| 61/100 ⁻¹ /1/1/ | | anaya kara ya ana kata da ƙwala ƙasar | | | | <u> </u> | | an ann an tha ann an tha ann an tha Brager | | | | |
|---|---|---|--|---|---|---|--|--|---|--|---|---|
| | | Cl | URVE TABL | E | <u>.</u> | |] | | | MINIMUL | A LOT SIZE | CHAP |
| CURVE 130–128 | RADIUS 470.00' | LENGTH 191.01' | TANGENT 96.84' | CHORD 189.70* | BEARING \$64*08'35"E | DELTA 23°17'09" | | LOT NUMBER | GROSS AREA | PIPESTEM AREA | REMAINING AREA | 100 FLOOL |
| 143–144 157–158 | 1060.00' 1140.00' | 333.01' 358.14' | 167.89' 180.56' | 331.64' 356.67' | N28'30'00"E S28'30'00"W | 18'00'00" | | | 9,715 SF 1,135 SF | 2,348 SF 2,383 SF | 57,367 SF 48,752 SF | (|
| <u>145–146</u> 147–148 | 1050.00' 1175.00' | 421.50' 134.04' | 213.62' 67.09' | 418.67' 133.97' | N31°00'00"E N39°13'55"E | 23"00'00" | | 9 3 | 1,133 <u>3</u> F | 2,303 37 | 40,732 S r | |
| <u>148–150</u> 150–151 | 25.00° 50.00' | 21.63' 241.16' | 11.54' ∞ | 20.96' 66.68' | <u>N11'10'49"E</u> S55'25'40"E | 49°34'03" | | | | | | |
| 151-152 | 25.00* | 20.46' | 10.84' | <u>19.90'</u> 142.04' | S59°18'01" N S39°10'35" N | 46°53'43" | | | | | | |
| 52–154 55–156 | 1225.00' 1000.00' | 142.12' 401.43' | 71.14' 203.45' | <i>398.74'</i> | S31'00'00"W | 23"00"00" | | | | | | |
| 197-156 | 1000.00* | 66.00' | 33.01' | 65.99' | <u>521°23'27"</u> N | <u>′ 03*46*53*</u> | 1 | | | | | |
| $\begin{array}{c ccccccccccccccccccccccccccccccccccc$ | RTH R 199.60 132 128.77 132 128.77 132 128.77 132 124.78 132 134.12 132 134.12 132 134.12 132 137.53 132 138.89 132 137.97 132 137.71 132 137.71 132 138.15 132 139.00 132 139.00 132 139.00 132 139.00 132 139.00 132 139.00 132 139.00 132 131.00 132 132.00 132 132.00 132 132.00 132 132.00 132 132.00 132 132.00 132 132.00 132 132.00 132 132.00 132 | 28732.77 28223.93 27768.61 29995.95 28822.31 29034.23 29034.23 29072.88 29303.19 29524.91 2778.53 29451.10 28321.93 28048.08 28083.14 28137.32 28295.56 28378.80 28594.43 | COORDIA NO. NORI 150 54117 151 54113 153 54112 154 54101 155 54075 157 54021 158 53989 159 53982 160 53960 161 54037 180 54174 181 54151 187 54051 195 54036 197 54043 200 54037 201 54024 203 54029 195 54021 | TH 132 17.77 132 19.93 132 19.93 132 19.77 132 19.66 132 12.76 132 13.76 132 13.74 132 13.73 132 13.73 132 13.73 132 13.73 132 13.73 132 13.74 132 13.74 132 13.74 132 13.74 132 13.74 132 13.74 132 13.74 132 13.74 132 13.74 132 13.74 132 13.74 132 13.74 132 13.74 132 13.74 132 13.75 132 13.74 132 13.75 132 13.76 132 13.77 132 13.78 132 13.79 132 13.70 132 13.71 132 13.72 132 13.73 132 13.74 132 | EAST EAST 28927.79 28982.70 28982.70 28982.70 289875.86 28631.30 28370.97 28200.78 28146.60 28733.82 28006.87 29054.65 29404.31 29256.23 28702.61 28450.00 29597.45 29372.76 29121.75 28764.94 28536.35 | | | | BROWNS BROWNS | SITE- | ETRILLO MARE CINITY CALE: 1" = 2, | MAP |
