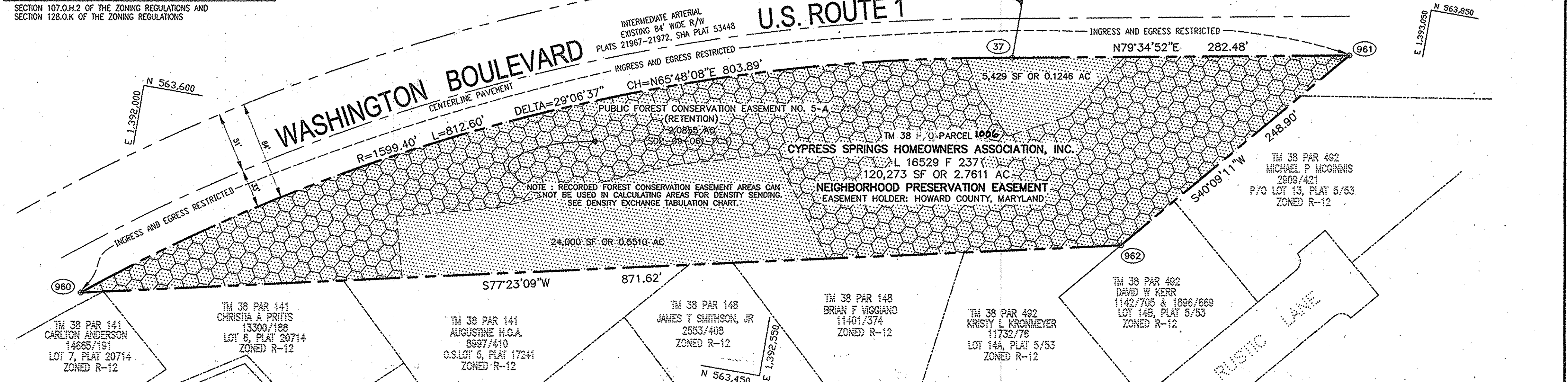
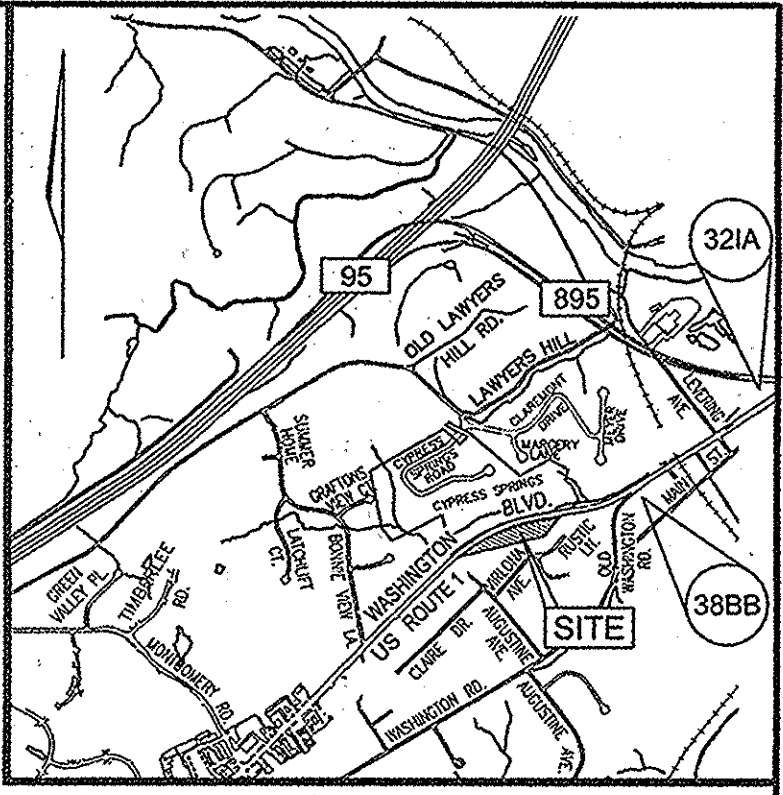


DENSITY EXCHANGE TABULATION	
SENDING PARCEL INFORMATION	PROPERTY OF CYPRESS SPRINGS HOMEOWNERS ASSOCIATION, INC. LIBER 16529 FOLIO 237 TAX MAP 38, GRID 3, PARCEL 46 F-14-127(S1)
GROSS PARCEL/EASEMENT ACREAGE	2.7611 AC
TOTAL FLOODPLAIN AREA	0.0000 AC
STEEP SLOPES GREATER THAN 25% ACREAGE	0.0000 AC
EXISTING ON-SITE FOREST CONSERVATION EASEMENT AREA	2.0855 AC
NET EASEMENT ACREAGE	GROSS - FLOODPLAIN - STEEP SLOPES - FCE AREA = 2.7611 AC - 0.0000 AC - 0.0000 AC - 2.0855 AC = 0.6756 AC
DEO RIGHTS ALLOWED	(NET TRACT AREA X 2 UNITS / ACRE) 0.6756 AC X 2 UNITS/AC = 1.35 UNITS
DEO RIGHTS SENT	1
NUMBER OF DEO RIGHTS REMAINING	0
RECEIVING PARCEL INFORMATION	CYPRESS SPRINGS-PHASE 3 TM 38, GRID 3, PAR. 45, & 46 (SF-05-006, F-14-127) PROPERTY OF MATTHEW PFAU LIBER 15553, FOLIO 443

- ### GENERAL NOTES
- THE SUBJECT PROPERTY IS ZONED R-ED PER THE 10/06/13 COMPREHENSIVE ZONING PLAN AND AMENDED BY THE COMPREHENSIVE LITE AMENDMENT DATED 07/28/2006.
 - COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 321A & 38BB.
 - THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL ASSOCIATES, INC. IN MAY 2010.
 - ⊕ DENOTES REBAR WITH CAP MARKED "PROP MARK 21204" SET.
 - ⊙ DENOTES IRON PIPE OR IRON BAR FOUND.
 - ⊙ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
 - DENOTES STONE OR MONUMENT FOUND.
 - BRL DENOTES BUILDING RESTRICTION LINE.
 - AREAS SHOWN HEREON ARE MORE OR LESS.
 - THIS PLAT IS IN ACCORDANCE WITH SECTIONS 128.K.1 THROUGH 128.K.4 OF THE HOWARD COUNTY ZONING REGULATIONS.
 - ⊞ DENOTES A NEIGHBORHOOD PRESERVATION EASEMENT AREA CONTAINING 1.2107 ACRES.
 - THERE ARE NO EXISTING DWELLINGS OR STRUCTURES LOCATED ON THE PROPERTY.
 - THIS PROPERTY IS ENCOMBERED WITH A NEIGHBORHOOD PRESERVATION EASEMENT HELD BY HOWARD COUNTY, MARYLAND. THE RESTRICTIONS AND PERMITTED USES ASSOCIATED WITH THE EASEMENT ARE SPECIFIED WITHIN THE DEED OF NEIGHBORHOOD 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.
 - THE PURPOSE OF THIS PLAT OF EASEMENT IS TO RECORD THE TRANSFER OF ONE (1) NEIGHBORHOOD PRESERVATION DENSITY EXCHANGE OPTION FROM THE NEIGHBORHOOD PRESERVATION EASEMENT ESTABLISHED BY THE RECORDATION OF THIS PLAT TO "CYPRESS SPRINGS-PHASE 3", TM 38, GRID 3, PAR. 42, 44, 45, & 46 (F-14-127).
 - THE DENSITY CALCULATIONS ARE PROVIDED IN THE DENSITY EXCHANGE CHART ON THIS PLAT AND IDENTIFIES THAT ONE (1) DEVELOPMENT RIGHT HAS BEEN SENT. NO RIGHTS REMAIN.
 - RECORDED FOREST CONSERVATION EASEMENT AREAS CAN NOT BE USED IN CALCULATING AREAS FOR DENSITY SENDING. SEE DENSITY EXCHANGE TABULATION CHART.
 - THIS PARCEL HAS BEEN DEEDED TO THE CYPRESS SPRINGS HOMEOWNERS ASSOCIATION, INC.
 - CYPRESS SPRINGS HOMEOWNERS ASSOCIATION, INC. ARTICLES OF INCORPORATION HAVE BEEN RECORDED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION AS REFERENCE NUMBER D13366745 ON JANUARY 10, 2010.
 - CYPRESS SPRINGS HOMEOWNERS ASSOCIATION, INC. COVENANTS AND RESTRICTIONS HAVE BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD. IN LIBER 14095, FOLIO 26 ON MAY 24, 2012.
 - THIS PLAT IS EXEMPT FROM FOREST CONSERVATION OBLIGATIONS AND LANDSCAPE REQUIREMENTS SINCE IT IS A "PLAT OF CORRECTION, NEIGHBORHOOD PRESERVATION EASEMENT AND DENSITY SENDING" WHICH DOES NOT CREATE ANY NEW LOTS.

