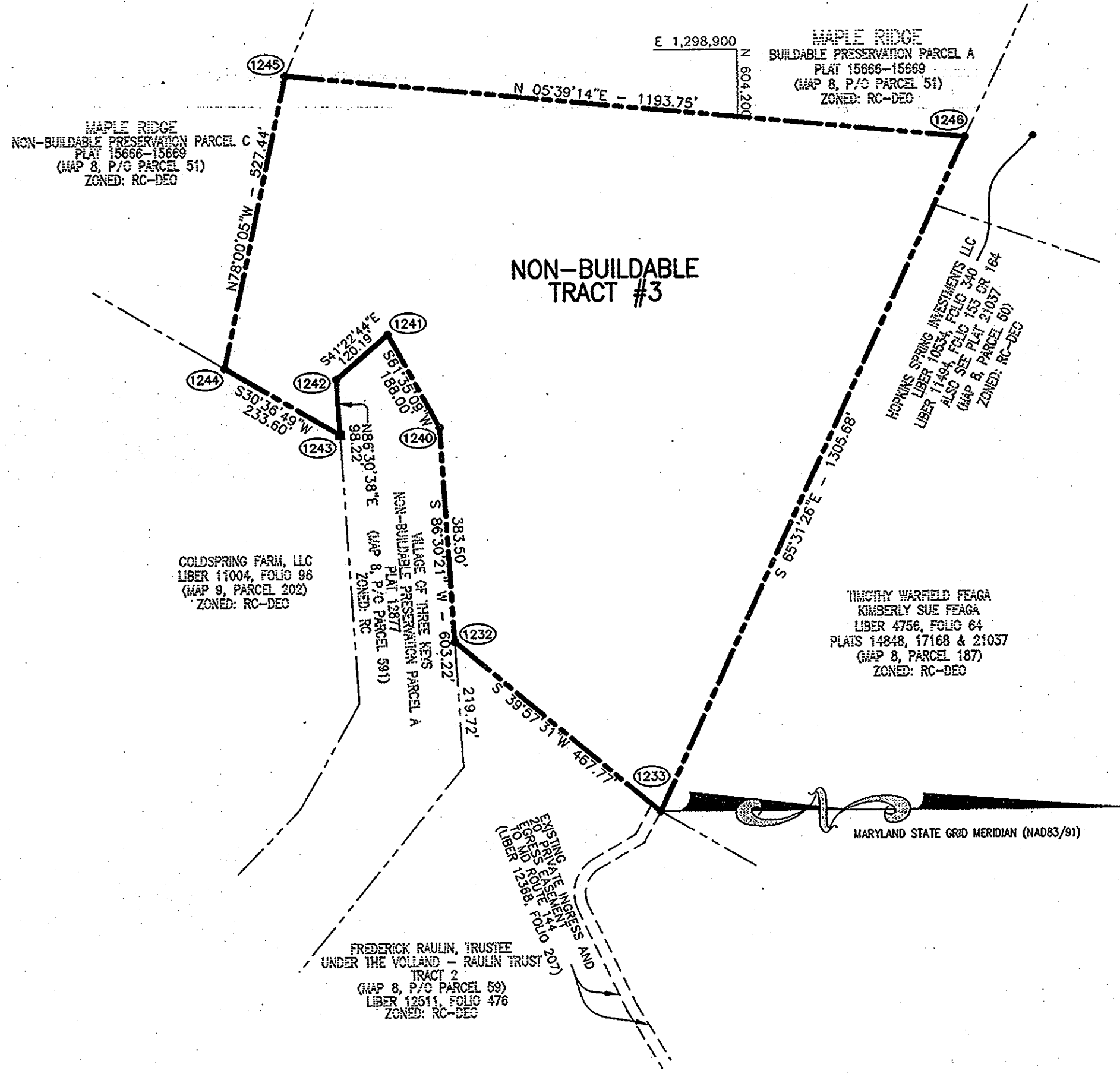


RESERVATION OF FOREST CONSERVATION EASEMENTS

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR FOREST CONSERVATION (FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH THE PROPERTY OF FREDERICK W. RAULIN, TRUSTEE UNDER THE VOLLAND - RAULIN TRUST. ANY CONVEYANCES OF THE AFORESAID LOTS AND PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

