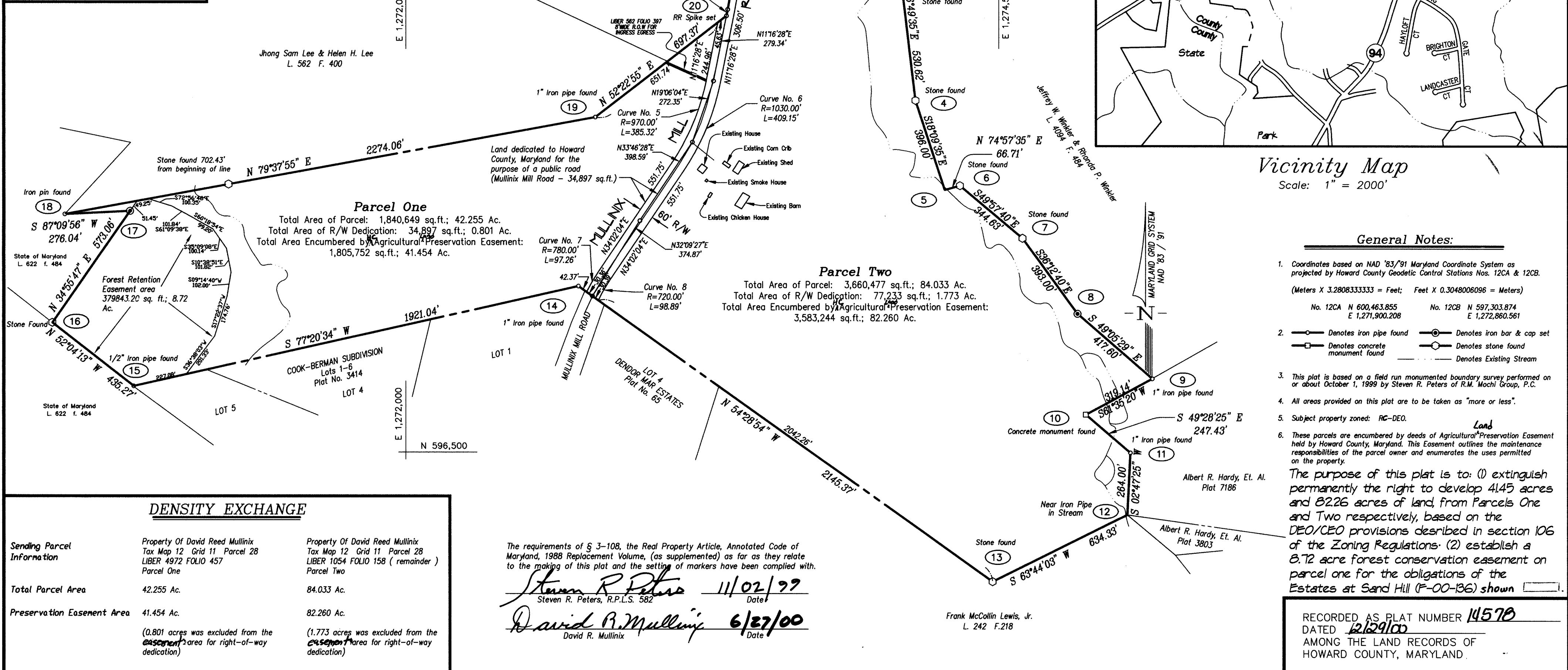


Coordinate Table		
PT. #	NORTH	EAST
1	599310.672	1274005.391
2	598918.099	1274160.065
3	598508.796	1274084.855
4	597981.941	1274147.924
5	597605.665	1274271.344
6	597622.976	1274335.768
7	597401.273	1274599.619
8	597084.183	1274831.789
9	596810.714	1275147.394
10	596658.868	1274866.693
11	596498.088	1275054.768
12	596234.401	1275041.917
13	595953.687	1274473.082
14	597200.071	1272726.902
15	596779.140	1270852.542
16	597046.700	1270509.214
17	597516.525	1270837.331
18	597502.876	1270561.633
19	597912.140	1272798.561
20	598337.811	1273350.946
21	598364.450	1273356.257
22	598814.942	1273399.652
23	599232.359	1273397.686

Curve Table						
CURVE	RADIUS	TAN	ARC	BEARING	CHORD	DELTA
No. 1	2250.00	227.44	453.34	N05°30'08"E	452.58	11°32'39"
No. 2	2280.00	230.47	459.39	N05°30'08"E	458.61	11°32'39"
No. 3	761.17	53.22	106.27	N78°52'47"E	106.19	07°59'58"
No. 4	224.63	41.55	82.18	N72°23'57"E	81.72	20°57'39"
No. 5	970.00	195.23	385.32	N22°39'16"E	382.79	22°45'36"
No. 6	1030.00	207.31	409.15	N22°39'16"E	406.47	22°45'36"
No. 7	780.00	48.69	97.26	N30°27'44"E	97.19	07°08'39"
No. 8	720.00	49.52	98.89	N30°05'59"E	98.81	07°52'10"



