

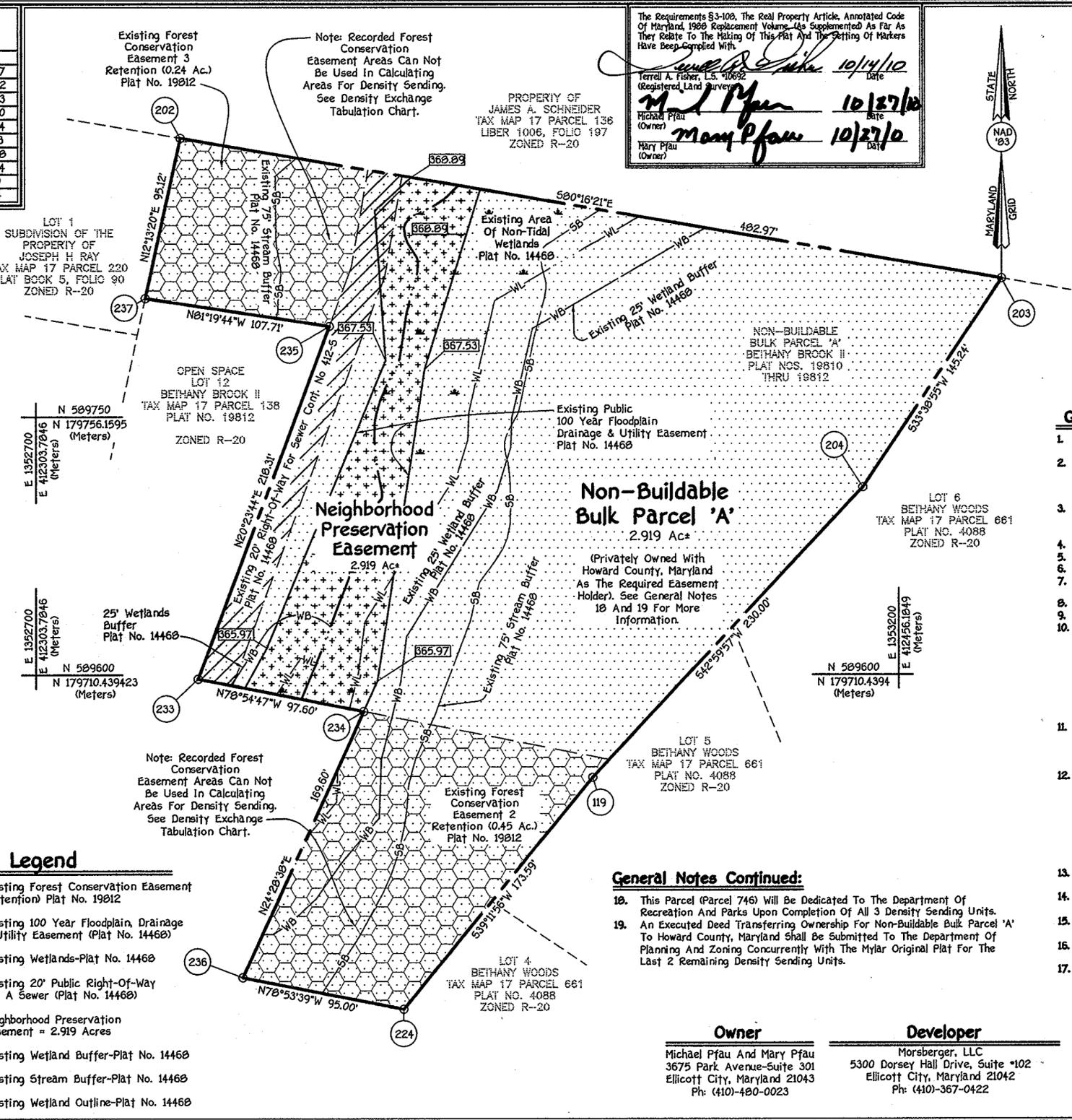
U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
119	589540.7436	1353022.3015	119	179692.378055	412402.022337
202	589911.4669	1352783.6082	202	179805.374737	412329.268492
203	589829.8623	1353259.6361	203	179780.501596	412474.362083
204	589708.9571	1353179.1588	204	179743.649627	412449.832550
224	589406.2190	1352912.5899	224	179651.374884	412368.582184
233	589597.6411	1352793.8650	233	179709.720433	412332.394743
234	589578.8729	1352889.6428	234	179703.999898	412361.587078
235	589802.2674	1352869.9425	235	179772.090651	412355.583234
236	589424.5173	1352819.3731	236	179656.952193	412340.169640
237	589818.5048	1352763.4714	237	179777.039832	412323.130764

