

**PURPOSE STATEMENT**  
 THE PURPOSE OF F-07-49 WAS 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 F-07-49 WAS TO RECORD THE TRANSFER OF 1 CEO UNIT FROM THE PRESERVATION EASEMENT ESTABLISHED BY THE RECORDED OF THE FIRST EXCHANGE TO THE TERRAPIN CREEK SUBDIVISION, F-07-86.

**PURPOSE STATEMENT - SECOND EXCHANGE**  
 THE PURPOSE OF F-08-204 WAS TO RECORD THE TRANSFER OF 2 DEO UNITS FROM THE PRESERVATION EASEMENT ESTABLISHED BY THE RECORDED OF THE FIRST EXCHANGE TO THE WOODBINE CROSSING SUBDIVISION, F-07-103.

**PURPOSE STATEMENT - THIRD EXCHANGE**  
 THE PURPOSE OF THIS PLAT IS TO RECORD THE TRANSFER OF 2 DEO UNITS AND 2 CEO UNITS FROM THE PRESERVATION EASEMENT ESTABLISHED BY THE RECORDED OF THE FIRST EXCHANGE TO THE WALNUT CREEK SUBDIVISION, SP-06-07, RE-09-03.

PT	NORTHING	EASTING
1094	61781.0208	1275921.7938
1102	617803.2782	1276044.6520
1103	617870.3571	1276055.1950
1104	617901.7921	1276079.9305
1105	617969.4702	1276216.6709
1106	617976.4251	1276248.8623
1107	618007.1684	1276316.7893
1108	617996.9919	1276382.0315
1109	618000.9819	1276405.5805
1110	618056.3518	1276434.8875
1111	618122.1646	1276446.5876
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	1276986.3792
1118	618438.5814	1276953.0357
1119	618512.9774	1276926.4003
1120	618209.9348	1277457.8742
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	618346.9843	1276733.8860
10765	618435.3738	1277890.4422
11080	617540.1845	1275959.1654
11081	618192.9273	1277433.1173
11092	618382.7311	1276945.3270
11326	618894.0602	1280151.3919
11327	618851.2723	1279383.3829
11328	618897.6483	1278275.0068
11339	618857.1083	1279009.8649
11340	618897.0893	1280205.7630
11341	619156.9197	1279320.0473
11342	619189.3711	1279400.0671
11343	619191.8163	1279490.0686
11344	619106.7737	1279560.0169
11345	618971.7008	1279799.9347
11346	618981.6217	1279809.9408
11347	618901.5487	1279929.8921
11348	618935.6160	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

**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:	0
INCLUDING WIDENING STRIPS:	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	25.3885 AC±

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	S 86°48'40" W	54.46'
L2	S 86°48'40" W	769.20'
L3	S 67°07'18" W	417.40'
L4	N 82°52'41" E	404.19'
L5	N 82°15'13" E	140.00'
L7	S 73°17'03" E	152.18'
L8	N 53°37'35" E	131.52'
L9	N 82°15'13" E	70.00'
L10	N 73°11'48" E	233.72'
L11	N 53°27'52" E	138.59'
L12	N 62°42'56" E	250.47'
L13	N 45°20'13" E	43.64'
L14	S 81°10'09" E	143.32'
L15	N 86°41'41" E	100.96'
L16	S 78°15'09" E	293.25'
L17	N 45°58'27" E	431.39'
L18	N 67°55'31" E	86.35'
L19	N 88°26'37" E	90.03'
L20	S 39°28'15" E	110.11'
L21	S 41°35'55" E	180.62'
L22	N 85°38'10" E	130.38'
L23	S 56°16'30" E	144.22'
L24	N 77°44'36" E	160.47'
L25	S 72°04'06" E	125.13'

