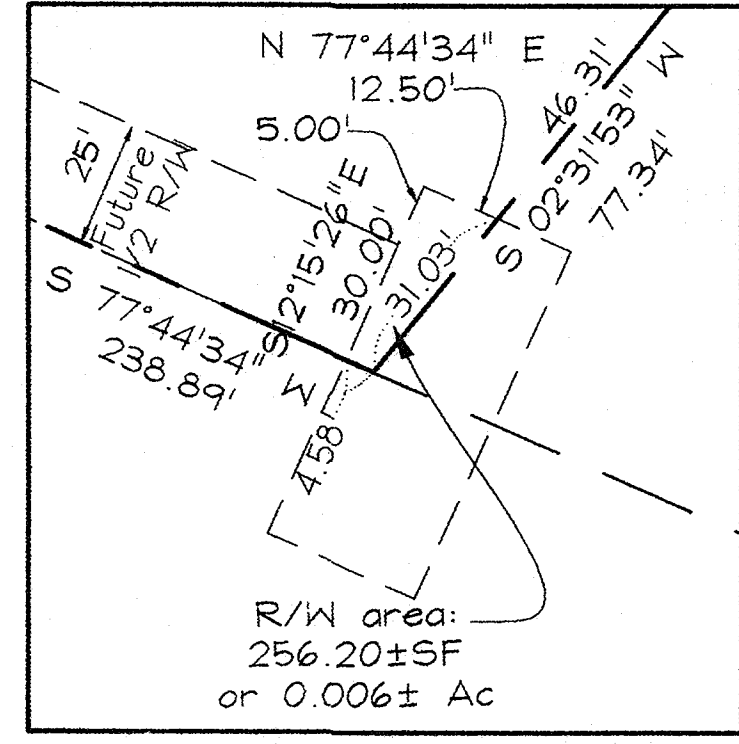
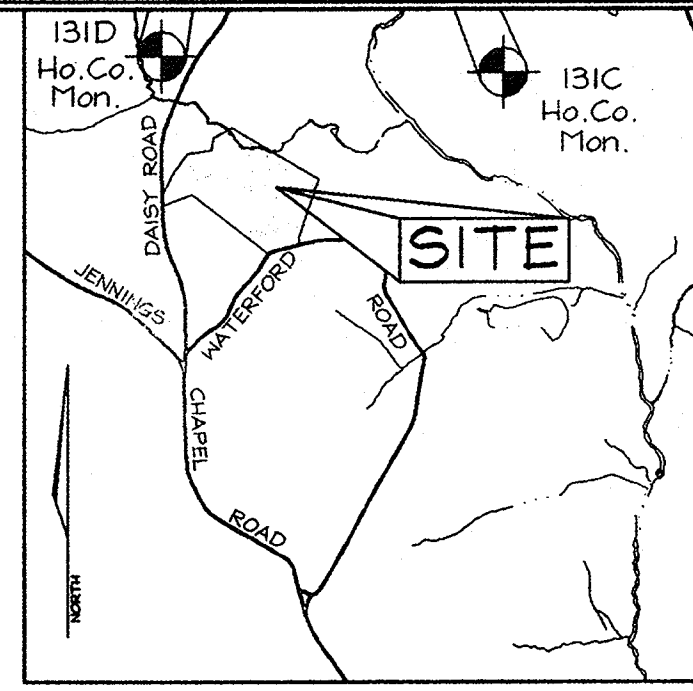


