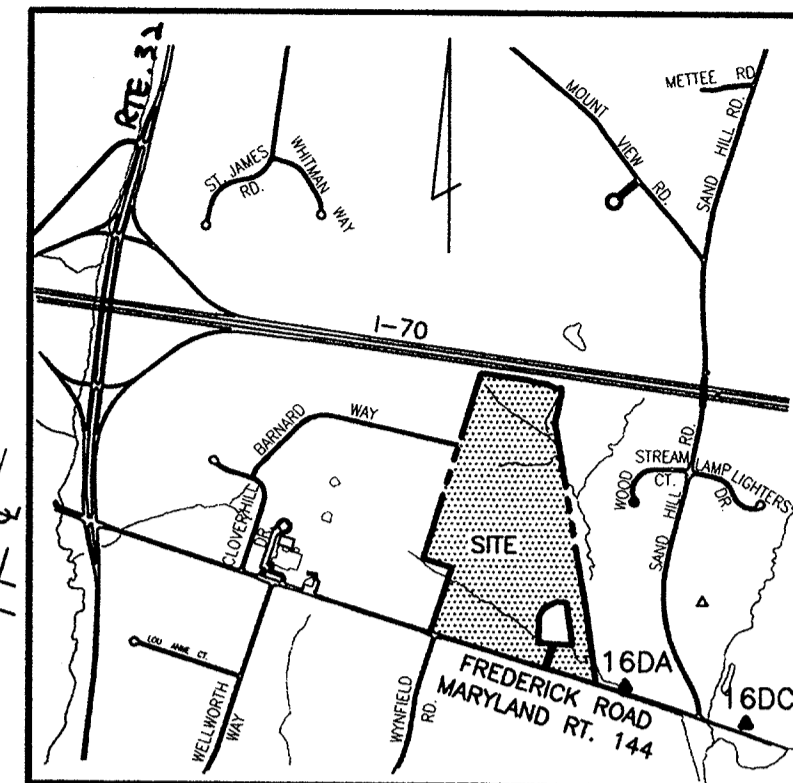


MARYLAND STATE GRID MERIDIAN (NAD 83)

