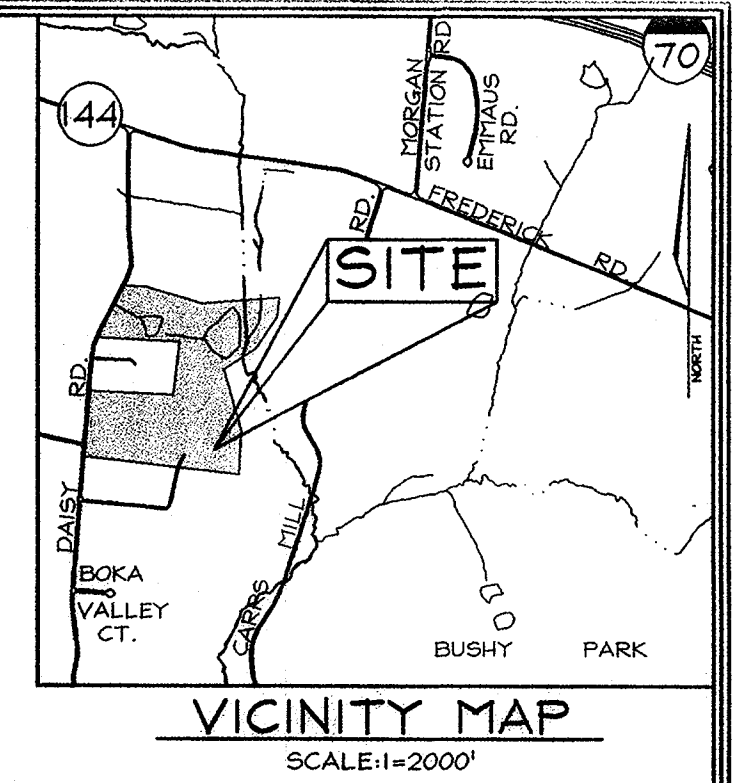
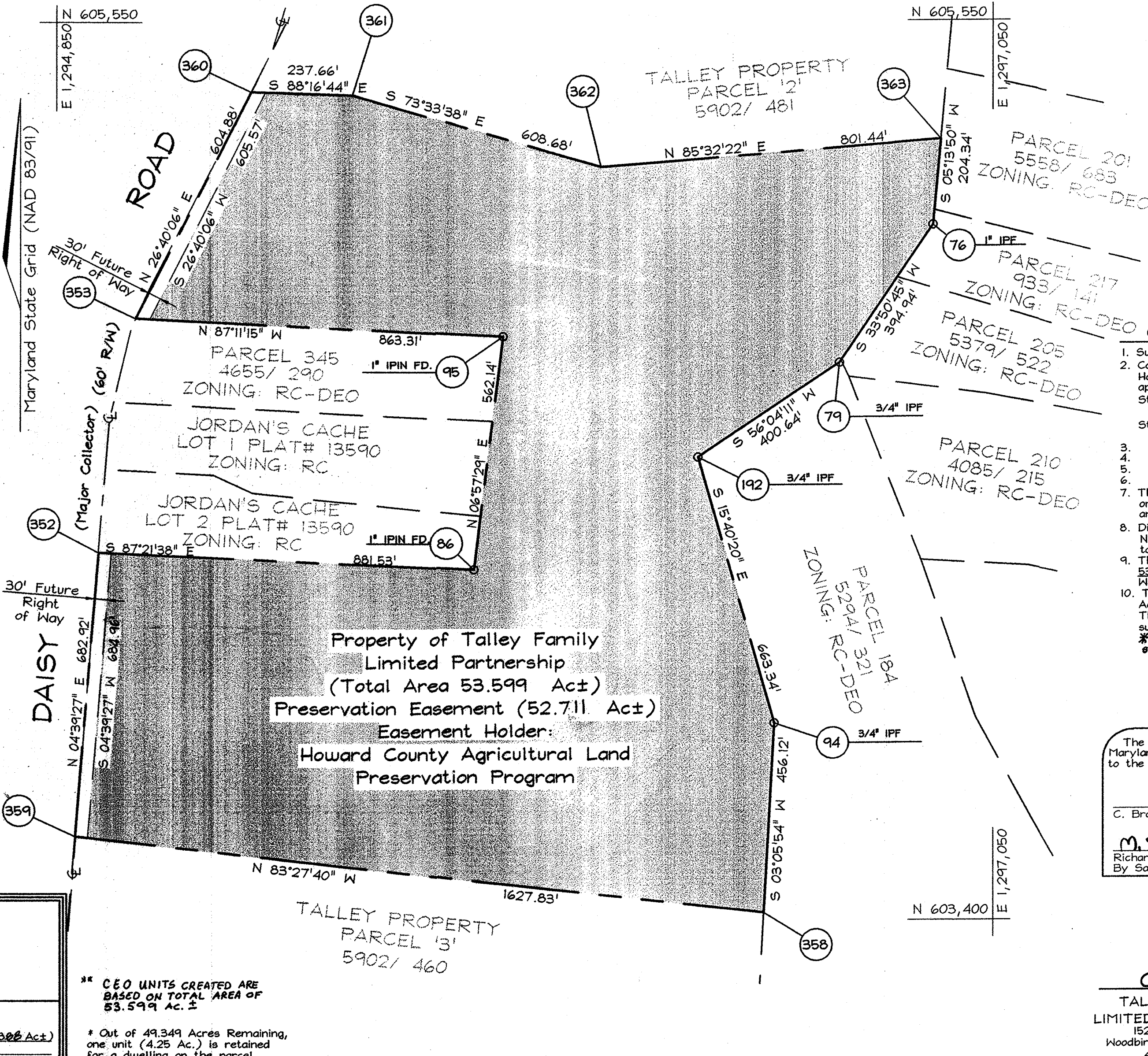


