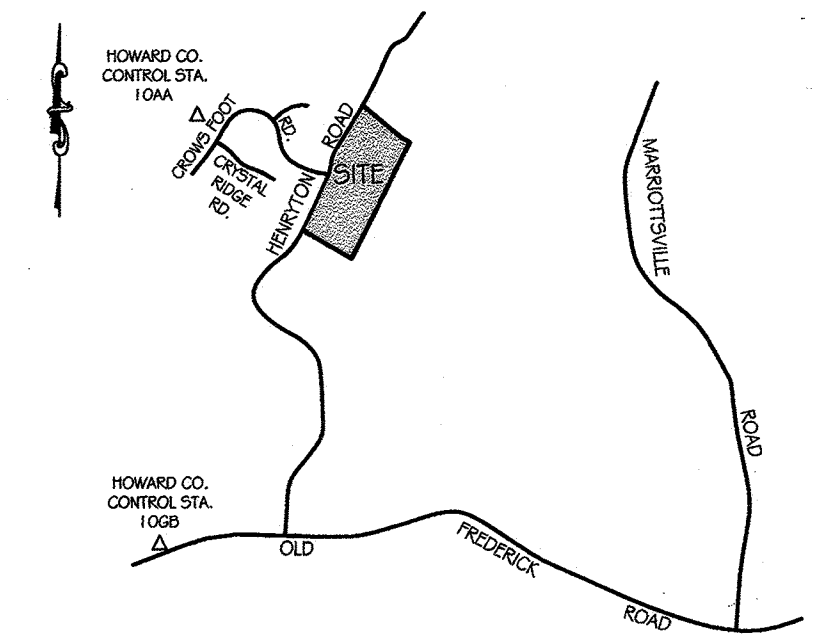


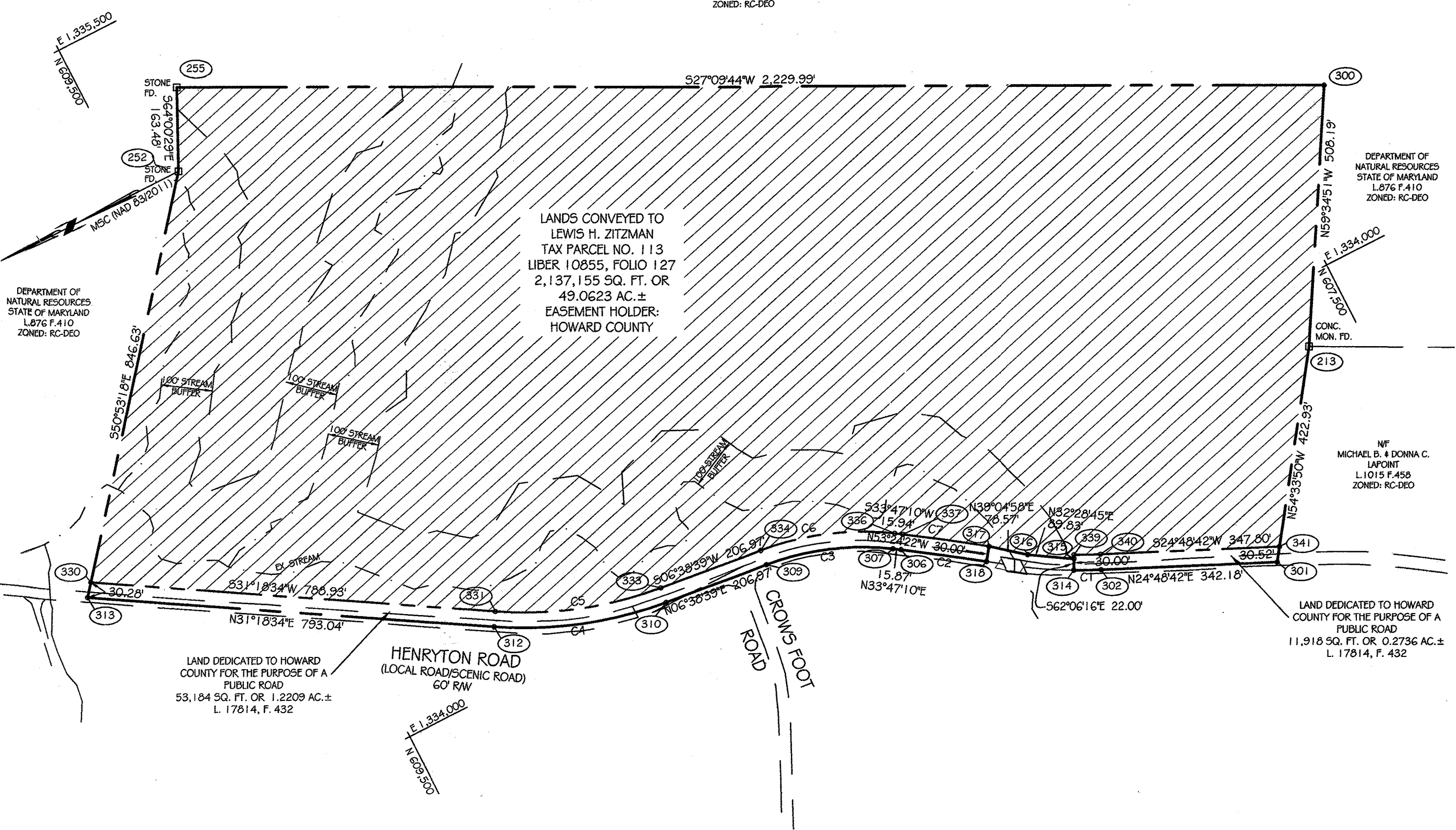
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	986.47'	53.10'	03°05'03"	S26°21'13"W	53.09'	26.56'
C2	3562.07'	167.64'	02°41'47"	N35°15'43"E	167.62'	83.83'
C3	530.00'	249.89'	27°00'51"	N20°09'05"E	247.55'	127.31'
C4	790.00'	340.09'	24°39'55"	N18°58'37"E	337.47'	172.72'
C5	760.00'	327.17'	24°39'55"	S18°58'37"W	324.65'	166.16'
C6	560.00'	264.07'	27°01'04"	S20°09'11"W	261.63'	134.54'
C7	3592.07'	169.07'	02°41'49"	S35°15'42"W	169.06'	84.55'

