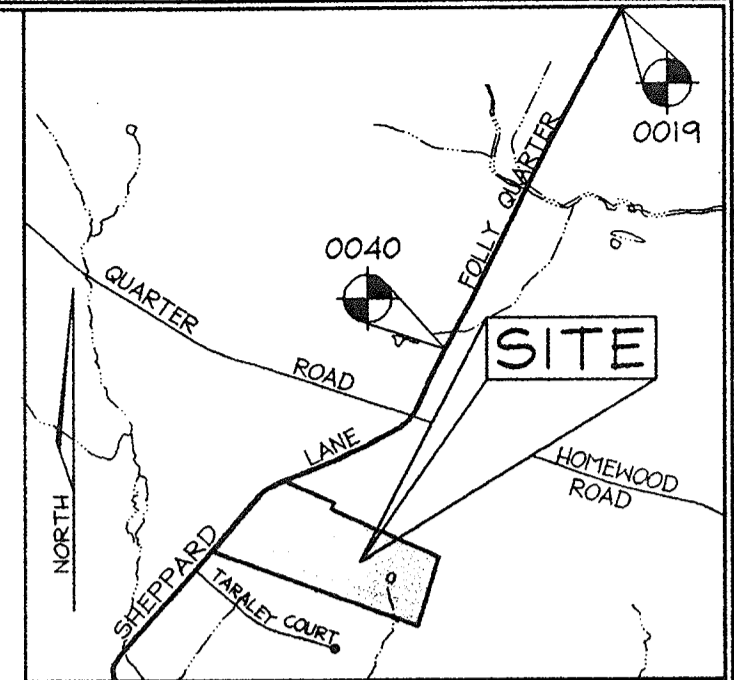
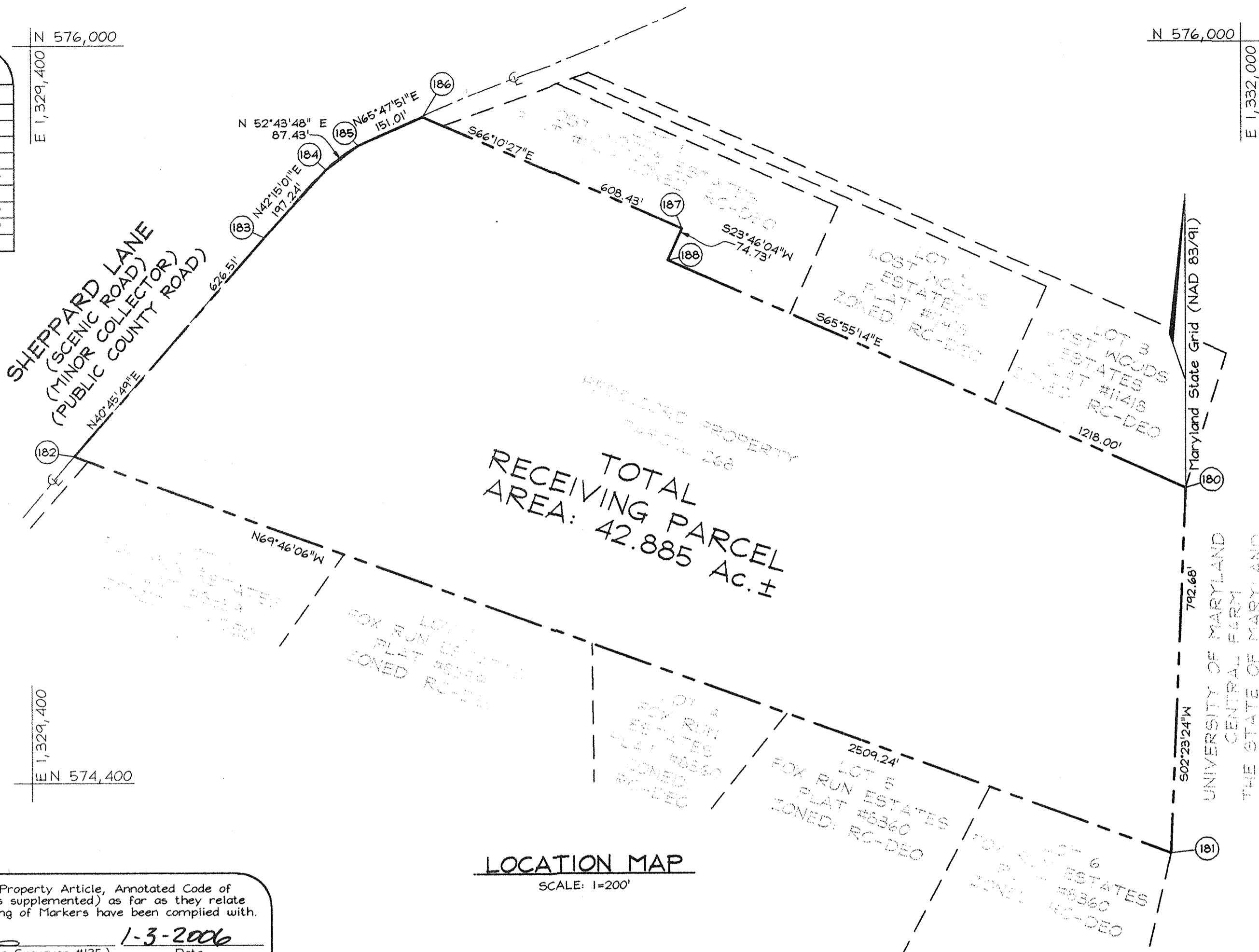


