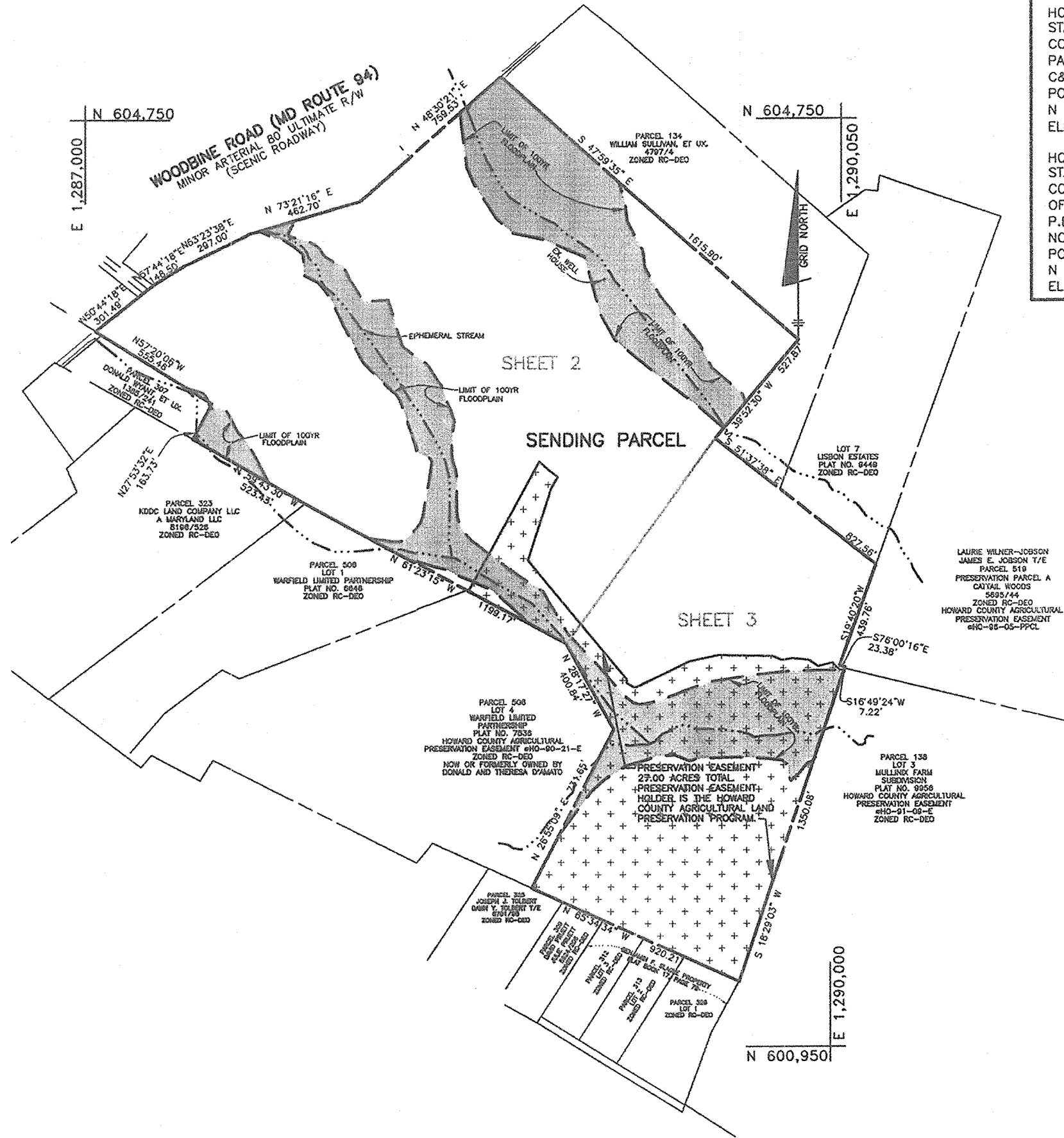


GENERAL NOTES

- DENOTES IRON PIPE FOUND.
● DENOTES REBAR AND CAP TO BE SET
- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 07FA AND 07FB.
- SUBJECT PROPERTY ZONED RC-DEO PER 2-2-04 COMPREHENSIVE ZONING PLAN.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY, 2003 BY BENCHMARK ENGINEERING, INC.
- (400) INDICATES COORDINATE DESIGNATION
- THERE ARE EXISTING STRUCTURES AND DWELLINGS LOCATED ON THE SENDING PARCEL TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- THIS AREA REPRESENTS PRESERVATION EASEMENT.
- THIS SENDING PARCEL PLAT IS SUBJECT TO TITLE 15, SUBTITLE 5 OF THE HOWARD COUNTY CODE AND SECTION 106 OF THE ZONING REGULATIONS.
- THIS PROPERTY IS ENCUMBERED WITH A PRESERVATION EASEMENT HELD BY THE AGRICULTURAL LAND PRESERVATION PROGRAM. THE RESTRICTIONS AND PERMITTED USES ASSOCIATED WITH THE EASEMENT ARE SPECIFIED IN THE DEED OF AGRICULTURAL PRESERVATION EASEMENT RECORDED CONCURRENTLY WITH THIS PLAT OF EASEMENT.