U.S. EQUIVALENT COORDINATE TABLE

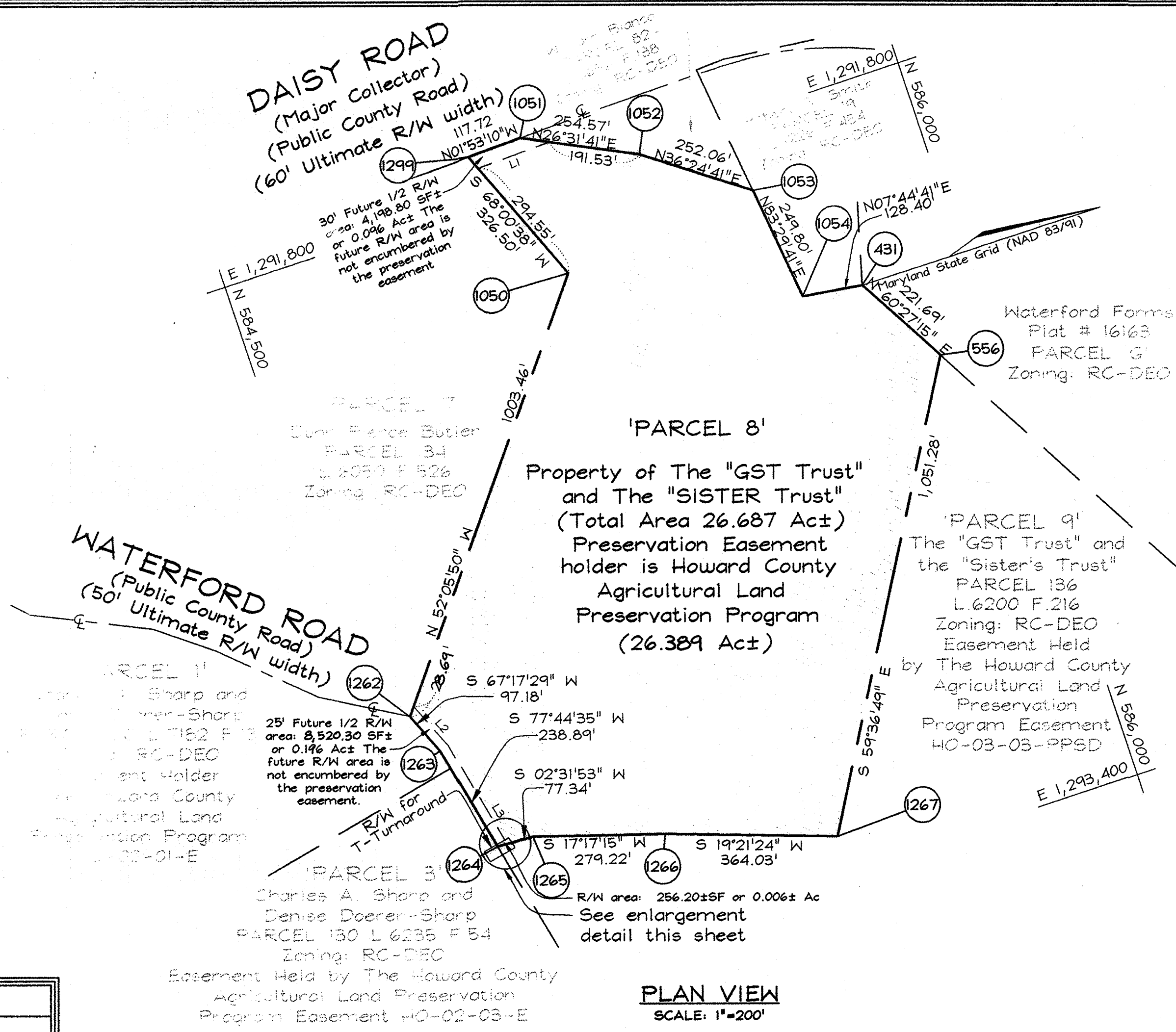
POINT	NORTHING	EASTING
431	585,777.9833	1,292,225.5908
556	585,887.3010	1,292,418.4480
1050	585,196.4225	1,292,003.3962
1051	585,191.8323	1,291,696.7772
1052	585,419.6019	1,291,810.4783
1053	585,622.4536	1,291,960.0959
1054	585,650.7545	1,292,208.2876
1262	584,579.9730	1,292,795.1810
1263	584,617.4890	1,292,884.8280
1264	584,668.2040	1,293,118.2680
1265	584,745.4710	1,293,121.6840
1266	585,012.0810	1,293,204.6600
1267	585,355.5330	1,293,325.3170
1299	585,074.1710	1,291,700.6520



ENLARGEMENT DETAIL
SCALE: 1"=30'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N01°53'10"W	162.20'
L2	N67°17'29"E	113.55'
L3	N77°44'34"E	236.54'



PLAN VIEW
SCALE: 1"=200'

GENERAL NOTES

- Subject property zoned RC-DEO per 2/02/04 Comprehensive Zoning Plan.
 - Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County Geodetic Control Stations no. 131C and no. 131D. ♦ Denotes approximate location (see location map).
Sta. 131C N 180,602.2091 (m) E 393,997.4918 (m) El. 166.6119 (m)
N 592,525.747 (ft) E 1,292,640.104 (ft) El. 546.626 (ft)
Sta. 131D N 180,175.3620 (m) E 393,985.0317 (m) El. 162.8381 (m)
N 591,125.333 (ft) E 1,292,599.224 (ft) El. 534.245 (ft)
 - Denotes iron pipe found.
 - Denotes rebar and cap found.
 - Denotes rebar and cap set.
 - Denotes concrete monument found.
 - Denotes concrete monument set.
 - This plat is based on field run Monumented Boundary Survey performed on or about February 1, 2001 By C.B. Miller and Associates, Inc. All lot areas are more or less (+/-).
 - Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement and are founded to the nearest 1 square Foot and to the nearest 0.001 Acre.
 - The purpose of this plat is to transfer 6 (six) density exchange option (DEO) units to Willow Ridge Parcels 89, 91 and 201 Tax Map 16, Grid 15 SP-04-II, RE-06-04-R.
- See this sheet for continuation...

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.

