

COORDINATE TABLE			
	NORTHING	EASTING	
42	591363.6574	1338001.7918	180
43	591365.8457	1338145.9911	181
44	591333.3996	1338149.7437	182
45	591423.0002	1338181.3558	183
46	591469.8337	1338204.4509	184
47	591536.0569	1338237.1496	185
48	591567.7416	1338221.2181	186
49	591646.6482	1337913.8891	187
50	591727.6631	1337465.3018	188
51	591819.4622	1337431.0086	189
52	591883.6252	1337352.3651	190
53	591961.0978	1337329.5921	191
54	592010.5794	1337346.2858	192
55	592060.5688	1337347.3161	193
56	592095.7074	1337383.9061	194
57	592103.6793	1337384.9679	195
58	592095.9026	1337351.4309	196
59	592017.1576	1337357.0681	197
60	591986.8002	1337349.6653	198
61	591936.1595	1337339.3250	199
62	591876.1857	1337328.7901	200
63	591834.6495	1337309.15678	201
64	591799.6371	1337264.8572	202
65	591765.9354	1337245.9768	203
66	591739.9477	1337202.6874	204
67	591719.7037	1337249.6459	205
68	591684.1901	1337281.4036	206
69	591637.6571	1337304.0761	207
70	591606.7032	1337322.3260	208
71	591573.9357	1337242.9922	209
72	591539.7162	1337281.5213	210
73	591505.1789	1337225.0719	211
74	591470.1379	1337240.1379	212

LEGEND

- Iron Pipe/Rebar Found
- Stone/Concrete Monument Found
- Rebar w/ Identification Cap Set
- Concrete Monument Set

Environmental/Easement Legend

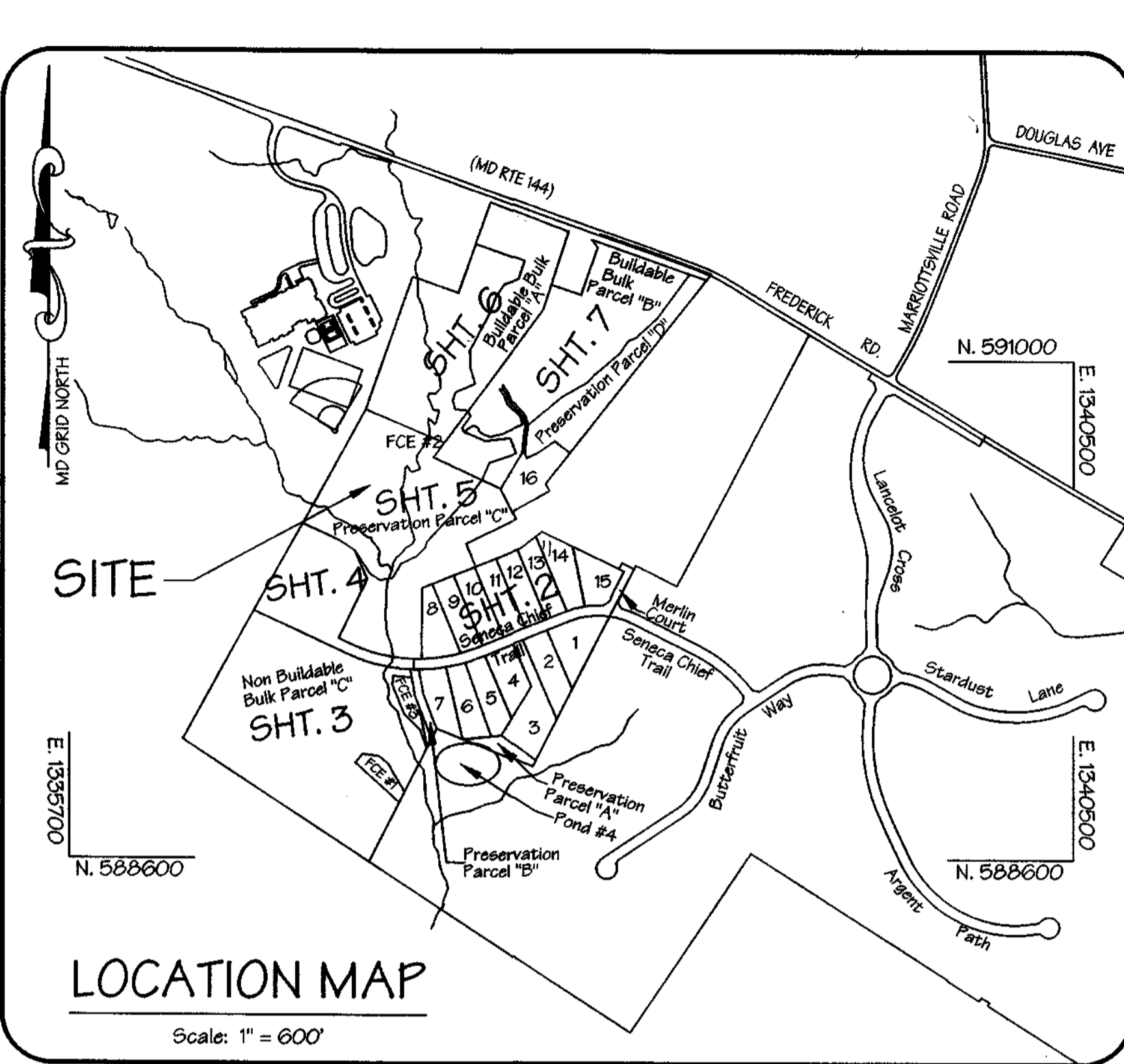
- Centerline Stream
- Non-Tidal Wetlands
- 25' Wetlands Buffer
- 75' Stream Buffer
- 100 Yr. Floodplain Easement

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, public stormwater management facilities, floodplains, preservation parcels, other public utilities and forest conservation (designated as "Forest Conservation Easement" (FCE)) located in, on, over and through Lots 1-16, Preservation Parcels "A" thru "D", any conveyances of the aforesaid lots/parcels 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 installation and maintenance agreement executed by the developer and the County, and the release of 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.

AREA TABULATIONS (Total)

- Total number of lots and/or parcels to be recorded: 23
 - Buildable Cluster Lots: 16
 - Buildable Preservation Parcels: 1
 - Non-Buildable Preservation Parcels: 3
 - Buildable Bulk Parcels: 2
 - Non-Buildable Bulk Parcels: 1
- Total area of lots to be recorded: 80.9305 Ac.±
 - Buildable Cluster Lots: 16.2020 Ac.±
 - Buildable Preservation Parcels: 23.6383 Ac.±
 - Non-Buildable Preservation Parcels: 4.3276 Ac.±
 - Buildable Bulk Parcels: 13.4436 Ac.±
 - Non-Buildable Bulk Parcels: 23.3190 Ac.±
- Total area of road right-of-way to be recorded: 1.9029 Ac.±
 - Total area of subdivision to be recorded: 82.8334 Ac.±

APPROVED: For Private Water and Private Sewerage Systems
 Howard County Health Department.
 Director: [Signature] Date: 6/20/01
 APPROVED: Howard County Department of Planning and Zoning.
 Director: [Signature] Date: 6/20/01
 Chief, Development Engineering Division Date: 6/20/01



OWNER:
 Parcels 45 & 205
 Richard B. Talkin, Trustee
 9175 Guilford Road, Suite 301
 Columbia, Md. 21046

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 MD No. 10685 Date: 6/20/01

DEVELOPER:
 BRANTWOOD, L.L.C.
 8835 P - Columbia 100 Parkway
 Columbia, Md. 21045

Richard B. Talkin, Trustee Date: 6/20/01

MINIMUM LOT SIZE TABULATION

Lot No.	Gross Area	Pipestem	Minimum Lot Size
3	1.4476 Ac.	0.2565 Ac.	1,1911 Ac.
16	1.3230 Ac.	0.0978 Ac.	1,2252 Ac.
Pres. Par. "C"	23.6383 Ac.	0.0559 Ac.	23,5824 Ac.

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 Brantwood, L.L.C. a Maryland limited liability company, to Richard B. Talkin, Trustee by deed dated June 4, 2001 and recorded among the Land Records of Howard County, Maryland in Liber 5511 Folio 580; and by Mary V. Youngman and Michels A. Cole, Trustees of the Mary Virginia Cole Trust to Richard B. Talkin, Trustee by deed dated May 28, 2001 and recorded in the land records of Howard County, Maryland in Liber 5511 Folio 612; and by Hugh F. Cole, Jr. to Richard B. Talkin, Trustee by deed dated June 5, 2001 and recorded in the land records of Howard County, Maryland in Liber 5511 Folio 609; 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 Professional Land Surveyor MD Reg. No. 10685 Date: 6/20/01