| C. Propos D. Number 2. OPEN SPAC A. Open S | ed Number of r of DEO's Re E CALCULATION Space Required Space Provided ents of § 3- 1988 Replac making of 3 | equired = 3 S for DEO Opti = 14.2803 A -108, The Re rement Volum this plat and | point (25%) = 1 point (25%) | 4.2759 Ac. Article, Anno emented) as | otated Code far as they have been | _ | | | | | GENERAL NOTE 20. Developer on this p conservati through L and show ances of whether of shall exec Howard C Area. Upo County, a Developer Agreemen Developer easements County. | reserves lat for v ion (des ots 1 th n on thi aforesai or not e. cute and ounty, w n compi nd, in c 's obliga t execut 's surety s and re |
| | | | | 2 2 | | | | | | | 21. Preservati County ai subdivisioi | nd the H |
| TABULA | TION | 6° | | SHEET 2 | SHEET 3 | SHEET 4 | TOTAL | | | | and enum of the pr | nerates reservatio |
| | | RECORDED: | | 2 | 15 | 0 | | | | | for under and priva | Section |
| L NUMBER OF | F BUILDABLE L | 0TS: | ······ | 0 | 15 | 0 | 15 | | | | 22. Open Sp Under S | |
| L NUMBER OF | T OPEN SPACE T PARCELS: <u>(B</u> | UILDABLE) | | 2 0 | 0 0 | 1 | 2 | | | | and are Applicat | there |
| al area of bu | UILDABLE LOTS | TO BE RECOM | | 0 14.2803 AC. | 17.4148 AC. 0 | 0 0 | 17.4148 AC. 14.2803 AC. | | | ć | 23. Three | (3) D |
| AL AREA OF PA | ARCELS TO BE | RECORDED: (E | BUILDABLE) | 0 | 0 | 22.7869 AC. | 22.7869 AC. | | | | Countr Cattoi | y Club 1 Cree |
| | | | RECORDED: : | | 1.5457 AC. 18.9605 AC. | 0 22.7869 AC. | 2.6218 AC. 57.1034 AC. | | | | | |
| VED. FOR | | אזחפם תוגא סיי | TE SEWERAGE | SYSTEMS | | | OWN | ERS' CERT | TFICATE | . <u>.</u> , | | |
| THE FUR | | | TE SEWERAGE H DEPARTMENT | | | Carman 1 | ociates, a Mar | | | - | lanalitz | ral |
| VED: HOWAT | TT OFFICER | EPARTMENT O | F PLANNING A | ND ZONING | subdivision of Plannin Howard C and main and under (2) the m and flood sideration, title to th and open | wner of the on, and in con- ounty, Marylan tain sewers, a r all roads an ght to require plains and op hereby grant e beds of the space where | property show sideration of a of, establish the od, its success frains, water p od street right a dedication for en space whe the right an streets and, applicable; of | vn and descr the approval sors and ass oipes and oth s—of—way an or public use re applicable d option to h for roads an and (3) the b | ibed hereon of this Find igns, (1) the er municipe d the spec the beds and for ge Howard Cou d floodplain right to req | n, hereby ad al Plat by the triction lines he right to he al utilities an ific easement of the stree bod and othe inty to acquires, storm dra quire dedicat | opt this plan ne Departmen and grant u ay, construct nd services, nts shown he ts and/or ro er valuable o ire the fee s ainage facilit ion of water | n of nt into in preon; pads, con— simple ies ways |
| Mig DIRE | CTOR | 0 | | ATE | and drain | age easement | s for the spe no building or | cific purpose | of their co | onstruction, | repair and n | nain- |
| | | | AND PUBLIC | | or over t | he said easen | nents and righ | hts-of-way. | | - | | |
| HOW | | DEFARIMENT | OF PUBLIC WO | JAAD. | Witi | ness our hand | ls this <u>3</u> | day of | 9NI UARY | _ 1995 | | |
| In Gr | n' Jenze | m | 7/20 | 195 | ATTEST | Busee | | R | . PP: | Man | lit C. | P. |
| Arning DIREC | TOR CO Clarge | <u></u> | | TF Rol | ALESI. | | | | | MANCHITZ | neral Partner | • |

