

BOUNDARY		
POINT	NORTHING	EASTING
1	592782.9870	1325360.6095
2	592724.7994	1325366.0736
3	592714.6452	1325366.9341
4	592358.1859	1325326.4796
5	591793.6534	1325186.8904
6	591827.3786	1324834.6377
7	592216.7418	1323875.2587
8	590316.1395	1323857.5758
9	590271.8954	1323806.6542
10	590260.5729	1323816.4920
11	590106.9365	1323639.6683
12	590110.5645	1322990.0790
13	590262.8836	1322061.9534
14	590416.1019	1321808.2833
15	591157.5171	1322670.2866
16	591206.8875	1322666.7064
17	591194.6751	1322875.1928
18	592130.7879	1322966.0128
19	592762.2093	1322982.9523
20	593137.0630	1322947.4620
21	593077.0311	1323426.2028
22	593045.1046	1323680.8089
23	593050.0809	1323814.5264
24	592938.9259	1323938.6133

CURVE TABLE									
POINT	NORTHING	EASTING	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	592782.9870	1325360.6095	C1	2253.38'	583.16'	293.22'	581.53'	S13°53'19"W	14°49'40"

FOREST CONSERVATION EASEMENT AREAS		
AREA	DESCRIPTION	ACRES
A	RETENTION	2.41±
B	RETENTION	4.22±
C	RETENTION	0.36±
D	RETENTION	1.87±
TOTAL		8.86±

**OWNER**

2800 NIXON'S FARM LANE, LLC  
C/O GEORGE BROWN  
17500 FREDERICK ROAD  
MT. AIRY, MD 21771  
PHONE: (410) 962-1188

**PURPOSE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO EXTINGUISH PERMANENTLY THE RIGHT TO SUBDIVIDE PARCEL 90, TAX MAP 15 AND IN CONJUNCTION WITH THIS PLAT 1 CEO DEVELOPMENT RIGHT IS TRANSFERRED TO 20

**DENSITY EXCHANGE TABULATION**

TOTAL PARCEL ACREAGE	109.82 AC.±
RECORDED FOREST CONSERVATION EASEMENT	8.86 AC.±
PRESERVATION EASEMENT ACREAGE	100.96 AC.± (109.82 AC. - 8.86 AC.)
DEO UNITS RESERVED FOR SENDING PARCEL	3 (3 x 4.25 AC. = 12.75 AC.)
PRESERVATION EASEMENT ACREAGE REMAINING	88.21 AC. (100.96 AC. - 12.75 AC.)
CEO UNITS CREATED (1:4.25)	88.21 AC. / 4.25 AC. = 20
CEO UNITS SENT (1:4.25)	0
DEO UNITS CREATED (1:3)	88.21 AC. / 3 AC. = 29
DEO UNITS SENT (1:3)	11
RECEIVING PARCEL INFORMATION	WALKER MEADOWS PROPERTY TM 9, BLOCK 66, PARCEL 66
ACREAGE OF PRESERVATION EASEMENT REMAINING TO BE SENT	12 CEO OR 18 DEO (55.21 AC.)
DEO UNITS SENT (1:3)	18
RECEIVING PARCEL INFORMATION	WILLOWSHIRE (F-18-086) TM 27, GRID 18, PARCELS 34, 36, 98, 111, & 112
ACREAGE OF PRESERVATION EASEMENT REMAINING TO BE SENT	0 (1.21 AC.)

\* 3 UNITS (3 x 4.25 AC. = 12.75 AC.) ARE TO BE RETAINED FOR THE EXISTING DWELLING THAT IS TO REMAIN, THE COUNTRY CLUB CONDITIONAL USE, AND SOLAR FARM CONDITIONAL USE.