C. Brooke Miller 1-23-06
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

By: *The Trust created under the Last Will and Testament of Anne Butler Dunn (GST Trust)*
By: *Edw. K. Dunn, Jr. (Trustee)* (SEAL) 1/8/06 Date
By: *Willie Burke Dunn, Trustee* (SEAL) 1/8/06 Date
By: *Pierce Butler Dunn (Trustee)* (SEAL) 1/9/06 Date
Name: *J. MICHAEL MILLER, III S.V.P.* Date
Title: *Mercantile-Safe Deposit Trust Company, Trustee*

By: *The Trust established by Anne Butler Dunn and Edward K. Dunn, Sr. under an Agreement dated December 29, 1976 (Sister's Trust)*
By: *Edw. K. Dunn, Jr. (Trustee)* (SEAL) 1/8/06 Date
By: *Willie Burke Dunn, Trustee* (SEAL) 1/8/06 Date
By: *Pierce Butler Dunn (Trustee)* (SEAL) 1/9/06 Date
Name: *J. MICHAEL MILLER, III S.V.P.* Date
Title: *Mercantile-Safe Deposit Trust Company, Trustee*

OWNER
The "GST TRUST" & The "SISTER'S TRUST"
3 Myndam Court
Lutherville, Maryland 21093
410.308.2714

FSH Associates
Engineers Planners Surveyors
8318 Forrest Street Ellicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: info@fsha.biz

DENSITY EXCHANGE

SENDING PARCEL INFORMATION	1st Exchange
Waterford Farm Parcel '8' Tax Map 20 Grid 12, Parcel 135	
TOTAL PARCEL Area:	26.687 Acres±± (Preservation Easement: 26.435 Ac.± + Right of Way 0.252 Ac.±)
DEO Units Created:	(1 : 3.0) = 6 units
DEO Units Sent:	(1 : 3.0) = 6 units
CEO Units Created:	(1 : 4.25) = 0 unit
CEO Units Sent:	(1 : 4.25) = 0 units
Acresage of Easement remaining	26.687 Ac. - (6 x 3.0 Ac=18 Ac.) =8.687 Ac.±
RECEIVING PARCEL:	Willow Ridge Parcels 89, 91 and 201 Tax Map 16, Grid 15 SP-04-II, RE-06-04

APPROVED: Howard County Department of Planning and Zoning
J. Michael Miller 3/14/06
Director Date

- General notes continued:
- This property is encumbered with a Preservation Easement held by The Howard County Agricultural Land Preservation Program. The restrictions and permitted uses associated with the Easement are specified within the deed of Agricultural Preservation Easement recorded concurrently with this plat of Easement.
 - The Sending Parcel '8' of Waterford Farm Tax Map 20 Parcel 135 is subject to Title 15, Subtitle 5 of the Howard County Code, and Section 106 of the Howard County Zoning Regulations.

OWNER'S CERTIFICATE

We the "GST Trust" and the "Sister's Trust" owners of the property shown and described hereon, hereby adopt this plat; and in consideration of approval of this plat by the Department of Planning and Zoning, establish the preservation easement to be considered a sending parcel for transfer of development rights. Witness my hand this 9th day of January, 2006

By: *The Trust created under the Last Will and Testament of Anne Butler Dunn (GST Trust)*
By: *Edw. K. Dunn, Jr. (Trustee)* (SEAL)
By: *Willie Burke Dunn, Trustee* (SEAL)
By: *Pierce Butler Dunn (Trustee)* (SEAL)
Name: *J. MICHAEL MILLER, III S.V.P.*
Title: *Mercantile-Safe Deposit Trust Company, Trustee*

By: *The Trust established by Anne Butler Dunn and Edward K. Dunn, Sr. under an Agreement dated December 29, 1976 (Sister's Trust)*
By: *Edw. K. Dunn, Jr. (Trustee)* (SEAL)
By: *Willie Burke Dunn, Trustee* (SEAL)
By: *Pierce Butler Dunn (Trustee)* (SEAL)
Name: *J. MICHAEL MILLER, III S.V.P.*
Title: *Mercantile-Safe Deposit Trust Company, Trustee*

J. Michael Miller Witness
J. Michael Miller Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the final easement plat shown hereon is correct; that it defines a preservation parcel easement of 26.687 acres on part of the land conveyed by Waterford Farm Joint Venture, to the "GST Trust" and the "Sister's Trust" by deed dated May 28, 2002 and recorded in the land records of Howard County in liber 6200, folio 216. All monuments are in place.

C. Brooke Miller 1-23-2006
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Recorded as Plat No. 18168 on 3/23/06
Among the Land Records of Howard County, Maryland.

PLAT OF AGRICULTURAL EASEMENT DENSITY SENDING
WATERFORD FARM
PARCEL '8'
HO-05-08-PPSD
TAX MAP 20 GRID 12 PARCEL 135
4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: As Shown
Date: January 4, 2006
Sheet 1 of 1