

GENERAL NOTES

- O DENOTES IRON PIPE OR REBAR FOUND.
□ DENOTES STONE OR CONCRETE MONUMENT FOUND.
△ DENOTES TRAVERSE POINT.
- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 0019 AND 0040.
- BRL INDICATES BUILDING RESTRICTION LINE.
- SUBJECT PROPERTY ZONED RC-DEO PER THE OCTOBER 6, 2013 HOWARD COUNTY COMPREHENSIVE ZONING PLAN.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 18, 2008 BY BENCHMARK ENGINEERING, INC.
- THERE ARE EXISTING STRUCTURES AND DWELLINGS TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- THIS PROPERTY IS ENCUMBERED WITH A PRESERVATION EASEMENT HELD BY THE FOLLY EQUINE ESTATES HOME OWNERS ASSOCIATION AND HOWARD COUNTY. THE RESTRICTIONS AND PERMITTED USES ASSOCIATED WITH THE EASEMENT ARE SPECIFIED WITHIN THE DEED OF PRESERVATION EASEMENT RECORDED CONCURRENTLY WITH THIS PLAT OF EASEMENT.
- THE IRREGULAR SHAPE OF THE PRESERVATION EASEMENT IS AT THE REQUEST OF THE OWNER TO MAXIMIZE FUTURE POTENTIAL USE OF THE PROPERTY.
- THIS DENSITY SENDING PLAT IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION PROGRAM PER SECTION 16.1202(b)(1)(vi) OF THE HOWARD COUNTY CODE BECAUSE THE PLAT DOES NOT CREATE ANY LOTS.
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 1/13/2016. ID #D16-084718. THE HOA DECLARATION OF COVENANTS WILL BE RECORDED WITH F-16-012.

TRAVERSE POINT CHART (NAD '83)		
No.	NORTH	EAST
5	580,762.9978	1,334,020.3862
6	581,630.0287	1,334,244.4368
9	580,440.8775	1,336,401.4144
14	579,611.6789	1,336,100.9231

DENSITY EXCHANGE	
SENDING PARCEL INFORMATION	INITIAL EXCHANGE
TOTAL PARCEL COMPUTED ACREAGE	54.29 ±AC
PARCEL ACREAGE USED FOR DENSITY EXCHANGE CALCULATIONS	54.29 AC-37.00 = 17.29 ±AC
PRESERVATION PARCEL ACREAGE	37.00 ±AC
DEO UNITS CREATED (1:4.25)	8
DEO UNITS SENT (1:4.25)	8
DEO UNITS CREATED (1:5)	1
DEO UNITS SENT (1:5)	0
REMAINING PRESERVATION PARCEL ACREAGE AVAILABLE FOR EXCHANGE	3.00
RECEIVING PARCEL	SCHULTE PROPERTY FR-16-005 TAX MAP 3 GRID 2, PARCEL 8 GRID 3, PARCEL 17

