

GENERAL NOTES

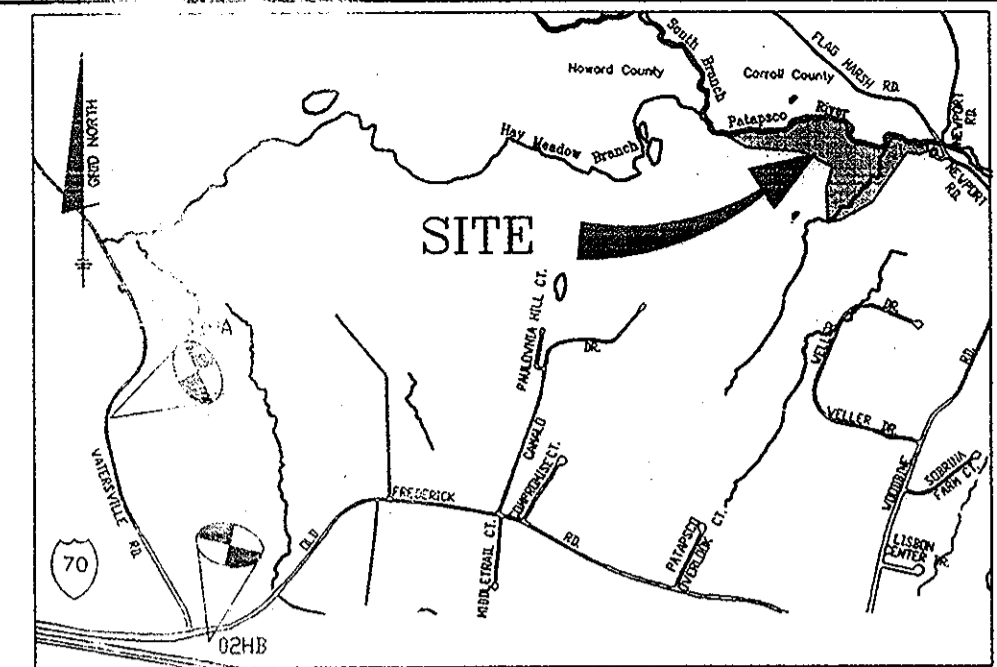
- O DENOTES IRON PIPE OR REBAR FOUND.
- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 02HA AND 02HB.
- BRL INDICATES BUILDING RESTRICTION LINE.
- SUBJECT PROPERTY ZONED RC-DEO PER 02/02/2004 COMPREHENSIVE ZONING PLAN.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST, 2003 BY BENCHMARK ENGINEERING, INC.
- THERE ARE EXISTING STRUCTURES AND DWELLINGS TO REMAIN LOCATED ON THE PRESERVATION 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 CARROLL COUNTY, HOWARD COUNTY LINE WAS ESTABLISHED FROM INFORMATION OBTAINED FROM HOWARD COUNTY GIS DATA.
- THIS PROPERTY ENCOMBERED WITH A PRESERVATION EASEMENT HELD BY HOWARD COUNTY AND THE CONLEYS PRESERVE. HOMEOWNERS ASSOC., INC. THE RESTRICTIONS AND PERMITTED USES ASSOCIATED WITH THE EASEMENT ARE SPECIFIED WITHIN THE DEED OF PRESERVATION EASEMENT RECORDED CONCURRENTLY WITH THIS PLAT OF EASEMENT. THE FURTHER SUBDIVISION OF THE PROPERTY IS PROHIBITED.
- THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE CONLEY'S PRESERVE HOMEOWNERS ASSOCIATION WAS RECORDED ON 5/17/01 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBBER 5493 AT FOLIO 358.

COORDINATE CHART (NAD '83) FEET

BOUNDARY COORDINATES		
No.	NORTH	EAST
345	N 618391.1133	E 1291093.9757
346	N 618294.4201	E 1291210.5282
347	N 618210.0803	E 1291335.8998
348	N 618119.7986	E 1291493.3528
349	N 618075.3079	E 1291632.9337
350	N 617994.6211	E 1291991.5692
351	N 618005.8742	E 1291987.4019
352	N 617881.8651	E 1292606.3513
353	N 617637.9519	E 1292502.8358
354	N 617713.6714	E 1292610.9587
355	N 617833.0009	E 1292850.2561
356	N 617706.9553	E 1293482.2571
357	N 617558.6354	E 1293482.3843
358	N 617519.5020	E 1293360.4922
359	N 617535.6910	E 1293229.5518
360	N 617023.3670	E 1292868.5834
361	N 616848.2765	E 1292550.3007
363	N 616789.0594	E 1292292.2292
364	N 617070.5052	E 1292374.4935
365	N 617316.7309	E 1292399.7434
366	N 617414.4003	E 1292136.8052
367	N 617427.9154	E 1292055.4525
368	N 617475.6822	E 1291512.6686
369	N 617692.5364	E 1291253.6471
370	N 617928.4817	E 1290931.9223
371	N 618081.8014	E 1291007.4956

