U.S. Equivalent Coordinate Table / Metric Coordinate Table

POINT	NORTH	EAST	POINT	NORTH	EAST
4000	579,013.0563	1,369,524.5587	4000	176483.532510	417431.920346
4001	579,022.5372	1,369,571.6137	4001	176486.422306	417446.262747
4002	579,107.9161	1,369,572.3469	4002	176512.445853	417446.486237
4003	579,235.7567	1,369,548.7498	4003	176551.411731	417439.293805
4004	579,252.8411	1,369,489.4516	4004	176556.619071	417421.219692
4005	579,411.9255	1,369,605.2278	4005	176605.108117	417456.506351
4007	579,595.9313	1,369,635.0877	4007	176661.193180	417465.609668
4008	579,641.6515	1,369,670.1387	4008	176675.128736	417476.293218
4009	579,659.6227	1,369,715.0896	4009	176680.606349	417489.994293
4010	579,656.0397	1,369,724.2662	4010	176679.514251	417492.791330
4012	579,641.7497	1,369,936.9447	4012	176675.158648	417557.615853
4013	579,683.2976	1,369,965.0180	4013	176681.726481	417566.172622
4014	579,732.6249	1,370,017.5305	4014	176702.857490	417582.178464
4015	579,825.7426	1,370,021.2026	4015	176731.239792	417583.297714
4016	579,820.0805	1,369,957.0220	4016	176729.513934	417563.735424
4017	579,866.8034	1,369,967.3450	4017	176743.755157	417566.901897
4019	580,084.9998	1,369,843.6876	4019	176810.261546	417529.191047
4020	580,160.7661	1,369,756.8558	4020	176833.355189	417502.724660
4021	580,235.9939	1,369,638.7850	4021	176856.284660	417466.736589
4022	580,271.9622	1,369,608.5308	4022	176867.247811	417457.515118
4023	580,332.8680	1,369,593.7504	4023	176885.812180	417453.010039
4024	580,388.3297	1,369,548.6053	4024	176895.620579	417439.249766
4025	580,556.8241	1,369,563.2897	4025	176954.073891	417443.725577
4026	580,552.3107	1,369,530.3232	4026	176952.698193	417433.677371
4027	580,548.3323	1,369,524.0757	4027	176951.485598	417431.773150
4034	580,437.4692	1,369,550.2727	4034	176917.694449	417439.758000
4035	580,327.0227	1,369,564.1558	4035	176884.030289	417443.989565
4036	580,325.9610	1,369,564.2203	4036	176883.706935	417444.009238
4037	580,241.0273	1,369,595.5237	4037	176857.818035	417453.550523
4038	580,202.5698	1,369,636.7939	4038	176846.096977	417466.129722
4039	580,156.3723	1,369,708.6185	4039	176832.015942	417488.021801
4040	580,069.8229	1,369,816.2135	4040	176805.635619	417520.816908
4041	579,987.3778	1,369,899.0125	4041	176780.506310	417546.054090
4042	579,823.0085	1,369,990.2114	4042	176730.406448	417573.851583
4043	579,800.1853	1,369,992.9361	4043	176723.449933	417574.692080
4044	579,684.2511	1,369,942.4863	4044	176688.113105	417559.304955
4045	579,629.8307	1,369,874.2190	4045	176671.525752	417538.497040
4046	579,558.1514	1,369,753.6615	4046	176649.677845	417501.751030
4047	579,534.6912	1,369,698.6179	4047	176642.580111	417484.973701
4048	579,405.8761	1,369,569.0352	4048	176603.264237	417445.476818
4049	579,332.0212	1,369,537.4429	4049	176580.753238	417435.847474
4050	579,161.7776	1,369,524.2069	4050	176528.862875	417431.813127
4051	579,050.7255	1,369,538.1289	4051	176495.014120	417436.056567
4052	579,015.7933	1,369,538.1430	4052	176484.366773	417436.060864
4053	579,486.5264	1,369,671.8214	4053	176627.846515	417476.806119
4054	579,563.7722	1,369,834.4063	4054	176651.391074	417526.362107
4055	579,812.8419	1,369,719.4879	4055	176727.307673	417491.334891