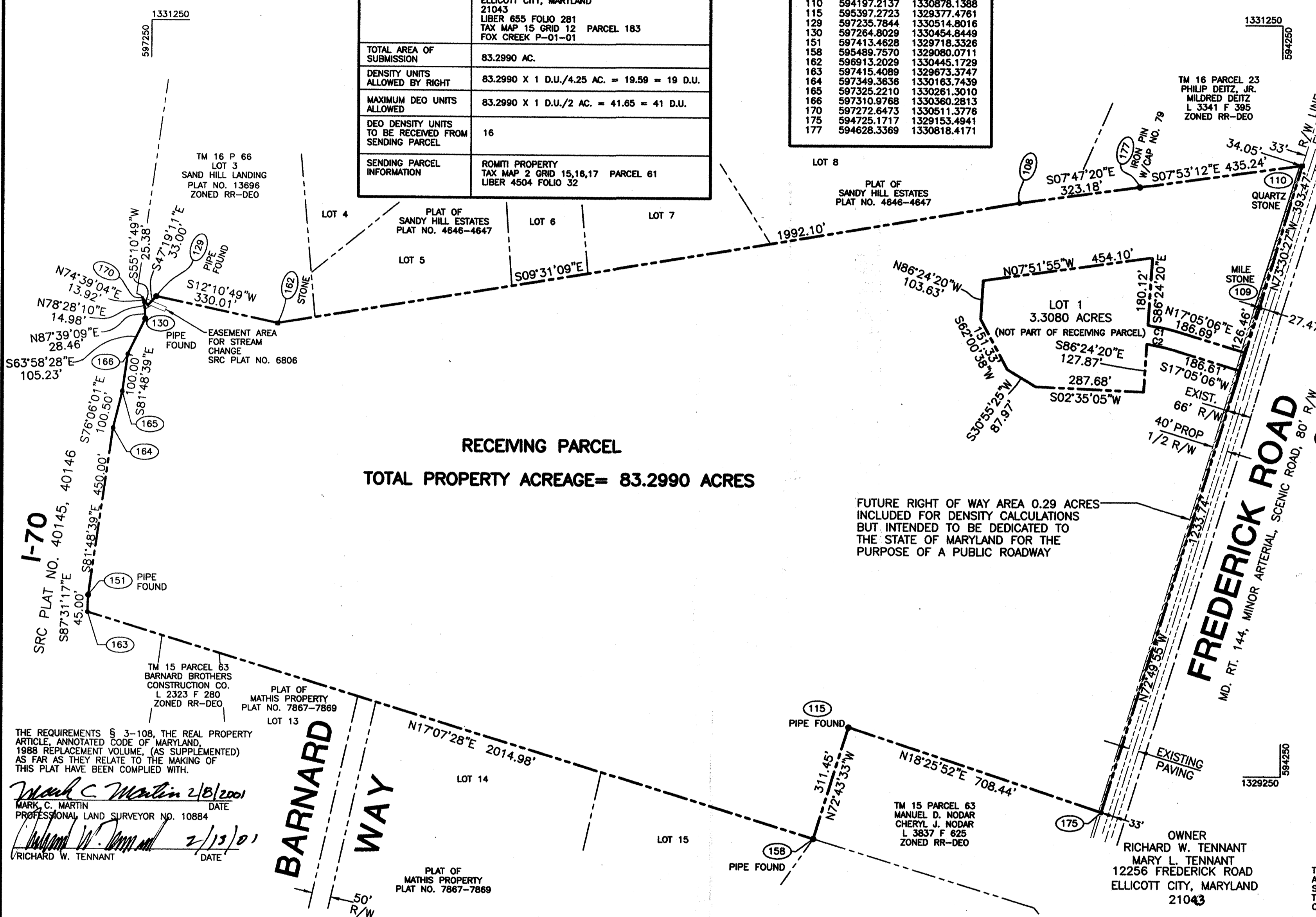
DENSITY EXCHANGE	
RECEIVING PARCEL INFORMATION	OWNER RICHARD W. TENNANT MARY L. TENNANT 12256 FREDERICK ROAD ELLCOTT CITY, MARYLAND 21043 LIBER 655 FOLIO 281 TAX MAP 15 GRID 12 PARCEL 183 FOX CREEK P-01-01
TOTAL AREA OF SUBMISSION	83.2990 AC.
DENSITY UNITS ALLOWED BY RIGHT	83.2990 X 1 D.U./4.25 AC. = 19.59 = 19 D.U.
MAXIMUM DEO UNITS ALLOWED	83.2990 X 1 D.U./2 AC. = 41.65 = 41 D.U.
DEO DENSITY UNITS TO BE RECEIVED FROM SENDING PARCEL	16
SENDING PARCEL INFORMATION	ROMITI PROPERTY TAX MAP 2 GRID 15,16,17 PARCEL 61 LIBER 4504 FOLIO 32

COORDINATE LIST			
POINT	NORTH	EAST	
108	594948.5355	1330774.6194	
109	594308.9157	1330500.8553	
110	594197.2137	1330878.1388	
115	595397.2723	1329377.4761	
129	597235.7844	1330514.8016	
130	597264.8029	1330454.8449	
151	597413.4628	1329718.3326	
158	595489.7570	1329080.0711	
162	596913.2029	1330445.1729	
163	597415.4089	1329673.3747	
164	597349.3636	1330163.7439	
165	597325.2210	1330261.3010	
166	597310.9768	1330360.2813	
170	597272.6473	1330511.3776	
175	594725.1717	1329153.4941	
177	594628.3369	1330818.4171	

CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	82.58'	462.98'	41.40'	10°13'11"	N11°58'30"E 82.47'
C2	70.80'	412.98'	35.49'	09°49'23"	S12°10'25"W 70.72'



