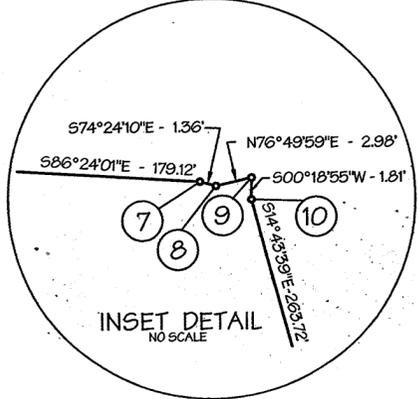


Reservation of Public Utility and Forest Conservation Easements
 Developer reserves unto itself, its successors and assigns, all easements shown on this plat for water, sewer, storm drainage and other public utilities and forest conservation (designated as "Forest Conservation Area"), located in, on, over and through lots 2 & 3, and conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lot(s)/parcels. Developer shall execute and deliver deeds for the easements herein reserved to Howard County with a metes and bounds description of the forest conservation area. Upon completion of the public utilities and their acceptance by Howard County, and in the case of the forest conservation easement(s), upon completion of the developer's obligations under the forest conservation installation and maintenance agreement executed by the developer and the County, and the release of the developer's surety posted with said agreement. The County shall accept the easements and record the deed(s) of easement in the Land Records of Howard County.

Curve	Length	Radius	Chord Bearing	Chord Distance	Delta	Tangent
4-5	59.91'	250.00'	N08°22'53"E	59.77'	13°43'52"	30.10'
5-6	47.83'	250.00'	N03°57'56"W	47.76'	10°57'46"	23.99'



The requirements of § 3-10B, 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.
 D. Wayne Weller 11/21/03
 D. Wayne Weller, MD No. 10685 Date

John F. McDonough, III 11/21/03
 John F. McDonough, III Date
 Nina A. McDonough 11/17/03
 Nina A. McDonough Date

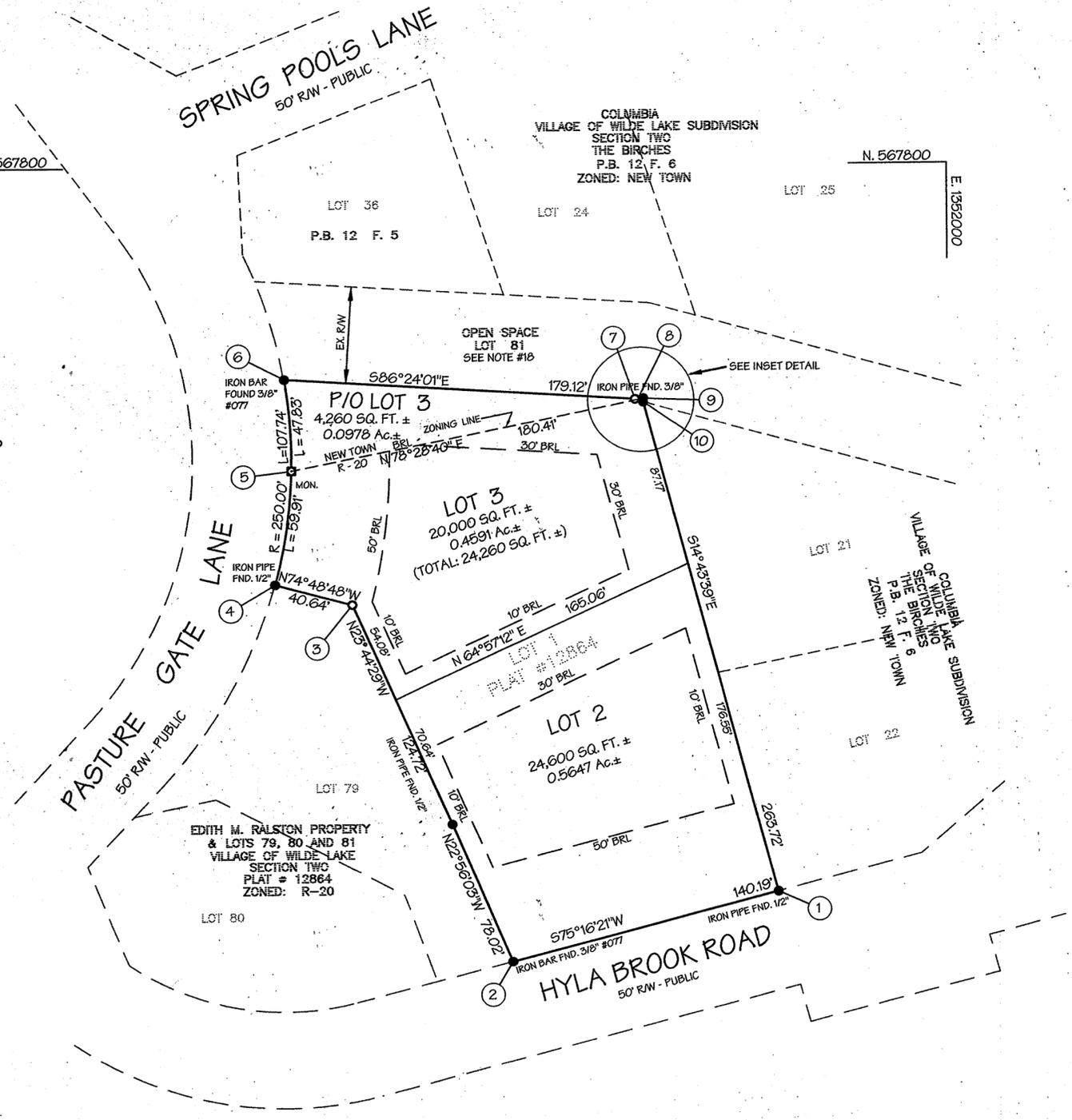
POINT NO.	NORTHING	EASTING
1	567421.7192	1351911.6891
2	567386.0798	1351776.1049
3	567457.9326	1351745.7026
4	567572.0978	1351695.4892
5	567582.7440	1351656.2684
6	567689.5229	1351661.6775
7	567679.2767	1351840.4441
8	567677.9120	1351841.7507
9	567678.5849	1351844.6556
10	567676.7749	1351844.6456

