

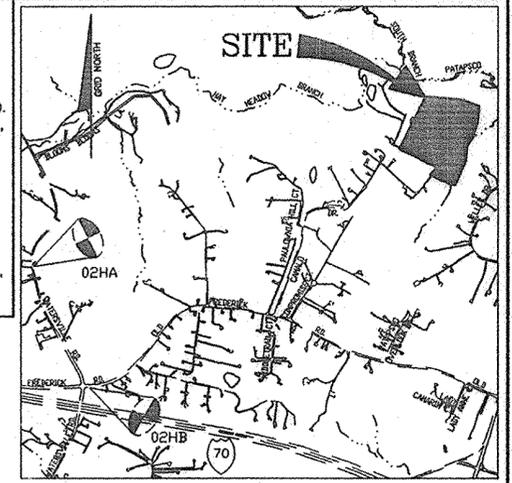
GENERAL NOTES

- 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 DAVID M. HARRIS FOR 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 SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION PROGRAM PER SECTION 16.1202(b)(1)(v) OF THE HOWARD COUNTY CODE BECAUSE NO NEW LOTS ARE BEING CREATED.
- THE ARTICLES OF INCORPORATION FOR THE THE CONLEY'S PRESERVE HOMEOWNERS ASSOCIATION, INC., APPROVED ON NOVEMBER 16, 1998 BY THE STATE DEPARTMENT OF TAXATION AND ASSESSMENTS, ACCOUNT NO. D5140868.
- THIS PROPERTY IS ENCUMBERED WITH A PRESERVATION EASEMENT HELD BY HOWARD COUNTY AND CONLEY'S PRESERVE HOMEOWNERS ASSOCIATION, INC. THE RESTRICTIONS AND PERMITTED USES ASSOCIATED WITH THE EASEMENT ARE SPECIFIED WITHIN THE DEED OF PRESERVATION EASEMENT RECORDED CONCURRENTLY WITH THE ORIGINAL PLAT OF EASEMENT, PLAT NUMBER 17474.
- THE PURPOSE OF THIS AMENDED PLAT OF EASEMENT IS TO RECORD THE TRANSFER OF 4 CEO UNITS FROM THE PRESERVATION EASEMENT ESTABLISHED BY RECORDATION OF THE ORIGINAL PLAT OF EASEMENT ENTITLED HOOVER PROPERTY, AND RECORDED AS PLAT NUMBER 17474, AND RECORDATION OF A DEED OF PRESERVATION EASEMENT DATED FEBRUARY 11, 2005, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 09223, FOLIO 442.
- PREVIOUS DPZ FILE NUMBERS: F-02-134, F-06-134

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'



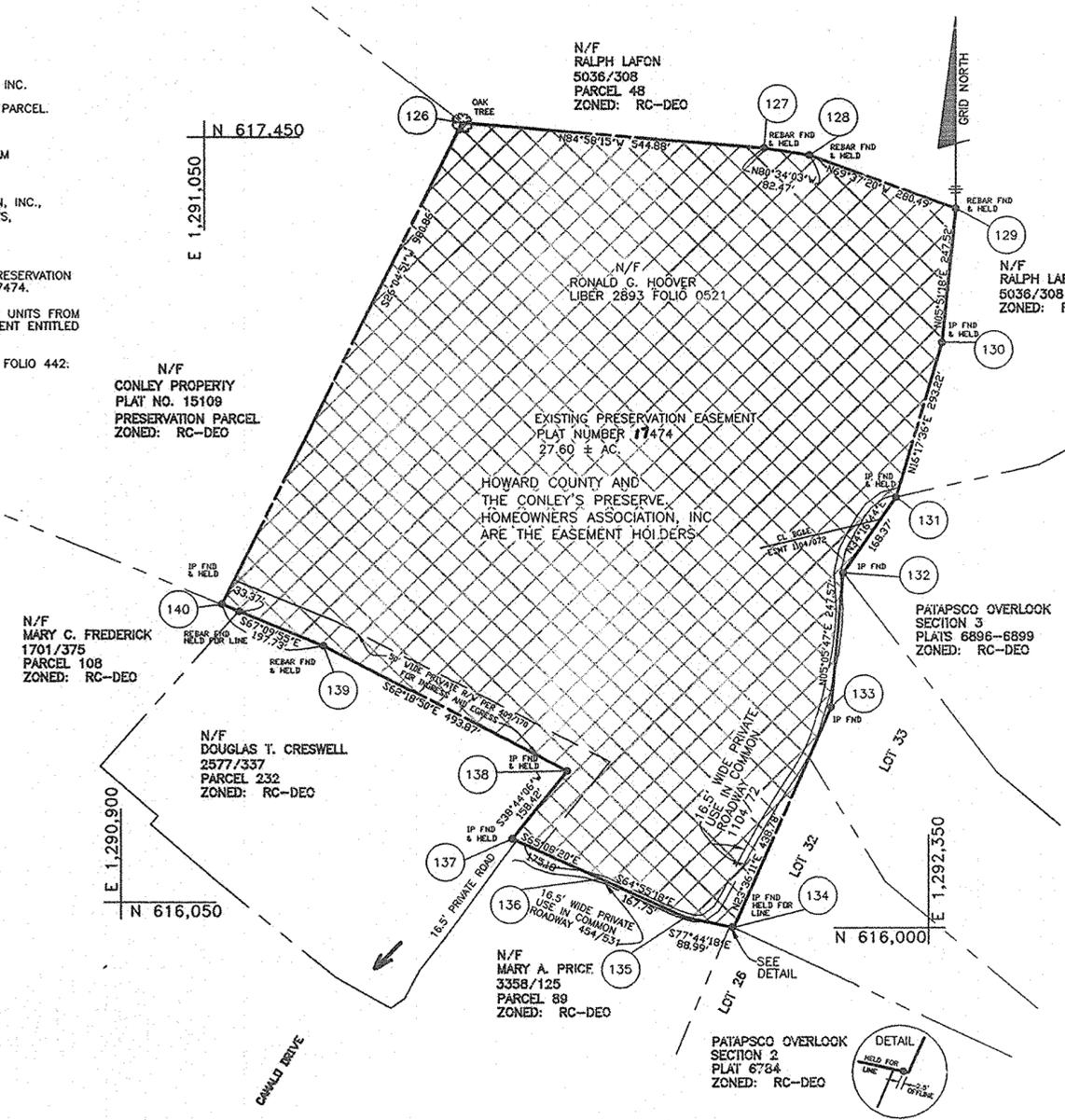
VICINITY MAP
 SCALE: 1" = 2000'
 ADC MAP PAGE 3, GRID E5

