

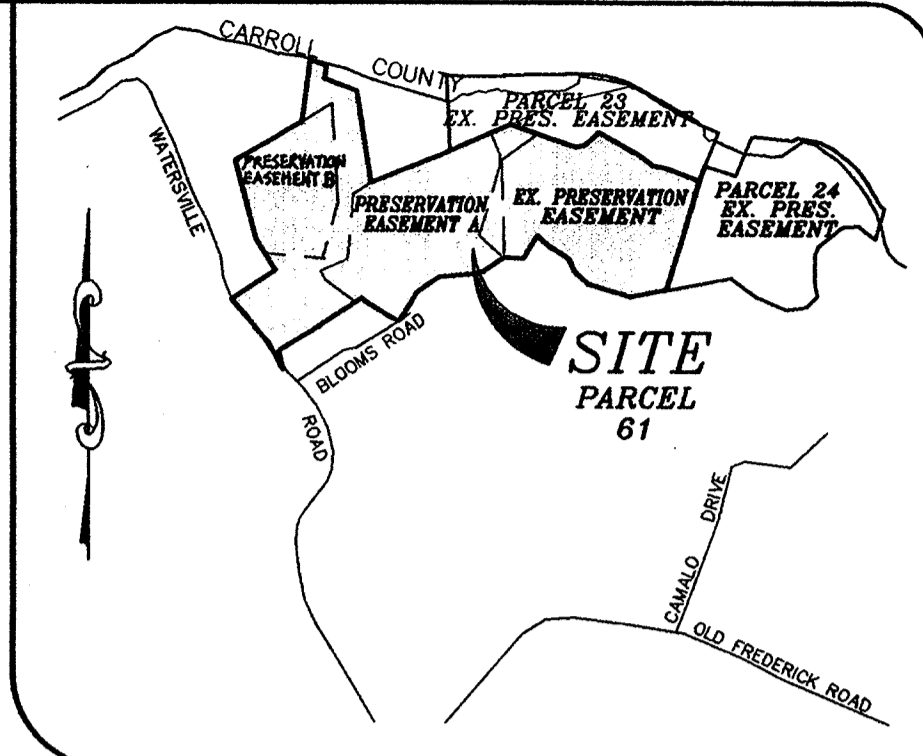
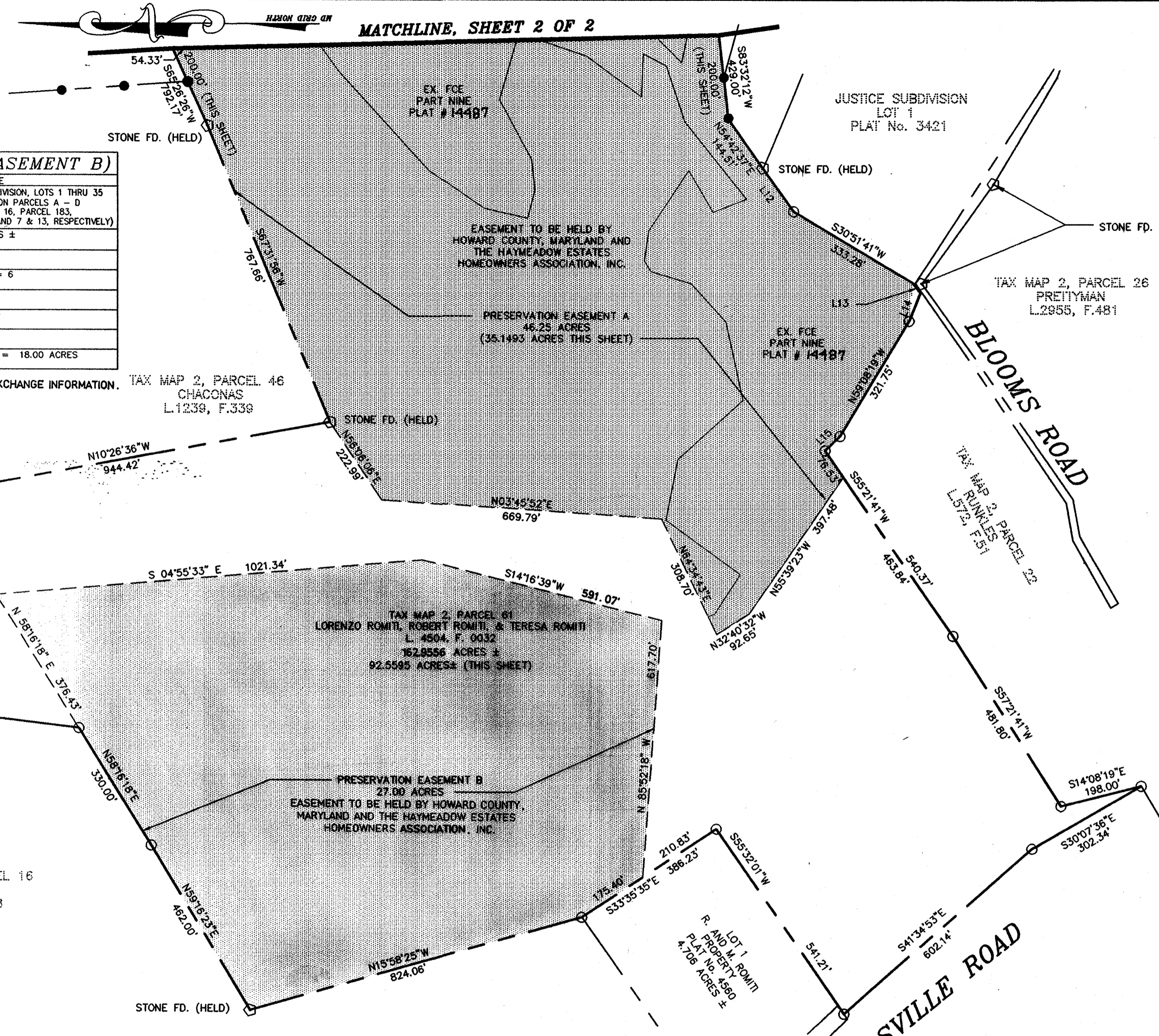
LINE TABLE

