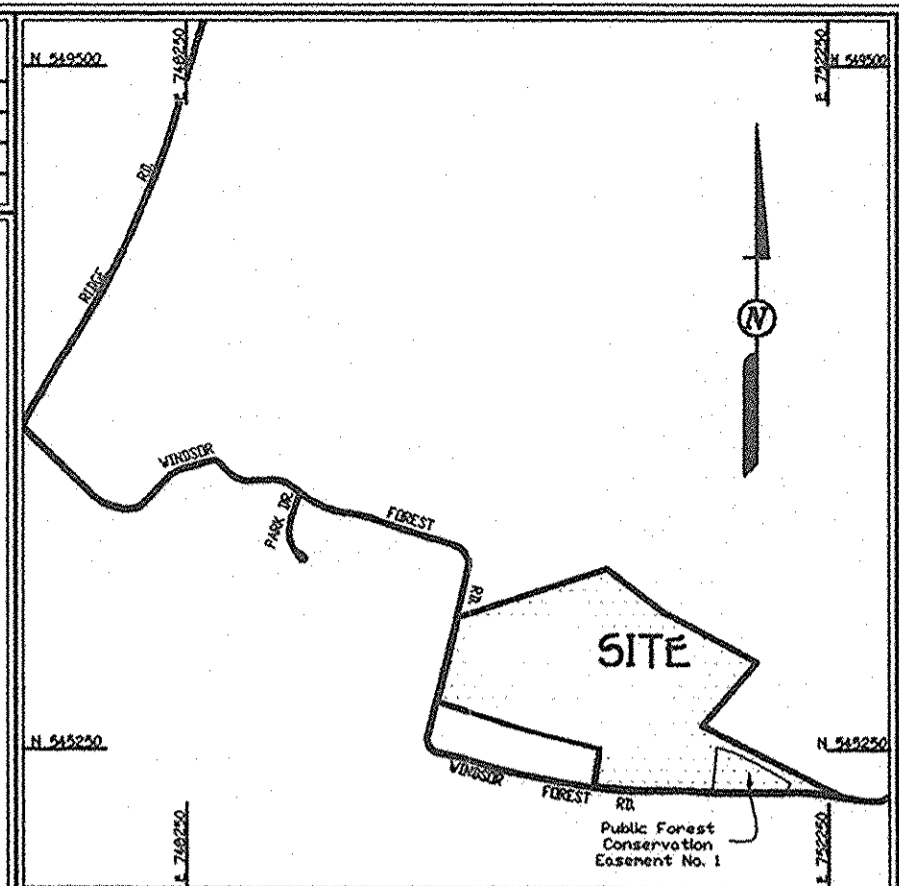


DEO/CEO INFORMATION FROM PLAT No. 12241		
SENDING PARCEL INFORMATION	WINDSOR FOREST FOX CHASING TAX MAP 6 PART OF PARCEL 15	WINDSOR FOREST FOX CHASING TAX MAP 6 PART OF PARCEL 15
TOTAL PARCEL COMPUTED ACREAGE	97.270 Ac.±	97.270 Ac.±
PRESERVATION PARCEL	43.435 Ac.±	43.435 Ac.±
CEO UNITS SENT (1-4.25)	0	1
DEO UNITS CREATED (1-3)	43.435 ÷ 3 = 14.450	0
DEO UNITS SENT (1-3)	13	0
DEO/CEO UNITS RETAINED	1 DEO OR 1 CEO 4.435 Ac. OF EASEMENT AREA	0
RECEIVING PARCEL	F-95-146 WINDY KNOLLS TAX MAP 54 P. 84 & 134	F-95-29 QUARTERFIELD TAX MAP 23 P. 5 & 101

U.S. Equivalent Coordinate Table		
POINT	NORTH	EAST
300	10333.7360	11761.1780
301	10223.2920	12212.7708
302	10161.5684	12871.3949
303	9660.7716	12708.2300
304	9590.3829	13693.7746
305	9560.2458	13570.4022
306	9489.2450	13358.1870
307	9342.4680	13016.9009
308	9305.7280	12925.2180
309	9207.6082	12663.5816
310	9051.2239	12236.6706
311	9281.8491	12169.9356
312	9198.6627	11607.6735
313	9158.4523	11129.8762
314	9441.2480	11024.9840
315	9697.6520	11045.0180

Forest Conservation Easement Tabulation	
INITIAL (F.C.E. NO. 1)	
TOTAL AREA OF PROPERTY	41.547 ACRES
AREA OF FOREST EASEMENT CREATED BY THIS PLAT	2.00 ACRES
TOTAL AREA OF FOREST EASEMENT CREATED INCLUDING THIS PLAT	2.00 ACRES
SUBDIVISION REQUIRING OFF-SITE REFORESTATION	F-07-030 PHELPS ESTATES LOTS 1 THRU 4 T.M. 28, GRID 19, PARCEL 300

