

**AREA TABULATION CHART**  
 TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 1  
 TOTAL AREA OF LOTS AND/OR PARCELS: 25.3885 AC±  
 TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS: -0-  
 TOTAL AREA OF SUBDIVISION TO BE RECORDED: 25.3885 AC±

**PURPOSE STATEMENT**  
 THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE THREE PARCELS SHOWN HEREON AND EXTINGUISH PERMANENTLY, THE RIGHT TO DEVELOP OR SUBDIVIDE THIS PORTION OF LAND UNDER EASEMENT BASED ON THE DEO PROVISION DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS.

**PURPOSE STATEMENT - FIRST EXCHANGE**  
 THE PURPOSE OF THIS PLAT IS TO RECORD THE TRANSFER OF 1 DEO UNIT FROM THE PRESERVATION EASEMENT ESTABLISHED BY THE RECORDATION OF THE FIRST EXCHANGE.

**PURPOSE STATEMENT - SECOND 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 FIRST EXCHANGE.

**CURVE DATA**

PT.	NORTHING	EASTING	NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHORD LENGTH
1094	617781.0208	1275921.7938	CT	3374.17	1142.47	18°24'00"	576.78	S 77°05'40" W	1137.02
1102	617803.2782	1276044.6520	C2	882.04	901.45	58°33'24"	494.54	N 83°22'59" W	862.73
1103	617870.3571	1276055.1950	CS	1057.04	526.74	28°33'05"	268.96	N 69°20'34" W	321.31
1104	617901.7921	1276078.9305	CB	3374.17	123.48	02°05'48"	61.75	S 78°28'22" W	123.47
1105	617908.4702	1276086.6709							
1106	617976.4251	1276248.6623							
1107	618007.1684	1276316.7893							
1108	617996.9919	1276382.0315							
1109	618000.9819	1276405.5805							
1110	618056.3518	1276434.8875							
1111	618122.1646	1276464.5876							
1112	618150.1629	1276469.0484							
1113	618183.6234	1276479.3145							
1114	618261.1533	1276555.6584							
1115	618305.6215	1276677.4137							
1116	618370.3966	1276819.5953							
1117	618469.1074	1276908.3792							
1118	618438.5614	1276953.0357							
1119	618512.9774	1276996.4003							
1120	618209.9348	1277457.9742							
1123	618230.1616	1276518.7492							
10545	618926.7958	1278725.0201							
10546	618920.9977	1278624.6231							
10547	618912.3220	1278451.9590							
10549	618797.5029	1278229.3515							
10551	618647.4347	1277894.2592							
10553	618584.8992	1277434.5329							
10596	618372.0913	1276919.5809							
10597	618346.8943	1276733.8860							
10765	618435.3738	1277990.4422							
11060	617540.1845	1275959.1654							
11061	618198.8273	1277433.1173							
11092	618382.7311	1276945.3270							
11326	618894.0602	1280151.3919							
11327	618851.2723	1279383.3829							
11328	618907.6483	1279775.0068							
11339	618857.1083	1279009.8649							
11340	618897.0893	1280205.7630							
11341	619156.9197	1279320.0473							
11342	619189.3710	1279400.0671							
11343	619191.8163	1279490.0686							
11344	619106.7737	1279550.0159							
11345	618971.7008	1279679.9347							
11346	618981.6217	1279809.9408							
11347	618901.5487	1279829.8921							
11348	618935.6180	1280086.7077							
11383	618943.0000	1278483.0000							
11384	618715.0000	1278118.0000							
11385	618560.0000	1277719.0000							
11386	618603.7693	1277573.2553							
11387	618637.9997	1277824.8979							
11388	618534.7862	1277033.4594							

