

COORDINATE TABLE					
POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1	591553.6970	1337639.0505	28	590726.6379	1337854.7503
2	591476.8322	1337672.7194	29	590794.7338	1337793.3294
3	591388.2072	1337843.9595	30	590836.2327	1337777.0574
4	591367.5739	1337778.9911	31	590862.9809	1337757.7304
5	591308.8500	1337738.0499	32	590860.5440	1337768.4570
6	591228.2132	1337708.2703	33	590866.6919	1337769.8537
7	591050.9755	1337612.6675	34	590842.0285	1337787.6743
8	590890.1231	1337615.2263	35	590801.1486	1337803.7036
9	589643.4044	1337638.2557	36	590732.6580	1337865.4806
10	590849.2717	1337543.5792	37	590691.1712	1337877.8000
11	590808.4203	1337530.7851	38	590627.9776	1337867.7615
12	590758.0051	1337546.5745	39	590558.7885	1337862.9694
13	590761.9182	1337574.7512	40	590558.7885	1337001.8601
14	590721.7367	1337606.5727	162	589560.7074	1337383.9061
15	590686.4936	1337572.8684	163	589903.6793	1337384.9679
16	590660.9536	1337584.2444	180	590216.9586	1336814.5451
17	590686.7178	1337620.9656	181	590139.6430	1336981.4370
18	590689.3623	1337634.4160	182	590084.5941	1337064.2787
19	590684.2324	1337645.5026	183	589944.7825	1337123.4164
20	590672.0052	1337655.8345	184	589657.8412	1336987.4733
21	590664.3907	1337655.6924	185	589630.5058	1337046.1781
22	590650.1211	1337674.0793	187	590765.6493	1337115.2151
23	590642.1972	1337696.3150	190	590388.0481	1337761.4374
24	590646.2145	1337736.6809	194	591402.0732	1337339.0783
25	590657.5104	1337786.9850	195	591324.6067	1337558.3528
26	590674.4277	1337816.5608	1547	590007.7211	1337640.0978
27	590695.4492	1337864.0118	1548	590119.3785	1337594.5642
			1549	590240.1379	1337835.5546

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.

D. Wayne Keller MD No. 10685 Date 6/20/12

Nicholas F. Liparini Date 8-8-12

Cynthia Y. Liparini Date 8-8-12

MINIMUM LOT SIZE TABULATION

LOT NO.	GROSS AREA	PIPESTEM	MINIMUM LOT SIZE
Buildable Preservation Parcel "C"	23.6383 Ac.±	0.0559 Ac.±	23.5824 Ac.±

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING & DIST.
CI	347.98	750.00	26°35'01"	177.18	N78°19'23"W 344.87

OWNER:

Parcels 441
Nicholas F. Liparini & Cynthia Y. Liparini
11363 Cotswold Spring Farm Lane
Ellicott City, MD 21042
(410) 379-6861

DEVELOPER:

The Liparini Company
7310 Esquire Court-Suite 10
Elkridge, MD 21075
(410) 379-6861

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: 23.6383 Ac.±
 - Buildable: 0
 - Non-Buildable: 0
 - Open Space: 0
 - Preservation Parcels: 23.6383 Ac.±
- Total area of road right-of-way to be recorded: 0
- Total area of subdivision to be recorded: 23.6383 Ac.±

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

Signature for Mansa Rossman 12/7/2012
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

Signature for D. Wayne Keller 12/7/12
Director, Development Engineering Division J.P. Date
Chief, Development Engineering Division J.P. Date
11/30/12

