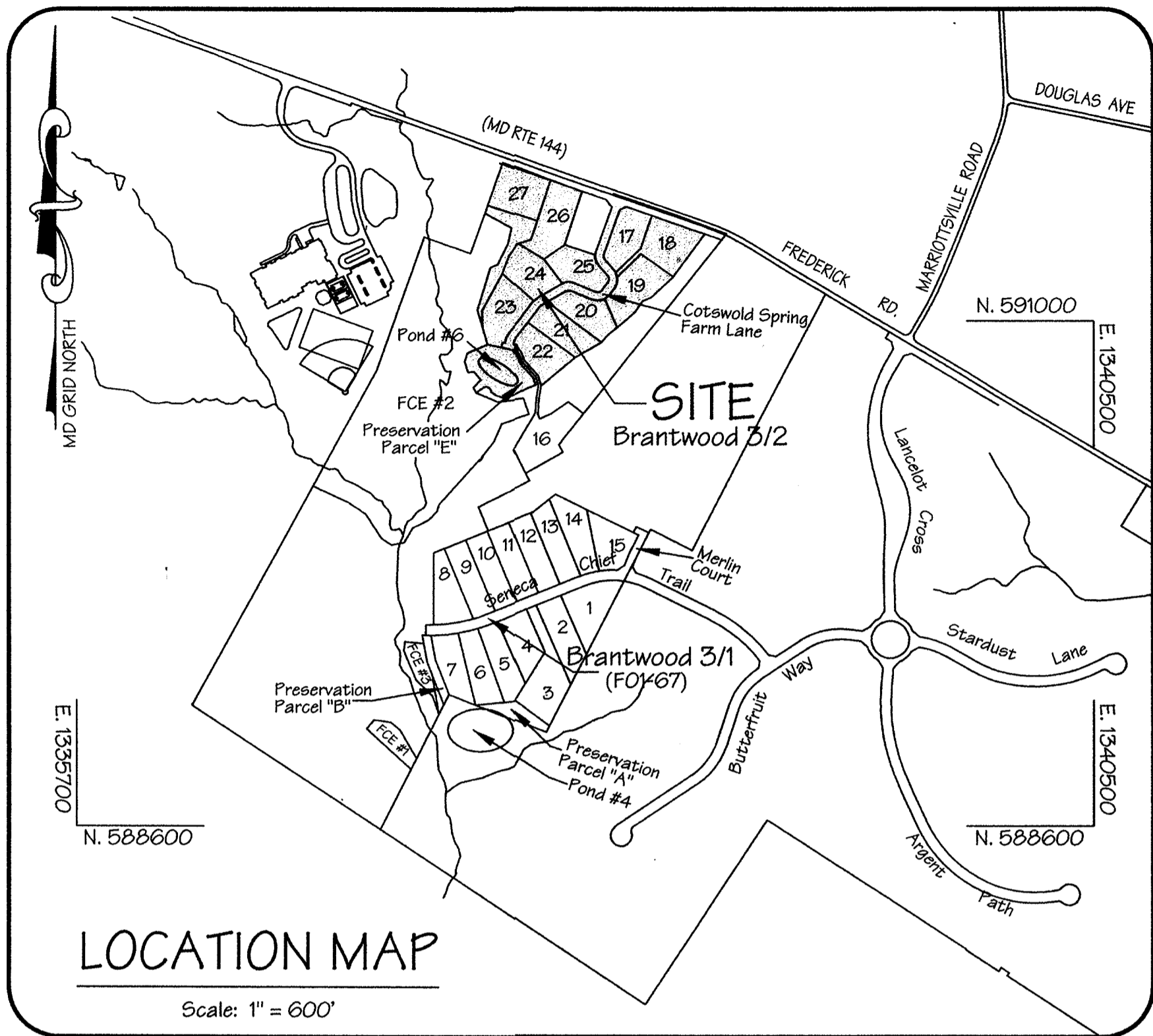


PT#	NORTH	EAST
1	591420.5339	1336650.4594
2	591320.7761	1336675.4766
3	590954.5173	1336229.3879
4	590940.9526	1336213.3464
5	590897.9716	1336175.5440
6	590826.0120	1336080.8943
7	590691.5772	1335780.0785
8	590738.6781	1337876.2108
9	590807.5634	1337914.0778
10	590847.8243	1337798.2912
11	590826.2327	1337777.0574
12	590794.7336	1337733.3294
13	590726.6379	1337854.7503
14	590696.4492	1337864.0118
15	590674.4277	1337916.5608
16	590657.5104	1337766.9850
17	590646.2145	1337736.6809
18	590642.1972	1337696.3150
19	590650.1211	1337674.0793
20	590664.3907	1337655.6924
21	590672.0092	1337665.8345
22	590684.2324	1337645.5026
23	590689.3629	1337634.4160
24	590686.7178	1337620.3656
25	590664.2852	1337624.2444
26	590686.4936	1337572.8684
27	590721.7367	1337606.5727
28	590761.9182	1337574.7512
29	590798.0081	1337546.5748
30	590808.4203	1337630.7851
31	590849.2717	1337643.5792
32	590890.1231	1337618.2657
33	590939.2727	1337615.2263
34	591050.9755	1337612.6675
35	591228.2332	1337708.2703
36	591308.8500	1337783.0489
37	591367.5741	1337778.9912
38	591388.2072	1337843.9998
39	591476.8322	1337872.7194
40	591553.6970	1337639.0505
41	591618.3801	1338076.3391
42	591363.6374	1338001.7918
43	591315.8457	1338145.9911
44	591353.5596	1338149.7437
45	591423.0002	1338181.9589
46	591469.8337	1338204.4508
47	591536.0569	1338237.1436
48	591567.7416	1338221.8181
49	591539.5525	1338306.9671
50	591523.0840	1338274.9892
51	591448.0101	1338297.9729
52	591409.6917	1338219.0770
53	591320.0911	1338187.4648
54	591250.6183	1338193.9573
55	591243.2071	1338233.4741
56	591156.6651	1338236.2152
57	591127.8118	1338215.2771
58	591105.1986	1338132.5352
59	591145.3086	1338035.6918

PT#	NORTH	EAST
60	591143.4033	1338008.9207
61	591074.5039	1337892.6247
62	591066.6171	1337883.8588
