

I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 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.

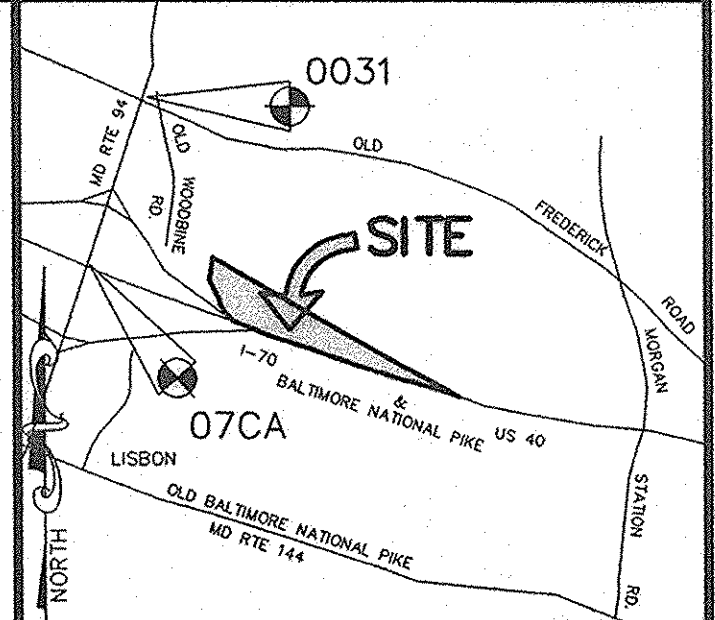
Charles A. Sharp 12-15-07
 CHARLES A. SHARP DATE

Denise D. Sharp 12-15-07
 DENISE D. SHARP DATE

A. Butts 12/17/07
 ARTHUR M. BOTTERILL NO. 10886 DATE

POINT	NORTH	EAST
24	610984.1320	1293175.0700
25	610409.9328	1294167.1170
26	610290.8100	1294366.2300
27	609482.2586	1295796.2345
28	608920.8967	1296831.6892
29	609020.2393	1296566.2676
30	609096.5976	1296285.6724
31	609144.4299	1296137.8484
32	609156.1872	1296036.5481
33	609510.2263	1294942.4017
34	609637.0060	1294615.5578
35	609678.4279	1294471.3038
36	609744.9247	1294265.7973
37	609832.3232	1293995.5817
38	610045.0827	1293484.7845
39	610279.3058	1293294.2177
40	610388.7095	1293260.3048
41	610649.1249	1293126.0184
42	610974.9423	1293179.6563
43	610975.9391	1293173.8334

FIRST DENSITY EXCHANGE	
SENDING PARCEL INFORMATION	RUSSELL-HOLLAND BUILDABLE-LOT 1 TAX MAP 7 & 8 GRID Nos. 6 & 7 PARCELS 4 & 101
TOTAL ACREAGE AVAILABLE FOR DENSITY EXCHANGE (TOTAL EASEMENT AREA)	34.9426 - 4.25* = 30.69 ACRES**
DEO UNITS CREATED (1:3)	30.69 ACRES / 3 = 10
DEO UNITS SENT (1:3)	3
AREA OF EASEMENT AVAILABLE FOR SENDING	30.69 AC. - 9.00 AC. = 21.69 AC
RECEIVING PARCEL ORCHARD ESTATES	TAX MAP 40 GRID No. 18 PARCEL 178 F-07-005



* ONE DEVELOPMENT RIGHT MUST BE RETAINED FOR THE PROPERTY.
 ** FOR MATHEMATICAL CALCULATIONS, THE SENDING PARCEL IS CONSIDERED TO BE 34.9426 ACRES. HOWEVER THE EASEMENT DOES NOT COVER THE AREA OF POSSIBLE FUTURE RIGHT-OF-WAY DEDICATION, THUS IS LESS THAN 34.9426 ACRES.
 (34.9426 AC - 0.0015 AC = 34.9411 ACRES)

GENERAL NOTES (CONT.)

- PERC HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED BY PATTON HARRIS RUST & ASSOCIATES, P.C.
- 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 CONSERVATION MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- THE LANDSCAPING BOND WILL BE POSTED AS PART OF THE BUILDER'S GRADING.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE 'C' AS DEPICTED ON F.I.R.M. NO. 240044 0008 B DATED DECEMBER 4, 1986.
- THE FOREST CONSERVATION OBLIGATION HAS BEEN FULFILLED BY THE FILING OF A DECLARATION OF INTENT FOR A SINGLE LOT CLEARING LESS THAN 40,000 SQUARE FEET OF FOREST BY SECTION 16.1202(b)(2)(i).
- ALL STREAM BUFFERS ARE MEASURED FROM THE TOP OF THE STREAM BANK.
- LANDSCAPING FOR LOT 1 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN AS SHOWN ON THE SUPPLEMENTAL PLAN SUBMITTED WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- NO WELL EXISTS, THEREFORE THE HOWARD COUNTY HEALTH DEPARTMENT WILL REQUIRE A WELL TO BE DRILLED BEFORE A BUILDING PERMIT IS ISSUED.

