=65.5343 ACRES ±
TOTAL ACREAGE AVAILABLE FOR DENSITY EXCHANGE (TOTAL EASEMENT AREA)	52.25 - 4.25* = 48.00 ACRES**
DEO UNITS CREATED (1:3)	48.00 AC/3 = 16
DEO UNITS SENT (1:3)	10
DEO UNITS CREATED (1:4.25)	0
AREA OF EASEMENT AVAILABLE FOR SENDING	48.00 AC. - 30.00 AC. = 18.00 AC.
RECEIVING PARCEL CASTLEBERRY AT TEN OAKS LOTS 1-45, NON-BUILDABLE PRESERVATION PARCELS A, C, D, E, AND BUILDABLE PRESERVATION PARCEL B	TAX MAP 22 GRID No. 20 PARCEL 60 P-05-04



GENERAL NOTES

- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETIC CONTROL STATIONS Nos. 12CA AND 12CB.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT SEPTEMBER, 2003 BY PATTON HARRIS RUST & ASSOCIATES, PC.
- DENOTES 51.85 ACRES BEING AREA OF PRESERVATION EASEMENT HELD BY HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM.
- THIS PARCEL IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNERS AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
- THE AGRICULTURAL LAND PRESERVATION EASEMENT HAS ONE SINGLE FAMILY DETACHED DWELLING UNIT RIGHT RETAINED FOR THE EASEMENT AREA.
- FOR MATHEMATICAL CALCULATIONS, THE SENDING PARCEL IS CONSIDERED TO BE 52.25 ACRES. HOWEVER, THE EASEMENT DOES NOT COVER THE AREA OF FUTURE RIGHT-OF-WAY DEDICATION, THUS IS LESS THAN 52.25 ACRES (52.25 - 0.3959 = 51.854 ACRES).
- THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 2/2/04 COMPREHENSIVE ZONING PLAN.

OWNER
DONNA LYNN SHAPIRO
2092 FLORENCE RD
MOUNT AIRY, MD 21771

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO TRANSFER 10 DEO DEVELOPMENT RIGHTS TO CASTLEBERRY AT TEN OAKS, UNDER RE-05-004 FROM THE 51.85 ACRE EASEMENT ESTABLISHED UNDER RE-05-04, CASTLEBERRY AT TEN OAKS RECEIVING PLAT OF EASEMENT.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME PERSONALLY, OR UNDER MY RESPONSIBLE CHARGE, AND THE SURVEY WORK REFLECTED ON IT ARE IN COMPLIANCE WITH THE REGULATIONS SET FORTH IN REGULATION .12 OF CHAPTER 6 OF THE MINIMUM STANDARDS OF PRACTICE OF MARYLAND.

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.

PHRA

8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Patton Harris Rust
DIRECTOR

1/9/06
DATE

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT DESCRIBES THE ENTIRE 65.5343 ACRE PARCEL, WHICH INCLUDES THE AGRICULTURAL LAND PRESERVATION EASEMENT OF 50.00 ACRES AS SHOWN AND DESCRIBED, ALL OF WHICH LAND WAS RETAINED BY DONNA LYNN SHAPIRO TO DONNA LYNN SHAPIRO, BY DEED DATED JULY 2, 2004 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8547 AT FOLIO 356.

Arthur M. Botterill
ARTHUR M. BOTTERILL
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION NO. 10886

1/05/06
DATE

OWNER'S CERTIFICATE

I, DONNA LYNN SHAPIRO, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, 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/OUR HANDS THIS 9th DAY OF JANUARY 2006.