**LINE TABLE**

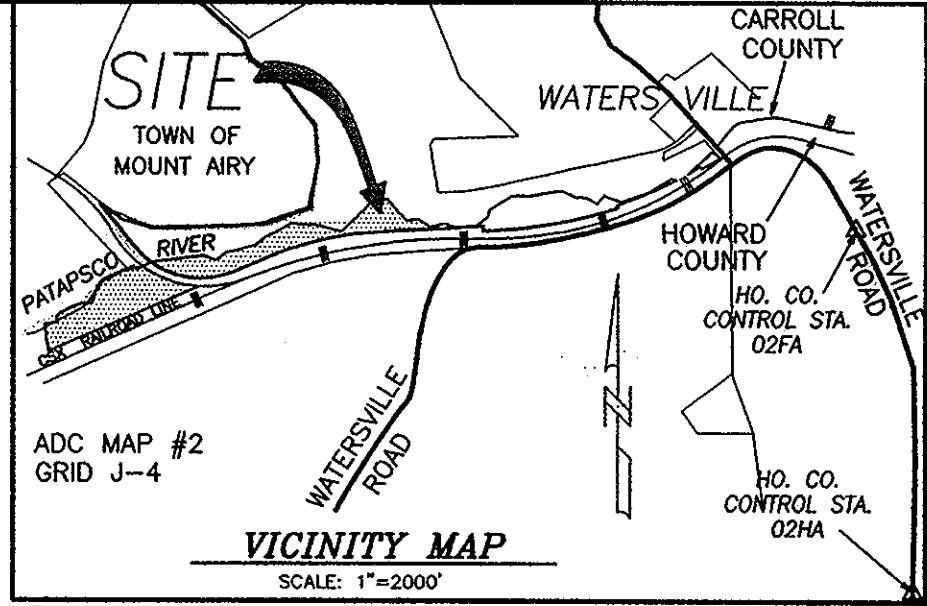
NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	S 88°48'40" W	54.46'	L37	S 08°49'14" E	243.72'
L2	S 88°48'40" W	769.20'	L38	N 65°55'20" E	1614.42'
L3	S 67°07'18" W	417.40'	L39	S 67°32'48" W	27.86'
L4	N 82°52'41" E	404.19'	L40	S 89°01'44" W	100.00'
L5	N 82°15'13" E	140.00'	L41	S 74°43'19" W	88.85'
L6	S 73°17'03" E	152.18'	L42	S 53°46'45" W	70.00'
L7	N 53°37'35" E	131.52'	L43	S 69°56'11" W	129.62'
L8	N 82°15'13" E	70.00'	L44	S 49°58'50" W	48.20'
L9	N 73°11'48" E	233.72'	L45	S 40°16'36" W	61.00'
L10	N 53°27'52" E	138.99'	L46	S 17°03'24" W	35.00'
L11	N 62°42'56" E	250.47'	L47	S 38°44'14" W	35.89'
L12	N 45°20'13" E	43.64'	L48	S 10°04'50" W	66.84'
L13	S 81°10'09" E	143.32'	L49	S 27°53'31" W	62.68'
L14	S 66°41'41" E	100.56'	L50	S 80°23'00" W	23.88'
L15	S 76°15'09" E	293.25'	L51	N 81°08'04" W	66.03'
L16	S 45°58'27" E	431.39'	L52	S 65°42'43" W	74.74'
L17	N 67°55'31" E	86.35'	L53	S 77°44'05" W	32.74'
L18	N 88°26'37" E	90.03'	L54	S 63°40'03" W	152.57'
L19	S 39°26'15" E	110.11'	L55	S 38°11'54" W	40.00'
L20	S 41°35'55" E	180.62'	L56	S 08°55'56" W	67.90'
L21	N 85°38'10" E	130.38'	L57	N 07°51'41" E	56.36'
L22	S 56°16'30" E	144.22'	L58	N 47°30'26" E	45.22'
L23	S 77°44'36" E	160.47'	L59	N 12°52'02" E	45.00'
L24	S 72°04'06" E	125.13'	L60	N 59°11'25" E	43.00'

