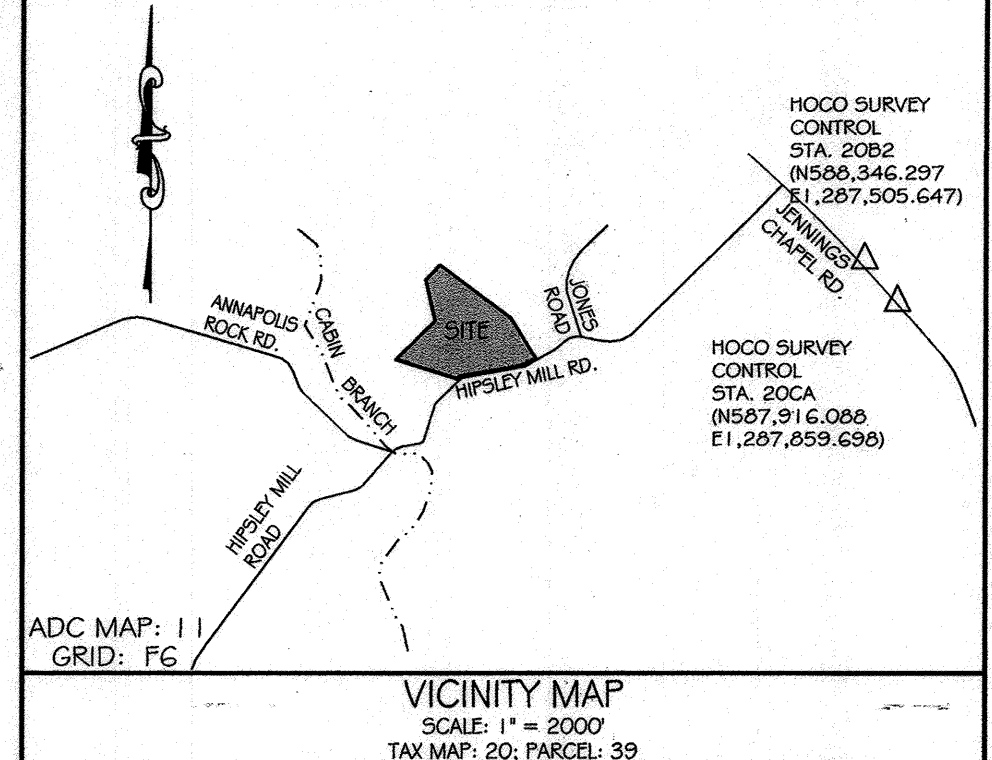


Point#	Coordinates	Northing	Easting
202	588160.7771	1282984.3319	
203	588334.3818	1283171.3078	
205	587311.3733	1282702.3783	
500	587115.7152	1283408.6596	
501	587726.4676	1283114.1478	
502	587793.1972	1283898.9992	
503	587349.9248	1284193.4543	
504	587304.7792	1284115.6196	
506	587236.9236	1283921.0840	
507	587204.8513	1283702.4056	
1136	587125.7532	1283372.4245	
1137	587229.5867	1283698.7778	
1138	587261.6590	1283917.4562	
1139	587326.4048	1284103.0764	
1140	587370.7875	1284179.5958	

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE	CHORD BEARING	TANGENT
C1	545.50	207.29	206.03	21°46'15"	S 70°46'15" W	104.90
C2	1034.00	308.11	306.97	17°04'23"	S 73°07'11" W	153.21
C3	1059.00	343.90	342.47	18°32'59"	N 72°21'03" E	173.52
C4	520.50	197.70	196.59	21°46'15"	N 70°46'15" E	100.10

LINE BEARING	DISTANCE
F1	N 44°46'11" E 584.69
F2	N 16°38'29" W 453.30
F3	N 47°07'25" E 255.14
F4	S 53°21'42" E 733.10
F5	S 54°35'49" W 178.09
F6	N 29°47'35" W 109.08
F7	S 62°12'19" W 79.97
F8	S 88°40'06" W 126.88
F9	N 80°47'47" W 88.78
F10	S 00°34'53" W 184.33
F11	S 89°50'29" W 21.38
F12	S 09°45'46" E 121.23
F13	S 55°09'11" W 28.60
F14	N 57°58'08" W 54.06
F15	N 26°56'41" W 47.72
F16	N 60°50'35" W 41.03
F17	S 74°33'47" W 60.42
F18	S 61°14'47" W 33.44
F19	S 10°19'20" W 58.94
F20	S 38°54'18" W 98.06
F21	S 00°21'16" W 61.53
F22	S 66°59'23" E 73.99
F23	N 64°22'01" E 59.31
F24	S 49°49'48" E 99.92
F25	S 14°22'34" W 21.63
F26	S 86°19'14" W 25.75
F27	N 57°53'22" W 31.03
F28	S 77°33'52" W 25.60
F29	S 38°56'06" W 73.18
F30	S 15°29'03" W 43.15
F31	N 74°30'57" W 356.73



