



**GENERAL NOTES:**

- SUBJECT PROPERTY ZONED RC-DEO PER THE 9/18/92 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON AN ASSUMED COORDINATE SYSTEM.
- THIS PLAT IS BASED ON A BOUNDARY SURVEY PERFORMED ON OR ABOUT SEPTEMBER 1996 BY LDE, INC.
- DENOTES AN IRON PIPE FOUND.
  - DENOTES AN ANGULAR BREAK.
- THESE PARCELS ARE ENCUMBERED BY A PRESERVATION EASEMENT AGREEMENT WITH HOWARD COUNTY AND WINDSOR FOREST FOX CHASING HOMEOWNERS ASSOC. THIS AGREEMENT OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE OWNER, PROHIBITS SUBDIVISION OF THE PARCEL, AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
- ARTICLES OF INCORPORATION FOR WINDSOR FOREST FOX CHASING H.O.A. APPROVED ON DECEMBER 29, 1995 BY THE STATE DEPARTMENT OF TAXATION AND ASSESSMENTS.
- THE PURPOSE OF THIS PLAT IS TO EXTINGUISH PERMANENTLY, THE RIGHT TO DEVELOP OR SUBDIVIDE THIS LAND BASED ON THE DEO PROVISION DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS.
- THE PURPOSE OF THIS "AMENDED PLAT OF EASEMENT" IS TO RECORD THE TRANSFER OF 4 DEO UNITS FROM THE PRESERVATION EASEMENT ESTABLISHED BY THE RECORDATION OF THE ORIGINAL GRANT OF EASEMENT PLAT ENTITLED "MID-ATLANTIC DEVELOPMENT" RECORDED AS PLAT # 13129, AND BY THE RECORDATION OF THE DEED OF PRESERVATION EASEMENT DATED APRIL 8, 1998 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY.

	FIRST EXCHANGE	SECOND EXCHANGE	THIRD EXCHANGE	FOURTH EXCHANGE
RECEIVING PARCEL INFORMATION	QUARTERFIELD III (F-98-27) TAX MAP 23, PARCELS 77 & 84	SAPLING RIDGE (F-97-182) TAX MAP 27, P/O PARCEL 19	GATHER HUNT, SECTION 1, AREA 1 (F-98-24) TAX MAP 23, PARCEL 128	HEYN PROPERTY (F-98-59) TAX MAP 10, PARCEL 39
TOTAL PARCEL COMPUTED ACREAGE	102.040 ACRES ±	102.040 ACRES ±	102.040 ACRES ±	102.040 ACRES ±
PRESERVATION PARCEL ACREAGE	102.040 ACRES ±	102.040 ACRES ±	102.040 ACRES ±	102.040 ACRES ±
CEO UNITS CREATED (1:4.25)	102.040 / 4.25 = 24	94,790 / 4.25 = 22	90,540 / 4.25 = 21	22,540 / 4.25 = 5
CEO UNITS SENT (1:4.25)	1 (UNIT RETAINED FOR THE ON-SITE RESIDENCE)	1 (1 X 4.25 = 4.25 ACRES)	16 (16 X 4.25 = 68 ACRES)	0
DEO UNITS CREATED (1:3)	97,790 / 3 = 32	90,540 / 3 = 30	22,540 / 3 = 7	22,540 / 3 = 7
DEO UNITS SENT (1:3)	1	0	0	4
ACREAGE OF EASEMENT REMAINING	97,790 - 3 = 94,790 ACRES	94,790 - 4.25 = 90,540 ACRES	90,540 - 68 = 22,540 ACRES	22,540 - 12 = 10,540 ACRES

THE UNDERSIGNED HOWARD HUNT PROPERTIES, INCORPORATED, ASSIGNEE OF MID-ATLANTIC DEVELOPMENT, LLC, CONSENTS TO THE RECORDING OF THE WITHIN SENDING PLAT.

**OWNER**  
MID-ATLANTIC DEVELOPMENT  
5026 DORSEY HALL DRIVE, SUITE 204  
ELLCOTT CITY, MARYLAND 21042  
(410) 964-5522

HOWARD HUNT PROPERTIES, INCORPORATED  
BY: *[Signature]*  
THOMAS SCRIVENER, PRESIDENT

THE REQUIREMENTS 3-108, THE REAL PROPERTY ARTICLES ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT EDITION (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*[Signature]*  
DONALD WAYNE WELLS, SURVEYOR

*[Signature]*  
J. THOMAS SCRIVENER, PRESIDENT  
MID-ATLANTIC DEVELOPMENT

5/8/98  
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]*  
DIRECTOR

7/24/98  
DATE

**OWNER'S STATEMENT**

MID-ATLANTIC DEVELOPMENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS 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 HAND THIS 8<sup>TH</sup> DAY OF MAY, 1998

*[Signature]*  
J. THOMAS SCRIVENER, PRESIDENT  
MID-ATLANTIC DEVELOPMENT

*[Signature]*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS INTENDED TO PROVIDE A PRESERVATION EASEMENT OVER THAT PARCEL OF GROUND CONVEYED BY VICENTE deGUZMAN TO MID-ATLANTIC DEVELOPMENT, LLC BY DEED DATED JANUARY 26, 1996, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 3650 AT FOLIO 0092.

*[Signature]*  
JOHN B. MILDENBERG, L.S. NO. 1018

5/7/98

RECORDED AS PLAT 13269 ON 12/18/98 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

AMENDED PLAT OF EASEMENT

**MID-ATLANTIC DEVELOPMENT**

TAX MAP 6 ELECTION DISTRICT 5th SCALE: 1" = 200'  
P/O PARCEL NO. HOWARD COUNTY, MARYLAND DATE: APR 1997  
51 & 159 EX. ZONING RC-DEO DP2 FILE NOS. N/A  
BLOCK 14 & 15

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042  
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Pac.

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HEYN PROP.

sending plat F-98-59