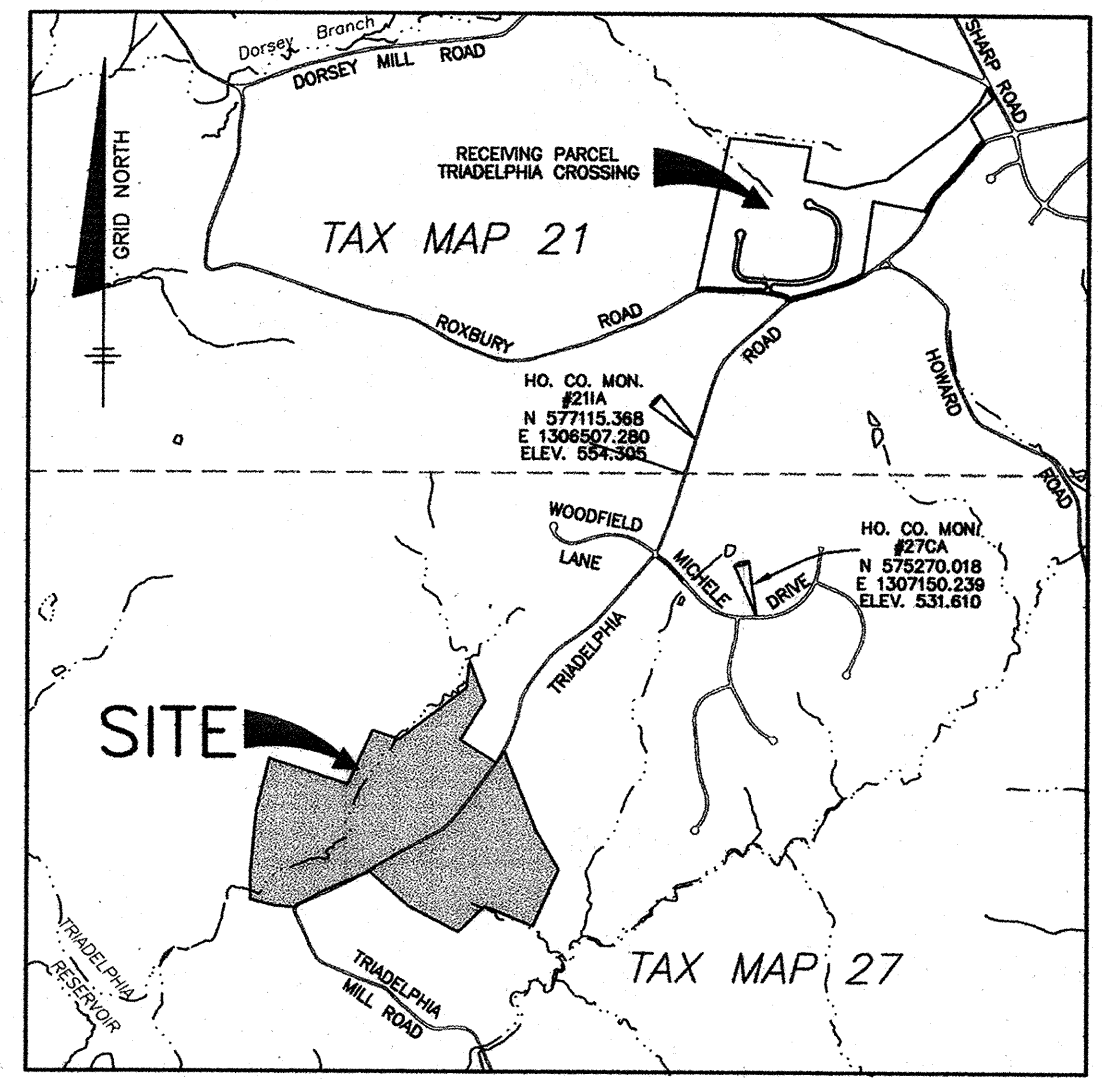
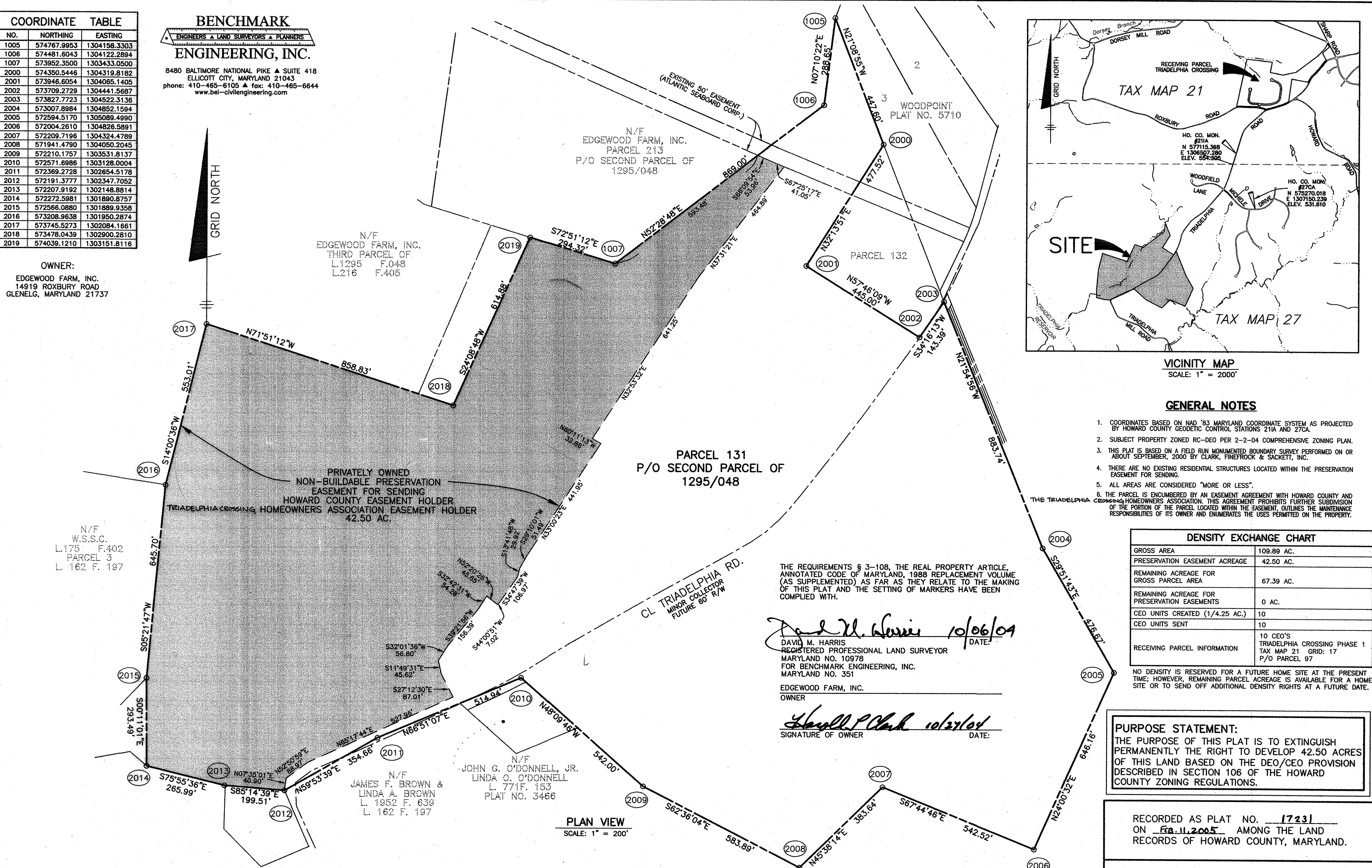