**GENERAL NOTES:**

- THE SUBJECT PROPERTY IS ZONED "RC-DEO" PER THE 1Q06/13 COMPREHENSIVE ZONING PLAN.
- COORDINATES ARE BASED ON THE MARYLAND COORDINATE SYSTEM (NAD 83/2011) VIA THE LEICA SMARTNET RTN (EPOCH 2010.0.00) WITH TIES TO LOCAL HOWARD COUNTY CONTROL STATIONS NO. 20B2 AND 20CA:  
 STA. 20B2 N. 588,346.297 E. 1,287,505.647 (±FT.)  
 STA. 20CA N. 587,916.088 E. 1,287,859.698 (±FT.)
- 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. 240027C0040D, EFFECTIVE DATE 1/16/13.
- 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 IS AN EXISTING DWELLING / STRUCTURE LOCATED ON THIS PARCEL TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN ZONING REGULATION REQUIREMENTS.
- THIS PROPERTY IS ENCUMBERED 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 IN LIBER 19600 AT FOLIO 069.
- THE PURPOSE OF THIS PLAT OF EASEMENT IS TO RECORD THE TRANSFER OF ONE (1) CEO UNIT 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.
- THIS PLAT IS EXEMPT FROM THE LANDSCAPING REQUIREMENTS BECAUSE IT IS A PLAT OF EASEMENT ONLY AND DOES NOT CREATE ANY NEW LOTS.
- ███ DENOTES AREA OF PRESERVATION EASEMENT CONTAINING 21.1319 ACRES TO BE PRIVATELY OWNED WITH THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM. 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

DENSITY EXCHANGE CHART		
INITIAL EXCHANGE		
SENDING PARCEL INFORMATION	ALLEN CURTIS LAWSON PROPERTY, L. 17798, F. 007 TAX MAP 20, GRID 3, PARCEL NO. 39	ALLEN CURTIS LAWSON PROPERTY, L. 17798, F. 007 TAX MAP 20, GRID 3, PARCEL NO. 39
TOTAL PARCEL ACREAGE	21.6134 Ac.±	21.6134 Ac.±
PRESERVATION PARCEL ACREAGE	21.6134 Ac.± (INCL. 0.4815 Ac.± FOR ROAD DED.) *	21.6134 Ac.± (INCL. 0.4815 Ac.± FOR ROAD DED.) *
CEO UNITS CREATED (1:4.25)	5 (21.6134/4.25=5)	5 (21.6134/4.25=5)
CEO UNITS SENT	0	1
DEO UNITS CREATED (1:3)	7 (21.6134/3.0=7.2045)	7 (21.6134/3.0=7.2045)
DEO UNITS SENT	1	0
ACREAGE OF REMAINING EASEMENT	21.6134 Ac. - 3.00 Ac. - 4.25 Ac.** = 14.3634 Ac.	14.3634 Ac. - 4.25 Ac. = 10.1134 Ac.
RECEIVING PARCEL INFORMATION	ROVER MILL ESTATES, F-19-056 TAX MAP 15, GRID 14, PARCEL NO. 169; PLAT 25456	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. 39)

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.