Donna Lynn Shapiro
DONNA LYNN SHAPIRO

Charles A. Sharp
CHARLES A. SHARP
WITNESS

1-9-06
DATE

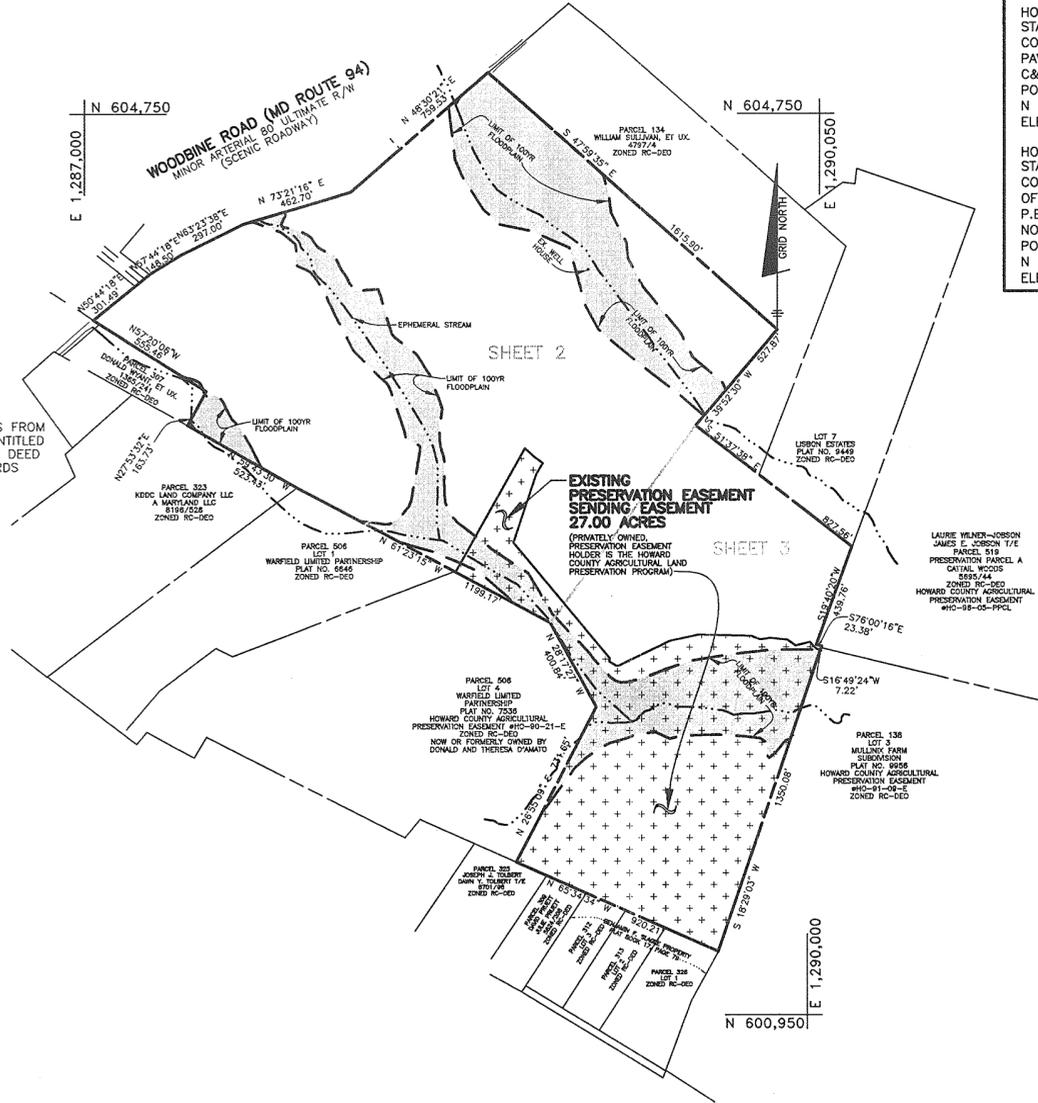
RECORDED AS PLAT No. _____
ON _____
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF AGRICULTURAL EASEMENT DENSITY SENDING DONNA L. SHAPIRO PROPERTY
HO-05-06-PPSD

4TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
TAX MAP NO. 12 GRID NO. 5 PARCEL 9 ZONED: RCDEO
SCALE: 1" = 200' DATE: 1-05-06 SHEET: 1 OF 1
12404/1-0/SURVEY/WORK AREA/001 DENSITY PLAT JWG

