

FOREST CONSERVATION EASEMENT LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
11	318.29	N82°56'13"W	120	24.74	S20°50'23"W
12	229.28	S37°01'47"W	121	18.26	S15°36'19"W
13	270.68	S52°14'37"E	122	33.65	S01°46'50"W
14	22.81	S13°19'02"W	123	33.56	S08°19'25"E
15	19.06	S10°13'34"W	124	60.24	S30°27'12"E
16	27.22	S22°45'20"W	125	78.32	S27°04'12"E
17	23.69	S55°39'23"W	126	58.29	S47°59'26"E
18	39.94	N75°42'33"W	127	50.36	S13°11'27"E
19	23.82	N03°40'10"W	128	59.67	S39°42'50"E
110	26.41	S63°36'56"W	129	45.11	S31°24'34"E
111	27.46	N65°22'45"W	130	16.82	S07°17'10"E
112	37.71	N31°19'52"W	131	18.69	S71°19'36"W
113	28.21	N62°33'16"W	132	37.74	S07°06'03"E
114	43.53	N67°18'29"W	133	20.12	S69°36'06"W
115	38.09	N35°05'43"W	134	26.33	S61°44'20"W
116	49.10	N38°00'32"W	135	756.22	N28°15'40"W
117	28.00	N46°06'37"W	136	603.84	N65°18'30"E
118	19.07	S69°57'50"W	137	587.77	S9°29'31"E
119	44.33	S52°45'15"W	138	58.46	S37°01'47"W

MAP 6 GRID 21
PARCEL 55

PRESERVATION PARCEL A
WILETS PROPERTY
PLAT No.'s 13940-13943

PRESERVATION PARCEL B

MAP 6 GRID 22
PARCEL 125

DEDICATED FOR ROAD WIDENING.
THIS R/W AREA IS NOT ENCUMBERED
BY THE PRESERVATION EASEMENT.
R/W AREA: 0.8731 ACRES

PRESERVATION EASEMENT: 19.4227 Ac.

2020 LONG CORNER ROAD, MT. AIRY, MD 21771

TIMOTHY W. FEAGA

L. 8674 F. 284

TOTAL PARCEL SIZE: 884,085 S.F. or 20.2958 Ac.

PRESERVATION EASEMENT SIZE: 846,053 S.F. or 19.4227 Ac.

PRESERVATION EASEMENT HOLDER ARE

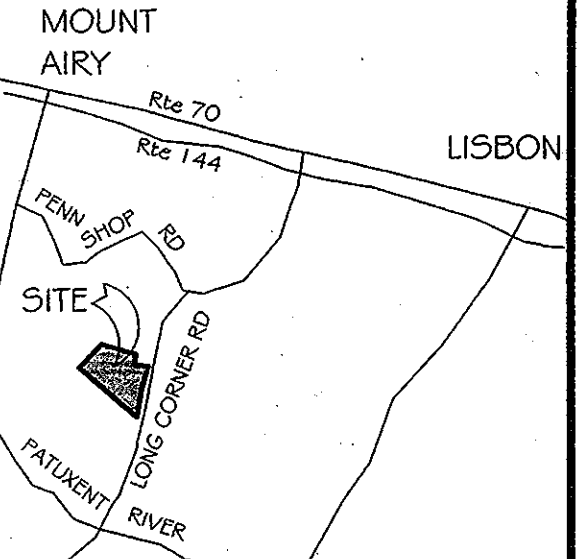
HOWARD COUNTY, MARYLAND & PATUXENT CONSERVATION CORPS, INC.

DENSITY EXCHANGE TABULATION

	FIRST EXCHANGE
TOTAL PARCEL COMPUTED ACREAGE	20.2958 ACRES *
AREA OF PRESERVATION EASEMENT	19.4227 ACRES
DEO UNITS CREATED	0
DEO UNITS SENT	0
CEO UNITS CREATED	4
CEO UNITS SENT	3
ACREAGE REMAINING FOR EXCHANGE	7.5458 ACRES **
RECEIVING PARCEL INFORMATION	WALNUT GROVE, LOTS 1-88 AND PRES. PAR. "A" - "G" L. 2820 F. 190 AND L. 6321 F. 590 RE-05- F-06-31

*DENSITY CALCULATIONS ARE BASED ON TOTAL PARCEL ACREAGE.

**1 UNIT (4.25 ACRES) OF THE REMAINING 7.5458 ACRES IS RETAINED FOR THE EXISTING (SEE SUPPLEMENTAL PLAN) RESIDENCE LOCATED WITHIN THE PRESERVATION EASEMENT.



