

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
101	610321.0735	1330118.7602	186226.23256	405421.00965
102	610380.7432	1330113.7674	186244.22631	405419.487136
103	610398.3528	1330217.5137	186110.750149	405411.109071
104	610412.5265	1330309.2918	186094.920621	405503.467153
105	610499.2221	1330563.9089	186080.535070	405556.690414
106	610433.9124	1330742.6360	186060.628653	405611.160674
107	610443.1252	1330867.4953	186173.317674	405611.244383
108	610123.9595	1330727.4030	185968.154708	405606.283889
109	610123.9595	1330727.4030	185968.154708	405606.283889
110	610143.1574	1330662.0159	185972.006324	405586.593627
111	610178.5089	1330671.8403	185982.005856	405589.580103
112	610158.1033	1330620.2046	185976.561839	405573.649496
113	610303.8091	1330240.1263	186020.973060	405450.001397
114	611250.9180	1330528.6270	186309.652426	405545.936601
115	610983.8960	1331032.1960	186228.263957	405699.424740
116	610808.5284	1330867.4953	186173.317674	405611.244383
117	611237.4010	1331495.0010	186309.652426	405640.487986
118	611091.9510	1331571.6080	186261.199187	405683.837846
119	611150.3720	1331796.8240	186279.005944	405932.483820
120	610604.9197	1331785.4574	186112.751749	405929.019277
121	610608.7095	1331603.7952	186113.905674	405873.645480
122	610690.4318	1331450.7211	186126.623866	405826.991457
123	610684.1996	1331459.9265	186136.916302	405829.797243
124	610723.6509	1331515.2074	186148.941058	405785.686801
125	610783.1623	1331170.4884	186180.968993	405741.578399
126	610406.0929	1331228.6391	186092.114820	405759.300701
127	610398.3748	1331226.5392	186049.756663	405758.693797
128	610380.2676	1331290.4033	186044.489803	405778.126483
129	610377.1045	1331289.3513	186043.313524	405777.805822
130	610071.2506	1331175.2191	185990.080905	405743.018283
131	610013.1291	1331160.3386	185932.372406	405738.482695
132	610237.0770	1331777.7920	186000.633071	405926.682955
133	609866.0333	1331823.6543	186007.538720	405849.221583
134	609920.4153	1331443.9273	185904.114597	405824.920700
135	609986.7743	1331341.3921	185918.244631	405793.667889

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

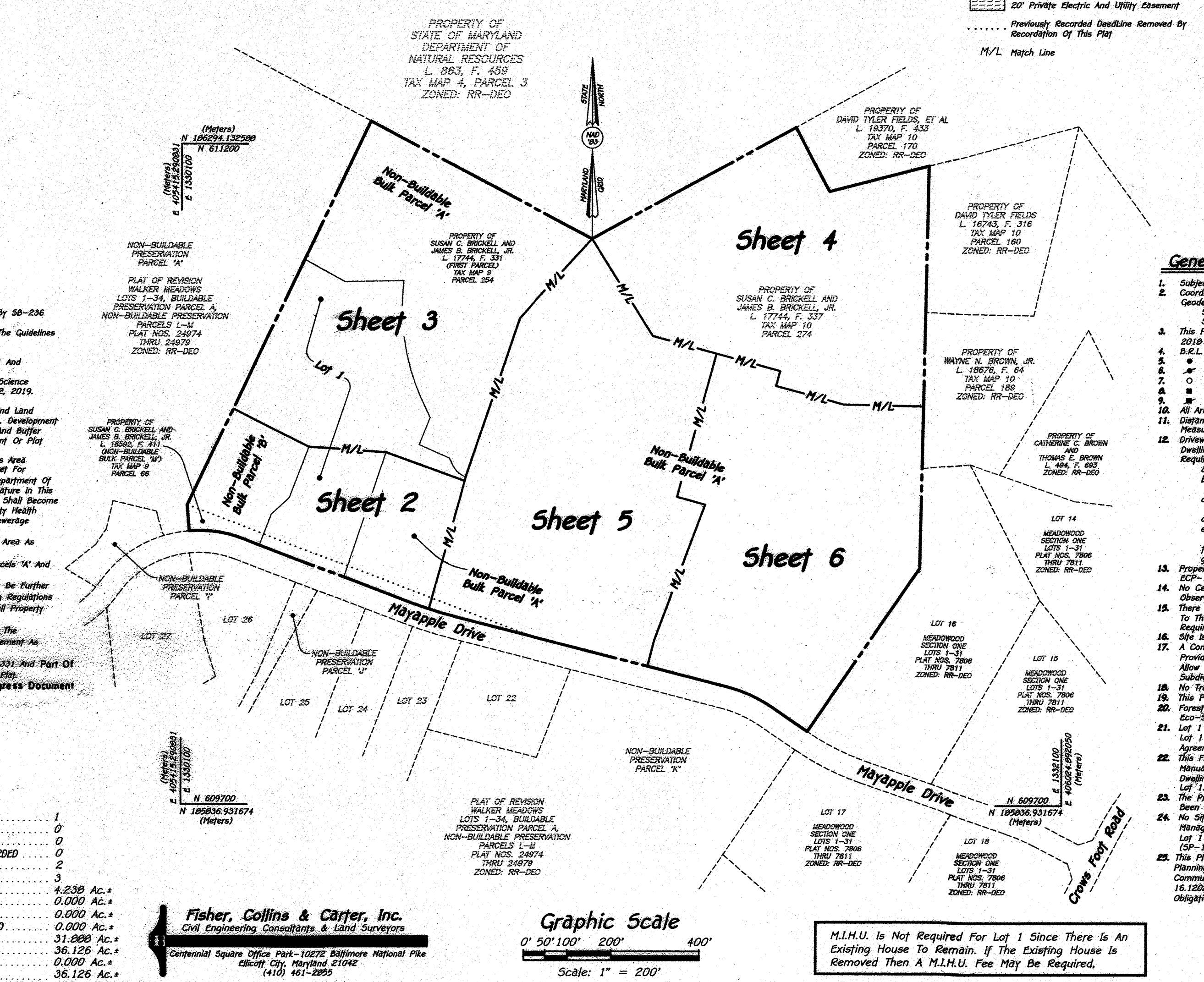
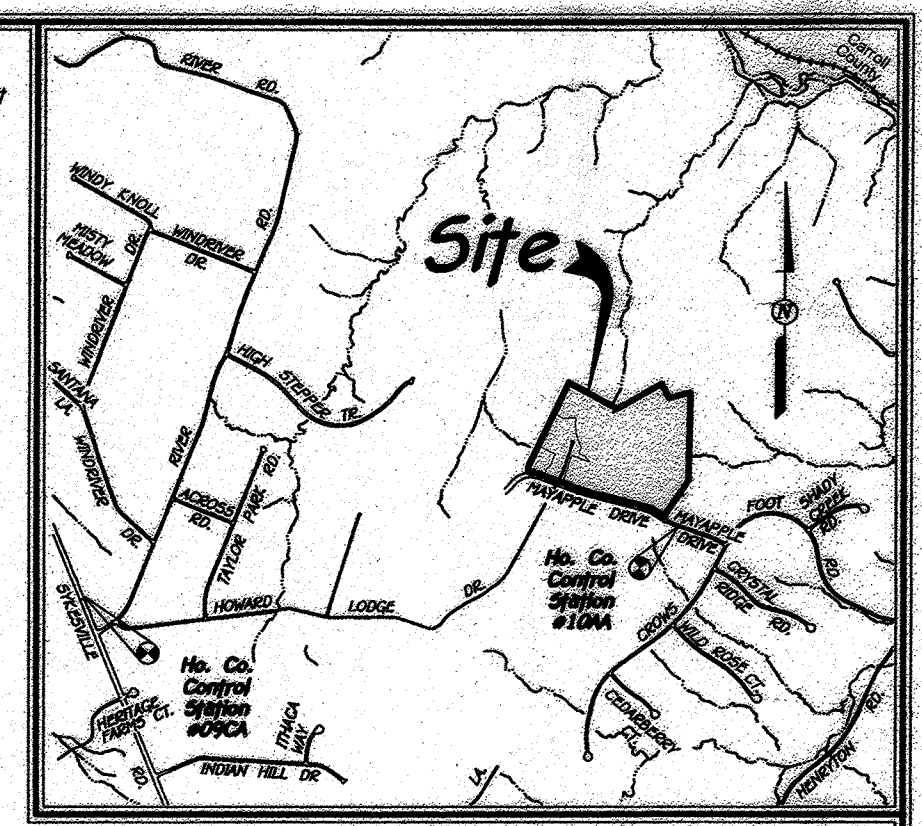
*Frank John Manalansan, II* 3/22/22  
Professional Land Surveyor  
Susan C. Brickell, Jr. 3/18/22  
James B. Brickell, Jr. 3/18/22

