

BOUNDARY			CURVE TABLE						
POINT	NORTHING	EASTING	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	592782.9870	1325360.6095	C1	2253.38'	583.16'	293.22'	581.53'	S13°53'19"W	14°49'40"
2	592724.7994	1325366.0736							
3	592714.6452	1325366.9341							
4	592358.1859	1325326.4796							
5	591793.8534	1325106.8904							
6	591827.3786	1324834.6377							
7	592216.7418	1323875.2587							
8	590316.1395	1323857.5758							
9	590271.8954	1323806.6542							
10	590280.5729	1323816.4920							
11	590106.9365	1323839.6683							
12	590110.5645	1322990.0790							
13	590262.8836	1322061.9534							
14	590416.1019	1321808.2833							
15	591157.5171	1322670.2866							
16	591206.8875	1322666.7084							
17	591194.6751	1322875.1928							
18	592130.7879	1322966.0128							
19	592782.2093	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							

FOREST CONSERVATION EASEMENT AREAS		
AREA	DESCRIPTION	ACRES
A	RETENTION	2.41±
B	RETENTION	4.22±
C	RETENTION	0.36±
D	RETENTION	1.87±
TOTAL		8.86±

OWNER
 2800 NIXON'S FARM LANE, LLC
 C/O GEORGE BROWN
 17500 FREDERICK ROAD
 MT. AIRY, MD 21771
 PHONE: (410) 962-1188

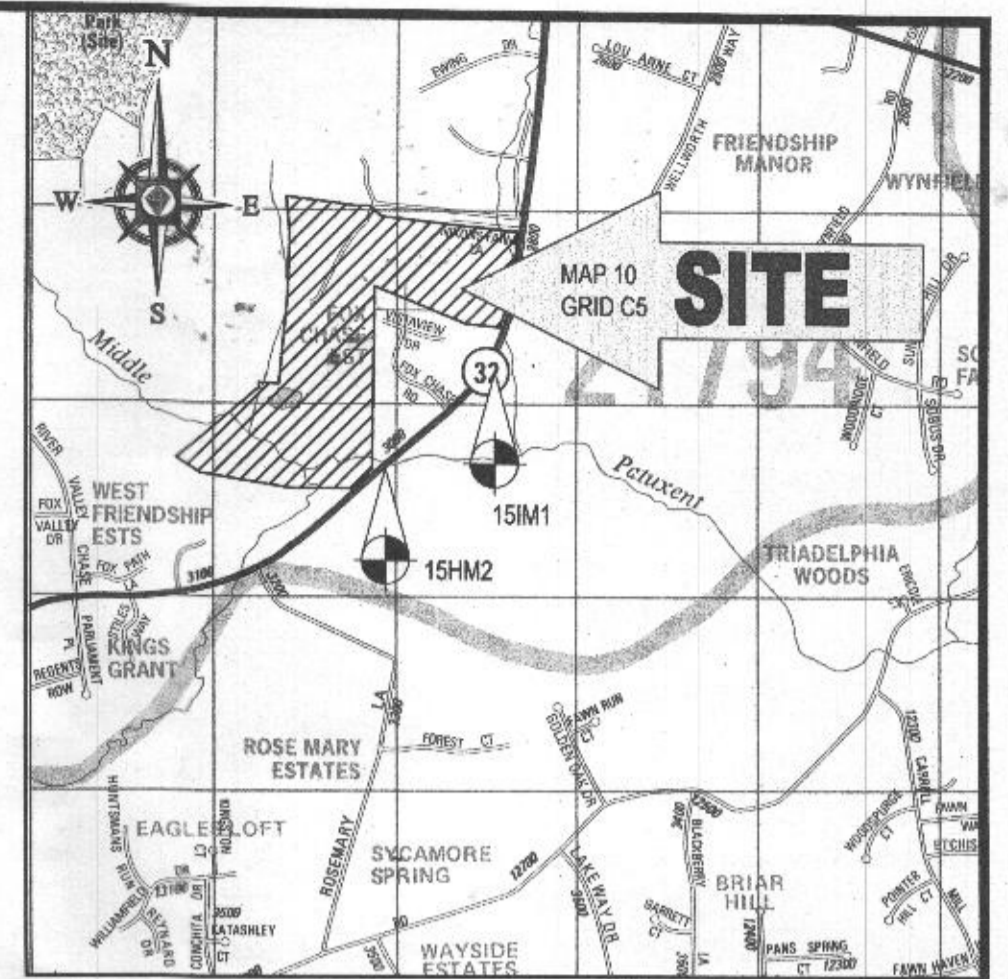
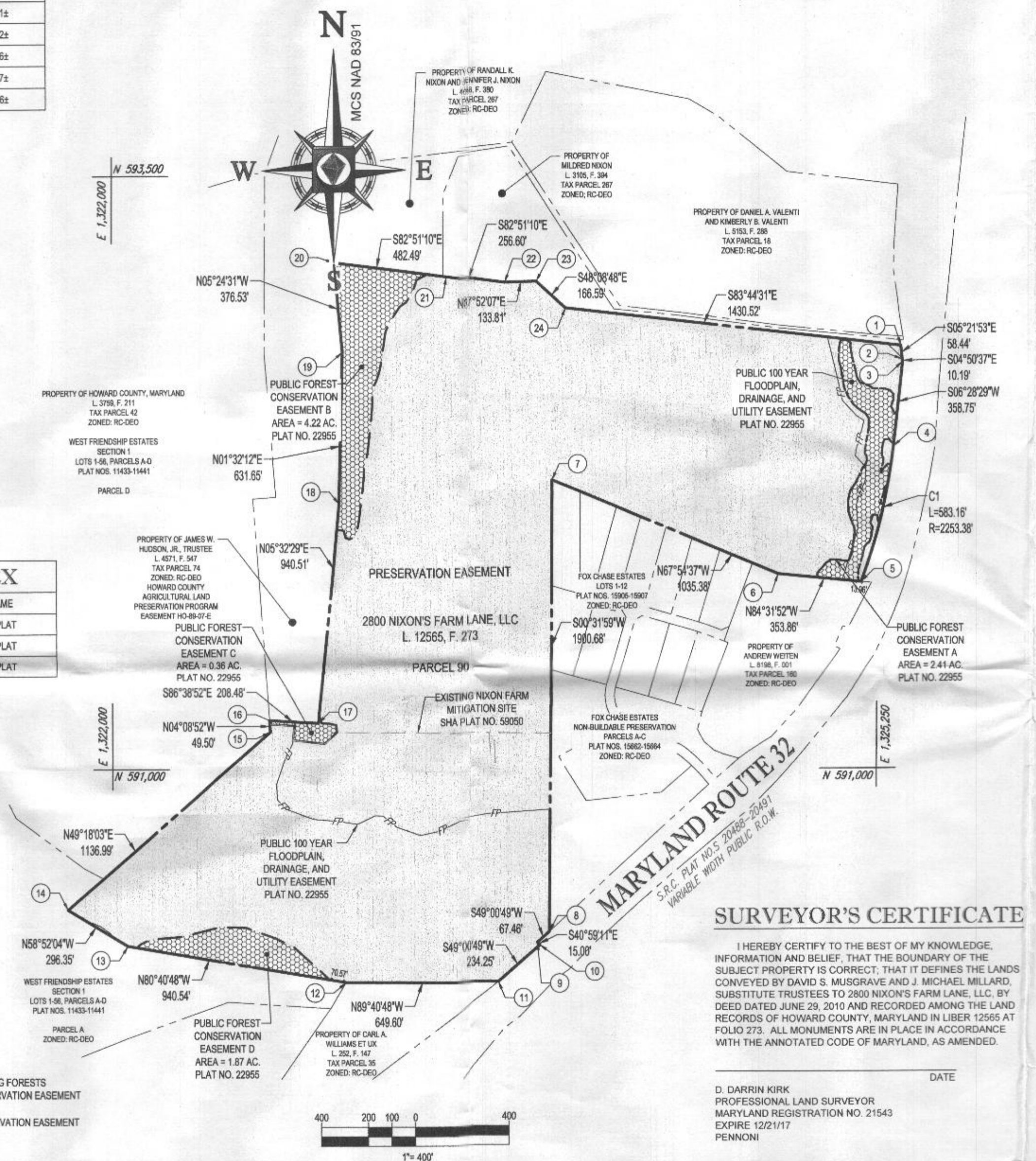
PURPOSE STATEMENT	
THE PURPOSE OF THIS PLAT IS TO EXTINGUISH PERMANENTLY THE RIGHT TO SUBDIVIDE PARCEL 90, TAX MAP 15 AND IN CONJUNCTION WITH THIS PLAT 1 CEO DEVELOPMENT RIGHT IS TRANSFERRED TO 20	
DENSITY EXCHANGE TABULATION	
TOTAL PARCEL ACREAGE	109.82 AC.±
RECORDED FOREST CONSERVATION EASEMENT	8.86 AC.±
PRESERVATION EASEMENT ACREAGE	100.96 AC.± (109.82 AC. - 8.86 AC.)
DEO UNITS RESERVED FOR SENDING PARCEL	3 (3 x 4.25 AC. = 12.75 AC.)
PRESERVATION EASEMENT ACREAGE REMAINING	88.21 AC. (100.96 AC. - 12.75 AC.)
CEO UNITS CREATED (1:4.25)	88.21 AC. / 4.25 AC. = 20
CEO UNITS SENT (1:4.25)	0
DEO UNITS CREATED (1:3)	88.21 AC. / 3 AC. = 29
DEO UNITS SENT (1:3)	11
RECEIVING PARCEL INFORMATION	WALKER MEADOWS PROPERTY TM 9, BLOCK 66, PARCEL 66
ACREAGE OF PRESERVATION EASEMENT REMAINING TO BE SENT	12 CEO OR 18 DEO (55.21 AC.)