DENSITY EXCHANGE	
SENDING PARCEL INFORMATION	INITIAL EXCHANGE
TOTAL PARCEL COMPUTED ACREAGE	34.28 ± AC
PARCEL ACREAGE USED FOR DENSITY EXCHANGE CALCULATIONS	22.51 ± AC ①
PRESERVATION EASEMENT ACREAGE	22.51 ± AC ②
CEO UNITS CREATED (1:4.25)	4
CEO UNITS SENT (1:4.25)	4
DEO UNITS CREATED (1:3)	0
DEO UNITS SENT (1:3)	0 AC.
REMAINING PRESERVATION EASEMENT ACREAGE AVAILABLE FOR EXCHANGE	NONE
RECEIVING PARCEL RIVERWOOD P-04-009	TAX MAP - 23 PARCEL - 86 GRID - 21
	TAX MAP - 29 PARCEL - 20 & 86 GRID - 3, 4, 9 & 10

LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	3.42'	S43°09'09"E	L41	28.06'	N82°12'29"E
L2	37.39'	S22°33'03"E	L42	30.96'	N82°56'32"E
L3	34.22'	S12°50'52"E	L43	50.33'	N81°19'16"E
L4	30.09'	S37°05'34"E	L44	31.46'	N77°38'41"E
L5	19.78'	S29°13'09"E	L45	28.32'	N71°56'22"E
L6	18.46'	S02°43'35"E	L46	27.21'	N78°12'24"E
L7	22.12'	S17°42'57"E	L47	20.23'	N86°40'56"E
L8	30.09'	S37°05'34"E	L48	31.61'	N90°00'00"E
L9	22.42'	S54°01'39"E	L49	34.51'	S77°15'37"E
L10	24.94'	S54°04'17"E	L50	29.92'	S96°04'27"E
L11	21.31'	S20°55'28"E	L51	31.67'	S86°17'30"E
L12	26.46'	S10°11'29"E	L52	33.68'	N89°00'28"E
L13	24.01'	S02°05'43"E	L53	29.57'	N88°17'55"E
L14	26.93'	S02°29'22"E	L54	26.05'	N90°00'00"E
L15	22.05'	S05°19'56"E	L55	29.27'	N78°27'55"E
L16	26.01'	S17°00'29"E	L56	30.06'	N79°48'48"E
L17	22.00'	S28°36'38"E	L57	21.14'	N85°14'11"E
L18	31.28'	S24°42'57"E	L58	22.02'	S89°25'34"E
L19	11.47'	S05°51'22"E	L59	26.63'	N77°56'37"E
L20	24.30'	S09°00'31"E	L60	23.64'	N68°11'55"E
L21	26.07'	S02°34'24"E	L61	33.94'	N57°40'49"E
L22	30.79'	S36°06'27"E	L62	22.63'	N40°16'48"E
L23	25.29'	S22°59'51"E	L63	22.97'	N44°29'02"E
L24	30.82'	S59°46'59"E	L64	18.33'	N51°28'59"E
L25	24.16'	S78°49'34"E	L65	45.94'	N63°55'29"E
L26	18.46'	S87°25'33"E	L66	68.49'	N85°01'49"E
L27	18.67'	S09°01'10"E	L67	30.52'	N75°33'50"E
L28	11.61'	S56°18'36"E	L68	50.39'	N83°19'45"E
L29	11.43'	S39°48'20"E	L69	43.12'	N86°06'30"E
L30	19.68'	S22°45'04"E	L70	25.18'	N88°00'08"E
L31	23.14'	S02°10'29"E	L71	32.71'	N83°19'12"E
L32	30.87'	S21°42'02"E	L72	31.61'	N90°00'00"E
L33	29.43'	S60°53'25"E	L73	23.78'	S85°01'49"E
L34	29.09'	S66°16'18"E	L74	38.41'	S77°14'04"E
L35	27.86'	S85°23'10"E	L75	47.96'	S70°01'01"E
L36	18.44'	N90°00'00"E	L76	39.82'	S65°41'44"E
L37	26.62'	S75°21'09"E	L77	45.54'	S67°43'12"E
L38	23.65'	S77°51'21"E	L78	11.04'	S61°34'26"E
L39	31.74'	S84°42'36"E	L79	2.34'	S08°54'54"E
L40	34.02'	N81°35'28"E	L80	33.86'	S14°31'00"E
L81	35.28'	S42°58'43"E			
L82	22.02'	S64°30'52"E			
L83	17.31'	S71°15'31"E			
L84	34.32'	S78°41'24"E			
L85	26.71'	S85°36'05"E			
L86	50.48'	S76°55'50"E			
L87	41.70'	S66°51'13"E			
L88	44.81'	S70°09'41"E			
L89	49.61'	S70°42'36"E			
L90	32.84'	S82°28'25"E			
L91	27.39'	N53°15'09"E			
L92	34.71'	N24°24'14"E			
L93	41.08'	N32°47'03"E			
L94	22.26'	N02°19'38"E			
L95	16.23'	N62°02'57"E			
L96	21.07'	S90°00'00"E			
L97	23.30'	S54°42'48"E			
L98	24.34'	S71°46'58"E			
L99	24.18'	S83°02'49"E			
L100	33.89'	S73°06'35"E			
L101	26.90'	S75°30'37"E			
L102	26.98'	S86°16'07"E			
L103	22.83'	N90°00'00"E			
L104	24.51'	S78°17'15"E			
L105	38.91'	S74°17'29"E			
L106	27.75'	S63°42'19"E			
L107	28.60'	S70°16'02"E			
L108	24.70'	S76°17'35"E			
L109	34.66'	N85°09'22"E			
L110	27.83'	N67°45'04"E			
L111	27.14'	N73°42'54"E			
L112	24.18'	N83°02'49"E			
L114	8.86'	S88°24'32"E			



