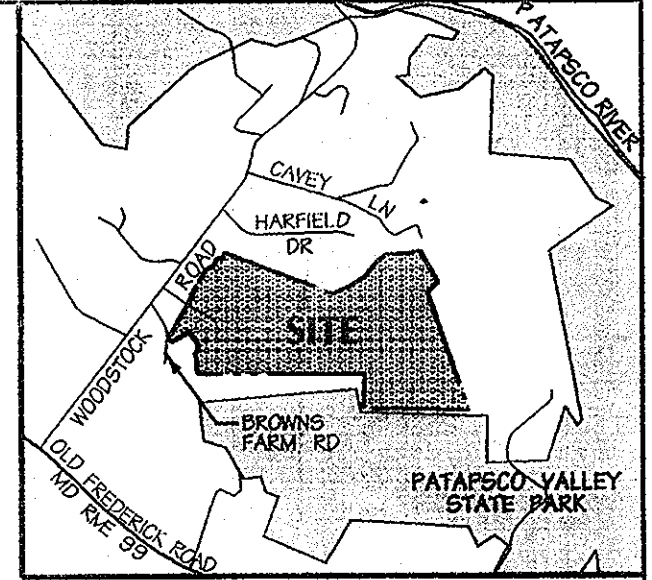
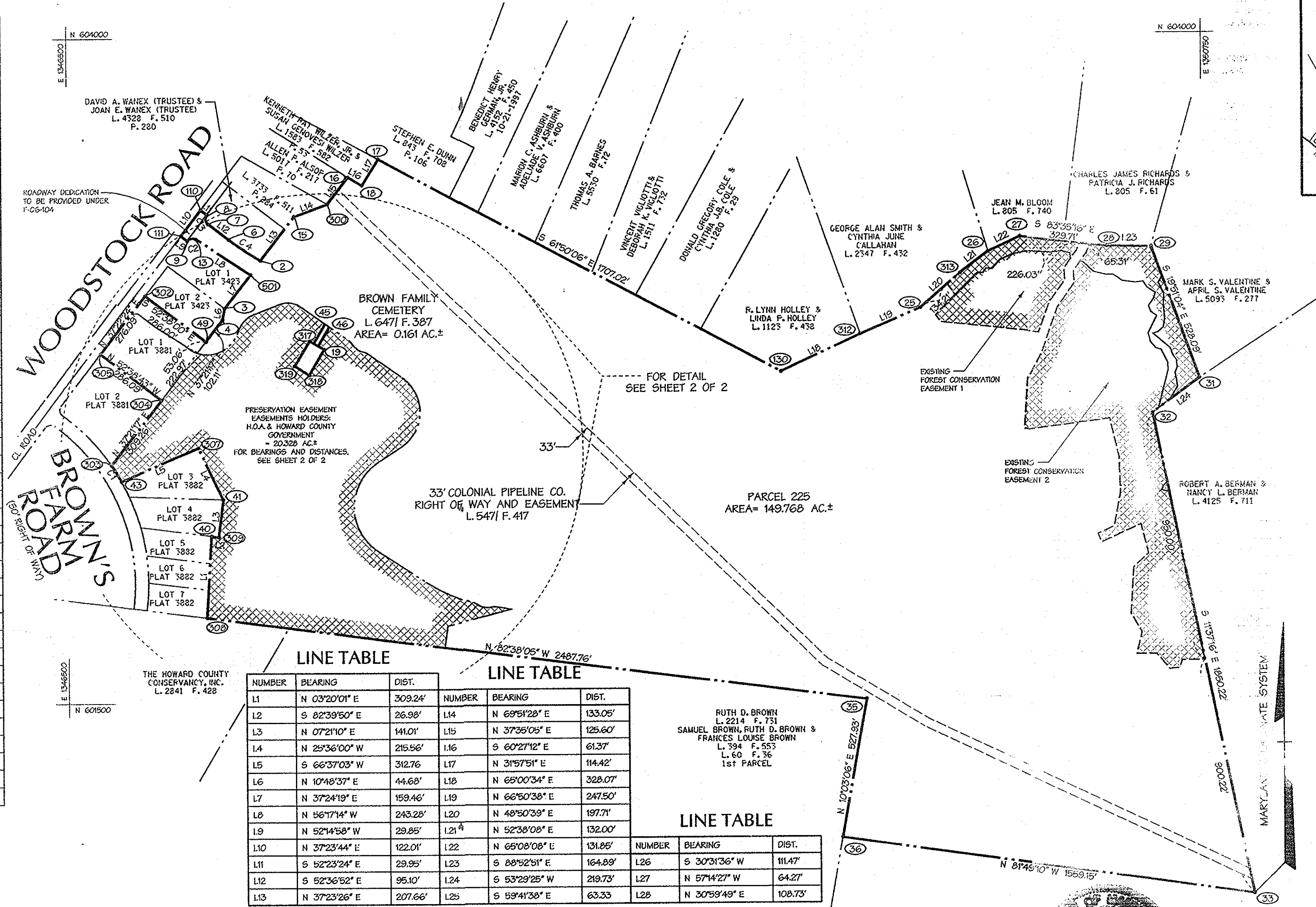