Point#	Northing	Easting
213	607602.6097	1333875.2557
252	609401.0105	1335184.5496
255	609329.3638	1335331.4987
300	607345.3047	1334313.4864
301	607847.8245	1333530.6645
302	608158.4156	1333674.2539
306	608487.2165	1333887.7218
307	608500.4075	1333896.5478
309	608732.8326	1333981.8391
310	608938.4136	1334005.7861
312	609257.5409	1334115.5259
313	609335.0927	1334527.6377
314	608205.9913	1333697.8226
315	608195.6984	1333717.2663
316	608271.4779	1333765.5042
317	608332.4669	1333815.0379
318	608350.3507	1333790.9520
330	609915.9911	1334551.1323
331	609241.9527	1334141.1575
333	608934.9441	1334035.5849
334	608729.3631	1334011.6380
336	608483.7537	1333921.5001
337	608470.5075	1333912.6372
339	608191.9555	1333724.3367
340	608145.8266	1333701.4846
341	607830.1273	1333555.5388



ADC MAP: 11
GRID: F6

VICINITY MAP
SCALE: 1" = 2,000' TAX MAP 10 PARCEL 113



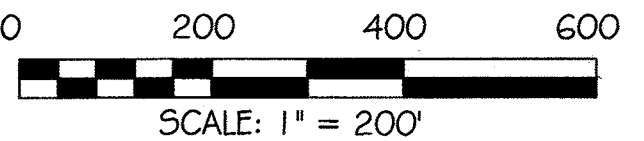
GENERAL NOTES:

- THE SUBJECT PROPERTY IS ZONED "RC-DEO" PER THE 1 Q106/13 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. 10AA N. 609,753.341 E. 1,331,668.810 (6FT.)
STA. 10GB N. 602,275.948 E. 1,331,069.411 (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 JULY, 2015 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. 240027C0060D, 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)(v) 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 LEWIS H. ZITZMAN AND HOWARD COUNTY, MARYLAND. 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 AMENDED PLAT OF EASEMENT IS TO RECORD THE TRANSFER OF THREE (3) DEO UNITS FROM THE PRESERVATION EASEMENT HEREBY ESTABLISHED TO ROVER MILL ESTATES, F-19-056.
- 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 49.0623 ACRES WITH HOWARD COUNTY, MARYLAND AND LEWIS H. ZITZMAN. THIS AGREEMENT OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE OWNER, PROHIBITS SUBDIVISION OF THE PARCEL AND ENUMERATES THE USES PERMITTED ON THIS PROPERTY, L. 17783, F. 364.
- PREVIOUS FILE NOS: RE-16-003(52), F-18-064(51), F-19-056(51)