DENSITY EXCHANGE TABULATION

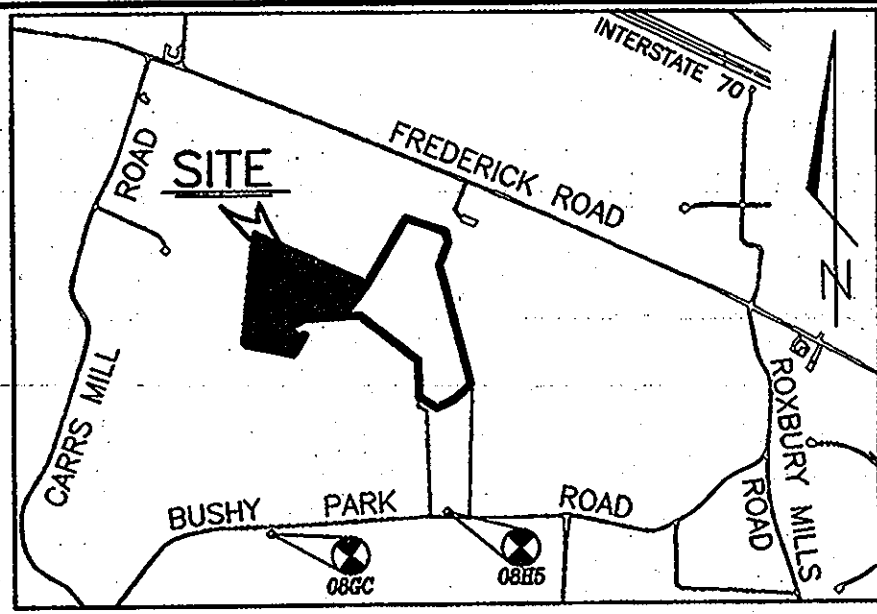
INITIAL EXCHANGE	
RECEIVING PARCEL INFORMATION	WALNUT CREEK T M 28, GRID 11, P/O PAR 49 RE-13-001
TOTAL PARCEL ACREAGE	21.2500 ACRES
PRESERVATION PARCEL EXCHANGE	21.2500 ACRES
DEO UNITS CREATED (1:3.00)	0
CEO UNITS CREATED (1:4.25)	4 (17.00 AC / 4.25) = 4 UNITS
CEO UNITS SENT (1:4.25)	4 CEO UNITS
DEO UNITS RETAINED (1:4.25) (UNIT RETAINED FOR ON SITE RESIDENCE) *	1 (4.25 AC / 4.25) = 1 UNIT
ACREAGE OF PRESERVATION EASEMENT REMAINING TO BE SENT	21.2500 AC - 17.00 AC - 4.25 AC = 0.00 AC



LOCATION MAP
SCALE: 1"=200'

COORDINATE TABLE

NO.	NORTH	EAST
1232	603697.7895	1299946.8323
1233	604056.3423	1300247.2526
1240	603674.4160	1299564.0403
1241	603584.9576	1299398.6886
1242	603494.7724	1299478.1383
1243	603500.7207	1298576.1773
1244	603299.7105	1299457.2186
1245	603409.3595	1298941.3018
1246	604597.3049	1298058.9067