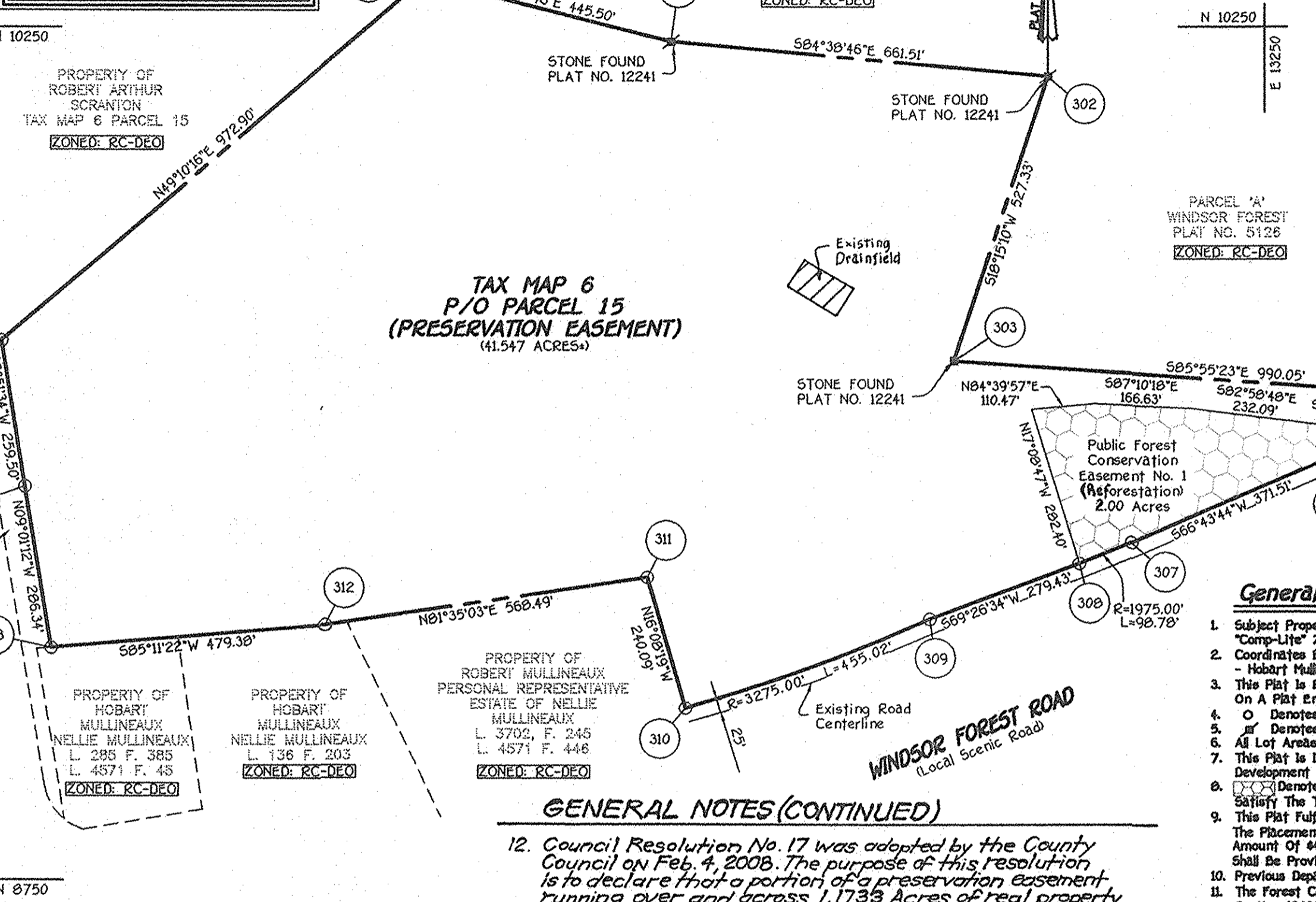
Curve Data Chart					
Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
305-306	1345.00'	224.03'	09°33'52"	112.52'	570°22'28"W 224.27'
307-308	1975.00'	98.78'	02°51'56"	49.40'	588°09'45"W 98.77'
309-317	3275.00'	455.02'	07°57'37"	227.87'	569°52'53"W 454.65'



THE AREA OF PRESERVATION EASEMENT EQUALS 41.547 ACRES BUT THE DENSITY CALCULATIONS ARE BASED ON THE EASEMENT AREA AND THE AREA OF THE RIGHT-OF-WAY RESERVATION FOR WINDSOR FOREST ROAD (43.435 ACRES TOTAL)

**Reservation Of Public Utility And Forest Conservation Easements**

Developer Reserves unto itself, its Successors and Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Area"), Located In, On, Over, And Through Hobart Mullineaux Property. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Lot(s). Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deeds Of Easement In The Land Records Of Howard County.



**TAX MAP 6 P/O PARCEL 15 (PRESERVATION EASEMENT)**  
(41.547 ACRES±)

PARCEL 'A' WINDSOR FOREST PLAT NO. 5126 ZONED: RC-DEO

PARCEL 'A' WINDSOR FOREST PLAT NO. 5126 ZONED: RC-DEO

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.

