

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 5/23/06
D. Wayne Weller MD Reg. No. 10685 Date

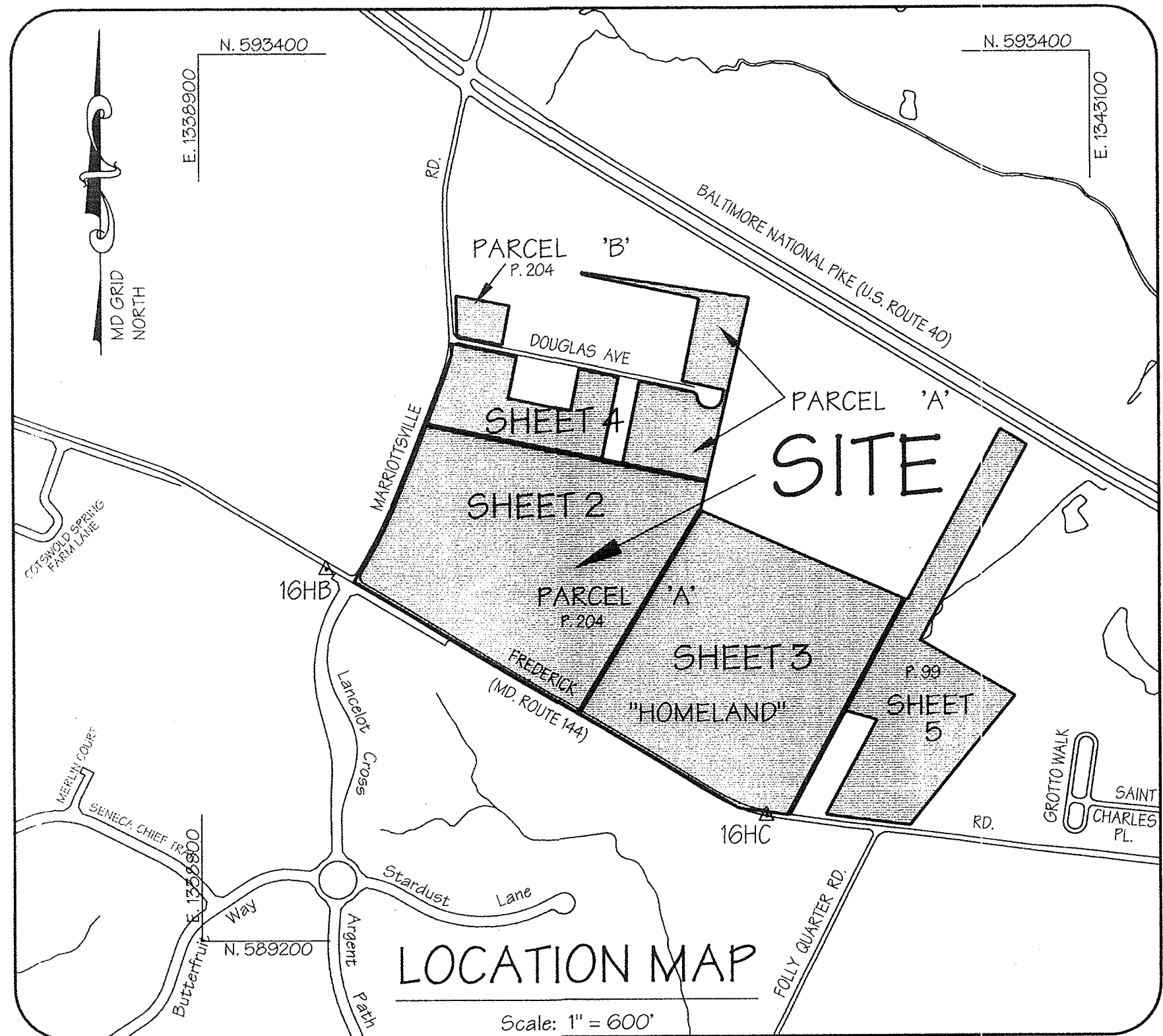
John F. Liparini 5/16/06
Brantly Development Corporation Date
John F. Liparini

Sharon McKeown 5/16/06
NVR, Inc. Date
Sharon McKeown

John F. Liparini 5/16/06
Board of Directors of Ellicott Meadows Condo Association, Inc. Date
President

COORDINATE TABLE

POINT NO.	NORTHING	EASTING
1	592364.4268	1340699.9190
2	592245.7483	1341487.9819
3	591377.3590	1341286.6644
4	591239.1040	1341254.6130
5	590812.0458	1342214.7674
14	591970.5037	1340391.1593
15	591774.6751	1340350.5240
16	591714.0876	1340644.3385
17	591909.9985	1340684.4776
18	591871.6628	1340870.3223
19	591479.8429	1340789.8408
20	591459.7502	1340887.2464
21	591851.5313	1340987.9163
22	591770.9506	1341358.5569
24	592355.4401	1340897.8469
25	589825.5757	1341685.7095
26	589364.8724	1341267.8558
27	590306.8621	1340896.5567
28	589910.5995	1339688.0039
29	590945.2242	1339678.8194
30	591077.1666	1339753.1118
31	591217.1012	1339819.3976
32	591645.5479	1339986.5331
33	592004.1663	1341014.2220
34	592024.0261	1341031.6925
39	591763.1157	1341356.9408
40	592240.2340	1341252.4437
41	591850.3197	1341171.7854
42	591810.1116	1341366.7068
43	591724.2480	1341297.8705
44	591727.5430	1341281.8969
45	591775.2506	1341242.0140
46	591799.1043	1341222.0726
48	592261.3044	1341011.5038
49	592215.8085	1340350.0687
50	592028.7463	1340306.8053
51	592084.2671	1340134.6066
52	592094.7989	1340110.3412
54	591876.1475	1340075.0528
55	591853.1479	1340067.5171
56	591996.2583	1340314.7940
57	592141.3312	1340108.9733
58	590809.9919	1342231.1386
59	591619.9017	1342668.6360
60	591544.2550	1342793.1360
61	590615.0828	1342289.1968
62	590349.6828	1342734.6602
63	589752.1296	1342246.2506
64	589740.3143	1342236.5934
65	589791.2751	1341840.3971
66	589807.2175	1341849.0879
67	590236.5535	1342082.8427
68	590282.3213	1341930.6766



FOREST CONSERVATION EASEMENT CHART FOR PARCEL 99

DESIGNATION	SDP FILE NUMBER AND NAME	ACREAGE TOTAL	TYPE	Onsite Planting	Off-Site Retention on Ellicott Meadows, 2:1
8	Ellicott Meadows - SDP 05-070	0.55	Retention	NO	NO
9	Ellicott Meadows - SDP 05-070	2.54	Retention	NO	NO
10	Elkridge Crossing - SDP 04-017	1.86	Retention	NO	YES
11	Ellicott Meadows - SDP 05-070	0.55	Reforestation	YES	NO
12	Elkridge Crossing - SDP 04-017	0.66	Retention	NO	YES
13	Elkridge Crossing - SDP 04-017	3.30	Reforestation	YES	NO
14	Elkridge Crossing - SDP 04-017	0.53	Reforestation	YES	NO

Developer reserves unto itself, its successors and assigns, all easements shown on this plat for other public utilities located in, over and through "Ellicott Meadows" the property. Any and all conveyances of aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed conveying said Parcel. Developer shall execute and deliver deeds for the easements herein reserved to Howard County. Upon completion of the public utilities and their acceptance by Howard County, the County shall accept the easements and record the deed of easement in the Land Records of Howard County Maryland.

