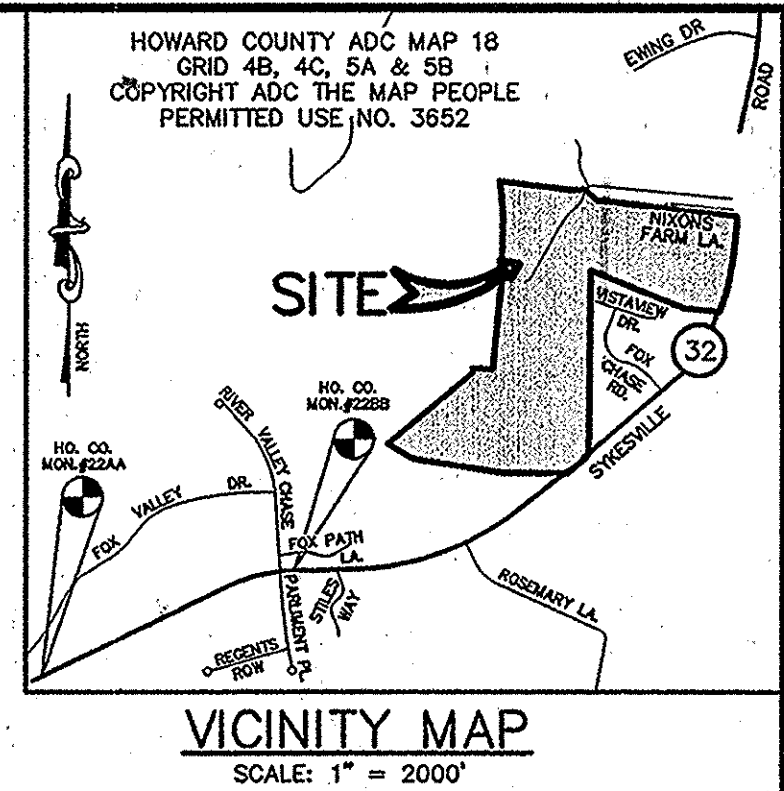
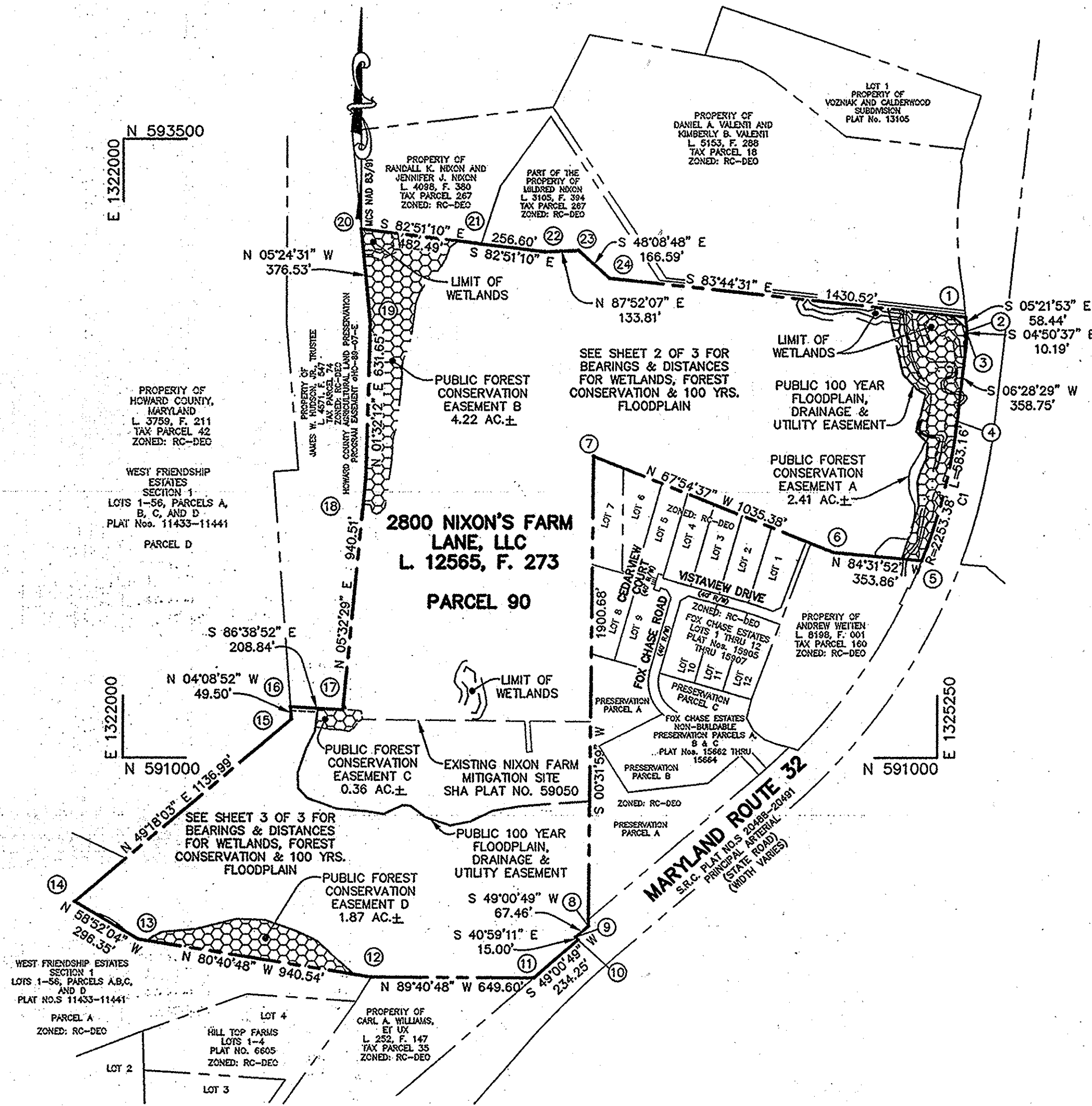