GENERAL NOTES

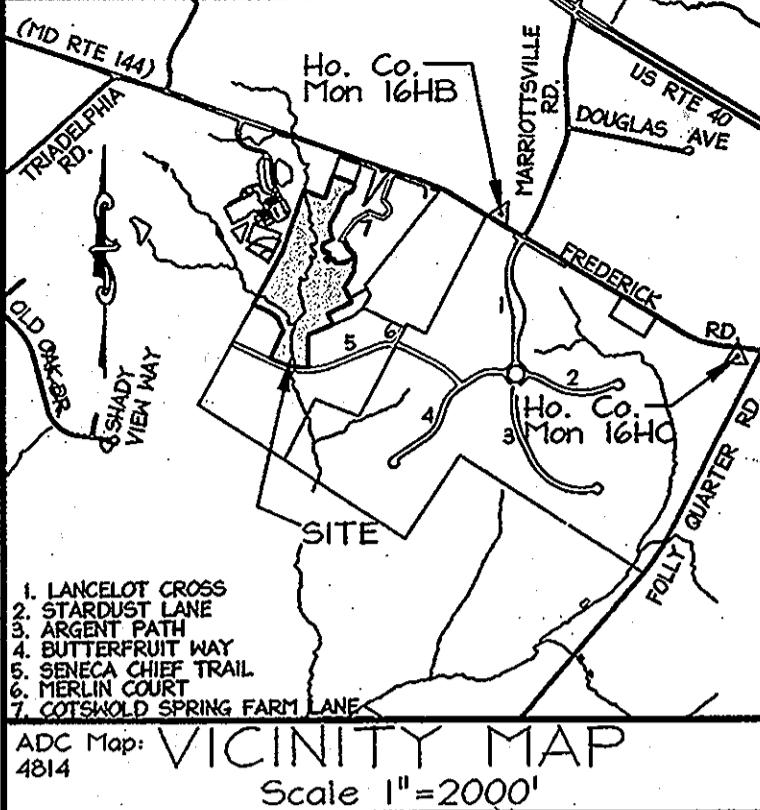
- The boundary shown hereon is based on a field run boundary survey performed by LDE, Inc. dated February 1999.
- These Coordinates are based on NAD '83, Maryland State Plane Coordinate System, as projected from Howard County control stations 16HB & 16HC.
- Deed References: Parcel 441, L. 5747 / F. 0018
- Subject property is zoned RC-DEO per 2/02/2004 Comprehensive Zoning Plan and per the "Comp Lite" zoning regulation amendments effective 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, except in the areas subject to WP99-55 and WP00-55; which allow grading and removal of vegetative cover within 25 feet of a Wetland and 75 feet of a Stream for the purpose of a driveway crossing to serve two residential lots (Lot 16 and Buildable Preservation Parcel "C"), subject to the
- All areas shown on this plat are +/-, more or less.
- The lots shown comply with the minimum lot area and ownership width as required by the Maryland State Department of the Environment.
- The non-tidal wetlands shown hereon were field located from a delineation performed by Dennis J. LaBare, M.S. & Associates for Parcel 205 and per plat #9961, Parcel 45.
- The 100 year floodplain shown hereon is from a study performed by LDE, Inc. July, 1999 and amended as part of this FOI-67 plan 4/2001.
- Buildable Preservation Parcel "C" is encumbered by an easement agreement with Brantwood, LLC, the BRANTWOOD COMMUNITY ASSOCIATION, INC. 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.
- See accompanying offsite forest conservation plan (F-10-32).
- Staging for the afforestation planting must not be located within the floodplain, streams, wetlands or their buffers, or within existing forest conservation easements.
- There is an existing dwelling on Buildable Preservation Parcel "C" to remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulation requirements.
- The Forest Conservation Easements (#12, 13, & 14) have 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.
- This plat complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation by providing onsite retention for 0.68 Ac and reforestation of 0.15 Ac on the Pecoraro Property and 1.92 Ac. of afforestation offsite on Brantwood, Section 3 Area 1, Buildable Preservation Parcel "C" as shown on this plat.
- Financial Surety for the 1.92 Acres of Afforestation shown on this plat will be posted as part of the developer's agreements for the Pecoraro Property, F-10-032.
- This plan is subject to WP 10-168. On July 9, 2010, the Planning Director approved the request to waive Section 16.144(o), which states that within 60 days of receiving approval of the final plan the developer shall submit the final construction drawing originals to the Department of Planning and Zoning for signature. If a subdivision has a forest conservation obligation, the final forest conservation plan shall be submitted within 60 days; Section 16.144(p), which states that within 120 days of receiving approval of the final plan the developer shall pay all required fees to the County, and, if subject to a developer agreement or major facility agreement, shall post all monies and file appropriate surety covering the developer's financial obligations for the required public or private improvements, and Section 16.144(q), which states that within 180 days of final plan approval, the developer shall submit the final subdivision plat to the Department of Planning and Zoning for signatures and recordation.