GENERAL NOTES

- DENOTES IRON PIPE FOUND.
● DENOTES REBAR AND CAP TO BE SET
- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 07FA AND 07FB.
- SUBJECT PROPERTY ZONED RC-DEO PER 2-2-04 COMPREHENSIVE ZONING PLAN.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY, 2003 BY BENCHMARK ENGINEERING, INC.
- 400 INDICATES COORDINATE DESIGNATION
- THERE ARE EXISTING STRUCTURES AND DWELLINGS LOCATED ON THE SENDING PARCEL TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- THIS AREA REPRESENTS PRESERVATION EASEMENT.
- THIS SENDING PARCEL PLAT IS SUBJECT TO TITLE 15, SUBTITLE 5 OF THE HOWARD COUNTY CODE AND SECTION 106 OF THE ZONING REGULATIONS.
- THIS PROPERTY IS ENCUMBERED WITH A PRESERVATION EASEMENT HELD BY THE AGRICULTURAL LAND PRESERVATION PROGRAM. THE RESTRICTIONS AND PERMITTED USES ASSOCIATED WITH THE EASEMENT ARE SPECIFIED WITHIN THE DEED OF AGRICULTURAL PRESERVATION EASEMENT RECORDED CONCURRENTLY WITH THE ORIGINAL PLAT OF EASEMENT.
- THE PURPOSE OF THIS AMENDED PLAT OF EASEMENT IS TO RECORD THE TRANSFER OF 2 DEO UNITS FROM THE PRESERVATION EASEMENT ESTABLISHED BY RECORDATION OF THE ORIGINAL PLAT OF EASEMENT ENTITLED THE CHASE AT STONEY BROOK, AND RECORDED AS PLAT NUMBER , AND RECORDATION OF A DEED OF AGRICULTURAL PRESERVATION EASEMENT DATED , AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER , FOLIO ON .

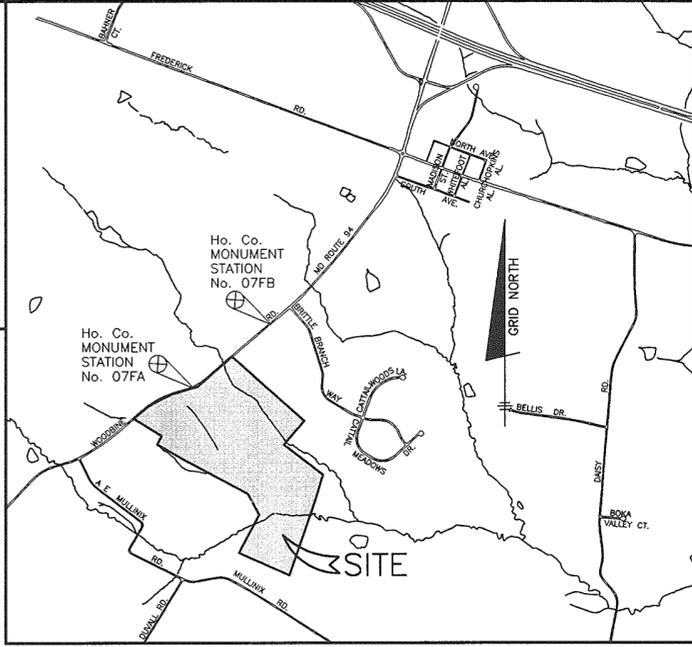


PLAN
SCALE: 1" = 500'

BENCH MARKS NAD'83

HO. CO. #07FB
STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE; 3.6' SOUTH OF EDGE OF PAVING OF ROUTE 94; 62.9' SOUTHWEST OF C&P POLE #15 AND 44.6' SOUTHEAST OF P.E. POLE #FS2601.
N 605463.426' E 1289326.119'
ELEV. 589.016'

HO. CO. #07FA
STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE; 6.1' SOUTH OF THE EDGE OF PAVING OF ROUTE 94; 45.3' SOUTH OF P.E. SYSTEM POLE #FS6908 AND 26.8' NORTHEAST OF P.E. SYSTEM POLE #6909(C&P POLE #22).
N 604392.216' E 1288044.192'
ELEV. 593.432'



VICINITY MAP
SCALE: 1" = 2000'

DENSITY EXCHANGE		
SENDING PARCEL INFORMATION	INITIAL EXCHANGE	SECOND EXCHANGE
TOTAL PARCEL ACREAGE	116.79 AC.	116.79 AC.
PRESERVATION PARCEL ACREAGE	27.00 ①	27.00 ①
CEO UNITS CREATED	6	6
CEO UNITS SENT (1:4.25)	0	0
DEO UNITS CREATED (1:3)	9	9
DEO UNITS SENT (1:3)	3	2
ACREAGE OF EASEMENT REMAINING	18 ACRES	12 ACRES
RECEIVING PARCEL INFORMATION	TAX MAP 16 GRIDS 15, 16, 21 AND 22 PARCELS 94 AND 259 HOMESTEAD SP-02-008, RE-06-03	TAX MAP 22 - GRID 19 PARCELS 60, 90 & 551 CASTLEBERRY AT TEN OAKS, P-05-004 RE-05-04

① DWELLING UNIT EXISTS ON SENDING PARCEL BUT DWELLING IS NOT WITHIN THE AREA OF PRESERVATION EASEMENT ACREAGE SHOWN REPRESENTS THE DENSITY AVAILABLE AFTER FUTURE SUBDIVISION, SEE F-05-170.

