

LEGEND

- DENOTES FOREST CONSERVATION EASEMENT
- DENOTES NEIGHBORHOOD PRESERVATION PARCEL EASEMENT
- DENOTES ZONE I ARCHITECTURAL AND SCENIC EASEMENT
- DENOTES IRON PIN FOUND.
- DENOTES PK. NAIL FOUND.
- DENOTES CONCRETE MONUMENT FOUND
- DENOTES COMPUTED ANGLE BREAK
- DENOTES SEPTIC TANK/FIELD
- DENOTES WELL
- DENOTES CEMETERY RESERVATION 0.6969 AC.
- DENOTES 25' RIGHT OF WAY OVERLAPPING ON BELMONT PROPERTY
- DENOTES ZONE II WEST B (FUTURE DRIVEWAY)

POINT	NORTHING	EASTING	DESCRIPTION
500	569018.241	1385485.095	RC PHR
501	569170.255	1383763.978	IP 1/2"
502	569484.084	1384306.908	IP 1/2"
503	569445.809	1384445.460	IP 1/2"
504	568803.495	1384396.846	IP 1/2"
505	568587.199	1384754.666	IP 1/2"
506	569771.238	1384827.797	IP 1/2"
508	569164.888	1385273.212	IP 1/2"
510	568649.082	1385493.547	IP 1/2"
511	568245.524	1385725.910	IP 1/2"
513	567505.038	1385865.793	IP 1/2"
514	567184.005	1385309.820	IP 1/2"
516	567537.076	1384688.835	PK
517	567550.050	1383807.715	IP 1/2"
518	568301.522	1383779.364	IP 1/2"

DENSITY EXCHANGE TABULATION

SENDING PARCEL INFORMATION	INITIAL EXCHANGE
PROPERTY OF HOWARD COUNTY, MARYLAND BELMONT MANOR AND HISTORIC PARK LIBER 14129, FOLIO 538 TAX MAP 32 GRID 19 PARCEL 2.	
NEIGHBORHOOD PRESERVATION PARCEL GROSS ACREAGE	39.0256 ACRES
FOREST CONSERVATION EASEMENT ACREAGE OF THE NEIGHBORHOOD PRESERVATION PARCEL EASEMENT*	2.5972 ACRES
NET PARCEL ACREAGE	36.4284 ACRES
DEVELOPMENT RIGHTS ALLOWED	72 UNITS
DEVELOPMENT RIGHTS SENT	22 UNITS
NUMBER OF REMAINING DEVELOPMENT RIGHTS	49 UNITS
RECEIVING PARCEL INFORMATION	THE VINE (BUCH APARTMENTS) (F-16-010) PROPERTY OF BUCH FAMILY LIMITED PARTNERSHIP LIBER 3192 FOLIO 394 TAX MAP 46 PARCEL 126

*SEE GENERAL NOTE #6

NOTE: OF THE MAXIMUM 72 UNITS AVAILABLE, 1 UNIT SHALL BE RETAINED FOR THE EXISTING PRIMARY DWELLING UNIT (CARETAKER HOUSE).

AREA TABULATION

TOTAL NUMBER OF LOTS TO BE RECORDED.....	1
TOTAL AREA TO BE RECORDED.....	68.888 AC.

