

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
103	566028.5608	1378245.2094	172769.690899	420090.004423
401	567037.3338	1378515.0343	172833.325024	420172.222928
404	566659.0185	1378040.1240	172718.014290	420027.469897
405	566663.3014	1378037.8343	172719.319709	420026.771997
406	567073.8911	1378155.6714	172844.467719	420062.608016
407	567185.3317	1378306.6431	172878.434868	420108.706900

Density Exchange Tabulation	
Initial Exchange	
Sending Parcel Information	Property Of Michael And Natalie Brewer Liber 5023, Folio 661 Tax Map No. 31, Parcel No. 703, Grid 22
Neighborhood Preservation Parcel/Lot Acreage	1.545 Acres
Total Floodplain Area	0.000 Acres
Steep Slopes Greater Than 25% Acreage	0.000 Acres
Net Parcel/Lot Acreage	1.545 Acres
DEO Rights Allowed	(Net Tract Area X 2 Units / Acre) 1.545 Ac. X 2 Units/Ac. = 3 Units
DEO Rights Sent	1
Number Of DEO Rights Remaining	2 *
Receiving Parcel Information	Locust Chapel, Section 1 F-10-102) Tax Map 31, Parcel 115, Grid 4 Property Of Welsh Property, LLC And 4640 Ilchester Road, LLC 4640 Ilchester Road Ellicott City, Maryland 21043-6820 Liber 11977, Folio 404

* Of The 2 Units Available 1 Unit Shall Be Reserved For Existing Dwelling Within The Neighborhood Preservation Easement Area.

Legend

- Existing 20' Private Use-In-Common R/W (L. 1806, F. 10)
- Existing 20' Private Use-In-Common R/W (L. 1081, F. 496)
- Existing 150' Private Susquehanna Transmission Co. R/W (L. 140, F. 449)
- Neighborhood Preservation Easement 1.545 Acres*

