




**GENERAL NOTES**

- Property Zoned: RC-DEO
- Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 06C6 and 06FA.  
Station No. 06C6 - N 609,143.447 E 1,270,776.473 ELEV. 856.055  
Station No. 06FA - N 606,746.118 E 1,271,284.334 ELEV. 807.512
- This plat is based on a field run monumented boundary survey performed JULY, 2000 by O'Connell & Lawrence, Inc.
- Areas indicated on this plat are more or less.
- This property is encumbered by a preservation easement and is restricted by an accompanying easement agreement. The easement agreement, entered into by the property owners, Howard County and Stone Creek Estate HOA, Inc. outlines the responsibilities of the parcel owner and enumerates the uses permitted on the property.
-  Denotes Forest Retention Easement or a portion of the First Exchange "Preservation, Parcel A."
- An 10.2426 acre portion of the 29.7500 acres from which the C.E.O.'s are derived shall provide for a Forest Retention Easement.
- The Forest Conservation Easement has been established to fulfill a portion of the requirements for The Westwoods of Cherry Grove (F-00-105), per Section 16.1200 of the Howard County Subdivision and Land Development Regulations, 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.
- Financial surety for the required 10.2426 acres of retention (2:1 requirement) has been posted in the amount of \$44,432.00 as part of the Developers Agreement of F-00-105
- Articles of incorporation for Stone Creek Estate Homeowners Association, Inc. were approved on November 12, 1998 by the State Department of Assessments and Taxation #05135017
-  Denotes 7 CEO'S (29.75 AC.) "Presevation, Parcel A"
-  Denotes (89.2500 AC.) "Presevation, Parcel B"
- Total Area of Parcel 7 = 119.0000 acres.

**PURPOSE STATEMENT**  
FIRST EXCHANGE

The purpose of this plat is to establish a Forest Conservation Easement to fulfill a portion of the requirements of The Westwoods of Cherry Grove (F-00-105), to extinguish permanently the right to subdivide 29.75 AC. of this land based on the DEO/CEO provisions described in section 106 of the Zoning Regulations, and to record the transfer of 7 CEO units from the preservation easement established by the recordation of this plat. The remaining portion of this Plat (89.25 Acres) will not be encumbered in any way. Plat #14806

**PURPOSE STATEMENT**  
SECOND EXCHANGE

The purpose of this plat is to extinguish permanently the right to subdivide 89.2500 AC. of this land based on the DEO/CEO provisions described in section 106 of the Zoning Regulations, and to record the transfer of 3 DEO units from the preservation easement established by the recordation of this plat. Plat #15629

**PURPOSE STATEMENT**  
THIRD EXCHANGE

The purpose of this plat is to record the transfer of 5 CEO\* units from the preservation easement established by the recordation of the Second Exchange. Plat #15894 \* and 2 DEO

**PURPOSE STATEMENT**  
FOURTH EXCHANGE

The purpose of this plat is to record the transfer of 2 DEO units from the preservation easement established by the recordation of the Second Exchange. Plat # 16470

**PURPOSE STATEMENT**  
FIFTH EXCHANGE

The purpose of this plat is to record the transfer of 3 DEO units from the preservation easement established by the recordation of the Second Exchange. Plat #18227

