



VICINITY MAP
SCALE: 1" = 2000'

MICHAEL P. MONAGHAN
2289/598

JACK M. KAULFUSS
ANN L. KAULFUSS
1018/158

MARK G. SBARRA
CATHLEEN A. MONTGOMERY
3332/406

RR-DEO
7.607 ACRES

RECEIVING PARCEL
TOTAL PROPERTY ACREAGE = 32.227 ACRES

RC-DEO
24.620 ACRES

ROBERT T. LUNDY, LLC
5842/587

Coordinates

| Name | North | East |
|------|-----------|------------|
| 17 | 590904.42 | 1314063.25 |
| 26 | 590897.02 | 1314829.13 |
| 27 | 590826.25 | 1315776.95 |
| 28 | 591122.93 | 1316005.62 |
| 890 | 591426.22 | 1316049.31 |
| WP6 | 590975.06 | 1316033.90 |
| WP40 | 591125.10 | 1315938.59 |
| WP45 | 590799.27 | 1313983.13 |
| WP46 | 591519.53 | 1314146.69 |
| WP74 | 591788.57 | 1314583.69 |
| WP76 | 591452.92 | 1314508.00 |
| WP77 | 590789.85 | 1314804.84 |

THE PURPOSE OF THIS PLAT IS TO IDENTIFY A 32.227 ACRE PARCEL AS A RECEIVING PARCEL FOR DENSITY EXCHANGE, AND TO IDENTIFY THE SENDING PARCELS FOR THE 2 REQUIRED DEO UNITS AND 7 REQUIRED CEO UNITS BEING TRANSFERRED. SINCE THE RECEIVING PARCEL IS SPLIT ZONED, 2 OF THE DEVELOPMENT RIGHTS ARE DEO (FOR THE RR ZONED PORTION) AND 7 OF THE DEVELOPMENT RIGHTS ARE CEO (FOR THE RC ZONED PORTION). THE TRANSFER IS IN ACCORDANCE WITH THE DEO/CEO PROVISIONS DESCRIBED IN SECTION 106 OF THE HOWARD COUNTY ZONING REGULATIONS.

AMENDMENT NOTE
THE PURPOSE OF THIS PLAT IS TO AMEND THE SENDING PARCEL INFORMATION AND REVISE THE NUMBER OF UNITS PROPOSED AND REVISE THE NUMBER OF CEO UNITS previously shown on RE-03-01



| DENSITY EXCHANGE | |
|--|---|
| RECEIVING PARCEL INFORMATION | OWNER NORTHTRIDGE DEVELOPMENT, LLC 14045 GARED DRIVE GLENWOOD, MARYLAND 21738 LIBER 6016 FOLIO 438 TAX MAP 15 GRID 19 PARCEL 167 FOX MEADOW P - 02 - 13 |
| TOTAL AREA OF SUBMISSION | 32.227 ACRES± |
| DENSITY UNITS ALLOWED BY RIGHT | 7 |
| NUMBER OF UNITS PROPOSED | 16 |
| DEO/CEO DENSITY UNITS TO BE RECEIVED FROM SENDING PARCEL | 2 DEO 7 CEO |
| SENDING PARCELS INFORMATION | PLAT OF EASEMENT HOLTZINGER PROPERTY TAX MAP 1, GRID 8 PARCEL 7 LIBER 6148 FOLIO 445 PLAT 16170 PLAT OF EASEMENT ZEEVELD SUBDIVISION TAX MAP 15 GRID 24 PARCEL 61 LIBER 5067 FOLIO 453 PLAT 4742 |

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark A. Gaylor 6/2/04
Director Date

OWNER/DEVELOPER
Northridge Development LLC
14045 Gared Drive
Glenwood, Maryland 21738

SURVEYOR
Daft McCune Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286

DMW
Daft · McCune · Walker, Inc.
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
200 East Pennsylvania Avenue
Towson, Maryland 21286
410 296 3333
Fax 296 4705

OWNER'S CERTIFICATE

We, Northridge Development LLC by James H. Selfridge, Managing Member, 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. The requirements of Section 3-108, The Real Property Article, of the 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.

NORTHTRIDGE DEVELOPMENT LLC

James H. Selfridge 4/30/04
James H. Selfridge, Managing Member Date

NOTES

- Coordinates and bearings shown hereon are referred to the system of coordinates established in the Maryland Coordinate System - NAD 83(1991), and are based upon the following Howard County Department of Public Works Survey Division Geodetic Survey Control Stations:

| Station | North | East |
|---------|------------|-------------|
| 21CA | 588897.368 | 1311235.695 |
| 22A2 | 585988.551 | 1316283.882 |

- Subject property zoned RR-DEO and RC-DEO per October 18, 1993 Comprehensive Zoning Plan.
- This Plat is based upon a field run monumented boundary survey performed on or about December 2001, by Daft McCune Walker, Inc.
- Areas shown hereon are more or less.

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a part of the lands conveyed by The Amos-Cunningham LLC, to Northridge Development LLC, by deed dated January 7, 2002, and recorded in the Land Records of Howard County, Maryland, in Liber 6016 Folio 438. The requirements of Section 3-108, The Real Property Article, of the 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.

Anthony J. Vitt 4/29/04
Anthony J. Vitt, Professional Land Surveyor Date
Maryland Registration No. 10951

RECORDED AS PLAT No. 16716
ON JUNE 3, 2004 IN THE
LAND RECORDS OF HOWARD COUNTY, MD.

**AMENDED
DENSITY RECEIVING PLAT
32.227 ACRE PARCEL
FOX MEADOW**

SHEET 1 OF 1
ZONING: RR-DEO AND RC-DEO

TAX MAP 15 GRID 19 PARCEL 167
THIRD ELECTION DISTRICT
HOWARD COUNTY MARYLAND

SCALE: 1" = 100' APRIL 29, 2004