COORDINATE TABLE

POINT#	NORTH	EAST
2	603163.9932	1347223.9049
3	602988.4869	1347089.5909
4	602944.6108	1347081.2110
6	603250.1929	1347103.3691
7	603306.8318	1347029.2500
8	603341.5130	1347024.5944
9	603244.5815	1346950.3750
13	603250.1734	1346984.1227
15	603333.9816	1347350.0055
16	603479.3304	1347551.5270
17	603546.1340	1347665.4898
18	603449.0653	1347604.9187
19	602832.3130	1347461.0819
25	602976.3276	1349695.3020
26	603186.5516	1349949.0751
27	603241.9897	1350068.7010
28	603205.1675	1350396.3498
29	603201.9468	1350561.2076
31	602705.2388	1350740.5346
32	602574.5058	1350563.9211
33	600762.2175	1350936.6285
35	601503.9044	1349485.4868
36	600984.0749	1349393.3444
40	602131.5430	1347036.2356
41	602267.9498	1347081.0417
43	602338.2271	1346700.8263
49	602863.4441	1347019.2560
110	603359.7898	1347000.8701
111	603262.8576	1346926.7716
130	602740.4016	1349170.3860
300	603379.7976	1347474.9184
302	603037.0219	1346791.9523
303	602398.1968	1346664.1298
304	602644.0294	1346851.7754
305	602817.6139	1346624.3640
307	602462.3505	1346987.9007
308	601822.8274	1347018.2531
309	602128.0979	1347062.9951
312	602879.0010	1349467.7411
313	603106.4428	1349844.1622
317	602864.2701	1347406.4073
318	602736.2936	1347404.4619
319	602771.0706	1347350.4139
501	603115.1682	1347186.4674



VICINITY MAP

SCALE: 1" = 2000'
 COPYRIGHT ADC THE MAP PEOPLE
 PERMITTED USE NO. 201298626

LINE TABLE

NUMBER	BEARING	DIST.	NUMBER	BEARING	DIST.
L1	N 03°20'01" E	309.24'	L14	N 69°51'28" E	133.05'
L2	S 82°39'50" E	26.98'	L15	N 37°35'05" E	125.60'
L3	N 07°21'10" E	141.01'	L16	S 60°27'12" E	61.37'
L4	N 25°36'00" W	215.56'	L17	N 31°57'51" E	114.42'
L5	S 66°37'03" W	312.76'	L18	N 65°00'34" E	328.07'
L6	N 10°48'37" E	44.68'	L19	N 66°50'38" E	247.50'
L7	N 37°24'19" E	159.46'	L20	N 48°50'39" E	197.71'
L8	N 56°17'14" W	243.28'	L21	N 52°36'08" E	132.00'
L9	N 52°14'58" W	29.85'	L22	N 65°08'08" E	131.85'
L10	N 37°23'44" E	122.01'	L23	S 88°52'51" E	164.89'
L11	S 52°23'24" E	29.95'	L24	S 53°29'25" W	219.73'
L12	S 52°36'52" E	95.10'	L25	S 59°41'38" E	63.33'
L13	N 37°23'26" E	207.66'			

