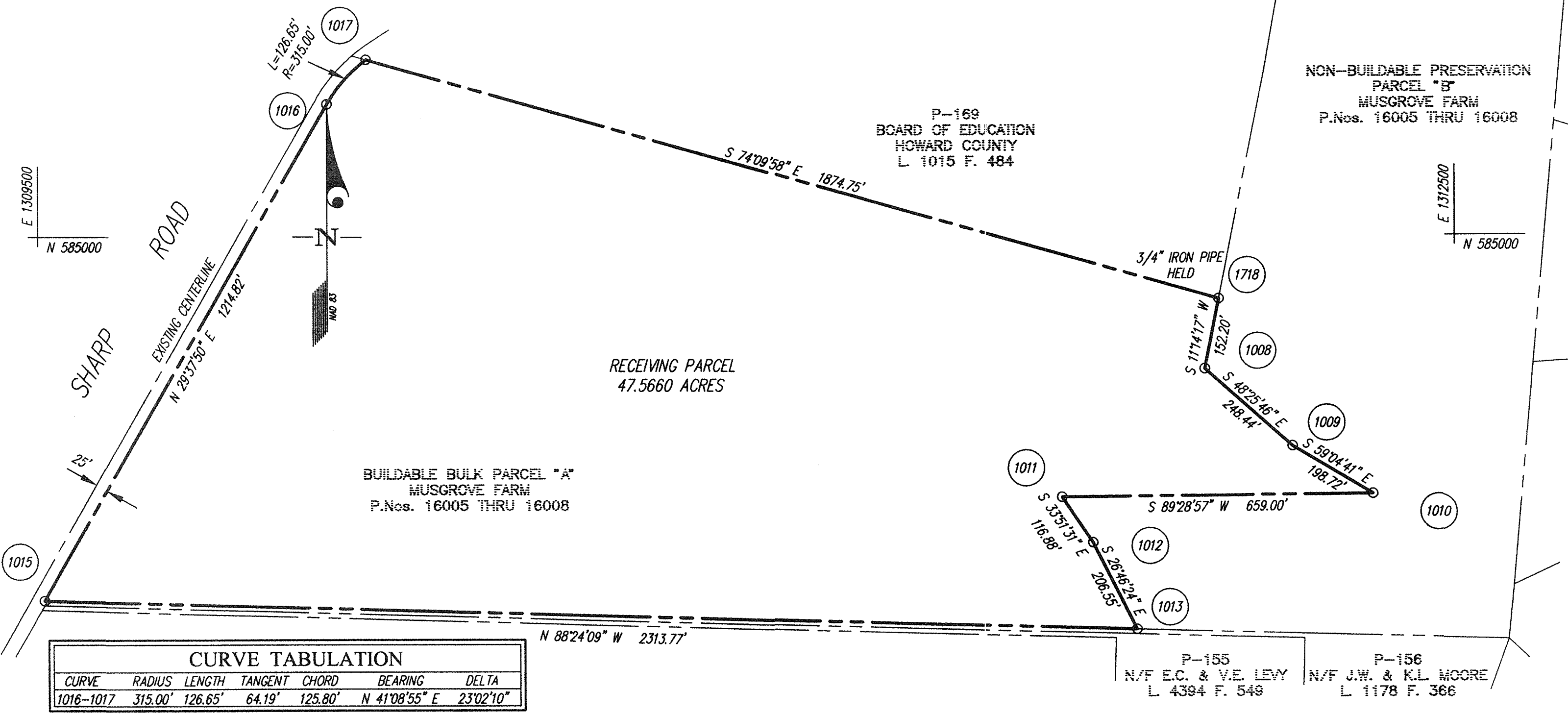
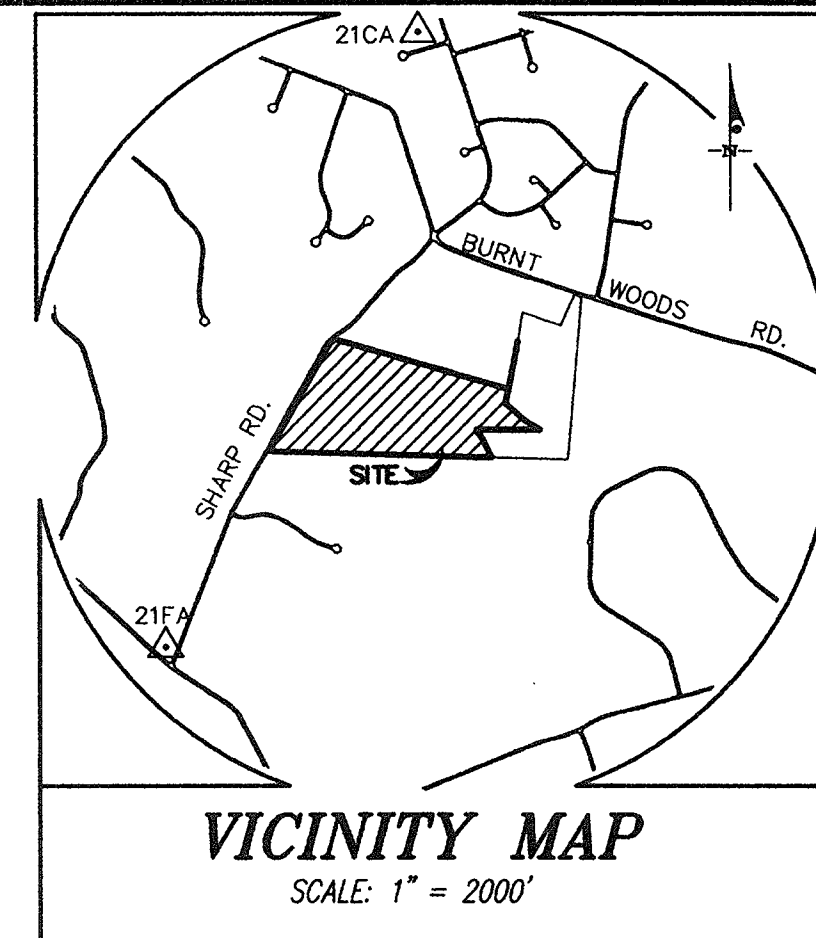