* 3 UNITS (3 x 4.25 AC. = 12.75 AC.) ARE TO BE RETAINED FOR THE EXISTING DWELLING THAT IS TO REMAIN, THE COUNTRY CLUB CONDITIONAL USE, AND SOLAR FARM CONDITIONAL USE.

SHEET INDEX	
SHEET NO.	SHEET NAME
1	SENDING PLAT
2	SENDING PLAT
3	SENDING PLAT

LEGEND:

	EXISTING FORESTS CONSERVATION EASEMENT
	PRESERVATION EASEMENT



LOCATION MAP
 COPYRIGHT ADC THE MAP PEOPLE
 PERMIT USE NO. 20602153-5
 SCALE: 1"=2000'

- GENERAL NOTES**
- THE SUBJECT PROPERTY IS ZONED RC-DEO AS PER 10-06-13 COMPREHENSIVE ZONING PLAN.
 - THERE ARE EXISTING DWELLING/STRUCTURES LOCATED ON PARCEL 90 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING/STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
 - COORDINATES BASED ON NAD 83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEOMETRIC CONTROL STATIONS NUMBERS 15HM2 AND 15M1.
 - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY, 2004 BY PATTON HARRIS RUST & ASSOCIATES, INC.
 - ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
 - BASED ON AVAILABLE COUNTY MAPS AND RECORDS, THERE ARE NO HISTORIC STRUCTURES OR KNOWN CEMETERIES LOCATED ON THE SUBJECT PROPERTY.
 - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING, AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
 - SEE DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS F-94-67, WP-94-79, F-97-163, WP-97-121, BA-80-39E, BA-390-C, SP-05-19, SDP-14-014, AND ECP-13-057.
 - THIS PROPERTY IS ENCLUMBERED WITH A PRESERVATION EASEMENT HELD BY 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.
 - PER CBS9-2016 (ZRA-164), PROPERTY ON WHICH AN APPROVED COMMERCIAL SOLAR FACILITY IS LOCATED IS ELIGIBLE TO BE A SENDING PARCEL PROVIDED THAT ONE DENSITY RIGHT IS RETAINED FOR THE CONDITIONAL USE UNTIL THE COMMERCIAL SOLAR FACILITY IS REMOVED.
 - NO CEMETERIES ARE LOCATED ON THE SITE.
 - PER SECTION 16.1202(b)(vi) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE FOREST STAND DELINEATION IS NOT REQUIRED FOR THIS PROJECT.
 - PER SECTION 16.115 (d) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE 100-YEAR FLOODPLAIN DELINEATION IS NOT REQUIRED FOR THIS PROJECT.
 - USING THE DENSITY/CLUSTER EXCHANGE OPTION DESCRIBED IN SECTION 106.0 OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR 11 UNITS OF THE RESIDENTIAL LOTS/PARCELS SHOWN ON THE SUBDIVISION PLAN FOR WALKER MEADOWS, F-17-045 HAVE BEEN TRANSFERRED FROM NIXON'S FARM, RE-17-001, TM 15, PARCEL 80.
- (*) ONLY ONE EASEMENT HOLDER IS NEEDED FOR ALL EASEMENTS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY OF THE SUBJECT PROPERTY IS CORRECT, THAT IT DEFINES 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 IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