AREA TABULATIONS

- Total number of lots to be recorded: 2
 - Buildable: 2
 - Non-Buildable: 0
 - Open Space: 0
 - Preservation Parcels: 0
- Total area of lots to be recorded: 1.1216 Ac.±
 - Buildable: 1.1216 Ac.±
 - Non-Buildable: 0
 - Open Space: 0
 - Preservation Parcels: 0
- Total area of road right-of-way to be recorded: 0.00 Ac.±
- Total area of subdivision to be recorded: 1.1216 Ac.±

APPROVED: For Public Water and Public Sewerage Systems in conformance with the Master Plan of Water and Sewerage for Howard County.
 Penny Borestein 12-2-03
 Howard County Health Officer Date MR

APPROVED: Howard County Department of Planning and Zoning.
 Director 12/4/03
 Chief, Development Engineering Division 12/1/03
 MK



OWNERS:
 JOHN F. & NINA A. MCDONOUGH
 10026 Hyla Brook Road
 Columbia, MD 21044

DEVELOPER:
 BROOKFIELD HOMES
 8500 Executive Park Ave.
 Suite 300
 Fairfax, VA 22031

SURVEYOR'S CERTIFICATE
 I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Steven P. Ralston to John F. McDonough, III and Nina A. McDonough, by deed dated July 24, 2003 and recorded in the land records of Howard County in Liber 7497, Folio 357 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.
 D. Wayne Weller 11/21/03
 D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date

OWNER'S CERTIFICATE
 We, John F. McDonough, III and Nina A. McDonough, owners of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this final plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns:
 (1) The right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services, in and under all roads and street right-of-ways and the specific easement areas shown hereon;
 (2) The right to require dedication for public use the beds of the streets and/or roads and floodplains and open space where applicable, and for good and other valuable consideration, hereby grant the right and option to Howard County to acquire the fee simple title to the beds of the streets and/or roads and floodplains, storm drainage facilities and open space where applicable;
 (3) The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair, and maintenance; and
 (4) That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-ways.
 Witness by our hands this 17th day of November, 2003.
 John F. McDonough, III
 Nina A. McDonough
 Witness

The Purpose of this Resubdivision is to create two single family detached lots from former Lot 1.