COORDINATE TABLE		
PT NO.	NORTH	EAST
1008	584716.61	1311970.35
1009	584551.76	1312156.22
1010	584449.64	1312326.70
1011	584443.69	1311667.72
1012	584346.63	1311732.84
1013	584162.22	1311825.89
1015	584226.72	1309513.01
1016	585282.69	1310113.63
1017	585377.41	1310196.40
1718	584865.89	1312000.01

DENSITY EXCHANGE			
RECEIVING PARCEL INFORMATION	OWNER AND DEVELOPER MAPLE SPRINGS FARM LIMITED PARTNERSHIP C/O MUSGROVE FARM LLC 8808 CENTRE PARK DRIVE, SUITE 209 COLUMBIA, MD 21045 BEING ALL OF BUILDABLE BULK PARCEL "A" MUSGROVE FARM, PLAT Nos. 16005 THRU 16008 TAX MAP 21, GRID 12, P/O PARCEL 12, 12-03-128		
TOTAL AREA OF SUBMISSION	47.5660 ACRES		
DENSITY UNITS ALLOWED BY RIGHT	GROSS AREA 71.11 AC. / 4.25 = 16 D.U. SEE NOTE # 4		
MAXIMUM DENSITY UNITS ALLOWED	NET AREA 62.91 AC. / 2 = 31 D.U. SEE NOTE # 4		
DEO UNITS TO BE RECEIVED FROM SENDING PARCELS	5	3	7
SENDING PARCELS INFORMATION	OWNER: DONNA L. SHAPIRO TAX MAP 12, GRID 5, PARCEL 9 L. 8547 F. 356	OWNER: JEFFREY L. HARRISON & EDWARD R. HARRISON HOLTZINGER PROPERTY TAX MAP 1 & 6, PARCEL 7	OWNER: CHARLES SHARP & DENISE SHARP TAX MAP 9, GRID 19 PARCEL 327 L. 7131 F. 508



- GENERAL NOTES
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN APRIL, 2002.
 - PROPERTY IS ZONED RR-DEO PER THE 2-2-04 COMPREHENSIVE ZONING PLAN.
 - COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 21CA AND No. 21FA.
 - ULTIMATE RECEIVING DENSITY FOR THE RESUBDIVISION OF BUILDABLE BULK PARCEL A IS BASED ON THE ORIGINAL NET ACREAGE OF PLAT Nos. 16005 THRU 16008.
 GROSS AREA: 71.11 ACRES
 - FLOODPLAIN AREA: 8.2 ACRES
 NET AREA: 62.91 ACRES/2
 = 31 MAXIMUM DWELLING UNITS

