

CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG & DIST.
201-204	1150.00'	40.00'	01°59'34"	20.00'	N66°53'06"E 39.99'
305-239	1350.00'	373.09'	15°50'04"	187.74'	S16°11'40"E 371.90'

NOTES:

- COORDINATES BASED ON NAD '27 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY TRAVERSE POINT NUMBERS 3536007 & 3535001
- SUBJECT PROPERTY ZONED "RC-DEO" PER 2/2/04 COMPREHENSIVE ZONING PLAN.
- THE REQUIREMENTS OF S 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 THE MARKERS HAVE BEEN COMPLIED WITH.
G. SCOTT SHANABERGER / DATE
WILLOW SPRINGS I LIMITED PARTNERSHIP
BY: WILLOW SPRINGS INC., GENERAL PARTNER
THOMAS C. BEACH III / DATE
PRESIDENT OF GEN. PARTNER
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN 1986.
- DESIGNATES IRON REBAR & CAP PREVIOUSLY SET
DESIGNATES STONE OR CONCRETE MONUMENT FOUND
- THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
- THE PROPERTY IS ENCUMBERED BY A PRESERVATION EASEMENT AND IS RESTRICTED BY AN ACCOMPANYING EASEMENT AGREEMENT, ENTERED INTO BY THE PROPERTY OWNER, WILLOW SPRINGS I LIMITED PARTNERSHIP, HOWARD COUNTY, MARYLAND AND THE HOWARD COUNTY CONSERVACY, INC. WHICH OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE PARCEL OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
- THERE IS NO DEVELOPMENT PLANNED ON LOT 29 AS A RESULT OF THIS PLAT. NO WETLANDS WILL BE DISTURBED.
- THIS REVISION PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE NO ADDITIONAL LOTS ARE BEING CREATED (SEC. 16.1202.(b)(1)(ii)) OF THE HOWARD COUNTY CODE.
- A NOISE STUDY IS NOT REQUIRED BECAUSE LOT 29, ALTHOUGH ZONED RC-DEO, DOES NOT HAVE A RESIDENTIAL USE. IT IS A GOLF COURSE.
- STORMWATER MANAGEMENT IS NOT REQUIRED. THERE IS NO DEVELOPMENT PROPOSED ON LOT 29.
- LOT 29 IS SERVED BY PRIVATE WATER AND SEWER.

TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE	1
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	100.8753 ACRES±
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS	
TOTAL AREA OF SUBDIVISION TO BE RECORDED	100.8753 ACRES±

DENSITY EXCHANGE CHART

SENDING PARCEL INFORMATION		RECEIVING PARCELS:	
LOT 29, WILLOW HIGHLANDS AT WILLOW SPRINGS GOLF COURSE TAX MAP 15, GRID 4, PARCEL 145 LIBER 1561, FOLIO 713		DENSITY EXCHANGE #1 DENSITY EXCHANGE #2	
TOTAL PARCEL ACREAGE 100.8753 ACRES±		DENSITY EXCHANGE #1 DENSITY EXCHANGE #2	
PRESERVATION EASEMENT 100.8753 ACRES±(EXCLUDES POR ZONED PORTION) ACREAGE:		DENSITY EXCHANGE #1 DENSITY EXCHANGE #2	
CEO UNITS CREATED	22	9	13
DEO UNITS SENT			
CEO UNITS CREATED	1		
DEO UNITS SENT			
PRESERVATION EASEMENT ACREAGE REMAINING	62.6253 AC.±	7.3753 AC.±	
OF THE 7.3753 ACRES REMAINING 4.25 ACRES ARE RESERVED FOR 1 DWELLING UNIT ON LOT 29 TO MAINTAIN THE CONDITIONAL USE, OR FOR A FUTURE RESIDENCE			
DENSITY EXCHANGE #1		DENSITY EXCHANGE #2	
"CLARK'S MEADOW, LOTS 1-25 NON-BUILDABLE PRESERVATION PARCELS 'A' & 'C', BUILDABLE PRESERVATION PARCEL 'B' & SWM PARCELS RESUBDIVISION OF LOT 4, (F-05-77) CLARK'S WOODS I (SP-03-14) RE-05-03		"WALNUT GROVE, LOTS 1 THRU 88 AND PRESERVATION PARCELS 'A' THRU 'F' (L.2927/F.487) TAX MAP 28 BLK 18 PARCEL 74 RE-06-11 RE-07-01 RE-05-05	

