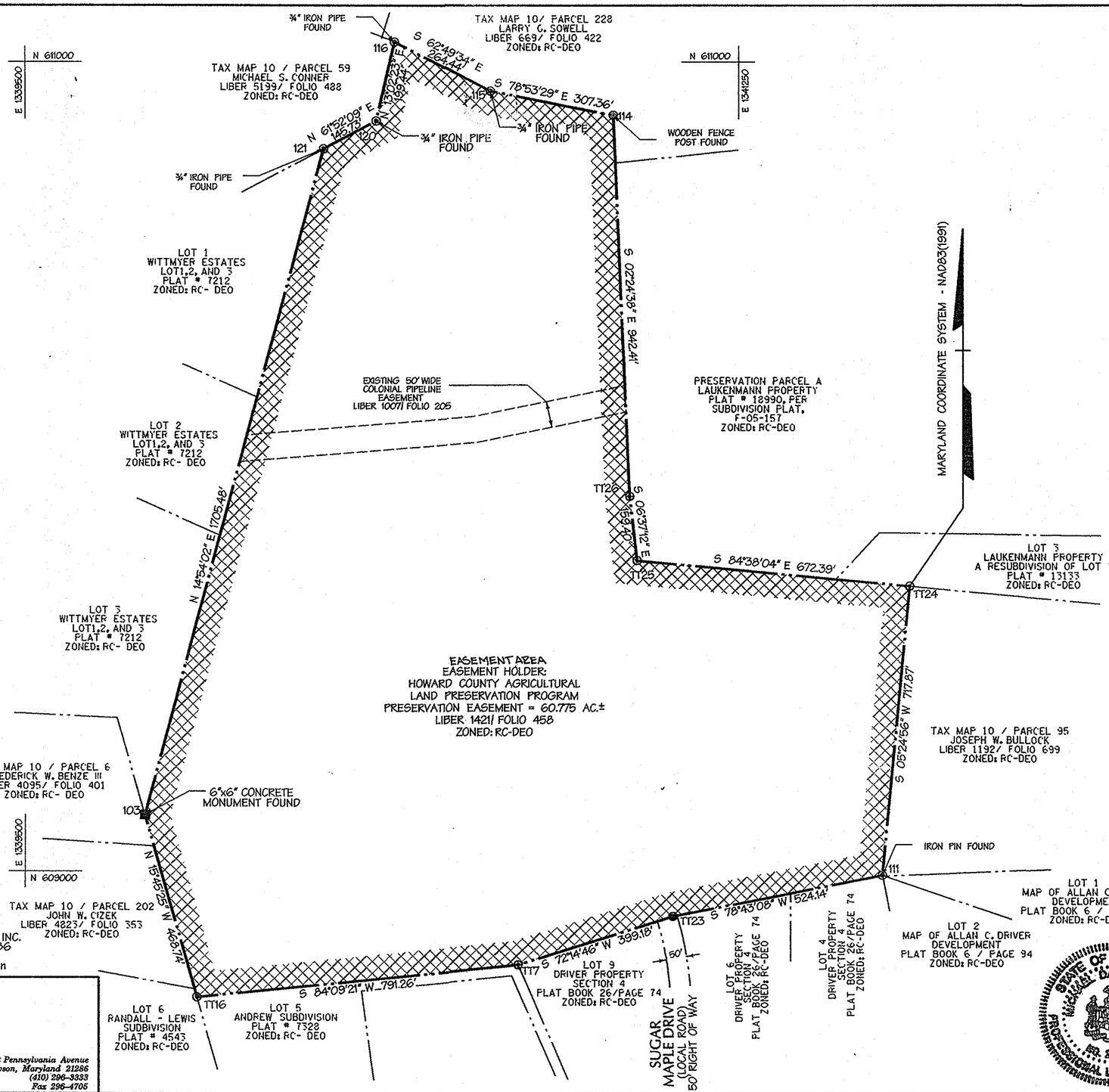
DENSITY EXCHANGE CHART

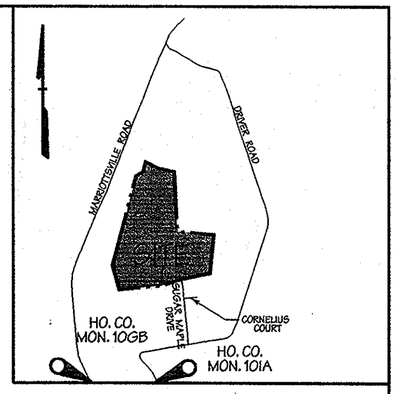
	DENSITY EXCHANGE
RECEIVING PARCEL INFORMATION	BELLE HAVEN ESTATES S-02-08, P-06-03, F-07-38 TAX MAP 14, PARCEL 66
TOTAL PARCEL COMPUTED ACREAGE	60.775 AC.±
PRESERVATION EASEMENT ACREAGE	60.775 AC.±
DEO UNITS SENT (1:3)	0
CEO UNITS CREATED (1:4.25)	60.775 AC./4.25 = 14
CEO UNITS SENT (1:4.25)	13
ACREAGE OF PRESERVATION EASEMENT REMAINING	60.775 AC.-55.25 AC.(13 CEO)= 5.525 ACRES REMAINING *

