

GENERAL NOTES

Designation	Acreage (Ac.)	Type	Project	Plat #
Existing	1.26	Reforestation	Bonnielass F01-208	16380
EX 1	1.91	Reforestation	Elkridge Crossing SDP 04-017	18488
EX 2	0.88	Reforestation	Elkridge Crossing SDP 04-017	18488
EX 3	2.04	Reforestation	Elkridge Crossing SDP 04-017	18489
EX 4	0.44	Reforestation	Elkridge Crossing SDP 04-017	18489
5	1.7301	Reforestation	Duckett's Ridge SDP 06-070	

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1	588586.7032	1337132.3260	23	588515.7709	1338236.2379
2	589227.6631	1337455.3018	24	588430.5110	1337999.6929
3	589046.6482	1337913.8891	25	588195.3097	1338077.5175
4	589180.9967	1337982.5818	26	588176.9677	1338233.3328
5	589142.7560	1338057.3725	27	588353.1217	1338388.3390
6	589172.5113	1338118.3713	28	588332.9975	1338401.3461
7	589375.2908	1338230.0726	29	588401.9758	1338469.5442
8	589371.7587	1338428.0611	30	588526.6587	1338550.3904
9	589643.4044	1338564.9309	31	588744.6676	1338803.2208
10	589581.4747	1338687.8428	32	588655.7508	1338922.0387
11	589535.0916	1338766.2399	33	588588.7684	1338910.9440
12	589369.6437	1338633.5834	34	588460.8457	1338826.5741
13	589253.5237	1338633.5834	35	588497.7199	1338770.5977
14	589215.7187	1338711.9691	36	588440.7806	1338718.0553
15	589133.3231	1338588.7373	37	588392.9136	1338641.5523
16	589071.1777	1338493.1537	38	588333.6656	1338601.1351
17	589133.3878	1338451.2442	39	588228.7007	1338500.1584
18	588848.8330	1338013.5807	40	588083.1014	1338372.3581
19	588751.1732	1338000.9633	41	587991.7956	1338378.0253
20	588682.6695	1337895.6032	42	587914.6864	1338494.8763
21	588467.6773	1337984.8426	43	587756.1028	1338390.2281
22	588551.6440	1338217.7996			

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.

*Richard B. Talkin* 6/24/08  
 D. Wayne Weller, MD No. 10685 (Date)

*Richard B. Talkin* 6/26/08  
 Richard B. Talkin, Substitute Trustee of the Feaga Family Trust 2 (Date)

*Hugh F. Cole, Jr.* 6/25/08  
 Hugh F. Cole, Jr., General Manager and Authorized Signatory Brantwood, LLC (Date)

AREA TABULATIONS

- Total number of lots and/or parcels to be recorded: 1
  - Buildable: 0
  - Non-Buildable: 0
  - Open Space: 0
  - Preservation Parcels: 1
- Total area of lots to be recorded: 26.4014 Ac.±
  - Buildable: 0
  - Non-Buildable: 0
  - Open Space: 0
  - Preservation Parcels: 26.4014 Ac.±
- Total area of road right-of-way to be recorded: 0
- Total area of subdivision to be recorded: 26.4014 Ac.±

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

*Richard J. Davis* 6/15/08  
 Howard County Health Officer (Date)

APPROVED: Howard County Department of Planning and Zoning.

*Stephen Lafferty* 6/14/08  
 Director (Date)

*[Signature]* 6/16/08  
 Chief, Development Engineering Division (Date)

