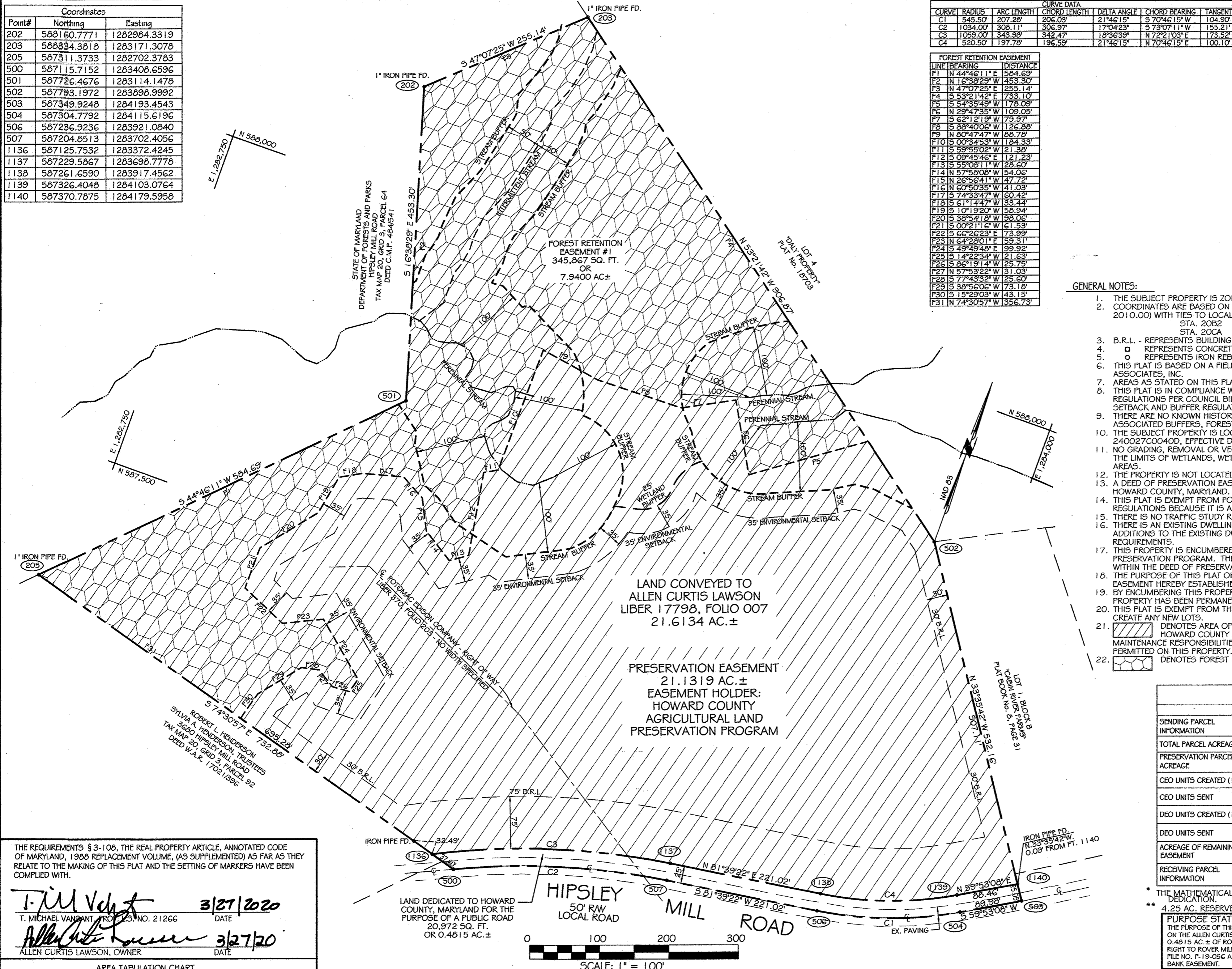
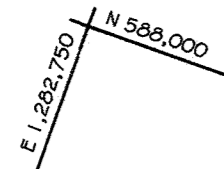
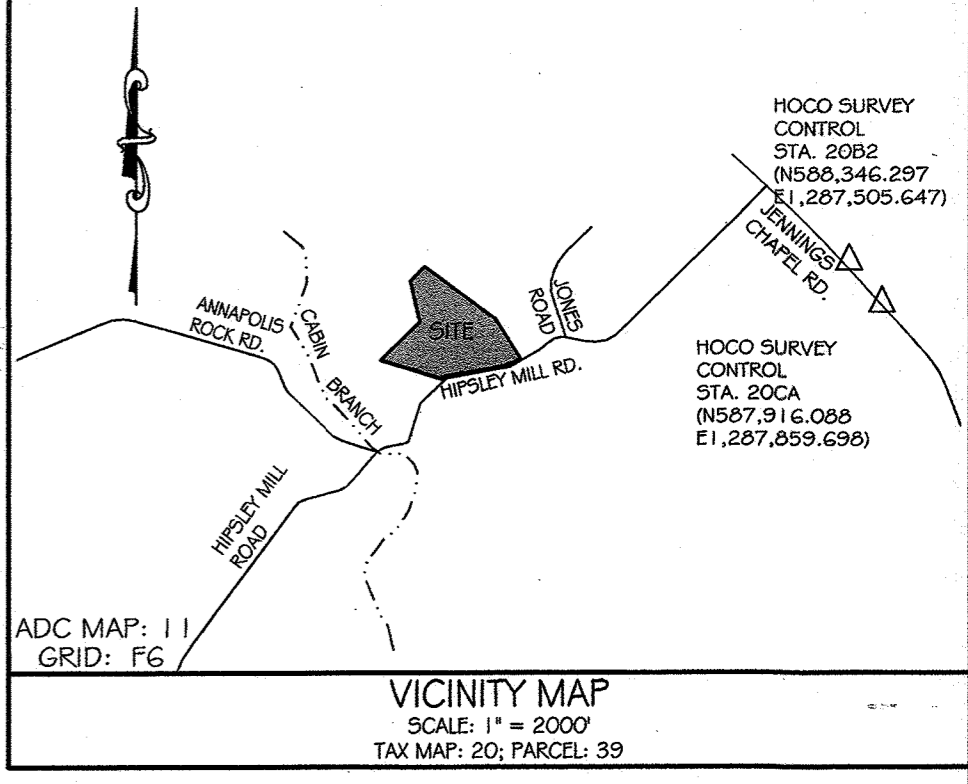


