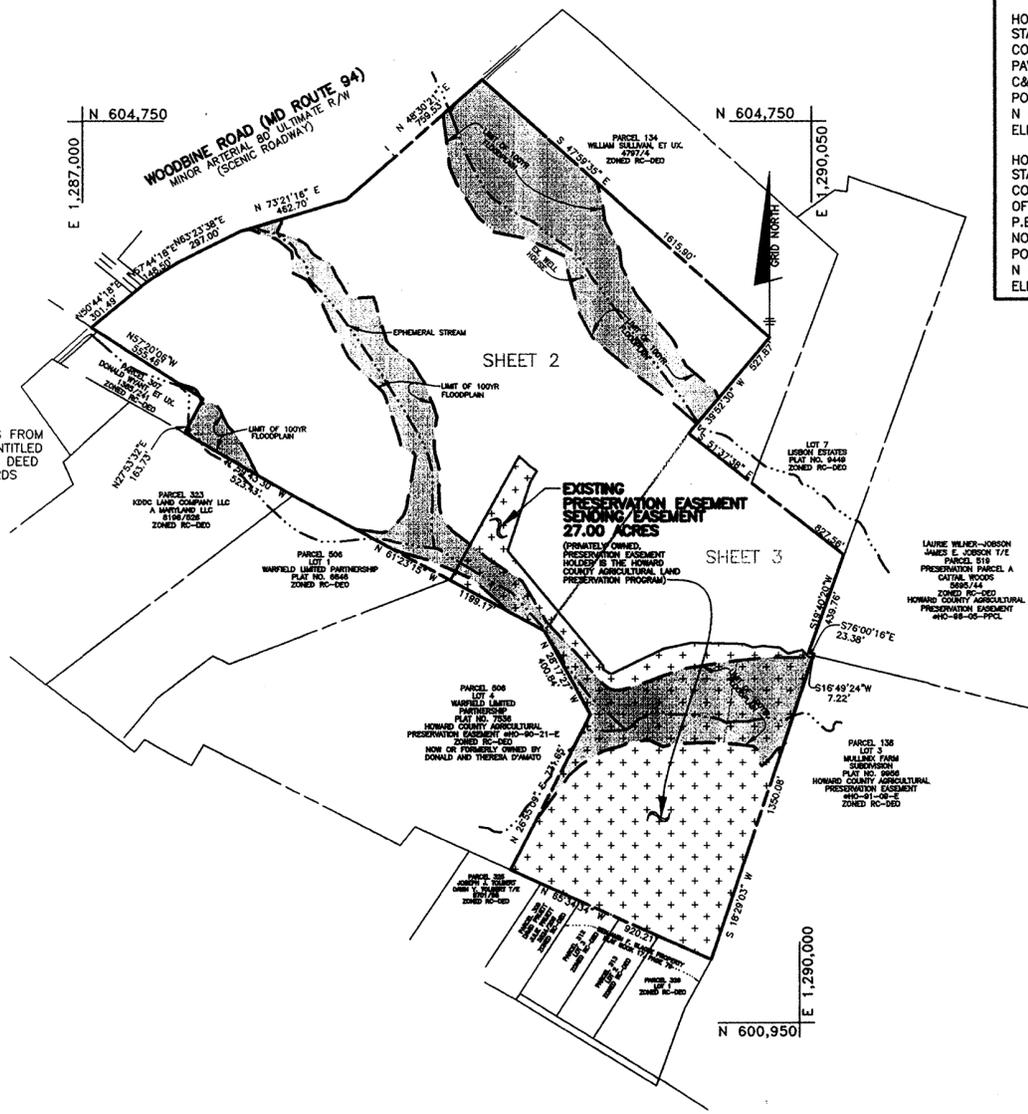


GENERAL NOTES

- 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 \_\_\_\_\_, 2006.

