

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
155	596,920.6202	1,352,209.2966	181941.771370	412178.601969
157	596,895.7220	1,352,438.0847	181934.179947	412223.952660
158	596,963.8187	1,352,526.4072	181954.935853	412250.873403
159	596,965.4555	1,352,603.9548	181955.434748	412274.513014
160	597,228.6448	1,352,650.1344	182053.943050	412288.595557
161	597,449.9148	1,352,699.3955	182103.098225	412303.597313
163	597,655.8702	1,352,814.6869	182165.873584	412338.741256
401	597,079.5396	1,352,263.2912	181990.207659	412170.675505
403	597,679.5806	1,352,574.7871	182173.100502	412265.619627
404	597,730.3260	1,352,591.7336	182188.567749	412270.784949

Density Exchange Tabulation	
Sending Parcel Information	Property Of Mary And Michael Lauren Liber 2991, Folio 188 Tax Map No. 17, Parcel No. 677, Grid 8
Neighborhood Preservation Parcel/Lot Acreage	3.270 Acres
Total Floodplain Area	0.000 Acres
Slope Greater Than 25% Acreage	1.223 Acres
Net Parcel/Lot Acreage	2.047 Acres
Neighborhood DEO Rights Allowed	(Net Tract Area X 2 Units / Acre) 2.047 Ac. X 2 Units/Ac. = 4 Units
Neighborhood DEO Rights Sent	3
Number of DEO Rights Remaining	1 *
Receiving Parcel Information	Centennial Lake Overlook, Section Two (F-14-081) Tax Map 30, Parcel 86, Grid 2 Property Of Eganer Homes, Corp. 8965 Guilford Rd, Suite 240 Calumet, MD, 21046 Liber 1991 At Folio 207

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

**Legend**

Neighborhood Preservation Easement 3.270 Ac.\*

Existing Colonial Pipeline Easement - Liber 1020, Folio 528

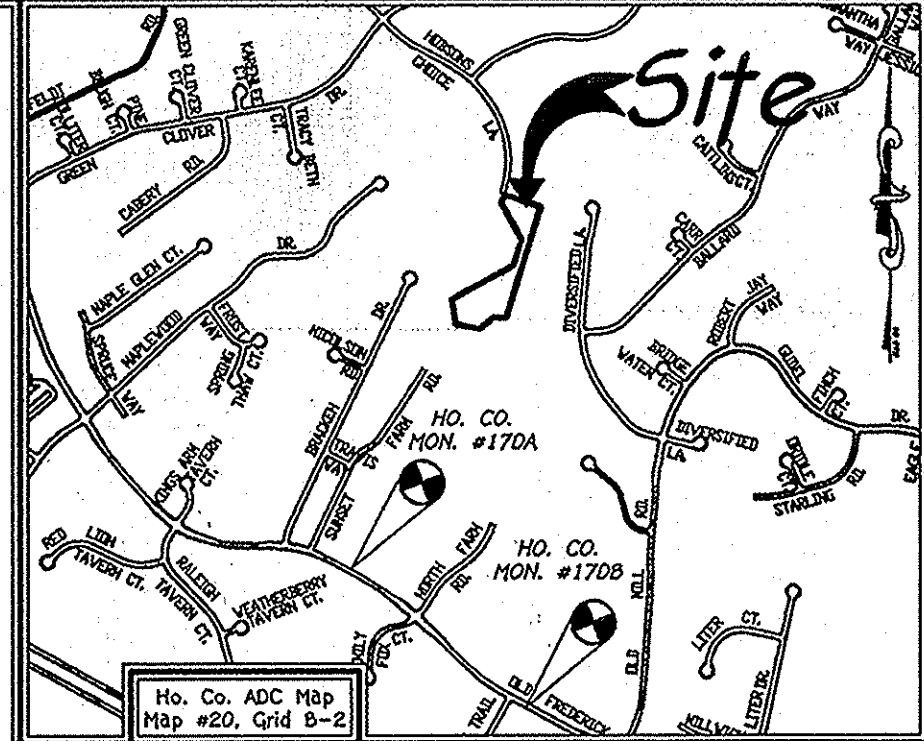
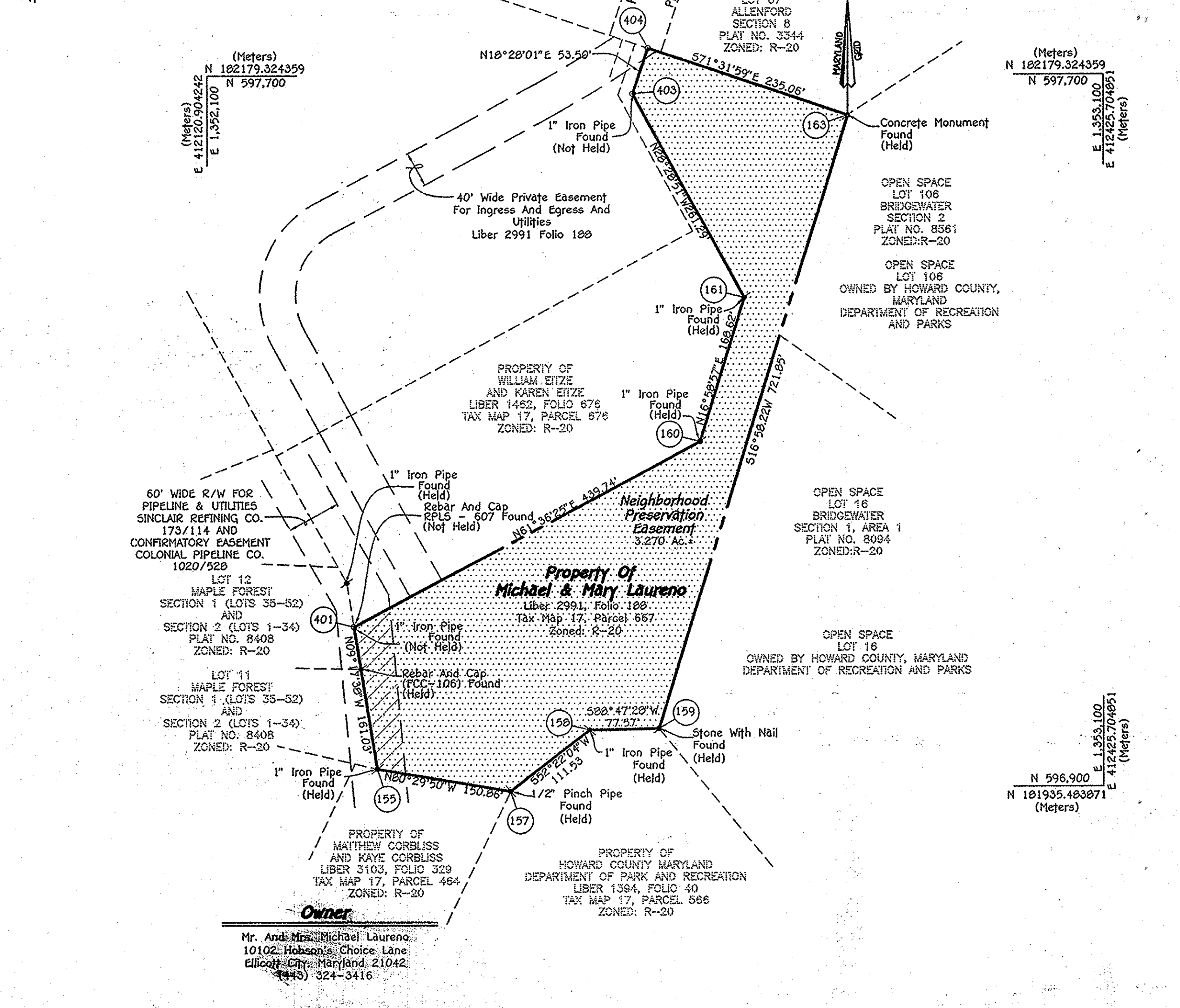
**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21042  
(410) 461 - 2855