**Owner And Developer**  
Susan C. Brickell And James B. Brickell, Jr.  
26379 Stillwater Circle  
Punta Gorda, Florida 33955  
Ph: 410-404-5415

**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 Lot 1 And Non-Buildable Bulk Parcels 'A' And 'B'. Any Conveyances Of The Aforesaid Lot/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot/Parcels. 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."

**Legend**

- Existing 20' Public Drainage And Utility Easement (Plat Nos. 24974 Thru 24979)
- Existing Variable Width Private Reversible Slope And Grading Easement (L. 18504, F. 9)
- Existing 16.5' Right-Of-Way For Ingress And Egress (L. 17744, F. 331 And L. 761, F. 645) Removed And Extinguished By Recordation Of This Plat
- Limits Of Wetlands
- 20' Private Electric And Utility Easement
- Previously Recorded Deedline Removed By Recordation Of This Plat
- M/L Match Line



**General Notes Continued:**

- This subdivision is within the Growth Tier III Area and is not affected by 50-236 (Sustainable Growth and Agricultural Preservation Act).
- No noise study is required because the project does not fall within the guidelines of Design Manual, Volume III, Roads, Bridges, Section 5.2.F.2.
- No historic structures exist within Lot 1.
- Wetlands, Wetland Buffers, Stream And Stream Buffer Exist Within Lot 1 And Non-Buildable Bulk Parcels 'A' And 'B'.
- The Wetlands Delineation Study For This Project Was Prepared By Eco-Science Professionals, Inc. Dated November, 2018 And Was Approved On April 22, 2019.
- Existing Well And Existing Septic System On Lot 1 Are To Remain.
- This Plan is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations And The 10/06/13 Comprehensive Zoning Plan, Development Or Construction On These Lots And Parcels Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Or Plat Plan, Waiver Petition Application Or Building/Grading Permit.
- This Area Designates An Approved Sewerage Disposal Area. This Area Designates A Private Sewerage Easement Of At Least 10,000 Square Feet For Each Lot On The Shared-System As Required By The Maryland State Department Of The Environment For Individual Sewerage 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 Adjustments To The Private Sewerage Easement, Recordation Of A Modified Easement Shall Not Be Necessary.
- Lots Shown Herein Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
- No 100 Year Floodplain Exists Within Lot 1 And Non-Buildable Bulk Parcels 'A' And 'B'.
- Lot 1 And Non-Buildable Bulk Parcels 'A' And 'B' Reserve The Right To Be Further Subdivided In Accordance With Provision Of Section 106.0 Of The Zoning Regulations And In Accordance With The Preliminary Equivalent Sketch Plan - Brickell Property (SP-19-003) Approved By The Planning Director On 10/16/19.
- Lot 1 And Non-Buildable Bulk Parcels 'A' And 'B' Must Be Included With The Resubdivision Plat For The Brickell Property To Create A Preservation Easement As Identified On SP-19-003.
- Existing 16.5' Right-Of-Way For Ingress And Egress (Liber 17744, Folio 331 And Part Of Liber 761, Folio 645) Removed And Extinguished By Recordation Of This Plat.
- A Termination Of A Right Of Way For Ingress And Egress Document Is Recorded Simultaneously With This Plat.

