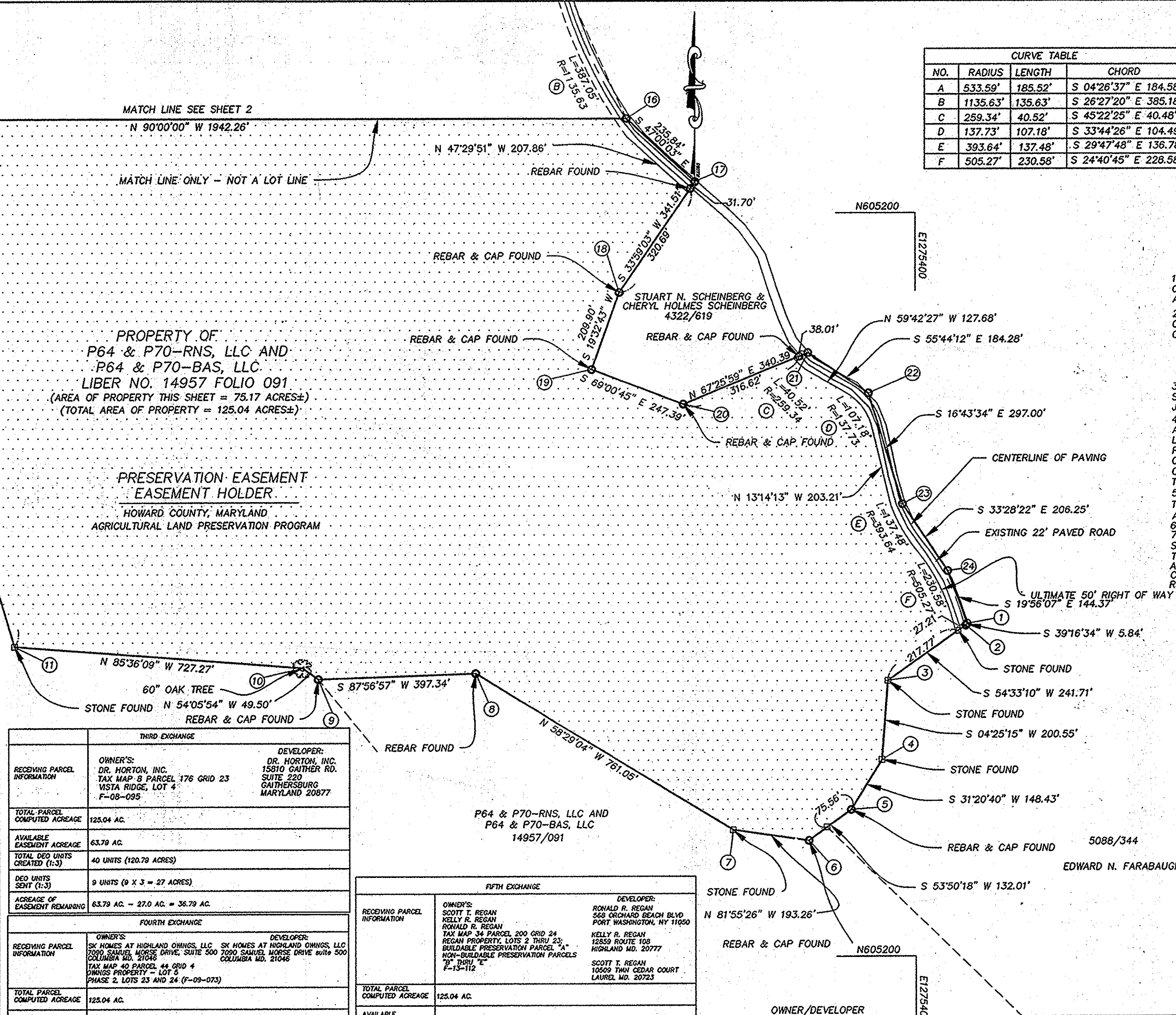


- VICINITY MAP  
SCALE: 1"=2000'
- GENERAL NOTES:
- SUBJECT PROPERTY ZONED RC-DEO PER 2-2-04 COMPREHENSIVE ZONING PLAN AND COMP LITE ZONING AMENDMENTS EFFECTIVE 7-28-06
  - COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC STATIONS NO 06HA AND E 87 STATION NO. 06HA N 603004.95 E 1267939.04 STATION NO. E 87 N 607303.21 E 1268306.11
  - THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER, 2003 BY JOHN C. MELLEMA SR., INC.
  - THIS PROPERTY IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNERS, AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
  - THIS PLAT EXTINGUISHES PERMANENTLY, THE RIGHT TO SUBDIVIDE THE ENTIRETY OF THIS PROPERTY (125.04 ACRES).
  - DEED REFERENCE: LIBER 4743 FOLIO 316
  - THERE IS AN EXISTING DWELLING AND ACCESSORY STRUCTURES LOCATED ON THE SUBJECT PROPERTY TO REMAIN, NO NEW BUILDINGS OR EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.