DEVELOPER
Land Source / Brantly, LLC
8335 - P Columbia 100 Parkway
Columbia, Maryland 21045

OWNERS
BRANTLY DEVELOPMENT CORPORATION
8335 - P COLUMBIA 100 PARKWAY
Columbia, Maryland 21045

CONDOMINIUM DEVELOPER
NVR, INC.
6085 MARSHALEE DRIVE, SUITE 130
Elkridge, Maryland 21075
ATTN: Sharon McKeown
410-796-0990

BOARD OF DIRECTORS OF ELlicOTT MEADOWS CONDOMINIUM ASSOCIATION, INC.
8335 P COLUMBIA 100 PARKWAY
Columbia, Maryland 21045
John F. Liparini - President
410-730-0810

AREA TABULATIONS (ALL SHEETS)

- Total number of parcels to be recorded: 2
 - Buildable: 2
 - Non-Buildable: 0
 - Open Space: 0
 - Preservation Parcels: 0
- Total area of Parcels to be recorded: 83.7621 AC.±
 - Buildable: 83.7621 AC.±
 - Non-Buildable: 0
 - Open Space: 0
 - Preservation Parcels: 0
- Total area of road right-of-way to be recorded: 0.1376 AC.±
- Total area of subdivision to be recorded: 83.8997 AC.±

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all the lands conveyed by Harbin Property LLC to L.B. Meadows LLC by deed dated January, 26 2004 and recorded in the land records of Howard County in Liber 8031, Folio 415; and by Geraldine J. Floyd to Brantwood, LLC, dated January 4, 2000 and recorded in the land records of Howard County in Liber 4987, Folio 674; and by William Newman and Vivian D. Newman to Hugh F. Cole, Jr. and John F. Liparini, dated August 17, 2000 and recorded in the land records of Howard County in Liber 5199, Folio 402 and by Bagheri, LLC to Brantly Development Corporation dated June 29, 2005 and recorded in the land records of Howard County in Liber 9287, Folio 254 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 5/23/06
D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date

OWNERS' CERTIFICATE

We, Brantly Development Corporation by John F. Liparini its President and Ellicott Meadows Condominium Association, Inc., Maryland Corporations, by the Condominium Developer, NVR, Inc. and the Board of Directors of Ellicott Meadows Condominium Association, Inc., Creston Cathcart, Hugh F. Cole, Jr. and John F. Liparini, owners of the properties shown and described hereon, hereby adopt this plan of subdivision, and in consideration of approval of this 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 our hand this 16th day of May, 2006

John F. Liparini
Brantly Development Corporation
John F. Liparini

Sharon McKeown
NVR, Inc.
Sharon McKeown

John F. Liparini
Board of Directors of Ellicott Meadows Condominium Association, Inc.
President

Jennifer Bradley
Witness

APPROVED: For Public Water and Private Sewerage Systems in conformance with the Master Plan of Water and Sewerage for Howard County.

Robert J. Weber 7/27/06
Howard County Health Officer Date

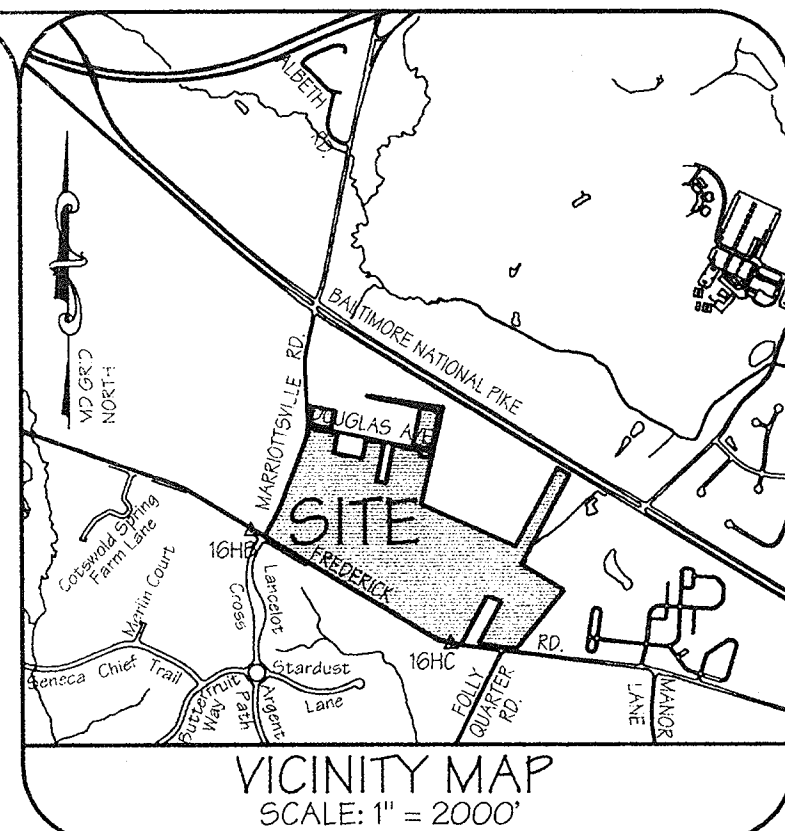
APPROVED: Howard County Department of Planning and Zoning.

Steph A. Allen 6/16/06
Chief, Development Engineering Division Date

Steph A. Allen 8/17/06
Director Date

GENERAL NOTES

- This plat is based on a field run boundary survey performed on October, 1999 by LDE, Inc. for Homeland Parcel A and on July, 1998 by Mildenberg, Boender & Associates, Inc. for Parcel 99.
- The Coordinates shown hereon are based on NAD '83, Maryland Coordinate System, as projected by Howard County Geodetic Control Stations No. 16HB & 16HC.
- ☒ Stone or Concrete Monument Found or Set.
- Pipe or Rebar Found or Set.
- Subject property is zoned RC-DE0 per 02/02/2004 Comprehensive Zoning Plan.
- BRL denotes Building Restriction Line.
- All areas shown on this plat are +/- more or less.
- Deed Reference: Parcel 204: Liber 8031 - Folio 415
Liber 5199 - Folio 402
Liber 4987 - Folio 674
Parcel 99: Liber 9287 - Folio 254.
- The Wetland Investigation for Homeland Parcel A was completed by Wildman Environmental Services dated July, 2001. The Wetland Investigation for Parcel 99 was completed by ECO-Science Professionals, Inc. dated February 2005.
- Stormwater management is provided under SDP 05-70 by on-site credits, including grassed swales, sheet flow to buffer, and natural area conservation credits. Stormwater Management for Homeland parcel A was provided under SDP 03-30.
- Vehicular access to Frederick Road (MD Route 144) shall be restricted to access locations approved under SDP 05-70, BA 0052E and SDP 03-30.
- No clearing, grading or construction is permitted within the required wetlands, stream(s) or their buffers, forest conservation areas and the floodplain.
- The establishment of minimum building restriction lines refers to the purposes of meeting the zoning requirements of the RC Zone, not for the purpose of creating a restriction of title or covenant.
- This Project is subject to BA-98-51E approved on July 1999 and updated under BA-02-47E and extended on June 21, 2001 and April 29, 2003.
- The 100 year floodplain for Homeland Parcel A shown hereon is from a study performed by LDE, Inc. 2002. The 100 year floodplain for Parcel 99 shown hereon is from a study performed by Mildenberg, Boender & Associates, Inc. dated March 2004.
- Landscaping is provided in accordance with the site development plans (SDP-05-70 Bagheri Property Phases 1 & 2) 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 \$34,500.00 is included in the Developer's Agreement for SDP-05-70. Landscaping for Homeland Parcel A was provided under SDP-03-30.
- 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 Easements; however, forest management practices as defined in the Deed of Forest Conservation easement are allowed. As part of SDP-05-70 (Bagheri Property Phase 1 & 2) surety is provided for the required plantings with the developers agreement under SDP 05-70 in the amount of \$27,094.32. The deed of Forest Conservation shall be provided with this plat. Surety, Developer's Agreement and the deed of Forest Conservation for Homeland Parcel A was a part of SDP-03-30.
- Water service to this Lot will be granted under the Provisions of Section 18.122.B of the Howard County Code.
- Public Water Allocation will be granted at the time of issuance of the building permit if capacity is available at that time.



GENERAL NOTES - CONT.