Point#	Northing	Easting
202	588160.7771	1282984.3319
203	588334.3818	1283171.3078
205	587311.3733	1282702.3783
500	587115.7152	1283408.6596
501	587726.4676	1283114.1478
502	587793.1972	1283898.9992
503	587349.9248	1284193.4543
504	587304.7792	1284115.6196
506	587236.9236	1283921.0840
507	587204.8513	1283702.4056
1136	587125.7532	1283372.4245
1137	587229.5867	1283698.7778
1138	587261.6590	1283917.4562
1139	587326.4048	1284103.0764
1140	587370.7875	1284179.5958



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE	CHORD BEARING	TANGENT
C1	545.50'	207.28'	206.03'	21°46'15"	S 70°46'15" W	104.90'
C2	1034.00'	308.11'	306.97'	17°04'23"	S 73°07'11" W	155.21'
C3	1059.00'	343.99'	342.47'	18°36'39"	N 72°21'03" E	173.52'
C4	520.50'	197.78'	196.59'	21°46'15"	N 70°46'15" E	100.10'

LINE	BEARING	DISTANCE
F1	N 44°46'11" E	584.69'
F2	N 1°39'29" W	453.30'
F3	N 47°07'25" W	253.14'
F4	S 53°21'42" E	733.10'
F5	S 54°35'49" W	178.09'
F6	N 29°47'35" W	109.05'
F7	S 62°12'19" W	79.97'
F8	S 58°40'06" W	126.88'
F9	N 80°47'47" W	188.78'
F10	S 00°34'53" W	184.33'
F11	S 59°55'02" W	21.38'
F12	S 09°45'46" E	121.23'
F13	S 55°08'11" W	28.60'
F14	N 57°56'08" W	54.06'
F15	N 26°56'41" W	147.72'
F16	N 60°50'35" W	41.03'
F17	S 74°33'47" W	60.42'
F18	S 61°44'47" W	35.44'
F19	S 10°19'20" W	55.34'
F20	S 38°54'18" W	198.06'
F21	S 00°21'14" W	61.53'
F22	S 66°26'23" E	73.99'
F23	N 64°28'01" E	59.31'
F24	S 49°49'48" E	99.92'
F25	S 14°22'34" W	21.63'
F26	S 06°19'14" W	25.75'
F27	N 57°53'22" W	31.03'
F28	S 77°43'32" W	25.60'
F29	S 38°56'06" W	73.18'
F30	S 15°29'03" W	43.15'
F31	N 74°30'57" W	356.73'



