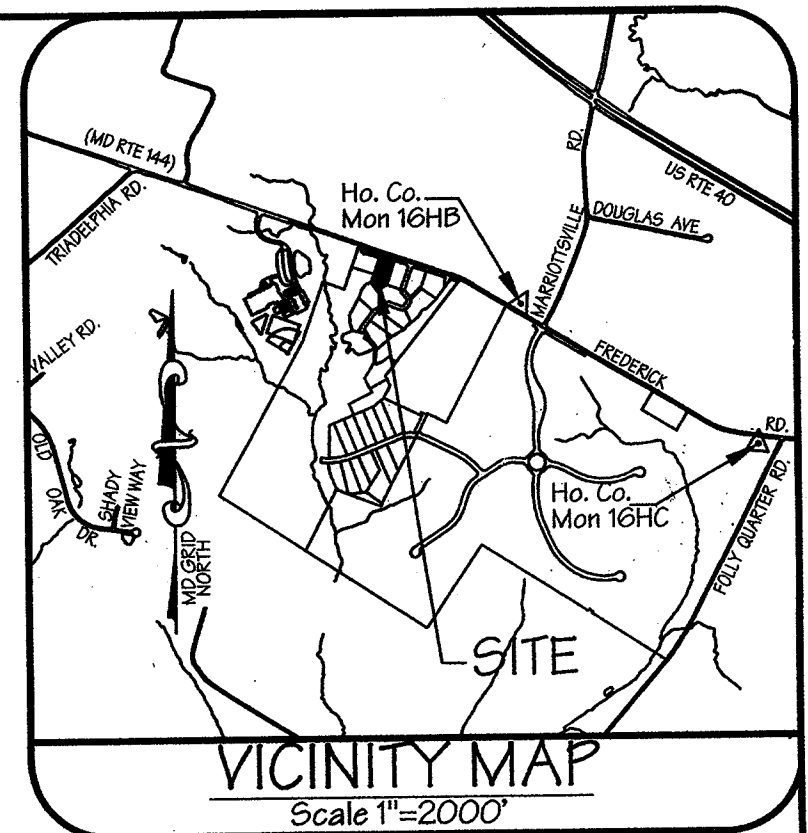


CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CH BEARING	CHORD
C1	10040.00'	7.25'	0° 02' 29"	3.63'	N70° 24' 36" W	7.25'

COORDINATE TABLE		
NO.	NORTH	EAST
1	591618.3801	1338076.3391
2	591668.7395	1337934.9959
3	591388.2072	1337843.9595
4	591367.5741	1337778.9912
5	5913292.1053	1337901.1433
6	591363.6374	1338001.7918
7	591615.9476	1338083.1741

LEGEND

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



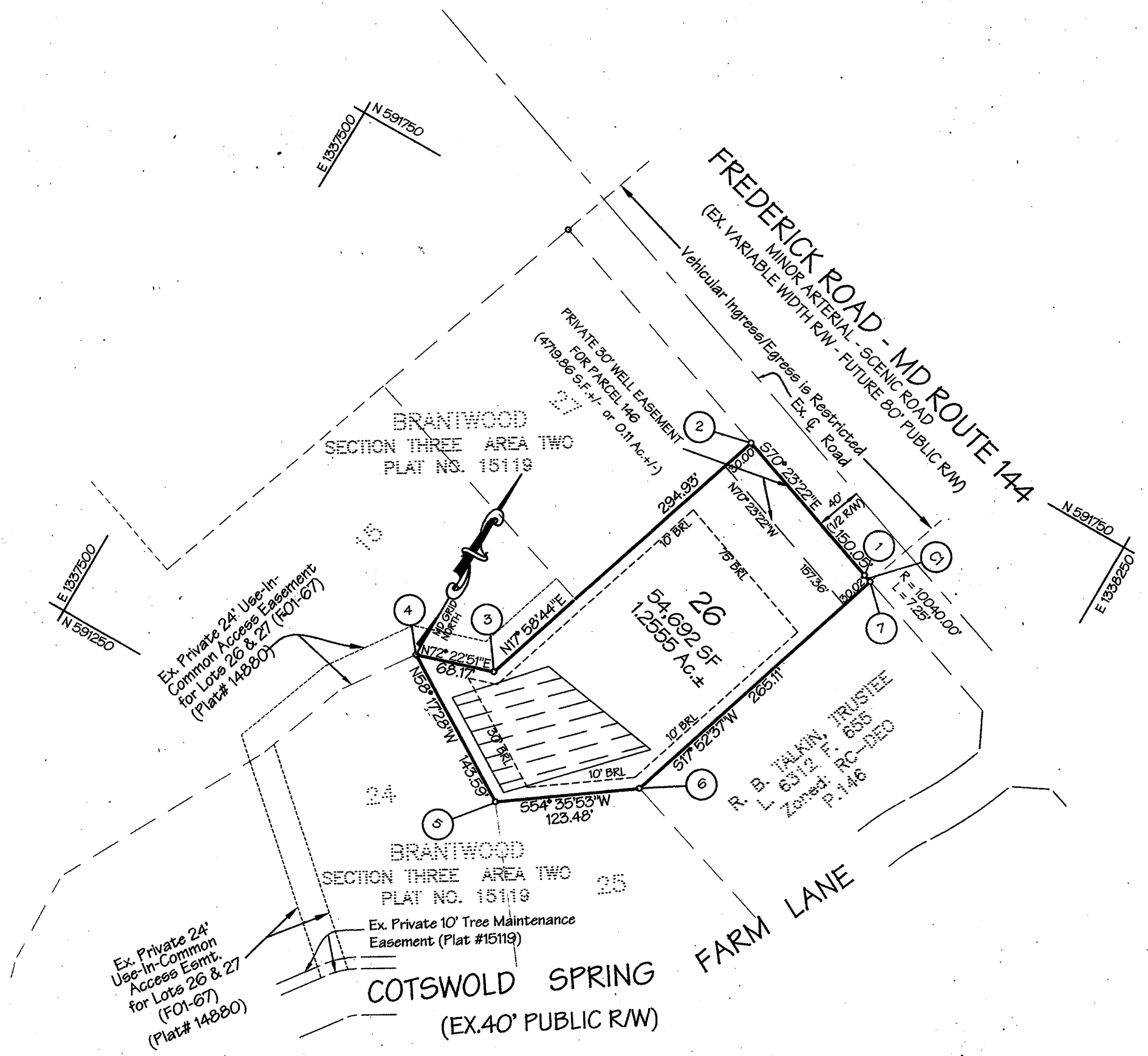
GENERAL NOTES:

