

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH	POINT	NORTH	
40	576399.4073	1368225.5240	40	175674.723109
45	576399.4975	1368641.6331	45	175674.728206
233	579965.1360	1368642.6617	233	175954.524584
2313	579861.2995	1368418.5331	2313	175922.074959
2314	578071.1926	1368240.3220	2314	175926.822504
2315	576077.7570	1368184.7094	2315	175928.054565
3369	576422.3085	1368408.8225	3369	175993.070431
3433	576099.9693	1368184.7136	3433	175995.621830
3434	576190.7191	1368215.0040	3434	175993.282141
3437	576361.8049	1368363.5115	3437	175675.429504

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.

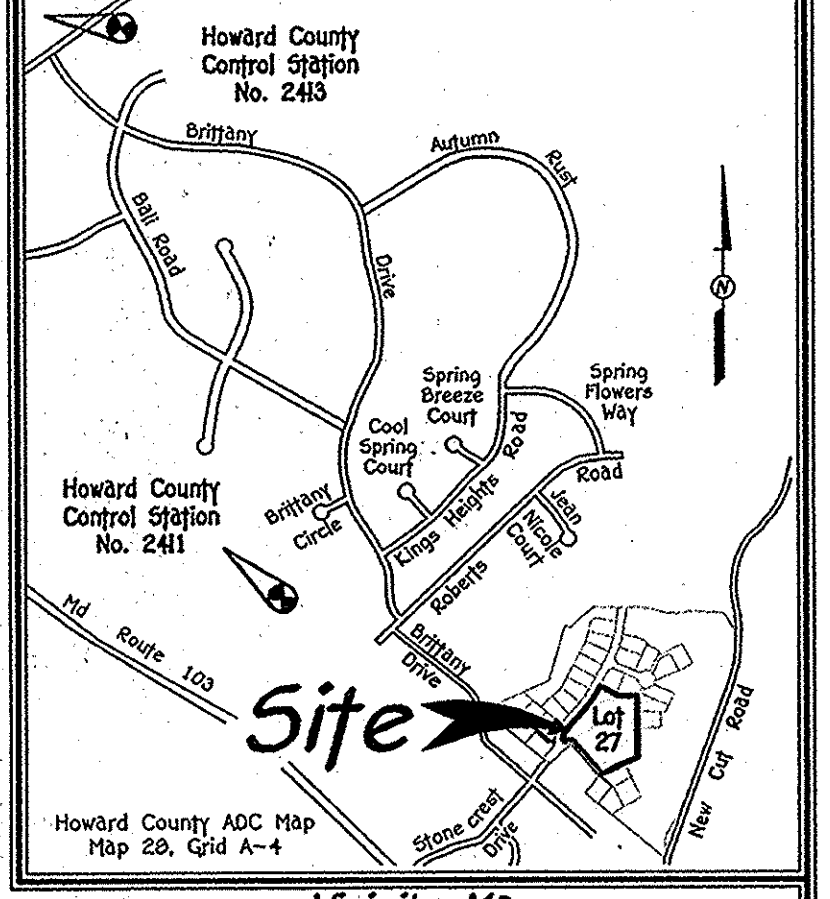
Terrell A. Fisher, L.S. #10692
 (Registered Land Surveyor)
 Date: 3/21/14

Harry D. Grant
 Owner
 Date: 3-21-14

Mary Grant
 Owner
 Date: 3-21-14

Curve Data Tabulation						
Point-Point	Radius	Arc Length	Delta	Tangent	Bearing & Distance	
2315-3433	157.00'	22.22'	05°06'33"	11.13'	N 00°00'48" E 22.20'	
3433-3434	125.00'	98.17'	45°00'00"	51.70'	N 18°27'31" E 95.67'	
3437-3369	525.00'	75.65'	08°15'23"	37.09'	N 36°49'49" E 75.59'	

Poplar Creek Court
 Existing 40' R/W
 (Plat Nos. 15002 Thru 15006)
 Local Road - Publicly Maintained



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 Lot 27. Any Conveyances Of The Aforesaid Lot Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot. 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 Record The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