NO.	NORTHING	EASTING
1005	574767.9953	1304156.3303
1006	574481.6043	1304122.2894
1007	573952.3500	1303433.0500
2000	574350.5446	1304319.8182
2001	573946.6054	1304065.1405
2002	573709.2729	1304441.5687
2003	573827.7723	1304522.3136
2004	573007.8984	1304852.1594
2005	572594.5170	1305089.4990
2006	572004.2610	1304826.5891
2007	572209.7196	1304324.4789
2008	571941.4790	1304050.2045
2009	572210.1757	1303531.8137
2010	572571.6986	1303128.0004
2011	572369.2728	1302654.5178
2012	572191.3777	1302347.7052
2013	572207.9192	1302148.8814
2014	572272.5981	1301890.8757
2015	572566.0880	1301889.9358
2016	573208.9638	1301950.2874
2017	573745.5273	1302084.1661
2018	573478.0439	1302900.2810
2019	574039.1210	1303151.8116

BENCHMARK
ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE • SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 phone: 410-465-6105 • fax: 410-465-6644
 www.bei-civilengineering.com

OWNER:
 EDGEWOOD FARM, INC.
 14919 ROXBURY ROAD
 GLENELG, MARYLAND 21737

N/F
 W.S.S.C.
 L.175 F.402
 PARCEL 3
 L.162 F.197



VICINITY MAP
 SCALE: 1" = 2000'

