

COORDINATE TABLE		
No.	NORTHING	EASTING
500	551371.300	1320832.382
501	551937.678	1321166.587
502	552625.082	1321569.521
503	552668.394	1321594.910
504	552903.131	1321732.505
505	552856.915	1321857.738
506	552820.383	1321957.903
507	552792.052	1321707.963
508	552648.960	1321636.232
509	552376.253	1321481.622
510	552144.423	1321322.548
511	552137.283	1321295.180
512	552038.015	1321464.530
513	552024.331	1321468.100
514	551748.913	1321306.659
515	551814.653	1321194.506
516	551469.568	1320992.228
517	551262.341	1321044.628

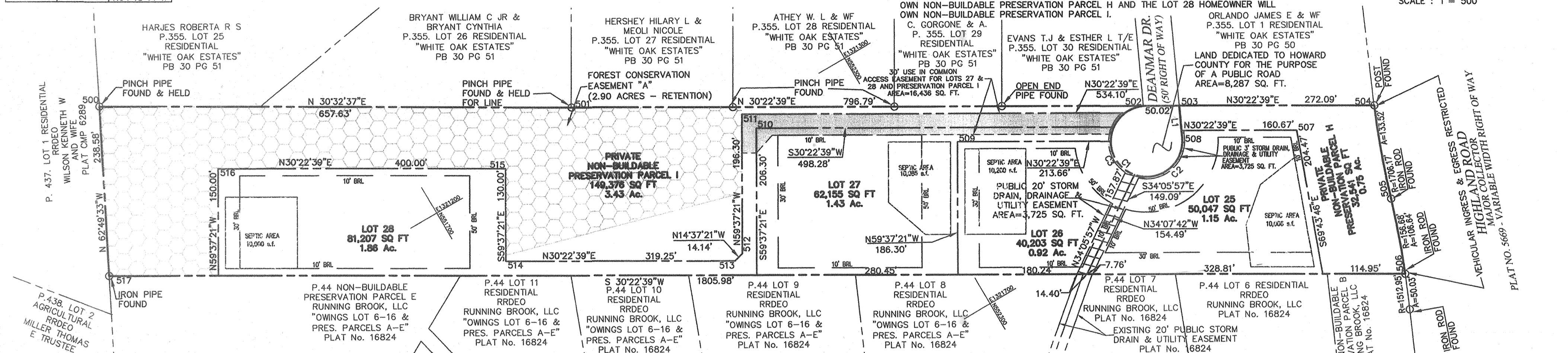
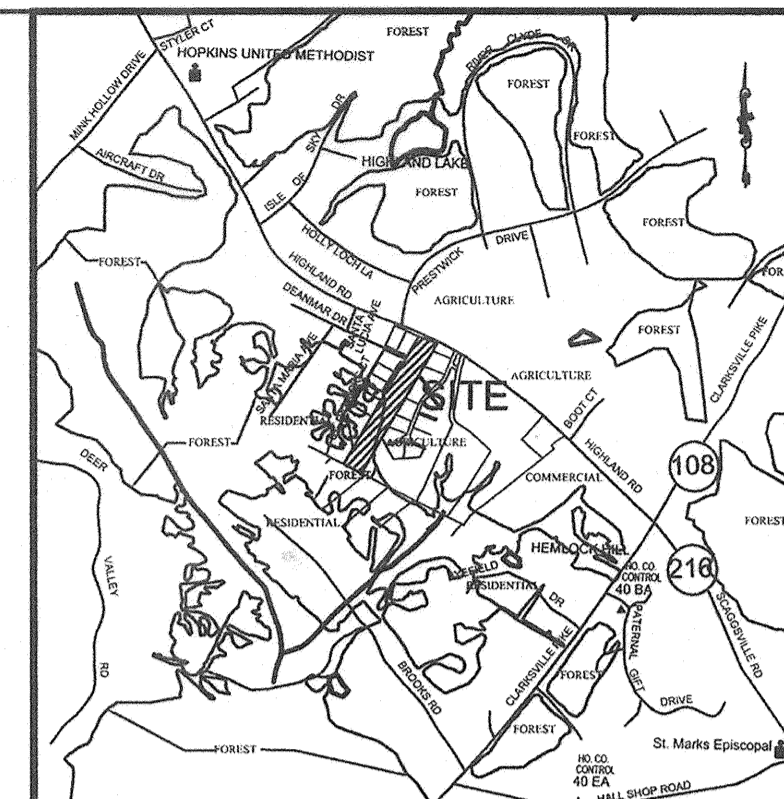
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHD. BRG	CHD. DIST
C1	235.62	50.00	N70°11'18"E	70.71
C2	99.56	53.00	N10°59'56"W	85.55
C3	96.94	53.00	S63°01'11"E	83.98