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.

David M. Harris 01/13/06 DATE
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10978
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351

Michael Pfauf 01/17/06 DATE
MICHAEL PFAU, PRESIDENT
TRINITY QUALITY HOMES

COORDINATE CHART (NAD '83)		
BOUNDARY COORDINATES		
No.	NORTH	EAST
400	604923.7333	1288675.0190
401	603842.3400	1289875.7360
402	603437.2260	1289537.3070
403	602923.4960	1290186.1046
404	602496.8420	1290058.6570
405	601216.4060	1289630.6250
406	601596.8990	1288792.7598
407	602249.2752	1289124.0052
408	602602.2320	1288934.0300
409	603176.4970	1287881.3050
410	603440.3860	1287429.2580
411	603585.0920	1287505.8510
412	603884.8883	1287038.2422
413	604075.6902	1287271.6750
414	604154.9575	1287397.2494
415	604287.9703	1287662.7991
416	604420.5114	1288106.1134
417	602503.7536	1290060.7468
418	602509.4069	1290038.0651

SITE DATA

GROSS TRACT AREA _____ 116.79 AC.±
NUMBER OF PRESERVATION PARCELS _____ 1
AREA OF PRESERVATION EASEMENT _____ 27.00 AC.±
NUMBER OF CEO/DEO UNITS _____ 6/9
AREA OF RIGHT OF WAY _____ N/A

<p>ENGINEER: BENCHMARK ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE SUITE 418 ELLICOTT CITY, MARYLAND 21043 410-465-6105</p>	<p>OWNER: TRINITY QUALITY HOMES, INC. 3675 PARK AVENUE SUITE 301 ELLICOTT CITY, MD 21043 410-480-0023</p>
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THE SOLE AND ONLY PURPOSE OF THIS AMENDED PLAT OF EASEMENT IS TO REVISE THE EXISTING SENDING EASEMENT RECORDED ON PLAT NUMBERS 18162 THROUGH TO TRANSFER 2 DEO UNITS TO CASTLEBERRY AT TEN OAKS (P-05-04).

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark J. Angel 01/23/06 DATE
DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES A PRESERVATION PARCEL EASEMENT OF 27.00± ACRES ON PART OF THE LAND CONVEYED BY L.L. SMITH FAMILY CORPORATION, CHARLOTTE S. CLEMENS AND LOIS S. TAYLOR TO TRINITY QUALITY HOMES INC., BY DEED DATED AUGUST 21, 2002 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6377, FOLIO 176. ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND, AS AMENDED.

David M. Harris DATE
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10978
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351



OWNER'S DEDICATION

I, MICHAEL PFAU, PRESIDENT OF TRINITY QUALITY HOMES, INC., 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 THE TRANSFER OF DEVELOPMENT RIGHTS.

WITNESS OUR HANDS THIS 17th DAY OF January, 2006.