63	590918.8961	1337773.8001
64	590900.1001	1337765.1576
65	590891.4219	1337763.1737
66	591030.5152	1337881.7827
67	591106.9178	1337872.2362
68	591177.8170	1337988.5321
69	591122.2681	1338050.9982
70	591142.1542	1338147.8416
71	591151.8456	1338183.3024
72	591179.7019	1338204.2405
73	591217.2185	1338223.0649
74	591264.6298	1338162.5432
75	590888.4984	1337766.9478
76	590883.9477	1337775.7739
77	590871.0822	1337781.4862
78	590860.5440	1337768.4870
79	590862.9808	1337757.7204
80	590874.7222	1337706.0473
81	590898.1259	1337711.3641
82	590896.5752	1337718.1902
83	590900.3432	1337724.7536
84	590905.9319	1337725.1575
85	590942.7342	1337741.7340
86	591049.5381	1337703.0525
87	591015.9476	1338083.1741
88	591428.3905	1338628.2790



LOCATION MAP  
Scale: 1" = 600'

LEGEND

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

**Reservation of Public Utility and Forest Conservation Easements**  
 Developer reserves unto itself, its successors and assigns all easements shown on this plat for the public utilities, public stormwater management facilities, floodplains, preservation parcels and forest conservation (designated as "Forest Conservation Area") located in, on, over and through Lots 17-27. Preservation Parcel "E". Any and all conveyances of the aforesaid lots shall be subjected to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lot(s). Developer shall execute and deliver deeds and/or declaration of covenants, as appropriate, 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 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 deed(s) of easement and declaration of covenants shall be recorded in the Land Records of Howard County following recordation of the plat in accordance with the requirements of the Department of Planning and Zoning and Department of Public Works.

