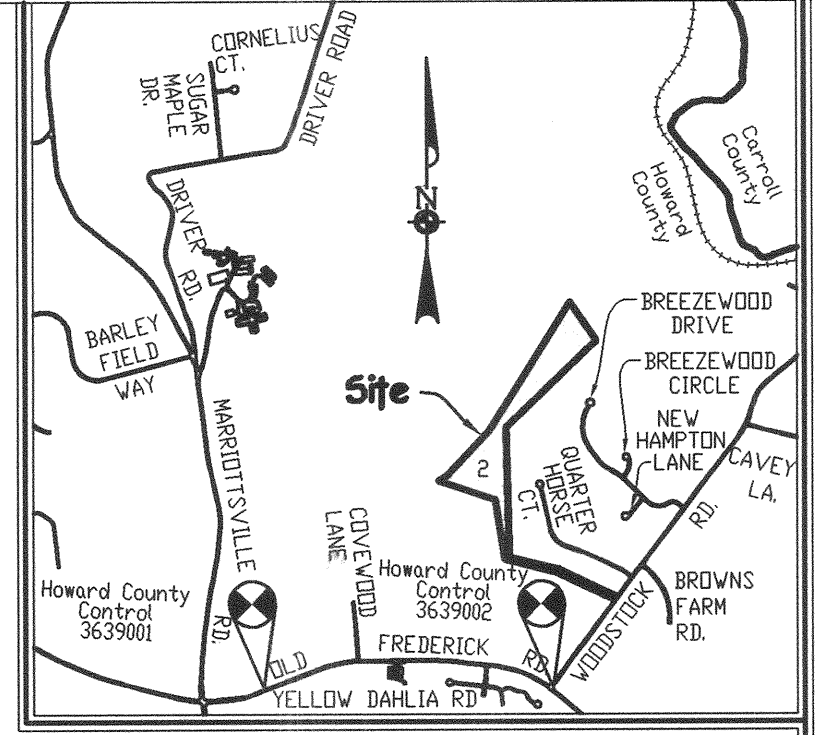
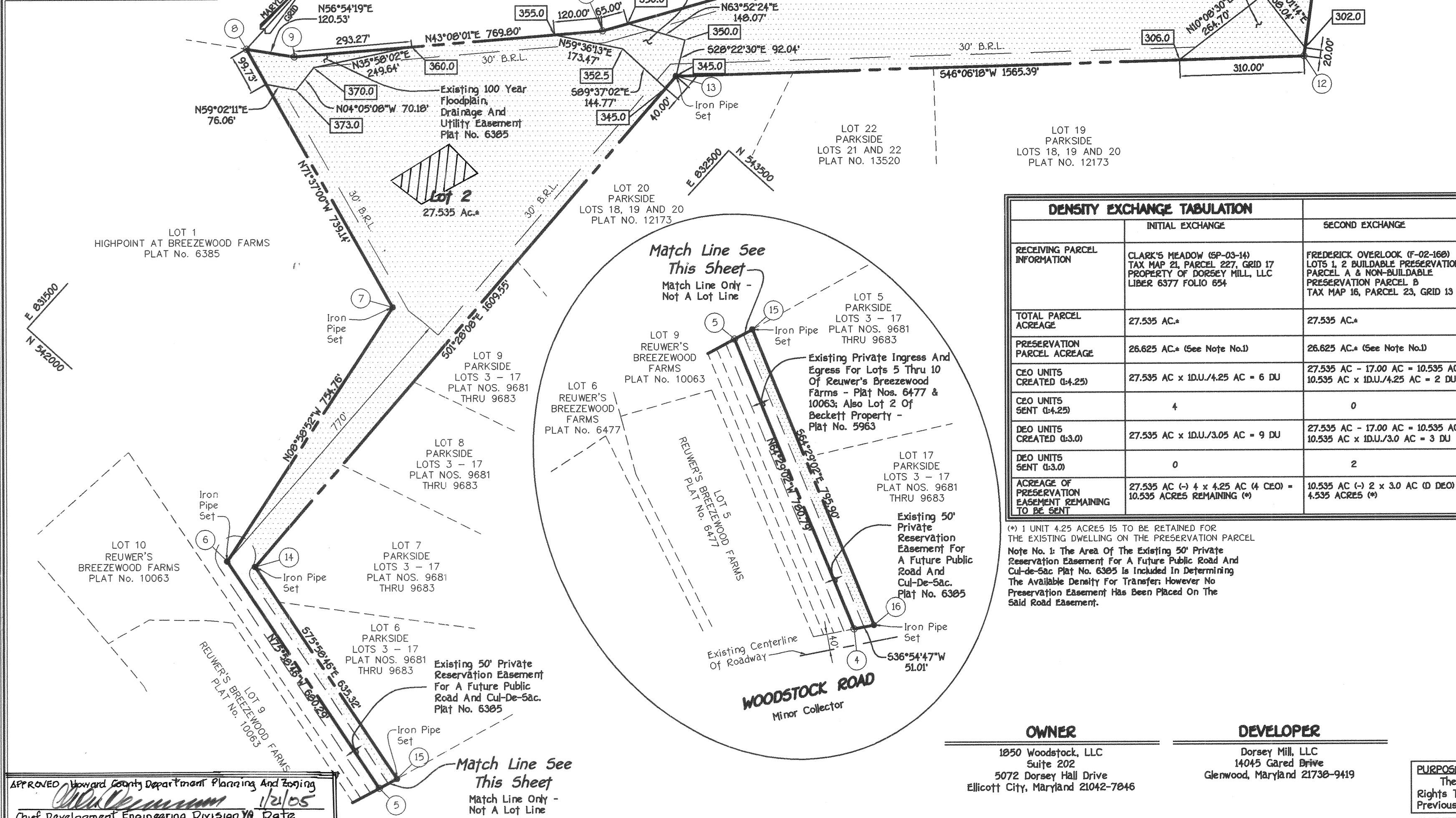