Approval is subject to the following conditions:

- The Road Construction Plan originals must be submitted for signature within 60 days of the June 30, 2010 expiration of State House Bill 921 (on or before August 29, 2010)
- The Developer's Agreement must be submitted for processing, all monies posted, and all sureties posted within 120 days of the expiration of State House Bill 921 (on or before October 28, 2010).
- The Final Plat must be submitted for recordation within 180 days of the June 30, 2010 expiration of State House Bill 921 (on or before December 27, 2010).
- The direct submittal currently requested by the Division of Land Development for F-10-032 must be submitted within 2 weeks of approval of this waiver petition (on or before July 23, 2010).
- All SRC comments based on the Direct Submissions to the Division of Land Development must be addressed.
- State Bill HB-921, which has been in effect for "tolling" the deadlines for development plans in the approval process expired on June 30, 2010. Be advised that any additional requests for plan deadline extension will require the submission of a new waiver petition application to DPZ for processing.

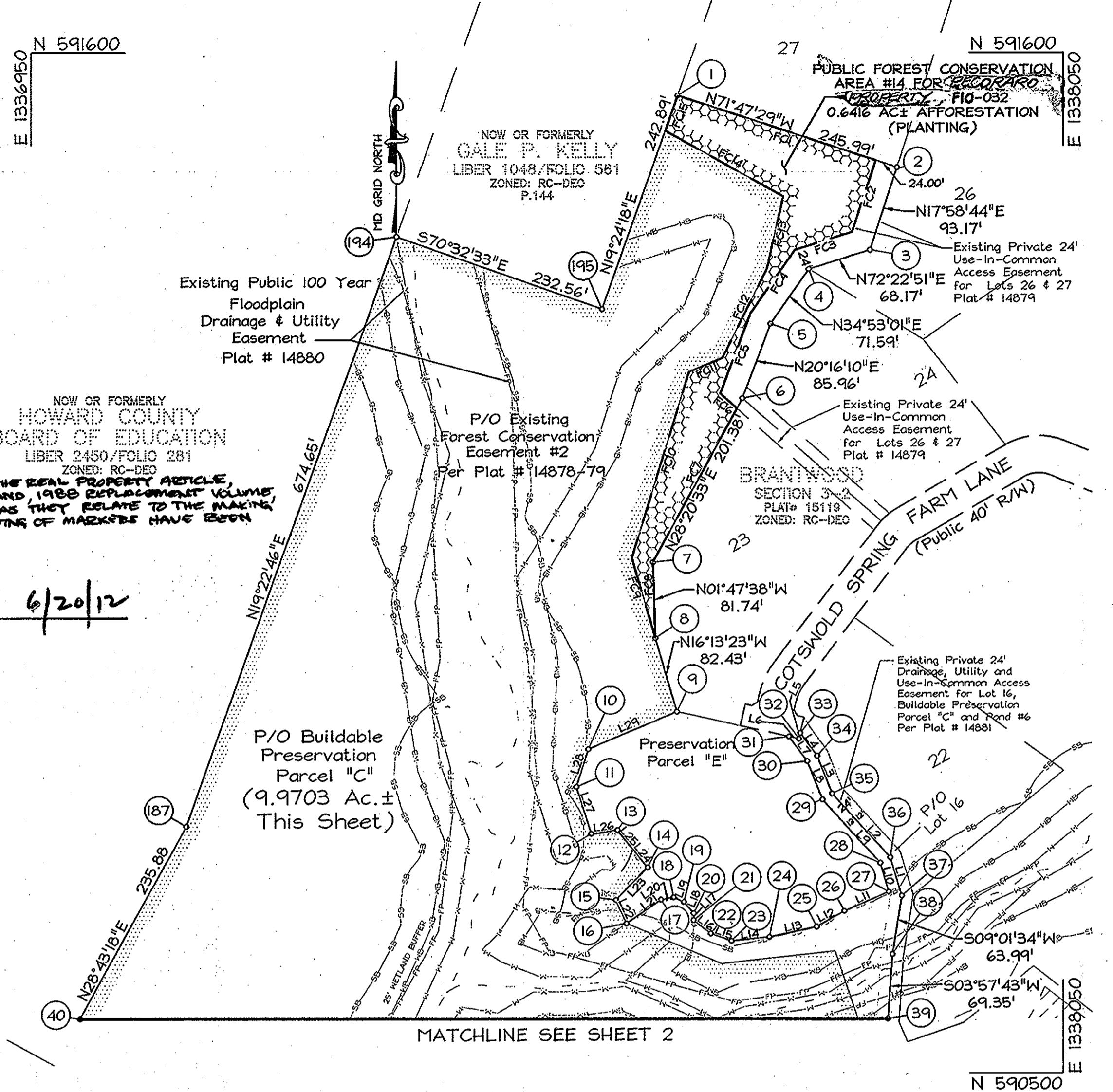
LEGEND

- Existing Wetlands
- Existing 25' Wetland Buffer
- Existing Stream
- Existing 75' Stream Buffer
- Existing 100 Year Floodplain
- Existing Forest Conservation Easement
- Public Forest Conservation Easement Reforestation Area
- Existing Septic Easement
- Iron Pipe/Rod Found or Set
- Concrete Monument Found or Set



Developer reserves unto itself, its successors and assigns, the forest conservation easement located in, over and through Buildable Preservation Parcel C, 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.

FOREST CONSERVATION EASEMENT TABLE				
Designation	Acreage (AC.±)	Type	Project	Location
