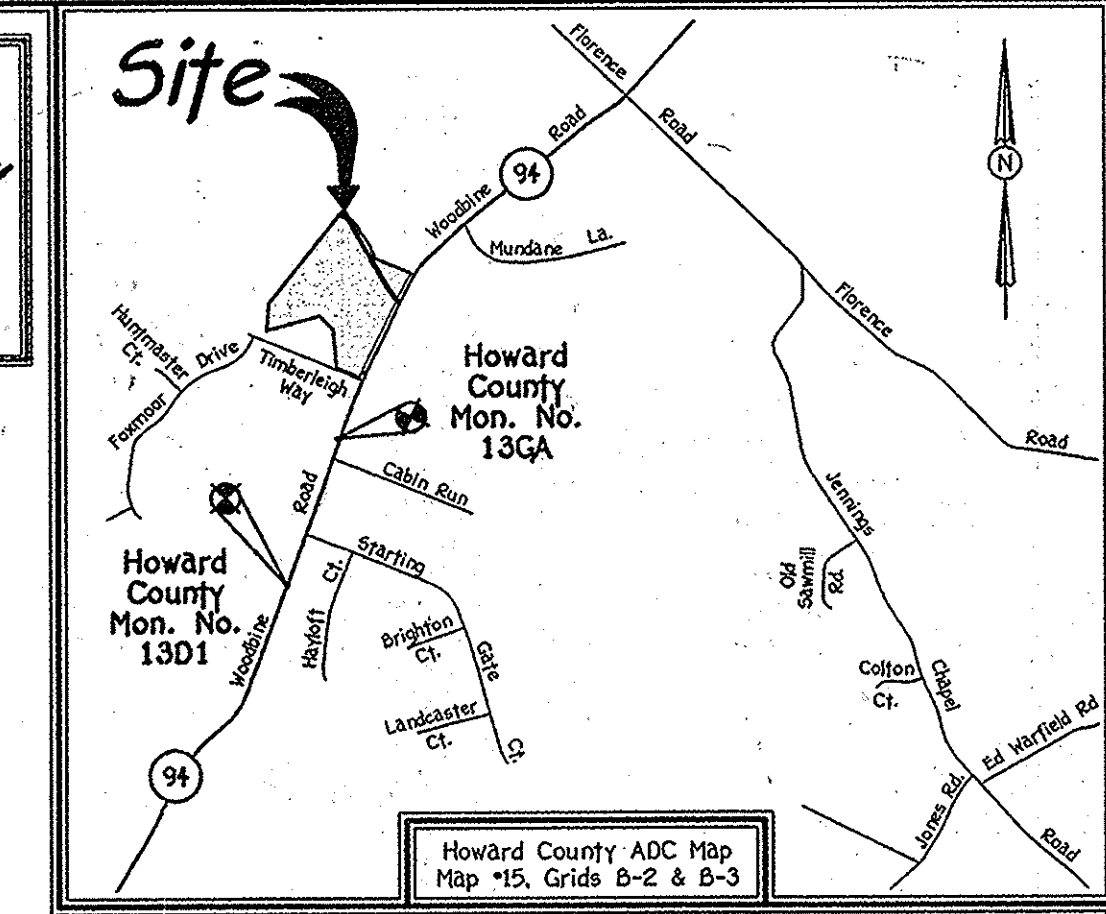
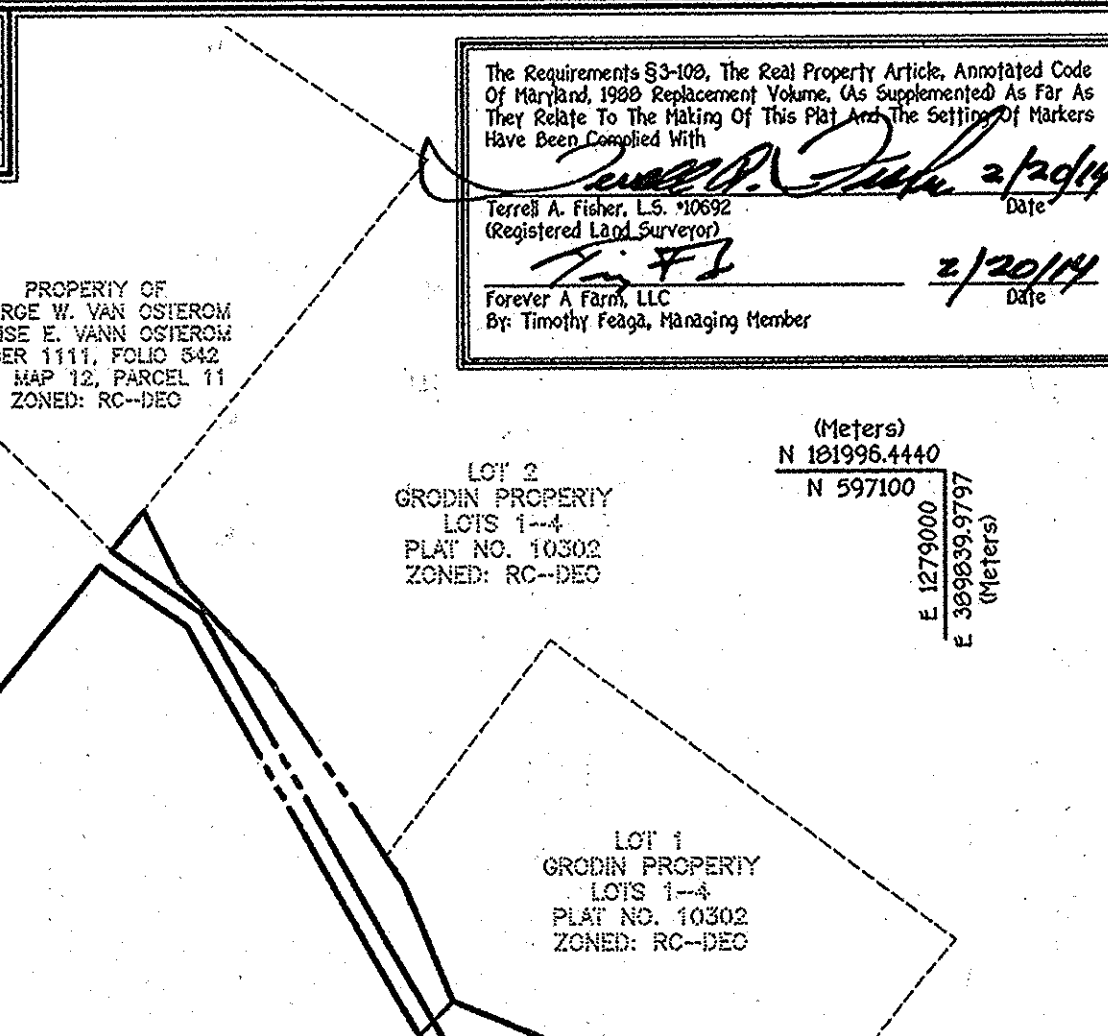


