

COORDINATE CHART (NAD '83)

BOUNDARY COORDINATES	
NO.	EAST
1	577928.9511
2	579376.7725
3	580645.4960
4	581051.3392
5	581336.6264
6	581383.0808
7	581475.6267
8	581679.4426
9	581699.1685
10	581388.1605
11	580995.4153
12	580761.8082
13	581150.8204
14	580724.4625
15	580331.8549
16	580470.4609
17	580040.7678
18	579889.7178
19	579750.0171
20	578630.7808
21	578475.3803
22	578361.1155
23	578128.2584
24	577946.3488

DENSITY EXCHANGE CHART

RECEIVING PARCEL INFORMATION	EDGEWOOD FARM (SP-05-014) TAX MAP 21, GRID 22, PARCEL 98
TOTAL AREA OF SUBDIVISION	131.87 AC.±
ALLOWED DENSITY UNITS	131.87 AC./4.25 AC = 31 UNITS
NET ACREAGE OF SUBDIVISION	120.62 AC.±
MAXIMUM DENSITY UNITS	120.62 AC./2.0 AC. = 60 UNITS
PROPOSED DENSITY UNITS	60
NUMBER OF CEO UNITS REQUIRED	60 - 31 (base density) = 29 29 CEO UNITS
SENDING PARCEL INFORMATION	CARROLL-ZIEGLER PROPERTY F-06-22B PARCEL 130 TAX MAP 23, GRID 10

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.

