

GENERAL NOTES

- a. THE SUBJECT PROPERTY IS ZONED R-SC PER THE 10/6/2013 COMPREHENSIVE ZONING PLAN.
- b. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS, UNLESS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.
- c. THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(B)(1)(VI) OF THE HOWARD COUNTY CODE.
- d. THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS OR PARCEL DIVISIONS.
- e. 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 AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, 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. 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 THE 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.
- f. THE PREVIOUS DPZ FILES NUMBERS FOR THIS REVISION PLAT ARE S-83-006, P-83-020, VP-83-045, F-84-207, F-21-038.

OWNER

BRAEBROOKE HOMEOWNERS ASSOCIATION, INC.
 P.O. BOX 1432
 ELLICOTT CITY, MD 21041-1432
 LIBER 1363 FOLIO 594 8.4343 ACRES

THE PURPOSE OF THIS PLAT IS TO CREATE TWO PUBLIC DRAINAGE AND STORMWATER MANAGEMENT UTILITY EASEMENT ACROSS LOT 99AS ORIGINALLY SHOWN ON THE PLAT BRAEBROOKE LOTS 99 AND 100 A RESUBDIVISION OF OPEN SPACE LOT 97 SECTION 2 AREA 1, TAX MAP 24 ELECTION DISTRICT No. 2 HOWARD COUNTY, MARYLAND PLAT 25690

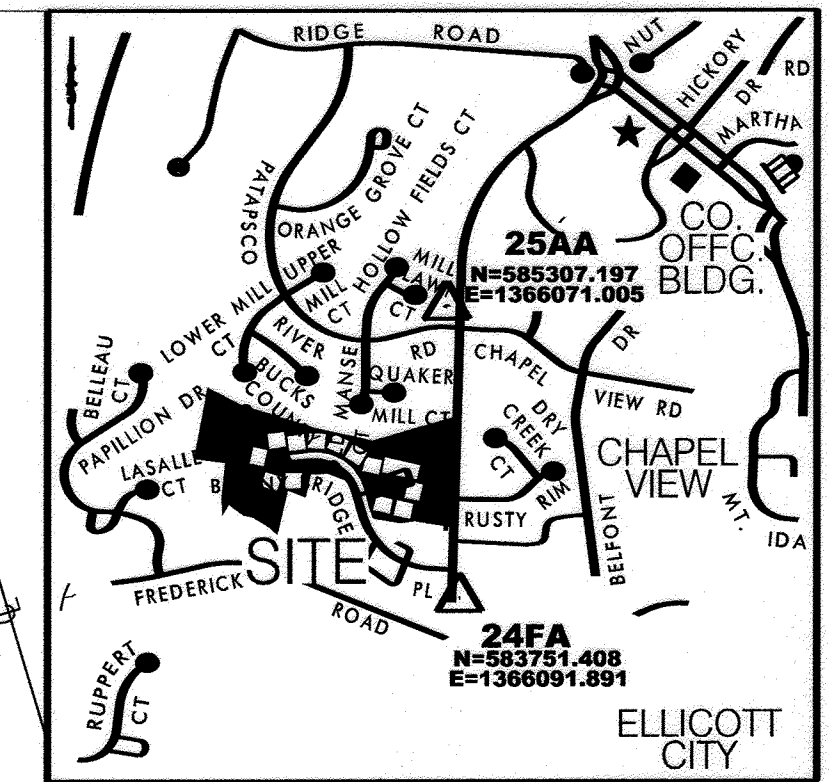
RIVER HILL ESTATES HOMEOWNERS ASSOCIATION, INC.
 LIBER 1439 FOLIO 136
 MAP 24, GRID 6, PARCEL 16
 OPEN SPACE LOT 177
 "RIVER MILLS-SECTION 1
 LOTS 1 THRU 188"
 PLAT No. 6621

