

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
310	571,444.2844	1,347,945.3258	174176.568227	410854.740133
311	571,406.2478	1,347,941.9488	174164.972653	410853.527092
312	571,413.4451	1,348,075.4891	174167.166414	410894.230872
401	571,454.3811	1,348,079.5676	174179.643718	410895.473983
402	571,044.5784	1,348,038.7390	174054.735602	410883.029416
702	571,042.2798	1,347,992.0750	174054.034997	410868.806195
902	571,033.7040	1,347,902.9670	174051.421082	410841.646025

Density Exchange Tabulation	
Initial Exchange	
Sending Parcel Information	Property Of Waverly Investments, LLC Liber 15664, Folio 111 Tax Map No. 29, Parcel No. 09, Grid 12
Neighborhood Preservation Parcel/Lot Acreage	1.135 Acres (Excluding Road Reservation 0.120 Acres)
Total Floodplain Area	0.000 Acres
Slopes Greater Than 25% Acreage	0.000 Acres
Net Parcel/Lot Acreage	1.135 Acres
Neighborhood DEO Rights Allowed	(Net Tract Area X 2 Units / Acre) 1.135 Ac. X 2 Units/Ac. = 2 Units
Neighborhood DEO Rights Sent	1
Number of DEO Rights Remaining	1 *
Receiving Parcel Information	Centennial Lake Overlook, Section Two (F-14-081) Tax Map 30, Parcel 06, Grid 2 Property Of Beazer Homes Corp 2945 Guilford Rd - Suite 290 Columbia, MD 21046 Liber 15901, Folio 207

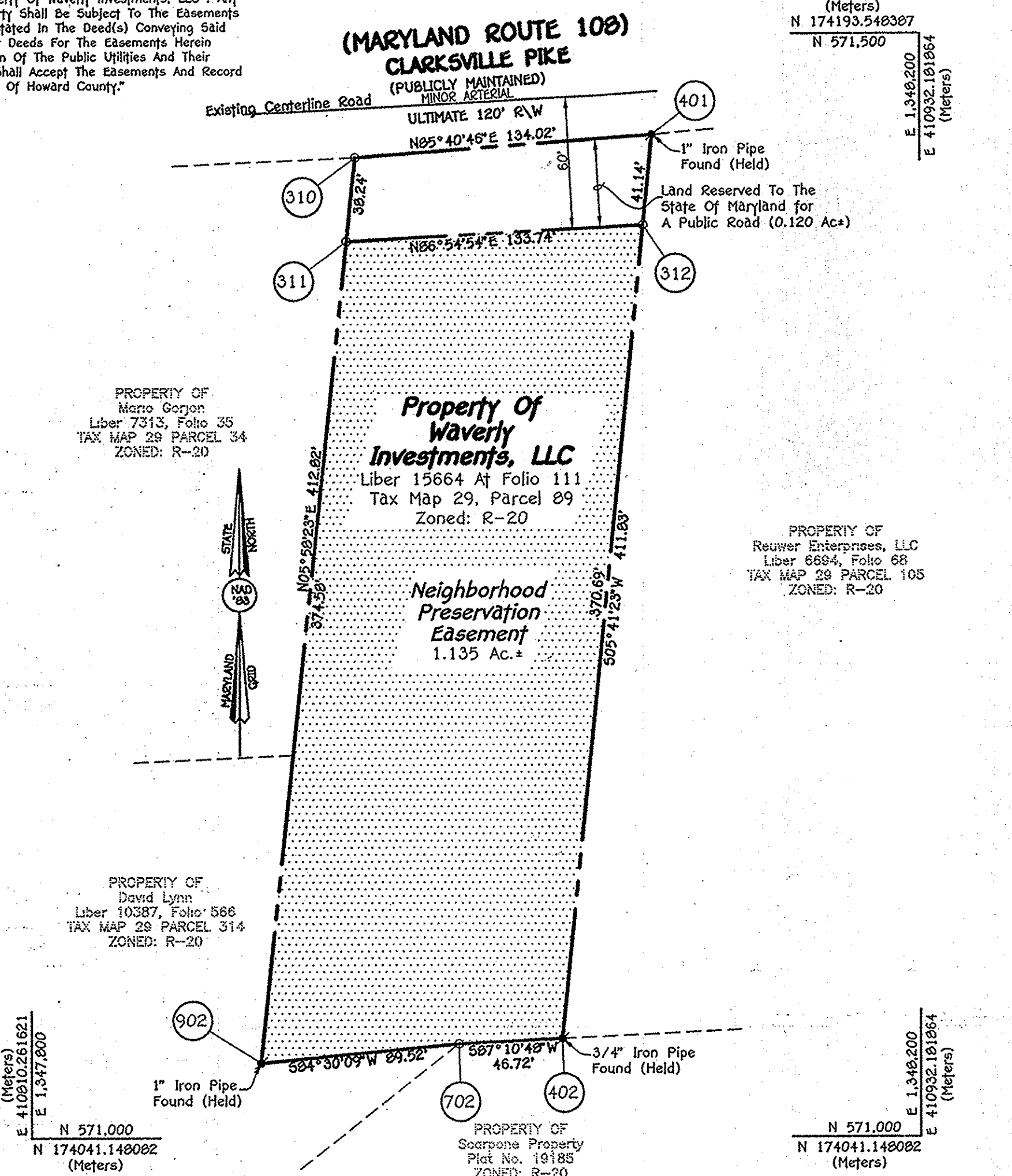
* 1 Unit Shall Be Reserved For Existing Dwelling Within The Neighborhood Preservation Easement Area.

