

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
223	584089.3361	1363262.2077	223	178030.785714	415523.151988
226	583949.5958	1363436.2951	226	177988.192786	415576.213934
501	583642.2542	1363186.1688	501	177894.514899	415499.975282
502	583898.5199	1363020.9210	502	177972.624823	415449.607671

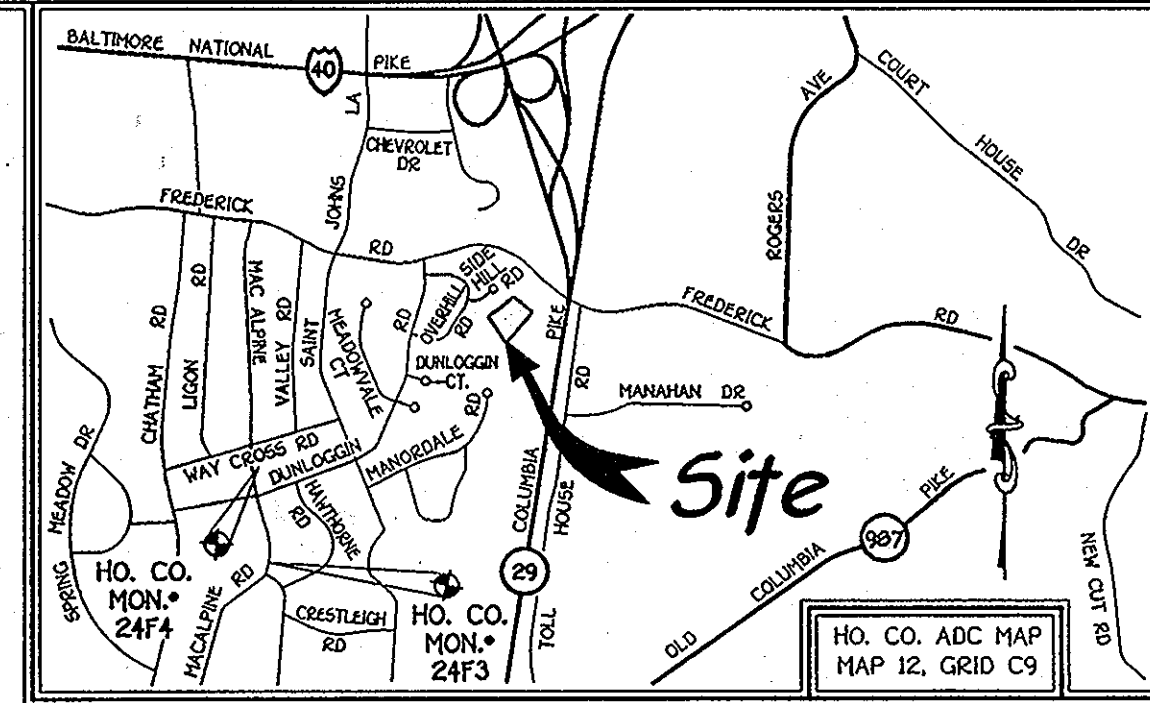
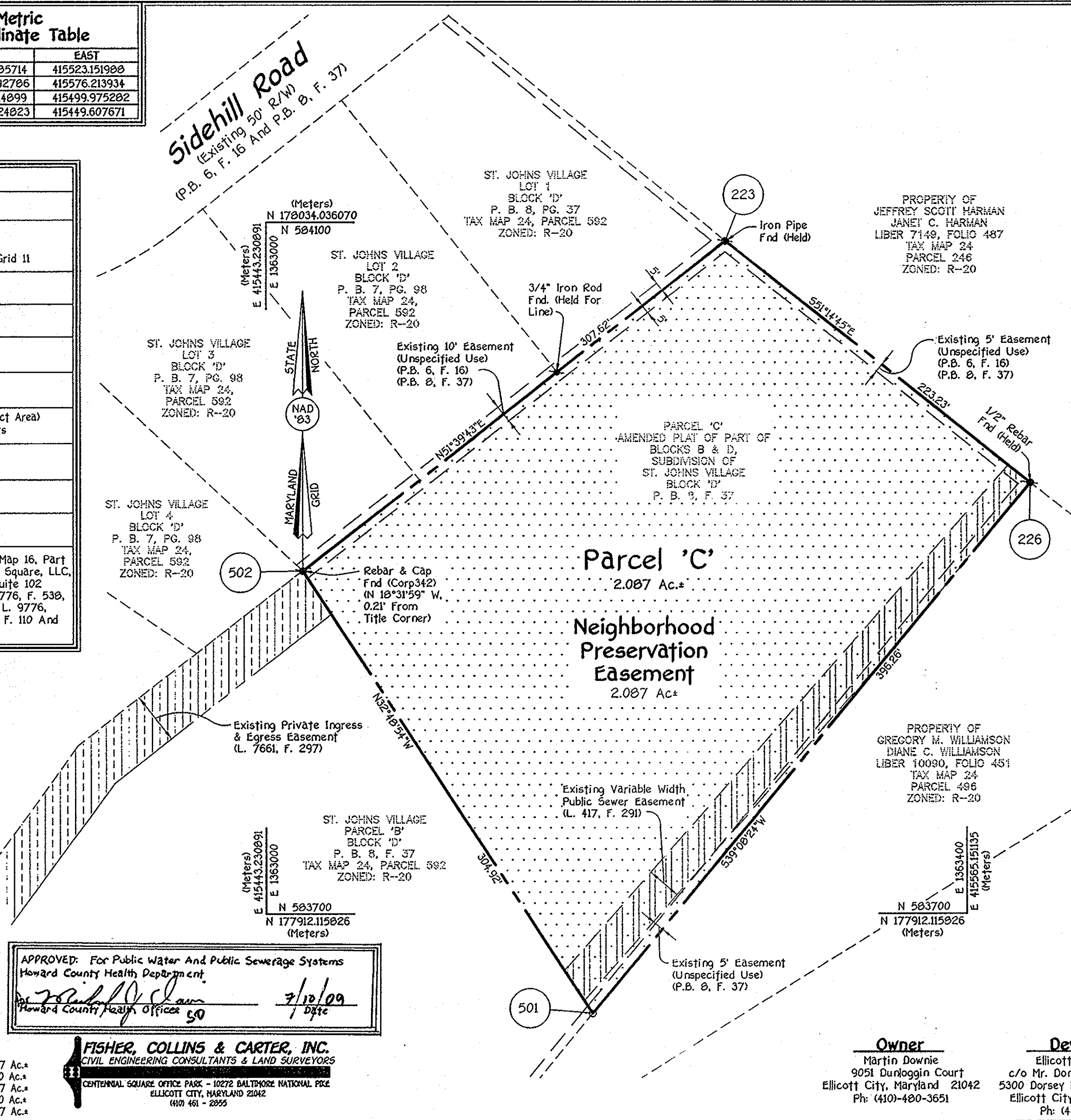
Density Exchange Tabulation	
INITIAL EXCHANGE	
Sending Parcel Information	Property Of Martin Downie Liber 10702, Folio 324 Tax Map No. 24, Parcel No. 592, Grid 11
Total Parcel Gross Acreage	2.087 Acres
Total Floodplain Area	0.000 Acres
Steep Slopes Greater Than 25% Acreage	0.000 Acres
Net Parcel Acreage	2.087 Acres
Sending Unit Calculation	(Net Tract Area x 2 Units / Net Tract Area) 2.087 Acres x 2 = 4.174 Units = 4 Units
Maximum R-20 Units Available	4
Units Retained On Site	1
Maximum R-20 Units To Be Sent	3
Receiving Parcel Information	Ellicott Square (SDP-09-054) Tax Map 16, Part Of Parcel 63. Property Of Ellicott Square, LLC, Et Al - 5300 Dorsey Hall Drive, Suite 102 Ellicott City, Maryland 21042. L. 9776, F. 538, L. 9776, F. 545, L. 9776, F. 550, L. 9776, F. 554, L. 11282, F. 652, L. 11542, F. 110 And L. 11640, F. 470.

