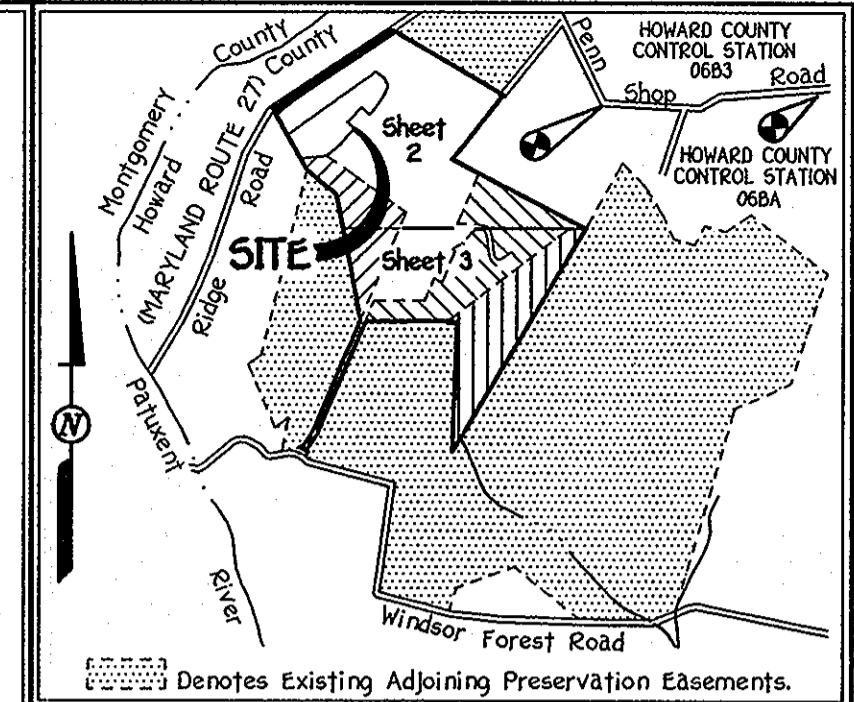


U.S. EQUIVALENT COORDINATE TABLE			METRIC EQUIVALENT COORDINATE TABLE		
POINT	NORTH	EAST	POINT	NORTH	EAST
6	611274.542424	1263496.268007	6	186316.853165	385114.432717
12	611951.779825	1262344.675558	12	186523.275537	384763.426637
14	610605.035047	1262968.521740	14	186112.786908	384953.575334
18	611743.530732	1262007.384203	18	186459.801087	384660.620026
25	610344.940883	1261913.584930	25	186033.509987	384632.029951
26	611933.697279	1262375.423598	26	186517.763966	384772.798658
27	611224.241625	1261321.613771	27	186301.521450	384451.596781
28	611067.881014	1261138.370586	28	186253.862641	384395.744146
29	609885.884626	1261837.587534	29	185893.5894	393336.8071
109	609885.884626	1264356.584241	109	185893.589421	385376.657630
110	608902.074624	1263026.352437	110	185593.723533	384971.202165
111	608919.163297	1262929.578010	111	185598.932171	384941.705261
114	610493.400597	1261460.891998	114	186078.760660	384494.048869
995	611126.457961	1261105.484662	995	186271.716930	384385.720496
7139	610241.027879	1261769.945611	7139	186001.837301	384588.248599
7140	608929.728188	1262019.699255	7140	185602.152350	384684.373662
7183	607556.858705	1262979.555601	7183	185183.700901	384956.938461
7189	608916.241374	1262088.269603	7189	185598.041567	384679.177933
7190	607790.474793	1261540.533319	7190	185254.907227	384518.323592
7192	607721.240283	1261503.033335	7192	185233.804506	384506.884430
7193	607608.844613	1261426.876626	7193	185199.546237	384483.680963
7194	607603.696882	1261393.086612	7194	185197.976962	384473.381746
7196	607546.777397	1261476.266462	7196	185180.628112	384498.735015
7197	607580.800752	1261468.271848	7197	185190.998451	384496.298252
7198	607730.057233	1261569.364753	7198	185236.491918	384527.111431