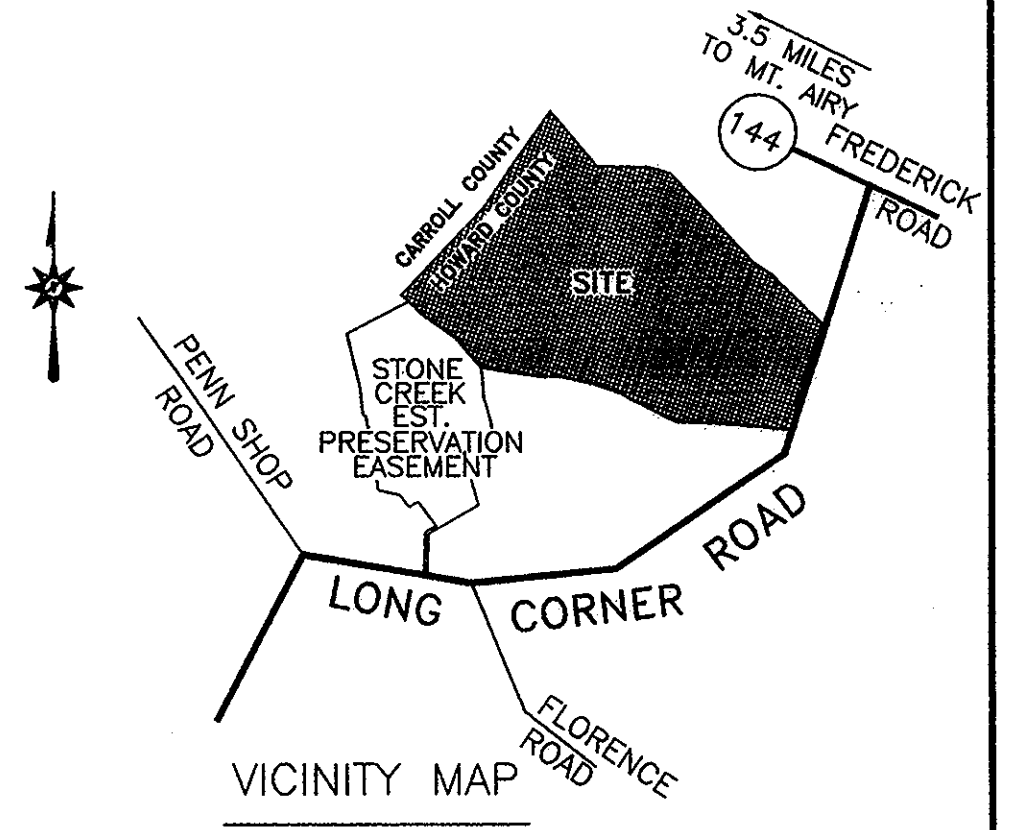
**PURPOSE STATEMENT**  
SIXTH EXCHANGE

The purpose of this plat is to record the transfer of 3 CEO units from the preservation easement established by the recordation of the Second Exchange.

**PURPOSE STATEMENT**  
SEVENTH EXCHANGE

The purpose of this plat is to record the transfer of 7 DEO units from the preservation easement established by the recordation of the Second Exchange.

NOTE: ALL INFORMATION SHOWN REFERS TO HOWARD COUNTY ACRERAGE. THE 8,207 SQ.FT IN CARROLL COUNTY IS NOT INCLUDED IN THIS PLAT.



**BOUNDARY**

POINT	NORTHING	EASTING
1400	614200.9559	1271961.8858
1401	614992.3607	1272547.1372
1402	614503.6375	1272915.8465
403	614475.9067	1273327.9145
1404	614417.6607	1273521.2706
1405	613641.6940	1274172.7688
406	613517.6383	1274339.1347
1407	613467.7457	1274374.6354
1508	613101.7932	1274723.8039
1509	612369.3167	1274467.3781
1510	612205.6437	1274450.3877
411	612270.9772	1275989.3712
1412	612314.6194	1273471.4567
1413	612586.7322	1272999.8267
1414	612673.5155	1272785.7481
1415	612738.7977	1272529.9469
1416	612751.2479	1272354.8289
1417	612849.6886	1271879.3004
1418	613112.6959	1271679.9836
1419	613315.1544	1271419.3871
1420	613465.8722	1271272.9243
1421	613776.0437	1271529.8425
1422	613495.2698	1271244.3566

