



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 211A AND 27CA.
- SUBJECT PROPERTY ZONED RC-DEO PER 2-2-04 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT SEPTEMBER, 2000 BY CLARK, FINEFROCK & SACKETT, INC.
- THERE ARE NO EXISTING RESIDENTIAL STRUCTURES LOCATED WITHIN THE PRESERVATION EASEMENT FOR SENDING.
- ALL AREAS ARE CONSIDERED "MORE OR LESS".
- THE PARCEL IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY AND THE TRIADELPHIA CROSSING HOMEOWNERS ASSOCIATION. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PORTION OF THE PARCEL WITHIN THE EASEMENT, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.

DENSITY EXCHANGE CHART	
GROSS AREA	34.97 AC.
PRESERVATION EASEMENT ACREAGE	22.00 AC.
REMAINING ACREAGE	12.97 AC.
CEO UNITS CREATED (1/4.25 AC.)	5
CEO UNITS SENT	5
RECEIVING PARCEL INFORMATION	CEO'S TRIADELPHIA CROSSING PHASE 2 TAX MAP 21 GRID: 17 P/O PARCEL 97

NO DENSITY IS RESERVED FOR A FUTURE HOME SITE.

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 05/04/05
DAVID M. HARRIS REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND NO. 10978 FOR BENCHMARK ENGINEERING, INC. MARYLAND NO. 351

EDGEWOOD FARM, INC. OWNER
Harold L. Clark 5/18/05
SIGNATURE OF OWNER DATE:

COORDINATE TABLE		
NO.	NORTHING	EASTING
1000	574139.9067	1302825.1496
1001	575288.2423	1302979.3223
1002	575328.3248	1303783.5240
1003	575347.2252	1304367.6275
1004	575326.0181	1304363.5139
1005	574767.8953	1304158.3303
1006	574481.6043	1304122.2894
1007	573952.3500	1303433.0500

PLAN VIEW
SCALE: 1" = 200'

OWNER:
EDGEWOOD FARM, INC.
14919 ROXBURY ROAD
GLENELG, MARYLAND 21737

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLCOTT CITY, MARYLAND 21043
phone: 410-465-8105 & fax: 410-465-6644
www.bei-civilengineering.com

PURPOSE STATEMENT:
THE PURPOSE OF THIS PLAT IS TO EXTINGUISH PERMANENTLY THE RIGHT TO DEVELOP 22.00 ACRES OF THIS LAND BASED ON THE DEO/CEO PROVISION DESCRIBED IN SECTION 106 OF THE HOWARD COUNTY ZONING REGULATIONS.

RECORDED AS PLAT NO. 17722
ON 9-23-05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Frank A. Long 6/16/05
DIRECTOR DATE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE FINAL PLAT OF EASEMENT SHOWN AND DESCRIBED HEREON IS CORRECT; THAT IT DEFINES A PRESERVATION EASEMENT OF 22.00 AC.± ON PART OF THE LAND CONVEYED BY VELMA L. CLARK TO EDGEWOOD FARM, INC., A BODY CORPORATE OF THE STATE OF MARYLAND, BY DEED DATED DECEMBER 7, 1983 AND RECORDED IN LIBER 1295 AT FOLIO 48 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
David M. Harris
DAVID M. HARRIS REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND No. 10978 FOR BENCHMARK ENGINEERING, INC. MARYLAND No. 351



OWNER'S CERTIFICATE
"WE, EDGEWOOD FARM, INC. OWNER OF THE PROPERTY SHOWN 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/OUR HANDS THIS 18th DAY OF MAY, 2005.
Harold L. Clark 5/18/05
HAROLD L. CLARK DATE
EDGEWOOD FARM, INC.
David M. Harris
WITNESS DATE

DENSITY SENDING PLAT
PROPERTY OF
EDGEWOOD FARM, INC.
FOURTH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 27
GRID: 3 AND 4
PARCEL: P/O 213
ZONED: RC-DEO
DATE: AS SHOWN
DATE: MAY, 2005
SHEET: 1 OF 1