CURVE DATA TABULATION					
NO-NO	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING & DISTANCE
27-28	1080.00'	241.41'	13°02'56"	121.23'	S49°31'34"W 240.89'
7196-7194	565.00'	100.92'	10°14'04"	50.60'	N55°37'00"W 100.79'
7192-7190	400.00'	78.88'	11°17'55"	39.57'	N28°27'39"E 78.75'



GENERAL NOTES:

- Subject Property Zoned RC-DEO, B-2 And BR Per The 02/02/04 Comprehensive Zoning Plan And The Comp-Lite Zoning Amendments Dated 07/28/06.
- Coordinates Based On Nad '83 Maryland Coordinate System As Projected By Howard County Geodetic Stations No. 06B3 And 06B4.
Sta. No. 06B3 N 186314.006 m E 385423.747 m
Sta. No. 06B4 N 186434.374 m E 386288.853 m
- This Plat Is Based On Field Run Boundary Survey Performed On Or About June, 1999 By Fisher, Collins And Carter, Inc.
- Denotes Iron Pin Set Capped "FCC-106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "FCC-106".
- Denotes Stone Or Monument Found.
- This Property Is Encumbered With A Preservation Easement Agreement Held By Howard County, Maryland And Windsor Forest-Fox Chasing Homeowner's Association, 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 Windsor Forest-Fox Chasing Homeowners Association Articles Of Incorporation Were Approved By The State Department Of Assessments And Taxation On December 29, 1995. The Declaration Of Covenants, Conditions And Restrictions For Windsor Forest - Fox Chasing Homeowners Association Were Recorded On November 16, 1998 In Liber 4506, Folio 351.
- The Purpose Of This Amended Plat Of Easement Is To Identify, By Recordation, The Clements Property As The Sending Parcel For 2 CEO Density Units (Fourth Exchange) To Support The Development Of Walnut Creek, SP-06-007 Subsequently Expanding Upon The Original Plat Of Easement - Clements Property Recorded As Plat No's 14479 & 14480, 15658 & 15659 And 15945 Thru 15947.
- There Are Existing Dwellings/Structures Located On This Parcel To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling/ Structures Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
- This Amended Plat Of Easement Is Exempt From The Requirements Of The Forest Conservation Program Per Section 16.1202(b)(vii) Of The Howard County Code And The Forest Conservation Manual Because This Is A Plat Of Easement And No New Subdivision Lots Are Being Created.
- Previous DPZ Files Include: BA-92-48N, ZB-1063M, F-00-71(s), F-02-48(s), And F-03-18(s).