**DENSITY EXCHANGE CHART**

	FIRST EXCHANGE (C.E.O.'S)	SECOND EXCHANGE (D.E.O.'S)	THIRD EXCHANGE (C.E.O.'S)	FOURTH EXCHANGE (D.E.O.'S)	FIFTH EXCHANGE (D.E.O.'S)	SIXTH EXCHANGE (C.E.O.'S)	SEVENTH EXCHANGE (D.E.O.'S)
SENDING PARCEL #1 INFORMATION	HOLTZINGER PROPERTY TAX MAP #1,#6 PARCEL #7	HOLTZINGER PROPERTY TAX MAP #1,#6 PARCEL #7	HOLTZINGER PROPERTY TAX MAP #1,#6 PARCEL #7	HOLTZINGER PROPERTY TAX MAP #1,#6 PARCEL #7	HOLTZINGER PROPERTY TAX MAP #1,#6 PARCEL #7	HOLTZINGER PROPERTY TAX MAP #1,#6 PARCEL #7	HOLTZINGER PROPERTY TAX MAP #1,#6 PARCEL #7
TOTAL PARCEL COMPUTED ACREAGE	TOTAL AREA HO.CO. 119.0000 AC. (INCLUDES ROAD DEDICATION)	TOTAL AREA HO.CO. 119.0000 AC. (INCLUDES ROAD DEDICATION)	TOTAL AREA HO.CO. 119.0000 AC. (INCLUDES ROAD DEDICATION)	TOTAL AREA HO.CO. 119.0000 AC. (INCLUDES ROAD DEDICATION)	TOTAL AREA HO.CO. 119.0000 AC. (INCLUDES ROAD DEDICATION)	TOTAL AREA HO.CO. 119.0000 AC. (INCLUDES ROAD DEDICATION)	TOTAL AREA HO.CO. 119.0000 AC. (INCLUDES ROAD DEDICATION)
PRESERVATION PARCEL ACREAGE	29.75 ACRES	89.25 ACRES	89.25 ACRES	89.25 ACRES	89.25 ACRES	89.25 ACRES	89.25 ACRES
CEO UNITS CREATED (1:4.25)	29.75/4.25=7 CEO'S CREATED		21.25/4.25= 5 CEO'S CREATED			12.75/4.25=3 CEO'S CREATED	
CEO UNITS SENT	7 CEO		5 CEO			3 CEO	
DEO UNITS CREATED (1:3)		9.00/3=3 DEO'S CREATED	6.00/3=2 DEO'S CREATED	6.00/3=2 DEO'S CREATED	9.00/3=3 DEO'S CREATED		21.00/3=7 DEO'S CREATED
DEO UNITS SENT		3 DEO	2 DEO	2 DEO	3 DEO		7 DEO
REMAINING ACREAGE	0.0 ACRES	80.25 ACRES	53 ACRES	47 ACRES	38 ACRES	25.25 ACRES *	4.25 ACRES
RECEIVING PARCEL INFORMATION	THE WESTWOODS OF CHERRY GROVE RE-00-105 TAX MAP 8, GRID 15, PARCEL 46	KOANDAH GARDENS ESTATES F-02-04 TAX MAP 34, GRID 3, PARCEL 78	PEFFERKORN ROAD PROPERTY FOX MEADOW PROPERTY RE-03-01, P-02-13 TAX MAP 15, GRID 13,19, & 20, PARCEL 167	OWINGS PROPERTY RE-SUBDIVISION OF LOT 3 F-03-133 & RE-04-01 TAX MAP 40, GRID 4, PARCEL 44	MUSCROVE FARM BULK PARCEL A F-07-086 TAX MAP 21, GRID 12, PARCEL 12 LIBER 3497 FOLIO 208	TERRAPIN CREEK PART OF LAND CONVEYED TO LLG F-07-086 TAX MAP 15, GRID 5, PARCEL 12 & 43 LIBER 1988 FOLIO 258	WOODBINE CROSSING SECTION FOUR PART OF LANDS CONVEYED TO LLG BY DEED RECORDED LIBER 1988 FOLIO 258 TAX MAP 2, GRID 24, PARCEL 32

\* ONE DEVELOPMENT RIGHT MUST BE RETAINED FOR THIS PROPERTY (4.25 AC.) FOLLOWING THE SEVENTH EXCHANGE, THERE IS NO REMAINING DENSITY TO BE SENT.