AREA TABULATIONS (Total)

1. Total number of lots and/or parcels to be recorded: 12
  - a) Buildable Cluster Lots: 11
  - b) Buildable Preservation Parcels: 0
  - c) Non-Buildable Preservation Parcels: 1
  - d) Non-Buildable Parcel: 0
2. Total area of lots to be recorded: 12.4172 Ac.±
  - a) Buildable Cluster Lots: 11.918 Ac.±
  - b) Buildable Preservation Parcels: 0 Ac.±
  - c) Non-Buildable Preservation Parcels: 1.2254 Ac.±
  - d) Non-Buildable Parcel: 0 Ac.±
3. Total area of road right-of-way to be recorded: 1.0263 Ac.±
4. Total area of subdivision to be recorded: 13.4435 Ac.±

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

*Dina H. Hester* 11/5/01  
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

*John S. Smith* 11/30/01  
 Director Date  
*Chris D. ...* 11/19/01  
 Chief, Development Engineering Division Date

**OWNER:**  
 Parcel 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

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

*D. Wayne Weller* 8/13/01  
 D. Wayne Weller MD No. 10685 Date

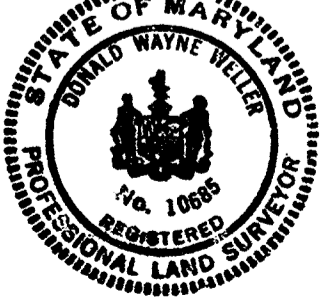
*Richard B. Talkin* TRUSTEE  
 Richard B. Talkin, Trustee Date

MINIMUM LOT SIZE TABULATION			
Lot No.	Gross Area	Pipestem	Minimum Lot Size
18	46,888 SF	3,023 SF	43,865 SF

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* 8/13/01  
 D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date



GENERAL NOTES

- 1.) The boundary shown hereon is based on a field run boundary survey performed by LDE, Inc. dated February 1998.
- 2.) These Coordinates are based on NAD '83, Maryland State Plane Coordinate System, as projected from Howard County control stations 16H8 & 16H1.
- 3.) Deed References:
  - a. Parcel 45 Talkin, Trustee L. 5511/F. 609 & L. 5511/F. 612
  - b. Parcel 205 Talkin, Trustee L. 5511/F. 580
- 4.) Subject property is zoned RC per 10/18/1993 Comprehensive Zoning Plan.
- 5.) BRL denotes Building Restriction Line.
- 6.) 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 WP99-55 and WPO-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. Waivers not applicable to this section.
- 7.) All areas shown on this plat are +/- more or less.
  - a.) 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 26.04.03) 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.
  - b.) The lots shown comply with the minimum lot area and ownership width as required by the Maryland State Department of the Environment.
  - c.) 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.
  - d.) 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 saving more than one residential); 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 8%. Maximum 10% grade change and minimum of 45 foot 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 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.
- 8.) The Maintenance Agreements for all shared driveways have been recorded concurrently with the plats among the Land Records of Howard County Maryland.
- 9.) The existing dwellings and structures located on Preservation Parcel "C" FO1-67 and Buildable Bulk Parcels "A" & "B" are currently occupied and will remain as homes within the subdivision.
- 10.) No new building extensions or additions to the existing dwellings or structures on Lots 20 & 26 are to be constructed at a distance less than the Zoning Regulations require. The existing dwellings, wells and sewerage disposal areas located on Lots 20 & 26 shall remain.
- 11.) Groundwater appropriations permit must be approved for Lots 17 - 27 prior to final plat signature approval. Permit No. HO 98G003 (02)
- 12.) All proposed wells to be drilled prior to final plat signature approval.
- 13.) Landscaping for Lots 17-27 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 \$28,650 is included in the Developer Agreement.
- 14.) 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.
- 15.) A Permanent Ditch Easement, six feet in width, running along the edge of the public road right-of-way as shown on sheet 2 of this plat in a "Typical Detail" 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 repair and maintenance of the ditches 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 Ditch Easements shall be public.
- 16.) Water Quality Stormwater management will be met in:
  - Pond #6 on Preservation Parcel "E" by Extended Detention. Water Quantity management will be met in Pond #6 above the Water Quality water surface level.
  - Preservation Parcel "E" will be owned by the Brantwood Community Association, Inc.
  - Private Pond #6 shall be maintained by Brantwood Community Association, Inc. in accordance with the Operation and Maintenance schedules.
- 17.) The Preservation Parcel E is encumbered by an easement agreement with the BRANTWOOD COMMUNITY ASSOCIATION, INC. This agreement prohibits further subdivision of these parcels, outlines the maintenance responsibilities of their owners and enumerates the uses permitted on the parcels. Preservation Parcel E will be owned by the Brantwood Community Association, Inc.
- 18.) The Preservation Parcel denoted as Owner: Brantwood Community Association Inc. is a private Homeowners Association (HOA) and will be maintained by the community owned Homeowners Association. The Articles of Incorporation for the BRANTWOOD COMMUNITY ASSOCIATION, INC., Identification No. D5004148 has been accepted and approved by the State Department of Assessments and Taxation on May 29, 1998.
- 19.) The forest conservation easements have been established on FO1-67 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. The Forest Conservation obligations for Section "Three" (FO1-67, FO1-73 and FO1-78) were met within the Retention Easements as recorded on the FO1-67 Plat.
- 20.) There are no wetlands located on this portion of the site. The non-tidal wetlands are shown on FO1-67 were field located from a delineation performed by Dennis J. LaBare, M.S. & Associates for Parcels 172 & 205 and per plat #9961, Parcel 45.