U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
76	605,064.9699	1,296,908.3007
79	604,736.9593	1,296,688.3373
86	604,244.6292	1,295,829.2605
94	603,874.6463	1,296,535.1089
95	604,802.6313	1,295,897.3600
192	604,513.3270	1,296,355.9171
352	604,285.2260	1,294,948.6670
353	604,844.9940	1,295,035.0880
358	603,419.1900	1,296,510.4560
359	603,604.5640	1,294,893.2140
360	605,385.5230	1,295,306.5720
361	605,378.3850	1,295,544.1220
362	605,206.1270	1,296,127.91900
363	605,268.4570	1,296,926.9290

METRIC EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
76	184,424.17167	395,298.44065
79	184,324.19384	395,231.39567
86	184,174.13133	394,969.54854
94	184,061.36031	395,184.69156
95	184,344.21071	394,990.30531
192	184,256.03058	395,130.07379
352	184,186.50526	394,701.14310
353	184,357.12289	394,727.48428
358	183,922.53696	395,177.17734
359	183,979.03907	394,684.24100
360	184,521.87645	394,810.23277
361	184,519.70079	394,882.63815
362	184,467.19644	395,060.57983
363	184,486.19466	395,304.11857



- GENERAL NOTES**
- Subject property zoned RC-DEO per 10/18/93 Comprehensive Zoning Plan.
 - Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County. Geodetic Control Stations no. 08ga and no. 08gb. \odot Denotes approximate location (see location map).
Sta. 08GA N 183,540.3179 (m) E 394,654.2750 (m) El. 168.0758 (m)
N 602,165.193 (ft) E 1,294,794.900 (ft) El. 551.429 (ft)
Sta. 08GB N 184,027.8879 (m) E 394,683.8408 (m) El. 173.8522 (m)
N 603,764.828 (ft) E 1,294,891.901 (ft) El. 570.380 (ft)
 - \odot Denotes iron pipe found.
 - \bullet Denotes rebar and cap set.
 - \square Denotes concrete monument found.
 - \blacksquare Denotes concrete monument set.
 - This plat is based on field run Monumented Boundary Survey performed on or about February 1, 2001 By C.B. Miller and Associates, Inc. All lot areas are more or less (+/-).
 - Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement and are rounded to the nearest 1 square Foot and to the nearest 0.001 Acre
 - The purpose of this plat is to extinguish permanently the right to develop 53.599 Acres. 1 (one) cluster exchange option (CEO) unit is transferred to Waterford Farm Parcel '13' Tax Map 20, Parcel 20, Grid 12 P-02-28
 - This property is encumbered with an Agricultural Land preservation Easement Agreement with the Howard County Agricultural Land preservation program. This agreement outlines the maintenance responsibilities of the owner, prohibits subdivision of the parcel and enumerates the uses permitted on the property.
** This easement was donated, not purchased, thereby allowing density to be sold through the CEO/CEO provisions of Zoning, Section 10c.*

The Requirements § 3-106, 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.

