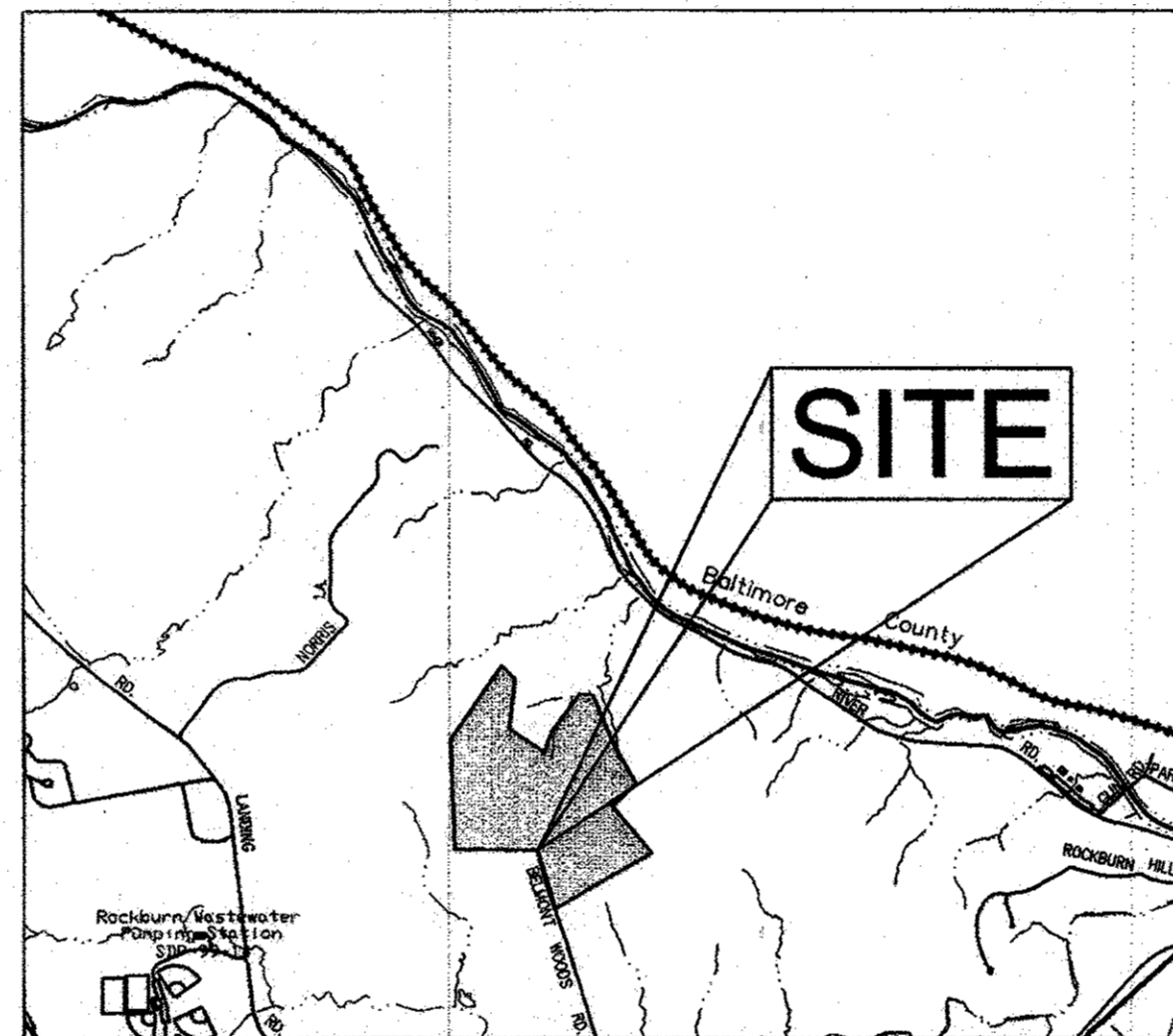


**GENERAL NOTES**

1. THE SUBJECT PROPERTY IS ZONED R-ED PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN.
2. COORDINATES ARE BASED ON MARYLAND STATE PLANE COORDINATE SYSTEM NAD 83(2011), AS DETERMINED BY RTN OBSERVATIONS (KEYNET VRS) ON 01/24/2013.
3. THIS PLAT IS BASED ON A FIELD-RUN BOUNDARY SURVEY PERFORMED BY JOHNSON, MIRMIRAN & THOMPSON (JMT) BETWEEN 01/24/2015 AND 02/06/2015.
4. AREAS SHOWN HEREON ARE MORE OR LESS.
5. 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.
6. PER SECTION 107.0.1.3 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.
7. 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.
8. 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 NOS. 21640 & 21641).
9. THE EXISTING FOREST CONSERVATION EASEMENTS WERE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY AS PLAT NOS. 21640 & 21641. THE EXISTING FOREST CONSERVATION EASEMENTS ARE OFF-SITE EASEMENTS FOR THE HOWARD COMMUNITY COLLEGE (SDP-06-106).
10. 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.
11. 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.
12. THERE ARE NO STREAMS, WETLANDS, FLOOD PLAINS, OR BUFFERS ON THE 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.
13. 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 IN LIBER 17030 AT FOLIO 145 ON AUGUST 08, 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.
14. 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 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.a.
15. ZONE II WEST B MAY NOT SEND DENSITY. ZONE II WEST B IS RESERVED FOR FUTURE USE AS A DRIVEWAY TO LANDING ROAD ONLY.