VICINITY MAP

SCALE: 1" = 200'

BENCH MARKS NAD'83

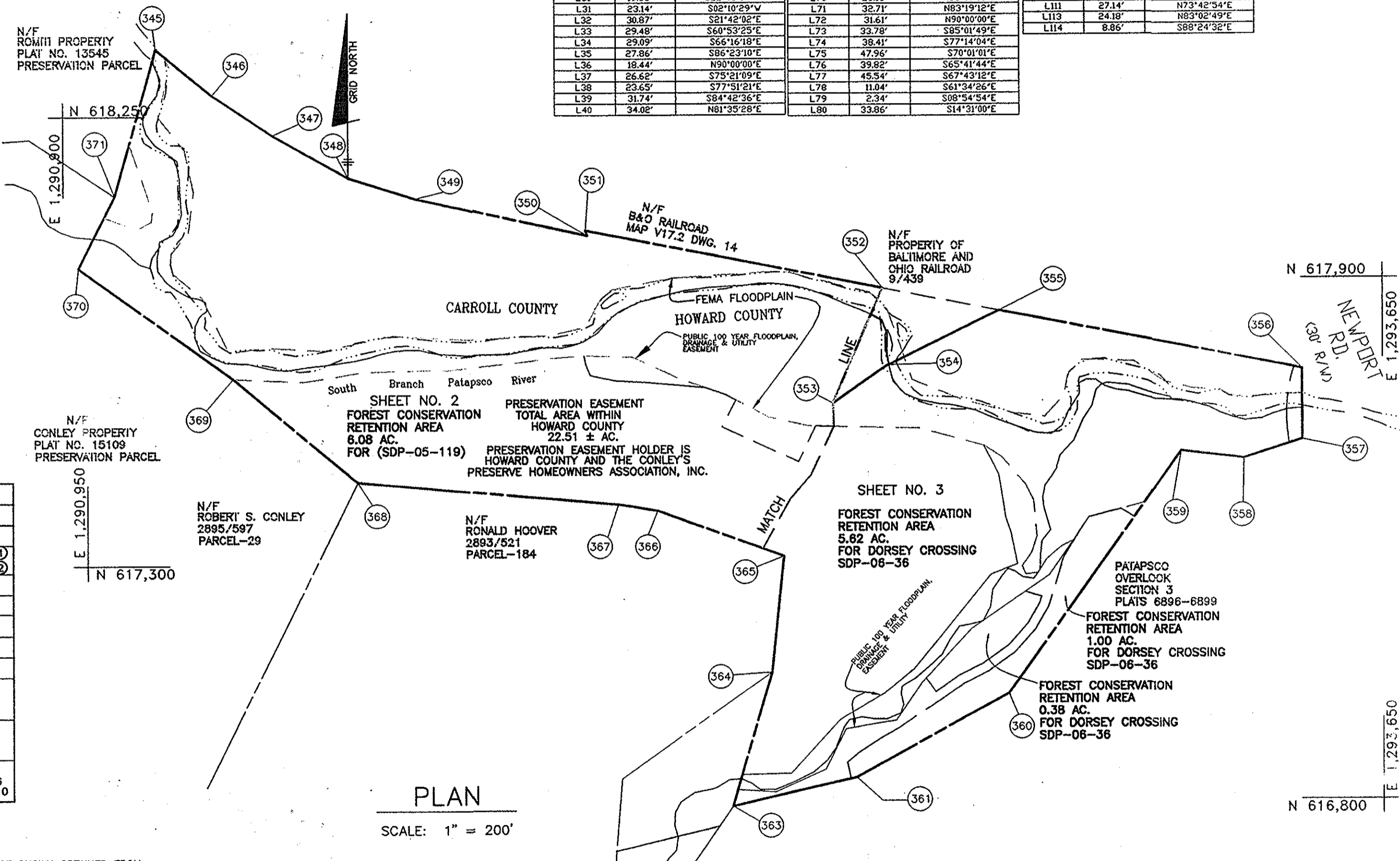
HO. CO. #02HA
 STAMPED BRASS DISK SET ON TOP OF CONC. BASE; 14.5' WEST OF CL OF WATERSVILLE ROAD.
 N 615000.156' E 1284960.924'
 ELEV. 736.063'