Curve Data Tabulation

Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Bearing & Distance	
4039-4040	653.56'	130.34'	12°07'41"	65.43'	N51°11'12"W	130.08'
4037-4038	150.81'	56.71'	20°27'38"	28.66'	S47°01'14"E	56.41'
4100-4034	1076.00'	16.54'	06°12'20"	58.23'	S07°56'10"E	116.48'
4034-4035	823.68'	111.40'	07°44'56"	55.79'	N07°09'52"W	111.31'
4051-4050	451.33'	112.21'	14°14'41"	56.40'	N07°08'44"W	111.92'
4050-4049	266.11'	173.83'	37°25'28"	90.14'	S04°26'44"W	170.76'
4048-4047	244.42'	187.41'	43°55'57"	98.58'	S45°07'32"W	182.86'
4046-4045	515.00'	140.69'	15°39'10"	70.79'	N59°15'56"E	140.26'
4044-4043	135.00'	131.58'	55°50'43"	71.55'	N23°31'00"E	126.44'
4043-4042	247.22'	22.99'	04°48'14"	11.50'	N06°40'28"W	22.99'

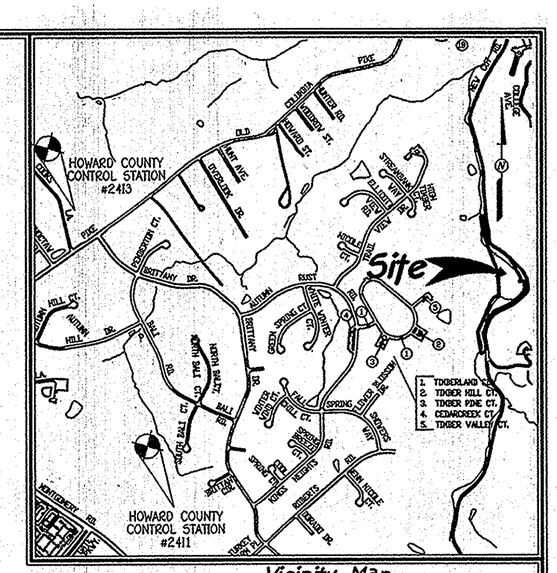
Density Exchange Tabulation

	Initial Exchange
Sending Parcel Information	Property Of Edward J. Levin Liber 1484, Folio 694 Liber 1553, Folio 61 Tax Map No. 25, Parcel No. 88, Grid 20
Neighborhood Preservation Parcel/Lot Acreage	Parts One And Two And Road Dedication = 4.514 Ac
Total Floodplain Area	1.340 Acres
Steep Slopes Greater Than 25% Acreage	1.342 Acres
Net Parcel/Lot Acreage	1.832 Acres
Neighborhood Density Rights Allowed	(Net Tract Area X 2 Units / Acre) 1.832 Ac. X 2 Units/Ac. = 3 Units
Neighborhood Density Rights Sent	3
Neighborhood Density Number Of Rights Remaining	0*
Receiving Parcel Information	Centennial Lake Overlook, Section Two (F-14-081) Tax Map 30, Parcel 86, Grid 2 Property Of Beazer Homes Corp. 5520 Guilford Rd, Suite 290 College Park, MD 21046 Liber 15401 At Folio 507