Existing Forest Conservation Easements				
1	No area specified on plat	Retention	Washington Auto Exchange, SDP-00-63	Brantwood Sect 1, Pres. P. B
3	No area specified on plat	Retention	Washington Auto Exchange, SDP-00-63	Brantwood Sect 1, Pres. P. B
5	0.91	Mitigation	Washington Auto Exchange, SDP-00-63	Brantwood Sect 1, Pres. P. B
6	4.13	Mitigation	Washington Auto Exchange, SDP-00-63	Brantwood Sect 1, Pres. P. B
No FC #	No area specified on plat	Reforestation	Bonnelass, F-01-208	Brantwood Sect 2, Pres. P. F
1	0.5226	Retention	Brantwood, Sect 3, F-01-67	Brantwood Sect 3, Pres. P. G
3	0.4693	Retention	Brantwood, Sect 3, F-01-67	Brantwood Sect 3, Pres. P. G
2	16.55	Retention	Brantwood, Sect 3, F-01-67	Brantwood Sect 3, Pres. P. C
10	2.163/1.7937 Credit	Reforestation	Lime Kiln Valley, F-06-107	Brantwood Sect 3, Pres. P. G
11	0.304	Reforestation	Gales Property, F-94-121	Brantwood Sect 3, Pres. P. G
New Forest Conservation Easements Proposed Under This Plat				
12	0.7910	Afforestation	PECORARO PROPERTY F-10-32	Brantwood Sect 3, Pres. P. C
13	0.4881	Afforestation	PECORARO PROPERTY F-10-32	Brantwood Sect 3, Pres. P. C
14	0.6416	Reforestation	PECORARO PROPERTY F-10-32	



LINE	BEARING	DISTANCE
L1	S16°32'19"E	43.28'
L2	S42°02'59"E	92.24'
L3	S21°24'38"E	43.91'
L4	S36°51'00"E	30.43'
L5	N12°47'57"E	6.3'
L6	N77°12'03"W	11.0'
L7	S35°51'00"E	33.0'
L8	S21°24'38"E	44.58'
L9	S42°02'59"E	91.70'
L10	S16°32'19"E	32.53'
L11	N66°06'21"E	51.90'
L12	N60°13'50"E	34.07'
L13	N77°20'39"E	51.56'
L14	N84°18'59"E	40.57'
L15	S70°23'10"E	23.61'
L16	S52°11'09"E	23.27'
L17	S01°04'10"W	7.62'
L18	S40°11'51"E	16.01'
L19	S65°10'12"E	12.22'
L20	N78°52'37"E	13.71'
L21	N54°56'45"E	44.86'
L22	S24°00'33"E	27.96'
L23	S43°43'17"W	48.77'
L24	N38°22'38"W	25.30'
L25	N38°22'38"W	25.95'
L26	S82°05'37"W	28.45'
L27	N17°23'24"W	52.83'
L28	N17°23'24"E	42.81'
L29	N66°39'38"E	103.11'

