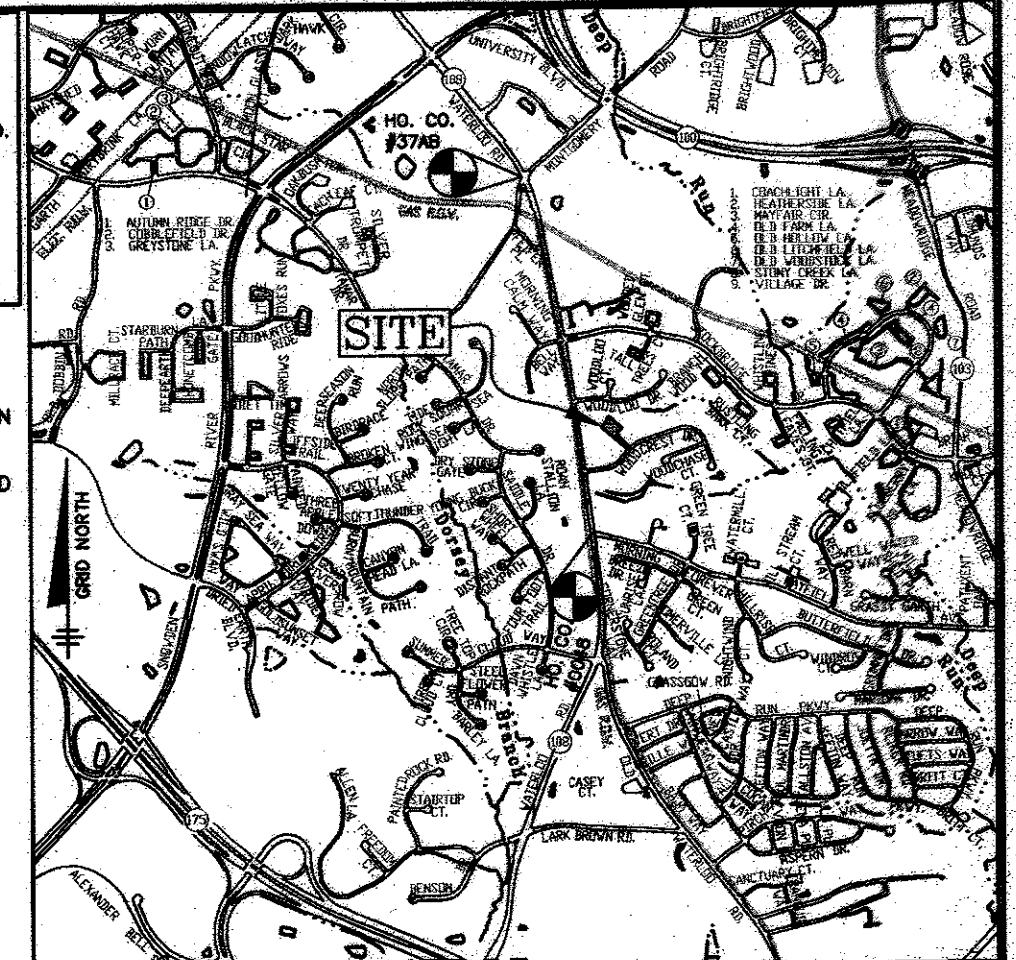


BENCH MARKS NAD '83

HO. CO. MON. 37AB	ELEV. 390.452
STAMPED DISC ON CONCRETE MONUMENT.	
CORNER MD. RT. 108 & OLD MONTGOMERY RD.	
N 861.137.376	E 1,369,891.847
HO. CO. MON. 0048	ELEV. 348.044
STAMPED DISC ON CONCRETE MONUMENT.	
CORNER MD. RT. 108 & MAYFIELD AVENUE	
N 857,526.362	E 1,370,661.967

GENERAL NOTES (CONTINUED)

