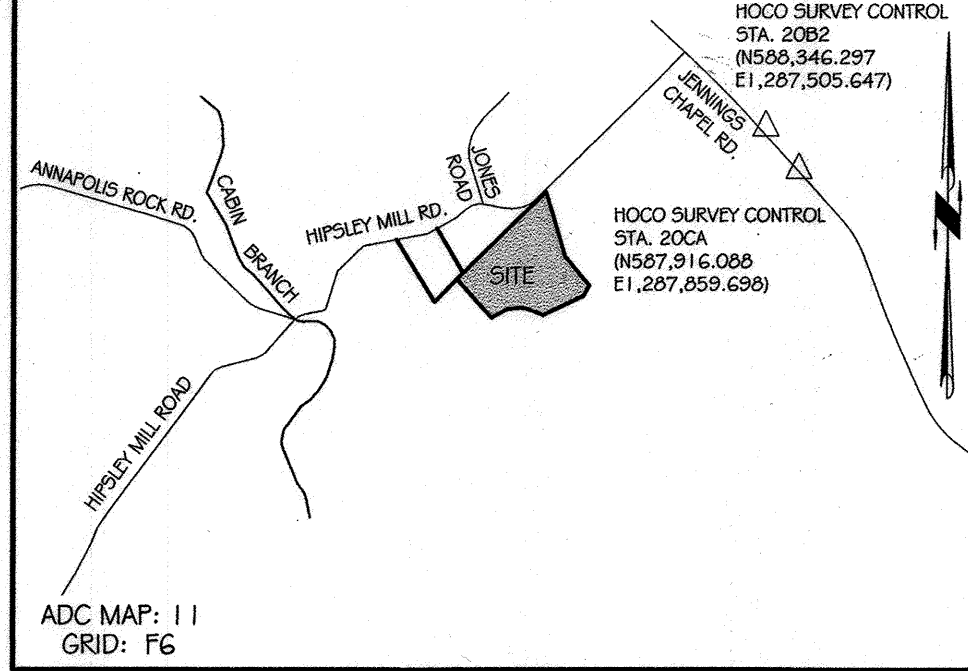


BLOCK 'A', LOT 14 CABIN RIVER FARMS PLAT #21257
 BLOCK 'A', LOT 15 CABIN RIVER FARMS PLAT #21257
 BLOCK 'A', LOT 3 CABIN RIVER FARMS P.B. & F.G. 31
 BLOCK 'A', LOT 2 CABIN RIVER FARMS P.B. & F.G. 31
 BLOCK 'A', LOT 1 CABIN RIVER FARMS P.B. & F.G. 31
 LOT 4, SECTION ONE MILL GREEN P.B. & F.G. 26

Point#	Northings	Eastings
108	586512.9070	1285679.9512
256	586640.5637	1285739.5330
4201	586392.1797	1285113.5166
4202	586398.2642	1285053.3033
4203	586386.7285	1284903.2661
4204	586289.8537	1284716.3485
4205	586678.8775	1284349.1535
4206	586907.7939	1285481.0900
4222	586305.1884	1285277.4448
4256	587603.1236	1285246.9431
5010	587576.7409	1285255.8273
5011	587553.2704	1285232.6844
5012	587503.5730	1285150.2419



GENERAL NOTES:

