

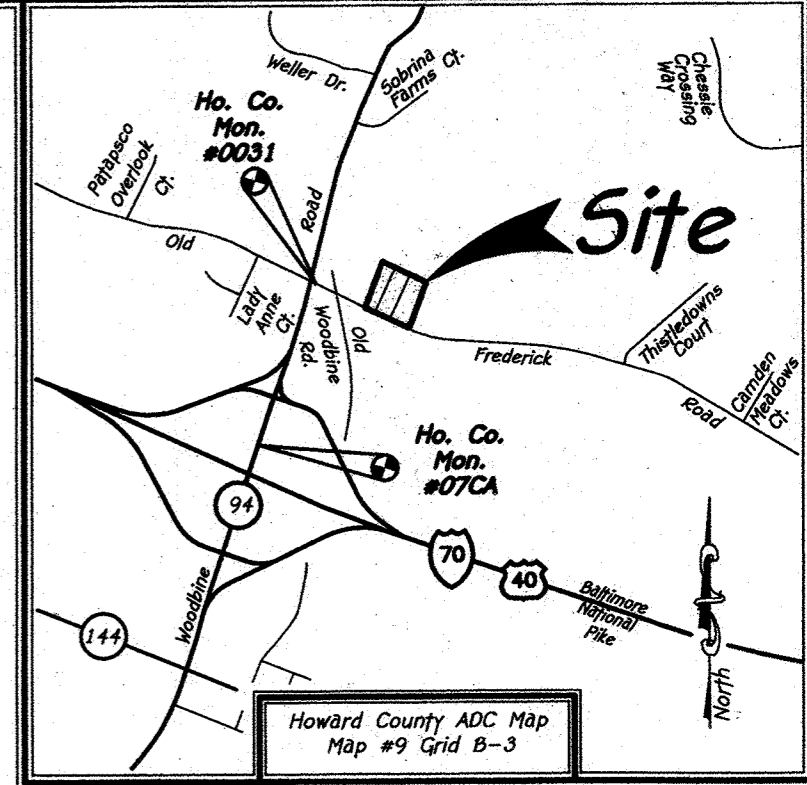
U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
501	612419.6599	1293952.3907	186665.004463	394397.479971
502	611943.7506	1293773.7420	186520.020239	394343.025290
503	612157.6550	1293316.3040	186586.026679	394203.622533
3108	612636.4013	1293497.2757	186731.940600	394250.750105

The Requirements § 3-100, The Real Property Article, Annotated Code of Maryland, 1986 Replecement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Terrill A. Fisher, L.S. #10692
(Registered Professional Land Surveyor)
Woodbine/Brantley, LLC
By: Donald R. Reuwer, Jr. Member