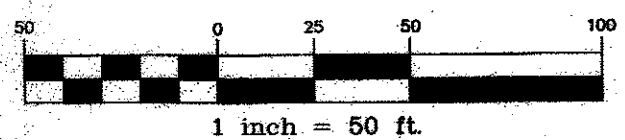
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE STORMWATER MANAGEMENT ACT OF 2007. ENVIRONMENTAL SITE DESIGN (ESD) HAS BEEN COMPLETED BY THE USE OF MICRO-BIORETENTION (M-6) LANDSCAPE INFILTRATION (M-3), AND DRY WELLS (M-5) FACILITIES. ALL ESD PRACTICES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS OR THE H.O.A. ECP-14-081 WAS APPROVED FOR THIS PARCEL ON 1-9-15. THE STORMWATER MANAGEMENT DESIGNED UNDER F-15-093 WAS FOR THE ENTIRE PARCEL, INCLUDING THESE LOTS AND THIS DEVELOPMENT.
- LANDSCAPING FOR THIS SUBDIVISION IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE OBLIGATION WAS COMPLETED UNDER SDP-16-058.
- THE TOTAL FOREST CONSERVATION OBLIGATION HAS BEEN MET BY FINAL PLAN, F-15-096.
- 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 63-65 AND BULK PARCELS "A" AND "B". ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS, 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 TOTAL OPEN SPACE OBLIGATION FOR WOODBROOK SECTION 2, OF 0.54 ACRES IS PROVIDED AT THE TIME OF THIS SUBDIVISION. FOR ALL OF WOODBROOK, SECTION 2, THE 25% OPEN SPACE OBLIGATION IS BASED ON THE TOTAL 2.14 ACRES RECORDED UNDER SECTION 2, PHASE 1, F-15-096. THE OPEN SPACE LOT SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE OPEN SPACE SHOWN HEREON IS WAS DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE AS SHOWN HEREON.
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 9/30/15, DEPARTMENT ID #16799728. THE DECLARATION OF COVENANTS FOR THE HOMEOWNERS ASSOCIATION HAS BEEN RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND AT LIBER 16904 FOLIO 270, AND AMENDED BY LIBER 16933 FOLIO 85.
- ON JUNE 8, 2015, WP-15-140 WAS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING. THE FOLLOWING SECTIONS OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WERE WAIVED: SECTION 16.121(a)(2), 16.121(e)(1), 16.144(b) & 16.145, 16.144(g) & 16.146 AND 16.1205(a)(7). APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE PETITIONER MUST RECEIVE APPROVAL OF F-15-096 WOODBROOK, SECTION 2 PHASE 1, TO CONSOLIDATE THE 3 PARCELS AND CREATE 3 BUILDABLE LOTS AND 2 NON-BUILDABLE BULK PARCELS.
 - ADD THE WAIVER PETITION, WP-15-140 ON F-15-096, SECTION 2, PHASE 1 AS GENERAL NOTE STATING THE REQUEST, THE APPROVAL DATE AND CONDITIONS IN WHICH IT WAS APPROVED.
 - A NOTE SHALL BE PROVIDED ON THE FINAL PLAN FOR F-15-096 AND THE SUPPLEMENTAL PLAN THAT THE 25% OPEN SPACE REQUIREMENT WILL BE DEFERRED UNDER SECTION 2, PHASE 1, F-15-096 AND WILL BE PROVIDED IN ITS ENTIRETY UNDER SECTION 2, PHASE 2 OF WOODBROOK.
 - A 12' ACCESS DRIVE WILL BE REQUIRED FOR THE OPEN SPACE ACCESS. A GENERAL NOTE SHOULD BE ADDED TO THE FINAL PLAN AND ALSO STATE THAT HOWARD COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE ACCESS DRIVE IF THE OPEN SPACE LOT IS DEDICATED TO HOWARD COUNTY.
 - SHOW THE 1 SPECIMEN TREE BEING REMOVED AND LABELED PER WP-15-140 ON THE SUPPLEMENTAL PLAN FOR F-15-096. THE SPECIMEN TREE REMOVAL SHALL BE MITIGATED BY THE PLANTING OF 2 PERIMETER SHADE TREES OF 3" CALIPER.
 - PETITIONER SHALL ADDRESS ALL COMMENTS FROM ALL SRC AGENCIES FOR F-15-096.
 - COMPLY WITH ALL COMMENTS FOR THE APPROVED ECP-14-081.
- THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 - RESIDENTIAL INFILL DEVELOPMENT - OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE DEVELOPER OF THIS PROJECT SHALL CREATE COMPATIBILITY WITH THE EXISTING NEIGHBORHOOD THROUGH THE USE OF ENHANCED PERIMETER LANDSCAPING, BERMING, FENCES, SIMILAR HOUSING UNIT TYPES AND THE DIRECTIONAL ORIENTATION OF THE PROPOSED HOUSES.
- THE FOREST CONSERVATION REFORESTATION EASEMENT WITHIN OPEN SPACE LOT 72 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 EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT (LIBER 16914, FOLIO 304) ARE ALLOWED.
- THE FOREST CONSERVATION REFORESTATION EASEMENT PLANTINGS LOCATED WITHIN OPEN SPACE LOT 72 ARE NOT TO BE CONSIDERED LANDSCAPING, AS IT IS USUALLY PRACTICED. THE PURPOSE OF THESE PLANTINGS IS TO CREATE A NEW FOREST COMMUNITY THAT WILL REPLACE TO SOME DEGREE THE FOREST RESOURCES THAT HAVE BEEN LOST DURING THE LAND DEVELOPMENT PROCESS. THEIR PRIMARY PURPOSE IS ENVIRONMENTAL AND NOT AESTHETIC. THE REFORESTATION STAND WILL REQUIRE SPECIAL MANAGEMENT AND INITIALLY MAY NOT LOOK ATTRACTIVE.
- OPEN SPACE CALCULATIONS ARE AS FOLLOWS:
 TOTAL (SECTION 2, PHASE 1) = 2.14 AC
 OPEN SPACE REQUIRED = 0.54 AC (25% OF THE TOTAL)
 OPEN SPACE PROVIDED = 0.85 AC
 OPEN SPACE CREDITED = 0.55 AC
 OPEN SPACE NON-CREDITED = 0.10 AC
- PREVIOUS DPZ FILE NUMBERS: ECP-14-081, F-15-096, F-15-103, WP-15-140, WAS CONTRACT #14-4912-D, SDP-16-058.