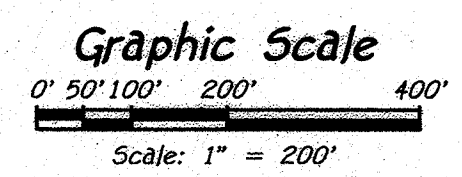
**General Notes:**  
Scale: 1"=2,000'

- Subject Property Zoned RR-DEO Per 10/06/13 Comprehensive Zoning Plan.
- Coordinates Based On NAD 83, Maryland Coordinate System As Projected By Howard County Geographic Control Station No. 09CA And No. 10MA.  
Sta. 09CA N 609,029.589 E 1,325,501.365 Elev = 549.011  
Sta. 10MA N 609,753.341 E 1,331,868.810 Elev = 563.089
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About January, 2018 By Fisher, Collins And Carter, Inc.
- B.C.L. Denotes Building Restriction Line
- Denotes Iron Pin Set Clipped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Right-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- All Areas Are More Or Less As Shown.
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings 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 Clearance - Minimum 12 Feet;  
g). Maintenance - Sufficient To Ensure All Weather Use.
- Property Subject To Prior Department Of Planning And Zoning File No's: SP-19-003, ECP-19-021 And WP-22-091.
- No Cemeteries Exist On Lot 1 And Non-Buildable Bulk Parcels 'A' And 'B' Based On Visual Observation Or Listed In Available Howard County Cemetery Inventory Map.
- There Is An Existing Dwelling On Lot 1 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.
- Site Is Not Adjacent To A Scenic Road.
- A Community Meeting Was Conducted October 25, 2018 For The Purpose Of The Developer To Provide Information To The Community Regarding The Proposed Residential Development And To Allow The Community To Ask Questions And To Make Comments, Per Section 16.12(b) Of The Subdivision Regulations.
- No Traffic Study Is Required For This Project.
- This Property Is Not Located Within The Metropolitan District.
- Forest Stand Delineation Dated November, 2018 For The Brickell Property Was Prepared By Eco-Science Professionals, Inc.
- Lot 1 Will Be Privately Owned. Upon Further Subdivision Of The Property Included On This Plat Lot 1 Will Become Buildable Preservation Parcel 'A' And Will Be Encumbered By An Easement Agreement With Howard County, Maryland And The Brickell Property Homeowners Association, Inc.
- This Final Plat Is Exempt From Section 16.124 Of The Howard County Code And The Landscape Manual Because There Are No New Buildable Lots Being Proposed On The Property. The Existing Dwelling And Accessory Structures Located On Tax Map No. 9, Tax Parcel 254 Are Located Within Lot 1.
- The Project Is In Conformance With The Latest Howard County Standards Unless Waivers Have Been Approved.
- No Site Improvements Are Proposed On This Final Plat Which Would Require Stormwater Management Devices. Stormwater Management Design Will Be Required With The Resubdivision Of Lot 1 And Non-Buildable Bulk Parcels 'A' And 'B' In Conformance With The Brickell Property (SP-19-003).
- This Plat Is Subject To WP-22-091 Which On March 10, 2022 The Director Of The Department Of Planning And Zoning, Director Of The Recreation And Parks And Administrator Of The Office Of Community Sustainability Approved Your Request For A Variance With Respect To Section 16.1202(a) Of The Subdivision And Land Development Regulations To Defer The Forest Conservation Obligation For F-22-020 Until The Submission Of The Major Subdivision For SP-19-003.

**Area Tabulation This Submission**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	2
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	4.238 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	31.888 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	36.126 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	36.126 Ac.*

**Fisher, Collins & Carter, Inc.**  
Civil Engineering Consultants & Land Surveyors  
Centennial Square Office Park - 10272 Baltimore National Pike  
Ellicott City, Maryland 21042  
(410) 461-2855



M.I.H.U. Is Not Required For Lot 1 Since There Is An Existing House To Remain. If The Existing House Is Removed Then A M.I.H.U. Fee May Be Required.

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

*[Signature]* 3/18/22  
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*[Signature]* 6.9.22  
Chief, Development Engineering Division

*[Signature]* 6/14/22  
Director

**Owner's Certificate**

Susan C. Brickell And James B. Brickell, Jr., 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 18<sup>th</sup> Day Of MARCH, 2022.

Susan C. Brickell  
James B. Brickell, Jr.