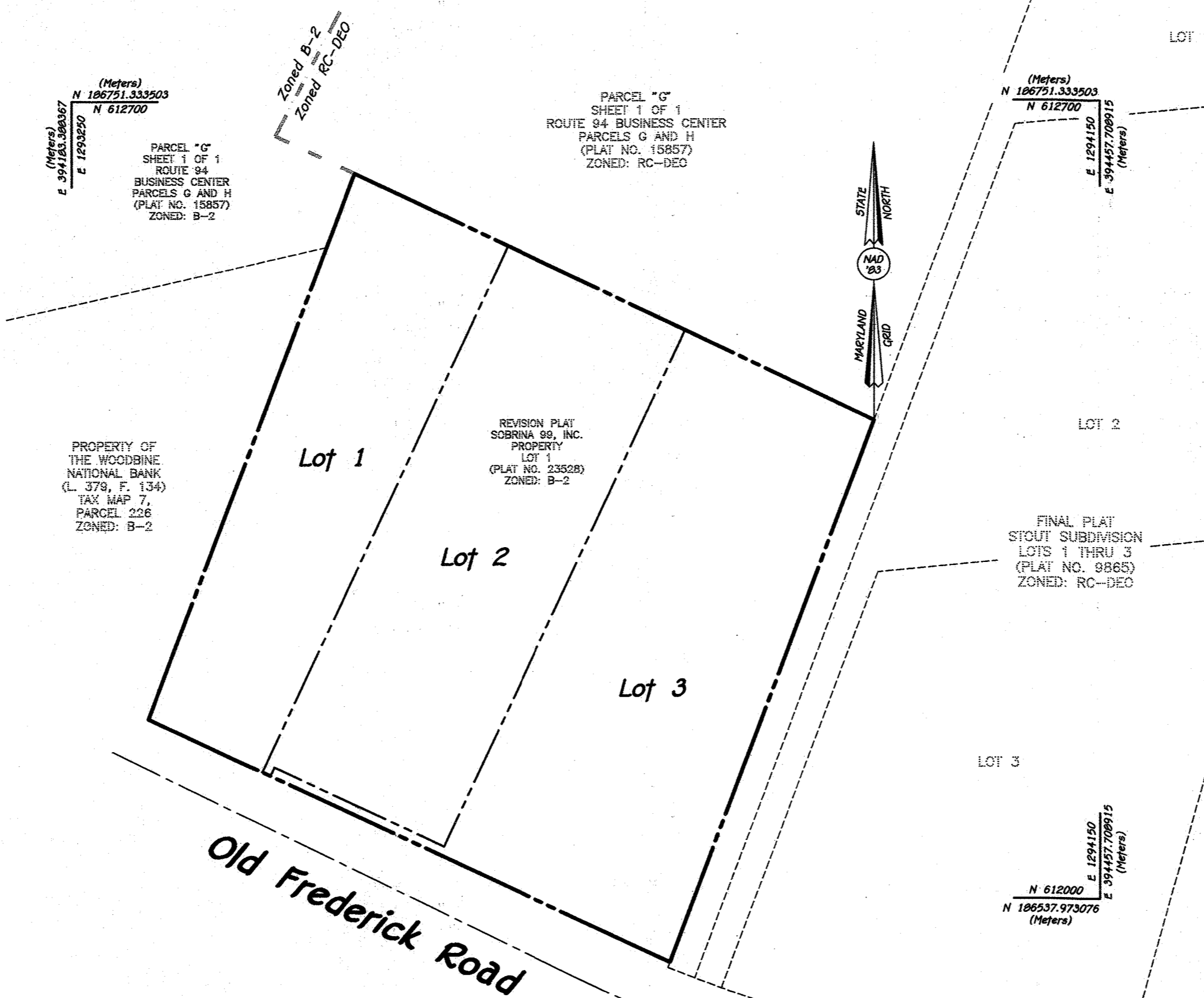
Date: 2/8/21
Date: 2/24/21

Reservation Of Public Utility And Forest Conservation Easements
"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Buildable 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, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."



General Notes Continued:

- The Forest Conservation Obligations Per Section 16.1202 Of The Howard County Code And Forest Conservation Act For This Subdivision Has Been Previously Fulfilled Under SDP-14-021 And F-16-020 (Sobrina 99 Inc. Property, Lot 1). The Obligation Consists Of 0.65 Acres Of On-Site Afforestation And The Remaining 0.83 Acre Obligation Was Provided Off-Site On The Property Identified As The Rosebar Property, Preservation Parcel "A", Located On Tax Map No. 14, Parcel 221. The Easement Is Also Identified On Sheet 10 Of SDP-97-115, New Colony Village, Financial Surety For The On-Site Afforestation In The Amount Of \$14,157.00 Was Posted With The Developers Agreement With SDP-14-021. Surety For The Off-Site Forest On Rosebar Property Has Been Previously Posted By The Owner Of That Forest Easement.
- Forest Stand Delineation Was Prepared By Eco-Science Professionals Inc. In February, 2013.
- A Field Review Of The Site Has Confirmed That No Wetlands, Streams Or Buffers Are Present On-Site, As Certified By Eco-Science Professionals, Inc. 25% Slope Slopes And 100 Year Floodplain Also Do Not Exist On-Site.
- BA Case 10-007C Decision And Order Approved By The Hearing Examiner On January 17, 2019 Ordered That The Petition Of Woodbine/Brantley, LLC For An Age-Restricted, Adult Housing, Multi-Plex Conditional Use In A B-2 (Business: General) Zoning District Is Hereby Granted, Provided, However, That:
 - The Conditional Use Shall Be Conducted In Conformance With And Shall Apply Only To The Proposed Age-Restricted Adult Housing Development Described In The Petition And Depicted On The Revised Conditional Use Plan And Not To Any New Structures Or Uses Or Any Additions Thereof.
 - Each Property With A Multi-Plex Building Shall Be Held In Private Ownership By One Property Owner.
 - DPZ's Division Of Land Development Shall Calculate The Net Square Building Footage At The Site Development Plan Stage To Confirm That The Net Square Footage Of Each Multi-Plex Building Unit Is No More Than 5,000 Square Feet.
 - All Pathways And Walks Shall Be ADA Accessible.
 - Petitioner Shall Comply With All Agency Comments.
 - Petitioner Shall Obtain All Required Permits.
 - Petitioner Shall Comply With All Federal, State And Local Laws And Regulations.
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
- The Subdivision Is In Conformance With The Latest Howard County Standards Unless Alternative Compliance Has Been Approved.
- A Community Meeting Was Conducted On October 2, 2012 At Glenwood Library.
- All Wells Have Been Drilled Prior To Final Plat Recordation.
- Traffic Study Dated September 28, 2020 Was Prepared By The Traffic Group.
- Financial Surety For The Required Perimeter Landscaping Has Been Posted With The Site Development Plan Developers Agreement For SDP-14-021 In The Amount Of \$24,810.00 Based On 44 Shade Trees @ \$300.00 Each, 32 Evergreens @ \$150.00 Each And 127 Shrubs @ \$30.00 Each.
- The 24' Private Use-In-Common Driveway Access Easement For The Benefit Of Lots 1 Thru 3 And Maintenance Agreement Is Recorded Simultaneously With This Plat.
- THE 0.65 ACRE ON-SITE PUBLIC FOREST CONSERVATION EASEMENT OVERALL AREA DID NOT CHANGE DUE TO A SMALL PORTION OF THE EASEMENT THAT HAS BEEN RELOCATED ELSEWHERE WITHIN THE SAME EASEMENT. THIS RELOCATION IS NEEDED TO ACCOMMODATE AN ALTERED SITE DESIGN FOR THE WILSON VILLAGE COMMERCIAL DEVELOPMENT (SDP-14-021-R1) AND AS AUTHORIZED BY DLD IN A LETTER DATED JAN. 26, 2021.



