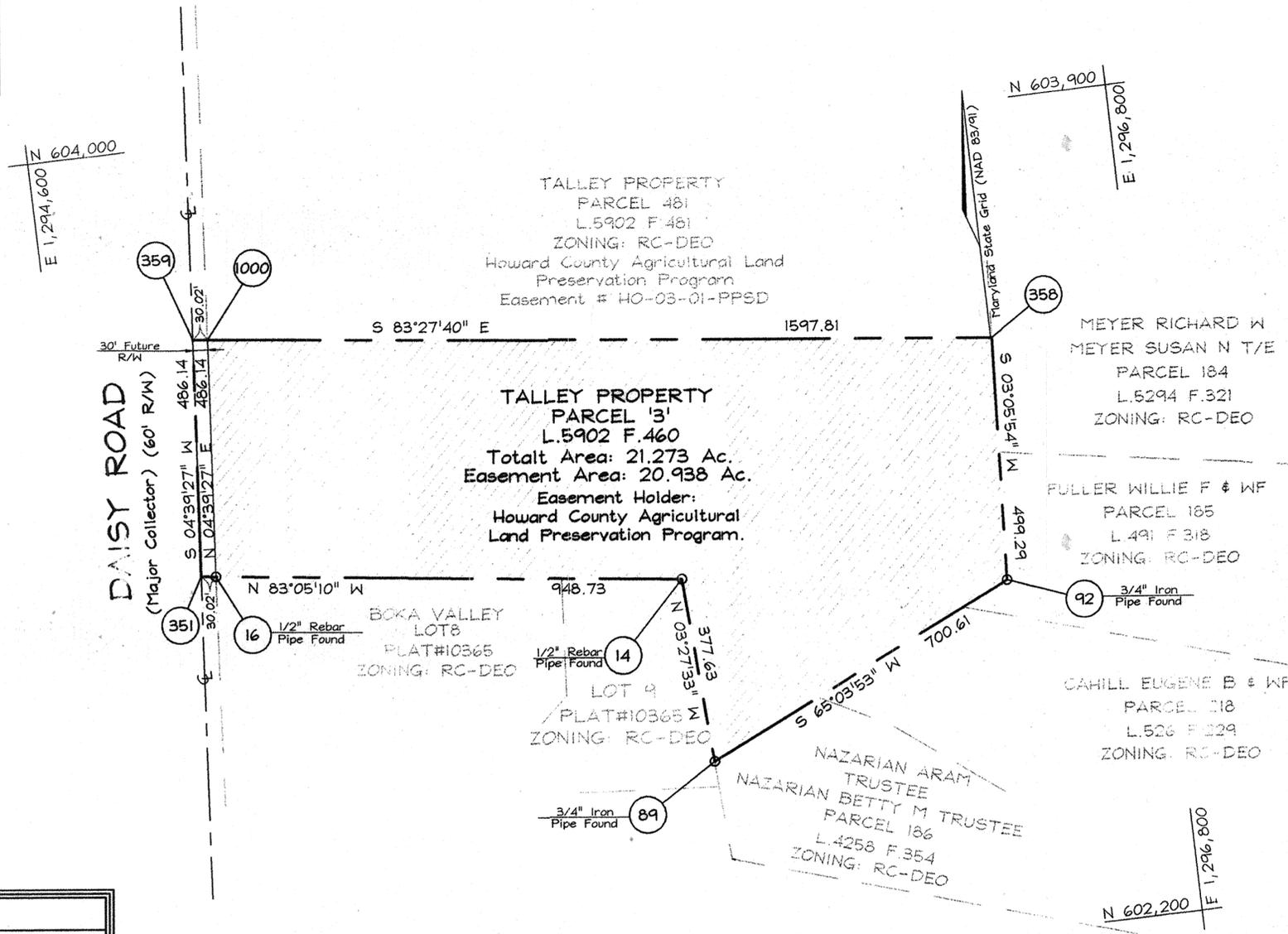
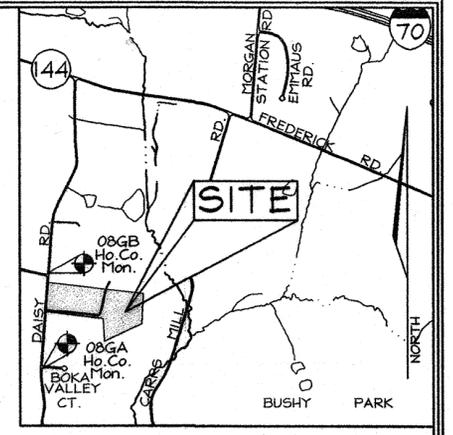


