

| U.S. Equivalent Coordinate Table |              | Metric Coordinate Table |                |               |
|----------------------------------|--------------|-------------------------|----------------|---------------|
| Point                            | North (Feet) | East (Feet)             | North (Meters) | East (Meters) |
| 100                              | 560216.5790  | 132027.9927             | 170261.254415  | 402631.725656 |
| 101                              | 560216.0470  | 132027.0771             | 170261.532230  | 402629.332609 |
| 102                              | 561146.3026  | 132176.5333             | 171037.735117  | 402874.635491 |
| 114                              | 560657.5400  | 1321302.4426            | 170888.762994  | 402733.799972 |
| 115                              | 560959.6252  | 1321117.6222            | 170980.835733  | 402677.456616 |
| 116                              | 560976.6672  | 1321667.9719            | 170981.229263  | 402845.081612 |
| 402                              | 561380.9614  | 1321216.1123            | 171109.292257  | 402798.916635 |
| 404                              | 561417.8401  | 1321290.9913            | 171120.499891  | 402809.947760 |
| 406                              | 561589.7392  | 1321297.3601            | 171172.894844  | 402762.720089 |
| 407                              | 560945.0480  | 1321681.1635            | 170871.896795  | 402841.128323 |
| 410                              | 560945.0480  | 1321681.1635            | 170871.896795  | 402841.128323 |
| 411                              | 560216.1701  | 1321910.3187            | 170693.270035  | 402919.070981 |
| 412                              | 560518.5636  | 1322036.0983            | 170941.592252  | 402927.402660 |
| 413                              | 560517.6708  | 1322015.6949            | 170941.592252  | 402927.402660 |
| 500                              | 560676.2773  | 1321269.5705            | 170994.471115  | 402723.770532 |
| 501                              | 560679.4806  | 1321275.5439            | 170995.447484  | 402725.991232 |
| 502                              | 560671.2079  | 1321287.5487            | 170992.929266  | 402729.250317 |
| 503                              | 560547.3749  | 1322008.1866            | 170950.380973  | 402948.901180 |
| 504                              | 560548.2548  | 1322028.9932            | 170950.649169  | 402955.121130 |

| Lot No. | Gross Area | Pipestem Area | Minimum Lot Size |
|---------|------------|---------------|------------------|
| 1       | 3.362 Ac.* | 0.247 Ac.*    | 3.115 Ac.*       |
| 2       | 3.566 Ac.* | 0.370 Ac.*    | 3.196 Ac.*       |
| 3       | 3.467 Ac.* | 0.252 Ac.*    | 3.215 Ac.*       |