- 1.) The boundary shown hereon is based on a field run boundary survey performed by LDE, Inc. dated February 1999.
- 2.) These Coordinates are based on NAD '83, Maryland State Plane Coordinate System, as projected from Howard County control stations 16HB & 16HC.
- 3.) Deed References: Liber 5511 Folio 580
- 4.) Subject property is zoned RC-PEO per 10/18/1983 Comprehensive Zoning Plan.
- 5.) BRL denotes Building Restriction Line.
- 6.) All areas shown on this plat are +/-, more or less.
- 7.) 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 26.04.02) 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 easements. Recordation of a modified sewage easement shall not be necessary.
- 8.) The lot shown complies with the minimum lot area and ownership width as required by the Maryland State Department of the Environment.
- 9.) 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.
- 10.) 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 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.
- 11.) The Maintenance Agreements for all shared driveways have been recorded concurrently with Plat #15119 among the Land Records of Howard County Maryland at Liber 5633 Folio 548.
- 12.) Groundwater appropriations permit has been approved for Lot 26 Permit No. HO 98-0008 (02)
- 13.) The well for Lot 26 is existing.
- 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.) This Plat of Revision is exempt from the Forest Conservation requirement per Section 16.1202 (b)(1)(vi) of the Howard County Code. Forest Conservation Obligations were met for this lot under previously approved F01-67.

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 10/2/03
D. Wayne Weller MD No. 10685 Date

Richard B. Talkin 9/30/03
Richard B. Talkin, Trustee Date



AREA TABULATIONS:

1. Total number of lots and/or parcels to be recorded: 1
 - a) Buildable Cluster Lots: 1
 - b) Buildable Preservation Parcels: 0
 - c) Non-Buildable Preservation Parcels: 0
 - d) Non-Buildable Parcel: 0
2. Total area of lots to be recorded: 1.2555 Ac. +/-
 - a) Buildable Cluster Lots: 1.2555 Ac. +/-
 - b) Buildable Preservation Parcels: 0.00 Ac. +/-
 - c) Non-Buildable Preservation Parcels: 0.00 Ac. +/-
 - d) Non-Buildable Parcel: 0.00 Ac. +/-
3. Total area of road right-of-way to be recorded: 0.00 Ac. +/-
4. Total area of subdivision to be recorded: 1.2555 Ac. +/-

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of some 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 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 10/2/03
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 30th day of September, 2003.

Richard B. Talkin
Richard B. Talkin, Trustee
Keely L. Wagner
Witness

RECORDED AS PLAT NUMBER 16249
ON Oct. 15, 2003 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

Plat Of Revision
BRANTWOOD
Section Three Area Two
Lot 26

Tax Map No. 16 - Grid No. 21 - P/O parcel 441
3rd Election District - Howard County, Maryland
Scale: 1" = 100' Date: September 2003 Sheet 1 of 1
Previous Submittals: WF 90-96, F 90-123, WF 99-55, S 99-09, WF 00-55, P 00-03, P 00-04, F01-67, and F01-73

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

F04-051