APPROVED: FOR PRIVATE WATER & PRIVATE SEWER SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

APPROVED: CHIEF, DEVELOPMENT ENGINEERING DIVISION

APPROVED: DIRECTOR

APPROVED: DIRECTOR

NOTES:(CONT.)

- FLOODPLAIN STUDY WAS REVIEWED & APPROVED WITH F-88-195.
- NO TRAFFIC STUDY IS REQUIRED; THERE IS NO CHANGE IN USE FOR LOT 29.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- DESIGNATES PRESERVATION EASEMENT (100.8753 AC.±)
- THIS AREA DESIGNATES A PRIVATE SEWAGE DISPOSAL AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THIS DISPOSAL AREA SHALL BECOME NULL & VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE DISPOSAL AREA.
- BA-86-04E WAS APPROVED AND GRANTED THE GOLF COURSE A SPECIAL EXCEPTION TO UTILIZE ALL OF LOT 29 TO ACCOMMODATE A COMMERCIAL GOLF COURSE ACTIVITY. BA-90-09E WAS APPROVED FOR THE SAME TYPE OF ACTIVITY ON A 0.93 ACRE PARCEL OF LAND SURROUNDED BY THE GOLF COURSE.

OWNER'S CERTIFICATE

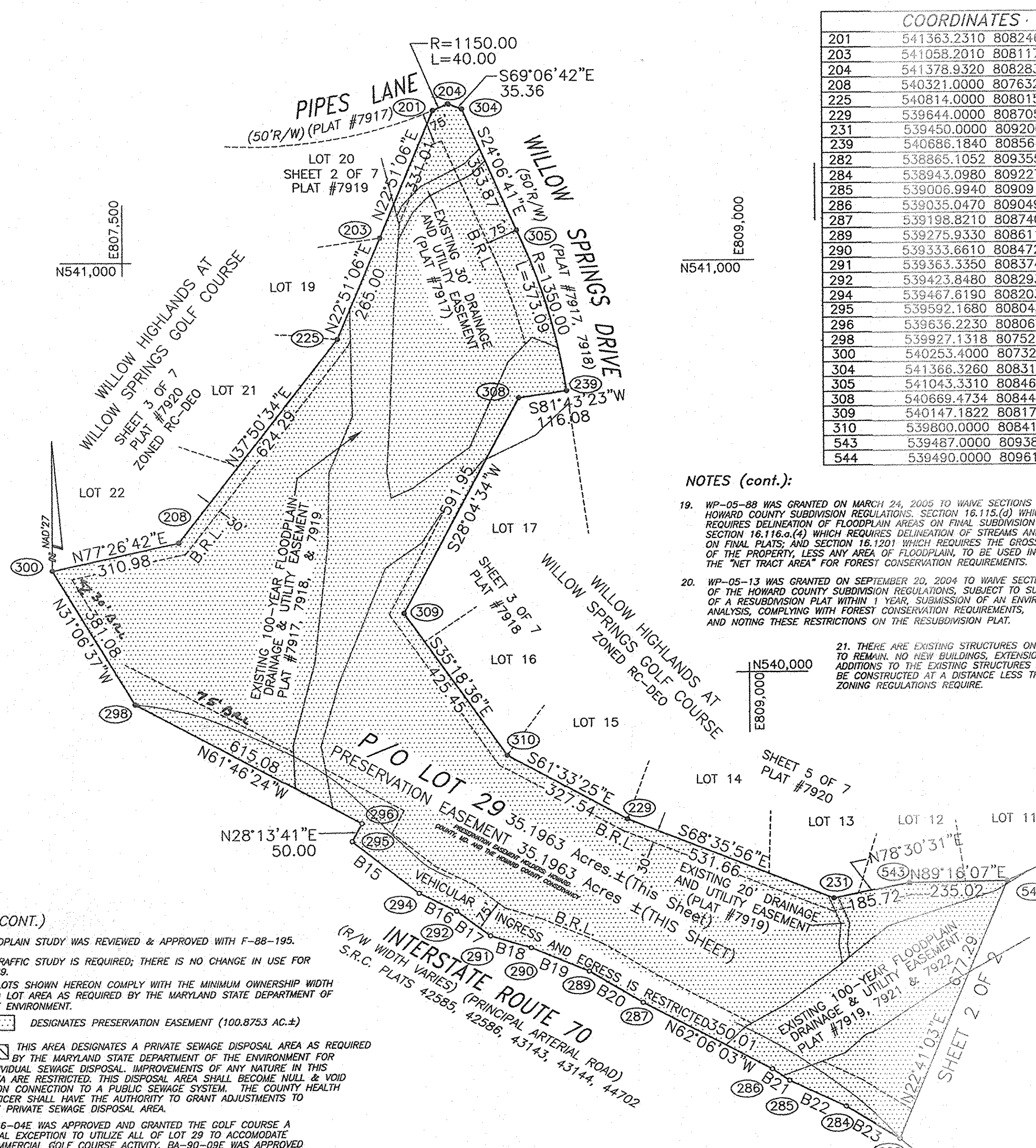
WILLOW SPRINGS I LIMITED PARTNERSHIP, BY THOMAS C. BEACH, III PRESIDENT OF WILLOW SPRINGS INC., GENERAL PARTNER, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE PRESERVATION EASEMENT TO BE CONSIDERED A SENDING PARCEL FOR DEVELOPEMENT RIGHTS. WITNESS OUR HANDS THIS 18 DAY OF Feb., 2007

