
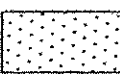



COORDINATE TABLE		
NO.	NORTH	EAST
9	594841.4967	1359198.1915
10	594854.3708	1359209.9163
11	594882.2638	1359202.8677
12	594931.6579	1359253.6335
1156	594454.3655	1359465.2306
1157	594485.9062	1359292.3229

LEGEND

-  EXISTING PRIVATE USE-IN-COMMON ACCESS EASEMENT (10792/354) (TO BE ABANDONED BY THIS PLAT, F-11-064)
-  NEIGHBORHOOD PRESERVATION EASEMENT 1.2107 AC
-  EXISTING 20' UTILITY EASEMENT (CP S-6266, CONT 10-4641)

DENSITY EXCHANGE TABULATION

	INITIAL EXCHANGE
SENDING PARCEL INFORMATION	PROPERTY OF ATHOL MORGAN AND LISA P. MORGAN LIBER 6195, FOLIO 690 TAX MAP 17, GRID 17, PARCEL 594
NEIGHBORHOOD PRESERVATION PARCEL/LOT ACREAGE	1.2107 AC
TOTAL FLOODPLAIN AREA	0.000 AC
STEEP SLOPES GREATER THAN 25% ACREAGE	0.000 AC
NET PARCEL/LOT ACREAGE	1.2107 AC
DEO RIGHTS ALLOWED	(NET TRACT AREA X 2 UNITS / ACRE) 1.2107 AC. X 2 UNITS/AC = 2 UNITS
DEO RIGHTS SENT	1
NUMBER OF DEO RIGHTS REMAINING	0
RECEIVING PARCEL INFORMATION	MT. HEBRON OVERLOOK (F-11-064) TAX MAP 17, PARCELS P/O 77 (LOT 2), 78, & 416 PROPERTY OF EVANS M. KEIM, ET AL LIBER 725, FOLIO 486 ATHOL W. MORGAN AND LISA P. MORGAN LIBER 6195, FOLIO 690 & LIBER 8387, FOLIO 610

NOTE: OF THE MAXIMUM 2 UNITS AVAILABLE, 1 UNIT SHALL BE RESERVED FOR THE EXISTING DWELLING WITHIN THE PRESERVATION EASEMENT AREA

AREA TABULATION

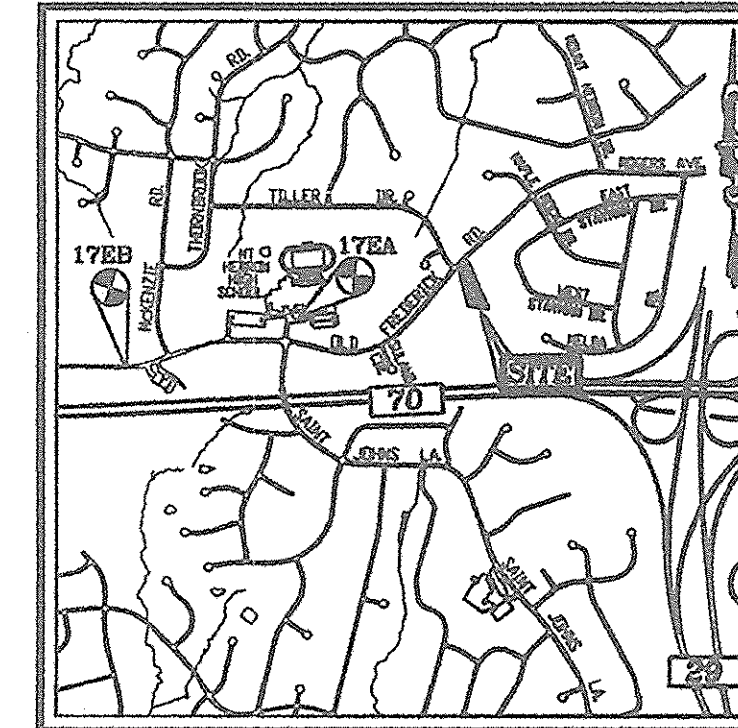
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.2107 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC
TOTAL AREA OF LOTS TO BE RECORDED	1.2107 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	1.2107 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 ATHOL MORGAN AND LISA P. MORGAN. 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."

NEIGHBORHOOD PRESERVATION EASEMENT RESTRICTIONS

"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 THE PLAT OF NEIGHBORHOOD PRESERVATION EASEMENT."