U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
180	575,031.8070	1,331,879.1180
181	574,239.8160	1,331,846.0630
182	575,107.5480	1,329,491.6380
183	575,582.0730	1,329,900.7110
184	575,728.0700	1,330,033.3260
185	575,781.0180	1,330,102.9060
186	575,842.9280	1,330,240.6460
187	575,597.1480	1,330,797.2270
188	575,528.7570	1,330,767.1090

N 576,000
E 1,329,400
N 574,400
E 1,329,400



VICINITY MAP
SCALE: 1:2000'

GENERAL NOTES

- Subject property zoned RC-DEO per 02/02/04 Comprehensive Zoning Plan.
- Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County, Geodetic Control Stations no. 0019 and no. 0040. \odot Denotes approximate location (see location map).
Sta. 0019 N 176,927.0394 E 406,505.1110 El.: 117.6061 (meters)
N 580,468.128 E 1,333,675.518 El.: 385.846 (feet)
Sta. 0040 N 175,952.4260 E 405,995.1970 El.: 111.3465 (meters)
N 577,270.584 E 1,332,002.575 El.: 365.309 (feet)
- \circ Denotes iron pipe found.
- \diamond Denotes rebar and cap found.
- \bullet Denotes rebar and cap set.
- \square Denotes concrete monument or stone found.
- \blacksquare Denotes concrete monument set.
- This plat is based on field run Monumented Boundary Survey performed on or about January 12 2004 By FSH Associates.
- 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
- Using the density exchange option described in section 106 of the Zoning regulations, the development rights for 9 of the 19 residential lots/parcels shown on the subdivision plan for Sheppard Manor SP-05-08, have been transferred from Talley Property Parcel '1', Tax Map 8, Grid 13, Parcel 34.
- There are existing dwellings/structures located on Parcels # 268 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.
- Density tabulation:
a. Gross area: 42.885 Ac. \pm
b. Floodplain area: 0 Ac.
c. Steep slopes area: 2.060 Ac.
d. Net tract area: 40.825 Ac. \pm
e. Base density: 42.885/4.25 = 10 units
f. Maximum density: 40.825/2 = 20 units
g. Proposed units: 19 units per SP-05-08
h. DEO units required: 19 units - 10 units = 9 units

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 1-3-2006
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

By: *David C. Peddicord* (SEAL) 12-21-05
David C. Peddicord Date

DENSITY EXCHANGE

RECEIVING PARCEL:	Sheppard Manor, SP-05-08, 42.885 Ac. Tax Map 29 Grid 01 Parcels 268
Total area of Subdivision	42.885 Ac.
Allowed Density Units	42.885 Ac./4.25 = 10 units
Net Acreage of Subdivision	40.825 Ac.
Maximum Density Units	40.825 Ac./2 = 20 units
Proposed Density Units	19 units
DEO units Required	19 units - 10 units = 9 units
TOTAL RECEIVING PARCEL AREA:	42.885 Acres \pm
DEO Units Received: (1 : 3) =	9 units
SENDING PARCEL INFORMATION:	
1. Talley Property Parcel '1', Tax Map 8, Grid 13, Parcel 34	number of DEO units sent (1 : 3) = 9 units

APPROVED: Howard County Department of Planning and Zoning

David C. Peddicord 1/13/06
Director Date

LOCATION MAP
SCALE: 1:200'

OWNER'S CERTIFICATE

I, David C. Peddicord owners of the property shown and described hereon, hereby adopt this plan and in consideration of approval of this plat by the Department of Planning and Zoning, establish this property as a receiving parcel for development 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. Witness my hand this 21st day of DECEMBER, 2005.

David C. Peddicord
David C. Peddicord Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is all of the lands conveyed by David C. Peddicord and Judith Ann Peddicord to David C. Peddicord by deed dated June 20, 1995 and recorded in the land records of Howard County in liber 3573 folio 590. All monuments are in place in accordance with Annotated Code of Maryland, as amended.

C. Brooke Miller 1-3-2006
C. Brooke Miller (Maryland Property Line Surveyor #135) Date



DEVELOPER
WILLIAMSBURG GROUP LLC
5485 Harpers Farm Road #200
Columbia, Maryland 21044-3834
Telephone: (410) 997-8800
Fax: (410) 997-4358

OWNER
David C. Peddicord
4485 Sheppard Lane
Ellicott City, Maryland 21042

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

Recorded as Plat No. 17997 on 2/3/06
Among the Land Records of Howard County, Maryland.

DENSITY RECEIVING
PLAT OF EASEMENT
SHEPPARD MANOR
PARCEL 268

TAX MAP 29 GRID 01
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: As shown
Date: December 19, 2005
Sheet 1 of 1
SP-05-08