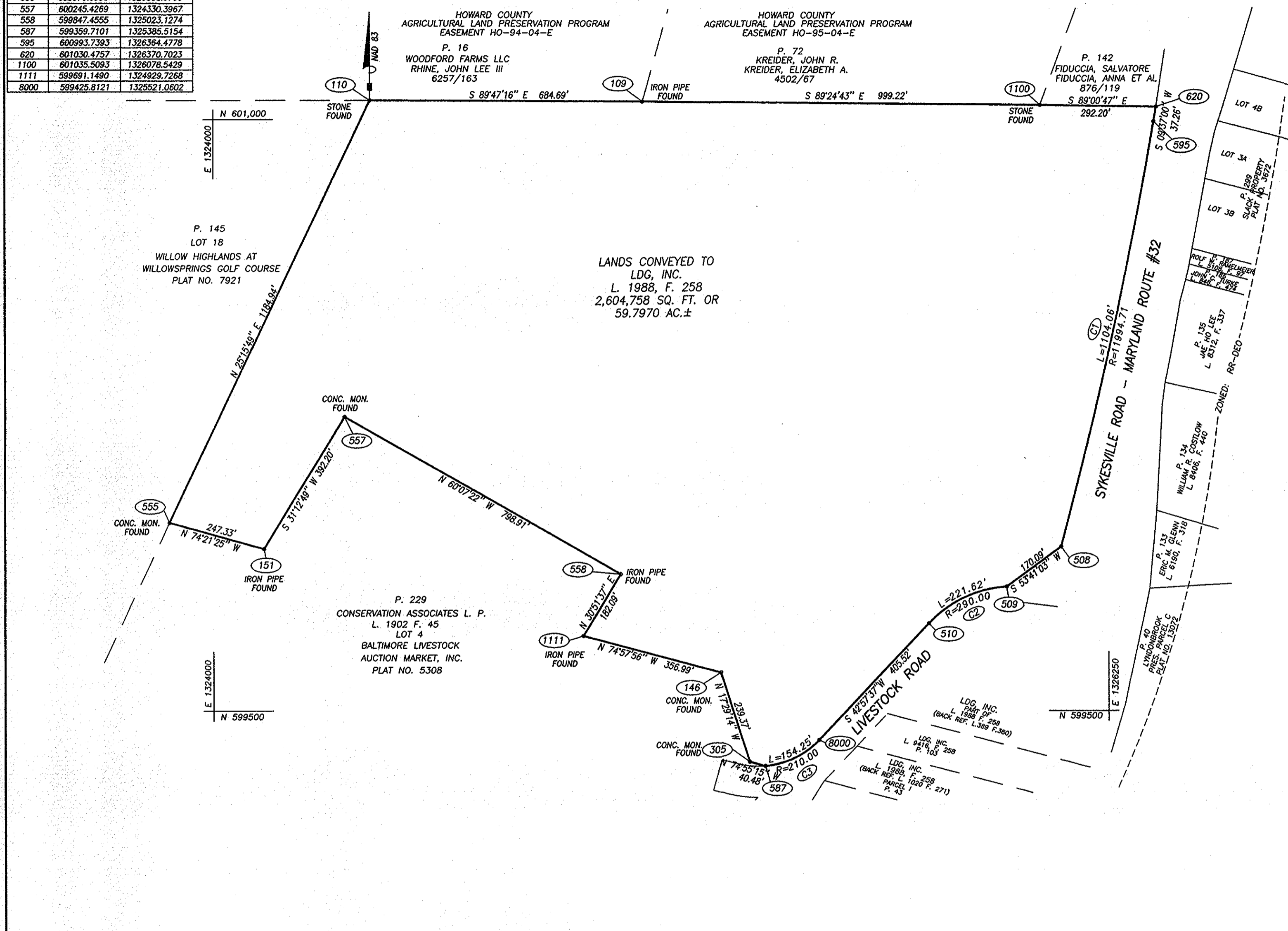
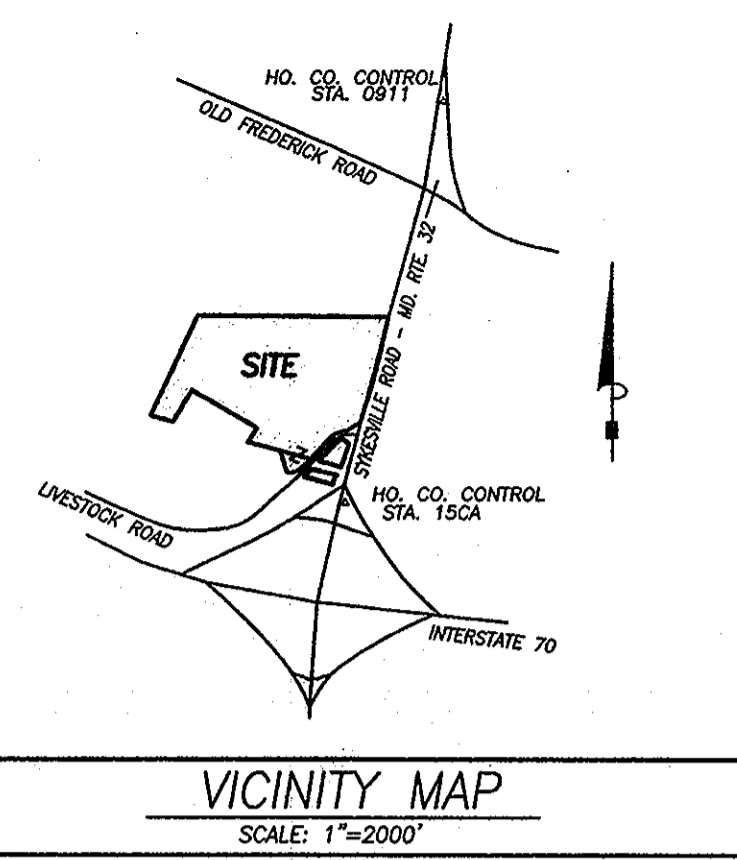