 ULTIMATE BASE DENSITY FOR THE RESUBDIVISION OF BUILDABLE BULK PARCEL A IS BASED ON THE ORIGINAL GROSS ACREAGE OF PLAT Nos. 16005 THRU 16008.
 GROSS AREA: 71.11 ACRES / 4.25 = 16 DWELLING UNITS
 - FOR THE PURPOSE OF CALCULATING DENSITY, THE ACREAGE OF NON-BUILDABLE PRESERVATION PARCEL B IS INCLUDED IN BOTH THE GROSS AND NET AREAS OF THE SITE. AS A CONSEQUENCE OF BEING INCLUDED IN DETERMINING DENSITY, ALL DEVELOPMENT POTENTIAL IS EXHAUSTED FROM THIS PARCEL B BY PLAT Nos. 16005 THRU 16008. PARCEL B MAY NOT BE SOLD OR DEVELOPED FOR THE PURPOSE OF CREATING LOTS. NOR MAY IT BE CONVERTED TO A BUILDABLE ENTITY DESIGNED TO ACCOMMODATE A RESIDENTIAL UNIT.
 - AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
 - THE RECEIVED DENSITY (15 DEO'S) WILL BE USED TO RESUBDIVIDE BUILDABLE BULK PARCEL A PER SP-03-11.

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1016-1017	315.00'	126.65'	64.19'	125.80'	N 41°08'55" E	23°02'10"

L:\CADD\DRAWINGS\01171\PLATS\01171rpl1.dwg 8/15/2005 11:16:23 AM EST

OWNER
 MAPLE SPRINGS FARM LIMITED PARTNERSHIP
 c/o MUSGROVE FARM LLC
 8808 CENTRE PARK DRIVE, SUITE 209
 COLUMBIA, MD. 21045
 PH: 410-964-5522

OWNER'S DEDICATION
 MAPLE SPRINGS FARM LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, BY ELLEN DURIGG, MANAGING GENERAL PARTNER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAT, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THIS PROPERTY AS A RECEIVING PARCEL FOR DEVELOPING RIGHTS. THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AS THEY RELATE TO THE MAKING OF THIS PLAT AND SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

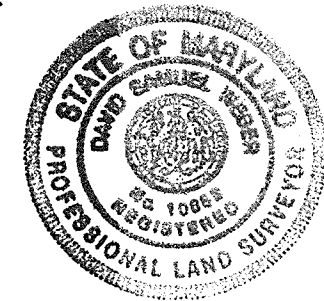
SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY MAE BRANN MUSGROVE TO MAPLE SPRINGS FARM LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, BY DEED DATED NOVEMBER 25, 1994 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3497 AT FOLIO 208. THAT IT IS ALL OF BUILDABLE BULK PARCEL "A" AS SHOWN ON PLAT OF SUBDIVISION ENTITLED "MUSGROVE FARM, BUILDABLE BULK PARCEL "A" AND NON-BUILDABLE PRESERVATION PARCEL "B" AND RECORDED AMONG THE AFORESAID LAND RECORDS AS PLAT Nos. 16007 & 16008. ALL MONUMENTS ARE IN PLACE IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND, AS AMENDED.

RECORDED AS PLAT NUMBER 18230 ON 5/1/06, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

WITNESS OUR HANDS THIS 22 DAY OF AUGUST, 2005
 MAPLE SPRINGS FARM LIMITED PARTNERSHIP

David S. Weber
 DAVID S. WEBER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10852
23 AUG. 2005
 DATE



DENSITY RECEIVING PLAT
BUILDABLE BULK PARCEL "A"
MUSGROVE FARM
 TM 21, GRID12, PARCEL 12
 HOWARD COUNTY, MARYLAND
 4TH ELECTION DISTRICT
 SCALE: 1"=200'
 SHEET 1 OF 1
 AUGUST 2005

David S. Weber
 DIRECTOR
 DATE

BY: Ellen M. Durigg
 ELLEN DURIGG, MANAGING GENERAL PARTNER
 ATTEST: [Signature]

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-980-2524 FAX: 301-421-4186
 DRAWN BY: PWC CHECK BY: TDJ