POINT	NORTH	EAST
4	541402.46	833624.04
5	541738.79	832919.40
6	541903.61	832259.38
7	542649.11	832141.55
8	542882.22	831440.13
9	542988.03	831541.11
10	543509.80	832067.42
11	545114.73	833078.38
12	544634.37	833406.78
13	543549.02	832278.74
14	541940.00	832320.00
15	541786.08	832936.39
16	541443.24	833654.67

LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	27.54 Ac.*	1.66 Ac.*	25.88 Ac.*



- Vicinity Map**
Scale: 1" = 1200'
- General Notes:**
- Subject Property Zoned RC-DEO Per 2-2-04 Comprehensive Zoning Plan.
 - Coordinates based on NAD83 Maryland Coordinate System as Projected by Howard County Geodetic Stations No. 3639002 and 3639001.
 - This Plat is Based on Field Boundary Survey Identified on a Plat Entitled "Highpoint at Breezewood Farms" - Plat No. 6385 and Prepared by Fisher, Collins and Carter, Inc.
 - Denotes Iron Pin Set Capped "FCC-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 "FCC-106".
 - ⊙ Denotes Stone or Monument Found.
 - This Property is Encumbered with a Preservation Easement Held by Howard County, Maryland and Howard County Conservancy, Inc. The Restrictions and Permitted Uses Associated with the Easement are Specified within The Deed of Preservation Easement Recorded Concurrently with The Plat of Easement, F-05-24, Plat # 17082.
 - ⊕ Denotes Preservation Easement Area Containing 26.625 Acres.
 - There is an Existing Dwelling Located on Lot 2 to Remain. No New Buildings Extensions or Additions to The Existing Dwelling are To be Constructed at A Distance Less Than Zoning Regulations Require.
 - All Areas are More or Less.