POINT	NORTH	EAST
1	592782.9870	1325360.6095
2	592724.7994	1325366.0736
3	592714.6452	1325366.9341
4	592358.1859	1325326.4796
5	591793.6534	1325186.8904
6	591827.3786	1324834.6377
7	592216.7418	1323875.2587
8	590316.1395	1323857.5758
9	590271.8954	1323806.6542
10	590260.5729	1323816.4920
11	590106.9365	1323639.6683
12	590110.5645	1322990.0790
13	590262.8836	1322061.9534
14	590416.1019	1321808.2833
15	591157.5171	1322670.2866
16	591206.8875	1322666.7064
17	591194.6751	1322875.1928
18	592130.7879	1322966.0128
19	592762.2093	1322982.9523
20	593137.0630	1322947.4620
21	593077.0311	1323426.2028
22	593045.1046	1323680.8089
23	593050.0809	1323814.5264
24	592938.9259	1323938.6133

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	2253.38'	583.16'	293.22'	581.53'	S 13°53'19" W	14°49'40"

FOREST CONSERVATION EASEMENT AREAS		
AREA	DESCRIPTION	ACRES
A	RETENTION	2.41±
B	RETENTION	4.22±
C	RETENTION	0.36±
D	RETENTION	1.87±



- ### GENERAL NOTES
- COORDINATES BASED ON NAD 83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETC CONTROL STATIONS Nos. 22AA AND 22BB.
 - ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
 - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY, 2004 BY PATTON HARRIS RUST & ASSOCIATES, INC.
 - THE SUBJECT PROPERTY IS ZONED RC-DEO AS PER 10-06-13 COMPREHENSIVE ZONING PLAN.
 - BASED ON AVAILABLE COUNTY MAPS AND RECORDS, THERE ARE NO HISTORIC STRUCTURES OR KNOWN CEMETERIES LOCATED ON THE SUBJECT PROPERTY.
 - THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PRESERVING 8.68 ACRES OF ON-SITE RETENTION (6.79 ACRE OF CREDITED FOREST ACREAGE AND 2.07 ACRES OF NON-CREDITED FOREST ACREAGE) AND BY EXCEEDING THE BREAK-EVEN POINT OF 6.44 ACRES. NO FOREST CONSERVATION SURETY IS REQUIRED. ALL NON-CREDITED FOREST CONSERVATION EASEMENT AREAS ARE LOCATED WITHIN THE FLOODPLAIN.
 - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
 - THERE ARE EXISTING DWELLING/STRUCTURES LOCATED ON PARCEL 90 TO REMAIN.
 - SEE DEPARTMENT OF PLANNING AND ZONING FILE NO.S F-94-67, WP-94-79, F-97-163, WP-97-121, BA-80-39E, BA-390-C, SP-05-19, SDP-14-014 & EOP-13-057.
 - THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
 - WETLANDS WITHIN THE AREA COVERED BY THE SHA EASEMENT ARE SHOWN AS PART OF PLAT #59050 AND SHA CONTRACT #H03895170. THESE WETLANDS WERE PART OF A MITIGATION PROJECT CONSTRUCTED BY SHA. NO SOLAR PANELS OR ASSOCIATED DEVELOPMENT IMPACT WETLANDS OR THEIR BUFFERS.

Purpose Statement: The purpose of this plat is to show Forest Conservation Easements associated with the development shown on SDP-14-014.

Pennonni 8818 Centre Park Drive, Suite 200
Columbia, Maryland 21045
(O) 410-997-8900 (F) 410-997-9282

I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 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.

2800 NIXON'S FARM LANE, LLC
George W. Brown 20 AUG 2014
GEORGE BROWN DATE

D. Darrin Kirk 8/19/14
D. DARRIN KIRK, MD, REG. No.21543 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Keith Doolittle 8/27/14
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINE A FOREST CONSERVATION EASEMENTS ON PART OF THE LANDS CONVEYED BY DAVID S. MUSGRAVE AND J. MICHAEL MILLARD, SUBSTITUTE TRUSTEES TO 2800 NIXON'S FARM LANE, LLC, BY DEED DATED JUNE 29, 2010 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 12565 AT FOLIO 273. ALL MONUMENTS ARE IN PLACE. I FURTHER 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.21543, EXPIRATION DATE DECEMBER 21, 2015.

D. Darrin Kirk
D. DARRIN KIRK
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 21543
(EXPIRES DECEMBER 21, 2015)

OWNER'S CERTIFICATE

WE, 2800 NIXON'S FARM LANE, LLC, BY GEORGE BROWN, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN IN CONSIDERATION OF THE APPROVAL OF THIS PLAT OF FOREST CONSERVATION EASEMENT BY THE DEPARTMENT OF PLANNING AND ZONING, TO ESTABLISH CONSERVATION EASEMENT.

