

COORDINATE TABLE - MD NAD 83 FEET

Point	Northing	Easting
1001	552820.3831	1321957.9031
1009	552868.6009	1322238.8219
1010	552704.0528	1322221.8126
1011	552800.8302	1322003.9565
5001	551262.3407	1321044.6281
5002	550824.3656	1321702.9837
5003	551084.0307	1321793.5842
5004	551848.6774	1322140.0509
5005	551987.8733	1322103.9943
5006	552444.8365	1322182.3949
5007	552547.4190	1322203.4455
5008	552649.9521	1322234.1784

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

FOREST CONSERVATION EASEMENT

Course	Bearing	Distance
FCE-1	S 76°48'36" E	49.80'
FCE-2	S 18°46'07" E	96.97'
FCE-3	S 40°36'44" E	71.77'
FCE-4	S 24°39'12" E	222.15'
FCE-5	S 69°34'45" E	115.21'
FCE-6	S 70°31'36" E	93.13'
FCE-7	S 66°54'19" E	37.96'
FCE-8	S 52°56'58" E	58.09'
FCE-9	S 47°24'28" E	40.56'
FCE-10	S 79°54'06" E	23.34'
FCE-11	N 26°17'34" E	69.00'
FCE-12	N 56°23'12" E	161.37'
FCE-13	N 13°00'00" W	38.39'
FCE-14	N 24°50'31" E	260.56'
FCE-15	S 65°08'55" E	93.79'

TOTAL TABULATION :

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED :	4
BUILDABLE :	0
NON-BUILDABLE :	0
OPEN SPACE :	0
TOTAL AREA OF LOTS AND/OR PARCELS :	227,115 S.F. ± OR 5.2138 AC.
BUILDABLE :	0
NON-BUILDABLE :	0
OPEN SPACE :	0
TOTAL AREA OF ROADWAY TO BE RECORDED :	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED :	227,115 S.F. ± OR 5.2138 AC.

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.

Erik Marks 2/16/07
Erik Marks, Surveyor No. 607 Date

Dale H. Thompson 2/16/07
Dale H. Thompson
Sole Member of
Running Brook LLC Date

OWNER/DEVELOPER
RUNNING BROOK, LLC.
6300 WOODSIDE COURT
COLUMBIA, MD. 21046

Howard County Health Department
APPROVED: For Private Water and Sewerage Systems in accordance with the Master Plan for County.

Robert J. Walen 2/26/07
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

Dale H. Thompson 3/6/07
Chief, Development Engineering Division Date

Mark J. Doyle 3/22/07
Director Date

OWNER'S CERTIFICATE

Running Brook, LLC owner of the property shown and described herein, 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 sewer, drains, water pipe and other Municipal Utilities and Services in and under all road and street right-of-way and the specific easement areas shown hereon; (2) The right to require dedication for the public use, the beds of 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 said easements and right-of-way.

Witness our hands and seals this 16th day of Feb 2007.

Dale H. Thompson
By: Dale H. Thompson
Sole Member of
Running Brook, LLC

Erik Marks
Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a resubdivision of Lot 9 as shown on a plat of resubdivision entitled 'Howard W. Owings Property, Lots 6 thru 16, Buildable Preservation Parcel A, Non-Buildable Preservation Parcels B, C, D, and Preservation Parcel E, A Resubdivision of Lot 3 of Harwood W. Owings Property, Plat #5670, recorded among the land records of Howard County, Maryland as plat number 16824; said Lot 9 being part of lands conveyed by Harwood W. Owings Jr. and Alma Gaye Owings to Running Brook LLC by deed dated July 30, 2004 and recorded among the said land records in Liber 8711 folio 163, and furthermore, it is a resubdivision of lots 26, 27 and 28 as shown on a plat of resubdivision entitled 'Owings Property Lots 25-28 and Non-Buildable Preservation Parcels H & I, A Resubdivision of Lot 1 Harwood Owings Property recorded among the land records of Howard County, Maryland as plat number 17795; said lots 26, 27, and 28 being part of lands conveyed by Our Shepherd Lutheran Church, LCMS to Running Brook LLC by deed dated March 19, 2004 and recorded among said land records in Liber 8240 at folio 1, 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.