General Notes:

- This Area Designates A Sewage Disposal Area Of A Minimum Of At Least 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewage Disposal. 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 Variances For Encroachments Into The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
- The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
- The Subject Property Is Zoned "B-2" In Accordance With The October 6, 2013 Comprehensive Zoning Plan.
- Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 0031 And No. 07CA;

SSta. 0031	N 612,408.142	E 1,292,800.708	Elev. 632.207
SSta. 07CA	N 610,731.306	E 1,292,224.320	Elev. 619.312
- This Plat Is Based On A Field Run Monumented Boundary Survey Performed On Or About February, 2013, By Fisher, Collins & Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- Refuse Collection, Snow Removal And Parking/Driveway Maintenance Is Provided By Private Lot Owners.
- All Lot Areas Are More Or Less (+/-).
- Plat Subject To Prior Department Of Planning And Zoning File Nos. F-76-03, VP-77-75, SDP-92-077, ECP-13-050, SDP-14-021, F-16-020, ECP-10-040 And BA Case 10-007C.
- This Subdivision Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations. Development Or Construction On These Lots Or Parcels Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of A Building Or Grading Permit Application.
- Private Well And Septic Shall Be Utilized Within This Development.
- This Property Is Located Outside Of The Metropolitan District.
- Site Is Not Adjacent To A Scenic Road.
- No Historic Site Is Located On This Property.
- There Are No Existing Dwellings/Structures Located On This Property.
- To The Best Of Our Knowledge There Are No Cemeteries Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.

General Notes Continued This Sheet:

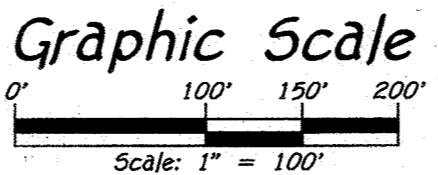
Fisher, Collins & Carter, Inc.
Civil Engineering Consultants & Land Surveyors
Centennial Square Office Park-10272 Baltimore National Pike
Ellicott City, Maryland 21042
(410) 461-2255

Area Tabulation For This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	3
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	5.000 Ac.+
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.+
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.+
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	5.000 Ac.+
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.+
TOTAL AREA TO BE RECORDED	5.000 Ac.+

Legend

- Existing 0.65 Acres Public Forest Conservation Easement (Plat No. 23520) Relocated By Recordation Of This Plat
- Public Forest Conservation Easement 0.65 Acres (Afforestation)
- 24' Private Use-In-Common Driveway Access Easement For The Use And Benefit Of Lots 1 Thru 3



Owner
Woodbine/Brantley, LLC
8318 Forrest Street-Suite 200
Ellicott City, Maryland, 21043
Ph# 410-992-4600

Developer
Land Design And Development, Inc.
8318 Forrest Street-Suite 200
Ellicott City, Maryland, 21043
Ph# 410-992-4600

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

Michael J. Davis 9/3/21
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Chad Chamberlain 9/22/21
Chief, Development Engineering Division Date

David 10/12/21
Director Date

Owner's Certificate

Woodbine/Brantley, LLC, By Donald R. Reuwer, Jr., Member, 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 24 Day Of February, 2021.

