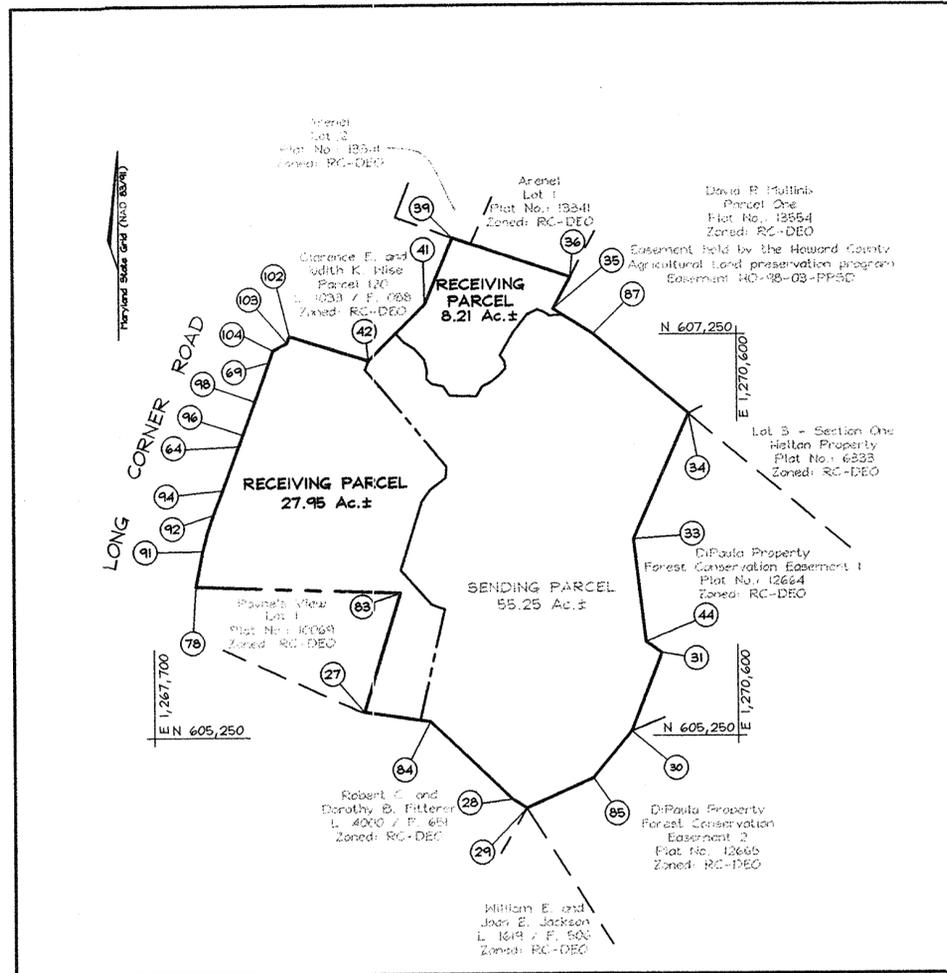
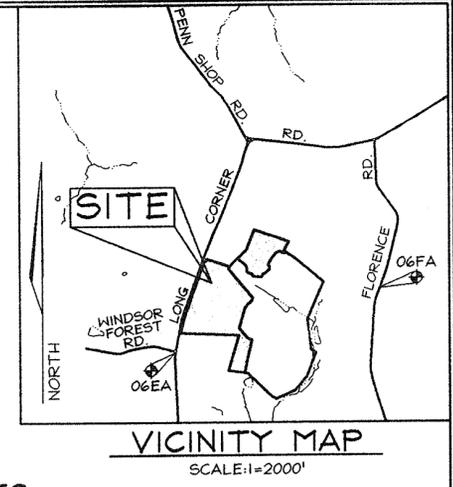


U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
27	605,372.4775	1,268,740.7466	69	607,121.9419	1,268,275.8042
28	604,933.1155	1,269,474.1869	78	606,006.1417	1,267,906.5072
29	604,890.7758	1,269,544.9892	83	605,968.0387	1,268,922.4735
30	605,270.2331	1,270,067.8919	84	605,322.9418	1,269,067.4205
31	605,662.5485	1,270,220.4461	85	605,037.1914	1,269,875.4746
33	606,234.3660	1,270,080.9740	87	607,252.1575	1,269,884.7031
34	606,859.5725	1,270,357.0866	91	606,184.5955	1,267,943.3161
35	607,377.8113	1,269,687.1008	92	606,365.1787	1,267,996.2867
36	607,536.3915	1,269,772.9129	94	606,485.5988	1,268,042.6115
39	607,735.9424	1,269,190.1908	96	606,762.6723	1,268,143.3423
41	607,404.7556	1,269,050.7202	98	606,927.5523	1,268,205.7448
42	607,124.6288	1,268,770.0824	102	607,249.3978	1,268,377.6055
44	605,717.6004	1,270,141.5310	103	607,215.3713	1,268,364.9609
64	606,705.2381	1,268,122.6019	104	607,177.4703	1,268,295.4874



GENERAL NOTES

- Subject property zoned RC-DEO per 02/02/04 Comprehensive Zoning Plan.
- Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County, Geodetic Control Stations no. 06EA and no. 06FA. ♦ Denotes approximate location (see location map).