VICINITY MAP
SCALE 1"=2000'

GENERAL NOTES

- SUBJECT PROPERTY ZONED RC-DEO PER THE 2/2/04 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD27, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS
3626002 N 542135.753 E 755622.687
06HA N 542256.50 E 755520.77
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY CHARLES P. JOHNSON & ASSOCIATES IN JANUARY 1996.
- DENOTES IRON PIPE FOUND
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES REBAR AND CAP SET
- DENOTES ANGULAR CHANGE IN BEARING
- THE SUBJECT PROPERTY IS ENCUMBERED BY A PRESERVATION EASEMENT AGREEMENT HELD BY HOWARD COUNTY, MD AND THE PATUXENT CONSERVATION CORPS, INC. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PORTION OF THE PARCEL WITHIN THE EASEMENT AND OUTLINES THE RESTRICTIONS AND PERMITTED USES ASSOCIATED WITH THE EASEMENT AGREEMENT SPECIFIED WITHIN THE DEED OF PRESERVATION EASEMENT RECORDED CONCURRENTLY WITH THIS PLAT OF EASEMENT.
- EXISTING BUILDINGS TO REMAIN (SEE SUPPLEMENTAL PLAN).
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENT OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. THE 5 ACRE FOREST RETENTION EASEMENT IS PROVIDED TO SATISFY AN OFF-SITE FOREST OBLIGATION FOR THE CLOVERFIELD SUBDIVISION, F-06-110. FOREST CONSERVATION SURETY IS TO BE PAID WITH THE PROCESSING OF F-06-110.

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO EXTINGUISH PERMANENTLY, THE RIGHT TO DEVELOP OR SUBDIVIDE THIS LAND BASED ON THE DEO/CEO PROVISION DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS BY TRANSFERRING 3 CEO DEVELOPMENT RIGHTS TO WALNUT GROVE, F-06-31, RE-06-11. FURTHER, THIS PLAT ESTABLISHES A 5 ACRE OFF-SITE FOREST RETENTION EASEMENT ACROSS A PORTION OF THIS PARCEL, AS SHOWN, FOR THE CLOVERFIELD PROPERTY, F-06-110.

COORDINATE TABLE

Number	North	East
300	539638.2986	754738.0194
301	540872.1604	754074.7303
302	541124.4037	754623.3593
303	540731.6219	755144.0341
304	540548.4760	755046.5880
305	540424.1047	755292.7422
306	540363.6445	755246.5526
307	540205.2817	755113.0631
308	540138.4142	755057.9375
309	540051.0109	754990.3149
310	539953.7875	754924.4831
311	539853.2669	754861.0857
312	539745.5718	754799.1040

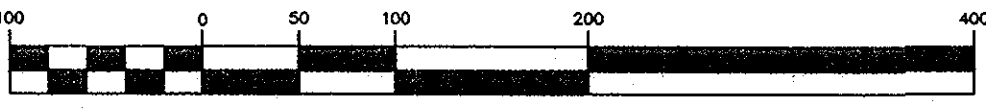
MAP 12 GRID 3
PARCEL 55

N/F
STATE OF MARYLAND
L. 656 F. 099

MAP 12 GRID 3
PARCEL 1

BENJAMIN F. & THERESA N. BOHRER
L. 263 F. 03
5.57 Ac.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

OWNER

TIMOTHY W. FEAGA
3060 WASHINGTON ROAD (Rte 97)
GLENWOOD MD
21738

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE OF THE 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.

STEVEN W. JONES
PROFESSIONAL LAND SURVEYOR
MARYLAND LICENSE No. 21072

TIMOTHY W. FEAGA
10/3/06
DATE

APPROVED:
HOWARD COUNTY
DEPARTMENT OF
PLANNING AND ZONING

DIRECTOR
DATE

OWNER'S CERTIFICATE

I, TIMOTHY W. FEAGA, OWNER OF SUBJECT PROPERTY SHOWN AND DESCRIBED HEREON, DO 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 DEVELOPMENT RIGHTS.

WITNESS OUR HAND THIS 3rd DAY OF Oct., 2006

TIMOTHY W. FEAGA
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS INTENDED TO PROVIDE A PRESERVATION EASEMENT OVER ALL OF THAT PARCEL OF GROUND CONVEYED BRIAN A. ROGERS AND JANICE G. ROGERS TO TIMOTHY W. FEAGA BY DEED DATED OCTOBER 4, 2004 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8674 AT FOLIO 284 IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

STEVEN W. JONES
PROFESSIONAL LAND SURVEYOR
MARYLAND LICENSE No. 21072

RECORDED AS PLAT No. 18575 ON 10/12/06
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

DENSITY SENDING PLAT OF EASEMENT AND
OFF-SITE PLAT OF FOREST CONSERVATION EASEMENT

FEAGA II PROPERTY
AX MAP No. 6 GRID 21 PARCEL 56
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

CPI Charles P. Johnson & Associates, Inc.
PLANNERS - ENGINEERS - LANDSCAPE ARCHITECTS - SURVEYORS
1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
Phone: (301) 434-7000 E-mail: info@cpj.com Fax: (301) 434-9394
FREDERICK, MD FAIRFAX, VA