**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	3.270 Ac.*
TOTAL AREA OF OPEN SPACE LOT TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS TO BE RECORDED	3.270 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	3.270 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 Mary Agnes Lauren And Michael Lauren. 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."



- General Notes:** Scale: 1" = 1,200'
- 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. 170A And No. 170B. Station No. 170A North 595,410.838 East 1,351,641.110 Station No. 170B North 594,529.531 East 1,352,722.592
  - This Plat Is Based On A Field Run Monumented Boundary Survey Performed On Or About March, 2014 By Fisher, Collins And Carter, Inc.
  - Denotes Iron Pin Set Capped "F.C.C. 108".
  - Denotes Iron Pipe Or Iron Bar Found.
  - Denotes Angular Change In Bearing Or Boundary Or Rights-Of-Way.
  - Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 108".
  - 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 3.270 Acres.
  - There Is An Existing Dwelling Located On The Mary Agnes Lauren And Michael Lauren 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 Three (3) 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 86. 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 Mary Agnes Lauren And Michael Lauren Property Contains A Footprint Of 2,276 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.L2 Of The Howard County Zoning Regulations.
  - This Plat Is In Accordance With Section 12B.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.
  - This Plat Is Exempt From Landscape Requirements Since It Is A Plat Of Easement Only And Does Not Create Any New Lots.
  - No Historic Structures Or Cemeteries Exist On This Site.
  - No Slopes Of 25% Or Greater Or Floodplain Exists On This Site.
  - In Accordance With Section 12B.0(K) 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 Three (3) Neighborhood Density Exchange Unit To The Centennial Lake Overlook Subdivision, Section Two, (F-14-081).

The Requirements S 3-100, The Real Property Article, Annotated Code Of Maryland, 1928 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 Property Line Surveyor)

Mary Agnes Lauren 11/21/2014  
Mary Agnes Lauren  
(Owner)

Michael Lauren 11/17/2014  
Michael Lauren  
(Owner)

APPROVED: Howard County Department Of Planning And Zoning.  
Veronica Hester 3-30-15  
Director Date

**Owner's Certificate**

Mary Agnes Lauren And Michael Lauren 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 21<sup>st</sup> Day Of November, 2014.

Mary Agnes Lauren Witness  
Michael Lauren Witness

**Surveyor's Certificate**

I Hereby 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 3.270 Acres On All Of The Land Conveyed By Mary A. Philipson To Mary Agnes Lauren And Michael Lauren By Deed Dated July 28, 1993 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 2991 At Folio 188, 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

RECORDED AS PLAT No. 23303 ON 4/21/15  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Plat Of Neighborhood Preservation Easement Density Sending Lauren Property**  
(Deeded Parcel - Liber 2991 At Folio 188)

Zoned: R-20  
Tax Map: 17 Parcel No. 677 Grid: 8  
Second Election District Howard County, Maryland

Scale: 1" = 50'

Date: November 13, 2014 Sheet 1 of 1

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