U.S. Equivalent Coordinate Table			Metric Coordinate Table		
Point	North	East	Point	North	East
1010	563284.8800	1368390.9200	1010	171689.574821	417086.386631
1013	562901.3200	1368686.1300	1013	171572.665499	417176.366819
1014	563300.8700	1369196.2900	1014	171694.448582	417331.863898
1015	563741.9800	1368862.6900	1015	171828.899179	417230.182415
1016	563639.4300	1368727.1000	1016	171797.641877	417188.854500
1017	563575.6200	1368775.3600	1017	171778.192550	417203.564178

Curve Data Tabulation

Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Bearing & Distance
1013-1010	28597.84'	484.02'	00°58'11"	242.01'	N 37°34'58" W 484.01'

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.

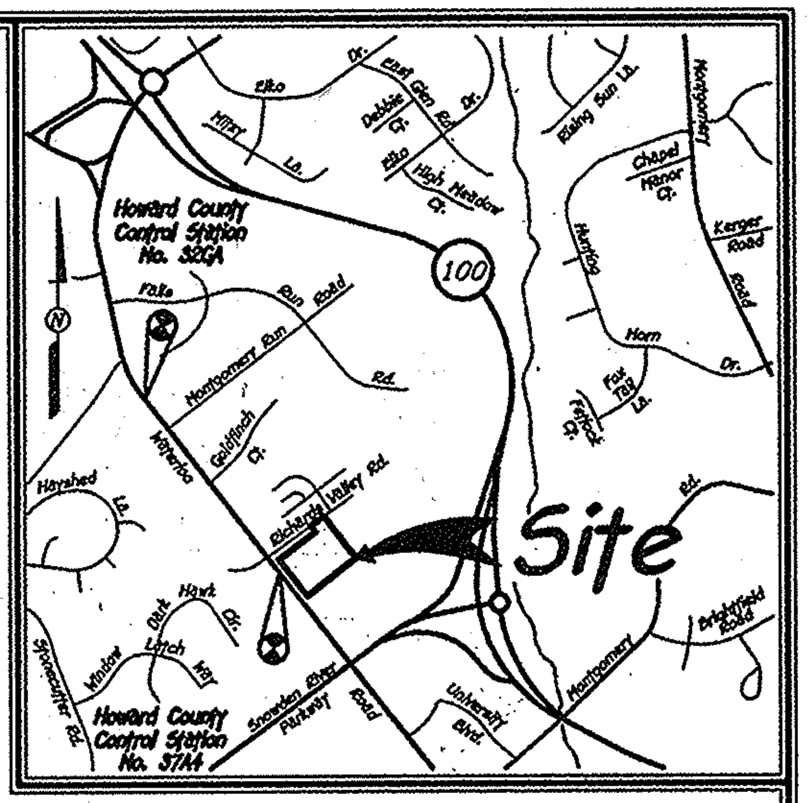
Terrell A. Fisher, L.S. #10692 (Professional Land Surveyor) — 4/14/15 Date

Glenn A. Curtis, Trustee, Lois Lucille Curtis Revocable Trust — 4-3-15 Date

Robert L. Curtis, Jr., Trustee, Lois Lucille Curtis Revocable Trust — 4-3-15 Date