The requirements of § 3-108, The Real Property Article, Annotated Code of Maryland, 1988 replacement by volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

*Jeffrey L. Harrison* 5/19/08  
JEFFREY L. HARRISON Date  
*Edward R. Harrison* 5/19/08  
EDWARD R. HARRISON Date  
*Jefferson D. Lawrence* 10/22/07  
Jefferson D. Lawrence Date  
Md. Reg. Prof. Land Surveyor #5216

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Paul A. Long* 7/16/08  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

JEFFREY L. HARRISON AND EDWARD R. HARRISON, 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 DEVELOPMENT RIGHTS.

Witness our hands this 5<sup>th</sup> Day of May, 2008  
*Jeffrey L. Harrison*  
JEFFREY L. HARRISON  
*Edward R. Harrison*  
EDWARD R. HARRISON  
*Robert A. Smith*  
Witness  
*Robert A. Smith*  
Witness

**SURVEYOR'S CERTIFICATE**

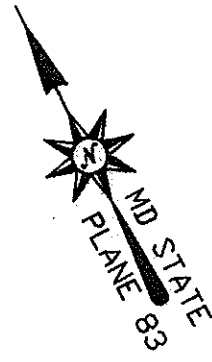
I hereby certify that the final plat shown hereon is correct, that it is a subdivision of part of the land conveyed to Jeffrey L. Harrison and Edward R. Harrison by deed dated 16th of March, 1983 and recorded in Liber 1149 at Folio 059 among the land records of Howard County, Maryland. That all monuments are in place in accordance with the annotated Code of Maryland

*Jefferson D. Lawrence*  
Jefferson D. Lawrence  
Md. Reg. Prof. Land Surveyor #5216

RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON 7/13/08 AS PLAT NUMBER 2062

AMENDED PLAT OF EASEMENT - DENSITY SENDING HOLTZINGER PROPERTY PRESERVATION PARCEL "A", "B" AND PART OF PARCEL #7 (LISBON) 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND ZONE: RC-DEO TAX MAP: #1,#6 PARCEL: 7 JUNE 2005 SCALE: 1"=200' SHEET 1 OF 2

O'CONNELL & LAWRENCE, Inc.  
Construction Consultants, Engineers, Surveyors  
7904 Georgia Avenue, Suite 302  
Olney, Maryland 20832  
Tel: (301) 924-4570 \* Fax: (301) 924-58720CL 345-001



DUNLOGGIN WEST  
LOT 5  
P.B. 25 PAGE 20

ARTHUR E. COLVIN  
L.1903 F.126

JOHN/SUSAN HARRISON  
L.780 F.30

HARRISON PROPERTY  
LOT 1  
PLAT #3988

VOSLOH  
L.0624 F.094

FUTURE AREA  
OF ROAD  
DEDICATION TO  
HOWARD COUNTY, MD  
28,558 SQ. FT.  
OR 0.6556 ACRES

LONG CORNER ROAD  
80' R/W

C&F ANDERSON  
L.231 F.270

**PRESERVATION  
PARCEL "A"**  
1,295,912 SQ.FT.  
OR 29.7500 ACRES  
EASEMENT HOLDERS:  
-STONE CREEK ESTATE, HOA, INC.  
-HOWARD COUNTY GOVERNMENT  
(INCLUSIVE OF THE AREA DESIGNATED  
HEREON AS "FOREST CONSERVATION  
EASEMENT 'RETENTION'")

**PRESERVATION  
PARCEL "B"**  
3,087,720 SQ.FT. OR 70.2500 ACRES  
INCLUSIVE OF THE FUTURE AREA OF  
ROAD DEDICATION  
EASEMENT HOLDERS:  
-STONE CREEK ESTATE HOA, INC.  
-HOWARD COUNTY GOVERNMENT  
  