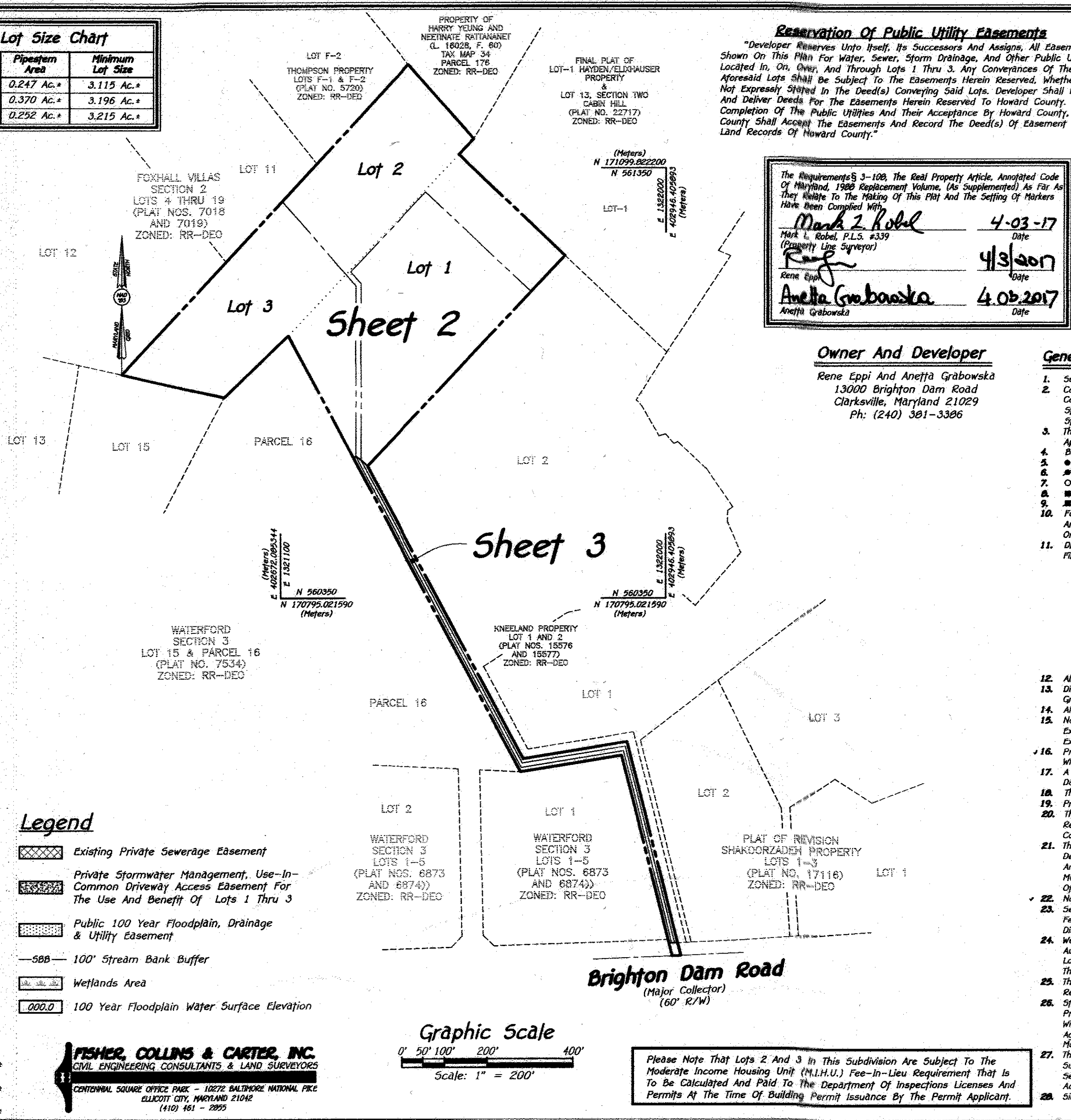
**General Notes Continued:**

- 29. This Area Designates A Private Sewerage Easement Of At Least 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewage Disposal (COPRAR 26.04.03). Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Adjustments To The Private Sewerage Easement.
- 30. All Existing Well And Septic Systems Are To Be Utilized On Lot 1.
- 31. Wells On Lot 2 And Lot 3 Must Be Drilled Prior To Howard County Health Department Signature Of The Final Plat.
- 32. This Subdivision Is Within Growth Tier III Which Are Minor Subdivisions Of 4 Lots Or Less That Utilize On-Site Septic Systems.
- 33. The Private Stormwater Management, Use-In-Common Driveway Access Easement And Maintenance Agreement For Shared Driveways Is Recorded Simultaneously With This Plat. Lots 1 Thru 3 Shall Be The Only Lots Permitted To Use This Shared Driveway.
- 34. This Plan Has Been Prepared In Accordance With The Provisions Of Section 16.124 Of The Howard County Code And The Landscape Manual. Financial Surety For The Required Perimeter Landscaping Will Be Posted As Part Of The Builders Grading Permit In The Amount Of \$1,200.00 (4 Shade Trees, Based On The Total Number Of Required Trees, @ \$300.00 Each).
- 35. Subdivision Is Subject To Section 104.0.F. Of The Zoning Regulations. At Least 10% Of The Dwelling Units Shall Be Moderate Income Housing Units (M.I.H.U.) Or An Alternative Compliance Will Be Provided. The Developer Shall Execute A M.I.H.U. Agreement With The Department Of Housing To Indicate How The M.I.H.U. Requirement Will Be Met. The M.I.H.U. Agreement And Covenants Will Be Recorded Simultaneously With This Plat In The Land Records Office Of Howard County, Maryland. This Development Will Meet M.I.H.U. Alternative Compliance By A Payment Of A Fee-In-Lieu To The Department Of Housing For Each Required Unit. Moderate Income Housing Unit (M.I.H.U.) Tabulation:
  - a. M.I.H.U. Required = (2 Lots x 10%) = 0.2 M.I.H.U.
  - b. M.I.H.U. Proposed = Developer Will Pursue Alternative Compliance By Paying A Fee-In-Lieu To The Howard County Housing Department For The Units Required By The Development.
  - c. An Executed M.I.H.U. Agreement With The Howard County Housing Department Has Been Completed.
- 36. WP-15-071 Was Approved On December 18, 2014 Waiving Section 16.120(b)(4)(i) To Combine And Reconfigure Two Irregular Shaped Lots Into Three Lots. Section 16.120(b)(4)(ii)(b) To Subdivide The Property Into Three Lots With Environmentally Sensitive Features On The Three Proposed Lots, Section 16.120(b)(6)(ii)(a) To Utilize A Pipestem Design That Has A Pipestem Length Of Approximately 1,900 Feet In Length, Section 16.120(b)(6)(iv) To Reduce The Required 10 Foot Setback Between The Project Boundary And The Common Driveway, And Section 16.120(b)(12)(b) To Reduce The Collective Frontage Required For The Driveway Easement In The Design Manual. Approval Is Subject To The Following Conditions:
  - 1. An Environmental Setback On The Final Plat Shall Be Provided As A 35' Setback From All Environmental Features And Buffers On The Forthcoming Final Plat.
  - 2. No Grading, Removal Of Vegetative Cover And Trees, Paving And New Structures Are Permitted Within The 100 Year Floodplain, 25-Foot Wetland Buffer, And 100-Foot Streambank Buffer, Except For The Existing Use-In-Common Driveway.
  - 3. The Submission And Approval Of An Environmental Concept Plan (ECP) And A Final Subdivision Plat (Final).
  - 4. Each Of The Newly Created Pipestem Lots Must Equally Share Public Road Frontage Collectively At Brighton Dam Road.
  - 5. A Use-In-Common Driveway Easement And Maintenance Agreement For Proposed Lots 1, 2 And 3 Must Be Prepared And Recorded With The Forthcoming Plat.
  - 6. The Use-In-Common Driveway Entrance Onto Brighton Dam Road, A Major Collector Road, Shall Conform With The Design Manual Minimum Sight Distance Requirements As Approved By The Development Engineering Division.
  - 7. Lots 1 Thru 3 Shall Be Designed As A Minimum Lot Size Of 3 Acres Excluding The Pipestem Areas In Accordance With Section 16.120(b)(6)(iii) Of The Subdivision And Land Development Regulations And Section 103.0.L. Of The Zoning Regulations.
  - 8. Waiver Approval Is Conditioned On Approval Of The Required Perc Testing Well And Septic Requirements Of The Health Department.
  - 9. Include This Waiver Decision As A General Note On The Final Plat. This Note Shall Include The Waiver File Number, The Sections Waived, Decision Date And The Conditions Of Approval.
- 37. A Pre-Submission Community Meeting Was Held For This Project On November 21, 2014 In Accordance With Section 16.128 Of The Subdivision And Land Development Regulations.
- 38. This Site Is Not Adjacent To A Scenic Road.
- 39. This Project Is In Conformance With The Latest Howard County Standards Unless Waivers Have Been Approved.
- 40. No Grading, Removal Of Vegetative Cover And Trees, Paving And New Structures Are Permitted Within The 100 Year Floodplain, 25-Foot Wetland Buffers And 100-Foot Streambank Buffer, Except For The Use-In-Common Driveway. The Disturbance To The Wetlands And Its Buffers Are Deemed As A Necessary Disturbance For The Construction Of The Northern End Of The New Shared Driveway. Per Section 16.118(c)(1)(i) Of The Subdivision Regulations.
- 41. On March 21, 2015 The Development Engineering Division Approved A Request To The Design Manual, Volume II, Section 2.5.B Which Requires A Public Access Place If A Shared Driveway Crosses The 100-Year Floodplain To Use A Private Use-In-Common Driveway. Subject To The Driveway Being Paved And That The 100-Year Floodplain Water Surface Elevation Is No More Than 1 Foot Over The Driveway At Any Point.