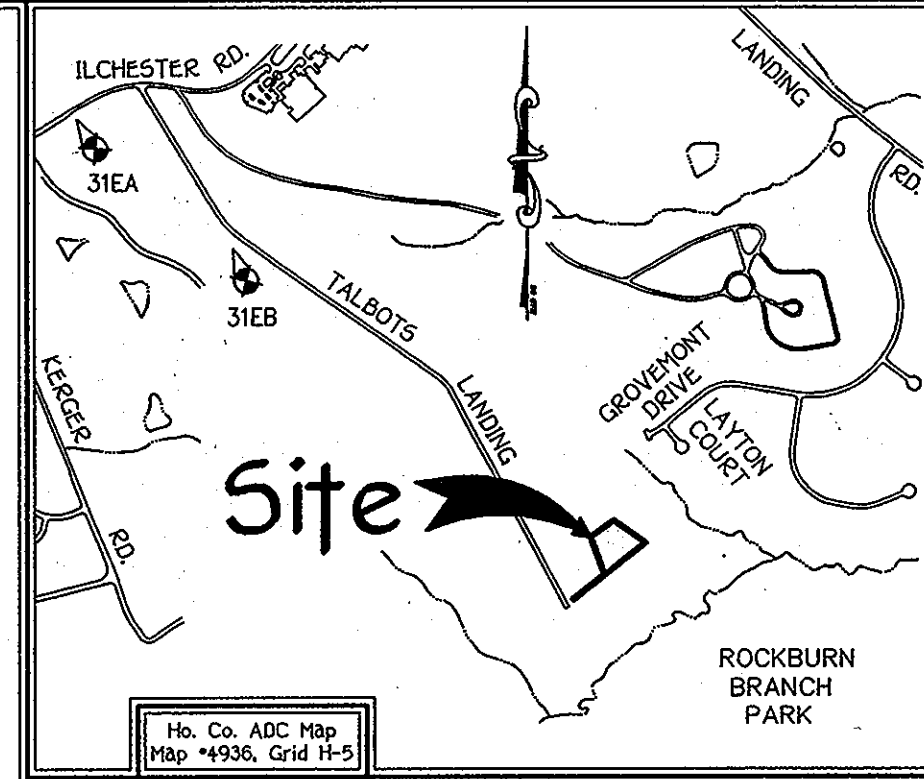
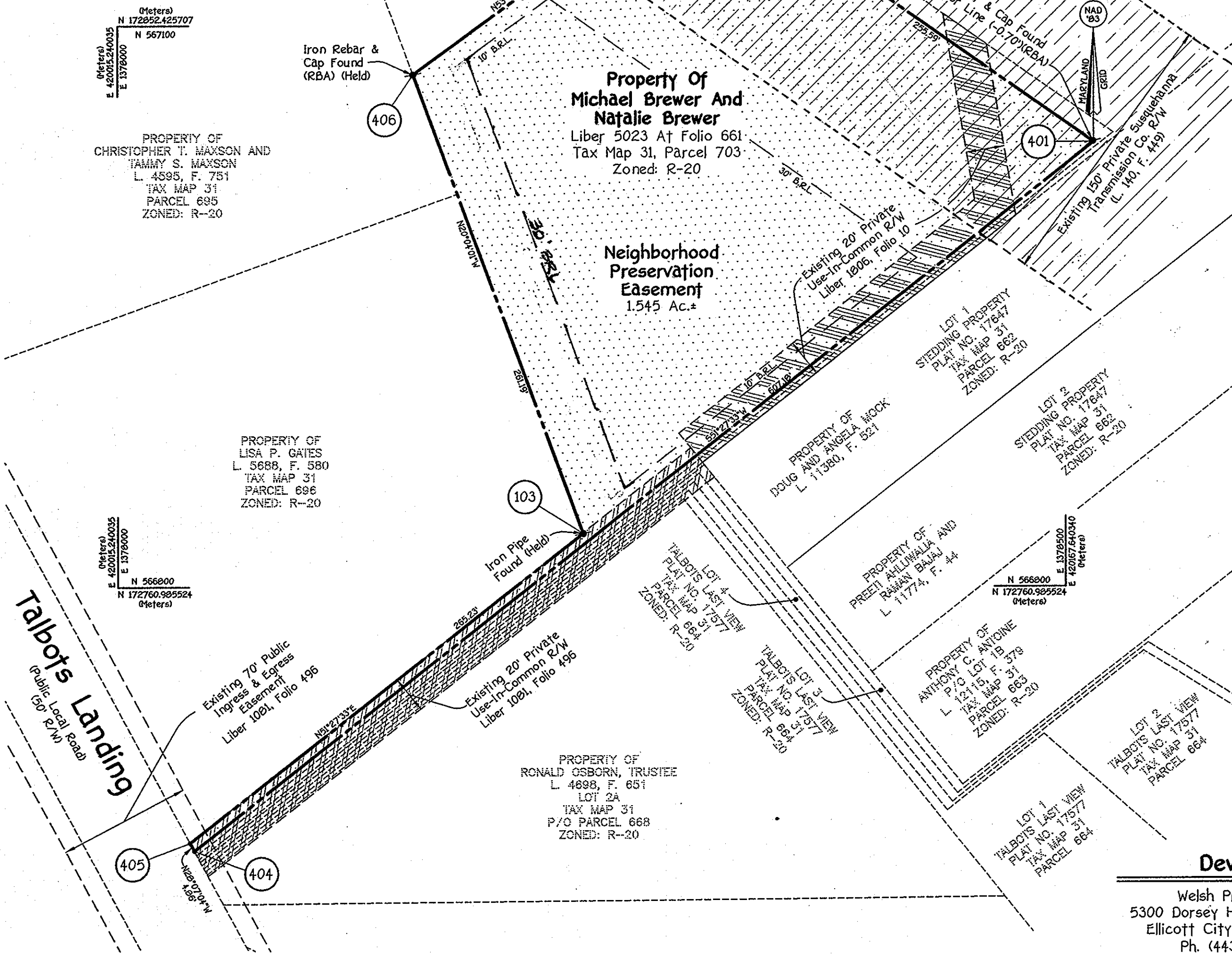
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELlicOTT CITY, MARYLAND 21042
(410) 481 - 2855

Area Tabulation

TOTAL NUMBER OF LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	1
TOTAL AREA OF LOTS TO BE RECORDED	1.545 Ac.*
TOTAL AREA OF OPEN SPACE LOT TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS TO BE RECORDED	1.545 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	1.545 Ac.*

Reservation Of Public Utility Easements

"Developer Reserves unto itself, its successors and assigns, all easements shown on this plat for water, sewer, storm drainage, and other public utilities located in, on, over, and through the property of Michael Brewer and Natalie Brewer. Any and all conveyances of the aforesaid property shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said property. Developer shall execute and deliver deeds for the easements herein reserved to Howard County. Upon completion of the public utilities and their acceptance by Howard County, the County shall accept the easements and record the deed of easement in the land records of Howard County."



