

**Coordinate Table**

Point	North (feet)	East (feet)
184	554402.246	783603.293
186	553345.685	783940.604
370	554400.571	782971.497
371	554063.618	782786.962
427	553342.312	782870.098
428	554631.854	783094.113
445	555402.815	783528.209
446	555411.053	783509.940
461	553879.807	782963.471
462	553931.154	782667.898
482	554103.600	783605.010
483	554623.615	783112.388

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* 9/27/15  
 Mark L. Robel, P.L.S. #339  
 (Property Line Surveyor)  
 Date

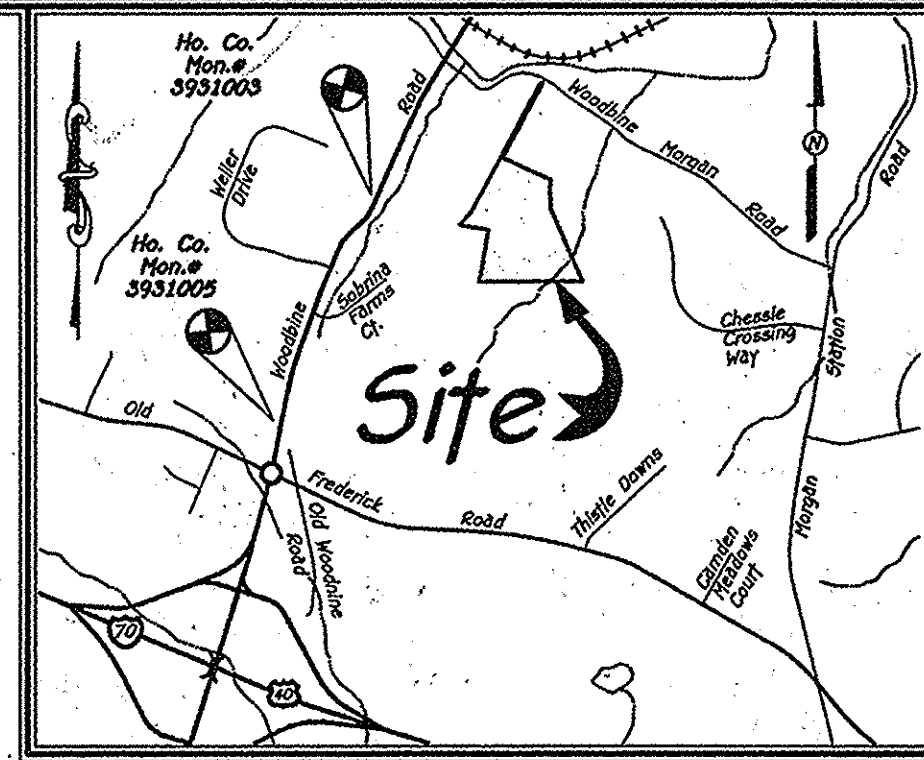
*Michael James Seets* 5/3/15  
 Michael James Seets  
 (Owner)  
 Date

**Legend**

- Existing 20' Floodplain, Drainage & Utility Easement (Plat No. 5318)
- Preservation Easement 22.696 Ac.\*

**Owner**

Michael James Seets  
 15695 Woodbine Morgan Road  
 Woodbine, Maryland 21797  
 Ph# (410) 442-1193



**General Notes:**

- Subject Property Zoned RC-DEO Per 10/06/13 Comprehensive Zoning Plan.
- Coordinates Based On Nad '27, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 3931003 And 3931005. Station No. 3931003 North 554,365.055 East 781,384.741 Station No. 3931005 North 551,982.559 East 780,345.576
- This Plat Is Based On Plats Entitled "Lot 3 & 4, Montgomery Industrial Park" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 9859 And 9860.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- 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. 106".
- Denotes Concrete Monument Or Stone Found.
- All Areas Are More Or Less (+).
- Denotes Preservation Easement Area Containing 22.696 Acres.
- There Is An Existing Dwelling Located On Lot 3 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 Preservation Easement Held By Howard County, Maryland. The Restrictions And Permitted Uses Associated With The Easement Are Specified Within The Deed Of 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 Subdivision And Land Development Regulations 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 Six (6) DEO Units From The Preservation Easement Established By The Recordation Of This Plat To Gaiher's Chance, F-15-043, Tax Map 28, Parcel 45. 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.
- Plat Subject To Previous Department Of Planning And Zoning File: F-91-05.
- This Site Is Exempt From Landscape Requirements Since It Is A Plat Of Easement Only And Does Not Create Any New Lots.
- No Noise Study Is Required For This Project.
- No Traffic Study Is Required For This Project.
- No Cemeteries Or Historic Structures Exist On This Site Based On A Visual Site Visit And Based On Examination Of The Howard County Cemetery Inventory Map.
- No Grading, Removal Of Vegetative Cover Or Trees, Paving And New Structures Shall Be Permitted Within The Limits Of Wetlands, Streams, Or Their Required Buffers, Floodplain And Forest Conservation Easement Areas.