ADC MAP: 34, GRID: C3 VICINITY MAP SCALE: 1"=2000'

TRAVERSE/CONTROL COORDINATE TABLE

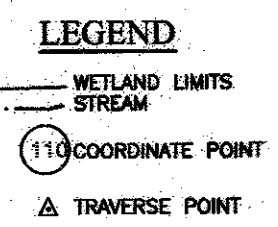
NO.	NORTHING	EASTING
1	558314.7460	1371008.7500
6	558529.1285	1370937.3833
7	558551.7425	1370709.1526
8	558441.6111	1370868.9346



BOUNDARY COORDINATES

POINT #	NORTHING	EASTING
110	558328.0760	1371012.0667
111	558313.2517	1370998.6220
112	558539.4947	1370730.3491
113	558552.1081	1370740.9864
114	558653.1151	1370799.0759
115	558537.5742	1370933.7809
116	558505.3379	1370894.9431
117	558466.4061	1370848.0386

PLAN VIEW



GENERAL NOTES

- ⊙ DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND
- ⊙ DENOTES TRAVERSE POINT.
- ALL AREAS ARE "MORE OR LESS".
- THE SUBJECT PROPERTY IS ZONED R-SC PER THE OCTOBER 6, 2013 HOWARD COUNTY COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 37AB AND 0048. DISTANCES SHOWN ARE BASED ON MARYLAND STATE PLANE ZONE, U.S. FOOT.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT APRIL, 2015 BY BENCHMARK ENGINEERING, INC.
- NO NOISE STUDY IS REQUIRED FOR THIS DEVELOPMENT.
- APPO TRAFFIC STUDY WAS PREPARED BY MARS GROUP, INC., DATED MARCH, 2014 FOR THE ORIGINAL SUBMISSION.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- WATER IS PUBLIC. THE CONTRACT NUMBERS IS 14-4912-D.
- SEWER IS PUBLIC. THE CONTRACT NUMBER IS 14-4912-D.
- THIS SUBDIVISION IS SUBJECT TO SECTION 16.122B OF THE HOWARD COUNTY CODE: PUBLIC WATER AND SEWER (CONTRACT #14-4912-D) SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 3/7/16, ON WHICH DATE DEVELOPER AGREEMENT WAS FILED AND ACCEPTED.
- THERE ARE WETLANDS LOCATED ON-SITE WITHIN OPEN SPACE LOT 72, AS OUTLINED IN THE WETLANDS DELINEATION REPORT BY ECO-SCIENCE PROFESSIONALS, INC., DATED JUNE 6TH, 2014. THEY WILL NOT BE DISTURBED.
- THERE IS NOT 100 YEAR FLOODPLAIN STUDY REQUIRED FOR THIS SITE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE WETLANDS, STREAM(S), THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS OR 100 YEAR FLOODPLAIN EXCEPT AS APPROVED THE HOWARD COUNTY, DEPARTMENT OF PLANNING AND ZONING.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON THESE LOTS.
- THERE ARE NO HISTORIC SITES/FEATURES LOCATED ON THESE LOTS.