COORDINATE TABLE		
NO.	NORTH	EAST
1	604145.0120	1275529.8732
2	604140.4880	1275526.1735
3	604000.3072	1275329.2647
4	603800.3552	1275313.8057
5	603673.5914	1275236.5977
6	603595.6991	1275130.0214
7	603622.8503	1274938.6734
8	604020.6743	1274289.8790
9	604006.4558	1273892.7938
10	604035.4823	1273852.6976
11	604091.2447	1273127.5685
12	607019.5314	1272264.9811
13	606079.3921	1274544.7277
14	605847.8296	1274511.4151
15	605728.0808	1274542.6285
16	605440.8247	1274672.2809
17	605279.9860	1274844.7647
18	604996.8084	1274653.8732
19	604799.0024	1274583.6500
20	604710.3957	1274814.6288
21	604841.0254	1275128.9555
22	604737.2085	1275281.4180
23	604452.7741	1275366.8937
24	604280.7311	1275480.6490
25	605440.8247	1272730.0218

CURVE TABLE			
NO.	RADIUS	LENGTH	CHORD
A	533.59'	185.52'	S 04°26'37" E 184.58'
B	1135.63'	135.63'	S 26°27'20" E 385.18'
C	259.34'	40.52'	S 45°22'25" E 40.48'
D	137.73'	107.18'	S 33°44'26" E 104.49'
E	393.64'	137.48'	S 29°47'48" E 136.78'
F	505.27'	230.58'	S 24°40'45" E 228.58'



- GENERAL NOTES CONTINUED
- THIS SENDING PARCEL IS SUBJECT TO TITLE 15, SUBTITLE 5, OF THE HOWARD COUNTY CODE.
  - AGRICULTURAL LAND PRESERVATION PROGRAM REFERENCE NO. HO-04-02-PPSD.

DENSITY EXCHANGE TABULATION		
FIRST EXCHANGE		
RECEIVING PARCEL INFORMATION	OWNER'S: OUR SHEPARD LUTHERAN CHURCH TAX MAP 40 PARCEL 44 GRID 4 HARWOOD W. OWNERS SUBDIVISION LOT 1 SP-0307, RE-04-002(B)	DEVELOPER: DALE THOMPSON BUILDERS
TOTAL PARCEL COMPUTED ACREAGE	125.04 AC.	
PRESERVATION EASEMENT ACREAGE	125.04 AC - 1.29 AC = 123.75 AC.	
DEO UNITS CREATED (1:3)	40 UNITS (120.79 ACRES)	
DEO UNITS SENT (1:3)	2 UNITS (6 ACRES)	
ACREAGE OF EASEMENT REMAINING	125.04 AC - 6.0 AC - 4.25 AC = 114.79 AC.	
SECOND EXCHANGE		
RECEIVING PARCEL INFORMATION	OWNER'S: PRESCRIPTION ACRES LLC P. BOX 1 GLENBLO MD. 21737 TAX MAP 21 LOT 1 & PARCEL A GRID 12 HOPKINS CHOICE PHASE B (F-05-26)	DEVELOPER: TRADELPHIA FARM LLC 7017 HANZBERG STREAM WAY FULTON, MD. 20759
TOTAL PARCEL COMPUTED ACREAGE	125.04 AC.	
AVAILABLE EASEMENT ACREAGE	114.79 AC.	
TOTAL DEO UNITS CREATED (1:3)	40 UNITS (120.79 ACRES)	
DEO UNITS SENT (1:3)	17 UNITS (51 ACRES)	
ACREAGE OF EASEMENT REMAINING	114.79 AC - 51.0 AC = 63.79 AC.	

