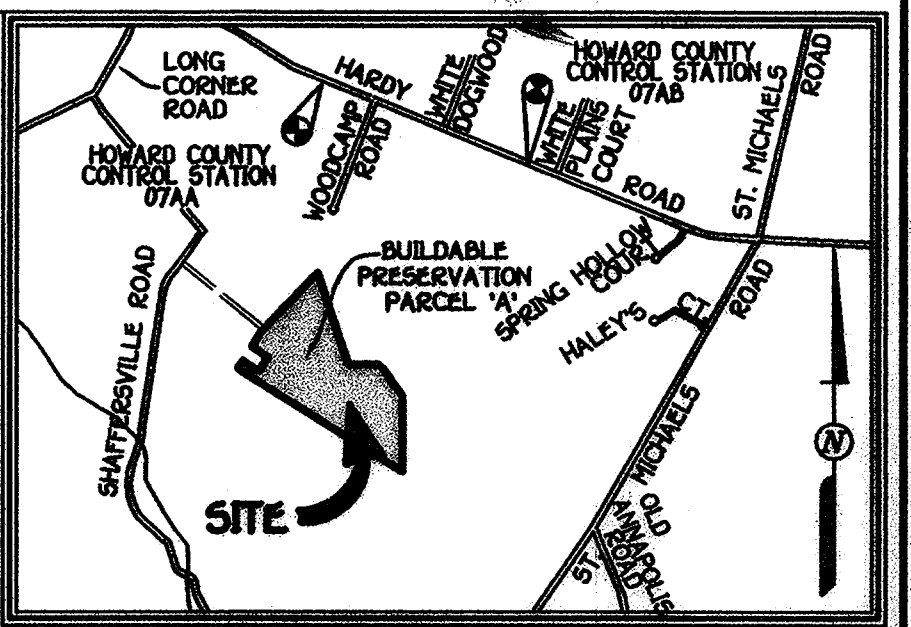


GENERAL NOTES continued

26. This plat is subject to prior plat no. 1447B which created Agricultural Land Preservation Parcel A and transferred 11 DEO Units to The Paddocks, F-00-71.

DENSITY EXCHANGE TABULATION		
	INITIAL EXCHANGE (PLAT NO. 1447B)	SECOND EXCHANGE
RECEIVING PARCEL INFORMATION	THE PADDOCKS, LOTS 1 THRU 33 AND PRESERVATION PARCELS 'A' AND 'B', TAX MAP 22, PARCELS 141 AND 234, GRIDS 1 AND 7 (F00-71)	WATERFORD FARM (F-02-28) TAX MAP 20, PARCEL 20 GRID 12
TOTAL PARCEL COMPUTED ACREAGE	48.872 AC*	48.872 AC*
AVAILABLE PRESERVATION EASEMENT ACREAGE	48.872 AC*	48.872 AC - 40.354 AC = 8.518 AC
CEO UNITS CREATED (1:4.25)	NA*	2
CEO UNITS SENT (1:4.25)	NA*	2
DEO UNITS CREATED (1:3)	48.872 AC - (PRESERVATION AREA OF LOT 3, BELMONT FARM F00-75) - (PRESERVATION AREA OF 4.25 AC. RETAINED FOR EXISTING DWELLING ON 48.872 AC. SENDING PARCEL) 48.872 AC - (4.104 AC) - (4.250 AC) = 41.518 AC 41.518 AC ÷ 1 UNIT/3.00 AC. = 13.839 UNITS = 13 UNITS	N/A
DEO UNITS SENT (1:3)	11 UNITS	N/A
ACREAGE OF EASEMENT REMAINING	41.518 AC. - (11 UNITS x 3.000 AC/UNIT) = 8.518 ACRES	8.518 AC. - (2 CEO UNITS x 4.25 AC) = 0.018 AC (Upon Recordation Of The Second Exchange, Density Is Exhausted On The Easement Site. No Additional Development Rights Remain To Be Sold)