COORDINATE CHART (NAD '83) FEET

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

DENSITY EXCHANGE		
SENDING PARCEL INFORMATION	INITIAL EXCHANGE	SECOND EXCHANGE
TOTAL PARCEL COMPUTED ACREAGE	27.60 AC. ±	27.60 AC. ±
PARCEL ACREAGE USED FOR DENSITY EXCHANGE CALCULATIONS	27.6 - 4.25 = 23.35 AC. ±	27.6 - 4.25 = 23.35 AC. ±
PRESERVATION PARCEL ACREAGE	27.60 AC. ±	27.60 AC. ±
CEO UNITS CREATED (1:4.25)	5	5
CEO UNITS SENT (1:4.25)	0	4
DEO UNITS CREATED (1:3)	7	7
DEO UNITS SENT (1:3)	1	0
REMAINING PRESERVATION PARCEL ACREAGE AVAILABLE FOR EXCHANGE	20.35	3.35
RECEIVING PARCEL	JACKSON PROPERTY F-02-134 TAX MAP 22, GRID 8 PARCEL 530 PLAT NO. 17474	RIVERWOOD F-04-082 AND F-06-134 TAX MAP 23, GRID 21 PARCEL 86 AND TAX MAP 29, GRID 3, 4, 9 & 10, PARCELS 20 & 86

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



PLAN

SCALE: 1" = 200'

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.

Donald A. Mason 9/12/07
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC.
 MD. REG. NO. 351

Ronald G. Hoover 9-12-07
 RONALD G. HOOVER

ENGINEER: BENCHMARK ENGINEERING, INC. SUITE 418 8480 BALTIMORE NATIONAL PIKE ELLCOTT CITY, MD 21043 410-465-6105	OWNER: RONALD G. HOOVER 16360 NEWPORT ROAD MOUNT AIRY, MD 21771-3428
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THE SOLE AND ONLY PURPOSE OF THIS AMENDED PLAT OF EASEMENT IS TO REVISE THE EXISTING SENDING EASEMENT RECORDED ON PLAT NUMBER 17474 TO TRANSFER 4 CEO UNITS TO THE RIVERWOOD SUBDIVISION (F-04-082 AND F-06-134).

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Meredith M. Leight 9/12/07
 DIRECTOR 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.



Donald A. Mason 9/12/07
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC.
 MD. REG. NO. 351

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 TRANSFER OF DEVELOPMENT RIGHTS.
 WITNESS MY AHD, THIS 12th DAY OF SEPTEMBER, 2007

Ronald G. Hoover 9-12-07
 RONALD G. HOOVER DATE:

Wanda M. [Signature] 9/12/07
 WITNESS DATE:

RECORDED AS PLAT NO. 19719 ON 9/14/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

AMENDED PLAT OF EASEMENT - DENSITY SENDING

HOOVER PROPERTY

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

SCALE: AS SHOWN
 DATE: SEPTEMBER, 2007
 SHEET: 1 of 1

F-06-134(S-1)