THIRD EXCHANGE		
RECEIVING PARCEL INFORMATION	OWNER'S: DR. HORTON, INC. TAX MAP B PARCEL 176 GRID 23 VISTA RIDGE, LOT 4 F-08-095	DEVELOPER: DR. HORTON, INC. 15810 GAITHER RD. SUITE 220 GAITHERSBURG MARYLAND 20877
TOTAL PARCEL COMPUTED ACREAGE	125.04 AC.	
AVAILABLE EASEMENT ACREAGE	63.79 AC.	
TOTAL DEO UNITS CREATED (1:3)	40 UNITS (120.79 ACRES)	
DEO UNITS SENT (1:3)	9 UNITS (9 X 3 = 27 ACRES)	
ACREAGE OF EASEMENT REMAINING	63.79 AC - 27.0 AC = 36.79 AC.	
FOURTH EXCHANGE		
RECEIVING PARCEL INFORMATION	OWNER'S: SIX HOMES AT HIGHLAND OWINGS, LLC 7090 SAMUEL MORSE DRIVE, SUITE 500 7090 SAMUEL MORSE DRIVE SUITE 500 COLUMBIA MD. 21046	DEVELOPER: SIX HOMES AT HIGHLAND OWINGS, LLC 7090 SAMUEL MORSE DRIVE SUITE 500 COLUMBIA MD. 21046
TOTAL PARCEL COMPUTED ACREAGE	125.04 AC.	
AVAILABLE EASEMENT ACREAGE	36.79 AC.	
TOTAL DEO UNITS CREATED (1:3)	40 UNITS (120.79 ACRES)	
DEO UNITS SENT (1:3)	2 UNITS (6 ACRES)	
ACREAGE OF EASEMENT REMAINING	36.79 AC - 6.0 AC = 30.79 AC.	

FIFTH EXCHANGE		
RECEIVING PARCEL INFORMATION	OWNER'S: SCOTT I. REGAN KELLY R. REGAN RONALD R. REGAN TAX MAP 34 PARCEL 200 GRID 24 REGAN PROPERTY, LOTS 2 THRU 23; BUILDABLE PRESERVATION PARCEL "A" NON-BUILDABLE PRESERVATION PARCELS "B" THRU "E" F-15-112	DEVELOPER: RONALD R. REGAN 558 ORCHARD BEACH BLVD PORT WASHINGTON, NY 11050 KELLY R. REGAN 12859 ROUTE 108 HIGHLAND MD. 20777 SCOTT I. REGAN 10509 TWIN CEDAR COURT LAUREL MD. 20723
TOTAL PARCEL COMPUTED ACREAGE	125.04 AC.	
AVAILABLE EASEMENT ACREAGE	30.79 AC.	
TOTAL DEO UNITS CREATED (1:3)	40 UNITS (120.79 ACRES)	
DEO UNITS SENT (1:3)	4 UNITS (12 ACRES)	
ACREAGE OF EASEMENT REMAINING	30.79 AC - 12.0 AC = 18.79 AC.	

THE REQUIREMENTS OF S-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.

*John C. Mellema Jr.* 4-17-14  
JOHN C. MELLEMA JR., REG. NO. 466 DATE

*Betsy A. Stabler* 4-21-14  
BETSY A. STABLER DATE

*Robert N. Stabler* 4-21-14  
ROBERT N. STABLER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Robert N. Stabler* 5/14/14  
DIRECTOR DATE

OWNER'S STATEMENT

WE, P64 & P70-RNS, LLC AND P64 & P70-BAS, LLC., 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 PRESERVATION EASEMENT TO BE CONSIDERED A SENDING PARCEL FOR DEVELOPMENT RIGHTS.

WITNESS OUR HAND THIS DAY OF

*Betsy A. Stabler*  
BETSY A. STABLER  
WITNESS

*Robert N. Stabler*  
ROBERT N. STABLER  
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS INTENDED TO PROVIDE A PRESERVATION EASEMENT OVER A PART OF THAT PARCEL OF GROUND CONVEYED BY DORIS S. DONALDSON AND DOROTHY E. WARFIELD, TO P64 & P70-RNS, LLC AND P64 & P70-BAS, LLC BY A DEED DATED MAY 30, 2013 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 14957 FOLIO 091.