*[Signature]* Witness  
*[Signature]* 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 Comprised Of (1) Part Of The Lands Conveyed By Susan C. Brickell To Susan C. Brickell And James B. Brickell, Jr. By Deed Dated July 9, 2017 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17744 At Folio 337; (2) Part Of The First Parcel Of The Lands Conveyed By Susan C. Brickell To Susan C. Brickell And James B. Brickell, Jr. By Deed Dated July 7, 2017 And Recorded Among The Aforesaid Land Records In Liber 17744 At Folio 331; And (3) All Of The Lands Conveyed By ESC Walker Meadows, L.C. To Susan C. Brickell And James B. Brickell, Jr. By Quit Claim Deed Dated February 1, 2019 And Recorded Among The Aforesaid Land Records In Liber 18592 At Folio 411; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

*[Signature]* 3/22/22  
Professional Land Surveyor No. 21476  
Expiration Date: July 14, 2023

RECORDED AS PLAT No. 24612 ON 6-7-22  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Brickell Property**  
Lot 1 And Non-Buildable Bulk Parcels 'A' And 'B'

Being A Subdivision Of Tax Map 9, Part Of Parcel 25 (Liber 17744 At Folio 331), Tax Map 9, Part Of Parcel 66 (Liber 18592 At Folio 411) And Tax Map 10, Part Of Parcel 274 (Liber 17744 At Folio 337) And A Resubdivision Of Non-Buildable Bulk Parcel 'M', As Shown On A Plat Entitled "Plat Of Revision, Walker Meadows, Lots 1-34, Buildable Preservation Parcel A, Non-Buildable Preservation Parcels B-K & Non-Buildable Bulk Parcels L-M" Recorded Among The Aforesaid Land Records As Plat Nos. 24974 Thru 24979

Zoned: RR-DEO  
Tax Map: 9, Grid: 6, Parcel: 254, Tax Map: 9, Grid: 6, P/O Parcel 66 And Tax Map: 10, Grid: 1, Parcel: 274  
Third Election District - Howard County, Maryland  
Date: MARCH 15, 2022 Scale: As Shown Sheet 1 Of 6

The Requirements S-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.

Frank John Manalansan, II, L.S. #21476  
Date: 3/22/22  
Professional Land Surveyor

Susan C. Brickell  
Date: 3/18/22  
James B. Brickell, Jr.  
Date: 3/18/22

**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 Lot 1 And Non-Buildable Bulk Parcels 'A' And 'B'. Any Conveyances Of The Aforesaid Lot/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot/Parcels. 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.

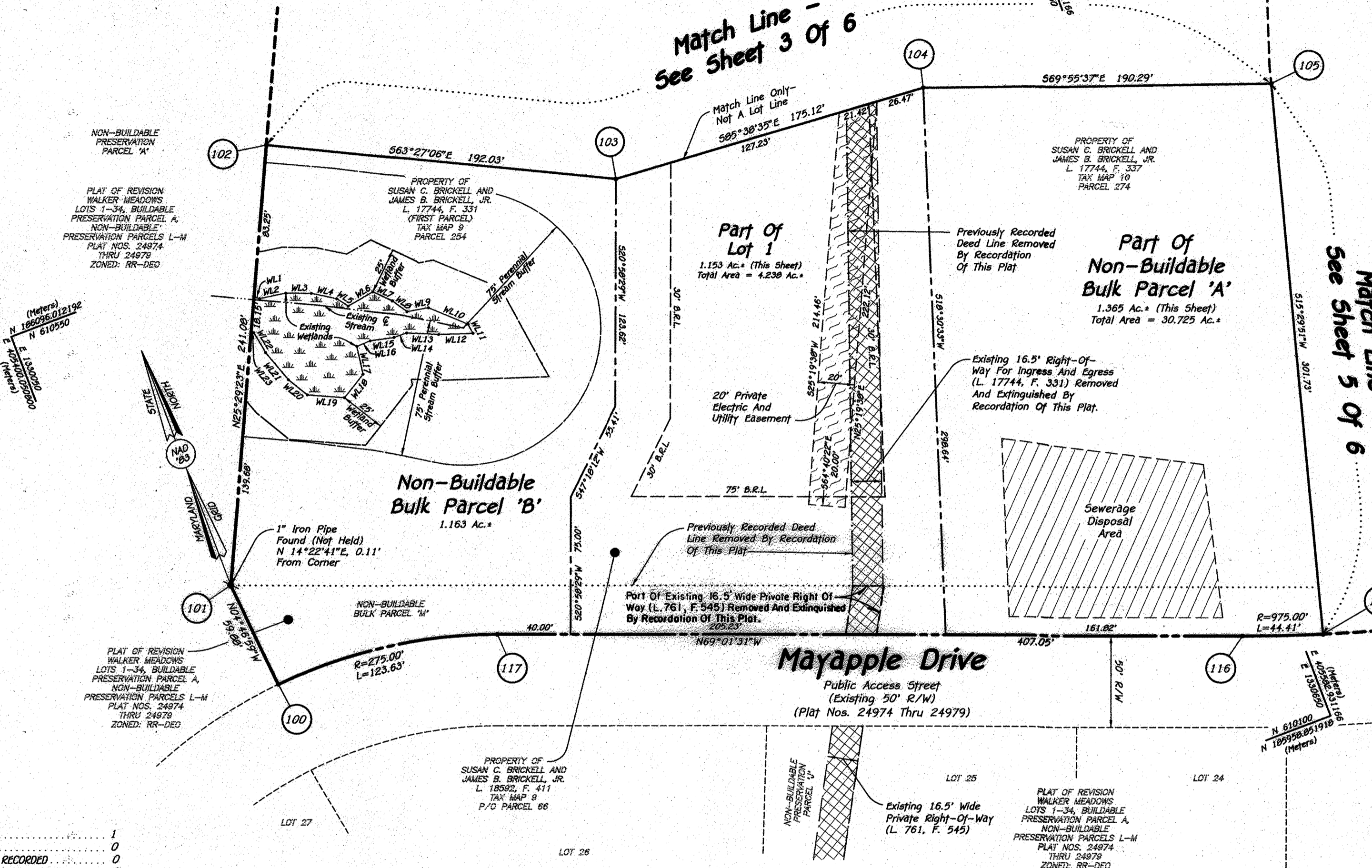
**Curve Data Tabulation**

Point-Point	Radius	Arc Length	Delta	Tangent	Bearing & Distance
114-116	975.00'	44.41'	02°56'34"	22.21'	N 70°19'48" W 44.40'
117-100	275.00'	123.63'	25°45'26"	62.00'	N 81°54'14" W 122.99'