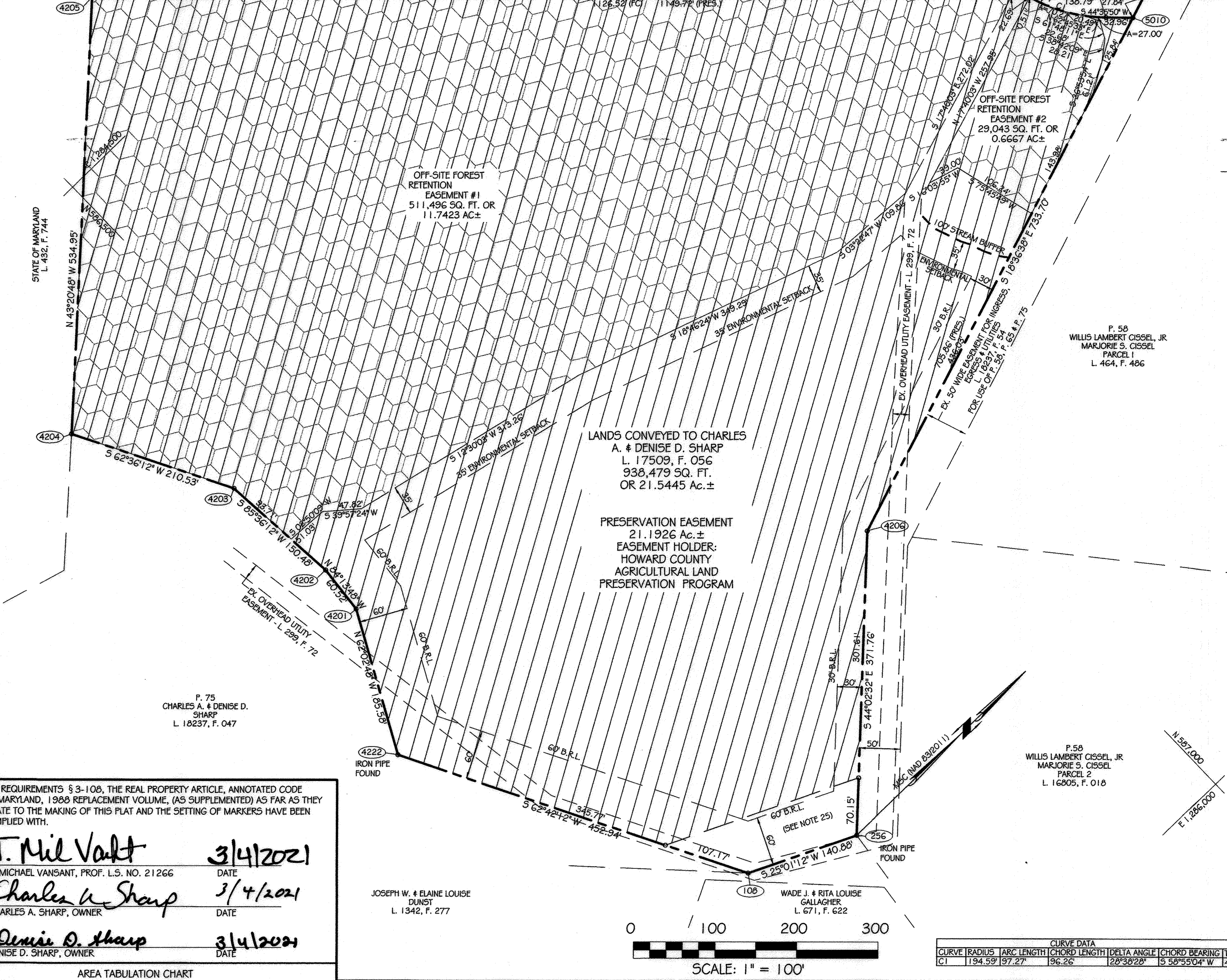
- THE SUBJECT PROPERTY IS ZONED "RC-DEO" PER THE 10/06/13 COMPREHENSIVE ZONING PLAN.
- COORDINATES ARE BASED ON THE MARYLAND COORDINATE SYSTEM (NAD 83/2011) VIA THE LEICA SMARTNET RTN (EPOCH 2010.00) WITH TIES TO LOCAL HOWARD COUNTY CONTROL STATIONS NO. 10AA AND 10GB: STA. 20B2 N. 588,346.297 E. 1,287,505.647 (6FT.) STA. 20CA N. 587,916.088 E. 1,287,859.698 (6FT.)
- B.R.L. REPRESENTS BUILDING RESTRICTION LINES
- REPRESENTS CONCRETE MONUMENT SET (UNLESS OTHERWISE NOTED)
- REPRESENTS IRON REBAR SET (UNLESS OTHERWISE NOTED)
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED IN AUGUST, 2018 BY VANMAR ASSOCIATES, INC.
- AREAS AS STATED ON THIS PLAT ARE TO BE TAKEN AS MORE OR LESS, UNLESS OTHERWISE NOTED.
- THIS PLAT IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003. DEVELOPMENT OR CONSTRUCTION OF THIS LOT MUST COMPLY WITH THE SETBACK AND BUFFER REGULATION IN EFFECT AT THE TIME OF SUBMISSION OF THE BUILDING/GRADING PERMIT.
- THERE ARE NO KNOWN HISTORIC SITES OR CEMETERIES ON THIS PROPERTY. ENVIRONMENTAL FEATURES (STREAMS, ASSOCIATED BUFFERS, FOREST AND STEEP SLOPES) ARE LOCATED ON THIS PROPERTY.
- THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X PER FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 24027C0040D, EFFECTIVE DATE 11/6/13.
- NO GRADING, REMOVAL OR VEGETATIVE COVER OF TREES, PAVING, AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, WETLAND BUFFERS, STREAMS, STREAM BUFFERS, FLOODPLAIN AND FOREST CONSERVATION AREAS.
- THE PROPERTY IS NOT LOCATED IN THE METROPOLITAN DISTRICT.
- A DEED OF PRESERVATION EASEMENT SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- THIS PLAT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 (b)(1)(vi) OF THE SUBDIVISION REGULATIONS BECAUSE IT IS A PLAT OF EASEMENT ONLY AND DOES NOT CREATE ANY NEW LOTS.