| ZE | CHART | ······ | |
|----|------------------------|---------------|---------------------|
| VG | 100 YEAR FLOODPLAIN | 25% SLOPES | MINIMUM LOT SIZE |
| F | 0 | 0 | 57,367 SF |
| F | 0 | 0 | 48,752 SF |

MAP

'ES (cont'd)

r reserves unto itself, its successors and assigns, all easements shown plat for water, sewer, storm drainage, other public utilities, and forest tion (designated as "Forest Conservation Area"), located in, over and Lots 1 through 17, and Preservation Parcel 'A', or portions thereof, vn on this plat as the Forest Conservation Area. Any and all conveyaforesaid lots shall be subject to the easements herein reserved, or not expressly stated in the deed(s) conveying said lot(s). Developer cute and deliver a deed(s) for the easements herein reserved to ounty, with a metes and bounds description of the Forest Conservation on completion of the public utilities and their acceptance by Howard and, in case of a forest conservation easement(s), upon completion of r's obligation under the Forest Conservation Installation and Maintenance int executed by the Developer and the County, and the release of the pr's surety posted with said Agreement, the County shall accept the ots and record the deed(s) of easement in the Land Records of Howard

tion Parcel A is encumbered by an easement agreement with Howard and the Homeowners Association. This agreement prohibits the further on of the parcel, outlines the maintenance responsibilities of the owner, nerates the uses permitted on the property. The primary intended use eservation parcel is for one single family dwelling unit as provided Sections 105.F.2 and 105.F.7.b.3. Other uses such as agricultural te recreational facilities may also apply.

soce lots 16 and 17 Consist of the minimum area required Section 16.121 of the Howard County Subdivision Resulations therefor ineligible for Residential Building Permit

(3) DEO Units / Lots were sent from Cattail Creek ry Club as shown on plat of Easement, Property of I Creek Country Club, Inc.

GENERAL NOTES

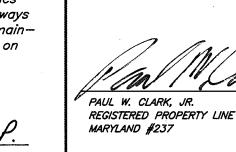
- 1. Subject property is zoned RR-DEO per October 18, 1993 Comprehensive Zoning Plan.
- 2. Coordinates are based on NAD 83' Maryland Coordinate System as projected by Howard County, Maryland Geodetic Control Stations No.'s 40/A and 45CA.
- 3. □ = 4" x 4" x 36" Concrete Monument ■ IPFD 2 1/2" Iron Pipe Found 3' High
 - = IPFD Iron Pipe Found E = CMFD Concrete Monument Found
 - O = Iron Pin with Cap Set
- 4. All areas are more or less.
- 5. All easements shown hereon are designated as public easements, unless identified as private.
- 6. Preservation Parcel A is privately owned by the individual home owner.
- 7. This plat is based on a field--run boundary survey performed on or about 4/14/94 by Clark, Finefrock & Sackett, Inc.
- 8. No clearing, grading or construction is permitted within wetlands and stream buffers or forest conservation areas.
- This area designates a private sewage easement of 10,000 SF 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 sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroach ments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- 10. The lots shown hereon comply with the ownership width and lot area as required by the Maryland State Department of the En vironment
- 11. Wetland Inventory and Forest Stand Delineation prepared by Explor-ation Research, Inc. as submitted with Sketch Plan S-94-28.
- 12. Articles of Incorporation of Brookwood Farms Homeowners' Association, Inc., filed with the Maryland State Department of Assessments and Taxation on April 10, 1995 as Account Number 355 242.
- 13. All driveways will be private and all maintenance will be shared with each homeowner using the driveway.
- 14. Driveways shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - a) Width 12' (16' serving more than one residence). b) Surface - 6" of compact crusher run base with tar