WILLOW SPRINGS INC. GENERAL PARTNER
BY: THOMAS C. BEACH III, PRESIDENT DATE: 1 Feb 2007
WITNESS: M. Jeremy Lester DATE: 2/1/07

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES A PRESERVATION EASEMENT OF 100.8753 ACRES ON PART OF THE LAND CONVEYED BY MAUDE V. BOWMAN TO WILLOW SPRINGS I LIMITED PARTNERSHIP BY DEED DATED OCTOBER 31, 1986 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1561, FOLIO 713 AND ALL OF THE LAND CONVEYED BY GEORGE W. BOWMAN JR. ET. UX. TO WILLOW SPRINGS I LIMITED PARTNERSHIP BY DEED DATED JULY 6, 1987 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1686 FOLIO 624. ALL MONUMENTS ARE IN PLACE.

G. SCOTT SHANABERGER PROFESSIONAL L.S. #10849 DATE: 1/26/07



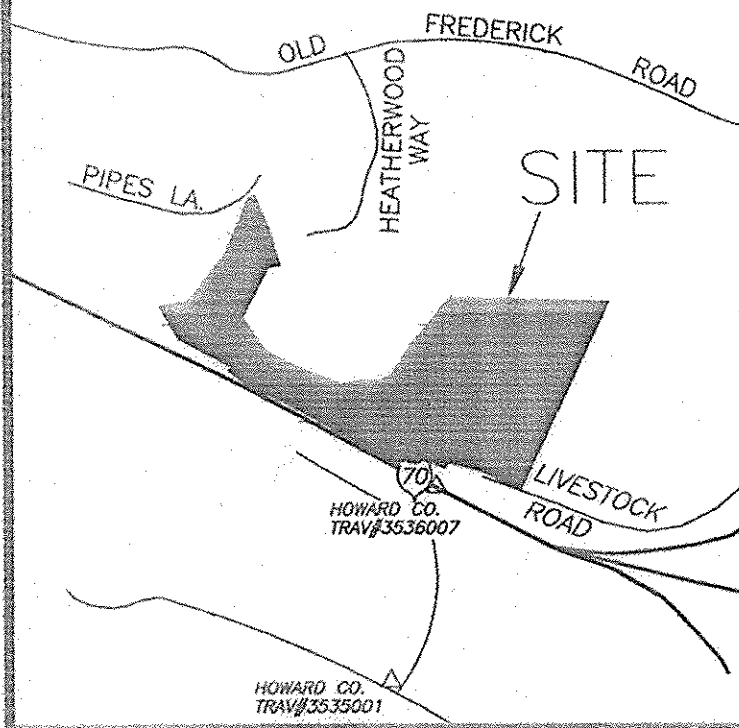
COORDINATES

201	541363.2310	808246.4590
203	541058.2010	808117.9120
204	541378.9320	808283.2430
208	540321.0000	807632.0000
225	540814.0000	808015.0000
229	539644.0000	808705.0000
231	539450.0000	809200.0000
239	540686.1840	808564.5580
282	538865.1052	809355.8039
284	538943.0980	809227.4250
285	539006.9940	809091.4790
286	539035.0470	809049.7900
287	539198.8210	808740.4640
289	539275.9330	808611.6130
290	539333.6610	808472.3560
291	539363.3350	808374.7880
292	539423.8480	808293.7740
294	539467.6190	808203.7740
295	539592.1680	808043.6380
296	539636.2230	808067.2880
298	539927.1318	807525.3512
300	540253.4000	807328.4530
304	541366.3260	808316.2750
305	541043.3310	808460.8350
308	540669.4734	808449.6871
309	540147.1822	808171.0894
310	539800.0000	808417.0000
543	539487.0000	809382.0000
544	539490.0000	809617.0000

NOTES (cont.):