**DENSITY EXCHANGE TABULATION**

	INITIAL EXCHANGE	SECOND EXCHANGE
SENDING PARCEL INFORMATION	PROPERTY OF HOWARD COUNTY, MARYLAND BELMONT MANOR AND HISTORIC PARK LIBER 14129, FOLIO 538 TAX MAP 32 GRID 19 PARCEL 2.	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	39.0256 ACRES
FOREST CONSERVATION EASEMENT ACREAGE OF THE NEIGHBORHOOD PRESERVATION PARCEL EASEMENT*	2.5972 ACRES	2.5972 ACRES
NET PARCEL ACREAGE	36.4284 ACRES	36.4284 ACRES
DEVELOPMENT RIGHTS ALLOWED	72 UNITS	72 UNITS
DEVELOPMENT RIGHTS SENT	22 UNITS	1 UNIT
NUMBER OF REMAINING DEVELOPMENT RIGHTS	49 UNITS	48 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	DOVES FLY (F-17-008) PROPERTY OF JACK & BETTY CLARK LIVING TRUST LIBER 3043, FOLIO 556, TAX MAP 47, 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)		
<b>AREA TABULATION</b>		
TOTAL NUMBER OF LOTS TO BE RECORDED.....1		
TOTAL AREA TO BE RECORDED.....68.888 AC.		



**VICINITY MAP**  
SCALE: 1"=2000'

**Adcock & Associates · LLC**

Engineers · Surveyors · Planners  
3300 North Ridge Road, Suite 160  
Ellicott City, Maryland 21043  
Phone: 443.325.7682 Fax: 443.325.7685  
Email: info@saaland.com

**OWNER**

HOWARD COUNTY, MARYLAND  
3430 COURT HOUSE DRIVE  
ELLICOTT CITY, MARYLAND 21043  
410-313-2330

THE SOLE PURPOSE OF THIS REVISED PLAT IS TO TRANSFER ONE (1) DEO RIGHT UNIT FROM THE PRESERVATION PARCEL EASEMENT ESTABLISHED BY THE RECORDATION OF THE ORIGINAL GRANT OF EASEMENT TO DOVES FLY SUBDIVISION. (F-17-008).

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". 48 RIGHTS REMAIN.