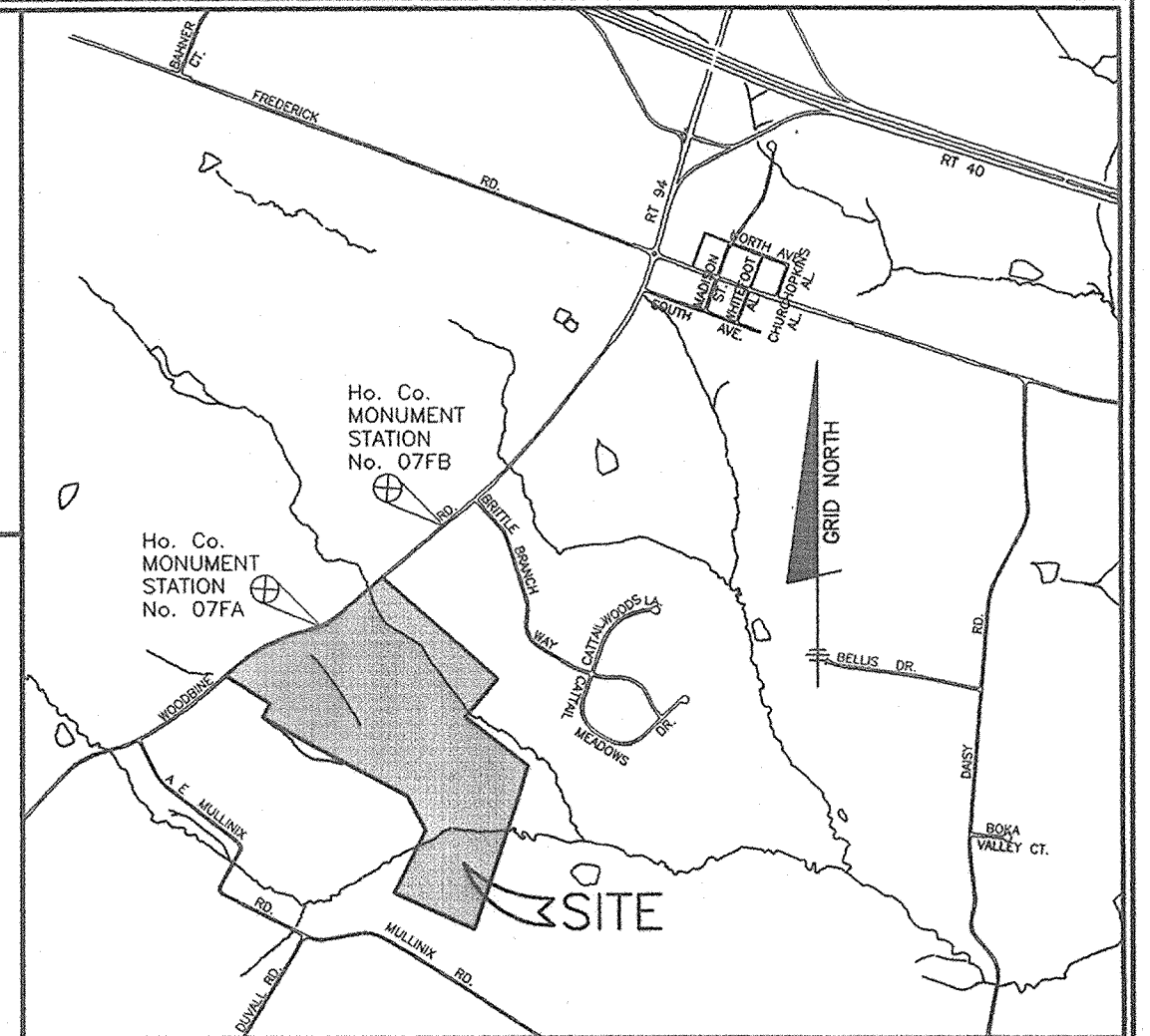
PLAN

SCALE: 1" = 500'

BENCH MARKS NAD'83

HO. CO. #07FB
STAMPED BRASS DISK SET ON TOP OF
CONCRETE BASE; 3.6' SOUTH OF EDGE OF
PAVING OF ROUTE 94; 62.9' SOUTHWEST OF
C&P POLE #15 AND 44.6' SOUTHEAST OF P.E.
POLE #FS2601.
N 605463.426' E 1289326.119'
ELEV. 589.016'

HO. CO. #07FA
STAMPED BRASS DISK SET ON TOP OF
CONCRETE BASE; 6.1' SOUTH OF THE EDGE
OF PAVING OF ROUTE 94; 45.3' SOUTH OF
P.E. SYSTEM POLE #FS6908 AND 26.6'
NORTHEAST OF P.E. SYSTEM POLE #6909(C&P
POLE #22).
N 604392.216' E 1288044.192'
ELEV. 593.432'



VICINITY MAP
SCALE: 1" = 2000'

DENSITY EXCHANGE	
SENDING PARCEL INFORMATION	INITIAL EXCHANGE
TOTAL PARCEL ACREAGE	116.79 AC.
PRESERVATION PARCEL ACREAGE	27.00 ①
CEO UNITS CREATED	6
CEO UNITS SENT (1:4.25)	0
DEO UNITS CREATED (1:3)	9
DEO UNITS SENT (1:3)	3
ACREAGE OF EASEMENT REMAINING	18 ACRES
RECEIVING PARCEL INFORMATION	TAX MAP 16 GRIDS 15, 16, 21 AND 22 PARCELS 94 AND 259 HOMESTEAD SP-02-008, RE-06-03

① DWELLING UNIT EXISTS ON SENDING PARCEL BUT DWELLING IS NOT WITHIN THE AREA OF PRESERVATION EASEMENT ACREAGE SHOWN REPRESENTS THE DENSITY AVAILABLE AFTER FUTURE SUBDIVISION, SEE F-05-170.

COORDINATE CHART (NAD '83)

BOUNDARY COORDINATES		
No.	NORTH	EAST
400	604923.7333	1288675.0190
401	603842.3400	1289875.7360
402	603437.2260	1289537.3070
403	602923.4960	1290186.1046
404	602496.8420	1290058.6570
405	601216.4060	1289630.6250
406	601596.8990	1288792.7598
407	602249.2752	1289124.0052
408	602602.2320	1288934.0300
409	603176.4970	1287881.3050
410	603440.3860	1287429.2580
411	603585.0920	1287505.8510
412	603884.8883	1287038.2422
413	604075.6902	1287271.6750
414	604154.9575	1287397.2494
415	604287.9703	1287662.7991
416	604420.5114	1288106.1134
417	602503.7536	1290060.7468
418	602509.4069	1290038.0651

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.