Robert L. Curtis, Jr. — 4-3-15 Date

Glenn A. Curtis — 4-3-15 Date

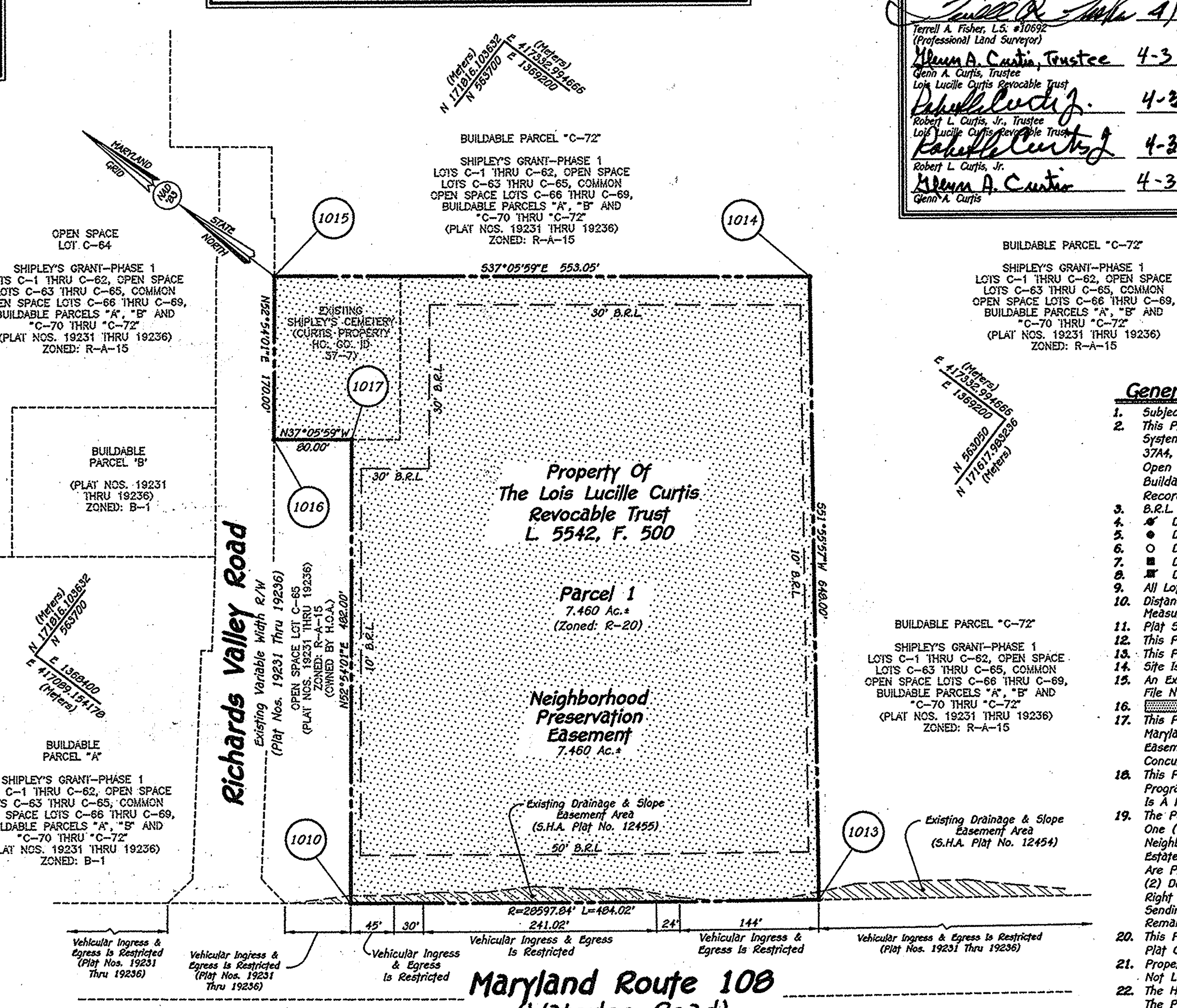


Vicinity Map

Scale: 1" = 2,000'
Howard County ADC Map
Map 34 Grid B-1

Density Exchange Tabulation

	Initial Exchange
Sending Parcel Information	Robert Lee Curtis, Trustee Of The Lois Lucille Curtis Revocable Trust Liber 5542, Folio 500 (Parcel 1) Tax Map No. 37, Parcel No. 751, Grid 1
Total Parcel/Lot Gross Acreage	7.460 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	7.460 Acres
Sending Unit Calculation Acreage	(Net Tract Area x 2 Density Units/Net Acre) 7.460 Ac. x 2 Units/Net Acre = 14.920 Units
Maximum R-20 Units Available	14 Units
R-20 Density Units Sent	1 Unit
R-20 Density Units Remaining To Be Sent	13 Units Remaining Including 2 Units Retained On-Site
Receiving Parcel Information	Estates At Patapsco Park (F-14-124) Property Of PM Patapsco, LLC Liber 15149 At Folio 485 Tax Map 17, Parcel 751



Maryland Route 108 (Waterloo Road)

100' R/W (SRC Plat Nos. 12454 & 12455) (Minor Arterial)

General Notes:

