

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. V172/14 & V172/15
 EX. RAILROAD

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

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

EX. PRESERVATION EASEMENT
 55.25 ACRES
 PLAT # 13544
 EASEMENT HELD BY HOWARD COUNTY,
 MARYLAND AND THE HAYMEADOW ESTATES
 HOMEOWNERS ASSOCIATION, INC.

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.2627, 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 ENCUMBERED 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	THIRD EXCHANGE
TOTAL PARCEL COMPUTED ACREAGE	162.9556 ACRES ±	162.9556 ACRES ±	162.9556 ACRES ±
PRESERVATION EASEMENT ACREAGE	46.25 ACRES ±	46.25 ACRES ±	55.2500 ACRES ±
CEO UNITS CREATED (1:4.25)	46.25 / 4.25 = 10	43.25 / 4.25 = 10	4.25 / 4.25 = 1
CEO UNITS SENT (1:4.25)	0	0	1 (1 X 4.25 = 4.25 ACRES)
DEO UNITS CREATED (1:3)	46.25 / 3 = 15	43.25 / 3 = 14	4.25 / 3 = 1
DEO UNITS SENT (1:3)	1	13	0
ACREAGE OF EASEMENT REMAINING	46.25 - 3 = 43.25 ACRES	43.25 - 39.00 = 4.25 ACRES	4.25 - 4.25 = 0.00 ACRES

NOTE : DENSITY IS EXHAUSTED WITH THIS THIRD EXCHANGE FROM EASEMENT A. (ONE UNIT HAS BEEN RETAINED ON THE 55.25 ACRE "EXISTING" PRESERVATION EASEMENT FOR PARCEL 61.)

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

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

PRESERVATION EASEMENT A
 46.25 ACRES
 (11,007 ACRES THIS SHEET)
 EASEMENT TO BE HELD BY HOWARD COUNTY,
 MARYLAND AND THE HAYMEADOW ESTATES
 HOMEOWNERS ASSOCIATION, INC.

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] 5/25/01
 JOHN B. MILDENBERG, SURVEYOR
 DATE

[Signature] 5/24/01
 LORENZO ROMITI, OWNER
 DATE

[Signature] 5/24/01
 ROBERT ROMITI, OWNER
 DATE

[Signature] 5/24/01
 TERESA ROMITI, OWNER
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 11/30/01
 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 DAY OF

[Signature] LORENZO ROMITI
[Signature] ROBERT ROMITI
[Signature] TERESA ROMITI

[Signature] WITNESS
[Signature] WITNESS
[Signature] 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 1404 AT FOLIO 0032.

[Signature] 5/25/01
 JOHN B. MILDENBERG, L.S. NO. 10718
 DATE

RECORDED AS PLAT 5713 ON 12/03/01 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'
 DATE : MAY 2001
 DPZ FILE NOS.
 F-98-138; F-00-24
 P-01-01

**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.