DENSITY EXCHANGE TABULATION				
	INITIAL EXCHANGE (Plat Nos. 14479 & 14480)	SECOND EXCHANGE (Plat Nos. 15658 & 15659)	THIRD EXCHANGE (Plat Nos. 15945 Thru 15947)	FOURTH EXCHANGE
RECEIVING PARCEL INFORMATION	THE PADDOCKS, LOTS 1 THRU 33 AND PRESERVATION PARCELS 'A' AND 'B' TAX MAP 22, PARCELS 141 AND 234, GRID 1 (F-00-71) (S)	FOX CHASE ESTATES, LOTS 1 THRU 12 AND NON-BUILDABLE PRESERVATION PARCELS 'A', 'B' AND 'C' TAX MAP 15, PARCEL 25 AND GRID 23 (F-02-48) (S)	TWIN PINES, LOTS 1 THRU 11, BUILDABLE PRESERVATION PARCEL 'A' AND NON-BUILDABLE PRESERVATION PARCEL 'B' TAX MAP 22, GRIDS 3 & 8 PARCEL 17 (F-03-18) (S)	WALNUT CREEK (SP-06-007) TAX MAP 28, PARCEL 49, GRID 11 PROPERTY OF BV BUSINESS TRUST LIBER 11276, FOLIO 36 TAX MAP 28, GRID 11 PARCEL 49 (SP-06-007)
TOTAL PARCEL	141.524 Ac.*	141.524 Ac.*	141.524 Ac.*	141.524 Ac.*
TOTAL AREA OF PROPERTY ZONED RC-DEO	124.846 AC.* (AREA INCLUDES MARYLAND ROUTE 27 ROADWAY DEDICATION)	124.846 AC.* (AREA INCLUDES MARYLAND ROUTE 27 ROADWAY DEDICATION)	124.846 AC.* (AREA INCLUDES MARYLAND ROUTE 27 ROADWAY DEDICATION)	124.846 AC.* (AREA INCLUDES MARYLAND ROUTE 27 ROADWAY DEDICATION)
PRESERVATION EASEMENT ACREAGE	23.250 Ac.*	25.750 Ac.* (SECOND EXCHANGE EASEMENT AREAS 1 AND 2)	15.00 Ac.	4.250 Ac.*
DEO UNITS CREATED (1:3)	15.000 Ac.* x 1 UNIT/3.000 Ac. = 5 UNITS	0	15.00Ac. x 1 UNIT/3.00 Ac. = 5 UNITS	0
DEO UNITS SENT (1:3)	5 UNITS	0	5 UNITS	0
CEO UNITS CREATED (1:4.25)	0	29.750 Ac.* x 1 UNIT/4.25 Ac. = 7 UNITS	0	8.500 Ac. x 1 UNIT/4.25 Ac. = 2 UNITS
CEO UNITS SENT (1:4.25)	0	7 UNITS	0	2 UNITS
ACREAGE OF PRESERVATION EASEMENT REMAINING TO BE SENT	23.25 Ac. (-) 15.0 Ac. (5 DEO's) = 8.25 Ac*	8.250 Ac. + 25.750 Ac. = 34.000 Ac* 34.000 Ac* - 29.750 Ac (7 CEO) = 4.250 Ac	4.250 Ac. + 15.000 Ac. = 19.250 Ac* 19.250 Ac* - 15.000 Ac = 4.250 Ac	4.250 Ac. + 4.250 Ac. = 8.500 Ac* 8.500 Ac. - 8.500 Ac. = 0.000 Ac*
ACREAGE OF RC-DEO ZONED PROPERTY REMAINING WITHOUT PRESERVATION EASEMENT	124.846 Ac. (-) 23.250 Ac. = 101.596 Ac.	Total Acreage (-) 1st Exchange (-) 2nd Exchange 124.846 Ac. (-)23.25 Ac.(-)25.75 Ac. =75.846 Ac.	Total Acreage (-) 1st Exchange (-) 2nd Exchange (-) 3rd Exchange (-) 4th Exchange Or (-)15 Ac. = 60.846 Ac.	Total Acreage (-) 1st Exchange (-) 2nd Exchange (-) 3rd Exchange (-) 4th Exchange Or (-)23.250 Ac. (-) 25.750 Ac. (-) 15.000 Ac. (-) 4.250 Ac. = 56.596 Ac.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461 - 2925

DEVELOPER
HERITAGE LAND DEVELOPMENT, INC
15930 NORTH AVENUE
P.O. BOX 482
LISBON, MD 21765
(410) 489-7900

OWNER
KDBC, LLC
P.O. BOX 355
MT. AIRY, MARYLAND 21771-0355
Ph: (301)-748-0608

THE PURPOSE OF THIS AMENDED PLAT OF EASEMENT IS TO IDENTIFY BY RECORDATION THE CLEMENTS PROPERTY AS THE SENDING PARCEL FOR 2 CEO DENSITY UNITS (FOURTH EXCHANGE) TO SUPPORT THE DEVELOPMENT OF WALNUT CREEK, SP-06-007 SUBSEQUENTLY EXPANDING UPON THE ORIGINAL PLAT OF EASEMENT - CLEMENTS PROPERTY RECORDED AS PLAT No's 14479 & 14480, 15658 & 15659 AND 15945 THRU 15947.

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.

Mark L. Robel
Property Line Surveyor #339
Date: 9-17-09

Kenneth Clements
KDBC, LLC
By: Kenneth Clements, Managing Member
Date: 9-17-09

Donnie B. Clements
KDBC, LLC
By: Donnie B. Clements, Managing Member
Date: 9-17-09

Benjamin Larry Clements
KDBC, LLC
By: Benjamin Larry Clements, Managing Member
Date: 9-17-09

Approved: Howard County Department Of Planning And Zoning.
Cindy Hamilton
Director
Date: 10-2-09

OWNER'S STATEMENT

KDBC, LLC, By Kenneth Clements, Managing Member, Donnie B. Clements, Managing Member and Benjamin Larry Clements, Managing Member, 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. Witness My Hand This 17th Day Of September, 2009.

