

**COORDINATE TABLE**

	NORTHING	EASTING
157	589179.4522	1337431.0086
158	589322.6252	1337352.3551
159	589511.0978	1337329.5921
160	589510.5794	1337346.2858
161	589560.5688	1337347.3161
176	589566.7032	1337132.3260
177	589173.9357	1336242.9922
178	589791.7152	1336581.5213
179	589585.1789	1337025.0719
180	590216.9586	1336814.5451
181	590139.6430	1336981.4370
182	590084.5941	1337064.2787
183	589944.7825	1337123.4164
184	589657.8412	1336987.4733
185	589630.5058	1337046.1781
216	589835.6576	1336605.6008

**MINIMUM LOT SIZE TABULATION**

Lot No.	Gross Area	Pipestem	Minimum Lot Size
28	1.3207 Ac.	0.1048 Ac.	1.2159 Ac.
31	1.4217 Ac.	0.2939 Ac.	1.1278 Ac.
32	1.3667 Ac.	0.2648 Ac.	1.1019 Ac.
33	1.0201 Ac.	0.1174 Ac.	0.9627 Ac.
34	1.0958 Ac.	0.0414 Ac.	1.0544 Ac.

**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	---W---
25' Wetlands Buffer	-----
75' Stream Buffer	-----SB-----
100 Yr. Floodplain Ease.	-----F-----

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 28-38. Preservation Parcels "F" and "G". 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)**

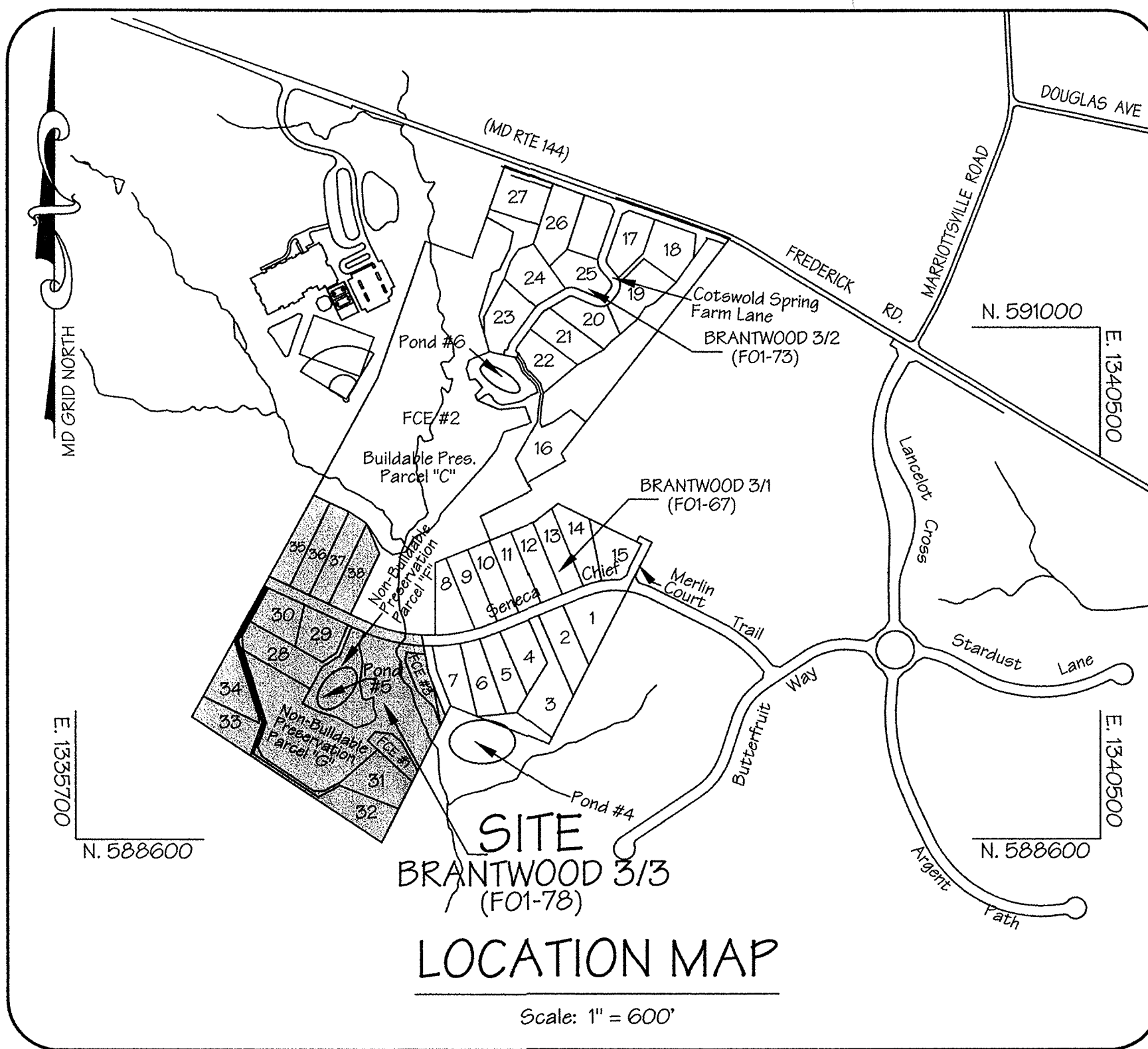
- Total number of lots and/or parcels to be recorded: 13
  - Buildable: 11
  - Non-Buildable: 0
  - Open Space: 0
  - Non-Buildable Preservation Parcels: 2
- Total area of lots to be recorded: 22.3899 Ac.±
  - Buildable: 12.0325 Ac.±
  - Non-Buildable: 0
  - Open Space: 0
  - Non-Buildable Preservation Parcels: 10.3574 Ac.±
- Total area of road right-of-way to be recorded: 0.9291 Ac.±
- Total area of subdivision to be recorded: 23.3190 Ac.±

