

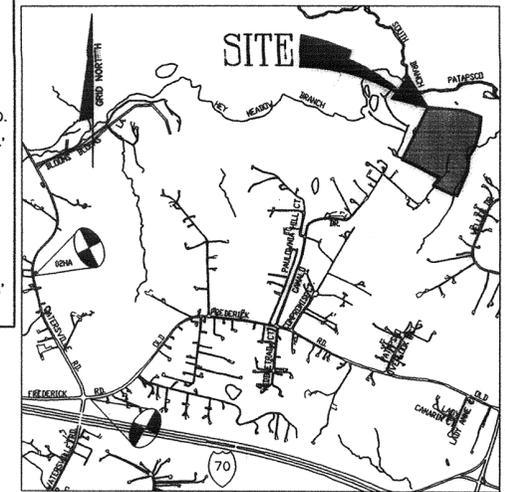
GENERAL NOTES

- 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 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 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.
- THIS PARCEL IS ENCLUMBERED BY A PRESERVATION EASEMENT AGREEMENT WITH HOWARD COUNTY AND THE CONLEY'S PRESERVE HOMEOWNERS ASSOCIATION, INC. THIS AGREEMENT OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE OWNER, PROHIBITS SUBDIVISION OF THE PARCEL, AND ENUMERATES THE USES PERMITTED ON THE PROPERTY. IT IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- THE ARTICLES OF INCORPORATION FOR THE THE CONLEY'S PRESERVE HOMEOWNERS ASSOCIATION, INC., APPROVED ON NOV. 16, 1998 BY THE STATE DEPARTMENT OF TAXATION AND ASSESSMENTS, ACCOUNT NO. D5140868.
- 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 1 DEO UNIT TO THE JACKSON PROPERTY, F-02-134.

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'