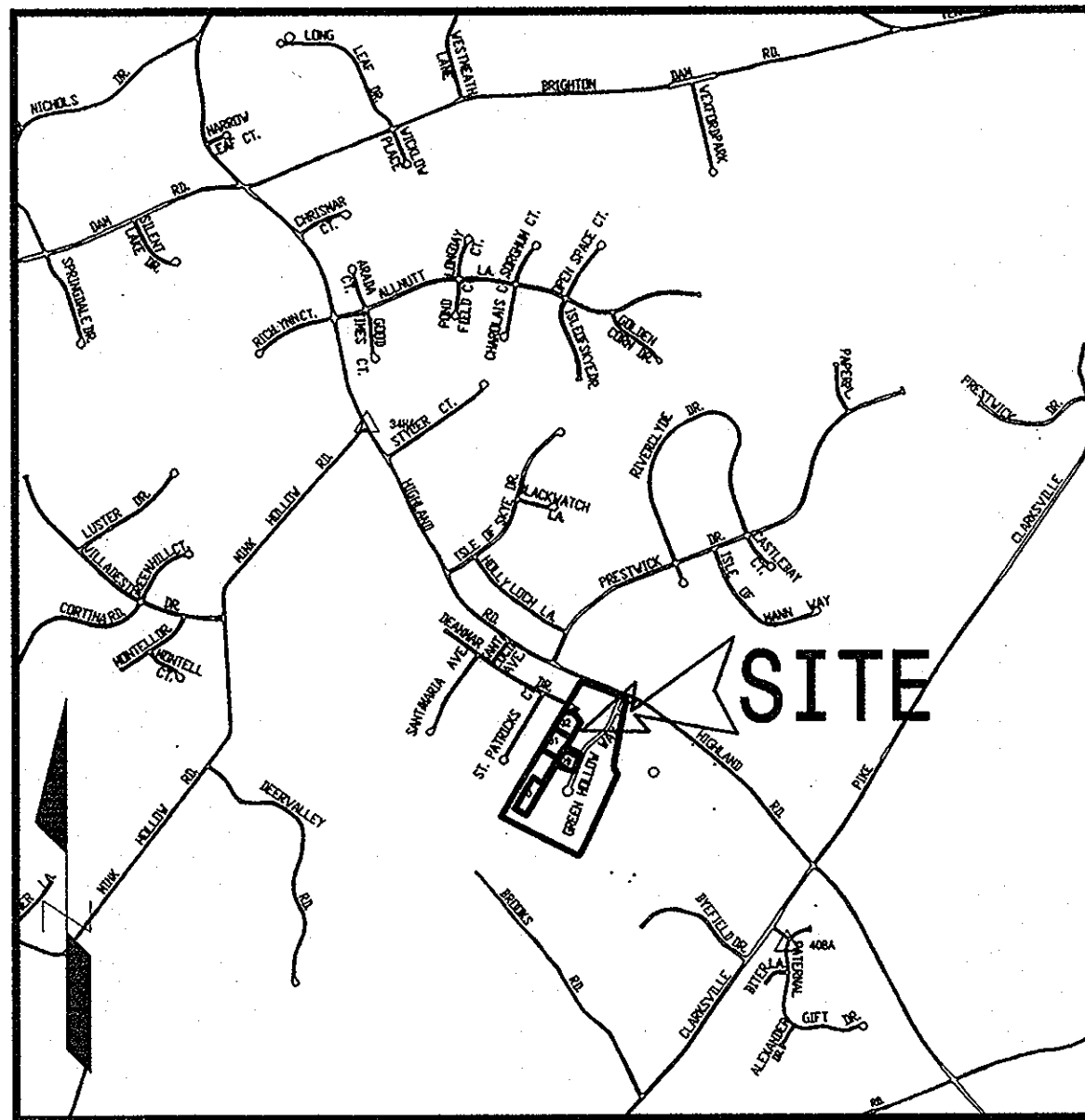
Erik Marks 2/16/07
Erik Marks, Surveyor No. 607 Date

OWINGS PROPERTY

LOTS 29 - 32

A RESUBDIVISION OF LOTS 9, 26, 27, & 28.

TAX MAP 40, GRID 4, PARCEL 44
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 2000'



MINIMUM LOTS SIZE CHART				
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE	OLD MINIMUM LOT SIZE
OLD 27	31	63,522 S.F.	3,522 S.F.	60,000 S.F.
OLD 28	30	72,897 S.F.	12,897 S.F.	59,863 S.F.