David Harris 01/13/06
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10978
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351

Michael Pfauf 01/17/06
MICHAEL PFAU, PRESIDENT
TRINITY QUALITY HOMES

SITE DATA

GROSS TRACT AREA 116.79 AC.±
NUMBER OF PRESERVATION PARCELS 1
AREA OF PRESERVATION EASEMENT 27.00 AC.±
NUMBER OF CEO/DEO UNITS 6/9
AREA OF RIGHT OF WAY N/A

ENGINEER:

BENCHMARK ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE
SUITE 418
ELLCOTT CITY, MARYLAND 21043
410-465-6105

OWNER:

TRINITY QUALITY HOMES, INC.
3675 PARK AVENUE
SUITE 301
ELLCOTT CITY, MD 21043
410-480-0023

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES A PRESERVATION PARCEL EASEMENT OF 27.00± ACRES ON PART OF THE LAND CONVEYED BY L.L. SMITH FAMILY CORPORATION, CHARLOTTE S. CLEMENS AND LOIS S. TAYLOR TO TRINITY QUALITY HOMES INC., BY DEED DATED AUGUST 21, 2002 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6377, FOLIO 176. ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND, AS AMENDED.

David Harris
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10978
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351



OWNER'S DEDICATION

I, MICHAEL PFAU, PRESIDENT OF TRINITY QUALITY HOMES, INC., OWNER 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 THE TRANSFER OF DEVELOPMENT RIGHTS.

WITNESS OUR HANDS THIS 17th DAY OF January, 2006.

Michael Pfauf
MICHAEL PFAU
PRESIDENT

Jonathan Keane
WITNESS

RECORDED AS PLAT NO. 18159
ON March 17, 2006 AMONG THE LAND
RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF AGRICULTURAL EASEMENT, DENSITY SENDING