Donald R. Reuwer, Jr.
Woodbine/Brantley, LLC
By: Donald R. Reuwer, Jr. Member

Terrell A. Fisher
Witness

Surveyor's Certificate

I Hereby Certify 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 Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By W. F. Wilson And Sons, Inc. To Woodbine/Brantley, LLC By Deed Dated January 7, 2004 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 8004 At Folio 137; Also Being Lot 1, As Shown On A Plat Entitled "Revision Plat, Sobrina 99, Inc. Property, Lot 1" Recorded Among The Aforesaid Land Records As Plat No. 23520. All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date 3/24/21
Expiration Date: December 13, 2021

RECORDED AS PLAT No. 25895 ON 10-26-21
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Wilson Village
Lots 1 Thru 3

(Being A Resubdivision Of Lot 1, As Shown On A Plat Entitled "Revision Plat, Sobrina 99, Inc. Property, Lot 1" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 23520)

Zoned: B-2
Tax Map: 7, Grid: 6, Parcel: 478
Fourth Election District - Howard County, Maryland
Date: January 10, 2021 Scale: As Shown Sheet 1 Of 2

I:\2005\05078\dwg\RECORD PLATS\05078 RESUB-LOTS 1-3 PLAT 1.dwg, PLAT 1, 3/28/2021 9:42:41 AM, I:1

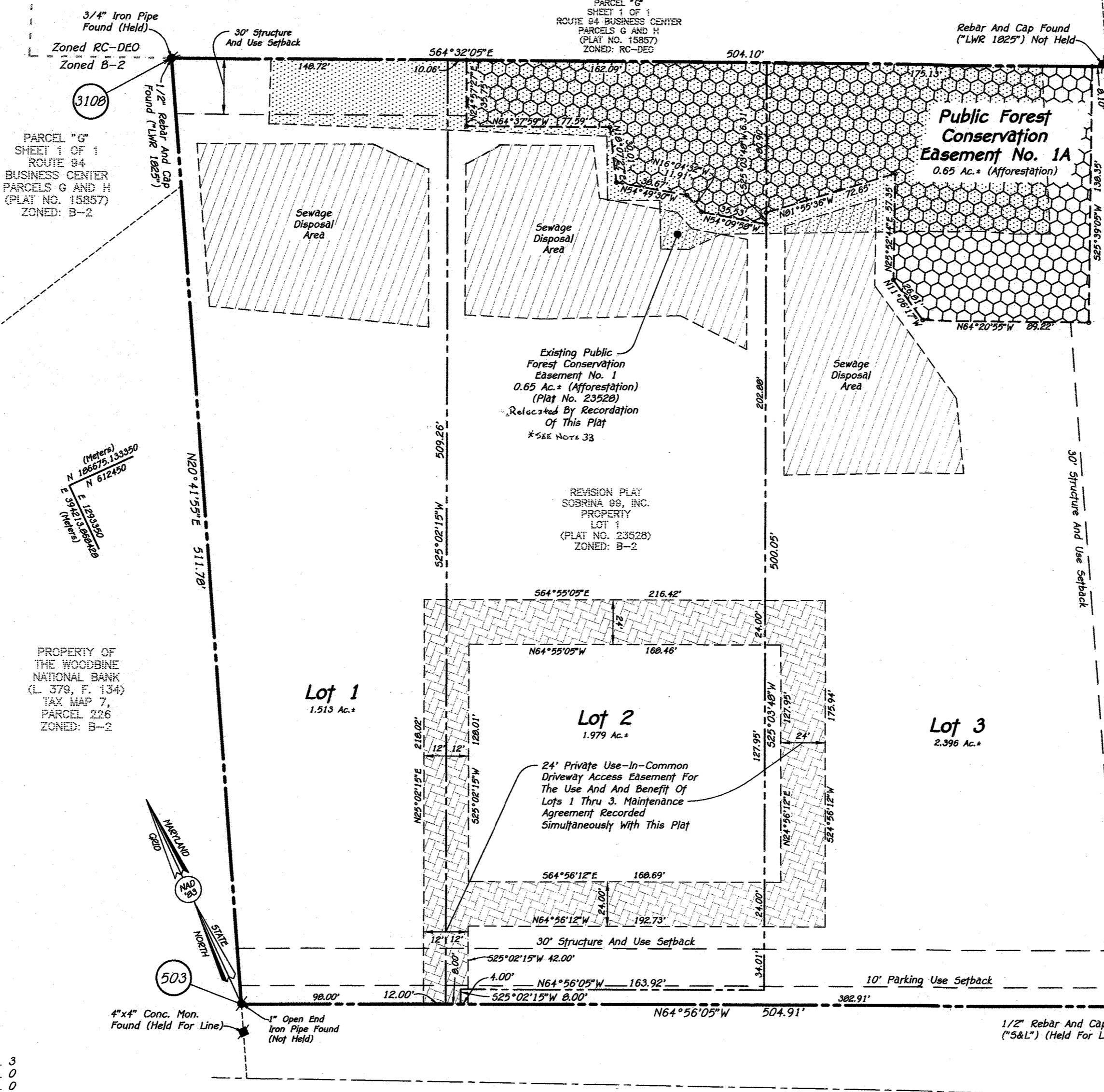
The Requirements 3-108, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Terrill A. Fisher 02/08/21
Date
(Registered Land Surveyor)