C. Brooke Miller 1/9/03
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

M. S. S. P. Attorney-in-Fact 1.9.2003
Richard W. Talley, General Partner
By Samuel Smith, Attorney-in-Fact Date

DENSITY EXCHANGE

SENDING PARCEL: Talley Property Parcel '1'
INFORMATION: Tax Map 8 Parcel 34 Grid 13

TOTAL PARCEL AREA: 53.599 Acres±

(Preservation Easement: 52.711 Ac± + Right of way 0.888 Ac±)

DEO Units Created: N/A
DEO Units Sent: N/A
CEO Units Created: (1 : 4.25) = 12 units * *
CEO Units Sent: (1 : 4.25) = 1 unit

CEO Units retained:
Acreage of Easement Remaining = 49.349 Ac. *

RECEIVING PARCEL: Waterford Farm Parcel '13'
Tax Map 20 Parcel 20 Grid 12
P-02-28

** CEO UNITS CREATED ARE BASED ON TOTAL AREA OF 53.599 Ac. ±

* Out of 49.349 Acres Remaining, one unit (4.25 Ac.) is retained for a dwelling on the parcel.

OWNER'S CERTIFICATE

We, Talley Family Limited Partnership, LLLP owners of the property shown and described hereon, hereby adopt this plat, and in consideration of the approval of this final 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 9TH day of JANUARY, 2003.

Richard W. Talley, General Partner
Richard W. Talley, General Partner By Samuel Smith, Attorney-in-Fact

Jean M. Thompson
Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the final easement plat shown hereon is correct; that it defines a preservation parcel easement of 52.726 acres on part of the land conveyed by Talley Family Limited Partnership, LLLP to Talley Family Limited Partnership, LLLP by deed dated January 4, 2002 and recorded in the land records of Howard County in liber 5902, folio 481. All monuments are in place.

C. Brooke Miller 1/9/03
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Recorded as Plat No. 15815 on 2-21-03
Among the Land Records of Howard County, Maryland.

PLAT OF AGRICULTURAL EASEMENT
DENSITY SENDING
TALLEY PROPERTY
PARCEL '1'
TAX MAP 8 GRID 13 PARCEL 34
4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: 1"=200'
Date: October 29, 2002
Sheet 1 of 1