Legend	
	Neighborhood Preservation Easement 1.135 Ac.*

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-2255

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	1.256 Ac.*
TOTAL AREA OF OPEN SPACE LOT TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS TO BE RECORDED	1.256 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	1.256 Ac.*

Reservation Of Public Utility Easements
"Developer Reserves Unfo 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 Waverly Investments, LLC. 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."



Owner
Waverly Investments, LLC
c/o Mr. Donald R. Reuwer, Jr.
5300 Dorsey Hall Drive-Suite 102
Ellicott City, Maryland 21042
Ph# (443) 367-0422

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.

Mark L. Robel 11/15/15
Mark L. Robel, P.L.S. #339
(Registered Land Surveyor)

Donald R. Reuwer, Jr. 11/17/14
Waverly Investments, LLC
By: Donald R. Reuwer, Jr., Managing Member
(Owner)

APPROVED: Howard County Department Of Planning And Zoning.

Kurt Shalinski 3-30-15
Director

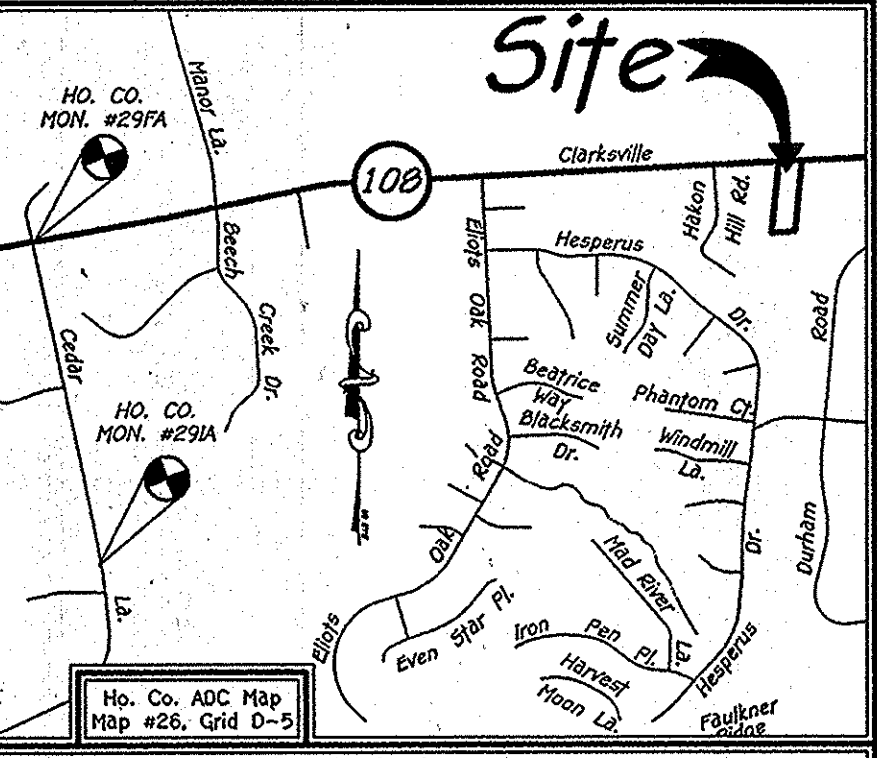
Owner's Certificate
Waverly Investments, LLC By Donald R. Reuwer, Jr., Managing Member Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plat, And In Consideration Of Approval Of This Plat By The Department Of Planning And Zoning, Establish The Neighborhood Preservation Parcel Easement To Be Considered A Sending Parcel For Transfer Of Development Rights. Witness My Hand This 17th Day Of November, 2014.