 - b) Surface to the compact chasher rain base with tail and chip coating.
 c) Geometry Maximum 15% grade, Max. 10% grade change and Minimum 45' turning radius.
 d) Structures (Culverts/Bridges) Capable of supporting
 - 25 gross tons (H25 Loading). e) Drainage Elements – Capable of safely passing a
 - 100-yr. flood with no more than 1 foot depth over driveway surface. f) Structure Clearances — Minimum 12 feet.
 - g) Maintenance Sufficient to insure all weather use.
- 15. For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and the road right-of-way only, and not to the flag or pipestem lot driveway.
- 16. The Forest Conservation Easement has been established to fulfill the requirements of Section 16.1200 of the Howard County Code: 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 are allowed.
- 17. Reference Files: S-94-28, P-95-01, F-95-81
- 18. Lot areas are exempted from stormwater management as approved by Howard County DPW 10/5/94. A fee-in-lieu of Stormwater Management Quality Control for the roads has been approved by Howard County DPW 10/5/94. Stormwater Management Quality Control for the roads will be provided by Shallow Marsh Facilities.
- 19. A Tree Maintenance Easement, ten feet in width, as shown on Sheet 4 of 4 of these plats. This easement allows Howard County the right to access the property, when necessary, for the specific purpose of installation, repair and maintenance of County—owned trees located within the boundaries of private lots. No building or structure of any kind shall be located on or over the said easement area.

OWNER: CARMAN ASSOCIATES P.O. Box 122

SURVEYOR'S CERTIFICATE

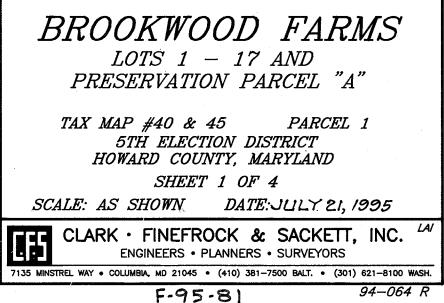
I hereby certify that the Final Plat shown hereon is correct; that it is a subdivision of all the land conveyed by First American Properties of Maryland, a Maryland corporation, to Carman Associates, a Maryland general partnership, by a deed dated November 29, 1994 and recorded among the Land Records of Howard County, Maryland in Liber 3391 at Folio 644, 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, as shown, in accordance with the Annotated Code of Maryland, as amended.