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

*[Signature]* 12/31/01  
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

*[Signature]* 2/18/02  
 Director Date  
*[Signature]* 1/17/02  
 Chief, Development Engineering Division Date



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.

**OWNER:**

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

*[Signature]* 9/20/01  
 D. Wayne Weller, MD No. 10685 Date

**DEVELOPER:**

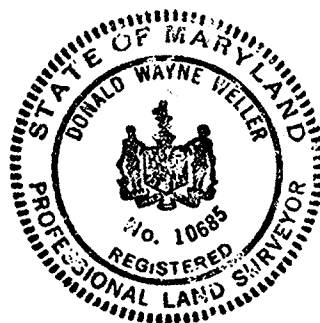
BRANTWOOD, L.L.C.  
 8835 P - Columbia 100 Parkway  
 Columbia, Md. 21045

*[Signature]* 2/1/02  
 Brantwood, LLC Date

The purpose of this plat is to resubdivide Brantwood Section 3 Area 1 (F 01-67) Non-Buildable Bulk Parcel "C" in accordance with the approved Brantwood Section 3 Area 1 Preliminary Plan (P 00-03) which included the Land Area for both 3/1 (F 01-67) & 3/2 (F 01-73); to create 11 Buildable Lots & 2 Non-Buildable Preservation Parcels, as shown hereon.

**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 Richard B. Talikin, Trustee, to Brantwood, L.L.C., a Maryland limited liability company, by deed dated Jan. 18, 2002 and recorded among the Land Records of Howard County, Maryland in Liber 5447 Folio 42.2; 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]* 9/20/01  
 D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date

