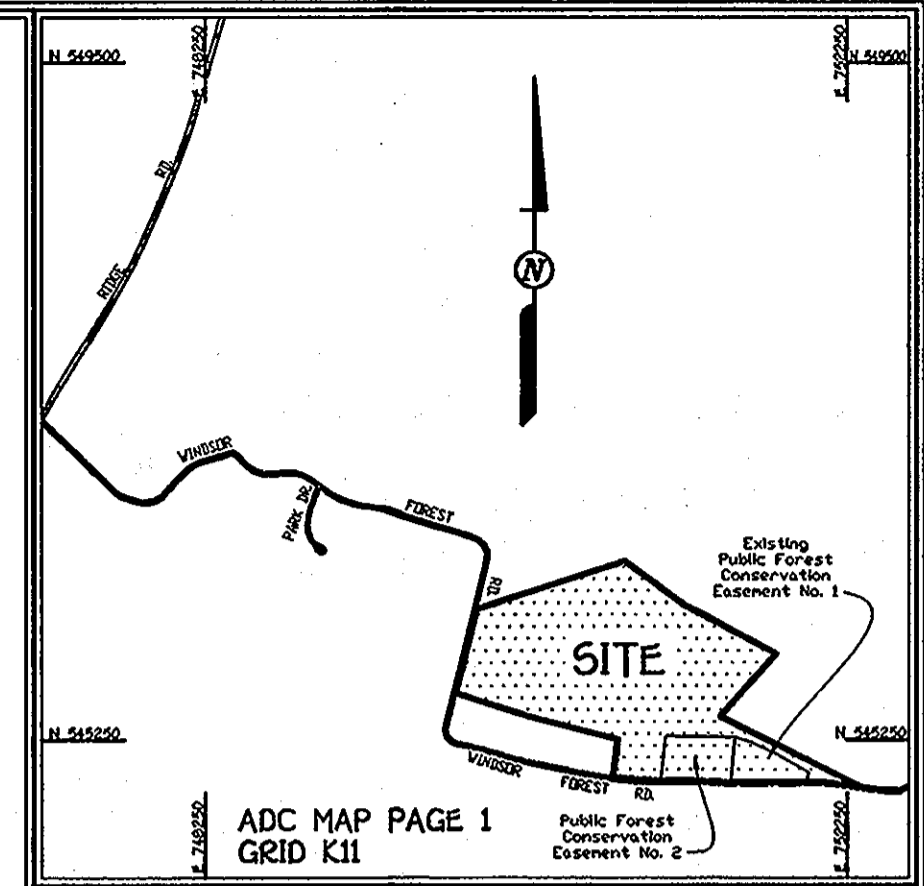


DEO/CEO INFORMATION FROM PLAT No. 12241		
SENDING PARCEL INFORMATION	WINDSOR FOREST FOX CHASING TAX MAP 6 PART OF PARCEL 15	WINDSOR FOREST FOX CHASING TAX MAP 6 PART OF PARCEL 15
TOTAL PARCEL COMPUTED ACREAGE	97.270 Ac.±	97.270 Ac.±
PRESERVATION PARCEL	43.435 Ac.±	43.435 Ac.±
CEO UNITS SENT (1-4.25)	0	1
DEO UNITS CREATED (1-3)	43.435 + 3 = 14.450	0
DEO UNITS SENT (1-3)	13	0
DEO/CEO UNITS RETAINED	1 DEO OR 1 CEO 4.435 Ac. OF EASEMENT AREA	0
RECEIVING PARCEL	F-95-148 WINDY KNOLLS TAX MAP 54 P. 04 & 134	F-95-29 QUARTERFIELD TAX MAP 23 P. 5 & 101

U.S. Equivalent Coordinate Table		
POINT	NORTH	EAST
300	10333.7360	11781.1780
301	10223.2920	12212.7708
302	10161.5684	12871.3949
303	9660.7716	12706.2300
304	9590.3829	13693.7746
305	9560.2450	13570.4022
306	9489.2450	13358.1870
307	9342.4680	13016.9009
308	9305.7280	12925.2180
309	9207.6082	12663.5816
310	9051.2239	12236.6706
311	9281.8491	12169.9356
312	9198.6627	11607.6735
313	9158.4523	1129.8762
314	9441.2480	11084.9840
315	9697.6520	11045.0180