NOTE :

- SUBJECT PROPERTY ZONED RR-DEO PER 02-02-2004 COMPREHENSIVE ZONING PLAN AND PER THE COMPUTE ZONING REGULATIONS EFFECTIVE 7/28/06.
- AREAS SHOWN ARE MORE OR LESS.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY DENBERRY & DAVIS, LLC. AND VERIFIED ON OR ABOUT DECEMBER, 2006 BY MARKS & ASSOCIATES L.L.C.
- COORDINATES ARE BASED ON NAD 83/91, MARYLAND COORDINATES SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NO. 408A & 408A.
- "O" DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS OF WAY.
- "P" DENOTES IRON PIPE OR IRON BAR FOUND
- "I" DENOTES IRON PIPE WITH CAP SET.
- 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 "I" OR PORTION THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENT HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) FOR THE EASEMENT HEREIN RESERVED TO HOWARD COUNTY, AND, IN CASE OF A FOREST EASEMENT(S), UPON COMPLETION OF 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 F-82-32, F-84-58, VP-82-43, VP-84-21, F-03-133, SP-03-07, RE-04-02, F-05-068, S-01-18 AND P-02-18.
- ALL PUBLIC EASEMENTS CONTAINED WITHIN THE TWO (2) UNDERLYING PLATS HAVE BEEN PREVIOUSLY DEDICATED.
- 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 LOADINGS);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING A 100-YR. FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF VEGETABLE COVER TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- THERE ARE NO WETLANDS ON SITE BASED ON FIELD STUDY DONE BY DENBERRY AND DAVIS, LLC PER LETTER DATED OCTOBER 31, 2002. SUBMITTED WITH SP-03-07, WHICH WAS APPROVED ON AUGUST 12, 2003.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY MDE.
- WATER WILL BE PRIVATE WELLS FOR ALL LOTS.
- SEWER WILL BE PRIVATE ON LOT SYSTEMS FOR ALL LOTS.
- H-O-A COVENANTS RECORDED UNDER ARTICLES OF INCORPORATION # 1000361988640658 DATED JULY 23, 2003.
- THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL # 75-2003; DEVELOPMENT OR CONSTRUCTION ON THESE LOTS/PARCELS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- ALL LANDSCAPE, FOREST CONSERVATION AND ROAD DEDICATION OBLIGATIONS WERE SATISFIED BY PREVIOUS DEVELOPER AGREEMENTS. F-03-133 + F-05-068
- DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET (OR 10,000 SQ. FT. PER LOT FOR SHARED DRAIN FIELDS ASSOCIATED WITH A SHARED SEWERAGE DISPOSAL FACILITY) AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
- "BRL" DENOTES MINIMUM BUILDING RESTRICTION LINE.
- VP-07-060 WAS APPROVED ON JAN. 19, 2007 WAIVING SECTION 16.120 (C) (2) REQUIRING THAT ALL LOTS, PRESERVATION PARCELS OR SOLE PARCELS FOR SINGLE FAMILY DETACHED DWELLING SHALL HAVE MINIMUM LOT FRONTAGE ON APPROVED STREET WITHIN THE PUBLIC RIGHT OF WAY WHICH PROVIDES ACCESS TO THE PROPERTY.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN SATISFIED BY PREVIOUS TWO PLATS.
- A USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 30 AND 31 SHALL BE RECORDED IN LAND RECORDS OF HOWARD COUNTY SIMULTANEOUSLY WITH THE RECORDATION OF THIS PLAT.

THE PURPOSE OF THIS PLAT IS TO REVISE BUILDING RESTRICTION LINES OF LOT 27 AND TO RESUBDIVIDE LOTS 26 THRU 28 FOUND IN THE OWINGS PROPERTY SUBDIVISION PLAT # 17795 AND LOT 9 FOUND IN THE HARWOOD W. OWINGS SUBDIVISION PLAT # 16824, AND TO VACATE THE ACCESS EASEMENT TO LOTS 27, 28 AND PRESERVATION PARCEL "I" FOUND ON PLAT # 17795.

Recorded as Plat 18941 on 3/27/07 among the Land Records of Howard County, Maryland.