Sta. 06EA	N 184,606.2349 (meters)	E 386,433.6186 (meters)
	N 605,662.289 (feet)	E 1,267,824.297 (feet)
Sta. 06FA	N 184,936.6038 (meters)	E 387,488.2619 (meters)
	N 606,746.174 (feet)	E 1,271,284.405 (feet)
- 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 April, 2002 By C.B. Miller and Associates, Inc.
- 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.
- Using the cluster exchange option described in section 106 of the Zoning regulations, the development rights for 10 residential lots/parcels shown on the subdivision plan for Windsor Forest Knolls SP-03-05, have been transferred from: Waterford Farm 'Parcel 7' Tax Map 20 Parcel# 134 (2 units), Waterford Farm 'Parcel 8' Tax Map 20 Parcel# 135 (1 unit), Waterford Farm 'Parcel 9' Tax Map 20 Parcel# 136 (1 unit), Doris Follmer Hogg Property Tax Map 9 Parcel# 120 (1 unit), Earle Properties Buildable Preservation 'Parcel A' Tax Map 14 Parcel# 101 (2 units), Mattingly Property Tax Map 14, Parcel# 112 (3 units).
- There is an existing dwelling/structures located on Parcels # 57 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.
- Density tabulation:
 - Gross area: 36.16 Ac.±
 - Floodplain area: 0 Ac.
 - Steep slopes area: 0 Ac.
 - Net tract area: 36.16 Ac. ±
 - Base density: 36.16/4.25 = 8 units
 - Maximum density: 36.16/2 = 18 units
 - Proposed units: 18 units
 - CEO units required: 18 units - 8 units = 10 units
- As denoted on sending plat RE-02-01 and recorded on plat# 15305 on March 12, 2002 The Planning Director determined that the property is grandfathered to the current zoning regulations with respect to being able to send development density and then later import development density to facilitate an on-site cluster development when development density is imported to the site. The maximum yield shall be based on the net area of the acreage unencumbered by the preservation easement (that is the net acreage of the remaining 36.16 acres) as required by the Amended Zoning Regulations which took effect January 8, 2002.

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 4/3/2006
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

By: *Richard J. Demmitt* (SEAL) 3-21-06
Ridge View LLC, by Richard J. Demmitt Presiding Member Date

DENSITY EXCHANGE

RECEIVING PARCEL:	Windsor Forest Knolls, SP-03-05, 36.16 Ac± Tax Map 6 Grid 16 Parcel 57
Total area of Subdivision	36.16 Ac±
Allowed Density Units	36.16 Ac/4.25 = 8 units
Net Acreage of Subdivision	36.16 Ac.
Maximum Density Units	36.16 Ac/2 = 18 units
Proposed Density Units	18 units
CEO units Required	18 units - 8 units = 10 units
TOTAL RECEIVING PARCEL AREA:	36.16 Acres±
CEO Units Received: (1 : 4.25) =	10 units

- SENDING PARCEL INFORMATION:**
- Waterford Farm 'Parcel 7' Tax Map 20, Grid 12, Parcel# 134 number of CEO units sent (1 : 4.25) = 2
 - Waterford Farm 'Parcel 8' Tax Map 20, Grid 12, Parcel# 135 number of CEO units sent (1 : 4.25) = 1
 - Waterford Farm 'Parcel 9' Tax Map 20, Grid 12, Parcel# 136 number of CEO units sent (1 : 4.25) = 1
 - Doris Follmer Hogg Tax Map 9, Grid 4, Parcel# 120 number of CEO units sent (1 : 4.25) = 1
 - Earle Properties Buildable Preservation 'Parcel A' Tax Map 14, Grid 13, Parcel# 101 number of CEO units sent (1 : 4.25) = 2
 - Mattingly Property Tax Map 14, Grid 01, Parcel# 112 number of CEO units sent (1 : 4.25) = 3

APPROVED: Howard County Department of Planning and Zoning

Mark A. Leary 4/20/06
Director Date

OWNER'S CERTIFICATE

We, Ridge View LLC, A Maryland Limited Liability Company, owners of the property shown and described hereon, hereby adopt this plat, and in consideration of approval of this plat by the Department of Planning and Zoning, establish this property as a receiving parcel for development rights. The requirements of the Annotated Code of Maryland, as amended, as they relate to the making of this plat and the setting of markers, have been complied with. Witness my/our hands, this 21st day of March, 2006.