Kenneth Clements
KDBC, LLC
By: Kenneth Clements, Managing Member
Witness: Donnie B. Clements, P.A.
KDBC, LLC
By: Donnie B. Clements, Managing Member
Witness: Benjamin Larry Clements
KDBC, LLC
By: Benjamin Larry Clements, Managing Member
Witness: Donnie B. Clements

SURVEYOR'S CERTIFICATE

I Hereby Certify To The Best Of My Knowledge That The Final Easement Plat Shown Hereon Is Correct; That It Defines A Preservation Parcel Easement Of 8.50 Acres On Part Of That Parcel Of Ground Conveyed By Donnie B. Clements To KDBC, LLC By Deed Dated December 27, 2006 And Recorded Among The Land Records Howard County, Maryland In Liber 10649 At Folio 560. All Monuments Are In Place In Accordance With Annotated Code Of Maryland, As Amended.

Mark L. Robel
Property Line Surveyor #339
Date: 7/28/09

RECORDED AS PLAT No. 20198 ON 10/18/09
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

AMENDED PLAT OF EASEMENT - DENSITY SENDING CLEMENTS PROPERTY
FOURTH EXCHANGE
ZONED: RC-DEO, B-2, BR
TAX MAP No. 6 PARCEL No. 106 GRID No. 2

FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: 1" = 200'
DATE: JULY 28, 2009
SHEET 1 OF 3

RE-09-05(51)

Curve Data Tabulation
Preservation Easement Areas

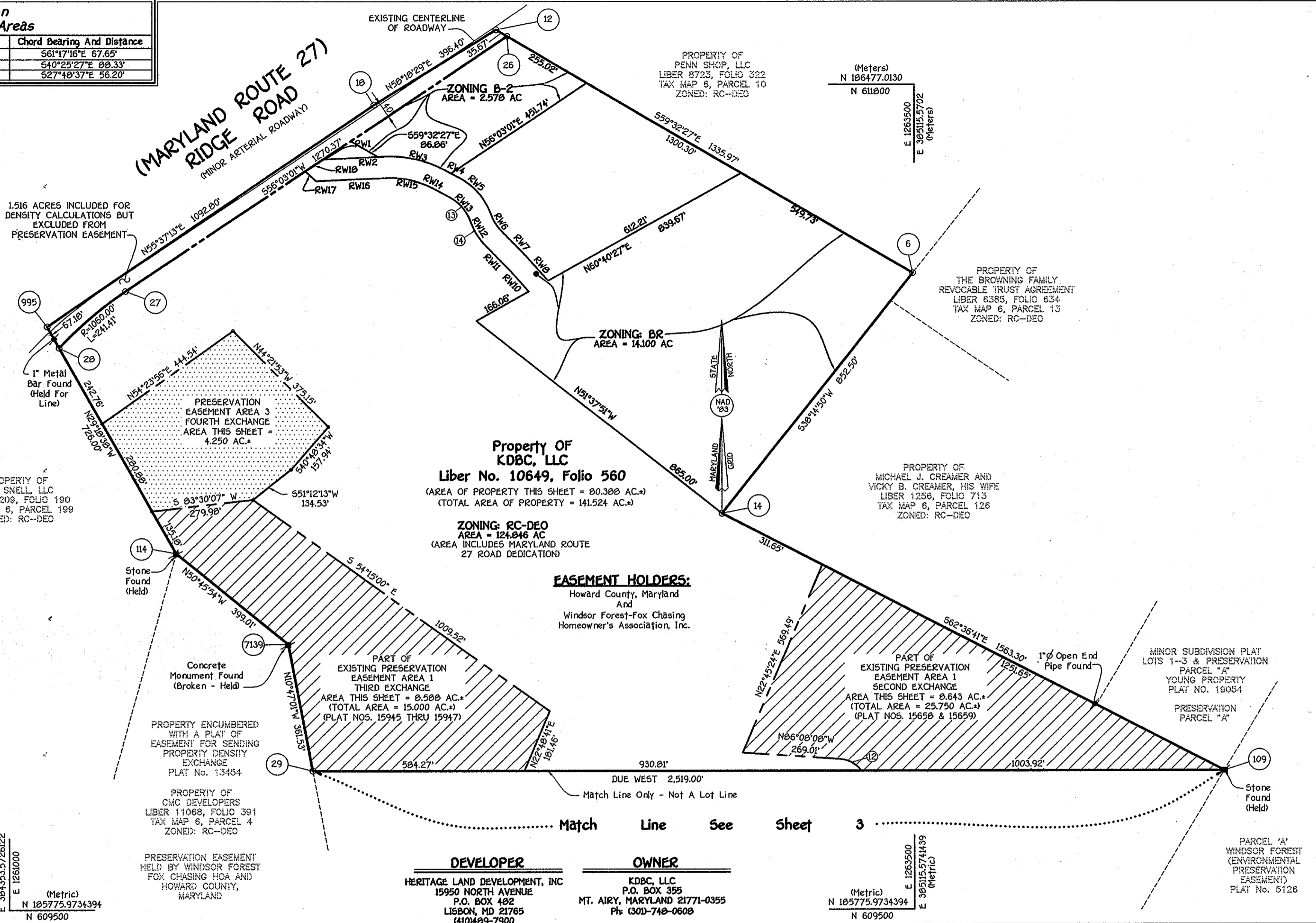
Curve No.	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
12	80.49'	69.81'	49°41'45"	37.27'	S61°17'16"E 67.65'
13	120.00'	90.46'	43°11'27"	47.50'	S40°25'27"E 88.33'
14	180.00'	56.43'	17°57'45"	28.45'	S27°40'37"E 56.20'