**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 16HB & 16HC.
- Deed References: Parcel 172 Talikin, Trustee L. 5511 F. 580
- Subject property is zoned RC per 101B/1993 Comprehensive Zoning Plan.
- BRI denotes Building Restriction Line.
- No Clearing, grading, or construction is permitted within the required wetlands, stream(s) or their buffers and forest conservation areas.
- 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 26.04.03) 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.
- 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:
  - Width - 12' (14 feet where more than one residence)
  - Surface - 6 inches of compacted crusher run base with tar and chip coating
  - Geometry - Maximum 15 % grade, with the durable and sustained grade of 8 %. Maximum 10 % grade change and minimum of 45 foot turning radius.
  - Structures (culverts/bridges) Capable of supporting 25 gross tons (125 loading)
  - Drainage Elements - Capable of safely passing 100 year flood with no more than 1 foot depth over driveway surface.
  - Structure Clearances - minimum 12 feet.
  - 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 plats among the Land Records of Howard County Maryland.
- The non-tidal wetlands shown hereon were field located from a delineation performed by Dennis J. LaBare, M.S. & Associates. See Brantwood 3/1 Plat No. 14877 - 14881
- The 100 year floodplain shown hereon is from a study performed by LDE, Inc. July, 1999, and as amended under F01-67 and F01-73. Brantwood Section 3/1; F01-67, Sheet 4 (Plat No. 14878) recorded Public 100 Year Floodplain, Drainage and Utility Easement Lines F5, F6, and F7 as the Floodplain / Stream System was in its Natural State. This F01-78 Plat and associated Final Road Construction Plan proposes a culvert crossing in conformance with WP 99-55 & WP 00-55. This Road Crossing revises the Public 100 Year Floodplain, Drainage and Utility Easement as the roadway is not overtopped. Therefore the previously recorded F5, F6, & F7 Easement lines and area associated 0.2760 Ac.± Easement of Plat #14878 is superseded by this plat which removes the Easement from the proposed Seneca Chief Trail Right-of-Way.
- Groundwater appropriations permit must be approved for Lots 28-36 prior to final plat signature approval. Permit #40 98G003 (02)
- All proposed wells to be drilled prior to final plat signature approval.
- Landscaping for Lots 28-36 is provided in accordance with the certified Road Construction plan on file with this plat in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Surety of \$31,050 is included in the Developer's 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 any kind shall be located on or over the said easement area. The Tree Maintenance Easement shall be PRIVATE.
- Water Quality Stormwater management will be met in:
  - Pond #5 on Preservation Parcel "F". Water Quantity management will be met in Pond #5 above the Water Quality water surface level. Preservation Parcel "F" will be owned by the Brantwood Community Association, Inc. maintained by Howard County and Brantwood Community Association, Inc. in accordance with the Operation and Maintenance schedules.
  - The Forest Conservation easements have been established to fulfill the requirements of Section 16.1200 of the Howard County Code and Forest Conservation Act under the F01-67 Brantwood 3/1 Plan. The Retention Easements were established on F01-67, Preservation Parcel "C" and Non-Buildable Bulk Parcel "C". A total of 17,538.99 Acres of Forest Conservation Easement was platted and a surety of \$57,069.00 was posted. 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 Preservation Parcel "G" is 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 parcels. Preservation Parcel G will be owned by Brantwood L.L.C.
- The plan is subject to 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:
  - 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.
  - The structure used for the Seneca Chief Trail crossing shall be designed to have least impact on the environmental areas.
  - This Division acknowledged that stormwater management design at this time is conceptual. As currently proposed, no need to install 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.
  - 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)
  - All use-in-common driveway maintenance agreements shall be recorded immediately upon recordation of the plat.
  - 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 (F. 146). (Future Section 3 - Area 2/FOO-04)
- 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 of May 29, 1998.
- 5 CEO Units were obtained from the "Amended Plat of Easement - Romiti Property"; Plat Numbers 15112 - 15113
  - 4 CEO Units were obtained from the "Amended Plat of Easement - Liston Farm"; Plat Number 15111
  - 5 CEO Units were obtained from the "Amended Plat of Easement - By Property"; Plat Number 15110
  - 6 CEO Units were obtained from the "Plat of Easement - Conley Property"; Plat Number 15109
 Total CEO Units Received = 20

