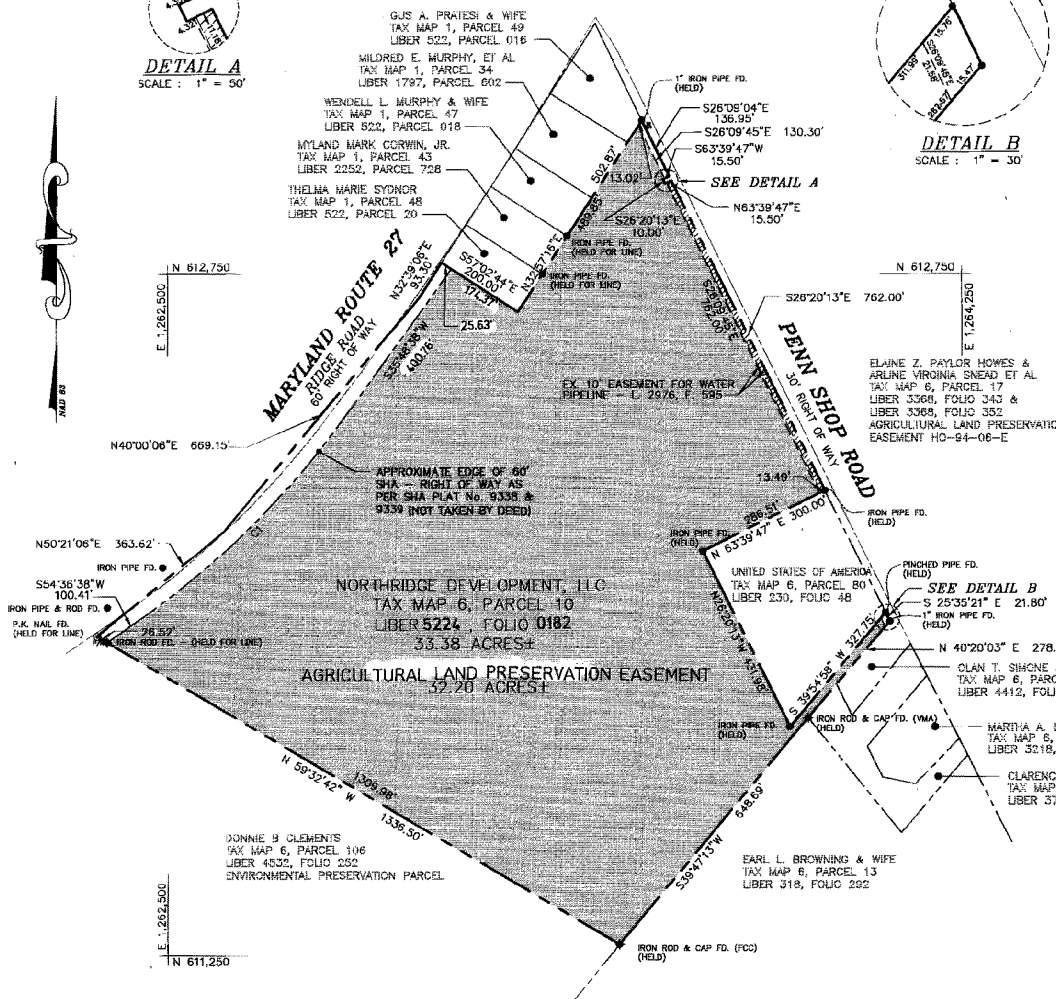


- GENERAL NOTES:**
- SUBJECT PROPERTY ZONED RC-DEO PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
 - COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 068A & 068J. STA. NO. 068A N 611,660.086 ELEV. 817.06 SIA. NO. 068J E 1,267,349.299 N 611,265.343 ELEV. 856.44 E 1,264,511.025
 - THIS PLAT IS BASED ON A BOUNDARY SURVEY PERFORMED ON OR ABOUT APRIL 2000 BY MILDENBERG, BOENDER & ASSOCIATES, INC.
 - DENOTES AN IRON PIPE FOUND.
 - ⊙ DENOTES A P.K. NAIL FOUND.
 - ◆ DENOTES IRON ROD FOUND.
 - DENOTES AN ANGULAR BREAK.
 - THIS PARCEL IS ENCUMBERED BY AN AGRICULTURAL LAND PRESERVATION EASEMENT AGREEMENT WITH THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM. THIS PARCEL IS PRIVATELY OWNED BY NORTHBRIDGE DEVELOPMENT, LLC. THIS AGREEMENT OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE OWNER(S), PROHIBITS SUBDIVISION OF THE PARCEL, AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
 - THE PURPOSE OF THIS PLAT IS TO EXTINGUISH PERMANENTLY THE RIGHT TO DEVELOP OR SUBDIVIDE THIS LAND BASED ON THE DEC PROVISION DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS.

VICINITY MAP
SCALE: 1"=2000'



DENSITY EXCHANGE	
RECEIVING PARCEL INFORMATION	FIRST EXCHANGE
THE ESTATES AT SAND HILL (P-00-136)	TAX MAP 16, PARCEL 3
TOTAL PARCEL COMPUTED ACREAGE	33.38 ACRES ±
PRESERVATION EASEMENT ACREAGE	32.20 ACRES ±
DEO UNITS CREATED (1:4.25)	33.38 / 4.25 = 7
DEO UNITS SENT (1:4.25)	0
DEO UNITS CREATED (1:3)	33.38 / 3 = 11
DEO UNITS SENT (1:3)	2 (2 X 3 = 6 ACRES)
ACREAGE OF EASEMENT REMAINING	33.38 - 6 = 27.38 ACRES

* OF THE 27.38 ACRES REMAINING, 1 UNIT (4.25 ACRES) SHALL BE RESERVED FOR ON-SITE DEVELOPMENT.