- GENERAL NOTES:**
- THE SUBJECT PROPERTY IS ZONED "RC-DEO" PER THE 1/06/13 COMPREHENSIVE ZONING PLAN.
 - COORDINATES ARE BASED ON THE MARYLAND COORDINATE SYSTEM (NAD 83/2011) VIA THE LEICA SMARTNET RTN (EPOCH 2010.00) WITH TIES TO LOCAL HOWARD COUNTY CONTROL STATIONS NO. 20B2 AND 20CA:
STA. 20B2 N. 588,346.297 E. 1,287,505.647 (6FT.)
STA. 20CA N. 587,916.088 E. 1,287,859.698 (6FT.)
 - B.R.L. - REPRESENTS BUILDING RESTRICTION LINES
 - REPRESENTS CONCRETE MONUMENT SET (UNLESS OTHERWISE NOTED)
 - REPRESENTS IRON REBAR SET (UNLESS OTHERWISE NOTED)
 - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED IN AUGUST, 2018 BY VANMAR ASSOCIATES, INC.
 - AREAS AS STATED ON THIS PLAT ARE TO BE TAKEN AS MORE OR LESS, UNLESS OTHERWISE NOTED.
 - THIS PLAT IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003. DEVELOPMENT OR CONSTRUCTION OF THIS LOT MUST COMPLY WITH THE SETBACK AND BUFFER REGULATION IN EFFECT AT THE TIME OF SUBMISSION OF THE BUILDING/GRADING PERMIT.
 - THERE ARE NO KNOWN HISTORIC SITES OR CEMETERIES ON THIS PROPERTY. ENVIRONMENTAL FEATURES (STREAMS, ASSOCIATED BUFFERS, FOREST AND STEEP SLOPES) ARE LOCATED ON THIS PROPERTY.
 - THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X PER FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 240027C0040D, EFFECTIVE DATE 1/16/13.
 - NO GRADING, REMOVAL OR VEGETATIVE COVER OF TREES, PAVING, AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, WETLAND BUFFERS, STREAMS, STREAM BUFFERS, FLOODPLAIN AND FOREST CONSERVATION AREAS.
 - THE PROPERTY IS NOT LOCATED IN THE METROPOLITAN DISTRICT.
 - A DEED OF PRESERVATION EASEMENT SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
 - THIS PLAT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 (b)(1)(v) OF THE SUBDIVISION REGULATIONS BECAUSE IT IS A PLAT OF EASEMENT ONLY AND DOES NOT CREATE ANY NEW LOTS.
 - THERE IS NO TRAFFIC STUDY REQUIRED FOR THIS PROJECT.
 - THERE IS AN EXISTING DWELLING / STRUCTURE LOCATED ON THIS PARCEL TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN ZONING REGULATION REQUIREMENTS.
 - THIS PROPERTY IS ENCUMBERED WITH A PRESERVATION EASEMENT HELD BY HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM. THE RESTRICTIONS AND PERMITTED USES ASSOCIATED WITH THE EASEMENT ARE SPECIFIED WITHIN THE DEED OF PRESERVATION EASEMENT RECORDED CONCURRENTLY WITH THIS PLAT OF EASEMENT.
 - THE PURPOSE OF THIS PLAT OF EASEMENT IS TO RECORD THE TRANSFER OF ONE (1) DEED UNIT FROM THE PRESERVATION EASEMENT HEREBY ESTABLISHED TO ROVER MILL ESTATES, F-19-056.
 - BY ENCUMBERING THIS PROPERTY WITH A DENSITY SENDING PRESERVATION EASEMENT, THE RIGHT TO SUBDIVIDE THIS PROPERTY HAS BEEN PERMANENTLY EXTINGUISHED.
 - THIS PLAT IS EXEMPT FROM THE LANDSCAPING REQUIREMENTS BECAUSE IT IS A PLAT OF EASEMENT ONLY AND DOES NOT CREATE ANY NEW LOTS.
 - ▨ DENOTES AREA OF PRESERVATION EASEMENT CONTAINING 21.1319 ACRES TO BE PRIVATELY OWNED WITH HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM. THIS AGREEMENT OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE OWNER, PROHIBITS SUBDIVISION OF THE PARCEL AND ENUMERATES THE USES PERMITTED ON THIS PROPERTY.
 - ▩ DENOTES FOREST RETENTION EASEMENT