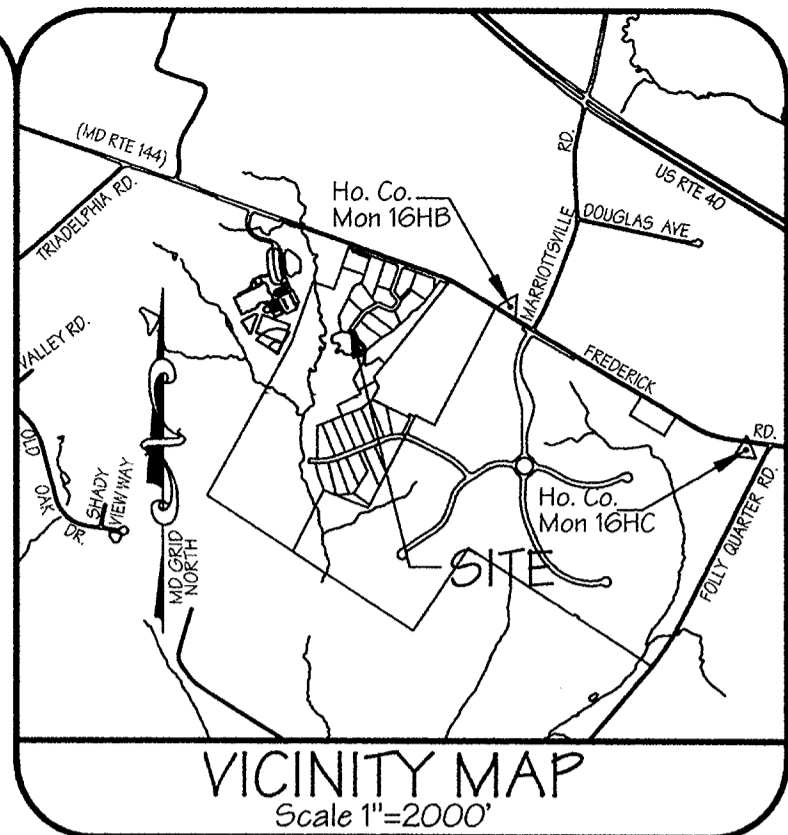
OWNER'S CERTIFICATE

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 13 day of August, 2001.

*R.B. Talkin*  
 Richard B. Talkin, Trustee  
 Witness



GENERAL NOTES (Cont)