- Density Tabulation**
1. Tract Area = 36.13 Acres\*
  2. Floodplain Area = 0.00 Acre\*
  3. Slope = 0.99 Acre\*
  4. Net Tract Area = 35.14 Acres\*
  5. Density Allowed By Matter Of Right: 36.13 Ac.\* x 1 Dwelling Unit/4.25 Acres = 8 Single Family Detached Units
  6. Density Allowed With Density Exchange Option = 17 Single Family Units (1 Dwelling Unit/2 Net Acres x 35.14 Net Acres)
  7. Total Number Of Dwelling Units This Plat = 1 Unit
  8. Development Rights Will Be Transferred To This Subdivision Pursuant To The Density Transfer Provision Of Section 106.0 Of The Zoning Regulations For This Property Underlying RR Zoning District Upon Resubdivision Of Non-Buildable Bulk Parcels 'A' And 'B'.

**Limits Of Wetlands Line Table Chart**

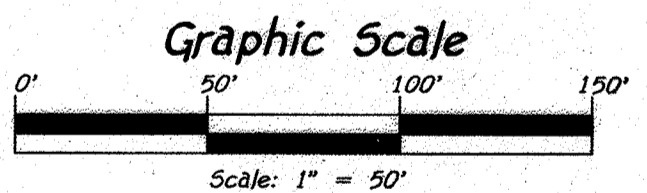
Line	Bearing And Distance
WL1	S 24°06'34" E, 3.12'
WL2	S 80°53'40" E, 14.62'
WL3	S 68°45'20" E, 13.79'
WL4	S 57°29'48" E, 14.26'
WL5	S 36°34'24" E, 7.50'
WL6	N 80°30'47" E, 15.92'
WL7	S 43°25'49" E, 11.67'
WL8	S 32°10'09" E, 10.00'
WL9	S 79°37'27" E, 11.94'
WL10	S 46°35'42" E, 23.53'
WL11	S 07°55'51" E, 2.71'
WL12	N 70°49'44" W, 18.79'
WL13	N 66°28'05" W, 17.20'
WL14	N 88°02'22" W, 7.19'
WL15	N 76°14'18" W, 13.03'
WL16	S 87°40'02" W, 7.91'
WL17	S 08°21'19" W, 15.40'
WL18	S 29°01'06" W, 16.40'
WL19	N 64°55'41" W, 20.46'
WL20	N 30°11'04" W, 13.18'
WL21	N 12°01'45" W, 19.34'
WL22	N 02°49'59" W, 12.95'
WL23	N 25°32'48" W, 1.89'



**Area Tabulation This Sheet**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	2
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.153 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	2.528 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	3.681 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	3.681 Ac.*

**Fisher, Collins & Carter, Inc.**  
Civil Engineering Consultants & Land Surveyors  
Centennial Square Office Park - 10272 Baltimore National Pike  
Ellicott City, Maryland 21042  
(410) 461-2855



**Owner And Developer**  
Susan C. Brickell And  
James B. Brickell, Jr.  
26379 Stillwater Circle  
Punta Gorda, Florida 33955  
Ph # 410-404-5415

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

*[Signature]* P. 5/26/22  
Howard County Health Officer R Date

APPROVED: Howard County Department Of Planning And Zoning

*[Signature]* 6.9.22  
Chief, Development Engineering Division W Date

*[Signature]* 01/14/22  
Director Date

**Owner's Certificate**

Susan C. Brickell And James B. Brickell, Jr., 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 18<sup>th</sup> Day Of March, 2022.

Susan C. Brickell  
James B. Brickell, Jr.

*[Signature]* Witness  
*[Signature]* 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 Comprised Of (1) Part Of The Lands Conveyed By Susan C. Brickell To Susan C. Brickell And James B. Brickell, Jr. By Deed Dated July 9, 2017 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17744 At Folio 337; (2) Part Of The First Parcel Of The Lands Conveyed By Susan C. Brickell To Susan C. Brickell And James B. Brickell, Jr. By Deed Dated July 7, 2017 And Recorded Among The Aforesaid Land Records In Liber 17744 At Folio 331; And (3) All Of The Lands Conveyed By ESC Walker Meadows, L.C. To Susan C. Brickell And James B. Brickell, Jr. By Quit Claim Deed Dated February 1, 2019 And Recorded Among The Aforesaid Land Records In Liber 18592 At Folio 411; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

*[Signature]* 3/22/22  
Frank John Manalansan, II Date  
Professional Land Surveyor No. 21476  
Expiration Date: July 14, 2023

RECORDED AS PLAT No. 26103 ON 6.7.22  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Brickell Property**  
Lot 1 And Non-Buildable  
Bulk Parcels 'A' And 'B'

Being A Subdivision Of Tax Map 9, Part Of Parcel 25 (Liber 17744 At Folio 331), Tax Map 9, Part Of Parcel 66 (Liber 18592 At Folio 411) And Tax Map 10, Part Of Parcel 274 (Liber 17744 At Folio 337) And A Resubdivision Of Non-Buildable Bulk Parcel 'M', As Shown On A Plat Entitled "Plat Of Revision Walker Meadows, Lots 1-34, Buildable Preservation Parcel A, Non-Buildable Preservation Parcels 6-K & Non-Buildable Bulk Parcel L-M" Recorded Among The Aforesaid Land Records As Plat Nos. 24974 Thru 24979.

Zoned: RR-DEO  
Tax Map: 9, Grid: 6, Parcel: 254, Tax Map: 9, Grid: 6, Parcel: P/O Parcel 66 And Tax Map: 10, Grid: 1, Parcel: 274  
Third Election District - Howard County, Maryland  
Date: March 15, 2022 Scale: 1"=50' Sheet 2 Of 6

I:\2017117040\Engineering\Drawings\RECORD PLATS\17040 LOT 1 & PARCELS A & B-PLAT 2.dwg, 3/16/2022 11:07:41 AM, Downstairs T:1500 (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.