Density Exchange Tabulation	
INITIAL EXCHANGE	
SENDING PARCEL INFORMATION	PROPERTY OF MICHAEL PF AU AND MARY PF AU LIBER 4864, FOLIO 462 TAX MAP NO. 17, PARCEL NO. 746, GRID 20
TOTAL PARCEL/LOT GROSS ACREAGE	2.919 ACRES
TOTAL FLOODPLAIN AREA	0.323 ACRES
STEEP SLOPES GREATER THAN 25% ACREAGE	0.063 ACRES
EXISTING ON-SITE FOREST CONSERVATION EASEMENT AREA	0.69 ACRES (0.24 AC. (EASEMENT 2) + 0.45 AC. (EASEMENT 3))
NET PARCEL/LOT	GROSS AREA - FLOODPLAIN - STEEP SLOPES - FCE AREA (2.919 AC. - 0.323 AC. - 0.063 AC. - 0.69 AC.) = 1.843 AC.
SENDING UNIT CALCULATION ACREAGE	NET TRACT AREA x 2 DENSITY UNITS/NET ACRE 1.843 AC. x 2 UNITS/NET ACRE = 3 UNITS
MAXIMUM R-20 UNITS AVAILABLE	3
R-20 DENSITY UNITS SENT	1
R-20 DENSITY UNITS REMAINING TO BE SENT	2 *
RECEIVING PARCEL INFORMATION	Waverly Overlook, (F-10-027) Tax Map 10, Parcel 207, Grid 21 And Tax Map 16, Parcel 224, Grid 3 Property Of Morsberger, LLC c/o Mr. Donald R. Reuwer, Jr. Suite 102-5300 Dorsey Hall Drive Ellicott City, Maryland 21042 Liber 10380, Folio 68 Liber 9216, Folio 001

* Upon Completion Of The 2 Remaining Density Units To Be Sent, This Parcel Will Have No Remaining Density Units Left And Is Considered A Non-Buildable Parcel And Is Not Eligible For Any Further Subdivision.

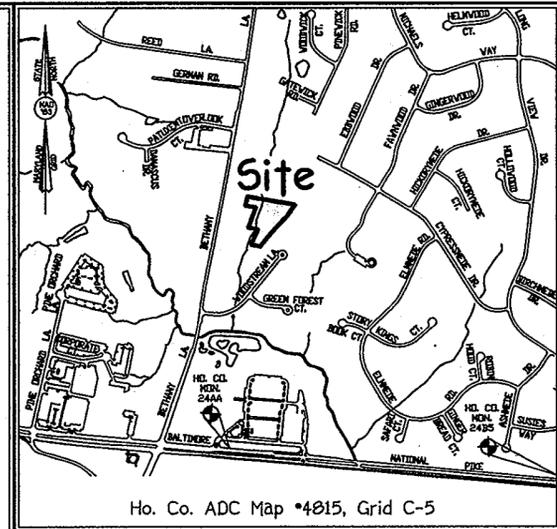
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 2872 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
410-481-8285

Area Tabulation For Sheet	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	2.919 Ac
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	2.919 Ac
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac
TOTAL AREA TO BE RECORDED	2.919 Ac



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.

Terrell A. Fisher, L.S. 10692 (Registered Land Surveyor)
Date: 10/14/10
Michael Pfau (Owner) Date: 10/27/10
Mary Pfau (Owner) Date: 10/27/10



Vicinity Map
Scale: 1" = 1200'