HO. CO. #02HB
 STAMPED BRASS DISK SET ON TOP OF CONC. BASE; 3.1' SOUTH OF THE EDGE OF OLD FREDERICK ROAD.
 N 613910.938' E 1287573.248'
 ELEV. 737.120'

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 5/23/06 DATE
 DAVID M. HARRIS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10978
 FOR BENCHMARK ENGINEERING, INC.
 MD. REG. NO. 351

Ralph L. Lafon Jr. 5/19/06 DATE
 RALPH L. LAFON JR.



PLAN

SCALE: 1" = 200'

- ONLY THE ACREAGE LOCATED IN HOWARD COUNTY IS USED FOR DENSITY EXCHANGE.
- A DWELLING UNIT EXISTS ON THE PRESERVATION EASEMENT. ACREAGE SHOWN OBTAINED FROM SUBTRACTING 4.25 AC FROM THE TOTAL ACREAGE LOCATED WITHIN HOWARD COUNTY.

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

OWNER:
 RALPH L. LAFON JR.
 15899 NEWPORT ROAD
 MOUNT AIRY, MARYLAND 21771-3428

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark P. Coughlin 9/25/06 DATE
 DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE SENDING PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES A PRESERVATION EASEMENT OF 22.51 ± AC. ON PART OF THE LAND CONVEYED BY RALPH L. LAFON JR. AND BONNIE C. LAFON TO RALPH L. LAFON BY DEED DATED MARCH 1, 2000 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 5036 AT FOLIO 0308 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS NOW AMENDED.

David M. Harris DATE 05/23/06
 DAVID M. HARRIS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10978
 FOR BENCHMARK ENGINEERING, INC.
 MD. REG. NO. 351

OWNER'S DEDICATION

I, RALPH L. LAFON JR., 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 DEVELOPMENT RIGHTS.

Ralph L. Lafon Jr.
 RALPH L. LAFON JR.

James D. McPherson
 WITNESS

RECORDED AS PLAT NO. 18549
 ON 9/27/06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF EASEMENT FOR DENSITY SENDING AND OFF-SITE FOREST CONSERVATION EASEMENT

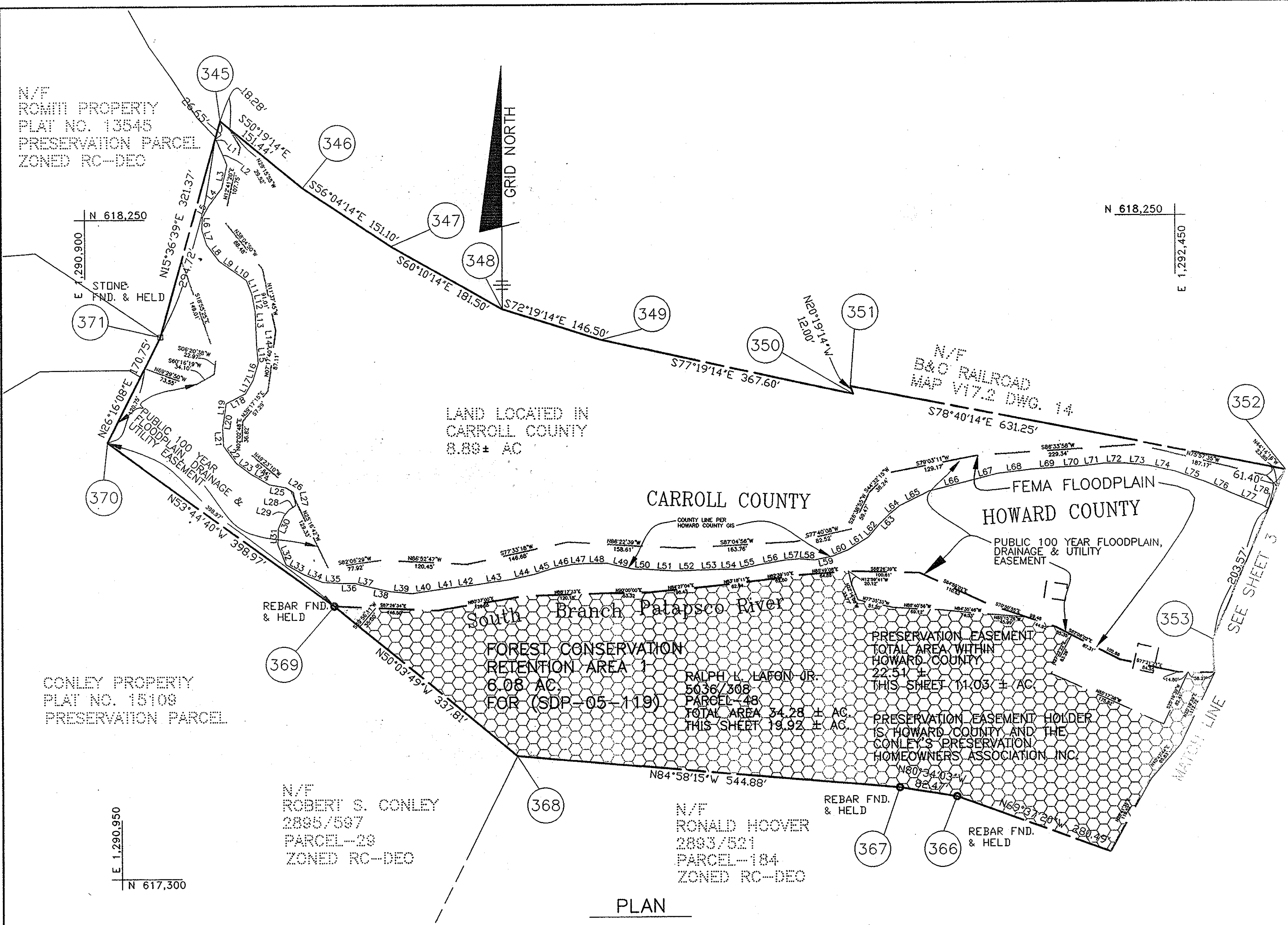
LAFON PROPERTY

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 ZONING: RC-DEO
 TAX MAP: 2
 GRID: 18
 PARCEL: 48

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

LEGEND

- LIMIT OF SUBMISSION
- APPROXIMATE LIMIT OF EXISTING 100-YEAR FEMA FLOODPLAIN AREA
- [Hatched Box] FOREST CONSERVATION EASEMENT
- [White Box] PRESERVATION EASEMENT
- [White Box] 100 YEAR FLOODPLAIN & DRAINAGE AND UTILITY EASEMENT



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 05/23/06
 DAVID M. HARRIS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10978
 FOR BENCHMARK ENGINEERING, INC.
 MD. REG. NO. 351

Ralph L. Lafon Jr. 5/19/06
 RALPH L. LAFON JR.

THE PURPOSE OF THIS PLAT OF EASEMENT IS TO EXTINGUISH PERMANENTLY THE RIGHT TO SUBDIVIDE THE 22.51 ACRE PORTION OF THIS PROPERTY BY ENCUMBERING THE PARCEL WITH A PRESERVATION EASEMENT AND TO ESTABLISH A 6.08 ACRE FOREST CONSERVATION RETENTION EASEMENT TO SATISFY THE OFF-SITE FOREST CONSERVATION OBLIGATION REQUIREMENT FOR SDP-05-119, ROUTE 40 RETAIL CENTER AND TO ESTABLISH A 7.0 ACRE FOREST CONSERVATION RETENTION EASEMENT TO SATISFY A PORTION OF THE OFF-SITE FOREST CONSERVATION OBLIGATION FOR DORSEY CROSSING SDP-06-36. 4 CEO DEVELOPMENT RIGHTS ARE TRANSFERRED TO THE RIVERWOOD SUBDIVISION PROPERTY UNDER RE-06-06 AND P-04-09

PLAN

SCALE: 1" = 100'

SURVEYOR'S CERTIFICATE

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David M. Harris
 DAVID M. HARRIS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10978
 FOR BENCHMARK ENGINEERING, INC.
 MD. REG. NO. 351
 DATE 5/23/06



OWNER'S DEDICATION

I, RALPH L. LAFON JR., 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 DEVELOPMENT RIGHTS.

Ralph L. Lafon Jr.
 RALPH L. LAFON JR.

James D. Mendenhall
 WITNESS

ENGINEER: BENCHMARK ENGINEERING, INC. SUITE 418 8480 BALTIMORE NATIONAL PIKE ELLCOTT CITY, MARYLAND 21043 410-465-6105	OWNER: RALPH L. LAFON JR. 15899 NEWPORT ROAD MOUNT AIRY, MARYLAND 21771-3428
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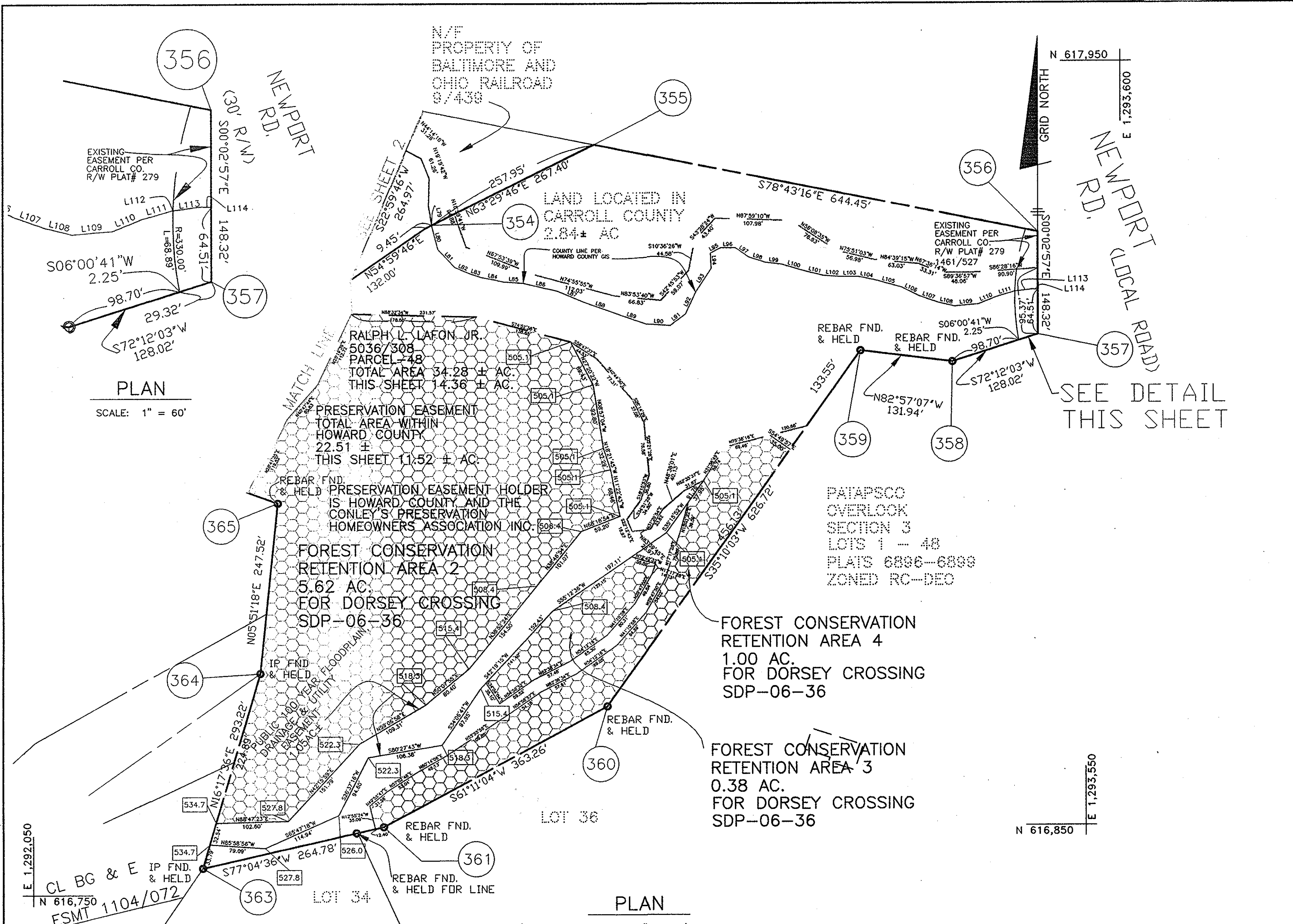
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark R. Eagle
 DIRECTOR
 DATE 7/24/06

LAFON PROPERTY

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 ZONING: RC-DEO
 TAX MAP: 2
 GRID: 18
 PARCEL: 48
 SCALE: AS SHOWN
 DATE: APRIL, 2006
 SHEET: 2 of 3

RE-06-06(S2)



LEGEND

- LIMIT OF SUBMISSION
- - - - - APPROXIMATE LIMIT OF EXISTING 100-YEAR FEMA FLOODPLAIN AREA
- [Hatched Box] FOREST CONSERVATION EASEMENT
- [White Box] PRESERVATION EASEMENT
- [White Box] 100 YEAR FLOODPLAIN & DRAINAGE AND UTILITY EASEMENT

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 05/23/06
 DAVID M. HARRIS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10978
 FOR BENCHMARK ENGINEERING, INC.
 MD. REG. NO. 351

Ralph L. Lafon Jr. 5/19/06
 RALPH L. LAFON JR.

PATAPOSCO
 OVERLOOK
 SECTION 3
 LOTS 1 - 48
 PLATS 6886-6899
 ZONED RC-DEO

THE PURPOSE OF THIS PLAT OF EASEMENT IS TO EXTINGUISH PERMANENTLY THE RIGHT TO SUBDIVIDE THE 22.51 ACRE PORTION OF THIS PROPERTY BY ENCUMBERING THE PARCEL WITH A PRESERVATION EASEMENT AND TO ESTABLISH A 6.08 ACRE FOREST CONSERVATION RETENTION EASEMENT TO SATISFY THE OFF-SITE FOREST CONSERVATION OBLIGATION REQUIREMENT FOR SDP-05-119, ROUTE 40 RETAIL CENTER AND TO ESTABLISH A 7.0 ACRE FOREST CONSERVATION RETENTION EASEMENT TO SATISFY A PORTION OF THE OFF-SITE FOREST CONSERVATION OBLIGATION FOR DORSEY CROSSING SDP-06-36. 4 CEO DEVELOPMENT RIGHTS ARE TRANSFERRED TO THE RIVERWOOD SUBDIVISION PROPERTY UNDER RE-06-06 AND P-04-09

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

OWNER:
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 15899 NEWPORT ROAD
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SURVEYOR'S CERTIFICATE

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OWNER'S DEDICATION

I, RALPH L. LAFON JR., 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 DEVELOPMENT RIGHTS.

RECORDED AS PLAT NO. 18551
 ON 9/27/06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark DeLozier 9/26/06
 DIRECTOR DATE

David M. Harris 05/23/06
 DAVID M. HARRIS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10978
 FOR BENCHMARK ENGINEERING, INC.
 MD. REG. NO. 351

Ralph L. Lafon Jr.
 RALPH L. LAFON JR.

James D. Meyley III
 WITNESS

LAFON PROPERTY

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 ZONING: RC-DEO
 TAX MAP: 2
 GRID: 18
 PARCEL: 48

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