Donald R. Reuwer, Jr.
Waverly Investments, LLC
By: Donald R. Reuwer, Jr., Managing Member

Mark L. Robel
Witness

Surveyor's Certificate
I Herby Certify That The Final Easement Plat Shown Hereon Is Correct; That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Defines A Neighborhood Preservation Parcel Easement Of 1.135 Acres On All Of The Land Conveyed By Krishna Kumari To Waverly Investments, LLC By Deed Dated June 30, 2014 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 15664 At Folio 111, And That All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Mark L. Robel
Mark L. Robel, Property Line Surveyor No. 339
Expiration Date: October 4, 2016



Vicinity Map
Scale: 1" = 1,200'

General Notes:

- Subject Property Zoned R-20 Per 10/06/13 Comprehensive Zoning Plan.
- Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 29FA And No. 29IA. Station No. 29FA North 571017.3609 East 1,343,241.8673. Station No. 29IA North 568986.0510 East 1,343,640.1310.
- This Plat Is Based On A Field Run Monumented Boundary Survey Performed On Or About August, 2014 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 Of Boundary 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 1.135 Acres.
- There Is An Existing Dwelling Located On The Waverly Investments, LLC 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 Recordation Of This Plat To Centennial Lake Overlook, Section Two (F-14-081), Tax Map 30, Parcel 06. 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 Waverly Investments, LLC Contains A Footprint Of 986 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 128.0.L.2 Of The Howard County Zoning Regulations.
- This Plat Is In Accordance With Section 128.0.K Of The Howard County Zoning Regulations.
- Plat Subject To Previous Department Of Planning And Zoning File: None.
- This Site Is Located In The Metropolitan District.
- No Steep Slopes Of 25% Or Greater Or Floodplain Exists On This Site.
- No Historic Structures Or Cemeteries Exist On This Site.
- This Site Is Exempt From Landscape Requirements Since It Is A Plat Of Easement Only And Does Not Create Any New Lots.
- In Accordance With Section 128.0.K.1 Of The Zoning Regulations, This Sending Parcel Is Located Within A 2 Mile Radius, Regardless Of The Planning District, As The Receiving Property, F-14-081/Centennial Overlook, Sec. Two.

Purpose Statement
The Purpose Of This Plat Is To Transfer One (1) Neighborhood Density Exchange Unit To The Centennial Lake Overlook Subdivision, Section Two, (F-14-081).

RECORDED AS PLAT No. **23299** ON **11/15/15**
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Plat Of Neighborhood Preservation Easement Density Sending
Waverly Investments, LLC
(Deeded Parcel - Liber 5664 At Folio 111)

Zoned: R-20
Tax Map: 29 Parcel No. 09 Grid: 12
Fifth Election District, Howard County, Maryland

Scale: 1" = 50'

Date: November 13, 2014 Sheet 1 of 1