3/95

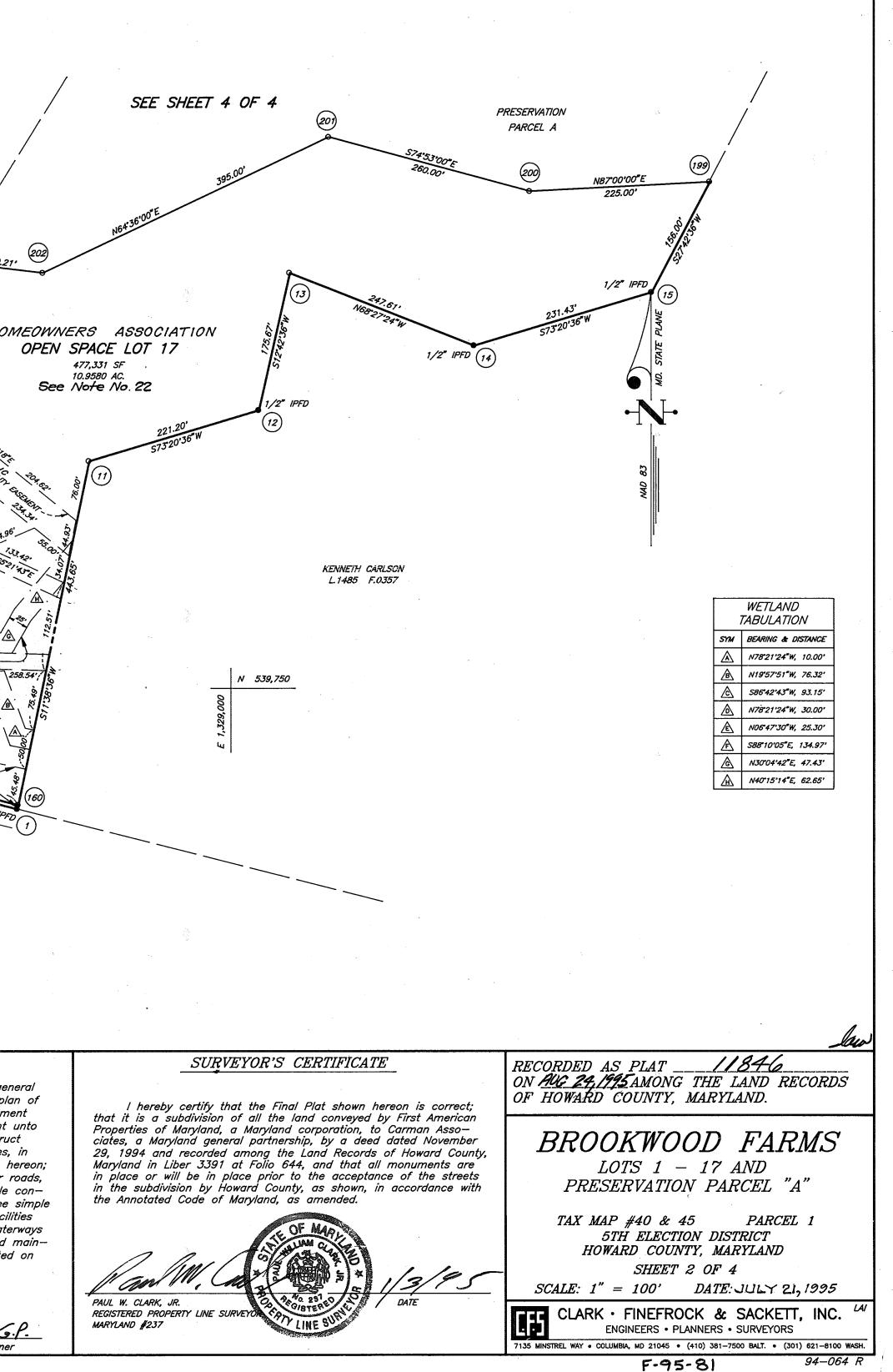
RECORDED AS PLAT 1/84-5 ON A AMONG THE LA ____AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