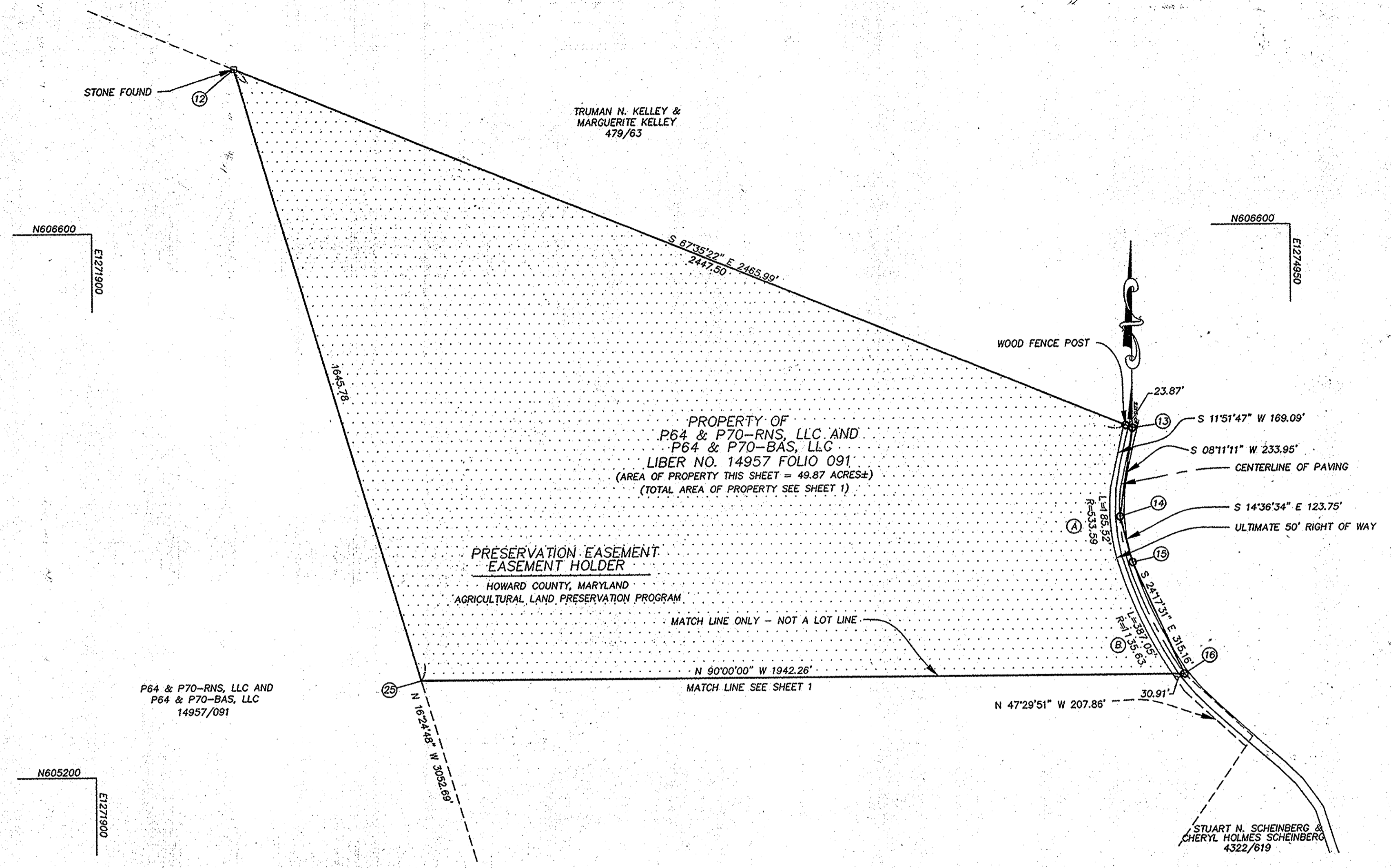
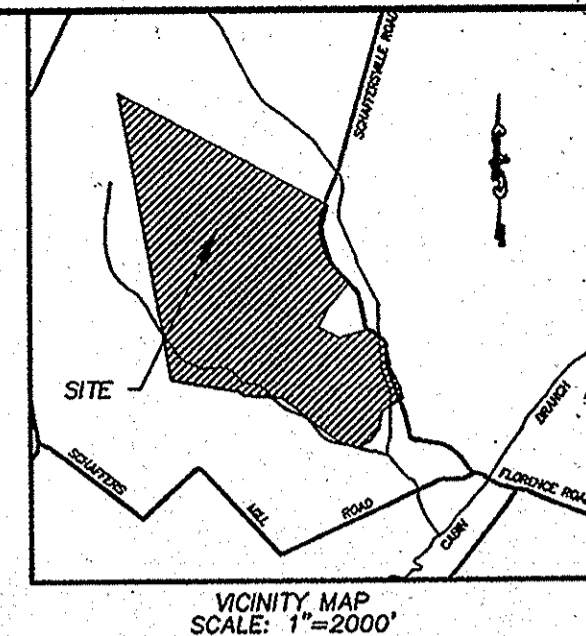
*John C. Mellema Jr.* 4-17-14  
JOHN C. MELLEMA JR., REG. NO. 466 DATE