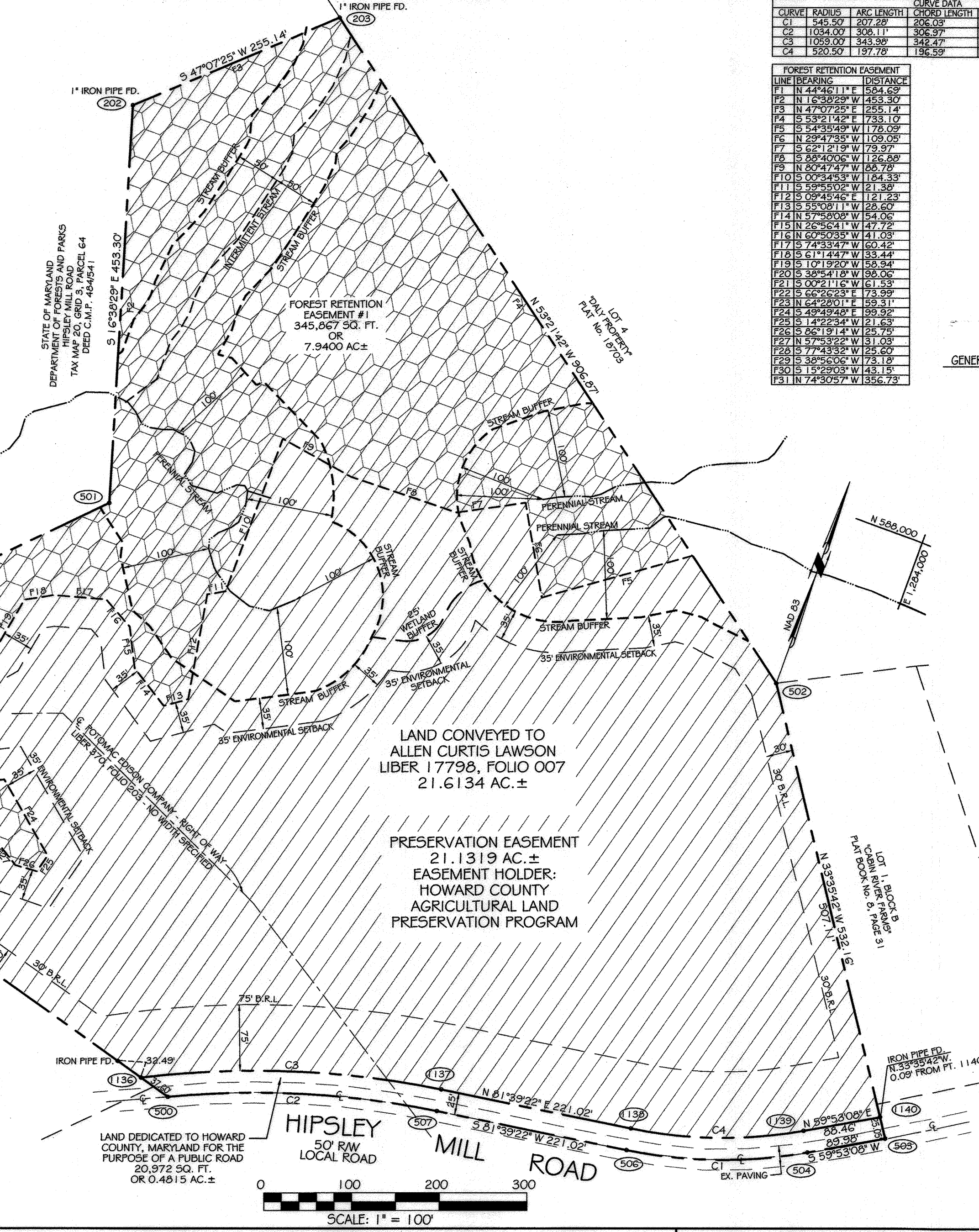
*T. Michael Vansant* 12/17/2020  
 T. MICHAEL VANSANT, PROF. L.S. NO. 21266 DATE

*Allen Curtis Lawson* 12/17/2020  
 ALLEN CURTIS LAWSON, 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	21.1319 AC.±
c. Total area of roadway to be recorded including widening strips	0.4815 Ac.±
d. Total area of subdivision to be recorded	21.6134 Ac.±

APPROVED  
 HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*David M. ...* 6/16/21  
 DIRECTOR DATE



**OWNER'S CERTIFICATE**

I, ALLEN CURTIS LAWSON, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF EASEMENT; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT OF EASEMENT 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 17 DAY OF DECEMBER 2020.

*Allen Curtis Lawson*  
 ALLEN CURTIS LAWSON, OWNER

*Chondall Sharp*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT OF EASEMENT SHOWN HEREON IS CORRECT; THAT IT DEFINES A PRESERVATION PARCEL EASEMENT OF 21.1319 ACRES ON ALL OF THE LANDS CONVEYED BY ALLEN CURTIS LAWSON, PERSONAL REPRESENTATIVE TO THE ESTATE OF FRANCES K. HARRISON UNTO ALLEN CURTIS LAWSON BY DEED DATED AUGUST 31, 2016 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 17798 AT FOLIO 007; 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 30, 2021.

*T. Michael Vansant* 12/17/2020  
 T. MICHAEL VANSANT, PROFESSIONAL LAND SURVEYOR DATE  
 MARYLAND REGISTRATION NO. 21266

RECORDED AS PLAT NO. 25713 ON 6/16/21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**AMENDED PLAT OF EASEMENT  
 DENSITY SENDING AND FOREST  
 RETENTION MITIGATION BANK  
 LAWSON PROPERTY**  
 (LIBER 17798 AT FOLIO 007)

TAX MAP: 20 ELECTION DISTRICT: No. 4 SCALE: 1" = 100'  
 GRID NO: 3 HOWARD COUNTY, MARYLAND DATE: AUGUST, 2019  
 PARCEL NO: 39 EX. ZONING: RC-DEO EX. 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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