OWINGS PROPERTY

LOTS 29 - 32
A RESUBDIVISION OF LOTS 9, 26, 27, & 28.
TAX MAP 40, GRID 4, PARCEL 44
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' DATE: FEB 2007
SHEET 1 OF 2

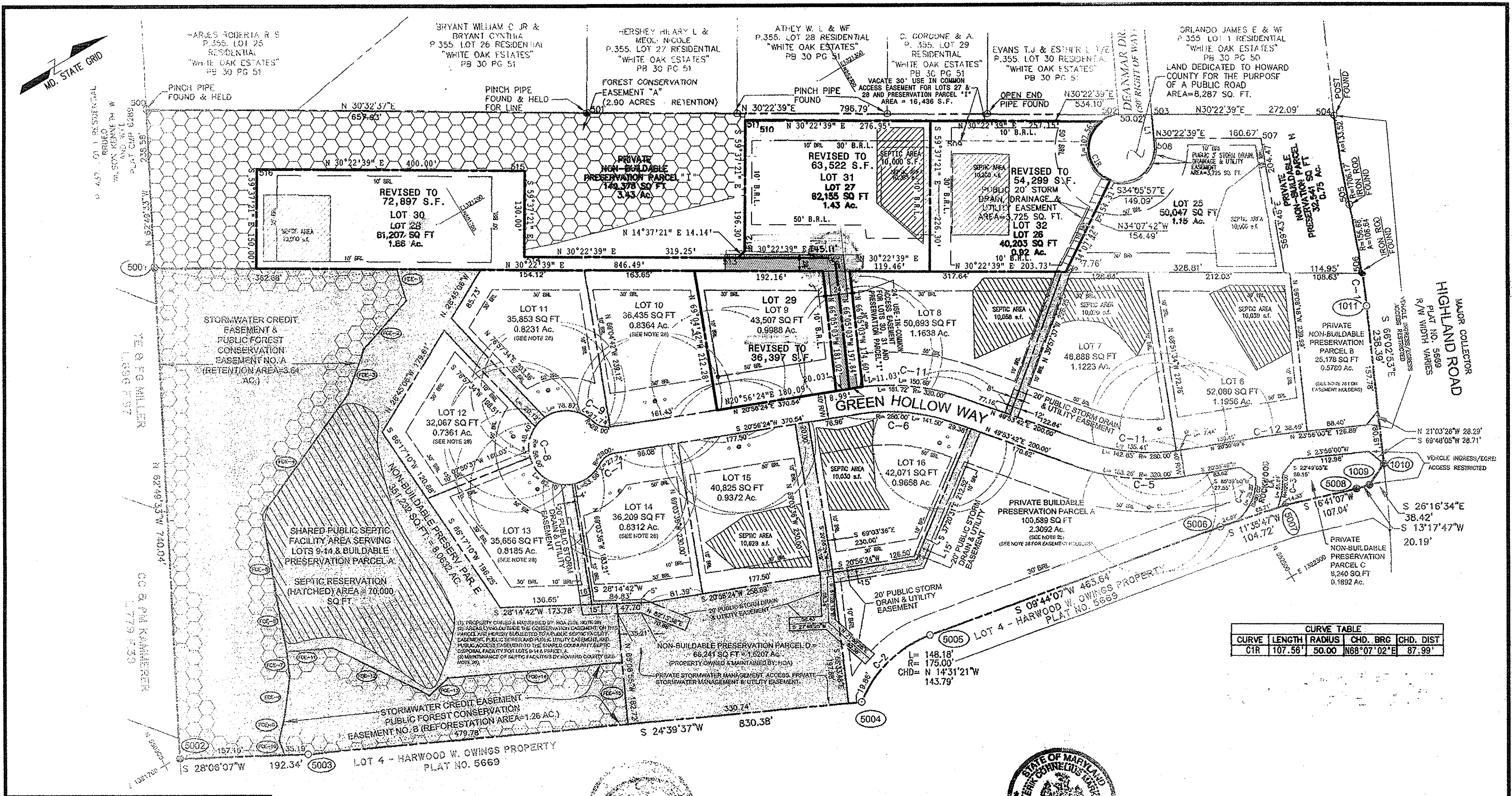
F-82-32; F-84-58; VP-82-43; VP-84-21; S-01-18; P-02-18;
F-05-068; F-03-133; SP-03-07 & RE-04-02.

PREPARED BY:
DALE THOMPSON
BUILDERS
6300 Woodside Court
Columbia, MD 21046



410-995-6736
301-596-7280
Fax 410-581-8747

F-07-137



CURVE TABLE			
CURVE	LENGTH	RADIUS	CHD. BRG CHD. DIST
C1R	107.56'	50.00'	N68°07'02"E 87.99'

MINIMUM LOTS SIZE CHART				
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE	OLD MINIMUM LOT SIZE
OLD 27	31	63,522 S.F.	3,522 S.F.	60,000 S.F.
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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.