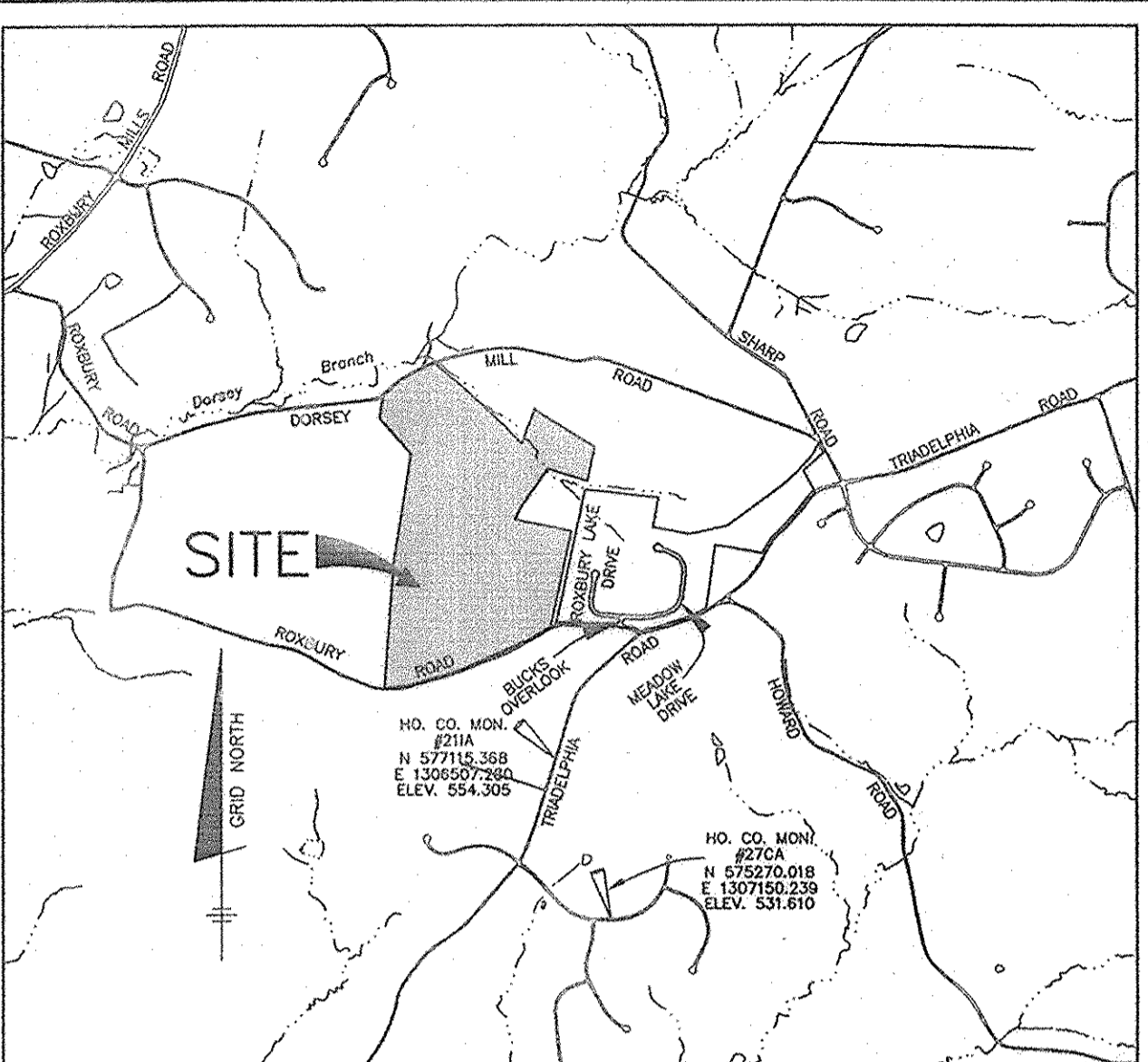
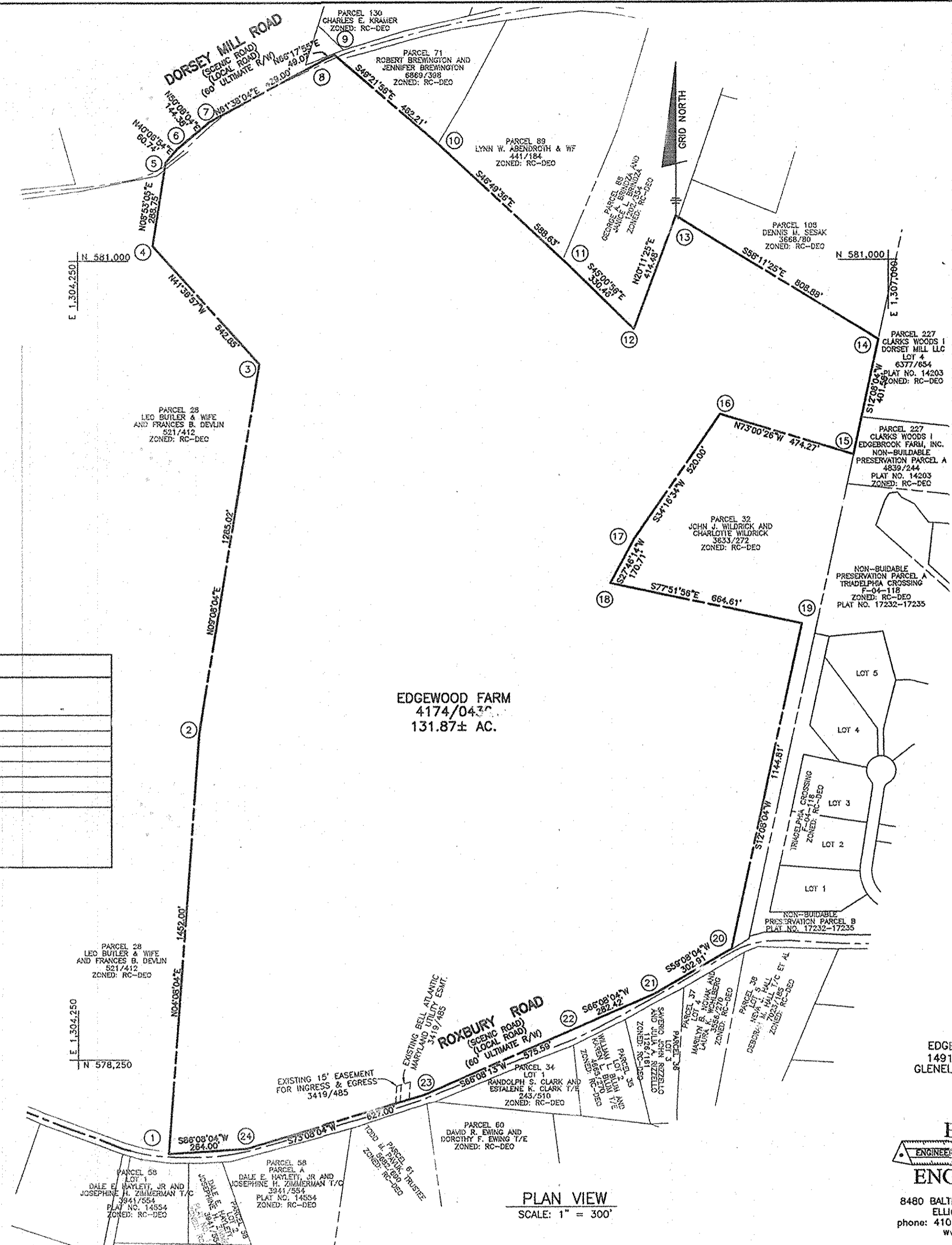
David M. Harris 03/16/06
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 10978
FOR BENCHMARK ENGINEERING, INC.
MARYLAND NO. 351