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

COORDINATE TABLE

POINT#	NORTH	EAST
103	609139.2474	1339793.9027
111	608992.9444	1341602.5269
114	610870.3997	1340942.8206
115	610929.6194	1340641.2190
116	611050.3869	1340405.9673
120	610856.0932	1340360.9693
121	610787.3831	1340232.4527
TT26	609928.8228	1340982.4590
TT7	608768.6889	1340708.3451
TT25	609770.4855	1341000.8352
TT24	609707.6100	1341670.2790
TT23	608890.4110	1341088.5141
TT16	608688.1187	1339921.1931





VICINITY MAP

SCALE: 1" = 2000'

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 02-02-04 COMPREHENSIVE ZONING PLAN. AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE ON 07/28/06.
2. COORDINATES ARE BASED ON NAD'83(1991) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC STATIONS NO.101A AND 10GB.
   101A N 600995.098 E 1345340.315
   10GB N 602275.932 E 1331069.344
3. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY DAFT McCUNE WALKER INC. IN JANUARY 2005
4. ■ DENOTES STONE FOUND
5. ● DENOTES PIPE FOUND.
6. O DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
7. THIS PROPERTY IS ENCUMBERED WITH A PRESERVATION EASEMENT AGREEMENT WITH HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM. THIS AGREEMENT OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE OWNER, PROHIBITS SUBDIVISION OF THE PARCEL, AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
8. THERE IS AN EXISTING DWELLING LOCATED ON PARCEL 10 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN ZONING REGULATIONS REQUIRE.
9. PREVIOUS DPZ FILES: F-87-06, VP-86-55, F-87-171, AND VP-87-106.

OWNER

WILLIAM MICHAEL ANDREW
REBA RENTZ ANDREW
1200 SUGAR MAPLE DRIVE
MARRIOTSVILLE MD. 21104

SURVEYOR

DAFT-MCCUNE WALKER, INC.
Towson, Maryland 21286
(410) 296-3333
ATTN: Michael D. Martin

PURPOSE NOTE:

THE PURPOSE OF THIS PLAT IS TO ESTABLISH A PRESERVATION EASEMENT OF 60.775 AC.± TO EXTINGUISH PERMANENTLY THE RIGHT TO DEVELOP OR SUBDIVIDE THE LAND UNDER THE PRESERVATION EASEMENT BASED ON THE DEO/CEO PROVISION DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS AND TO SEND 13 CEO UNITS TO THE BELLE HAVEN ESTATES SUBDIVISION PROPERTY FILED UNDER P-06-03 AND F-07-38.

DMW
Daft · McCune · Walker, Inc.
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
200 East Pennsylvania Avenue Towson, Maryland 21286 (410) 296-3333 Fax 296-4705

THE REQUIREMENTS OF § 3 - 108, THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 2004 REPLACEMENT VOLUME. (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

9/7/07
MICHAEL D. MARTIN, PROFESSIONAL LAND SURVEYOR — DATE
MARYLAND REGISTRATION NO. 21234

8/31/07
WILLIAM MICHAEL ANDREW — DATE

8/31/07
REBA RENTZ ANDREW — DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

5/28/08
DIRECTOR — DATE

OWNER'S DEDICATION

WE, WILLIAM MICHAEL ANDREW AND REBA RENTZ ANDREW 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 THE TRANSFER OF DEVELOPMENT RIGHTS.

WITNESS OUR HANDS THIS 31 DAY OR August, 2007

8/31/07
WILLIAM MICHAEL ANDREW — DATE

8/31/07
REBA RENTZ ANDREW — DATE

8/31/07
WITNESS — DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT, THAT IT DEFINES A PRESERVATION EASEMENT OF 60.775 AC.± ON ALL OF THE LAND CONVEYED BY ALLEN C. DRIVER AND MARY JANE DRIVER, HIS WIFE TO WILLIAM MICHAEL ANDREW AND REBA RENTZ ANDREW BY DEED DATED DECEMBER 23, 1985 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1421 FOLIO 458. ALL MONUMENTS ARE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

9/7/07
MICHAEL D. MARTIN, PROFESSIONAL LAND SURVEYOR — DATE
MARYLAND REGISTRATION NO. 21234

RECORDED AS PLAT NO. 19955 ON 6/2/08
AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF AGRICULTURAL EASEMENT
DENSITY SENDING

ANDREW PROPERTY

ZONED: RC-DEO
TAX MAP NO. 10, GRIDS 4 & 10, PARCEL NO. 10
3RD ELECTION DISTRICT
HOWARD COUNTY MARYLAND
AUGUST 27, 2007

GRAPHIC SCALE
200' 0' 200' 400'
SCALE 1" = 200'

SHEET 1 OF 1

F-07-38(S-2)