SURVEYOR'S CERTIFICATE

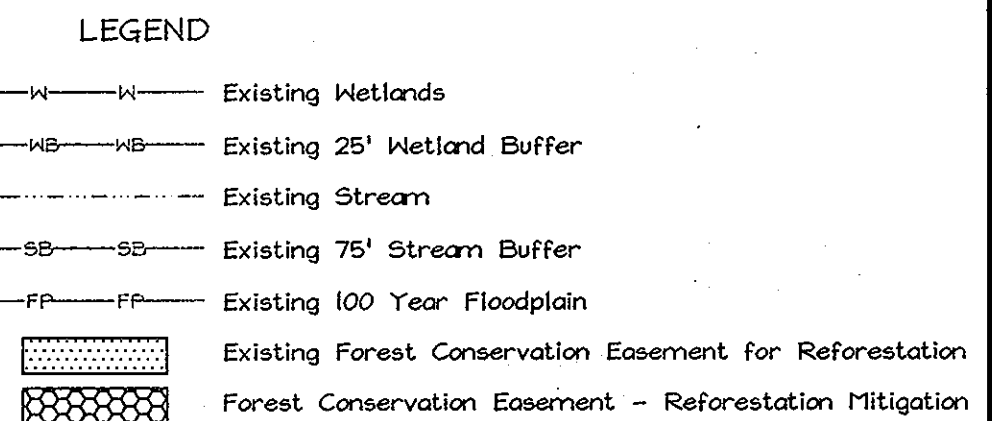
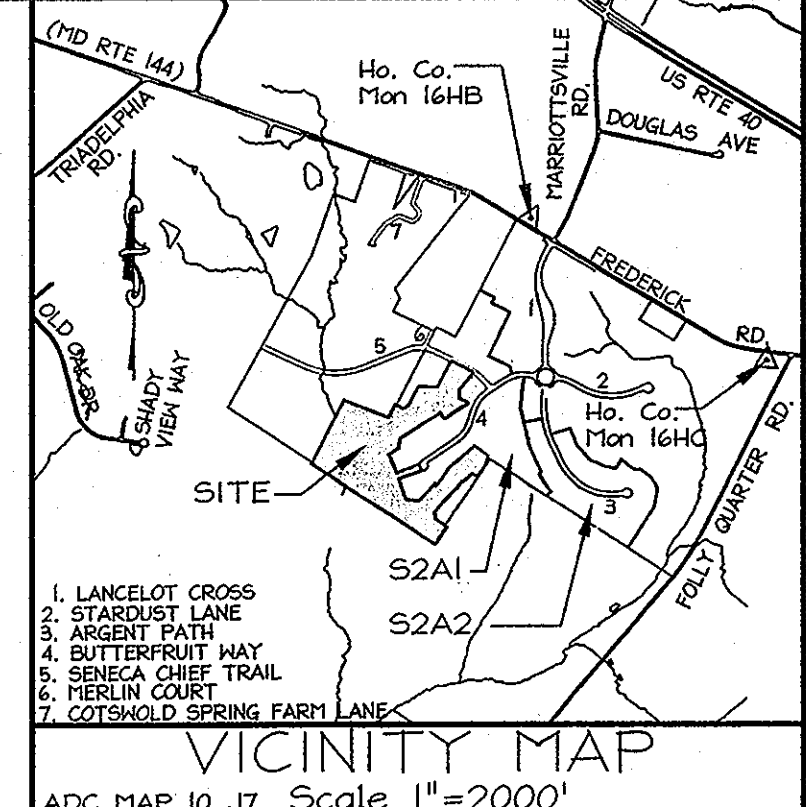
I hereby certify that the Final Plat shown and described herein is correct; that it is a subdivision of part of the lands conveyed by Charles C. Feaga, Barbara W. Feaga, Paul J. Feaga, Mary Martha Thompson, Mary Elizabeth Feaga, and Laura Freund Feaga, by deed dated November 25, 1998 and recorded among the Land Records of Howard County, Maryland in Liber 4526, Folio 707, as corrected by a Confirmatory Deed between Laura Freund Feaga, Personal Representative of the Estate of Roy Francis Feaga, Jr. and David A. Carney and Laurence B. Rober, Trustees, by deed dated November 22, 1999 and recorded among the Land Records of Howard County, Maryland in Liber 4949, Folio 641 and as adjusted by adjainer transfers in a Deed of Exchange and Declaration of Merger, by David A. Carney and Laurence B. Rober, Trustees, and NVR Homes, Inc., by deed Dated February 3, 1999 and recorded among the Land Records of Howard County, Maryland in Liber 4635, Folio 656, as amended by an Amendatory and Confirmatory Deed of Exchange and Declaration of Merger by David A. Carney and Laurence B. Rober, Trustees, and NVR Homes, Inc., by deed dated March 6, 1999 and recorded among the Land Records of Howard County, Maryland in Liber 4730, Folio 269 to David A. Carney and Laurence B. Rober, Trustees; and as amended by a Deed of Appointment of Substitute Trustee by David A. Carney and Laurence B. Rober, now deceased, to Richard B. Talkin, Substitute Trustee, by deed dated May 13, 2008 and recorded among the Land Records of Howard County, Maryland in Liber 11215, Folio 755; 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 required in accordance with the Annotated Code of Maryland, as amended.