DATE _____

D. DARRIN KIRK
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 21543
 EXPIRE 12/21/17
 PENNSONI

BOHLER ENGINEERING
 901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MD 21284
 PHONE: (410) 821-7900
 FAX: (410) 821-7987

THE REQUIREMENTS § 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.

ROBERT C. HARR, JR.
 MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587
 EXPIRATION DATE: JANUARY 16, 2019
 BOHLER

SIGNATURE OF OWNER
 2800 NIXON'S FARM LANE, LLC

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DIRECTOR _____ DATE _____

OWNER'S CERTIFICATE

WE, 2800 NIXON'S FARM LANE, LLC, 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 MY HAND THIS _____ DAY OF _____ 201__.

OWNER: 2800 NIXON'S FARM LANE, LLC

GEORGE BROWN _____ DATE _____

WITNESS _____ DATE _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT OF EASEMENT, DENSITY SENDING SHOWN HEREON IS CORRECT; THAT IS DEFINES A PRESERVATION PARCEL EASEMENT OF 100.96 ACRES 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.

ROBERT C. HARR, JR.
 MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587
 EXPIRATION DATE: JANUARY 16, 2019
 BOHLER

DATE _____

PLAT OF EASEMENT, DENSITY SENDING
PROPERTY OF
2800 NIXON'S FARM LANE, LLC
 PREVIOUS FILE NOS.: WP-94-79, F-94-67, F-97-163, WP-97-121,
 BA-80-39E, BA-390-C, SP-05-19, SDP-14-014, AND ECP-13-057
 3RD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 TAX MAP NO. 15, GRID NO. 16, PARCEL 90
 ZONED: RC-DEO

SHEET: 1 OF 3

SCALE: 1" = 400'
 DATE: MAY 22, 2018

MD162007EX8.DWG
 RE-17-001

FOREST CONSERVATION EASEMENT AREAS

AREA	DESCRIPTION	ACRES
A	RETENTION	2.41±
B	RETENTION	4.22±
TOTAL		6.63±

OWNER

2800 NIXON'S FARM LANE, LLC
C/O GEORGE BROWN
17500 FREDERICK ROAD
MT. AIRY, MD 21771
PHONE: (410) 962-1188

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO EXTINGUISH PERMANENTLY THE RIGHT TO SUBDIVIDE PARCEL 90, TAX MAP 15 AND IN CONJUNCTION WITH THIS PLAT 1 CEO DEVELOPMENT RIGHT IS TRANSFERRED TO 20

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Forest Conservation Easement - B Line Table

Line #	Length	Direction
L106	51.49'	S62° 19' 29.00"W
L107	50.95'	S19° 36' 39.00"W
L108	53.28'	S31° 45' 11.00"W
L109	32.20'	S55° 56' 29.00"W
L110	71.61'	S33° 59' 36.00"W
L111	24.84'	S27° 24' 06.00"W
L112	13.42'	S22° 11' 55.00"W
L113	12.28'	S19° 32' 25.00"W
L114	12.74'	S12° 44' 28.00"W
L115	45.51'	S07° 49' 18.00"W
L116	64.31'	S07° 58' 11.00"W
L117	28.76'	S10° 32' 31.00"W
L118	25.88'	S13° 23' 31.00"W
L119	37.44'	S19° 11' 20.00"W
L120	9.57'	S29° 07' 01.00"W
L121	27.41'	S18° 32' 00.00"W
L122	39.79'	S05° 22' 28.00"W
L123	11.50'	S04° 36' 34.00"E
L124	14.28'	S01° 19' 00.00"W
L125	16.78'	S04° 02' 31.00"W
L126	63.08'	S05° 20' 59.00"W
L127	88.78'	S06° 39' 58.00"W
L128	29.84'	S07° 03' 42.00"W
L129	13.59'	S12° 47' 24.00"W
L130	26.22'	S18° 09' 55.00"W
L131	31.23'	S07° 45' 23.00"W
L132	25.90'	S01° 30' 40.00"W
L133	40.64'	S04° 00' 38.00"W
L134	27.12'	S07° 06' 29.00"W
L135	31.48'	S08° 35' 26.00"W
L136	63.47'	S07° 00' 43.00"W
L137	48.10'	S06° 38' 13.00"W
L138	27.50'	S11° 06' 43.00"W
L139	26.54'	S42° 22' 01.00"W
L140	15.58'	S68° 28' 45.00"W
L141	15.49'	N73° 40' 47.00"W
L142	18.70'	N15° 03' 34.00"W
L143	10.13'	N06° 34' 56.00"W
L144	8.14'	N61° 01' 59.00"W
L145	24.99'	N84° 27' 31.00"W
L146	108.96'	N05° 32' 41.39"E
L147	631.65'	N01° 32' 12.00"E
L148	376.53'	N05° 24' 31.00"W
L149	400.94'	S82° 51' 10.00"E

