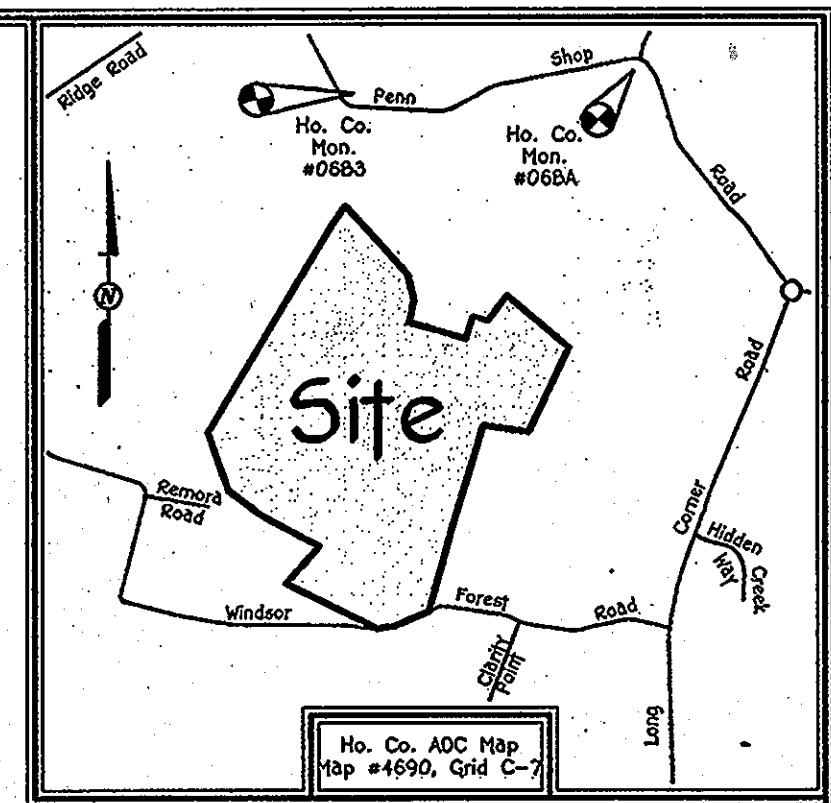
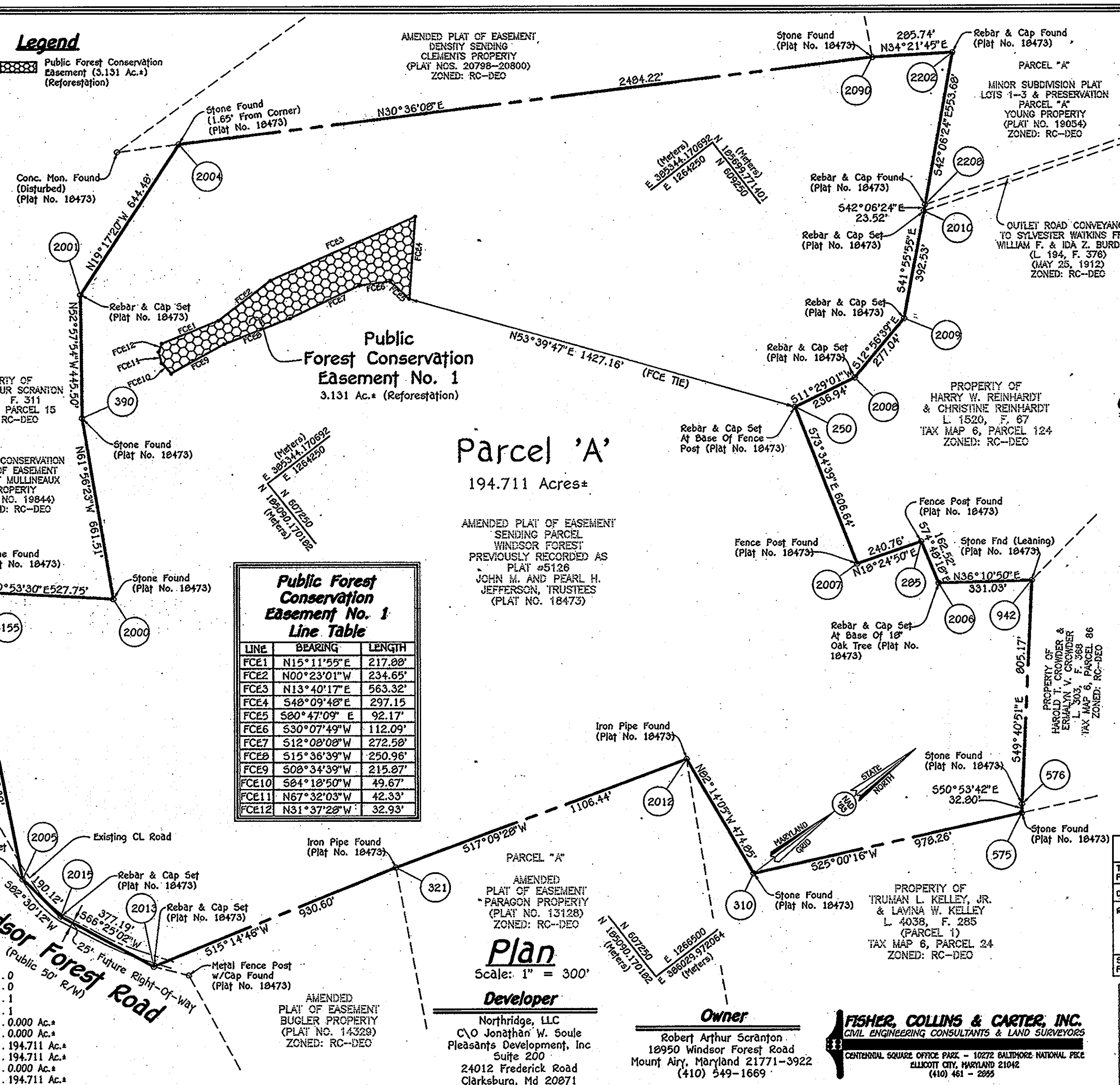