POINT	NORTHING	EASTING
14	603,002.2100	1,295,825.3831
89	602,625.2615	1,295,848.1255
92	602,920.6366	1,296,483.4699
351	603,116.4160	1,294,883.5512
358	603,419.1900	1,296,510.4560
359	603,604.5640	1,294,893.2140



- ### GENERAL NOTES
- Subject property zoned RC-DEO per 2/02/04 Comprehensive Zoning Plan.
 - Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County. Geodetic Control Stations no. 08ga and no. 08gb. ♦ Denotes approximate location (see location map).
Sta. 08GA N 183,540.3179 (m) E 394,654.2750 (m) El. 166.0758 (m)
N 602,165.193 (ft) E 1,294,794.900 (ft) El. 551.429 (ft)
Sta. 08GB N 184,027.8879 (m) E 394,683.8408 (m) El. 173.8522 (m)
N 603,764.828 (ft) E 1,294,891.901 (ft) El. 570.380 (ft)
 - Denotes iron pipe found.
 - ◇ Denotes rebar and cap 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 December 26, 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 is to extinguish permanently the right to develop 20.938 acres of land and transfer 4 (four) cluster exchange option (CEO) units to Daschuck Property (SP-03-10), Tax map II, Grid 13, Parcels 19 & 32.
 - 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 Agricultural Land Preservation Easement was dedicated, not purchased, thereby allowing density to be sold through the DEC/CEO provisions of the 2004 Zoning Regulations, Section 106.
 - The Sending Parcel of Talley Property 'Parcel 3' Tax Map 8, Parcel 393 is subject to Subtitle 5 of the Howard County Code.

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 11-29-2005
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

John Sidney Talley 9/6/05
John Sidney Talley, Limited Partner Date

OWNER
TALLEY FAMILY LIMITED PARTNERSHIP
1525 Daisy Road
Woodbine, Maryland 21797
410.442.2300

FSH Associates
Engineers Planners Surveyors
8318 Forrest Street, Ellicott City, MD 21033
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: FSHAssociates@cs.com

DENSITY EXCHANGE	
SENDING PARCEL INFORMATION	Talley Property Parcel 3' Tax Map 8, Grid 13 Parcel 393
TOTAL PARCEL Area:	21.273 Acres ± (Preservation Easement: 20.938 Ac. ± + R/W 0.335 Ac. ±)
Preservation Parcel (Ac.)	21.273/4.25 = 5 units
CEO Units Created:	(1 : 4.25) = 4 unit
CEO Units Sent:	(1 : 4.25) = 4 units
DEO Units Created:	(1 : 3.0) = 0 units
DEO Units Sent:	(1 : 3.0) = 0 units
CEO Units Retained:	(1 : 4.25) = 1 unit*
Acreage of Remaining Easement	4.273 Ac ±

* One unit 4.25 is retained for a dwelling unit on the preservation easement. With the completion of this exchange, density is exhausted on the easement site. No additional development rights remain to be sold.

RECEIVING PARCEL: Daschuck Property Lots 1-12, Non-buildable Preservation Parcels 'A'-'D', Non-buildable Parcel 'E', and Buildable Preservation Parcel 'F'
Tax Map II, Grid 13
Parcels 19 & 32
SP-03-10

APPROVED: Howard County Department of Planning and Zoning

Mark Daugherty 12/19/05
Director Date

OWNER'S CERTIFICATE

We, Talley Family Limited Partnership, LLLP, 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 the preservation easement to be considered a sending parcel for transfer of development rights.
Witness my hand this 6th day of SEPTEMBER, 2005.

John Sidney Talley
John Sidney Talley, Limited Partner

Charles W. Sharp
Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the final easement plat shown hereon is correct; that it defines a preservation parcel easement of 20.938 acres on part of the land conveyed by Talley Family Limited Partnership, LLLP to Talley Family Limited Partnership, LLLP by deed dated January 4, 2002 and recorded in the land records of Howard County in liber 5902, folio 467. All monuments are in place.

C. Brooke Miller
C. Brooke Miller (Maryland Property Line Surveyor #135) 11-29-2005
Date

Recorded as Plat No. 17923 on 12/23/05
Among the Land Records of Howard County, Maryland.

PLAT OF AGRICULTURAL EASEMENT
DENSITY SENDING
TALLEY PROPERTY
PARCEL '3'
HO-05-01-PPSD
TAX MAP 8 GRID 19 PARCEL 393
4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: As Shown
Date: May 20, 2005
Sheet 1 of 1

RE-05-06 S1