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY OF THE SUBJECT PROPERTY IS CORRECT, THAT IT DEFINES 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 IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

D. DARRIN KIRK
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21543
EXPIRE 12/21/17
PENNONI

DATE

OWNER'S CERTIFICATE

WE, 2800 NIXON'S FARM LANE, LLC, 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 MY HAND THIS _____ DAY OF _____, 201__.

OWNER: 2800 NIXON'S FARM LANE, LLC

GEORGE BROWN DATE

WITNESS DATE

Forest Conservation Easement - A Line Table

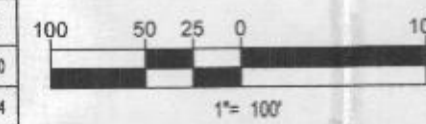
Line #	Length	Direction
L1	17.99'	N07° 40' 28.00"E
L2	14.42'	N36° 28' 02.00"E
L3	7.18'	N51° 18' 24.00"E
L4	27.51'	N41° 50' 02.00"E
L5	5.58'	N38° 26' 48.00"E
L6	26.29'	N54° 50' 57.00"E
L7	35.83'	S87° 07' 35.00"E
L8	14.49'	S77° 53' 40.00"E
L9	15.45'	S88° 16' 02.00"E
L10	10.22'	N86° 46' 59.00"E
L11	18.18'	N23° 51' 55.00"E
L12	14.81'	N18° 02' 36.00"E
L13	23.47'	N11° 50' 15.00"E
L14	29.82'	N08° 14' 28.00"E
L15	33.21'	N06° 39' 37.00"E
L16	21.91'	N03° 19' 12.00"W
L17	16.78'	N24° 19' 28.00"W
L18	10.50'	N22° 13' 26.00"W
L19	17.33'	N21° 05' 48.00"W
L20	18.98'	N15° 11' 54.00"W
L21	6.67'	N20° 02' 38.00"W
L22	12.90'	N04° 38' 27.00"E
L23	33.00'	N03° 04' 28.00"W
L24	24.63'	N10° 56' 08.00"E
L25	17.16'	N15° 29' 55.00"E
L26	32.46'	N34° 02' 34.00"E
L27	37.40'	N28° 44' 04.00"E
L28	38.43'	N23° 17' 06.00"E
L29	15.81'	N45° 05' 39.00"E
L30	23.89'	N21° 26' 39.00"E
L31	10.97'	N02° 21' 44.00"W
L32	11.46'	N14° 39' 58.00"W
L33	4.06'	N44° 45' 59.00"W
L34	6.98'	N21° 44' 47.00"W
L35	13.27'	N02° 00' 13.00"E
L36	95.38'	N09° 16' 40.00"E
L37	15.35'	N00° 29' 07.00"E
L38	22.54'	N04° 04' 11.00"E
L39	25.69'	N33° 18' 14.00"W
L40	33.19'	N57° 01' 21.00"W
L41	31.84'	N49° 39' 54.00"W
L42	44.58'	N33° 26' 44.00"W
L43	38.38'	N22° 53' 15.00"W
L44	62.12'	N09° 38' 01.00"W
L45	24.81'	N05° 09' 00.00"W
L46	11.78'	N24° 47' 49.00"W
L47	10.67'	N13° 53' 35.00"W
L48	12.21'	N05° 51' 13.00"W
L49	49.87'	N02° 20' 02.00"E
L50	24.00'	N13° 13' 38.00"E
L51	6.64'	N41° 34' 37.00"E
L52	21.91'	S88° 42' 56.00"E
L53	19.82'	S59° 03' 44.00"E
L54	19.80'	S01° 28' 46.00"W
L55	9.58'	S16° 28' 54.00"E