**LINE TABLE**

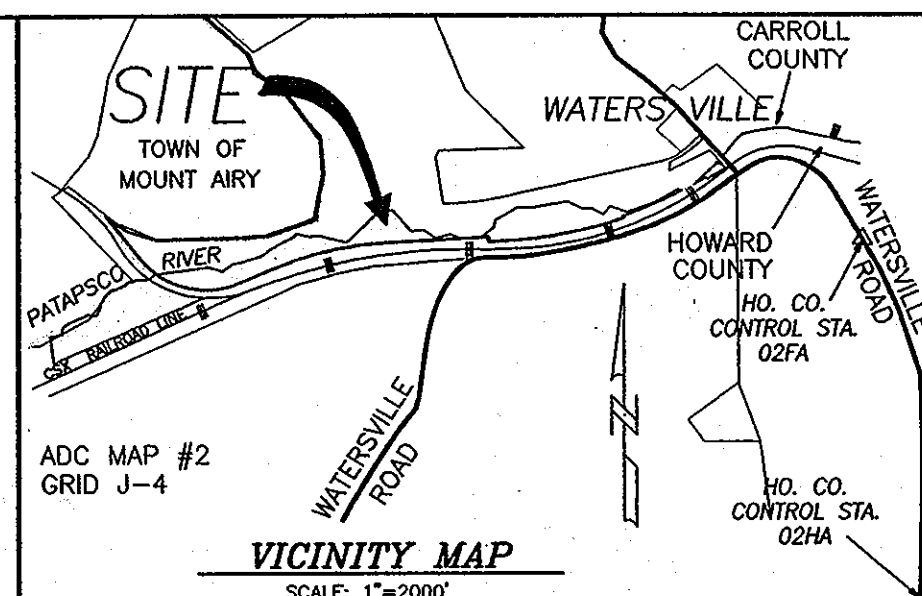
NUMBER	DIRECTION	DISTANCE
L37	S 08°49'14" E	243.72'
L38	N 65°55'20" E	1614.42'
L39	S 67°32'48" W	27.86'
L40	S 89°01'44" W	100.00'
L41	S 74°43'19" W	88.85'
L42	S 53°46'45" W	70.00'
L43	S 69°56'11" W	129.82'
L44	S 49°58'50" W	48.20'
L45	S 40°16'36" W	61.00'
L46	S 17°03'24" W	35.00'
L47	S 38°44'14" W	35.89'
L48	S 10°04'50" W	68.84'
L49	S 2°53'31" W	63.65'
L50	S 80°23'00" W	23.88'
L51	N 81°08'04" W	66.03'
L52	S 65°42'43" W	74.74'
L53	S 77°44'05" W	32.74'
L54	S 31°25'11" W	45.21'
L55	S 38°11'54" W	40.00'
L56	S 08°55'56" W	67.90'
L57	N 07°51'41" E	56.36'
L58	N 47°30'26" E	45.22'
L59	N 12°52'02" E	45.00'
L60	N 59°31'25" E	43.00'

**FLOODPLAIN EASEMENT**

NUMBER	DIRECTION	DISTANCE
L61	N 67°55'23" W	58.71'
L62	S 81°22'26" W	89.32'
L63	N 80°47'57" W	128.01'
L64	N 69°27'17" W	121.25'
L65	N 57°21'56" W	96.44'
L66	N 78°41'33" W	12.06'
L67	S 49°39'18" W	20.69'
L68	S 07°07'41" E	38.12'
L69	S 36°42'28" E	50.13'
L70	S 59°03'45" E	156.65'
L71	S 76°48'54" E	200.00'
L72	S 42°09'19" E	27.22'
L73	S 29°45'37" W	38.74'
L74	S 55°40'14" W	69.85'
L75	S 31°25'11" W	45.21'
L76	N 82°31'38" W	86.35'
L77	N 68°38'29" W	50.53'
L78	N 54°45'38" W	104.51'
L79	N 74°12'25" W	120.03'
L80	S 88°34'08" W	87.20'