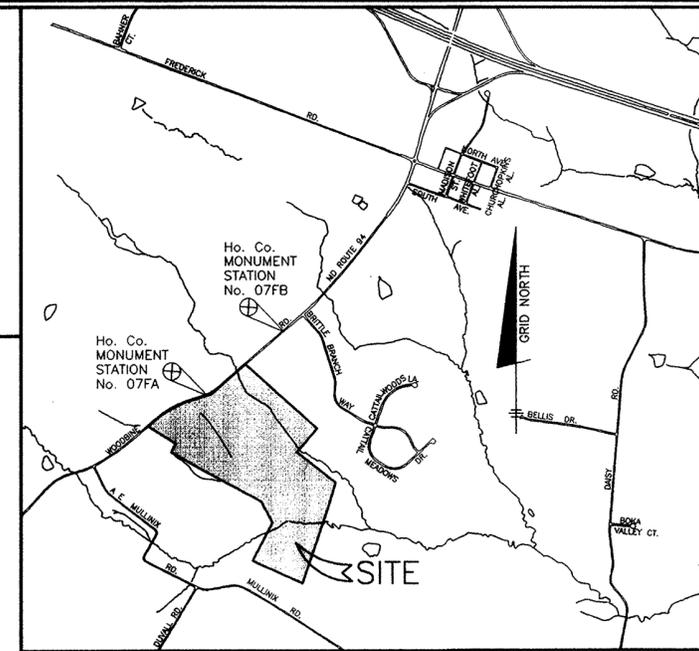


PLAN  
SCALE: 1" = 500'

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 26.6' 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 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

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

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

*Barbara K. Wiegman* 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* 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 15th DAY OF January, 2006.

*Michael Pfauf*  
MICHAEL PFAU  
PRESIDENT

*Jonathan Steane*  
WITNESS

RECORDED AS PLAT NO. 18201  
ON 4/17/06 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

N 604,750  
E 1,287,000

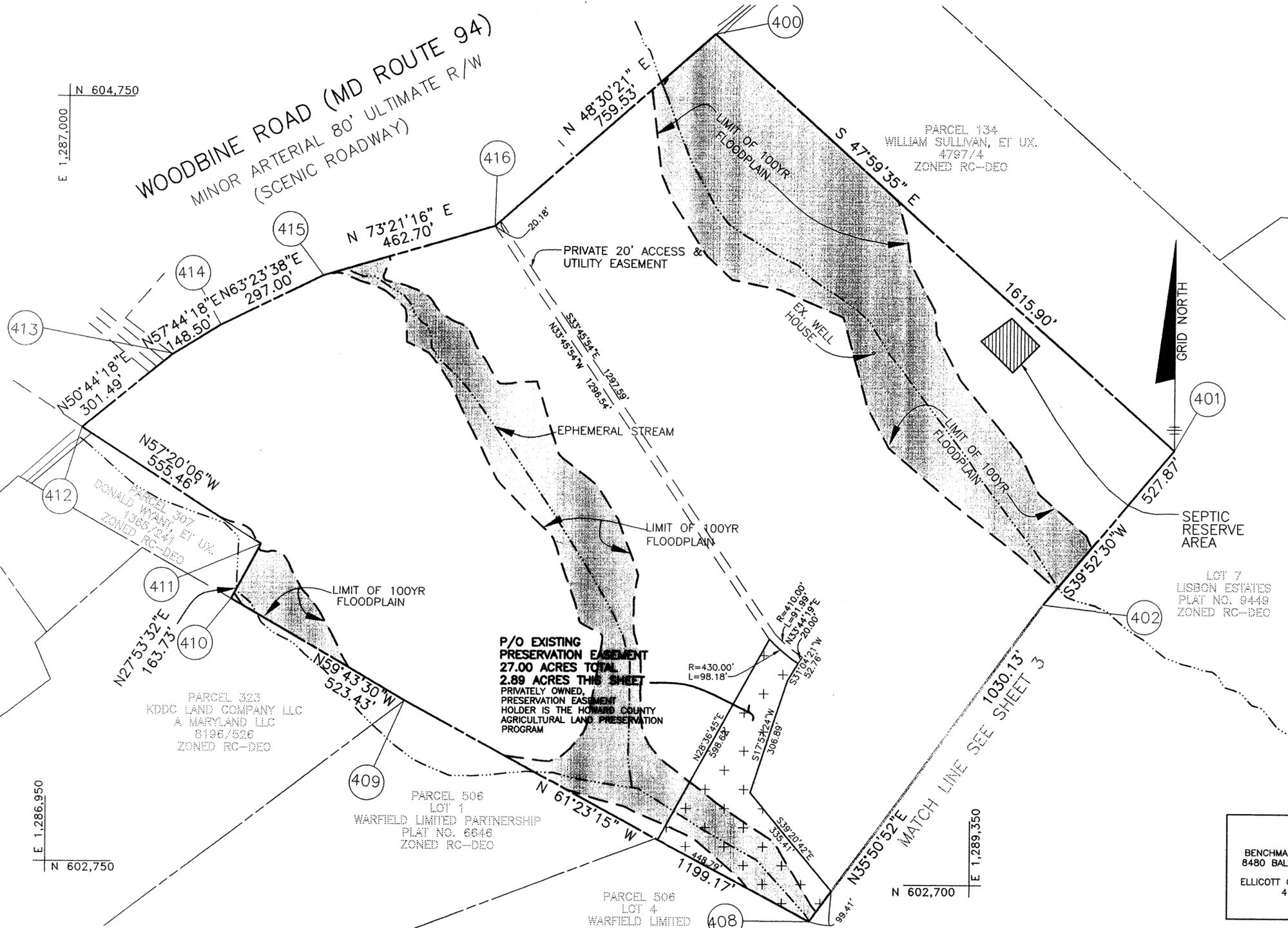
WOODBINE ROAD (MD ROUTE 94)  
MINOR ARTERIAL 80' ULTIMATE R/W  
(SCENIC ROADWAY)