U.S. Equivalent Coordinate Table			Metric Coordinate Table		
Point	North (feet)	East (feet)	Point	North (meters)	East (meters)
101	597004.5263	1278121.8224	101	181967.343563	389572.115280
102	597020.1176	1278133.7867	102	181972.095799	389575.957367
103	597062.3891	1278167.9435	103	181984.974076	389586.388382
104	596545.3275	1278486.6411	104	181827.379495	389683.507629
105	596377.6882	1278888.9948	105	181776.282931	389806.145257
106	596159.6603	1278772.7308	106	181709.827899	389770.707931
107	595357.0540	1278392.2632	107	181465.192995	389654.741164
108	596026.3729	1278737.2156	108	181687.185053	389759.974313
109	596064.6919	1278727.7120	109	181680.801473	389756.986163
110	596238.4082	1278828.1657	110	181733.830295	389726.644395
111	596227.6335	1278811.2836	111	181730.546162	389721.498727
112	59620.6957	1278411.4663	112	181850.348721	389660.594276
113	596510.9241	1278394.0099	113	181847.373371	389655.273569
114	596954.8704	1278227.1334	114	181952.208411	389604.409512
115	596941.1407	1278211.8658	115	181948.023599	389593.755933
117	596392.4996	1278853.4457	117	181780.797457	389795.309876
118	596211.1677	1278755.2818	118	181725.527381	389765.389460
119	59635.8068	1278475.2273	119	181550.157027	389680.028675
120	595395.8412	1278362.0794	120	181477.015378	389645.541122
401	595297.5348	1278320.8260	401	181447.051511	389632.987065
402	595343.5733	1278340.0969	402	181461.048726	389638.840866
403	596668.0324	1278436.6966	403	181864.780026	389688.284507
404	596987.0319	1278204.4949	404	181982.011278	389597.509283
411	596078.3497	1277372.4458	411	181685.044382	389343.900203
415	595800.7684	1277354.6936	415	181600.437440	389338.489320
417	595945.0975	1277908.1519	417	181644.429013	389507.183743
418	595804.5527	1278046.9459	418	181601.590878	389549.488258
421	595396.8857	1278079.8077	421	181477.333738	389559.504542
426	596890.5726	1278294.5707	426	181932.610413	389624.964453
427	596509.1029	1278451.7287	427	181816.338225	389672.866281
428	596524.1227	1278466.2044	428	181820.916251	389677.278488
429	596121.5540	1278711.6627	429	181698.213882	389752.094339
430	596101.0918	1278701.7028	430	181691.976172	389749.058550

Curve Data Tabulation					
Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Bearing & Distance
117-118	2387.89'	206.26'	04°56'57"	103.19'	S 28°25'44" W 206.20'
119-120	10710.76'	265.31'	01°25'09"	132.66'	S 25°14'41" W 265.30'

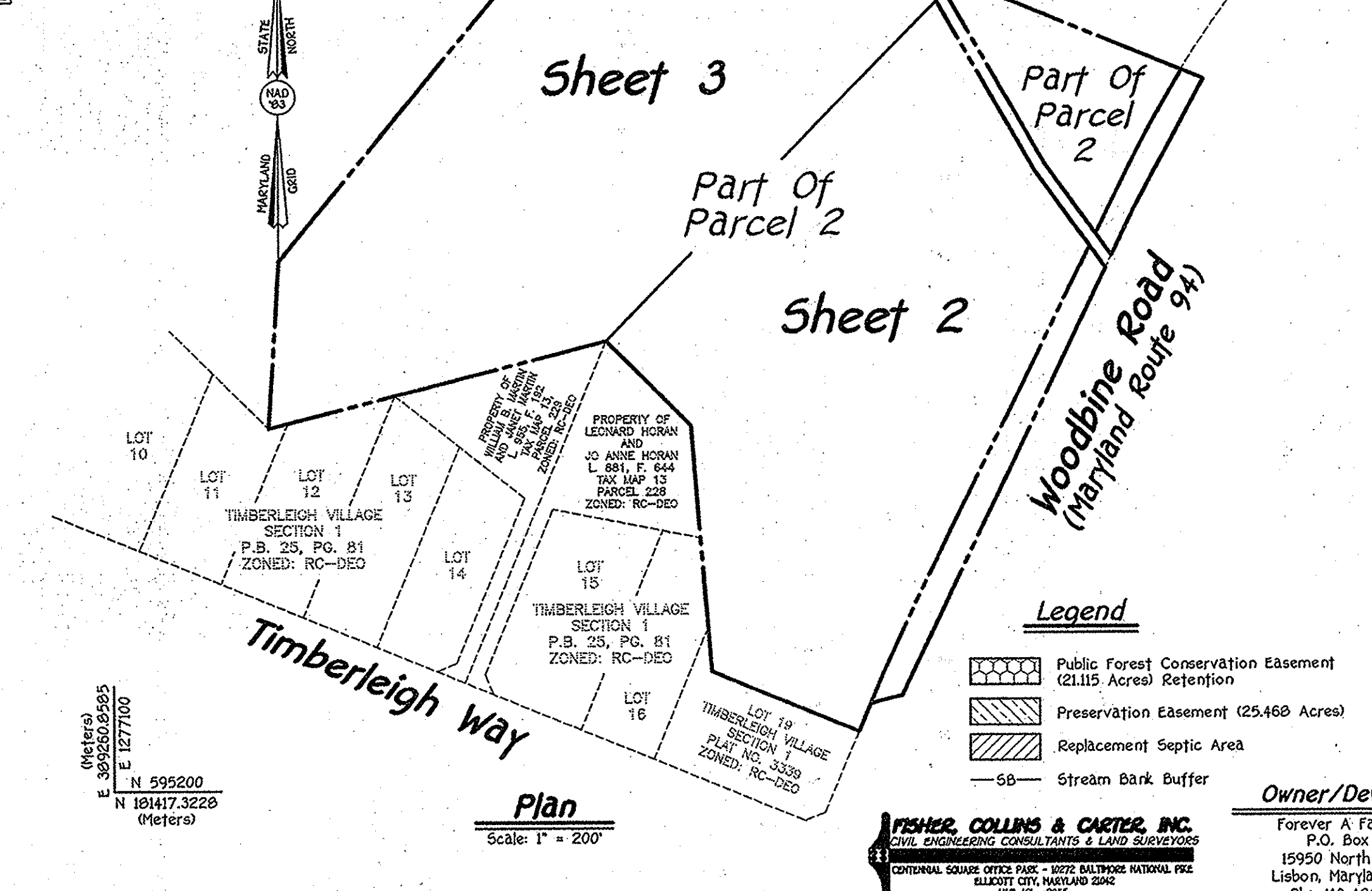


Density Exchange Tabulation	
Initial Exchange	
Receiving Parcel Information	Property Of: BV Business Trust Tax Map No. 28, Grid 11, Parcel No. 49 Liber 11276 At Folio 36 Walnut Creek Subdivision (SP-06-007)
Total Parcel Acreage	28.576 Ac.* (Parcel 2 + Road Dedication) (11.393 Ac. + 14.075 Ac. + 1.583 Ac. + 0.436 Ac. + 0.798 Ac. + 0.291 Ac.)
Preservation Parcel Acreage	25.468 Ac.* (Part Of Parcel 2)
Preservation Acreage Available For Sending Density	26.266 Ac.* (Part Of Parcel 2 + Road Dedication) (25.468 Ac. + 0.798 Ac.)
CEO Units Created (1:4.25)	26.266 Ac. * 1 CEO Unit/4.25 Ac. = 6.18 6 CEO Units * Note 1
CEO Units Sent (1:4.25)	5 CEO Units
Acreage Of Preservation Easement Remaining To Be Sent	5.016 Ac.* (26.266 Ac. - 21.250 Ac.)

Notes: 1 Density Unit (4.250 Acres) Retained For Dwelling On Parcel 2

Reservation Of Forest Conservation Easements

Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Forest Conservation (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Part Of Parcel 2 (Property Of Forever A Farm, LLC). Any Conveyances Of The Aforesaid Property Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Property. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By 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.



- General Notes:** Scale: 1" = 200'
- Subject Property Zoned RC-DEO Per 10/06/13 Comprehensive Zoning Plan. Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 1301 And 130A, Adjustment Of November, 2008.
 - Station 1301 Northing: 593,130.8810 Easting: 1,277,553.1459
Station 130A Northing: 594,658.9610 Easting: 1,278,083.6699
 - This Plat Is Based On Field Boundary Survey Performed On Or About February, 2013 By Fisher, Collins And Carter, Inc.
 - Denotes Iron Pin Set Capped "FCC-106".
 - Denotes Iron Pipe Or Iron Bar Found.
 - Denotes Angular Change In Bearing Or Rights-Of-Way.
 - Denotes Concrete Monument Set With Aluminum Plate "FCC-106".
 - Denotes Stone Or Monument Found.
 - Parcel 'A' Is Encumbered With A Preservation Easement Agreement With Howard County, Maryland And Patuxent Conservation Corps. This Agreement Outlines The Maintenance Responsibilities Of The Owner, Prohibits Subdivision Of The Parcel, And Enumerates The Uses Permitted On The Property.
 - Previous Department Of Planning And Zoning File Numbers: SDP-14-005.
 - No Clearing, Grading Or Construction Is Permitted Within Wetlands, Streams Or Their Buffers And Forest Conservation Easement Areas.
 - A Deed Of Forest Conservation Easement Has Been Recorded With This Plat For An Overlapping 21.115 Acre Area And Specifies The Uses And Restrictions For The Forest Conservation Easement Area.
 - Delineation Of The Forest Conservation Easement And Forest Conservation Bank With Supporting F50/FCP Documentation Was Performed By Eco-Science Professionals, Inc. A Maryland Registered Professional Forester, On Or About May 9, 2013.
 - The 21.115 Acre Forest Conservation Easement Area Is A 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 Execution Of A Developer's Agreement.
 - The Existing Well And Septic And Private Sewage Reserve Easement Are Not Located Within The Public Forest Conservation Easement.
 - There Are Existing Dwellings/Structures Located On This Parcel To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling/Structures Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
 - This Plat Of Easement Is Exempt From The Requirements Of The Forest Conservation Program Per Section 16.1202(b)(ix)(vii) Of The Howard County Code And The Forest Conservation Manual Because This Is A Plat Of Easement And No New Subdivision Lots Are Being Created.
 - The Lots Shown Hereon Comply With The Minimum Lot Width And Lot Area As Required By The Maryland State Department Of The Environment.
 - This Area Designates A Private Sewage Easement Of At Least 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewage Disposal (Comar. 26.04.03). Improvements Of Any Nature In This Area Are Restricted Until Public Sewage System. The County Health Officer Shall Have The Authority To Grant Variances For Encroachments Into The Private Sewage Easement. Recordation Of A Modified Sewage Easement Shall Not Be Necessary.

APPROVED: For Private Water And Private Sewerage Systems
Howard County Health Department.

Richard M. Rossman 3/6/2014
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Chad Edmonds 3-17-14
Chief, Development Engineering Division Date

West Schuchman 4/2/14
Director Date

Owner's Certificate

Forever A Farm, LLC, By Timothy Feaga, Managing Member, Owner Of The Property Shown And Described Hereon, Hereby Adopts 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 25.468 Acre Preservation Easement To Be Considered A Sending Parcel For Development Rights And Also Establish The Overlapping 21.115 Acre Forest Conservation Easement To Be Considered A Tree Bank For Forest Conservation Off-Site Retention 2:1 Obligation.

Witness My Hand This 20th Day Of FEBRUARY, 2014.

Timothy Feaga
Forever A Farm, LLC
By: Timothy Feaga, Managing Member

Terrell A. Fisher
Witness

Surveyor's Certificate

I Hereby Certify That The Final Easement Plat Shown Hereon Is Correct; That It Was Prepared By Me Or Under My Responsible Charge And That I Am A duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Defines A Preservation Parcel Easement Of 25.468 Acres And A Forest Conservation Easement On Part Of The Land Conveyed By First United Bank & Trust, Trustee For The Benefit Of The Eleanor James Testamentary Trust And Susan Henson, Personal Representative Of The Estate Of Eleanor James To Forever A Farm, LLC By Confirmatory Deed Dated April 16, 2013 And Recorded Among The Land Records Of Howard County, Maryland In Liber 15021 At Folio 214, And That All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher
Terrell A. Fisher, Professional Land Surveyor No. 10692
Expiration Date: December 13, 2013

Purpose Statement

The Purpose Of This Plat Is: (1) To Establish A 25.468 Ac. Preservation Easement That Will Provide For Transfer Of (5) CEO Density Units To Walnut Creek Subdivision SP-06-007; (2) To Establish A Forest Conservation Bank Easement On A Portion Of The Preservation Easement On This Same Parcel, Encumbering 21.115 Acre Equivalent Credits For As Yet Unspecified Forest Conservation Off-Site Retention 2:1 Obligation; And (3) To Reserve 1.089 Ac. Of Future Road Dedication.

RECORDED AS PLAT No. 28726 ON 4/4/14
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Density Exchange And Forest Conservation Bank Sending Plat Of Easements

Parcel 2
Property Of
Forever A Farm, LLC
Zoned: RC-DEO
Tax Map: 13, Grid: 7, Parcel: 2
Fourth Election District - Howard County, Maryland

Date: October 17, 2013 Scale: As Shown Sheet 1 Of 3

:201313005(dwg)\Record Plats\13005-6001 Density Sending & FC-Plat 1.dwg, PLAT 1, 10/18/2013 8:02:37 AM, 1:1

RE-14-001 (S1 & FC)

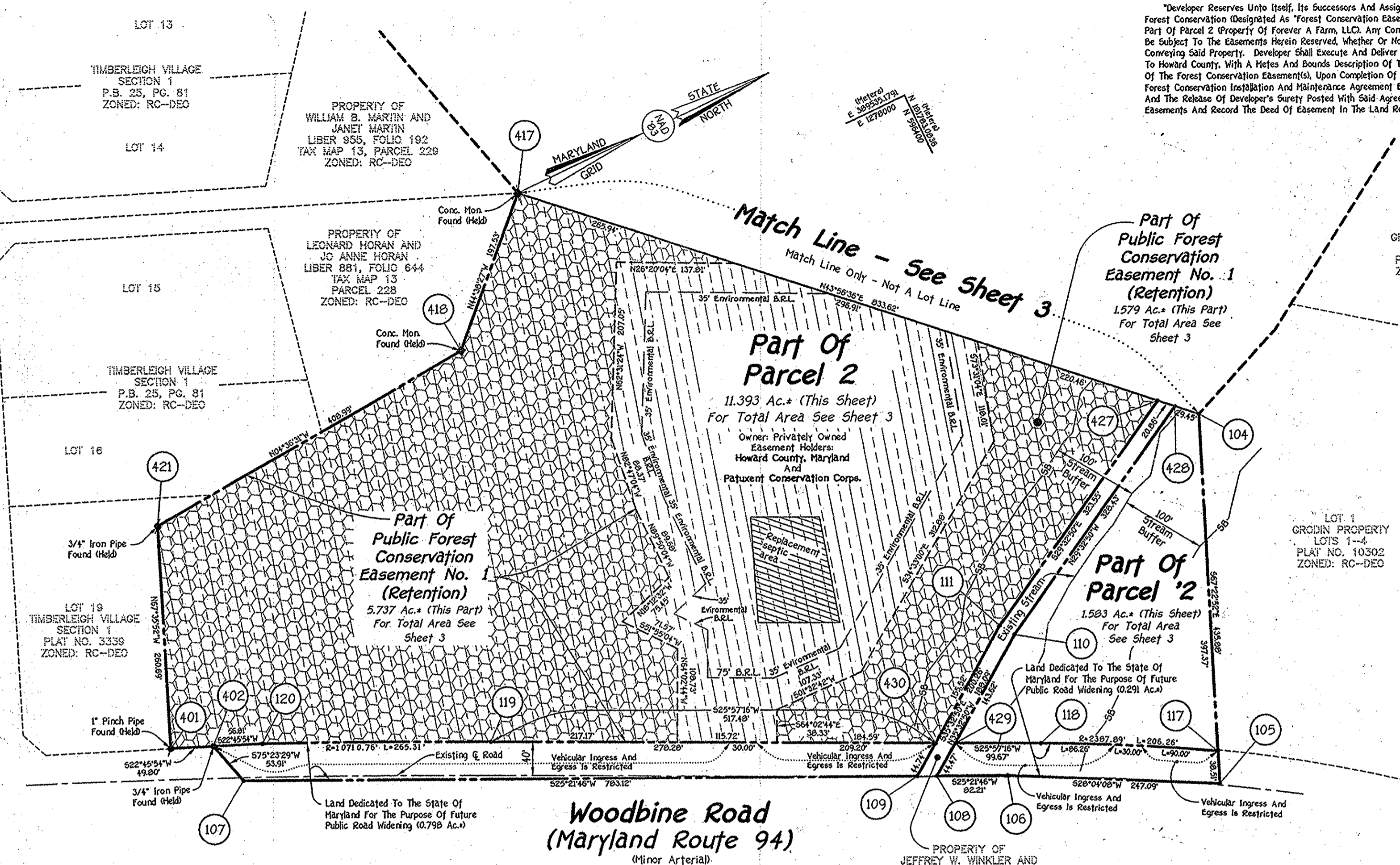
The Requirements S3-108, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Terrell A. Fisher 2/20/14
Date
Terrell A. Fisher, L.S. 10692
(Registered Land Surveyor)
Timothy Feaga 2/20/14
Date
Forever A Farm, LLC
By: Timothy Feaga, Managing Member

Reservation Of Forest Conservation Easements

"Developer Reserves unto itself, its successors and assigns, all Easements shown on this Plan for Forest Conservation (Designated as "Forest Conservation Easement"), located in, on, over, and through Part of Parcel 2 (Property of Forever A Farm, LLC). Any Conveyances of the Aforesaid Property shall be subject to the Easements herein reserved, whether or not expressly stated in the Deeds conveying said Property. Developer shall execute and deliver Deeds for the Easements herein reserved to Howard County, with a Metes and Bounds Description of the Forest Conservation Area. In the Case of the Forest Conservation Easement(s), Upon Completion of the Developer's Obligations Under the Forest Conservation Installation and Maintenance Agreement Executed by 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."

Timberleigh Way
Existing 50' R/W
(P.B. 25, Pg. 81)



Legend

- Public Forest Conservation Easement (21.115 Acres) Retention
- Preservation Easement (25.468 Acres)
- Replacement Septic Area
- Stream Bank Buffer

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 16272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 481-2055

Owner/Developer

Forever A Farm, LLC
P.O. Box 482
15950 North Avenue
Lisbon, Maryland 21765
Ph: 410-489-7900

APPROVED: For Private Water And Private Sewerage Systems
Howard County Health Department.

Brian for Maureen Rodman 3/6/2014
Howard County Health Officer *BR* Date *17/10*

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division 3-17-14
Date
Director 4/02/14
Date

Owner's Certificate

Forever A Farm, LLC, By Timothy Feaga, Managing Member, Owner Of The Property Shown And Described Hereon, Herby 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 25.468 Acre Preservation Easement To Be Considered A Sending Parcel For Development Rights And Also Establish The Overlapping 21.115 Acre Forest Conservation Easement To Be Considered A Tree Bank For Forest Conservation Off-Site Retention 2:1 Obligation.

Witness My Hand This *20th* Day Of **FEBRUARY, 2014**.

Timothy Feaga
Forever A Farm, LLC
By: Timothy Feaga, Managing Member

Terrell A. Fisher
Witness

Surveyor's Certificate

I Herby Certify That The Final Easement Plat Shown Hereon Is Correct; That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Defines A Preservation Parcel Easement Of 25.468 Acres And A Forest Conservation Easement On Part Of The Land Conveyed By First United Bank & Trust, Trustee For The Benefit Of The Eleanor, James Testamentary Trust And Susan Henson, Personal Representative Of The Estate Of Eleanor James To Forever A Farm, LLC By Confirmatory Deed Dated April 16, 2013 And Recorded Among The Land Records Of Howard County, Maryland In Liber 15021 At Folio 214, And That All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher
Terrell A. Fisher, Professional Land Surveyor No. 10692
Expiration Date: December 13, 2013

RECORDED AS PLAT No. *22727* ON *4/4/14*
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Density Exchange And Forest Conservation Bank Sending Plat Of Easements

Parcel 2
Property Of
Forever A Farm, LLC
Zoned: RC-DEO

Tax Map: 13, Grid: 7, Parcel: 2
Fourth Election District - Howard County, Maryland

Date: October 17, 2013 Scale: 1" = 100' Sheet 2 of 3

RE-14-001 (51 & FC)

I:\2013\13005\dwg\Record Plats\13005-6001 Density Sending & FC-Plat 2.dwg, PLAT 2, 10/18/2013 8:06:01 AM, 1:1

The Requirements S3-102, 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

Terrell A. Fisher 2/20/14
Date
Terrell A. Fisher, L.S. #10692
(Registered Land Surveyor)

Timothy Feaga 2/20/14
Date
Forever A Farm, LLC
By: Timothy Feaga, Managing Member

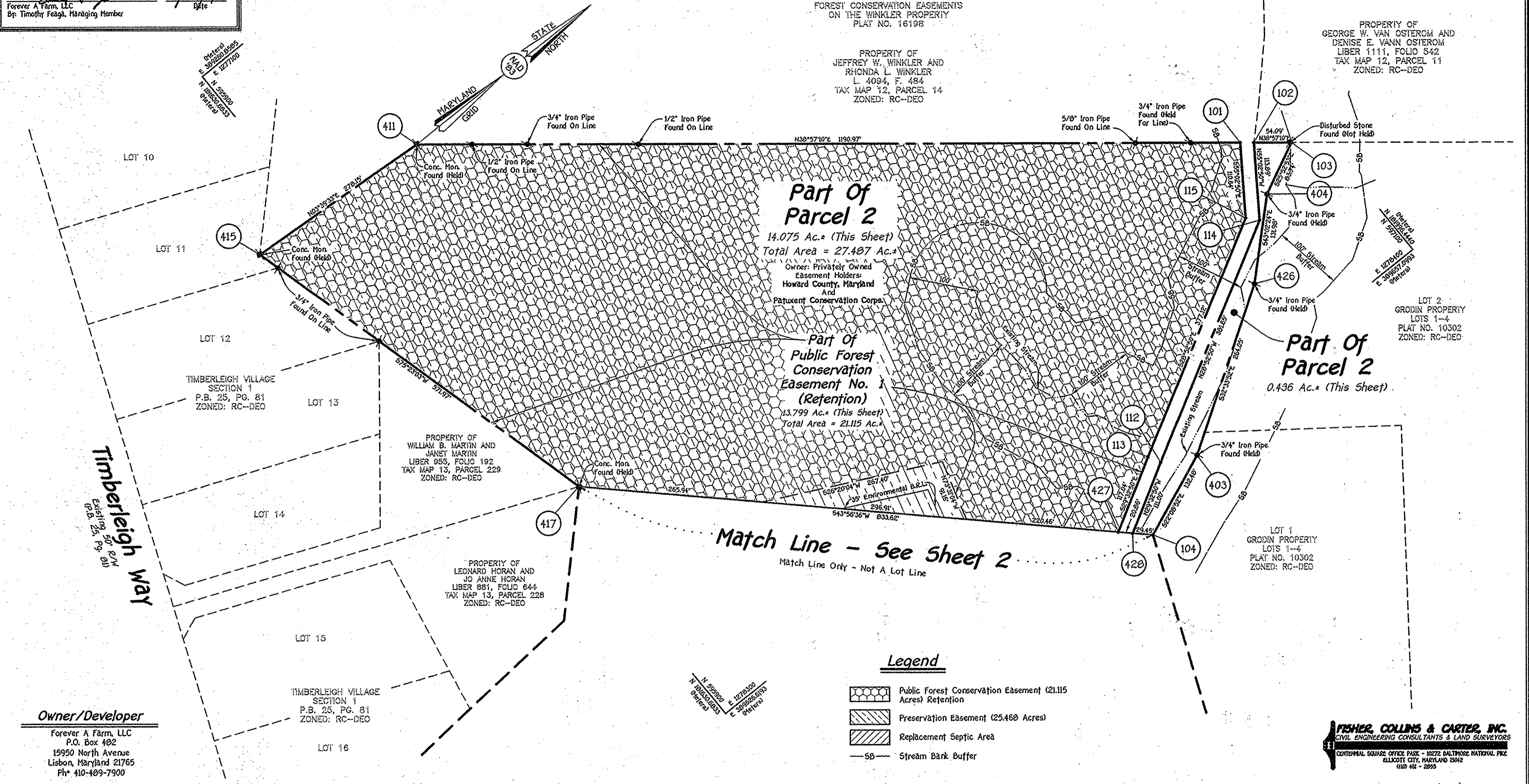
Reservation Of Forest Conservation Easements

"Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Forest Conservation (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Part Of Parcel 2 (Property Of Forever A Farm, LLC). Any Conveyances Of The Aforesaid Property Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds) Conveying Said Property. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By 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."

PLAT OF CORRECTION
AMENDED PLAT OF
FOREST CONSERVATION EASEMENTS
ON THE WINKLER PROPERTY
PLAT NO. 16198

PROPERTY OF
JEFFREY W. WINKLER AND
RHONDA L. WINKLER
L. 4094, F. 484
TAX MAP 12, PARCEL 14
ZONED: RC-DEO

PROPERTY OF
GEORGE W. VAN OSTEROM AND
DENISE E. VANN OSTEROM
LIBER 1111, FOLIO 542
TAX MAP 12, PARCEL 11
ZONED: RC-DEO



APPROVED: For Private Water And Private Sewerage Systems
Howard County Health Department.

Barbara M. Rossman 3/6/2014
Howard County Health Officer
Date: 3/6/14

APPROVED: Howard County Department Of Planning And Zoning.

Chad Edwards 3-17-14
Chief, Development Engineering Division
Date

Keith Shandrew 4/22/14
Director
Date

Owner's Certificate

Forever A Farm, LLC, By Timothy Feaga, Managing Member, 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 25.468 Acre Preservation Easement To Be Considered A Sending Parcel For Development Rights And Also Establish The Overlapping 21.115 Acre Forest Conservation Easement To Be Considered A Tree Bank For Forest Conservation Off-Site Retention 2:1 Obligation.

Witness My Hand This 20th Day Of FEBRUARY, 2014.

Timothy Feaga
Forever A Farm, LLC
By: Timothy Feaga, Managing Member

Terrell A. Fisher
Witness

Surveyor's Certificate

I Hereby Certify That The Final Easement Plat Shown Hereon Is Correct; That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Defines A Preservation Parcel Easement Of 25.468 Acres And A Forest Conservation Easement On Part Of The Land Conveyed By First United Bank & Trust, Trustee For The Benefit Of The Eleanor James Testamentary Trust And Susan Henson, Personal Representative Of The Estate Of Eleanor James To Forever A Farm, LLC By Confirmatory Deed Dated April 16, 2013 And Recorded Among The Land Records Of Howard County, Maryland In Liber 15021 At Folio 214, And That All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher
Terrell A. Fisher, Professional Land Surveyor No. 10692
Expiration Date: December 13, 2013

RECORDED AS PLAT No. 22723 ON 4/14/14
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Density Exchange And Forest Conservation Bank Sending Plat Of Easements

Parcel 2
Property Of
Forever A Farm, LLC
Zoned: RC-DEO
Tax Map: 13, Grid: 7, Parcel: 2
Fourth Election District - Howard County, Maryland

Date: October 17, 2013 Scale: 1" = 100' Sheet 3 of 3

RE-14-001 (S1 & FG)

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CONTINENTAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLIOTT CITY, MARYLAND 20612
(410) 481-2255

201313005.dwg | Record Plats | 13005-6001 Density Sending & FC-Plat 3.dwg, PLAT 3, 10/18/2013 8:09:11 AM, 1:1