OWNER/DEVELOPER:
 WOODBROOK HOMEOWNERS ASSOCIATION, INC.
 P.O. BOX 417
 ELLICOTT CITY, MARYLAND 21041
 410-465-4244

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS

6480 BALTIMORE NATIONAL PIKE SUITE 315 • ELLICOTT CITY, MD 21043
 (P) 410-465-8105 (F) 301-371-3505 (F) 410-465-6644
 WWW.BE-ENGINEERING.COM

AREA TABULATION CHART - THIS SUBDIVISION

TOTAL NUMBER OF LOTS TO BE RECORDED	
BUILDABLE LOTS	0
NON-BUILDABLE BULK PARCELS	0
OPEN SPACE	1
TOTAL AREA OF LOTS TO BE RECORDED	
BUILDABLE LOTS	N/A
NON-BUILDABLE BULK PARCELS	N/A
OPEN SPACE TOTAL	0.56± AC.
OPEN SPACE CREDITED	0.46± AC.
OPEN SPACE NON-CREDITED	0.10± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	0.56± AC.

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.

Donald A. Mason 11/4/16 DATE
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

Steven K. Breeden 11/7/16 DATE
 STEVEN K. BREEDEN, MEMBER
 VICE PRESIDENT OF WOODBROOK HOMEOWNERS ASSOCIATION, INC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
William M. Roseman 11/21/2016 DATE
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Ken Stedehoff 11/28/16 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
Kent Stedehoff 11/28/16 DATE
 DIRECTOR

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2017 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY WOODBROOK HOMEOWNERS ASSOCIATION, INC., FROM SECURITY DEVELOPMENT, LLC, BY DEED DATED APRIL 28, 2016 AND RECORDED IN LIBER 16933 AT FOLIO 81 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 11-4-16 DATE
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR, MD. REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC., MD. REG. NO. 351

OWNER'S CERTIFICATE
 "WOODBROOK HOMEOWNERS ASSOCIATION, INC., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAT OF EASEMENT, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 7th DAY OF NOVEMBER, 2016."

Steven K. Breeden 11/7/16 DATE
 STEVEN K. BREEDEN, MEMBER
 WOODBROOK HOMEOWNERS ASSOCIATION, INC.

James R. Moxley III 11/7/16 DATE
 JAMES R. MOXLEY III, MEMBER
 WOODBROOK HOMEOWNERS ASSOCIATION, INC.

Shirley M. Gay 11/7/16 DATE
 WITNESS

Shirley M. Gay 11/7/16 DATE
 WITNESS

THE SOLE AND ONLY PURPOSE OF THIS PLAT OF REVISIONS IS TO ADD A PRIVATE EASEMENT ON OPEN SPACE LOT 72 FOR THE BENEFIT OF LOTS 69 & 70.

RECORDED AS PLAT NO. 232976 ON 12/2/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
WOODBROOK, SECTION 2, PHASE 2
 A REVISION TO
WOODBROOK SECTION 2, PHASE 2,
 AS SHOWN ON PLAT NOS. 23832-23833