Density Exchange Tabulation	
Initial Exchange	
Sending Parcel Information	Harry D. Grant And Mary Grant Liber 9799, Folio 597 Tax Map No. 31, Parcel No. 2, Grid 1
Total Parcel/Lot Gross Acreage	3.962 Acres
Total Floodplain Area	0.000 Acres
Steep Slopes Greater Than 25% Acreage	0.000 Acres
Existing On-Site Forest Conservation Easement	0.000 Acres
Net Parcel/Lot	3.962 Acres
Sending Unit Calculation Acreage	(Net Tract Area x 2 Density Units/Net Acre) 3.962 Ac. x 2 Units/Net Acre = 7.924 Units
Maximum R-20 Units Available	4 - See General Note No. 25
R-20 Density Units Sent	3
R-20 Density Units Remaining To Be Sent	(1 Unit Reserved For Existing House) - See General Note No. 26
Receiving Parcel Information	Government Overlook, Phase 2 (F-14-061) Tax Map 31, Parcel 749, Grid 2 Property Of Ellicott City Land Holding, Inc. 2300 Dorsey Hall Drive-Suite 107 Ellicott City, Maryland 21042 Liber 15217 A Folio 311 (Lot 2) And Ellicott City Land Holding, Inc. 2300 Dorsey Hall Drive-Suite 102 Ellicott City, Maryland 21042 Liber 13125 A Folio 001 (Lot 39)

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SOURCE OFFICE: 10272 BALTIMORE NATIONAL FREE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2025

General Notes Continued:

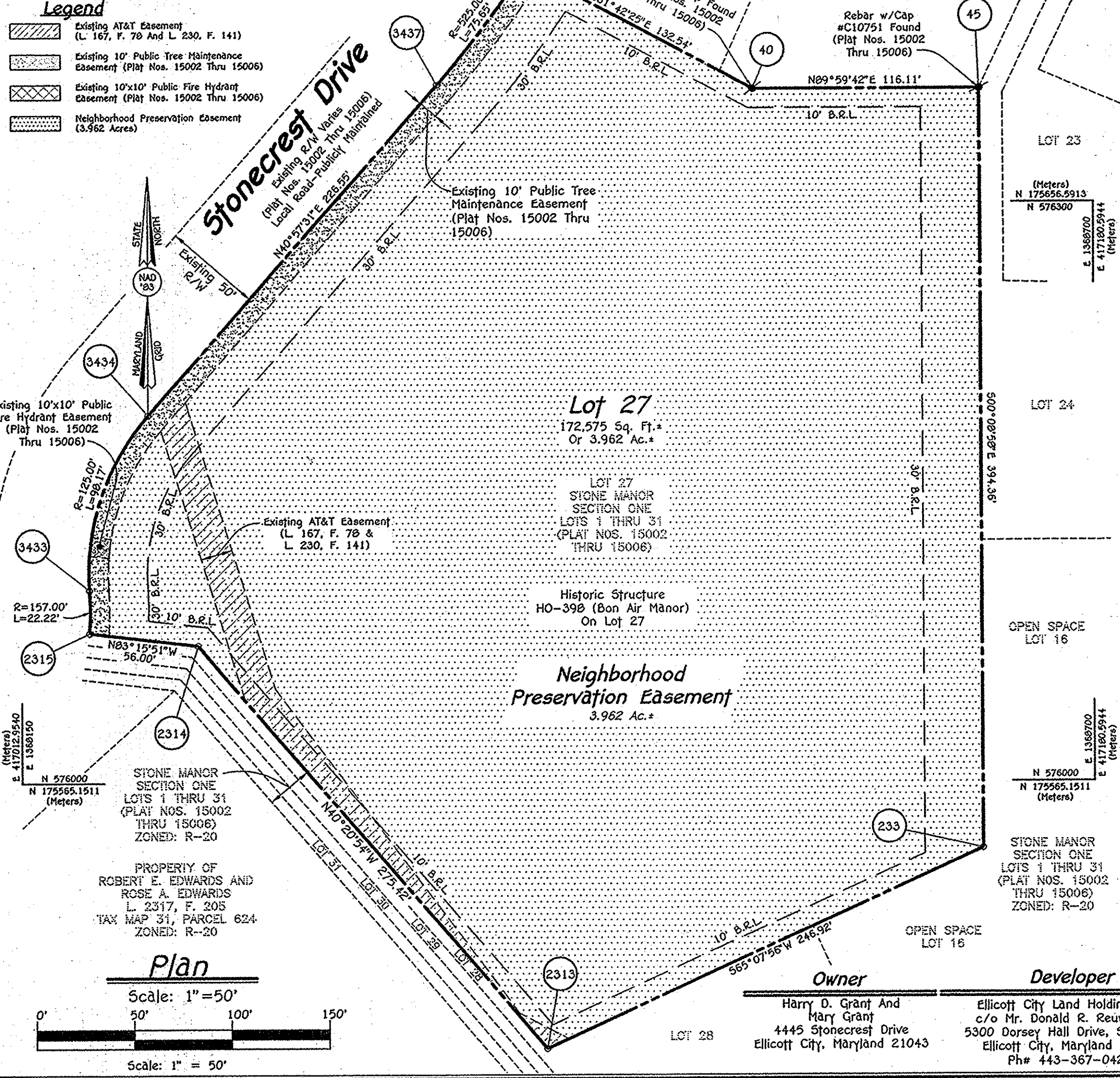
25. This Plat of Revision and Plat of Easement is Exempt From The Requirements Of The Forest Conservation Program Per Section 16.1202(b)(1)(vii) Of The Howard County Code Because The Property Is A Plat of Easement And No New Subdivision Lots Are Being Created.