LEGEND

- EXISTING RECORDED PRESERVATION EASEMENT.
- PRESERVATION EASEMENT CREATED BY RECORDATION OF THIS PLAT

PROPOSED 60' RW
AREA 46,053 Sq.Ft.

SYM	Chord Bearing And Distance
RW1	S46°41'34"E 170'
RW2	N87°18'00"E 167.96'
RW3	R=312.00' L=167.07'
RW4	S62°01'11"E 51.52'
RW5	R=180.00' L=135.69'
RW6	R=120.00' L=53.07'
RW7	S44°10'04"E 102.68'
RW8	S41°33'39"E 88.91'
RW10	S41°33'39"E 74.54'
RW11	S44°10'04"E 101.31'
RW12	R=180.00' L=79.60'
RW13	R=120.00' L=90.46'
RW14	S62°01'11"E 51.52'
RW15	R=252.00' L=134.94'
RW16	R=252.00' L=134.94'
RW17	S46°41'34"E 40.74'
RW18	N56°03'01"E 61.52'



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2955

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.

Mark L. Robel 9-17-09
Mark L. Robel, *339
(Property Line Surveyor)
Date

Donnie B. Clements 9-17-09
By: Donnie B. Clements, Managing Member
Date

Benjamin Larry Clements 9/17/09
By: Benjamin Larry Clements, Managing Member
Date

Approved: Howard County Department Of Planning And Zoning.
Cindy Hamilton 10-2-09
Director Date

OWNER'S STATEMENT

KDBC, LLC, By Kenneth Clements, Managing Member, Donnie B. Clements, Managing Member and Benjamin Larry Clements, Managing Member, 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. Witness My Hand This 17th Day Of September, 2009.

Donnie B. Clements P.A.
By: Donnie B. Clements, Managing Member
Date

Benjamin Larry Clements
By: Benjamin Larry Clements, Managing Member
Date

Mark L. Robel
Witness
Date

SURVEYOR'S CERTIFICATE

I Hereby Certify To The Best Of My Knowledge That The Final Easement Plat Shown Hereon Is Correct; That It Defines A Preservation Parcel Easement Of 8.50 Acres On Part Of That Parcel Of Ground Conveyed By Donnie B. Clements To KDBC, LLC By Deed Dated December 27, 2006 And Recorded Among The Land Records Howard County, Maryland In Liber 10649 At Folio 560. All Monuments Are In Place In Accordance With Annotated Code Of Maryland, As Amended.