LINE	BEARING & DISTANCE
L12	S54°30'03"W 125.67'
L13	S51°51'41"W 30.00'
L14	N68°08'19"W 74.25'
L15	N43°38'19"W 49.50'
L16	S05°46'18"W 141.40'

DENSITY EXCHANGE (EASEMENT B)

RECEIVING PARCEL INFORMATION	FIRST EXCHANGE
FOX CREEK SUBDIVISION, LOTS 1 THRU 35 AND PRESERVATION PARCELS A - D (TAX MAPS 15 & 16, PARCEL 183, GRIDS 12 & 18 AND 7 & 13, RESPECTIVELY)	
TOTAL PARCEL COMPUTED ACREAGE	162.9556 ACRES ±
PRESERVATION EASEMENT ACREAGE	27.00 ACRES ±
DEO UNITS CREATED (1:4.25)	27.00 / 4.25 = 6
DEO UNITS SENT (1:4.25)	0
DEO UNITS CREATED (1:3)	27.00 / 3 = 9
DEO UNITS SENT (1:3)	3
ACREAGE OF EASEMENT REMAINING	27.00 - 9.00 = 18.00 ACRES

SEE SHEET 2 FOR REMAINING DENSITY EXCHANGE INFORMATION.



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES :

- SUBJECT PROPERTY ZONED RC-DEO PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 02FA & 02HA.
STA. NO. 02FA N 618,484.035 ELEV. 721.66
E 1,283,741.766
STA. NO. 02HA N 615,000.151 ELEV. 736.04
E 1,284,960.900
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER 1998 BY MILDENBERG, BOENDER & ASSOCIATES, INC.
- DENOTES AN IRON ROD OR REBAR FOUND.
○ DENOTES AN IRON PIPE FOUND.
□ DENOTES STONE FOUND.
⊠ DENOTES MONUMENT FOUND.
○ DENOTES AN ANGULAR BREAK.
- THIS PARCEL IS ENCUMBERED BY THREE PRESERVATION EASEMENT AGREEMENTS WITH HOWARD COUNTY AND THE HAYMEADOW ESTATES HOMEOWNERS ASSOCIATION, INC. (ONE FOR THE ORIGINAL PRESERVATION EASEMENT AND ONE EACH FOR PRESERVATION EASEMENT A & B) THESE AGREEMENTS OUTLINE THE MAINTENANCE RESPONSIBILITIES OF THE OWNER, PROHIBIT SUBDIVISION OF THE PARCEL, AND ENUMERATE THE USES PERMITTED ON THE PROPERTY.
- ARTICLES OF INCORPORATION FOR HAYMEADOW ESTATES HOMEOWNERS ASSOCIATION, INC. APPROVED ON NOVEMBER 16, 1998 BY THE STATE DEPARTMENT OF TAXATION AND ASSESSMENTS. (ACCOUNT # D5140868)
- THE PURPOSE OF THIS AMENDED PLAT OF EASEMENT IS TO SEND 16 DEO (48.00 ACRES) TO THE FOX CREEK SUBDIVISION (P-01-01), 13 DEO UNITS FROM PRESERVATION EASEMENT A, WHICH WAS RECORDED WITH PLAT # 14189 & 14190 AND 3 DEO UNITS FROM PRESERVATION EASEMENT B TO BE RECORDED WITH THIS PLAT.