26. The Purpose Of This Plat of Revision and Plat of Easement, Density Sending Is To Record The Transfer Of Three (3) R-20 Neighborhood Preservation Density Exchange Options From The Neighborhood Preservation Easement Established By Recordation Of This Plat To The Government Overlook Subdivision, Phase 2, F-14-061, Tax Map 31, Grid 24, Parcel 749. The Density Calculations Are Provided In The Density Exchange Tabulation Chart On This Plat And Identifies One (1) Development Right Has Been Retained On The Parcel For The Existing House. The Owner Reserves The Right To Establish A Maximum Of Seven (7) Density Transfer Units For This Property; Sending A Total Of Six (6) Density Units And Retaining One (1) Unit For The Existing House Where Those Units Are Sent To A Receiving Subdivision If And When The Property Complies With The Zoning Regulations For An Historic Sending Property. At Which Time The Remaining Three (3) R-20 Density Exchange Units Will Be Transferred Under The Neighborhood Preservation Density Exchange Option Program.

27. Articles of Incorporation of Stone Manor Homeowners Association, Inc. Filed With Maryland State Department of Assessments And Taxation On November 6, 1996 With Account No. W4535779.

28. This Plat is Exempt From The Requirements Of The Landscape Manual Because It Is A Plat of Easement That Does Not Create A New Lot.

Area Tabulation For This Submission	
TOTAL NUMBER OF BUNDABLE LOTS TO BE RECORDED	1
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	1
TOTAL AREA OF BUNDABLE LOTS TO BE RECORDED	3.962 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	3.962 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	3.962 Ac.±