U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
155	606160.9017	1263098.7922	184750.212373	382527.122376
250	606099.3055	1265102.1469	185592.079521	385620.289671
205	606956.2290	1265040.0929	185610.229839	385820.832013
310	607752.5802	1266418.2073	186243.956950	386005.041634
321	606759.5401	1265621.3099	184940.677723	385762.146516
390	606871.0250	1263660.5206	184974.658632	385164.497047
575	606639.1512	1266683.7094	185513.584332	386131.077022
576	606659.8421	1266806.2528	185519.990931	386123.318139
942	609180.8255	1266192.3499	185678.686989	385936.199856
2000	606559.2504	1264244.2718	184879.812180	385342.424769
2001	607139.3509	1263304.8918	185056.444288	385056.101172
2004	607747.6532	1263091.9904	185241.855198	384991.211134
2005	605685.9836	1264842.4099	184613.457047	385524.737321
2006	602913.6314	1265996.9310	185597.246064	385876.636361
2007	608727.7959	1265764.0423	185400.632900	385805.851744
2008	609131.5024	1265229.3187	185663.653278	385642.667864
2009	609401.5025	1265167.2614	185745.949473	385623.792561
2010	609696.5205	1264904.9539	185835.871139	385543.801075
2012	607816.7391	1265947.7132	185282.912622	385861.634746
2013	605861.6918	1265376.5949	184667.013013	385687.557540
2015	605710.7829	1265030.9064	184621.017718	385582.191474
2090	609805.8745	1264356.6508	185893.586354	385376.677958
2202	610121.7480	1264517.9301	185965.480740	385425.835985
2208	609710.9736	1264889.1801	185840.276453	385538.993212



Reservation Of Public Utility And Forest Conservation Easements

"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 No. 1"), Located In, On, Over, And Through Parcel "A", Any Conveyances Of The Aforesaid Parcel Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Parcel. 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 Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

Forest Conservation Easement Tabulation
INITIAL (F.C.E. NO. 1)

TOTAL AREA OF PROPERTY	194.711 ACRES
AREA OF FOREST EASEMENT CREATED BY THIS PLAN	3.131 ACRES
TOTAL AREA OF FOREST EASEMENT CREATED INCLUDING THIS PLAN	3.131 ACRES
SUBMISSION REQUESTING OFF-SITE REFORESTATION	SOP-12-038 THE GATHERINGS AT ELLICOTT MILLS T.M. 17, GRID 23, PARCEL 66

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.

Robert A. Scranton 4/15/2012
Date
Terrell A. Fisher, S. 10692
(Registered Professional Surveyor)
Robert A. Scranton 4/16/12
Date
Robert A. Scranton, Owner

Area Tabulation This Submission

Total Number Of Buildable Lots To Be Recorded	0
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Parcels To Be Recorded	1
Total Number Of Lots/Parcels To Be Recorded	1
Total Area Of Buildable Lots To Be Recorded	0.000 Ac.±
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.±
Total Area Of Parcels To Be Recorded	194.711 Ac.±
Total Area Of Lots/Parcels To Be Recorded	194.711 Ac.±
Total Area Of Roadway To Be Recorded	0.000 Ac.±
Total Area To Be Recorded	194.711 Ac.±

Public Forest Conservation Easement No. 1 Line Table

LINE	BEARING	LENGTH
FCE1	N15°11'55"E	217.80'
FCE2	N00°23'01"W	234.65'
FCE3	N13°40'17"E	563.32'
FCE4	S48°09'48"E	297.15'
FCE5	S80°47'09"E	92.17'
FCE6	S30°07'49"W	112.09'
FCE7	S12°08'08"W	272.58'
FCE8	S15°38'39"W	250.98'
FCE9	S08°34'39"W	215.87'
FCE10	S84°18'50"W	49.67'
FCE11	N67°32'03"W	42.33'
FCE12	N31°37'28"W	32.93'