LINE TABLE

NUMBER	BEARING	DIST.
L26	S 30°31'36" W	111.47'
L27	N 57°14'27" W	64.27'
L28	N 30°59'49" E	108.73'

CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING	DISTANCE	TANGENT
C1	05°06'26"	789.00	70.33	N 31°27'45" W	70.31	35.19
C2	68°14'20"	25.00	37.63	N 80°32'47" W	34.18	23.41
C3	89°42'06"	25.00	39.14	S 08°04'56" E	35.26	24.87
C4	06°50'18"	1200.00	143.22	S 56°05'10" E	143.14	71.70

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.

Michael D. Martin 10-8-07
 MICHAEL D. MARTIN, PROFESSIONAL LAND SURVEYOR DATE
 MARYLAND REGISTRATION NO. 21234

Michael Keilty 10/8/07
 MICHAEL KEILTY, MANAGER DATE
 DAVIS BRANCH ESTATES LLC

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Marsha M. Wagle 11/1/07
 DIRECTOR DATE

OWNER/DEVELOPER

DAVIS BRANCH ESTATES LLC
 P.O. Box 280
 Stevenson, MD 21153
 (410) 252-8600
 ATTN: Michael Keilty

OWNER'S DEDICATION

WE, DAVIS BRANCH ESTATES LLC, BY MICHAEL KEILTY, MANAGER, 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 THE TRANSFER OF DEVELOPMENT RIGHTS.

WITNESS OUR HANDS THIS 8 DAY OF OCTOBER, 2007

Michael Keilty 10/8/07
 MICHAEL KEILTY, MANAGER DATE
 DAVIS BRANCH ESTATES LLC

Michael D. Martin 10/8/07
 WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT, THAT IT DEFINES A PRESERVATION EASEMENT OF 20.328 AC.± ON PART OF THE LAND CONVEYED BY RICHARD E. MYRTUE AND PAULINE F. MYRTUE, HIS WIFE TO DAVIS BRANCH ESTATES, LLC BY DEED DATED JANUARY 12, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8917 FOLIO 269. ALL MONUMENTS ARE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

Michael D. Martin 10-8-07
 MICHAEL D. MARTIN, PROFESSIONAL LAND SURVEYOR DATE
 MARYLAND REGISTRATION NO. 21234

PURPOSE NOTE:

THE PURPOSE OF THIS PLAT IS TO ESTABLISH A PRESERVATION EASEMENT OF 20.328 AC.± TO EXTINGUISH PERMANENTLY THE RIGHT TO DEVELOP OR SUBDIVIDE THE LAND UNDER THE PRESERVATION EASEMENT BASED ON THE DECEASED PROVISION DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS AND TO SEND 3 DEO UNITS TO THE MCKENDREE VIEW SUBDIVISION PROPERTY FILED UNDER F-07-087.

RECORDED AS PLAT NO. 19523 ON 11/5/07
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**AMENDED PLAT OF EASEMENT
 DENSITY SENDING**

MYRTUE PROPERTY

ZONED: RC-DEO
 MAP NO. 31, GRIDS 10, PARCEL NO. 243
 3RD ELECTION DISTRICT
 HOWARD COUNTY MARYLAND
 OCTOBER 8, 2007

GRAPHIC SCALE



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 NAD83(1991) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC STATIONS NO. 17AB AND 101A.
17AB N 598435.240 E 1348615.240
101A N 600995.107 E 1345340.34
3. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY DAFT McCUNE WALKER INC. IN SEPTEMBER 2004.
4. ■ DENOTES STONE FOUND
5. ○ DENOTES PIPE FOUND
6. ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
7. THIS PROPERTY IS ENCUMBERED WITH A PRESERVATION EASEMENT AGREEMENT WITH HOWARD COUNTY, MARYLAND AND THE H.O.A. THIS AGREEMENT OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE OWNER, PROHIBITS SUBDIVISION OF THE PARCEL, AND ENUMERATES THE USES PERMITTED ON THE PROPERTY. THE AGREEMENT IS RECORDED AMONG THE LAND RECORDS IN LIBER 10887, AT FOLIO 201.
8. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF THE FOREST PRESERVATION EASEMENT AREAS.
9. THERE ARE EXISTING STRUCTURES AND DWELLINGS TO REMAIN LOCATED ON THE PRESERVATION PARCEL. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
10. THE DAVIS BRANCH ESTATES HOME OWNERS ASSOCIATION DOCUMENTS HAVE BEEN RECORDED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENT AND TAXATION AS RECORDING REFERENCE NO. D-1874377.