- General Notes:**
- Subject Property Is Zoned "R-20" Per The 10/06/13 Comprehensive Zoning Plan.
 - Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 2411 And No. 2413.
Sta. 2411 N 175960.9042 E 416300.5461 (Meters)
Sta. 2413 N 176982.1419 E 416305.0472 (Meters)
 - This Plat Is Based On A Field Run Monumented Boundary Survey Performed On Or About August, 1997, By Fisher, Collins And Carter, Inc.
 - B.R.L. Denotes Building Restriction Line.
 - Denotes Iron Pin Set Capped "F.C.C. 108".
 - 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. 108".
 - Denotes Concrete Monument Or Stone Found.
 - Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire And Emergency Vehicles For The Following (Minimum) Requirements:
a) Width - 12 Feet (16 Feet Servicing More Than One Residence);
b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, (1 - 1/2" Minimum);
c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surfaces.
 - Structure Clearances - Minimum 12 Feet;
 - Maintenance - Sufficient To Ensure All Weather Use.
 - All Lot Areas Are More Or Less (±).
 - Distances Shown Are Based On Surface Measurement And Reduced To NAD '83 Grid Measurement.
 - The Traffic Study For This Project Was Prepared By Lee Cunningham & Associates, Dated July, 1997 And Was Approved On June 14, 1999.
 - Plat Subject To Prior Department Of Planning And Zoning File Nos. 5-97-16, 5P-98-15, WP-98-121, F-00-54 And F-14-002.
 - This Plat Is In Accordance With Sections 108.G.1 And 128.O.K. Of The Zoning Regulations.
 - Denotes An Existing 10' Public Tree Maintenance Easement, Ten (10) Feet In Width, Running Along The Edge Of The Public Road Right-Of-Way As Shown On This Plat of Subdivision Is Reserved Upon All Lots Fronting On The Said Public Road Right-Of-Way. This Easement Allows Howard County The Right To Access The Property, When Necessary, For The Specific Purpose Of Installation, Repair And Maintenance Of County-Owned Trees Located Within The Boundaries Of Private Lots. No Building Or Structure Of Any Kind Shall Be Located On Or Over The Said Easement Area.
 - This Property Is Located Within The Metropolitan District.
 - Site Is Not Adjacent To A Scenic Road.
 - No Cemetery Is On This Property Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
 - There Are No Floodplain Or Wetlands On This Site.
 - Historic Structure HO-398 (Bon Air Manor) On Lot 27 Is To Remain.
 - The Stone Manor, Section One Subdivision Is Subject To WP-98-121. The Request To Waive Section 16.116.a.2 To Allow Grading Within Wetland And Stream Buffers For The Purpose Of Upgrading An Existing Pond Into A Stormwater Management Pond That Meets MD-370 Specifications Was Approved On June 23, 1998. Approval Is Subject To The Following Conditions:
a. This Approval Applies Only To The Reconstruction Of The Existing Pond For Stormwater Management;
b. Disturbance Shall Be To The Minimum Extent Necessary And Shall Be Shown As A Limit Of Disturbance On Construction Drawings;
c. Provide Copies Of All Required Permits Prior To Approval Of Construction Plans.
 - Denotes Neighborhood Preservation Easement Area Containing 3.962 Acres.
 - 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 With The Deed Of Neighborhood Preservation Easement Recorded Concurrently With This Plat of Easement And Prohibits Further Subdivision Of The Parcel, 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.

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

Brittany Mauro Rossman 4/25/2014
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Shed Church 4-10-14
 Chief, Development Engineering Division

Walt SheeDecker 5-12-14
 Director

Owner's Certificate

We, Harry D. Grant And Mary Grant, Owners 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, Establish The Neighborhood Preservation Parcel Easement To Be Considered A Sending Parcel For Transfer Of Development Rights. Witness My Hand This 21st Day Of March, 2014.

Harry D. Grant
 Harry D. Grant, Owner

Mary Grant
 Mary Grant, Owner

Mary Ann Rossman
 Witness

Mary Ann Rossman
 Witness

Surveyor's Certificate

I Hereby Certify To The Best Of My Knowledge That The Final Plat Of Revision And Plat Of 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 Easement Of 3.962 Acres On All The Lands Conveyed By Stonecrest Manor, LLC To Harry D. Grant And Mary Grant By Deed Dated November 7, 2001 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 5799 At Folio 397. Also Being Lot 27, As Shown On Plats Entitled "Stone Manor, Section One, Lots 1 Thru 31" Recorded Among The Aforesaid Land Records As Plat Nos. 15002 Thru 15006; And That All Monuments Are In Place Or Will Be In Place, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 3/21/14
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2015

Purpose Statement

The Purpose Of This Plat Is To (1) Create A Neighborhood Preservation Easement Of 3.962 Acres On Lot 27 And; (2) To Transfer Three (3) Development Rights To Government Overlook, Phase 2, Tax Map 31, Grid 24, Parcel 749 (F-14-061).

RECORDED AS PLAT No. 220837 ON 6/5/14
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Plat of Revision And Plat of Neighborhood Preservation Easement Density Sending Stone Manor Section One - Lot 27

(Being A Subdivision Of Lot 27, As Shown On Plats Entitled "Stone Manor, Section One, Lots 1 Thru 31" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 15002 Thru 15006)

Zoned: R-20
 Tax Map: 31, Parcel: 2, Grid: 1
 Second Election District - Howard County, Maryland
 Date: March 17, 2014 Scale: As Shown Sheet 1 Of 1