GENERAL NOTES

- The boundary shown hereon is based on a field run boundary survey performed by LDE, Inc. dated February 1999.
- These Coordinates are based on NAD 83, Maryland State Plane Coordinate System, as projected from Howard County control stations 16HD & 16HC.
- Deed References:
 a. Parcel 45 Talkin, Trustee L. 5511 / F. 609 ; L. 5511 / F. 612
 b. Parcel 205 Talkin, Trustee L. 5511 / F. 580
- Subject property is zoned RC per 10/15/1993 Comprehensive Zoning Plan.
- BRL denotes Building Restriction Line.
- No Clearing, grading, or construction is permitted within the required wetlands, stream(s) or their buffers and forest conservation areas, except in the areas subject to WF09-55 and WF00-55; which allow grading and removal of vegetative cover within 25 feet of a Wetland and 75 feet of a Stream for the purpose of a driveway crossing to serve two residential lots (Lot 16 and Buildable Preservation Parcel "C"), subject to conditions.
- All areas shown on this plat are +/-, more or less.
- These areas designate a private sewage easement of 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal. (COMAR 26.04.05) Improvements of any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- The lots shown comply with the minimum lot area and ownership width as required by the Maryland State Department of the Environment.
- For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem lot and the road right-of-way line and not to the flag or pipestem driveway.
- Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements: a) Width - 12' (14 feet serving more than one residence). b) Surface - 6 inches of compacted crusher run base with tar and chip coating. c) Geometry - Maximum 15% grade, with the durable and sustained grade of 5%. Maximum 10% grade change and minimum of 45 foot turning radius. d) Structures (culverts/bridges) Capable of supporting 25 gross tons (H2S loading). e) Drainage Elements - Capable of safely passing 100 year flood with no more than 1 foot depth over driveway surface. f) Structure Clearances - minimum 12 feet. g) Maintenance sufficient to insure all weather use. Where one (1) driveway serves more than one (1) lot, a house number sign must be placed at each lot entrance and a range of street address house numbers sign where the common driveway intersects with the main road.
- The Maintenance Agreements for all shared driveways have been recorded concurrently with the plat among the Land Records of Howard County Maryland.
- Access to Buildable Preservation Parcel "C" will occur via the existing driveway for Parcel 172 within the Temporary 35' Private Access Easement as shown on Sheet 7. This Temporary Access easement will be abandoned upon the completion of and connection to Cotswold Spring Farm Lane (A Future Public Road proposed under FOI-75).
- No new building extensions or additions to the existing dwellings or structures on Buildable Preservation Parcel "C" and Buildable Bulk Parcels A & B are to be constructed at a distance less than the Zoning Regulations require. The existing dwellings, wells and sewerage disposal areas located on Buildable Preservation Parcel "C" and Buildable Bulk Parcels A & B shall remain.
- The existing dwellings and structures located on Buildable Preservation Parcel "C" and Buildable Bulk Parcels "A" & "B" are currently occupied and will remain as homes within the subdivision.
- Buildable Bulk Parcels A & B will be resubdivided as Section 3 / Area 2 FOI-73 of this development.
- Buildable Bulk Parcel C will be resubdivided as Section 3 / Area 3 FOI-75 of this development.
- The non-tidal wetlands shown hereon were field located from a delineation performed by Dennis J. LaBare, M.S. & Associates for Parcel 205 and per plat #9961, Parcel 45.
- The 100 year floodplain shown hereon is from a study performed by LDE, Inc. July, 1999 and amended as part of this FOI-67 plan 4/2001.
- Sheet 6 Re-Records the Public 100 Year Floodplain Drainage and Utility Easement. The New Easement Line is the more Restrictive line per Plat #9961 or the Floodplain Study per Note 19.
- Groundwater appropriations permit must be approved for Lots 1 - 16 prior to final plat signature approval. Permit # HO 98G005 (02).
- All proposed wells to be drilled prior to final plat signature approval.
- Landscaping for Lots 1-16 is provided in accordance with the road construction plans on file with this plat in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Surety in the amount of \$50,000 is included in the Developer Agreement.
- A Tree Maintenance Easement, ten feet in width, running along the edge of the public road right-of-way as shown on this plat of subdivision is reserved upon all lots fronting on said public road right-of-way. This easement allows the Homeowners Association (H.O.A.), the right to access the property, when necessary, for the specific purpose of installation, repair, and maintenance of the H.O.A. owned trees located within the boundaries of private lots. No building or structure of any kind shall be located on or over the said easement area. The Tree Maintenance Easements shall be PRIVATE.
- Water Quality Stormwater management will be met in:
 - Pond #4 on Preservation Parcel "A" & "B" and P/O Preservation Parcel "F" Brantwood - Section 2 / Area 1 (F99-140) by Extended Detention. Water Quantity management will be met in Pond #4 above the Water Quality water surface level.
 Preservation Parcels A & B will be owned by the Brantwood Community Association, Inc. Pres. Parcel "F" (F99-140) is owned by Brantwood L.L.C. Public Pond #4 shall be jointly maintained by Howard County and Brantwood Community Association, Inc. in accordance with the Operation and Maintenance schedules.
- 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. See Note 34, Sheet 4. Surety = \$57,000.00
- denotes Forest Conservation Easement.
- The Preservation Parcels A, B, C & D are encumbered by an easement agreement with Brantwood, L.L.C. the BRANTWOOD COMMUNITY ASSOCIATION, INC. and Howard County, Maryland. This agreement prohibits further subdivision of these parcels, outlines the maintenance responsibilities of their owners and enumerates the uses permitted on the

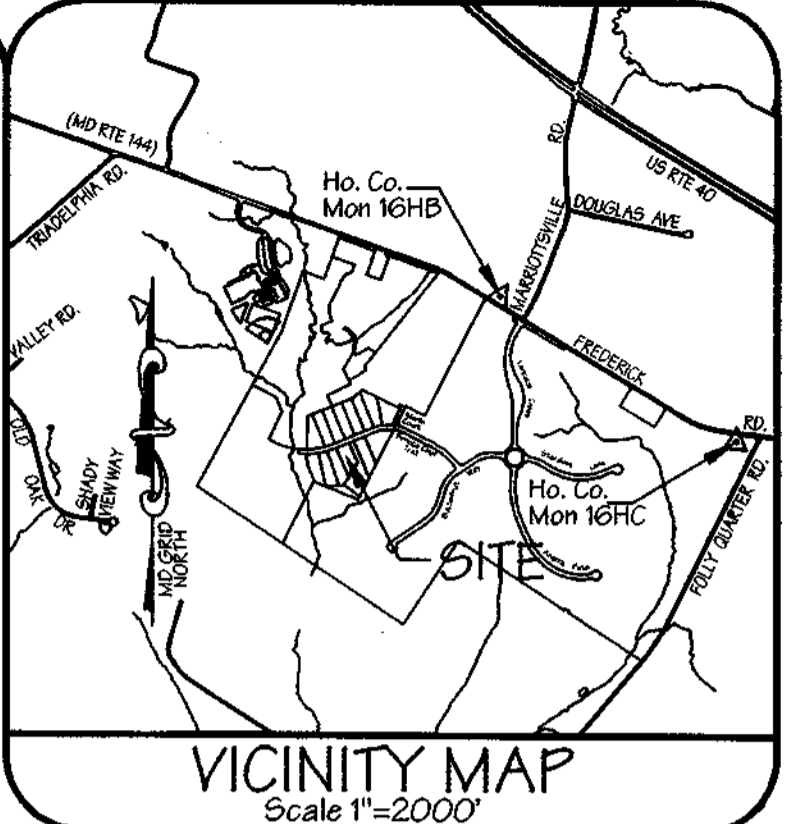
OWNER'S CERTIFICATE

I, Richard B. Talkin, owner 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:

- 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;
- 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;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair, and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-ways.

Witness by my hand this 7 day of June, 2001.

Richard B. Talkin, Trustee Date: 6/20/01



VICINITY MAP

Scale 1"=2000'

Preservation Parcels A & B will be owned by the H.O.A. (Brantwood Community Association, Inc.) Preservation Parcel C & D will be owned by the Developer, Brantwood L.L.C.

29.) The Preservation Parcel denoted as Owner: Brantwood Community Association Inc., Preservation Parcel "A" and Preservation Parcel "B" will be maintained by the community owned Homeowners Association. The Articles of Incorporation for the BRANTWOOD COMMUNITY ASSOCIATION, INC., Identification No. D5004449 has been accepted and approved by the State Department of Assessments and Taxation on May 29, 1998.

30.) On April 22, 1999, Brantwood - "Section 3" (S99-09) received tentative allocations for 35 housing units.
 - P00-03 proposed 28 (27 Buildable Lots & 1 existing home to remain) and P00-04 proposed 11 (9 Buildable Lots & 2 existing homes to remain)
 - With the recording of the Final Subdivision Record Plats, a total of 34 of the 35 tentative housing allocations received by S99-09 will be permanently granted to BRANTWOOD - "Sections Three". The remaining one (1) tentative housing allocation from S99-09 will be forfeited.
 - The five (5) existing units, 3 from the plat of the "Property of Hugh F. Cole, Jr." - Lots 1 thru 3; Plat #9961 (Buildable Bulk Parcel "A"), the existing unit of Buildable Bulk Parcel B and the existing unit on Preservation Parcel "C"; did not require allocations for housing units, however do require the transfer of development rights (CEO).
 31.) The Brantwood "Section Three" Project (3/1 FOI-67, Future 3/2 FOI-73 and Future 3/3 FOI-78) contains insufficient acreage to support the total proposed 39 residential cluster lots.
 a) The maximum yield for the Project, based on gross acreage divided by 2, per Section 106.1(1)(2) of the Zoning Regulations is: 82.83 Acres / 2 = 41.42 (42) Buildable Entitles
 b) The By-Right yield for Brantwood "Section 3" = Total Acreage / By-Right Yield = Total Buildable Entitles for "Brantwood Section 3": 82.83 / 4.25 = 19.49 (19 Units By Right)
 c) With this, the Brantwood "Section 3" Project is a density receiving subdivision.
 d) Buildable Entitles in Brantwood - Section 3 - Area 1 (FOI-67) + Buildable Entitles in Section 3 - Area 2 (FOI-73) + Buildable Entitles in Section 3 - Area 3 (FOI-78) = Total Proposed Buildable Units: 17 (FOI-67) + 11 (FOI-73) + 11 (FOI-78) = 39 Buildable Units
 e) By Right Units - Proposed 3/1 Units = Number of Cluster Exchange Option (CEO) Density Units required: 19 By Right Units - 17 Proposed Units = 2 By Right Units remaining for use in the future Section 3/2 & 3/3. No CEO Units are required for this Section 3 - Area 1 development. Section 3 - Area 1 (FOI-67) is a "By Right" development.
 f) The future developments, Section 3 - Area 2 (FOI-73) and Section 3 - Area 3 (FOI-78) are the density receiving portions of the "Section 3" subdivision. Proposed 3/2 & 3/3 Units = Number of Cluster Exchange Option (CEO) Density Units required to be received by a "Sending Parcel": 39 Total Proposed Units - 17 (Section 3 - Area 1) By Right Units - 2 By Right Units remaining = 20 CEO Units Required for Sections 3/2 & 3/3.
 g) The Brantwood Sections 3/2 & 3/3 projects requires the acquisition of 20 CEO Units from a qualified sending parcel or parcels prior to Section 3/2 & 3/3 Final Plat recordation.

GENERAL NOTES CONTINUED ON SHEET 4

The Purpose of the Resubdivision of the "Property of Hugh F. Cole Jr. - Lots 1 thru 3" is to create New Buildable Bulk Parcel "A" and part of Buildable Preservation Parcel "C".

RECORDED AS PLAT NUMBER 14815
 ON _____ AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD.