Michael Pfauf
MICHAEL PFAU
PRESIDENT

Jonathan Steane
WITNESS

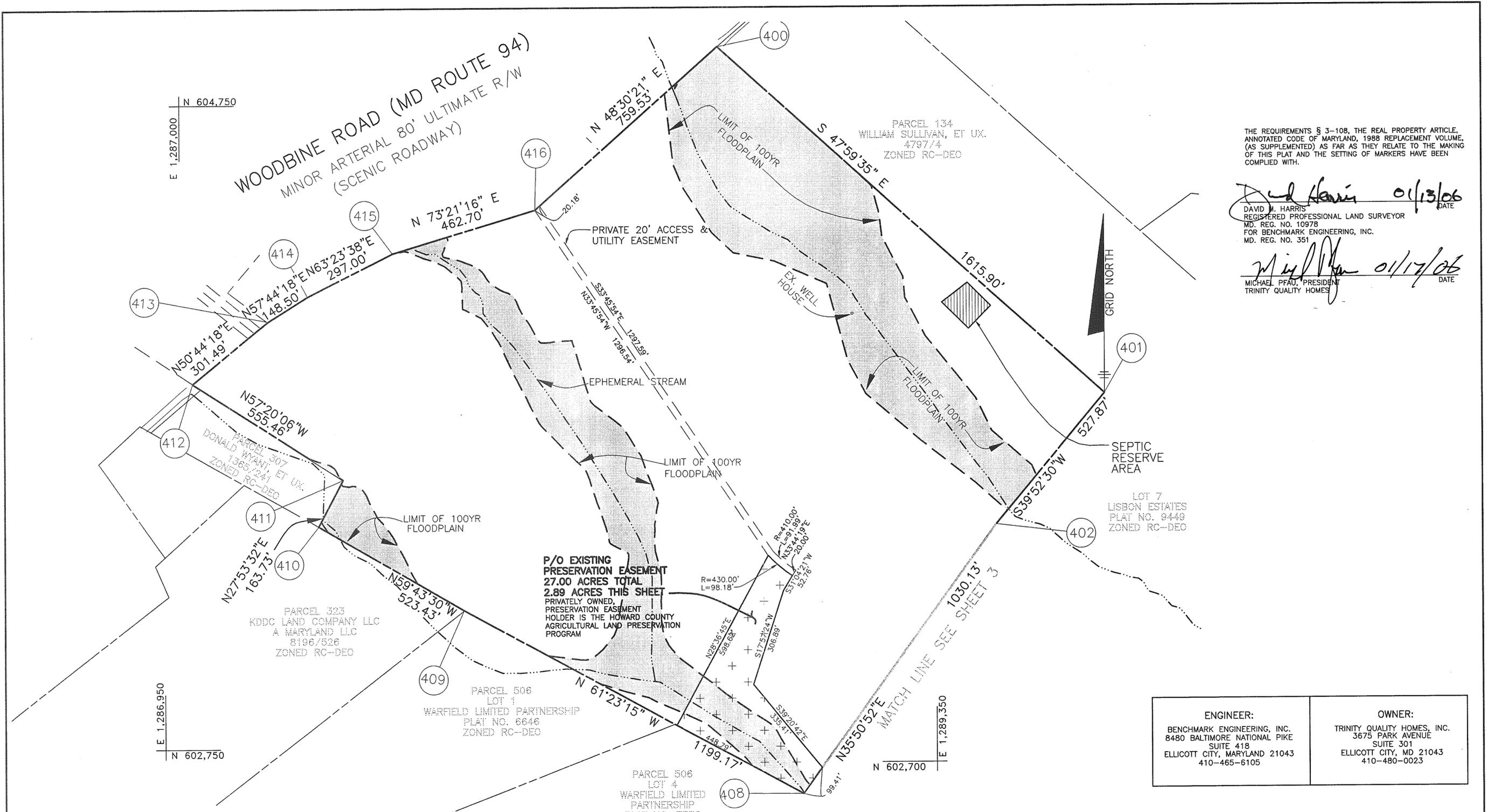
RECORDED AS PLAT NO. _____
ON _____ AMONG THE LAND
RECORDS OF HOWARD COUNTY, MARYLAND.

AMENDED PLAT OF AGRICULTURAL EASEMENT,
DENSITY SENDING

**THE CHASE AT
STONEY BROOK**

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
ZONING: RC-DEO
TAX MAP: 7
GRID: 17
PARCEL: 133

SCALE: AS SHOWN
DATE: JANUARY, 2006
SHEET: 1 of 3



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.

David Harris 01/13/06 DATE
 DAVID H. HARRIS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10978
 FOR BENCHMARK ENGINEERING, INC.
 MD. REG. NO. 351

Michael Pfauf 01/17/06 DATE
 MICHAEL PFAUF, PRESIDENT
 TRINITY QUALITY HOMES

ENGINEER: BENCHMARK ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE SUITE 418 ELLICOTT CITY, MARYLAND 21043 410-465-6105	OWNER: TRINITY QUALITY HOMES, INC. 3675 PARK AVENUE SUITE 301 ELLICOTT CITY, MD 21043 410-480-0023
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SITE TABULATION THIS SHEET

GROSS TRACT AREA	76.90 AC.±
NUMBER OF PRESERVATION PARCELS	1
AREA OF PRESERVATION EASEMENT (THIS SHEET)	2.89 AC.
AREA OF RIGHT OF WAY	0.00 AC.
TOTAL AREA THIS SHEET	76.90 AC.±

PLAN
 SCALE: 1" = 200'

THE SOLE AND ONLY PURPOSE OF THIS AMENDED PLAT OF EASEMENT IS TO REVISE THE EXISTING SENDING EASEMENT RECORDED ON PLAT NUMBERS 18162 THROUGH TO TRANSFER 2 DEO UNITS TO CASTLEBERRY AT TEN OAKS (P-05-04).