- WP-05-88 WAS GRANTED ON MARCH 24, 2005 TO WAIVE SECTIONS OF THE HOWARD COUNTY SUBDIVISION REGULATIONS, SECTION 16.115(d) WHICH REQUIRES DELINEATION OF FLOODPLAIN AREAS ON FINAL SUBDIVISION PLANS; SECTION 16.116.a.(4) WHICH REQUIRES DELINEATION OF STREAMS AND WETLANDS ON FINAL PLATS; AND SECTION 16.1201 WHICH REQUIRES THE GROSS ACREAGE OF THE PROPERTY, LESS ANY AREA OF FLOODPLAIN, TO BE USED IN DETERMINING THE "NET TRACT AREA" FOR FOREST CONSERVATION REQUIREMENTS.
- WP-05-13 WAS GRANTED ON SEPTEMBER 20, 2004 TO WAIVE SECTION 16.102 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS, SUBJECT TO SUBMISSION OF A RESUBDIVISION PLAT WITHIN 1 YEAR, SUBMISSION OF AN ENVIRONMENTAL ANALYSIS, COMPLYING WITH FOREST CONSERVATION REQUIREMENTS, AND NOTING THESE RESTRICTIONS ON THE RESUBDIVISION PLAT.

21. THERE ARE EXISTING STRUCTURES ON LOT 29 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.



VICINITY MAP
SCALE: 1"=2000'

BOUNDARY TABLE

B15	N52°07'31"W	202.87
B16	N64°03'51"W	100.08
B17	N53°14'32"W	101.12
B18	N73°05'01"W	101.98
B19	N67°29'02"W	150.75
B20	N59°06'04"W	150.16
B21	N58°03'47"W	50.25
B22	N64°49'34"W	150.21
B23	N58°43'14"W	150.21

OWNERS:
WILLOW SPRINGS I LIMITED PARTNERSHIP
C/O THOMAS C. BEACH III
P.O. BOX 31
WEST FRIENDSHIP, MD. 21794

DEVELOPER:
ROBERT VanDYKE, MANAGER
WALNUT GROVE HOLDING, LLC
P. O. BOX 152
STEVENSON, MD. 21153

THE PURPOSE OF THIS PLAT IS TO EXTINGUISH PERMANENTLY THE RIGHT TO DEVELOP 100.8753 ACRES OF LAND FROM LOT 29 BASED ON THE DEO/CEO PROVISIONS DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS. AND TO SEND 13 CEO DEVELOPMENT RIGHTS TO THE WALNUT GROVE SUBDIVISION, P-05-05 & RE-07-01.