Forest Conservation Easement - A Line Table

Line #	Length	Direction
L56	14.82'	S04° 33' 43.00"E
L57	15.88'	S09° 06' 55.00"E
L58	56.64'	S14° 06' 00.00"E
L59	32.50'	S11° 05' 28.00"E
L60	23.19'	S32° 03' 36.00"E
L61	47.27'	S68° 34' 16.00"E
L62	13.15'	S48° 40' 48.00"E
L63	51.08'	S89° 24' 15.00"E
L64	24.22'	S71° 59' 19.00"E
L65	21.85'	S38° 42' 01.00"E
L66	22.84'	S00° 04' 33.00"E
L67	29.46'	S19° 33' 14.00"W
L68	33.45'	S28° 22' 47.00"E
L69	10.44'	S62° 23' 12.00"E
L70	119.62'	S06° 28' 31.40"W
L71	5.67'	S85° 09' 22.00"W
L72	14.07'	N42° 21' 15.00"W
L73	7.35'	N34° 37' 22.00"W
L74	12.95'	S87° 57' 23.00"W
L75	9.03'	S74° 22' 34.00"W
L76	20.14'	S15° 20' 41.00"W
L77	20.00'	S06° 21' 48.00"W
L78	26.68'	S03° 12' 07.00"W
L79	13.11'	S28° 04' 14.00"E
L80	19.75'	S00° 56' 02.00"W
L81	38.31'	S18° 02' 47.00"W
L82	6.10'	S46° 47' 58.00"E
L83	11.87'	N17° 36' 04.00"E
L84	34.30'	N43° 01' 30.00"E
L85	13.62'	S69° 52' 17.00"E
L86	23.92'	S39° 32' 58.00"W
L87	22.44'	S07° 00' 50.00"W
L88	44.22'	S18° 29' 29.00"W
L89	14.93'	S89° 58' 56.00"E
L90	7.79'	N42° 05' 10.00"W
L91	14.10'	N14° 19' 20.00"W
L92	13.55'	N05° 04' 03.00"E
L93	20.54'	N89° 06' 41.00"W
L94	33.45'	S18° 17' 35.00"W
L95	21.06'	S24° 45' 26.00"E
L96	26.82'	S05° 57' 30.00"W
L97	22.81'	S12° 27' 02.00"W
L98	15.75'	S26° 37' 48.00"W
L99	11.85'	S58° 31' 24.00"W
L100	16.19'	S36° 26' 15.00"W
L101	23.15'	S14° 40' 06.00"W
L102	13.14'	S09° 40' 48.00"W
L103	63.82'	S16° 58' 47.00"W
L104	45.99'	S01° 58' 10.00"W
L105	175.42'	N84° 31' 52.00"W

Curve Table

Curve #	Length	Radius	Tangent	Chord	Bearing	Delta
C1	81.833	2273.814	40.82	81.63	N09° 33' 37.47"E	002.0670
C2	81.009	2200.365	40.51	81.007	N13° 46' 13.21"E	002.1094



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT OF EASEMENT, DENSITY SENDING SHOWN HEREON IS CORRECT, THAT IT DEFINES A PRESERVATION PARCEL EASEMENT OF 100.96 ACRES 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.