**FLOODPLAIN EASEMENT**

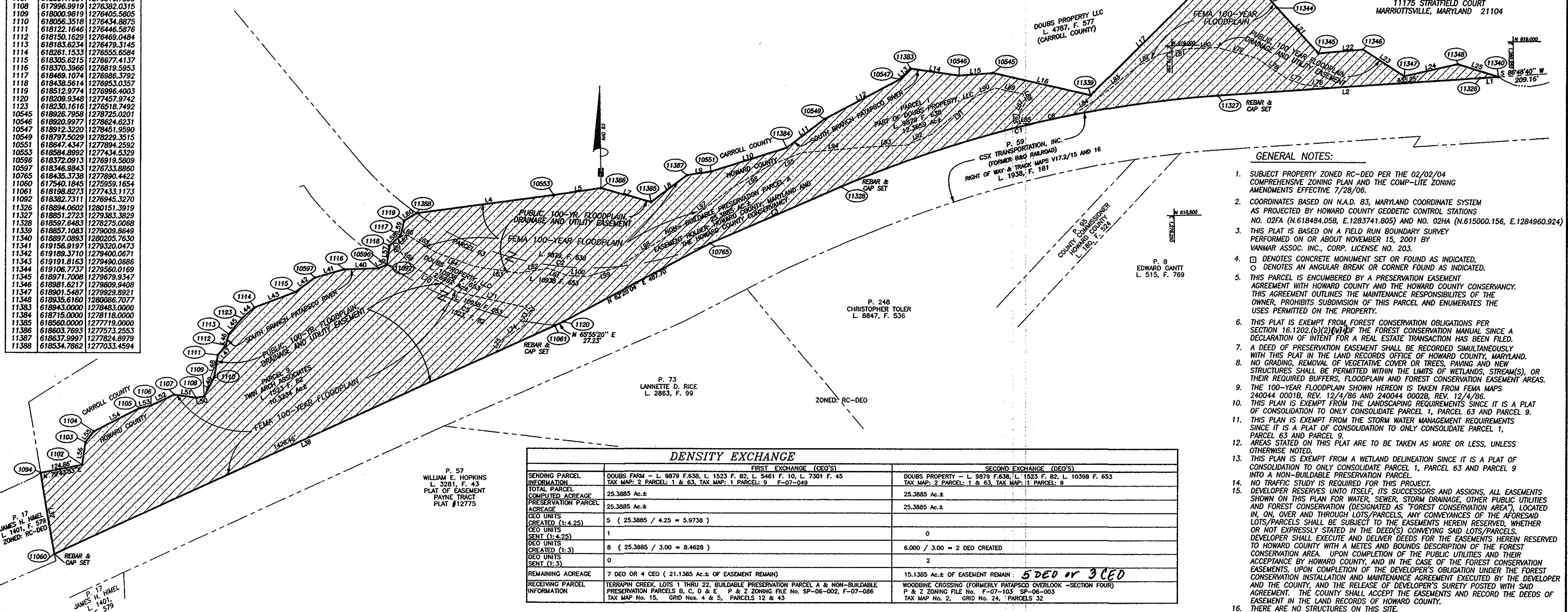
NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L61	N 67°55'23" W	58.71'	L81	S 79°30'52" W	83.17'
L62	S 81°22'26" W	89.32'	L82	S 62°25'02" W	76.18'
L63	N 80°47'57" W	128.01'	L83	S 51°13'29" W	145.77'
L64	N 69°27'17" W	121.25'	L84	S 57°25'25" W	89.79'
L65	N 57°21'56" W	96.44'	L85	N 88°18'15" W	35.61'
L66	N 78°41'33" W	12.06'	L86	N 02°43'41" W	29.87'
L67	S 49°39'18" W	20.69'	L87	N 29°35'35" E	43.50'
L68	S 07°07'41" E	38.12'	L88	N 25°21'36" W	21.50'
L69	S 36°42'28" E	50.13'	L89	N 77°19'38" W	83.88'
L70	S 59°03'45" E	156.65'	L90	S 67°50'29" W	58.63'
L71	S 76°48'54" E	200.00'	L91	S 50°11'46" W	175.76'
L72	S 42°09'19" E	27.22'	L92	S 67°33'20" W	77.56'
L73	S 29°45'37" W	38.74'	L93	S 87°43'44" W	120.52'
L74	S 55°40'14" W	69.85'	L94	S 65°55'01" W	187.81'
L75	S 31°25'11" W	45.21'	L95	S 68°44'49" W	102.35'
L76	N 82°31'38" W	86.35'	L96	S 59°51'15" W	130.70'
L77	N 68°38'29" W	50.53'	L97	S 52°51'44" W	200.00'
L78	N 54°45'38" W	104.51'	L98	S 57°53'52" W	200.00'
L79	N 74°12'25" W	120.03'	L99	S 73°13'11" W	95.54'
L80	S 88°34'08" W	87.20'	L100	N 87°07'05" W	61.04'