RECORDED AS PLAT # 18992
ON 4-12-07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELLCOTT CITY, MD. 21043
(410) 461-9563

REVISION PLAT AND AMENDED PLAT OF EASEMENT --- DENSITY SENDING
WILLOW HIGHLANDS AT
WILLOW SPRINGS GOLF COURSE
LOT 29

REVISION TO PLATS 17765-7
3RD ELECTION DISTRICT, HOWARD COUNTY, MD
TAX MAP 15 BLOCK 4 PARCEL P/O 145
ZONED: RC-DEO
SCALE: 1"=200' APRIL 11, 2006
PREVIOUS FILES: BA-86-04, S-87-17, P-87-71
VP-87-121, F-88-195, BA-90-09E, F-05-77
WP-05-88, WP-05-13, SDP-90-159, WP-90-145
F-05-168, RE-06-11 (S-3)
SHEET 1 OF 2

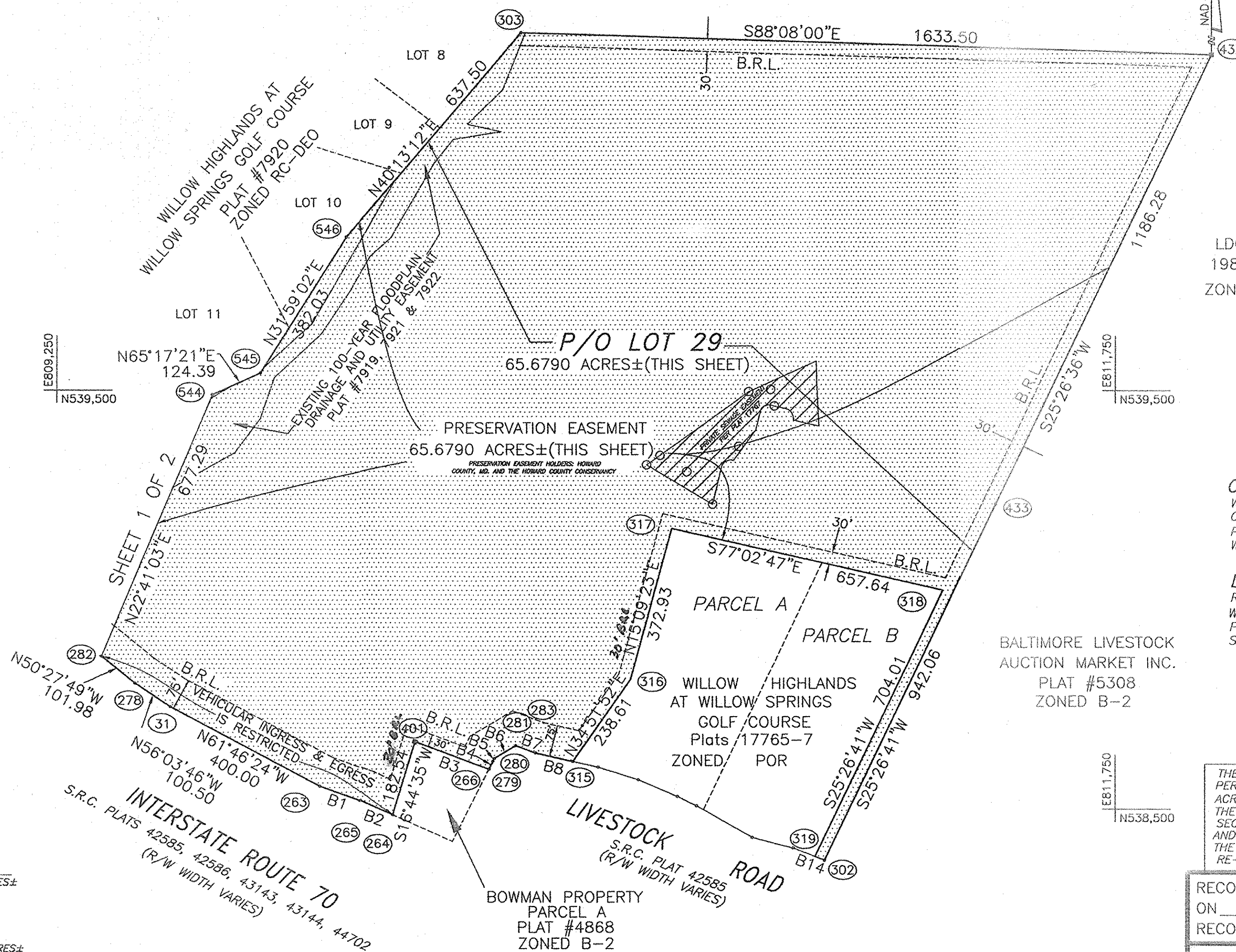
COORDINATES		
Pt	Northing	Easting
31	538744.0810	809517.8320
263	538554.8960	809870.2650
264	538486.0870	810041.9850
265	538520.8160	809965.4680
266	538595.3730	810269.4769
278	538800.1880	809434.4530
279	538614.1430	810278.7920
280	538621.0860	810282.2370
281	538651.4790	810332.8720
282	538865.1052	809355.8039
283	538633.9870	810379.7130
302	538377.7070	811062.2480
303	540352.8130	810344.0040
315	538613.9061	810467.5186
316	538809.6831	810603.9140
317	539169.6427	810701.4191
318	539022.2242	811342.3245
319	538386.4980	811039.8527
401	538660.8920	810094.5720
433	539228.3873	811466.9930
437	540299.6071	811976.6370
544	539490.0000	809617.0000
545	539542.0000	809730.0000
546	539866.0370	809932.3550

