

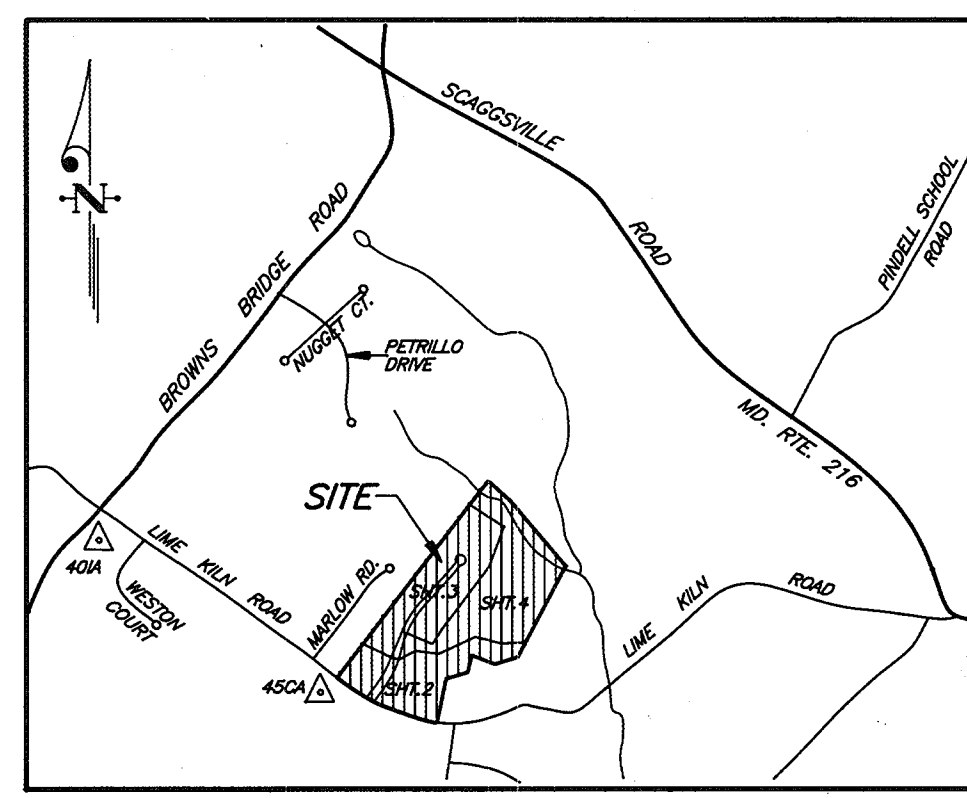
GENERAL NOTES

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
130-128	470.00'	191.01'	96.84'	189.70'	S64°08'35"E	23°17'09"
143-144	1060.00'	333.01'	167.89'	331.64'	N28°30'00"E	18°00'00"
157-158	1140.00'	358.14'	180.56'	356.67'	S28°30'00"W	18°00'00"
145-146	1050.00'	421.50'	213.62'	418.67'	N31°00'00"E	23°00'00"
147-148	1175.00'	134.04'	67.09'	133.97'	N39°13'55"E	06°32'10"
149-150	25.00'	21.63'	11.54'	20.96'	N11°10'49"E	49°34'03"
150-151	50.00'	241.16'	∞	66.68'	S55°25'40"E	276°21'06"
151-152	25.00'	20.46'	10.84'	19.90'	S59°18'01"W	46°53'43"
152-154	1225.00'	142.12'	71.14'	142.04'	S39°10'35"W	06°38'51"
155-156	1000.00'	401.43'	203.45'	398.74'	S31°00'00"W	23°00'00"
197-156	1000.00'	66.00'	33.01'	65.99'	S21°23'27"W	03°46'53"

MINIMUM LOT SIZE CHART						
LOT NUMBER	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
8	59,715 SF	2,348 SF	57,367 SF	0	0	57,367 SF
9	51,135 SF	2,383 SF	48,752 SF	0	0	48,752 SF

