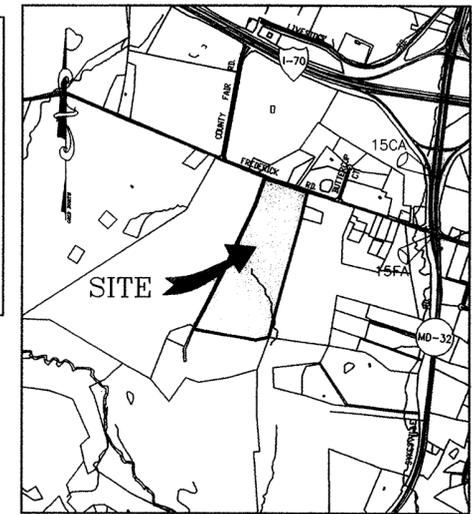


**GENERAL NOTES**

- DENOTES IRON PIPE OR REBAR FOUND.  
□ DENOTES STONE OR CONCRETE MONUMENT FOUND
- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 15FA AND 15CA.
- SUBJECT PROPERTY ZONED RC-DEO PER 2-02-04 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, 2005 BY BENCHMARK ENGINEERING, INC.
- THERE ARE EXISTING STRUCTURES AND DWELLINGS TO REMAIN LOCATED ON THE PARCEL. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE. THE EXISTING DWELLING IS LOCATED OUTSIDE OF THE PRESERVATION EASEMENT ON THE REMAINING PORTION OF THE PROPERTY.
- THE PURPOSE OF THIS PLAT IS: (1) TO EXTINGUISH PERMANENTLY THE RIGHT TO DEVELOP OR SUBDIVIDE THE LAND UNDER EASEMENT BASED ON THE DEO/CEO PROVISION DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS, AND (2) TO SEND (6) DEO UNITS TO TURNBURY GROVE UNDER P-05-13 AND RE-06-05.
- THIS PROPERTY 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.

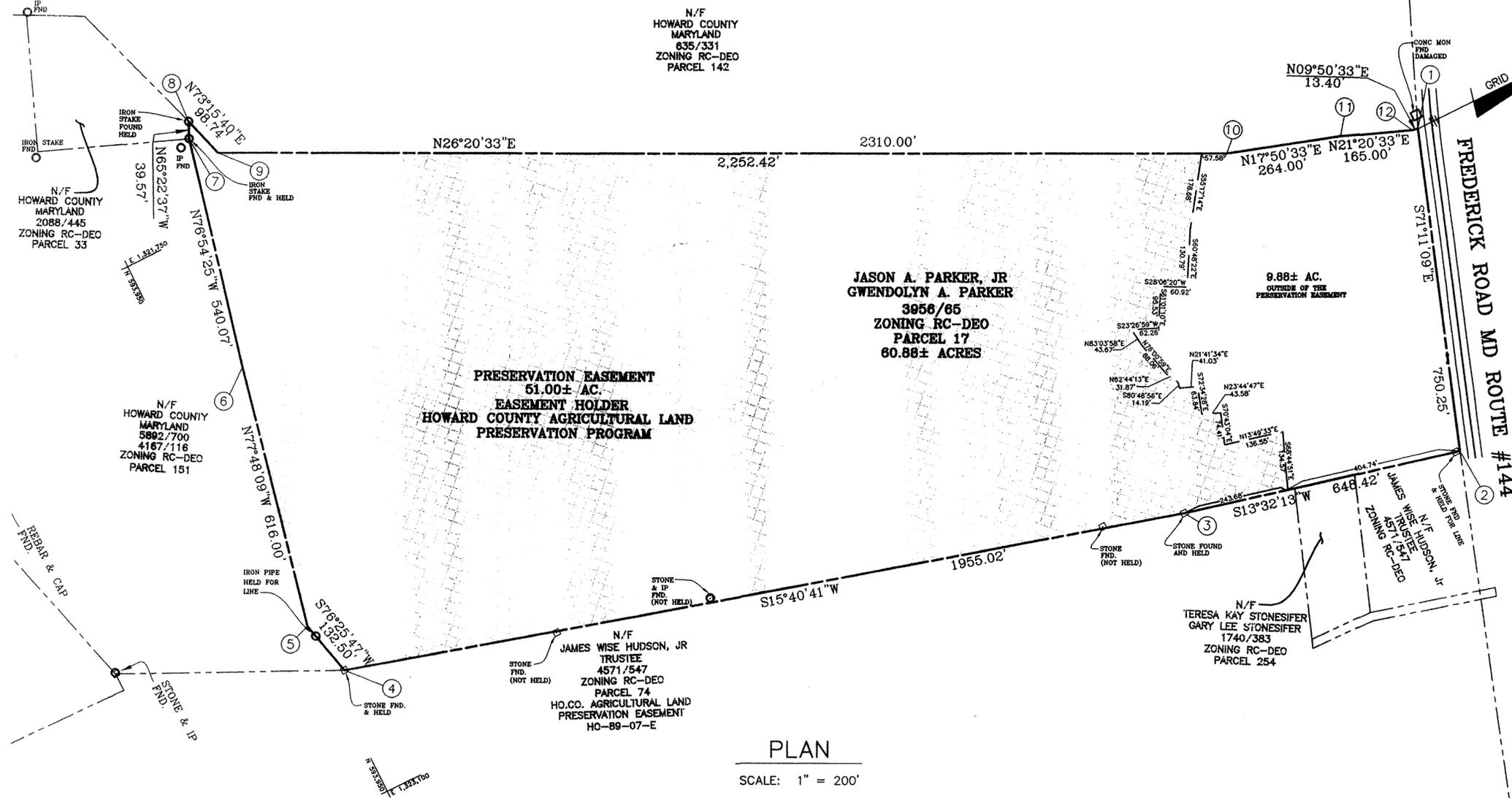
DENSITY EXCHANGE	
SENDING PARCEL INFORMATION	INITIAL EXCHANGE
TOTAL PARCEL COMPUTED ACREAGE	60.88 ± AC
PARCEL ACREAGE USED FOR DENSITY EXCHANGE CALCULATIONS	60.88 AC - 9.88 AC = 51.00 AC
PRESERVATION PARCEL ACREAGE	51.00 ± AC
CEO UNITS CREATED (1:4.25)	12
CEO UNITS SENT (1:4.25)	-
DEO UNITS CREATED (1:3)	17
DEO UNITS SENT (1:3)	6
REMAINING PRESERVATION PARCEL ACREAGE AVAILABLE FOR EXCHANGE	33.00±AC*
RECEIVING PARCEL	TURNBURY GROVE TM 34, PARCEL 77