**FLOODPLAIN EASEMENT**

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L81	S 79°30'52" W	83.17'	L101	N 87°07'05" W	61.04'
L82	S 62°25'02" W	76.18'			
L83	S 51°13'29" W	145.77'			
L84	S 57°25'25" W	89.79'			
L85	N 88°18'15" W	35.61'			
L86	N 02°43'41" W	29.87'			
L87	N 29°35'35" E	43.50'			
L88	N 25°21'36" W	21.50'			
L89	N 77°19'38" W	83.88'			
L90	S 67°50'29" W	58.63'			
L91	S 50°11'46" W	175.76'			
L92	S 67°33'20" W	77.56'			
L93	S 87°43'44" W	120.52'			
L94	S 65°55'01" W	187.81'			
L95	S 68°44'49" W	102.35'			
L96	S 59°51'15" W	130.70'			
L97	S 52°51'44" W	200.00'			
L98	S 57°53'52" W	200.00'			
L99	S 73°13'11" W	95.54'			
L100	N 87°07'05" W	61.04'			



**OWNER/DEVELOPER**  
 DOUBS PROPERTY LLC, & TWIN ARCH ASSOCIATES,  
 C/O DOUBS PROPERTY, LLC  
 1175 STRATFIELD COURT  
 MARRIOTTVILLE, MARYLAND 21104



- GENERAL NOTES:**
- SUBJECT PROPERTY ZONED RC-DEO PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS EFFECTIVE 7/28/06.
  - COORDINATES BASED ON N.A.D. 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 02FA (N.618484.058, E.1283741.805) AND NO. 02HA (N.615000.156, E.1284960.924)
  - THIS PLAT IS BASED ON A FIELD ROUNDBOUND SURVEY PERFORMED ON OR ABOUT NOVEMBER 15, 2001 BY VANMAR ASSOC. INC., CORP. LICENSE NO. 203.
  - DENOTES CONCRETE MONUMENT SET OR FOUND AS INDICATED. ○ DENOTES AN ANGULAR BREAK OR CORNER FOUND AS INDICATED.
  - THIS PARCEL IS ENCLUMBERED BY A PRESERVATION EASEMENT AGREEMENT WITH HOWARD COUNTY AND THE HOWARD COUNTY CONSERVANCY. THIS AGREEMENT OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE OWNER, PROHIBITS SUBDIVISION OF THIS PARCEL AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
  - THIS PLAT IS EXEMPT FROM FOREST CONSERVATION OBLIGATIONS PER SECTION 16.1202(b)(2)(v) OF THE FOREST CONSERVATION MANUAL SINCE A DECLARATION OF INTENT FOR A REAL ESTATE TRANSACTION HAS BEEN FILED.
  - A DEED OF PRESERVATION EASEMENT SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND. 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 100-YEAR FLOODPLAIN SHOWN HEREON IS TAKEN FROM FEMA MAPS 240044 0001B, REV. 12/4/86 AND 240044 0002B, REV. 12/4/86.
  - THIS PLAN IS EXEMPT FROM THE LANDSCAPING REQUIREMENTS SINCE IT IS A PLAT OF CONSOLIDATION TO ONLY CONSOLIDATE PARCEL 1, PARCEL 63 AND PARCEL 9.
  - THIS PLAN IS EXEMPT FROM THE STORM WATER MANAGEMENT REQUIREMENTS SINCE IT IS A PLAT OF CONSOLIDATION TO ONLY CONSOLIDATE PARCEL 1, PARCEL 63 AND PARCEL 9.
  - AREAS STATED ON THIS PLAT ARE TO BE TAKEN AS MORE OR LESS, UNLESS OTHERWISE NOTED.
  - THIS PLAN IS EXEMPT FROM A WETLAND DELINEATION SINCE IT IS A PLAT OF CONSOLIDATION TO ONLY CONSOLIDATE PARCEL 1, PARCEL 63 AND PARCEL 9 INTO A NON-BUILDABLE PRESERVATION PARCEL.
  - NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
  - 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 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 EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATION 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 DEEDS OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
  - THERE ARE NO STRUCTURES ON THIS SITE.