Mark L. Robel
Mark L. Robel, Property Line Surveyor *339
Date 7/28/09

RECORDED AS PLAT No. 20799 ON 10/8/09
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

AMENDED PLAT OF EASEMENT - DENSITY SENDING CLEMENTS PROPERTY
FOURTH EXCHANGE
ZONED: RC-DEO, B-2, BR
TAX MAP No. 6 PARCEL No. 106 GRID No. 2
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: 1" = 200'
DATE: JULY 28, 2009
SHEET 2 OF 3

RE-09-05(51)

K:\Drawings\310696 Ridge Road - Plat\310696 DEO PLAT 1 Fourth Exchange Sheet 2.dwg, 9/25/2009 11:17:54 AM, tomj, 1/20

Curve Data Tabulation
Preservation Easement Areas

Curve No.	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
3	475.00'	254.70'	30°43'21"	130.49'	N48°06'23"E 251.66'
4	75.00'	80.00'	61°07'08"	44.28'	N63°18'17"E 76.26'
5	30.49'	38.19'	71°45'44"	22.06'	S50°15'16"E 35.74'
6	399.85'	61.99'	8°52'59"	31.06'	S09°55'55"E 61.93'
7	110.00'	74.48'	38°47'37"	38.73'	S24°53'13"E 73.06'
8	80.49'	31.00'	22°04'05"	15.70'	S25°24'27"E 30.81'
9	449.85'	69.74'	8°52'59"	34.94'	S09°55'55"E 69.67'
10	60.00'	94.44'	90°11'18"	60.20'	S50°35'04"E 84.99'

LEGEND

- EXISTING RECORDED PRESERVATION EASEMENT.
- PRESERVATION EASEMENT CREATED BY RECORDATION OF THIS PLAT

DEVELOPER
HERITAGE LAND DEVELOPMENT, INC
15950 NORTH AVENUE
P.O. BOX 482
LISBON, MD 21765
(410)489-7900

OWNER
KDBC, LLC
P.O. BOX 355
MT. AIRY, MARYLAND 21771-0355
Ph: (301)-748-0608

OWNER/DEVELOPER
KDBC, LLC
c/o MR. KENNETH CLEMENTS
P.O. BOX 293
MT. AIRY, MARYLAND 21771
Ph: (301)-748-0608

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FREE
ELLCOTT CITY, MARYLAND 21042
(410) 461 - 2855

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.

Mark L. Robel 9-17-09
Mark L. Robel, Property Line Surveyor *339
By: Kenneth Clements, Managing Member 9-17-09
By: Donnie B. Clements, Managing Member 9-17-09
By: Benjamin Larry Clements, Managing Member 9-17-09
Approved: Howard County Department Of Planning And Zoning. 10-2-09
Candy Hamilton Director

OWNER'S STATEMENT
KDBC, LLC, By Kenneth Clements, Managing Member, Donnie B. Clements, Managing Member and Benjamin Larry Clements, Managing Member, 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. Witness My Hand This 17th Day Of September, 2009.