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark DeLoe 1/23/06 DATE
 DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES A PRESERVATION PARCEL EASEMENT OF 27.00± ACRES ON PART OF THE LAND CONVEYED BY L.L. SMITH FAMILY CORPORATION, CHARLOTTE S. CLEMENS AND LOIS S. TAYLOR TO TRINITY QUALITY HOMES INC., BY DEED DATED AUGUST 21, 2002 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6377, FOLIO 176. ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND, AS AMENDED.

David Harris DATE 01/13/06
 DAVID H. HARRIS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10978
 FOR BENCHMARK ENGINEERING, INC.
 MD. REG. NO. 351

OWNER'S DEDICATION

I, MICHAEL PFAUF, PRESIDENT OF TRINITY QUALITY HOMES, INC., 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 THE TRANSFER OF DEVELOPMENT RIGHTS.

WITNESS OUR HANDS THIS 17th DAY OF January, 2006.

Michael Pfauf
 MICHAEL PFAUF
 PRESIDENT

Matthew Keane
 WITNESS

RECORDED AS PLAT NO. _____
 ON _____ AMONG THE LAND
 RECORDS OF HOWARD COUNTY, MARYLAND.

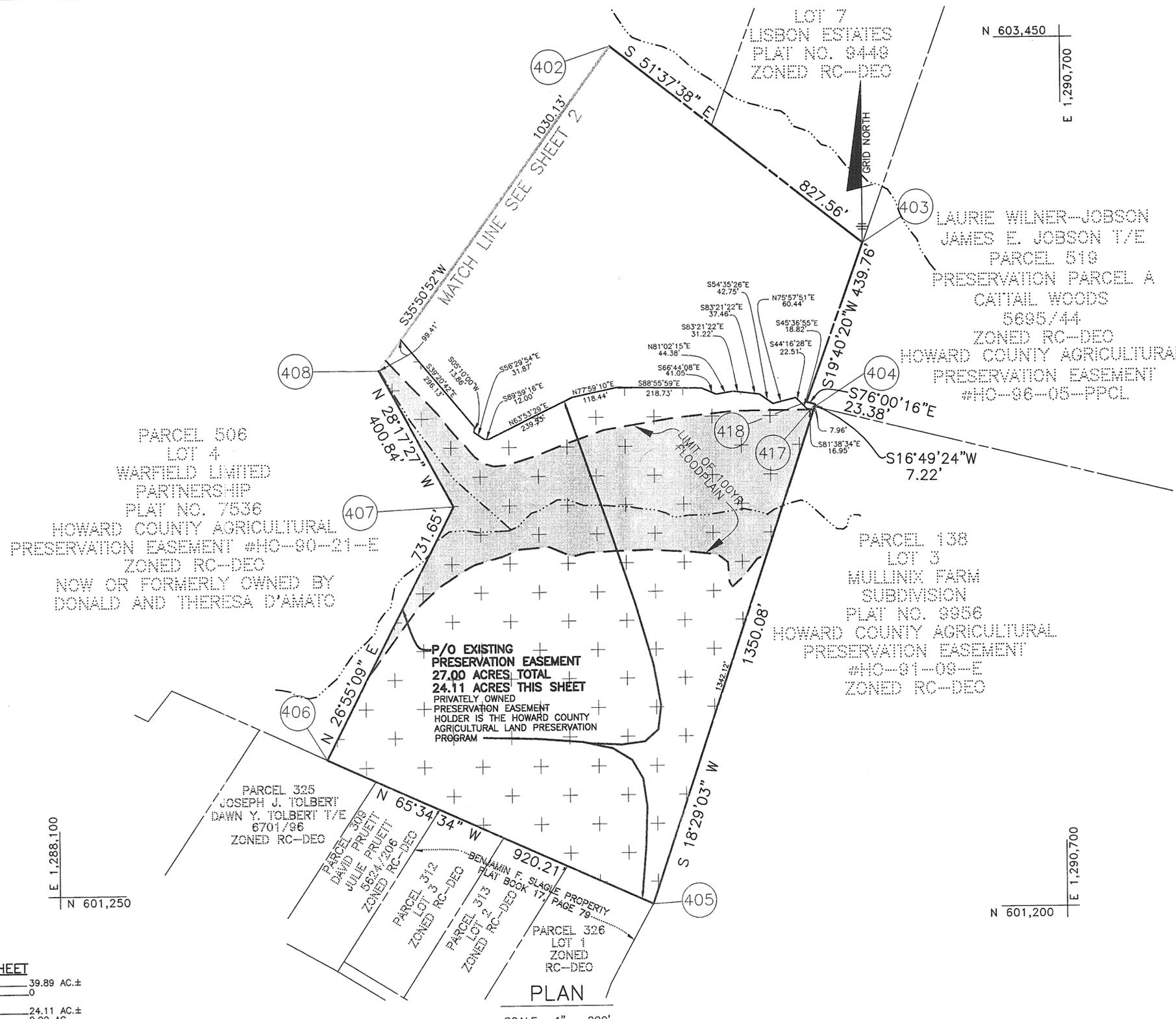
AMENDED PLAT OF AGRICULTURAL EASEMENT,
 DENSITY SENDING

**THE CHASE AT
 STONEY BROOK**

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 ZONING: RC-DEO
 TAX MAP: 7
 GRID: 17
 PARCEL: 133

SCALE: AS SHOWN
 DATE: JANUARY, 2006
 SHEET: 2 of 3

RE-05-04(S2)



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.

David Harris 01/13/06 DATE
 DAVID M. HARRIS REGISTERED PROFESSIONAL LAND SURVEYOR MD. REG. NO. 10978 FOR BENCHMARK ENGINEERING, INC. MD. REG. NO. 351

Michael Pfauf 01/17/06 DATE
 MICHAEL PFAU, PRESIDENT TRINITY QUALITY HOMES