**DENSITY EXCHANGE**

	FIRST EXCHANGE (DEO'S)	SECOND EXCHANGE (DEO'S)
SENDING PARCEL INFORMATION	DOUBS FARM - L. 9879 F. 638, L. 1523 F. 82, L. 5461 F. 10, L. 7301 F. 45 TAX MAP: 2 PARCEL: 1 & 63, TAX MAP: 1 PARCEL: 9 F-07-049	DOUBS PROPERTY - L. 9879 F. 638, L. 1523 F. 82, L. 10398 F. 653 TAX MAP: 2 PARCEL: 1 & 63, TAX MAP: 1 PARCEL: 9
TOTAL PARCEL COMPUTED ACREAGE	25.3885 Ac.±	25.3885 Ac.±
PRESERVATION PARCEL ACREAGE	25.3885 Ac.±	25.3885 Ac.±
DEO UNITS CREATED (1:4.25)	5 ( 25.3885 / 4.25 = 5.9738 )	0
DEO UNITS SENT (1:4.25)	1	0
DEO UNITS CREATED (1:3)	8 ( 25.3885 / 3.00 = 8.4628 )	6,000 / 3.00 = 2 DEO CREATED
DEO UNITS SENT (1:3)	0	2
REMAINING ACREAGE	7 DEO OR 4 CEO ( 21.1385 Ac.± OF EASEMENT REMAIN )	15.1385 Ac.± OF EASEMENT REMAIN: 5 DEO OR 3 CEO
RECEIVING PARCEL INFORMATION	TERAPIAN CREEK, LOTS 1 THRU 22, BUILDABLE PRESERVATION PARCEL A & NON-BUILDABLE PRESERVATION PARCELS B, C, D & E. P & Z ZONING FILE NO. SP-06-002, F-07-058 TAX MAP No. 15, GRID Nos. 4 & 5, PARCELS 12 & 43	WOODBINE CROSSING (FORMERLY PATAPSCO OVERLOOK - SECTION FOUR) P & Z ZONING FILE NO. F-07-103, SP-06-003 TAX MAP No. 2, GRID No. 24, PARCELS 32

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.

*T. Michael Vansant*  
 T. MICHAEL VANSANT, PROF. L.S. NO. 21266  
 DOUBS PROPERTY, LLC  
 TWIN ARCH ASSOCIATES

6/12/2008  
 6/16/08

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT  
*[Signature]*  
 HOWARD COUNTY HEALTH OFFICER  
 DATE: 6/23/08

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*[Signature]*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 6/27/08

*[Signature]*  
 DIRECTOR  
 DATE: 7/6/08

**OWNER'S STATEMENT**

WE, DOUBS PROPERTY LLC AND TWIN ARCH ASSOCIATES, OWNERS 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 MINIMUM BUILDING RESTRICTION LINES; ALL EASEMENTS OF [O] RIGHTS - OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION

WE, DOUBS PROPERTY LLC AND TWIN ARCH ASSOCIATES, 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