JEFFREY L. HARRISON  
EDWARD R. HARRISON  
LIBER 1149 FOLIO 59

**FOREST CONSERVATION  
EASEMENT "RETENTION"**  
446,170 SQ.FT. OR  
10.2426 ACRES

**FOREST RETENTION  
EASEMENT**

LINE	BEARING	DISTANCE
L1	N 09°27'38" W	355.63'
L2	N 43°39'19" E	63.30'
L3	S 86°07'40" E	793.07'
L4	S 62°35'06" E	226.42'
L5	S 36°56'51" E	32.81'
L6	S 13°24'22" E	32.99'
L7	S 06°38'53" W	38.21'
L8	S 14°31'51" W	183.38'
L9	S 07°59'43" W	180.21'
L10	N 67°56'00" W	183.69'
L11	N 75°41'00" W	264.00'
L12	N 85°56'00" W	175.56'
L13	N 78°18'15" W	336.78'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	443.14'	165.51'	164.55'	S 05°55'35" W
C2	473.11'	171.28'	170.35'	N 06°25'26" E

LINE	BEARING	DISTANCE
L30	N 44°10'47" W	40.99'
L31	N 45°28'36" E	400.42'

PART OF PARCEL 7  
WITHIN  
CARROLL COUNTY, MD  
8,207 SQ. FT.  
0.1884 ACRES

ARTHUR E. COLVIN  
L.1057 F.671

STONE CREEK  
ESTATES  
PARCEL 2  
PRESERVATION EASEMENT

CARROLL COUNTY  
SOUTH BRANCH  
PATASCO RIVER  
HOWARD COUNTY

The requirements of §§3-108, The Real Property Article, Annotated Code of Maryland, 1988 replacement by volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

*Jeffrey L. Harrison* 5/8/08  
JEFFREY L. HARRISON Date  
*Edward R. Harrison* 5/8/08  
EDWARD R. HARRISON Date  
*Jefferson D. Lawrence* 10-02-07  
Jefferson D. Lawrence Date  
Md. Reg. Prof. Land Surveyor #5216

APPROVED: HOWARD COUNTY DEPARTMENT OF  
PLANNING AND ZONING  
*Mark A. Coyle* 7/6/08  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

JEFFREY L. HARRISON AND EDWARD R. HARRISON, 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 DEVELOPMENT RIGHTS.

Witness our hands this 8th Day of May, 2008

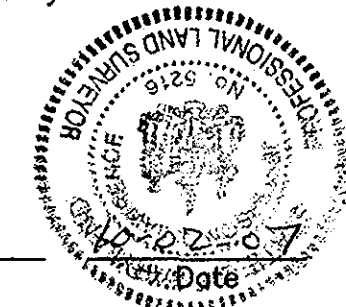
*Jeffrey L. Harrison*  
JEFFREY L. HARRISON  
*Edward R. Harrison*  
EDWARD R. HARRISON

*Robert A. Chalk*  
Witness  
*Robert A. Chalk*  
Witness

**SURVEYOR'S CERTIFICATE**

I hereby certify that the plat of easement shown hereon is correct, that it is a preservation parcel of an additional 9.00 acres on the land conveyed to Jeffrey L. Harrison and Edward R. Harrison by deed dated 16th of March, 1983 and recorded in Liber 1149 at Folio 059 among the land records of Howard County, Maryland. That all monuments are in place in accordance with the annotated Code of Maryland

*Jefferson D. Lawrence*  
Jefferson D. Lawrence  
Md. Reg. Prof. Land Surveyor #5216



RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON 7/31/08 AS PLAT NUMBER 20063

**PLAT OF EASEMENT  
HOLTZINGER  
PROPERTY  
PRESERVATION PARCEL "A," "B" AND  
PART OF PARCEL #7  
(LISBON) 4TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND**  
ZONE: RC-DEO TAX MAP: #1, #6 PARCEL: 7  
FEB. 2004 SCALE: 1"=200' SHEET 2 OF 2

O'Connell & Lawrence, Inc.  
Construction Consultants, Engineers, Surveyors  
17904 Georgia Avenue, Suite 302  
Olney, Maryland 20832  
Tel: (301) 924-4570 \* Fax: (301) 924-5872

FEB-2008 (51)  
F-07-103(51)