VICINITY MAP  
SCALE: 1"=2000'



RECEIVING PARCEL  
TOTAL PROPERTY ACREAGE= 83.2990 ACRES

FUTURE RIGHT OF WAY AREA 0.29 ACRES  
INCLUDED FOR DENSITY CALCULATIONS  
BUT INTENDED TO BE DEDICATED TO  
THE STATE OF MARYLAND FOR THE  
PURPOSE OF A PUBLIC ROADWAY

GENERAL NOTES

- SUBJECT PROPERTY ZONED RR-DEO AS PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- COORDINATES REFERENCED ARE BASED ON THE NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL.  
STATION 16DA N 593712.917 E 1332332.040  
STATION 16DC N 593095.513 E 1333961.177
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY, 1999 BY VOGEL & ASSOCIATES, INC.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES CONCRETE MONUMENT FOUND.
- THIS PLAT IS BEING RECORDED TO RECEIVE 16 DEO UNITS FROM THE ROMITI PROPERTY, IN ACCORDANCE WITH THE DEO/CEO PROVISIONS DESCRIBED IN SECTION 106 OF THE HOWARD COUNTY ZONING REGULATIONS.

DEVELOPER  
IKO-TENNANT DEVELOPMENT  
3403 OLANWOOD COURT, SUITE 101  
OLNEY, MARYLAND  
20832

THE PURPOSE OF THIS PLAT IS TO IDENTIFY A 83.2990 ACRE PARCEL AS A RECEIVING PARCEL FOR DENSITY EXCHANGE, AND TO IDENTIFY THE SENDING PARCEL FOR THE 16 REQUIRED DEO UNITS BEING TRANSFERRED. THE SENDING PARCEL IS REQUIRED TO SUPPORT THE CLUSTER LOT DENSITY ON FOX CREEK P-01-01.

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 HAVE BEEN COMPLIED WITH.

*Mark C. Martin* 2/8/2001  
MARK C. MARTIN DATE  
PROFESSIONAL LAND SURVEYOR NO. 10884

*Richard W. Tennant* 2/13/01  
RICHARD W. TENNANT DATE

**VOGEL & ASSOCIATES**  
ENGINEERS SURVEYORS PLANNERS

3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043  
Tel 410.461.5828 Fax 410.465.3966

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*James R. Smith* 3/30/01  
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, RICHARD W. TENNANT AND MARY L. TENNANT (DECEASED) 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 THIS PROPERTY AS A RECEIVING PARCEL FOR DEVELOPMENT RIGHTS.

WITNESS MY HAND THIS 13th DAY OF February, 2001.

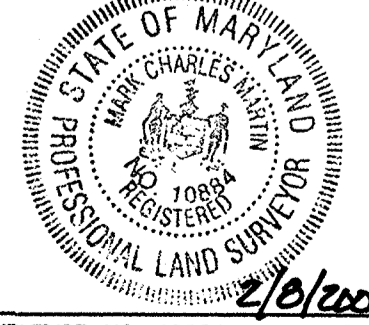
*Richard W. Tennant*  
RICHARD W. TENNANT

*Mark C. Martin*  
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY M. WOODROW HUDSON TO RICHARD W. TENNANT AND MARY L. TENNANT (DECEASED) BY DEED DATED SEPTEMBER 28, 1973 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 655 FOLIO 281.

*Mark C. Martin* 2/8/2001  
MARK C. MARTIN, PROFESSIONAL LAND SURVEYOR NO. 10884 DATE



RECORDED AS PLAT NO. 14726 ON 4/9/01  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

DENSITY RECEIVING PLAT  
83.2990 ACRE PARCEL  
**FOX CREEK**  
TAX MAP NO 15, BLOCK 12, PARCEL NO. 183  
THIRD ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DATE: FEBRUARY 8, 2001

GRAPHIC SCALE  
0 200 400 600  
SCALE 1"= 200'  
SHEET 1 OF 1