

Coordinate Table

Point	North	East
100	529896.634679	781342.175419
335	529461.168300	782675.526300
419	529795.104500	780299.000900
422	529795.320300	780299.000900
423	529668.742700	780721.937900
424	529336.749234	781317.115274
425	529580.040900	780855.511400
426	529348.954668	781121.939467
427	529612.786268	780893.896379
428	529716.271858	780737.460628
429	529828.037591	780395.249551
430	529845.315179	780283.571742
431	529845.099453	780258.572672
432	529869.886064	780233.354554
439	529245.013900	781079.692000
440	528947.579508	781376.225066
441	528971.847400	781604.531000
442	528848.397765	781748.961563
489	529769.889700	780234.217600
491	529316.208712	781084.155258

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.

Terrell A. Fisher, L.S. #10692
(Registered Land Surveyor)
Date: **6/28/2017**

Cecil D. Smith
Date: **5-5-2016**

Jennifer H. Smith
Date: **May 5, 2016**

Curve Data Chart

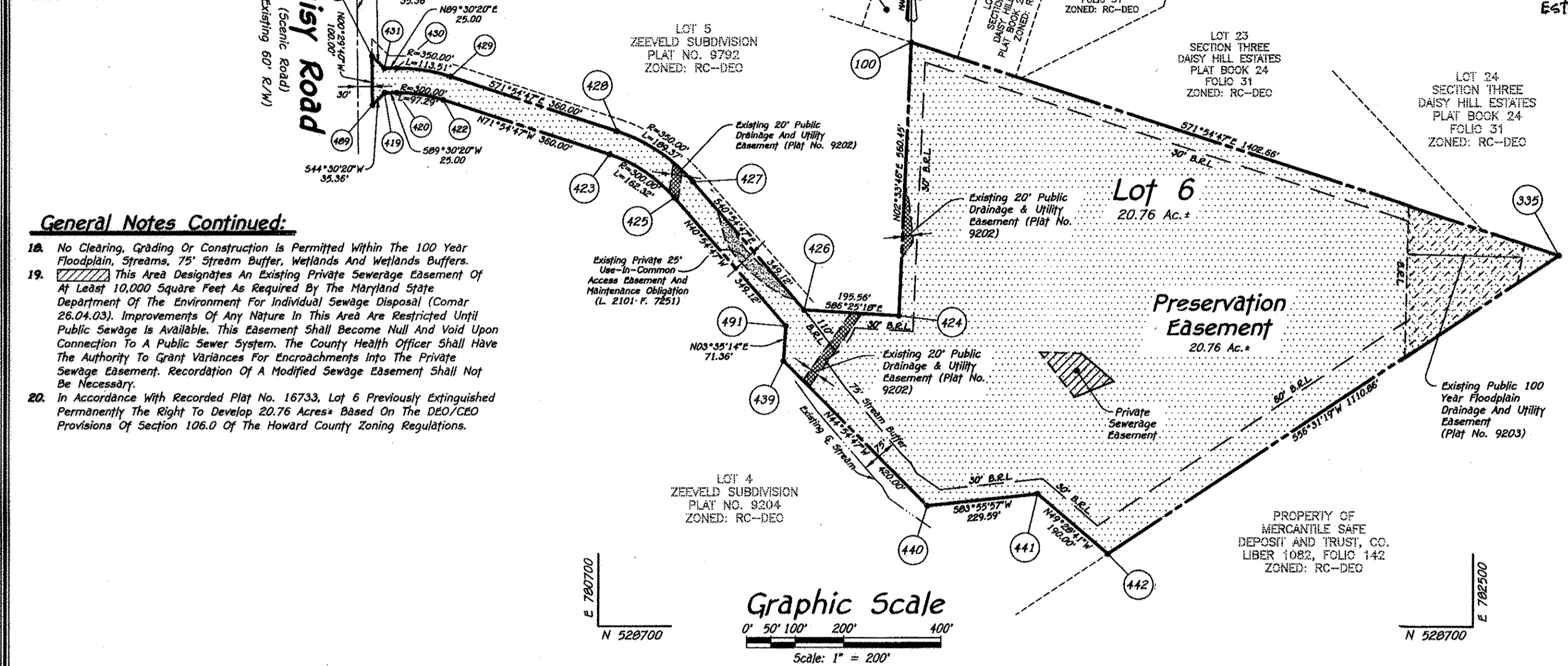
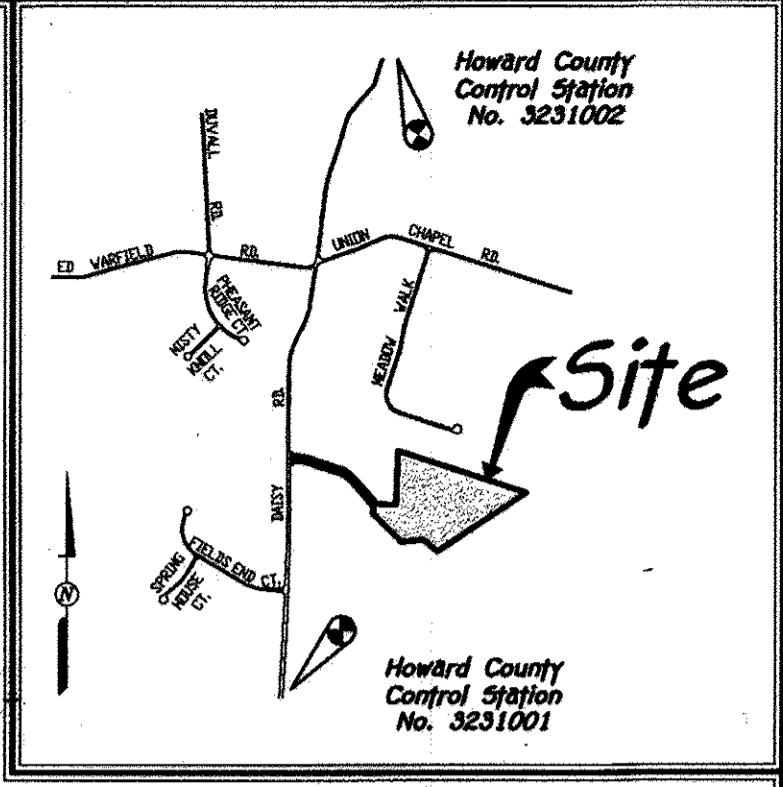
Proj-Prt	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
420-422	300.00'	97.29'	19°05'54"	49.07'	S81°12'14"E - 96.87'
423-425	300.00'	162.32'	19°05'54"	83.19'	S56°24'47"E - 160.34'
427-428	350.00'	189.37'	31°00'00"	97.06'	N56°24'47"W - 187.07'
429-430	350.00'	113.51'	18°34'50"	57.25'	N81°12'20"W - 113.01'