BRANTWOOD

Section Three - Area One

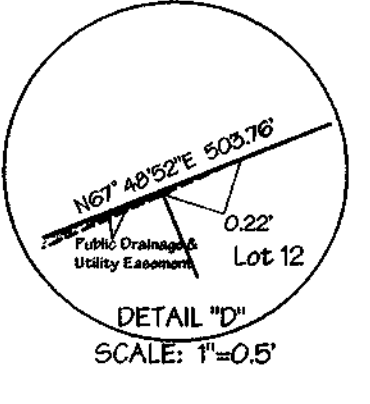
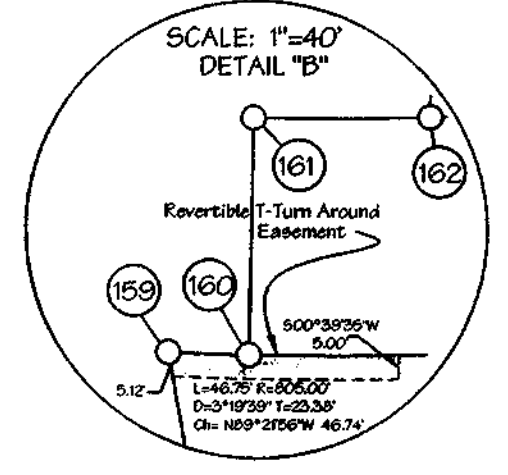
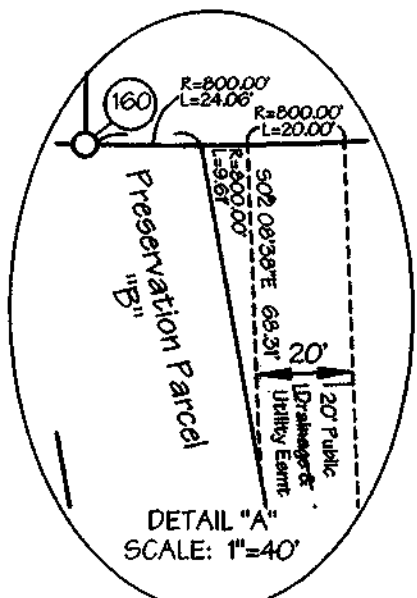
Lots 1-16, Preservation Parcels "A" Thru "D",
 Buildable Bulk Parcels "A" & "B", Non-Buildable Bulk Parcel "C"
 and A Resubdivision of the "Property of Hugh F. Cole Jr. - Lots 1 thru 3"

Tax Map No. 16 - Grid No. 21 - Parcels 45 & 205
 3rd Election District - Howard County, Maryland
 Scale: As Shown Date: June 2001 Sheet 1 of 7
 Previous Submittals: WF 90-96, F 90-128, WF 98-55, S 99-09, WF 00-55, P00-03

LDE, INC.
 9250 Ramsey Road, Suite 106
 Columbia, Maryland 21045
 Phone (410) 715-1070

The requirements 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 this plat and the setting of markers have been complied with.

D. Wayne Weller 6/8/01
 D. Wayne Weller MD No. 10685 Date
Richard B. Talkin 6/7/01
 Richard B. Talkin, Trustee Date



LEGEND

- Iron Pipe/Rebar Found
- Stone/Concrete Monument Found
- Rebar w/ Identification Cap Set
- Concrete Monument Set

Existing These areas designate a private sewage easement of 10,000 square feet as required by the Maryland Department of the Environment for individual sewage disposal. Improvements of any nature in this area are restricted until public sewage is available. These improvements shall become null and void upon connection to a public sewage system. The county Health Officer shall have the authority to grant variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.

Curve	Length	Radius	Chord Bearing	Chord Distance	Delta	Tangent
C-1	16.70'	800.00'	S88°13'16"E	16.70'	1°11'46"	8.35'
C-2	36.59'	750.00'	N88°46'59"E	36.59'	2°47'44"	18.30'
C-3	269.27'	750.00'	N78°05'59"E	267.83'	20°34'15"	136.10'
C-4	237.35'	410.00'	N84°23'56"E	234.05'	33°10'07"	122.10'
C-6	193.89'	360.00'	S83°14'36"W	191.55'	30°51'29"	99.36'
C-7	526.26'	800.00'	S79°29'51"W	324.00'	23°21'59"	166.43'
C-18	60.20'	350.00'	S22°09'12"W	60.13'	9°51'17"	30.17'

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, public stormwater management facilities, floodplains, preservation parcels, other public utilities and forest conservation (designated as "Forest Conservation Easement" (FCE) located in, on, over and through Lots 1-16, Preservation Parcels "A" thru "D", any conveyances of the aforesaid lots/parcels 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 installation and maintenance agreement executed by the developer and the County, and the release of 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.

AREA TABULATIONS (This Sheet)

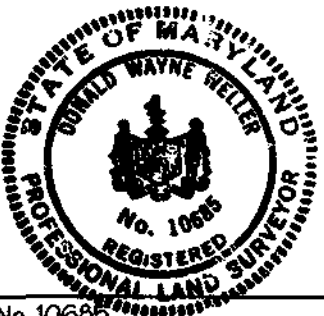
1. Total number of lots and/or parcels to be recorded: 17
 - a) Buildable Cluster Lots: 15
 - b) Buildable Preservation Parcels: 0
 - c) Non-Buildable Preservation Parcels: 2
 - d) Buildable Bulk Parcels: 0
 - e) Non-Buildable Bulk Parcels: 0
2. Total area of lots to be recorded: 15.5990 Ac.±
 - a) Buildable Cluster Lots: 14.8790 Ac.±
 - b) Buildable Preservation Parcels: 0.0000 Ac.±
 - c) Non-Buildable Preservation Parcels: 0.7200 Ac.±
 - d) Buildable Bulk Parcels: 0.0000 Ac.±
 - e) Non-Buildable Bulk Parcels: 0.0000 Ac.±
3. Total area of road right-of-way to be recorded: 1.2609 Ac.±
4. Total area of subdivision to be recorded: 16.8499 Ac.±

APPROVED: For Private Water and Private Sewerage Systems
 Howard County Health Department.
Richard B. Talkin 6/20/01
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.
David J. DeGuzman 6/11/01
 Director Date
Richard B. Talkin 6/20/01
 Chief, Development Engineering Division Date

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 Brantwood, LLC, A Maryland limited liability company, to Richard B. Talkin, Trustee by deed dated June 4, 2001 and recorded among the Land Records of Howard County, Maryland in Liber 5511 Folio 602; and by Mary Y. Youngman and Michele A. Cole, Trustees of the Mary Virginia Cole Trust to Richard B. Talkin, Trustee by deed dated May 26, 2001 and recorded in the land records of Howard County, Maryland in Liber 5511 Folio 612; and by Hugh F. Cole, Jr. to Richard B. Talkin, Trustee by deed dated June 5, 2001 and recorded in the land records of Howard County, Maryland in Liber 5511 Folio 608; 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 6/8/01
 D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date

OWNER'S CERTIFICATE

I, Richard B. Talkin, Trustee, owner 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 my hand this 7 day of June, 2001.

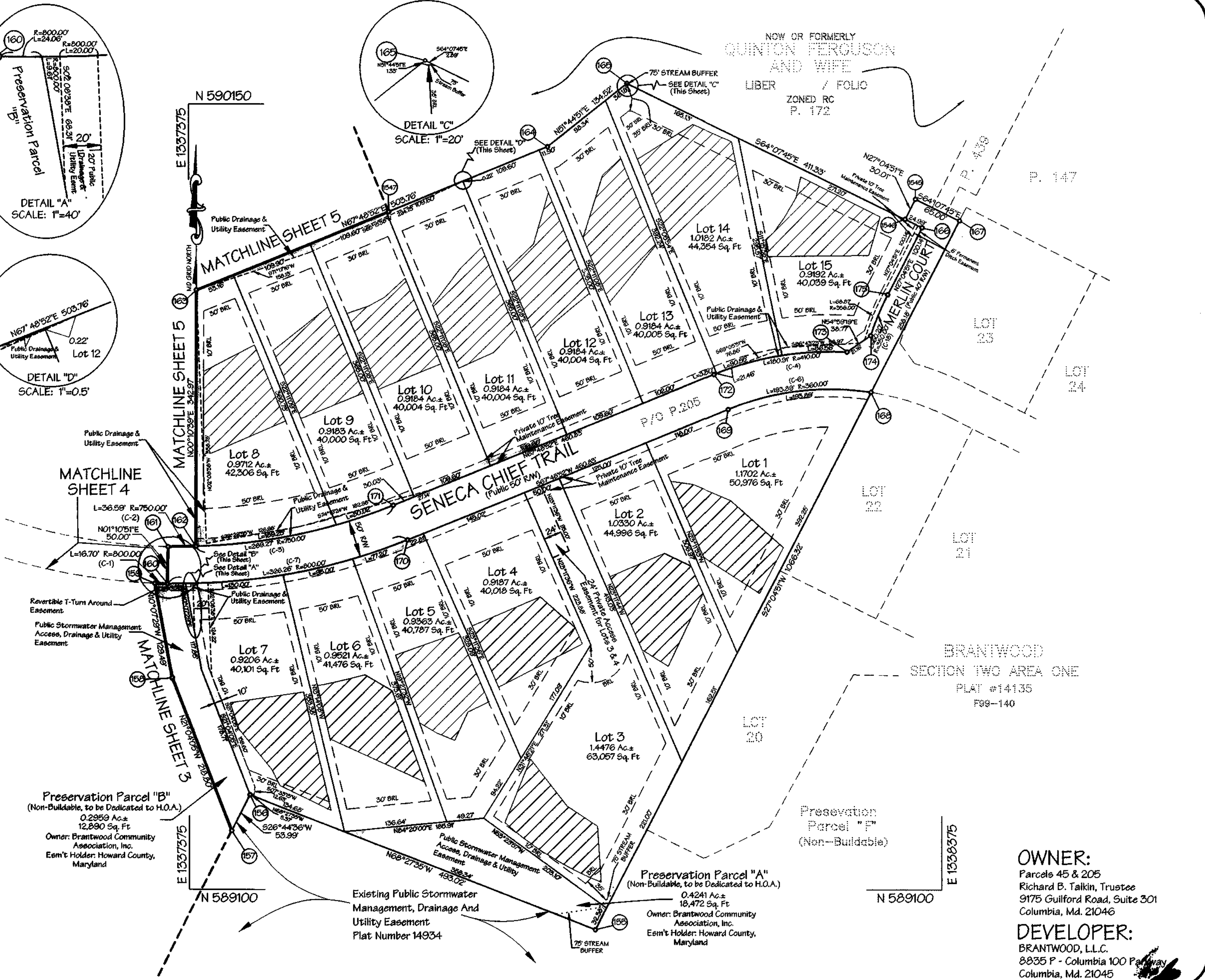
Richard B. Talkin
 Richard B. Talkin, Trustee
 Witness

RECORDED AS PLAT NUMBER 14934
 ON _____ AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD.