Richard J. Demmitt (SEAL) *Zacharia Y. Fisch*
Ridge View LLC, by Richard J. Demmitt Presiding Member Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is all of the lands conveyed by Michael T. Nalls, Substitute Trustee under the Will of Seth T. Payne, Deceased, Patricia F. Payne, by Scott Carter Payne Attorney in Fact, by virtue of a Power of Attorney dated November 17, 2004, and recorded or intended to be recorded among the Land Records of Howard County, Maryland, immediately prior hereto Scott Carter Payne and Jeffrey Foster Payne, parties of the First Part (hereinafter collectively "Grantor"), and Ridge View LLC, A Maryland Limited Liability Company Party of the Second Part, (hereinafter "Grantee") in a Deed dated November 18, 2004 and recorded among the Land Records of Howard County in liber 8810 folio 091. All monuments are in place in accordance with Annotated Code of Maryland, as amended.

C. Brooke Miller (Maryland Property Line Surveyor #135) 4/3/2006
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Recorded as Plat No. 18220 on April 27, 2006
Among the Land Records of Howard County, Maryland.

DENSITY RECEIVING PLAT OF EASEMENT

WINDSOR FOREST KNOLLS (PAYNE PROPERTY)

PARCEL 57

TAX MAP 6 GRID 16
4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: As shown
Date: March 21, 2006
Sheet 1 of 2
RE-02-01, SP-03-05

RE-05-07

OWNER

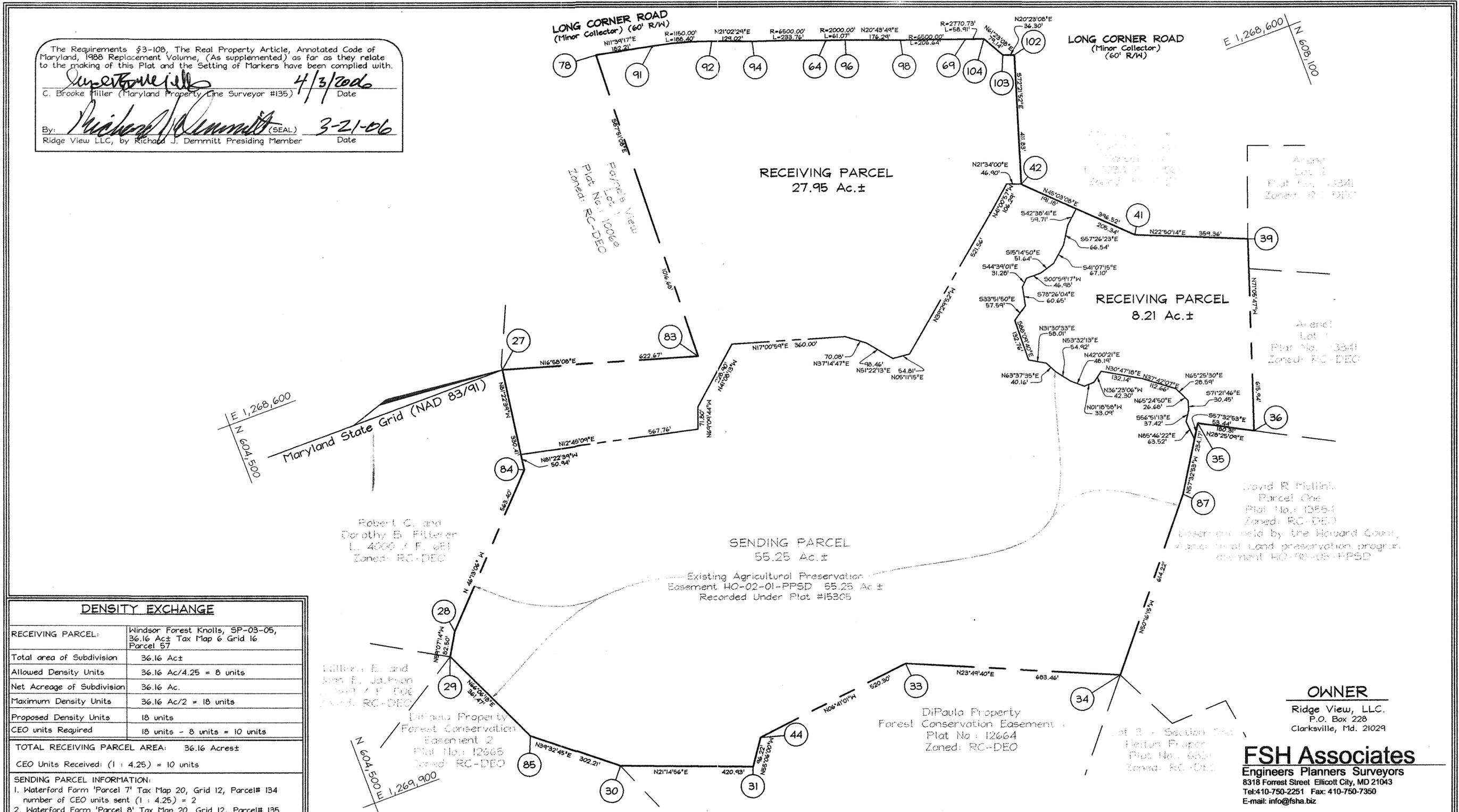
Ridge View, LLC.
P.O. Box 228
Clarksville, Md. 21029

