

**GENERAL NOTES**

- COORDINATES BASED ON NAD 83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATIONS:  
0802 601441.3880 1299254.0054 566.52  
0845 601582.5672 1301087.2195 612.42
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL ASSOCIATES, INC.
- BRL DENOTES BUILDING RESTRICTION LINE.
- ⊕ DENOTES REBAR WITH CAP MARKED "PROP MARK 21204" SET.
- ⊕ DENOTES IRON PIPE OR IRON BAR FOUND.
- ⊕ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- ⊕ DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN AND AMENDED BY THE COMPREHENSIVE LITE AMENDMENT DATED 07/28/2006.
- NO GRADING, REMOVE OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS, FLOODPLAIN AREAS, OR FOREST CONSERVATION EASEMENT AREAS.
- WETLANDS AND ASSOCIATED BUFFERS ARE PRESENT ON THE PROPERTY. AN APPROXIMATE DELINEATION OF THE WETLANDS WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. (USACOE WETLAND DELINEATOR). THE WETLANDS AND BUFFERS WILL NOT BE IMPACTED BY DEVELOPMENT, NO DEVELOPMENT PROPOSED. THE DELINEATION SHOWN HEREON SHALL NOT BE UTILIZED IN SUPPORT OF ANY LAND DISTURBANCE ACTIVITY.
- DPZ FILE NUMBERS: CE-08-06, WP-09-234, EOP-11-027, WP09-234 & F-97-034.
- A DEED OF FOREST CONSERVATION EASEMENT HAS BEEN RECORDED WITH THIS PLAT FOR THE AREAS TOTTALLING 3.82 ACRES AND SPECIFIES THE USES AND RESTRICTIONS FOR THE FOREST CONSERVATION EASEMENT AREA.
- DELINEATION OF THE FOREST CONSERVATION EASEMENTS AND FOREST CONSERVATION BANK WITH SUPPORTING FSD / FCP DOCUMENTATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. A MD. DNR QUALIFIED PROFESSIONAL.
- THE 3.82 ACRES OF FOREST CONSERVATION EASEMENT AREAS ARE RETAINED FOREST, PROVIDING SALE OF FOREST CREDITS AT A RATE OF 2:1 FOR PROJECTS REQUIRING OFF-SITE RETENTION TO FULFILL THEIR FOREST CONSERVATION PROGRAM OBLIGATION.
- THE SALE OF FOREST CREDITS MAY BEGIN UPON CERTIFICATION AND VERIFICATION OF RETENTION AND PAYMENT OF FOREST CONSERVATION SURETY FOR BANK RETENTION AND MAINTENANCE.
- THIS PROPERTY IS ENCUMBERED WITH A PRESERVATION EASEMENT AGREEMENT WITH HOWARD COUNTY, MARYLAND AND COUNTRY SPRINGS OVERLOOK HOMEOWNERS ASSOCIATION, INC THIS AGREEMENT OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE OWNER, PROHIBITS SUBDIVISION OF THE PARCEL, AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
- THIS 31.0371 ACRE PROPERTY IS ENCUMBERED BY PRESERVATION EASEMENT AGREEMENTS WITH HOWARD COUNTY, MARYLAND AND COUNTRY SPRINGS OVERLOOK HOMEOWNERS ASSOCIATION, INC.