EDGEWOOD FARM, INC.
OWNER

Harold L. Clark 3/16/06
SIGNATURE OF OWNER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Debra Lafferty 11/13/06
DIRECTOR DATE



- 21A - STAMPED BRASS DISC SET 1"-2" BELOW SURFACE ON A CONCRETE COLUMN (3" DEEP). LOCATED 4' FROM WEST EDGE OF TRIADELPHIA ROAD 99' FROM BOE POLE #134679.
- 27CA - STAMPED BRASS DISC SET 1"-2" BELOW SURFACE ON A CONCRETE COLUMN (3" DEEP). LOCATED 2.8' FROM PK NAIL IN MACADAM CURB ON NORTH SIDE OF MICHELLE DRIVE. (APPROX. 158' FROM SApLInG DRIVE).

GENERAL NOTES

- SUBJECT PROPERTY ZONED RC-DEO PER 2-2-04 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 211A AND 27CA.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED IN JULY, 2004 BY BENCHMARK ENGINEERING, INC.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY, TO THE BEST OF OUR KNOWLEDGE.
- USING THE CLUSTER EXCHANGE OPTION DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR 29 OF THE RESIDENTIAL LOTS SHOWN ON THE SUBDIVISION PLAN FOR EDGEWOOD FARM (SP-05-014) HAVE BEEN TRANSFERRED FROM CARROLL-ZIEGLER PROPERTY, TAX MAP 23 PARCEL 130.
- APPLICABLE DP? FILE REFERENCE NUMBERS: SP-05-14, F-06-108, F-06-22B.

DENSITY TABULATION CHART

A) GROSS AREA	131.87 AC.±
B) FLOODPLAIN ACREAGE	4.29 AC.±
C) STEEP SLOPE ACREAGE	6.96 AC.±
D) NET ACREAGE	120.62 AC.±
E) BASE DENSITY	31
F) MAXIMUM DENSITY	60
G) PROPOSED UNITS	60
H) CEO'S REQUIRED	29

PURPOSE STATEMENT:
THE PURPOSE OF THIS PLAT IS TO IDENTIFY A 131.87 ACRE PARCEL AS A RECEIVING PARCEL FOR "DENSITY EXCHANGE", AND TO IDENTIFY THE SENDING PARCEL AS THE CARROLL-ZIEGLER PROPERTY FOR THE TRANSFER OF 29 CEO UNITS.

RECORDED AS PLAT NO. 18643
ON 11-17-06 AMONG THE LAND
RECORDS OF HOWARD COUNTY, MARYLAND.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY EDGEWOOD FARM, INC. FROM EDGEWOOD FARM, INC. BY DEED DATED JANUARY 8, 1998 AND RECORDED IN LIBER 4174 AT FOLIO 0436. ALL MONUMENTS ARE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

David M. Harris 3/16/06
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 10978
FOR BENCHMARK ENGINEERING, INC.
MARYLAND NO. 351



OWNER'S CERTIFICATE

"EDGEWOOD FARM, INC., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT, 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 OUR HANDS THIS 16th DAY OF MARCH, 2006."

Harold L. Clark 3/16/06
HAROLD L. CLARK
EDGEWOOD FARM, INC. DATE

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELLCOTT CITY, MARYLAND 21043
phone: 410-465-6105 • fax: 410-465-6644
www.bei-civilengineering.com

WITNESS

Barbara L. Clark 3/16/06
BARBARA L. CLARK
DATE

DENSITY RECEIVING PLAT

EDGEWOOD FARM

SP-05-014

FOURTH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 21
GRID: 22
PARCEL: 90
ZONED: RC-DEO

SCALE: AS SHOWN
DATE: APRIL, 2006
SHEET: 1 OF 1