DENSITY EXCHANGE CHART	
INITIAL EXCHANGE	
SENDING PARCEL INFORMATION	ALLEN CURTIS LAWSON PROPERTY, L. 17798, F. 007 TAX MAP 20, GRID 3, PARCEL NO. 39
TOTAL PARCEL ACREAGE	21.6134 Ac.±
PRESERVATION PARCEL ACREAGE	21.6134 Ac.± (INCL. 0.4815 Ac.± FOR ROAD DED.) *
CEO UNITS CREATED (1:4.25)	5 (21.6134/4.25=5)
CEO UNITS SENT	0
DEO UNITS CREATED (1:3)	7 (21.6134/3.0=7.2045)
DEO UNITS SENT	1
ACREAGE OF REMAINING EASEMENT	21.6134 Ac. - 3.00 Ac. - 4.25 Ac.** = 14.3634 Ac.
RECEIVING PARCEL INFORMATION	ROVER MILL ESTATES, F-19-056 TAX MAP 15, GRID 14, PARCEL NO. 169

* THE MATHEMATICAL AREA CONSIDERED FOR DENSITY TRANSFER INCLUDES THE AREA OF ROAD DEDICATION.
** 4.25 AC. RESERVED FOR HOUSE SITE ON SUBJECT PARCEL (P. 39)

PURPOSE STATEMENT
THE PURPOSE OF THIS PLAT IS TO CREATE A PRESERVATION EASEMENT OF 21.1319 AC.± ON THE ALLEN CURTIS LAWSON PROPERTY, TAX MAP 20, GRID 3, PARCEL 39, DEDICATE 0.4815 AC.± OF ROADWAY TO PUBLIC USE, AND TO TRANSFER ONE (1) DEVELOPMENT RIGHT TO ROVER MILL ESTATES, TAX MAP 15, GRID 14, PARCEL 169, PLANNING & ZONING FILE NO. F-19-056 AND THIS PLAT CREATES 7.94 ACRES FOREST RETENTION MITIGATION BANK EASEMENT.

OWNER:
ALLEN CURTIS LAWSON
17660 HARDY ROAD
MOUNT AIRY, MARYLAND 21771

THE REQUIREMENTS § 3-106, 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.

T. Michael Vansant 3/27/2020
T. MICHAEL VANSANT, PROF. LAND SURVEYOR, NO. 21266 DATE
Allen Curtis Lawson 3/27/20
ALLEN CURTIS LAWSON, OWNER DATE

AREA TABULATION CHART	
a. Total number of lots and/or parcels to be recorded	0
• Buildable	0
• Non-Buildable	0
• Open Space	0
• Preservation Parcels	1
b. Total area of lots and/or parcels	0
• Buildable	0
• Non-Buildable	0
• Open Space	0
• Preservation Parcels	21.1319 AC.±
c. Total area of roadway to be recorded including widening strips	0.4815 AC.±
d. Total area of subdivision to be recorded	21.6134 AC.±

APPROVED
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 7/17/2020
DIRECTOR DATE

OWNER'S CERTIFICATE

I, ALLEN CURTIS LAWSON, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF EASEMENT; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT OF EASEMENT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE PRESERVATION EASEMENT TO BE CONSIDERED A SENDING PARCEL FOR TRANSFER OF DEVELOPMENT RIGHTS.

WITNESS MY OWN HANDS THIS 27 DAY OF March, 2020.

Allen Curtis Lawson
ALLEN CURTIS LAWSON, OWNER

Charles A Sharp
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT OF EASEMENT SHOWN HEREON IS CORRECT; THAT IT DEFINES A PRESERVATION PARCEL EASEMENT OF 21.1319 ACRES ON ALL OF THE LANDS CONVEYED BY ALLEN CURTIS LAWSON, PERSONAL REPRESENTATIVE TO THE ESTATE OF FRANCES K. HARRISON UNTO ALLEN CURTIS LAWSON BY DEED DATED AUGUST 31, 2016 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 17798 AT FOLIO 007; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21266, EXPIRATION DATE SEPTEMBER 9, 2023.

T. Michael Vansant 3/27/2020
T. MICHAEL VANSANT, PROF. LAND SURVEYOR, NO. 21266 DATE
MARYLAND REGISTRATION NO. 21266

RECORDED AS PLAT NO. 25456 ON 8/10/20 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF EASEMENT
DENSITY SENDING AND FOREST
RETENTION MITIGATION BANK
LAWSON PROPERTY
(LIBER 17798 AT FOLIO 007)

TAX MAP: 20 ELECTION DISTRICT: No. 4 SCALE: 1" = 100'
GRID NO: 3 HOWARD COUNTY, MARYLAND DATE: OCTOBER, 2018
PARCEL NO: 39 EX. ZONING: RC-DEO SHEET 1 OF 1

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (410) 549-2751
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