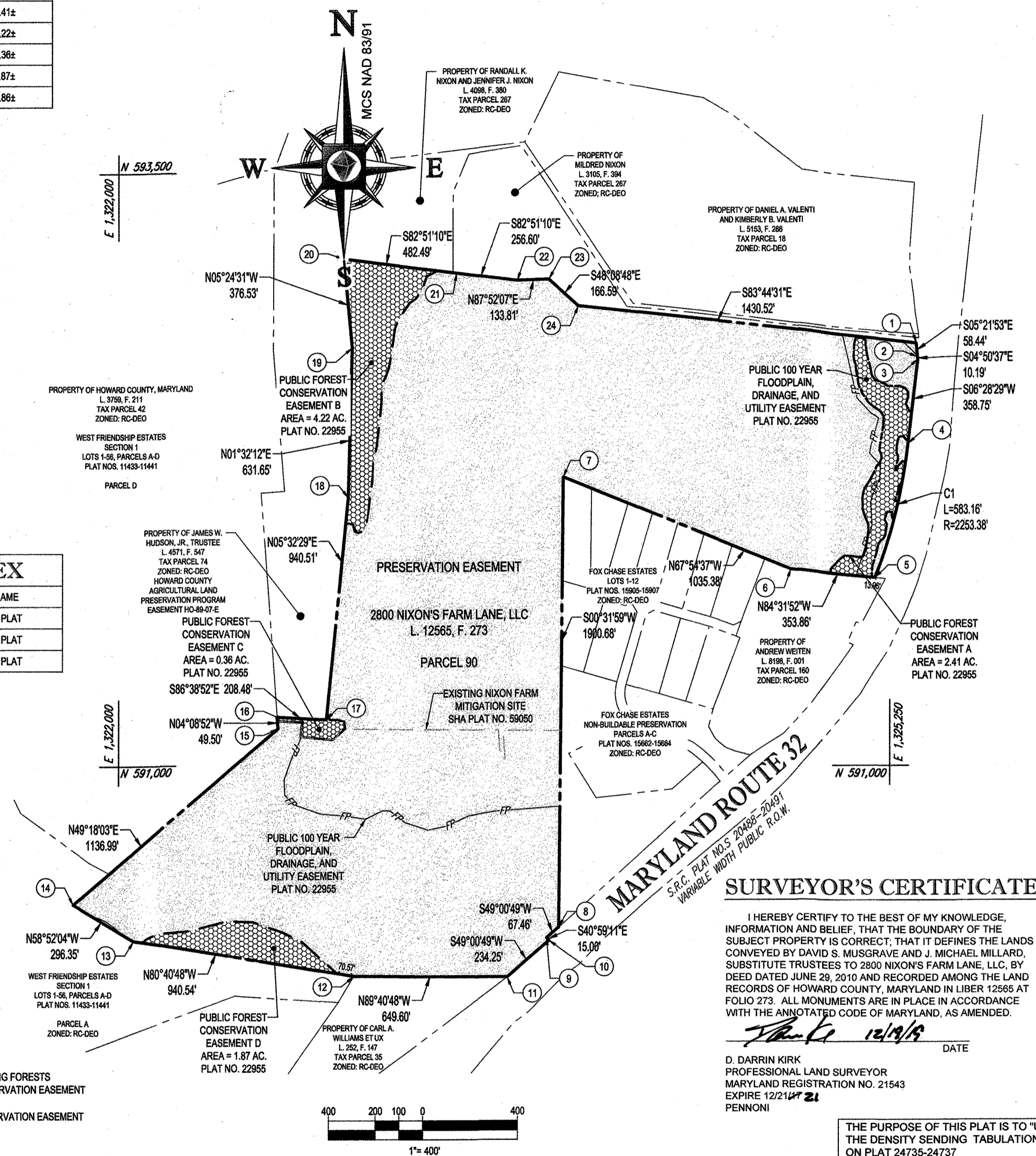
**SHEET INDEX**

SHEET NO.	SHEET NAME
1	SENDING PLAT
2	SENDING PLAT
3	SENDING PLAT

**LEGEND:**

EXISTING FORESTS  
CONSERVATION EASEMENT

PRESERVATION EASEMENT

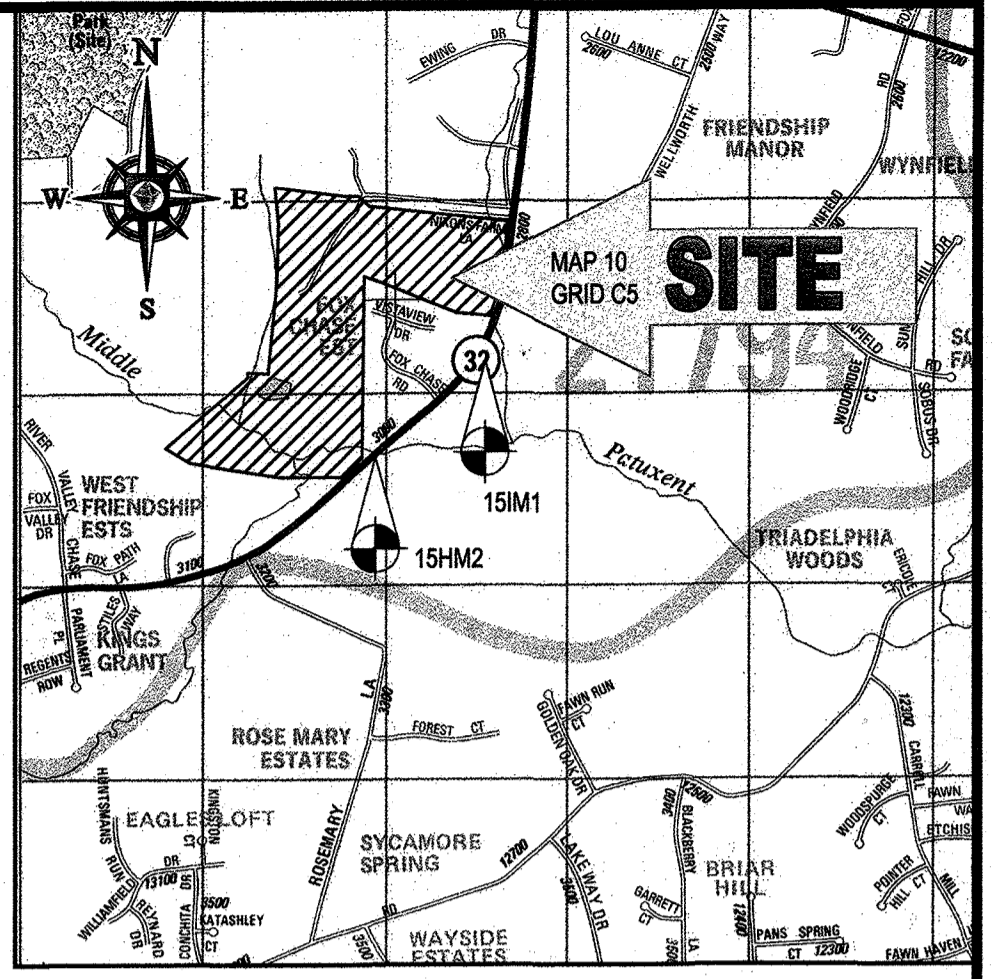


**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY OF THE SUBJECT PROPERTY IS CORRECT, THAT IT DEFINES THE LANDS CONVEYED BY DAVID S. MUSGRAVE AND J. MICHAEL MILLARD, SUBSTITUTE TRUSTEES TO 2800 NIXON'S FARM LANE, LLC, BY DEED DATED JUNE 29, 2010 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 12565 AT FOLIO 273. ALL MONUMENTS ARE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*[Signature]* 12/19/19  
DATE  
D. DARRIN KIRK  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 21543  
EXPIRE 12/21/21  
PENNSONI

THE PURPOSE OF THIS PLAT IS TO UPDATE THE DENSITY SENDING TABULATION CHART ON PLAT 24735-24737



**LOCATION MAP**

COPYRIGHT ADC THE MAP PEOPLE  
PERMIT USE NO. 20602153-5  
SCALE: 1"=200'