6257/163

WOODFORD FARMS LLC

Zoned RC-DEO
Howard Co. Agricultural Land Preservation Easement #H0-94-04

BOUNDARY TABLE		
B1	N70°18'15"W	101.12
B2	N65°35'17"W	84.03
B3	N69°27'51"W	186.77
B4	S26°23'38"W	20.95
B5	S26°23'23"W	7.75
B6	S59°01'35"W	59.06
B7	N69°31'22"W	50.00
B8	N77°07'05"W	90.07
B14	N68°34'06"W	24.06



LDG INC.
1988/258
ZONED B-2

OWNERS:
WILLOW SPRINGS I LIMITED PARTNERSHIP
C/O THOMAS C. BEACH III
P.O. BOX 31
WEST FRIENDSHIP, MD. 21794

DEVELOPER:
ROBERT VanDYKE, MANAGER
WALNUT GROVE HOLDING, LLC
P. O. BOX 152
STEVENSON, MD. 21153

BALTIMORE LIVESTOCK
AUCTION MARKET INC.
PLAT #5308
ZONED B-2

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TABULATION OF FINAL PLAT

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TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS	
	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	
	100.8753 ACRES±

APPROVED: FOR PRIVATE WATER & PRIVATE SEWER SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Robert J. Walden 2/20/07
COUNTY HEALTH OFFICER OR RSD DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chris D. Quinn 2/20/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Thomas C. Beach III 2/9/07
DIRECTOR DATE

OWNER'S CERTIFICATE

WILLOW SPRINGS I LIMITED PARTNERSHIP, BY THOMAS C. BEACH, III PRESIDENT OF WILLOW SPRINGS INC., GENERAL PARTNER, 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 DEVELOPEMENT RIGHTS. WITNESS OUR HANDS THIS 16th DAY OF Feb, 2007.

WILLOW SPRINGS INC.
GENERAL PARTNER

BY *Thomas C. Beach III* 1 Feb 2007 *M. J. Rutter* 2/1/07
THOMAS C. BEACH III, PRESIDENT DATE WITNESS DATE

SURVEYOR'S CERTIFICATE

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G. Scott Shanaberger 2/20/07
G. SCOTT SHANABERGER
PROFESSIONAL L.S. #10849 DATE

RECORDED AS PLAT # 18993
ON 4-12-07 AMONG THE LAND
RECORDS OF HOWARD COUNTY, MD.

SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
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F-05-168, RE-06-11 (S-3)
SHEET 2 OF 2