* No Density Unit Is Reserved For This Property

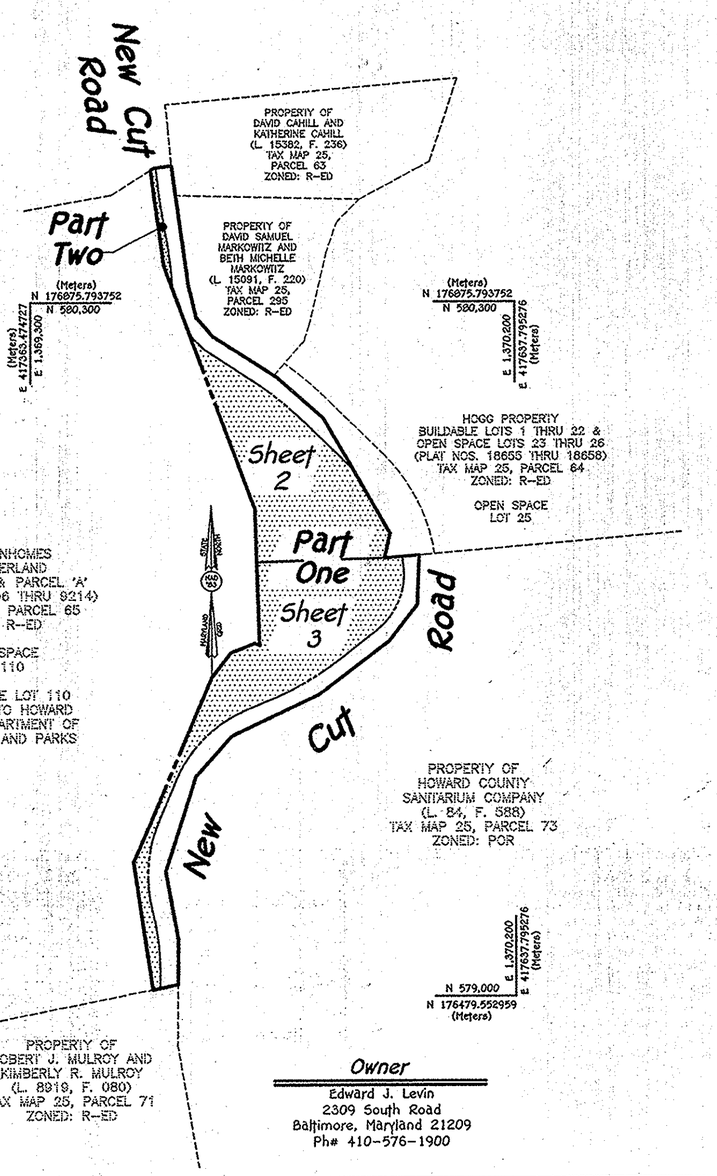
Reservation Of Public Utility Easements

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Part One And Part Two. 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. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."



Vicinity Map

Scale: 1" = 1,200'
Howard County ADC Map
Map 29, Grid A-4



General Notes:

1. Subject Property Is Zoned 'R-ED' Per The 10/06/13 Comprehensive Zoning Plan.
2. Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 2411 And No. 2413.
   Sta. 2411 N 577,298.701 E 1,366,075.149
   Sta. 2413 N 580,640.936 E 1,364,974.461
3. This Plat Is Based On A Field Run Monumented Boundary Survey Performed On Or About February, 2014, By Fisher, Collins And Carter, Inc.
4. Denotes Iron Pin Set Capped "F.C.C. 106".
5. Denotes Iron Pipe Or Iron Bar Found.
6. Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
7. Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
8. Denotes Concrete Monument Or Stone Found.
9. All Lot Areas Are More Or Less (±).
10. Distances Shown Are Based On Surface Measurement And Reduced To Nad '83 Grid Measurement.
11. Denotes Neighborhood Preservation Easement Area Containing 3.308 Acres Held By Howard County, Maryland. The Restrictions And Permitted Uses Associated With The Easement Are Specified Within The Deed Of Neighborhood Preservation 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.
12. This Plat 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.
13. This Plat Is Exempt From The Requirements Of The Landscape Manual Because It Is A Plat Of Easement That Does Not Create Any New Lots.
14. This Site Contains No Cemetery Or Historic Structures.
15. This Property Is Located In The Metropolitan District.
16. There Is No Dwelling Located On This Property.
17. This Plat Is In Accordance With Sections 128.0(K) Of The Howard County Zoning Regulations.
18. Plat Subject To Previous Department Of Planning And Zoning File Nos.: None
19. Floodplain Outline Based On Floodplain Outline Shown On Capital Project C-4-0119.
20. The Purpose Of This Plat Of Neighborhood Preservation Easement Is To Record The Transfer Of The Neighborhood Preservation Density Exchange Units Based On Existing R-ED Zoning To Centennial Lake Overlook, Section Two (F14-081), Tax Map 30, Grid 2, Parcel 86, Zoned R-20. The Density Calculations Are Provided In The Density Exchange Chart On This Plat And Identifies Three (3) Development Rights Being Transferred. No Density Is Retained For Development Of The Tax Parcel 88.
21. In Accordance With Section 103.0 Definitions Neighborhood Preservation Parcel, A Neighborhood Preservation Parcel If Unimproved Must Be Owned And Maintained BY A Homeowners Association. Parts One And Two Will Be Owned And Maintained By The Taylor Properties Community Association, Inc.