APPROVED: Howard County Department of Planning and Zoning

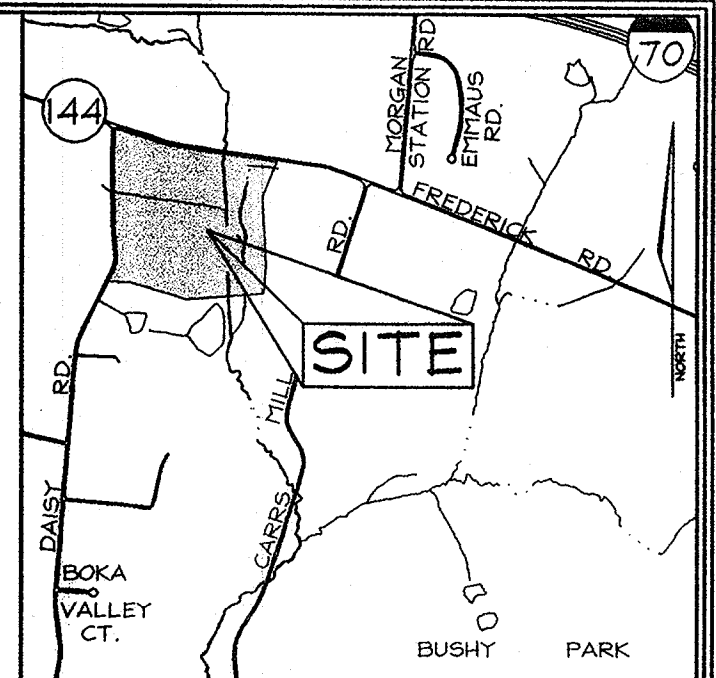
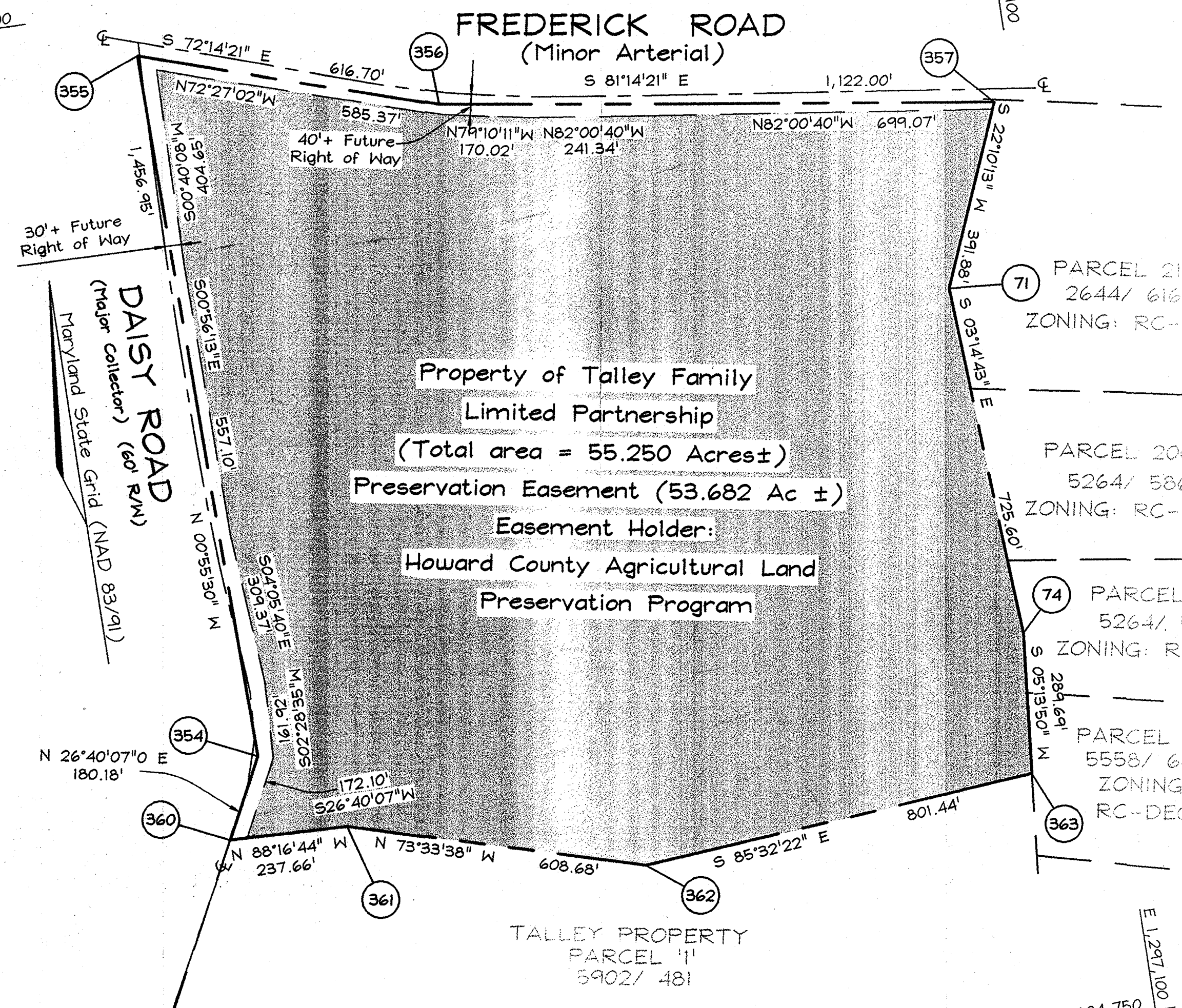
Mark J. Lewis 1/19/03
Director (Acting) Date

U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
71	606,281.37440	1,296,912.26050
74	605,556.93740	1,296,953.33850
354	605,546.53500	1,295,387.44200
355	607,003.29100	1,295,363.92100
356	606,815.16900	1,295,951.22900
357	606,644.27700	1,297,060.13800
360	605,385.52300	1,295,306.57200
361	605,378.38500	1,295,544.12200
362	605,206.12700	1,296,127.91900
363	605,268.45700	1,296,926.92900