**General Notes Continued On Sheet 3:**

**Area Tabulation This Submission**

|  |             |
|--|-------------|
| TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED  | 3           |
| TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED | 0           |
| TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED    | 3           |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED    | 10.395 Ac.* |
| TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED   | 0.000 Ac.*  |
| TOTAL AREA OF LOTS/PARCELS TO BE RECORDED      | 10.395 Ac.* |
| TOTAL AREA OF ROADWAY TO BE RECORDED           | 0.015 Ac.*  |
| TOTAL AREA TO BE RECORDED                      | 10.410 Ac.* |



**Reservation Of Public Utility Easements**

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lots 1 Thru 3. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. 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(s) Of Easement In The Land Records Of Howard County."

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.

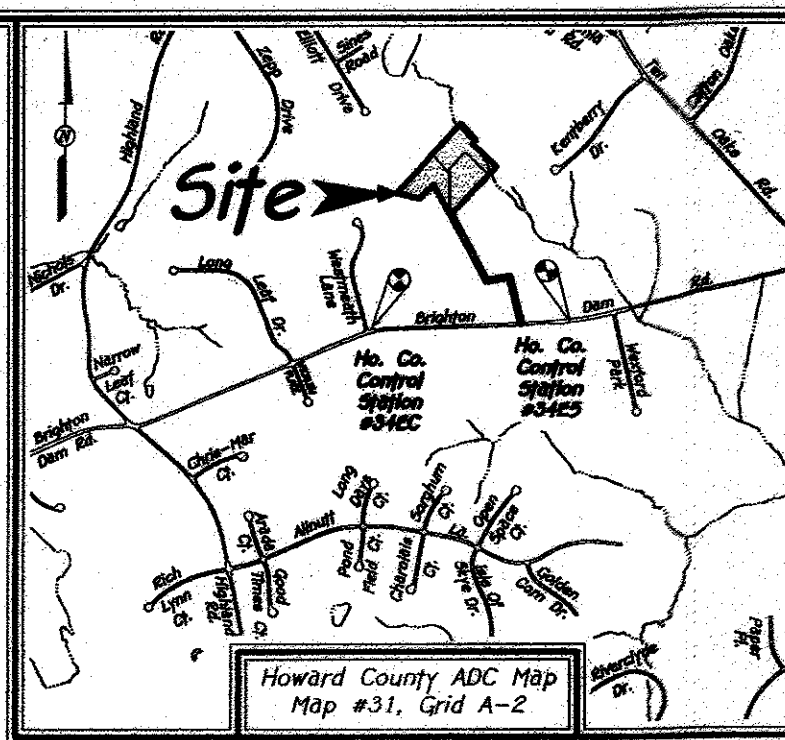
Mark L. Robel 4-03-17 Date  
 Rene Eppi 4/3/2017 Date  
 Anetta Grabowska 4-08-2017 Date

**Owner And Developer**

Rene Eppi And Anetta Grabowska  
 13000 Brighton Dam Road  
 Clarksville, Maryland 21029  
 Ph: (240) 381-3306