Maryland Department of Environment/Tracking No. 200161633

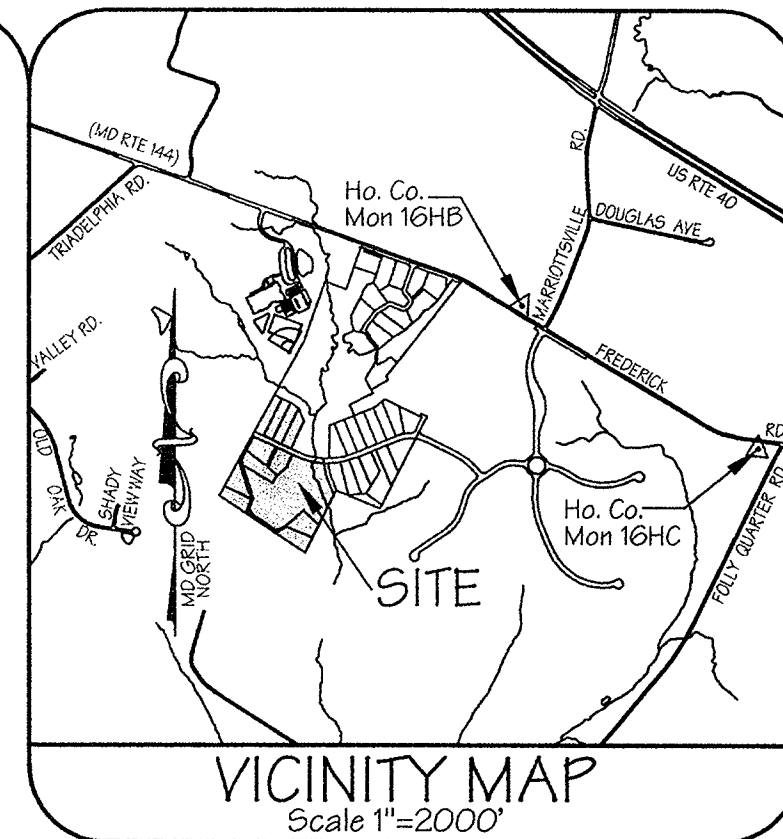
**OWNER'S CERTIFICATE**

I, Brantwood, L.L.C., 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 1st day of February, 2002.

*[Signature]*  
 Brantwood, L.L.C.  
*[Signature]*  
 Witness



**GENERAL NOTES (Cont)**

- On April 22, 1999, Brantwood - "Section 3" (599-09) received tentative allocations for 35 housing units.
  - FOO-03 proposed 28 (27 Buildable Lots & 1 existing home to remain) and FOO-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 599-09 will be permanently granted to BRANTWOOD - "Section Three". The remaining one (1) tentative housing allocation from 599-09 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 #9981 (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 (CEO).
  - The Brantwood "Section Three" Project (3/1 F01-67, Future 3/2 F01-73 and Future 3/3 F01-78) contains insufficient acreage to support the total proposed 39 residential cluster lots.
    - 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 (43) Buildable Entites
    - The By-Right Yield for Brantwood "Section 3" = Total Acreage / By-Right Yield = Total Proposed Buildable Units: 17 (F01-67) + 11 (F01-73) + 11 (F01-78) = 39 Buildable Units
    - 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 (F01-67) was a "By Right" development.
    - Section 3 - Area 2 (F01-73) and Section 3 - Area 3 (F01-78) 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 for use in the future Section 3/2 & 3/3. 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.
    - Using the Cluster Exchange Option described in Section 106 of the Zoning Regulations, the development rights for Brantwood Sections 3/2 F01-73 & 3/3 F01-78 were received through Density Receiving Plans RE-01-03
      - 5 CEO Units were obtained from the "Amended Plat of Easement - Romiti Property"; Plat Numbers 15112 - 15113
      - 4 CEO Units were obtained from the "Amended Plat of Easement - Liston Farm"; Plat Number 15111
      - 5 CEO Units were obtained from the "Amended Plat of Easement - By Property"; Plat Number 15110
      - 6 CEO Units were obtained from the "Plat of Easement - Conley Property"; Plat Number 15109
 Total CEO Units Received = 20

RECORDED AS PLAT NUMBER 15251  
 ON 2-14-02 AMONG THE  
 LAND RECORDS OF HOWARD COUNTY, MD.

**BRANTWOOD**  
 Section Three - Area Three

Lots 28-38 & Preservation Parcels "F" & "G"  
 A Resubdivision of Brantwood - Section 3 Area 1  
 Non-Buildable Bulk Parcel "C"  
 Tax Map No. 16 - Grid No. 21 - Parcel 205  
 3rd Election District - Howard County, Maryland  
 Scale: As Shown Date: September 2001 Sheet 1 of 3  
 Previous Submittals: WF90-96, F90-128, WF99-55, 599-09, WFOO-55 FOO-03 F01-67, F01-73

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

F01-78



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* 9/20/01  
D. Wayne Weller MD Reg. No. 10685 Date  
*John F. Spina* 2/01/02  
Brantwood, LLC Date