**GENERAL NOTES**

- THE SUBJECT PROPERTY IS ZONED RC-DEO AS PER 10-06-13 COMPREHENSIVE ZONING PLAN.
  - THERE ARE EXISTING DWELLING/STRUCTURES LOCATED ON PARCEL 90 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING/STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
  - COORDINATES BASED ON NAD 83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 15HM2 AND 15M1.
  - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY, 2004 BY PATTON HARRIS RUST & ASSOCIATES, INC.
  - ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
  - BASED ON AVAILABLE COUNTY MAPS AND RECORDS, THERE ARE NO HISTORIC STRUCTURES OR KNOWN CEMETERIES LOCATED ON THE SUBJECT PROPERTY.
  - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING, AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
  - SEE DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS F-94-67, WP-94-79, F-97-163, WP-97-121, BA-80-39E, BA-390-C, SP-05-19, SDP-14-014, AND ECP-13-057.
  - 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 **ON 1/12/2018 IN LIBER 18009, FOLIO 34.**
  - PER CB59-2016 (ZRA-164), PROPERTY ON WHICH AN APPROVED COMMERCIAL SOLAR FACILITY IS LOCATED IS ELIGIBLE TO BE A SENDING PARCEL PROVIDED THAT ONE DENSITY RIGHT IS RETAINED FOR THE CONDITIONAL USE UNTIL THE COMMERCIAL SOLAR FACILITY IS REMOVED.
  - NO CEMETERIES ARE LOCATED ON THE SITE.
  - PER SECTION 16.1202(b)(iv) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE FOREST STAND DELINEATION IS NOT REQUIRED FOR THIS PROJECT.
  - PER SECTION 16.115 (d) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE 100-YEAR FLOODPLAIN DELINEATION IS NOT REQUIRED FOR THIS PROJECT.
  - USING THE DENSITY/CLUSTER EXCHANGE OPTION DESCRIBED IN SECTION 106.0 OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR 11 UNITS OF THE RESIDENTIAL LOTS/PARCELS SHOWN ON THE SUBDIVISION PLAN FOR WALKER MEADOWS, F-17-045 HAVE BEEN TRANSFERRED FROM NIXON'S FARM, RE-17-001, TM 15, PARCEL 90.
- (\* ) ONLY ONE EASEMENT HOLDER IS NEEDED FOR ALL EASEMENTS.

**OWNER'S CERTIFICATE**

WE, 2800 NIXON'S FARM LANE, LLC, 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 PRESERVATION EASEMENT TO BE CONSIDERED A SENDING PARCEL FOR DEVELOPMENT RIGHTS.

WITNESS MY HAND THIS 21 DAY OF February 2020

OWNER: 2800 NIXON'S FARM LANE, LLC

*[Signature]* 2/21/20  
DATE  
GEORGE BROWN

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT OF EASEMENT, DENSITY SENDING SHOWN HEREON IS CORRECT; THAT IT DEFINES A PRESERVATION PARCEL EASEMENT OF 100.96 ACRES ON PART OF THE LANDS CONVEYED BY DAVID S. MUSGRAVE AND J. MICHAEL MILLARD, SUBSTITUTE TRUSTEES TO 2800 NIXON'S FARM LANE, LLC, BY DEED DATED JUNE 29, 2010 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 12565 AT FOLIO 273.

*[Signature]* 12-6-19  
DATE  
ROBERT C. HARR, JR.  
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587  
EXPIRATION DATE: JANUARY 16, 2021  
BOHLER

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.

*[Signature]* 12-6-19  
DATE  
ROBERT C. HARR, JR.  
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587  
EXPIRATION DATE: JANUARY 16, 2021  
BOHLER  
*[Signature]* 2/21/20  
DATE  
SIGNATURE OF OWNER  
2800 NIXON'S FARM LANE, LLC

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* 2/21/20  
DATE  
DIRECTOR

**BOHLER ENGINEERING** 901 DULANEY VALLEY ROAD, SUITE 801  
TOWSON, MD 21284  
PHONE: (410) 821-7900  
FAX: (410) 821-7967

RECORDED AS PLAT NO. 25512 ON 2/21/20 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISED  
PLAT OF EASEMENT, DENSITY SENDING  
**PROPERTY OF**  
**2800 NIXON'S FARM LANE, LLC**  
PREVIOUS FILE NOS.: WP-94-79, F-94-67, F-97-163, WP-97-121,  
BA-80-39E, BA-390-C, SP-05-19, SDP-14-014, AND ECP-13-057  
3RD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
TAX MAP NO. 15, GRID NO. 16, PARCEL 90  
ZONED: RC-DEO  
SHEET: 1 OF 3  
SCALE: 1" = 400'  
DATE: NOVEMBER 14, 2019  
MD162007EX10.DWG  
F-18-086-S1

**FOREST CONSERVATION EASEMENT AREAS**

AREA	DESCRIPTION	ACRES
A	RETENTION	2.41±
B	RETENTION	4.22±
TOTAL		6.63±

**OWNER**

2800 NIXON'S FARM LANE, LLC  
C/O GEORGE BROWN  
17500 FREDERICK ROAD  
MT. AIRY, MD 21771  
PHONE: (410) 962-1188

**PURPOSE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO EXTINGUISH PERMANENTLY THE RIGHT TO SUBDIVIDE PARCEL 90, TAX MAP 15 AND IN CONJUNCTION WITH THIS PLAT 1 CEO DEVELOPMENT RIGHT IS TRANSFERRED TO 20

**DENSITY EXCHANGE TABULATION**

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PRESERVATION EASEMENT ACREAGE REMAINING	88.21 AC. (100.96 AC. - 12.75 AC.)
CEO UNITS CREATED (1:4.25)	88.21 AC. / 4.25 AC. = 20
CEO UNITS SENT (1:4.25)	0
DEO UNITS CREATED (1:3)	88.21 AC. / 3 AC. = 29
DEO UNITS SENT (1:3)	11
RECEIVING PARCEL INFORMATION	WALKER MEADOWS PROPERTY TM 9, BLOCK 66, PARCEL 66
ACREAGE OF PRESERVATION EASEMENT REMAINING TO BE SENT	12 CEO OR 18 DEO (55.21 AC.)
DEO UNITS SENT (1:3)	18
RECEIVING PARCEL INFORMATION	WILLOWSHIRE (F-18-088) TM 27, GRID 16, PARCELS 94, 95, 98, 111, & 112
ACREAGE OF PRESERVATION EASEMENT REMAINING TO BE SENT	0 (1.21 AC.)
* 3 UNITS (3 x 4.25 AC. = 12.75 AC.) ARE TO BE RETAINED FOR THE EXISTING DWELLING THAT IS TO REMAIN, THE COUNTRY CLUB CONDITIONAL USE, AND SOLAR FARM CONDITIONAL USE.	