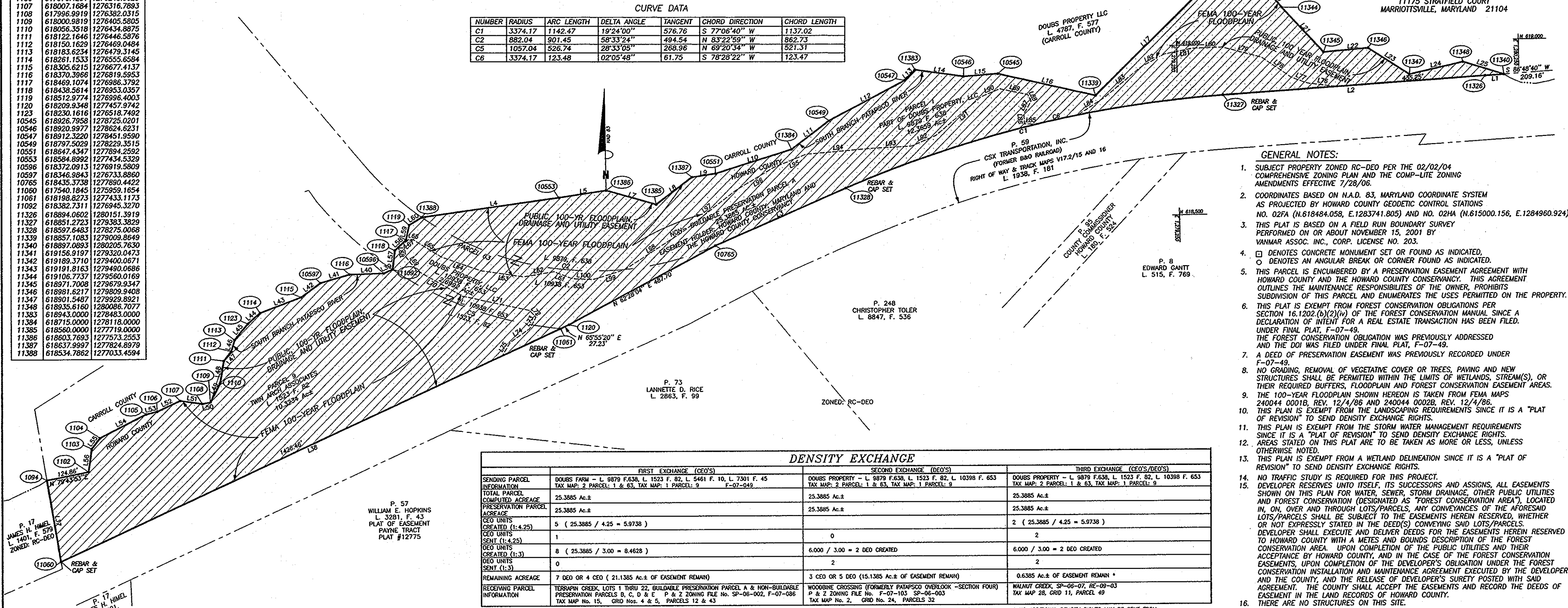
**FLOODPLAIN EASEMENT**

NUMBER	DIRECTION	DISTANCE
L81	S 79°30'52" W	83.17'
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	120.52'
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 85°50'01" 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'



**CURVE DATA**

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	3374.17	1142.47	19°24'00"	576.76	S 77°06'40" W	1137.02
C2	882.04	901.45	58°33'24"	494.54	N 83°22'59" W	862.73
C5	1057.04	526.74	28°33'05"	268.96	N 69°20'34" W	521.31
C6	3374.17	123.48	02°05'48"	61.75	S 78°28'22" W	123.47