WITNESS MY/OUR HANDS THIS 20 DAY OF August, 2014.

2800 NIXON'S FARM LANE, LLC
George W. Brown 20 AUG 2014
GEORGE BROWN DATE

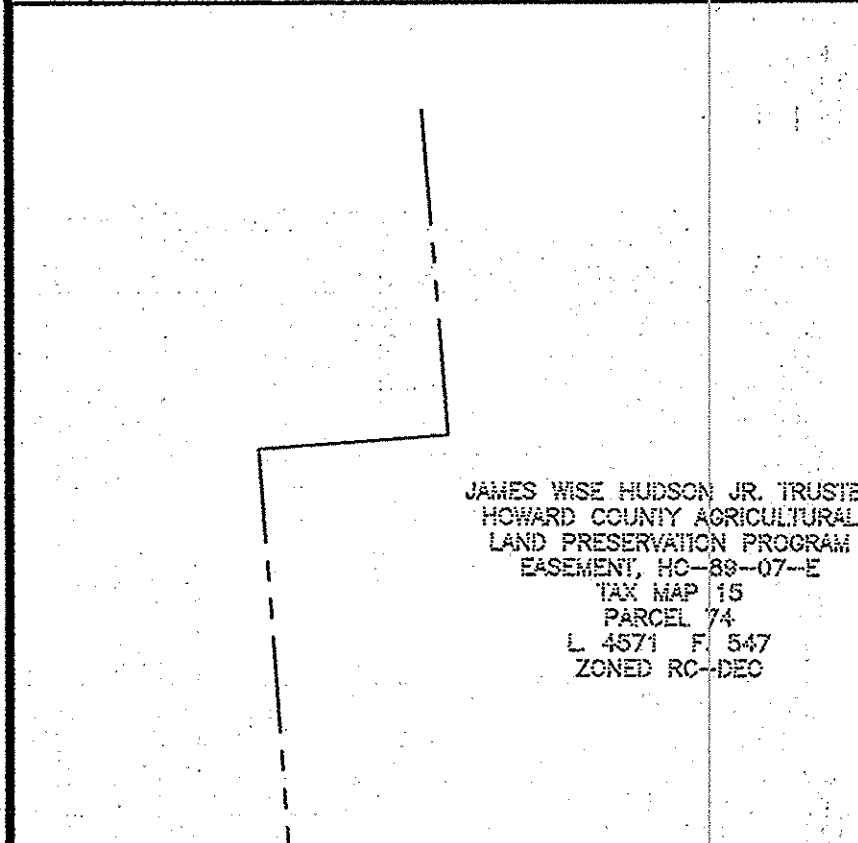
Judith 8/20/14
DATE WITNESS DATE

RECORDED AS PLAT No. 28955
ON 8/28/14
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT FOR FOREST CONSERVATION EASEMENTS PROPERTY OF 2800 NIXON'S FARM LANE, LLC

PREVIOUS FILE NO.S: WP-94-79, F-94-67, F-97-163, WP-97-121, BA-80-39E, BA-390-C, SP-05-19, SDP-14-014 & EOP-13-057
3RD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
TAX MAP NO. 15 GRID NO. 16 PARCEL 90 ZONED: RC-DEO
SCALE: 1"=400' DATE: 08.18.14 SHEET: 1 OF 3