METRIC EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
71	184,794.93251	395,299.64760
74	184,574.12367	395,312.16820
354	184,570.95301	394,834.88199
355	185,014.97313	394,827.71277
356	184,957.63343	395006.72461
357	184,905.54544	395344.72075
360	184,521.87645	394810.23277
361	184,519.70079	394,882.63815
362	184,467.19644	395,060.57983
363	184,486.19466	395,304.11857



- GENERAL NOTES**
- Subject property zoned RC-DEO per 10/18/93 Comprehensive Zoning Plan.
 - Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County. Geodetic Control Stations no. 08ga and no. 08gb. Denotes approximate location (see location map).
Sta. 08GA N 183,540.3179 (m) E 394,654.2750 (m) El. 168.0758 (m)
N 602,165.193 (ft) E 1,294,794.900 (ft) El. 551.429 (ft)
Sta. 08GB N 184,027.8879 (m) E 394,683.8408 (m) El. 173.8522 (m)
N 603,764.828 (ft) E 1,294,891.901 (ft) El. 570.380 (ft)
 - Denotes iron pipe found.
 - Denotes rebar and cap set.
 - Denotes concrete monument found.
 - Denotes concrete monument set.
 - This plat is based on field run Monumented Boundary Survey performed on or about February 1, 2001 By C.B. Miller and Associates, Inc. All lot areas are more or less (+/-).
 - Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement and are founded to the nearest 1 square Foot and to the nearest 0.001 Acre.
 - The purpose of this plat is to extinguish permanently the right to develop 55.250 Acres. 12 (twelve) cluster exchange option (CEO) units are transferred to Waterford Farm Parcel '13' Tax Map 20, Parcel 20, Grid 12 P-02-28.
 - This property is encumbered with an Agricultural Land preservation Easement Agreement with the Howard County Agricultural Land preservation program. This agreement outlines the maintenance responsibilities of the owner, prohibits subdivision of the parcel and enumerates the uses permitted on the property. *The easement was donated, not purchased, thereby allowing density to be sold through the DEO/CEO provisions of zoning, Section 106.*

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.

C. Brooke Miller 1/9/03
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

M. S. DSPR 1/9/2003
Richard W. Talley, General Partner
By Samuel Smith, Attorney-in-Fact Date

DENSITY EXCHANGE

SENDING PARCEL: Talley Property Parcel '2'
INFORMATION Tax Map 8 Parcel 34 Grid 13

TOTAL PARCEL AREA: 55.250 Acres ±

(Preservation Easement: 53.682 Ac ± + Right of Way 1.568 Ac ±)

DEO Units Created:	N/A
DEO Units Sent:	N/A
CEO Units Created (1 : 4.25) =	13 units **
CEO Units Sent (1 : 4.25) =	12 units

CEO Units Retained: (1 : 4.25) = 1 unit*

RECEIVING PARCEL: Waterford Farm Parcel '13'
Tax Map 20 Parcel 20 Grid 12
P-02-28

** CEO Units created are based on a Total Area of 55.250 Acres ±

* One CEO unit (4.25 Ac.) is retained for a dwelling on the parcel. *Density is exhausted; no additional DEO/CEO remain to be sold.*

OWNER'S CERTIFICATE

We, Talley Family Limited Partnership, LLLP owners of the property shown and described hereon, hereby adopt this plat, and in consideration of the approval of this final 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 9TH day of JANUARY, 2003.

SURVEYOR'S CERTIFICATE

I hereby certify that the final easement plat shown hereon is correct; that it defines a preservation parcel easement of 53.682 acres on part of the land conveyed by Talley Family Limited Partnership, LLLP to Talley Family Limited Partnership, LLLP by deed dated January 4, 2002 and recorded in the land records of Howard County in liber 5902, folio 481. All monuments are in place.



APPROVED: Howard County Department of Planning and Zoning

Mark A. Cagle 2/19/03
Director JA Date

M. S. DSPR 1/9/2003
Richard W. Talley, General Partner By Samuel Smith, Attorney-in-Fact

Joan M. Thompson
Witness

C. Brooke Miller 1/9/03
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Recorded as Plat No. 15816 on 2-21-03
Among the Land Records of Howard County, Maryland.

PLAT OF AGRICULTURAL EASEMENT DENSITY SENDING

TALLEY PROPERTY

PARCEL '2'

TAX MAP 8 GRID 13 PARCEL 34
4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: 1"=200'
Date: October 29, 2002
Sheet 1 of 1