General Notes Contuined:

22. The Taylor Properties Declaration Of Covenants, Conditions And Restrictions Are Recorded In Liber 5371 At Folio 174.
23. In Accordance With Section 128.0.K.1 Of The Zoning Regulations, This Sending Parcel Is Located Within The Same Planning District As The Recording Property, F-14-081, Centennial Lake Overlook, Section Two.
24. The Sending Plat Is Subject To A Future Pathway For Which The Alignment Has Not Been Determined At This Time.

Legend

- Area Of Steep Slopes Greater Than 25%
- FP — Public 100 Year Floodplain, Drainage & Utility Easement
- 100.0 — Elevation Of Public 100 Year Floodplain
- TSB — Top Of Stream Bank
- Existing New Cut Road Centerline Of Paving
- Neighborhood Preservation Easement (3.308 Acres)

Area Tabulation For 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	3.308 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	3.308 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	1.206 Ac.±
TOTAL AREA TO BE RECORDED	4.514 Ac.±

Graphic Scale

0' 50' 100' 200' 400'
Scale: 1" = 200'

Owner

Edward J. Levin
2309 South Road
Baltimore, Maryland 21209
Ph# 410-576-1900

Purpose Note:

The Purpose Of This Plat Is To Transfer Three (3) Neighborhood Density Exchange Units To The Centennial Lake Overlook Subdivision, Section Two (F-14-081).

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, P.L.S. #339 (Registered Land Surveyor) — 1/15/15 Date

Edward J. Levin, Owner — 12/2/14 Date

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

APPROVED: Howard County Department Of Planning And Zoning.

Director — 3-30-15 Date

Owner's Certificate

Edward J. Levin, 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, Established The Neighborhood Preservation Parcel Easement To Be Considered A Sending Parcel For Transfer Of Developing Rights. Witness My Hand This 2nd Day Of December, 2014.

Edward J. Levin, Owner — Witness

Surveyor's Certificate

I Hereby Certify To The Best Of My Knowledge That The Final 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 Neidhborhood Preservation Easement Of 3.308 Acres On Land Comprised Of (1) All The Lands Conveyed By Taylor Land Service, Inc. To Edward J. Levin By Deed Dated June 19, 1986 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 1484 At Folio 694; And (2) All Of The Lands Conveyed By Howard County Sanitarium Company To Edward J. Levin By Deed Dated August, 1986 And Recorded Among The Aforesaid Land Records In Liber 1553 At Folio 061; And That All Monuments Are In Place Or Will Be In Place, In Accordance With The Annotated Code Of Maryland, As Amended.

STATE OF MARYLAND — MARK L. ROBEL — No. 339 — PROPERTY LINE SURVEYOR

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

RECORDED AS PLAT No. 23300 ON 4/2/15
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Plat Of Neighborhood Preservation Easement
Density Sending
Property Of Edward J. Levin
Parts One And Two

(Tax Map Parcel 88, Tax Map No. 25, Grid No. 20)

Zoned: R-ED
Tax Map: 25, Parcel: 88, Grid: 20
Second Election District - Howard County, Maryland
Date: November 19, 2014 Scale: As Shown Sheet 1 Of 3