COORDINATE TABLE		
NO.	NORTH	EAST
1	539599.60	1328732.77
2	539728.77	1328223.93
3	540064.78	1327768.61
5	541141.13	1329995.95
11	540034.12	1328822.31
12	540097.53	1329034.23
13	540268.89	1329072.88
14	540177.97	1329303.19
15	540244.30	1329524.91
32	540077.71	1327778.53
61	541978.15	1329237.32
62	541782.71	1329451.10
128	539709.00	1328321.93
130	539791.73	1328151.22
141	539870.87	1328048.08
142	539875.49	1328083.14
143	539946.10	1328137.32
144	540237.55	1328295.56
145	540427.67	1328378.80
146	540786.54	1328594.43
147	541053.44	1328839.00
148	541157.20	1328923.72

COORDINATE TABLE		
NO.	NORTH	EAST
150	541177.77	1328927.79
151	541139.93	1328982.70
153	541129.77	1328965.59
154	541019.66	1328875.86
155	540752.76	1328631.30
157	540210.84	1328370.97
158	539897.40	1328200.78
159	539826.79	1328146.60
160	539604.67	1328733.82
161	540375.18	1328006.87
180	541740.18	1329054.65
181	541513.38	1329404.31
187	541121.71	1329256.23
195	540513.34	1328795.73
196	540363.73	1328702.61
197	540472.42	1328450.00
199	540382.41	1329597.45
200	540370.64	1329372.76
201	540438.44	1329121.75
202	540269.01	1328764.94
203	540296.37	1328536.35



VICINITY MAP
SCALE: 1" = 2,000'

- DENSITY CALCULATIONS
 - A. Base Density (IDU/4.25) = 13
 - B. Max. Density with DEO Option (IDU/2Ac.) = 28
 - C. Proposed Number of Units (15 Cluster + 1 Preservation Parcel) = 16
 - D. Number of DEO's Required = 3
- OPEN SPACE CALCULATIONS
 - A. Open Space Required for DEO Option (25%) = 14.2759 Ac.
 - B. Open Space Provided = 14.2803 Ac.

The requirements of § 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.

Paul W. Clark, Jr.
PAUL W. CLARK, JR.
REGISTERED PROPERTY LINE SURVEYOR

Philip A. Manglitz
PHILIP A. MANGLITZ
GENERAL PARTNER
CARMAN ASSOCIATES

GENERAL NOTES (cont'd)

- Developer reserves unto itself, its successors and assigns, all easements shown on this plat for water, sewer, storm drainage, other public utilities, and forest conservation (designated as "Forest Conservation Area"), located in, over and through Lots 1 through 17, and Preservation Parcel A; or portions thereof, and shown on this plat as the Forest Conservation Area. Any and all conveyances of aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lot(s). Developer shall execute and deliver a deed(s) 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 case of a forest conservation easement(s), upon completion of Developer's obligation under the Forest Conservation Installation and Maintenance Agreement executed by the Developer and the County, and the release of the 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.
- Preservation Parcel A is encumbered by an easement agreement with Howard County and the Homeowners Association. This agreement prohibits the further subdivision of the parcel, outlines the maintenance responsibilities of the owner, and enumerates the uses permitted on the property. The primary intended use of the preservation parcel is for one single family dwelling unit as provided for under Sections 105.F.2 and 105.F.7.b.3. Other uses such as agricultural and private recreational facilities may also apply.
- Open Space lots 16 and 17 consist of the minimum area required under Section 16.121 of the Howard County Subdivision Regulations and are therefore ineligible for Residential Building Permit Application.
- Three (3) DEO Units/Lots were sent from Cottail Creek Country Club as shown on plat of Easement, Property of Cottail Creek Country Club, Inc.