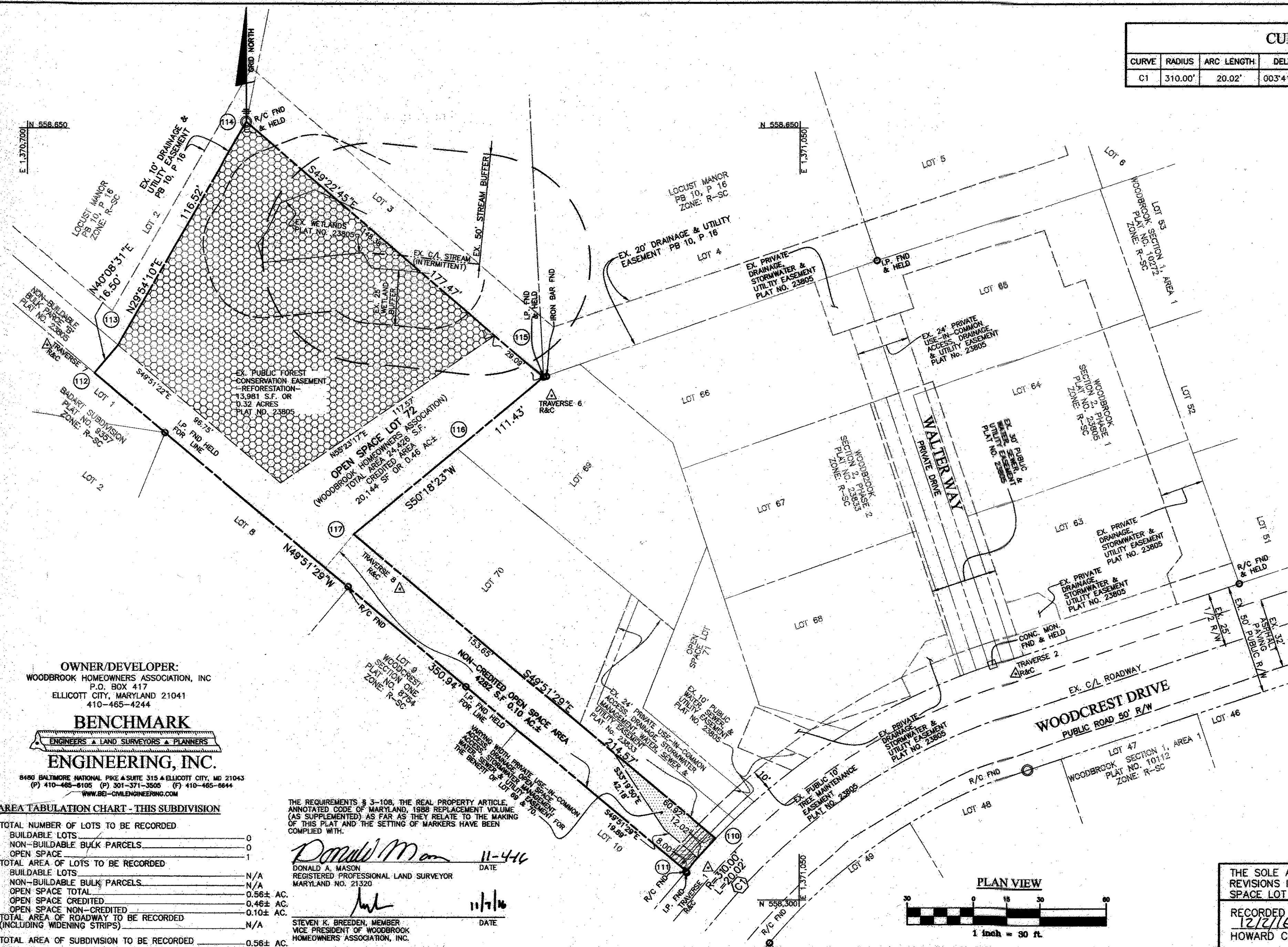
ECP-14-081, F-15-096, F-15-103, WP-15-140,
 W&S CONTRACT #14-4912-D, SDP-16-058

1st ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 37 SCALE: AS SHOWN
 GRID: 14 DATE: NOVEMBER, 2016
 PARCEL: 126
 ZONED: R-SC SHEET: 1 OF 2

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	310.00'	20.02'	003°41'58"	10.01'	S42°12'22"W	20.01'

BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
110	558328.0760	1371012.0667
111	558313.2517	1370998.6220
112	558539.4947	1370730.3491
113	558552.1081	1370740.8864
114	558653.1151	1370799.0759
115	558537.5742	1370933.7809
116	558505.3379	1370894.9431
117	558466.4061	1370848.0386