OWNERS

LORENZO ROMITI, ROBERT ROMITI, AND TERESA ROMITI
6723 HOLABIRD AVENUE
BALTIMORE, MARYLAND 21222

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.

[Signature] 12/21/00
JOHN B. MILDENBERG, SURVEYOR DATE

[Signature] 12/21/00
LORENZO ROMITI, OWNER DATE

[Signature] 12/21/00
ROBERT ROMITI, OWNER DATE

[Signature] 12/21/00
TERESA ROMITI, OWNER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 3/30/01
DIRECTOR DATE

OWNER'S STATEMENT

LORENZO ROMITI, ROBERT ROMITI, AND TERESA ROMITI, 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 PRESERVATION EASEMENT TO BE CONSIDERED A SENDING PARCEL FOR DEVELOPMENT RIGHTS.

WITNESS MY HAND THIS 21ST DAY OF DECEMBER, 2000.

[Signatures]
LORENZO ROMITI ROBERT ROMITI TERESA ROMITI
WITNESS WITNESS WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT OF EASEMENT SHOWN HEREON IS INTENDED TO PROVIDE A PRESERVATION EASEMENT OVER THAT PARCEL OF GROUND CONVEYED BY LORENZO ROMITI, ROBERT ROMITI, AND TERESA ROMITI TO LORENZO ROMITI, ROBERT ROMITI, AND TERESA ROMITI BY DEED DATED NOVEMBER 10, 1998, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, OF HOWARD COUNTY, MARYLAND IN LIBER. NO. 4504 AT FOLIO 0032.

[Signature] 12/21/00
JOHN B. MILDENBERG, ES. NO. 10718 DATE

RECORDED AS PLAT 14724 ON 4/9/01 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

AMENDED PLAT OF EASEMENT
ROMITI PROPERTY

SHEET 1 OF 2
TAX MAP 2, PARCEL NO. 61, BLOCK 15, 16, & 17
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
EX. ZONING RC-DEO
SCALE: 1" = 200'
DATE: DEC 2000
DPZ FILE NOS. F-98-138; F-00-24

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 Fax.

LINE TABLE	
LINE	BEARING & DISTANCE
L1	N63°26'09"W 47.70'
L2	N20°09'04"W 20.00'
L9	N77°22'37"E 99.00'
L10	S24°34'04"E 130.16'
L11	S48°45'03"E 124.69'

TAX MAP 2, PARCEL 24
LORENZO ROMITI, ROBERT ROMITI, & TERESA ROMITI
L. 4504, F. 0032
PRESERVATION EASEMENT (PLAT # 13545)

PATAPSCO RIVER (BOUNDARY LINE
BETWEEN HOWARD AND CARROLL COUNTY)

LAND LOCATED IN CARROLL COUNTY
(36,814 SQ. FT.±)

B&O RAILROAD
COMPANY
PLAT No. V.172/14 & V.172/15
EX. RAILROAD

TAX MAP 2, PARCEL 23
BLY
L.4758, F.0135
PRESERVATION EASEMENT
(PLAT # 14031)

TAX MAP 2, PARCEL 61
LORENZO ROMITI, ROBERT ROMITI, & TERESA ROMITI
L. 4504, F. 0032
162.9556 ACRES ±
71.2412 ACRES (THIS SHEET)