1. Subject Property Is Zoned 'R-20' Per The 10/06/13 Comprehensive Zoning Plan.
2. This Plat And The Coordinates Shown Hereon Are Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 32GA And No. 37A4, As Shown On Plats Entitled "Shipley's Grant-Phase 1, Lots C-1 Thru C-62, Open Space Lots C-63 Thru C-65, Common Open Space Lots C-66 Thru C-69, Buildable Parcels "A", "B" And "C-70" Thru "C-72"" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 19231 Thru 19236.
3. B.R.L. Denotes Building Restriction Line.
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. Plat Subject To Prior Department Of Planning And Zoning File Nos.: None
12. This Plat Is In Accordance With Section 108.0.G.1 Of The Zoning Regulations.
13. This Property Is Located Within The Metropolitan District.
14. Site Is Not Adjacent To A Scenic Road.
15. An Existing Cemetery Exists Within The Limits Of This Plat Submission And Is Identified As File No. HO-37-7.
16. Denotes Neighborhood Preservation Easement Area Containing 7.460 Acres.
17. This Property Is Encumbered With A Neighborhood Preservation Easement Held By Maryland Historic Trust. 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.
18. 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.
19. The Purpose Of This Plat Of Easement, Density Sending Is To Record The Transfer Of One (1) R-20 Neighborhood Preservation Density Exchange Option Unit From The Neighborhood Preservation Easement Established By Recordation Of This Plat To The Estates At Patapsco Park, F-14-124, Tax Map 17, Parcel 751. The Density Calculations Are Provided In The Density Exchange Tabulation Chart On This Plat And Identifies Two (2) Development Rights Have Been Retained On The Parcel. The Owner Reserves The Right To Establish A Maximum Of Fourteen (14) Density Transfer Units For This Property; Sending One (1) Density Unit; Retaining Two (2) Units And Eleven (11) Density Units Remaining To Be Transferred.
20. 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.
21. Property Subject To A Right Of Ingress And Egress To The Existing Cemetery Which Is Not Locate-able And Recorded In Liber 36 At Folio 571.
22. The Historic Property That Contains A Historic Structure Which Is Open And Accessible To The Public In Accordance With The Terms Of The Maryland Historic Trust Easement Encumbering The Historic Structure.

General Notes Continued:

23. This Plat Is In Accordance With Section 128.0.K.1 Of The Howard County Zoning Regulations.
24. Existing Dwelling On The Curtis Property Contains A Footprint Of 1,690 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 The Average In Accordance With Section 128.L.2 Of The Howard County Zoning Regulations.
25. There Are No Floodplain Areas Or Steep Slopes With A Contiguous Area Of 25% Or Greater Located On This Site.
26. There Are Historic Structures Located On This Site Identified In The Howard County Historic Site Inventory As HO4-39. This Site Is Also Listed On The National Register Of Historic Places In 2006 As The Curtis-Shipley Farmstead.

Legend

- Neighborhood Preservation Easement (7.460 Acres)
- Existing Drainage & Slope Easement Area (S.H.A. Plat Nos. 12454 And 12455)

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	7.460 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	7.460 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	7.460 Ac.±

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 The Curtis Property (Parcel 1), Tax Map 37, Parcel 751. 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."

Graphic Scale

0' 100' 150' 200'
Scale: 1" = 100'

Owner

Robert Lee Curtis, Trustee
Of The Lois Lucille Curtis
Revocable Trust
5240 Webb Court
Morehead City, North Carolina 28557

Purpose Statement

The Purpose Of This Plat Is To (1) Create A Neighborhood Preservation Easement Of 7.460 Acres On The Curtis Property, Tax Map 37, Parcel 751 (Parcel 1); And (2) To Transfer One (1) Development Right To The Estates At Patapsco Park, Tax Map 17, Parcel 751, (F-14-124).

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 BB — 7-23-15 Date

Owner's Certificate

Glenn A. Curtis, Trustee Of The Lois Lucille Curtis Revocable Trust, Robert Lee Curtis, Trustee Of The Lois Lucille Curtis Revocable Trust, Robert L. Curtis, Jr., And Glenn A. Curtis, 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 3rd Day Of April, 2015.

Glenn A. Curtis, Trustee, Lois Lucille Curtis Revocable Trust — Constance M Curtis, Witness

Robert L. Curtis, Jr., Trustee, Lois Lucille Curtis Revocable Trust — Susan M Curtis, Witness

Robert L. Curtis, Jr. — Susan M Curtis, Witness

Glenn A. Curtis — Constance M Curtis, 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 7.460 Acres On Part The Lands Conveyed By Lois Lucille Curtis, Trustee Of The Robert Lee Curtis Revocable Trust, To Lois Lucille Curtis, Trustee Of The Lois Lucille Curtis Revocable Trust By Deed Dated June 13, 2001 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 5542 At Folio 500 (Parcel 1); 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 TERRELL A. FISHER 10692 PROFESSIONAL LAND SURVEYOR — 4/14/15

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

RECORDED AS PLAT No. 23420 ON 7/23/15 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Plat Of Neighborhood Preservation Easement Density Sending

Curtis Property (Parcel 1)

Zoned: R-20
Tax Map: 37, Parcel: 751, Grid: 1
First Election District - Howard County, Maryland
Date: March 31, 2015 Scale: As Shown Sheet 1 Of 1

F-14-124S1

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