VICINITY MAP
 SCALE: 1" = 200'

GENERAL NOTES

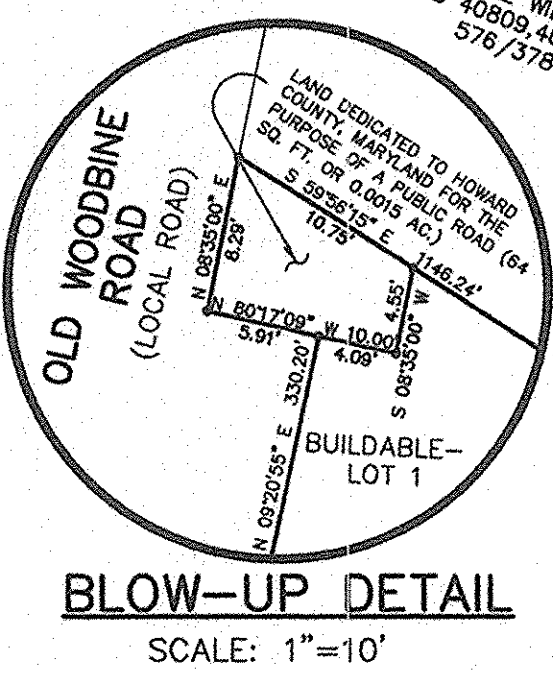
- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETIC CONTROL STATIONS Nos. 0031 AND 07CA.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER, 2004 BY PATTON HARRIS RUST & ASSOCIATES, P.C.
- DENOTES 34.9411 ACRES BEING THE AREA OF PRESERVATION EASEMENT.
- THIS PARCEL IS ENCUMBERED BY A DEED OF PRESERVATION EASEMENT HELD BY THE PATUXENT CONSERVATION CORPS, INC. AND HOWARD COUNTY. THIS EASEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNERS AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
- THIS PROPERTY IS ZONED RC-DEO PER THE 02-02-04 COMPREHENSIVE ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS DATED 07-28-06.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS.
- RELATED COUNTY PLANS/FILES F-07-005.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET (OR 10,000 SQUARE FEET PER LOT FOR SHARED DRAIN FIELDS ASSOCIATED WITH A SHARED SEWAGE DISPOSAL FACILITY) AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- 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 LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH 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 THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH- 12'(16' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE- 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN.);
 - GEOMETRY- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES)- CAPABLE OF SUPPORTING 25 GROSS TONS (125 TONNAGE);
 - DRAINAGE ELEMENTS- CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE- SUFFICIENT TO INSURE ALL WEATHER USE.

OWNERS
 CHARLES A. SHARP &
 DENISE D. SHARP
 4003 JENNINGS CHAPEL ROAD
 BROOKVILLE, MD 20833

TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	1
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	34.9411 AC. ±
NON-BUILDABLE LOTS	0 AC. ±
OPEN SPACE	0 AC. ±
PRESERVATION PARCELS	0 AC. ±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0.0015 AC. ±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	34.9426 AC. ±

Patton Harris Rust & Associates,pc
 Engineers. Surveyors. Planners. Landscape Architects.

8818 Centre Park Drive
 Columbia, MD 21045
 T 410.997.8900
 F 410.997.9282



PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO ESTABLISH A PRESERVATION PARCEL EASEMENT OF 34.9411 ACRES FOR THE PURPOSE OF SENDING DENSITY, TO TRANSFER 3 DEVELOPMENT RIGHTS TO ORCHARD ESTATES (F07-005), TO CONSOLIDATE PARCEL 4 AND PARCEL 101 INTO A SINGLE LOT, BUILDABLE-LOT 1, AND TO CREATE A 4.3 AC. FOREST CONSERVATION EASEMENT FOR ORCHARD ESTATES.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

Bridgette B. Bideman 1/16/08
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Arthur M. Botterill 12/17/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Arthur M. Botterill 12/17/07
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS CONVEYED BY JAMES CLARENCE HOLLAND, ET AL TO CHARLES A. SHARP AND DENISE D. SHARP BY DEED DATED MARCH 15, 2004 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8250 AT FOLIO 61, AND ALL THE LANDS CONVEYED BY DONNA G. RUSSELL TO CHARLES A. SHARP AND DENISE D. SHARP BY DEED DATED MARCH 12, 2004 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 8250 AT FOLIO 53; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Arthur M. Botterill 12/17/07
 ARTHUR M. BOTTERILL
 PROFESSIONAL LAND SURVEYOR
 MD REGISTRATION NO. 10886



OWNER'S CERTIFICATE

WE, CHARLES A. SHARP AND DENISE D. SHARP, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND, IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES, AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY/OUR HANDS THIS 15 DAY OF DEC., 2007.

Charles A. Sharp 12-15-07
 CHARLES A. SHARP DATE

Denise D. Sharp 12-15-07
 DENISE D. SHARP DATE

Heady A. ... 12/15/07
 WITNESS DATE

Heady A. ... 12/15/07
 WITNESS DATE

RECORDED AS PLAT No. 19879
 ON 4/25/08
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF CONSOLIDATION AND PLAT OF PRESERVATION EASEMENT, DENSITY SENDING RUSSELL-HOLLAND BUILDABLE-LOT 1

4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 TAX MAP No. 7 PARCEL 101 GRID 6
 TAX MAP No. 8 PARCEL 4 GRID 7
 SCALE: 1" = 200' DATE: 11/05/07 SHEET: 1 OF 1

12818/1-0/SURVEY/FINAL/001 DENSITY PLAT.DWG
 F-07-130