*Terrell A. Fisher* 1/14/08  
Terrell A. Fisher, L.S. 10692 (Registered Land Surveyor) Date

*Robert Arthur Scranton* 1/14/08  
Robert Arthur Scranton (Owner) Date

PROPERTY OF ROBERT MULLINEUX PERSONAL REPRESENTATIVE ESTATE OF NELLIE MULLINEUX  
L. 3702, F. 245  
L. 4571, F. 448  
ZONED: RC-DEO

**GENERAL NOTES (CONTINUED)**

12. Council Resolution No. 17 was adopted by the County Council on Feb. 4, 2008. The purpose of this resolution is to declare that a portion of a preservation easement running over and across 1.1733 Acres of real property will be released and extinguished and is no longer needed as a preservation easement in exchange for the grant to the County of another preservation easement containing the same approximate acreage.

**OWNER**  
Robert Arthur Scranton  
18950 Windsor Forest Road  
Mount Airy Maryland, 21771  
410-549-1669

**DEVELOPER**  
Neal A. Phelps & Linda Westland Phelps  
13760 Triadelphia Mill Road  
Clarksville, Maryland 21029-1022  
(410) 531-7908

**General Notes:**

- Subject Property Zoned RC-DEO Per 02/02/04 Comprehensive Zoning Plan And The "Comp-Lite" Zoning Amendments Effective 07/28/05.
- Coordinates Based On Recorded Plat Meridian As Shown On A Plat Entitled "Plat Of Easement - Hobart Mullineaux Property" Recorded As Plat No. 12241.
- This Plat Is Based On Boundary Performed On Or About September 1995 By LDE, Inc. Shown On A Plat Entitled "Plat Of Easement - Hobart Mullineaux Property" Recorded As Plat No. 12241.
- O Denotes Angular Change In Bearing Or Rights-Of-Way.
- M Denotes Stone Found By LDE, Inc. And Identified On Plat No. 12241.
- All Lot Areas Are More Or Less (±).
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations.
- Denotes Planting (Reforestation) Conservation Easement Containing 2.00 Acres To Satisfy The Total Forest Conservation Obligation For Phelps Estates, F-07-030.
- This Plat Fulfills Off-Site Forest Conservation Obligations For Phelps Estates, F-07-30 By The Placement Of 2.00 Acres Of Reforestation Into An Easement Area. Surety In The Amount Of \$43,560.00 (2.0 Acres x 43,560 \$/Acres x \$0.50/\$sq. Ft.) Shall Be Provided With The Developers Agreement Under F-07-30.
- Previous Department Of Planning And Zoning File Nos: F-95-29 And F-07-030.
- The Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard County Code And Forest Conservation Act. No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easement; However, Forest Management Practices As Defined In The Deed Of Forest Conservation Easement Are Allowed. *Continued*

**LEGEND**  
Public Forest Conservation Easement Containing 2.00 Acres (Reforestation)

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CONTINENTAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PKE  
ELLCOTT CITY, MARYLAND 21042  
(410) 461-2825

REVIEWED: Not For Construction, No Facilities Proposed.

Howard County Health Officer  
*Michael J. Cain* 3/14/08  
Date

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division  
*W. J. ...* 3/20/08  
Date

Director  
*Marlene K. ...* 3/14/08  
Date

**OWNER'S CERTIFICATE**

Robert Arthur Scranton, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision And In Consideration Of The Approval Of This Plat By The Department Of Planning And Zoning Establish The Forest Conservation Easement. All Easements Of Rights-Of-Way Affecting The Property Are Included In The Plan Of Subdivision. Witness My Hand This 14<sup>th</sup> Day Of January, 2008.

*Robert Arthur Scranton*  
Robert Arthur Scranton

*Terrell A. Fisher*  
Witness

**SURVEYOR'S CERTIFICATE**

I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is All Of The Lands Conveyed By Residential Land Title Holding Corporation To Robert Arthur Scranton By Deed Dated May 20, 1997 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 4051 At Folio 311; All Of The Lands Conveyed By Rose Mullineaux And Thomas Stanley Mullineaux To Robert Arthur Scranton By Deed Dated September 10, 1998 And Recorded Among The Said Land Records In Liber 4571 At Folio 456 And That All Monuments Are In Place Or Will Be In Place In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

*Terrell A. Fisher*  
Terrell A. Fisher, Professional Land Surveyor No. 10692  
Date 1/14/08

**PURPOSE NOTE:**  
The Purpose Of This Plat Is To Identify A 2.00 Acre Public Forest Conservation Easement (Afforestation) To Satisfy The Forest Conservation Obligation For Phelps Estates, Lots 1 Thru 4 (F-07-030).

RECORDED AS PLAT No. 19844 ON 1-11-08  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**FOREST CONSERVATION PLAT OF EASEMENT**  
**HOBART MULLINEUX PROPERTY**  
(PLAT NO. 12241)

Zoned: RC-DEO  
Tax Map: 6 Parcel 15 Grid: 8  
Fourth Election District  
Howard County, Maryland

Scale: 1"=200'  
Date: November 23, 2007  
Sheet 1 of 1

F-07-030 (FCI)