- 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 RUN BOUNDARY 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)(iv) OF THE FOREST CONSERVATION MANUAL SINCE A DECLARATION OF INTENT FOR A REAL ESTATE TRANSACTION HAS BEEN FILED UNDER FINAL PLAT, F-07-49. THE FOREST CONSERVATION OBLIGATION WAS PREVIOUSLY ADDRESSED AND THE DOI WAS FILED UNDER FINAL PLAT, F-07-49.
  - A DEED OF PRESERVATION EASEMENT WAS PREVIOUSLY RECORDED UNDER F-07-49.
  - 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 REVISION" TO SEND DENSITY EXCHANGE RIGHTS.
  - THIS PLAN IS EXEMPT FROM THE STORM WATER MANAGEMENT REQUIREMENTS SINCE IT IS A "PLAT OF REVISION" TO SEND DENSITY EXCHANGE RIGHTS.
  - 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 REVISION" TO SEND DENSITY EXCHANGE RIGHTS.
  - 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 OR 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 (CEO'S)	SECOND EXCHANGE (DEO'S)	THIRD EXCHANGE (CEO'S/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	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 COMBINED ACRES	25.3885 AC±	25.3885 AC±	25.3885 AC±
PRESERVATION PARCEL ACRES	25.3885 AC±	25.3885 AC±	25.3885 AC±
CEO UNITS CREATED (1:4.25)	5 ( 25.3885 / 4.25 = 5.9738 )	0	2 ( 25.3885 / 4.25 = 5.9738 )
CEO UNITS SENT (1:4.25)	1	0	2
DEO UNITS CREATED (1:3)	8 ( 25.3885 / 3.00 = 8.4628 )	6,000 / 3.00 = 2 DEO CREATED	6,000 / 3.00 = 2 DEO CREATED
DEO UNITS SENT (1:3)	0	2	2
REMAINING ACRES	7 DEO OR 4 CEO ( 21.1385 AC± OF EASEMENT REMAIN )	3 CEO OR 5 DEO (15.1385 AC± OF EASEMENT REMAIN)	0.6385 AC± OF EASEMENT REMAIN *
RECEIVING PARCEL INFORMATION	TERRAPIN 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-07-086 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	WALNUT CREEK, SP-06-07, RE-09-03 TAX MAP 28, GRID 11, PARCEL 49

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

4/2/2009  
 DATE  
 4/6/09  
 DATE  
 4-3-09  
 DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.  
 HOWARD COUNTY HEALTH DEPARTMENT  
*B. O'Neil*  
 HOWARD COUNTY HEALTH OFFICER  
 DATE 5/10/2009

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Andy Clendenen*  
 CHIEF DEVELOPMENT ENGINEERING DIVISION  
 DATE 5/29/09  
*Cindy Hamilton*  
 DIRECTOR  
 DATE 5/28/09

**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 PLAN BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS OF [OR] 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 PLAN; 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 MY HAND THIS 6 DAY OF April, 2009.

*T. Michael Vansant*  
 DOUBS PROPERTY LLC, OWNER

*Robert J. Neefe*  
 TWIN ARCH ASSOCIATES, OWNER

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT OF EASEMENT SHOWN HEREON IS CORRECT; THAT IT DEFINES A PRESERVATION PARCEL EASEMENT OF 25.3885 ACRES± ON PART OF THE LAND CONVEYED BY CBI PROPERTIES LLC TO DOUBS PROPERTY, LLC BY DEED JANUARY 30, 2006 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9879 AT FOLIO 638, BY FREDERICK W. STEPHENS AND IRVING ERNEST STEPHENS TO DOUBS PROPERTY, LLC BY DEED DATED OCTOBER 3, 2007 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10938 AT FOLIO 653, AND BY EMMETT FULL AND AUDREY M. FULL TO TWIN ARCH ASSOCIATES BY DEED DATED JUNE 20, 1986 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1523 AT FOLIO 82. ALL MONUMENTS ARE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*T. Michael Vansant*  
 T. MICHAEL VANSANT, L.S. NO. 21266  
 DATE 4/2/2009

RECORDED AS PLAT 2009 ON 5/21/09 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**PLAT OF REVISION AND AMENDED PLAT OF EASEMENT - DENSITY SENDING NON-BUILDABLE - PRESERVATION PARCEL A DOUBS FARM**

DOUBS PROPERTY, LLC  
 LIBER 9879, FOLIO 638  
 LIBER 10938, FOLIO 653  
 TWIN ARCH ASSOCIATES  
 LIBER 1523, FOLIO 82

PREVIOUS DPZ FILE NO. F-07-049, F-08-204

TAX MAP 1 & 2 ELECTION DISTRICT FOURTH SCALE: 1" = 200'  
 PARCEL NO. 1, 9, 63 HOWARD COUNTY, MARYLAND DATE: JULY, 2008  
 GRID No. 18 & 13 EX. ZONING RC-DEO

**VANMAR ASSOCIATES, INC.**  
 Engineers Surveyors Planners  
 310 South Main Street P.O. box 328  
 Mount Airy, Maryland 21771  
 (301) 829 2880 (301)831 5015 (410) 549 2751