- General Notes:**
- Subject Property Zoned R-20 Per 2-2-04 Comprehensive Zoning Plan And The Comp-Lite Zoning Amendments Dated 7/28/05.
 - Coordinates Based On NAD83 Maryland Coordinate System As Projected By Howard County Geodetic Stations No. 24AA And 24B5.
24AA (N) 587,380.458 (E) 1,352,603.488
24B5 (N) 586,956.233 (E) 1,356,570.840
 - This Plat Is Based On Field Run Monumented Boundary Survey Performed By Vogel & Associates Inc., On Or About May 15, 1999 As Shown On Plat Nos. 19810 Thru 19812.
 - Denotes Iron Pipe Or Iron Bar Found.
 - Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
 - Denotes Stone Or Monument Found.
 - Denotes Neighborhood Preservation Easement Area Containing 2.919 Acres.
 - All Areas Are More Or Less.
 - There Are No Existing Dwellings Located On Non-Buildable Bulk Parcel A. This Property Is Encumbered With A Neighborhood Preservation Easement Held By Howard County, Maryland. The Restrictions And Permitted Uses Associated With The Easement Are Specified Within The Deed Of Neighborhood Preservation Easement Recorded Concurrently With This Plat Of Easement And Prohibits Further Subdivision Of The Parcel, Outlines The Maintenance Responsibilities Of Its Owners And Enumerates The Uses Permitted On The Property And Is Binding On The Property For Future Ownership Transfers.
 - This Plat Of Easement Is Exempt From The Requirements Of The Forest Conservation Program Per Section 16.1202(b)(vii) Of The Howard County Code Because The Property Is A Plat Of Easement And No New Subdivision Lots Are Being Created.
 - The Purpose Of This Plat Of Easement Is To Record The Transfer Of 1 R-20 Unit Neighborhood Preservation Density Exchange Option From The Neighborhood Preservation Easement Established By Recordation Of This Plat To Waverly Overlook, Morsberger, LLC Property, Tax Map No. 10, Grid 21, Parcel 207 And Tax Map No. 16, Grid 3, Parcel 224 (F-10-027). The Density Calculations Are Provided In The Density Exchange Tabulation Chart On This Plat And Identifies Two Development Rights Have Been Retained On The Parcel.
 - Plat Subject To Prior Department Of Planning And Zoning File Nos.: F-99-177, WP-03-38, F-08-052, SP-04-09, WP-99-118 & WP-03-103.
 - The Existing Wetlands Shown Hereon Are Based On Delineation Performed By Wildman Environmental Services Shown On Plat Nos. 19810 Thru 19812.
 - The Existing 100 Year Floodplain Shown Hereon Is Based On Analysis Performed By Vogel & Associates Shown On Plat Nos. 19810 Thru 19812.
 - This Plat Is In Accordance With Sections 12B.1.1 And 12B.1.2 Of The Howard County Zoning Regulations.
 - No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Streams, Or Their Buffers And Forest Conservation Easement Areas.

- General Notes Continued:**
- This Parcel (Parcel 746) Will Be Dedicated To The Department Of Recreation And Parks Upon Completion Of All 3 Density Sending Units.
 - An Executed Deed Transferring Ownership For Non-Buildable Bulk Parcel 'A' To Howard County, Maryland Shall Be Submitted To The Department Of Planning And Zoning Concurrently With The Mylar Original Plat For The Last 2 Remaining Density Sending Units.

Owner	Developer
Michael Pfau And Mary Pfau 3675 Park Avenue-Suite 301 Ellicott City, Maryland 21043 Ph: (410)-480-0023	Morsberger, LLC 5300 Dorsey Hall Drive, Suite #102 Ellicott City, Maryland 21042 Ph: (410)-367-0422

APPROVED: For Public Water And Public Sewerage Systems
Howard County Health Department.

B. Wilson for Peter Redeman 11/15/10
Howard County Health Officer Date: 11/15/10

APPROVED: Howard County Department Of Planning And Zoning.

Michael Pfau 11/3/10
Chief, Development Engineering Division Date: 11/3/10

Michael Pfau 11/17/10
Director Date: 11/17/10

OWNER'S CERTIFICATE

We, Michael Pfau And Mary Pfau, 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 Neighborhood Preservation Parcel, Easement To Be Considered A Sending Parcel For Transfer Of Development Rights. Witness My Hand This 27th Day Of *October*, 2010.

Michael Pfau
Michael Pfau, Owner

Mary Pfau
Mary Pfau, Owner

Terrell A. Fisher
Witness

Terrell A. Fisher
Witness

SURVEYOR'S CERTIFICATE

I Herby Certify That The Final Easement Plat Shown Hereon Is Correct; That It Defines A Neighborhood Preservation Easement Of 2.919 Acres On Part Of The Lands Conveyed By Maria Eakle, Personal Representative Of The Estate Of Donald F. Childs To Michael Pfau And Mary Pfau By Deed Dated August 26, 1999 And Recorded In The Land Records Of Howard County In Liber No. 4864 Folio 462, And That All Monuments Are In Place Or Will Be In Place, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 10/14/10
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date: 10/14/10

Purpose Statement:
The Purpose Of This Plat Is To Transfer One (1) Development Right To Waverly Overlook, Morsberger, LLC Property, Tax Map No. 10, Grid 21, Parcel 207 And Tax Map No. 16, Grid 3, Parcel 224 (F-10-027) And To Create A Neighborhood Preservation Easement On Non-Buildable Bulk Parcel 'A', As Shown On A Plat Entitled "Bethany Brook II, Lots 6-11, Open Space Lot 12 And Non-Buildable Bulk Parcel 'A'" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 19810 Thru 19812.

RECORDED AS PLAT No. 21370 ON 11/19/10
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Plat Of Neighborhood Preservation Easement
Density Sending And Plat Of Revision
Bethany Brook II
Non-Buildable Bulk Parcel 'A'**
(A Revision Of Bethany Brook II
Non-Buildable Bulk Parcel 'A'
Plat Nos. 19810 Thru 19812)
Zoned: R-20
Tax Map: 17 Parcel: 746 Grid: 20
Second Election District
Howard County, Maryland
Scale 1"=50'
Date: October 14, 2010 Sheet 1 of 1