- GENERAL NOTES**
- This plat is based on a field run monumented boundary survey performed by LDE, Inc. in September, 2002.
 - These Coordinates are based on NAD 83, Maryland coordinate system as projected by Howard County Geodetic Control Stations No. 30-GA and No. 30-G4.
 - Stone or Concrete Monument Found or Set.
 ● Pipe or Rebar Found or Set.
 - Subject property is zoned R-20 and NT(New Town) per 10/18/1993 Comprehensive Zoning Plan.
 - BRL denotes Building Restriction Line.
 - All areas shown on this plat are +/-, more or less.
 - Driveways shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements: a) Width - 12 ft. (14 ft. serving more than one residence), b) Surface - 6 inches of compacted crusher run base with tar and chip coating, c) Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 45 ft. turning radius, d) Structures (culverts / bridges) capable of supporting 25 gross tons (H25 loading), e) Drainage Elements - Capable of safely passing 100 year flood with no more than 1 foot depth over driveways surface, f) Structure clearances - minimum 12 feet, g) Maintenance sufficient to insure all weather use.
 - Deed Reference: Liber 3387 Folio 304, and Liber 4013 Folio 358.
 - There are no wetlands located on this property. Wetlands certification provided by Steven D. Heise, June 2002.
 - Landscaping for Lot 3 is provided in accordance with a certified Landscape Plan in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Lot 2 is exempt from landscaping requirements as a consequence of the existing home located on the Lot. The landscaping surety for Lot 3 will be posted as part of the Site Development Plan.
 - This subdivision is exempt from the requirements of Section 16.1202(b)(1)(viii) of the Howard County Code for Forest Conservation because the proposal is a minor subdivision that creates one additional lot and has no further subdivision potential, based on existing zoning and exempt for Section 16.1202(b)(1)(iv) because the property is part of a planned unit development.
 - Open Space for this subdivision is provided by payment of a fee-in-lieu in the amount of \$1500.00.
 - There is an existing dwelling/structure located on Lot 2 to remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulations require. (See BA97-20V). The existing structure located on Lot 2 is listed as HO-184, Old Oakland Manor in the Howard County Historic Sites Inventory.
 - Water and sewer service to these lots will be granted under the provisions of Section 18.122.B of the Howard County Code.
 - Public water and sewer allocation will be granted at the time of the issuance of the building permit if capacity is available at that time.
 - Minimum building setback restrictions from property lines and the public right-of-way lines in the New Town Zone, to be in accordance with FDP - Phase Two A-VIII criteria.
 - A Site Development Plan is required for Lot 3.
 - In accordance with Section 16.120(b)(9) of the subdivision regulations a thirty foot setback is required from the existing underground gas main which lies within adjacent Lot 81.
 - This property is subject to BA 97-20V. On June 10, 1997, the Howard County Board of Appeals granted the petitioners request to Section 10B.D.2, Section 10B.D.3 and Section 10B.D.4 of the Howard County Zoning Regulations to reduce minimum lot sizes, reduce minimum lot width at the building restriction line and reduce the required setbacks for existing single family detached dwellings located at #10102 Hyla Brook Road (Lot 79), #10106 Hyla Brook Road (Lot 80) and #10026 Hyla Brook Road (Former Lot 1). The Board granted a reduction of the required side setback from a side lot line from 10 feet to 1.8 feet for the existing single family detached dwelling subject to conditions.
 - Stormwater Management for this project is provided utilizing the Grass Channel Credit.
 - The existing well (unknown location as of this date) which once served the existing house on Lot 2, if found, shall be sealed and abandoned by a licensed Well Driller within 60 to 90 days after plat recordation.

RECORDED AS PLAT NUMBER 16385
 ON 12-11-03 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD.

EDITH M. RALSTON PROPERTY
 LOT 2 & LOT 3 - A RESUBDIVISION OF LOT 1
 5th Election District - Howard County, MD
 Tax Map 30 - Grid 20 Parcel 238
 Scale 1" = 50' - Date: November 11, 2003
 Zoning: R-20; NT Sheet 1 of 1
 Previous Submittals: FDP Phase Two A VIII, F97-156, BA97-20V
 LDE Inc.
 Engineers, Surveyors, Planners
 9250 Rumsey Road, Suite 106 Columbia, Maryland - 21045
 (410)715-1070 - (301)596-3424 - FAX(410)715-9540
 Job# 02-022