**Forest Conservation Easement - B Line Table**

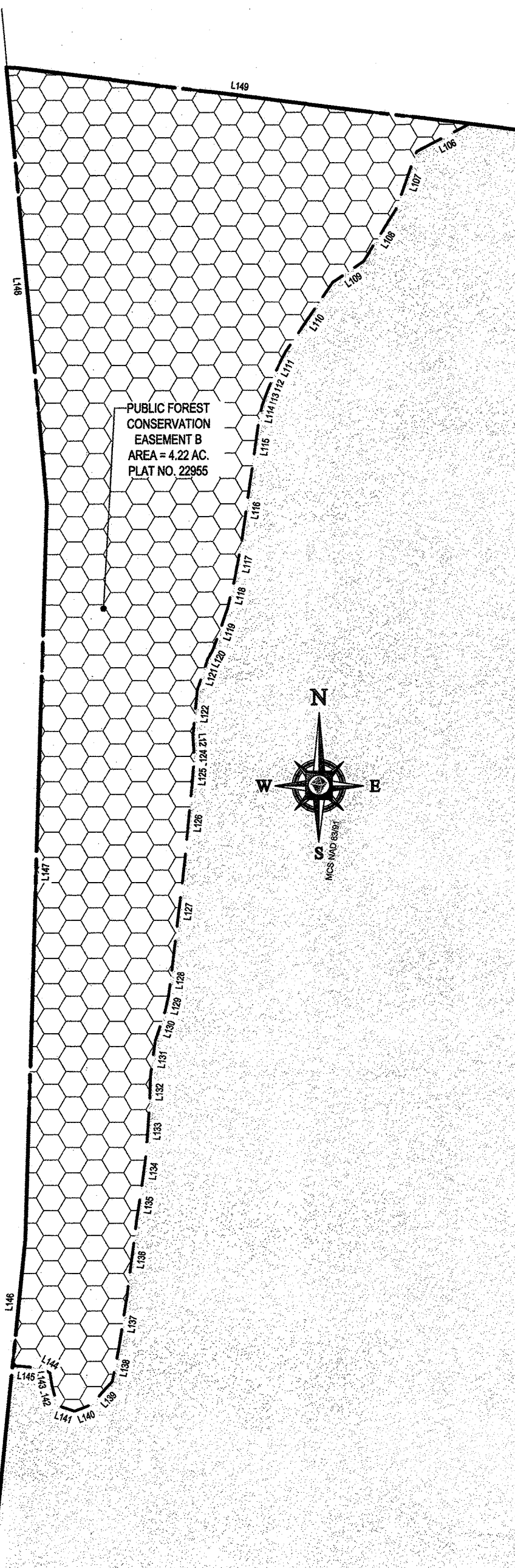
Line #	Length	Direction
L106	51.49'	S62° 19' 29.00"W
L107	50.85'	S19° 36' 39.00"W
L108	53.26'	S31° 45' 11.00"W
L109	32.20'	S55° 56' 29.00"W
L110	71.81'	S33° 59' 36.00"W
L111	24.84'	S27° 24' 06.00"W
L112	13.42'	S22° 11' 55.00"W
L113	12.28'	S19° 32' 25.00"W
L114	12.74'	S12° 44' 28.00"W
L115	45.51'	S07° 49' 18.00"W
L116	84.31'	S07° 58' 11.00"W
L117	28.76'	S10° 32' 31.00"W
L118	25.88'	S13° 23' 31.00"W
L119	37.44'	S19° 11' 20.00"W
L120	9.57'	S29° 07' 01.00"W
L121	27.41'	S18° 32' 00.00"W
L122	39.79'	S05° 22' 28.00"W
L123	11.50'	S04° 36' 34.00"E
L124	14.28'	S01° 19' 00.00"W
L125	18.78'	S04° 02' 31.00"W
L126	63.08'	S05° 20' 59.00"W
L127	88.78'	S06° 39' 56.00"W
L128	29.84'	S07° 03' 42.00"W
L129	13.59'	S12° 47' 24.00"W
L130	26.22'	S18° 09' 55.00"W
L131	31.23'	S07° 45' 23.00"W
L132	25.90'	S01° 30' 40.00"W
L133	40.84'	S04° 00' 38.00"W
L134	27.12'	S07° 06' 29.00"W
L135	31.48'	S08° 35' 28.00"W
L136	63.47'	S07° 00' 43.00"W
L137	48.10'	S08° 39' 13.00"W
L138	27.50'	S11° 08' 43.00"W
L139	26.54'	S42° 22' 01.00"W
L140	15.58'	S88° 28' 45.00"W
L141	15.49'	N71° 40' 17.00"W
L142	18.70'	N15° 03' 34.00"W
L143	10.13'	N08° 34' 56.00"W
L144	8.14'	N81° 01' 59.00"W
L145	24.99'	N84° 27' 31.00"W
L146	108.96'	N05° 32' 41.38"E
L147	631.85'	N01° 32' 12.00"E
L148	376.53'	N05° 24' 31.00"W
L149	400.94'	S82° 51' 10.00"E

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY OF THE SUBJECT PROPERTY IS CORRECT; THAT IT DEFINES THE LANDS CONVEYED BY DAVID S. MUSGRAVE AND J. MICHAEL MILLARD, SUBSTITUTE TRUSTEES TO 2800 NIXON'S FARM LANE, LLC, BY DEED DATED JUNE 29, 2010 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 12565 AT FOLIO 273. ALL MONUMENTS ARE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*[Signature]* 12/19/19  
DATE