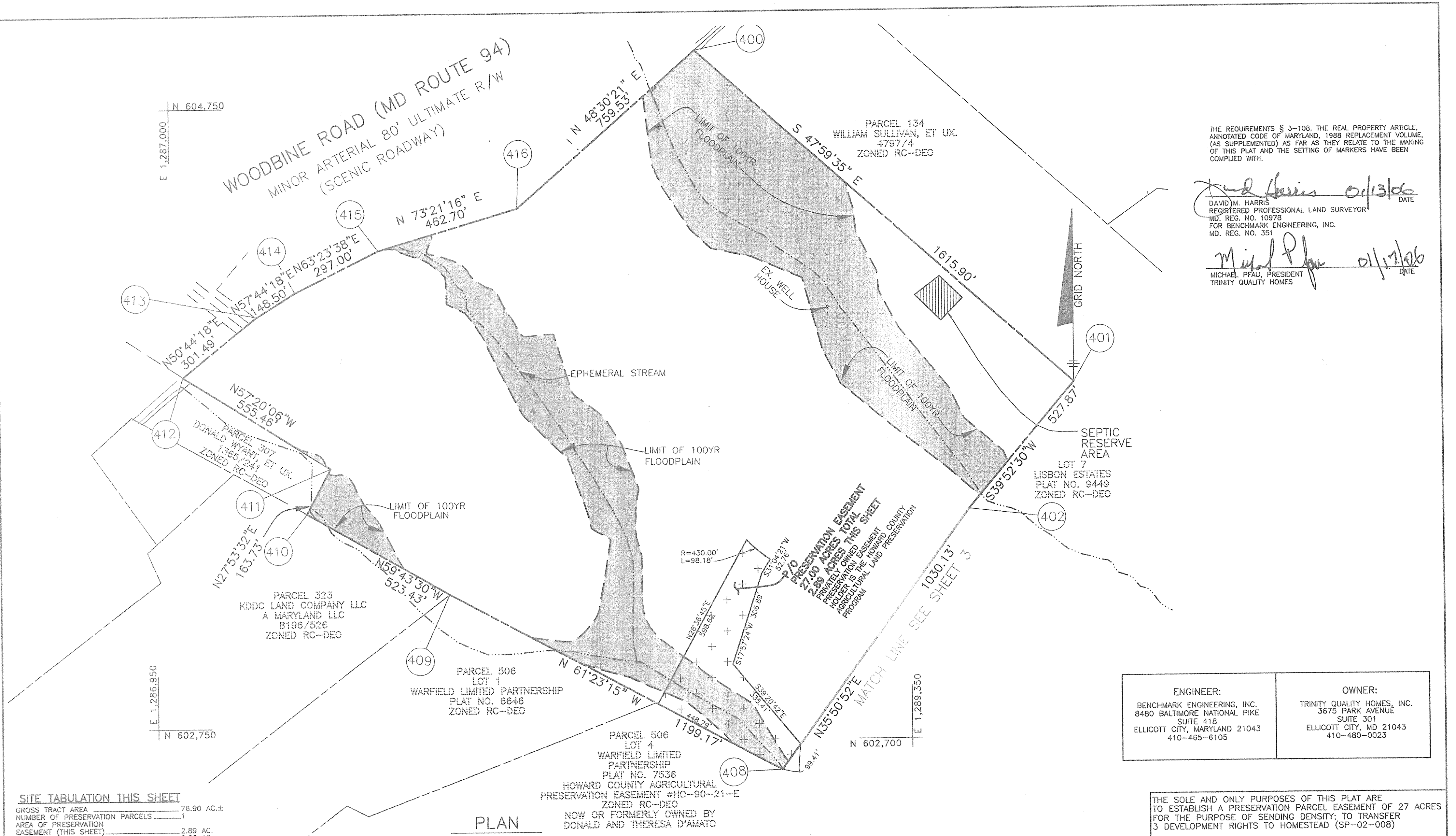
**THE CHASE AT
STONEY BROOK**

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
ZONING: RC-DEO
TAX MAP: 7
GRID: 17
PARCEL: 133

SCALE: AS SHOWN
DATE: JANUARY, 2006
SHEET: 1 of 3

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Parish deLoyle 01/17/06
DIRECTOR DATE



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.

David Harris 01/13/06 DATE
 DAVID M. HARRIS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10978
 FOR BENCHMARK ENGINEERING, INC.
 MD. REG. NO. 351

Michael Pfaue 01/17/06 DATE
 MICHAEL PFAU, PRESIDENT
 TRINITY QUALITY HOMES

ENGINEER: BENCHMARK ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE SUITE 418 ELLICOTT CITY, MARYLAND 21043 410-465-6105	OWNER: TRINITY QUALITY HOMES, INC. 3675 PARK AVENUE SUITE 301 ELLICOTT CITY, MD 21043 410-480-0023
---	--

SITE TABULATION THIS SHEET

GROSS TRACT AREA	76.90 AC.±
NUMBER OF PRESERVATION PARCELS	1
AREA OF PRESERVATION EASEMENT (THIS SHEET)	2.89 AC.
AREA OF RIGHT OF WAY	0.00 AC.
TOTAL AREA THIS SHEET	76.90 AC.±

PLAN
 SCALE: 1" = 200'
 SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES A PRESERVATION PARCEL EASEMENT OF 27.00± ACRES ON PART OF THE LAND CONVEYED BY L.L. SMITH FAMILY CORPORATION, CHARLOTTE S. CLEMENS AND LOIS S. TAYLOR TO TRINITY QUALITY HOMES INC., BY DEED DATED AUGUST 21, 2002 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6377, FOLIO 176. ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND, AS AMENDED.

OWNER'S DEDICATION
 I, MICHAEL PFAU, PRESIDENT OF TRINITY QUALITY HOMES, INC., OWNER 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 THE TRANSFER OF DEVELOPMENT RIGHTS.
 WITNESS OUR HANDS THIS 17th DAY OF January, 2006.

THE SOLE AND ONLY PURPOSES OF THIS PLAT ARE TO ESTABLISH A PRESERVATION PARCEL EASEMENT OF 27 ACRES FOR THE PURPOSE OF SENDING DENSITY; TO TRANSFER 3 DEVELOPMENT RIGHTS TO HOMESTEAD (SP-02-008)

RECORDED AS PLAT NO. 18160
 ON MARCH 17, 2006 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF AGRICULTURAL EASEMENT, DENSITY SENDING

THE CHASE AT STONEY BROOK

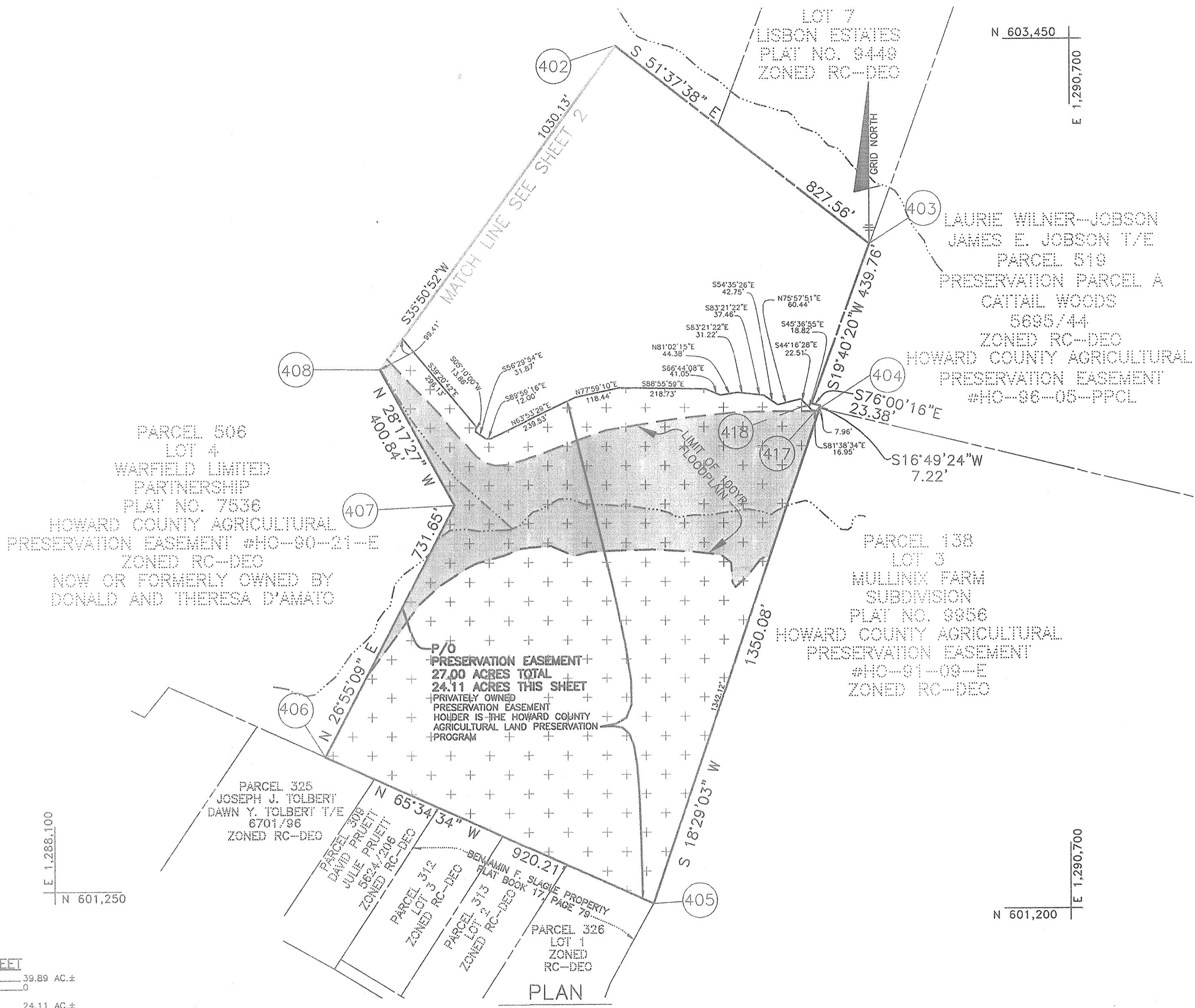
4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 ZONING: RC-DEO
 TAX MAP: 7
 GRID: 17
 PARCEL: 133
 SCALE: AS SHOWN
 DATE: JANUARY, 2006
 SHEET: 2 of 3