POINT	NORTHING	EASTING
109	601045.7635	1325079.3718
110	601048.3009	1324394.6855
146	599598.5443	1325274.5017
151	599910.0016	1324127.1465
305	599370.2410	1325346.4294
508	599915.2131	1326130.2353
509	599814.4823	1325993.1862
510	599722.5823	1325797.4185
555	599978.6936	1323888.9736
557	600245.4289	1324330.3967
558	599947.4555	1325023.1274
587	599359.7101	1325395.5194
595	600993.7393	1326364.4778
620	601030.4757	1326370.7023
1100	601035.5093	1326078.5429
1111	599891.1490	1324929.7268
8000	599425.8121	1325521.0602

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG.	CHORD DIST.
C2	290.00	221.62	43°47'08"	116.54	S84°51'11"W	216.27
C1	11994.71	1104.06	5°16'26"	552.42	N12°15'13"E	1103.67
C3	210.00	154.25	42°05'05"	80.79	N64°00'09"E	150.80

OWNER:
LDG, INC.
LEE PLAZA, SUITE 200
8801 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20910
(301) 585-7000



LANDS CONVEYED TO
LDG, INC.
L. 1988, F. 258
2,604,758 SQ. FT. OR
59.7970 AC.±

- GENERAL NOTES:
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM INCORPORATING THE FOLLOWING CONTROL:
STATION 0911: N.602689.2972 E.1326821.4643
STATION 15CA: N.598862.6225 E.1325913.7532
 - ☒ REPRESENTS CONCRETE MONUMENT SET (UNLESS OTHERWISE NOTED)
 - REPRESENTS IRON REBAR SET (UNLESS OTHERWISE NOTED)
 - SUBJECT PROPERTY ZONED "RC-DEO" PER 02/02/04 COMPREHENSIVE ZONING PLAN AND AS AMENDED BY COMP-LITE ZONING AMENDMENTS DATED JULY 28, 2006.
 - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY, 2005 BY T. MICHAEL VANSANT, VANMAR ASSOCIATES, INC.
 - AREAS AS STATED ON THIS PLAT ARE TO BE TAKEN AS MORE OR LESS, UNLESS OTHERWISE NOTED.
 - USING THE DENSITY/CLUSTER EXCHANGE OPTION DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR ONE (1) OF THE RESIDENTIAL LOTS/PARCELS SHOWN ON THE SUBDIVISION PLAN FOR TERRAPIN CREEK, F-07-086, HAS BEEN TRANSFERRED FROM DOUB'S FARM, TAX MAP 1 & 2, PARCELS 1, 9 AND 63; THREE (3) HAVE BEEN TRANSFERRED FROM HOLTZINGER PROPERTY, TAX MAP 1 & 6, PARCEL 7 AND FIVE (5) HAVE BEEN TRANSFERRED FROM RUSSELL-HOLLAND BUILDABLE LOT 1, TAX MAP 7 & 8, GRIDS 6 & 7, PARCELS 4 & 101.

GROSS AREA OF PROPERTY:	59.7970 Ac.±
100 YR. FLOODPLAIN AREA:	2.9462 Ac.±
25% or GREATER SLOPE AREA (OUTSIDE OF FLOODPLAIN)	0.5020 Ac.±
NET TRACT AREA	56.3488 Ac.±
MAX. DWELLING UNITS ALLOWED AT 1 UNIT PER 4.25 AC. (BASED DENSITY-GROSS AREA)	14 LOTS
MAX. DWELLING UNITS ALLOWED W/CEO'S AT 1 UNIT PER 2 NET ACRES (MAXIMUM DENSITY)	28 LOTS
PROPOSED No. OF DWELLING UNITS (INCLUDING 1 BUILDABLE PRESERVATION PARCEL)	23
TOTAL No. OF CEO UNITS TO BE RECEIVED (23-14)	9 CEO UNITS

RECEIVING PARCEL INFORMATION	TERRAPIN CREEK, SP-06-002, F-07-086 TAX MAP 15, PARCEL NO. 12 & 43, GRID No. 4 & 5
TOTAL PARCEL COMPUTED ACREAGE	59.7970 Ac.±
ALLOWED DENSITY UNITS	14 (59.7970/4.25=14.069)
NET ACREAGE OF SUBDIVISION	56.3488 Ac.±
MAXIMUM DENSITY UNITS	28 (56.3488/2.0=28.174)
PROPOSED DENSITY UNITS	23
NO. OF CEO UNITS	9 (23-14)
SENDING PARCEL INFORMATION	1 CEO UNIT FROM DOUBS FARM, F-07-049 TAX MAP 1 & 2, GRID 18 & 13, PARCEL NOS. 1, 9 & 63
SENDING PARCEL INFORMATION	3 CEO UNITS FROM HOLTZINGER PROPERTY, TAX MAP 1 & 6, GRID 23, PARCEL NO. 7
SENDING PARCEL INFORMATION	5 CEO UNITS FROM RUSSELL-HOLLAND BUILDABLE LOT 1 TAX MAP 7 & 8, GRID 6 & 7, PARCEL NO. 4 & 101

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.

T. Michael Vansant 4/15/2008
T. MICHAEL VANSANT, L.S. NO. 21266 DATE

Brian H. Lee 5/7/08
LDG, INC., OWNER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Manda McLaughlin 5/22/08
DIRECTOR DATE

OWNER'S STATEMENT

WE, LDG, INC., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED 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 TRANSFER OF 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 7TH DAY OF May, 2008.

Brian H. Lee
LDG, INC., OWNER

Robert A. Hester
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS PART OF THE LANDS CONVEYED BY BROOKE LEE FAMILY, INC., H.B.L. PROPERTIES, INC., GEORGIA AVENUE PROPERTIES, INC., GEORGIA-CONNECTICUT, INC., CONNECTICUT-ASPEN, INC., WOODFIELD NORTH, INC., SOUTH DAMASCUS CORPORATION, AND LEE DEVELOPMENT GROUP, INC. (ALL MARYLAND CORPORATIONS) TO FORM LDG, INC. UNTO LDG, INC. BY DEED DATED DECEMBER 31, 1988 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1988 AT FOLIO 258. ALL MONUMENTS ARE IN PLACE IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND, AS AMENDED.

T. Michael Vansant 4/15/2008
T. MICHAEL VANSANT, L.S. NO. 21266 DATE

RECORDED AS PLAT 19943 ON 5/20/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

DENSITY RECEIVING PLAT
TERRAPIN CREEK
(FORMERLY SCHWABE FARM)
PART OF THE LANDS CONVEYED TO LDG, INC.
LIBER 1988 AT FOLIO 258

REFERENCE DPZ FILE: SP 06-002 / F-07-086

TAX MAP 15 ELECTION DISTRICT THIRD SCALE: 1" = 200'
PARCEL NO. 12 & 43 HOWARD COUNTY, MARYLAND DATE: APRIL, 2008
GRID No. 4 & 5 EX. ZONING: RC-DEO SHEET 1 OF 1

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street P.O. Box 328
Mount Airy, Maryland 21771
(301) 829 2890 (301)831 5015 (410) 549 2751