Forest Conservation Easement Tabulation			
INITIAL (F.C.E. NO. 1) PLAT No. 19844		SECOND (F.C.E. NO. 2)	
TOTAL AREA OF PROPERTY	41.547 ACRES	TOTAL AREA OF PROPERTY	41.547 ACRES
AREA OF FOREST EASEMENT CREATED BY THIS PLAT	2.00 ACRES	AREA OF FOREST EASEMENT CREATED BY THIS PLAT	2.00 ACRES
TOTAL AREA OF FOREST EASEMENT CREATED INCLUDING THIS PLAT	2.00 ACRES	TOTAL AREA OF FOREST EASEMENT CREATED INCLUDING THIS PLAT	4.80 ACRES
SUBDIVISION REQUIRING OFF-SITE REFORESTATION	F-07-030 PHELPS ESTATES LOTS 1 THRU 4 T.M. 28, GRID 19, PARCEL 300	SUBDIVISION REQUIRING OFF-SITE REFORESTATION	F-08-203 HALL SHOP MANOR BUILDABLE PRESERVATION PARCEL 'A' T.M. 41, GRID 1, PARCEL 138



THE AREA OF PRESERVATION EASEMENT EQUALS 41.547 ACRES BUT THE DENSITY CALCULATIONS ARE BASED ON THE EASEMENT AREA AND THE AREA OF THE RIGHT-OF-WAY RESERVATION FOR WINDSOR FOREST ROAD (43.435 ACRES TOTAL)

Curve Data Chart					
Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
305-306	1345.00'	224.03'	09°33'52"	112.52'	S70°22'28"W 224.27'
307-308	1975.00'	98.78'	02°51'56"	49.40'	S68°09'45"W 98.77'
309-317	3275.00'	455.02'	07°57'37"	227.87'	S69°52'53"W 454.65'

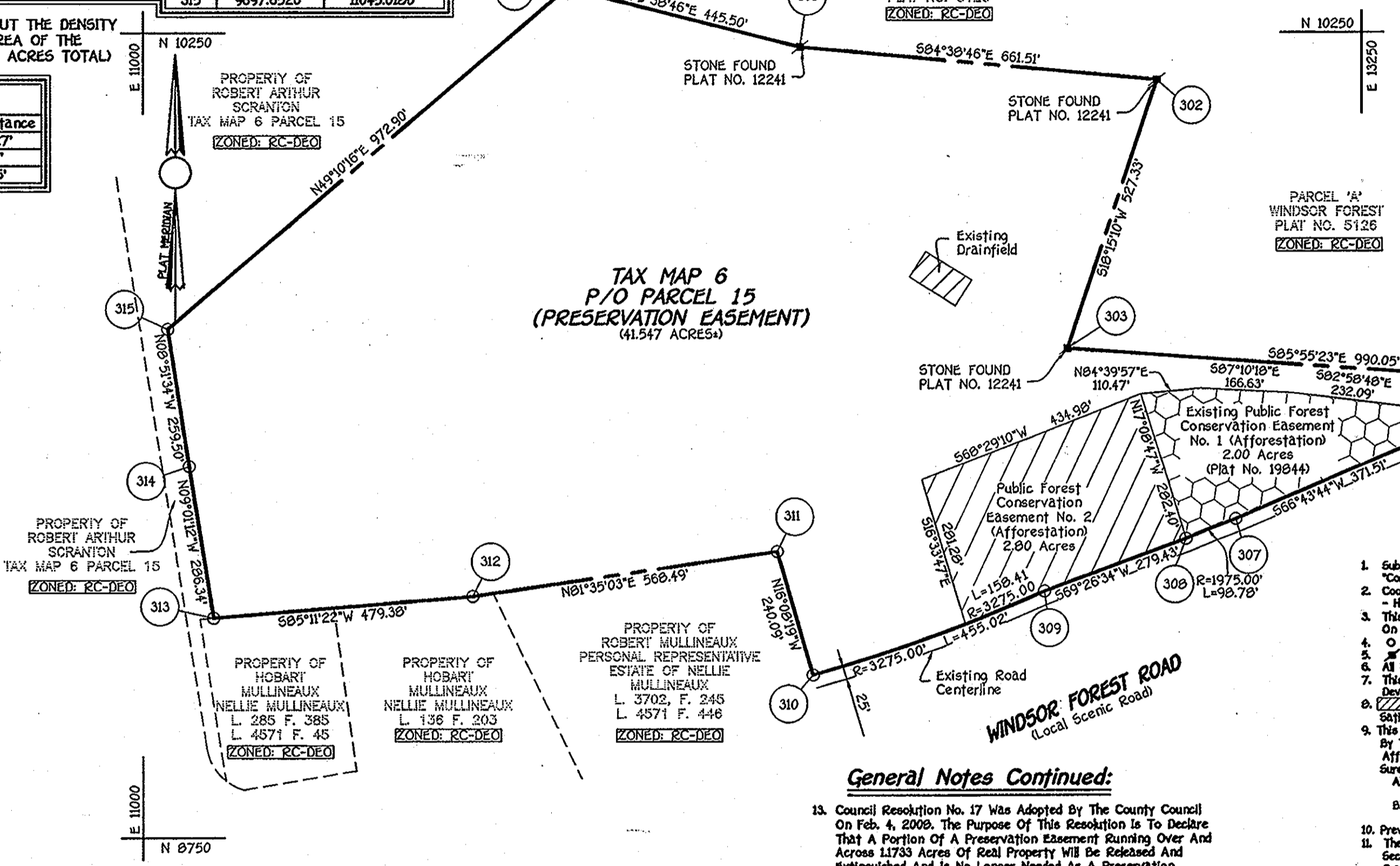
**Reservation Of Public Utility And Forest Conservation Easements**