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Mark A. Cagle 3/8/06 DATE
 DIRECTOR

David Harris 01/13/06 DATE
 DAVID M. HARRIS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10978
 FOR BENCHMARK ENGINEERING, INC.
 MD. REG. NO. 351

Michael Pfaue
 MICHAEL PFAU
 PRESIDENT

Jonathan Keane
 WITNESS



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.

David Harris 01/13/06
 DAVID M. HARRIS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10978
 FOR BENCHMARK ENGINEERING, INC.
 MD. REG. NO. 351

Michael Pfauf 01/17/06
 MICHAEL PFAU, PRESIDENT
 TRINITY QUALITY HOMES

ENGINEER: BENCHMARK ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE SUITE 418 ELLICOTT CITY, MARYLAND 21043 410-465-6105	OWNER: TRINITY QUALITY HOMES, INC. 3675 PARK AVENUE SUITE 301 ELLICOTT CITY, MD 21043 410-480-0023
---	--

SITE TABULATION THIS SHEET

GROSS TRACT AREA	39.89 AC.±
NUMBER OF PRESERVATION PARCELS	0
AREA OF PRESERVATION EASEMENT (THIS SHEET)	24.11 AC.±
AREA OF RIGHT OF WAY	0.00 AC.
TOTAL AREA THIS SHEET	39.89 AC.±

THE SOLE AND ONLY PURPOSES OF THIS PLAT ARE TO ESTABLISH A PRESERVATION PARCEL EASEMENT OF 27 ACRES FOR THE PURPOSE OF SENDING DENSITY, TO TRANSFER 3 DEVELOPMENT RIGHTS TO HOMESTEAD (SP-02-008).

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES A PRESERVATION PARCEL EASEMENT OF 27.00± ACRES ON PART OF THE LAND CONVEYED BY L.L. SMITH FAMILY CORPORATION, CHARLOTTE S. CLEMENS AND LOIS S. TAYLOR TO TRINITY QUALITY HOMES INC., BY DEED DATED AUGUST 21, 2002 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6377, FOLIO 176. ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND, AS AMENDED.

OWNER'S DEDICATION

I, MICHAEL PFAU, PRESIDENT OF TRINITY QUALITY HOMES, INC., OWNER 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 THE TRANSFER OF DEVELOPMENT RIGHTS.

WITNESS OUR HANDS THIS 17th DAY OF January, 2006.

RECORDED AS PLAT NO. 18161
 ON March 17, 2006 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Maxwell D. Luger
 DIRECTOR

DATE 3/2/06

David Harris
 DAVID M. HARRIS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10978
 FOR BENCHMARK ENGINEERING, INC.
 MD. REG. NO. 351

DATE 01/13/06

Michael Pfauf
 MICHAEL PFAU
 PRESIDENT

Jonathan Keane
 WITNESS

PLAT OF AGRICULTURAL EASEMENT,
 DENSITY SENDING

**THE CHASE AT
 STONEY BROOK**

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 ZONING: RC-DEO
 TAX MAP: 7
 GRID: 17
 PARCEL: 133

SCALE: AS SHOWN
 DATE: JANUARY, 2006
 SHEET: 3 of 3