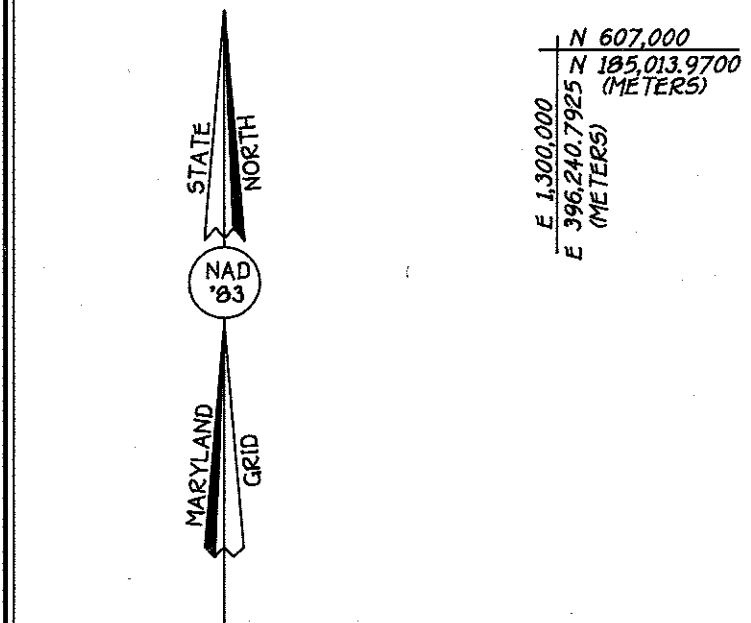
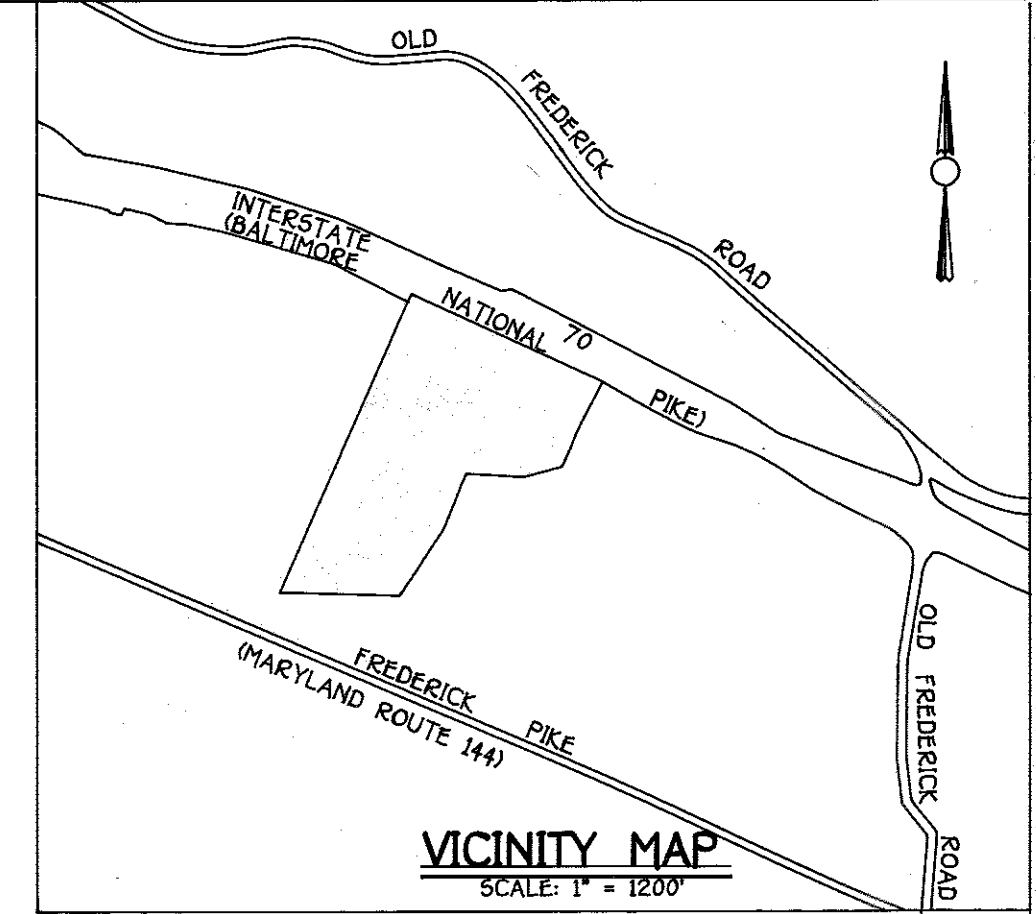