VICINITY MAP
SCALE: 1"=2,000' ADC MAP: 4692 D9,D10

GENERAL NOTES

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATIONS:
08GC 601441.3680 1299254.0054 566.52
08HS 601582.5672 1301087.2195 612.42
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL ASSOCIATES, INC.
- BRL DENOTES BUILDING RESTRICTION LINE.
- ⚡ DENOTES REBAR WITH CAP MARKED "PROP MARK 21204" SET.
- ⚙ DENOTES IRON PIPE OR IRON BAR FOUND.
- ◊ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- ◻ DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS, FLOODPLAIN AREAS, OR FOREST CONSERVATION EASEMENT AREAS.
- WETLANDS AND ASSOCIATED BUFFERS ARE PRESENT ON THE PROPERTY. AN APPROXIMATE DELINEATION OF THE WETLANDS WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. (USACO WETLAND DELINEATOR). THE WETLANDS AND BUFFERS WILL NOT BE IMPACTED BY DEVELOPMENT, NO DEVELOPMENT PROPOSED. THE DELINEATION SHOWN HEREON SHALL NOT BE UTILIZED IN SUPPORT OF ANY LAND DISTURBANCE ACTIVITY.
- DPZ FILE NUMBERS: CE-08-06, WP-09-234, ECP-11-027, F-97-034, SDP13-059.
- A DEED OF FOREST CONSERVATION EASEMENT HAS BEEN RECORDED WITH THIS PLAT FOR THE AREAS TOTALING 9.90 ACRES AND SPECIFIES THE USES AND RESTRICTIONS FOR THE FOREST CONSERVATION EASEMENT AREA.
- DELINEATION OF THE FOREST CONSERVATION EASEMENTS AND FOREST CONSERVATION BANK WITH SUPPORTING FSD / FCP DOCUMENTATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. A MD. DNR QUALIFIED PROFESSIONAL.
- THE 9.90 ACRE FOREST CONSERVATION EASEMENT AREAS ARE RETAINED FOREST, PROVIDING SALE OF FOREST CREDITS AT A RATE OF 2:1 FOR PROJECTS REQUIRING OFF-SITE RETENTION TO FULFILL THEIR FOREST CONSERVATION PROGRAM OBLIGATION.
- THE SALE OF FOREST CREDITS MAY BEGIN UPON CERTIFICATION AND VERIFICATION OF RETENTION AND PAYMENT OF FOREST CONSERVATION SURETY FOR BANK RETENTION AND MAINTENANCE.
- THIS 21.2500 ACRE PROPERTY IS ENCUMBERED BY PRESERVATION EASEMENT AGREEMENTS WITH HOWARD COUNTY, MARYLAND AND COUNTRY SPRINGS OVERLOOK HOMEOWNERS' ASSOCIATION, INC.
- THIS PROJECT IS SUBJECT TO WP-09-234. THE PLANNING DIRECTOR APPROVED THE WAIVER SUBJECT TO THE FOLLOWING CONDITIONS:
CONDITIONS OF APPROVAL OF WP-09-234
1. APPROVAL OF THIS WAIVER PETITION DOES NOT NEGATE THE REQUIREMENT TO ABATE ZONING VIOLATION CASE CE-09-006 AS REQUIRED BY THE DIVISION OF PUBLIC SERVICE AND ZONING ADMINISTRATION. THE PROPERTY OWNER MUST CLEAN UP THE DEBRIS AND/OR MOVE THE DEBRIS FURTHER AWAY FROM THE EXTERNAL PROPERTY LINE. THIS CLEAN-UP EFFORT MUST BE REVIEWED AND APPROVED BY THE DIVISION OF PUBLIC SERVICE AND ZONING ADMINISTRATION IN ORDER TO RESOLVE THE ZONING VIOLATIONS. ALSO, THIS CLEAN-UP MUST OCCUR BEFORE ANY RECORD PLATS FOR THE FURTHER DEVELOPMENT OF THIS SITE (SENDING OR SUBDIVISION) ARE RECORDED.
2. RECORDED OF THE FOLLOWING AGREED UPON DEEDS, EASEMENTS AND PLAN EXHIBIT:
A. DEEDS ADJUSTING THE BOUNDARY BETWEEN PARCELS 1 AND 3 AND PARCELS 1 AND 4;
B. CONFIRMATORY DEEDS FOR EACH NEW TRACT;
C. DEED OF EASEMENT TO CREATE THE PROPOSED PRIVATE INGRESS AND EGRESS EASEMENT TO SERVE PROPOSED TRACT #3 (OVER AND THROUGH PROPOSED TRACT #2);
D. PROVIDE THIS OFFICE WITH 2 COPIES OF THE WAIVER PETITION EXHIBIT WHICH REFLECT THE CHANGES REQUIRED BY THE ENCLOSED COMMENTS FROM THE DIVISION OF LAND DEVELOPMENT, DPZ
ALL OF THESE DOCUMENTS MUST BE RECORDED AND COPIES SUBMITTED TO THIS DEPARTMENT FOR FILE RETENTION PURPOSES WITHIN 60 DAYS OF THE DATE OF THIS WAIVER APPROVAL (ON OR BEFORE MARCH 22, 2010).
3. CLEARLY REFERENCE THIS WAIVER PETITION FILE NUMBER; WP-09-234 AND APPROVAL DATE WITH THE NEW DEED(S).
4. THE ENCLOSED COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION, DPZ AND THE STATE HIGHWAY ADMINISTRATION.
5. ANY FUTURE RESUBDIVISION OF TRACT #1 WILL REQUIRE FULL COMPLIANCE WITH THE ZONING AND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS UNLESS WAIVERS ARE APPROVED.
- THIS PROPERTY IS ENCUMBERED WITH A PRESERVATION EASEMENT HELD BY HOWARD COUNTY, MARYLAND AND COUNTRY SPRINGS OVERLOOK HOMEOWNERS' 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.
- THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE, REFER TO SDP 13-059.
- THE PARCEL IS NON-BUILDABLE UNTIL A 10,000 SQUARE FOOT SEPTIC DISPOSAL AREA AND WELL LOCATION ARE ESTABLISHED AND APPROVED BY THE HEALTH DEPARTMENT ON THE PORTION OF THE PARCEL UNENCUMBERED BY THE FOREST CONSERVATION EASEMENTS