- The Construction of the Water Main is to be placed within the public easement shown hereon.
- This subdivision is subject to Section 18.122B of the Howard County Code. Public water HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE April 16, 2004, ON WHICH DATE DEVELOPER AGREEMENT #44-41430 WAS FILED AND ACCEPTED. The Developers' Agreement is under (SDP 03-30).
- Soils Information and all required environmental reports were provided with the Site Development Plan (SDP 05-70 and SDP 03-30) Submission.
- This project will utilize the on-site shared septic system on the adjacent Homeland Developments (F-03-194), (SDP-03-30).
- Forest Conservation obligations in accordance with Section 16.1200 of the Howard County Code and Forest Conservation Act for this subdivision has been fulfilled by retention of 3.09 acres. Financial surety for the on-site retention of 3.11 ac. (135,471.6 Sq.Ft.) has been posted as part of the DFW Developers Agreement in the amount of \$27,094.32. The Forest Obligation and Financial Surety for Homeland Parcel A was provided under SDP-03-30.
- 2.46 acres of offsite Retention has been placed in a Forest Conservation Easement for (SDP 04-017) Elkridge Crossing as shown on this plat to fulfill 1.25 acres of obligation for SDP 04-017. All sureties and details concerning these easements should be provided with (SDP 04-017) Elkridge Crossing.
- This project is subject to the Decision and Order for Board of Appeals Case BA 00-52E dated June 26, 2001.
- This plan is subject to WF-03-12B which was approved on May 30th, 2003 to allow access from a restricted access road with no conditions to the approval.
- The Age Restriction Declaration for the Homeland project was recorded as Liber 8139 Folio 581-595.
- Maintenance of the Private Facilities of "Ellicott Meadows" will be maintained by a community owned Homeowner's Association. The Articles of Incorporation for the ELlicOTT MEADOWS CONDOMINIUM ASSOCIATION, INC. Identification No. 007917537 has been accepted and approved by the State Department of Assessments and Taxation on 4/23/04.

CURVE DATA TABLE

Curve	Length	Radius	Chord Bearing	Chord Distance	Delta	Tangent
C-1	444.02'	1020.00'	N71°33'42"W	440.52'	24°56'30"	225.58'
C-2	154.99'	1100.00'	S25°20'47"W	154.86'	8°04'22"	77.62'
C-3	131.49'	710.00'	S12°50'09"W	131.30'	10°36'39"	65.93'
C-4	33.55'	25.00'	N39°53'42"W	31.09'	76°53'56"	19.85'
C-5	67.11'	50.00'	N39°53'42"W	62.19'	-76°54'29"	39.71'
C-6	78.55'	50.00'	S56°38'50"W	70.72'	-90°00'58"	50.00'
C-7	46.57'	710.00'	N01°41'03"W	46.56'	-03°45'29"	23.29'

The purpose of this plat is to consolidate all of the property approved under BA-00-52E, BA-98-51E and BA-02-47E in accordance with the supplemental phasing plat for Ellicott Meadows that annexed Parcel 99 into the Ellicott Meadows Condominium recorded as plats 17688, 17689 and 17690 in the land records of Howard County and to record all road dedication, forest conservation easements, public water easements, private septic and storm water management credit easements on the annexed Parcel 99.

RECORDED AS PLAT NUMBER 18496
ON 8/18/06 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

ELlicOTT MEADOWS

PARCEL 'A' & 'B'
TAX MAP 16 - GRID 22
Consolidation of Parcel 99 and Homeland Parcel A
3rd Election District - Howard County, MD
3x Map 16 - Grids 16 & 22 - Parcels 204 & 99
Scale: As Shown - Date: May, 2006
Zoning: RC-DE0 Sheet 1 of 5

Previous Submittals: BA 00-52E, SDP 03-30, WF 03-12B, F03-194
BA-98-51E, BA-02-47E, SDP-05-70

LDE Inc. 05-008

Engineers, Surveyors, Planners
9250 Rumsey Road, Suite 106 Columbia, Maryland - 21045
(410)715-1070 - (301)596-3424 - FAX(410)715-9540

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 MD No. 10685 Date 5/16/06
 Brantly Development Corporation, John F. Liparini Date 5/16/06
 NVR, Inc., Sharon McKeown Date 5/16/06
 Board of Directors of Ellicott Meadows Condominium Association, Inc., President Date 5/16/06

ENVIRONMENTAL LEGEND
 Stream Buffer - - - - -
 Wetland - W - W - W -
 Wetland Buffer - - - - -
 Forest Conservation Easement - - - - -

Legend
 (P) Test Pit Location (PASSED)
 (H) Excavated Test Location Hold for Further Evaluation
 (F) Test Pit Location (FAILED)
 (M) Test Pit Location (MARGINAL)

Developer reserves unto itself, its successors and assigns, all easements shown on this plat for other public utilities located in, over and through "Ellicott Meadows" Property. Any and all conveyances of aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed conveying said Parcel. Developer shall execute and deliver deeds for the easements herein reserved to Howard County. Upon completion of the public utilities and their acceptance by Howard County, the County shall accept the easements and record the deed of easement in the Land Records of Howard County Maryland.

This area designates a private sewage easement 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 adjust the private sewage easement. Recordation of a modified sewage easement shall not be necessary.

AREA TABULATIONS (THIS SHEET)

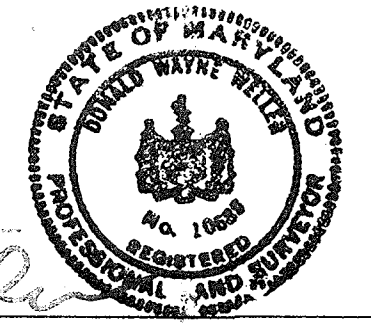
- Total number of parcels to be recorded: P/O 1
 - Buildable: P/O 1
 - Non-Buildable: 0
 - Open Space: 0
 - Preservation Parcels: 0
- Total area of Parcels to be recorded: 28.9127 AC.±
 - Buildable: 28.9127 AC.±
 - Non-Buildable: 0
 - Open Space: 0
 - Preservation Parcels: 0
- Total area of road right-of-way to be recorded: 0.0000 AC.±
- Total area of subdivision to be recorded: 28.9127 AC.±

APPROVED: For Public Water and Private Sewerage Systems in conformance with the Master Plan of Water and Sewerage for Howard County.
 Robert J. Weber 7/27/06
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.
 Chief Development Engineering Division Date 6/16/06
 Director Date 8/17/06

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all the lands conveyed by Harbin Property LLC to L.B. Meadows LLC by deed dated January, 26 2004 and recorded in the land records of Howard County in Liber 8031, Folio 415; and by Geraldine J. Floyd to Brantwood, LLC, dated January 4, 2000 and recorded in the land records of Howard County in Liber 4987, Folio 674; and by William Newman and Vivian D. Newman to Hugh F. Cole, Jr. and John F. Liparini, dated August 17, 2000 and recorded in the land records of Howard County in Liber 5199, Folio 402 and by Bagheri, LLC to Brantly Development Corporation dated June 29, 2005 and recorded in the land records of Howard County in Liber 9287, Folio 254 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 5/29/06