D. DARRIN KIRK  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 21543  
EXPIRE 12/21/21  
PENNSONI

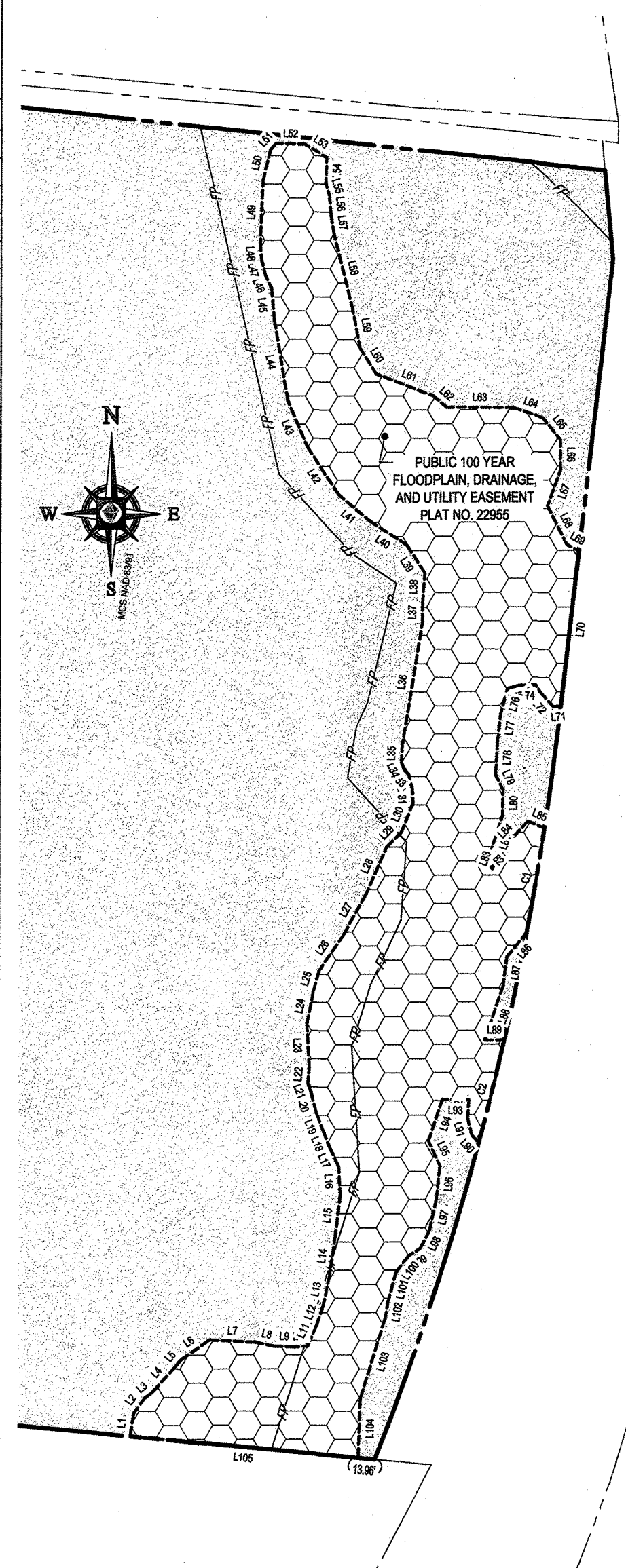


**Forest Conservation Easement - A Line Table**

Line #	Length	Direction
L1	17.98'	N07° 40' 28.00"E
L2	14.42'	N36° 28' 02.00"E
L3	7.18'	N51° 18' 24.00"E
L4	27.51'	N41° 50' 02.00"E
L5	5.58'	N38° 26' 48.00"E
L6	28.29'	N54° 50' 57.00"E
L7	35.83'	S87° 07' 35.00"E
L8	14.49'	S77° 53' 40.00"E
L9	15.45'	S88° 16' 02.00"E
L10	10.22'	N86° 46' 59.00"E
L11	18.18'	N23° 51' 55.00"E
L12	14.81'	N18° 02' 36.00"E
L13	23.47'	N11° 50' 15.00"E
L14	29.82'	N08° 14' 28.00"E
L15	33.21'	N06° 39' 37.00"E
L16	21.91'	N03° 19' 12.00"W
L17	16.79'	N24° 19' 28.00"W
L18	10.50'	N22° 13' 26.00"W
L19	17.33'	N21° 05' 48.00"W
L20	16.98'	N15° 11' 54.00"W
L21	6.67'	N20° 02' 38.00"W
L22	12.90'	N04° 38' 27.00"E
L24	24.63'	N10° 56' 08.00"E
L25	17.16'	N15° 29' 55.00"E
L26	32.46'	N34° 02' 34.00"E
L27	37.40'	N28° 44' 04.00"E
L28	38.43'	N23° 17' 06.00"E
L29	15.61'	N45° 05' 39.00"E
L30	23.89'	N21° 26' 39.00"E
L31	10.97'	N02° 21' 44.00"W
L32	11.46'	N14° 39' 58.00"W
L33	4.06'	N44° 46' 59.00"W
L34	6.98'	N21° 44' 47.00"W
L35	13.27'	N02° 00' 13.00"E
L36	95.38'	N09° 16' 40.00"E
L37	15.35'	N00° 29' 07.00"E
L38	22.54'	N04° 04' 11.00"E
L39	25.69'	N33° 18' 14.00"W
L40	33.19'	N57° 01' 21.00"W
L41	31.64'	N49° 39' 54.00"W
L42	44.58'	N33° 26' 44.00"W
L43	38.38'	N22° 53' 15.00"W
L44	62.12'	N09° 38' 01.00"W
L45	24.81'	N05° 09' 00.00"W
L46	11.78'	N24° 47' 49.00"W
L47	10.67'	N13° 53' 35.00"W
L48	12.21'	N05° 51' 13.00"W
L49	49.67'	N02° 20' 02.00"E
L50	24.00'	N13° 13' 39.00"E
L51	6.64'	N41° 34' 37.00"E
L52	21.91'	S88° 42' 58.00"E
L53	19.82'	S59° 03' 44.00"E
L54	19.80'	S01° 28' 46.00"W
L55	9.56'	S16° 28' 54.00"E