OWNER: CARMAN ASSOCIATES
P.O. Box 122
ELlicott City, MD. 21043

AREA TABULATION	SHEET 2	SHEET 3	SHEET 4	TOTAL
1. TOTAL NUMBER OF LOTS TO BE RECORDED:	2	15	0	17
2. TOTAL NUMBER OF BUILDABLE LOTS:	0	15	0	15
3. TOTAL NUMBER OF OPEN SPACE LOTS:	2	0	0	2
4. TOTAL NUMBER OF PARCELS: (BUILDABLE)	0	0	1	1
5. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0	17.4148 AC.	0	17.4148 AC.
6. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	14.2803 AC.	0	0	14.2803 AC.
7. TOTAL AREA OF PARCELS TO BE RECORDED: (BUILDABLE)	0	0	22.7869 AC.	22.7869 AC.
8. TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED:	1.0761 AC.	1.5457 AC.	0	2.6218 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	15.3564 AC.	18.9605 AC.	22.7869 AC.	57.1034 AC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyd
JOYCE M. BOYD
COUNTY HEALTH OFFICER

7/24/95
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Thomas J. McLaughlin
THOMAS J. MCLAUGHLIN
DIRECTOR

8/10/95
DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC WORKS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

Alan M. Benjamin
ALAN M. BENJAMIN
DIRECTOR

7/26/95
DATE

OWNERS' CERTIFICATE

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 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; (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 or over the said easements and rights-of-way.

Witness our hands this 3 day of JANUARY 1995

ATTEST: *[Signature]*
BY: *Phil Manglitz*
PHIL MANGLITZ, General Partner

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.

Paul W. Clark, Jr.
PAUL W. CLARK, JR.
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND #237

1/3/95
DATE

RECORDED AS PLAT 11845
ON 1/3/95 AMONG THE LAND RECORDS
OF HOWARD COUNTY, MARYLAND.

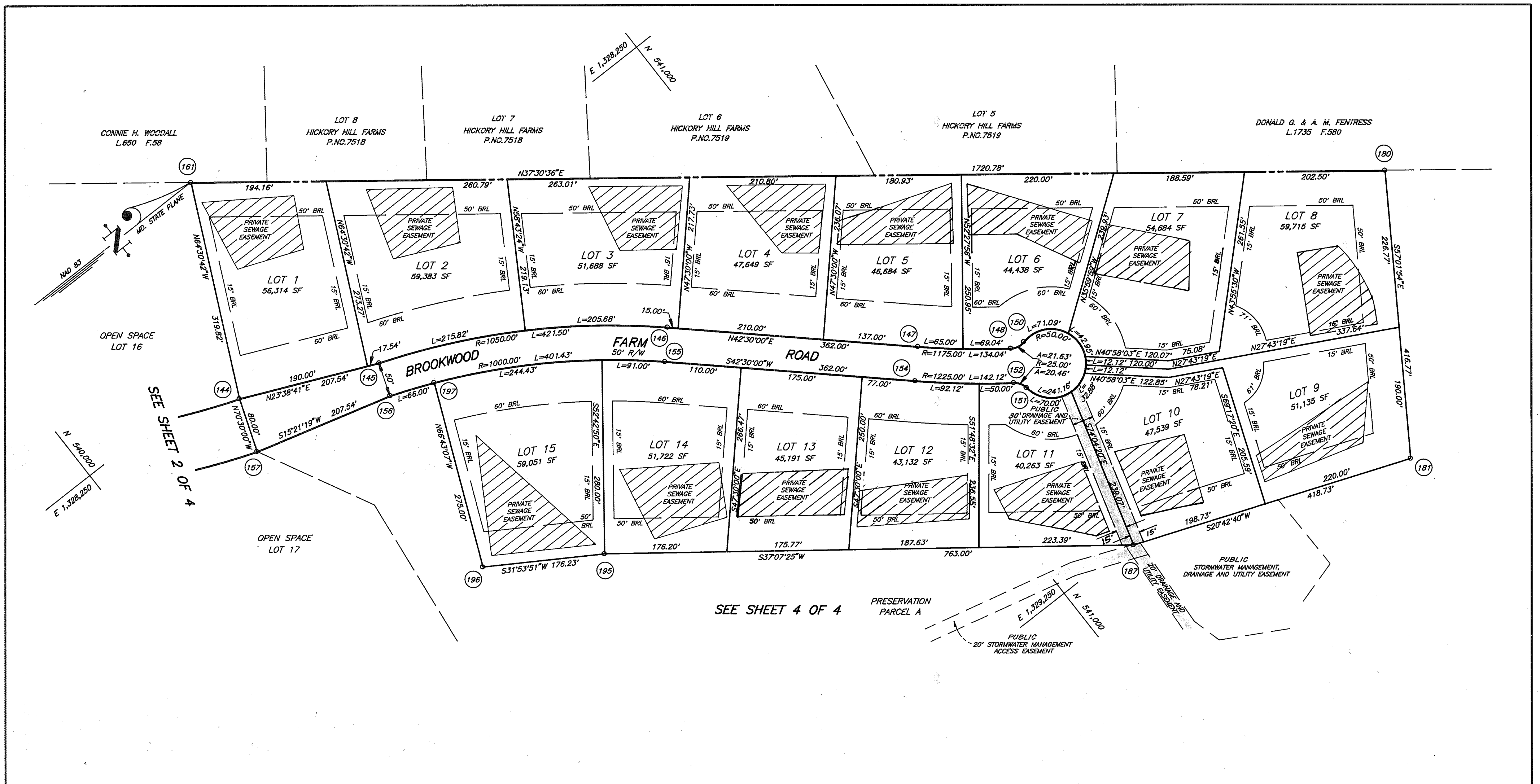
BROOKWOOD FARMS
LOTS 1 - 17 AND
PRESERVATION PARCEL "A"