"Developer Reserves unto itself, its Successors and Assigns, All Easements Shown on This Plan for Water, Sewer, Storm Drainage, Other Public Utilities and Forest Conservation (Designated As "Forest Conservation Area No. 3"), Located In, On, Over, and Through Hobart Mullineaux Property, Any Conveyances of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot(s). Developer Shall Execute and Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes and Bounds Description of The Forest Conservation Area. Upon Completion of The Public Utilities and Their Acceptance by Howard County, and, In The Case of The Forest Conservation Easement(s), Upon Completion of The Developer's Obligations Under The Forest Conservation Installation and Maintenance Agreement Executed by Developer and The County, and The Release of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements and Record The Deed(s) of Easement In The Land Records of Howard County."

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* 1/15/09 Date  
(Registered Land Surveyor)

*Robert Arthur Scranton* 1/23/09 Date  
(Owner)



- General Notes:**
- Subject Property Zoned RC-DEO Per 02/02/04 Comprehensive Zoning Plan and The "Camp-Life" Zoning Amendments Effective 07/28/06.
  - Coordinates Based on Record Plat Meridian As Shown on A Plat Entitled "Plat of Easement - Hobart Mullineaux Property" Recorded as Plat No. 12241.
  - This Plat is Based on Boundary Performed on or About September 1995 by LDE, Inc. Shown on A Plat Entitled "Plat of Easement - Hobart Mullineaux Property" Recorded as Plat No. 12241.
  - Denotes Angular Change in Bearing of Boundary or Right-of-Way.
  - Denotes Stone Found by LDE, Inc. and Identified on Plat No. 12241.
  - All Lot Areas are More or Less 64.
  - This Plat is in Compliance with The Amended Fifth Edition of The Subdivision and Land Development Regulations.
  - ▨ Denotes Planting (Reforestation) Conservation Easement Containing 2.00 Acres To Satisfy The Total Forest Conservation Obligation For Hall Shop Manor (F-08-203)
  - This Plat Fulfills Off-Site Forest Conservation Obligations For Hall Shop Manor (F-08-203) by The Placement of 2.00 Acres of Reforestation into An Easement Area, Replacing 2.6 Acres Afforestation Abandoned and 0.10 Acres Retention Abandoned on F-08-203.
  - Surety In The Total Amount of \$34,240.00 Derived As Follows:  
A) Abandoned Planting Area Surety = \$33,975.00 (2.8 Acres x \$12,134.29/Sq. Ft.)  
B) Abandoned Retention Area Surety = \$264.00 (0.10 Acre x \$2,640.00/Sq. Ft.)
  - Previous Department of Planning and Zoning File Nos. F-95-29, F-07-030, F-07-030(F), F-07-030(F2).
  - The Forest Conservation Easement Has Been Established To Fulfill The Requirements of Section 161200 of The Howard County Code and Forest Conservation Act. No Clearing, Grading or Construction is Permitted Within The Forest Conservation Easement However, Forest Management Practices As Defined in The Deed of Forest Conservation Easement are Allowed.
  - This Plat is Exempt From Perimeter Landscaping in Accordance With Section 16124 of The Howard County Code and Landscape Manual Since it is A Revision Plat That Does Not Create Any Additional Lots.