- THIS PROJECT IS SUBJECT TO WP-09-234. THE PLANNING DIRECTOR APPROVED THE WAIVER SUBJECT TO THE FOLLOWING CONDITIONS:  
CONDITIONS OF APPROVAL OF WP-09-234:  
1. APPROVAL OF THIS WAIVER PETITION DOES NOT NEGATE THE REQUIREMENT TO ABATE ZONING VIOLATION CASE CE-08-006 AS REQUIRED BY THE DIVISION OF PUBLIC SERVICE AND ZONING ADMINISTRATION. THE PROPERTY OWNER MUST CLEAN UP THE DEBRIS AND/OR MOVE THE DEBRIS FURTHER AWAY FROM THE EXTERNAL PROPERTY LINE. THIS CLEAN-UP EFFORT MUST BE REVIEWED AND APPROVED BY THE DIVISION OF PUBLIC SERVICE AND ZONING ADMINISTRATION IN ORDER TO RESOLVE THE ZONING VIOLATIONS. ALSO, THIS CLEAN-UP MUST OCCUR BEFORE ANY RECORDED PLATS FOR THE FURTHER DEVELOPMENT OF THIS SITE (SENDING OR SUBDIVISION) ARE RECORDED.  
2. RECORDATION OF THE FOLLOWING AGREED UPON DEEDS, EASEMENTS AND PLAN EXHIBIT:  
A. DEEDS ADJUSTING THE BOUNDARY BETWEEN PARCELS 1 AND 3 AND PARCELS 1 AND 4;  
B. CONFIRMATORY DEEDS FOR EACH NEW TRACT;  
C. DEED OF EASEMENT TO CREATE THE PROPOSED PRIVATE INGRESS AND EGRESS EASEMENT TO SERVE PROPOSED TRACT #3 (OVER AND THROUGH PROPOSED TRACT #2).  
D. PROVIDE THIS OFFICE WITH 2 COPIES OF THE WAIVER PETITION EXHIBIT WHICH REFLECT THE CHANGES REQUIRED BY THE ENCLOSED COMMENTS FROM THE DIVISION OF LAND DEVELOPMENT, DPZ.  
ALL OF THESE DOCUMENTS MUST BE RECORDED AND COPIES SUBMITTED TO THIS DEPARTMENT FOR FILE RETENTION PURPOSES WITHIN 60 DAYS OF THE DATE OF THIS WAIVER APPROVAL (ON OR BEFORE MARCH 22, 2010).  
3. CLEARLY REFERENCE THIS WAIVER PETITION FILE NUMBER; WP-09-234 AND APPROVAL DATE WITH THE NEW DEED(S).  
4. THE ENCLOSED COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION, DPZ AND THE STATE HIGHWAY ADMINISTRATION.  
5. ANY FUTURE RESUBDIVISION OF TRACT #1 WILL REQUIRE FULL COMPLIANCE WITH THE ZONING AND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS UNLESS WAIVERS ARE APPROVED.
- THIS PROPERTY IS ENCUMBERED WITH A 21.2513 ACRE PRESERVATION EASEMENT HELD BY HOWARD COUNTY, MARYLAND AND COUNTRY SPRINGS OVERLOOK HOMEOWNERS ASSOCIATION, INC. THE RESTRICTIONS AND PERMITTED USES ASSOCIATED WITH THE EASEMENT ARE SPECIFIED WITHIN THE DEED OF PRESERVATION EASEMENT DEED OF AGRICULTURAL PRESERVATION EASEMENT RECORDED CONCURRENTLY WITH THIS PLAT OF EASEMENT.
- THERE ARE EXISTING STRUCTURES LOCATED ON THIS SITE TO REMAIN. REFER TO SDP 13-058.
- THE PARCEL IS NON-BUILDABLE UNTIL A 10,000 SQUARE FOOT SEPTIC DISPOSAL AREA AND WELL LOCATION ARE ESTABLISHED AND APPROVED BY THE HEALTH DEPARTMENT ON THE PORTION OF THE PARCEL UNENCUMBERED BY FOREST CONSERVATION EASEMENT.

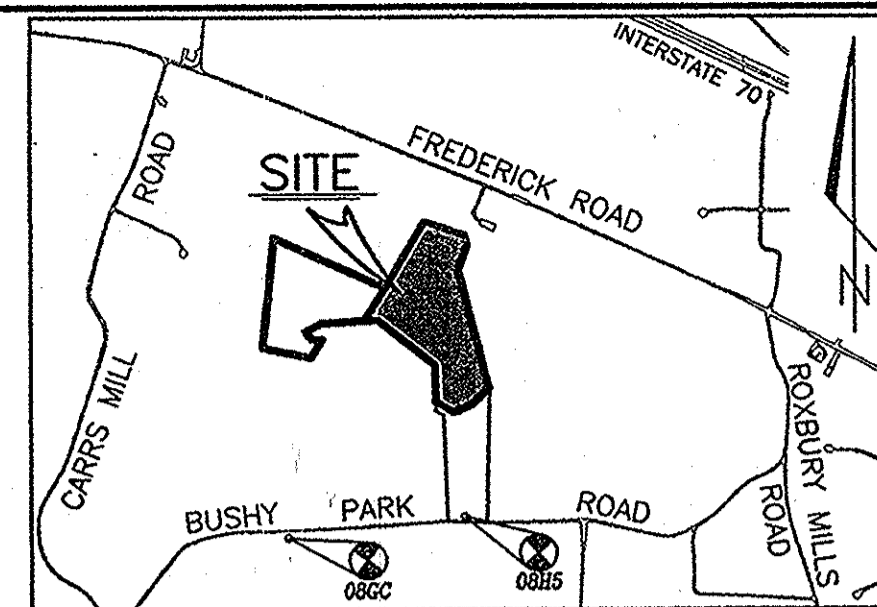
**DENSITY EXCHANGE TABULATION**

INITIAL EXCHANGE	
RECEIVING PARCEL INFORMATION	WALNUT CREEK T M 28, GRID 11, P/O PAR 49 RE 13-004(S1)
TOTAL PARCEL ACREAGE	31.0371 ACRES
PRESERVATION PARCEL EXCHANGE	21.2513 ACRES
DEO UNITS CREATED (1:3.00)	0
CEO UNITS CREATED (1:4.25)	5 (21.25 AC / 4.25) = 5 UNITS
CEO UNITS SENT (1:4.25)	5 CEO UNITS
CEO UNITS RETAINED (1:4.25)	2 (8.50 AC / 4.25) = 2 UNIT (UNIT RETAINED FOR ON-SITE RESIDENCE)
ACREAGE OF PRESERVATION EASEMENT REMAINING TO BE SENT	31.0371 AC - 21.2513 AC - 8.50 AC = 1.2858 AC *

\* DOES NOT QUALIFY FOR ADDITIONAL DENSITY SENDING

**COORDINATE TABLE**

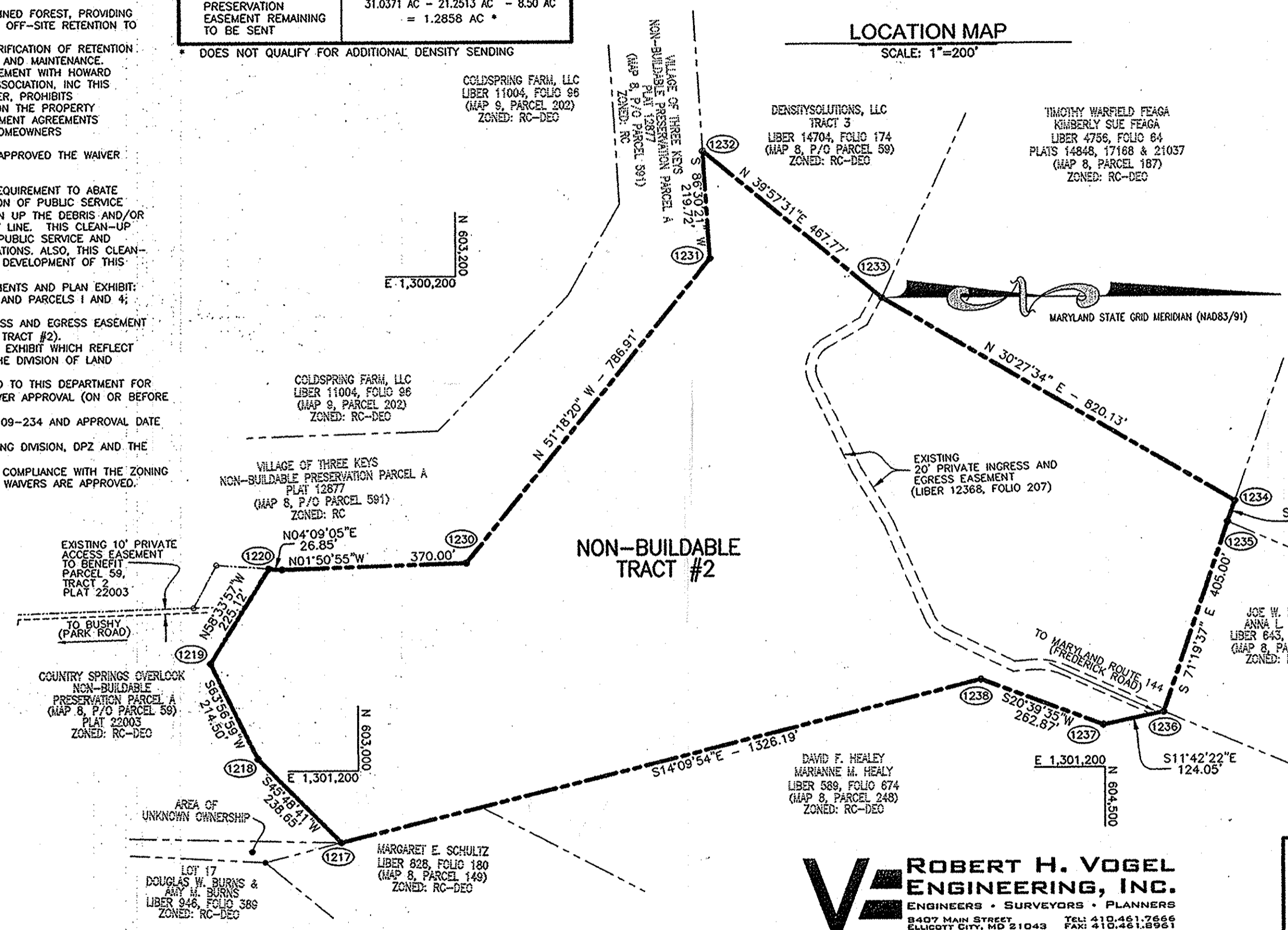
NO.	NORTH	EAST
1217	602965.7834	1301346.2275
1218	602799.4366	1301175.1011
1219	602705.2366	1300982.3924
1220	602822.6434	1300790.3071
1230	603219.2303	1300780.3151
1231	603711.1804	1300166.1389
1232	603897.7895	1299945.8323
1233	604056.3423	1300247.2526
1234	604763.2890	1300663.0019
1235	604748.7545	1300705.5824
1236	604619.0862	1301089.2634
1237	604497.6162	1301114.4318
1238	604251.6509	1301021.6866



**VICINITY MAP**  
SCALE: 1"=2,000' ADC MAP: 3 K12

**LOCATION MAP**

SCALE: 1"=200'



**RESERVATION OF FOREST CONSERVATION EASEMENTS**

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR FOREST CONSERVATION (FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH THE PROPERTY OF FREDERICK W. RAULIN, TRUSTEE UNDER THE VOLLAND - RAULIN TRUST. ANY CONVEYANCES OF THE AFORESAID LOTS AND PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

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.

*Thomas M. Hoffman, Jr.* 8-07-14  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MD REG. NO. 267  
*Frederick W. Raulin* 8/20/14  
FREDERICK W. RAULIN, TRUSTEE DATE  
THE VOLLAND-RAULIN TRUST

**PURPOSE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO ESTABLISH A 21.2513 ACRE PRESERVATION EASEMENT THAT WILL PROVIDE FOR TRANSFER OF 5 CEO DENSITY UNITS AND TO ESTABLISH FOREST CONSERVATION BANK EASEMENTS ON PORTIONS OF TRACT 2 OF THE PROPERTY OF FREDERICK W. RAULIN, TRUSTEE UNDER THE VOLLAND-RAULIN TRUST; ENCUMBERING A TOTAL OF 3.82 ACRES OF EQUIVALENT CREDITS FOR AS YET UNSPECIFIED FOREST CONSERVATION OFF-SITE RETENTION 2:1 OBLIGATION.

**OWNER**

FREDERICK W. RAULIN, TRUSTEE  
THE VOLLAND-RAULIN TRUST  
15101 FREDERICK ROAD  
WOODBINE, MARYLAND 21797  
C/O TIM FEAGA  
410-489-7900

**DEVELOPER**

LAND MARKETING CONSULTANTS, INC.  
T/A HERITAGE LAND DEVELOPMENT  
15950 NORTH AVENUE  
P.O. BOX 482  
LISBON, MARYLAND 21765  
410-489-7900

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Kate Calver* 8-13-14  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, FREDERICK W. RAULIN, TRUSTEE UNDER THE VOLLAND-RAULIN TRUST OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS PLAT; AND IN CONSIDERATION OF THE APPROVAL OF THIS DENSITY SENDING PLAT AND PLAT OF FOREST CONSERVATION EASEMENT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE 31.04 ACRE PRESERVATION EASEMENT TO BE CONSIDERED A SENDING PARCEL FOR TRANSFER OF DEVELOPMENT RIGHTS AND ESTABLISH THE OVERLAPPING 3.82 ACRES OF FOREST CONSERVATION EASEMENT TO BE CONSIDERED A TREE BANK FOR FOREST CONSERVATION OFF-SITE RETENTION 2:1 OBLIGATION.

WITNESS MY HAND THIS 7 DAY OF *Aug.* 2014

*Frederick W. Raulin*  
FREDERICK W. RAULIN, TRUSTEE  
THE VOLLAND-RAULIN TRUST

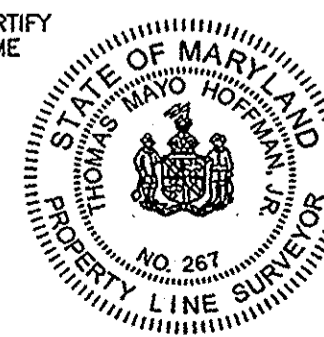
*James James*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES A PRESERVATION PARCEL OF 31.04 ACRES ON ALL AND FOREST CONSERVATION EASEMENTS OF 3.82 ACRES ON PORTIONS OF THE LAND KNOWN AS TRACT 2 CONVEYED BY FREDERICK W. RAULIN TO FREDERICK W. RAULIN, TRUSTEE UNDER THE VOLLAND-RAULIN TRUST BY DEED DATED JUNE 4, 2010 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 12511 AT FOLIO 476, AND THAT ALL MONUMENTS ARE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2016.

*Thomas M. Hoffman, Jr.* 8-07-14  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MD REG. NO. 267



RECORDED AS PLAT No. *22935* ON *8/20/14*  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**DENSITY EXCHANGE AND FOREST CONSERVATION BANK SENDING PLAT OF EASEMENTS**

**PROPERTY OF FREDERICK W. RAULIN, TRUSTEE UNDER THE VOLLAND - RAULIN TRUST**  
LIBER 12511, FOLIO 476, TRACT 2

TAX MAP 8, GRID 21, PARCEL 59  
FOURTH ELECT. DIST. HOWARD COUNTY, MARYLAND  
ZONED RC-DEO

SCALE: 1"=200' AUGUST 7, 2014  
GRAPHIC SCALE  
200' 0' 200' 400' 600'  
SHEET 1 OF 2

# RESERVATION OF FOREST CONSERVATION EASEMENTS

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR FOREST CONSERVATION (FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND UNDER THE PROPERTY OF FREDERICK W. RAULIN, TRUSTEE UNDER THE VOLLAND - RAULIN TRUST. ANY CONVEYANCES OF THE AFORESAID LOTS AND PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

## LEGEND

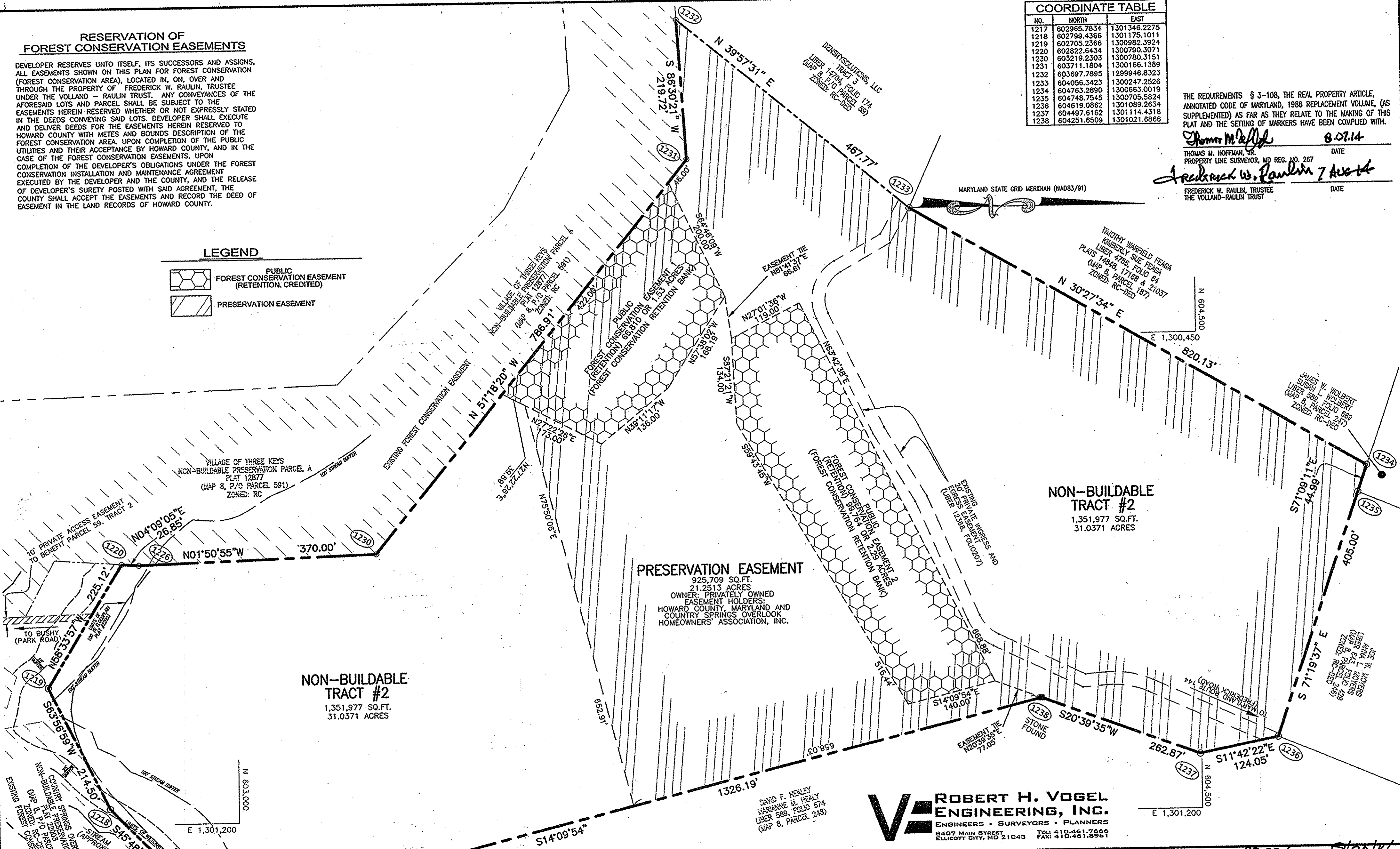
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION, CREDITED)
- PRESERVATION EASEMENT

COORDINATE TABLE		
NO.	NORTH	EAST
1217	602965.7834	1301346.2275
1218	602789.4366	1301175.1011
1219	602705.2366	1300982.3924
1220	602822.6434	1300790.3071
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1236	604619.0862	1301089.2634
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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.

*Thomas M. Hoffman, Jr.* 8.07.14  
DATE  
THOMAS M. HOFFMAN, JR.  
PROPERTY LINE SURVEYOR, MD REG. NO. 267  
*Frederick W. Raulin* 7 Aug 14  
DATE  
FREDERICK W. RAULIN, TRUSTEE  
THE VOLLAND-RAULIN TRUST

MARYLAND STATE GRID MERIDIAN (NAD83/91)



**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET, ELLICOTT CITY, MD 21043  
TEL: 410.461.7666 FAX: 410.461.8961

### OWNER'S CERTIFICATE

WE, FREDERICK W. RAULIN, TRUSTEE UNDER THE VOLLAND-RAULIN TRUST OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS PLAT; AND IN CONSIDERATION OF THE APPROVAL OF THIS DENSITY SENDING PLAT AND PLAT OF FOREST CONSERVATION EASEMENT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE 31.04 ACRE PRESERVATION EASEMENT TO BE CONSIDERED A SENDING PARCEL FOR TRANSFER OF DEVELOPMENT RIGHTS AND ESTABLISH THE OVERLAPPING 3.82 ACRES OF FOREST CONSERVATION EASEMENT TO BE CONSIDERED A TREE BANK FOR FOREST CONSERVATION OFF-SITE RETENTION 2:1 OBLIGATION.

WITNESS MY HAND THIS 7 DAY OF Aug. 2014

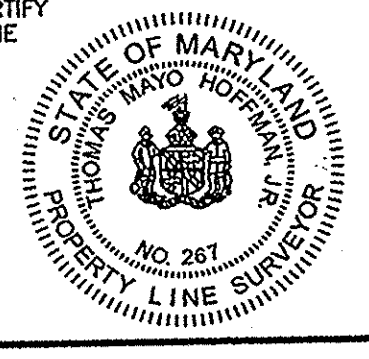
*Frederick W. Raulin*  
FREDERICK W. RAULIN, TRUSTEE  
THE VOLLAND-RAULIN TRUST

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES A PRESERVATION PARCEL OF 31.04 ACRES ON ALL AND FOREST CONSERVATION EASEMENTS OF 3.82 ACRES ON PORTIONS OF THE LAND KNOWN AS TRACT 2 CONVEYED BY FREDERICK W. RAULIN TO FREDERICK W. RAULIN, TRUSTEE UNDER THE VOLLAND-RAULIN TRUST BY DEED DATED JUNE 4, 2010 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 12511 AT FOLIO 476, AND THAT ALL MONUMENTS ARE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

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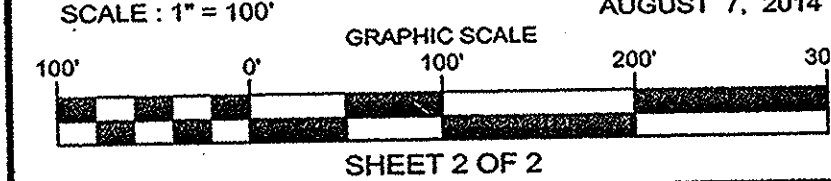
*Thomas M. Hoffman, Jr.* 8.07.14  
DATE  
THOMAS M. HOFFMAN, JR.  
PROPERTY LINE SURVEYOR, MD REG. NO. 267



RECORDED AS PLAT No. 20936 ON 8/20/14  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

DENSITY EXCHANGE AND FOREST CONSERVATION BANK SENDING PLAT OF EASEMENTS  
**PROPERTY OF FREDERICK W. RAULIN, TRUSTEE UNDER THE VOLLAND - RAULIN TRUST**  
LIBER 12511, FOLIO 476, TRACT 2

TAX MAP 8, GRID 21, PARCEL 59  
FOURTH ELECT. DIST. HOWARD COUNTY, MARYLAND  
ZONED RC-DEO  
AUGUST 7, 2014



SHEET 2 OF 2

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Kat Schulz* 8-13-14  
DIRECTOR DATE

**OWNER**  
FREDERICK W. RAULIN, TRUSTEE  
THE VOLLAND-RAULIN TRUST  
15101 FREDERICK ROAD  
WOODBINE, MARYLAND 21797  
C/O TIM FEAGA  
410-489-7900

**DEVELOPER**  
LAND MARKETING CONSULTANTS, INC.  
T/A HERITAGE LAND DEVELOPMENT  
15950 NORTH AVENUE  
P.O. BOX 482  
LISBON, MARYLAND 21765  
410-489-7900

KA PROJECT 08-15 SURVEYOR'S BOUNDARY FOREST PLAT 2.DWG