OWNERS' CERTIFICATE

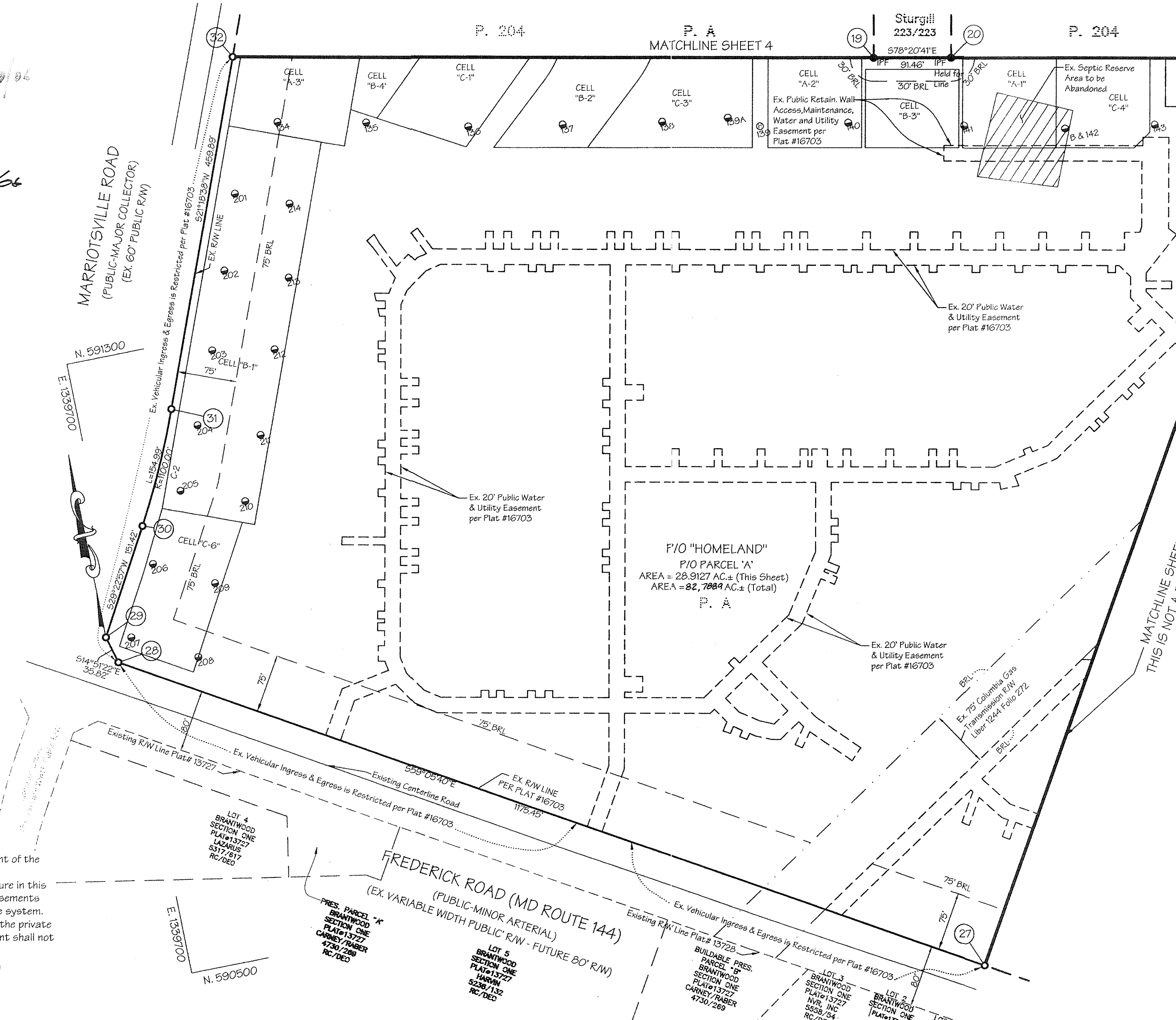
We, Brantly Development Corporation by John F. Liparini its President and Ellicott Meadows Condominium Association, Inc., Maryland Corporations, by the Condominium Developer, NVR, Inc. and the Board of Directors of Ellicott Meadows Condominium Association, Inc., Creston Cathcart, Hugh F. Cole, Jr. and John F. Liparini, owners of the properties shown and described hereon, hereby adopt this plan of subdivision, and in consideration of approval of this 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 our hand this 16 day of May, 2006.

John F. Liparini, Brantly Development Corporation, John F. Liparini
 Sharon McKeown, NVR, Inc., Sharon McKeown
 Jennifer Bradley, Board of Directors of Ellicott Meadows Condominium Association, Inc., President

RECORDED AS PLAT NUMBER 18497 ON 8/18/06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

ELlicott Meadows
 PARCEL 'A' & 'B'
 TAX MAP 16 - GRID 22
 Consolidation of Parcel 99 and Homeland Parcel A
 3rd Election District - Howard County, MD
 Tax Map 16 - Grids 16 & 22 - Parcels 204 & 99
 Scale: 1"=100' - Date: May, 2006
 Zoning: RC-DEO Sheet 2 of 5

Previous Submittals: BA 00-52E, SDP 03-30, WP 03-128, F03-194, BA-98-51E, BA-02-47E, SDP-05-70
LDE Inc. 05-008
 Engineers, Surveyors, Planners
 9250 Ramsey Road, Suite 106 Columbia, Maryland - 21045
 (410)715-1070 - (301)596-3424 - FAX(410)715-9540



F:\03-008\env\03-008 PLAT.dwg, SHEET 2, 5/16/2006, 2:53:34 PM

The requirements of §3-108, The Real Property Article, Annotated Code of Maryland, 1966 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: 5/16/06

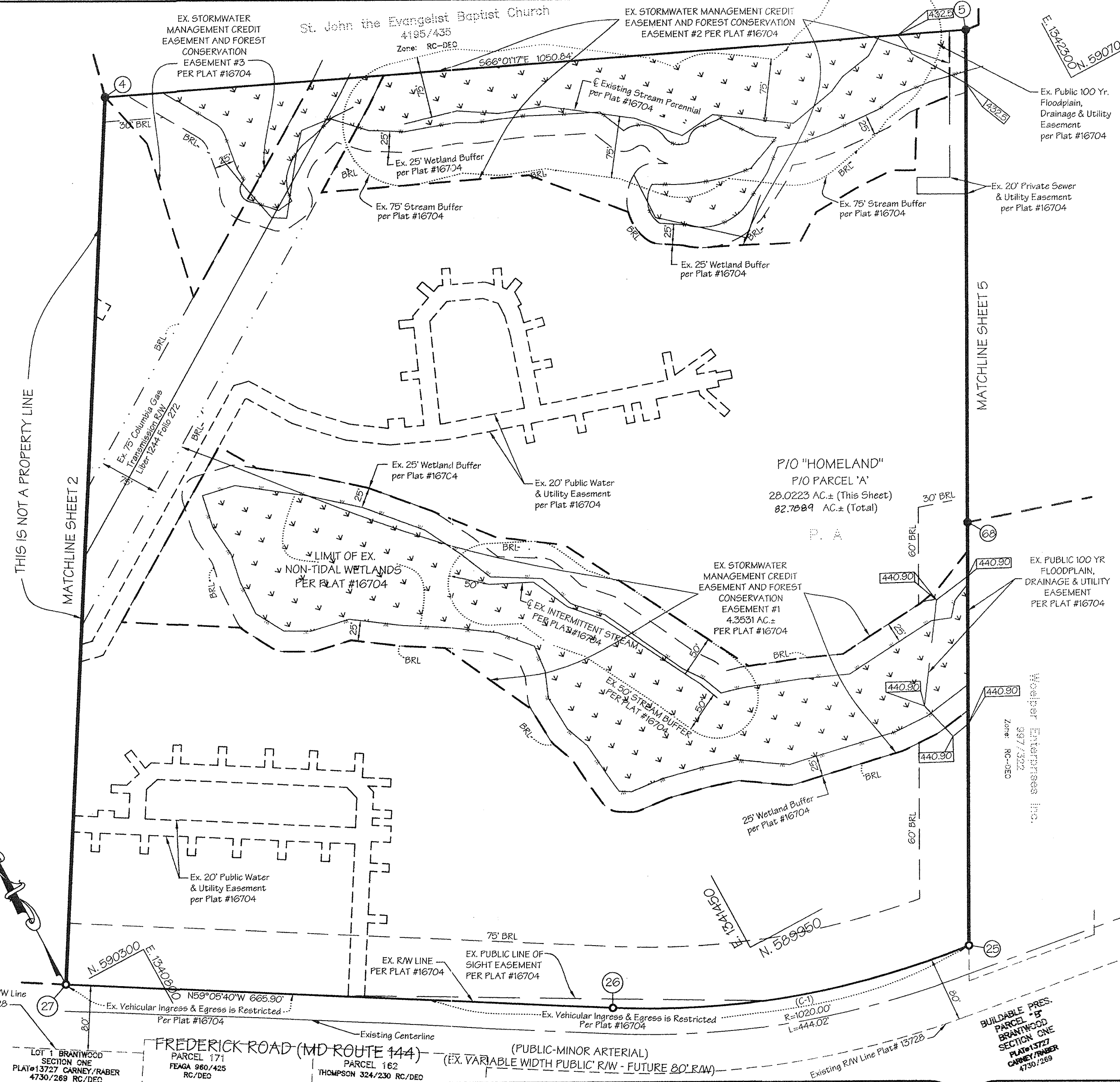
[Signature] 5/16/06
Brantly Development Corporation
John F. Liparini Date