TAX MAP #40 & 45 PARCEL 1
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SHEET 1 OF 4
SCALE: AS SHOWN DATE: JULY 21, 1995

CLARK · FINEFROCK & SACKETT, INC.
ENGINEERS · PLANNERS · SURVEYORS

7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.



AREA TABULATION SHEET 3

1. TOTAL NUMBER OF LOTS TO BE RECORDED:	15
2. TOTAL NUMBER OF BUILDABLE LOTS:	15
3. TOTAL NUMBER OF OPEN SPACE LOTS:	0
4. TOTAL NUMBER OF PARCELS:	0
5. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	17.4148 AC.
6. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0
7. TOTAL AREA OF PARCELS TO BE RECORDED:	0
8. TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED:	1.5457 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	18.9605 AC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyd 2/24/95
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Manuel J. Mangil 2/18/95
DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

Alan M. Thompson 2/24/95
DIRECTOR DATE

OWNERS' CERTIFICATE

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 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; (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 or over the said easements and rights-of-way.

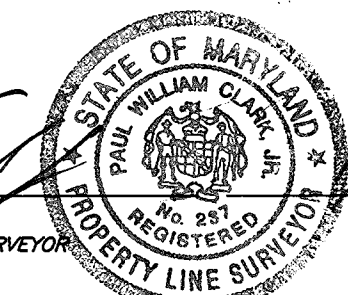
Witness our hands this 3 day of JANUARY 1995

ATTEST: *[Signature]* BY: *Phil Manglitz* G.P.
PHIL MANGLITZ, General Partner

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.

Paul W. Clark, Jr. 1/9/95
PAUL W. CLARK, JR.
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND #237 DATE