*D. Wayne Weller* 6/24/08  
 D. Wayne Weller, Professional Land Surveyor  
 Maryland Reg. #10685



- The boundary shown hereon is based on a field run boundary survey performed by LDE, Inc. dated July 1995.
- These Coordinates are based on NAD '83, Maryland State Plane Coordinate System, as projected from Howard County control stations 16HB & 16HC.
- Dead References:  
 Liber 4526 Folio 707  
 Liber 4949 Folio 641  
 Liber 4635 Folio 656  
 Liber 4730 Folio 269  
 Liber 11215 Folio 755
- Subject property is zoned RC per 2/02/2004 Comprehensive Zoning Plan and the Comp-Lite Zoning Regulations dated 7/28/06.
- BRL denotes Building Restriction Line.
- No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the limits of wetlands, stream(s), or their required buffers, floodplain and forest conservation easement areas.
- All areas shown on this plat are ±, more or less.
- The non-tidal wetlands shown hereon were field located from a delineation performed by Dennis J. LaBare, M.S. & Associates and recorded on Brantwood Section One Plat #13726.
- The 100 year floodplain shown hereon is from a study performed by LDE, Inc. and approved under P-98-08 on December 11, 1997. Recorded as Brantwood Section One (F98-138).
- 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 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 Easement shall be private.
- For all Wetlands Boundary and Floodplain Data, refer to Brantwood Section One Plat #13726-#13734.
- The Brantwood Project: Section One (F98-138), Section Two - Area One (F99-140), and Section Two - Area Two (F99-149) is a Density Receiving Subdivision. Please refer to Brantwood - Section One Plat #13725 General Note #25.
  - Total Acreage / By Right Yield = Total Buildable Entities for "Brantwood" 201.3963 / 4.25 = 47 Units By Right
  - Buildable Entities in Brantwood - Section One (F98-138) + Buildable Entities in Section Two = Total Proposed Buildable Units 33 (F98-138) + 30 (F99-140) + 16 (F99-149) = 79 Buildable Units
  - Proposed Units - By Right Units = Number of Cluster Exchange Option (CEO) Units Required 79 Proposed Units - 47 By Rights = 32 CEO Units Required

- The Brantwood Project: Section One (F98-138), Section Two - Area One (F99-140), and Section Two - Area Two (F99-149) received 33 CEO Units through Density Receiving Plats RE99-01, Plat Number 13548. 23 CEO Units were obtained from the "Plat of Easement" Ramiti Property; Plat Numbers 13543 - 13545. 10 CEO Units were obtained from the "Plat of Easement" Property of Phillip H. Dorsey; Plat Numbers 13546 & 13547. 13.) The Non-Buildable Preservation Parcels E & F are encumbered by an easement agreement with the BRANTWOOD COMMUNITY ASSOC., Inc. BRANTWOOD, LLC 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. Non-Buildable Preservation Parcel F will be owned by Brantwood, LLC.
- This plan is subject to WP-98-133. The Planning Director approved the request to waive Section 16.123(a)(2) and Section 16.155 to allow grading prior to final subdivision plan or site development, to create stockpile areas on September 3, 1998 subject to conditions:
  - This waiver approval applies to the Limit of Disturbance and the proposed stockpiling activities as indicated on the Waiver Exhibit submitted to the Division of Land Development on July 22, 1998. No permanent improvements are authorized through the approval of this waiver.
  - Compliance with the comments from the Development Engineering Division dated 8/7/98.
  - Compliance with comment #2 of the memo from the Howard Soil Conservation District dated 8/20/98.
  - The developer shall secure a grading permit through the Department of Inspections, Licenses, and Permits, and the Howard Soil Conservation District.
  - The developer shall notify the Health Department upon the completion of the installation of tree protection fencing around proposed septic easements. The developer is advised that the undertaking of the proposed grading activities may impact that Department's approval of potential septic sites. The developer is proceeding at his own risk with respect to septic and/or well approval (See comments from the Health Department dated 8/17/98).
  - Obtain an access permit prior to any construction within the State Highway Administration right-of-way.
- The Preservation Parcels denoted as Dedicated to Homeowners Association (HOA) will be maintained by a community owned Homeowners Assoc.. The Articles of Incorporation for the Brantwood Community Assoc., Inc. ID No. D5004148 has been accepted and approved by the State Department of Assessments and Taxation on May 29, 1998.
- The Forest Conservation obligation for Brantwood Section 1 (F98-138) and Section 2 is provided within the Section 1 reforestation planting (6.5 Ac. + 4.9 Ac. = 11.4 Ac.).
- Stone or Concrete Monument found or set  
 ● Pipe or rebar found or set
- Forest conservation surety in the amount of \$114,780.60 has been posted for Forest Conservation Easements #1, 2, 3 and 4 totaling 5.27 acres of offsite reforestation as a part of the Elkridge Crossing (SDP04-017) project requirements.
- Forest conservation surety in the amount of \$37,679.40 has been posted for Forest Conservation Easement #5 totaling 1.73 acres of offsite reforestation as a part of the Duckett's Ridge (SDP06-070) project requirements.