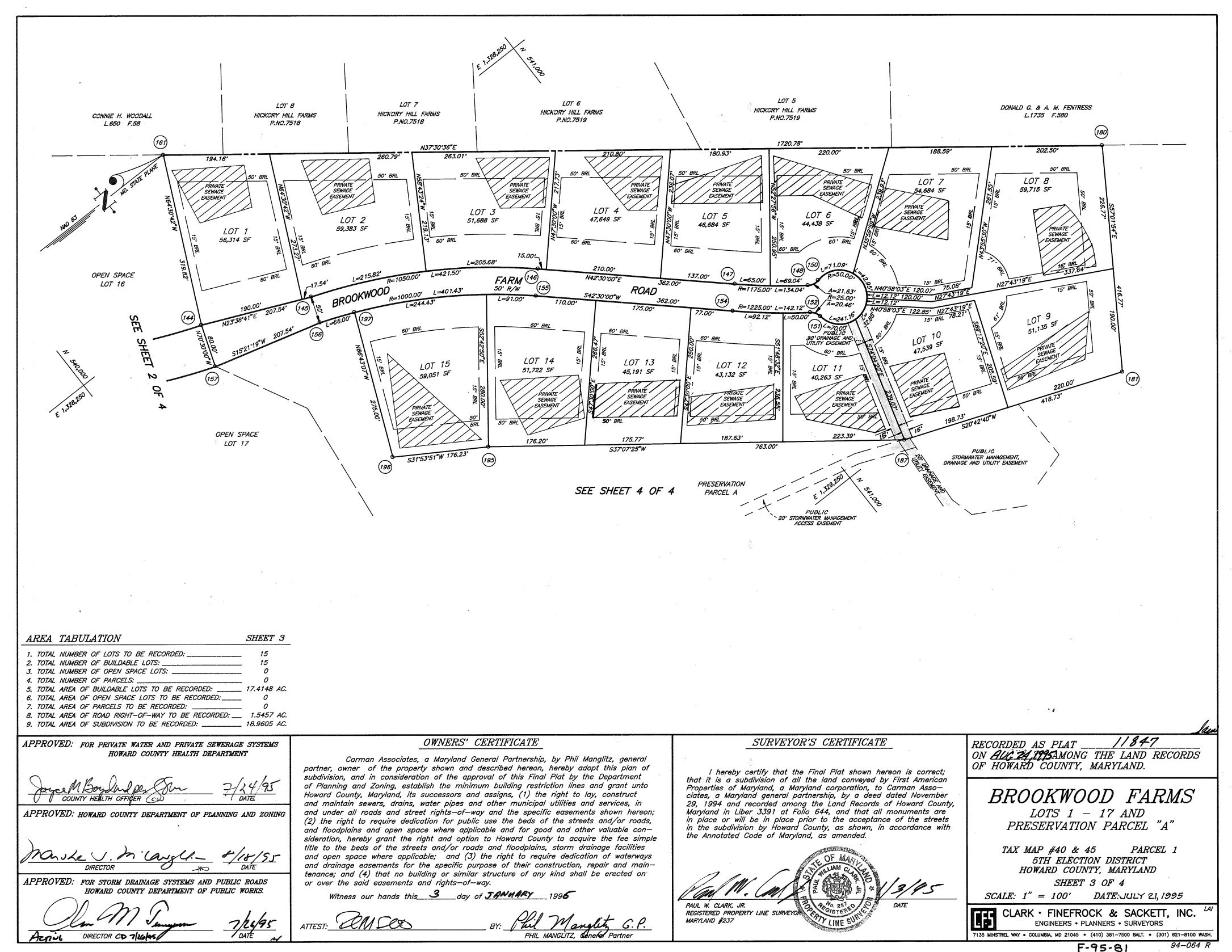
laow



ELLICOTT CITY, MD. 21043

| 61 - 101 - 100 - 101 - | |
|--|--|
| N 540,500 VIZY I U CONNIE H. WOODALL L650 F.58 | LOT 15 SEE SHEET 3 OF 4 LOT 1 203 319.82- 319.82- 200 203 203 200 200 200 200 200 200 200 |
| OPEN SPACE LOT 144,717 SF 3.3223 AC. 3 d 1532 3 d 1532 3 d 1532 42 5 d 1532 144,717 SF 3.3223 AC. See Note No. 22 42 42 5 d 1532 5 d | 144 570 30 00 |
| 35.36' (141) N | 159 |
| AREA TABULATION SHEET 2 1. TOTAL NUMBER OF LOTS TO BE RECORDED: 2 2. TOTAL NUMBER OF BUILDABLE LOTS: 0 3. TOTAL NUMBER OF OPEN SPACE LOTS: 2 4. TOTAL NUMBER OF PARCELS: 0 5. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 0 6. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 0 6. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 14.2803 AC. 7. TOTAL AREA OF PARCELS TO BE RECORDED: 0 8. TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED: 1.0761 AC. 9. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 15.3564 AC. | |
| APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT DYCE MByd Wal per Sm 7/2/95 COUNTY HEALTH OFFICER APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING MANL M. M. CALL J. | OWNERS' CERTIFICATE Carman Associates, a Maryland General Partnership, by Phil Manglitz, gen partner, owner of the property shown and described hereon, hereby adopt this pla subdivision, and in consideration of the approval of this Final Plat by the Departm of Planning and Zoning, establish the minimum building restriction lines and grant Howard County, Maryland, its successors and assigns, (1) the right to lay, constru- and maintain sewers, drains, water pipes and other municipal utilities and services, and under all roads and street rights-of-way and the specific easements shown H (2) the right to require dedication for public use the beds of the streets and/or and floodplains and open space where applicable and for good and other valuable sideration, hereby grant the right and option to Howard County to acquire the fee title to the beds of the streets and/or roads and floodplains, storm drainage facil and open space where applicable; and (3) the right to require dedication of wate and drainage easements for the specific purpose of their construction, repair and tenance; and (4) that no building or similar structure of any kind shall be erected |
| APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS. | ATTEST: <u>For Margles</u> BY: <u>Phil Margles</u> G |