FOREST CONSERVATION EASEMENT LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 07°40'28" E	17.99'	L50	S 88°42'56" E	21.91'
L2	N 36°26'02" E	14.42'	L51	S 59°03'44" E	19.82'
L3	N 51°18'24" E	7.18'	L52	S 01°28'46" W	19.80'
L4	N 41°50'02" E	27.61'	L53	S 16°28'54" E	9.56'
L5	N 38°26'48" E	5.58'	L54	S 04°33'43" E	14.82'
L6	N 54°50'57" E	26.29'	L55	S 09°06'55" E	15.88'
L7	S 87°07'35" E	35.83'	L56	S 11°05'28" E	32.50'
L8	S 77°53'40" E	14.49'	L57	S 32°03'36" E	23.19'
L9	S 88°16'02" E	15.45'	L58	S 48°40'48" E	13.15'
L10	N 86°46'59" E	10.22'	L59	S 71°59'19" E	24.22'
L11	N 23°51'55" E	18.18'	L60	S 38°42'01" E	21.85'
L12	N 18°02'36" E	14.81'	L61	S 00°04'33" E	22.84'
L13	N 11°50'15" E	23.47'	L62	S 19°33'14" W	29.46'
L14	N 08°14'28" E	29.82'	L63	S 26°22'47" E	33.45'
L15	N 06°39'37" E	33.21'	L64	S 62°23'12" E	10.44'
L16	N 03°19'12" W	21.91'	L65	S 85°09'22" W	5.67'
L17	N 24°19'28" W	16.79'	L66	N 42°21'15" W	14.07'
L18	N 22°13'26" W	10.50'	L67	S 34°37'22" E	7.35'
L19	N 21°05'48" W	17.33'	L68	S 87°57'23" W	12.95'
L20	N 15°11'54" W	16.98'	L69	S 74°22'34" W	9.03'
L21	N 20°02'38" W	6.67'	L70	S 15°20'41" W	20.14'
L22	N 04°38'27" E	12.90'	L71	S 06°21'48" W	20.00'
L23	N 03°04'28" W	33.00'	L72	S 03°12'07" W	26.68'
L24	N 10°56'08" E	24.63'	L73	S 26°04'14" E	13.11'
L25	N 15°29'55" E	17.16'	L74	S 00°56'02" W	19.75'
L26	N 34°02'34" E	32.46'	L75	S 18°02'47" W	38.31'
L27	N 28°44'04" E	37.40'	L76	S 46°47'58" E	6.10'
L28	N 23°17'06" E	38.43'	L77	N 17°36'04" E	11.67'
L29	N 45°05'39" E	15.81'	L78	N 43°01'30" E	34.30'
L30	N 21°26'39" E	23.89'	L79	S 69°52'17" E	13.82'
L31	N 02°21'44" W	10.97'	L80	S 39°32'58" W	23.92'
L32	N 14°39'58" W	11.46'	L81	S 07°00'50" W	22.44'
L33	N 44°45'59" W	4.06'	L82	S 18°29'29" W	44.22'
L34	N 21°44'47" W	6.98'	L83	S 89°56'56" E	14.97'
L35	N 02°00'13" E	13.27'	L84	N 42°05'10" W	7.98'
L36	N 00°29'07" E	15.35'	L85	N 14°19'20" W	14.10'
L37	N 04°04'11" E	22.54'	L86	N 05°04'03" E	13.55'
L38	N 33°18'14" W	25.69'	L87	S 89°06'41" E	20.54'
L39	N 57°01'21" W	33.19'	L88	S 18°17'35" W	33.45'
L40	N 49°39'54" W	31.64'	L89	S 24°45'26" E	21.06'
L41	N 33°26'44" W	44.58'	L90	S 05°57'30" W	26.82'
L42	N 22°53'15" W	38.38'	L91	S 12°27'02" W	22.81'
L43	N 05°09'00" W	24.81'	L92	S 26°37'48" W	15.75'
L44	N 24°47'49" W	11.78'	L93	S 58°31'24" W	11.05'
L45	N 13°53'35" W	10.67'	L94	S 36°26'15" W	16.19'
L46	N 05°51'13" W	12.21'	L95	S 14°40'06" W	23.15'
L47	N 02°20'02" E	49.67'	L96	S 09°40'49" W	13.14'
L48	N 13°13'39" E	24.00'	L97	S 16°58'47" W	63.82'
L49	N 41°34'37" E	6.64'	L98	S 01°58'10" W	45.99'