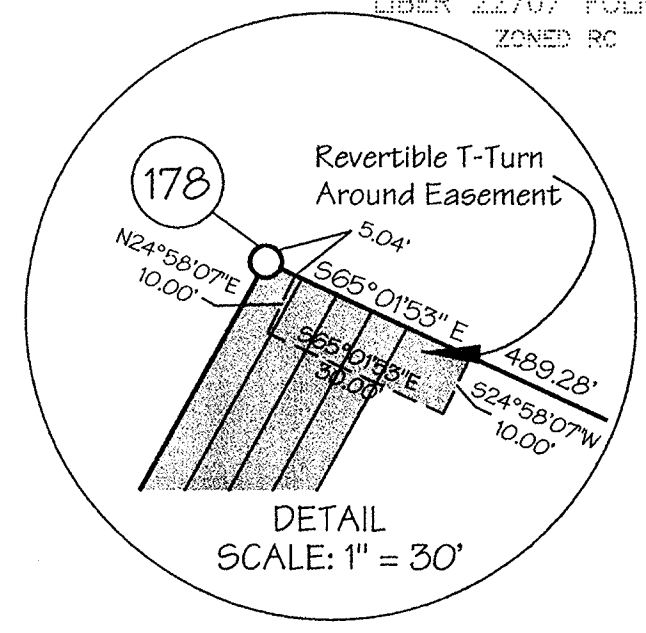
**Environmental/Easement Legend**

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

**LEGEND**

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

LINE	BEARING	LENGTH
L46	S61°16'42"E	20.00
L47	S28°43'18"W	30.74
L48	N59°54'18"W	196.54
L49	N23°27'24"W	151.00
L50	S26°15'51"E	69.66
L51	N55°11'28"W	144.07
L52	N72°11'16"W	54.42
L53	N64°37'36"W	32.00
L54	S84°21'03"W	22.00
L55	N73°02'32"W	11.77
L56	S14°03'57"W	24.80
L57	N69°50'21"E	26.38
L58	S34°34'22"W	81.12
L59	N67°54'15"E	20.76
L60	N40°18'04"E	28.00
L61	N89°58'11"E	29.06
L62	N52°23'37"E	12.41
L63	N19°08'30"E	49.21
L64	S33°26'13"W	81.01
L65	N56°33'47"W	20.00
L66	S33°26'13"W	78.50
L67	N19°08'30"E	16.20
L68	S17°33'14"E	42.81
L69	S03°49'18"W	34.45
L70	N88°53'20"E	137.29
L71	N61°05'17"W	81.49
L72	S28°54'43"W	20.00
L73	N61°05'17"W	76.12
L74	N88°53'20"E	150.61
L75	S41°56'19"W	17.48
L76	N57°55'18"W	40.19
L77	S84°25'40"W	50.50
L78	S34°24'22"W	43.80
L79	S64°38'52"E	170.39
L80	S28°58'54"E	34.74
L81	N56°42'19"W	27.91
L82	N34°35'36"W	28.88
L82B	S56°19'12"E	14.86
L83	S68°59'35"E	40.54
L84	S24°16'36"W	43.07
L85	N23°27'24"W	132.00
L86	N59°54'18"W	169.48
L87	N28°43'18"E	110.27



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

HAWSFIELD ESTATES  
LOT 14  
PLAT NO. 10446  
ZONED RC

WALTER AND JANET BECK  
AGRICULTURAL LAND PRESERVATION  
EASEMENT #1035-01E  
LIBER 825/ FOLIO 42  
ZONED RC

**Reservation of Public Utility and Forest Conservation Easements**  
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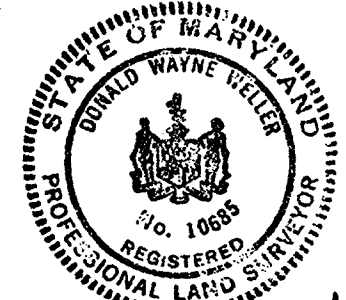
**AREA TABULATIONS (This Sheet)**