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.

Thomas M. Hoffmann, Jr. 10.15.13
THOMAS M. HOFFMANN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267
Thomas M. Hoffmann, Jr. 10/15/13
DENSITY SOLUTIONS, LLC DATE

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8402 MAIN STREET ELICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.6961

PURPOSE STATEMENT
THE PURPOSE OF THIS PLAT IS TO ESTABLISH A 21.25 ACRE PRESERVATION EASEMENT THAT WILL PROVIDE FOR TRANSFER OF 4 CEO DENSITY UNITS AND TO ESTABLISH FOREST CONSERVATION BANK EASEMENTS ON PORTIONS OF TRACT 3 OF THE PROPERTY OF DENSITY SOLUTIONS, LLC; ENCUMBERING A TOTAL OF 9.90 ACRES OF EQUIVALENT CREDITS FOR AS YET UNSPECIFIED FOREST CONSERVATION OFF-SITE RETENTION 2:1 OBLIGATION.

OWNER'S CERTIFICATE

WE, DENSITY SOLUTIONS, LLC OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS PLAT; AND IN CONSIDERATION OF THE APPROVAL OF THIS DENSITY SENDING PLAT AND PLAT OF FOREST CONSERVATION EASEMENT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE 21.25 ACRE PRESERVATION EASEMENT TO BE CONSIDERED A SENDING PARCEL FOR TRANSFER OF DEVELOPMENT RIGHTS AND ESTABLISH THE OVERLAPPING 9.90 ACRES OF FOREST CONSERVATION EASEMENT TO BE CONSIDERED A TREE BANK FOR FOREST CONSERVATION OFF-SITE RETENTION 2:1 OBLIGATION.
WITNESS MY HAND THIS 15TH DAY OF OCTOBER 2013.

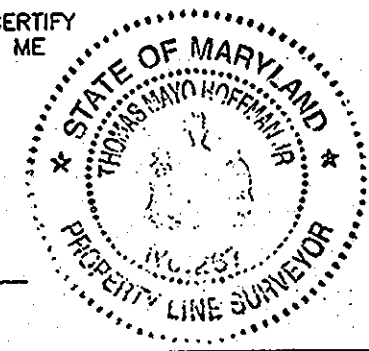
Thomas M. Hoffmann, Jr.
DENSITY SOLUTIONS, LLC