TAX MAP 2,
PARCEL 235
JENNINGS
L.2827, F.138

TAX MAP 2, PARCEL 25
HITCHINGS
L.3248, F.475

TAX MAP 2, PARCEL 47
BLOOM
L.3452, F.454

JUSTICE SUBDIVISION
LOT 1
PLAT No. 3421

DENSITY EXCHANGE	
RECEIVING PARCEL INFORMATION	FIRST EXCHANGE
TOTAL PARCEL COMPUTED ACREAGE	162.9556 ACRES ±
PRESERVATION EASEMENT ACREAGE	55.2500 ACRES ±
CEO UNITS CREATED (1:4.25)	55.25 / 4.25 = 13
CEO UNITS SENT (1:4.25)	12 (12 X 4.25 = 51.00 ACRES)
DEO UNITS CREATED (1:3)	55.25 / 3 = 18
DEO UNITS SENT (1:3)	0
ACREAGE OF EASEMENT REMAINING	55.25 - 51.00 = 4.25 ACRES

NOTE: ONE DENSITY UNIT (4.25 ACRES) HAS BEEN RETAINED FOR A RESIDENTIAL UNIT ON THE ACREAGE ENCOMBERED BY THE ORIGINAL 55.25 ACRE PRESERVATION EASEMENT AND THAT, THEREFORE, NO DENSITY REMAINS WITHIN THE EASEMENT AREA FOR EXCHANGE.

DENSITY EXCHANGE (EASEMENT A)		
RECEIVING PARCEL INFORMATION	FIRST EXCHANGE	SECOND EXCHANGE
TOTAL PARCEL COMPUTED ACREAGE	162.9556 ACRES ±	162.9556 ACRES ±
PRESERVATION EASEMENT ACREAGE	46.25 ACRES ±	46.25 ACRES ±
CEO UNITS CREATED (1:4.25)	46.25 / 4.25 = 10	43.25 / 4.25 = 10
CEO UNITS SENT (1:4.25)	0	0
DEO UNITS CREATED (1:3)	46.25 / 3 = 15	43.25 / 3 = 14
DEO UNITS SENT (1:3)	1	13
ACREAGE OF EASEMENT REMAINING	46.25 - 3 = 43.25 ACRES	43.25 - 39.00 = 4.25 ACRES

DELTA = 38°11'51"
RADIUS = 241.36'
LENGTH = 160.91'
TANGENT = 83.57'
CHORD BEARING = N 81°39'44" E
CHORD DISTANCE = 157.94'

STONE IN BASE OF TREE FD.
(HELD)

TAX MAP 2, PARCEL 23
BLY
L.428, F.217
PRESERVATION EASEMENT
(PLAT # 14031)

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.

John B. Mildenberg 12/21/00
JOHN B. MILDENBERG, SURVEYOR DATE

Lorenzo Romiti 12/21/00
LORENZO ROMITI, OWNER DATE

Robert Romiti 12/21/00
ROBERT ROMITI, OWNER DATE

Teresa Romiti 12/21/00
TERESA ROMITI, OWNER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

James R. Carter 3/30/01
DIRECTOR DATE

OWNERS
LORENZO ROMITI, ROBERT ROMITI,
AND TERESA ROMITI
6723 HOLABIRD AVENUE
BALTIMORE, MARYLAND 21222

OWNER'S STATEMENT

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WITNESS MY HAND THIS 21st DAY OF DECEMBER, 2000.

Lorenzo Romiti 12/21/00
LORENZO ROMITI

Robert Romiti 12/21/00
ROBERT ROMITI

Teresa Romiti 12/21/00
TERESA ROMITI

John B. Mildenberg
WITNESS

Paul A. Bell
WITNESS

Robert A. Bell
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT OF EASEMENT SHOWN HEREON IS INTENDED TO PROVIDE A PRESERVATION EASEMENT OVER THAT PARCEL OF GROUND CONVEYED BY LORENZO ROMITI, ROBERT ROMITI, AND TERESA ROMITI TO LORENZO ROMITI, ROBERT ROMITI, AND TERESA ROMITI BY DEED DATED NOVEMBER 10, 1998, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, OF HOWARD COUNTY, MARYLAND IN LIBER No. 4504 AT FOLIO 0032.

John B. Mildenberg 12/21/00
JOHN B. MILDENBERG, L.S. NO. 10718 DATE

RECORDED AS PLAT 14725 ON 4/16/01 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

AMENDED PLAT OF EASEMENT
ROMITI PROPERTY

SHEET 2 OF 2

TAX MAP 2, PARCEL NO. 61, BLOCK 15, 16, & 17
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
EX. ZONING RC-DEO
SCALE: 1" = 200'
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DPZ FILE NOS. F-98-138; F-00-24

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RE-01-02

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