Parcel 'A'
194.711 Acres±

AMENDED PLAT OF EASEMENT SENDING PARCEL WINDSOR FOREST PREVIOUSLY RECORDED AS PLAT #5126 JOHN M. AND PEARL H. JEFFERSON, TRUSTEES (PLAT NO. 18473)

Plan
Scale: 1" = 300'

Developer
Northridge, LLC
C/O Jonathan W. Soule
Pleasant Development, Inc
Suite 200
24012 Frederick Road
Clarksburg, Md 20871

Owner
Robert Arthur Scranton
18950 Windsor Forest Road
Mount Airy, Maryland 21771-3922
(410) 549-1669

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461-2855

- General Notes:**
- Subject Property Zoned RC-DEO Per The 02/02/04 Zoning Regulations 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. 068A And 068B. Station No. 068A North 611,660.1430 East 1,267,349.3405 Station No. 068B North 611,265.9969 East 1,264,511.0950
 - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About December 6, 2005 By T. Michael Vansant, Vanmar Assoc., Inc.
 - Denotes Iron Pin Set With Cap "F.C.C. 106"
 - Denotes Iron Pipe Or Iron Bar Found
 - Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way
 - Denotes Concrete Monument Set With Cap "F.C.C. 106"
 - Denotes Concrete Monument Or Stone Found
 - No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Or Their Buffers And Forest Conservation Easement Areas.
 - All Lot Areas Are More Or Less (±).
 - Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement
 - No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
 - Previous Department Of Planning And Zoning File Numbers: F-78-118, F-82-13, And F-06-196.
 - This Property Is Located Outside The Metropolitan District.
 - There Are Existing Dwellings/Structures Located On Parcel 'A' To Remain. No New Buildings, Extensions Or Additions To The Existing Dwellings) Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.
 - This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit.
 - This Property Is Encumbered By A Preservation Easement Deed With Howard County And The Howard County Conservancy, Inc. Dated June 30, 1995 And Recorded In Liber 3546 At Folio 638.

Density Sending Chart

Total Computed Parcel Acreage	194.7112 Acres
DEO Units Sent	63
Receiving Parcel	16 DEO Units, Phase 3, F-95-63 Tax Map 40, Parcel 174 Tax Map 41, Parcel 137
	45 DEO Units, Phase 3, F-95-60 Tax Map 408, F-98-22 Tax Map 41, Parcel 137
	2 DEO Units, Phase 3, Ashleigh Knolls, Parcel 137
Size Of Presentation Parcel	194.7112 Acres

Purpose Statement

The Purpose Of This Plat Is To Create Public Forest Conservation Easement No. 1 (3.131 Ac.±) (Reforestation) On Parcel "A", As Shown On A Plat Entitled "Amended Plat Of Easement-Sending Parcel, Windsor Forest, Previously Recorded As Plat #5126" Recorded As Plat No. 18473 To Fulfill The Forest Conservation Off-Site Obligation For The Gatherings At Ellicott Mills, SOP-12-038, Tax Map No. 17, Grid No. 23, Parcel No. 666.

APPROVED: For Private Water And Private Sewerage Systems
Howard County Health Department.

Bradley for Maurer Rosman 1/25/2013
Howard County Health Officer *9w* Date

APPROVED: Howard County Department Of Planning And Zoning.

Robert A. Scranton 2/12/13 Date
Chief, Development Engineering Division

Robert A. Scranton 2/12/13 Date
Director

OWNER'S CERTIFICATE

Robert A. Scranton, Owner 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 (Or) Rights-Of-Way Affecting The Property Are Included In This Plan Of Subdivision. Witness My Hand This 16th Day Of November 2012.

Robert A. Scranton
Witness

SURVEYOR'S CERTIFICATE

I Hereby Certify That To The Best Of My Knowledge The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By The Howard Hunt Properties, Incorporated To Robert A. Scranton By Deed Dated November 30, 2007 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 10999 At Folio 475; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher
Terrell A. Fisher, Registered Professional Surveyor No. 10692
Expiration Date: December 13, 2011

RECORDED AS PLAT No. 22265 ON 2/14/13
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Revision Plat
Windsor Forest
Parcel 'A'

A Revision To Parcel "A", As Shown On A Plat Entitled "Amended Plat Of Easement-Sending Parcel, Windsor Forest, Previously Recorded As Plat #5126" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 18473
Zoned: RC-DEO

Tax Map: 6 Parcel: 16 Grid: 8
Fourth Election District - Howard County, Maryland
Scale: As Shown Date: October 15, 2012 Sheet 1 of 1