RECORDED AS PLAT NO. 20131 ON 5/19/14  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

AMENDED PLAT OF AGRICULTURAL EASEMENT  
DENSITY SENDING  
MURRAY PROPERTY

ZONED RC-DEO  
TAX MAP 6 PARCEL NO. 70. GRID NO. 11, 17, 18, 24  
FOURTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SHEET 1 OF 2

DATE: FEBRUARY, 2014 SCALE: 1"=200'



TRUMAN N. KELLEY &  
MARGUERITE KELLEY  
479/63

PROPERTY OF  
P64 & P70-RNS, LLC AND  
P64 & P70-BAS, LLC  
LIBER NO. 14957 FOLIO 091  
(AREA OF PROPERTY THIS SHEET = 49.87 ACRES±)  
(TOTAL AREA OF PROPERTY SEE SHEET 1)

PRESERVATION EASEMENT  
EASEMENT HOLDER  
HOWARD COUNTY, MARYLAND  
AGRICULTURAL LAND PRESERVATION PROGRAM

P64 & P70-RNS, LLC AND  
P64 & P70-BAS, LLC  
14957/091

OWNER/DEVELOPER  
P64 & P70-RNS, LLC AND  
P64 & P70-BAS, LLC  
4401 BROOKVILLE RD.  
BROOKVILLE MD. 20833

THE PURPOSE OF THIS PLAT IS TO RECORD THE TRANSFER OF  
4 DEO UNITS FROM THE PREVIOUSLY ESTABLISHED EASEMENT CREATED  
BY PLAT NO. 16889 & 16890 RECORDED ON SEPTEMBER 10, 2004 TO  
REGAN PROPERTY LOTS 2 THRU 23; BUILDABLE PRESERVATION PARCEL "A"  
AND NON BUILDABLE PRESERVATION PARCELS "B" THRU "E"

THE REQUIREMENTS OF S-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.

*John C. Mellema Jr.* 4-17-14  
JOHN C. MELLEMA JR., REG. NO. 466 DATE

*Betsy A. Stabler* 4-21-14  
BETSY A. STABLER DATE

*Robert N. Stabler* 4-21-14  
ROBERT N. STABLER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
AND ZONING.

*Kathleen...* 5/16/14  
DIRECTOR DATE

OWNER'S STATEMENT

WE, P64 & P70-RNS, LLC AND P64 & P70-BAS, LLC., 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 PRESERVATION  
EASEMENT TO BE CONSIDERED A SENDING PARCEL FOR DEVELOPMENT RIGHTS.

WITNESS OUR HAND THIS DAY OF

*Betsy A. Stabler*  
BETSY A. STABLER

*Robert N. Stabler*  
ROBERT N. STABLER

*John C. Mellema Jr.*  
WITNESS

*John C. Mellema Jr.*  
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS INTENDED TO PROVIDE A  
PRESERVATION EASEMENT OVER A PART OF THAT PARCEL OF GROUND CONVEYED BY DORIS S.  
DONALDSON AND DOROTHY E. WARFIELD, TO P64 & P70-RNS, LLC AND P64 & P70-BAS, LLC  
BY A DEED DATED MAY 30, 2013 AND RECORDED AMONG THE LAND RECORDS OF HOWARD  
COUNTY, MARYLAND IN LIBER 14957 FOLIO 091.

*John C. Mellema Jr.* 4-17-14  
JOHN C. MELLEMA JR., REG. NO. 466 DATE

RECORDED AS PLAT NO. 22832 ON 5/19/14  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

AMENDED PLAT OF AGRICULTURAL EASEMENT  
DENSITY SENDING  
MURRAY PROPERTY  
ZONED RC-DEO  
TAX-MAP 6 PARCEL NO. 70 GRID NO. 11, 17, 18, 24  
FOURTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SHEET 2 OF 2

DATE: FEBRUARY, 2014 SCALE: 1"=200'

F-14-114(S-1)