



- GENERAL NOTES:**
- TAX MAP No. 30, GRID 1, PARCEL 1.
 - DEED REFERENCE - LIBER No. 2979, FOLIO 71.
 - COORDINATES BASED ON NAD 83, HANGLAND COORDINATE SYSTEM AS PREDICTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 30AA AND No. 30DA.
STATION No. 30AA N 174368.4577 (METERS)
E 41424.8462 (METERS)
STATION No. 30DA E 41791.983 (METERS)
N 174368.4577 (METERS)
 - THIS PLAT IS BASED ON FIELD SURVEY PERFORMED ON OR ABOUT APRIL, 1995 BY FISHER, COLLINS AND CARTER, INC.
 - DENOTES IRON PIN SET CAPPED "T.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 "T.C.C. 106"
 - DENOTES STONE OR MONUMENT FOUND
 - ALL LOT AREAS ARE MORE OR LESS (A).
 - DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO GRID MEASUREMENT.
 - THIS PROPERTY IS ENCUMBERED BY AN AGRICULTURAL PRESERVATION EASEMENT AGREEMENT WITH HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM. THIS AGREEMENT OUTLINES THE MUTUAL RESPONSIBILITIES OF THE PARCEL OWNER AND ENHANCES THE USES PERMITTED ON THE PROPERTY.
 - DENOTES 63.750 ACRES BEING AREA OF PRESERVATION EASEMENT ENCUMBERED BY THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM.
 - PROPERTY SUBJECT TO ALL EASEMENTS, AGREEMENTS AND OTHER MATTERS OF RECORD.
 - PROPERTY SUBJECT TO CONSOLIDATED GAS ELECTRIC LIGHT AND POWER COMPANY OF BALTIMORE RIGHT-OF-WAY DATED OCTOBER 10, 1935 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 155, FOLIO 22.
 - PROPERTY SUBJECT TO BALTIMORE GAS AND ELECTRIC COMPANY RIGHT-OF-WAY DATED DECEMBER 9, 1957 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 305, FOLIO 43.
 - PROPERTY SUBJECT TO THE PETITION OF HOWARD COUNTY, MARYLAND VS. JOHN J. MOOSBERGER, ET AL, DATED MARCH 20, 1984 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1450, FOLIO 513.

DENSITY EXCHANGE	
SENDING PARCEL INFORMATION	INITIAL EXCHANGE
TOTAL ACREAGE AVAILABLE FOR DENSITY EXCHANGE (TOTAL EASEMENT AREA) 116.295 - 52.535	COVENANT BAPTIST CHURCH OF WEST COLUMBIA TAX MAP 30 PARCEL 1 GRID 1
DEO UNITS CREATED (1-3)	63.750 AC ÷ 3 AC = 21 AC
DEO UNITS SENT (1-3)	30.000 AC ÷ 3 = 10 UNITS
DEO UNITS SENT (1-2.5)	0
AREA OF EASEMENT AVAILABLE FOR SENDING	63.750 AC - 30.000 AC = 33.750 AC
RECEIVING PARCEL EASTERN VIEW F95-94	TAX MAP 41 PARCEL 143, GRID: B LIBER 1090, FOLIO 455 LIBER 2317, FOLIO 140

U.S. EQUIVALENT COORDINATE TABLE			METRIC EQUIVALENT COORDINATE TABLE		
POINT	NORTH	EAST	POINT	NORTH	EAST
20	575956.649302	1349629.190363	20	175336.77173	41126.76006
21	575296.471416	1349819.42225	21	175336.75199	41142.71261
22	575276.475192	1349819.579222	22	175334.602028	41125.810599
23	575276.649676	1349825.577350	23	175344.679302	41126.878034
27	575340.246772	1349825.169697	27	175364.07794	41128.50309
28	575394.069001	1349481.198077	28	175380.462995	41132.783254
29	575996.974476	1349471.727151	29	175534.368409	41131.065275
31	575983.208732	1347610.578070	31	175559.994132	41076.699719
35	575921.848033	1349525.718930	35	175493.727154	41135.26487
205	573276.244457	1349653.922605	205	174917.82946	41087.32126
209	576894.486982	1347632.492761	209	175623.382479	41079.205313
255	575785.33232	1347060.068273	255	175499.726307	41059.807094
257	574287.163270	1347026.059355	257	175493.077495	41074.384925
260	573898.430919	1349421.118015	260	174880.581465	41078.896380
281	574331.822957	1348918.629384	281	175050.593659	41093.544897
282	573826.252574	1349788.624833	282	174906.322248	41116.395682
285	574255.737678	1349449.781434	285	175027.402960	41143.07963

OWNER AND DEVELOPER
COVENANT BAPTIST CHURCH OF WEST COLUMBIA
SUITE 100
6051 OAK HALL LANE
COLUMBIA, MARYLAND 21045

CURVE DATA

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD
242-245	1243.24'	416.10'	19°10'49"	210.06'	N 08°29'53" E	414.24'
295-296	1233.24'	411.0'	19°05'58"	207.47'	N 08°26'28" E	409.20'

OWNER'S CERTIFICATE

COVENANT BAPTIST CHURCH BY DARRELL BAKER, PRESIDENT AND SHARON TWIGG, SECRETARY OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS 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 17TH DAY OF OCTOBER, 1996.

Darrell Baker
DARRELL BAKER, VICE PRESIDENT

Sharon Twigg
SHARON TWIGG, SECRETARY

Sharon E. Twigg
WITNESS

Darrell Baker
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION COMPRISED OF PART OF THE PROPERTY CONVEYED BY MOOSBERGER LIMITED PARTNERSHIP AND FREDERICK W. KETTENACKER, PERSONAL REPRESENTATIVE OF THE ESTATES OF JOHN J. MOOSBERGER AND GLEN V. MOOSBERGER TO COVENANT BAPTIST CHURCH OF WEST COLUMBIA, BY DEED DATED AUGUST 31, 1993 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2979 AT FOLIO 71, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF ANY STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SURVEYING REGULATIONS.

Terrell A. Fisher
TERRELL A. FISHER, Professional Land Surveyor No. 10692

DATE: 10/17/96

RECORDED AS PLAT No. 12336 ON 10/17/96 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF EASEMENT FOR SENDING PROPERTY DENSITY EXCHANGE PROPERTY OF COVENANT BAPTIST CHURCH OF WEST COLUMBIA

ZONED RC-DEO
TAX MAP 30 PARCEL 1 GRID 1
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: OCTOBER 15, 1996

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

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10725 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
410.481-2555

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
James R. Smith
DIRECTOR

11/5/96
DATE