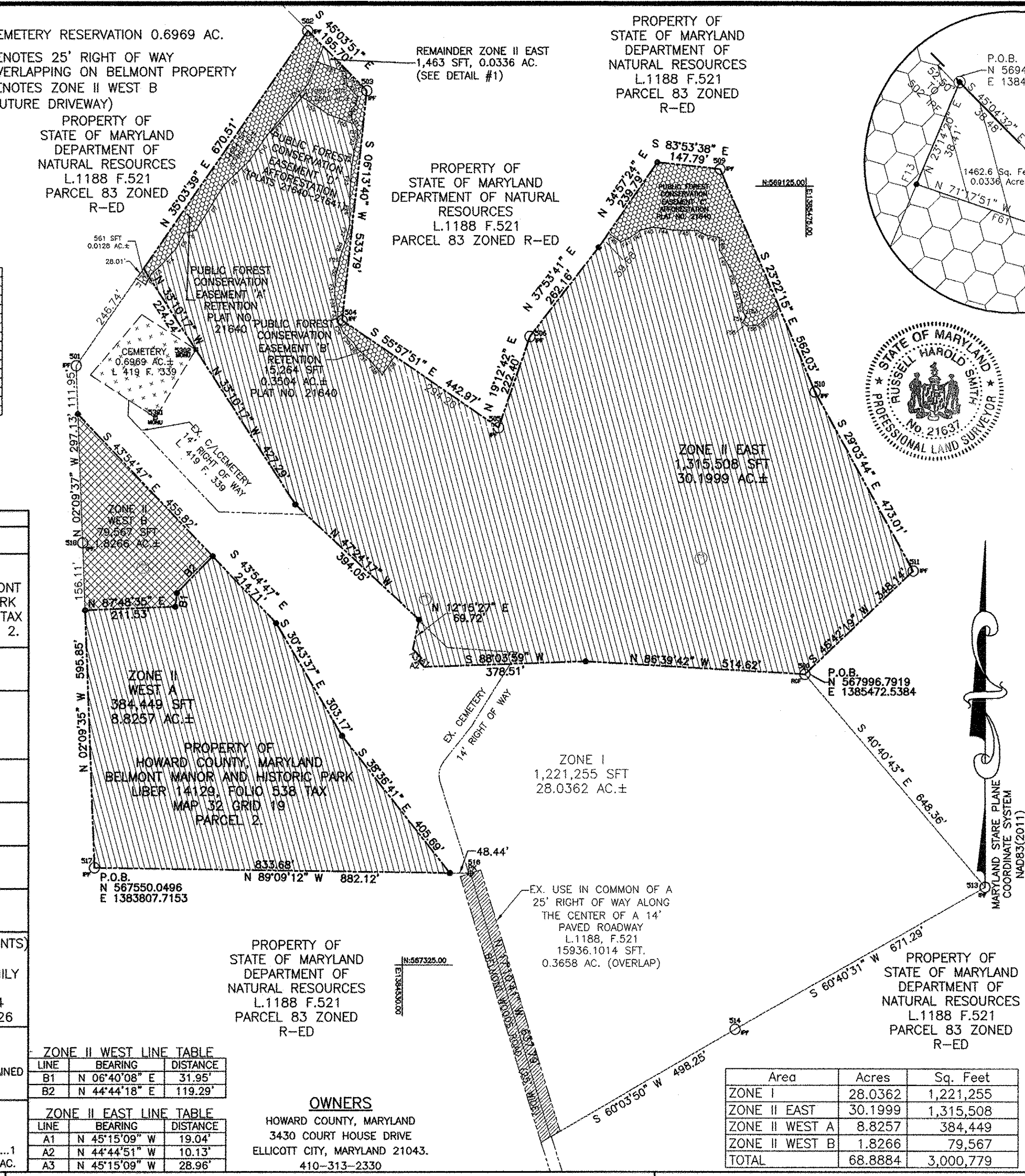
THE REQUIREMENTS OF THE § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND SETTING OF MARKERS COMPLIED WITH.

Russell H. Smith 7/5/16
 RUSSELL H. SMITH, MARYLAND L.S. NO 21637 DATE
 EXP. DATE 12/25/2017 410-329-3100

Jan 7. K 7/20/16
 HOWARD COUNTY, MARYLAND DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kent Shelton 7-21-16
 DIRECTOR DATE