**General Notes:**

- 1. Subject Property Zoned RR-DEO Per The 10/06/13 Comprehensive Zoning Plan
- 2. Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 34E5 And 34E6.
- 3. Station No. 34E5 North 559,538.023 East 1,322,835.820 Elev -460.445 Station No. 34E6 North 559,469.751 East 1,320,470.709 Elev -496.354
- 4. This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About April, 2015 By Fisher, Collins & Carter, Inc.
- 5. B.R.L. Denotes Building Restriction Line.
- 6. ● Denotes Iron Pin Set With Cap "F.C.C. 106".
- 7. ○ Denotes Iron Pipe Or Iron Bar Found.
- 8. ◯ Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- 9. ■ Denotes Concrete Monument Set With Cap "F.C.C. 106".
- 10. ■ Denotes Concrete Monument Or Stone Found.
- 11. For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipe Stem And The Road Right-Of-Way Line Only And Not Onto The Flag Or Pipe Stem Lot Driveway.
- 12. Driveways Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
  - a) Width - 12 Feet (16 Feet Serving More Than One Residence);
  - b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, (1 - 1/2" Minimum);
  - c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
  - d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
  - e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
  - f) Structure Clearances - Minimum 12 Feet;
  - g) Maintenance - Sufficient To Ensure All Weather Use.
- 13. All Lot Areas Are More Or Less (+).
- 14. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- 15. APPO Traffic Study Is Not Required For This Project Since It Is A Minor Subdivision.
- 16. No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map. No Historic Structures Exist On This Site.
- 17. Previous Department Of Planning And Zoning File Numbers: ECP-16-016, WP-15-071, WP-17-036 And WP-17-074.
- 18. A Floodplain Study For This Project Was Prepared By Fisher, Collins & Carter, Inc. Dated August 21, 2015 And Approved On October 15, 2015.
- 19. This Property Is Not Located Within The Metropolitan District.
- 20. Private Water And Sewage Will Be Used Within This Site.
- 21. There Is An Existing Dwelling And Accessory Structures Located On Lot 1 Which Are 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.
- 22. This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003. Development Or Construction On These Lots 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.
- 23. No Noise Study Is Required For This Project.
- 24. Section 16.121 Of The Subdivision Regulations Require A \$1,500.00 Payment For Fee-In-Lieu Of Providing Open Space For Non-Cluster Subdivisions In The RR Zoning District. The Developer Will Pay The Fee-In-Lieu.
- 25. Wetlands Evaluation And Report Prepared By Eco-Science Professionals, Inc., Dated August 24, 2015. There Is A 100 Year Floodplain, Wetlands And A Perennial Stream Located On Lots 2 And 3. A 35-Foot Environmental Buffer Has Been Provided From The 100-Foot Stream Bank Buffer.
- 26. The Lots Shown Hereon Comply With The Minimum Ownership, Width And Lot Area As Required By The Maryland State Department Of The Environment.
- 27. Stormwater Management Practices Are Required In Accordance With The Design Manuals. Prior To Signature Approval Of The Final Plat Or Site Development Plan, The Developer Will Be Required To Execute The Declaration Of Covenant And/Or A Developers Agreement For The Construction Of The Stormwater Management Practices And A Maintenance Agreement.
- 28. This Subdivision Is Exempt From Forest Conservation Requirements Since It Is A Minor Subdivision Creating One Additional Lot With No Further Subdivision Potential Per Section 16.120(b)(1)(viii) Of The Howard County Code. This Subdivision Is Creating One Additional Lot From Two (2) Deeded Parcels.
- 29. Sight Distance At Brighton Dam Road Was Determined To Be Adequate.



**Vicinity Map**

Scale: 1" = 2,000'

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

Michael J. Quinn 4/19/17 Date  
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division 4-20-17 Date  
 Director 4-24-17 Date

**Owner's Certificate**

We, Rene Eppi And Anetta Grabowska, 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 Rights-Of-Way 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-Way. Witness My Hand This 30th Day Of APRIL 2017.

Rene Eppi  
 Anetta Grabowska  
 Witness: Antramini Jute

**Surveyor's Certificate**

I Herby Certify That To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Comprised Of (1) All Of The Lands Conveyed By Cathay Greene MacRae, Formerly Known As Cathay J. Townes And Cathay J. MacRae To Rene E. Eppi And Anetta Grabowska By Deed Dated May 29, 1998 And Recorded Among The Aforesaid Land Records In Liber 4320 At Folio 129; And (2) All Of The Lands Conveyed By Antonio Javer And Jean Ellen Snider To Rene Eppi And Anetta Grabowska By Deed Dated June 30, 2006 And Recorded Among The Aforesaid Land Records In Liber 10112 At Folio 209; 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, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Mark L. Robel  
 Mark L. Robel, Property Line Surveyor No. 339  
 Expiration Date: October 4, 2018

RECORDED AS PLAT NO. 24151 ON 4/24/17  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Brighton Estates**  
 Lots 1 Thru 3  
 (Being A Subdivision Of Tax Map No. 34, Parcel No. 30B (Liber 4320 At Folio 129) And Tax Map 34, Parcel No. 432 (Liber 10112 At Folio 209))

Zoned: RR-DEO  
 Tax Map No.: 34 Parcel No.: 30B Grid No.: 10  
 Tax Map No.: 34 Parcel No.: 432 Grid No.: 4  
 Fifth Election District - Howard County, Maryland  
 Date: February 17, 2017 Scale: As Shown Sheet 1 Of 3





The Requirements 3-108, The Real Property Article, Annotated Code of Maryland, 1986 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Mark L. Robel 4-03-17  
 Mark L. Robel, P.L.S. #339  
 (Property Line Surveyor)  
 Rene Eppi 4/5/2017  
 Rene Eppi  
 Anetta Grabowska 4-05-2017  
 Anetta Grabowska

**Reservation Of Public Utility Easements**  
 "Developer Reserves To Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lots 1 Thru 3. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. 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(s) Of Easement In The Land Records Of Howard County."