COORDINATE TABLE

POINT#	NORTH	EAST	POINT#	NORTH	EAST
RW1	602405.2105	1347659.9009	RW30	602854.2483	1347564.4394
RW4	602462.4218	1347746.3873	RW34	601859.3841	1348098.8948
RW7	602994.9893	1347371.7964	RW37	601877.1077	1348011.2599
RW8	602726.3913	1347750.6511	RW42	601858.5748	1348082.9662
RW11	601955.0213	1347838.7884	RW43	601870.2892	1348025.1495
RW12	602070.8414	1347661.0530	303	602398.1968	1346664.1298
40	602131.5430	1347036.2356	304	602644.0294	1346851.7754
41	602267.9498	1347081.0417	305	602817.6139	1346624.3640
43	602338.2271	1346700.8263	307	602462.3505	1346987.9007
45	602928.9995	1347464.8744	308	601822.8274	1347018.2531
46	602917.3881	1347481.2521	309	602128.0979	1347062.9951
RW64	602968.9712	1347205.1996	317	602864.2701	1347406.4073
RW67	603004.3429	1347296.6746	318	602736.2936	1347404.4619
RW84	602839.9866	1346951.4750	319	602771.0706	1347350.4139
RW87	603007.8739	1346731.8524			
RW89	602898.4359	1347138.5430			
RW97	602971.3363	1346763.1833			
RW98	602919.1565	1346831.4426			
RW99	602856.0455	1346930.4680			
RW122	602866.5864	1347552.9074			
RW123	602816.0120	1347624.2421			
RW127	602822.8102	1347608.7826			



CURVE TABLE

NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	789.00	70.33	N 31°27'45" W	70.31	05°06'26"	35.19
C17	120.00	188.92	N 63°00'14" E	170.01	90°12'16"	120.43
C18	112.80	100.32	N 43°22'50" E	97.05	50°57'28"	53.75
C19	80.00	78.86	S 82°54'09" E	75.70	56°28'34"	42.96
C20	160.00	310.47	S 00°58'31" W	264.00	111°0'46"	233.58
C21	200.00	395.93	S 00°11'51" E	334.37	113°25'31"	304.62
C44	42.00	17.00	S 43°03'57" E	16.89	23°11'48"	8.62
C45	69.00	55.87	S 54°39'52" E	54.36	46°23'37"	29.57
C46	42.00	17.00	S 66°15'46" E	16.89	23°11'48"	8.62
C53	42.00	15.56	S 63°51'12" E	15.47	21°13'45"	7.87
C54	69.00	60.95	S 78°32'46" E	58.99	50°36'54"	32.63
C55	42.00	16.05	N 87°05'30" E	15.95	21°53'26"	8.12
C67	620.00	190.00	S 65°41'20" E	189.25	17°33'29"	95.75