* Of The Maximum 4 Units Available 1 Unit Shall Be Reserved For Existing Dwelling Within The Preservation Easement Area.

- Legend**
- Existing Variable Width Public Sewer Easement (L. 417, F. 291)
 - Neighborhood Preservation Easement (2.087 Acres)
 - Existing Private Ingress & Egress Easement (L. 7661, F. 297)

Area Tabulation

TOTAL NUMBER OF PARCELS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS/LOTS TO BE RECORDED	1
TOTAL AREA OF PARCELS/LOTS TO BE RECORDED	2.087 Ac.*
TOTAL AREA OF OPEN SPACE LOT TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF PARCELS/LOTS TO BE RECORDED	2.087 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	2.087 Ac.*



Vicinity Map
SCALE: 1" = 1200'

- General Notes:**
- Subject Property Zoned R-20 Per 2-2-04 Comprehensive Zoning Plan And The Comp-Lite Zoning Amendments Effective 7/28/06.
 - Coordinates Based On Nad'83 Maryland Coordinate System As Projected By Howard County Geodetic Stations No. 24F3 And 24F4.
24F3 N 581,299.8856 E 1,360,713.7063
24F4 N 582,298.6609 E 1,360,570.9523
 - This Plat Is Based On Field Run Monumented Boundary Survey Performed April, 2009 By Fisher, Collins & Carter, Inc.
 - Denotes Iron Pipe Or Iron Bar Found.
 - Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
 - Denotes Stone Or Monument Found.
 - ▨ Denotes Preservation Easement Area Containing 2.087 Acres.
 - All Areas Are More Or Less *
 - There Is An Existing Dwelling/Structure(s) Located On Parcel 'C' To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
 - This Property Is Encumbered With A Neighborhood Preservation Easement Held By Howard County, Maryland. The Restrictions And Permitted Uses Associated With The Easement Are Specified Within The Deed Of Neighborhood Preservation Easement Recorded Concurrently With This Plat Of Easement And Prohibits Further Subdivision Of The Parcel, Outlines The Maintenance Responsibilities Of Its Owners And Enumerates The Uses Permitted On The Property And Is Binding On The Property For Future Ownership Transfers.
 - This Plat Of Easement Is Exempt From The Requirements Of The Forest Conservation Program Per Section 16.1202(b)(1)(vii) Of The Howard County Code Because The Property Is A Plat Of Easement And No New Subdivision Lots Are Being Created.
 - The Purpose Of This Plat Of Easement Is To Record The Transfer Of 3 Neighborhood Preservation Density Exchange Options From The Preservation Easement Established By Recordation Of This Plat To Ellicott Square, Tax Map 16, Tax Parcel 63, Grid 24 (SDP-09-054). The Density Calculations Are Provided In The Density Exchange Tabulation Chart On This Plat And Identifies One Development Right Has Been Retained On The Parcel.
 - Plat Subject To Prior Department Of Planning And Zoning File Nos.: None
 - Existing Dwelling On Parcel 'C' Contains A Footprint Of 1,638 Square Feet. Any New Structures Placed On Parcel 'C' Shall Not Be Greater Than 50% Of The Building Footprint Of The Dwelling Unit Existing At The Time Neighborhood Preservation Easement Is Recorded. However, If The Average Footprint Size Of The Nearest Six Dwellings Is Greater Than The Footprint Of The Existing Building, The Director May Approve A Footprint That Does Not Exceed This Average In Accordance With Section 128.L.2 Of The Howard County Zoning Regulations.
 - This Plat Is In Accordance With Sections 128.L.1 And 128.L.2 Of The Howard County Zoning Regulations.

APPROVED: For Public Water And Public Sewerage Systems
Howard County Health Department
[Signature] 7/12/09
Date
Howard County Health Office 50

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-2955

Owner	Developer
Martin Downie 9051 Dunloggin Court Ellicott City, Maryland 21042 Ph: (410)-480-3651	Ellicott Square, LLC c/o Mr. Donald R. Reuser, Jr. 5300 Dorsey Hall Drive, Suite 102 Ellicott City, Maryland 21042 Ph: (443)-367-0415

Purpose Statement
The Purpose Of This Plat Is To Record The Transfer Of 3 Neighborhood Preservation Density Exchange Options From The Preservation Easement Established By Recordation Of This Plat To The Ellicott Square Property, Tax Map 16, Part Of Tax Parcel 63.

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

[Signature] 4/28/09
Terrell A. Fisher, L.S. #10692
(Registered Land Surveyor)

[Signature] 4/29/09
Martin Downie
(Owner)

OWNER'S CERTIFICATE

I, Martin Downie, 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 Neighborhood Preservation Parcel Easement To Be Considered A Sending Parcel For Transfer Of Development Rights. Witness My Hand This 29th Day Of April 2009.

[Signature]
Martin Downie
Witness
[Signature]

SURVEYOR'S CERTIFICATE

I Hereby Certify To The Best Of My Knowledge That The Final Easement Plat Shown Hereon Is Correct; That It Defines A Neighborhood Preservation Easement Of 2.087 Acres On All Of The Lands Conveyed By Virginia Downie To Martin Downie By Quit Claim Deed Dated May 19, 2007 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 10702 Folio 324, And That All Monuments Are In Place Or Will Be In Place, In Accordance With The Annotated Code Of Maryland, As Amended.

[Signature] 4/28/09
Terrell A. Fisher, Professional Land Surveyor No. 10692
Date

RECORDED AS PLAT No. 20663 ON 7/15/09
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Plat Of Neighborhood Preservation Easement Density Sending St. John's Village Parcel 'C'

Being Parcel 'C', As Shown On A Plat Entitled "Amended Plat Of Part Of Blocks B & D, Subdivision Of St. Johns Village" And Recorded Among The Land Records Of Howard County, Maryland In Plat Book 8 At Folio 37

Zoned: R-20
Tax Map: 24, Grid 11, Parcel: 592
Second Election District Howard County, Maryland

Scale: 1"=50' Date: April 28, 2009 Sheet 1 of 1

APPROVED: Howard County Department Of Planning And Zoning

[Signature] 7/15/09
Cindy Hamer
Director
Date

F-09-102