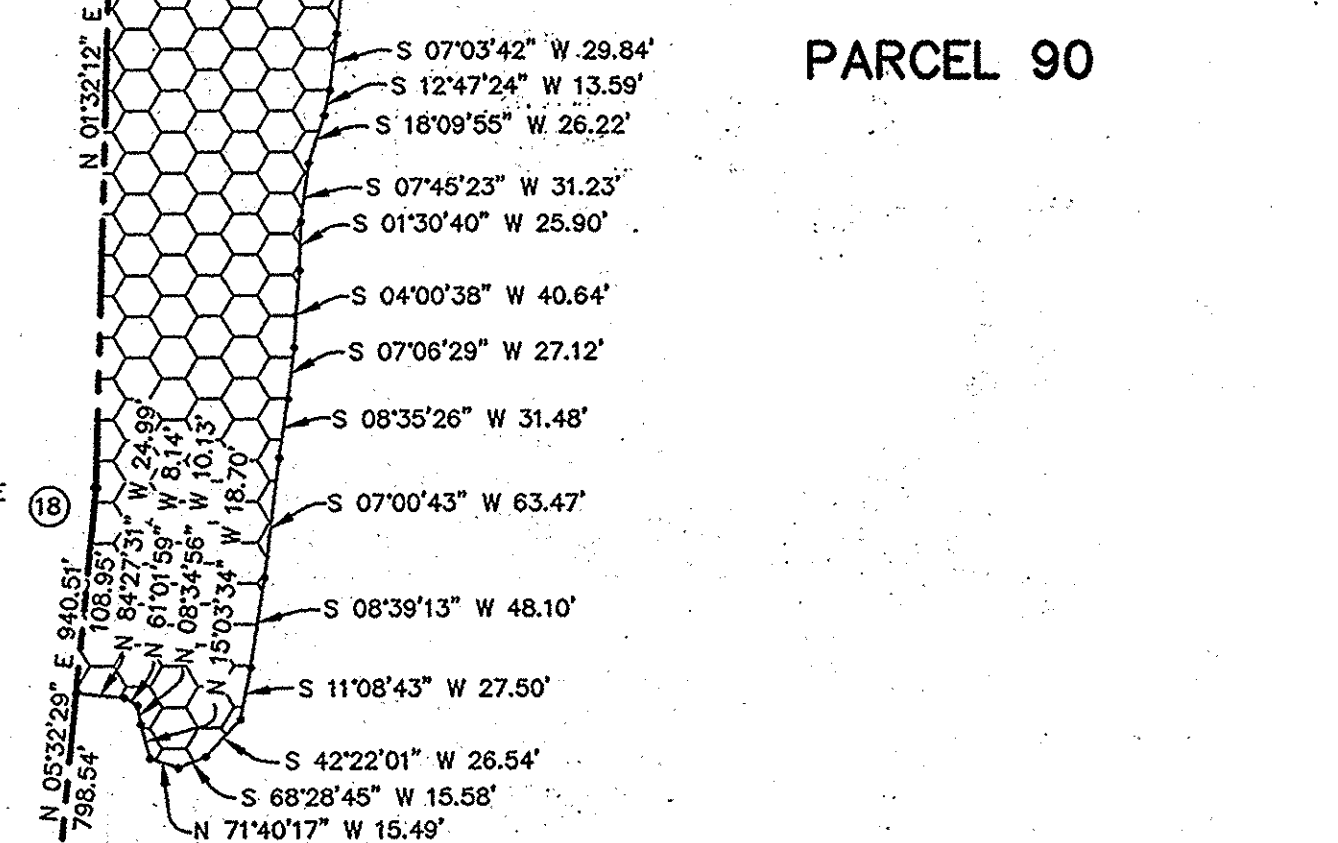
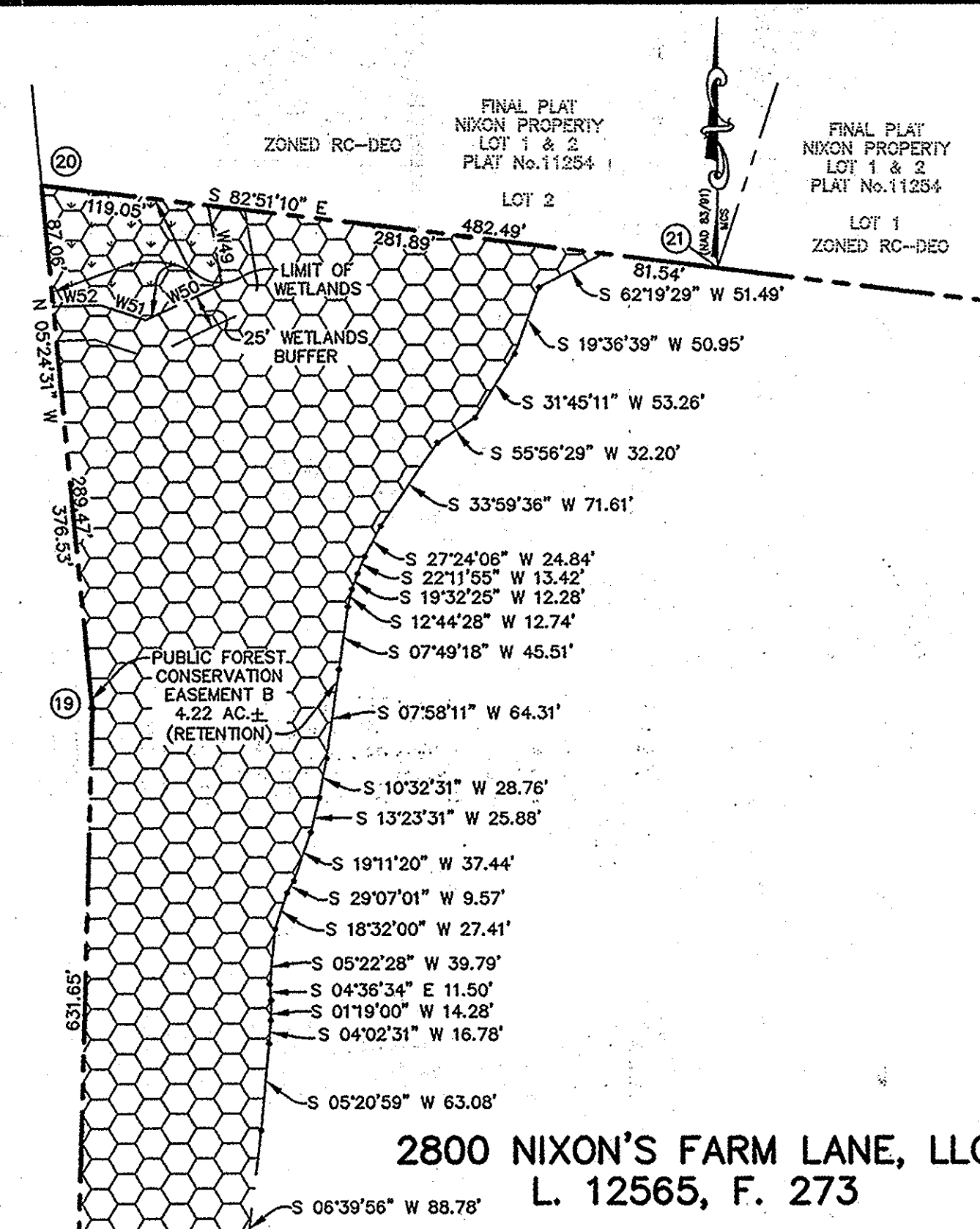


I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108 THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