- 25.) The Temporary 35' Private Access Easement for (FO1-67) Preservation Parcel "C" and Lot 16 is to be abandoned upon connection to Cotswold Spring Farm Lane (FO1-73).
  - 26.) 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 Plat, 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 Parcel 205 (Buildable Bulk Parcel B) and the existing unit on Parcel 172 (Preservation Parcel "C"), did not require allocations for housing units, however do require the transfer of development rights (CED).
  - 27.) The Brantwood "Section Three" Project (3/1 FO1-67, Future 3/2 FO1-73 and Future 3/3 FO1-78) 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.E(1)(b)(2) of the Zoning Regulations is: 82.83 Acres / 2 = 42.30 (42) Buildable Units
    - b) The By-Right yield for Brantwood "Section 3" = Total Acreage / By-Right Yield = Total Buildable Units for "Brantwood Section 3": 82.83 / 4.25 = 19.50 (19 Units By Right)
    - c) With this, the Brantwood "Section 3" Project is a density receiving subdivision.
    - d) Buildable Entities in Brantwood - Section 3 - Area 1 (FO1-67) + Buildable Entities in Section 3 - Area 2 (FO1-73) + Buildable Entities in Section 3 - Area 3 (FO1-78) = Total Proposed Buildable Units: 17 (FO1-67) + 11 (FO1-73) + 11 (FO1-78) = 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 were required for the Section 3 - Area 1 development. Section 3 - Area 1 (FO1-67) was a "By Right" development.
    - f) Section 3 - Area 2 (FO1-73) and Section 3 - Area 3 (FO1-78) are the density receiving portions of the "Section 3" subdivision. Section 3/2 & 3/3 Units = Number of Cluster Exchange Option (CEO) Density Units required to be received by a "Selling 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.
  - 28.) Using the Cluster Exchange Option described in Section 106 of the Zoning Regulations, the development rights for Brantwood Sections 3/2 FO1-73 & 3/3 FO1-78 were received through Density Receiving Plats RE-01-03
    1. 5 CEO Units were obtained from the "Amended Plat of Easement - Romiti Property"; Plat Numbers
    2. 4 CEO Units were obtained from the "Plat of Easement - Liston Farm"; Plat Number
    3. 5 CEO Units were obtained from the "Amended Plat of Easement - By Property"; Plat Numbers
    4. 6 CEO Units were obtained from the "Plat of Easement - Conley Property"; Plat Number
- Total CEO Units Received = 20

The purpose of this plat is to resubdivide Brantwood Section 3 Area 1 (FO1-67) Buildable Bulk Parcels "A" & "B" in accordance with the approved Brantwood Section 3 Area 2 Preliminary Plan (P 00-04); to create 11 Buildable Lots & 1 Non Buildable Preservation Parcel, as shown hereon.

RECORDED AS PLAT NUMBER 15118  
 ON 12/7/01 AMONG THE  
 LAND RECORDS OF HOWARD COUNTY, MD.

BRANTWOOD  
 Section Three Area Two  
 Lots 17-27, Non-Buildable Preservation Parcel "E"

A Resubdivision of Brantwood - Section 3 Area 1 Buildable Bulk Parcels "A" & "B"  
 Tax Map No. 16 - Grid No. 21 - Parcels 45 & 205  
 3rd Election District - Howard County, Maryland  
 Scale: As Shown Date: August 2001 Sheet 1 of 2

Previous Submittals: WP 90-96, F 90-128, WP 99-55, S 99-09, WP 00-55, P 00-03, P 00-04, F 01-67

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

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CH BEARING	CHORD
C1	1004.00	7.25	0° 02' 29"	3.63	N70° 24' 36" W	7.25
C2	1160.00	96.66	4° 46' 27"	48.36	N67° 31' 37" W	96.63
C3	312.50	74.03	13° 34' 23"	37.19	N26° 16' 43" E	73.86
C4	362.50	83.90	13° 38' 15"	42.15	N26° 14' 47" E	83.70
C5	220.00	52.34	13° 37' 54"	26.30	S26° 14' 57" W	52.22
C6	180.00	42.83	13° 37' 54"	21.51	S26° 14' 57" W	42.72
C7	70.00	73.25	59° 57' 12"	40.38	S10° 32' 36" E	69.95
C8	30.00	31.39	59° 57' 12"	17.30	S10° 32' 36" E	29.98
C9	30.00	40.55	77° 27' 01"	24.06	N01° 47' 42" W	37.54
C10	70.00	94.62	77° 27' 01"	56.13	N01° 47' 42" W	87.58
C11	30.00	39.57	75° 34' 06"	23.26	N74° 42' 52" E	36.76
C12	70.00	92.32	75° 34' 06"	54.27	N74° 42' 52" E	85.78
C13	70.00	64.93	53° 08' 36"	35.01	S85° 55' 37" W	62.62
C14	30.00	27.83	53° 08' 36"	15.00	S85° 55' 37" W	26.84
C15	70.00	21.25	17° 23' 58"	10.71	S50° 39' 31" W	21.17
C16	30.00	11.87	22° 40' 04"	6.01	S48° 01' 18" W	11.79
C17	90.00	37.52	23° 53' 19"	19.04	N24° 44' 37" E	37.25
C18	50.00	20.85	23° 53' 19"	10.58	S24° 44' 37" W	20.70
C19	180.00	38.07	13° 37' 54"	19.12	N26° 14' 57" E	37.98
C20	372.50	108.32	16° 39' 41"	54.55	N24° 44' 04" E	107.94