RECORDED AS PLAT NUMBER 28441  
ON 11/23/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

THE REQUIREMENTS §3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND SETTING OF MARKERS COMPLIED WITH.

*Michael D. Adcock* 10/19/17  
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR  
MD REG. NO. 21257, EXPIRATION DATE 09/16/2019  
*Cathy Withland* 10/16/17  
HOWARD COUNTY, MARYLAND

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*James M. Irvin* 11-15-17  
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 11<sup>th</sup> DAY OF October, 2017

*James M. Irvin* 10/16/17  
HOWARD COUNTY, MARYLAND  
BY: JAMES M. IRVIN, DIRECTOR OF PUBLIC WORKS  
WITNESS *Cathy Withland* 10/16/17

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT IS 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 ENCUMBRANCES 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 IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND TITLE 9, SUBTITLE 13, CHAPTER 06, REGULATION 12.

*Michael D. Adcock* 9/22/17  
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 21257, EXPIRATION DATE: 06-16-2019

REVISED PLAT OF THE "BELMONT PROPERTY" DENSITY SENDING PLAT OF THE 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  
SCALE: AS SHOWN AUGUST, 2017 SHEET 1 OF 2

AREA	ACRES	SQ. FEET
ZONE I	28.0962	1,221,255
ZONE II EAST	30.1999	1,315,508
ZONE II WEST A	8.8257	384,449
ZONE II WEST B	1.8266	79,567
TOTAL	68.8884	3,000,779