2800 NIXON'S FARM LANE, LLC
 GEORGE BROWN
 DATE 20 AUG 2014

D. DARRIN KIRK, MD. REG. No. 21543
 DATE 8/13/14

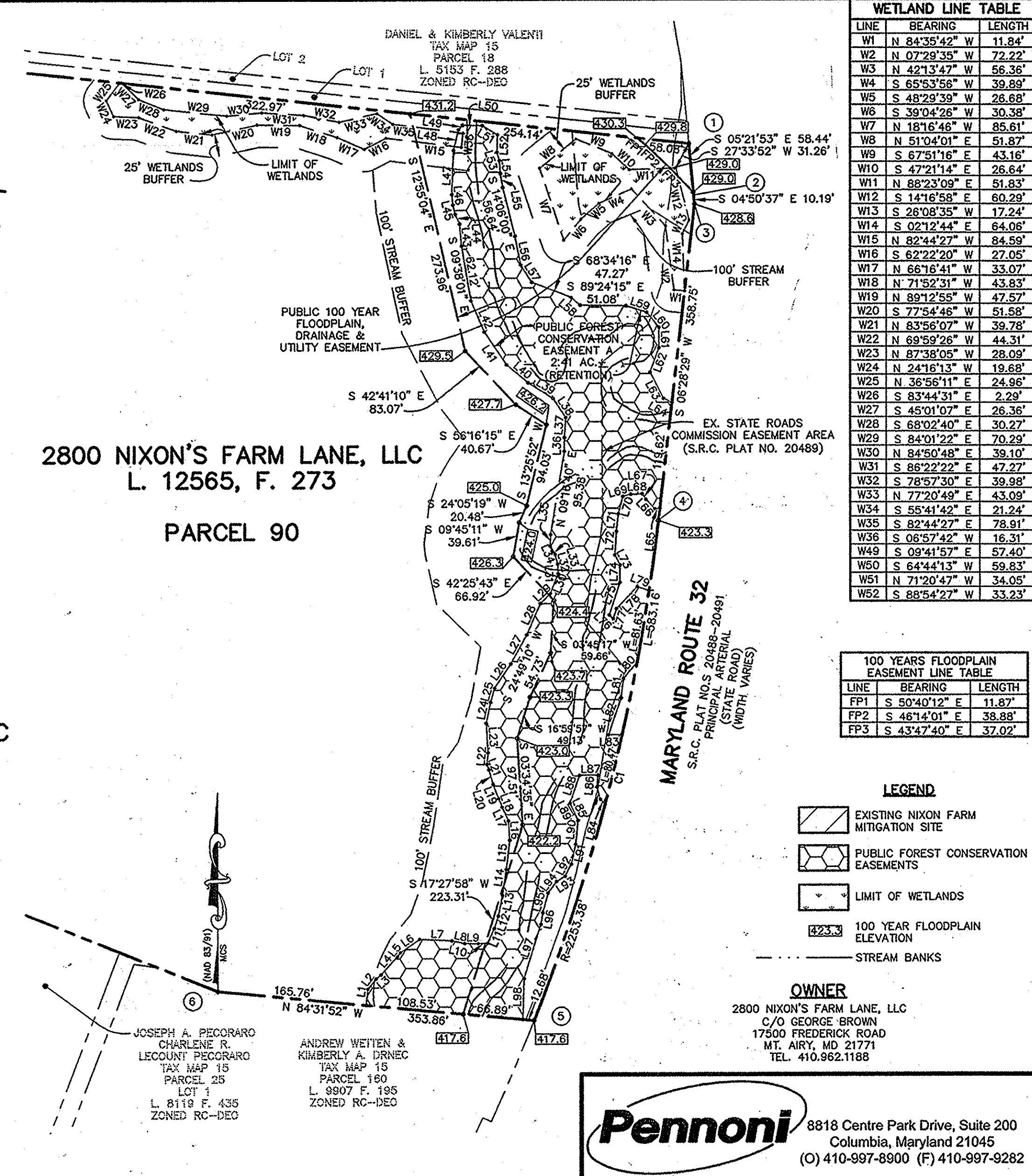
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
 DIRECTOR DATE 8/27/14



SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINE A FOREST CONSERVATION EASEMENTS ON PART OF THE LANDS CONVEYED BY DAVID S. MUSGRAVE AND J. MICHAEL MILLARD, SUBSTITUTE TRUSTEES TO 2800 NIXON'S FARM LANE, LLC, BY DEED DATED JUNE 29, 2010 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 12565 AT FOLIO 273. I FURTHER 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. 21543, EXPIRATION DATE DECEMBER 21, 2015.

D. DARRIN KIRK
 PROFESSIONAL LAND SURVEYOR
 MD REGISTRATION No. 21543
 (EXPIRES DECEMBER 21, 2015)



OWNER'S CERTIFICATE

WE, 2800 NIXON'S FARM LANE, LLC, BY GEORGE BROWN, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT; AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT OF FOREST CONSERVATION EASEMENT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH SEVEN (7) FOREST CONSERVATION EASEMENTS.

WITNESS MY/OUR HANDS THIS 20 DAY OF AUGUST, 2014.