Line Table		
LINE	LENGTH	BEARING
L60	42.81	N17° 23' 24" E
L61	52.83	N17° 23' 24" W
L62	28.45	S82° 05' 37" W
L63	51.26	N38° 22' 38" W
L64	48.77	N43° 43' 17" E
L65	27.96	N24° 00' 33" W
L66	44.86	S54° 56' 45" W
L67	13.71	S78° 52' 37" W
L68	12.22	N65° 10' 12" W
L69	16.01	N40° 11' 51" W
L70	7.62	N01° 04' 10" E
L71	23.27	N52° 11' 09" W
L72	23.61	N70° 23' 10" W
L73	40.57	S84° 18' 59" W
L74	51.56	S77° 20' 39" W
L75	34.07	S60° 13' 50" W
L76	51.90	S66° 06' 21" W
L77	32.53	S16° 32' 19" E
L78	91.70	S42° 02' 59" E
L79	44.58	S21° 24' 38" E
L80	33.00	S35° 51' 00" E
L81	11.00	N77° 12' 03" W
L82	24.00	S12° 47' 57" W
L83	15.00	N30° 56' 27" W
L84	28.69	N35° 51' 00" W
L85	43.25	N21° 24' 38" W

Drainage & Utility Esmt. Table		
LINE	LENGTH	BEARING
L86	20.55	N11° 54' 27" E
L87	93.49	N30° 03' 43" E
L88	14.20	S32° 40' 49" W
L89	96.45	S40° 31' 12" E
L90	66.22	S36° 55' 49" W
L91	5.15	N38° 57' 44" W
L92	7.72	N38° 57' 44" W
L93	53.95	N51° 02' 16" E
L94	154.46	N69° 31' 39" W
L95	152.89	N61° 40' 47" E
L96	195.52	S36° 41' 16" W
L97	23.95	N23° 56' 33" E
L98	7.00	S77° 12' 03" E
L99	7.07	S32° 12' 03" E
L100	8.84	S12° 47' 57" W
L101	8.84	N12° 47' 57" E
L102	7.07	N57° 47' 57" E
L103	7.00	S77° 12' 03" E
L104	24.00	N12° 47' 57" E