COORDINATE TABLE

NO.	NORTH	EAST
37	563749.3678	1392711.5579
960	563419.8634	1391978.2985
961	563800.4518	1392989.3797
962	563610.2134	1392828.8821



AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.0000 AC
TOTAL AREA OF PARCELS TO BE RECORDED	2.7611 AC
TOTAL AREA OF LOTS TO BE RECORDED	0.0000 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	2.7611 AC

LEGEND

EXISTING PUBLIC FOREST CONSERVATION EASEMENT NO. 5-A (RETENTION)

NEIGHBORHOOD PRESERVATION EASEMENT 120,273 SF OR 2.7611 AC

OWNER	DEVELOPER
CYPRESS SPRINGS HOMEOWNERS ASSOCIATION, INC. 3675 PARK AVE., SUITE 301 ELLCOTT CITY, MARYLAND 21043-4511 410-480-0023	TRINITY QUALITY HOMES, INC. 3675 PARK AVE., SUITE 301 ELLCOTT CITY, MARYLAND 21043-4511 410-480-0023

RESERVATION OF PUBLIC UTILITY EASEMENTS

"DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER, AND THROUGH THE PROPERTY OF ATHOL MORGAN AND LISA P. MORGAN. ANY AND ALL CONVEYANCES OF THE AFORESAID PROPERTY SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PROPERTY. 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 OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY."

NEIGHBORHOOD PRESERVATION EASEMENT RESTRICTIONS

"THIS PROPERTY IS ENCOMBERED WITH A NEIGHBORHOOD PRESERVATION EASEMENT HELD BY HOWARD COUNTY, MARYLAND. THE RESTRICTIONS AND PERMITTED USES ASSOCIATED WITH THE EASEMENT ARE SPECIFIED WITHIN THE DEED OF NEIGHBORHOOD PRESERVATION EASEMENT RECORDED CONCURRENTLY WITH THE PLAT OF NEIGHBORHOOD PRESERVATION EASEMENT."

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO:

- CORRECT THE BOUNDARY PROPERTY LINES (PLATS 20961-20963) AND
- CREATE 2.7611 AC OF NEIGHBORHOOD PRESERVATION EASEMENT FOR DENSITY SENDING TO "CYPRESS SPRINGS - PHASE 3"

THE REQUIREMENTS OF § 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.

Thomas M Hoffmann, Jr. 12-8-15
THOMAS M. HOFFMAN, JR., MD. R.L.S. #267 DATE

Michael Pfauf 12/22/15
CYPRESS SPRINGS HOMEOWNERS ASSOCIATION, INC. DATE
BY TRINITY QUALITY HOMES, INC.
MICHAEL PFAU, PRESIDENT

OWNER'S CERTIFICATE

CYPRESS SPRINGS HOMEOWNERS ASSOCIATION, INC., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, 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 OUR HANDS THIS 22nd DAY OF December, 2015.

Michael Pfauf 12/22/15
CYPRESS SPRINGS HOMEOWNERS ASSOCIATION, INC. DATE
BY TRINITY QUALITY HOMES, INC.
MICHAEL PFAU, PRESIDENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINES A NEIGHBORHOOD PRESERVATION PARCEL EASEMENT OF 2.7611 ACRES ON ALL OF THE LAND CONVEYED BY TRINITY HOMES AT CYPRESS SPRINGS, L.L.C. TO CYPRESS SPRINGS HOMEOWNERS ASSOCIATION, INC. BY DEED DATED NOVEMBER 2, 2015 AND RECORDED IN LIBER 16529 FOLIO 237 AMONG OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

AND THAT 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 DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2016.

Thomas M Hoffmann, Jr. 12-8-15
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLCOTT CITY, MD 21043 TEL: 410.481.7666 FAX: 410.481.8961

RECORDED AS PLAT No. 23747 ON 4/22/16
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF CORRECTION,
NEIGHBORHOOD PRESERVATION EASEMENT,
and DENSITY SENDING
CYPRESS SPRINGS HOMEOWNERS ASSOCIATION, INC.
(DEEDED PARCEL - LIBER 16529 FOLIO 237)

ZONED R-ED
TAX MAP 38, GRID 3, PARCEL 1006 (previously 46)
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1" = 60' DECEMBER 8, 2015

GRAPHIC SCALE
120 60 30 0 60 120

SHEET 1 OF 1

F-14-127(S1)
F-16-069

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kat Steadman 1-4-16
DIRECTOR 65 DATE

PROJECTS\04-30\SURV\RECORD_PLATS\SENDING_PLAT_SIDE_RT_1.dwg