N=584770.0249
 E=1366042.2135

N=584713.9853
 E=1365945.4922

OPEN SPACE LOT 100
 AREA=54,712 SQ. FT.
 OR 1.2560 ACRES±

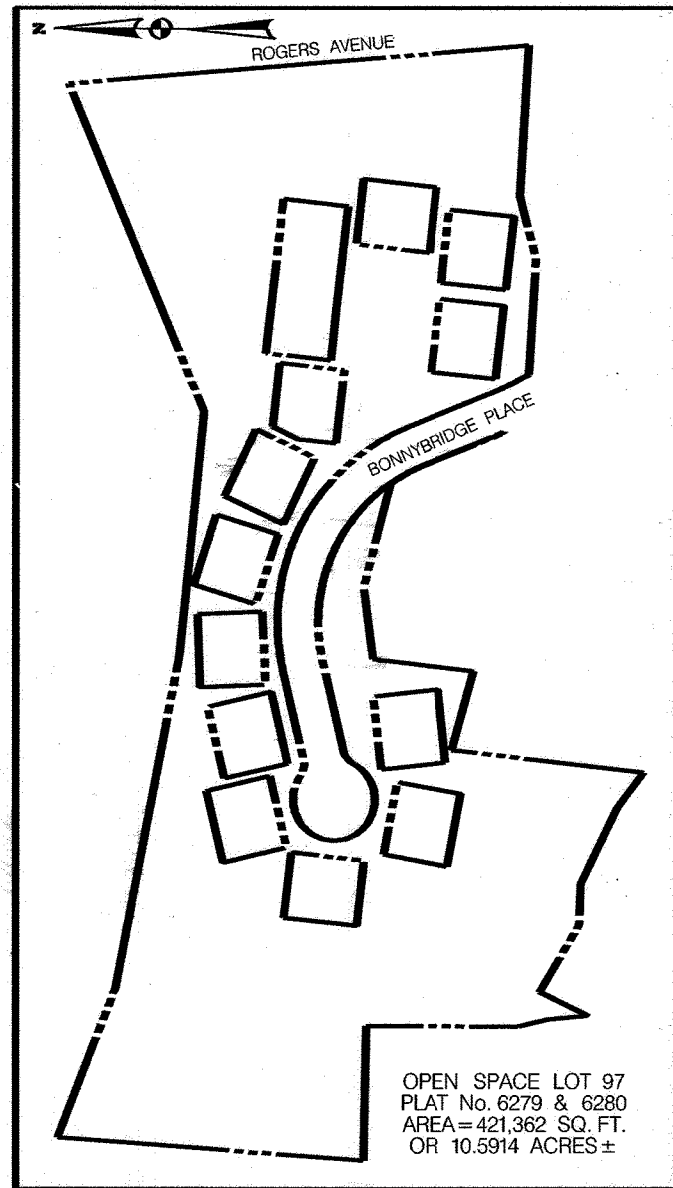
P.O. OPEN SPACE LOT 99
 AREA=122,076 SQ. FT.
 OR 2.8025 ACRES±



VICINITY MAP
 SCALE: 1"=1,000
 ADC MAP: 17
 GRID: A7

LEGEND

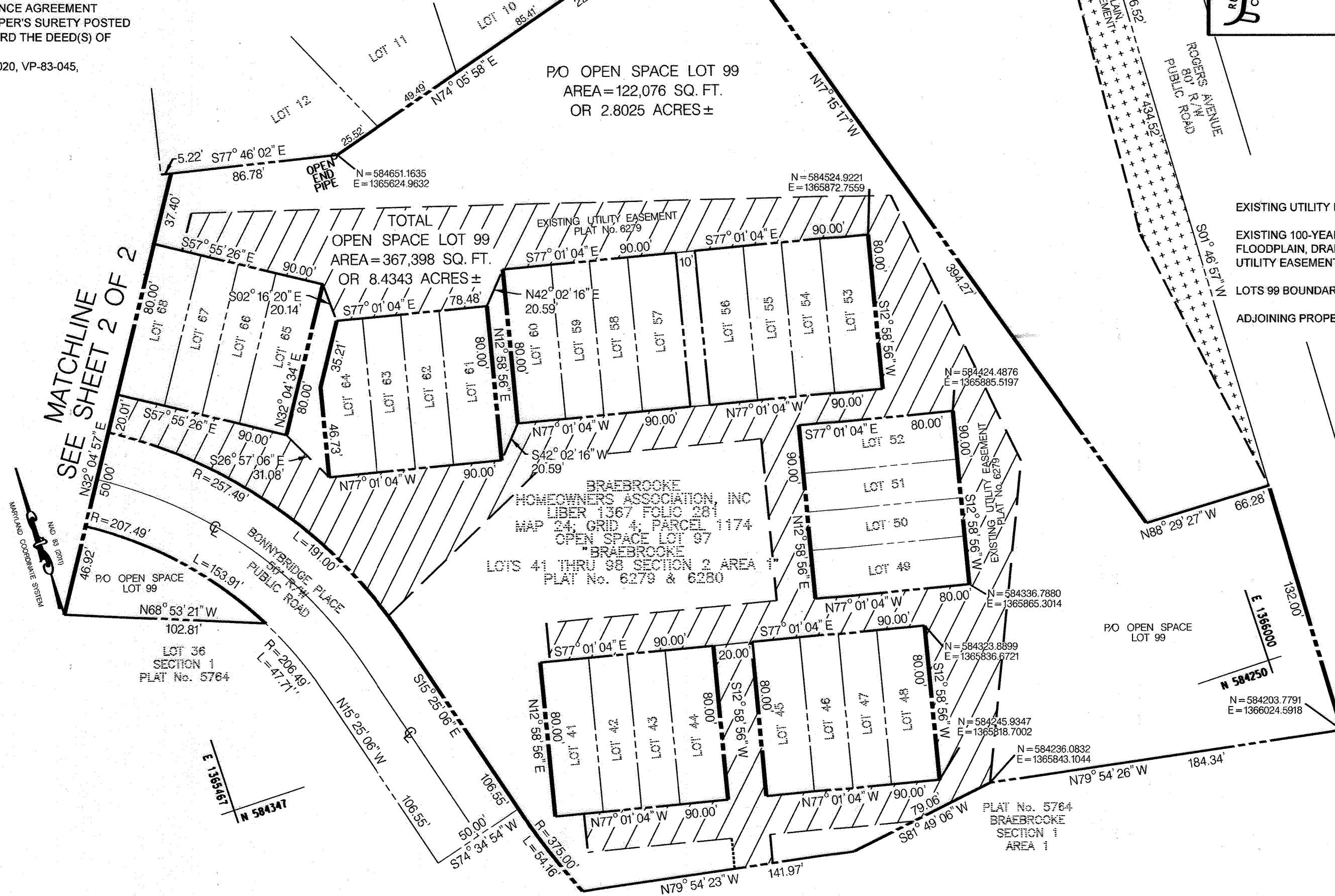
- EXISTING UTILITY EASEMENT
- EXISTING 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- LOTS 99 BOUNDARY LINE
- ADJOINING PROPERTY LINE