LINE TABLE		
LINE	LENGTH	BEARING
L1	45.66	N64°48'44"W

NOTES :

- SUBJECT PROPERTY ZONED RR-DEO PER 02-02-2004 COMPREHENSIVE ZONING PLAN.
- AREAS SHOWN ARE MORE OR LESS.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY DEWBERRY & DAVIS, LLC. AND VERIFIED ON OR ABOUT OCTOBER 30, 2004 BY AB CONSULTANTS, INC.
- COORDINATES ARE BASED ON NAD 83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NO. 40BA & 40EA.
- "O" DENOTES 3/8" X 30" STEEL MARKER OR PIPE TO BE SET.
- THE SURETY AMOUNT FOR ONSITE PERIMETER LANDSCAPING IS 11 SHADE TREES X \$300=~~\$3,300~~. STREET TREES ARE NOT INCLUDED IN THE LANDSCAPE SURETY BOND.
- THE ONSITE FOREST CONSERVATION SURETY IS \$25,264.80 (FOREST RETENTION 2.90 ACRES X \$0.20/SF)
- DEVELOPER RESERVES THE RIGHT UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, OVER AND THROUGH THE NON-BUILDABLE, PRESERVATION PARCEL 1 OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) FOR THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, AND, IN CASE OF A FOREST EASEMENT(S), UPON COMPLETION 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.
- PLANNING & ZONING FILE NUMBERS: F-82-32, F-84-58, VP-82-43, VP-84-21, F-03-133, SP 03-07, RE-04-02.
- TWO DEVELOPMENT RIGHTS WERE SENT TO THIS PARCEL FROM THE MURRAY PROPERTY, RE-04-02, RECORDED AS PLAT NUMBERS 16889 & 16890.
- THIS PLAN SHALL BE SUBJECT TO THE FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND AMENDED ZONING REGULATIONS PER COUNCIL BILL 50-2001.

- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH -- 12' (14' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE -- 6" OF COMPACT CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
 - GEOMETRY -- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
 - STRUCTURES -- (CULVERTS/BRIDGES) -- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
 - DRAINAGE ELEMENTS -- CAPABLE OF SAFELY PASSING A 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE -- SUFFICIENT TO INSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- 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.
- THE EASEMENT HOLDERS FOR PRESERVATION PARCELS H AND I ARE (1) HOWARD COUNTY, MARYLAND, AND (2) OWINGS PROPERTY HOMEOWNERS ASSOCIATION, INC. A DEED OF PRESERVATION EASEMENT WILL BE RECORDED, CONCURRENT WITH THIS PLAT, FOR EACH PRESERVATION PARCEL, WHICH DEED WILL ESTABLISH THE USES AND RESTRICTIONS GOVERNING EACH SUCH PARCEL. THE LOT 25 HOMEOWNER WILL OWN NON-BUILDABLE PRESERVATION PARCEL H AND THE LOT 28 HOMEOWNER WILL OWN NON-BUILDABLE PRESERVATION PARCEL I.



DENSITY TABULATION CHART	
GROSS AREA =	9.73 ACRES
NET AREA =	9.54 ACRES
NUMBER OF UNITS BY RIGHT: (9.73/4.25) =	2
NUMBER OF UNITS BASED ON DEO/CEO OPTION (9.73/2) =	4
REQUIRED NUMBER OF DEO'S (4-2) =	2 DEO'S
(SEE DENSITY RECEIVING PLAT 16891 RE-04-02)	
NUMBER OF BUILDABLE ENTITIES PROPOSED =	4 LOTS
NUMBER OF NON-BUILDABLE ENTITIES PROPOSED =	2 PRIVATELY OWNED PRESERVATION PARCELS

AREA TABULATION CHART	
TOTAL NUMBER OF BUILDABLE LOTS/PARCELS TO BE RECORDED =	4
TOTAL NON BUILDABLE PRESERVATION PARCELS TO BE RECORDED =	2
TOTAL AREA OF BUILDABLE LOTS/PARCELS TO BE RECORDED =	5.36 AC.
TOTAL AREA OF NON-BUILDABLE PRES. PARCELS TO BE RECORDED =	4.18 AC.
TOTAL AREA OF ROADWAYS TO BE RECORDED =	0.19 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED =	9.73 AC.

THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET OR (10,000 SQUARE FEET PER LOT FOR SHARED DRAIN FIELDS ASSOCIATED WITH A SHARED SEWAGE DISPOSAL FACILITY) 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 REQUIREMENTS § 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.

SIGNATURE OF PLATTING SURVEYOR: *[Signature]* DATE: 22 Sept '05
 RUNNING BROOK, LLC
 NAME OF THE FIRM OR PARTNERSHIP THAT OWNS THE PROPERTY BEING RECORDED BY THIS PLAT
 SIGNATURE OF OWNER: *[Signature]* DATE: 5 Sep '05

- THERE ARE NO WETLANDS ON SITE BASED ON FIELD STUDY DONE BY DEWBERRY AND DAVIS, LLC PER LETTER DATED OCTOBER 31, 2002, SUBMITTED WITH SP 03-07, WHICH WAS APPROVED ON AUGUST 12 2003.
- LANDSCAPING IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE ROAD CONSTRUCTION PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS & THE LANDSCAPE MANUAL.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY MDE.
- STORMWATER MANAGEMENT PROVIDED BY ENVIRONMENTALLY SENSITIVE DEVELOPMENT CREDIT & BY SWM POND ON OWINGS LOT 3 (PER APPROVED F-03-133).
- WATER WILL BE PRIVATE WELLS FOR ALL LOTS.
- SEWER WILL BE PRIVATE ON LOT SYSTEMS FOR ALL LOTS.
- HOA COVENANTS RECORDED UNDER ARTICLES OF INCORPORATION #1000361988640656 DATED JULY 23, 2003.

MINIMUM LOT SIZE CHART (AREAS IN S.F.)			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
27	62,155	4,299	57,856
28	81,207	21,344	59,863

RECORDED AS PLAT 17795 ON Nov. 10, 2005 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 10/25/05
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 11/3/05
 DIRECTOR DATE
[Signature] 10/24/05
 CHIEF OF DEVELOPMENT ENGINEERING DIVISION DATE

OWNER'S CERTIFICATE
 RUNNING BROOK, 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 OFFICE 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 FLOOD PLAINS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS. WITNESS MY/OUR HANDS THIS 14TH DAY OF SEPTEMBER, 2005.
 BY: *[Signature]* (DALE H. THOMPSON) 5 Sept '05
 6300 WOODSIDE COURT COLUMBIA, MD 21046

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF LOT 1, AS SHOWN ON PLAT NUMBER 16891 ENTITLED "HARWOOD W. OWINGS PROPERTY LOT 1", CONVEYED TO RUNNING BROOK, LLC FROM OUR SHEPHERD LUTHERAN CHURCH, LCMS BY DEED DATED 03/19/2004 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 8240 AT FOLIO 1, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
[Signature] 22 Sept '05
 C. VERNON KELLY DATE
 MD PROFESSIONAL LAND SURVEYOR No. 10977
 AB CONSULTANTS, INC.
 9450 ANNAPOLIS RD.
 LANHAM, MD 20706

AB CONSULTANTS, INC.
 9450 ANNAPOLIS ROAD
 LANHAM, MARYLAND 20706
 PHONE: (301) 306-3091
 FAX: (301) 306-3092

OWINGS PROPERTY
 LOTS 25-28 AND
 NON-BUILDABLE PRESERVATION PARCELS H & I
 A RESUBDIVISION OF LOT 1- HARWOOD OWINGS PROPERTY
 TAX MAP #40 GRID #4 PARCEL #44
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND.
 SCALE: 1"= 100'
 DATE: SEPTEMBER 2005

CURRENT ZONING: RR-DEO