U.S. EQUIVALENT COORDINATE TABLE (FEET)			COORDINATE TABLE (METERS)		
POINT	NORTH	EAST	POINT	NORTH	EAST
222	606708.300	1302179.375	222	184949.443739	396905.067310
260	606169.876	1301368.563	260	184760.947727	396657.931310
351	605802.336	1300366.127	351	184648.921311	396352.388214
356	606543.363	1302109.303	356	184874.786792	396883.709322
357	606420.760	1301449.507	357	184837.417323	396682.603099
358	605767.042	1301100.728	358	184638.163678	396576.295047
385	607053.792	1302305.382	385	185030.365862	396943.474321
390	606757.008	1300725.576	390	184939.905918	396461.948489
411	607621.753	1301166.080	411	185203.480721	396596.208280
412	607578.058	1301256.009	412	185190.162459	396623.624790
413	607551.714	1301298.799	413	185182.132791	396636.667209
414	607442.478	1301523.671	414	185148.837592	396705.208331
415	607389.789	1301609.251	415	185132.777953	396731.293167
416	607324.248	1301744.174	416	185112.801016	396772.417780
417	607306.898	1301791.334	417	185107.512725	396786.792177
419	607056.554	1302306.693	419	185031.207722	396943.873914
420	607626.902	1301152.064	420	185205.050140	396591.942291
421	606510.530	1301506.269	421	184864.779274	396699.904191
423	606484.452	1301874.191	423	184856.830683	396812.047041



WALNUT SPRINGS
LOTS 4 - 26, PARCELS A, B AND C
PLAT Nos. 11631 THRU 11636

PROPERTY OF
WILLIAM T. STANTON
LIBER 2185, FOLIO 88
N26°07'03"E

AREA = 41.387 AC.±

WALNUT SPRINGS
LOTS 4 - 26, PARCELS A, B AND C
PLAT Nos. 11631 THRU 11636

PROPERTY OF
DREW HARRIS
LIBER 786, FOLIO 585

PROPERTY OF
JOHN HARBIN
LIBER 538, FOLIO 81

PROPERTY OF
DAEDALEAN, INC.
LIBER 1720, FOLIO 336

PROPERTY OF
DAEDALEAN, INC.
LIBER 1720, FOLIO 336

NOTE:
THE REQUIREMENT OF §3-108,
THE REAL PROPERTY ARTICLE,
ANNOTATED CODE OF MARYLAND,
1988 REPLACEMENT VOLUME, (AS
SUPPLEMENTED) AS FAR AS THEY
RELATE TO THE MAKING OF THE
PLATS AND THE SETTING OF
MARKERS HAVE BEEN COMPLIED
WITH.

Kathryn H. Richards 7/31/96
KATHRYN H. RICHARDS DATE
(OWNER)

Terrell A. Fisher 1/30/96
TERRELL A. FISHER, DATE
(SURVEYOR)

Flat-Top Granite
Stone Found 0.5'
Below Ground - Held

Stone Found
(0.5' Above
Ground Held)

Pipe Found
1" Below Ground
(Held)

Stone Found
(0.5' Above
Ground Held)

Pipe Found
1" Above Ground
(Held)

Black Granite
Stone Found
(Held)

Large Granite
Stone Found
Above Ground - (Held)

1" Iron Pipe
Found 0.5' Above
Ground Painted Red
and White (Held for Line)

THE PARCEL IS ENCUMBERED BY A PRESERVATION EASEMENT
AGREEMENT WITH AGRICULTURAL LAND PRESERVATION PROGRAM.
THIS AGREEMENT OUTLINES MAINTENANCE RESPONSIBILITIES OF THE
PARCEL OWNER AND ENUMERATES THE USES PERMITTED ON THE
PROPERTY.