Donald R. Reuwer, Jr. 02/24/21
Date
By: Donald R. Reuwer, Jr., Member

Reservation Of Public Utility And Forest Conservation Easements

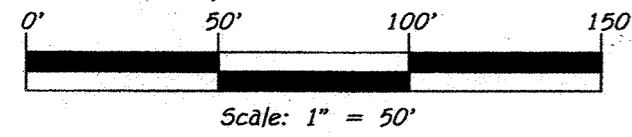
*Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Buildable Lots 1 Thru 3. Any Conveyances Of 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, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County.



Legend

- Existing 0.65 Acres Public Forest Conservation Easement (Plat No. 23528) Relocated By Recordation Of This Plat
- Public Forest Conservation Easement 0.65 Acres (Afforestation)
- 24' Private Use-In-Common Driveway Access Easement For The Use And Benefit Of Lots 1 Thru 3

Graphic Scale



Area Tabulation For This Sheet

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	3
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	5.888 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	5.888 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	5.888 Ac.±

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

Michael J. Owen 9/3/21
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Chad Clarke 4-22-21
Chief, Development Engineering Division Date

Donald R. Reuwer, Jr. 10/12/21
Director Date

Owner's Certificate

Woodbine/Brantley, LLC, By Donald R. Reuwer, Jr., Member, 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 24th Day Of February, 2021.

Donald R. Reuwer, Jr.
Woodbine/Brantley, LLC
By: Donald R. Reuwer, Jr., Member

Terrill A. Fisher
Witness

Surveyor's Certificate

I Hereby Certify 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 Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By W. F. Wilson And Sons, Inc. To Woodbine/Brantley, LLC By Deed Dated January 7, 2004 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 8084 At Folio 137; Also Being Lot 1, As Shown On A Plat Entitled "Revision Plat, Sobrina 99, Inc. Property, Lot 1" Recorded Among The Aforesaid Land Records As Plat No. 23528. All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Terrill A. Fisher 2/8/21
Terrill A. Fisher, Professional Land Surveyor No. 10692 Date
Expiration Date: December 13, 2021



RECORDED AS PLAT No. 25896 ON 10-26-21
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Wilson Village
Lots 1 Thru 3

(Being A Resubdivision Of Lot 1, As Shown On A Plat Entitled "Revision Plat, Sobrina 99, Inc. Property, Lot 1" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 23528)

Zoned: B-2
Tax Map: 7, Grid: 6, Parcel: 478
Fourth Election District - Howard County, Maryland
Date: January 18, 2021 Scale: 1"=50' Sheet 2 Of 2

Owner
Woodbine/Brantley, LLC
8318 Forrest Street-Suite 200
Ellicott City, Maryland. 21043
Ph# 410-992-4600

Developer
Land Design And Development, Inc.
8318 Forrest Street-Suite 200
Ellicott City, Maryland. 21043
Ph# 410-992-4600

Fisher, Collins & Carter, Inc.
Civil Engineering Consultants & Land Surveyors
Pennsylvania Square Office Park-10272 Baltimore National Pike Ellicott City, Maryland 21042
(410) 461-2895

I:\2005\05078.dwg RECORD PLATS\05078 RESUB-LOTS 1-3 PLAT 2.dwg, PLAT 2, 3/8/2021 9:44:17 AM, 1:1