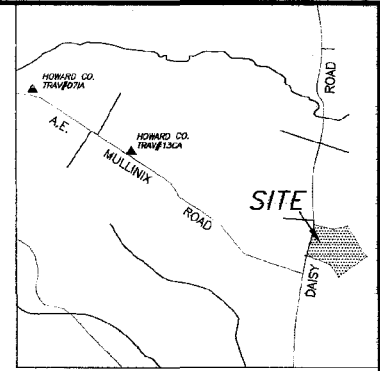


COORDINATES		
NO.	NORTH	EAST
9	597477.2926	1295207.5288
66	598332.3004	1295549.1287
94	597679.7473	1295998.2475
129	598323.9702	1294837.6536
142	598152.1633	1294804.4695
143	598094.1009	1294792.7306
144	597982.5049	1294771.9097
145	597827.7561	1294739.6138
146	597634.3633	1294692.8916
352	597217.2753	1295412.2716
361	598327.1352	1294820.2142
372	598252.0848	1295238.0340
377	597639.5788	1294675.8029
378	597918.5932	1294742.9261



VICINITY MAP
SCALE: 1"=2000'

NOTES:

- COORDINATES BASED ON M&D '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY TRAVERSE POINT NUMBERS. 071A & 13CA
- SUBJECT PROPERTY ZONED "RC-DEO" PER 2/2/04 COMPREHENSIVE ZONING PLAN.
- THE REQUIREMENTS OF § 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 THE MARKERS HAVE BEEN COMPLIED WITH.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN OCTOBER OF 2004.
- DESIGNATES IRON REBAR & CAP PREVIOUSLY SET
 ■ DESIGNATES STONE OR CONCRETE MONUMENT FOUND
 ○ DESIGNATES IRON PIPE OR REBAR FOUND
- THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
- THE PROPERTY IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PORTION OF THE PARCEL WITHIN THE EASEMENT, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNERS, AND ENUMERATES THE PERMITTED USES ON THE PROPERTY.
- THERE IS AN EXISTING DWELLING AND ACCESSORY STRUCTURES LOCATED ON THE SUBJECT PROPERTY 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 PARCEL OF LAND IS PART OF THE LAND WHICH WAS SHOWN FOR INFORMATIONAL PURPOSES ON PLAT #3812(F-77-20) BUT WAS NOT PART OF THAT SUBDIVISION.

THE PURPOSE OF THIS PLAT IS TO EXTINGUISH PERMANENTLY THE RIGHT TO DEVELOP 20.3984 ACRES OF LAND FROM THIS PARCEL BASED ON THE DEO/CEO PROVISIONS DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS.

CURVE DATA					
FROM-TO	BEAR	LENGTH	CHORD	AREA	CHORD
129-142	S67°17'	126.04	778.25	87.53	S108°42'W 175.02
142-143	S107°00'	89.24	174.27	28.62	S112°45'W 59.34
144-145	S71°22'	158.09	200.24	78.08	S117°41'W 158.09
145-146	S68°19'	188.96	198.50	98.48	S13°34'W 198.96

DENSITY EXCHANGE CHART	
SENDING PARCEL INFORMATION	PROPERTY OF GILES C. COOK AND BARBARA B. COOK TAX MAP 14, GRID 2, PARCEL 4 LIBER 9708, FOLIO 317
TOTAL PARCEL ACREAGE	20.6810 ACRES±
ROAD R/W RESERVATION	0.2826 ACRES±
PRESERVATION EASEMENT ACREAGE	20.3984 ACRES±*
CEO UNITS CREATED	4
CEO UNITS SENT	3
DEO UNITS CREATED	6
DEO UNITS SENT	0
ACREAGE OF REMAINING EASEMENT	7.6484 AC.± (20.3984-12.75)
RECEIVING PARCEL INFORMATION	WALNUT GROVE, LOTS 1 THRU 38, AND PRESERVATION PARCELS "A" THRU "C" P-05-05, RE-06-11, RE-07-01 TAX MAP 28 GRID 18 PARCEL 74

* DENSITY SENDING CALCULATIONS ARE BASED ON TOTAL AREA OF 20.3984 AC.± WHICH EXCLUDES ROAD R/W RESERVATION

1 UNIT (4.25 AC.) OF THE REMAINING 7.6484 ACRES IS RETAINED FOR THE EXISTING RESIDENCE LOCATED WITHIN THE PRESERVATION EASEMENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Mark McGeer 4/1/07
DIRECTOR DATE

THE ESTATE OF MULLINIX
PLAT #12479
ZONING:RC-DEO

LOT 2

OWNER'S CERTIFICATE

WE, GILES C. COOK AND BARBARA B. COOK, OWNERS OF THE PROPERTY SHOWN 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 DEVELOPMENT RIGHTS. WITNESS OUR HANDS THIS 5TH DAY OF February, 2007.

BY *Giles C. Cook* 2/5/07 M. Jeremy Rutter 2/5/07
GILES C. COOK, OWNER DATE WITNESS DATE

BY *Barbara B. Cook* 2/6/07 M. Jeremy Rutter 2/5/07
BARBARA B. COOK, OWNER DATE WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES A PRESERVATION EASEMENT OF 20.3984 ACRES ON PART OF THE LAND CONVEYED BY C. BARRIE COOK, GILES C. COOK, AND BARBARA C. COOK TO GILES C. COOK AND BARBARA B. COOK BY DEED DATED NOVEMBER 1, 2005, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 9708, FOLIO 317, AND THAT ALL MONUMENTS ARE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

G. Scott Shanaberger 2/5/07
G. SCOTT SHANABERGER
PROFESSIONAL L.S. #10849

OWNERS:
GILES C. COOK, BARBARA B. COOK
2231 DAISY ROAD
WOODBINE, MD. 21797

DEVELOPER:
ROBERT VANDYKE, MANAGER
WALNUT GROVE HOLDINGS, LLC
P. O. BOX 152
STEVENSON, MD. 21153

RECORDED AS PLAT # 18988
ON 4-12-07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELLCOTT CITY, MD. 21043
(410) 461-9563

PLAT OF AGRICULTURAL EASEMENT, DENSITY SENDING

PROPERTY OF
GILES C. COOK AND
BARBARA B. COOK
L.9708/F.317

4TH ELECTION DISTRICT, HOWARD COUNTY, MD
TAX MAP 14 BLOCKS 1&2 PARCEL 4
ZONED: RC-DEO
SCALE: 1"=100'
AUGUST 8, 2006 rev. JANUARY 30, 2007
PREVIOUS FILES: F-77-20, RE-06-11
SHEET 1 OF 1