[Signature] 5/16/06
NVR, Inc.
Sharon McKeown Date

[Signature] 5/16/06
Board of Directors of Ellicott Meadows
Condominium Association, Inc.
Presidents Date

ENVIRONMENTAL LEGEND

- Stream Buffer
- Wetland
- Wetland Buffer
- Forest Conservation Easement



Developer reserves unto itself, its successors and assigns, all easements shown on this plat for other public utilities located in, over and through "Ellicott Meadows" the property. Any and all conveyances of aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed conveying said Parcel. Developer shall execute and deliver deeds for the easements herein reserved to Howard County. Upon completion of the public utilities and their acceptance by Howard County, the County shall accept the easements and record the deed of easement in the Land Records of Howard County Maryland.

AREA TABULATIONS (THIS SHEET)

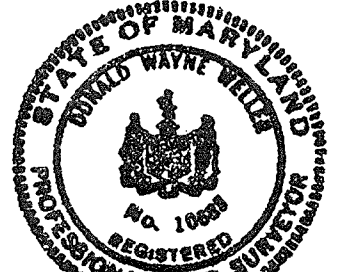
1. Total number of parcels to be recorded: P/O 1
 - a) Buildable: P/O 1
 - b) Non-Buildable: 0
 - c) Open Space: 0
 - d) Preservation Parcels: 0
2. Total area of Parcels to be recorded: 28.0223 AC.±
 - a) Buildable: 28.0223 AC.±
 - b) Non-Buildable: 0
 - c) Open Space: 0
 - d) Preservation Parcels: 0
3. Total area of road right-of-way to be recorded: 0.0000 AC.±
4. Total area of subdivision to be recorded: 28.0223 AC.±

APPROVED: For Public Water and Private Sewerage Systems in conformance with the Master Plan of Water and Sewerage for Howard County.
[Signature] 7/27/06
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.
[Signature] 6/16/06
Chief, Development Engineering Division Date
[Signature] 8/17/06
Director Date

SURVEYOR'S CERTIFICATE
I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all the lands conveyed by Harbin Property LLC to L.B. Meadows LLC by deed dated January, 26 2004 and recorded in the land records of Howard County in Liber 8031, Folio 415; and by Geraldine J. Floyd to Brantwood, LLC, dated January 4, 2000 and recorded in the land records of Howard County in Liber 4987, Folio 674; and by William Newman and Vivian D. Newman to Hugh F. Cole, Jr. and John F. Liparini, dated August 17, 2000 and recorded in the land records of Howard County in Liber 5199, Folio 402 and by Bagheri, LLC to Brantly Development Corporation dated June 29, 2005 and recorded in the land records of Howard County in Liber 9287, Folio 254 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] 5/27/06
D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date



OWNERS' CERTIFICATE
We, Brantly Development Corporation by John F. Liparini its President and Ellicott Meadows Condominium Association, Inc., Maryland Corporations, by the Condominium Developer, NVR, Inc. and the Board of Directors of Ellicott Meadows Condominium Association, Inc., Creston Cathcart, Hugh F. Cole, Jr. and John F. Liparini, owners of the properties shown and described hereon, hereby adopt this plan of subdivision, and in consideration of approval of this plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County Maryland its successors and assigns:
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(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 our hand this 16 day of May, 2006.

[Signature]
Brantly Development Corporation
John F. Liparini
[Signature]
NVR, Inc.
Sharon McKeown
[Signature]
Board of Directors of Ellicott Meadows
Condominium Association, Inc.
President
[Signature]
Witness
Jennifer Bradley

RECORDED AS PLAT NUMBER 18498
ON 8/16/06 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

ELlicott Meadows
PARCEL 'A' & 'B'
TAX MAP 16 - GRID 22
Consolidation of Parcel 99 and Homeland Parcel A
3rd Election District - Howard County, MD
Tax Map 16 - Grids 16 & 22 - Parcels 204 & 99
Scale: 1"=100' - Date: May, 2006
Zoning: RC-DEO Sheet 3 of 5

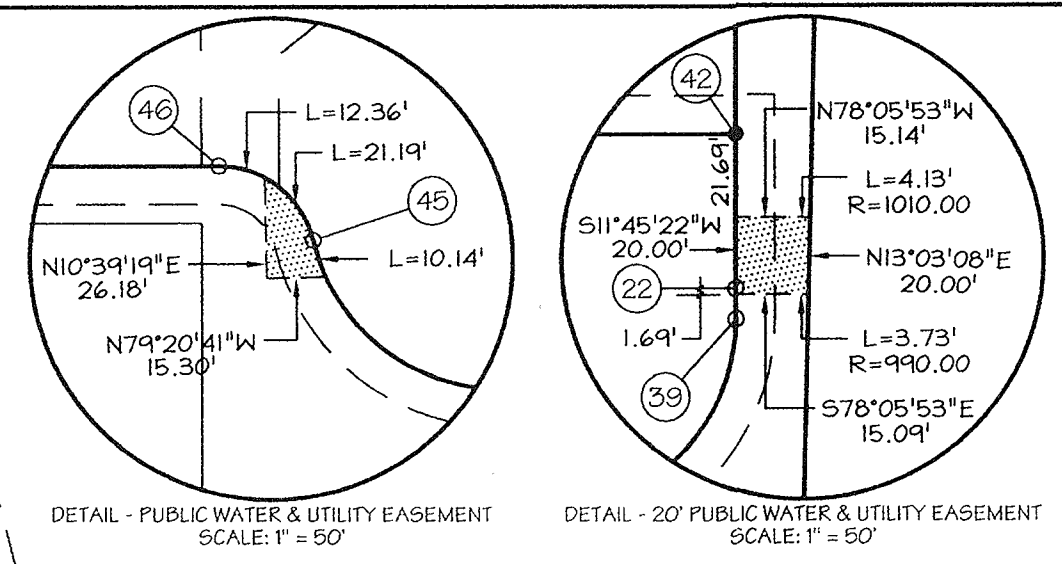
Previous Submittals: BA 00-52E, SDP 03-30, WP 03-128, F03-194
BA-98-51E, BA-02-47E, SDP-05-70

LDE Inc. 05-008
Engineers, Surveyors, Planners
9250 Rumsey Road, Suite 106 Columbia, Maryland - 21045
(410)715-1070 - (301)596-3424 - FAX(410)715-9540

F:\05-008\dwg\05-008-PLAT.dwg, 5/16/2006 12:56:25 PM

The requirements of §§-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 MD No. 10685 Date 5/27/06
 Brantly Development Corporation John F. Liparini 5/16/06
 NVR, Inc. Sharon McKeown 5/16/06
 Board of Directors of Ellicott Meadows Condominium Association, Inc. 5/16/06



Developer reserves unto itself, its successors and assigns, all easements shown on this plat for other public utilities located in, over and through "Ellicott Meadows" the property. Any and all conveyances of aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed conveying said Parcel. Developer shall execute and deliver deeds for the easements herein reserved to Howard County. Upon completion of the public utilities and their acceptance by Howard County, the County shall accept the easements and record the deed of easement in the Land Records of Howard County Maryland.