R= 197 (156) BROOKWOOD PUBLIC DRAINAGE AND FARM UTILITY EASEMENT PUBLIC TREE MAINTE-ROAD IANCE EASEMENT 5' B.R.L. (203 LOT 15 LOT 14 PUBLIC SEE, SHEET 3 OF 4 STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT LOT 13 LOT 12 N (195) N31'53'51"E 176.23 30' B.R.L. SEE SHEET 2 OF 4 N3707'25"E 763.00 30' B.R.L. 202 PUBLIC WETLAND WETLAND 20' STORMWATER MANAGEMENT ACCESS EASEMEI TABULATION TABULATION SYM BEARING & DISTANCE BEARING & DISTANCE SYM N29'23'34"E, 60.56' N74°42'06"W, 141.74 \mathbf{A} N48°28'08"W, 70.71 N73'23'55"E, 34.99' A N15'46'29"E æ NO1'14'56"E, 53.15' N29'39'14"W, 107.87 OPEN SPACE 逊 N67"17'28"W, 66.19 S85'26'24"E, 57.01 LOT 17 NO1 40 44 W, 32.02' A S18'51'37"W, 60.01' N76*13'34"E, 55.90' Æ S62'11'50"E, 207.38 N40°20'20"W, 88.00 \triangle S18'32'15"E. 53.85' PRESERVATION N29'50'50"W, 164.75' S43°12'04"E, 100.13' \mathbb{A} PARCEL A S25'07'00"E, 152.35' N35°08'40"W, 55.23' \triangle 992,598 SF \triangle S69'03'33"E, 83.24' \wedge N26"18'09"W, 82.46 22.7869 Ac. 1a N53'09'47"W, 130.25' \mathbb{A} S04*20'26"E, 144.62' \mathbb{A} 5 \triangle S43'47'10"E, 83.15' S78'54'26"W, 71.98' rivote Sewa NB7*16'24"W, 80.00' S36*45'45*E, 80.16 A \mathbb{A} S62°15'13"E, 93.78' 200 SHEET 4 AREA TABULATION 1. TOTAL NUMBER OF LOTS TO BE RECORDED: 0 2. TOTAL NUMBER OF BUILDABLE LOTS: ヽヱ n(199) 3. TOTAL NUMBER OF OPEN SPACE LOTS: 4. TOTAL NUMBER OF PARCELS: (BUILDABLE) 5. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 6. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:____ 7. TOTAL AREA OF PARCELS TO BE RECORDED: (BUILDABLE) 22.7869 AC. 8. TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED: ____ NONE 9. TOTAL AREA OF SUBDIVISION TO BE RECORDED: _____ 22.7869 AC. OWNERS' CERTIFICATE APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT Carman Associates, a Maryland General Partnership, by Phil Manglitz, general partner, owner 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 COUNTY HEANTH OFFICE 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 easements shown hereon; APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING (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; and (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 APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS or over the said easements and rights-of-way. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS. Witness our hands this <u>3</u> day of <u>JAN4ARY</u> 1995 ATTEST: PLUSCO BY: Phil Manglitz, General Partner DATE DIRECTOR CO 7 2645