BRANTWOOD
 Section Three - Area One

Lots 1-16, Preservation Parcels "A" Thru "D",
 Buildable Bulk Parcels "A" & "B", Non-Buildable Bulk Parcel "C"
 and A Resubdivision of the "Property of Hugh F. Cole Jr. - Lots 1 thru 3"
 Tax Map No. 16 - Grid No. 21 - Parcels 45 & 205
 3rd Election District - Howard County, Maryland
 Scale: 1"=100' Date: June 2001 Sheet 2 of 7
 Previous Submittals: WF 90-96, F 90-123, WF 99-55, S 98-08, WF 00-55, P00-03

LDE, INC.
 9250 Rumsey Road, Suite 106
 Columbia, Maryland 21045
 Phone (410) 715-1070



F:\Land Projects\F2\BRANTWOOD\Section3\PLATCO.dwg PLAT 2

The requirements 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 this plat and the setting of markers have been complied with.

D. Wayne Weller 6/8/01
 D. Wayne Weller, MD No. 10685 Date
Richard B. Talkin, Trustee 6/10/01
 Richard B. Talkin, Trustee Date

N 589750
 E 1336250

NOW OR FORMERLY
 HOWARD COUNTY
 RECREATION AND PARKS
 LIBER 2270/ FOLIO 110
 ZONED RC

P/O P. 205

P/O Non-Buildable Bulk
 Parcel "C"
 (This Sheet)
 18.5072 Ac.±
 806,172 Sq. Ft

LEGEND

- Iron Pipe/Rebar Found
- Stone/Concrete Monument Found
- Rebar w/ Identification Cap Set
- Concrete Monument Set

Environmental/Easement Legend

- Centerline Stream
- Non-Tidal Wetlands
- 25' Wetlands Buffer
- 75' Stream Buffer
- 100 Yr. Floodplain Easement
- 100 Yr. Floodplain Elevation

CURVE DATA TABLE

Curve	Length	Radius	Chord Bearing	Chord Distance	Delta	Tangent
C-8	315.44'	800.00'	S76°19'38"E	313.40'	22°35'30"	159.80'
C-17	17.27	805.00'	S87°05'15"E	17.27	1°13'44"	8.63'

OWNER:

Parcels 45 & 205
 Richard B. Talkin, Trustee
 9175 Guilford Road, Suite 301
 Columbia, Md. 21046

DEVELOPER:

BRANTWOOD, L.L.C.
 8835 P - Columbia 100 Parkway
 Columbia, Md. 21045

HAWKSFIELD ESTATES
 LOT 14
 PLAT NO. 10446
 ZONED RC

WALTER AND JANET BECK
 AGRICULTURAL LAND PRESERVATION
 EASEMENT #H085-01E
 LIBER 925/ FOLIO 42
 ZONED RC

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, public stormwater management facilities, floodplains, preservation parcels, other public utilities and forest conservation (designated as "Forest Conservation Easement" ("FCE")) located in, on, over and through Lots 1-16, Preservation Parcels "A" thru "D", any conveyances of the aforesaid lots/parcels 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 installation and maintenance agreement executed by the developer and the County, and the release of 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.

AREA TABULATIONS (This Sheet)

1. Total number of lots and/or parcels to be recorded: P/O 1
 - a) Buildable Cluster Lots: 0
 - b) Buildable Preservation Parcels: 0
 - c) Non-Buildable Preservation Parcels: 0
 - d) Buildable Bulk Parcels: 0
 - e) Non-Buildable Bulk Parcels: P/O 1
2. Total area of lots to be recorded: 18.5072 Ac.±
 - a) Buildable Cluster Lots: 0.0000 Ac.±
 - b) Buildable Preservation Parcels: 0.0000 Ac.±
 - c) Non-Buildable Preservation Parcels: 0.0000 Ac.±
 - d) Buildable Bulk Parcels: 0.0000 Ac.±
 - e) Non-Buildable Bulk Parcels: 18.5072 Ac.±
3. Total area of road right-of-way to be recorded: 0.0000 Ac.±
4. Total area of subdivision to be recorded: 18.5072 Ac.±

FLOODPLAIN

LINE	BEARING	LENGTH
F308	S18°40'00"E	84.56'
F309	S08°22'00"E	37.82'
F310	S81°24'00"E	38.64'
F311	S64°01'00"W	56.14'
F312	S41°14'54"W	43.86'
F313	S00°00'00"E	24.70'
F314	S22°22'00"E	37.90'
F315	S21°04'00"W	22.20'
F316	S54°01'00"W	28.07'
F317	S72°02'00"W	37.28'
F318	S88°42'27"W	38.05'
F319	S14°03'57"W	25.45'
F320	S82°53'26"E	83.25'
F321	N86°50'21"E	66.77'
F322	N81°24'06"E	26.43'
F323	S82°29'33"E	79.16'
F324	S48°27'38"E	57.07'
F325	S23°58'32"E	165.98'
F326	S08°03'59"W	43.72'
F327	S21°58'59"E	150.67'
F1	N83°02'00"W	80.00'
F2	N60°18'02"E	63.51'
F3	S48°06'54"W	110.00'
F4	S19°22'07"E	92.50'
TOTAL		22,788 S.F.

CREDITED FOREST CONSERVATION EASEMENT #1

LINE	BEARING	LENGTH
FC100	S28°44'36"W	56.95'
FC101	N47°50'50"W	283.57'
FC102	N40°12'43"E	54.48'
FC103	S62°31'01"E	79.16'
FC104	S48°27'38"E	57.07'
FC105	S23°58'32"E	165.98'
TOTAL		632.21 S.F.

CREDITED FOREST CONSERVATION EASEMENT #2

LINE	BEARING	LENGTH
FC106	N18°22'07"W	92.50'
FC107	N48°08'54"W	110.00'
FC108	N21°58'59"W	150.67'
FC109	N08°05'52"E	42.13'
FC110	S04°48'57"E	88.38'
FC111	S07°02'29"E	86.31'
FC112	S21°04'00"W	64.31'
FC113	S08°56'54"E	183.11'
TOTAL		2,044.5 S.F.

WETLANDS

LINE	BEARING	LENGTH
W1	S22°45'59"W	57.74'
W2	S34°00'02"E	41.10'
W3	S08°36'33"E	63.15'
W4	N74°25'44"W	47.36'
W5	S86°44'06"W	48.66'
W6	N58°46'07"W	33.52'
W7	S88°04'57"W	32.11'
W8	S17°55'10"W	68.90'
W9	S17°00'50"E	48.73'
W10	N71°04'47"E	48.73'
W11	N64°23'25"E	57.98'
W12	N57°07'53"E	62.16'
W13	S23°32'58"E	23.95'
W14	S30°43'37"E	75.12'
W15	S12°48'56"E	58.66'
W16	N78°52'30"W	47.93'
W17	N79°23'44"W	40.82'
W18	N46°49'34"W	49.58'
W19	S71°01'48"W	36.44'
W20	S27°33'52"E	11.41'
W21	S32°08'26"E	36.66'
W22	S42°07'54"W	53.12'
W23	S27°28'17"W	41.66'
W24	S08°56'50"W	36.35'
W25	S87°50'00"W	24.20'
W26	N82°33'07"W	60.96'
W27	N87°43'33"W	39.19'
W28	N78°02'32"W	28.22'
W29	S64°21'08"W	34.72'
W30	N63°46'07"W	33.27'
W31	N86°08'13"W	52.60'
W32	N69°12'36"W	39.20'
W33	N53°19'48"W	32.76'
W34	N63°32'25"W	46.90'
W35	N33°32'58"W	41.16'
W36	N41°28'17"W	48.27'
W37	N56°18'30"W	17.77'
W38	S24°16'36"W	47.07'
W39	S68°58'26"E	40.54'
W40	S66°19'12"E	37.08'
W41	S40°45'55"E	27.44'
W42	S28°58'54"E	41.89'
W43	S86°45'30"E	28.22'
W44	S82°41'37"E	26.92'
W45	S34°56'46"E	34.86'
W46	S83°57'23"E	41.97'
W47	S71°37'25"E	31.82'
W48	S40°47'45"E	27.60'
W49	S56°00'32"W	16.61'
W50	S21°19'11"W	31.70'
W51	S84°25'40"W	60.00'
W52	N57°55'18"W	40.19'
W53	S41°56'18"W	44.85'
W54	S03°49'18"W	34.46'
W55	S17°33'14"E	42.81'
W56	N82°23'37"E	48.89'
W57	N88°58'11"E	29.06'
W58	N40°18'04"E	78.63'
W59	N34°46'19"E	41.95'
W60	N47°16'32"E	34.99'
W61	S77°30'29"E	41.97'
W62	S31°12'04"E	22.76'
W63	N73°27'17"E	40.95'
W64	S60°21'36"E	38.84'
W65	N77°25'47"E	56.23'
W66	N65°04'15"E	32.44'
W67	N07°22'28"E	30.93'
W68	N38°28'20"E	30.68'
W69	N37°58'06"E	26.80'
W70	N27°47'36"E	47.69'
W71	S79°16'24"E	84.63'
W72	S68°09'02"E	59.68'
W73	S24°10'48"E	78.90'
W74	S11°47'07"E	43.67'
W75	S61°34'07"E	26.90'
W76	S22°24'10"W	43.08'
W77	S37°52'56"W	25.98'
W78	N21°55'03"W	59.33'
W79	N23°43'07"W	79.02'
W80	N85°16'32"W	21.74'
W81	N05°26'11"W	77.61'
W82	N15°05'52"W	50.22'
W83	N08°37'44"W	82.62'
W84	N28°17'40"W	28.44'
W85	N82°17'27"W	17.27'
W86	N48°46'17"W	39.21'
W87	N36°13'53"E	57.90'

APPROVED: For Private Water and Private Sewerage Systems
 Howard County Health Department.
D. Wayne Weller 6/20/01
 Howard County Health Officer

APPROVED: Howard County Department of Planning and Zoning.
Frank V. Laughter 7/10/01
 Director Date
Richard B. Talkin 6/8/01
 Chief, Development Engineering Division Date

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 Brantwood, L.L.C., a Maryland limited liability company, to Richard B. Talkin, Trustee by deed dated June 4, 2001 and recorded among the Land Records of Howard County, Maryland in Liber 5511 Folio 590; and by Mary V. Youngman and Michele A. Cole, Trustees of the Mary Virginia Cole Trust to Richard B. Talkin, Trustee by deed dated May 26, 2001 and recorded in the land records of Howard County, Maryland in Liber 5511 Folio 612; and by Hugh F. Cole, Jr. to Richard B. Talkin, Trustee by deed dated June 5, 2001 and recorded in the land records of Howard County, Maryland in Liber 5511 Folio 609; 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 6/8/01
 D. Wayne Weller, Professional Land Surveyor MD Reg. No. 10685 Date

OWNER'S CERTIFICATE

I, Richard B. Talkin, Trustee, owner 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 my hand this 7 day of June, 2001.