- GENERAL NOTES:**
- SUBJECT PROPERTY ZONED RC-DEO PER 9/18/92 COMPREHENSIVE ZONING PLAN.
 - COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 8HA AND No. 8HB.
 - 8HA N 184334.1391 (METERS)
E 396884.2052 (METERS)
 - 8HB N 184020.8071 (METERS)
E 397562.1875 (METERS)
 - THIS PLAT IS BASED ON FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT APRIL 11, 1995 BY FISHER, COLLINS AND CARTER, INC.
 - DENOTES IRON PIN SET CAPPED "F.C.C. 106".
 - DENOTES IRON PIPE OR IRON BAR FOUND.
 - DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
 - DENOTES CONCRETE MONUMENT SET WITH ALUMINUM PLATE "F.C.C. 106".
 - DENOTES STONE OR MONUMENT FOUND.
 - ALL LOT AREAS ARE MORE OR LESS (±).
 - DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO GRID MEASUREMENT.

THE PURPOSE OF THIS PLAT IS TO EXTINGUISH PERMANENTLY
THE RIGHT TO SUBDIVIDE THIS LAND; 8 (EIGHT) DEVELOPMENT
RIGHTS ARE TRANSFERRED TO HARLESS MANOR, PHASE 2 FOR 8
(EIGHT) RESIDENTIAL CLUSTER LOTS BASED ON THE CEO OF
SECTION 106 OF THE 1993 ZONING REGULATIONS. THE NINTH
(9TH) DEVELOPMENT RIGHT IS RETAINED ON THE SITE FOR AN
EXISTING RESIDENCE ON THE PRESERVATION PARCEL (NOT FOR A
RESIDENCE ON A FEE-SIMPLE LOT).

DENSITY EXCHANGE	
SENDING PARCEL INFORMATION	PROPERTY OF KATHRYN H. RICHARDS, TAX MAP 8, PARCEL 21, GRID 9. (LIBER 733, FOLIO 567)
TOTAL PARCEL COMPUTED ACREAGE	41.387 AC.±
PRESERVATION PARCEL ACREAGE	41.387 AC.±
DEO UNITS SENT (1:3)	N/A
CEO UNITS CREATED (1:4.25)	9(41.387 AC.± ÷ 4.25) = 9.74
CEO UNITS SENT (1:4.25)	8
CEO UNITS RETAINED (1:4.25)	1 UNIT RESERVED FOR AN EXISTING RESIDENCE ON SITE
RECEIVING PARCEL	HARLESS MANOR - PHASE 2 (LOTS 21 THRU 30), F95-153, TAX MAP No. 9 PARCEL 9, GRID 19

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461-2855

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING, ZONING.

Joseph A. Kottler 6/3/96
DIRECTOR DATE

OWNER'S CERTIFICATE

KATHRYN H. RICHARDS, 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 DEVELOPMENT RIGHTS. WITNESS MY HAND THIS 29th DAY OF JANUARY, 1996.

Kathryn H. Richards
KATHRYN H. RICHARDS

Clayton
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE BOUNDARY SHOWN IS CORRECT; THAT IT IS ALL THE LAND CONVEYED BY MARIE K. MALCHESTER TO KATHRYN H. RICHARDS BY DEED DATED AUGUST 5, 1975 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 733 AT FOLIO 567 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Terrell A. Fisher 1/30/96
TERRELL A. FISHER, Registered Land Surveyor No. 10692 DATE

RECORDED AS PLAT No. 12200 ON JUNE 7, 1996
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF EASEMENT
PROPERTY OF
KATHRYN H. RICHARDS

ZONED RC-DEO
TAX MAP 8 PART OF PARCEL 21 GRID 9
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: JANUARY 22, 1996

0' 50' 100' 200' 400'
Scale: 1" = 200'

SHEET 1 OF 1