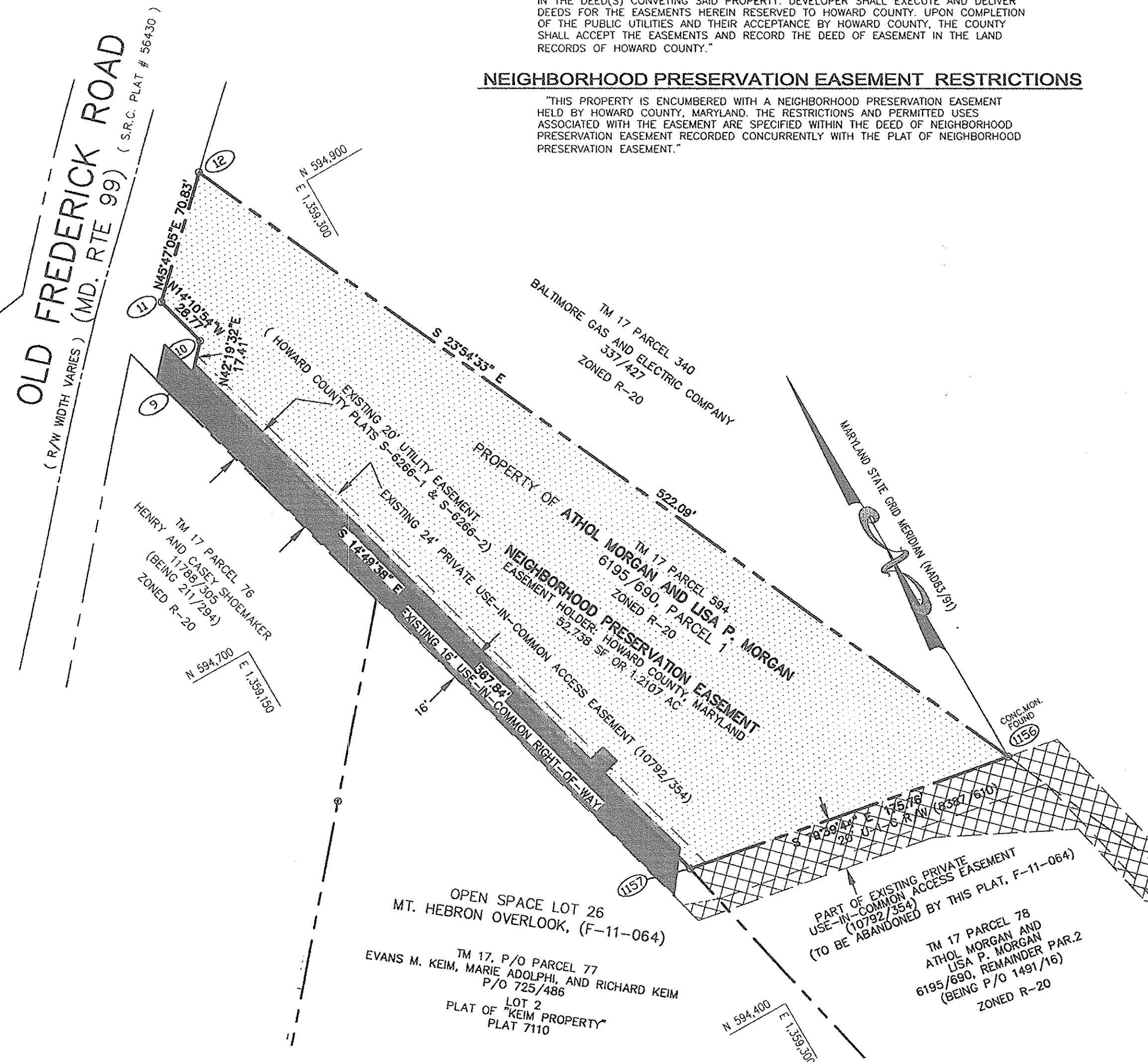


VICINITY MAP

SCALE: 1"=2000'
ADC MAP COORDINATE: 4815 G3

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN AND AMENDED BY THE COMPREHENSIVE LITE AMENDMENT DATED 07/28/2006.
- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS
17EA 594,357.6800 E 1,357,519.3560
17EB 593,813.9160 E 1,355,731.8366
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL ASSOCIATES, INC. IN MAY 2010.
- Ø DENOTES REBAR WITH CAP MARKED "PROP MARK 21204" SET
- ⊙ DENOTES IRON PIPE OR IRON BAR FOUND.
- ⊕ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- ⊞ DENOTES STONE OR MONUMENT FOUND.
- BRL DENOTES BUILDING RESTRICTION LINE.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THIS PLAT IS IN ACCORDANCE WITH SECTIONS 128.L.1 AND 128.L.2 OF THE HOWARD COUNTY ZONING REGULATIONS.
- ⊞ DENOTES A NEIGHBORHOOD PRESERVATION EASEMENT AREA CONTAINING 1.2107 ACRES
- THERE IS AN EXISTING DWELLING LOCATED ON THE MORGAN 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)(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 ONE (1) NEIGHBORHOOD PRESERVATION DENSITY EXCHANGE OPTION FROM THE NEIGHBORHOOD PRESERVATION EASEMENT ESTABLISHED BY THE RECORDED OF THIS PLAT TO DOUBLE R VENTURES, LLC. TAX MAP 17, PARCELS 77 (LOT 2), 78, & 416, (MOUNT HEBRON OVERLOOK, F-11-064). THE DENSITY CALCULATIONS ARE PROVIDED IN THE DENSITY EXCHANGE CHART ON THIS PLAT AND IDENTIFIES THAT ONE (1) DEVELOPMENT RIGHT HAS BEEN RETAINED ON THE LOT FOR THE EXISTING HOUSE. NO RIGHTS REMAIN.
- EXISTING DWELLING ON THE MORGAN PROPERTY CONTAINS A FOOTPRINT OF 2,600 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 UNIT 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.