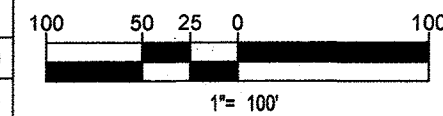
**Forest Conservation Easement - A Line Table**

Line #	Length	Direction
L56	14.82'	S04° 33' 43.00"E
L57	15.88'	S09° 06' 55.00"E
L58	56.64'	S14° 06' 00.00"E
L59	32.50'	S11° 05' 28.00"E
L60	23.19'	S32° 03' 36.00"E
L61	47.27'	S88° 34' 16.00"E
L62	13.15'	S48° 40' 48.00"E
L63	51.08'	S89° 24' 15.00"E
L64	24.22'	S71° 59' 19.00"E
L65	21.85'	S38° 42' 01.00"E
L66	22.84'	S00° 04' 33.00"E
L67	26.46'	S19° 33' 14.00"W
L68	33.45'	S26° 22' 47.00"E
L69	10.44'	S62° 23' 12.00"E
L70	119.62'	S06° 28' 31.40"W
L71	5.67'	S85° 09' 22.00"W
L72	14.07'	N42° 21' 15.00"W
L73	7.35'	N34° 37' 22.00"W
L74	12.95'	S87° 57' 23.00"W
L75	9.03'	S74° 22' 34.00"W
L76	20.14'	S15° 20' 41.00"W
L77	20.00'	S06° 21' 48.00"W
L78	26.68'	S03° 12' 07.00"W
L79	13.11'	S26° 04' 14.00"E
L80	19.75'	S00° 56' 02.00"W
L81	38.31'	S16° 02' 47.00"W
L82	6.10'	S46° 47' 58.00"E
L83	11.67'	N17° 36' 04.00"E
L84	34.30'	N43° 01' 30.00"E
L85	13.82'	S69° 52' 17.00"E
L86	23.92'	S39° 32' 58.00"W
L87	22.44'	S07° 00' 50.00"W
L88	44.22'	S18° 29' 29.00"W
L89	14.93'	S89° 56' 56.00"E
L90	7.79'	N42° 05' 10.00"W
L91	14.10'	N14° 19' 20.00"W
L92	13.55'	N05° 04' 03.00"E
L93	20.54'	N89° 06' 41.00"W
L94	33.45'	S16° 17' 35.00"W
L95	21.06'	S24° 45' 26.00"E
L96	26.82'	S05° 57' 30.00"W
L97	22.81'	S12° 27' 02.00"W
L98	15.75'	S26° 37' 48.00"W
L99	11.05'	S58° 31' 24.00"W
L100	16.19'	S36° 26' 15.00"W
L101	23.15'	S14° 40' 06.00"W
L102	13.14'	S09° 40' 49.00"W
L103	63.82'	S16° 58' 47.00"W
L104	45.99'	S01° 58' 10.00"W
L105	175.42'	N84° 31' 52.00"W



**Curve Table**

Curve #	Length	Radius	Tangent	Chord	Bearing	Delta
C1	81.633	2273.814	40.82	81.63	N09° 33' 37.47"E	002.0570
C2	81.009	2200.365	40.51	81.00	N15° 46' 13.21"E	002.1094



**OWNER'S CERTIFICATE**

WE, 2800 NIXON'S FARM LANE, LLC, 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 PRESERVATION EASEMENT TO BE CONSIDERED A SENDING PARCEL FOR DEVELOPMENT RIGHTS.

WITNESS MY HAND THIS 21<sup>st</sup> DAY OF February 2020

OWNER: 2800 NIXON'S FARM LANE, LLC

*[Signature]* 2/21/20  
DATE

*[Signature]* 2-21-20  
DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT OF EASEMENT, DENSITY SENDING SHOWN HEREON IS CORRECT; THAT IT DEFINES A PRESERVATION PARCEL EASEMENT OF 100.96 ACRES ON PART OF THE LANDS CONVEYED BY DAVID S. MUSGRAVE AND J. MICHAEL MILLARD, SUBSTITUTE TRUSTEES TO 2800 NIXON'S FARM LANE, LLC, BY DEED DATED JUNE 29, 2010 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 12565 AT FOLIO 273.



ROBERT C. HARR, JR.  
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587  
EXPIRATION DATE: JANUARY 16, 2021  
BOHLER

12-6-19  
DATE



RECORDED AS PLAT NO. 25511 ON 9/21/20 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISED

PLAT OF EASEMENT, DENSITY SENDING  
**PROPERTY OF**  
**2800 NIXON'S FARM LANE, LLC**

PREVIOUS FILE NOS.: WP-94-79, F-94-67, F-97-163, WP-97-121, BA-80-39E, BA-390-C, SP-05-19, SDP-14-014, AND ECP-13-057  
3RD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
TAX MAP NO. 15, GRID NO. 16, PARCEL 90  
ZONED: RC-DEO

SHEET: 2 OF 3

SCALE: 1" = 400'  
DATE: NOVEMBER 14, 2019

MD162007EX10.DWG

F-18-086-S1

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.