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	1909.86'	626.67'	316.18'	18'48"00"	S45°12'38"W 623.86'

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 OBSERVED.

[Signature] 8/10/00
JAMES H. SELFRIDGE, SURVEYOR

[Signature] 8-31-00
JAMES H. SELFRIDGE, MANAGING MEMBER
NORTHBRIDGE DEVELOPMENT, LLC, OWNER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 12/28/00
DIRECTOR

OWNER'S STATEMENT

NORTHBRIDGE DEVELOPMENT, LLC, 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 AND ZONING, ESTABLISH THE PRESERVATION EASEMENT TO BE CONSIDERED A SENDING PARCEL FOR DEVELOPMENT RIGHTS.

WITNESS MY HAND THIS 31st DAY OF August, 2000

[Signature]
JAMES H. SELFRIDGE, MANAGING MEMBER
NORTHBRIDGE DEVELOPMENT, LLC

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS INTENDED TO PROVIDE A PRESERVATION EASEMENT OVER THAT PARCEL OF GROUND CONVEYED BY EDWARD J. ZEIGLER, TRUSTEE FOR THE MARY B. ZEIGLER REVOCABLE TRUST TO NORTHBRIDGE DEVELOPMENT, LLC BY DEED DATED AUGUST 31, 2000, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN UBER No 5224 AT FOLIO 0182.

[Signature] 8/10/00
JAMES H. SELFRIDGE, L.S. NO. 27118

RECORDED AS PLAT *MSA* ON *10/10/00* AMONG THE LAND RECORDS OF HOWARD COUNTY, MD

PLAT OF EASEMENT
PENN SHOP ROAD PROPERTY
SHEET 1 OF 1

TAX MAP 6 PARCEL NO. 10 BLOCK 2 FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING RC-DEO SCALE: 1" = 200' DATE: JUNE 2000 DP2 FILE NOS. N/A

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0298 Balt. (301) 521-5521 Wash. (410) 997-0298 Fax

sending plat F-00-136

F:\00-011\MD\011-481\1000 8-28-00 8:40:15 am EST