Frank John Manafian, II, L.S. #21476  
 Susan C. Brickell, L.S. #21476  
 James B. Brickell, Jr., L.S. #21476

**Fisher, Collins & Carter, Inc.**  
 Civil Engineering Consultants & Land Surveyors

Centennial Square Office Park-10272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2895

**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 Lot 1 And Non-Buildable Bulk Parcels 'A' And 'B'. Any Conveyances Of The Aforesaid Lot/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot/Parcels. 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.\*

**Owner And Developer**

Susan C. Brickell And  
 James B. Brickell, Jr.  
 26379 Stillwater Circle  
 Punta Gorda, Florida 33955  
 Ph# 410-404-5415

**Curve Data Tabulation**

Point-Point	Radius	Arc Length	Delta	Tangent	Bearing & Distance
C1	49.00'	39.96'	46°43'36"	21.17'	S 48°55'50" E 38.86'
C2	514.00'	291.13'	32°27'10"	149.59'	S 09°20'27" E 287.26'

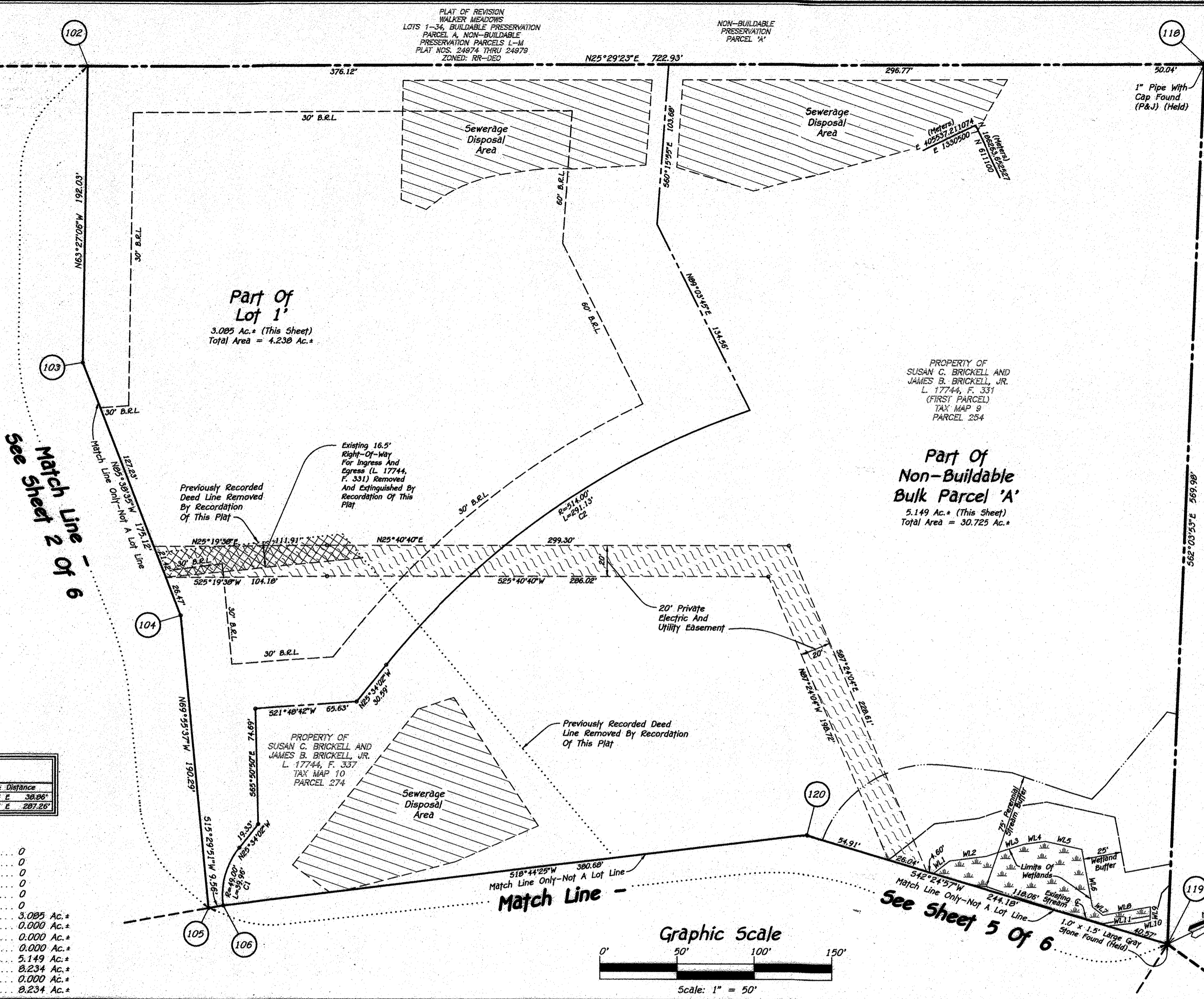
**Area Tabulation This Sheet**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3.085 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	5.149 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	8.234 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	8.234 Ac.*

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

APPROVED: Howard County Department Of Planning And Zoning.

Howard County Health Officer: *[Signature]* 5/26/22  
 Chief, Development Engineering Division: *[Signature]* 6/9/22  
 Director: *[Signature]* 6/14/22



**Limits Of Wetlands Line Table Chart**

Line	Bearing And Distance
WL1	S 12°28'52" E 13.41'
WL2	N 18°41'24" E 24.15'
WL3	N 07°38'57" E 25.24'
WL4	N 17°56'12" E 14.11'
WL5	N 38°09'59" E 24.30'
WL6	S 74°59'20" E 37.98'
WL7	N 64°22'48" E 8.78'
WL8	N 19°22'09" E 31.11'
WL9	S 63°26'49" E 8.48'
WL10	S 13°10'45" W 7.96'
WL11	S 19°11'18" W 19.85'

**Owner's Certificate**

Susan C. Brickell And James B. Brickell, Jr., 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 15<sup>th</sup> Day Of MARCH, 2022.