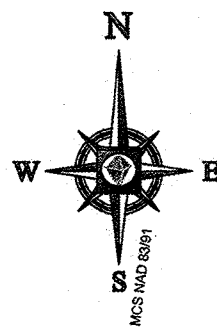
*[Signature]* 12-6-19  
DATE

ROBERT C. HARR, JR.  
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587  
EXPIRATION DATE: JANUARY 16, 2021  
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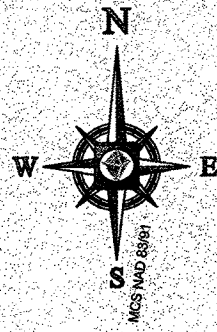
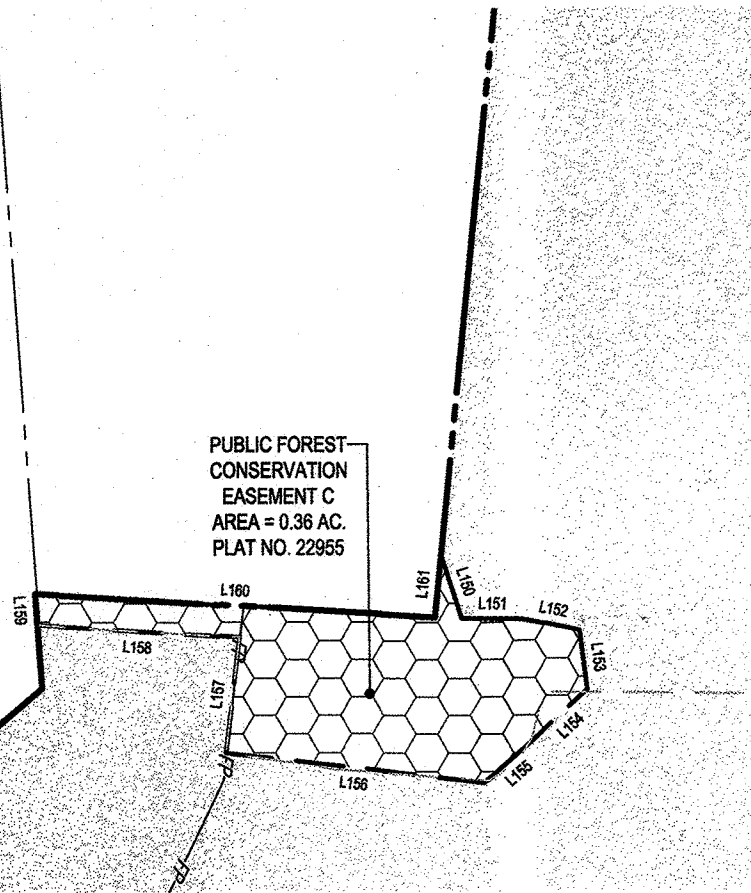
*[Signature]* 2/21/20  
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

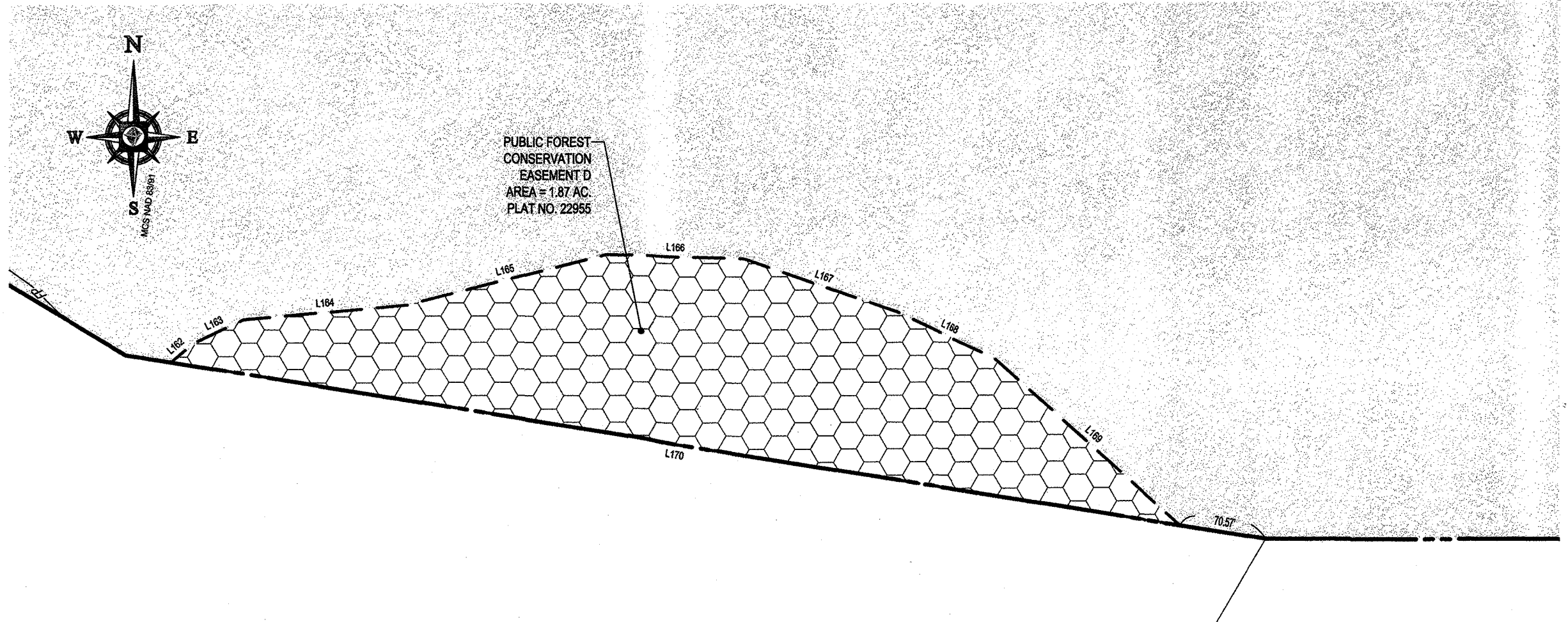
*[Signature]* 2/16/2020  
DATE



PUBLIC FOREST CONSERVATION EASEMENT C  
AREA = 0.36 AC.  
PLAT NO. 22955



PUBLIC FOREST CONSERVATION EASEMENT D  
AREA = 1.87 AC.  
PLAT NO. 22955



**OWNER**

2800 NIXON'S FARM LANE, LLC  
C/O GEORGE BROWN  
17500 FREDERICK ROAD  
MT. AIRY, MD 21771  
PHONE: (410) 962-1188

**Forest Conservation Easement - C Line Table**

Line #	Length	Direction
L150	34.85'	S17° 40' 51.00"E
L151	31.22'	S88° 25' 23.00"E
L152	30.73'	S78° 09' 11.00"E
L153	30.95'	S07° 11' 01.00"E
L154	38.43'	S47° 09' 52.00"W
L155	33.24'	S48° 51' 53.00"W
L156	135.27'	N83° 29' 45.00"W
L157	60.95'	N06° 34' 55.00"E
L158	105.79'	N88° 37' 57.00"W
L159	16.37'	N04° 08' 52.00"W
L160	208.84'	S86° 38' 52.00"E
L161	33.03'	N05° 32' 29.00"E