Richard B. Talkin, Trustee
 Richard B. Talkin, Trustee
E. D. D. D.
 Witness

RECORDED AS PLAT NUMBER **14135**
 ON _____ AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD.

BRANTWOOD
 Section Three - Area One
 Lots 1-16, Preservation Parcels "A" Thru "D",
 Buildable Bulk Parcels "A" & "B", Non-Buildable Bulk Parcel "C"
 and A Resubdivision of the "Property of Hugh F. Cole Jr. - Lots 1 thru 3"
 Tax Map No. 16 - Grid No. 21 - Parcels 45 & 205
 3rd Election District - Howard County, Maryland
 Scale: 1"=100' Date: June 2001 Sheet 3 of 7
 Previous Submittals: WF 90-96, F 90-128, WF 99-65, S 99-09, WF 00-55, F00-03

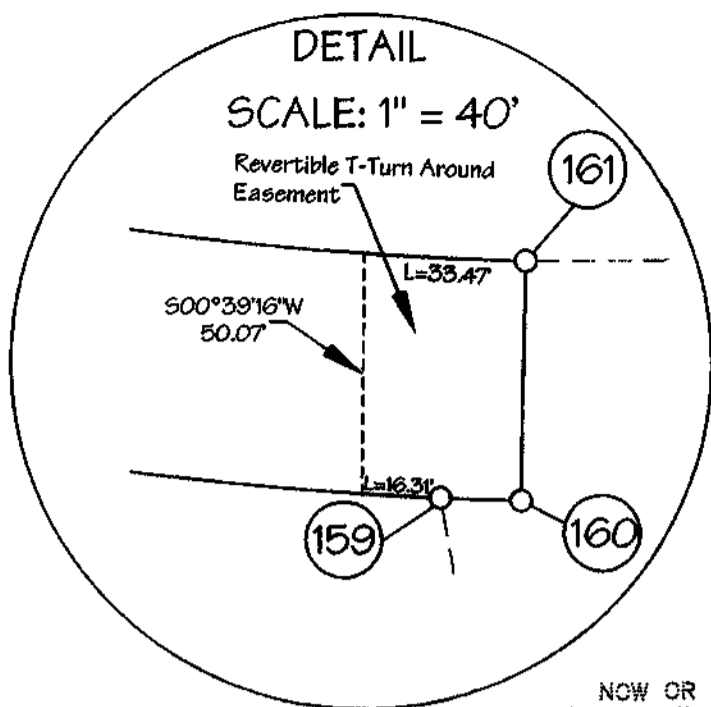
LDE, INC.
 9250 Rumsey Road, Suite 106
 Columbia, Maryland 21045
 Phone (410) 715-1070

F:\Land Projects\22\BRANTWOOD\ang\Section3\PLAT100.dwg PLAT 3

The requirements 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 this plat and the setting of markers have been complied with.

D. Wayne Weller 6/8/01
D. Wayne Weller, Professional Land Surveyor MD Reg. No. 10685 Date

Richard B. Talkin 6/7/01
Richard B. Talkin, Trustee Date



NOW OR FORMERLY
HOWARD COUNTY
RECREATION & PARKS
LIBER 2227/FOLIO 110
ZONED: RC

LEGEND

- Iron Pipe/Rebar Found
- Stone/Concrete Monument Found
- Rebar w/ Identification Cap Set
- Concrete Monument Set

CURVE DATA TABLE

Curve	Length	Radius	Chord Bearing	Chord Distance	Delta	Tangent
C-9	332.14'	800.00'	S76°55'31"E	329.76'	23°47'17"	168.50'
C-10	311.38'	750.00'	S76°55'31"E	309.15'	23°47'17"	157.97'

WETLANDS

LINE	BEARING	LENGTH
W84	S36°00'47"W	36.50'
W85	N39°55'22"W	52.40'
W86	S18°28'30"W	30.32'
W87	S46°54'34"E	38.67'
W88	N15°20'18"E	22.66'
W89	N36°13'53"E	30.94'

FLOODPLAIN

LINE	BEARING	LENGTH
F5	N24°27'00"E	72.26'
F6	N03°55'07"E	25.32'
F7	N13°14'47"E	25.00'

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, public stormwater management facilities, floodplains, preservation parcels, other public utilities and forest conservation (designated as "Forest Conservation Easement" (FCE)) located in, on, over and through Lots 1-16, Preservation Parcels "A" thru "D", any conveyances of the aforesaid lots/parcels 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 installation and maintenance agreement executed by the developer and the County, and the release of 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.

AREA TABULATIONS (This Sheet)

1. Total number of lots and/or parcels to be recorded: P/O 1
 - a) Buildable Cluster Lots: 0
 - b) Buildable Preservation Parcels: 0
 - c) Non-Buildable Preservation Parcels: 0
 - d) Buildable Bulk Parcels: 0
 - e) Non-Buildable Bulk Parcels: P/O 1
2. Total area of lots to be recorded: 4.8118 Ac.±
 - a) Buildable Cluster Lots: 0.0000 Ac.±
 - b) Buildable Preservation Parcels: 0.0000 Ac.±
 - c) Non-Buildable Preservation Parcels: 0.0000 Ac.±
 - d) Buildable Bulk Parcels: 0.0000 Ac.±
 - e) Non-Buildable Bulk Parcels: 4.8118 Ac.±
3. Total area of road right-of-way to be recorded: 0.0000 Ac.±
4. Total area of subdivision to be recorded: 4.8118 Ac.±

APPROVED: For Private Water and Private Sewerage Systems
Howard County Health Department.

Doris H. Hester 6/20/01
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

Frank J. Lough 7/10/01
Director Date
John J. ... 6/29/01
Chief, Development Engineering Division Date

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 Brantwood, LLC, a Maryland limited liability company, to Richard B. Talkin, Trustee by deed dated June 4, 2001 and recorded among the Land Records of Howard County, Maryland in Liber 5511 Folio 580; and by Mary V. Youngman and Michele A. Cole, Trustees of the Mary Virginia Cole Trust to Richard B. Talkin, Trustee by deed dated May 20, 2001 and recorded in the land records of Howard County, Maryland in Liber 5511 Folio 642; and by Hugh F. Cole, Jr. to Richard B. Talkin, Trustee by deed dated June 5, 2001 and recorded in the land records of Howard County, Maryland in Liber 5511 Folio 609; 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 6/8/01
D. Wayne Weller, Professional Land Surveyor MD Reg. No. 10685 Date

OWNER'S CERTIFICATE

I, Richard B. Talkin, Trustee, owner 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 my hand this 7 day of June, 2001.

Richard B. Talkin
Richard B. Talkin, Trustee
Ed ...
Witness

GENERAL NOTES CONT.

- 32.) The plan is subject to WP 90-96 & WP 99-55. On 3/23/99, the Planning Director approved the request to waive Section 16.116 (a) to allow grading and removal of vegetative cover within 25 feet of a wetland and 75 feet of a stream for the purpose of a road crossing (Seneca Chief Trail) and a driveway crossing to serve two residential lots. The Director's approval is subject to the following conditions:
 1. The limit of disturbance which is endorsed by this waiver petition for the extension of Seneca Chief Trail shall be only the minimum needed to allow for the construction of a road crossing. The disturbance associated with the crossing must be justified and will be evaluated by the SRC during the subdivision process to assure that it is minimized to the extent possible.
 2. The structure used for the Seneca Chief Trail crossing shall be designed to have least impact on the environmental areas.
 3. This Division acknowledged that stormwater management design at this time is conceptual. As currently proposed, no intrusions into environmental buffers are needed to accommodate these stormwater management features. As the design is refined, the developer may believe that intrusions into the environmental areas may be needed for the purpose of stormwater management. Should that be the case, this Division will require consideration of such intrusions and disturbance through the waiver process, with submission of a separate waiver petition to disturb the stream/wetlands/floodplain system unless such intrusions are determined to be essential based on the engineering judgment of the SRC agencies.
 4. The use-in-common driveway to serve Lots 29 (16) & 30 (Preservation Parcel "C") shall be improved to current standards within a 24-foot wide use-in-common access easement. (FOO-03)
 5. All use-in-common driveway maintenance agreements shall be recorded immediately upon recordation of the plat.
 6. On the plat, show access restrictions along MD Route 144 frontage except at the location of the proposed public road between Lots 27 (1) & 40 (P. 146). (Future Section 3 - Area 2/FOO-04)
- 33.) The plan is subject to WP 00-55. On January 28, 2000, the Planning Director approved the request to waive Section 16.116 (a) to allow grading and removal of vegetative cover within 25 feet of a wetland and 75 feet of a stream for the purpose of a road crossing for Seneca Chief Trail. Approval is subject to the following conditions:
 1. Show the design approved by this waiver on subsequent plans.
 2. Comply with the attached comments from the Soil Conservation District (SCD) with respect to the design Crossing #1 for Seneca Chief Trail. (See the comment l.v. from SCD letter dated 12/15/99) Revise the preliminary plan submission to comply with the recommendations of SCD. In addition, although Crossing #2 (the driveway for the Garbutt dwelling and new Lot 27) is not a subject of this petition, the developer is advised to give consideration to SCD's recommendation concerning the shoulder width and endwalls. Be advised that this shared drive must meet use-in-common driveway standards. The Planning Director denied the request to waive Section 16.119 (f)(1) for a new use-in-common access point for 2 lots from Maryland Route 144 (a limited access Minor Arterial roadway classification), based in the following:
 1. Safe access can be provided from a local road to be constructed within the subdivision. Approval of an access point for Lots 10 & 11 onto Maryland Route 144 would nullify the intent of the Regulations, would be contrary to the purpose of the road classification, and would be detrimental to the public interests of safety and efficient traffic flow. The developer has failed to justify why his proposal would be a better alternative.
34. Forest Conservation obligations have been fulfilled under this FOI-67 Plan. Forest Conservation Easements #1, #2 and #3 retain a gross area of 17,538.9 Acres ± of existing forest; 13,101.2 Acres ± are credited as no floodplain exists. Surety amount of \$57,068.00 is included in the Developer's Agreements.

Environmental/Easement Legend

- Centerline Stream
- Non-Tidal Wetlands
- 25' Wetlands Buffer
- 75' Stream Buffer
- 100 Yr. Floodplain Ease.

