

**LEGEND**

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

**FEE SIMPLE AREA**

1	N 88° 34' 54" W	66.28'
2	N 17° 20' 44" W	394.27'
3	N 74° 00' 31" E	204.55'
4	S 0° 41' 30" W	434.52'

**FEE SIMPLE AREA**  
54,712 SQ. FT. OR 1.2560 ACRES±  
SHOWN THUS:

**GENERAL NOTES:**

- THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE OPEN SPACE LOT 97 TO CREATE OPEN SPACE LOTS 99 & 100. OPEN SPACE LOT 99 IS TO BE OWNED BY THE BRAEBROOKE HOMEOWNERS ASSOCIATION AND OPEN SPACE LOT 100 IS TO BE OWNED BY HOWARD COUNTY FOR THE CONSTRUCTION AND MAINTENANCE OF A PROPOSED SWM FACILITY FOR FLOOD MITIGATION HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED ON A PRIOR JOB IN 2007 FROM HOWARD COUNTY CONTROL MONUMENTS 42R1 AND 42R2 AND IS IN NAD 83/91 AND NAVD 88 DATUM. APPROXIMATELY 21 EXISTING PROPERTY CORNERS WERE RECOVERED AND LOCATED ON VARIOUS ADJACENT PROPERTIES FROM THE ESTABLISHED CONTROL. A MOSAIC WAS PREPARED FROM ALL THE CURRENT RECORD PLATS AND WAS SPATIALLY POSITIONED ON A BEST FIT OF THE EXISTING 21 PROPERTY CORNERS. THE BEARINGS SHOWN ON THESE PLATS ARE NOW IN NAD 83/91 DATUM. THE WORDING IN THE SURVEYOR'S CERTIFICATION IS REQUIRED BY HOWARD COUNTY AND COULD BE CONSTRUED TO INDICATE THAT CORNERS WERE SET AND A BOUNDARY SURVEY PERFORMED; HOWEVER, A BOUNDARY SURVEY AS PER COMAR 09.13.06.03 WAS NOT PERFORMED.
- THE SUBJECT PROPERTY IS ZONED RSC IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATIONS.
- THIS RESUBDIVISION PLAT IS NOT EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AND WILL BE ADDRESSED AT THE SITE DEVELOPMENT PLAN STAGE WHEN CONSTRUCTION IS PROPOSED ON THE SITE.
- THIS RESUBDIVISION PLAT IS NOT EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS AND WILL BE ADDRESSED AT THE SITE DEVELOPMENT PLAN STAGE WHEN CONSTRUCTION IS PROPOSED ON THE SITE.
- 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.
- 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 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 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.
- THE PREVIOUS DPZ FILE NUMBERS FOR THIS REVISION PLAT ARE S-83-06, P-83-20 AND VP 83-45, **F-84-204**.
- EXISTING 100 YEAR FLOOD PLAIN AND PUBLIC DRAINAGE & UTILITY EASEMENT CONSISTS OF 0.1881 ACRES. EXISTING UTILITY EASEMENT CONSISTS OF 1.2531 ACRES. PUBLIC DRAINAGE & UTILITY EASEMENT TO BE ACQUIRED CONSISTS OF 1.0677 ACRES FOR A TOTAL EASEMENT OF 2.5089 ACRES.

AREA TABULATION CHART (THIS SHEET)

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	2
TOTAL NUMBER OF PRESERVATION LOTS AND/OR PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS AND/OR PARCELS TO BE RECORDED	0.0000 AC±
TOTAL AREA OF NON-BUILDABLE LOTS AND/OR PARCELS TO BE RECORDED	0.0000 AC±
TOTAL AREA OF OPEN SPACE LOTS AND/OR PARCELS TO BE RECORDED	4.1088 AC±
TOTAL AREA OF PRESERVATION LOTS AND/OR PARCELS TO BE RECORDED	0.0000 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.1088 AC±

AREA TABULATION CHART (TOTAL)