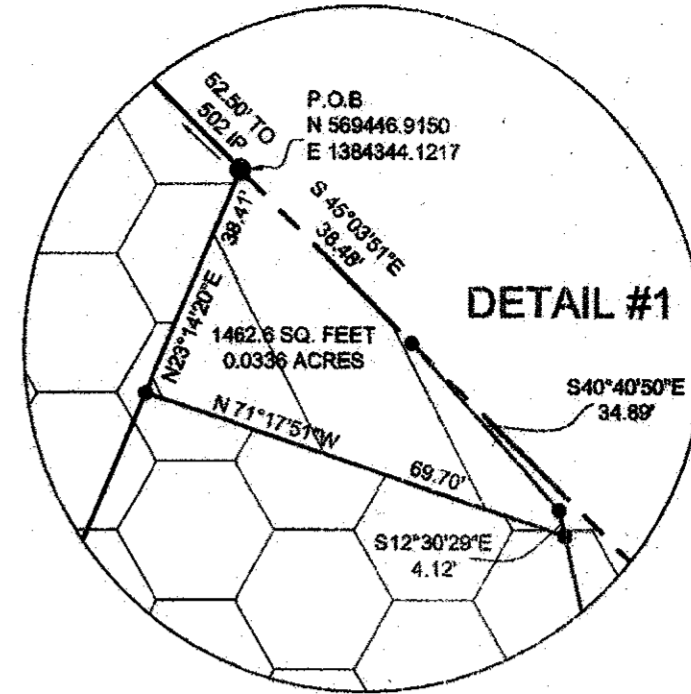
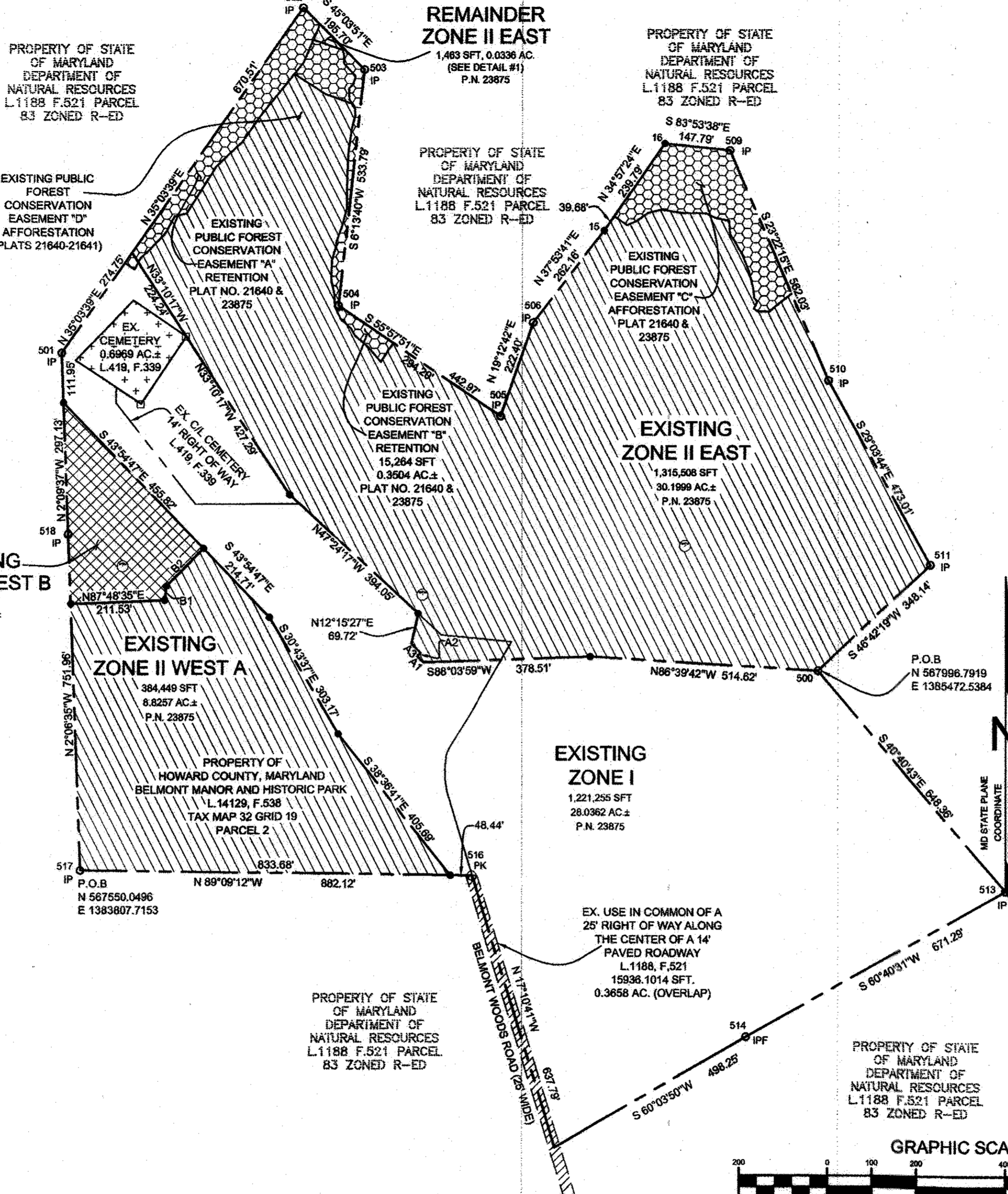
LINE	BEARING	DISTANCE
B1	N06°40'08"E	31.95'
B2	N44°44'18"E	119.29'

LINE	BEARING	DISTANCE
A1	N45°15'09"W	19.04'
A2	N44°44'51"E	10.13'
A3	N45°15'09"W	28.96'