GENERAL NOTES

- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 211A AND 27CA.
- SUBJECT PROPERTY ZONED RC-DEO PER 2-2-04 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT SEPTEMBER, 2000 BY CLARK, FINEROCK & SACKETT, INC.
- THERE ARE NO EXISTING RESIDENTIAL STRUCTURES LOCATED WITHIN THE PRESERVATION EASEMENT FOR SENDING.
- ALL AREAS ARE CONSIDERED "MORE OR LESS".
- THE PARCEL IS ENCLUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY AND THE TRIADELPHIA CROSSING HOMEOWNERS ASSOCIATION. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PORTION OF THE PARCEL LOCATED WITHIN THE EASEMENT, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.

DENSITY EXCHANGE CHART	
GROSS AREA	109.89 AC.
PRESERVATION EASEMENT ACREAGE	42.50 AC.
REMAINING ACREAGE FOR GROSS PARCEL AREA	67.39 AC.
REMAINING ACREAGE FOR PRESERVATION EASEMENTS	0 AC.
CEO UNITS CREATED (1/4.25 AC.)	10
CEO UNITS SENT	10
RECEIVING PARCEL INFORMATION	10 CEO'S TRIADELPHIA CROSSING PHASE 1 TAX MAP 21 GRID: 17 P/O PARCEL 97

NO DENSITY IS RESERVED FOR A FUTURE HOME SITE AT THE PRESENT TIME; HOWEVER, REMAINING PARCEL ACREAGE IS AVAILABLE FOR A HOME SITE OR TO SEND OFF ADDITIONAL DENSITY RIGHTS AT A FUTURE DATE.

PURPOSE STATEMENT:
 THE PURPOSE OF THIS PLAT IS TO EXTINGUISH PERMANENTLY THE RIGHT TO DEVELOP 42.50 ACRES OF THIS LAND BASED ON THE DEO/CEO PROVISION DESCRIBED IN SECTION 106 OF THE HOWARD COUNTY ZONING REGULATIONS.

RECORDED AS PLAT NO. 17231
 ON FEB. 11, 2005 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

DENSITY SENDING PLAT
PROPERTY OF
EDGEWOOD FARM, INC.
 FOURTH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 27 SCALE: AS SHOWN
 GRID: 3, 9 AND 10 DATE: OCTOBER, 2004
 PARCEL: 131 ZONED: RC-DEO SHEET: 1 OF 1

PARCEL 131
P/O SECOND PARCEL OF
1295/048

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.

David M. Harris 10/06/04
 DAVID M. HARRIS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 10978
 FOR BENCHMARK ENGINEERING, INC.
 MARYLAND NO. 351

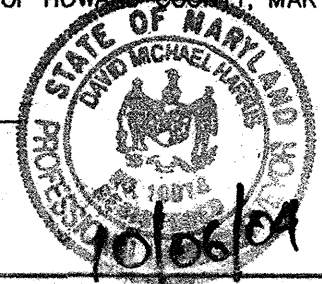
Harold L. Clark 10/27/04
 HAROLD L. CLARK
 OWNER
 EDGEWOOD FARM, INC.
 SIGNATURE OF OWNER DATE

PLAN VIEW
 SCALE: 1" = 200'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE FINAL PLAT OF EASEMENT SHOWN AND DESCRIBED HEREON IS CORRECT; THAT DEFINES A PRESERVATION EASEMENT OF 46.75 AC.± ON PART OF THE LAND CONVEYED BY VELMA L. CLARK TO EDGEWOOD FARM, INC., A BODY CORPORATE OF THE STATE OF MARYLAND, BY DEED DATED DECEMBER 7, 1983 AND RECORDED IN LIBER 1295 AT FOLIO 48 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

David M. Harris
 DAVID M. HARRIS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 10978
 FOR BENCHMARK ENGINEERING, INC.
 MARYLAND NO. 351



OWNER'S CERTIFICATE

"WE, EDGEWOOD FARM, INC., OWNER OF THE PROPERTY SHOWN 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/OUR HANDS THIS 27th DAY OF OCTOBER, 2004.

Harold L. Clark 10/27/04
 HAROLD L. CLARK
 OWNER
 EDGEWOOD FARM, INC.

David M. Harris 10/27/04
 DAVID M. HARRIS
 WITNESS DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Frank D. Wagoner 2/11/05
 DIRECTOR DATE