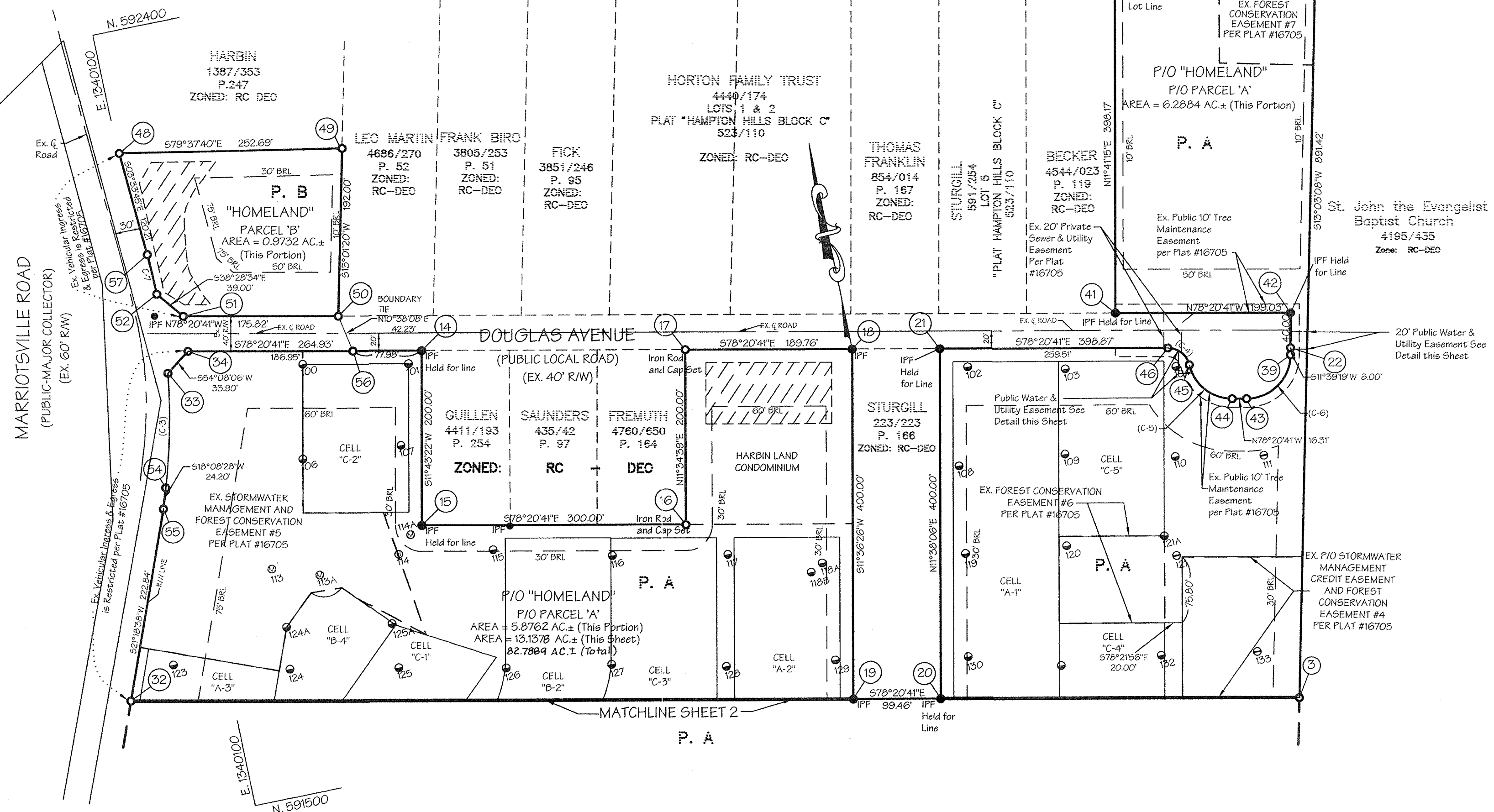
This area designates a private sewage easement as required by the Maryland State Department of the Environment for individual sewage disposal. (COMAR 26.04.03) Improvements of any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The county Health Officer shall have the authority to adjust the private sewage easement. Recordation of a modified sewage easement shall not be necessary.

St. John the Evangelist Baptist Church
 4195/435
 Zone: RC-DEC

ENVIRONMENTAL LEGEND
 Stream Buffer
 Wetland
 Wetland Buffer
 Forest Conservation Easement

Legend
 Test Pit Location (PASSED)
 Excavated Test Location Hold for Further Evaluation
 Test Pit Location (FAILED)
 Test Pit Location (MARGINAL)

This area represents a private sewage easement 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 adjust the private sewage easement. Recordation of a modified sewage easement shall not be necessary.



AREA TABULATIONS (THIS SHEET)

- Total number of parcels to be recorded: 1 and P/O 1
 - Buildable: 1 and P/O 1
 - Non-Buildable: 0
 - Open Space: 0
 - Preservation Parcels: 0
- Total area of Parcels to be recorded: 13.1378 AC.±
 - Buildable: 13.1378 AC.±
 - Non-Buildable: 0
 - Open Space: 0
 - Preservation Parcels: 0
- Total area of road right-of-way to be recorded: 0.0000 AC.±
- Total area of subdivision to be recorded: 13.1378 AC.±

APPROVED: For Public Water and Private Sewerage Systems in conformance with the Master Plan of Water and Sewerage for Howard County.

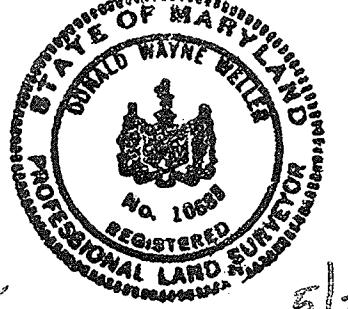
Robert W. Weller 7/27/06
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

Chief Development Engineer Date 6/16/06
 Director Date 8/17/06

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all the lands conveyed by Harbin Property LLC to L.B. Meadows LLC by deed dated January, 26 2004 and recorded in the land records of Howard County in Liber 8031, Folio 415; and by Geraldine J. Floyd to Brantwood, LLC, dated January 4, 2000 and recorded in the land records of Howard County in Liber 4987, Folio 674; and by William Newman and Vivian D. Newman to Hugh F. Cole, Jr. and John F. Liparini, dated August 17, 2000 and recorded in the land records of Howard County in Liber 5199, Folio 402 and by Bagheri, LLC to Brantly Development Corporation dated June 29, 2005 and recorded in the land records of Howard County in Liber 9287, Folio 254 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 5/29/06

OWNERS' CERTIFICATE

We, Brantly Development Corporation by John F. Liparini its President and Ellicott Meadows Condominium Association, Inc., Creston Cathcart, Hugh F. Cole, Jr. and John F. Liparini, owners of the properties shown and described hereon, hereby adopt this plan of subdivision, and in consideration of approval of this 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 our hand this 16 day of May, 2006.

Brantly Development Corporation John F. Liparini
 NVR, Inc. Sharon McKeown
 Board of Directors of Ellicott Meadows Condominium Association, Inc. President
 Jennifer Bradley Witness

RECORDED AS PLAT NUMBER 18499 ON 8/18/06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

ELLICOTT MEADOWS
 PARCEL 'A' & 'B'
 TAX MAP 16 - GRID 22
 Consolidation of Parcel 99 and Homeland Parcel A
 3rd Election District - Howard County, MD
 Tax Map 16 - Grids 16 & 22 - Parcels 204 & 99
 Scale: 1"=100' - Date: May, 2006
 Zoning: RC-DEO Sheet 4 of 5

Previous Submittals: BA-00-52E, SDP-03-30, WP-03-12B, F03-194, BA-98-51E, BA-02-47E, SDP-05-70
LDE Inc. 05-008
 Engineers, Surveyors, Planners
 9250 Rumsey Road, Suite 106 Columbia, Maryland - 21045
 (410)715-1070 - (301)596-3424 - FAX(410)715-9540

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 MD No. 10685 Date
 Brantly Development Corporation
 John F. Liparini Date
 NVR, Inc.
 Sharon McKeown Date
 Board of Directors of Ellicott Meadows
 Condominium Association, Inc.
 President Date

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DEVELOPER
 Land Source / Brantly, LLC
 8835 - P Columbia 100 Parkway
 Columbia, Maryland 21045
 OWNERS
 Brantly Development Corporation
 8835 - P Columbia 100 Parkway
 Columbia, Maryland 21045
 Condominium Developer
 NVR, Inc.
 Board of Directors of
 Ellicott Meadows
 Condominium Association, Inc.