DENSITY EXCHANGE TABULATION		
	INITIAL EXCHANGE	SECOND EXCHANGE
RECEIVING PARCEL INFORMATION	CLARK'S MEADOW (SP-03-14) TAX MAP 21, PARCEL 227, GRID 17 PROPERTY OF DORSEY HILL, LLC LIBER 6377 FOLIO 654	FREDERICK OVERLOOK (F-02-168) LOTS 1, 2, BUILDABLE PRESERVATION PARCEL A & NON-BUILDABLE PRESERVATION PARCEL B TAX MAP 16, PARCEL 23, GRID 13
TOTAL PARCEL ACREAGE	27.535 AC.*	27.535 AC.*
PRESERVATION PARCEL ACREAGE	26.625 AC.* (See Note No.1)	26.625 AC.* (See Note No.1)
CEO UNITS CREATED (4.25)	27.535 AC x 1D.U./4.25 AC = 6 DU	27.535 AC - 17.00 AC = 10.535 AC. 10.535 AC x 1D.U./4.25 AC = 2 DU
CEO UNITS SENT (4.25)	4	0
DEO UNITS CREATED (3.0)	27.535 AC x 1D.U./3.05 AC = 9 DU	27.535 AC - 17.00 AC = 10.535 AC. 10.535 AC x 1D.U./3.0 AC = 3 DU
DEO UNITS SENT (3.0)	0	2
ACREAGE OF PRESERVATION EASEMENT REMAINING TO BE SENT	27.535 AC (-) 4 x 4.25 AC (4 CEO) = 10.535 ACRES REMAINING (*)	10.535 AC (-) 2 x 3.0 AC (2 DEO) = 4.535 ACRES (*)

(*) 1 UNIT 4.25 ACRES IS TO BE RETAINED FOR THE EXISTING DWELLING ON THE PRESERVATION PARCEL.

Note No. 1: The Area of The Existing 50' Private Reservation Easement For A Future Public Road And Cul-de-Sac Plat No. 6385 is Included in Determining The Available Density For Transfer; However No Preservation Easement Has Been Placed On The Said Road Easement.

OWNER
1850 Woodstock, LLC
Suite 202
5072 Dorsey Hall Drive
Ellicott City, Maryland 21042-7846

DEVELOPER
Dorsey Mill, LLC
14045 Gared Drive
Glenwood, Maryland 21738-9419

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461 - 2855

APPROVED: Howard County Department Planning And Zoning
[Signature] 1/21/05
Chief, Development Engineering Division

The Requirements S3-108, 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

[Signature] 8/6/04
Terrell A. Fisher, L.S. #10692
(Registered Land Surveyor)

[Signature] 8/8/04
1850 Woodstock, LLC
By: R. Jacob Hikmat, Member

APPROVED For Private Water And Private Sewerage Systems
Howard County Health Department.
[Signature] 1/18/05
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.
[Signature] 3/4/05
Director

OWNER'S CERTIFICATE

1850 Woodstock, LLC, By R. Jacob Hikmat, Member, Owner 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 The Preservation Easement To Be Considered A Sending Parcel For Transfer Of Development Rights. Witness My Hand This 6th Day Of Aug. 2004.

[Signature]
1850 Woodstock, LLC
By: R. Jacob Hikmat, Member

Witness
[Signature]

SURVEYOR'S CERTIFICATE

I Herby Certify That The Final Plat Shown Hereon is Correct; That It Defines A Preservation Parcel Easement Of 26.625 Acres On Part Of The Land Conveyed By Norbert J. Richardson To 1850 Woodstock, LLC By Deed Dated August 14, 2003 And Recorded In The Land Records Of Howard County In Liber 7494 At Folio 73. All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended

[Signature] 8/6/04
Terrell A. Fisher, Professional Land Surveyor No. 10692

PURPOSE NOTE:
The Purpose Of This Plat Is To Transfer 2 DEO Development Rights To The Subdivision Of Frederick Overlook, F-02-168 From The Previously Recorded Preservation Easement Plat No. 17082, F-05-24.

RECORDED AS PLAT No. 17300 ON 3/8/05
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
HIGHPOINT AT BREEZEWOOD FARMS
LOT 2
(A Revision To Lot 2, Highpoint at Breezewood Farms - Plat No. 6385)

Zoned: RC-DEO
Tax Map: 10 Parcel: 36 Grid: 23
Third Election District
Howard County, Maryland

Scale: 1" = 200'
Date: January 5, 2005
Sheet 1 of 1

I:\04067\dwg\04067-3001 2nd Sending Plat Clark's Meadow.dwg, 1/5/2005 11:09:19 AM

F-05-92