TOTAL NUMBER OF BUILDABLE LOTS AND/OR PARCELS	0
TOTAL NUMBER OF NON-BUILDABLE LOTS AND/OR PARCELS	0
TOTAL NUMBER OF OPEN SPACE LOTS AND/OR PARCELS	2
TOTAL NUMBER OF PRESERVATION LOTS AND/OR PARCELS	0
TOTAL AREA OF BUILDABLE LOTS AND/OR PARCELS	0.0000 AC±
TOTAL AREA OF NON-BUILDABLE LOTS AND/OR PARCELS	0.0000 AC±
TOTAL AREA OF OPEN SPACE LOTS AND/OR PARCELS	9.6903 AC±
TOTAL AREA OF PRESERVATION LOTS AND/OR PARCELS	0.0000 AC±
TOTAL AREA OF ROADWAY INCLUDING WIDENING STRIPS	0.0000 AC±
TOTAL AREA OF SUBDIVISION	9.6903 AC±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

*Barbara for Maureen Roseman* 2/23/2021  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

*Paul Chubb* 2/26/21  
DIRECTOR DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

**OWNER'S DEDICATION**

BRAEBROOKE HOMEOWNERS ASSOCIATION, INCORPORATED, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS RESUBDIVISION 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 RIGHT-OF-WAYS 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 2019.

BY *Diminor Alexsion* President  
Signature Printed Name Title  
Braebrooke Homeowners Association, Inc.  
PO BOX 1432  
ELLCOTT CITY, Maryland 21041-0742

**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.

*C. Vernon Kelly* 5 NOV '19  
C. VERNON KELLY DATE  
PROFESSIONAL LAND SURVEYOR  
LICENCE No. 10977 (EXP. 7/25/2020)  
AB CONSULTANTS, INC.  
9450 ANNAPOLIS RD.  
LANHAM, MD 20706  
(301) 306-3091

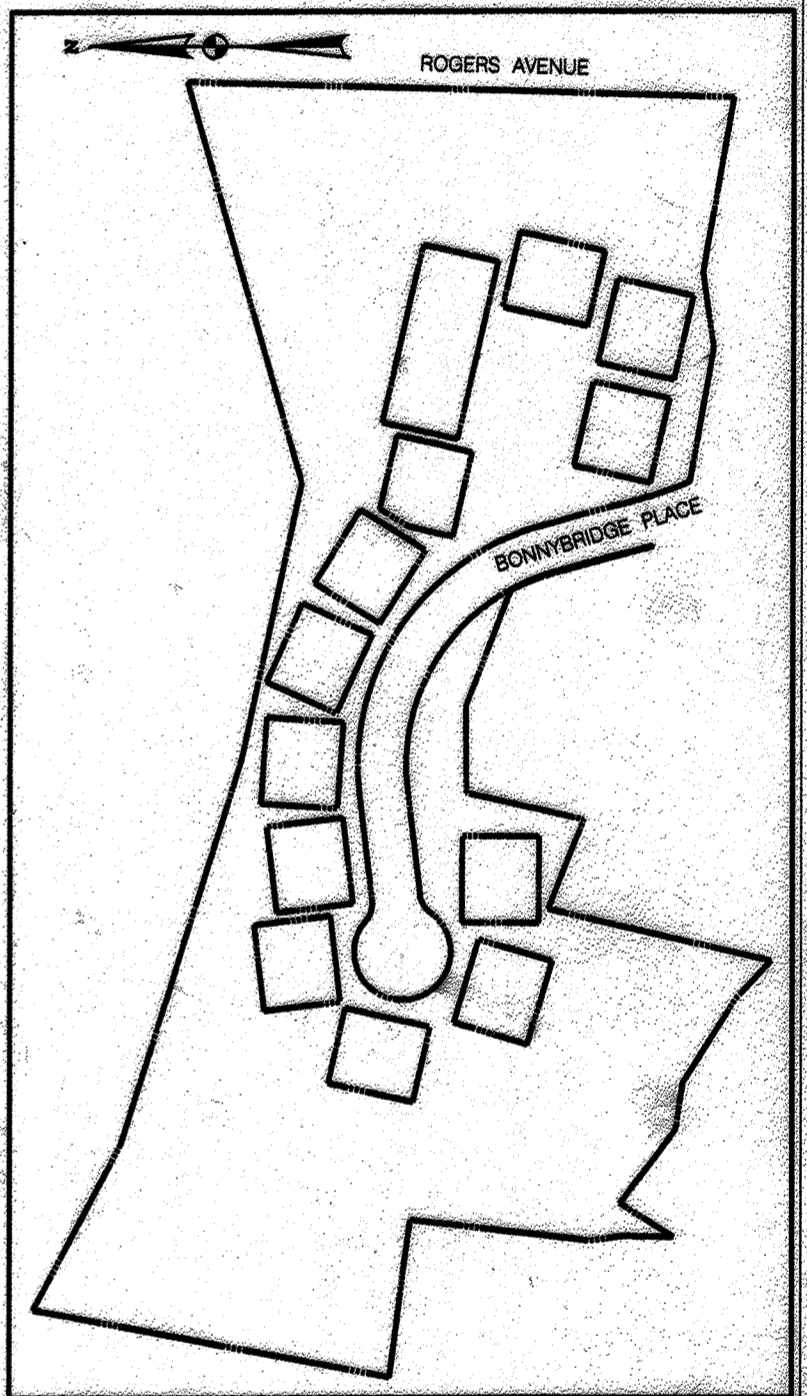
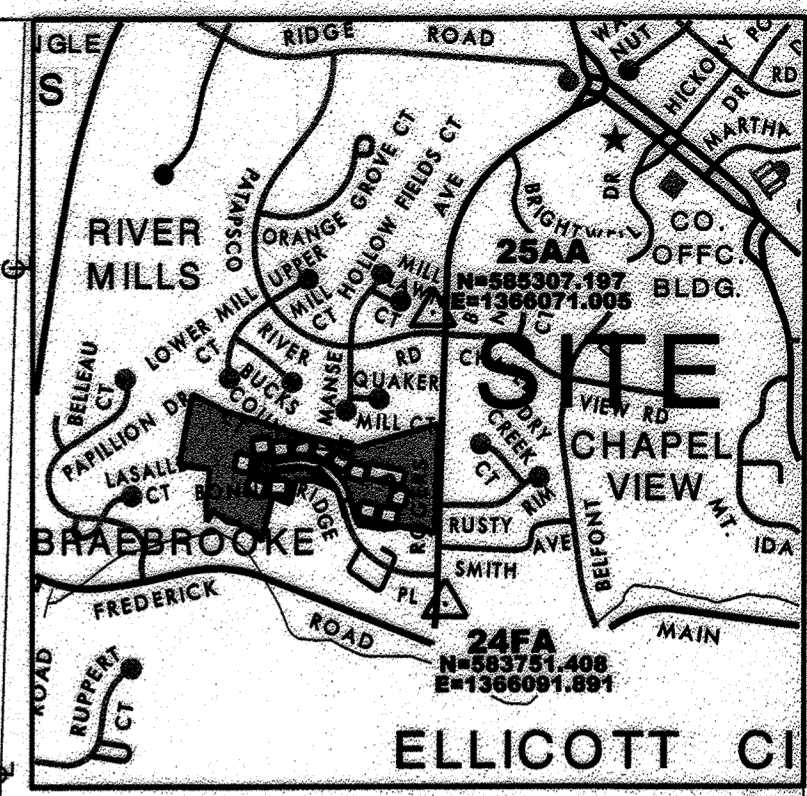
RECORDED AS PLAT NUMBER 25690  
ON March 31, 20 21 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MARYLAND.