Susan C. Brickell  
 James B. Brickell, Jr.

**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 Comprised Of (1) Part Of The Lands Conveyed By Susan C. Brickell To Susan C. Brickell And James B. Brickell, Jr. By Deed Dated July 9, 2017 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17744 At Folio 337; (2) Part Of The First Parcel Of The Lands Conveyed By Susan C. Brickell To Susan C. Brickell And James B. Brickell, Jr. By Deed Dated July 7, 2017 And Recorded Among The Aforesaid Land Records In Liber 17744 At Folio 331; And (3) All Of The Lands Conveyed By ESC Walker Meadows, L.C. To Susan C. Brickell And James B. Brickell, Jr. By Quit Claim Deed Dated February 1, 2019 And Recorded Among The Aforesaid Land Records In Liber 18592 At Folio 411; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Frank John Manafian, II  
 Professional Land Surveyor No. 21476  
 Expiration Date: July 14, 2023

RECORDED AS PLAT No. 26104 ON 6-27-22  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Brickell Property**  
 Lot 1 And Non-Buildable Bulk Parcels 'A' And 'B'

Being A Subdivision Of Tax Map 9, Part Of Parcel 25 (Liber 17744 At Folio 331), Tax Map 9, Part Of Parcel 66 (Liber 18592 At Folio 411) And Tax Map 10, Part Of Parcel 274 (Liber 17744 At Folio 337) And A Resubdivision Of Non-Buildable Bulk Parcel 'M', As Shown On A Plat Entitled "Plat Of Revision, Walker Meadows, L.C. To Susan C. Brickell And James B. Brickell, Jr. By Quit Claim Deed Dated February 1, 2019 And Recorded Among The Land Records Of Howard County, Maryland In Liber 18592 At Folio 411; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Zoned: RR-DEO  
 Tax Map: 9, Grid: 6, Parcel: 254, Tax Map: 9, Grid: 6, Parcel: P/O Parcel 66 And Tax Map: 10, Grid: 1, Parcel: 274  
 Third Election District - Howard County, Maryland  
 Date: March 15, 2022 Scale: As Shown Sheet 3 Of 6

I:\2017\17040\Engineering\DWG\RECORD PLATS\17040 LOT 1 & PARCELS A & B-PLAT 3.dwg, 3/16/2022 11:08:56 AM, Downstairs T1500 (temporary).pc3

The Requirements S-3-108, The Real Property Article, Annotated Code of Maryland, 1988 Supplement Volume, (as Supplemented) as far as They Relate to the Making of This Plat and the Setting of Markers Have Been Complied With.

*Frank John Manalansan, II* 3/22/22  
 Date  
 Frank John Manalansan, II, L.S. #21476  
 (Professional Land Surveyor)  
 SUSAN C. BRICKELL 3/18/22  
 Date  
 Susan C. Brickell, Jr.  
 James B. Brickell, Jr. 3/18/22  
 Date

**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 Lot 1 And Non-Buildable Bulk Parcels 'A' And 'B'. Any Conveyances Of The Aforesaid Lot/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot/Parcels. 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."

**Owner And Developer**  
 Susan C. Brickell And  
 James B. Brickell, Jr.  
 26379 Shillwater Circle  
 Punta Gorda, Florida 33955  
 Ph# 410-404-5415

(Meters)  
 N 106309.372619  
 E 1331000  
 N 611250  
 (Meters)  
 E 405625.61379  
 N 1331000

PROPERTY OF  
 STATE OF MARYLAND  
 DEPARTMENT OF  
 NATURAL RESOURCES  
 L. 863, F. 458  
 TAX MAP 4, PARCEL 3  
 ZONED: RR-DEG

PROPERTY OF  
 DAVID TYLER FIELDS  
 L. 18448, F. 302  
 TAX MAP 10  
 PARCEL 170  
 ZONED: RR-DEG

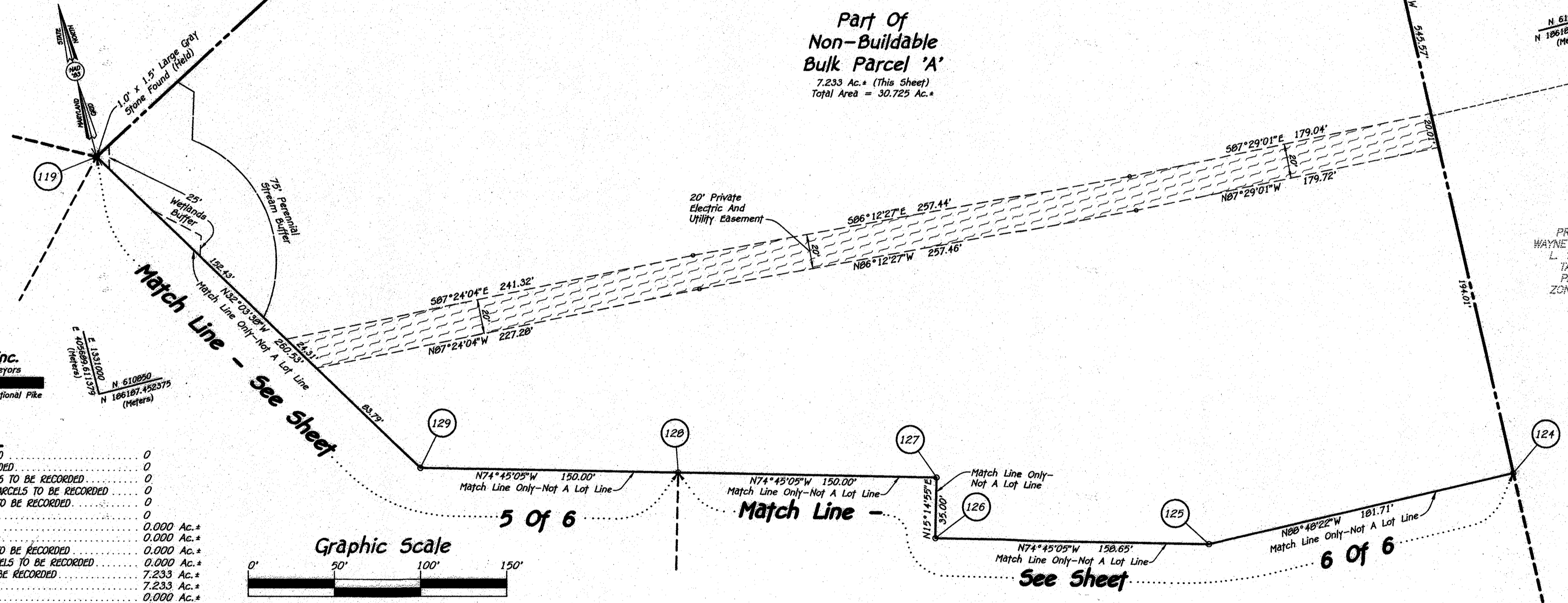
PROPERTY OF  
 SUSAN C. BRICKELL AND  
 JAMES B. BRICKELL, JR.  
 L. 17744, F. 337  
 TAX MAP 10  
 PARCEL 274

PROPERTY OF  
 DAVID TYLER FIELDS, ET AL  
 L. 18370, F. 433  
 TAX MAP 10  
 PARCEL 160  
 ZONED: RR-DEG

(Meters)  
 E 405625.61379  
 N 1331000  
 N 610850  
 N 186187.452375  
 (Meters)

PROPERTY OF  
 WAYNE N. BROWN, JR.  
 L. 18676, F. 64  
 TAX MAP 10  
 PARCEL 188  
 ZONED: RR-DEG

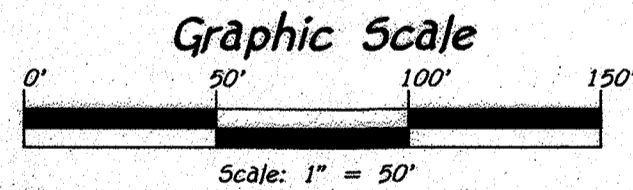
**Part Of  
 Non-Buildable  
 Bulk Parcel 'A'**  
 7.233 Ac. (This Sheet)  
 Total Area = 30.725 Ac.



**Fisher, Collins & Carter, Inc.**  
 Civil Engineering Consultants & Land Surveyors  
 Centennial Square Office Park-10272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2855

**Area Tabulation This Sheet**

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TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	7.233 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	7.233 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	7.233 Ac.±



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

*[Signature]* 5/26/22  
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning

*[Signature]* 6.9.22  
 Chief, Development Engineering Division Date

*[Signature]* 6/14/22  
 Director Date

**Owner's Certificate**

Susan C. Brickell And James B. Brickell, Jr., 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 18<sup>th</sup> Day Of MARCH, 2022.

Susan C. Brickell  
 Susan C. Brickell  
 James B. Brickell, Jr.  
 James B. Brickell, Jr.

*[Signature]*  
 Witness  
*[Signature]*  
 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 Comprised Of (1) Part Of The Lands Conveyed By Susan C. Brickell To Susan C. Brickell And James B. Brickell, Jr. By Deed Dated July 9, 2017 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17744 At Folio 337; (2) Part Of The First Parcel Of The Lands Conveyed By Susan C. Brickell To Susan C. Brickell And James B. Brickell, Jr. By Deed Dated July 7, 2017 And Recorded Among The Aforesaid Land Records In Liber 17744 At Folio 331; And (3) All Of The Lands Conveyed By ESC Walker Meadows, L.C. To Susan C. Brickell And James B. Brickell, Jr. By Quit Claim Deed Dated February 1, 2019 And Recorded Among The Aforesaid Land Records In Liber 18592 At Folio 411; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

*[Signature]* 3/22/22  
 Frank John Manalansan, II Date  
 Professional Land Surveyor No. 21476  
 Expiration Date: July 14, 2023

RECORDED AS PLAT No. 26105 ON 6-27-22  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Brickell Property**  
 Lot 1 And Non-Buildable  
 Bulk Parcels 'A' And 'B'

Being A Subdivision Of Tax Map 9, Part Of Parcel 25 (Liber 17744 At Folio 331), Tax Map 9, Part Of Parcel 66 (Liber 18592 At Folio 411) And Tax Map 10, Part Of Parcel 274 (Liber 17744 At Folio 337) And A Resubdivision Of Non-Buildable Bulk Parcel 'M', As Shown On A Plat Entitled "Plat Of Revision, Walker Meadows, Lots 1-34, Buildable Preservation Parcel A, Non-Buildable Preservation Parcels B-K & Non-Buildable Bulk Parcels L-M" Recorded Among The Aforesaid Land Records As Plat Nos. 24974 Thru 24979

Zoned: RR-DEG  
 Tax Map: 9, Grid: 6, Parcel: 254, Tax Map: 9, Grid: 6, Parcel: P/O Parcel 66 And Tax Map: 10, Grid: 1, Parcel: 274  
 Third Election District - Howard County, Maryland  
 Date: March 15, 2022 Scale: As Shown Sheet 4 Of 6