- THERE IS NO TRAFFIC STUDY REQUIRED FOR THIS PROJECT.
- THERE ARE NO STRUCTURES ON THIS SITE.
- THIS PROPERTY IS ENCLUMBERED WITH A PRESERVATION EASEMENT HELD BY HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM. THE RESTRICTIONS AND PERMITTED USES ASSOCIATED WITH THE EASEMENT ARE SPECIFIED WITHIN THE DEED OF PRESERVATION EASEMENT RECORDED CONCURRENTLY WITH THIS PLAT OF EASEMENT.
- THE PURPOSE OF THIS PLAT OF EASEMENT IS TO RECORD THE TRANSFER OF FOUR (4) DEO/CEO UNITS FROM THE PRESERVATION EASEMENT HEREBY ESTABLISHED TO KINGS FOREST, F-19-014.
- BY ENCUMBERING THIS PROPERTY WITH A DENSITY SENDING PRESERVATION EASEMENT, THE RIGHT TO SUBDIVIDE THIS PROPERTY HAS BEEN PERMANENTLY EXTINGUISHED EXCEPT AS PROVIDED ON NOTE 25.
- THIS PLAT IS EXEMPT FROM THE LANDSCAPING REQUIREMENTS BECAUSE IT IS A PLAT OF EASEMENT ONLY AND DOES NOT CREATE ANY NEW LOTS.
- USING THE DENSITY/CLUSTER EXCHANGE OPTION DESCRIBED IN SECTION 106.0 OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR FOUR (4) CEO UNITS OF THE RESIDENTIAL LOTS/PARCELS ON THE SUBDIVISION PLAN FOR KINGS FOREST, F-19-014 HAVE BEEN TRANSFERRED FOR FOUR (4) CEO UNITS FROM SHARP PROPERTY.
- ACCESS TO HIPSLEY MILL ROAD IS PROVIDED BY AN EXISTING 50' WIDE INGRESS, EGRESS & UTILITY EASEMENT RECORDED AT L. 18237, F. 54.
- /// DENOTES AREA OF PRESERVATION EASEMENT CONTAINING 21.1926 ACRES TO BE PRIVATELY OWNED WITH HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM AS THE EASEMENT HOLDER. THIS AGREEMENT OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE OWNER, PROHIBITS SUBDIVISION OF THE PARCEL AND ENUMERATES THE USES PERMITTED ON THIS PROPERTY.
- /// DENOTES FOREST RETENTION EASEMENT
- THE 0.2945 ACRE AREA WHICH IS UNENCLUMBERED WITH THE PRESERVATION EASEMENT MAY BE TRANSFERRED TO ADJACENT PARCEL 75 BY A SUBDIVISION PLAT.