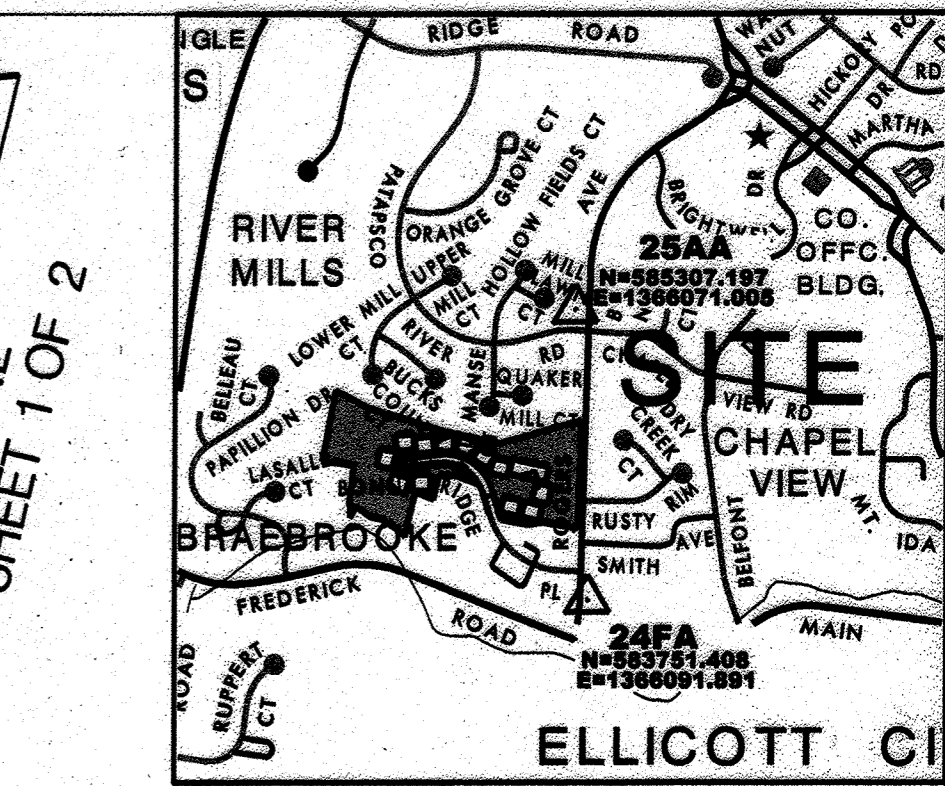
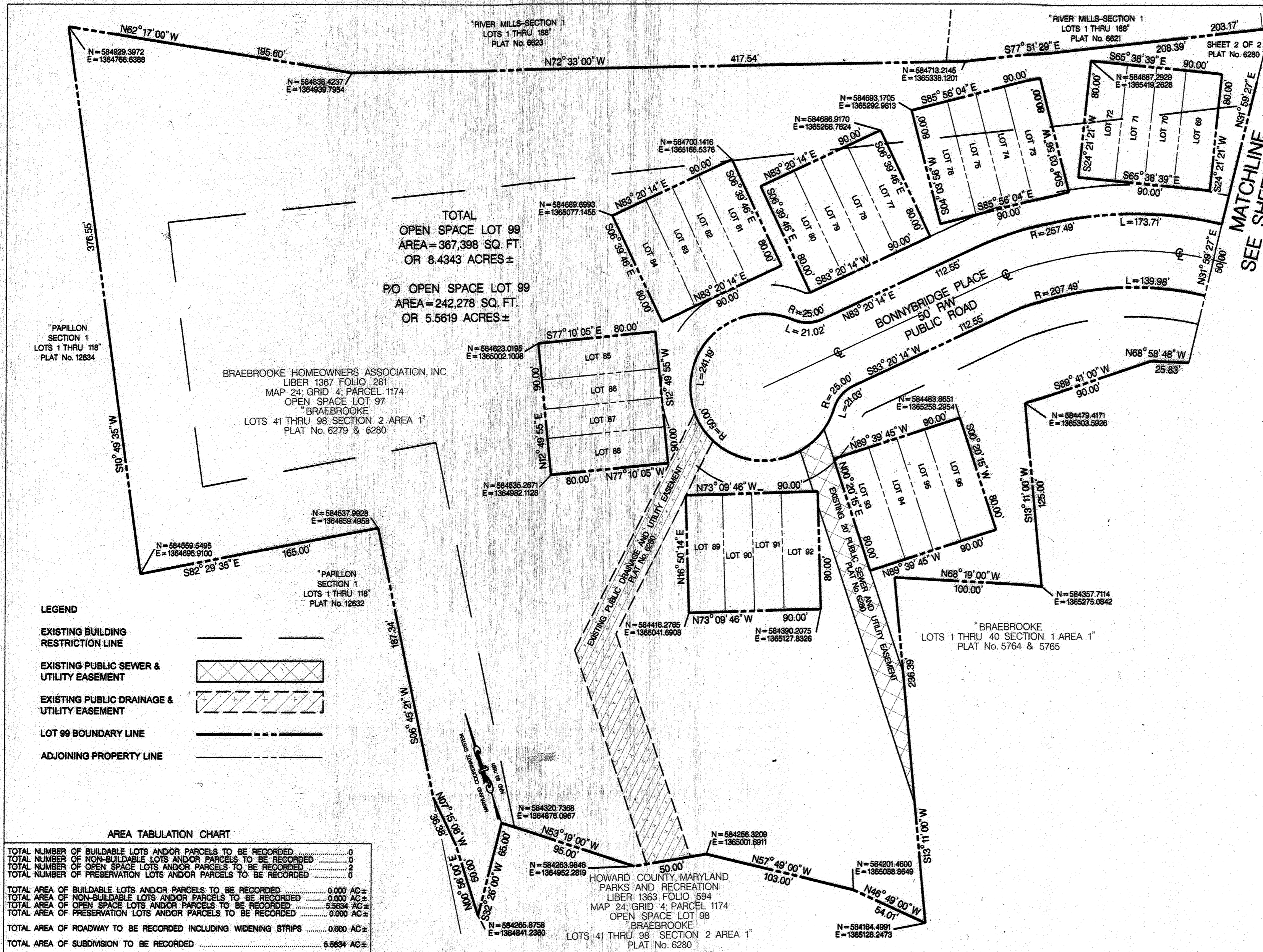
RESUBDIVISION PLAT  
**BRAEBROOKE**  
LOTS 99 AND 100  
A RESUBDIVISION OF  
OPEN SPACE LOT 97  
SECTION 2 AREA 1, TAX MAP 42  
ELECITON DISTRICT No. 2  
HOWARD COUNTY, MARYLAND  
SCALE: 1"=50' PREVIOUSLY RECORDED AS PLAT 6279  
SHEET No. 1 OF 2 DATE : NOVEMBER, 2019  
CURRENT ZONING : R-SC