ENGINEER: BENCHMARK ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE SUITE 418 ELLCOTT CITY, MARYLAND 21043 410-465-6105	OWNER: TRINITY QUALITY HOMES, INC. 3675 PARK AVENUE SUITE 301 ELLCOTT CITY, MD 21043 410-480-0023
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SITE TABULATION THIS SHEET

GROSS TRACT AREA	39.89 AC.±
NUMBER OF PRESERVATION PARCELS	0
AREA OF PRESERVATION EASEMENT (THIS SHEET)	24.11 AC.±
AREA OF RIGHT OF WAY	0.00 AC.
TOTAL AREA THIS SHEET	39.89 AC.±

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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark A. Gault 01/29/06 DATE
 DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES A PRESERVATION PARCEL EASEMENT OF 27.00± ACRES ON PART OF THE LAND CONVEYED BY L.L. SMITH FAMILY CORPORATION, CHARLOTTE S. CLEMENS AND LOIS S. TAYLOR TO TRINITY QUALITY HOMES INC., BY DEED DATED AUGUST 21, 2002 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6377, FOLIO 176. ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND, AS AMENDED.

David Harris 01/13/06 DATE
 DAVID M. HARRIS REGISTERED PROFESSIONAL LAND SURVEYOR MD. REG. NO. 10978 FOR BENCHMARK ENGINEERING, INC. MD. REG. NO. 351

OWNER'S DEDICATION

I, MICHAEL PFAU, PRESIDENT OF TRINITY QUALITY HOMES, INC., 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 THE TRANSFER OF DEVELOPMENT RIGHTS.

WITNESS OUR HANDS THIS 17th DAY OF January 2006.

Michael Pfauf
 MICHAEL PFAU PRESIDENT

Jonathan Keane
 WITNESS

RECORDED AS PLAT NO. _____ ON _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

AMENDED PLAT OF AGRICULTURAL EASEMENT, DENSITY SENDING

THE CHASE AT STONEY BROOK

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 ZONING: RC-DEO
 TAX MAP: 7
 GRID: 17
 PARCEL: 133

SCALE: AS SHOWN
 DATE: JANUARY, 2006
 SHEET: 3 of 3

RE-05-04(S2)