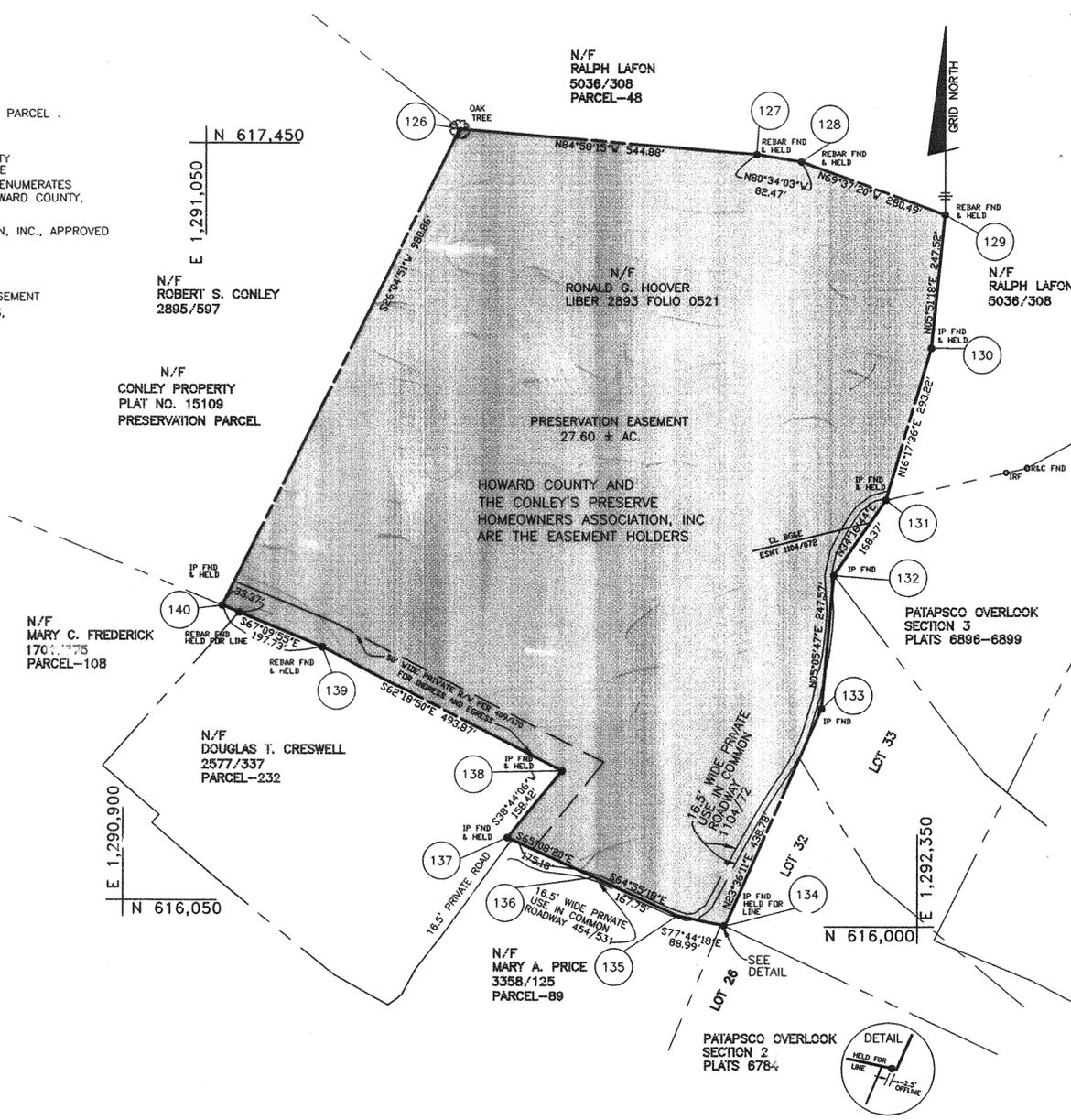
VICINITY MAP

SCALE: 1" = 2000'

COORDINATE CHART (NAD '83) FEET

No.	BOUNDARY COORDINATES	
	NORTH	EAST
126	N 617475.6822	E 1291512.6686
127	N 617427.9154	E 1292055.4525
128	N 617414.4003	E 1292136.8052
129	N 617316.7309	E 1292399.7434
130	N 617070.5052	E 1292374.4935
131	N 616789.0594	E 1292292.2292
132	N 616649.9321	E 1292197.3980
133	N 616403.3433	E 1292175.4066
134	N 616001.2745	E 1291999.7221
135	N 616020.1737	E 1291912.7621
136	N 616091.2754	E 1291760.8259
137	N 616164.9242	E 1291601.8797
138	N 616288.4984	E 1291701.0052
139	N 616517.9628	E 1291263.6813
140	N 616594.6987	E 1291081.4443

DENSITY EXCHANGE	
SENDING PARCEL INFORMATION	INITIAL EXCHANGE
TOTAL PARCEL COMPUTED ACREAGE	27.60 ± AC
PARCEL ACREAGE USED FOR DENSITY EXCHANGE CALCULATIONS	27.6 AC - 4.25 = 23.35 ± AC
PRESERVATION PARCEL ACREAGE	27.60 ± AC
CEO UNITS CREATED (1:4.25)	5
CEO UNITS SENT (1:4.25)	0
DEO UNITS CREATED (1:3)	7
DEO UNITS SENT (1:3)	1
REMAINING PRESERVATION PARCEL ACREAGE AVAILABLE FOR EXCHANGE	20.35
RECEIVING PARCEL JACKSON PROPERTY F-02-134	TAX MAP 22 GRID 8 PARCEL 530



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 Harris 11/01/04
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10978
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351

Ronald Hoover 11-3-04
RONALD G. HOOVER

① A DWELLING UNIT EXISTS ON THE PRESERVATION PARCEL. ACREAGE SHOWN OBTAINED FROM SUBTRACTING 4.25 AC. FROM TOTAL PARCEL COMPUTED ACREAGE.

ENGINEER: BENCHMARK ENGINEERING, INC. SUITE 418 8480 BALTIMORE NATIONAL PIKE ELLCOTT CITY, MARYLAND 21043 410-465-6105	OWNER: RONALD G. HOOVER 16360 NEWPORT ROAD MOUNT AIRY, MARYLAND 21771-3428
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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Ronald Dingle
DIRECTOR

4/4/05
DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES A PRESERVATION EASEMENT OF 27.60 ± ACRES ON ALL OF THE LAND CONVEYED BY DONALD G. HOOVER AND VIVA L. HOOVER TO RONALD G. HOOVER, BY DEED DATED MAY 7, 1993 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 2893 AT FOLIO 0521 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS NOW AMENDED.

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

DATE: 11/01/04

OWNER'S DEDICATION

I, RONALD G. HOOVER, 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.

Ronald G. Hoover
RONALD G. HOOVER

Mark D. Moxley
WITNESS

RECORDED AS PLAT NO. 17474
ON 6-3-05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

DENSITY SENDING PLAT

HOOVER PROPERTY

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
ZONING: RC-DEO
TAX MAP: 2
GRID: 17
PARCEL: 184

SCALE: AS SHOWN
DATE: OCTOBER, 2004
SHEET: 1 of 1

F-02-134 Sending