- LEGEND**
- EXISTING PRIVATE EASEMENT
 - EXISTING PUBLIC EASEMENT
 - EXISTING PUBLIC TREE MAINTENANCE EASEMENT
 - EXISTING PRIVATE EASEMENT
 - EXISTING FOREST CONSERVATION EASEMENT
 - PRIVATE EASEMENT THIS PLAT
 - WETLAND LIMITS STREAM
 - COORDINATE POINT
 - TRAVERSE POINT



OWNER/DEVELOPER:
 WOODBROOK HOMEOWNERS ASSOCIATION, INC.
 P.O. BOX 417
 ELLICOTT CITY, MARYLAND 21041
 410-465-4244

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 8450 BALTIMORE NATIONAL PIKE SUITE 315 ELLICOTT CITY, MD 21043
 (P) 410-465-6105 (F) 301-371-3505 (F) 410-465-6644
 WWW.BEI-CIVILENGINEERING.COM

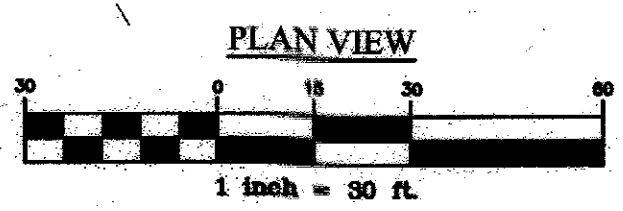
AREA TABULATION CHART - THIS SUBDIVISION

TOTAL NUMBER OF LOTS TO BE RECORDED	0
BUILDABLE LOTS	0
NON-BUILDABLE BULK PARCELS	0
OPEN SPACE	1
TOTAL AREA OF LOTS TO BE RECORDED	
BUILDABLE LOTS	N/A
NON-BUILDABLE BULK PARCELS	N/A
OPEN SPACE TOTAL	0.56± AC.
OPEN SPACE CREDITED	0.46± AC.
OPEN SPACE NON-CREDITED	0.10± AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	0.56± AC.

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.

Donald M. Mason 11-4-16
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

Steven K. Breeden 11/7/16
 STEVEN K. BREEDEN, MEMBER
 VICE PRESIDENT OF WOODBROOK HOMEOWNERS ASSOCIATION, INC.



THE SOLE AND ONLY PURPOSE OF THIS PLAT OF REVISION IS TO ADD A PRIVATE EASEMENT ON OPEN SPACE LOT 72 FOR THE BENEFIT OF LOTS 69 & 70.

RECORDED AS PLAT NO. 23977 ON 12/16/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

Maureen Rossman 11/2/16
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Kevin Schuchler 11/22/16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kent Schuchler 11-28-16
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2017 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY WOODBROOK HOMEOWNERS ASSOCIATION, INC., FROM SECURITY DEVELOPMENT, LLC, BY DEED DATED APRIL 28, 2016 AND RECORDED IN LIBER 16933 AT FOLIO 81 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald M. Mason 11-4-16
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR, MD. REG. NO. 21320

OWNER'S CERTIFICATE

"WOODBROOK HOMEOWNERS ASSOCIATION, INC., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAT OF EASEMENT, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 7th DAY OF NOVEMBER, 2016."

Steven K. Breeden 11/7/16
 STEVEN K. BREEDEN, MEMBER
 WOODBROOK HOMEOWNERS ASSOCIATION, INC.

James R. Moxley III 11/7/16
 JAMES R. MOXLEY III, MEMBER
 WOODBROOK HOMEOWNERS ASSOCIATION, INC.

Shirley M. Gay 11/16/16
 WITNESS DATE

Shirley M. Gay 11/7/16
 WITNESS DATE

PLAT OF REVISION
WOODBROOK, SECTION 2, PHASE 2
 A REVISION TO
WOODBROOK SECTION 2, PHASE 2,
 AS SHOWN ON PLAT NOS. 23832-23833

ECP-14-081, F-15-096, F-15-103, WP-15-140,
 W&S CONTRACT #14-4912-D, SDR-16-058

1st ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 37
 GRID: 14
 PARCEL: 126
 ZONED: R-SC

SCALE: AS SHOWN
 DATE: NOVEMBER, 2016
 SHEET: 2 OF 2