**Limit Of Wetlands Line Table**

| LINE | BEARING     | LENGTH |
|------|-------------|--------|
| WL1  | S56°47'03"E | 19.39' |
| WL2  | S38°42'49"E | 27.46' |
| WL3  | S45°56'12"E | 48.26' |
| WL4  | S36°01'22"E | 20.99' |
| WL5  | S18°50'35"E | 45.60' |
| WL6  | S47°59'56"E | 15.64' |
| WL7  | S82°46'24"E | 13.44' |
| WL8  | N57°58'26"E | 39.11' |
| WL9  | S13°03'55"W | 28.19' |
| WL10 | S01°50'18"W | 15.70' |
| WL11 | S20°00'25"E | 12.80' |
| WL12 | S46°51'19"E | 31.42' |
| WL13 | S07°52'36"E | 0.47'  |
| WL14 | S08°20'18"E | 16.14' |
| WL15 | S26°54'44"E | 19.08' |
| WL16 | S67°30'56"E | 17.22' |
| WL17 | S13°57'33"E | 43.36' |
| WL18 | S33°24'53"E | 35.14' |
| WL19 | S42°04'04"E | 16.83' |
| WL20 | S15°02'30"E | 76.70' |
| WL21 | S28°34'25"E | 23.69' |
| WL22 | N76°13'41"E | 18.44' |
| WL23 | N14°12'20"W | 19.66' |
| WL24 | N72°33'55"E | 23.74' |
| WL25 | S64°59'31"E | 22.19' |
| WL26 | N59°15'11"E | 21.78' |
| WL27 | S74°32'55"E | 41.91' |
| WL28 | S17°41'35"E | 19.81' |
| WL29 | S02°56'57"W | 20.78' |
| WL30 | S01°50'23"E | 14.08' |
| WL31 | S79°29'40"W | 16.73' |
| WL32 | N42°24'16"E | 61.78' |
| WL33 | N84°42'19"E | 42.50' |

**Public 100 Year Floodplain, Drainage & Utility Easement Line Table**

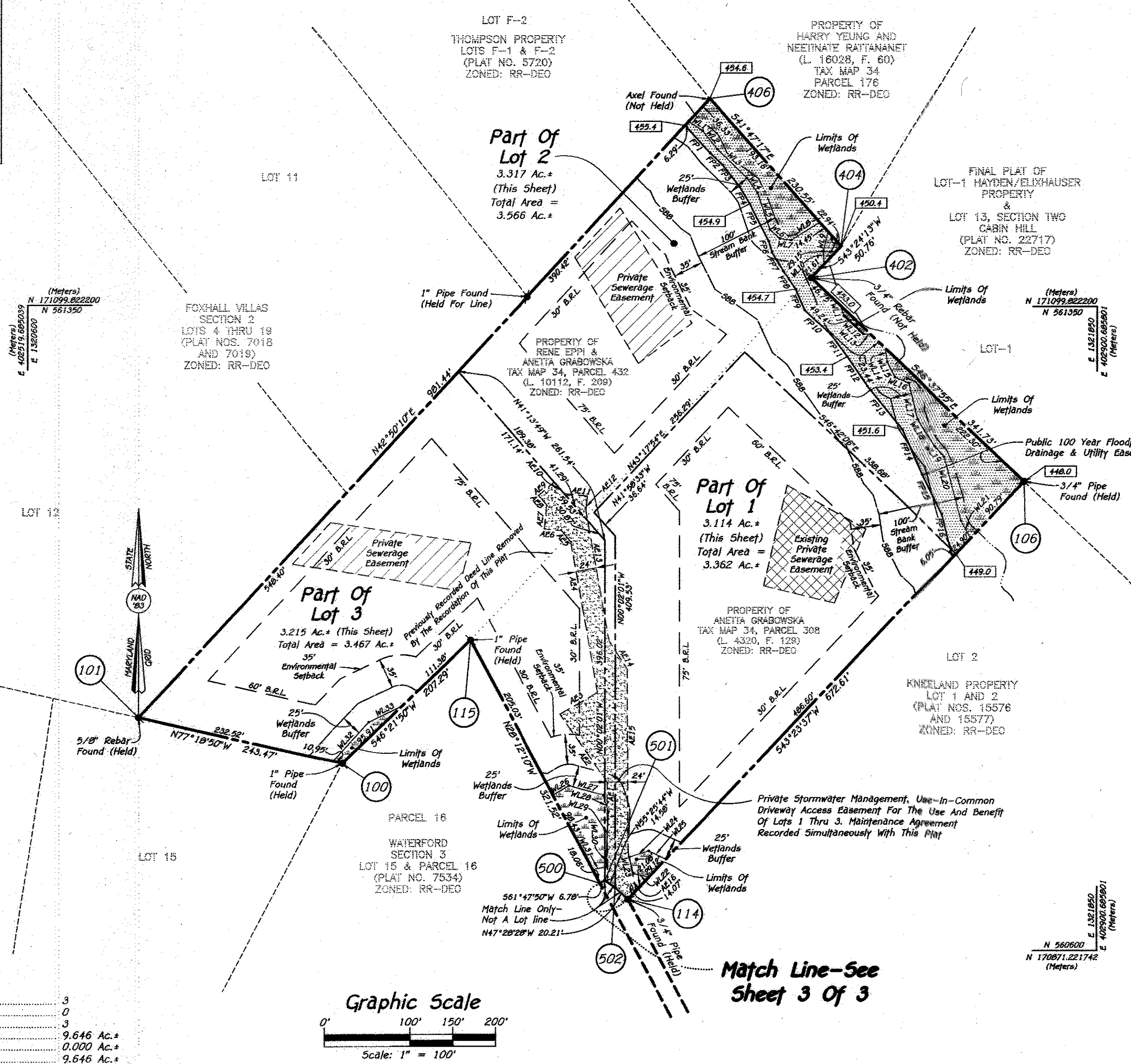
| LINE | BEARING     | LENGTH |
|------|-------------|--------|
| FP1  | S42°26'46"E | 43.92' |
| FP2  | S46°59'37"E | 19.69' |
| FP3  | S38°07'56"E | 32.79' |
| FP4  | S30°29'30"E | 22.77' |
| FP5  | S27°04'56"E | 49.19' |
| FP6  | S16°02'05"E | 13.49' |
| FP7  | S30°54'16"E | 25.92' |
| FP8  | S35°36'28"E | 24.92' |
| FP9  | S23°07'03"E | 26.07' |
| FP10 | S47°09'59"E | 41.43' |
| FP11 | S36°41'16"E | 32.21' |
| FP12 | S34°34'16"E | 41.94' |
| FP13 | S39°06'12"E | 68.20' |
| FP14 | S23°44'19"E | 46.33' |
| FP15 | S27°04'45"E | 20.02' |
| FP16 | S13°39'39"E | 51.71' |