F-14-081-52

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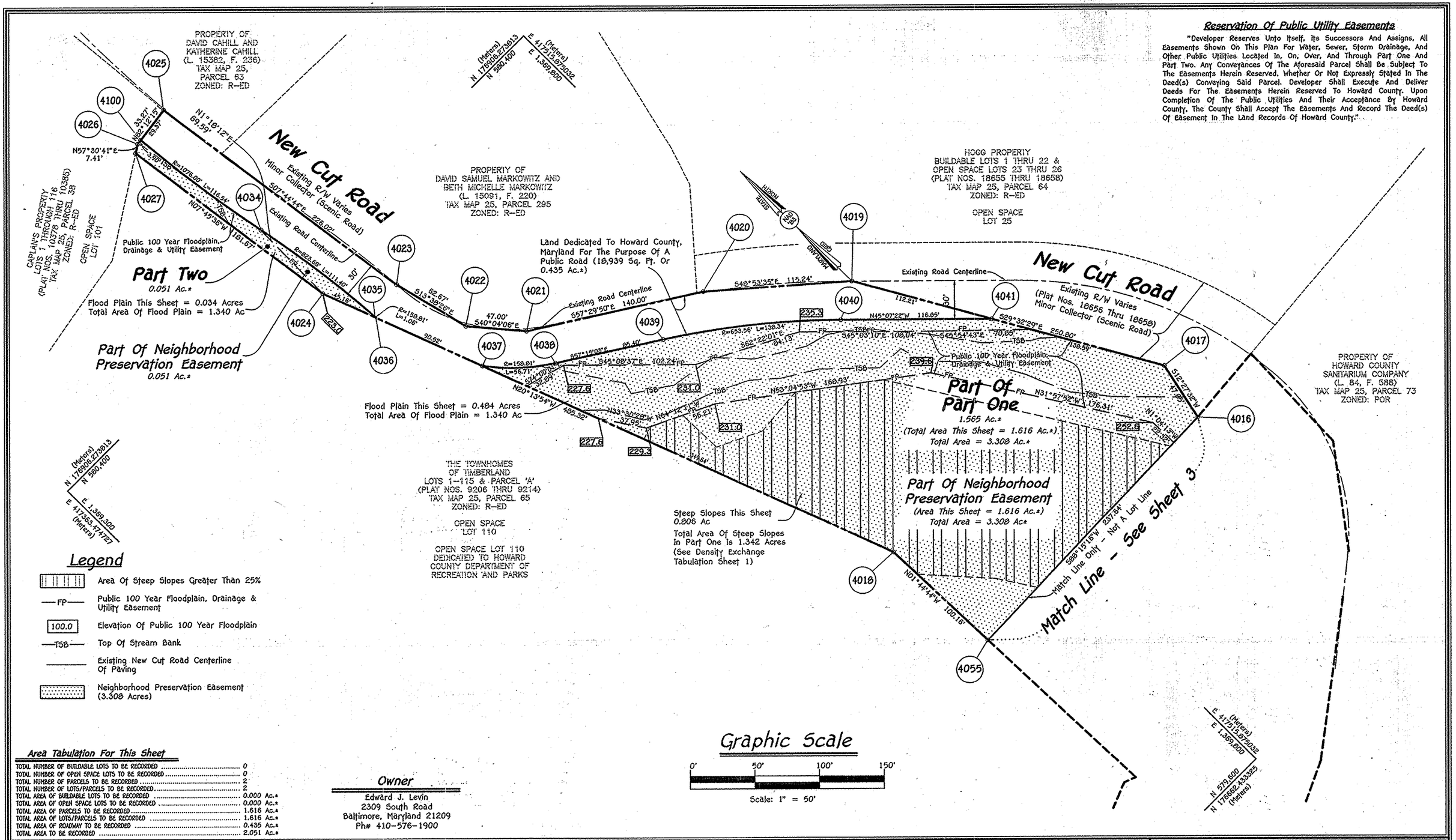

Reservation Of Public Utility Easements

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Part One And Part Two. 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. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

Legend

- Area Of Steep Slopes Greater Than 25%
- —FP— Public 100 Year Floodplain, Drainage & Utility Easement
- 100.0 Elevation Of Public 100 Year Floodplain
- —TSB— Top Of Stream Bank
- Existing New Cut Road Centerline Of Paving
- Neighborhood Preservation Easement (3.308 Acres)

Area Tabulation For This Sheet

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	2
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
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	1.616 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	1.616 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.435 Ac.±
TOTAL AREA TO BE RECORDED	2.051 Ac.±

Graphic Scale

0' 50' 100' 150'

Scale: 1" = 50'

Owner

Edward J. Levin
2309 South Road
Baltimore, Maryland 21209
Ph# 410-576-1900

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, P.L.S. #339 (Registered Land Surveyor) — Date: 11/15/15

Edward J. Levin, Owner — Date: 12-2-14

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

APPROVED: Howard County Department Of Planning And Zoning.