Minimum Lot Size Chart

Lot No.	Gross Area	Pipestem Area	Floodplain Or 25% Or Greater Slopes	Minimum Lot Size
6	20.76 Ac.	1.21 Ac.	4.68 Ac.	14.87 Ac.

Density Exchange Chart

Sending Parcel Information	Initial Exchange	Second Exchange	Third Exchange
Plat No. 16733	Plat No. 16733	Plat No. 16733	Plat No.
Total Parcel Computed Acreage	20.76 Ac.±	20.76 Ac.±	20.76 Ac.±
Parcel Acreage Used For Density Exchange Calculations	20.76 Ac.±	20.76 Ac.±	20.76 Ac.±
Preservation Parcel Acreage	20.76 Ac.±	20.76 Ac.±	20.76 Ac.±
CEO Units Sent (1:4.25)	2	1	0
CEO Units Created (1:3)	20.76 Ac./3.0 Ac. = 6	12.26 Ac./3.0 Ac. = 4	8.01 Ac./3.0 Ac. = 2
CEO Units Sent (1:3)	0	0	1
Remaining Preservation Parcel Acreage Available For Exchange	20.76 Ac. (-) 8.50 Ac. (2 CEO) = 12.26 Ac. Remaining	12.26 Ac. - 4.25 Ac. = 8.01 Ac.	8.01 Ac. - 3.0 Ac. = 5.01 Ac. (See Note 1) (See Note 2)
Receiving Parcel Information	Fox Meadow (F-03-45) Tax Map 15, Grid 19, Parcel 167 Property Of Northridge Development, LLC Liber 6016 At Folio 438 (F-04-198)	Clark's Meadow (G-03-14) Tax Map 21, Grid 17, Parcel 227 Property Of Dorsey Mill, LLC Liber 6377 At Folio 654 (F-04-159)	Belvedere Estates (F-16-065) Tax Map 22, Grid 8, Parcel 116 And P/O 7 L. 1695, F. 146 And L. 13136, F. 303



General Notes Continued:

18. No Clearing, Grading Or Construction Is Permitted Within The 100 Year Floodplain, Streams, 75' Stream Buffer, Wetlands And Wetlands Buffers.

19. This Area Designates An Existing Private Sewerage 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 Is Available. This Easement Shall Become Null And Void Upon Connection To A Public Sewer System. The County Health Officer Shall Have The Authority To Grant Variances For Encroachments Into The Private Sewerage Easement. Recordation Of A Modified Sewerage Easement Shall Not Be Necessary.

20. In Accordance With Recorded Plat No. 16733, Lot 6 Previously Extinguished Permanently The Right To Develop 20.76 Acres± Based On The DEO/CEO Provisions Of Section 106.0 Of The Howard County Zoning Regulations.