**Legend**

- Existing Private Sewerage Easement
- Private Stormwater Management, Use-In-Common Driveway Access Easement For The Use And Benefit Of Lots 1 Thru 3
- Public 100 Year Floodplain, Drainage & Utility Easement
- 588 100' Stream Bank Buffer
- Wetlands Area
- 100 Year Floodplain Water Surface Elevation

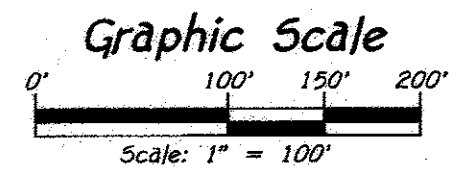
**Private Stormwater Management, Use-In-Common Driveway Access Easement Line Table**

| LINE | BEARING     | LENGTH  |
|------|-------------|---------|
| AE1  | N00°18'18"W | 116.83' |
| AE2  | N34°53'13"W | 95.63'  |
| AE3  | N60°11'24"E | 50.66'  |
| AE4  | N10°15'30"W | 178.25' |
| AE5  | N39°17'37"W | 16.65'  |
| AE6  | N84°17'37"W | 20.29'  |
| AE7  | N05°42'23"E | 28.15'  |
| AE8  | N41°13'49"W | 14.32'  |
| AE9  | N48°46'11"E | 24.00'  |
| AE10 | S41°13'49"E | 18.25'  |
| AE11 | S04°17'37"E | 26.74'  |
| AE12 | S05°42'23"W | 16.23'  |
| AE13 | S10°15'30"E | 155.05' |
| AE14 | S32°42'51"E | 38.92'  |
| AE15 | S00°18'18"E | 213.94' |
| AE16 | S12°17'31"E | 44.97'  |



**Area Tabulation This Sheet**

|  |            |
|--|------------|
| TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED  | 3          |
| TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED | 0          |
| TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED    | 3          |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED    | 9.646 Ac.± |
| TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED   | 0.000 Ac.± |
| TOTAL AREA OF LOTS/PARCELS TO BE RECORDED      | 9.646 Ac.± |
| TOTAL AREA OF ROADWAY TO BE RECORDED           | 0.000 Ac.± |
| TOTAL AREA TO BE RECORDED                      | 9.646 Ac.± |



APPROVED: For Private Water And Private Sewerage Systems  
 Howard County Health Department.  
 Michael J. Davis 4/19/17  
 Howard County Health Officer  
 APPROVED: Howard County Department Of Planning And Zoning.  
 Chief, Development Engineering Division 4-20-17  
 Kent Shulman 4-24-17  
 Director

**Owner's Certificate**  
 We, Rene Eppi And Anetta Grabowska, 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 Rights-Of-Way 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-Way. Witness My Hand This 3RD Day Of APRIL 2017.  
 Rene Eppi  
 Anetta Grabowska  
 Stephen J. Smith  
 Stephen J. Smith

**Surveyor's Certificate**  
 I Hereby Certify That To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duty Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Comprised Of (1) All Of The Lands Conveyed By Cathay Greene MacRae, Formerly Known As Cathay J. Townes And Cathay J. MacRae To Rene E. Eppi And Anetta Grabowska By Deed Dated May 29, 1998 And Recorded Among The Aforesaid Land Records In Liber 4320 At Folio 129; And (2) All Of The Lands Conveyed By Antonio Javer And Jean Ellen Snider To Rene Eppi And Anetta Grabowska By Deed Dated June 30, 2006 And Recorded Among The Aforesaid Land Records In Liber 10112 At Folio 209; 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, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.  
 Mark L. Robel  
 Mark L. Robel, Property Line Surveyor No. 339  
 Expiration Date: October 4, 2018