Developer reserves unto itself, its successors and assigns, the forest conservation easement located in, over and through Non-Buildable Preservation Parcel F, or portions thereof, and shown on this plat as the Forest Conservation Area. Any and all conveyances of aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said preservation parcel. Developer shall execute and deliver a Deed of Forest Conservation Easement to Howard County with a metes and bounds description of the Forest Conservation Area. Upon completion of the Developer's obligation 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 County shall accept the easements and record the Deed of Forest Conservation Easement in the Land Records of Howard County.

OWNERS:  
 Brantwood, LLC  
 c/o Hugh F. Cole, Jr.  
 8835 P Columbia 100 Parkway  
 Columbia, MD 21045  
 410-730-0810

DEVELOPER:  
 Duckett's Ridge, LLC  
 8835 P Columbia 100 Parkway  
 Columbia, MD 21045  
 410-730-0810

Richard B. Talkin, Substitute Trustee  
 c/o Hugh F. Cole Jr.  
 8835 P Columbia 100 Parkway  
 Columbia, MD 21045  
 410-730-0810

The purpose of the plat is to establish a 1.7301 acre offsite Forest Conservation Easement for Reforestation Mitigation for DUCKETT'S RIDGE SDP# 06-070 on Non-Buildable Preservation Parcel 'F'.

OWNER'S CERTIFICATE

I, Richard B. Talkin, Substitute Trustee of the Feaga Family Trust 2 and Brantwood, LLC, a Maryland Limited Liability Company owners 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 our hands this 26<sup>th</sup> day of June, 2008.

*Richard B. Talkin*  
 Richard B. Talkin, Substitute Trustee of the Feaga Family Trust 2

*Kelly L. Nagum*  
 Witness

*Hugh F. Cole, Jr.*  
 Hugh F. Cole, Jr., General Manager and Authorized Signatory Brantwood, LLC

*[Signature]*  
 Witness

RECORDED AS PLAT NUMBER 20100  
 ON 8/20/08 AMONG THE  
 LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF REVISION  
 BRANTWOOD  
 SECTION TWO - AREA ONE  
 NON-BUILDABLE PRESERVATION PARCEL 'F'  
 A Revision of part of Brantwood - Section 2, Area 1, Non-Buildable Preservation Parcel 'F' Plat No.'s 14132-14135 and 18487-18489  
 Tax Map No. 16 - Grid No. 22 - Parcel 436  
 3rd Election District - Howard County, Maryland  
 Date: June, 2008 - Sheet: 1 of 3 - Scale: 1" = 100'

Previous Submittals: F80-07, WP96-23, S96-23, P98-084, WP99-14, WP98-133, F98-138, F01-43, F01-208, SDP04-017, F06-05, SDP06-070