SEE MATCHLINE SHEET 2 OF 2

BONNYBRIDGE PLACE  
PUBLIC ROAD  
ROGERS AVENUE  
PUBLIC ROAD

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE OPEN SPACE LOT 97 TO CREATE OPEN SPACE LOTS 99 & 100. OPEN SPACE LOT 99 IS TO BE OWNED BY THE BRAEBROOKE HOMEOWNERS ASSOCIATION AND OPEN SPACE LOT 100 IS TO BE OWNED BY HOWARD COUNTY FOR THE CONSTRUCTION AND MAINTENANCE OF A PROPOSED SWM FACILITY FOR FLOOD MITIGATION.





TOTAL  
OPEN SPACE LOT 99  
AREA = 367,398 SQ. FT.  
OR 8.4343 ACRES ±

P/O OPEN SPACE LOT 99  
AREA = 242,278 SQ. FT.  
OR 5.5619 ACRES ±

MATCHLINE  
SEE SHEET 1 OF 2

\*PAPILLON  
SECTION 1  
LOTS 1 THRU 118\*  
PLAT No. 12634

BRAEBROOKE HOMEOWNERS ASSOCIATION, INC  
LIBER 1367 FOLIO 281  
MAP 24; GRID 4; PARCEL 1174  
OPEN SPACE LOT 97  
BRAEBROOKE  
LOTS 41 THRU 98 SECTION 2 AREA 1\*  
PLAT No. 6279 & 6280

\*PAPILLON  
SECTION 1  
LOTS 1 THRU 118\*  
PLAT No. 12632

**LEGEND**

- EXISTING BUILDING RESTRICTION LINE
- EXISTING PUBLIC SEWER & UTILITY EASEMENT
- EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT
- LOT 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	2
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	5.5634 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	5.5634 AC ±

**OWNER'S DEDICATION**

BRAEBROOKE HOMEOWNERS ASSOCIATION, INCORPORATED, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS RESUBDIVISION 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 RIGHT-OF-WAYS 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 2019.

BY: [Signature]  
Signatory  
Dimitar Kerevan President  
Printed Name Title

Braebrooke Homeowners Association, Inc.  
PO BOX 1432  
ELLICOTT CITY, Maryland 21041-0742

**SURVEYOR'S CERTIFICATE**

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[Signature] 5 Nov. 19  
C. VERNON KELLY DATE  
PROFESSIONAL LAND SURVEYOR  
LICENCE No. 10977 (EXP. 7/25/2020)  
AB CONSULTANTS, INC.  
9450 ANNAPOLIS RD.  
LANHAM, MD 20706  
(301) 306-3091

RECORDED AS PLAT NUMBER 25691  
ON March 31, 2021 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MARYLAND.

RESUBDIVISION PLAT  
**BRAEBROOKE**  
LOTS 99 AND 100  
A RESUBDIVISION OF  
OPEN SPACE LOT 97  
SECTION 2 AREA 1, TAX MAP 42  
ELECITON DISTRICT No. 2  
HOWARD COUNTY, MARYLAND  
SCALE: 1"=50' Previously Recorded As PLAT 6279  
SHEET No. 2 OF 2 DATE: NOVEMBER, 2019  
CURRENT ZONING: R-SC

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.  
[Signature] 2/23/2021  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.  
[Signature] 2/26/21  
DIRECTOR DATE

[Signature] 2-26-21  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE