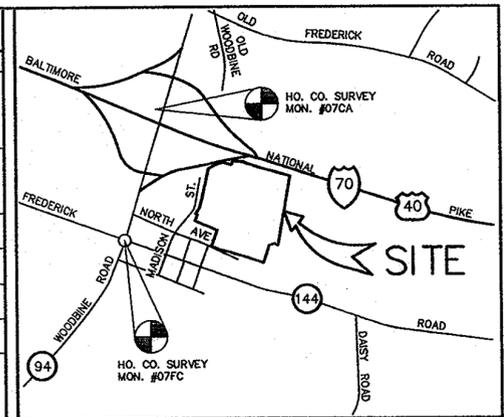


POINT	NORTH	EAST
100	609576.8174	1292811.4619
101	609625.9018	1292904.6672
102	609686.6485	1293064.5349
103	609638.3187	1293200.1399
104	609707.0632	1293224.6405
105	609688.2149	1293395.3129
106	609583.7490	1293699.6000
107	609441.9632	1294203.6063
108	608427.5505	1294023.4022
109	608242.2576	1293989.6755
110	608274.2696	1293933.8627
111	608248.2298	1293842.5012
112	607942.4236	1293738.8444
113	608059.6081	1293408.3092
114	608183.5204	1292969.0103
115	608206.0307	1292906.5965
116	608223.3500	1292852.7788
117	608509.9271	1292955.1460
118	608672.2935	1292576.4890
119	608781.8097	1292615.8657
120	608796.3924	1292583.9054
121	608831.7664	1292610.1876
122	608985.4842	1292680.4146
123	608825.0153	1292619.2741
124	608983.0350	1292691.4665
125	608331.2035	1292768.6253
126	609583.7302	1292824.5885
127	609335.1374	1292757.9024
128	608791.5869	1292594.4374
129	609104.2637	1293387.2092

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	705.00'	171.44'	86.15'	171.02'	N 69°11'39" E	13°56'00"
C2	705.00'	172.14'	86.50'	171.71'	S 83°41'53" E	13°59'23"
C3	404.50'	170.25'	86.41'	169.00'	N 24°33'13" E	24°06'57"
C4	415.82'	175.02'	88.82'	173.73'	N 24°33'13" E	24°06'57"

DENSITY EXCHANGE

INITIAL EXCHANGE	
SENDING PARCEL INFORMATION	MBW PROPERTIES, LLC L. 10832, F. 419 TAX MAP 7 GRID No. 12 PARCEL 102
TOTAL ACREAGE AVAILABLE FOR DENSITY EXCHANGE (TOTAL EASEMENT AREA)	45.8115 AC. - 6.5774 AC. = 39.2341 AC.*
DEO UNITS CREATED (1:3)	39.2341 AC. / 3 = 13
DEO UNITS SENT (1:3)	1
CEO UNITS CREATED (1:4.25)	0
AREA OF EASEMENT AVAILABLE FOR SENDING	39.2341 AC. - 3 = 36.2341 AC.
RECEIVING PARCEL WALNUT CREEK	TAX MAP 28 GRID No. 11 PARCEL 49 LIBER 516 RE-07-04 SP-06-07 FOLIO 763



VICINITY MAP
SCALE: 1" = 2000'

* FOR MATHEMATICAL CALCULATIONS, THE SENDING AREA IS CONSIDERED TO BE 39.2341 ACRES. HOWEVER, THE EASEMENT AREA DOES NOT COVER THE AREA OF RIGHT-OF-WAY DEDICATION, THIS IS LESS THAN 39.2341 ACRES. (39.2341 ACRES - 0.1487 ACRES = 39.0854 ACRES)

GENERAL NOTES

1. THERE ARE NO VISIBLE STRUCTURES ON THE SUBJECT PROPERTY.
2. NO TITLE REPORT FURNISHED: THIS SURVEY IS NOT A COMPREHENSIVE RECORD OF APPURTENANCES OR ENCUMBRANCES OF RECORD OR IN USE.
3. THE BEARINGS SHOWN ON THIS SURVEY ARE IN THE MARYLAND STATE COORDINATE SYSTEM (NAD 83/91), BASED ON HOWARD COUNTY GEODETIC SURVEY CONTROL MONUMENTS 07FC AND 07CA.
4. THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 02-02-04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE ON 7/28/06.
5. THIS PLAT IS BASED ON A SURVEY CONDUCTED BY PATTON HARRIS RUST & ASSOCIATES, PC, ON OR ABOUT JUNE, 2005.
6. THIS PROPERTY IS ENCUMBERED WITH AN EASEMENT HELD BY THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM. THE RESTRICTIONS AND PERMITTED USES ASSOCIATED WITH THE EASEMENT ARE SPECIFIED WITHIN THE DEED OF PRESERVATION EASEMENT RECORDED CONCURRENTLY WITH THIS PLAT OF EASEMENT.
7. RELATED COUNTY PLANS/FILES RE-07-04, SP-06-07, F-07-76, AND F-06-44.
8. THIS PARCEL IS SUBJECT TO SUBTITLE 5 OF THE HOWARD COUNTY CODE.
9. THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION PROGRAM PER SECTION 16.1202(b)(1)(iv) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BECAUSE THE PROPERTY IS IN THE AGRICULTURAL LAND PRESERVATION PROGRAM.
10. THE ALPP REFERENCE NUMBER IS HO-07-04-PPSD.

LEGEND

- IPF IRON PIPE FOUND
- B+C BAR AND CAP FOUND
- CMF CONCRETE MONUMENT FOUND
- EASEMENT AREA

PURPOSE STATEMENT

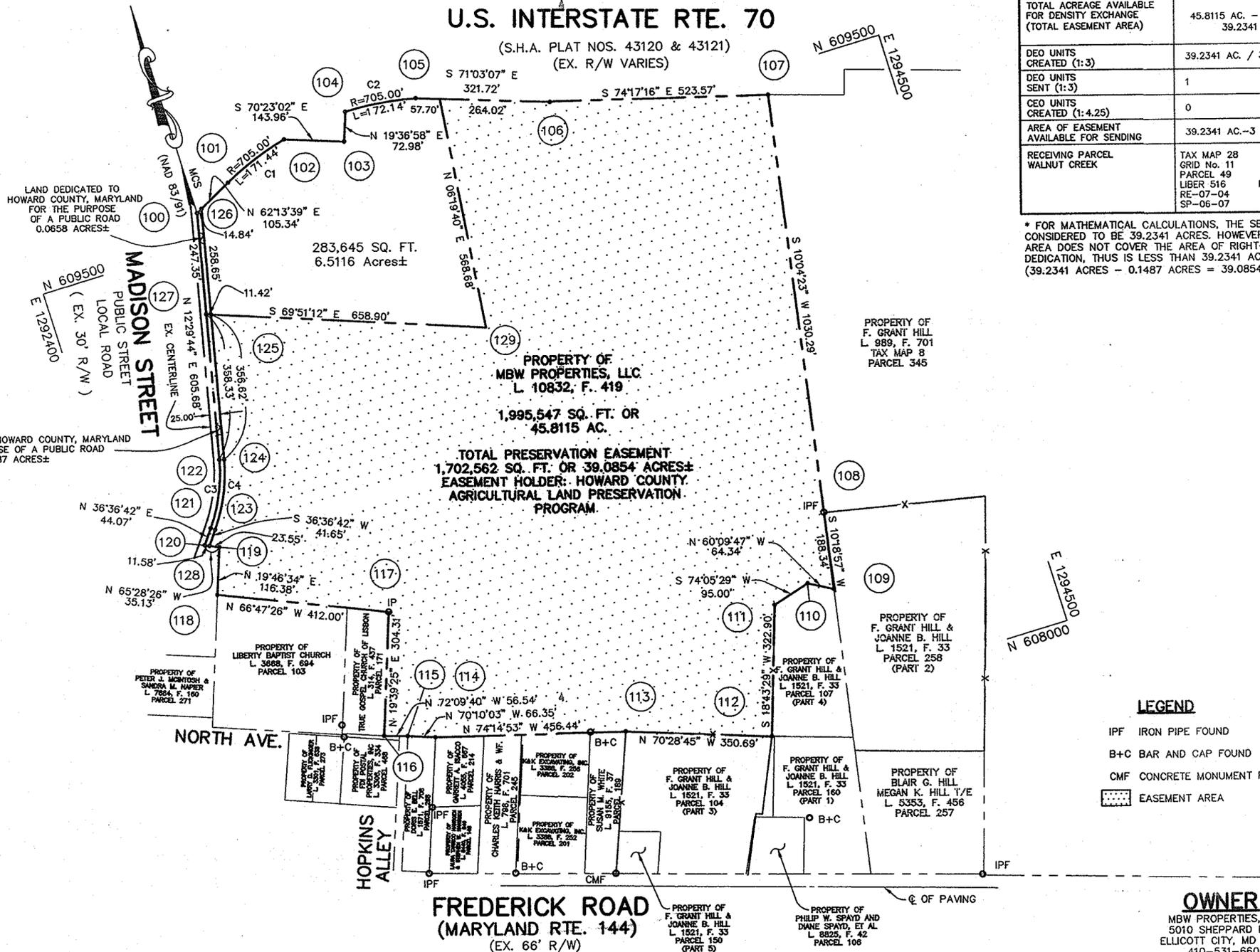
THE PURPOSE OF THIS PLAT IS TO ESTABLISH A PRESERVATION EASEMENT OF 39.0854 ACRES TO EXTINGUISH PERMANENTLY THE RIGHT TO DEVELOP OR SUBDIVIDE THE LAND UNDER THE PRESERVATION EASEMENT BASED ON THE DEO/CEO PROVISION DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS AND TO SEND 1 DEO UNIT TO THE WALNUT CREEK SUBDIVISION PROPERTY FILED UNDER SP-06-07.