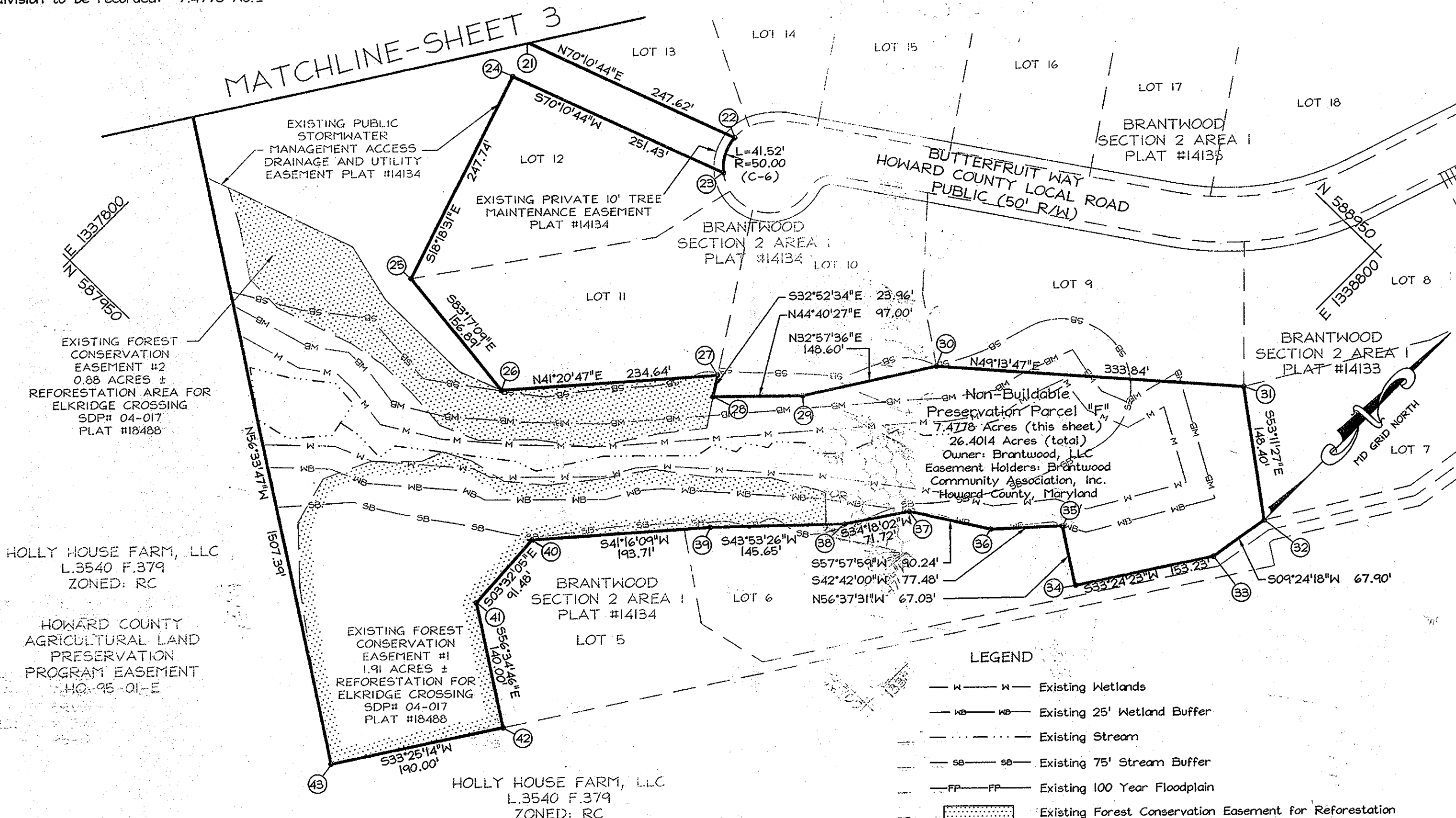
Job #07-004

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

**AREA TABULATIONS (THIS SHEET)**

- Total number of lots and/or parcels to be recorded: 1
  - Buildable: 0
  - Non-Buildable: 0
  - Open Space: 0
  - Preservation Parcels: 1
- Total area of lots to be recorded: 7.4778 Ac.±
  - Buildable: 0
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- Total area of road right-of-way to be recorded: 0
- Total area of subdivision to be recorded: 7.4778 Ac.±

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING & DIST.
C6	41.52'	50.00'	47°34'42"	22.04'	S27°12'09"E 40.33'