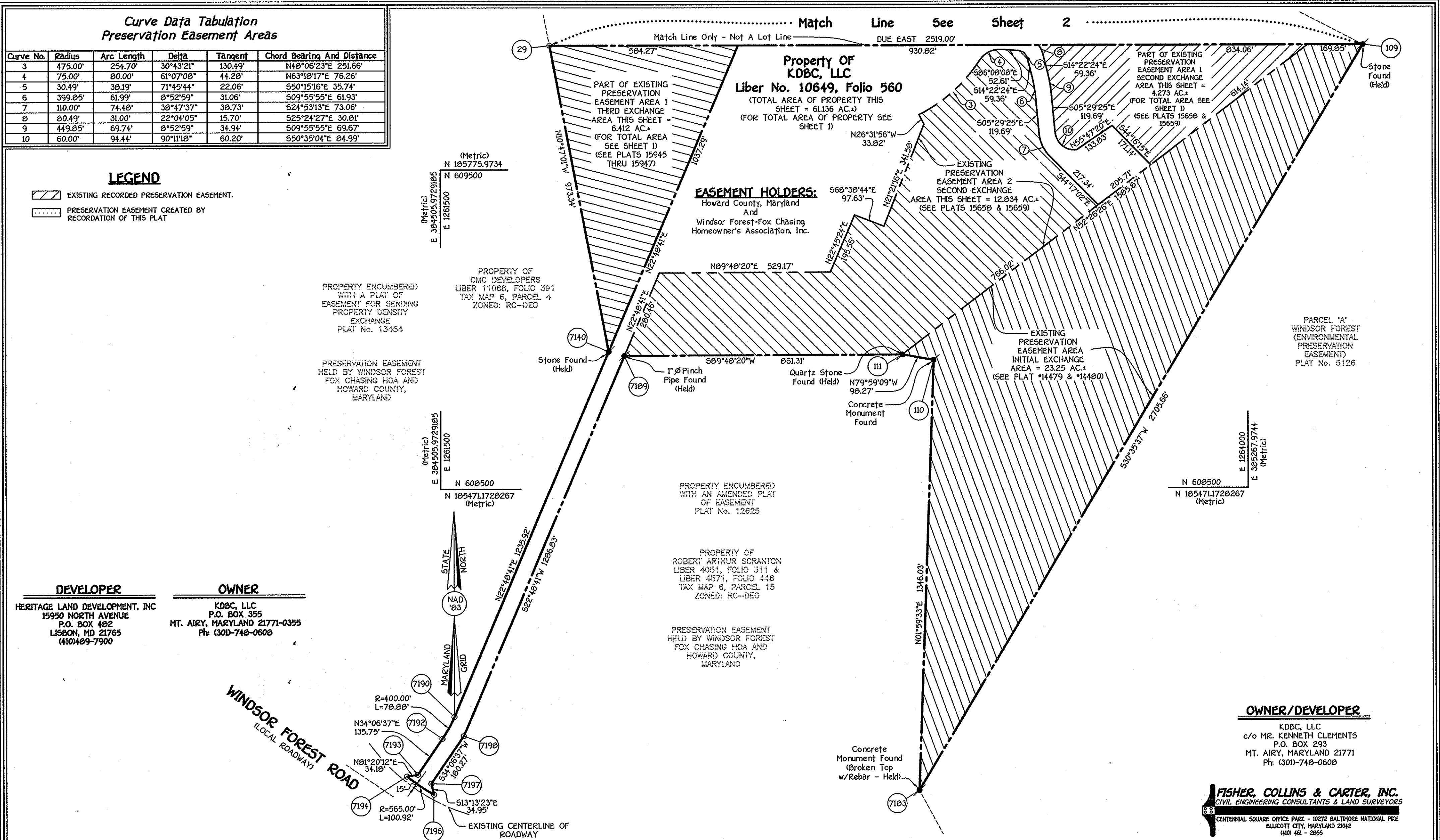
Kenneth Clements Witness
Donnie B. Clements P.A. Witness
Benjamin Larry Clements Witness

SURVEYOR'S CERTIFICATE
I Herby Certify To The Best Of My Knowledge That The Final Easement Plat Shown Hereon Is Correct; That It Defines A Preservation Parcel Easement Of 8.50 Acres On Part Of That Parcel Of Ground Conveyed By Donnie B. Clements To KDBC, LLC By Deed Dated December 27, 2006 And Recorded Among The Land Records Howard County, Maryland In Liber 10649 At Folio 560. All Monuments Are In Place In Accordance With Annotated Code Of Maryland, As Amended.

Mark L. Robel 7/28/09
Mark L. Robel, Property Line Surveyor *339 Date

RECORDED AS PLAT No. 20800 ON 10/18/09
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**AMENDED PLAT OF EASEMENT -
DENSITY SENDING
CLEMENTS PROPERTY
FOURTH EXCHANGE**
ZONED: RC-DEO, B-2, BR
TAX MAP No. 6 PARCEL No. 106 GRID No. 2
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: 1" = 200'
DATE: JULY 28, 2009
SHEET 3 OF 3



K:\Drawings\310696 Ridge Road - Platte30696 DEO PLAT 1 Fourth Exchange Sheet3.dwg, 7/29/2009 1:22:40 PM, tomv, 1:200

RE-09-05 (51)