OWNERS
ATHOL & LISA MORGAN
9305 ROUTE 99
ELLCOTT CITY, MD 21042

DEVELOPER
DOUBLE R VENTURES, LLC.
C/O LAND DESIGN & DEVELOPMENT, INC.
5300 DORSEY HALL DR. STE 102
ELLCOTT CITY, MARYLAND 21042-7819
ATTN: MR. DONALD R. REUWER
443-367-0422

OWNER'S CERTIFICATE

WE, ATHOL MORGAN AND LISA P. MORGAN, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, 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 OUR HANDS THIS 6TH DAY OF DECEMBER, 2011.

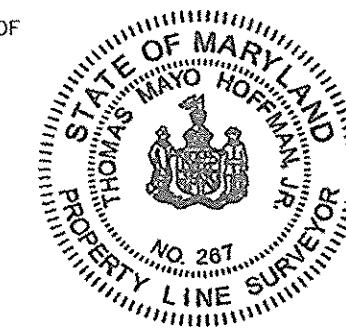
Athol Morgan
ATHOL MORGAN
Lisa P. Morgan
LISA P. MORGAN

Debbie A. Ziew
WITNESS
Dustin A. Ziew
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 1.2107 ACRES ON PART OF THE LAND CONVEYED BY CHARLES EDWARD DAMPMAN AND GENE ARTHUR DAMPMAN TO ATHOL MORGAN AND LISA P. MORGAN BY DEED DATED MAY 17, 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6195 AT FOLIO 690, AND THAT ALL MONUMENTS ARE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2012.

Thomas M. Hoffman, Jr.
THOMAS M. HOFFMAN, JR. DATE 4-12-12
PROPERTY LINE SURVEYOR, MD REG. NO. 267



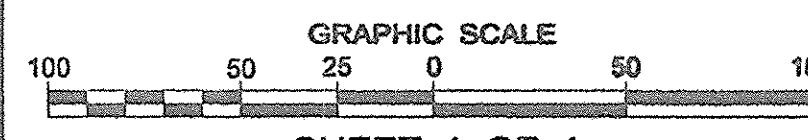
ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLCOTT CITY, MD 21042 TEL: 410.461.7666
FAX: 410.461.8961

RECORDED AS PLAT No. 21902 ON 6/11/12
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF NEIGHBORHOOD PRESERVATION EASEMENT DENSITY SENDING

MORGAN PROPERTY
(DEEDED PARCEL - LIBER 6195, FOLIO 690, PARCEL 1)

ZONED R-20
TAX MAP 17, GRID 17, PARCEL 594
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' SEPTEMBER 30, 2011



PROJECTS\10-06 SURVEY.dwg \SENDING PLAT.MORGAN.PROP.dwg

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Vent Stalwood
DIRECTOR DATE 5/30/12