OWNER

MBW PROPERTIES, LLC
5010 SHEPPARD LANE
ELlicOTT CITY, MD 21042
410-531-6608

U.S. INTERSTATE RTE. 70

(S.H.A. PLAT NOS. 43120 & 43121)
(EX. R/W VARIES)



SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES A PRESERVATION EASEMENT OF 39.0854 ACRES ON ALL OF THE LANDS CONVEYED BY F. GRANT HILL TO MBW PROPERTIES, LLC, BY DEED DATED JULY 31, 2007 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10832 AT FOLIO 419. ALL MONUMENTS ARE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

I HEREBY CERTIFY, THAT THIS PLAT OF EASEMENT WAS PREPARED UNDER MY RESPONSIBLE CHARGE, AND IS IN COMPLIANCE WITH THE REGULATIONS SET FORTH IN CHAPTER 06, REGULATION .12 OF THE MINIMUM STANDARDS OF PRACTICE OF MARYLAND.

Arthur M. Botterill
ARTHUR M. BOTTERILL
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION NO. 10886
DATE: 8/16/07



OWNER'S CERTIFICATE

WE, MBW PROPERTIES, LLC, 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 TRANSFER OF DEVELOPMENT RIGHTS.

WITNESS MY/OUR HANDS THIS 20 DAY OF August 2007.

Robert Haney
ROBERT HANEY, MANAGING MEMBER
DATE: 8/20/07

A. Botterill
WITNESS
DATE: 8/20/07

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.

PHRA
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Barbara K. Neagle
DIRECTOR
DATE: 10/15/07

RECORDED AS PLAT No. 19469
ON 10-19-07
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF AGRICULTURAL EASEMENT DENSITY SENDING MBW PROPERTIES, LLC

4TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
TAX MAP NO. 7 GRID 12 PARCEL 102 ZONED: RC-DEO
SCALE: 1" = 200' DATE: 08/16/07 SHEET: 1 OF 1
P: /PROJECT/14464/1-0/SURVEY/FINAL/001DENSITY-PLAT.DWG

RE-07-04 (S-1)