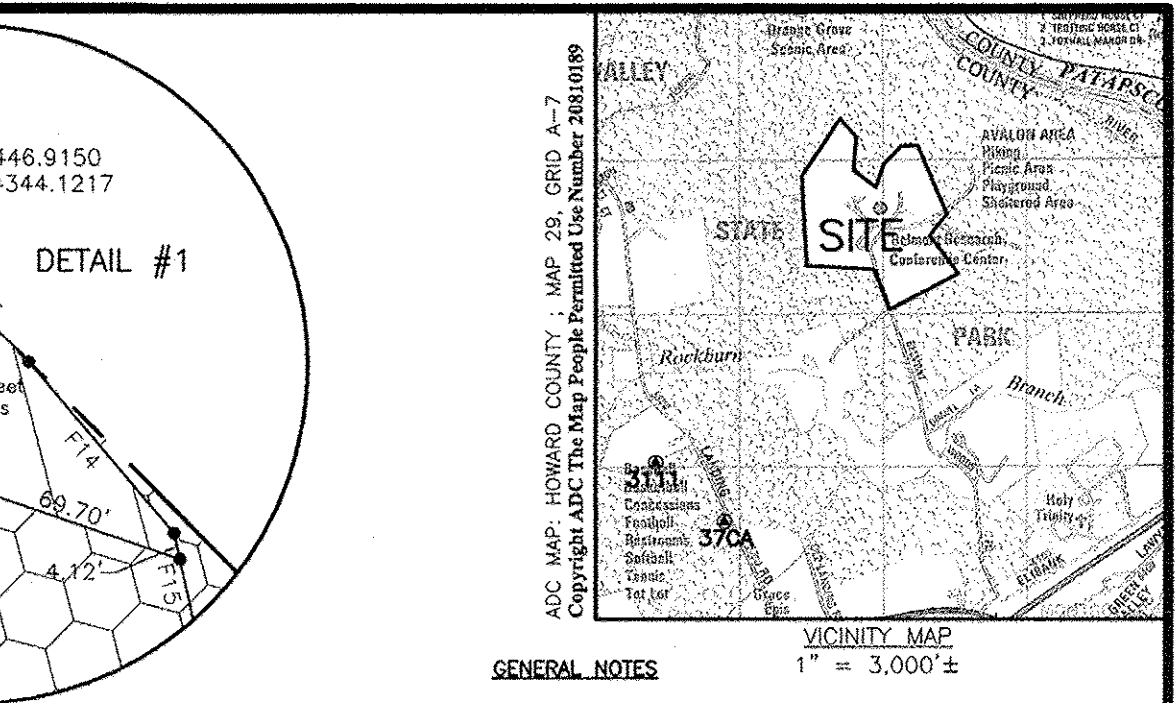
OWNER'S CERTIFICATE

WE, HOWARD COUNTY, MARYLAND 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/OUR HANDS THIS 20th DAY OF July, 2016