2800 NIXON'S FARM LANE, LLC
 GEORGE BROWN
 DATE 20 AUG 2014

WITNESS
 DATE 8/20/14

RECORDED AS PLAT No. 22956
 ON 8/27/14
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT FOR FOREST CONSERVATION EASEMENTS PROPERTY OF 2800 NIXON'S FARM LANE, LLC

PREVIOUS FILE NO.S: WP-94-79, F-94-67, F-97-163, WP-97-121, BA-80-39E, BA-390-C, SP-05-19, SDP-14-014 & ECP-13-057

3RD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 TAX MAP NO. 15 GRID NO. 16 PARCEL 90 ZONED: RC-DEO
 SCALE: 1"=100' DATE: 08.18.14 SHEET: 2 OF 3

WETLAND LINE TABLE		
LINE	BEARING	LENGTH
W1	N 84°35'42" W	11.84'
W2	N 07°29'35" W	72.22'
W3	N 42°13'47" W	56.36'
W4	S 65°53'56" W	39.89'
W5	S 48°29'39" W	26.68'
W6	S 39°04'26" W	30.38'
W7	N 18°16'46" W	85.61'
W8	N 51°04'01" E	51.87'
W9	S 67°51'16" E	43.16'
W10	S 47°21'14" E	26.64'
W11	N 88°23'09" E	51.83'
W12	S 14°16'58" E	60.29'
W13	S 26°08'35" W	17.24'
W14	S 02°12'44" E	64.06'
W15	N 82°44'27" W	84.59'
W16	S 62°22'20" W	27.05'
W17	N 66°16'41" W	33.07'
W18	N 71°52'31" W	43.83'
W19	N 89°12'55" W	47.57'
W20	S 77°54'46" W	51.58'
W21	N 83°56'07" W	39.78'
W22	N 69°59'26" W	44.31'
W23	N 87°38'05" W	28.09'
W24	N 24°16'13" W	19.68'
W25	N 36°56'11" E	24.96'
W26	S 83°44'31" E	2.29'
W27	S 45°01'07" E	26.36'
W28	S 68°02'40" E	30.27'
W29	S 84°01'22" E	70.29'
W30	N 84°50'48" E	39.10'
W31	S 86°22'22" E	47.27'
W32	S 78°57'30" E	39.98'
W33	N 77°20'49" E	43.09'
W34	S 55°41'42" E	21.24'
W35	S 46°44'27" E	78.31'
W36	S 06°57'26" W	16.31'
W49	S 09°41'57" E	57.40'
W50	S 64°44'13" W	59.83'
W51	N 71°20'47" W	34.05'
W52	S 88°54'27" W	33.23'

100 YEARS FLOODPLAIN EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
FP1	S 50°40'12" E	11.87'
FP2	S 46°14'01" E	38.88'
FP3	S 43°47'40" E	37.02'

- LEGEND**
- EXISTING NIXON FARM MITIGATION SITE
 - PUBLIC FOREST CONSERVATION EASEMENTS
 - LIMIT OF WETLANDS
 - 100 YEAR FLOODPLAIN ELEVATION
 - STREAM BANKS

OWNER
 2800 NIXON'S FARM LANE, LLC
 C/O GEORGE BROWN
 17500 FREDERICK ROAD
 MT. AIRY, MD 21771
 TEL. 410.962.1188

Pennon 8818 Centre Park Drive, Suite 200
 Columbia, Maryland 21045
 (O) 410-997-8900 (F) 410-997-9282

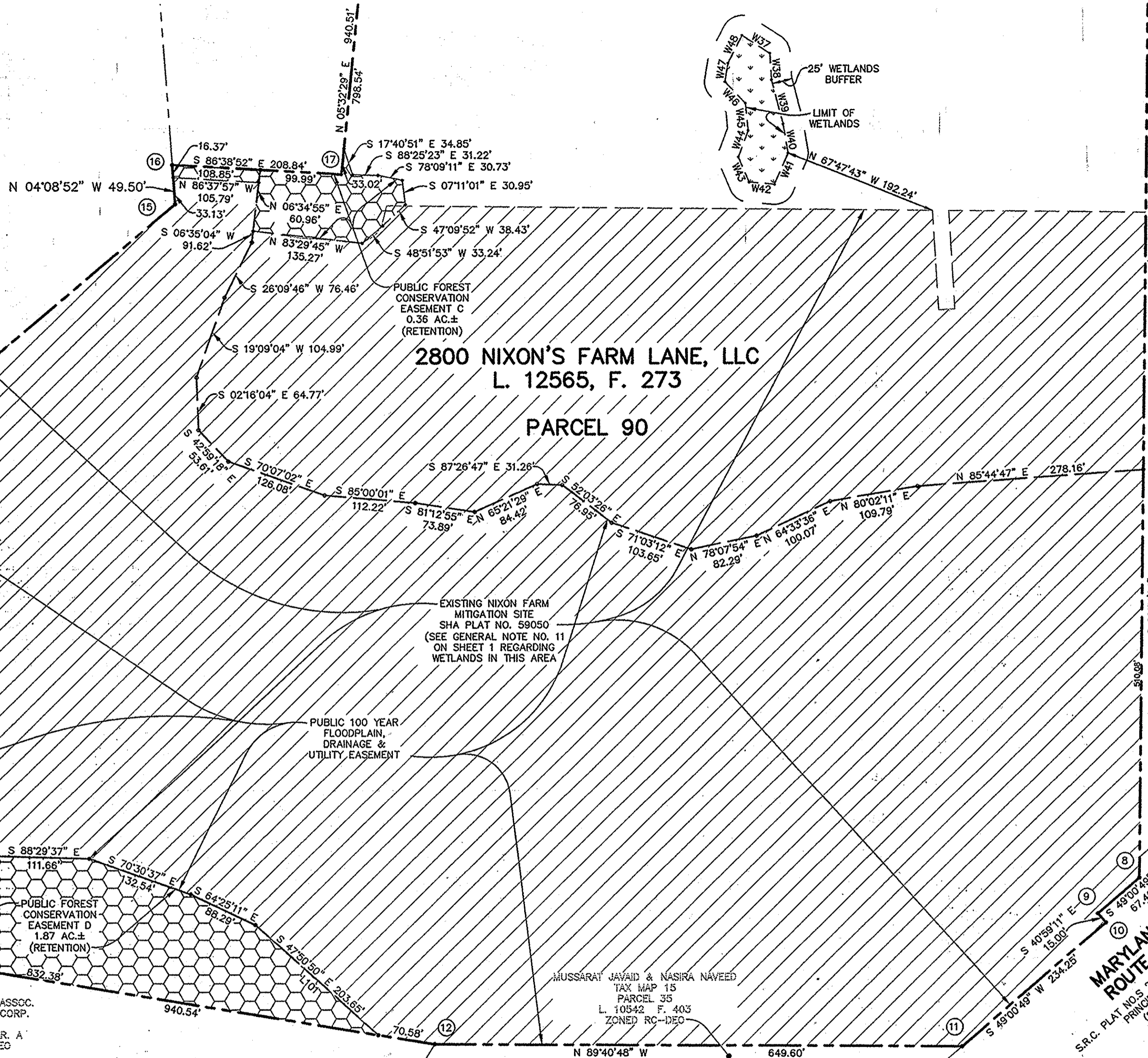
100 YEARS FLOODPLAIN EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
FP4	N 83°05'44" W	17.71'
FP5	N 66°41'16" W	38.59'
FP6	N 54°34'25" W	47.09'
FP7	N 44°46'28" W	36.93'