General Notes:

- Subject Property Is Zoned RC-DEO Per The 10/06/13 Comprehensive Zoning Plan.
- This Plat And The Coordinates Shown Hereon Are Based On NAD '27, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 3231001 And 3231002, As Shown On A Plat Entitled "Plat Of Revision, Zeeveld Subdivision, Lot 6" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 16733. Station 3231001 North 526340.082 East 779988.464 Station 3231002 North 527121.120 East 780086.339
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '27 Grid Measurement.
- Plat Subject To Prior Department Of Planning And Zoning File Nos.: F-03-45 And F-04-159.
- This Property Is Located Outside The Metropolitan District.
- This Site Is Adjacent To A Scenic Road.
- Denotes Existing Preservation Easement Area Containing 20.76 Acres. This Property Is Encumbered With A Preservation Easement Agreement Dated April 22, 2004 With Howard County, Maryland And The Howard County Conservancy, Inc. This Agreement Recorded In Liber 6377 At Folio 452 Outlines The Maintenance Responsibilities Of The Owner, Prohibits Subdivision Of The Parcel And Enumerates The Uses Permitted On The Property.
- This Amended Plat Of Easement Is Exempt From The Requirements Of The Forest Conservation Program Per Section 16.1202(b)(1)(vii) Of The Howard County Code Because The Property Is A Plat Of Easement And No New Subdivision Lots Are Being Created.
- The Purpose Of This Amended Plat Of Easement And Density Sending Is To Record The Transfer Of One (1) Preservation Density Exchange Option Unit From The Preservation Easement Established By Recordation Of This Plat To Belvedere Estates, F-16-065, T.M. 22, Grid 8, Parcel 116 And P/O 7. The Density Calculations Are Provided In The Density Exchange Tabulation Chart On This Plat And Identifies One (1) Development Right Has Been Retained On The Parcel For The Existing House.
- This Subdivision Is Exempt From The Perimeter Landscape Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual Because This Plat Is A Revision Of A Bulk Parcel Subdivision. There Is No Change In Land Use With The Recording Of This Plat And There Is An Existing Dwelling Located On Lot 6 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.

Area Tabulation For This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	20.76 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.00 Ac.±
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.00 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	20.76 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	20.76 Ac.±

Fisher, Collins & Carter, Inc.
Civil Engineering Consultants & Land Surveyors
Centennial Square Office Park - 10272 Baltimore National Pike
Ellicott City, Maryland 21042
(410) 461-2855

Legend

- Existing Preservation Easement (20.76 Acres) (Plat No. 16733)
- Existing 25' Private Use-In-Common Access Easement And Maintenance Obligation (L. 2101, F. 7251)
- Existing Public 100 Year Floodplain, Drainage & Utility Easement (Plat No. 9203)
- Existing 20' Public Drainage & Utility Easement (Plat No. 9202)

Developer

George Boardman
Teresa Boardman
12126 Maryland Route 216
Fulton, Maryland 20759
Ph: (410) 707-1976

Owner

Cecil D. Smith And
Jennifer H. Smith
3153 Daisy Road
Woodbine, Maryland 21797
Deed Reference:
L. 7894, F. 191

Purpose Statement

The Purpose Of This Amended Plat Of Easement Is To Record The Transfer Of One (1) DEO Unit From The Preservation Easement Established By Recordation Of The Original Plat Of Easement Entitled "Plat Of Revision, Zeeveld Subdivision, Lot 6" Recorded As Plat No. 16733 Together With A Deed Of Preservation Easement Dated April 22, 2004 And Recorded Among The Land Records Of Howard County, Maryland In Liber 6377 At Folio 452, To Belvedere Estates, F-16-065, Tax Map 22, Grid 8, Parcels 116 And P/O 7.

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

Maria Kossman 8/10/2017
Howard County Health Officer Date

Owner's Certificate

Cecil D. Smith And Jennifer H. Smith, 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 Parcel Easement To Be Considered A Sending Parcel For Transfer Of Development Rights. Witness My Hand This 5th Day Of May, 2016.

Cecil D. Smith
Cecil D. Smith

Jennifer H. Smith
Jennifer H. Smith

Surveyor's Certificate

I Herby Certify To The Best Of My Knowledge That The Final Plat Of Revision And Plat Of Easement Shown Hereon Is Correct; That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duty Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Defines A Preservation Easement Of 20.76 Acres On All The Lands Conveyed By Cecil D. Smith To Cecil D. Smith And Jennifer H. Smith By Deed Dated September 15, 2003 And Recorded Among The Land Records Of Howard County, Maryland, In Liber No. 7894 At Folio 191; And Being Lot 6, As Shown On A Plat Entitled "Plat Of Revision, Zeeveld Subdivision, Lot 6" Recorded Among The Aforesaid Land Records As Plat No. 16733; And That All Monuments Are In Place Or Will Be In Place, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 6/28/2017
Terrell A. Fisher, Professional Land Surveyor No. 10692
Expiration Date: December 13, 2017

RECORDED AS PLAT No. 24284 ON 8-31-17
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Amended Plat Of Easement, Density Sending And Plat Of Revision Zeeveld Subdivision Lot 6

(Being An Amendment/Revision To Lot 6, As Shown On A Plat Entitled "Plat Of Revision, Zeeveld Subdivision, Lot 6" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 16733)

Zoned: RC-DEO
Tax Map: 13, Parcel: 61, Grid: 24
Fourth Election District - Howard County, Maryland
Date: April 8, 2016 Scale: As Shown Sheet 1 Of 1

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division 8-18-17
Date

Director 8-23-17
Date