ROBERT C. HARR, JR.
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587
EXPIRATION DATE: JANUARY 16, 2019
BOHLER

DATE



901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MD 21284
PHONE: (410) 821-7900
FAX: (410) 821-7987

RECORDED AS PLAT NO. _____ ON _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF EASEMENT, DENSITY SENDING PROPERTY OF 2800 NIXON'S FARM LANE, LLC

PREVIOUS FILE NOS.: WP-94-79, F-94-67, F-97-163, WP-97-121, BA-80-39E, BA-390-C, SP-05-19, SDP-14-014, AND ECP-13-057
3RD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
TAX MAP NO. 15, GRID NO. 16, PARCEL 90
ZONED: RC-DEO

SHEET: 2 OF 3

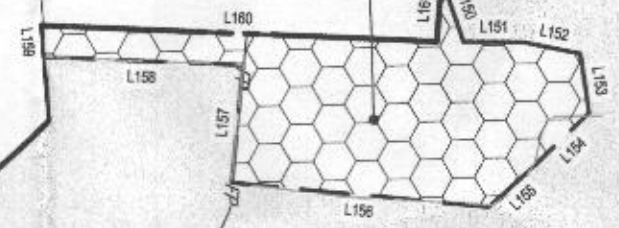
SCALE: 1" = 400'
DATE: AUGUST 31, 2017

MD162007EX8.DWG

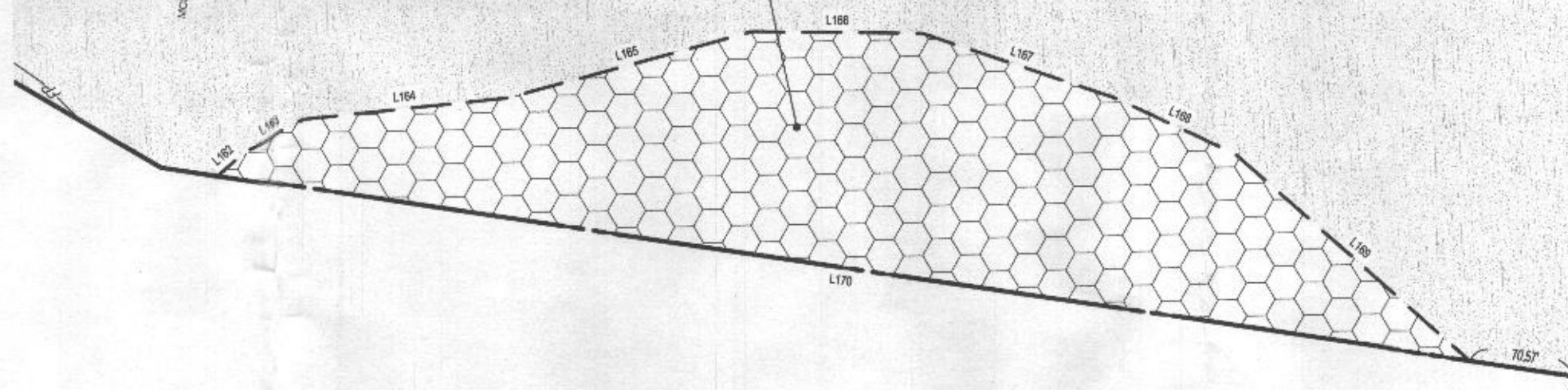
RE-17-001



PUBLIC FOREST CONSERVATION EASEMENT C
AREA = 0.36 AC.
PLAT NO. 22955



PUBLIC FOREST CONSERVATION EASEMENT D
AREA = 1.87 AC.
PLAT NO. 22955



OWNER

2800 NIXON'S FARM LANE, LLC
C/O GEORGE BROWN
17500 FREDERICK ROAD
MT. AIRY, MD 21771
PHONE: (410) 962-1188

Forest Conservation Easement - C Line Table

Line #	Length	Direction
L150	34.85'	S17° 40' 51.00"E
L151	31.22'	S88° 25' 23.00"E
L152	30.73'	S78° 09' 11.00"E
L153	30.95'	S07° 11' 01.00"E
L154	38.43'	S47° 09' 52.00"W
L155	33.24'	S48° 51' 53.00"W
L156	136.27'	N83° 29' 45.00"W
L157	60.96'	N06° 34' 55.00"E
L158	105.75'	N86° 37' 57.00"W
L159	16.37'	N04° 08' 52.00"W
L160	206.84'	S86° 38' 52.00"E
L161	33.03'	N05° 32' 29.00"E

Forest Conservation Easement - D Line Table

Line #	Length	Direction
L170	632.38'	N80° 40' 46.99"W
L169	203.53'	S47° 50' 50.00"E
L168	88.29'	S64° 25' 11.00"E
L167	132.54'	S70° 30' 37.00"E
L166	111.66'	S86° 29' 37.00"E
L165	166.04'	N75° 50' 23.00"E
L164	134.92'	N84° 53' 14.00"E
L163	45.22'	N65° 06' 03.00"E
L162	23.60'	N49° 21' 56.00"E

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO EXTINGUISH PERMANENTLY THE RIGHT TO SUBDIVIDE PARCEL 90, TAX MAP 15 AND IN CONJUNCTION WITH THIS PLAT 1 CEO DEVELOPMENT RIGHT IS TRANSFERRED TO 20

DENSITY EXCHANGE TABULATION

TOTAL PARCEL ACREAGE	109.82 AC.±
RECORDED FOREST CONSERVATION EASEMENT	8.86 AC.±
PRESERVATION EASEMENT ACREAGE	100.96 AC.± (109.82 AC. - 8.86 AC.)
DEO UNITS RESERVED FOR SENDING PARCEL	3 (3 x 4.25 AC. = 12.75 AC.)*
PRESERVATION EASEMENT ACREAGE REMAINING	88.21 AC. (100.96 AC. - 12.75 AC.)
CEO UNITS CREATED (1:4.25)	88.21 AC. / 4.25 AC. = 20
CEO UNITS SENT (1:4.25)	0
DEO UNITS CREATED (1:3)	88.21 AC. / 3 AC. = 29
DEO UNITS SENT (1:3)	11
RECEIVING PARCEL INFORMATION	WALKER MEADOWS PROPERTY TM 9, BLOCK 66, PARCEL 66
ACREAGE OF PRESERVATION EASEMENT REMAINING TO BE SENT	12 CEO OR 18 DEO (55.21 AC.)

* 3 UNITS (3 x 4.25 AC. = 12.75 AC.) ARE TO BE RETAINED FOR THE EXISTING DWELLING THAT IS TO REMAIN, THE COUNTRY CLUB CONDITIONAL USE, AND SOLAR FARM CONDITIONAL USE.

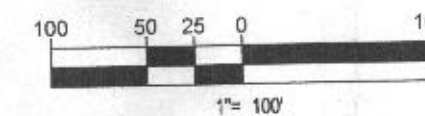
FOREST CONSERVATION EASEMENT AREAS

AREA	DESCRIPTION	ACRES
C	RETENTION	0.36±
D	RETENTION	1.87±
TOTAL		2.23±

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY OF THE SUBJECT PROPERTY IS CORRECT; THAT IT DEFINES 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 IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

DATE _____
D. DARRIN KIRK
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21543
EXPIRE 12/21/17
PENNSONI



BOHLER ENGINEERING
801 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MD 21284
PHONE: (410) 821-7900
FAX: (410) 821-7987

RECORDED AS PLAT NO. _____ ON _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

OWNER'S CERTIFICATE

WE, 2800 NIXON'S FARM LANE, LLC, 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 MY HAND THIS _____ DAY OF _____ 201__.

OWNER: 2800 NIXON'S FARM LANE, LLC

GEORGE BROWN DATE _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT OF EASEMENT, DENSITY SENDING SHOWN HEREON IS CORRECT; THAT IT DEFINES A PRESERVATION PARCEL EASEMENT OF 100.96 ACRES 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.

DATE _____
ROBERT C. HARR, JR.
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587
EXPIRATION DATE: JANUARY 16, 2019
BOHLER

WITNESS DATE _____

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.

ROBERT C. HARR, JR.
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587
EXPIRATION DATE: JANUARY 16, 2019
BOHLER

SIGNATURE OF OWNER
2800 NIXON'S FARM LANE, LLC

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DIRECTOR DATE _____

PLAT OF EASEMENT, DENSITY SENDING
PROPERTY OF
2800 NIXON'S FARM LANE, LLC
PREVIOUS FILE NOS.: WP-94-79, F-94-67, F-97-163, WP-97-121,
BA-80-39E, BA-390-C, SP-05-19, SDP-14-014, AND ECP-13-057
3RD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
TAX MAP NO. 15, GRID NO. 16, PARCEL 90
ZONED: RC-DEO

SHEET: 3 OF 3

SCALE: 1" = 400'
DATE: AUGUST 31, 2017

MD162007EX8.DWG

RE-17-001