Megan Brett
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES A PRESERVATION PARCEL OF 21.25 ACRES ON ALL AND FOREST CONSERVATION EASEMENTS OF 9.90 ACRES ON PORTIONS OF THE LAND KNOWN AS TRACT 3 CONVEYED BY FREDERICK W. RAULIN, TRUSTEE OF THE VOLLAND-RAULIN TRUST TO DENSITY SOLUTIONS, LLC BY DEED DATED JANUARY 2, 2013 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 14704 AT FOLIO 174, AND THAT ALL MONUMENTS ARE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2014.
Thomas M. Hoffmann, Jr. 10.15.13
THOMAS M. HOFFMANN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267



RECORDED AS PLAT No. 22580 ON 11/15/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

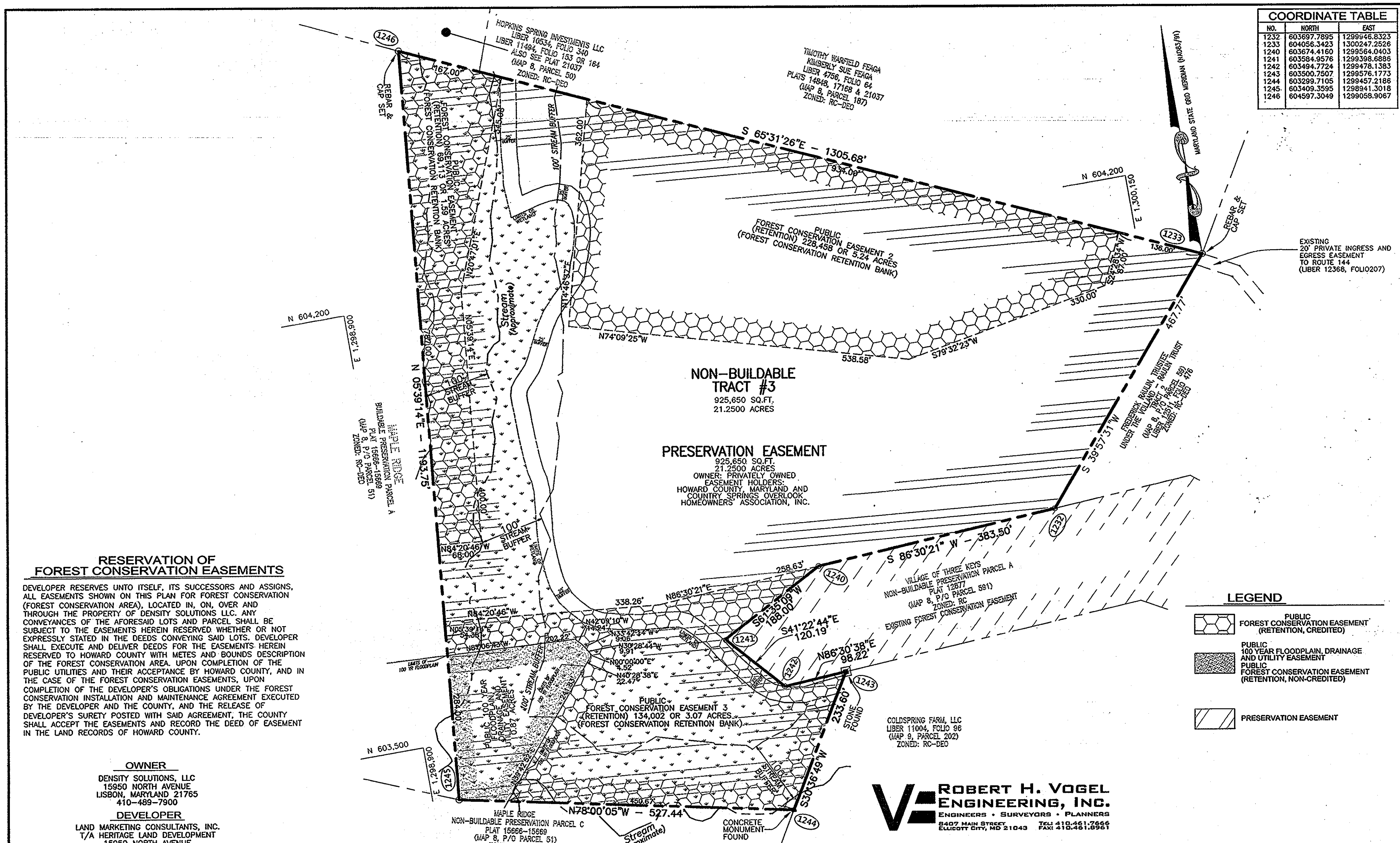
DENSITY EXCHANGE AND FOREST CONSERVATION BANK SENDING PLAT OF EASEMENTS

PROPERTY OF DENSITY SOLUTIONS, LLC
LIBER 14704, FOLIO 174, TRACT 3

TAX MAP 8, GRID 21, PARCEL 59
FOURTH ELECT. DIST. HOWARD COUNTY, MARYLAND
ZONED RC-DEO
SCALE: 1" = 100'
GRAPHIC SCALE
SEPTEMBER 5, 2013
SHEET 1 OF 2

VA PROJECT 08-14 SURVEYOR'S FOREST PLAT DENIALS

COORDINATE TABLE		
NO.	NORTH	EAST
1232	603697.7895	1299946.8323
1233	604056.3423	1300247.2526
1240	603674.4160	1299564.0403
1241	603584.9576	1299398.6886
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1243	603500.7507	1299576.1773
1244	603299.7105	1299457.2186
1245	603409.3595	129941.3018
1246	604597.3049	1299058.9067



RESERVATION OF FOREST CONSERVATION EASEMENTS

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR FOREST CONSERVATION (FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH THE PROPERTY OF DENSITY SOLUTIONS LLC. ANY CONVEYANCES OF THE AFORESAID LOTS AND PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

OWNER
 DENSITY SOLUTIONS, LLC
 15950 NORTH AVENUE
 LISBON, MARYLAND 21765
 410-489-7900

DEVELOPER
 LAND MARKETING CONSULTANTS, INC.
