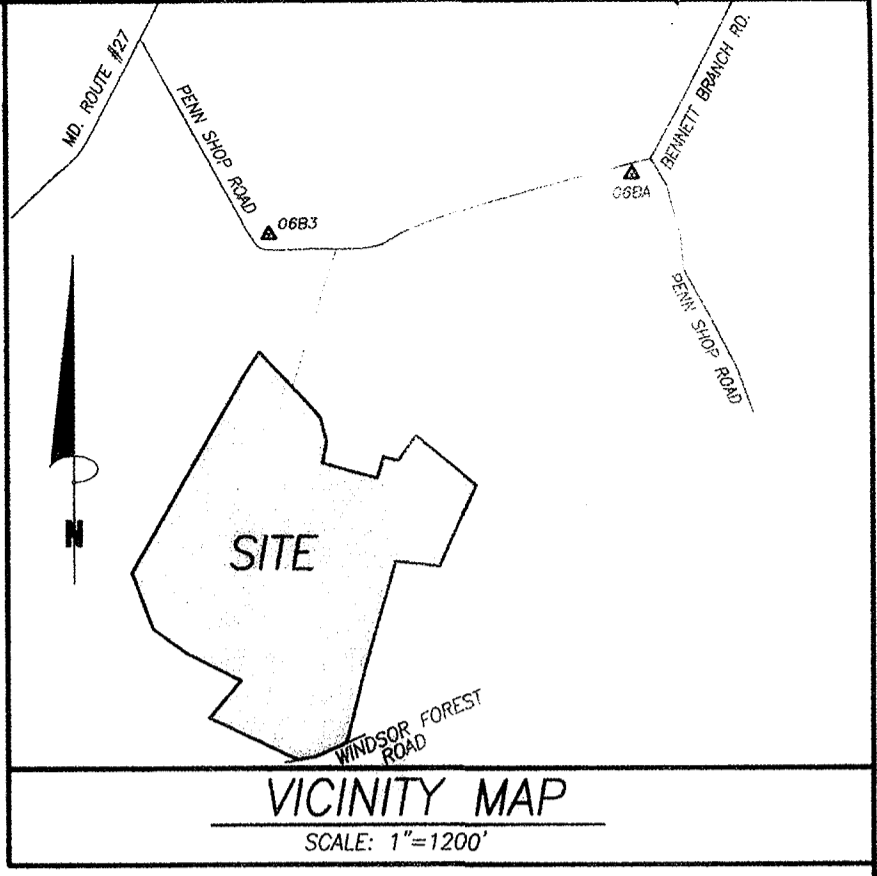
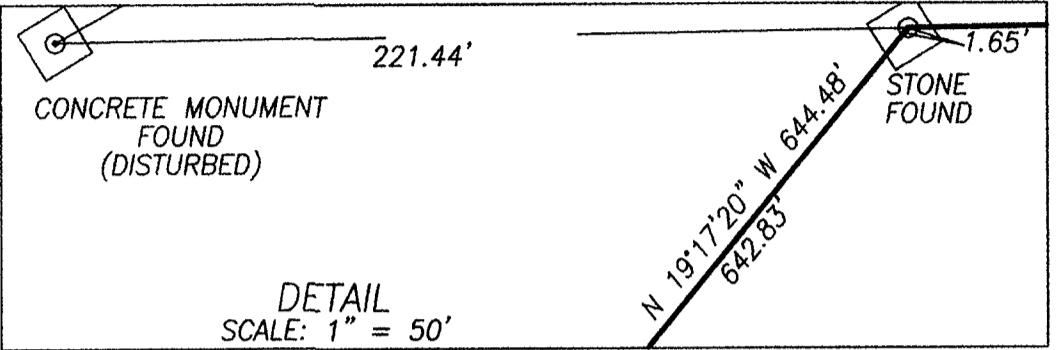