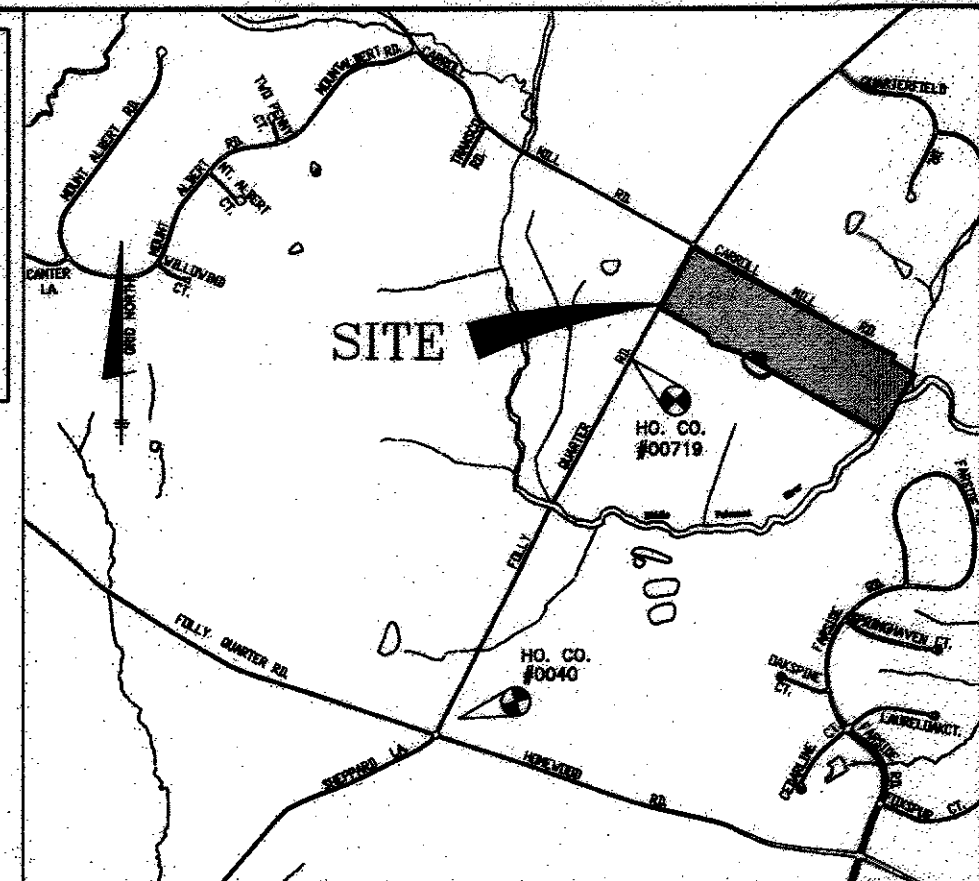
* THERE IS NO NEED TO RESERVE 1 UNIT WITHIN THE PRESERVATION EASEMENT BECAUSE THE EXISTING DWELLING IS LOCATED OUTSIDE OF THE PRESERVATION EASEMENT ON THE REMAINING PORTION OF THE PROPERTY.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	302.00'	120.83'	61.23'	120.02'	S72°51'14"E	27°55'23"

BENCH MARKS (NAD'83)

HO. CO. No.0019 ELEV. 358.131
STAMPED BRASS DISK SET ON TOP OF
CONCRETE (3' DEEP) COLUMN.
N 580,468.098 E 1,333,675.52

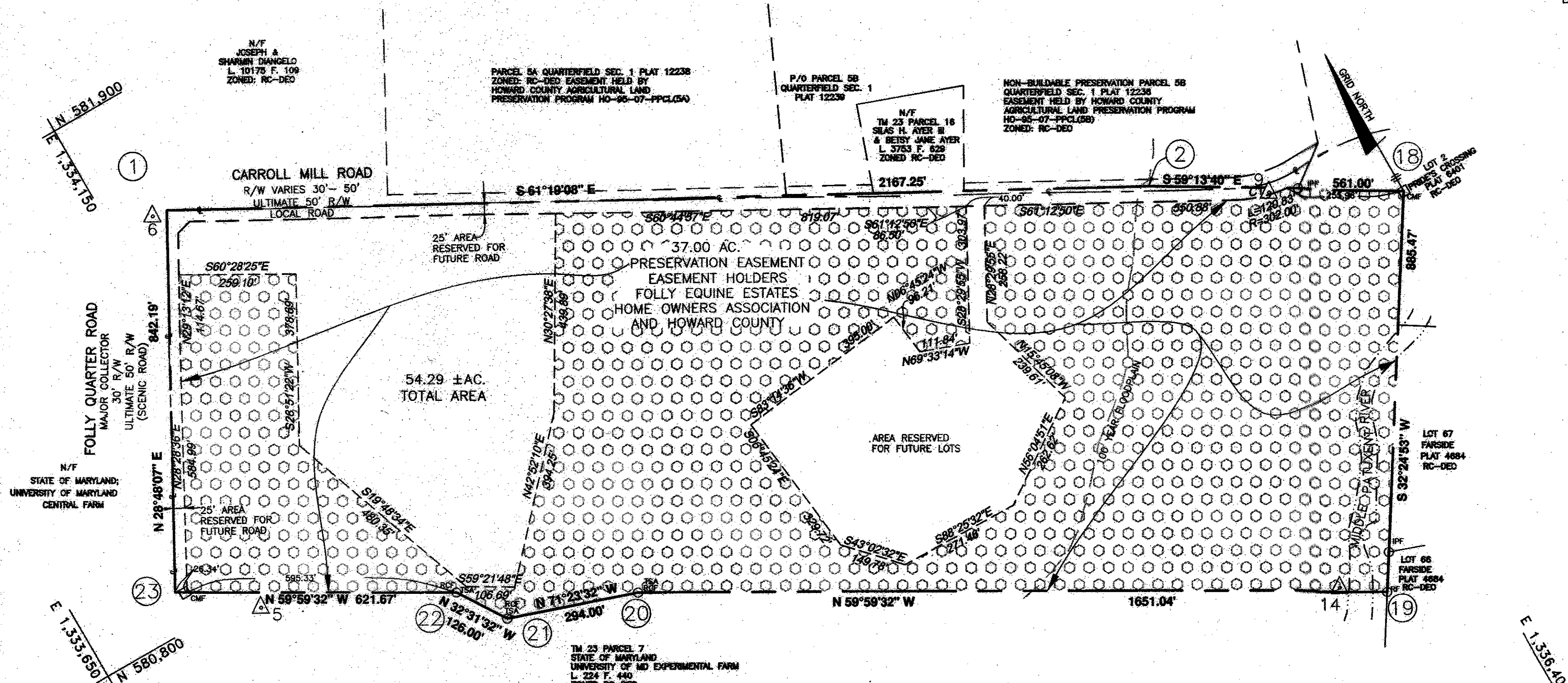
HO. CO. No.0040 ELEV. 364.599
STAMPED BRASS DISK SET ON TOP OF
CONCRETE (3' DEEP) COLUMN.
N 577,270.584 E 1,332,002.58