**OWNER**  
 HOWARD COUNTY, MARYLAND  
 3430 COURT HOUSE DRIVE  
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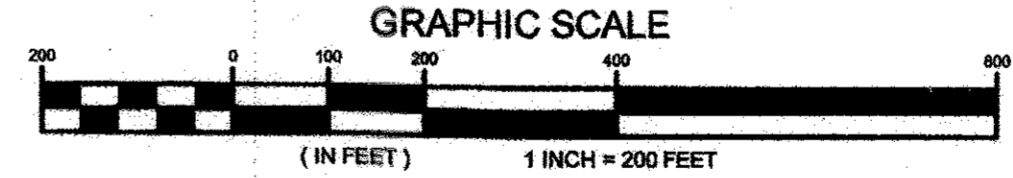
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- LEGEND**
- DENOTES FOREST CONSERVATION EASEMENT
  - DENOTES NEIGHBORHOOD PRESERVATION PARCEL EASEMENT
  - DENOTES ZONE I ARCHITECTURAL AND SCENIC EASEMENT
  - CEMETARY RESERVATION 0.6969 AC.
  - DENOTES 25' RIGHT OF WAY OVERLAPPING ON BELMONT PROPERTY
  - DENOTES ZONE II WEST B (FUTURE DRIVEWAY)
  - DENOTES IRON PIN
  - DENOTES PK. NAIL
  - DENOTES CONCRETE MONUMENT
  - DENOTES COMPUTED ANGLE BREAK
  - DENOTES SEPTIC TANK/FIELD
  - DENOTES WELL

POINT	NORTHING	EASTING	DESCRIPTION
500	568018.241	1385465.095	RC PHR
501	568710.255	1383763.976	IP 1/2"
502	569484.064	1384306.908	IP 1/2"
503	569345.809	1384445.460	IP 1/2"
504	568803.495	1384396.846	IP 1/2"
505	568567.199	1384754.666	IP 1/2"
506	568777.238	1384827.797	IP 1/2"
509	569164.888	1385273.212	IP 1/2"
510	568649.062	1385493.547	IP 1/2"
511	568235.524	1385725.910	IP 1/2"
513	567505.038	1385865.793	IP 1/2"
514	567188.005	1385309.820	IP 1/2"
516	567537.076	1384689.895	PK
517	567560.050	1383807.715	IP 1/2"
518	568301.522	1383779.864	IP 1/2"



THE SOLE PURPOSE OF THIS REVISED PLAT IS TO TRANSFER ONE (1) DEO RIGHT UNIT FROM THE PRESERVATION PARCEL EASEMENT ESTABLISHED BY THE RECORDATION OF THE ORIGINAL GRANT OF EASEMENT TO DOVES FLY SUBDIVISION. (F-17-008).

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 "CARETKAER HOUSE", 48 RIGHTS REMAIN.

RECORDED AS PLAT NUMBER 24442  
 ON 11/22/17 AMONG THE LAND RECORDS  
 OF HOWARD COUNTY, MARYLAND

THE REQUIREMENTS §3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND SETTING OF MARKERS COMPLIED WITH.

*Michael D. Adcock* 10-11-17  
 MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR  
 MD REG. NO. 21257, EXPIRATION DATE 06/16/2019

*James M. Irvin* 10/16/17  
 JAMES M. IRVIN, DIRECTOR OF PUBLIC WORKS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Kathleen L. Hays* 11-15-17  
 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 11 DAY OF October, 2017

*James M. Irvin* 10/16/17  
 HOWARD COUNTY, MARYLAND DATE  
 BY: JAMES M. IRVIN, DIRECTOR OF PUBLIC WORKS

*Cathy Sutterland*  
 WITNESS DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT IS DEFINES A NEIGHBORHOOD PRESERVATION PARCEL EASEMENT OF 284 ACRES ON PART OF THE LAND CONVEYED BY THE BOARD OF TRUSTEES OF HOWARD COUNTY COLLEGE TO HOWARD COUNTY, MARYLAND BY DEED DATED JUNE 21, 2012 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 14129, FOLIO 638. 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 IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND TITLE 9, SUBTITLE 13, CHAPTER 06, REGULATION 12.

*Michael D. Adcock* 11/22/17  
 MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 21257, EXPIRATION DATE: 06-16-2019 DATE

REVISED PLAT OF THE "BELMONT PROPERTY"  
 DENSITY SENDING  
 PLAT OF THE 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

SCALE: AS SHOWN AUGUST, 2017 SHEET 2 OF 2

JOB NO. 07-115