OWNER:

Parcels 45 & 205
Richard B. Talkin, Trustee
9175 Guilford Road, Suite 301
Columbia, Md. 21046

DEVELOPER:

BRANTWOOD, L.L.C.
8835 P - Columbia 100 Parkway
Columbia, Md. 21045

RECORDED AS PLAT NUMBER 14079
ON _____ AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

BRANTWOOD
Section Three - Area One

Lots 1-16, Preservation Parcels "A" Thru "D",
Buildable Bulk Parcels "A" & "B", Non-Buildable Bulk Parcel "C"
and A Resubdivision of the "Property of Hugh F. Cole Jr. - Lots 1 thru 3"

Tax Map No. 16 - Grid No. 21 - Parcels 45 & 205
3rd Election Districts - Howard County, Maryland
Scale: 1"=100' Date: June 2001 Sheet 4 of 7

Previous Submittals: WP 90-96, F 90-128, WP 99-55, S 99-09, WP 00-55, FOO-03

LDE, INC.

9250 Rumsey Road, Suite 106
Columbia, Maryland 21045
Phone (410) 715-1070

The requirements 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 this plat and the setting of markers have been complied with.

D. Wayne Weller 6/8/01
D. Wayne Weller M.P. No. 10685 Date

Richard B. Talkin 6/7/01
Richard B. Talkin, Trustee Date

LEGEND

- Iron Pipe/Rebar Found
- Stone/Concrete Monument Found
- Rebar w/ Identification Cap Set
- Concrete Monument Set

Existing These areas designate a private sewage easement of 10,000 square feet as required by the Maryland Department of the Environment for individual sewage disposal. Improvements of any nature in this area are restricted until public sewage is available. These improvements shall become null and void upon connection to a public sewage system. The county Health Officer shall have the authority to grant variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.

CURVE DATA TABLE

Curve	Length	Radius	Chord Bearing	Chord Distance	Delta	Tangent
C-11	347.98'	750.00'	N78°19'23"W	344.87'	26°35'01"	177.18'

Environmental/Easement Legend

- Centerline Stream
- Non-Tidal Wetlands
- 25' Wetlands Buffer
- 75' Stream Buffer
- 100 Yr. Floodplain Ease.
- 100 Yr. Floodplain Elevation 400.0

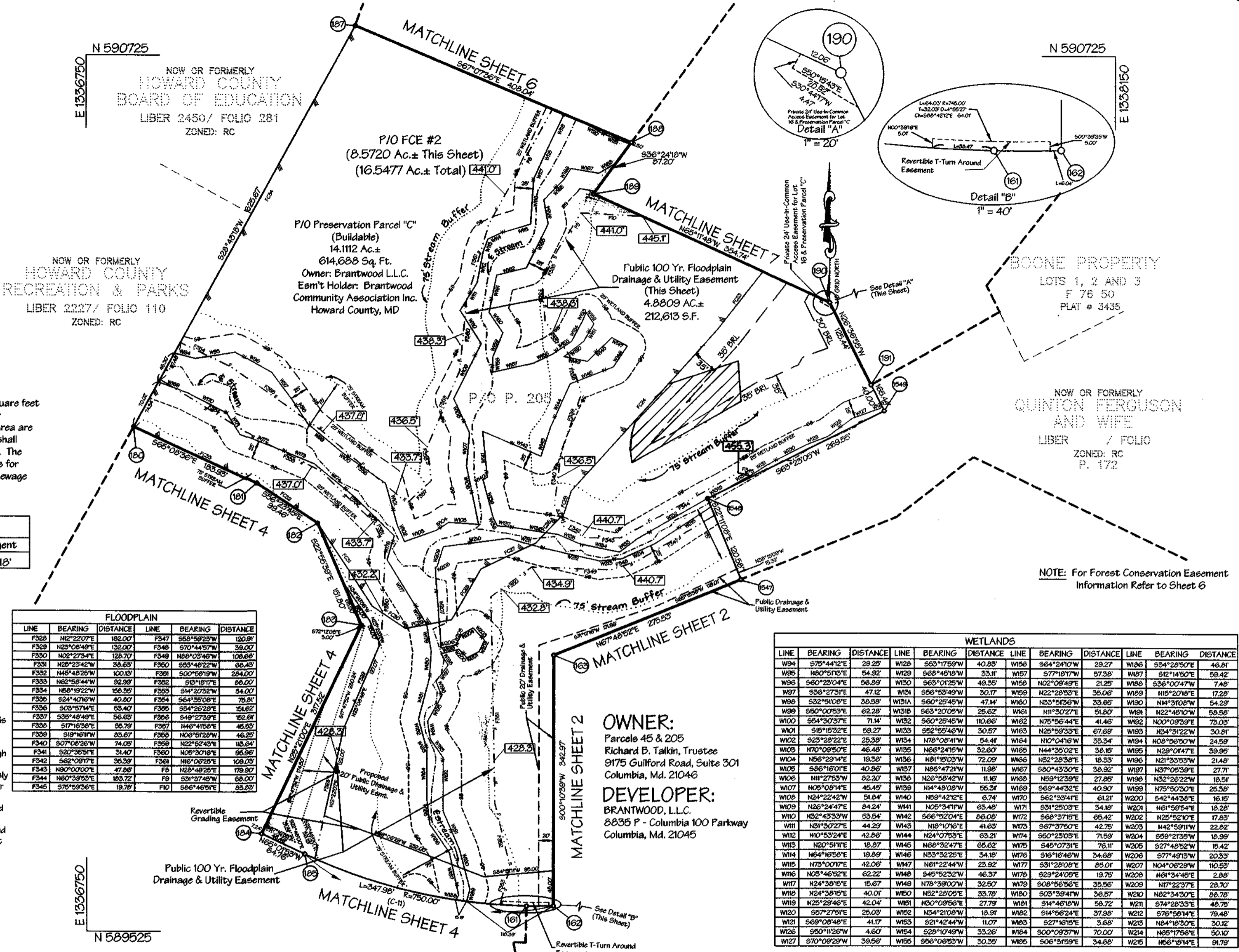
Reservation of Public Utility and Forest Conservation Easements
Developer reserves unto itself, its successors and assigns all easements shown on this plat for water, sewer, storm drainage, public stormwater management facilities, floodplains, preservation parcels, other public utilities and forest conservation (designated as "Forest Conservation Easement" (FCE) located in, on, over and through Lots 1-16. Preservation Parcels "A" thru "D", any conveyances of the aforesaid lots/parcels 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 installation and maintenance agreement executed by the developer and the County, and the release of 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.

AREA TABULATIONS (This Sheet)

- Total number of lots and/or parcels to be recorded: P10 1
 - Buildable Cluster Lots: 0
 - Buildable Preservation Parcels: P10 1
 - Non-Buildable Preservation Parcels: 0
 - Buildable Bulk Parcels: 0
 - Non-Buildable Bulk Parcels: 0
- Total area of lots to be recorded: 14.112 Ac.±
 - Buildable Cluster Lots: 0.0000 Ac.±
 - Buildable Preservation Parcels: 14.112 Ac.±
 - Non-Buildable Preservation Parcels: 0.0000 Ac.±
 - Buildable Bulk Parcels: 0.0000 Ac.±
 - Non-Buildable Bulk Parcels: 0.0000 Ac.±
- Total area of road right-of-way to be recorded: 0.0000 Ac.±
- Total area of subdivision to be recorded: 14.112 Ac.±

APPROVED: For Private Water and Private Sewerage Systems
Howard County Health Department.
[Signature] 6/29/01
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.
[Signature] 7/1/01
Director Date
[Signature] 6/29/01
Chief, Development Engineering Division Date



FLOODPLAIN

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
F328	N12°22'07"E	192.00'	F347	S68°59'25"W	120.81'
F329	N23°08'49"E	132.00'	F348	S70°44'57"W	39.00'
F330	N02°27'35"E	128.70'	F349	N68°03'46"W	108.68'
F331	N28°22'42"W	36.63'	F350	S53°48'22"W	66.43'
F332	N48°48'20"W	100.19'	F351	S00°58'19"W	284.00'
F333	N62°58'44"W	92.38'	F352	S10°18'17"E	88.00'
F334	N81°19'22"W	156.25'	F353	S14°20'32"W	54.00'
F335	S21°40'18"E	40.80'	F354	S41°35'38"E	78.81'
F336	S02°57'14"E	53.40'	F355	S34°36'23"E	154.62'
F337	S35°48'48"E	56.63'	F356	S48°27'33"E	152.61'
F338	S17°16'38"E	95.79'	F357	N46°41'59"E	45.93'
F339	S19°16'11"W	55.67'	F358	N02°51'22"W	46.25'
F340	S07°08'26"W	74.05'	F359	N22°52'43"E	113.84'
F341	S20°36'51"E	31.40'	F360	N05°10'18"E	96.96'
F342	S62°09'17"E	36.39'	F361	N16°06'25"E	108.03'
F343	N32°07'00"E	37.86'	F362	N28°48'29"E	178.90'
F344	N82°33'33"E	183.32'	F363	S31°37'45"W	68.00'
F345	S70°59'36"E	18.28'	F364	S36°46'39"E	53.83'