Vicinity Map

Scale: 1" = 1,200'

General Notes:

- Subject Property Zoned R-20 Per 02/02/04 Comprehensive Zoning Plan And The Comp-Lite Zoning Amendments Dated 07-28-06.
- Coordinates Based On Nad 83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 31EA And No. 31EB.
Sta. 31EA N 539,641.124 E 1,374,845.936
Sta. 31EB N 568,730.984 E 1,376,273.491
- This Plat Is Based On A Field Run Monumented Boundary Survey Performed On Or About September, 2010 By Fisher, Collins And Carter, Inc.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- All Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad 83 Grid Measurement.
- Denotes A Neighborhood Preservation Easement Area Containing 1.545 Acres.
- There Is An Existing Dwelling Located On The Brewer Property 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 Property, 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)(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 One (1) Neighborhood Preservation Density Exchange Option From The Neighborhood Preservation Easement Established By Recordation Of This Plat To Welsh Property, LLC And 4640 Ilchester Road, LLC, Tax Map 31, Parcel 115 (Locust Chapel, Section 1) (F-10-102). The Density Calculations Are Provided In The Density Exchange Chart On This Plat And Identifies One (1) Development Right Has Been Retained On The Lot.
- Existing Dwelling On The Brewer Property Contains A Footprint Of 2,248 Square Feet. Any New Structures 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 12B.L.2 Of The Howard County Zoning Regulations.
- This Plat Is In Accordance With Sections 12B.L1 And 12B.L2 Of The Howard County Zoning Regulations.

Developer

Welsh Property, LLC
5300 Dorsey Hall Drive-Suite 102
Ellicott City, Maryland 21042
Ph. (443) 367-0422

Owners

Michael Brewer And Natalie Brewer
5281 Talbots Landing
Ellicott City, Maryland 21043-6800
Ph. (410) 747-1667

The Requirements §3-108, The Real Property Article, Annotated Code Of Maryland, 1998 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

August W. Glass 9/15/10
August W. Glass, L.S. #21514
(Registered Land Surveyor)

Michael Brewer 9/20/10
Michael Brewer
(Owner)

Natalie Brewer 9/20/10
Natalie Brewer
(Owner)

APPROVED: Howard County Department Of Planning And Zoning.

Keith Sheehy 5/17/11
Director

Owner's Certificate

We, Michael Brewer and Natalie Brewer, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plat, And In Consideration Of 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 20th Day Of September, 2010.

Michael Brewer
Michael Brewer, Owner

Natalie Brewer
Natalie Brewer, Owner

Courtney Kenol
Courtney Kenol, Witness

Courtney Kenol
Courtney Kenol, Witness

Surveyor's Certificate

I hereby certify that the final easement plat shown hereon is correct; that it defines a neighborhood preservation parcel easement of 1.545 acres on all of the land conveyed by Paul Karmazinski and Shawndel Karmazinski to Michael Brewer and Natalie Brewer by deed dated February 2, 2000 and recorded in the land records of Howard County, Maryland in Liber No. 5023 at Folio 661, and that all monuments are in place in accordance with the annotated code of Maryland, as amended.

August W. Glass 9/15/10
August W. Glass, Professional Land Surveyor No. 21514

RECORDED AS PLAT No. 21580 ON 5/17/11
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Plat Of Neighborhood Preservation Easement Density Sending

Brewer Property

(Deeded Parcel - Liber 5023 At Folio 661)

Zoned: R-20
Tax Map: 31 Parcel 703 Grid 22
First Election District: Howard County, Maryland

Scale: 1" = 50'

Date: September 15, 2010 Sheet 1 of 1

F-10-102-5