Vicinity Map
Scale: 1" = 2000'

General Notes:

- Coordinates based on NAD '83/91 Maryland Coordinate System as projected by Howard County Geodetic Control Stations Nos. 12CA & 12CB.
(Meters X 3.280833333 = Feet; Feet X 0.3048006096 = Meters)
No. 12CA N 600,483.855 E 1,271,900.208 No. 12CB N 597,303.874 E 1,272,860.561
- Denotes iron pipe found Denotes iron bar & cap set
Denotes concrete monument found Denotes stone found
Denotes Existing Stream
- This plat is based on a field run monumented boundary survey performed on or about October 1, 1999 by Steven R. Peters of R.M. Mochi Group, P.C.
- All areas provided on this plat are to be taken as "more or less".
- Subject property zoned: RC-DEO.
- These parcels are encumbered by deeds of Agricultural Preservation Easement held by Howard County, Maryland. This Easement outlines the maintenance responsibilities of the parcel owner and enumerates the uses permitted on the property.
The purpose of this plat is to: (1) extinguish permanently the right to develop 41.45 acres and 82.26 acres of land, from Parcels One and Two respectively, based on the DEO/CEO provisions described in section 106 of the Zoning Regulations; (2) establish a 8.72 acre forest conservation easement on parcel one for the obligations of the Estates at Sand Hill (F-00-136) shown.

DENSITY EXCHANGE		
Sending Parcel Information	Property Of David Reed Mullinix Tax Map 12 Grid 11 Parcel 28 LIBER 4972 FOLIO 457 Parcel One	Property Of David Reed Mullinix Tax Map 12 Grid 11 Parcel 28 LIBER 1054 FOLIO 158 (remainder) Parcel Two
Total Parcel Area	42.255 Ac.	84.033 Ac.
Preservation Easement Area	41.454 Ac. (0.801 acres was excluded from the easement area for right-of-way dedication)	82.260 Ac. (1.773 acres was excluded from the easement area for right-of-way dedication)
DEO Units Created (1:3.00)	42.255 Ac. / 3.00 Ac./Unit = 14.09 Use 14	84.033 Ac. / 3.00 Ac./Unit = 28.01 Use 28
DEO Units Sent	13	27
DEO Units Retained	1 Unit reserved for a proposed homestead site	1 Unit reserved for the existing homestead site
Receiving Parcel	"The Estates at Sand Hill" Lots 1 through 78, Non-Buildable Preservation Parcels A through D F-00 Tax Map 16 Grid 2 Parcel 3	"The Estates at Sand Hill" Lots 1 through 78, Non-Buildable Preservation Parcels A through D F-00 Tax Map 16 Grid 2 Parcel 3

The requirements of § 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.

Steven R. Peters 11/02/99
Steven R. Peters, R.P.L.S. 582 Date

David R. Mullinix 6/27/00
David R. Mullinix Date

All development rights have been extinguished. No additional DEO/CEO units may be sold.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Howard R. Rutter 12/28/00
DIRECTOR DATE

Surveyor's Certificate

I hereby certify that the final plat shown is correct to the best of my Professional knowledge, belief and information. That it is; (1) The remainder of that land conveyed by David Reed Mullinix, personal representative of the estate of James Herbert Mullinix dully register of wills of Howard County, Maryland in estate No. 12-5145-54 to David Reed Mullinix and recorded in liber 1054 folio 158; and (2) all the land conveyed by David Reed Mullinix to David Reed Mullinix and recorded among the land records of Howard County, Maryland in Liber 4972 Folio 0457 and that all monuments will be in place in accordance with the annotated code of Maryland as amended, and meets the MINIMUM STANDARDS OF PRACTICE as described in subtitle section 09.1306.

Steven R. Peters 11/02/99
Steven R. Peters, R.P.L.S. 582

Owner's Certificate

I, David R. Mullinix, Owner 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 & Zoning, establish the Preservation Easement to be considered a Sending Parcel for Development Rights.

Witness my hand this 27th Day of June 2000.

David R. Mullinix
David R. Mullinix

Frank McCollin Lewis, Jr.
Frank McCollin Lewis, Jr.
L. 242 F.218

Plat of Preservation Easement & Plat of Forest Conservation Easement

Property of
David R. Mullinix
Parcels One & Two
Zoned RC-DEO

Election District No. 4 Howard County, Maryland
Tax Map 12 Grid 11 Parcel 28
Scale: 1" = 300' November 1999

R.M. MOCHI GROUP, P.C.
CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS
ENVIRONMENTALISTS

10120 A Old National Pike
Jomsville, MD 21754-9706 (301) 865-5858
Fax: (301) 865-5111

99522.00 AWG SHEET 1 OF 1

J:\99522-00 - Mullinix Property\PLAT1.DWG

sending plat & FCE F.00-136