FSH Associates

Engineers Planners Surveyors
8318 Forrest Street Ellicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: info@fsha.biz

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 4/3/2006
 C. Brooke Miller (Maryland Property Line Surveyor #135) Date
 By: *Richard J. Demmitt* (SEAL) 3-21-06
 Ridge View LLC, by Richard J. Demmitt Presiding Member Date



DENSITY EXCHANGE	
RECEIVING PARCEL:	Windsor Forest Knolls, SP-03-05, 36.16 Ac± Tax Map 6 Grid 16 Parcel 57
Total area of Subdivision	36.16 Ac±
Allowed Density Units	36.16 Ac/4.25 = 8 units
Net Acreage of Subdivision	36.16 Ac.
Maximum Density Units	36.16 Ac/2 = 18 units
Proposed Density Units	18 units
CEO units Required	18 units - 8 units = 10 units
TOTAL RECEIVING PARCEL AREA: 36.16 Acres±	
CEO Units Received: (1 : 4.25) = 10 units	
SENDING PARCEL INFORMATION:	
1. Waterford Farm 'Parcel 7' Tax Map 20, Grid 12, Parcel# 134 number of CEO units sent (1 : 4.25) = 2	
2. Waterford Farm 'Parcel 8' Tax Map 20, Grid 12, Parcel# 135 number of CEO units sent (1 : 4.25) = 1	
3. Waterford Farm 'Parcel 9' Tax Map 20, Grid 12, Parcel# 136 number of CEO units sent (1 : 4.25) = 1	
4. Doris Fullmer Hogg Tax Map 9, Grid 4, Parcel# 120 number of CEO units sent (1 : 4.25) = 1	
5. Earle Properties Buildable Preservation 'Parcel A' Tax Map 14, Grid 13, Parcel# 101 number of CEO units sent (1 : 4.25) = 2	
6. Mattingly Property Tax Map 14, Grid 01, Parcel# 112 number of CEO units sent (1 : 4.25) = 3	

OWNER'S CERTIFICATE

We, Ridge View LLC, A Maryland Limited Liability Company, owners of the property shown and described hereon, hereby adopt this plat, and in consideration of approval of this plat by the Department of Planning and Zoning, establish this property as a receiving parcel for development rights. The requirements of the Annotated Code of Maryland, as amended, as they relate to the making of this plat and the setting of markers, have been complied with. Witness my/our hands, this 21st day of MARCH, 2006.

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is all of the lands conveyed by Michael T. Nalls, Substitute Trustee under the Will of Seth T. Payne, Deceased, Patricia F. Payne, by Scott Carter Payne Attorney in Fact, by virtue of a Power of Attorney dated November 17, 2004, and recorded or intended to be recorded among the Land Records of Howard County, Maryland, immediately prior hereto Scott Carter Payne and Jeffrey Foster Payne, parties of the First Part (hereinafter collectively "Grantor"), and Ridge View LLC, A Maryland Limited Liability Company Party of the Second Part, (hereinafter "Grantee") in a Deed dated November 18, 2004 and recorded among the Land Records of Howard County in liber 8810 folio 091. All monuments are in place in accordance with Annotated Code of Maryland, as amended.

Recorded as Plat No. 18221 on April 27, 2006
 Among the Land Records of Howard County, Maryland.

APPROVED: Howard County Department of Planning and Zoning
Janet M. Loyell 4/20/06
 Director Date

Richard J. Demmitt (SEAL)
 Ridge View LLC, by Richard J. Demmitt Presiding Member
Richard J. Demmitt
 Witness

C. Brooke Miller (Maryland Property Line Surveyor #135) 4/3/2006
 C. Brooke Miller (Maryland Property Line Surveyor #135) Date

DENSITY RECEIVING
 PLAT OF EASEMENT
WINDSOR FOREST KNOLLS
 (PAYNE PROPERTY)
 PARCEL 57
 TAX MAP 6 GRID 16
 4TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 Scale: 1"=200'
 Date: March 21, 2006
 Sheet 2 of 2
 RE-02-01, SP-03-05