



VICINITY MAP
SCALE: 1" = 2000'



- GENERAL NOTES :**
- 1) TAX MAP : 8, BLOCK: 13, PARCEL: 313
 - 2) DEED REFERENCE: 1814/467
 - 3) SUBJECT PROPERTY ZONED - RC. PER 9-18-92 COMPREHENSIVE ZONING PLAN.
 - 4) COORDINATES SHOWN HEREON ARE BASED ON NAD "83", MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 88A & 088A
 - 5) BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A SURVEY BY BOENDER ASSOCIATES, INC. DATED APRIL 7, 1993 AND JUNE 4, 1993.
 - 6) THIS PARCEL IS ENCUMBERED BY AN AGRICULTURAL PRESERVATION EASEMENT AGREEMENT WITH HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM. THIS AGREEMENT OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE PARCEL OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.

DENSITY EXCHANGE

SENDING PARCEL INFORMATION	PARCEL A = 50.00± ACRES, TO BE PLATTED AS A PORTION OF WALNUT SPRINGS, LOTS 4 - 26, PARCELS A, B, & C, A RESUBDIVISION OF WALNUT SPRINGS, LOTS 1, 2, & 3.
TOTAL PARCEL COMPUTED ACREAGE	50.00 ACRES
PRESERVATION PARCEL ACREAGE AVAILABLE FOR DEO UNITS	7.18 ACRES
DEO UNITS CREATED (1:3)	2
DEO UNITS SENT (1:3)	2
RESIDUE ACREAGE OF PARCEL A DEVOTED TO DENSITY FOR WALNUT SPRINGS SUBDIVISION (F-95-06)	42.82 ACRES
RECEIVING PARCEL (2 UNITS)	FULTON MANOR (LOTS 1 THRU 42 AND PRESERVATION PARCEL A) F-95-06 & F-94-80, TAX MAP 40, P/O PARCEL 164 & 205.

■ DENOTES AREA OF PRESERVATION EASEMENT AGREEMENT ENCUMBERED BY THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM (50.00± ACRES)

OWNER
CHARLES SCHROYER AND CAROL A. SCHROYER
1245 MORGAN STATION ROAD
WOODBINE, MD. 21797
PHONE: (301) 854-6217

OWNER'S STATEMENT

WE, CHARLES W. SCHROYER AND CAROL A. SCHROYER, 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 BY HAND THIS 9th DAY OF December, 1994.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Charles W. Schroyer
CHARLES W. SCHROYER

Carol A. Schroyer
CAROL A. SCHROYER

Kathryn A. Schroyer
KATHRYN A. SCHROYER

William G. Hartel
WILLIAM G. HARTEL, PROFESSIONAL LAND SURVEYOR, MD. NO. 9436

THE PURPOSE OF THIS PLAT IS TO EXTINGUISH PERMANENTLY THE RIGHT TO SUBDIVIDE THIS LAND; TWO (2) DEVELOPMENT RIGHTS ARE TRANSFERRED TO FULTON MANOR (PLAT 11244) FOR TWO (2) RESIDENTIAL CLUSTER LOTS BASED ON THE DEO OF SECTION 106 OF THE 1993 ZONING REGULATIONS. A THIRD DEVELOPMENT RIGHT IS RETAINED ON THE SITE FOR THE EXISTING RESIDENCE ON THE PRESERVATION PARCEL (NOT FOR A RESIDENCE ON A FEE-SIMPLE LOT).

RECORDED AS PLAT NO. 11566 ON ~~DECEMBER 29, 1994~~ NOV. 29, 1994 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

TITLE: PLAT OF EASEMENT			
PROJECT: WALNUT SPRINGS, PARCEL A			
LOCATION: 4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND			
SCALE: 1" = 200'	DESIGNED BY: AVG	DRAWN BY: AVG	CHECKED BY: DATE: NOV., 1994
FIELD BOOK: -	PAGE No: -	JOB No: 92115	DRAWING No: 1 OF 1

Boender Associates
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EASMT-1.DWG
Sending Parcel for F-95-06