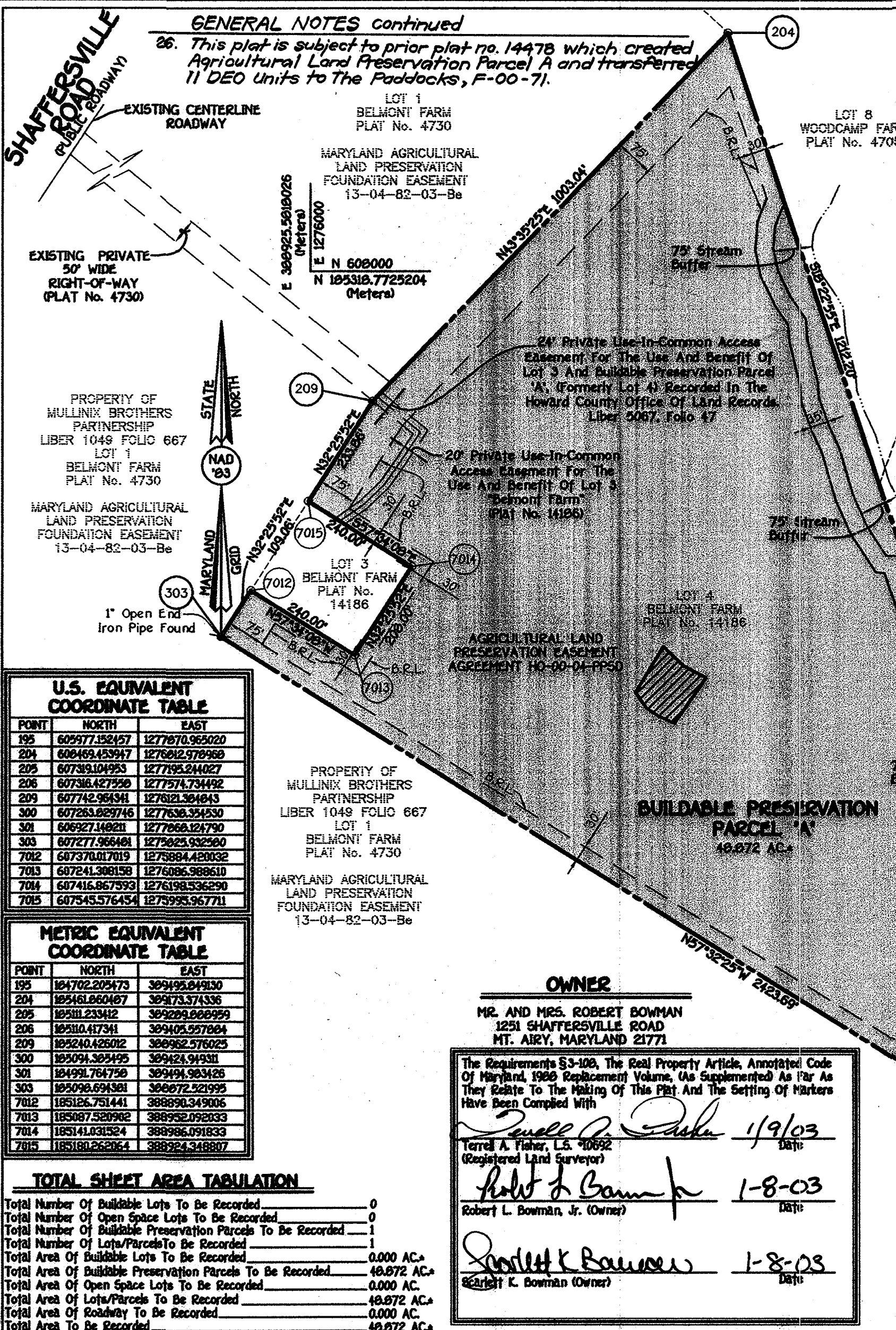


VICINITY MAP
SCALE: 1" = 2400'

General Notes

- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewerage Disposal. Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Variances For Encroachments Into The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
- The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
- 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. 07AA And No. 07AB.
Sta. 07AA N 196177.3466 (Meter) E 369177.8419 (Meter)
Sta. 07AB N 369966.0247 (Meter) E 369966.0247 (Meter)
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About June, 1999, By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Right-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- Refuse Collection, Snow Removal And Road Maintenance To Be Provided At The Road Right-Of-Way Of Shaversville Road And The Existing Private 50' Wide Right-Of-Way And Not Onto The Existing Private 50' Wide Right-Of-Way.
- Use-In-Common Driveways Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:
a) Width - 12 Feet (4 Feet Servicing More Than One Residence)
b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 - 1/2" Minimum)
c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius.
d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (425-Loadings)
e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface.
f) Structure Clearances - Minimum 12 Feet
g) Maintenance - Sufficient To Ensure All Weather Use.
- No Clearing, Grading Or Construction Is Permitted Within Wetland Or Stream Buffers. Unless, Approved By The Department Of Planning And Zoning Of Howard County, Maryland.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
- Existing House On Buildable Preservation Parcel 'A' To Remain. No New Additions Or Modifications Shall Extend Beyond The Building Restriction Line.
- Buildable Preservation Parcel 'A' Retains The Right To Be A Sending Parcel In Accordance With Section 106 - Density Exchange Option Of The Howard County Zoning Regulations.
- Per Section 16.115(6) Of The Howard County Code, Floodplain Limit Delineation Is Not Necessary For Rural Cluster Subdivisions Where The Floodplain Is Not Critical To The Proposed Development.
- Per Section 16.116(2)(4) Of The Howard County Code, Wetlands Are Not Designated For Rural Cluster Subdivisions If A Qualified Professional Certifies That Wetlands And Their Buffer Will Not Be Impacted By The Proposed Lots Or Development.
- Prior Department Of Planning And Zoning File Nos. F81-28, VP60-63 And F00-75.
- Plat Is Subject To WP-00-54 Section 15.120(C)(2)(iii) To Allow Buildable Preservation Parcel 'A' No Frontage On A Public Road On December 23, 1999 The Planning Director Approved The Waiver Request Subject To The Existing Driveway Meeting The Current Standard Of A Use-In-Common Driveway And Recordation Of A Maintenance Agreement.
- The Creation Of Lot 3, Plat No. 1448B Necessitated The Creation Of 3.104 Acres (4.25 - 1.146 Acres) Of Preservation Parcel 'A' For This Property. This Obligation Is Addressed On This Plat.
- A Use-In-Common Driveway Maintenance Agreement For Lot 3 And Buildable Preservation Parcel 'A', (Formerly Lot 4) Is Recorded In The Howard County Office Of Land Records.
- This Property Is Encumbered With A Agricultural Land Preservation Easement Agreement With The Howard County Agricultural Land Preservation Program Recorded Among The Land Records Of Howard County, Maryland In Liber 5242 At Folio 394. This Easement Agreement Outlines The Maintenance Responsibilities Of The Owner, Prohibits Subdivision Of The Parcel And Enumerates The Uses Permitted On The Property. (Revised To ALPP)