BENCH MARKS NAD '83	
HO. CO. 15FA	ELEV. 486.95
STAMPED DISC ON CONCRETE MONUMENT 6.5' WEST OF THE NORTHBOUND LANE OF ROUTE 32	
N 595,906.955	E 1,325,627.710
HO. CO. 15CA	ELEV. 516.15
STAMPED DISC ON CONCRETE MONUMENT 14.9' WEST OF THE NORTHBOUND LANE OF ROUTE 32	
N 598,862.638	E 1,325,913.787



VICINITY MAP  
SCALE: 1"=2000'

No.	BOUNDARY COORDINATES	
	NORTH	EAST
1	N 596759.17	E 1322792.02
2	N 596498.70	E 1323485.39
3	N 595868.29	E 1323333.62
4	N 593986.01	E 1322805.31
5	N 593954.92	E 1322676.51
6	N 594085.07	E 1322074.41
7	N 594207.41	E 1321548.38
8	N 594223.90	E 1321512.41
9	N 594252.34	E 1321606.96
10	N 596322.46	E 1321631.99
11	N 596573.76	E 1322712.88
12	N 596727.45	E 1322772.94



\* THERE IS NO NEED TO RESERVE 1 UNIT WITHIN THE PRESERVATION EASEMENT BECAUSE THE EXISTING DWELLING IS LOCATED OUTSIDE OF THE PRESERVATION EASEMENT ON THE REMAINING PORTION OF THE PROPERTY.

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* 02/02/06  
DAVID M. HARRIS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10978  
FOR BENCHMARK ENGINEERING, INC.  
MD. REG. NO. 351

ENGINEER: BENCHMARK ENGINEERING, INC. SUITE 418 8480 BALTIMORE NATIONAL PIKE ELLCOTT CITY, MARYLAND 21043 410-465-6105	OWNER: JASON A. PARKER, JR. GWENDOLYN A. PARKER 12925 ROUTE 144 WEST FRIENDSHIP, MD 21794 410-442-2323
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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Mark A. Lyell* 2/19/06  
DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES A PRESERVATION EASEMENT OF 51.00 ACRES MORE OR LESS ON PART OF THE LAND CONVEYED BY LAURA E. PARKER TO JASON A. PARKER, JR. AND GWENDOLYN A. PARKER AS RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3956, FOLIO 0065. ALL MONUMENTS ARE IN PLACE IN ACCORDANCE WITH THE 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**

WE, JASON A. PARKER, JR AND GWENDOLYN A. PARKER, 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.

*Jason A. Parker, Jr*  
JASON A. PARKER, JR  
*Gwendolyn A. Parker*  
GWENDOLYN A. PARKER

*[Witness Signature]*  
WITNESS  
*[Witness Signature]*  
WITNESS

RECORDED AS PLAT NO. 18439  
ON 7/20/06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF AGRICULTURAL EASEMENT  
DENSITY SENDING

**PARKER PROPERTY**

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
ZONING: RC-DEO  
TAX MAP: 15  
GRID: 10  
PARCEL: 17

SCALE: AS SHOWN  
DATE: DECEMBER, 2005  
SHEET: 1 of 1