RECORDED AS PLAT No. 24152 ON 4/24/17  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.  
**Brighton Estates**  
 Lots 1 Thru 3  
 (Being A Subdivision Of Tax Map No. 34, Parcel No. 308 (Liber 4320 At Folio 129) And Tax Map 34, Parcel No. 432 (Liber 10112 At Folio 209))  
 Zoned: RR-DEO  
 Tax Map No.: 34 Parcel No.: 308 Grid No.: 10  
 Tax Map No.: 34 Parcel No.: 432 Grid No.: 4  
 Fifth Election District - Howard County, Maryland  
 Date: February 17, 2017 Scale: 1"=100' Sheet 2 of 3

**Owner And Developer**  
 Rene Eppi And Anetta Grabowska  
 13000 Brighton Dam Road  
 Clarksville, Maryland 21029  
 Ph: (240) 381-3386  
**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461 - 2895

I:\2014\14010.dwg\RECORD PLATS\14010 PLAT 2.dwg, 3/27/2017 11:28:26 AM, Downstairs T1500 (temporary).pc3



The Requirements 3-108, The Real Property Article, Annotated Code of Maryland, 1986 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Mark L. Robel 4-03-17  
 Mark L. Robel, P.L.S. #339  
 (Professional Line Surveyor)  
 Rene Eppi 4/3/2017  
 Rene Eppi  
 Anetta Grabowska 4-03-2017  
 Anetta Grabowska

**Legend**

- Existing Private Sewerage Easement
- Private Stormwater Management, Use-In-Common Driveway Access Easement For The Use And Benefit Of Lots 1 Thru 3
- Public 100 Year Floodplain, Drainage & Utility Easement
- 500' Stream Bank Buffer
- Wetlands Area
- 100 Year Floodplain Water Surface Elevation

**General Notes Continued:**

42. WF-17-036 Was Approved On November 19, 2016 Waiving Section 16.144(p) Within 120 Days Of Receiving Approval Of The Final Plat 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, Section 16.144 (q) Within 180 Days Of Final Plat Approval. The Developer Shall Submit The Final Subdivision Plat Original To The Department Of Planning And Zoning For Signatures And Recordation.
- Approval Is Subject To The Following Three (3) Conditions:
- The Petitioner Must Submit The Required Declaration Of Covenants, Maintenance For Private Stormwater Management And Payment For Fees To The Real Estate Services Division Within 120 Days From The Date Of This Alternative Compliance Approval (On Or Before March 9, 2017). The Above Document And Fees Shall Be Submitted To DPV Real Estates Services A Minimum Of 3 Weeks Prior To Submission Of The Final Plat Originals.
  - The Petitioner Must Submit The Final Plat Originals For Signatures And Recordation To The Division Of Land Development Within 120 Days From The Date Of This Alternative Compliance Approval (On Or Before March 9, 2017).
  - Include This Alternative Compliance Decision As A General Note On The Final Plat This Note Shall Include The Alternative Compliance Petition File Number, The Sections Waived, Decision Date And The Conditions Of Approval.
43. This Plat Is Subject To WF-17-074 Which On February 16, 2017 The Planning Director Approved A Request To Waive Section 16.144(p) And Section 16.144(q) Of The Amended Fifth Edition. Approval Is Subject To The Following Conditions:
- The Petitioner Must Submit The Required Declaration Of Covenants, Maintenance For Private Stormwater Management And Payment Of Fees To The Real Estate Services Division Within 90 Days From March 9, 2017 Deadline Date (On Or Before June 7, 2017).
  - The Petitioner Must Submit The Final Plat Originals For Signatures And Recordation To The Division Of Land Development Within 90 Days From The March 9, 2017 Due Date (On Or Before June 7, 2017).
  - Include This Waiver Decision As A General Note On The Final Plat. This Note Shall Include The Alternative Compliance Petition File Number, The Sections Waived, Decision Date And The Conditions Of Approval.