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461 - 2955



U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTH	EAST
195	609977.192457	1277870.965020
204	606469.453947	1276812.978989
205	607389.104953	1277895.244027
206	607386.427350	1277574.734492
209	607742.964341	1276821.364843
300	607283.829746	1277636.354530
301	606927.148221	1277866.121790
303	607277.966481	1275623.932960
702	607370.017019	1275884.428032
703	607241.388158	1276086.988610
704	607416.867593	1276198.536290
705	607545.576454	1273995.967711

METRIC EQUIVALENT COORDINATE TABLE

POINT	NORTH	EAST
195	184702.205473	389495.849130
204	185461.660467	389173.374336
205	185511.239412	389299.806999
206	185510.417341	389405.957894
209	185240.426012	388962.576025
300	185094.395495	389424.949311
301	184991.764758	389494.983426
303	185096.694361	388672.321995
702	185126.751441	388891.349006
703	185087.520982	388952.092033
704	185141.031524	388986.091833
705	185180.262064	388924.348887

TOTAL SHEET AREA TABULATION

Total Number Of Buildable Lots To Be Recorded	0
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Buildable Preservation Parcels To Be Recorded	1
Total Number Of Lots/Parcels To Be Recorded	1
Total Area Of Buildable Lots To Be Recorded	0.000 AC*
Total Area Of Buildable Preservation Parcels To Be Recorded	48.872 AC*
Total Area Of Open Space Lots To Be Recorded	0.000 AC*
Total Area Of Lots/Parcels To Be Recorded	48.872 AC*
Total Area Of Roadway To Be Recorded	0.000 AC*
Total Area To Be Recorded	48.872 AC*

Approved: For Private Water And Private Sewerage Systems, Howard County Health Department.
Penry Brewster MD/8m 1/17/03
Howard County Health Officer

Approved: Howard County Department Of Planning And Zoning.
Mark J. Layton 1/28/03
Chief, Development Engineering Division/MK
Mark J. Layton 1/19/03
Acting Director

OWNER
MR. AND MRS. ROBERT BOWMAN
1251 SHAFERSVILLE ROAD
MT. AIRY, MARYLAND 21771

The Requirements 53-108, 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

Terrell A. Fisher 1/9/03
Terrell A. Fisher, L.S. #0692
(Registered Land Surveyor)

Robert L. Bowman Jr 1-8-03
Robert L. Bowman, Jr. (Owner)

Scarlett K. Bowman 1-8-03
Scarlett K. Bowman (Owner)

DEVELOPER
WATERFORD PARCEL 13, LLC
C/O Mr. Charles Sharp
4005 Jennings Chapel Road
Brookeville, Maryland 20833-2404

OWNER'S CERTIFICATE

Robert L. Bowman, Jr. and Scarlett K. Bowman, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns: (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Right-Of-Way And The Specific Easement Areas Shown Hereon (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Cr Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Right-Of-Way. Witness My Hand This 8th Day Of January, 2003.

Robert L. Bowman Jr
Robert L. Bowman, Jr.
Scarlett K. Bowman
Scarlett K. Bowman

Charles A. Sharp
Charles A. Sharp
Charles A. Sharp
Charles A. Sharp

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 Scarlett Bowman to Robert L. Bowman, Jr. and Scarlett K. Bowman By Deed Dated January 11, 2002 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 5973 At Folio 291, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Terrell A. Fisher 1/9/03
Terrell A. Fisher, Registered Land Surveyor No. 10692

Recorded As Plat No. 15812 On 2-21-03
Among The Land Records Of Howard County, Maryland.

PLAT OF REVISION
BELMONT FARM
BUILDABLE PRESERVATION PARCEL 'A'
(A REVISION TO PLAT NO. 1447B)
(AGRICULTURAL EASEMENT - DENSITY SENDING)
ZONED: RC-DEO
TAX MAP No. 7 PARCEL No. 490 GRID No. 13
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

Scale: 1" = 200'
DATE: JANUARY 6, 2003
F03-

F.0398 Density Sending to P.03-03