- General Notes Continued:**
- Council Resolution No. 17 Was Adopted by The County Council on Feb. 4, 2008. The Purpose of This Resolution is To Declare That A Portion of A Preservation Easement Running Over and Across 1.733 Acres of Real Property Will be Released and Extinguished and is No Longer Needed As A Preservation Easement in Exchange For The Grant To The County of Another Preservation easement Containing The Same Approximate Acreage.

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21042  
(410) 461-2955

**LEGEND**

▨ Existing Public Forest Conservation Easement No. 1, (Plat No. 19844) Containing 2.0 Acres (Reforestation)

▨ Public Forest Conservation Easement No. 2 Containing 2.0 Acres (Reforestation)

**OWNER**

Robert Arthur Scranton  
18950 Windsor Forest Road  
Mount Airy Maryland , 21771  
410-549-1689

**DEVELOPER**

Ellicott City Land Holding, Inc.  
c/o Mr. Donald Reuter  
5300 Dorsey Hall Drive, Suite 102  
Ellicott City, MD 21042  
443-367-0422

**PURPOSE NOTE:**  
The Purpose of This Plat is To Identify A 2.0 Acre Public Forest Conservation Easement (Afforestation) To Satisfy The Forest Conservation Obligation For Hall Shop Manor, Buildable Preservation Parcel 'A' (F-08-203).

APPROVED For Private Water and Private Sewerage Systems  
Howard County Health Department.

*Bridgette Pester Beilenson* 3/5/2009 Date  
Howard County Health Officer RS

APPROVED: Howard County Department of Planning and Zoning.

*Terrell A. Fisher* 2/18/09 Date  
Chief, Development Engineering Division H&C

*Cindy Hamrick* 3/6/09 Date  
Director

**OWNER'S CERTIFICATE**

Robert Arthur Scranton, Owner of The Property Shown and Described Hereon, Hereby Adopt This Plan of Subdivisions and In Consideration of The Approval of This Plat By The Department of Planning and Zoning Establish The Forest Conservation Easement. All Easements of Rights-of-Way Affecting The Property are Included In The Plan of Subdivision, Witness My Hand This 23<sup>rd</sup> Day of January, 2009.

*Robert Arthur Scranton*  
Robert Arthur Scranton

*Terrell A. Fisher*  
Witness

**SURVEYOR'S CERTIFICATE**

I Hereby Certify That The Final Plat Shown Hereon is Correct That it is Part of The Lands Conveyed by Residential Land Title Holding Corporation to Robert Arthur Scranton By Deed Dated May 20, 1997 and Recorded Among The Land Records of Howard County, Maryland in Liber No. 4051 At Folio 311; All of The Lands Conveyed by Rose Mullineaux and Thomas Stanley Mullineaux to Robert Arthur Scranton By Deed Dated September 10, 1998 and Recorded Among The Land Records in Liber 4571 At Folio 456 and That All Monuments are in Place or Will be in Place in Accordance With The Annotated Code of Maryland, As Amended, and Monumentation is in Accordance With The Howard County Subdivision Regulations.

*Terrell A. Fisher* 1/15/09 Date  
Terrell A. Fisher, L.S. #10692  
Land Surveyor No. 10692

RECORDED AS PLAT No. 20480 ON 3/19/09  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**AMENDED FOREST CONSERVATION PLAT OF EASEMENT**  
**HOBART MULLINEAUX PROPERTY**  
(PLAT No. 12241)  
Zoned: RC-DEO  
Tax Map: 6 Parcel 15 Grid 8  
Fourth Election District  
Howard County, Maryland

Scale: 1"=200'  
Date: January 15, 2009  
Sheet 1 of 1

F-08-203 (FG)