**Reservation Of Public Utility And Forest Conservation Easements**

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Buildable Lot 3. 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, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

**Density Exchange Tabulation**

Initial Exchange	
Sending Parcel Information	Property Of Michael James Seets Liber 14217, Folio 418 Tax Map No. 2, Parcel No. 39, Grid 24
Total Lot Acreage	22.696 Acres
Preservation Parcel Easement	22.696 Acres
DEO Units Created (1:4.25)	22.696 Ac. x 1 D.U./4.25 Ac. = 5.3 D.U. = 5
DEO Units Sent (1:4.25)	0
DEO Units Created (1:3.0)	22.696 Ac. x 1 D.U./3.0 Ac. = 7.5 D.U. = 7
DEO Units Sent (1:3.0)	6 DEO Units x 3 Ac./DEO = 18.00 Ac.
Acreage Of Preservation Easement Remaining To Be Sent	22.696 Ac. - 18.00 Ac. = 4.696 Ac.*
Receiving Parcel Information	Gaiher's Chance (F-15-043) Tax Map 28, Parcel 45, Grid 9 Property Of CHM, LLC 5027 Ten Oaks Road Clarksville, Maryland 21029 Liber 10486 At Folio 203

\* 1 Unit Containing 4.25 Acres Is Retained For A Residential Unit On This Property.

**Area Tabulation This Submission**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	22.696 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	22.696 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	22.696 Ac.*

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

*Madina M. Rossman* 9/4/2015  
 Howard County Health Officer  
 Date

APPROVED: Howard County Department Of Planning And Zoning.

*Chad Elmer* 9-30-15  
 Chief, Development Engineering Division  
 Date

*Kevin Schaeffer* 3-3-16  
 Director  
 Date

**Owner's Certificate**

Michael James Seets, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plat Of Revision And Plat Of Easement, And In Consideration Of Approval Of This Plat Of Revision And Plat Of Easement By The Department Of Planning And Zoning, Establish The Preservation Easement To Be Considered A Sending Parcel For Transfer Of Development Rights. Witness My Hand This 27th Day Of August, 2015.

*Michael James Seets*  
 Michael James Seets

*Chad Elmer*  
 Witness

**Surveyor's Certificate**

I Herby Certify That The Final Plat Of Revision And Plat Of Easement Shown Hereon Is Correct; That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Defines A Preservation Parcel Easement Of 22.696 Acres On All Of The Land Conveyed By Michael James Seets And Ann Marie Cousins Seets To Michael James Seets By Deed Dated July 31, 2012 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 14217 At Folio 418, 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

**Purpose Statement**

The Purpose Of This Plat Of Revision And Plat Of Easement Is To Record The Transfer Of Six (6) DEO Unit(s) From The Preservation Easement Established By The Recordation Of This Plat To Gaiher's Chance, F-15-043, Tax Map No. 28, Parcel 45.

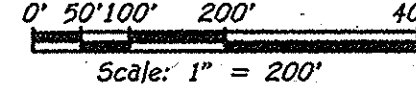
RECORDED AS PLAT No. 28697 ON 3/11/16  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Plat Of Revision And Plat Of Easement Density Sending Montgomery Industrial Park Lot 3**

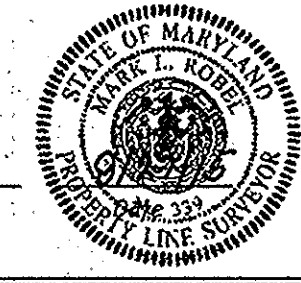
(Being A Revision To Lot 3, As Shown On Plats Entitled "Lot 3 & 4, Montgomery Industrial Park" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 9859 And 9860)

Zoned: RC-DEO  
 Tax Map: 2 Parcel No. 39 Grid: 24  
 Fourth Election District - Howard County, Maryland  
 Date: March 12, 2015 Scale: As Shown Sheet 1 Of 1

**Graphic Scale**



**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELKROTT CITY, MARYLAND 21042  
 (410) 461-2895



190000091019 Density Sending Plat-Montgomery Industrial Park-Lot 3.dwg. DENSITY SENDING PLAT: 3/13/2015 2:25:05 PM, 11