AREA TABULATION CHART

TOTAL NUMBER OF BUILDABLE LOTS AND/OR PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE LOTS AND/OR PARCELS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS AND/OR PARCELS TO BE RECORDED	1
TOTAL NUMBER OF PRESERVATION LOTS AND/OR PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS AND/OR PARCELS TO BE RECORDED	0.000 AC±
TOTAL AREA OF NON-BUILDABLE LOTS AND/OR PARCELS TO BE RECORDED	0.000 AC±
TOTAL AREA OF OPEN SPACE LOTS AND/OR PARCELS TO BE RECORDED	8.4343 AC±
TOTAL AREA OF PRESERVATION LOTS AND/OR PARCELS TO BE RECORDED	0.000 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.000 AC±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	8.4343 AC±

MATCHLINE
 SEE SHEET 2 OF 2



OWNER'S DEDICATION

BRAEBROOKE HOMEOWNERS ASSOCIATION, INCORPORATED, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS RESUBVISION PLAT, AND IN CONSIDERATION OF THE APPROVAL OF THIS RESUBDIVISION PLAT BY THE OFFICE 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 FLOOD PLAINS 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 RIGHT-OF-WAYS. WITNESS MY/OUR HANDS THIS DAY OF 2024.

BY: *[Signature]*
 Signatory
 Braebrooke Homeowners Association, Inc.
 PO BOX 1432
 ELLICOTT CITY, Maryland 21041-0742
 Printed Name Title

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PART OF THE LANDS CONVEYED BY L. EARL ARMIGER AND DONALD R. SEWELL TO THE BRAEBROOKE HOMEOWNERS ASSOCIATION, INCORPORATED BY DEED DATED MAY 10, 1985 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1367 AT FOLIO 281, AND VERIFICATION OF EXISTING MONUMENTS OR SETTING NEW MONUMENTS WAS NOT PERFORMED SINCE A BOUNDARY SURVEY PER COMAR 09.13.06.03 WAS NOT THE PURPOSE OF THIS PLAT.

[Signature] 3-26-24 DATE
 JACOB P. DEANER
 PROFESSIONAL LAND SURVEYOR
 LICENCE No. 21961 (EXP. 10/7/2025)
 AB CONSULTANTS, INC.
 7020 TUDSBURY ROAD
 BALTIMORE, MARYLAND 21244



RECORDED AS PLAT NUMBER 26634
 ON 5-20, 2024 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MARYLAND.

RESUBDIVISION PLAT
PLAT OF REVISION
BRAEBROOKE
OPEN SPACE LOT 99
SECTION 2, AREA 1, TAX MAP 24
ELECTION DISTRICT No. 2
HOWARD COUNTY, MARYLAND

SCALE: 1"=50'
 SHEET No. 1 OF 2
 DATE: JUNE, 2023
 CURRENT ZONING: R-SC

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 4/24/24 DATE
 HOWARD COUNTY HEALTH OFFICER
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.
[Signature] 5/19/24 DATE
 DIRECTOR
[Signature] 5/6/24 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION