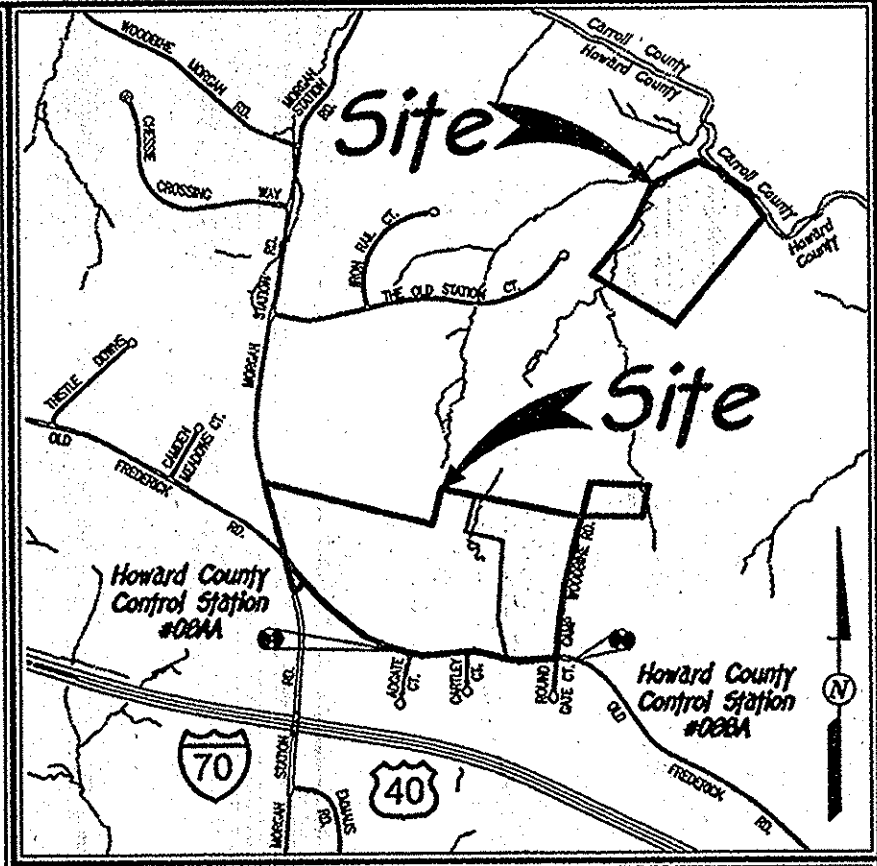
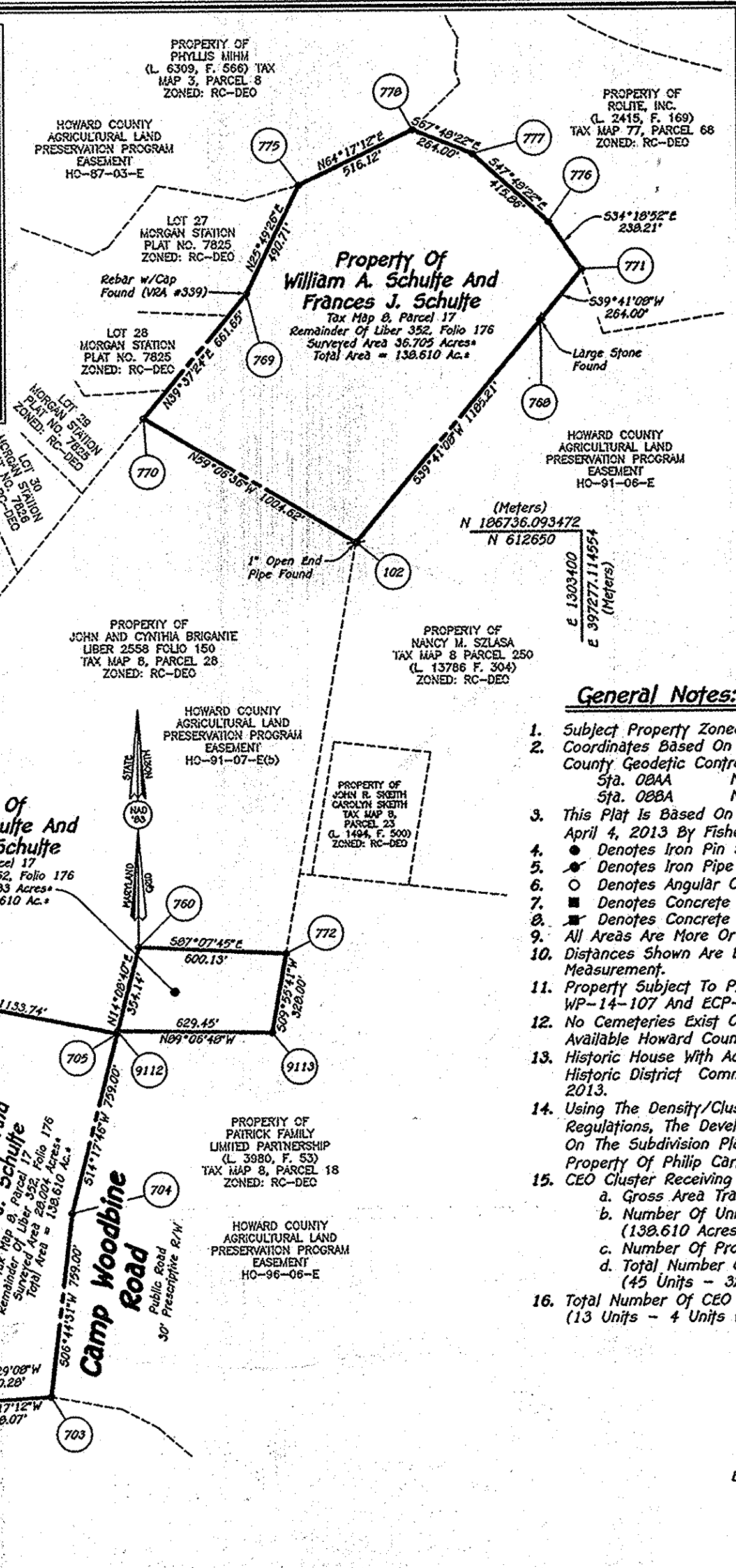


U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
102	612609.9236	1302480.8480	186723.878174	396996.956734
426	610185.4698	1299416.0215	185984.903184	395757.994895
431	610536.4215	1299416.0215	186091.873483	396224.395455
436	610904.4587	1300042.7336	186204.051433	396253.817742
703	609115.8683	1301221.5271	185658.888002	396113.114729
704	609869.6196	1301310.6338	185888.631854	396640.274490
705	610605.1151	1301498.0566	186112.811342	396974.401083
707	610831.2482	1300387.0974	186181.738822	396358.780055
708	609091.3838	1300844.2558	185651.425089	396498.122106
709	609116.9827	1300706.3310	185659.227679	396456.082632
710	609203.6213	1300391.4039	185685.635149	396360.092678
711	609156.0139	1299832.4276	185671.124383	396189.716352
712	609282.7186	1299451.0746	185703.648066	396073.479734
713	609363.5543	1299243.2450	185734.382839	396010.133127
714	609323.2718	1299212.7518	185844.924948	395878.918559
715	609443.1511	1298611.6124	185911.044299	395817.611129
716	610977.9107	1298205.0907	186226.439539	395894.007864
717	610027.2680	1298534.6864	185938.882573	395794.157950
718	609861.3774	129842.6746	185886.119637	395796.598854
760	610959.0494	1301587.2504	186220.890721	396724.897114
768	613522.0138	1303237.6955	187001.883831	397227.644095
769	613635.3262	1302040.6858	187036.421517	396862.794740
770	613125.8974	1301618.7291	186881.883303	396734.181824
771	613725.1774	1303406.2795	187063.889231	397279.029576
772	610928.9925	1302186.6312	186211.523570	396907.279041
775	614077.0330	1302254.4410	187171.054033	397279.947513
776	613921.9316	1303271.9908	187123.779028	397238.097300
777	614201.2384	1302963.8923	187208.911891	397144.188705
778	614300.9623	1302719.4518	187239.307796	397069.683101
2554	609856.7393	1298497.5466	185884.705937	395782.843812
9112	610615.6458	1301500.7103	186116.021039	396698.209948
9113	610605.9043	1302130.0803	186113.051887	396890.042281

Receiving Parcel Information	Density Exchange		
	Initial Exchange	Second Exchange	Third Exchange
Schulte Property (SP-14-002) Tax Map No. 8, Grid 2, Parcel No. 8 & L. 532, F. 176 And L. 385, F. 193			
Total Area Of Property	138.610 Acres		
Allowed Density Units	138.610 Ac. / 4.25 Ac. = 32 Units		
Net Acreage Of Subdivision	133.140 Ac. (Minus 100 Yr. Flood Plain = 2.36 Ac.) (Minus Steep Slopes = 3.110 Ac.) = 133.140 Ac.		
Maximum Density Units	133.140 / 2 Acres = 66 Units		
Proposed Density Units	45 Units		
Number of CEO Units Required	45 Units - 32 Units = 13 Units		
Sending Parcel Information	4 CEO Units From Property Of Philip Carroll And Camilla Carroll - Tax Map 23, Grid 30, Parcel 71 RE-15-001(51)		



Vicinity Map
Scale: 1" = 2,000'
Howard County ADC Map
Map 9, Grid E-5

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.

Mark L. Robel 1/08/15
Mark L. Robel, P.L.S. #339
(Property Line Surveyor)
Date

Deceased
William A. Schulte

Deceased
Frances Jean Schulte

Diane Schulte 11/01/2014
Diane Schulte, Personal Representative
Estate Of Frances Jean Schulte
Date

Density Tabulation

1. Tract Area = 138.610 Ac.*
2. Floodplain Area = 2.36 Ac.*
3. Steep Slopes = 3.110 Ac.*
4. Net Tract Area = 133.140 Ac.*
5. Density Allowed By Matter Of Right: 138.610 Ac.* x 1 Dwelling Unit/4.25 Acres = 32 Single Family Detached Units
6. Density Allowed With Density Exchange Option = 66 Single Family Units (1 Dwelling Unit / 2 Net Acres x 133.140 Net Acres)
7. Total Number Of Proposed Dwelling Units = 45 Units (44 Cluster Lots + 1 Buildable Preservation Parcel)
8. Development Rights Will Be Transferred To This Subdivision Pursuant To The Density Transfer Provision Of Section 106.0 Of The Zoning Regulations For This Property Underlying RC Zoning District (45 Proposed Dwelling Units - 32 Base Density / Right = 13 Development Rights Required To Be Transferred).

- General Notes:**
1. Subject Property Zoned RC-DEO Per 10/06/13 Comprehensive Zoning Plan.
 2. Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 088A And No. 088B.
Sta. 088A N 609,215.0191, E 1,299,547.5412, Elev.= 608.586
Sta. 088B N 609,098.5466, E 1,301,409.1044, Elev.= 630.728
 3. This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About April 4, 2013 By Fisher, Collins And Carter, Inc.
 4. ● Denotes Iron Pin Set Capped "F.C.C. 106".
 5. ○ Denotes Iron Pipe Or Iron Bar Found.
 6. ◌ Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
 7. ■ Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
 8. ■ Denotes Concrete Monument Or Stone Found.
 9. All Areas Are More Or Less (±).
 10. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
 11. Property Subject To Prior Department Of Planning And Zoning File No's: SP-14-002, WP-14-107 And ECP-14-003.
 12. No Cemeteries Exist On The Subject Property Based On Visual Observation Or Listed In Available Howard County Cemetery Inventory Map.
 13. Historic House With Accessory Structures Exist On-Site And Have Been Presented To The Historic District Commission As File No. 13-57 For Advisory Comments On December 5, 2013.
 14. Using The Density/Cluster Exchange Option Described In Section 106 Of The Zoning Regulations, The Development Rights For 4 CEO Of The Residential Lots/Parcels Shown On The Subdivision Plan For Schulte Property (SP-14-002) Have Been Transferred From Property Of Philip Carroll And Camilla Carroll, Tax Map 23, Parcel No. 71, Grid No. 10.
 15. CEO Cluster Receiving Unit Tabulation:
a. Gross Area Tract = 138.610 Ac.* (RC-DEO Zoning)
b. Number Of Units Allowed By Matter Of Right = 32 Units (138.610 Acres x 1 Unit/4.25 Acres)
c. Number Of Proposed Units = 45 Units
d. Total Number Of CEO Units Required To Be Transferred = 13 Units (45 Units - 32 Units)
 16. Total Number Of CEO Units Required After Initial Exchange = 9 Units (13 Units - 4 Units (Carroll Property))

Owner	Developer
Estate Of Frances Jean Schulte c/o Diane Schulte, Personal Representative 2215 Duvall Road Woodbine, Maryland 21797 Ph# 410-977-1327	Land Design & Development 5300 Dorsey Hall Drive Suite 102 Ellicott City, Maryland 21042 Ph# 443-367-0422

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SOURCE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461 - 2895

APPROVED: Howard County Department Of Planning And Zoning.

Keit Schulte 1-14-15
Director Date

Owner's Certificate

Diane Schulte, Personal Representative, Estate Of Frances Jean Schulte, Owner Of The Property Recorded In Liber 352 At Folio 176 And Liber 385 At Folio 193 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 This Property As A Receiving Parcel For Development Rights. The Requirements Of The Annotated Code Of Maryland, As Amended, As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With. Witness My Hand This 5th Day Of November, 2014.

Diane Schulte Personal Representative
Diane Schulte, Personal Representative
Estate Of Frances Jean Schulte

Deceased
William A. Schulte

Deceased
Frances Jean Schulte

John Doster
Witness

Surveyor's Certificate

I Hereby Certify To The Best Of My Knowledge That The Final 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 Is (1) Part Of The Lands Conveyed By Robert Francis Gosnell And Elsie M. Gosnell To William A. Schulte And Frances Jean Schulte By Deed Dated May 11, 1960 And Recorded Among The Land Records Of Howard County, Maryland In Liber 352 At Folio 176; And (2) All Of The Lands Conveyed By Kigan McKinney And Frances Warfield McKinney To William A. Schulte And Frances Jean Schulte By Deed Dated June 15, 1962 And Recorded Among The Aforesaid Land Records In Liber 385 At Folio 193; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Mark L. Robel
Mark L. Robel, Property Line Surveyor No. 339
Expiration Date: October 4, 2014

RECORDED AS PLAT No. 23168 ON 11/6/15
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Density Receiving Plat
Schulte Property**

Zoned: RC-DEO

Tax Map: 8, Parcel: 8, Grid: 2 &
Tax Map: 8, Parcel: 17, Grid: 3
Fourth Election District
Howard County, Maryland
Date: August 26, 2014
Scale: 1" = 500' Sheet 1 Of 1