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**LEGEND**

- W — Existing Wetlands
- WB — Existing 25' Wetland Buffer
- — — Existing Stream
- SB — Existing 75' Stream Buffer
- FP — Existing 100 Year Floodplain
- [Pattern] Existing Forest Conservation Easement for Reforestation
- [Pattern] Forest Conservation Easement - Reforestation Mitigation

**OWNERS:**  
 Brantwood, LLC  
 c/o Hugh F. Cole, Jr.  
 8835 P Columbia 100 Parkway  
 Columbia, MD 21045  
 410-730-0810

**DEVELOPER:**  
 Duckett's Ridge, LLC  
 8835 P Columbia 100 Parkway  
 Columbia, MD 21045  
 410-730-0810

Richard B. Talkin, Substitute Trustee  
 8835 P Columbia 100 Parkway  
 Columbia, MD 21045  
 410-730-0810

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]* 6/24/08  
 D. Wayne Weller MD No. 10685 Date

*[Signature]* 6/24/08  
 Richard B. Talkin, Substitute Trustee of the Feaga Family Trust 2 Date

*[Signature]* 6/25/08  
 Hugh F. Cole, Jr., General Manager and Authorized Signatory Brantwood, LLC Date

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

*[Signature]* 8/5/08  
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

*[Signature]* 8/14/08  
 Director Date

*[Signature]* 8/16/08  
 Chief, Development Engineering Division Date

**SURVEYOR'S CERTIFICATE**

I hereby certify that the Final Plat shown and described hereon is correct; that it is a subdivision of part of the lands conveyed by Charles C. Feaga, Barbara W. Feaga, Paul J. Feaga, Mary Martha Thompson, Mary Elizabeth Feaga, and Laura Freund Feaga, by deed dated November 25, 1998 and recorded among the Land Records of Howard County, Maryland in Liber 4526, Folio 707, as corrected by a Confirmatory Deed between Laura Freund Feaga, Personal Representative of the Estate of Roy Francis Feaga, Jr. and David A. Carney and Laurence B. Raber, Trustees, by deed dated November 22, 1999 and recorded among the Land Records of Howard County, Maryland in Liber 4944, Folio 641 and as adjusted by adjoiner transfers in a Deed of Exchange and Declaration of Merger, by David A. Carney and Laurence B. Raber, Trustees, and NVR Homes, Inc., by deed dated February 3, 1999 and recorded among the Land Records of Howard County, Maryland in Liber 4635, Folio 656, as amended by an Amending and Confirmatory Deed of Exchange and Declaration of Merger by David A. Carney and Laurence B. Raber, Trustees, and NVR Homes, Inc., by deed dated March 6, 1999 and recorded among the Land Records of Howard County, Maryland in Liber 4730, Folio 269 to David A. Carney and Laurence B. Raber, Trustees; and as amended by a Deed of Appointment of Substitute Trustee by David A. Carney and Laurence B. Raber, now deceased, to Richard B. Talkin, Substitute Trustee, by deed dated May 13, 2008 and recorded among the Land Records of Howard County, Maryland in Liber 11215, Folio 755; 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]* 6/24/08  
 D. Wayne Weller Professional Land Surveyor Maryland Reg. #10685 Date

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- 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 our hands this 26<sup>th</sup> day of June, 2008.

*[Signature]*  
 Richard B. Talkin, Substitute Trustee of the Feaga Family Trust 2

*[Signature]*  
 Hugh F. Cole, Jr., General Manager and Authorized Signatory Brantwood, LLC

*[Signature]*  
 Witness

RECORDED AS PLAT NUMBER 20101  
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**PLAT OF REVISION  
 BRANTWOOD  
 SECTION TWO - AREA ONE  
 NON-BUILDABLE PRESERVATION PARCEL 'F'**

A Revision of part of Brantwood - Section 2, Area 1, Non-Buildable Preservation Parcel #F, Plat No.'s 14132-14135 and 18487-18489

Tax Map No. 16 - Grid No. 22 - Parcel 436  
 3rd Election District - Howard County, Maryland  
 Date: June, 2008 - Sheet: 2 of 3 - Scale: 1" = 100'

Previous Submittals: F80-07, WP96-23, S96-23, P98-084, WP99-14, WP98-133, F98-138, F01-43, F01-208, SDP04-017, F06-05, SDP06-070

Job #07-004

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