**LEGEND**

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

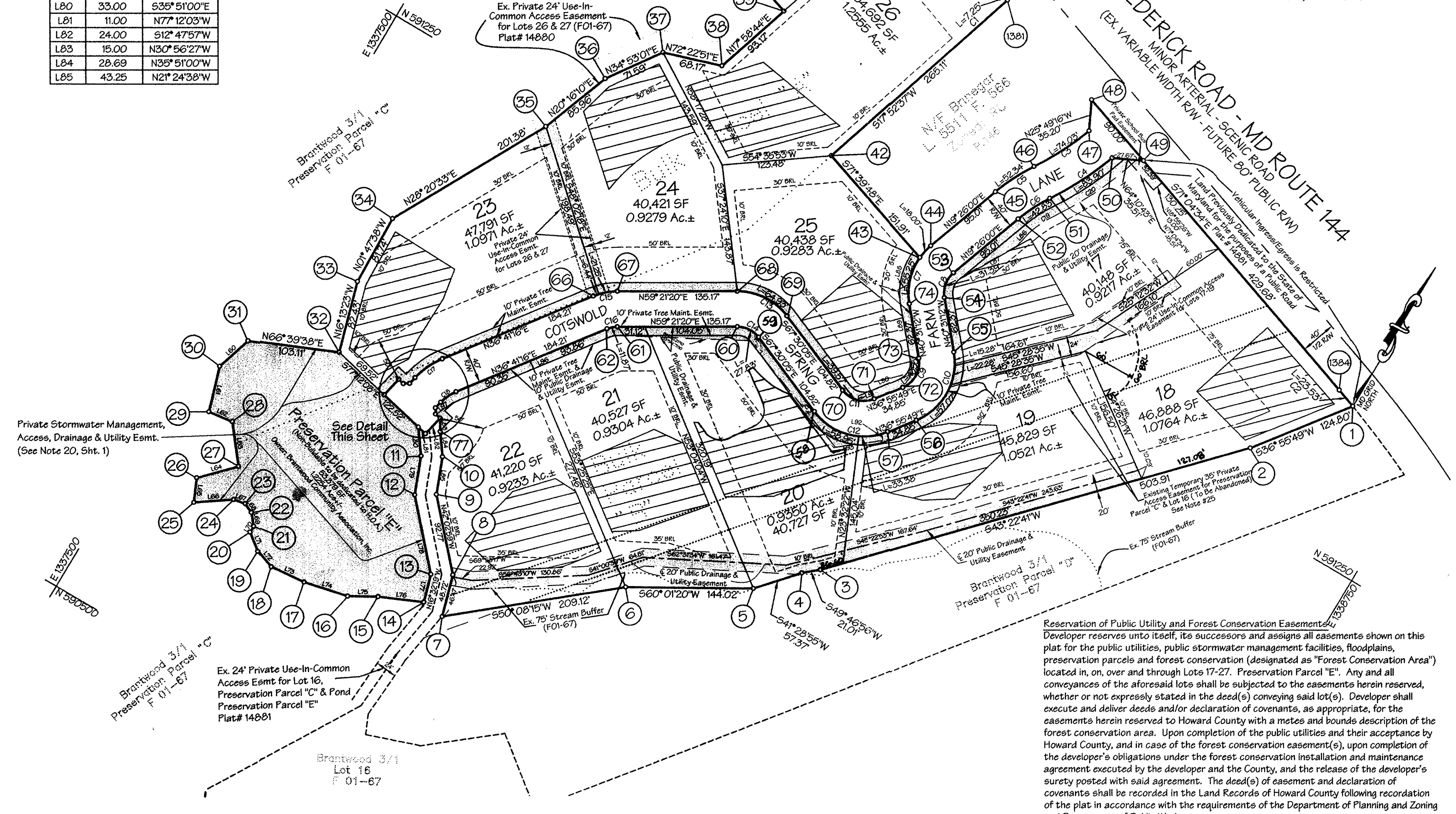
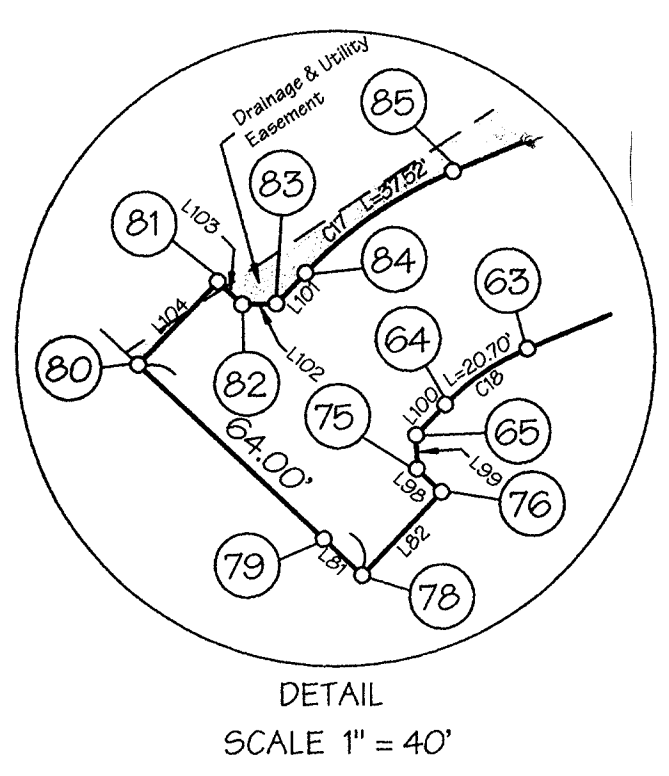
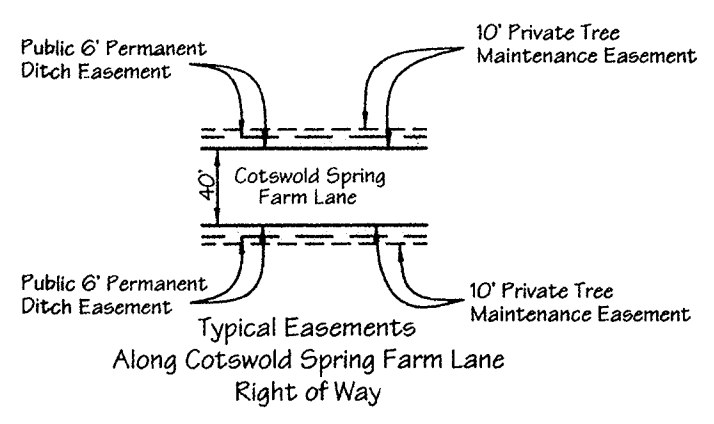
The requirements of § 3-10B, The Real Property Article, Annotated Code of Maryland, 1988 replacement volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