- Total number of lots and/or parcels to be recorded: 9
  - Buildable: 7
  - Non-Buildable: 0
  - Open Space: 0
  - Non-Buildable Preservation Parcels: 2
- Total area of lots to be recorded: 18,507.2 Ac.±
  - Buildable: 8,149.8 Ac.±
  - Non-Buildable: 0
  - Open Space: 0
  - Non-Buildable Preservation Parcels: 10,357.4
- Total area of road right-of-way to be recorded: 0 Ac.±
- Total area of subdivision to be recorded: 18,507.2 Ac.±

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'

**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 Richard B. Tolkin, Trustee, to Brantwood, LLC, a Maryland limited liability company, by deed dated Jan. 18, 2002 and recorded among the Land Records of Howard County, Maryland in Liber 5747 Folio 422; 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* 9/20/01  
D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date

**OWNER'S CERTIFICATE**

I, Brantwood, LLC, 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 1<sup>st</sup> day of February, 2002.

*John F. Spina* Brantwood, LLC  
*Kristyn Wagner* Witness

APPROVED: For Private Water and Private Sewerage Systems Howard County Health Department.  
*Roy B. ...* 12/31/01  
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.  
*...* 2/8/02  
Director Date  
*...* 1/17/02  
Chief, Development Engineering Division Date

RECORDED AS PLAT NUMBER 15252  
ON 2-14-02 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD.

**BRANTWOOD**  
Section Three - Area Three

Lots 28-38 & Preservation Parcels "F" & "G"  
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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 9/20/01  
D. Wayne Weller MD No. 10685 Date