**Forest Conservation Easement - D Line Table**

Line #	Length	Direction
L170	832.38'	N80° 40' 46.99"W
L169	203.53'	S47° 50' 50.00"E
L168	88.29'	S64° 25' 11.00"E
L167	132.54'	S70° 30' 37.00"E
L166	111.66'	S88° 29' 37.00"E
L165	166.04'	N75° 50' 23.00"E
L164	134.92'	N84° 53' 14.00"E
L163	45.22'	N65° 05' 03.00"E
L162	23.80'	N49° 21' 56.00"E

**PURPOSE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO EXTINGUISH PERMANENTLY THE RIGHT TO SUBDIVIDE PARCEL 90, TAX MAP 15 AND IN CONJUNCTION WITH THIS PLAT 1 CEO DEVELOPMENT RIGHT IS TRANSFERRED TO 20

**DENSITY EXCHANGE TABULATION**

TOTAL PARCEL ACREAGE	109.82 AC ±
RECORDED FOREST CONSERVATION EASEMENT	8.86 AC ±
PRESERVATION EASEMENT ACREAGE	100.96 AC ± (109.82 AC - 8.86 AC)
DEO UNITS RESERVED FOR SENDING PARCEL	3 (3 x 4.25 AC. = 12.75 AC.)*
PRESERVATION EASEMENT ACREAGE REMAINING	68.21 AC. (100.96 AC. - 12.75 AC.)
CEO UNITS CREATED (1:4.25)	88.21 AC. / 4.25 AC. = 20
CEO UNITS SENT (1:4.25)	0
DEO UNITS CREATED (1:3)	88.21 AC. / 3 AC. = 29
DEO UNITS SENT (1:3)	11
RECEIVING PARCEL INFORMATION	WALKER MEADOWS PROPERTY TM 9, BLOCK 66, PARCEL 66
ACREAGE OF PRESERVATION EASEMENT REMAINING TO BE SENT	12 CEO OR 18 DEO (55.21 AC.)
DEO UNITS SENT (1:3)	18
RECEIVING PARCEL INFORMATION	WILLOWSHIRE (F-18-088) TM 27, GRID 18, PARCELS 34, 36, 98, 111, & 112
ACREAGE OF PRESERVATION EASEMENT REMAINING TO BE SENT	0 (1.21 AC.)

\* 3 UNITS (3 x 4.25 AC. = 12.75 AC.) ARE TO BE RETAINED FOR THE EXISTING DWELLING THAT IS TO REMAIN, THE COUNTRY CLUB CONDITIONAL USE, AND SOLAR FARM CONDITIONAL USE.

**FOREST CONSERVATION EASEMENT AREAS**

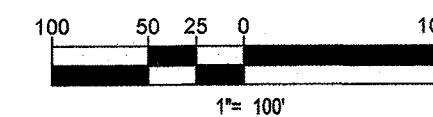
AREA	DESCRIPTION	ACRES
C	RETENTION	0.36±
D	RETENTION	1.87±
TOTAL		2.23±

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY OF THE SUBJECT PROPERTY IS CORRECT; THAT IT DEFINES THE LANDS CONVEYED BY DAVID S. MUSGRAVE AND J. MICHAEL MILLARD, SUBSTITUTE TRUSTEES TO 2800 NIXON'S FARM LANE, LLC, BY DEED DATED JUNE 29, 2010 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 12565 AT FOLIO 273. ALL MONUMENTS ARE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*[Signature]* 12/6/19  
DATE  
D. DARRIN KIRK  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 21543  
EXPIRE 12/21/21  
PENNSILVANIA

THE PURPOSE OF THIS PLAT IS TO "UPDATE THE DENSITY SENDING TABULATION CHART" ON PLAT 24735-24737



**BOHLER ENGINEERING** 801 DULANEY VALLEY ROAD, SUITE 801  
TOWSON, MD 21204  
PHONE: (410) 821-7900  
FAX: (410) 821-7987

RECORDED AS PLAT NO. 25510 ON 9/21/20 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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.

*[Signature]* 12-6-19  
DATE  
ROBERT C. HARR, JR.  
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587  
EXPIRATION DATE: JANUARY 16, 2021  
BOHLER  
*[Signature]* 2/21/20  
DATE  
SIGNATURE OF OWNER  
2800 NIXON'S FARM LANE, LLC

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*[Signature]* 9/16/2020  
DATE  
DIRECTOR

**OWNER'S CERTIFICATE**

WE, 2800 NIXON'S FARM LANE, LLC, 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 PRESERVATION EASEMENT TO BE CONSIDERED A SENDING PARCEL FOR DEVELOPMENT RIGHTS.

WITNESS MY HAND THIS 21<sup>st</sup> DAY OF February 2020

OWNER: 2800 NIXON'S FARM LANE, LLC

*[Signature]* 2/21/20  
DATE  
GEORGE BROWN

*[Signature]* 2-21-20  
DATE  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT OF EASEMENT, DENSITY SENDING SHOWN HEREON IS CORRECT; THAT IT DEFINES A PRESERVATION PARCEL EASEMENT OF 100.96 ACRES ON PART OF THE LANDS CONVEYED BY DAVID S. MUSGRAVE AND J. MICHAEL MILLARD, SUBSTITUTE TRUSTEES TO 2800 NIXON'S FARM LANE, LLC, BY DEED DATED JUNE 29, 2010 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 12565 AT FOLIO 273.



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PLAT OF EASEMENT, DENSITY SENDING  
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