AREA TABULATIONS (THIS SHEET)

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 - Non-Buildable: 0
 - Open Space: 0
 - Preservation Parcels: 0
- Total area of Parcels to be recorded: 13.6893 AC.±
 - Buildable: 13.6893 AC.±
 - Non-Buildable: 0
 - Open Space: 0
 - Preservation Parcels: 0
- Total area of road right-of-way to be recorded: 0.1376 AC.±
- Total area of subdivision to be recorded: 13.8269 AC.±

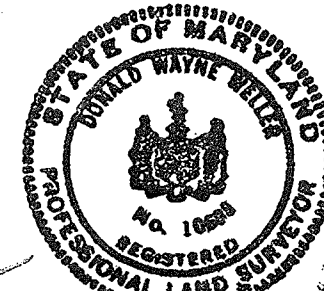
APPROVED: For Public Water and Private Sewerage Systems in conformance with the Master Plan of Water and Sewerage for Howard County.
 Robert W. Weller 7/27/06
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.
 Chief Development Engineering Division Date
 Director Date

SURVEYOR'S CERTIFICATE

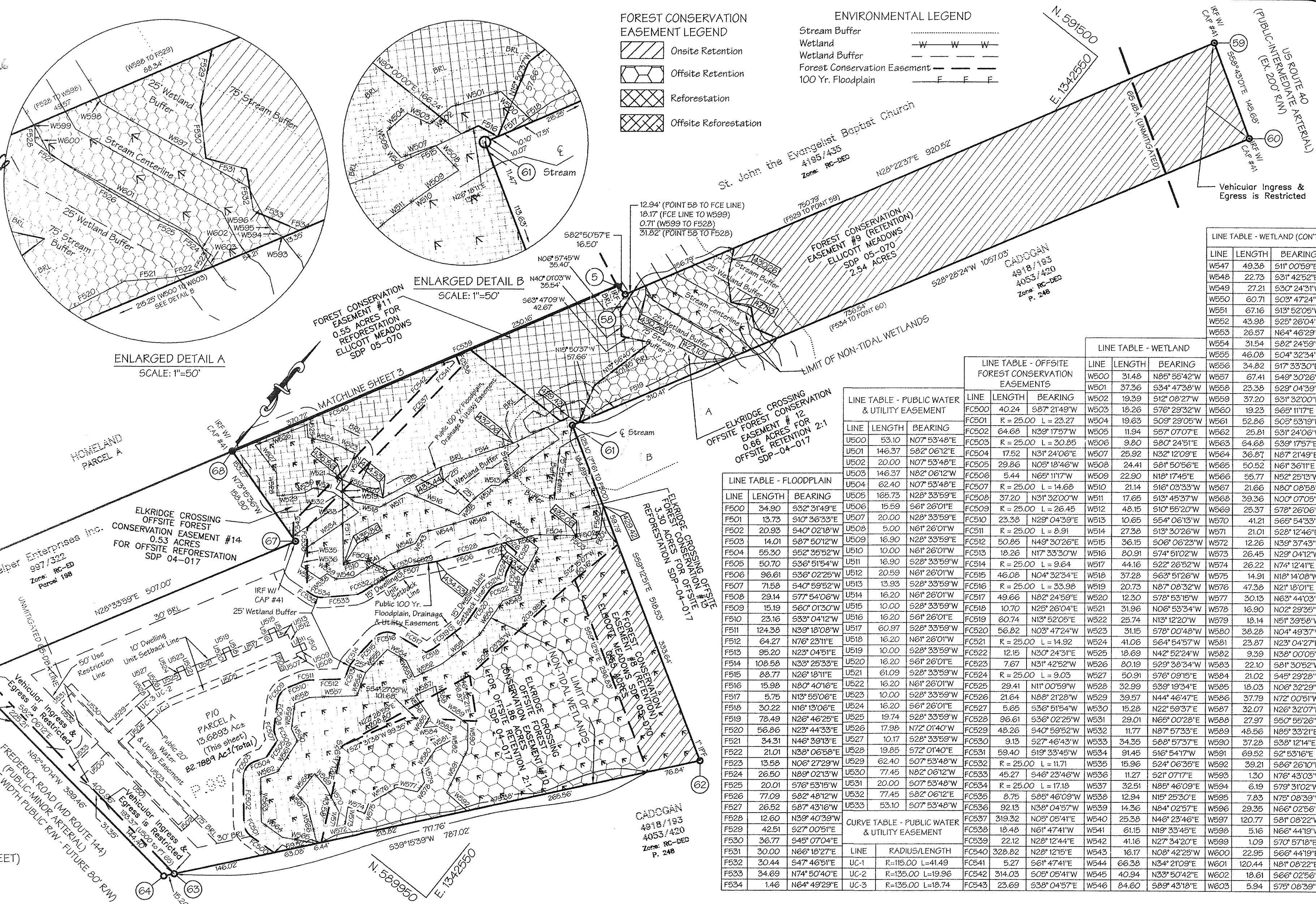
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D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date



FOREST CONSERVATION EASEMENT LEGEND
 Onsite Retention
 Offsite Retention
 Reforestation
 Offsite Reforestation

ENVIRONMENTAL LEGEND
 Stream Buffer
 Wetland
 Wetland Buffer
 Forest Conservation Easement
 100 Yr. Floodplain



LINE TABLE - WETLAND (CONT.)

LINE	LENGTH	BEARING
W547	49.36	S11°00'59"E
W548	22.73	S31°42'52"E
W549	27.21	S30°24'31"W
W550	60.71	S03°47'24"E
W551	67.16	S13°52'05"W
W552	43.98	S25°26'04"W
W553	26.57	N64°46'29"W
W554	31.54	S82°24'59"W
W555	46.08	S04°32'34"W
W556	34.82	S17°33'30"E
W557	67.41	S49°30'26"W
W558	23.36	S29°04'39"W
W559	37.20	S31°32'00"E
W560	19.23	S68°11'17"E
W561	52.86	S05°53'19"E
W562	25.81	S31°24'06"W
W563	64.68	S39°17'57"E
W564	36.87	N87°21'49"E
W565	50.52	N61°36'11"E
W566	55.77	N52°25'33"W
W567	21.66	N80°08'58"W
W568	39.36	N04°07'05"E
W569	25.37	S78°26'06"E
W570	41.21	S66°54'33"E
W571	21.01	S28°12'46"E
W572	12.26	N39°37'43"E
W573	26.45	N29°04'12"W
W574	26.22	N74°12'41"E
W575	14.91	N18°14'08"W
W576	47.38	N21°18'01"E
W577	30.13	N63°44'03"E
W578	16.90	N02°29'35"W
W579	18.14	N51°39'58"W
W580	38.28	N04°49'37"E
W581	23.87	N23°04'27"E
W582	9.39	N30°00'05"W
W583	22.10	S81°30'52"W
W584	21.02	S48°29'28"W
W585	18.03	N68°32'29"W
W586	37.79	N72°00'51"E
W587	32.07	N26°32'07"E
W588	27.97	S05°55'28"E
W589	48.56	N85°33'21"E
W590	37.28	S38°12'14"E
W591	69.82	S2°53'16"E
W592	39.21	S86°26'10"E
W593	1.30	N76°43'03"W
W594	6.19	S79°31'02"W
W595	7.83	N75°08'39"W
W596	29.35	N66°02'56"W
W597	120.77	S81°08'22"W
W598	5.16	N66°44'19"E
W599	1.09	S70°57'18"E
W600	22.95	S66°44'19"E
W601	120.44	N81°08'22"E
W602	18.61	S66°02'56"E
W603	5.94	S78°08'39"W