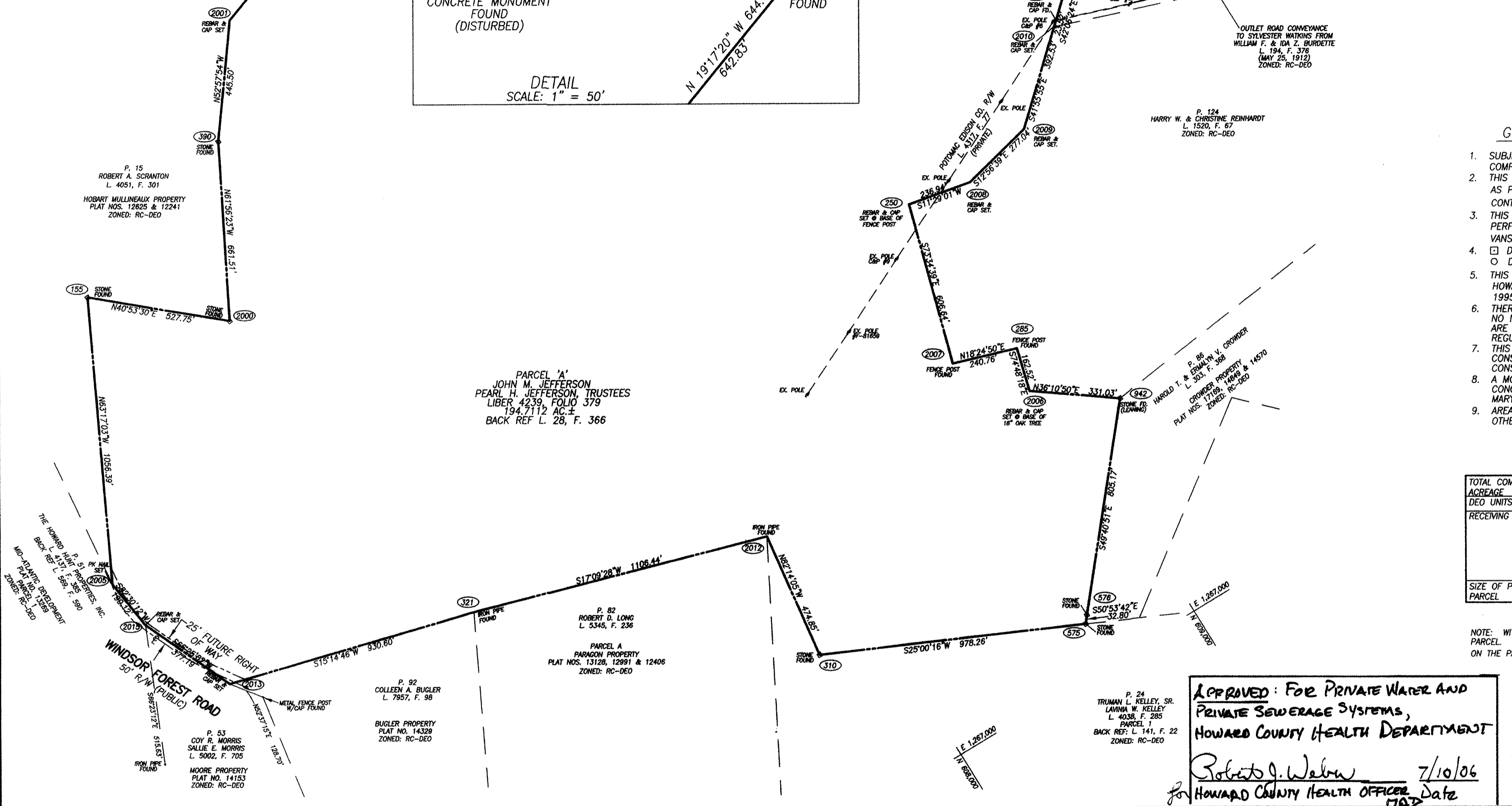