Jan 7. K 7/20/16
 HOWARD COUNTY, MARYLAND DATE

James M. Irvin 7/20/16
 BY: JAMES M. IRVIN, DIRECTOR OF PUBLIC WORKS DATE



- THE SUBJECT PROPERTY IS ZONED R-ED PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN.
- COORDINATES ARE BASED ON MARYLAND STATE PLANE COORDINATE SYSTEM NAD 83(2011), AS DETERMINED BY RTN OBSERVATIONS (KeyNet VRS) ON 1/24/2013.
- THIS PLAT IS BASED ON A FIELD-RUN BOUNDARY SURVEY PERFORMED BY JOHNSON, MIRMIRAN & THOMPSON (JMT) BETWEEN 1/24/2015 AND 2/06/2015.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THIS PLAT IS IN ACCORDANCE WITH SECTIONS 128.0.K OF THE HOWARD COUNTY ZONING REGULATIONS, IN COMPLIANCE WITH THE MARYLAND ENVIRONMENTAL TRUST NEIGHBORHOOD PRESERVATION PARCEL EASEMENT. EXCEPT FOR THE EXISTING PRIMARY DWELLING UNIT (CARETAKER HOUSE) AND ACCESSORY DWELLING UNIT (COTTAGE), RESIDENTIAL DEVELOPMENT IS NOT PERMITTED WITHIN ZONE II EAST AND ZONE II WEST A, BUT THE DENSITY MAY BE SENT FROM THOSE ZONES.
- PER SECTION 107.0.I.3 AND SECTION 128.0.K.1 OF THE ZONING REGULATIONS FOREST CONSERVATION EASEMENTS PROHIBIT FUTURE SUBDIVISION ON THE PARCEL; THEREFORE, THE ACREAGE WITHIN THE FOREST CONSERVATION EASEMENT IS NOT ELIGIBLE TO SEND DENSITY.
- THERE ARE 18 EXISTING STRUCTURES (SEE EXHIBIT C OF THE NEIGHBORHOOD PRESERVATION PARCEL EASEMENT) LOCATED ON THE NEIGHBORHOOD PRESERVATION PARCEL TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR EXTENSIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- ZONE I IS NOT ELIGIBLE TO SEND DENSITY. ZONE I IS ENCUMBERED WITH AN ARCHITECTURAL AND SCENIC EASEMENT HELD JOINTLY BY THE MARYLAND HISTORICAL TRUST AND THE SOCIETY FOR PRESERVATION OF MARYLAND ANTIQUITIES, INC. THE ENCUMBRANCES ARE LISTED IN LIBER 11412, FOLIO 416 AND LIBER 1191, FOLIO 164. ZONE I TOTALS 28.0362 ACRES OF LAND, 0.6969 ACRES OF WHICH IS A CEMETERY RESERVATION (LIBER 419, FOLIO 339), 0.3658 ACRES OF RIGHT-OF-WAY (LIBER 1188, FOLIO 521) AND 0.0128 ACRES OF FOREST CONSERVATION EASEMENT (PLAT NO.s 21640 & 21641).
- THE EXISTING FOREST CONSERVATION EASEMENTS WERE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY AS PLAT NO.s 21640 & 21641. THE EXISTING FOREST CONSERVATION EASEMENTS ARE OFF-SITE EASEMENTS FOR THE HOWARD COMMUNITY COLLEGE (SDP-06-106).
- THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL BECAUSE IT IS A PLAT OF EASEMENT TO ESTABLISH A NEIGHBORHOOD PRESERVATION PARCEL EASEMENT. NO NEW DEVELOPMENT IS PROPOSED WITH THIS PLAT. ANY SUBSEQUENT DEVELOPMENT WILL REQUIRE THE SITE TO MEET FOREST CONSERVATION REQUIREMENTS.
- ZONE I, ZONE II EAST, AND ZONE II WEST WERE DETERMINED BY AN ALTA/ACSM SURVEY OF THE "AMERICAN CHEMICAL COMPANY" ON 11/05/2004 BY FSH ASSOCIATES. ZONE I, ZONE II EAST, ZONE II WEST A, AND ZONE II WEST B, ARE ENCUMBERED BY AN ARCHITECTURAL AND SCENIC EASEMENT HELD JOINTLY BY THE MARYLAND HISTORICAL TRUST AND THE SOCIETY FOR PRESERVATION OF MARYLAND ANTIQUITIES, INC.
- THERE ARE NO STREAMS, WETLANDS, FLOOD PLAINS, OR BUFFERS ON SITE. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), THEIR BUFFERS, FLOODPLAIN, STEEP SLOPES, AND FOREST CONSERVATION EASEMENT AREAS.
- THE NEIGHBORHOOD PRESERVATION PARCEL IS ENCUMBERED BY A NEIGHBORHOOD PRESERVATION PARCEL EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST. THE RESTRICTIONS AND PERMITTED USES ASSOCIATED ARE SPECIFIED WITHIN THE DEED OF NEIGHBORHOOD PRESERVATION PARCEL EASEMENT RECORDED CONCURRENTLY WITH THE PLAT OF NEIGHBORHOOD PRESERVATION PARCEL EASEMENT. ON JULY 5, 2016, THE HOWARD COUNTY DIRECTOR OF RECREATION AND PARKS AND THE HOWARD COUNTY DIRECTOR OF PLANNING AND ZONING AGREED THAT ZONE I AND ZONE II WEST B WILL NOT BE ENCUMBERED BY THE NEIGHBORHOOD PRESERVATION PARCEL EASEMENT.
- PER SECTION 128.0.K.1(b) OF THE ZONING REGULATIONS A PARCEL THAT IS EITHER COUNTY-OWNED, OR ENCUMBERED WITH A MARYLAND HISTORICAL TRUST EASEMENT LOCATED IN THE R-ED, R20, R12, AND R-SC DISTRICT THAT QUALIFIES AS A NEIGHBORHOOD PRESERVATION SENDING PARCEL AND THAT CONTAINS A HISTORIC STRUCTURE WHICH IS OPEN AND ACCESSIBLE TO THE PUBLIC MAY SEND DENSITY WITHOUT LIMITATION ON THE MAXIMUM NUMBER OF DEVELOPMENT RIGHTS EXCHANGED, PROVIDED THAT A SINGLE DEVELOPMENT RIGHT IS RETAINED IN ACCORDANCE WITH SUBSECTION 4.g.
- ZONE II WEST B MAY NOT SEND DENSITY. ZONE II WEST B IS RESERVED FOR FUTURE USE AS A DRIVEWAY TO LANDING ROAD ONLY.

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO (1.) CREATE A NEIGHBORHOOD PRESERVATION PARCEL EASEMENT OF 36.4284 ACRES ON THE BELMONT PROPERTY, TAX MAP 32, PARCEL 2 AND (2.) TO TRANSFER TWENTY TWO (22) DEVELOPMENT RIGHTS TO THE VINE (BUCH APARTMENTS), TAX MAP 46 PARCEL 126 (F-16-010).

THE DENSITY CALCULATIONS ARE PROVIDED IN THE DENSITY EXCHANGE CHART ON THIS PLAT AND IDENTIFIES THAT ONE (1) DEVELOPMENT RIGHT HAS BEEN RETAINED ON THE NEIGHBORHOOD PRESERVATION PARCEL FOR THE EXISTING PRIMARY DWELLING UNIT "CARETAKER HOUSE", 49 RIGHTS REMAIN.

SURVEYOR'S CERTIFICATE

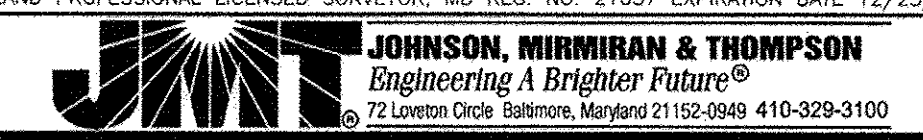
I, HEREBY CERTIFY THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES A NEIGHBORHOOD PRESERVATION PARCEL EASEMENT OF 36.4284 ACRES ON PART OF THE LAND CONVEYED BY THE BOARD OF TRUSTEES OF HOWARD COMMUNITY COLLEGE TO HOWARD COUNTY, MARYLAND BY DEED DATED JUNE 21, 2012 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 14129 FOLIO 538. "ALL MONUMENTS ARE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED."

I, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A PROFESSIONALLY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENCE NO. 21637 EXPIRATION DATE DECEMBER 24TH, 2017

Russell H. Smith 7/5/16
 RUSSELL H. SMITH 410-329-3100 DATE
 MARYLAND PROFESSIONAL LICENSED SURVEYOR, MD REG. NO. 21637 EXPIRATION DATE 12/25/2017

RECORDED AS PLAT 23875 ON 8/19/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF THE "BELMONT PROPERTY" DENSITY SENDING PLAT OF NEIGHBORHOOD PRESERVATION PARCEL EASEMENT HOWARD COUNTY, MARYLAND (BELMONT MANOR AND HISTORIC PARK) ZONED R-ED TAX MAP 32 GRID 19 PARCEL 2 TAX MAP 31 GRID 18 & 24, PARCEL 2 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND 0 200 400 600 GRAPHIC SCALE: 1" = 200' SCALE: 1"=200' MARCH 25, 2015 SHEET 1 of 1



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