**Owner And Developer**

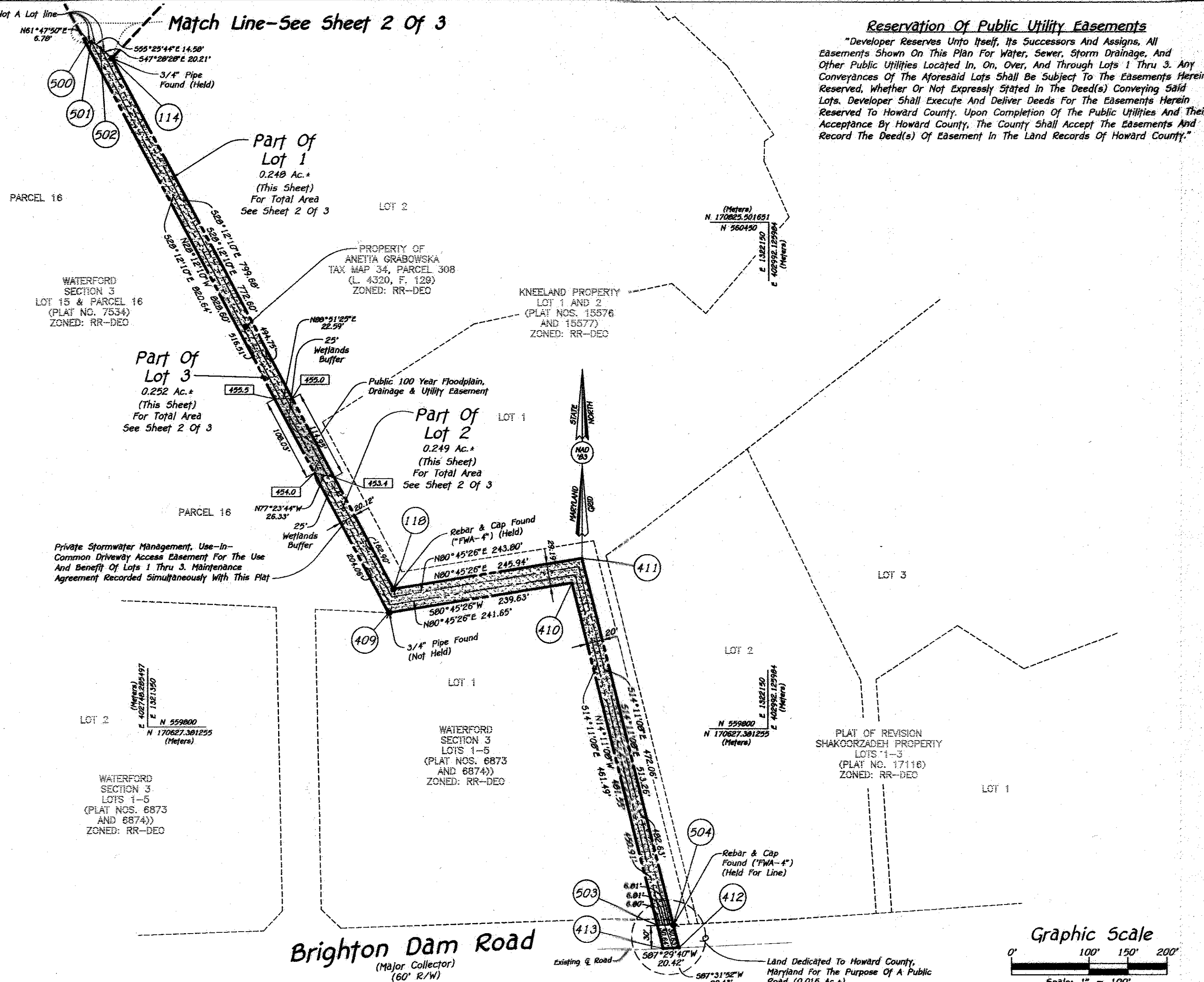
Rene Eppi And Anetta Grabowska  
 13000 Brighton Dam Road  
 Clarksville, Maryland 21029  
 Ph: (240) 381-3386



**Area Tabulation This Sheet**

|  |            |
|--|------------|
| TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED  | 0          |
| TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED | 0          |
| TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED    | 0          |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED    | 0.749 Ac.± |
| TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED   | 0.000 Ac.± |
| TOTAL AREA OF LOTS/PARCELS TO BE RECORDED      | 0.749 Ac.± |
| TOTAL AREA OF ROADWAY TO BE RECORDED           | 0.015 Ac.± |
| TOTAL AREA TO BE RECORDED                      | 0.764 Ac.± |

Match Line-See Sheet 2 Of 3



**Reservation Of Public Utility Easements**

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lots 1 Thru 3. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. 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(s) Of Easement In The Land Records Of Howard County."

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

*Richard A. Davis* 4/19/17  
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Chris Edmund* 4-20-17  
 Chief, Development Engineering Division Date

*Kent Shuchman* 4-24-17  
 Director Date

**Owner's Certificate**

We, Rene Eppi And Anetta Grabowska, 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 Rights-Of-Way 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-Way. Witness My Hand This 3RD DAY Of APRIL 2017.

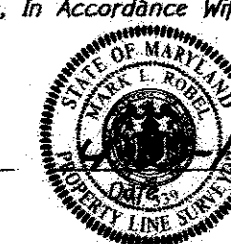
*Rene Eppi*  
 Rene Eppi  
*Anetta Grabowska*  
 Anetta Grabowska

*Stephanie Jute*  
 Witness  
*Stephanie Jute*  
 Witness

**Surveyor's Certificate**

I Hereby Certify That To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Comprised Of (1) All Of The Lands Conveyed By Cathay Greene MacRae, Formerly Known As Cathay J. Twines And Cathay J. MacRae To Rene E. Eppi And Anetta Grabowska By Deed Dated May 29, 1998 And Recorded Among The Aforesaid Land Records In Liber 4320 At Folio 129; And (2) All Of The Lands Conveyed By Antonio Jover And Jean Ellen Snider To Rene Eppi And Anetta Grabowska By Deed Dated June 30, 2006 And Recorded Among The Aforesaid Land Records In Liber 10112 At Folio 209; 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, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

*Mark L. Robel*  
 Mark L. Robel, Property Line Surveyor No. 339  
 Expiration Date: October 4, 2018



RECORDED AS PLAT No. 24153 ON 4/24/17  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Brighton Estates**  
 Lots 1 Thru 3

(Being A Subdivision Of Tax Map No. 34, Parcel No. 308 (Liber 4320 At Folio 129) And Tax Map 34, Parcel No. 432 (Liber 10112 At Folio 209))

Zoned: RR-DEO  
 Tax Map No.: 34 Parcel No.: 308 Grid No.: 10  
 Tax Map No.: 34 Parcel No.: 432 Grid No.: 4  
 Fifth Election District - Howard County, Maryland  
 Date: February 17, 2017 Scale: 1"=100' Sheet 3 of 3