FOREST CONSERVATION EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L99	N 49°21'56" E	23.60'
L100	N 65°05'03" E	45.22'
L101	S 47°50'50" E	203.53'

- LEGEND**
- EXISTING NIXON FARM MITIGATION SITE
 - PUBLIC FOREST CONSERVATION EASEMENTS
 - LIMIT OF WETLANDS
 - 423.3 100 YEAR FLOODPLAIN ELEVATION

HOWARD COUNTY MARYLAND
WEST FRIENDSHIP ESTATES
TAX MAP 15
PARCEL 42
LOT PAR. D
PLAT #12203
L. 3579 F. 211
ZONED RC-DEO

2800 NIXON'S FARM LANE, LLC
L. 12565, F. 273
PARCEL 90



OWNER
2800 NIXON'S FARM LANE, LLC
C/O GEORGE BROWN
17500 FREDERICK ROAD
MT. AIRY, MD 21771
TEL. 410.962.1188

WEST FRIENDSHIP ESTATES
FOX VALLEY ESTATE HOMEOWNERS ASSOC.
C/O LAND DESIGN AND DEVELOP CORP.
PLAT #11439
TAX MAP 15 PARCEL 42 LOT PAR. A
L. 3404 F. 19 ZONED RC-DEO

MUSSARAT JAVAD & NASIRA NAVEED
TAX MAP 15
PARCEL 35
L. 10542 F. 403
ZONED RC-DEO

Pennoni 8818 Centre Park Drive, Suite 200
Columbia, Maryland 21045
(O) 410-997-8900 (F) 410-997-9282

I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 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.

2800 NIXON'S FARM LANE, LLC
George W. Brown 20 AUG 2014
GEORGE BROWN DATE
D. Darrin Kirk 8/18/14
D. DARRIN KIRK, MD. REG. No.21543 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Kathleen Walsh 8/27/14
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL EASEMENT PLAT SHOWN HEREON IS CORRECT; THAT IT DEFINE A FOREST CONSERVATION EASEMENTS ON PART OF THE LANDS CONVEYED BY DAVID S. MUSGRAVE AND J. MICHAEL MILLARD, SUBSTITUTE TRUSTEES TO 2800 NIXON'S FARM LANE, LLC, BY DEED DATED JUNE 29, 2010 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 12565 AT FOLIO 273. I FURTHER 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.21543, EXPIRATION DATE DECEMBER 21, 2015.



D. Darrin Kirk
D. DARRIN KIRK
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 21543
(EXPIRES DECEMBER 21, 2015)

OWNER'S CERTIFICATE

WE, 2800 NIXON'S FARM LANE, LLC, BY GEORGE BROWN, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT; AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT OF FOREST CONSERVATION EASEMENT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH SEVEN (7) FOREST CONSERVATION EASEMENTS.
WITNESS MY/OUR HANDS THIS 20 DAY OF AUGUST, 2014.

2800 NIXON'S FARM LANE, LLC
George W. Brown 20 AUG 2014
GEORGE BROWN DATE
Michael 8/20/14
DATE WITNESS DATE

RECORDED AS PLAT No. 22957
ON 8/28/14
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT FOR FOREST CONSERVATION EASEMENTS PROPERTY OF 2800 NIXON'S FARM LANE, LLC

PREVIOUS FILE NO.S: WP-94-79, F-94-67, F-97-163, WP-97-121, BA-80-39E, BA-390-C, SP-05-19, SDP-14-014 & ECP-13-057
3RD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
TAX MAP NO. 15 GRID NO. 16 PARCEL 90 ZONED: RC-DEO
SCALE: 1"=100' DATE: 08.18.14 SHEET: 3 OF 3