WETLANDS

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
W94	S75°44'12"E	29.25'	W128	S63°17'59"W	40.83'	W156	S64°24'10"W	29.27'	W184	S34°28'50"E	46.81'
W95	N80°51'02"E	54.82'	W129	S68°45'18"W	33.11'	W157	S77°18'17"W	57.38'	W185	S12°14'50"E	58.42'
W96	S60°23'04"E	56.89'	W130	S63°01'25"W	48.35'	W158	N02°08'49"E	21.25'	W186	S36°00'47"W	7.48'
W97	S36°27'31"E	47.12'	W131	S56°53'49"W	30.17'	W159	N22°28'53"E	36.06'	W187	N15°20'18"E	7.28'
W98	S32°51'08"E	38.58'	W132	S60°25'45"W	47.14'	W160	N35°51'36"W	35.65'	W188	N13°31'08"W	54.29'
W99	S50°00'59"E	62.28'	W133	S63°20'05"W	25.62'	W161	N11°30'27"E	51.80'	W189	N22°48'10"W	58.58'
W100	S54°30'57"E	71.14'	W134	S60°25'45"W	110.66'	W162	N75°56'44"E	41.46'	W190	N00°09'39"E	73.03'
W101	S16°15'22"E	59.27'	W135	S22°55'46"W	30.57'	W163	N25°59'33"E	67.68'	W191	N34°31'22"W	30.81'
W102	S25°22'22"E	25.35'	W136	N78°08'41"W	54.41'	W164	N10°04'16"W	33.34'	W192	N08°56'50"W	24.59'
W103	N70°09'50"E	46.48'	W137	N68°24'19"W	32.80'	W165	N44°35'02"E	36.15'	W193	N28°07'47"E	39.95'
W104	N52°29'41"E	13.38'	W138	N81°15'03"W	72.05'	W166	N52°28'58"E	18.33'	W194	N21°30'53"W	21.48'
W105	S36°16'01"E	40.56'	W139	N85°47'21"W	11.98'	W167	S60°43'30"E	38.92'	W195	N37°05'39"E	27.71'
W106	N11°27'53"E	82.30'	W140	N20°55'42"W	11.98'	W168	N59°12'39"E	27.28'	W196	N32°28'22"W	18.51'
W107	N02°08'14"E	46.45'	W141	N14°48'08"W	56.31'	W169	S68°44'32"E	40.90'	W197	N75°50'50"E	25.38'
W108	N24°22'42"W	51.24'	W142	N58°42'12"E	6.74'	W170	S62°33'41"E	61.21'	W198	S42°14'33"E	15.15'
W109	N26°24'47"E	84.24'	W143	N12°34'11"W	65.48'	W171	S31°25'03"E	34.18'	W199	N61°58'54"E	18.28'
W110	N32°43'33"W	53.54'	W144	S66°12'04"E	68.08'	W172	S68°37'15"E	65.42'	W200	N25°12'07"E	17.83'
W111	N31°30'27"E	44.29'	W145	N19°10'16"E	41.62'	W173	S67°37'50"E	42.75'	W201	S42°14'33"E	15.15'
W112	N10°53'24"E	42.56'	W146	N24°07'53"E	63.21'	W174	S60°23'03"E	71.93'	W202	S98°21'38"W	18.98'
W113	N10°51'11"E	19.87'	W147	N68°32'47"E	65.62'	W175	S45°07'31"E	78.11'	W203	S27°48'22"W	15.42'
W114	N64°16'55"E	18.89'	W148	N33°32'25"E	34.18'	W176	S16°16'46"W	34.68'	W204	S77°49'13"W	20.33'
W115	N78°10'17"E	42.06'	W149	N61°22'44"W	23.82'	W177	S31°28'09"E	85.01'	W205	N04°06'29"W	110.53'
W116	N03°46'52"E	62.22'	W150	S45°52'32"W	46.37'	W178	S29°24'09"E	19.75'	W206	N61°34'46"E	2.88'
W117	N24°38'15"E	15.67'	W151	N78°39'00"W	32.50'	W179	S08°56'56"E	35.56'	W207	N17°22'27"E	28.70'
W118	N24°38'15"E	40.01'	W152	N52°28'05"E	33.78'	W180	S03°39'41"W	26.87'	W208	N82°34'30"E	58.78'
W119	N25°29'48"E	42.04'	W153	N00°09'56"E	27.79'	W181	S14°46'18"W	59.72'	W209	S74°28'33"E	48.78'
W120	S67°27'51"E	25.03'	W154	N54°21'08"W	18.91'	W182	S14°56'24"E	37.88'	W210	N82°34'30"E	58.78'
W121	S69°08'48"E	41.17'	W155	S21°42'44"W	11.07'	W183	S27°16'15"W	3.68'	W211	N84°18'30"E	30.12'
W122	S60°11'28"W	4.60'	W156	S28°10'49"W	33.26'	W184	S00°09'37"W	70.00'	W212	N85°17'56"E	50.10'
W123	S70°08'29"W	39.58'	W157	S56°06'33"W	30.35'	W185	S06°31'59"E	34.68'	W213	N56°18'14"E	81.79'

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 Brantwood, LLC, a Maryland limited liability company, to Richard B. Talkin, Trustee by deed dated June 4, 2001 and recorded among the Land Records of Howard County, Maryland in Liber 5511 Folio 580; and by Mary V. Youngman and Michele A. Cole, Trustees of the Mary Virginia Cole Trust to Richard B. Talkin, Trustee by deed dated May 26, 2001 and recorded in the land records of Howard County, Maryland in Liber 5511 Folio 642; and by Hugh F. Cole, Jr. to Richard B. Talkin, Trustee by deed dated June 5, 2001 and recorded in the land records of Howard County, Maryland in Liber 5511 Folio 608 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.

[Signature] 6/8/01
D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date

OWNER'S CERTIFICATE

I, Richard B. Talkin, Trustee, owner 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:

- 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;
- 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 open 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;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair, and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-ways.

Witness by my hand this 7 day of June, 2001.

[Signature]
Richard B. Talkin, Trustee
Witness

RECORDED AS PLAT NUMBER **1407**
ON _____ AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

BRANTWOOD
Section Three - Area One
Lots 1-16, Preservation Parcels "A" Thru "D",
Buildable Bulk Parcels "A" & "B", Non-Buildable Bulk Parcel "C"
and A Re subdivision of the "Property of Hugh F. Cole Jr. - Lots 1 thru 3"
Tax Map No. 16 - Grid No. 21 - Parcels 45 & 205
3rd Election District - Howard County, Maryland
Scale: 1"=100' Date: June 2001 Sheet 5 of 7
Previous Submittals: WF 90-96, F 90-128, WF 99-55, S 99-09, WF 00-55, P00-05

LDE, INC.
9250 Rumsey Road, Suite 106
Columbia, Maryland 21045
Phone (410) 715-1070

The requirements 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 this plat and the setting of markers have been complied with.

D. Wayne Weller 6/8/01
D. Wayne Weller, MD No. 10685 Date

R.B. Talkin 6/7/01
Richard B. Talkin, Trustee Date

LINE	BEARING	DISTANCE
W226	N09°09'41"E	107.45'
W227	N20°44'53"W	85.27'
W230	N08°58'55"W	178.80'
W231	N12°58'06"E	164.04'
W232	N20°09'02"W	81.48'
W233	N10°28'33"W	159.68'
W234	S05°30'50"E	48.02'
W235	N52°42'36"E	37.56'
W236	S88°01'48"E	9.64'
W237	N43°43'17"E	6.53'
W238	N58°22'33"W	13.76'
W239	S82°05'37"W	54.14'
W240	N16°58'17"W	103.56'
W241	N32°38'59"E	60.28'
W242	N48°38'29"E	24.33'
W243	N02°43'40"E	120.03'
W244	N12°16'20"W	30.00'
W245	N50°48'51"E	163.18'
W246	N7°22'27"E	83.46'
W247	N45°36'08"E	94.72'
W248	N21°30'53"E	76.18'
W249	S72°58'45"W	100.27'
W250	S88°29'53"E	3.76'

LINE	BEARING	DISTANCE
F11	S16°58'01"E	144.95'
F12	S01°20'22"E	222.06'
F13	S06°19'28"E	9.69'
F14	S10°30'50"E	56.24'
F15	S08°24'04"E	26.41'
F16	S05°29'22"W	16.03'
F17	S06°19'28"E	25.19'
F18	S08°10'52"W	142.65'
F19	S30°02'10"E	54.11'
F20	S74°22'14"E	8.21'
F21	N08°50'26"E	127.50'
F22	N02°19'14"W	47.92'
F23	N14°21'07"W	77.80'
F24	N10°08'47"E	46.64'
F25	N03°11'22"W	144.62'
F26	N04°52'51"E	66.22'
F27	N03°34'07"W	37.50'
F28	N08°48'14"W	40.66'
F29	N14°39'06"W	69.37'
F30	N16°34'07"W	49.66'
F31	N23°24'05"W	33.71'

LEGEND

- Iron Pipe/Rebar Found
- Stone/Concrete Monument Found
- Rebar w/ Identification Cap Set
- Concrete Monument Set

Environmental/Easement Legend

- Centerline Stream
- Non-Tidal Wetlands
- 25' Wetlands Buffer
- 75' Stream Buffer
- 100 Yr. Floodplain Ease.
- Exist. Non-Tidal Wetlands (Plat #9961)

CURVE DATA TABLE

Curve Length	Radius	Chord Bearing	Chord Distance	Delta	Tangent	
C-14	7.26'	10,040.00'	S70°24'37"E	7.26'	00°02'29"	3.63'

OWNER:

Parcels 45 & 205
Richard B. Talkin, Trustee
9175 Guilford Road, Suite 301
Columbia, Md. 21046

DEVELOPER:

BRANTWOOD, L.L.C.
8835 P - Columbia 100 Parkway
Columbia, Md. 21045

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, public stormwater management facilities, floodplains, preservation parcels, other public utilities and forest conservation (designated as "Forest Conservation Easement" (FCE)) located in, on, over and through Lots 1-16. Preservation Parcels "A" thru "D", any conveyances of the aforesaid lots/parcels 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 installation and maintenance agreement executed by the developer and the County, and the release of 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.

AREA TABULATIONS (This Sheet)

- Total number of lots and/or parcels to be recorded: 1, P/O 1
 - Buildable Cluster Lots: 0
 - Buildable Preservation Parcels: P/O 1
 - Non-Buildable Preservation Parcels: 0
 - Buildable Bulk Parcels: 1
 - Non-Buildable Bulk Parcels: 0
- Total area of lots to be recorded: 12,315.2 Ac.±
 - Buildable Cluster Lots: 0.0000 Ac.±
 - Buildable Preservation Parcels: 7,604.2 Ac.±
 - Non-Buildable Preservation Parcels: 0.0000 Ac.±
 - Buildable Bulk Parcels: 4,710 Ac.±
 - Non-Buildable Bulk Parcels: 0.0000 Ac.±
- Total area of road right-of-way to be recorded: 0.0419 Ac.±
- Total area of subdivision to be recorded: 12,357.1 Ac.±

APPROVED: For Private Water and Private Sewerage Systems
Howard County Health Department.

Diane M. [Signature] 6/28/01
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

Mark V. [Signature] 7/10/01
Director Date
[Signature] 6/28/01
Chief, Development Engineering Division Date

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 Brantwood, LLC, a Maryland limited liability company, to Richard B. Talkin, Trustee by deed dated June 4, 2001 and recorded among the Land Records of Howard County, Maryland in Liber 5511 Folio 580; and by Mary V. Youngman and Michele A. Cole, Trustees of the Mary Virginia Cole Trust to Richard B. Talkin, Trustee by deed dated May 28, 2001 and recorded in the land records of Howard County, Maryland in Liber 5511 Folio 612; and by Hugh F. Cole, Jr. to Richard B. Talkin, Trustee by deed dated June 5, 2001 and recorded in the land records of Howard County, Maryland in Liber 5511 Folio 609; 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 6/8/01
D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date

OWNER'S CERTIFICATE

I, Richard B. Talkin, Trustee, owner 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:

- 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;
- 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;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair, and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-ways.