Erik Marks 2/16/07
 Erik Marks, Surveyor No. 607
 Date

Dale H. Thompson 2/16/07
 Dale H. Thompson
 Sole Member of
 Running Brook, LLC
 Date

TOTAL TABULATION :

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED :

BUILDABLE 4
 NON-BUILDABLE 0
 OPEN SPACE 0

TOTAL AREA OF LOTS AND/OR PARCELS : 227,115 S.F. ± OR 5.2138 AC.

BUILDABLE 227,115 S.F. ± OR 5.2138 AC.
 NON-BUILDABLE 0
 OPEN SPACE 0

TOTAL AREA OF ROADWAY TO BE RECORDED : 0
 TOTAL AREA OF SUBDIVISION TO BE RECORDED : 227,115 S.F. ± OR 5.2138 AC.

OWNER/DEVELOPER
 RUNNING BROOK, LLC.
 6300 WOODSIDE COURT
 COLUMBIA, MD. 21046

Howard County Health Department
 APPROVED: For Private Water and Sewerage Systems in accordance with the Master Plan for County.

Robert J. Water 2/26/07
 Robert J. Water, M.D.
 Howard County Health Officer
 Date

APPROVED: Howard County Department of Planning and Zoning

Clara Thompson 2/16/07
 Chief, Development Engineering Division
 Date

March M. Leyle 2/23/07
 Director
 Date

OWNER'S CERTIFICATE

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Witness our hands and seals this 16th day of Feb 2007.

Dale H. Thompson
 By: Dale H. Thompson
 Sole Member of
 Running Brook, LLC

Erik Marks
 Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a resubdivision of Lot 9 as shown on a plat of resubdivision entitled "Howard W. Owings Property, Lots 6 thru 16, Buildable Preservation Parcel A, Non-Buildable Preservation Parcels B, C, D, and Preservation Parcel E, A Resubdivision of Lot 3 of Harwood W. Owings Property, Plat #5670, recorded among the land records of Howard County, Maryland as plat number 16824; said Lot 9 being part of lands conveyed by Harwood W. Owings Jr. and Alma Gaye Owings to Running Brook LLC by deed dated July 30, 2004 and recorded among the said land records in Liber 8711 folio 163, and furthermore, it is a resubdivision of lots 26, 27 and 28 as shown on a plat of resubdivision entitled "Owings Property Lots 25-28 and Non-Buildable Preservation Parcels H & I, A Resubdivision of Lot 1 Harwood Owings property recorded among the land records of Howard County, Maryland as plat number 17795; said lots 26, 27, and 28 being part of lands conveyed by Our Shepherd Lutheran Church, LCMS to Running Brook LLC by deed dated March 19, 2004 and recorded among said land records in Liber 8240 at folio 1, 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.

Erik Marks 2/16/07
 Erik Marks, Surveyor No. 607
 Date

THE PURPOSE OF THIS PLAT IS TO REVISE BUILDING RESTRICTION LINES OF LOT 27 AND TO RESUBDIVIDE LOTS 26 THRU 28 FOUND IN THE OWINGS PROPERTY SUBDIVISION PLAT # 17795 AND LOT 9 FOUND IN THE HARWOOD W. OWINGS SUBDIVISION PLAT # 16824, AND TO VACATE THE ACCESS EASEMENT TO LOTS 27, 28 AND PRESERVATION PARCEL I FOUND ON PLAT # 17795.

Recorded as Plat 18942 on 3/21/07 among the Land Records of Howard County, Maryland.

OWINGS PROPERTY

LOTS 29 - 32
 A RESUBDIVISION OF LOTS 9, 26, 27, & 28.
 TAX MAP 40, GRID 4, PARCEL 44
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100' DATE: FEB. 2007
 SHEET 2 OF 2

F-82-32; F-84-58; VP-82-43; VP-84-21; S-01-18; P-02-18;
 F-05-068; F-03-133; SP-03-07 & RE-04-02.

PREPARED BY:
 DALE THOMPSON
 BUILDERS
 6300 WOODSIDE COURT
 COLUMBIA, MD 21046
 410-995-6736
 301-256-7288
 Fax 410-381-9747

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