 T/A HERITAGE LAND DEVELOPMENT
 15950 NORTH AVENUE
 P.O. BOX 432
 LISBON, MARYLAND 21765
 410-489-7900

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.

Thomas M. Hoffman, Jr. 10-15-13
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

Tom F.S. 10/15/13
 DENSITY SOLUTIONS, LLC DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kurt Schaefer 10/22/13
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, DENSITY SOLUTIONS, LLC OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS PLAT; AND IN CONSIDERATION OF THE APPROVAL OF THIS DENSITY SENDING PLAT AND PLAT OF FOREST CONSERVATION EASEMENT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE 21.25 ACRE PRESERVATION EASEMENT TO BE CONSIDERED A SENDING PARCEL FOR TRANSFER OF DEVELOPMENT RIGHTS AND ESTABLISH THE OVERLAPPING 9.90 ACRES OF FOREST CONSERVATION EASEMENT TO BE CONSIDERED A TREE BANK FOR FOREST CONSERVATION OFF-SITE RETENTION 2:1 OBLIGATION.

WITNESS MY HAND THIS 15TH DAY OF OCTOBER 2013.

Tom F.S.
 DENSITY SOLUTIONS, LLC

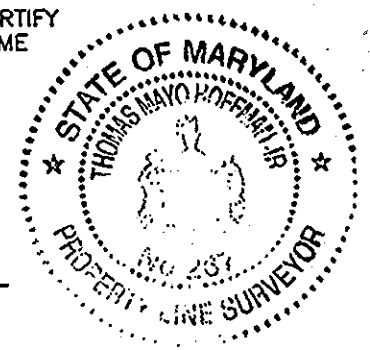
Megan Brett
 WITNESS

SURVEYOR'S CERTIFICATE

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PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2014.

Thomas M. Hoffman, Jr. 10-15-13
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267



LEGEND

	PUBLIC FOREST CONSERVATION EASEMENT (RETENTION, CREDITED)
	PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT
	PUBLIC FOREST CONSERVATION EASEMENT (RETENTION, NON-CREDITED)
	PRESERVATION EASEMENT

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET, ELICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.7666

RECORDED AS PLAT No. 22581 ON 10/15/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

DENSITY EXCHANGE AND FOREST CONSERVATION BANK SENDING PLAT OF EASEMENTS

PROPERTY OF DENSITY SOLUTIONS, LLC
 LIBER 14704, FOLIO 174, TRACT 3