PARCEL 134  
WILLIAM SULLIVAN, ET UX.  
4787/4  
ZONED RC-DEO

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

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



E 1,286,950  
N 602,750

P/O EXISTING PRESERVATION EASEMENT  
27.00 ACRES TOTAL  
2.89 ACRES THIS SHEET  
PRIVATELY OWNED PRESERVATION EASEMENT  
HOLDER IS THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM

PARCEL 323  
KDDC LAND COMPANY LLC  
A MARYLAND LLC  
8196/526  
ZONED RC-DEO

PARCEL 506  
LOT 1  
WARFIELD LIMITED PARTNERSHIP  
PLAT NO. 6846  
ZONED RC-DEO

PARCEL 506  
LOT 4  
WARFIELD LIMITED PARTNERSHIP  
PLAT NO. 7536  
HOWARD COUNTY AGRICULTURAL PRESERVATION EASEMENT #HC-90-21-E  
ZONED RC-DEO  
NOW OR FORMERLY OWNED BY DONALD AND THERESA D'AMATO

<b>ENGINEER:</b> BENCHMARK ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE SUITE 418 ELLICOTT CITY, MARYLAND 21043 410-465-6105	<b>OWNER:</b> 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

*Manuel de la Cruz* 01/29/06  
DIRECTOR DATE

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

DATE 01/13/06

**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. 18202  
ON 01/17/06 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

PARCEL 506  
LOT 4  
WARFIELD LIMITED  
PARTNERSHIP  
PLAT NO. 7536  
HOWARD COUNTY AGRICULTURAL  
PRESERVATION EASEMENT #HC-30-21-E  
ZONED RC-DEO  
NOW OR FORMERLY OWNED BY  
DONALD AND THERESA D'AMATO

LOT 7  
LISBON ESTATES  
PLAT NO. 9448  
ZONED RC-DEO

LAURIE WILNER-JOBSON  
JAMES E. JOBSON 1/2  
PARCEL 519  
PRESERVATION PARCEL A  
CATTAIL WOODS  
5695/44  
ZONED RC-DEO  
HOWARD COUNTY AGRICULTURAL  
PRESERVATION EASEMENT  
#HC-36-05-PPCL

PARCEL 138  
LOT 3  
MULLINIX FARM  
SUBDIVISION  
PLAT NO. 9956  
HOWARD COUNTY AGRICULTURAL  
PRESERVATION EASEMENT  
#HC-31-08-E  
ZONED RC-DEO

PARCEL 325  
JOSEPH J. TOLBERT  
DAWN Y. TOLBERT 1/2  
6701/96  
ZONED RC-DEO

P/O EXISTING  
PRESERVATION EASEMENT  
27.00 ACRES TOTAL  
24.11 ACRES THIS SHEET  
PRIVATELY OWNED  
PRESERVATION EASEMENT  
HOLDER IS THE HOWARD COUNTY  
AGRICULTURAL LAND PRESERVATION  
PROGRAM

PARCEL 319  
DAVID PRUETT  
JULIE PRUETT  
5634/206  
ZONED RC-DEO

PARCEL 312  
ZONED RC-DEO

PARCEL 313  
ZONED RC-DEO

BENJAMIN F. SLAGLE PROPERTY  
PLAT BOOK 17, PAGE 79

PARCEL 326  
LOT 1  
ZONED  
RC-DEO

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

*Michael Pfaul* 01/17/06  
MICHAEL PFAUL, PRESIDENT  
TRINITY QUALITY HOMES

<b>ENGINEER:</b> BENCHMARK ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE SUITE 418 ELLCOTT CITY, MARYLAND 21043 410-465-6105	<b>OWNER:</b> 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.±

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 A. Gyle* 01/29/06  
DIRECTOR DATE

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

**OWNER'S DEDICATION**

I, MICHAEL PFAUL, 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 Pfaul*  
MICHAEL PFAUL  
PRESIDENT

*Jonathan Keane*  
WITNESS

RECORDED AS PLAT NO. 18203  
ON 01/17/06 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