DENSITY EXCHANGE CHART

	INITIAL EXCHANGE	SECOND EXCHANGE	THIRD EXCHANGE
SENDING PARCEL INFORMATION	LEWIS H. ZITZMAN PROPERTY, L. 10855, F. 127 TAX MAP 10, GRID 8, PARCEL NO. 113	LEWIS H. ZITZMAN PROPERTY, L. 10855, F. 127 TAX MAP 10, GRID 8, PARCEL NO. 113	LEWIS H. ZITZMAN PROPERTY, L. 10855, F. 127 TAX MAP 10, GRID 8, PARCEL NO. 113
TOTAL PARCEL ACREAGE	50.5569 Ac.±	50.5569 Ac.±	50.5569 Ac.±
PRESERVATION PARCEL ACREAGE	50.5569 Ac.± (INCL. 1.4946 Ac.± FOR ROAD DED.) *	50.5569 Ac.± (INCL. 1.4946 Ac.± FOR ROAD DED.) *	50.5569 Ac.± (INCL. 1.4946 Ac.± FOR ROAD DED.) *
CEO UNITS CREATED (1:4.25)	11 (50.5569/4.25=11.596)	11 (50.5569/4.25=11.596)	11 (50.5569/4.25=11.596)
CEO UNITS SENT	0	0	0
DEO UNITS CREATED (1:3)	16 (50.5569/3.0=16.85)	16 (50.5569/3.0=16.85)	16 (50.5569/3.0=16.85)
DEO UNITS SENT	2	6	3
ACREAGE OF REMAINING EASEMENT	50.5569 Ac. - 4.25 Ac. - 6.0 Ac. = 40.3069 Ac. **	40.3069 Ac. - 18.0 Ac. = 22.3069 Ac. **	22.3069 Ac. - 9.00 Ac. = 13.3069 Ac. **
RECEIVING PARCEL INFORMATION	BELVEDERE ESTATES, F-16-065 TAX MAP 22, GRID 8, PARCEL NO. 116; PLAT NO. 24285	THE ESTATES AT RIVER HILL, F-18-064 TAX MAP 34, GRID 23, PARCEL NO. 389; PLAT NO. 25095	ROVER MILL ESTATES, F-19-056 TAX MAP 15, GRID 14, PARCEL NO. 169

* THE MATHEMATICAL AREA CONSIDERED FOR DENSITY TRANSFER INCLUDES THE AREA OF ROAD DEDICATION.
** 4.25 AC. RESERVED FOR HOUSE SITE ON SUBJECT PARCEL (P. 113)



THE REQUIREMENTS § 3-106, 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 3/27/2020
T. MICHAEL VANSANT, PROF. L.S. NO. 21266 DATE

Lewis H. Zitzman 3/30/2020
LEWIS H. ZITZMAN, OWNER DATE

PURPOSE STATEMENT
THE PURPOSE OF THIS AMENDED PLAT IS TO RECORD THE TRANSFER OF THREE DEO UNITS FROM THE PRESERVATION EASEMENT ESTABLISHED BY RECORDED OF THE ORIGINAL PLAT OF EASEMENT ENTITLED ZITZMAN PROPERTY, AND RECORDED AS PLAT NUMBER 24285, AND AMENDED PLAT OF EASEMENT RECORDED IN PLAT NUMBER 25095, AND RECORDED OF A DEED OF PRESERVATION EASEMENT DATED SEPTEMBER 29, 2016 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 17783, FOLIO 364 ON AUGUST 31, 2017.

OWNER:
LEWIS H. ZITZMAN
12110 PATAPSCO RIDGE ROAD
MARRIOTTVILLE, MARYLAND 21104
(410) 615-6317

AREA TABULATION CHART

a. Total number of lots and/or parcels to be recorded	
• Buildable	0
• Non-Buildable	0
• Open Space	0
• Preservation Parcels	1
b. Total area of lots and/or parcels	
• Buildable	0
• Non-Buildable	0
• Open Space	0
• Preservation Parcels	49.0623 Ac.±
c. Total area of roadway previously recorded including widening strips	1.4946 Ac.±
d. Total area of subdivision to be recorded	50.5569 Ac.±

OWNER'S CERTIFICATE

I, LEWIS H. ZITZMAN, OWNER 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 TRANSFER OF DEVELOPMENT RIGHTS.

WITNESS MY OWN HANDS THIS 30 DAY OF March, 2020.

Lewis H. Zitzman
LEWIS H. ZITZMAN, OWNER

Charles H. Shoup
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 50.5569 ACRES ON ALL OF THE LANDS CONVEYED BY HEIDI R. POOLE UNTO LEWIS H. ZITZMAN BY DEED DATED JULY 6, 2007 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10855 AT FOLIO 127; 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 COMPTON'S ANNOTATED AND CODE OF MARYLAND § 2-106.12

T. Michael Vansant
T. MICHAEL VANSANT, PROF. L.S. NO. 21266
MARYLAND REGISTRATION NO. 21266

3/27/2020
DATE

RECORDED AS PLAT NO. 25455 ON 8/10/20 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

AMENDED PLAT OF EASEMENT
DENSITY SENDING PLAT
ZITZMAN PROPERTY
(LIBER 10855 AT FOLIO 127)

TAX MAP: 10 ELECTION DISTRICT: No. 3 SCALE: 1" = 200'
GRID NO: 8 HOWARD COUNTY, MARYLAND DATE: JULY, 2019
PARCEL NO: 113 EX. ZONING: RC-DEO SHEET 1 OF 1

APPROVED
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 7/17/2020
DIRECTOR DATE

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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vanmar.com