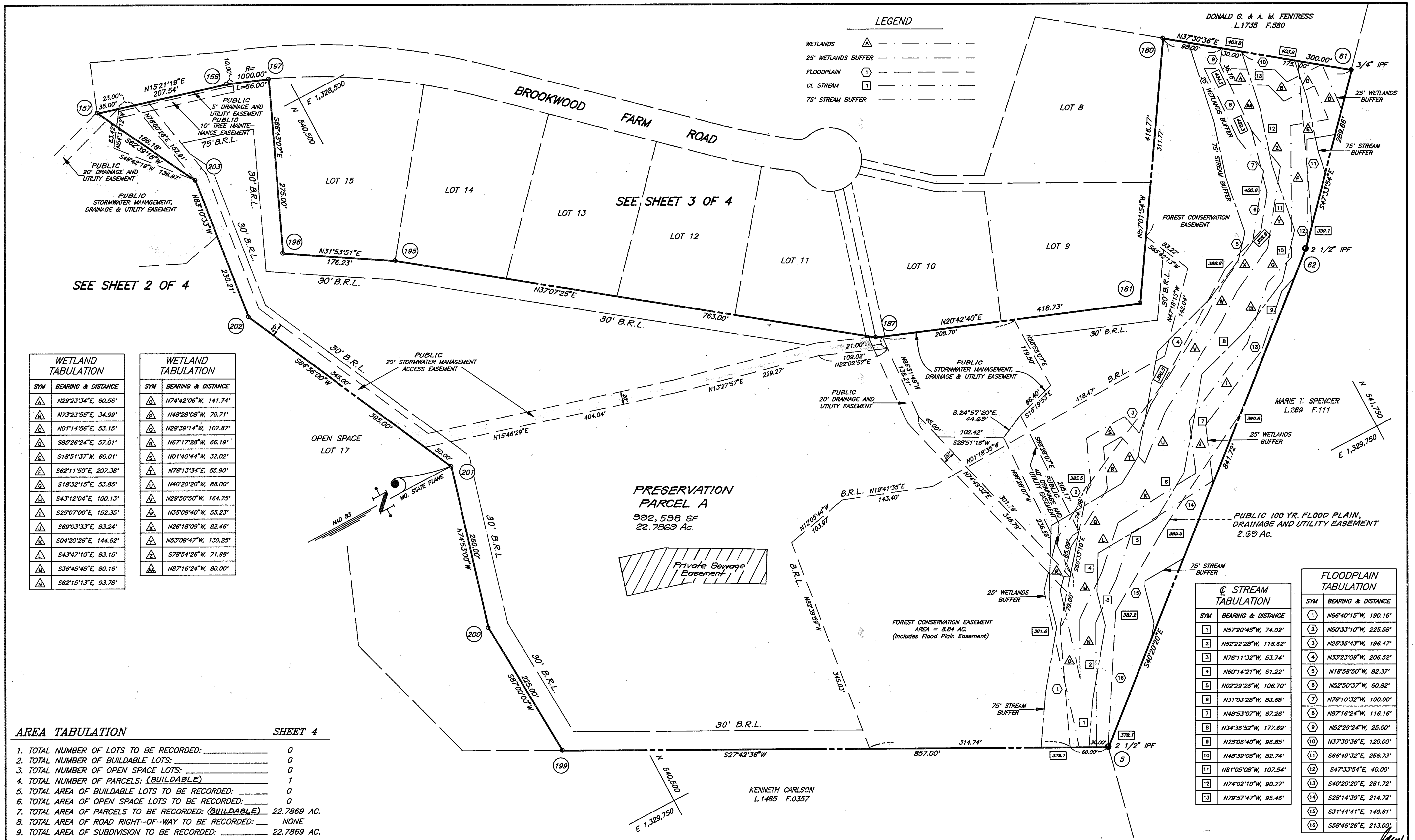
RECORDED AS PLAT 11847
ON AUG 24 1995 AMONG THE LAND RECORDS
OF HOWARD COUNTY, MARYLAND.

BROOKWOOD FARMS
LOTS 1 - 17 AND
PRESERVATION PARCEL "A"

TAX MAP #40 & 45 PARCEL 1
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SHEET 3 OF 4
SCALE: 1" = 100' DATE: JULY 21, 1995

CLARK · FINEFROCK & SACKETT, INC.
ENGINEERS · PLANNERS · SURVEYORS
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.