**FOREST CONSERVATION
EASEMENT LINE TABLE**

LEGEND

W-W Existing Wetlands

WB-WB Existing 25' Wetland Buffer

-- Existing Stream

SB-SB Existing 75' Stream Buffer

FP-FP Existing 100 Year Floodplain

[] Existing Forest Conservation Easement

[hexagonal pattern] Public Forest Conservation Easement - Reforestation Area

[diagonal hatching] Existing Septic Easement

OWNER:
Parcels 441
Nicholas F. Liparini & Cynthia Y. Liparini
11363 Cotswold Spring Farm Lane
Ellicott City, MD 21042
(410) 379-6861

DEVELOPER:
The Liparini Company
7310 Esquire Court-Suite 10
Elkridge, MD 21075
(410) 379-6861

AREA TABULATIONS

1. Total number of lots and/or parcels to be recorded:
a) Buildable: 0
b) Non-Buildable: 0
c) Open Space: 0
d) Preservation Parcels: 1
 2. Total area of lots to be recorded: 9.9703 Ac.±
a) Buildable: 0
b) Non-Buildable: 0
c) Open Space: 0
d) Preservation Parcels: 9.9703 Ac.±
 3. Total area of road right-of-way to be recorded: 0
 4. Total area of subdivision to be recorded: 9.9703 Ac.±

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

By John for Maureen Pastnor 12/7/2012
Howard County Health Officer on Date

APPROVED: Howard County Department of Planning and Zoning.

Kent Stateworks (for 12/17/12
Director JMP Date 4/30/12
Chief Development Engineering Division AP Date 4/30/12

SURVEYOR'S CERTIFICATE

I hereby certify that the Final Plat shown and described hereon is correct; that it is a subdivision of all the lands conveyed by Richard B. Talkin, Trustee to Nicholas F. Liparini & Cynthia Y. Liparini by deed dated the 1st of October, 2001 and recorded among the Land Records of Howard County, Maryland in Liber 5747 at Folio 0018, all recordings being among the Land Records of Howard County, Maryland, as shown, in accordance with the Howard County Subdivision Regulations. All recordings being among the Land Records of Howard County, Maryland.



OWNER'S CERTIFICATE

We, Nicholas F. Liparini & Cynthia Y. Liparini, 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:

- (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 8th day of Aug, 2012.

~~Nicholas E. Vining~~

Cynthia Y. Liparini

RECORDED AS PLAT NUMBER 22180
ON 10/19/12 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF REVISION
BRANTWOOD
SECTION THREE-AREA ONE
BUILDABLE PRESERVATION PARCEL "C"

REVISION OF PART OF BRANTWOOD - SECTION THREE, AREA ONE PRESERVATION PARCEL "C" PLAT NO.'S 14874-14881
ZONED RC-DEO

Tax Map No. 16 - Grid 21 - P/O Parcel 441
Howard Election District - Howard County, Maryland Scale: 1"=100'
Date: January, 2011 Sheet 3 of 3

Previous Submittals: WP 90-96, F 90-128,
P 99-55, S 99-09, WP 00-55, P 00-03, FOI-67
08-122, F 10-032, WP 10-168

LDE Inc

Engineers, Surveyors, Planners
50 Rumsey Road, Suite 106 Columbia, Maryland - 21045
(410)715-1020 - (301)596-3424 - FAX/(410)715-9540

N 590625

NOW OR FORMERLY
HOWARD COUNTY
RECREATION & PARKS
LIBER 2207 // FOLIO 110
ZONED: RC-DEO

LEGEND

- | | |
|--|---|
| | Existing Wetlands |
| | Existing 25' Wetland Buffer |
| | Existing Stream |
| | Existing 75' Stream Buffer |
| | Existing 100 Year Floodplain |
| | Existing Forest Conservation Easement |
| | Public Forest Conservation Easement
Reforestation Area |
| | Existing Septic Easement |

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.

D. WAYNE KELLER
MD No. 10685

6/20/12

N 590625

E 1336750

MATCHLINE SEE SHEET 3

**NOW OR FORMERLY
WARD COUNTY
PARKS & PARKS**
2227 / FOLIO 110
ZONED: RC-DEO

**P/O Buildable
Preservation Parcel "C"
(13.6680 Ac.± This Sheet)**

**P/O Existing
Forest
Conservation
Easement #2
Per Plat # 14878-79**

**Existing Public
Year Floodplain
Drainage &
Utility Easement
Plat # 14879**

LOT 16

**DAVID CARBERRY & WIFE
P.172, LOT 3
L. 7365 F. 127
ZONED: RC-DEO**

**EXISTING FOREST TO
BE RETAINED (NOT
CREDITED TOWARD
PECORARO PROPERTY
OBLIGATION)**

**PUBLIC FOREST CONSERVATION
AREA #13 FOR PECORARO
PROPERTY, F10-032
0.4881 AC± AFFORESTATION
(PLANTING)**

**BRANTWOOD
SECTION 3-3
PLAT NO. 15253
ZONED: RC-DEO**

**Existing 20' Public Drainage &
Utility Easement
Per Plat # 14879**

**Existing Revertible
Grading Easement
Plat # 14879**

**N65°01'53"W
64.76'**

**Existing Public 100 Year
Floodplain Drainage &
Utility Easement
Plat # 14879**

**SENeca CHIEF TRAIL
(PUBLIC 50' R/W)**

**BRANTWOOD
SECTION 3-1
PLAT NO. 14876
ZONED: RC-DEO**

**PUBLIC FOREST CONSERVATION
AREA #12 FOR PECORARO
PROPERTY, F10-032
0.7910 AC± AFFORESTATION
(PLANTING)**

E 1336750

E 1337750

N 589525

N 589525

AREA TABULATIONS

- I. Total number of lots and/or parcels to be recorded:
a) Buildable: 0
b) Non-Buildable: 0
c) Open Space: 0
d) Preservation Parcels: 1
 2. Total area of lots to be recorded: 13.6680 Ac.±
a) Buildable: 0
b) Non-Buildable: 0
c) Open Space: 0
d) Preservation Parcels: 13.6680 Ac.±
 3. Total area of road right-of-way to be recorded: 0
 4. Total area of subdivision to be recorded: 13.6680 Ac.±

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

Bulley for Maureen Rossman 12/7/2012
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

~~K-120-11~~

~~Director GM~~ Date
John Deacon 4/30/12



SURVEYOR'S CERTIFICATE

I hereby certify that the Final Plat shown and described hereon is correct; that it is a subdivision of all the lands conveyed by Richard B. Talkin, Trustee to Nicholas F. Liparini & Cynthia Y. Liparini by deed dated the 1st of October, 2001 and recorded among the Land Records of Howard County, Maryland in Liber 5747 at Folio 0018, all recordings being among the Land Records of Howard County, Maryland, as shown, in accordance with the Howard County Subdivision Regulations. All recordings being among the Land Records of Howard County, Maryland.

OWNER'S CERTIFICATE

RECORDED AS PLAT NUMBER 30101
ON 10/19/12 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF REVISION
BRANTWOOD
SECTION THREE-AREA ONE
DOABLE PRESERVATION PARCEL

A Revision of part of Brantwood - Section Three, Area
One Preservation Parcel "C" Plat No.'s 14874-14881
Zoned PC-DEQ

Tax Map No. 16 - Grid 21 - P/O Parcel 441
3rd Election District - Howard County, Maryland Scale: 1"=100'
Date: January, 2011 Sheet 2 of 3

Previous Submittals: WP 90-96, F 90-128,
WP 99-55, S 99-09, WP 00-55, P 00-03, FOI-67
F 08-122, F 10-032, WP 10-168

LDE Inc

Engineers, Surveyors, Planners
Rumsey Road, Suite 106 Columbia, Maryland - 21045

F10-032 FC