PRESERVATION EASEMENT EASEMENTS HOLDERS: H.O.A. & HOWARD COUNTY GOVERNMENT = 20.328 AC.±

OWNER/DEVELOPER
DAVIS BRANCH ESTATES LLC
P.O. BOX 280
Stevenson, MD 21153
(410) 252-8600
ATTN: MICHAEL KEELTY

THE HOWARD COUNTY CONSERVANCY, INC.
L. 2841 F. 428

RUTH D. BROWN
L. 2214 F. 731
SAMUEL BROWN, RUTH D. BROWN & FRANCES LOUISE BROWN
L. 594 F. 553
L. 60 F. 36
1st PARCEL

DENSITY EXCHANGE CHART

	FIRST DENSITY EXCHANGE	SECOND DENSITY EXCHANGE
RECEIVING PARCEL INFORMATION	NEISHAWAT PROPERTY F-07-121, TAX MAP 21, PARCEL 138	McKENDREE VIEW F-07-087, TAX MAP 14, PARCEL P10 219
TOTAL PARCEL COMPUTED ACREAGE	149.768 AC.±	149.768 AC.±
PRESERVATION EASEMENT ACREAGE	20.328 AC.±	20.328 AC.±
DEO UNITS CREATED (1:3)	20.328 AC. / 3 = 6	20.328 AC. / 3 = 6
DEO UNITS SENT (1:3)	2	3
DEO UNITS CREATED (1:4.25)	0	0
DEO UNITS SENT (1:4.25)	0	0
ACREAGE OF PRESERVATION EASEMENT REMAINING	20.328 AC. - 6 AC. (2 DEO UNITS) = 14.328 ACRES REMAINING	14.328 AC. - 9 AC. (3 DEO UNITS) = 5.328 ACRES REMAINING

* 1 UNIT (4.25 ACRES) IS TO BE RETAINED FOR THE EXISTING DWELLING ON THE PRESERVATION PARCEL.
THE MYRTUE PROPERTY SUBDIVISION (F-06-104) ALLOWS 33 RESIDENTIAL UNITS BY RIGHT. THE 32 RESIDENTIAL UNITS PROPOSED UNDER THE PLAN REQUIRE 136 ACRES TO SUPPORT THEM (AT 4.25 PER UNIT). THE REMAINING 15.741 ACRES OF DEVELOPMENT DENSITY IS AVAILABLE FOR TRANSFER OF THE 20.328 ACRES UNDER PRESERVATION EASEMENT. 5.328 ACRES WILL REMAIN UNUSED FOLLOWING THIS EXCHANGE. THIS ACREAGE WILL BE CREDITED TOWARD SUPPORTING THE DENSITY OF THE PENDING MYRTUE SUBDIVISION (F-06-104).



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.

Michael D. Martin 10/3/07
MICHAEL D. MARTIN, PROFESSIONAL LAND SURVEYOR DATE
MARYLAND REGISTRATION NO. 21234

Michael Keelty 10/8/07
MICHAEL KEELTY, MANAGER DATE
DAVIS BRANCH ESTATES LLC

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
David S. Coyle 11/1/07
DIRECTOR DATE

OWNER'S DEDICATION

WE, DAVIS BRANCH ESTATES LLC, BY MICHAEL KEELTY, MANAGER, 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 THE TRANSFER OF DEVELOPMENT RIGHTS.

WITNESS OUR HANDS THIS 8 DAY OF OCTOBER, 2007

Michael Keelty
MICHAEL KEELTY, MANAGER
DAVIS BRANCH ESTATES LLC

Michael Keelty 10/8/07
DATE
WITNESS
Michael Keelty 10/8/07
DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT, THAT IT DEFINES A PRESERVATION EASEMENT OF 20.328 AC.± ON PART OF THE LAND CONVEYED BY RICHARD E. MYRTUE AND PAULINE F. MYRTUE, HIS WIFE TO DAVIS BRANCH ESTATES, LLC BY DEED DATED JANUARY 12, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8917 FOLIO 269. ALL MONUMENTS ARE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

Michael D. Martin 10-8-07
MICHAEL D. MARTIN, PROFESSIONAL LAND SURVEYOR DATE
MARYLAND REGISTRATION NO. 21234

PURPOSE NOTE:

THE PURPOSE OF THIS PLAT IS TO ESTABLISH A PRESERVATION EASEMENT OF 20.328 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 3 DEO UNITS TO THE McKENDREE VIEW SUBDIVISION PROPERTY FILED UNDER F-07-087.

RECORDED AS PLAT NO. 19624 ON 11/5/07
AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

AMENDED PLAT OF EASEMENT DENSITY SENDING

MYRTUE PROPERTY

ZONED: RC-DEO
TAX MAP NO. 31, GRIDS 10, PARCEL NO. 243
3RD ELECTION DISTRICT
HOWARD COUNTY MARYLAND
OCTOBER 8, 2007

GRAPHIC SCALE
100' 0' 100' 200'

SCALE 1" = 100'

SHEET 2 OF 2