Director — Date: 3-30-15

Owner's Certificate

Edward J. Levin, 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, Established The Neighborhood Preservation Parcel Easement To Be Considered A Sending Parcel For Transfer Of Developing Rights. Witness My Hand This 2nd Day Of December, 2014.

Edward J. Levin, Owner — Witness

Surveyor's Certificate

I Hereby Certify To The Best Of My Knowledge That The Final 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 Neidhborhood Preservation Easement Of 3.308 Acres On Land Comprised Of (1) All The Lands Conveyed By Taylor Land Service, Inc. To Edward J. Levin By Deed Dated June 19, 1986 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 1484 At Folio 694; And (2) All Of The Lands Conveyed By Howard County Sanitarium Company To Edward J. Levin By Deed Dated August, 1986 And Recorded Among The Aforesaid Land Records In Liber 1553 At Folio 061; And That All Monuments Are In Place Or Will Be In Place, In Accordance With The Annotated Code Of Maryland, As Amended.

STATE OF MARYLAND — MARK L. ROBEL — No. 339 — PROPERTY LINE SURVEYOR — 11/15/15

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

RECORDED AS PLAT No. 23301 ON 4/2/15
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Plat Of Neighborhood Preservation Easement Density Sending

Property Of Edward J. Levin

Parts One And Two

(Tax Map Parcel 88, Tax Map No. 25, Grid No. 20)

Zoned: R-ED
Tax Map: 25, Parcel: 88, Grid: 20
Second Election District - Howard County, Maryland
Date: November 19, 2014 Scale: 1=50' Sheet 2 Of 3

F-14-081-52

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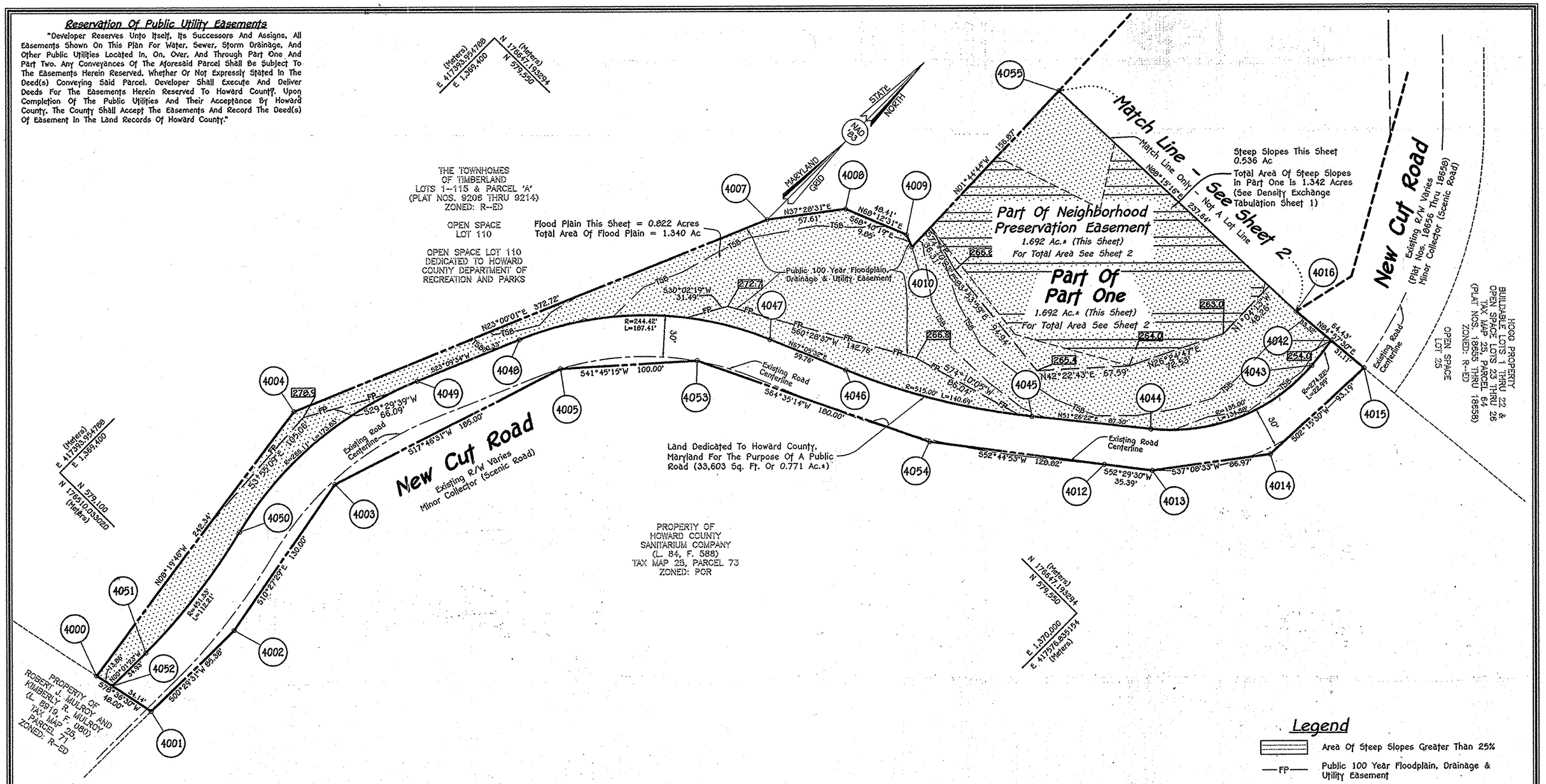
Reservation Of Public Utility Easements