DENSITY EXCHANGE CHART	
SENDING PARCEL INFORMATION	INITIAL EXCHANGE CHARLES A. SHARP PROPERTY, L. 17509, F. 056 TAX MAP 20, GRID 3, PARCEL NO. 65
TOTAL PARCEL ACREAGE	21.5445 Ac.±
PRESERVATION PARCEL ACREAGE	21.25 Ac.± (INCL. 0.0574 Ac.± FOR ROAD DED.) *
CEO UNITS CREATED (1:4.25)	5 (21.25/4.25=5)
CEO UNITS SENT	4
DEO UNITS CREATED (1:3)	7 (21.25/3.0=7.0833)
DEO UNITS SENT	0
ACREAGE OF REMAINING EASEMENT	21.25 Ac. - 17.00 Ac. - 4.25 Ac. ** = 0.00 Ac.
RECEIVING PARCEL INFORMATION	KINGS FOREST, F-19-014 TAX MAP 23, GRID 23, PARCEL NO. 148

* THE MATHEMATICAL AREA CONSIDERED FOR DENSITY TRANSFER INCLUDES THE AREA OF ROAD DEDICATION.
 ** 4.25 AC. RESERVED FOR HOUSE SITE ON SUBJECT PARCEL (P. 65)

PURPOSE STATEMENT
 THE PURPOSE OF THIS PLAT IS TO CREATE A PRESERVATION EASEMENT OF 21.1926 AC.± ON THE CHARLES A. & DENISE D. SHARP PROPERTY, TAX MAP 20, GRID 3, PARCEL 65, DEDICATE 0.0574 AC.± OF ROADWAY TO PUBLIC USE, AND TO TRANSFER FOUR (4) DEVELOPMENT RIGHTS TO KINGS FOREST, TAX MAP 23, GRID 23, PARCEL 148, PLANNING & ZONING FILE NO. F-19-014 AND THIS PLAT CREATES 12.409 ACRES FOREST OFF SITE RETENTION EASEMENT PER SDF-19-066, HIGH SCHOOL #13.

OWNER:
 CHARLES A. & DENISE D. SHARP
 4003 JENNINGS CHAPEL ROAD
 BROOKVILLE, MARYLAND 20833
 (410) 469-4630



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.

T. Michael Vansant 3/4/2021
 T. MICHAEL VANSANT, PROF. L.S. NO. 21266 DATE

Charles A. Sharp 3/4/2021
 CHARLES A. SHARP, OWNER DATE

Denise D. Sharp 3/4/2021
 DENISE D. SHARP, OWNER DATE

AREA TABULATION CHART

a. Total number of lots and/or parcels to be recorded	0
• Buildable	0
• Non-Buildable	0
• Open Space	0
• Preservation Parcels	1
b. Total area of lots and/or parcels	0
• Buildable	0
• Non-Buildable	0
• Open Space	0
• Preservation Parcels	21.4871 AC.±
c. Total area of roadway to be recorded including widening strips	0.0574 Ac.±
d. Total area of subdivision to be recorded	21.5445 Ac.±

APPROVED
 HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 3/14/21
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, CHARLES A. SHARP AND DENISE D. SHARP, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF EASEMENT 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 TRANSFER OF DEVELOPMENT RIGHTS.

WITNESS MY/OUR HANDS THIS 4th DAY OF March, 2020.

[Signature]
 CHARLES A. SHARP, OWNER

[Signature]
 DENISE D. SHARP, OWNER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT OF EASEMENT SHOWN HEREON IS CORRECT; THAT IT DEFINES A PRESERVATION PARCEL EASEMENT OF 21.25 ACRES ON ALL OF THE LANDS CONVEYED BY WILLIS LAMBERT CISSEL, JR. AND MARJORIE S. CISSEL UNTO CHARLES A. SHARP AND DENISE D. SHARP BY DEED DATED MARCH 13, 2017 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 17509 AT FOLIO 056; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE AS SHOWN 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 LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21266, EXPIRATION DATE SEPTEMBER 9, 2021, IN ACCORDANCE WITH COMAR 09.13.06.12

[Signature] 3/14/2021
 T. MICHAEL VANSANT, PROF. LAND SURVEYOR
 MARYLAND REGISTRATION NO. 21266

RECORDED AS PLAT NO. 25770-62221 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF EASEMENT
DENSITY SENDING AND FOREST
OFF SITE RETENTION
SHARP PROPERTY
 (LIBER 17509 AT FOLIO 056)

TAX MAP: 20
 GRID NO: 3
 PARCEL NO: 65

ELECTION DISTRICT: No. 4
 HOWARD COUNTY, MARYLAND
 EX. ZONING: RC-DEO

SCALE: 1" = 100'
 DATE: JANUARY, 2019
 SHEET 1 OF 1

VANMAR ASSOCIATES, INC.
 Engineers Surveyors Planners
 310 South Main Street Mount Airy, Maryland 21771
 (301) 829-2890 (301) 831-5015 (410) 549-2751
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