COORDINATES		
PT.	NORTH	EAST
155	606160.9017	1263898.7922
250	606899.3055	1265192.1468
285	608956.2290	1268940.0829
310	607752.5802	1266418.2073
321	606759.5401	1265621.3089
390	606871.0258	1263680.5206
575	608639.1512	1266631.7084
576	608659.8421	1266806.2528
942	609180.8255	1266192.3489
2000	606559.8504	1264244.2718
2001	607139.3509	1263304.8918
2004	607747.6532	1263091.9884
2005	605665.9836	1264842.4089
2006	608913.6314	1265996.9310
2007	608727.7959	1265764.0423
2008	609131.5024	1265229.3187
2009	609401.5025	1265167.2614
2010	609693.5205	1264904.9539
2012	607816.7391	1265947.7132
2013	605961.6918	1265376.5949
2015	606710.7889	1268030.9064
2090	609885.8745	1264356.6508
2202	610121.7480	1264517.9301
2208	609710.9736	1264889.1801



- GENERAL NOTES:**
- SUBJECT PROPERTY ZONED RC-DEO PER THE 02/02/04 COMPREHENSIVE ZONING PLAN.
 - THIS PLAT IS BASED ON MARYLAND STATE GRID SYSTEM - N.A.D. 83 (91) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 06B3 & 06B4
 - THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT DECEMBER 6, 2005 BY T. MICHAEL VANSANT, VANMAR ASSOC. INC.
 - DENOTES CONCRETE MONUMENT SET OR FOUND AS INDICATED. ○ DENOTES AN ANGULAR BREAK OR CORNER FOUND AS INDICATED.
 - THIS PROPERTY IS ENCUMBERED BY A PRESERVATION EASEMENT DEED WITH HOWARD COUNTY AND THE HOWARD COUNTY CONSERVANCY, INC. DATED JUNE 30, 1995 AND RECORDED IN LIBER 3546 AT FOLIO 638.
 - THERE ARE EXISTING DWELLINGS/STRUCTURES LOCATED ON PARCEL A TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE EXISTING REGULATIONS REQUIRE.
 - THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION PROGRAM PER SECTION 16.1202(b)(1)(vii) OF THE FOREST CONSERVATION MANUAL BECAUSE THE PROPERTY IS A SENDING PARCEL.
 - A MODIFICATION TO THE DEED OF PRESERVATION EASEMENT SHALL BE RECORDED CONCURRENTLY WITH THIS PLAT, IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
 - AREAS AS STATED ON THIS PLAT TO BE TAKEN AS MORE OR LESS, UNLESS OTHERWISE NOTED.

TOTAL COMPUTED PARCEL ACREAGE	194.7112 ACRES		
DEO UNITS SENT (1:3)	63		
RECEIVING PARCEL	16 DEO UNITS ASHLEIGH KNOLLS, PHASE 3, F-95-63, TAX MAP 40, PARCEL 174, TAX MAP 41, PARCEL 137	45 DEO UNITS ASHLEIGH KNOLLS, PHASE 3, F-95-60, TAX MAP 40, PARCEL 174, TAX MAP 41, PARCEL 137	2 DEO UNITS ASHLEIGH KNOLLS, F-96-22, TAX MAP 40, PARCEL 174, TAX MAP 41, PARCEL 137
SIZE OF PRESENTATION PARCEL	194.7112 ACRES		

NOTE: WITH THE THIRD EXCHANGE, ALL DENSITY IS EXTINGUISHED FROM THE SENDING PARCEL. ONE DEVELOPMENT RIGHT (4.25 ACRES) IS RETAINED FOR THE EXISTING HOUSE ON THE PARCEL.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

Robert J. Welton 7/10/06
for HOWARD COUNTY HEALTH OFFICE DATE

THE PURPOSE OF THIS PLAT IS TO CORRECT THE PROPERTY OUTLINE AS PREVIOUSLY RECORDED IN PLAT NO. 5126.

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.

T. Michael Vansant 3/6/2006
T. MICHAEL VANSANT, L.S. NO. 21266 DATE

Christopher J. Jefferson 3/13/2006
CHRISTOPHER J. JEFFERSON, PERSONAL REPRESENTATIVE DATE

Patti J. Johnson 3/13/06
PATTI J. JOHNSON, PERSONAL REPRESENTATIVE DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Steph Colletty 7/2/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION AS. DATE

Steph Colletty 8/3/06
ACTING DIRECTOR DATE

OWNER'S CERTIFICATE

WE, CHRISTOPHER J. JEFFERSON AND PATTI J. JOHNSON, 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 THE PRESERVATION EASEMENT TO BE CONSIDERED A SENDING PARCEL FOR TRANSFER OF DEVELOPMENT RIGHTS.

WITNESS MY HAND THIS 13th DAY OF March, 2006.

Christopher J. Jefferson
CHRISTOPHER J. JEFFERSON, PERSONAL REPRESENTATIVE

Patti J. Johnson
PATTI J. JOHNSON, PERSONAL REPRESENTATIVE

Margaret Bond
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES A PRESERVATION PARCEL EASEMENT OF 194.7112 ACRES± ON ALL OF THE LAND CONVEYED BY JOHN M. JEFFERSON AND PEARL H. JEFFERSON UNTO JOHN M. JEFFERSON (DECEASED) AND PEARL H. JEFFERSON, (DECEASED) TRUSTEES OF THE JEFFERSON FAMILY REVOCABLE TRUST BY DATED JANUARY 22, 1998 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4239 AT FOLIO 379. ALL MONUMENTS ARE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

T. Michael Vansant
T. MICHAEL VANSANT, L.S. NO. 21266 DATE

3/6/2006

RECORDED AS PLAT 18473 ON 8/11/06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

AMENDED PLAT OF EASEMENT - SENDING PARCEL

WINDSOR FOREST

PREVIOUSLY RECORDED AS PLAT #5126

JOHN M. AND PEARL H. JEFFERSON, TRUSTEES

LIBER 4239 AT FOLIO 379

TAX MAP 6	ELECTION DISTRICT FOURTH	SCALE: 1" = 300'
PARCEL No. 16	HOWARD COUNTY, MARYLAND	DATE: MARCH, 2006
GRID No. 8	EX. ZONING: RC-DEO	SHEET 1 OF 1
	PREVIOUS D.P.Z. FILE: F-82-13	

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street P.O. box 328
Mount Airy, Maryland 21771
(301) 829 2890 (301)831 5015 (410) 549 2751