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Part One And Part Two. 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. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."



Area Tabulation For This Sheet

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TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0	
TOTAL NUMBER OF PARCELS TO BE RECORDED	0	
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	0	
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	1.692	Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	1.692	Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.771	Ac.±
TOTAL AREA TO BE RECORDED	2.463	Ac.±

Graphic Scale

0' 50' 100' 150'

Scale: 1" = 50'

Owner

Edward J. Levin
2309 South Road
Baltimore, Maryland 21209
Ph# 410-576-1900

Legend

- Area Of Steep Slopes Greater Than 25%
- —FP— Public 100 Year Floodplain, Drainage & Utility Easement
- 100.0 Elevation Of Public 100 Year Floodplain
- —TSB— Top Of Stream Bank
- Existing New Cut Road Centerline Of Paving
- Neighborhood Preservation Easement (3.308 Acres)

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, P.L.S. #339 (Registered Land Surveyor) — Date 11/15/15

Edward J. Levin, Owner — Date 12-2-14

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

APPROVED: Howard County Department Of Planning And Zoning.

Director — Date 3-30-15

Owner's Certificate

Edward J. Levin, 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, Established The Neighborhood Preservation Parcel Easement To Be Considered A Sending Parcel For Transfer Of Developing Rights. Witness My Hand This 2nd Day Of December, 2014.

Edward J. Levin, Owner — Witness

Surveyor's Certificate

I Hereby Certify To The Best Of My Knowledge That The Final 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 Neidhborhood Preservation Easement Of 3.308 Acres On Land Comprised Of (1) All The Lands Conveyed By Taylor Land Service, Inc. To Edward J. Levin By Deed Dated June 19, 1986 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 1484 At Folio 694; And (2) All Of The Lands Conveyed By Howard County Sanitarium Company To Edward J. Levin By Deed Dated August, 1986 And Recorded Among The Aforesaid Land Records In Liber 1553 At Folio 061; And That All Monuments Are In Place Or Will Be In Place, In Accordance With The Annotated Code Of Maryland, As Amended.

STATE OF MARYLAND — MARK L. ROBEL — No. 339 — PROPERTY LINE SURVEYOR

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

RECORDED AS PLAT No. 23302 ON 4/2/15
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Plat Of Neighborhood Preservation Easement
Density Sending
Property Of Edward J. Levin
Parts One And Two

(Tax Map Parcel 88, Tax Map No. 25, Grid No. 20)

Zoned: R-ED
Tax Map: 25, Parcel: 88, Grid: 20
Second Election District - Howard County, Maryland
Date: November 19, 2014 Scale: 1=50' Sheet 3 Of 3

F-14-081-52

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