ADC MAP 25 GRID E1
VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- BOUNDARY COORDINATE
- PRESERVATION AREA
- LIMIT OF SUBMISSION



COORDINATE CHART (NAD '83)		
No.	NORTH	EAST
1	581625.1049	1334277.4749
2	580584.9690	1336178.8138
18	580297.9470	1336660.8298
19	579550.4415	1336186.1799
20	580378.1543	1334756.4486
21	580469.9659	1334477.8173
22	580576.2029	1334410.0701
23	580887.1117	1333871.7279

OWNER: JONAS W. CASH
JOAN C. CASH
3925 FOLLY QUARTER RD
ELLICOTT CITY, MARYLAND 21042
410-531-2680

ENGINEER: BENCHMARK ENGINEERING INC.
SUITE 315
8480 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MD 21043
410-456-6105

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.

Donald A. Mason 12-22-15
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

Jonas W. Cash 1-13-16
JOANAS W. CASH DATE

Joan C. Cash 1-13-16
JOAN C. CASH DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE 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, LICENSE NO. 21320, EXPIRATION DATE 1/7/2017; AND THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES A PRESERVATION PARCEL EASEMENT OF 37.0 ACRES ON PART OF THE LAND CONVEYED BY CLAUDIA W. JACKSON TO JONAS W. CASH AND JOAN C. CASH BY DEED DATED JUNE 2, 1992 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2585 FOLIO 98. ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 12-22-15
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

OWNER'S DEDICATION

WE, JONAS W. CASH AND JOAN C. CASH, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT, AND IN CONSIDERATION OF THIS PLAT BY THE DEPT. OF PLANNING AND ZONING, ESTABLISH THE PRESERVATION EASEMENT TO BE CONSIDERED A SENDING PARCEL FOR TRANSFER OF DEVELOPMENT RIGHTS. WITNESS OUR HANDS THIS 13TH DAY OF JANUARY 2015.

Jonas W. Cash 1-13-16
SIGNATURE OF OWNER DATE
JONAS W. CASH

Joan C. Cash 1-13-16
SIGNATURE OF OWNER DATE
JOAN C. CASH

RECORDED AS PLAT 23965
ON 11/18/16 AMONG THE LAND
RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF EASEMENT,
DENSITY SENDING PARCEL

CASH PROPERTY

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP No. 23, GRID -14 SCALE: AS SHOWN
PARCEL NO. 30 DATE: DECEMBER, 2015
ZONED: RC-DEO SHEET: 1 OF 1

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kathleen Wood 11-15-16
DIRECTOR DATE