LINE TABLE - WETLAND

LINE	LENGTH	BEARING
W500	31.48	N85°55'42"W
W501	37.36	S34°47'38"W
W502	19.39	S12°08'27"W
W503	18.26	S76°29'32"W
W504	19.63	S09°29'05"W
W505	11.94	S57°07'07"E
W506	9.80	S80°24'51"E
W507	25.92	N32°12'09"E
W508	24.41	S81°50'56"E
W509	22.90	N18°17'45"E
W510	21.14	S16°03'33"W
W511	17.65	S13°45'37"W
W512	48.15	S10°55'20"W
W513	10.65	S54°06'13"W
W514	27.38	S13°30'26"W
W515	36.15	S06°06'23"W
W516	80.91	S74°51'02"W
W517	44.16	S22°26'52"W
W518	37.28	S63°51'26"W
W519	20.73	N87°08'32"W
W520	12.90	S78°53'19"E
W521	31.96	N06°53'34"W
W522	25.74	N13°12'20"W
W523	31.15	S78°00'48"W
W524	41.06	S64°54'57"W
W525	18.69	N42°52'24"W
W526	80.19	S29°38'34"W
W527	50.91	S76°09'15"E
W528	32.99	S39°19'34"E
W529	39.57	N44°46'47"E
W530	15.28	N26°59'37"E
W531	29.01	N65°00'28"E
W532	11.77	N87°57'33"E
W533	34.35	S68°57'37"E
W534	91.45	S16°54'17"W
W535	15.96	S24°06'35"E
W536	11.27	S21°07'17"E
W537	32.51	N85°46'09"E
W538	12.94	N15°25'30"W
W539	14.36	N84°02'57"E
W540	25.38	N46°23'46"E
W541	61.15	N19°33'45"E
W542	41.16	N28°34'20"E
W543	16.17	N08°42'25"W
W544	66.38	N34°21'09"E
W545	40.94	N33°50'42"E
W546	84.60	S89°43'18"E

LINE TABLE - OFFSITE FOREST CONSERVATION EASEMENTS

LINE	LENGTH	BEARING
FC500	40.24	S87°21'49"W
FC501	R = 25.00 L = 23.27	
FC502	64.68	N39°17'57"W
FC503	R = 25.00 L = 30.85	
FC504	17.52	N31°24'06"E
FC505	29.86	N05°18'46"W
FC506	5.44	N65°11'17"W
FC507	R = 25.00 L = 14.68	
FC508	37.20	N31°32'00"W
FC509	R = 25.00 L = 26.45	
FC510	23.38	N29°04'39"E
FC511	R = 25.00 L = 8.91	
FC512	50.85	N49°30'26"E
FC513	18.26	N17°33'30"W
FC514	R = 25.00 L = 9.64	
FC515	46.08	N04°32'34"E
FC516	R = 25.00 L = 33.98	
FC517	49.66	N82°24'59"E
FC518	10.70	N25°26'04"E
FC519	60.74	N13°52'05"E
FC520	56.82	N03°47'24"W
FC521	R = 25.00 L = 14.92	
FC522	12.15	N30°24'31"E
FC523	7.67	N31°42'52"W
FC524	R = 25.00 L = 9.03	
FC525	29.41	N11°00'59"W
FC526	21.64	N88°21'28"W
FC527	5.85	S36°51'54"E
FC528	96.61	S36°02'25"W
FC529	48.26	S40°59'52"W
FC530	9.13	S27°46'43"W
FC531	59.40	S19°33'45"W
FC532	R = 25.00 L = 11.71	
FC533	45.27	S46°23'46"W
FC534	R = 25.00 L = 17.18	
FC535	8.75	S85°46'09"W
FC536	92.13	N39°04'57"W
FC537	319.32	N05°05'41"E
FC538	18.48	N61°47'41"W
FC539	22.12	N28°12'44"E
FC540	328.82	N28°12'15"E
FC541	5.27	S61°47'41"E
FC542	314.03	S05°05'41"W
FC543	23.69	S38°04'57"E

LINE TABLE - PUBLIC WATER & UTILITY EASEMENT

LINE	LENGTH	BEARING
U500	53.10	N07°53'48"E
U501	146.37	S82°06'12"E
U502	20.00	N07°53'48"E
U503	146.37	N82°06'12"W
U504	62.40	N07°53'48"E
U505	165.73	N28°33'59"E
U506	15.59	S61°26'01"E
U507	20.00	N28°33'59"E
U508	5.00	N61°26'01"W
U509	16.90	N28°33'59"E
U510	10.00	N61°26'01"W
U511	16.90	S28°33'59"W
U512	20.59	N61°26'01"W
U513	13.93	S28°33'59"W
U514	16.20	N61°26'01"W
U515	10.00	S28°33'59"W
U516	16.20	S61°26'01"E
U517	60.97	S28°33'59"W
U518	16.20	N61°26'01"W
U519	10.00	S28°33'59"W
U520	16.20	S61°26'01"E
U521	61.09	S28°33'59"W
U522	16.20	N61°26'01"W
U523	10.00	S28°33'59"W
U524	16.20	S61°26'01"E
U525	19.74	S28°33'59"W
U526	17.98	N72°01'40"W
U527	10.17	S28°33'59"W
U528	19.85	S72°01'40"E
U529	62.40	S07°53'48"W
U530	77.45	N82°06'12"W
U531	20.00	S07°53'48"W
U532	77.45	S82°06'12"E
U533	53.10	S07°53'48"W
U534	328.82	N28°12'15"E
U535	5.27	S61°47'41"E
U536	314.03	S05°05'41"W
U537	23.69	S38°04'57"E

LINE TABLE - FLOODPLAIN

LINE	LENGTH	BEARING
F500	34.90	S32°31'49"E
F501	13.73	S10°36'33"E
F502	20.93	S40°02'18"W
F503	14.01	S87°50'12"W
F504	55.30	S52°35'52"W
F505	50.70	S36°51'54"W
F506	96.61	S36°02'25"W
F507	71.58	S40°59'52"W
F508	29.94	S77°54'06"W
F509	15.19	S60°01'30"W
F510	23.16	S33°04'12"W
F511	124.38	N39°18'08"W
F512	64.27	N76°23'11"E
F513	95.20	N23°04'51"E
F514	108.58	N33°25'33"E
F515	88.77	N87°18'11"E
F516	15.98	N80°40'16"E
F517	5.75	N13°55'06"E
F518	30.22	N16°13'06"E
F519	78.49	N26°46'25"E
F520	56.86	N23°44'33"E
F521	34.31	N46°39'13"E
F522	21.01	N38°06'58"E
F523	13.58	N06°27'29"W
F524	26.50	N89°02'13"W
F525	20.01	S76°53'15"W
F526	77.09	S82°48'12"W
F527	26.52	S87°43'16"W
F528	12.60	N39°40'39"W
F529	42.51	S27°00'51"E
F530	36.77	S45°07'04"E
F531	30.00	N66°18'27"E
F532	30.44	S47°46'51"E
F533	34.69	N74°50'40"E
F534	1.46	N64°49'29"E

CURVE TABLE - PUBLIC WATER & UTILITY EASEMENT

LINE	RADIUS/LENGTH
UC-1	R=115.00 L=41.49
UC-2	R=135.00 L=19.96
UC-3	R=135.00 L=18.74

OWNERS' CERTIFICATE

We, Brantly Development Corporation by John F. Liparini its President and Ellicott Meadows Condominium Association, Inc., Maryland Corporations, by the Condominium Developer, NVR, Inc. and the Board of Directors of Ellicott Meadows Condominium Association, Inc., Creston Cathcart, Hugh F. Cole, Jr. and John F. Liparini, owners of the properties shown and described hereon, hereby adopt this plan of subdivision, and in consideration of approval of this 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 lay, construct and maintain 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 our hand this 17th day of May, 2006.

Brantly Development Corporation
 John F. Liparini
 NVR, Inc.
 Sharon McKeown
 Board of Directors of Ellicott Meadows
 Condominium Association, Inc.
 Jennifer Bradley
 Witness

RECORDED AS PLAT NUMBER 18500 ON 8/18/06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

ELLICOTT MEADOWS
 PARCEL 'A' & 'B'
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 3rd Election District - Howard County, MD
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