John P. Spivoni 2/14/02  
Brantwood, LLC Date

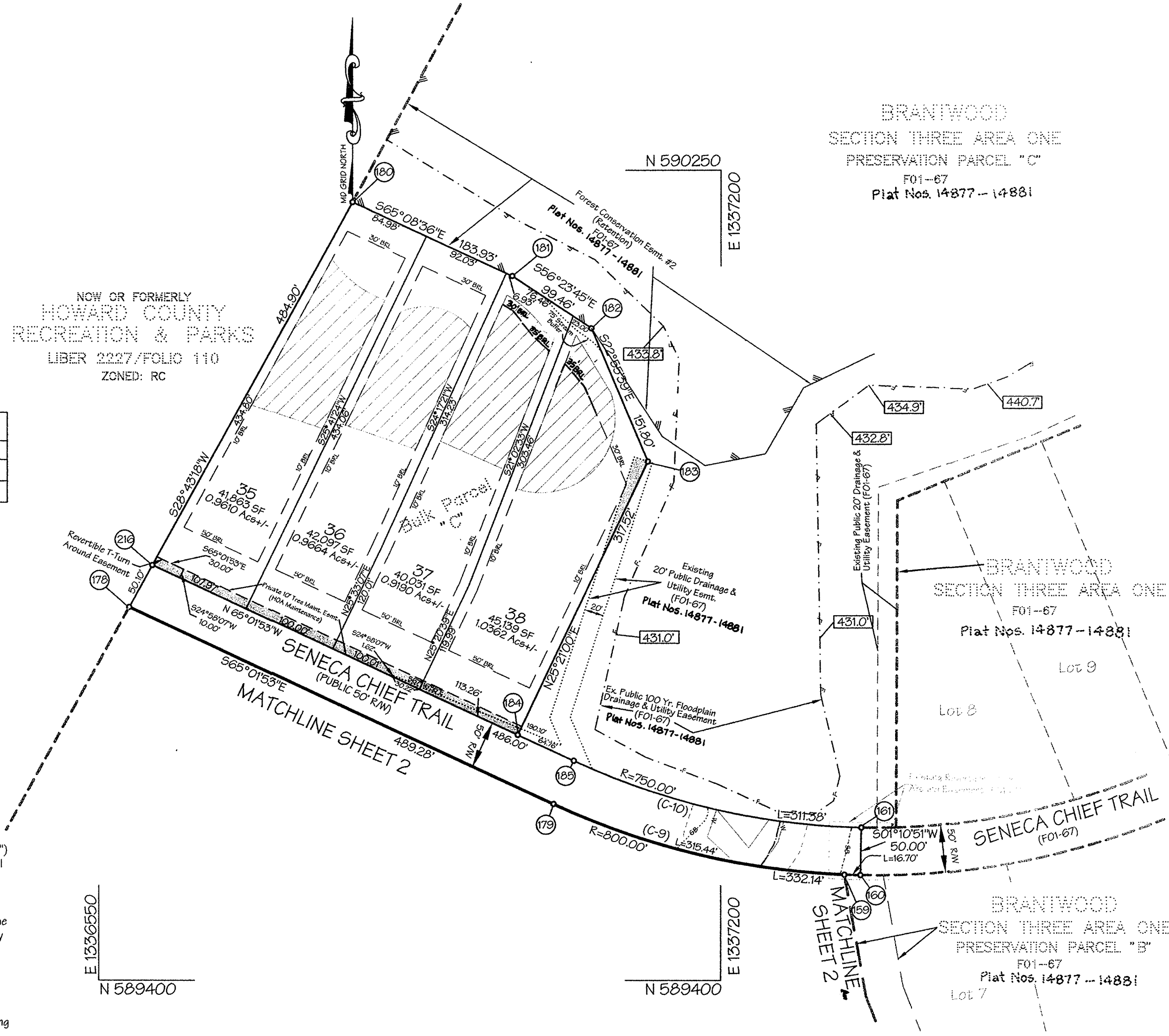
**LEGEND**

- 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'

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



**BRANTWOOD  
SECTION THREE AREA ONE  
PRESERVATION PARCEL "C"**  
F01-67  
Plat Nos. 14877 - 14881

**BRANTWOOD  
SECTION THREE AREA ONE  
F01-67  
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**BRANTWOOD  
SECTION THREE AREA ONE  
PRESERVATION PARCEL "B"**  
F01-67  
Plat Nos. 14877 - 14881

- Environmental/Easement Legend**
- Centerline Stream
  - Non-Tidal Wetlands
  - 25' Wetlands Buffer
  - 75' Stream Buffer
  - 100 Yr. Floodplain Ease.

**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 28-38. Preservation Parcels "F" & "G". 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 (This Sheet)**

1. Total number of lots and/or parcels to be recorded: 4
  - a) Buildable: 4
  - b) Non-Buildable: 0
  - c) Open Space: 0
  - d) Non-Buildable Preservation Parcels: 0
2. Total area of lots to be recorded: 3.8827 Ac.±
  - a) Buildable: 3.8827 Ac.±
  - b) Non-Buildable: 0
  - c) Open Space: 0
  - d) Non-Buildable Preservation Parcels: 0
3. Total area of road right-of-way to be recorded: 0.9291 Ac.±
4. Total area of subdivision to be recorded: 4.8118 Ac.±

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

[Signature] 12/31/01  
Howard County Health Officer Date

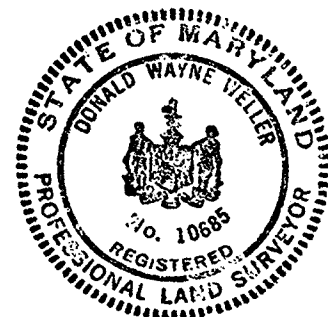
APPROVED: Howard County Department of Planning and Zoning.

[Signature] 2/6/02  
Director Date

[Signature] 1/17/02  
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 **Richard B. Talkin, Trustee, to Brantwood, LLC, a Maryland limited liability company, by deed dated Jan. 18, 2002**, and recorded among the Land Records of Howard County, Maryland in Liber 5947 Folio 482; 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 9/20/01  
D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date

**OWNER'S CERTIFICATE**

I, **Brantwood, LLC**, 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 15<sup>th</sup> day of **February, 2002**.

[Signature]  
Brantwood, LLC

[Signature]  
Witness

RECORDED AS PLAT NUMBER 15253  
ON 2-14-02 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD.

**BRANTWOOD**  
Section Three - Area Three

Lots 28-38 & Preservation Parcels "F" & "G"  
A Resubdivision of Brantwood - Section 3 Area 1  
Non-Buildable Bulk Parcel "C"  
Tax Map No. 16 - Grid No. 21 - Parcel 205  
3rd Election District - Howard County, Maryland  
Scale: As Shown Date: September 2001 Sheet 3 of 3  
Previous Submittals: WF90-96, F90-128, WF99-55, 599-08, WF00-55 P00-03 F01-67, F01-73

**LDE, INC.**  
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Phone (410) 715-1070