*D. Wayne Weller* 8/13/01  
 D. Wayne Weller (MD No. 10685) Date

*Richard B. Talkin, Trustee*  
 Richard B. Talkin, Trustee Date

**OWNER:**  
 Parcel 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



**AREA TABULATIONS**

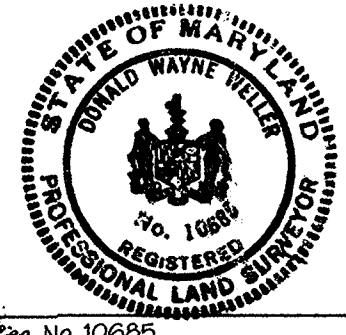
1. Total number of lots and/or parcels to be recorded: 12
  - a) Buildable Cluster Lots: 11
  - b) Buildable Preservation Parcels: 0
  - c) Non-Buildable Preservation Parcels: 1
  - d) Non-Buildable Parcel: 0
2. Total area of lots to be recorded: 12.4172 Ac.±
  - a) Buildable Cluster Lots: 11.918 Ac.±
  - b) Buildable Preservation Parcels: 0 Ac.±
  - c) Non-Buildable Preservation Parcels: 1.2254 Ac.±
  - d) Non-Buildable Parcel: 0 Ac.±
3. Total area of road right-of-way to be recorded: 1.0263 Ac.±
4. Total area of subdivision to be recorded: 13.4435 Ac.±

APPROVED: For Private Water and Private Sewerage Systems Howard County Health Department.  
*Dina M. Matus* 11/8/01  
 Howard County Health Officer

APPROVED: Howard County Department of Planning and Zoning.  
*Lucy S. Britt* 11/30/01  
 Director  
*Michael J. ...* 11/19/01  
 Chief, Development Engineering Division

**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* 8/13/01  
 D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685

**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 13 day of August, 2001.

*Richard B. Talkin* - TRUSTEE  
 Richard B. Talkin, Trustee  
*Ed D. ...*  
 Witness

RECORDED AS PLAT NUMBER 15119  
 ON 12/7/01 AMONG THE  
 LAND RECORDS OF HOWARD COUNTY, MD.

**BRANTWOOD**  
 Section Three Area Two  
 Lots 17-27, Non-Buildable Preservation Parcel "E"

A Resubdivision of Brantwood - Section 3 Area 1  
 Buildable Bulk Parcels "A" & "B"  
 Tax Map No. 16 - Grid No. 21 - Parcels 45 & 205  
 3rd Election District - Howard County, Maryland  
 Scale: 1" = 100' Date: August 2001 Sheet 2 of 2  
 Previous Submittals: WP 90-96, F 90-128, WP 99-55, S 99-09, WP 00-05, P 00-04, F 01-67

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

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