WETLAND TABULATION		WETLAND TABULATION	
SYM	BEARING & DISTANCE	SYM	BEARING & DISTANCE
△	N29°23'34"E, 60.56'	△	N74°42'06"W, 141.74'
△	N73°23'55"E, 34.99'	△	N48°28'08"W, 70.71'
△	N01°14'56"E, 53.15'	△	N29°39'14"W, 107.87'
△	S85°26'24"E, 57.01'	△	N67°17'28"W, 66.19'
△	S18°51'37"W, 60.01'	△	N01°40'44"W, 32.02'
△	S62°11'50"E, 207.38'	△	N76°13'34"E, 55.90'
△	S18°32'15"E, 53.85'	△	N40°20'20"W, 88.00'
△	S43°12'04"E, 100.13'	△	N29°50'50"W, 164.75'
△	S25°07'00"E, 152.35'	△	N35°08'40"W, 55.23'
△	S69°03'33"E, 83.24'	△	N26°18'09"W, 82.46'
△	S04°20'26"E, 144.62'	△	N53°09'47"W, 130.25'
△	S43°47'10"E, 83.15'	△	S78°54'26"W, 71.98'
△	S36°45'45"E, 80.16'	△	N87°16'24"W, 80.00'
△	S62°15'13"E, 93.78'		

FLOODPLAIN TABULATION	
SYM	BEARING & DISTANCE
①	N66°40'15"W, 190.16'
②	N50°33'10"W, 225.58'
③	N25°35'43"W, 196.47'
④	N33°23'09"W, 206.52'
⑤	N18°58'50"W, 82.37'
⑥	N52°50'37"W, 60.82'
⑦	N76°10'32"W, 100.00'
⑧	N87°16'24"W, 116.16'
⑨	N52°29'24"W, 25.00'
⑩	N37°30'36"E, 120.00'
⑪	S66°49'32"E, 256.73'
⑫	S47°33'54"E, 40.00'
⑬	S40°20'20"E, 281.72'
⑭	S28°14'39"E, 214.77'
⑮	S31°44'41"E, 149.61'
⑯	S58°46'26"E, 213.00'

AREA TABULATION SHEET 4

- TOTAL NUMBER OF LOTS TO BE RECORDED: 0
- TOTAL NUMBER OF BUILDABLE LOTS: 0
- TOTAL NUMBER OF OPEN SPACE LOTS: 0
- TOTAL NUMBER OF PARCELS: (BUILDABLE) 1
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 0
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 0
- TOTAL AREA OF PARCELS TO BE RECORDED: (BUILDABLE) 22.7869 AC.
- TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED: NONE
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 22.7869 AC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyd 2/24/95
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Marsha J. Mangler 2/18/95
DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

Alan M. [Signature] 7/26/95
DIRECTOR DATE

OWNERS' CERTIFICATE

Carman Associates, a Maryland General Partnership, by Phil Manglitz, general partner, owner of the property shown and described herein, 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 easements 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; 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 or over the said easements and rights-of-way.

Witness our hands this 3 day of JANUARY 1995

ATTEST: *[Signature]* BY: *Phil Manglitz G.P.*
PHIL MANGLITZ, General Partner

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.

Paul W. Clark, Jr. 1/13/95
PAUL W. CLARK, JR. REGISTERED PROPERTY LINE SURVEYOR MARYLAND #237 DATE

RECORDED AS PLAT 11848
ON AUG 24, 1995 AMONG THE LAND RECORDS
OF HOWARD COUNTY, MARYLAND.

BROOKWOOD FARMS
LOTS 1 - 17 AND
PRESERVATION PARCEL "A"

TAX MAP #40 & 45 PARCEL 1
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SHEET 4 OF 4
SCALE: 1" = 100' DATE: JULY 21, 1995

CLARK · FINEFROCK & SACKETT, INC.
ENGINEERS · PLANNERS · SURVEYORS
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 821-8100 WASH.
F-95-81 94-064 R