Witness by my hand this 7 day of June, 2001.

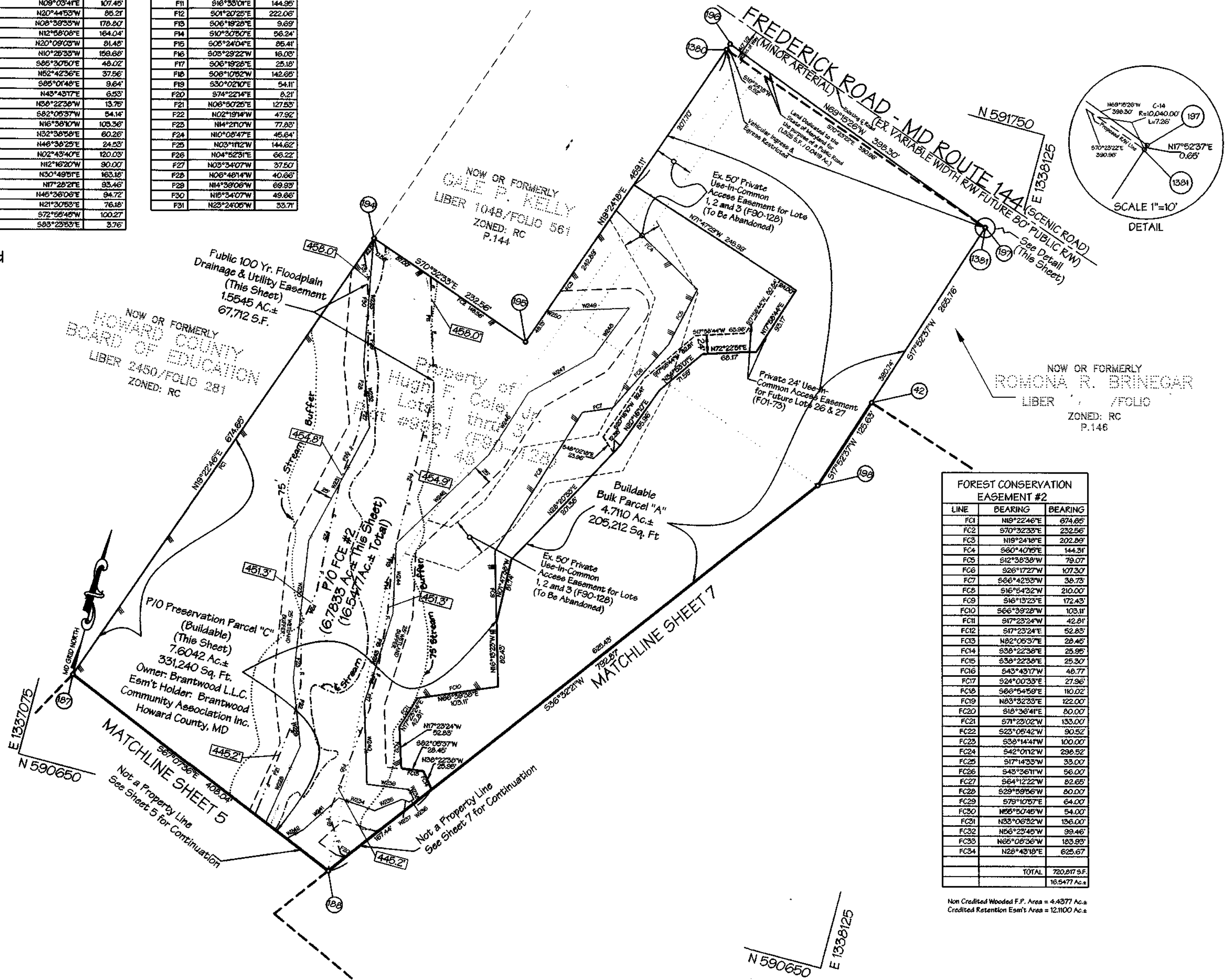
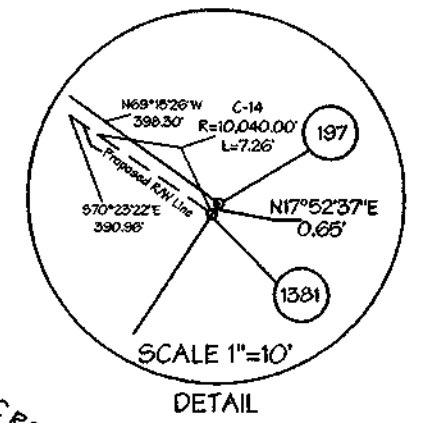
R.B. Talkin TRUSTEE
Richard B. Talkin, Trustee
[Signature]
Witness

RECORDED AS PLAT NUMBER 1750
ON _____ AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

BRANTWOOD
Section Three - Area One

Lots 1-16, Preservation Parcels "A" Thru "D",
Buildable Bulk Parcels "A" & "B", Non-Buildable Bulk Parcel "C"
and A Resubdivision of the "Property of Hugh F. Cole Jr. - Lots 1 thru 3"
Tax Map No. 16 - Grid No. 21 - Parcels 45 & 205
3rd Election District - Howard County, Maryland
Scale: 1"=100' Date: June 2001 Sheet 6 of 7
Previous Submittals: WF 90-96, F 90-126, WF 99-25, S 99-03, WF 00-55, F00-03

LDE, INC.
9250 Rumeey Road, Suite 106
Columbia, Maryland 21045
Phone (410) 715-1070



F:\Land Projects\K2\BRANTWOOD\dwg\Section3\PLAT\CO.dwg PLAT 6

The requirements 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 this plat and the setting of markers have been complied with.

D. Wayne Weller 6/8/01
D. Wayne Weller MD No. 10685 Date

Richard B. Talkin 6/12/01
Richard B. Talkin, Trustee Date

LEGEND

- Iron Pipe/Rebar Found
- Stone/Concrete Monument Found
- Rebar w/ Identification Cap Set
- Concrete Monument Set

Environmental/Easement Legend

- Centerline Stream
- Non-Tidal Wetlands
- 25' Wetlands Buffer
- 75' Stream Buffer
- 100 Yr. Floodplain Easement
- 100 Yr. Floodplain Elevation

Existing These areas designate a private sewage easement of 10,000 square feet as required by the Maryland Department of the Environment for individual sewage disposal. Improvements of any nature in this area are restricted until public sewage is available. These improvements shall become null and void upon connection to a public sewage system. The county Health Officer shall have the authority to grant variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.

CURVE DATA TABLE

Curve	Length	Radius	Chord Bearing	Chord Distance	Delta	Tangent
C-12	12.07'	50.00'	S34°30'39"W	12.04'	13°49'35"	6.06'
C-13	12.70'	50.00'	S48°42'01"W	12.67'	14°33'09"	6.38'
C-15	23.53'	1160.00'	N70°29'42"W	23.53'	1°09'44"	11.77'
C-16	96.67'	1160.00'	S67°31'35"E	96.65'	4°46'30"	48.37'
C-19	12.70'	70.00'	N12°04'01"E	13.00'	14°44'00"	9.05'
C-20	52.34'	220.00'	N70°29'42"W	23.53'	1°09'44"	11.77'
C-21	74.03'	312.50'	N26°16'43"E	37.19'	13°34'23"	37.19'

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, public stormwater management facilities, floodplains, preservation parcels, other public utilities and forest conservation (designated as "Forest Conservation Easement" (FCE)) located in, on, over and through Lots 1-16. Preservation Parcels "A" thru "D", any conveyances of the aforesaid lots/parcels 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 installation and maintenance agreement executed by the developer and the County, and the release of 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.

AREA TABULATIONS (This Sheet)

- Total number of lots and/or parcels to be recorded: 3, P/O 1:
 - Buildable Cluster Lots: 1
 - Buildable Preservation Parcels: P/O 1
 - Non-Buildable Preservation Parcels: 1
 - Buildable Bulk Parcels: 1
 - Non-Buildable Bulk Parcels: 0
- Total area of lots to be recorded: 15,566.1 Ac.±
 - Buildable Cluster Lots: 1,323.0 Ac.±
 - Buildable Preservation Parcels: 1,922.9 Ac.±
 - Non-Buildable Preservation Parcels: 3,607.6 Ac.±
 - Buildable Bulk Parcels: 8,732.6 Ac.±
 - Non-Buildable Bulk Parcels: 0.0000 Ac.±
- Total area of road right-of-way to be recorded: 0.5101 Ac.±
- Total area of subdivision to be recorded: 16,096.2 Ac.±

APPROVED: For Private Water and Private Sewerage Systems
Howard County Health Department.

Yone M. ... 6/2/01
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

Manita V. ... 7/10/01
Director Date
Chad ... 6/2/01
Chief, Development Engineering Division Date

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 Brantwood, LLC, a Maryland limited liability company, to Richard B. Talkin, Trustee by deed dated June 4, 2001 and recorded among the Land Records of Howard County, Maryland in Liber 5511 Folio 580; and by Mary V. Youngman and Michele A. Cole, Trustees of the Mary Virginia Cole Trust to Richard B. Talkin, Trustee by deed dated May 26, 2001 and recorded in the land records of Howard County, Maryland in Liber 5511 Folio 612; and by Hugh F. Cole, Jr. to Richard B. Talkin, Trustee by deed dated June 5, 2001 and recorded in the land records of Howard County, Maryland in Liber 5511 Folio 609; 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 6/8/01
D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date

OWNER'S CERTIFICATE

I, Richard B. Talkin, Trustee, owner 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:

- 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;
- 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;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair, and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-ways.

Witness by my hand this 7 day of June, 2001.

Richard B. Talkin
Richard B. Talkin, Trustee
Witness

RECORDED AS PLAT NUMBER 1488
ON _____ AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

BRANTWOOD
Section Three - Area One

Lots 1-16, Preservation Parcels "A" Thru "D",
Buildable Bulk Parcels "A" & "B", Non-Buildable Bulk Parcel "C"
and A Resubdivision of the "Property of Hugh F. Cole Jr. - Lots 1 thru 3"

Tax Map No. 16 - Grid No. 21 - Parcels 45 & 205
3rd Election District - Howard County, Maryland
Scale: 1"=100' Date: June 2001 Sheet 7 of 7

Previous Submittals: WP 90-96, F 90-128, F 99-55, S 99-09, WP 00-55, P00-03

LDE, INC.

9250 Rumsey Road, Suite 106
Columbia, Maryland 21045
Phone (410) 715-1070