

GENERAL NOTES

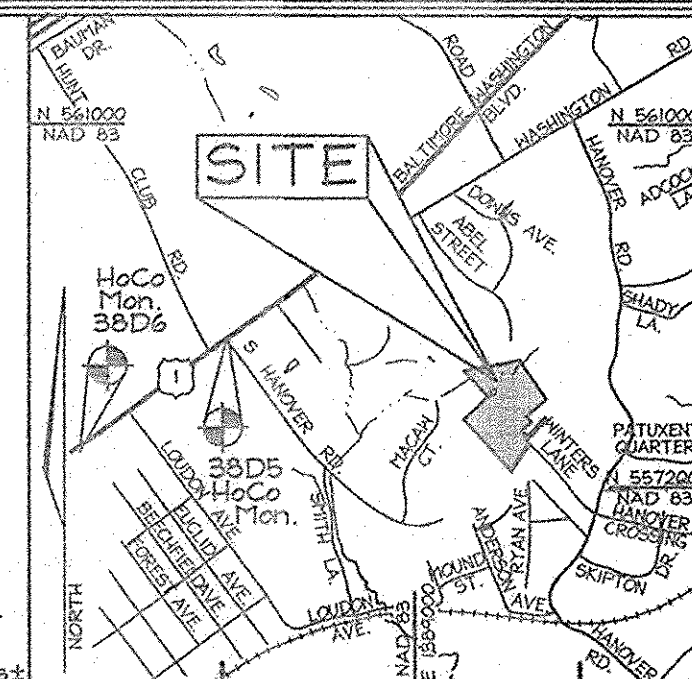
- Subject property zoned "R-12" 2/2/04 Comprehensive Zoning Plan.
- Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County. Geodetic Control Stations no. 38D5 and no. 38D6. Denotes approximate location (see location map).
Sta. 38D5 N 558,378.575 E 1,386,524.158 El.: 193.726 (feet)
Sta. 38D6 N 557,155.459 E 1,384,992.262 El.: 175.228 (feet)
- Denotes iron pipe found.
- Denotes rebar and cap set.
- Denotes rebar and cap found.
- Denotes concrete monument or stone found.
- Denotes concrete monument set.
- Denotes Public Forest Conservation Easement. The Forest Conservation Easement has been established to fulfill the requirements of Section 16.1200 of the Howard County Code and 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 Easements are allowed.
- Denotes Wetland Areas.
- W Denotes Wetland Area outline.
- Denotes existing centerline of Stream Channel.
- WB Denotes Wetland Buffer outline.
- SB Denotes Stream Buffer outline.
- BRL Denotes Building Restriction Line.
- Boundary for Parcels 718 & 721 prepared by Fisher, Collins & Carter, Inc. on August 1, 2002. Boundary for Lot 2 Summer Haven prepared by Fisher, Collins & Carter, Inc. on September 30, 1985.
- For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and road right-of-way line and not to the pipestem lot driveway.
- Driveway(s) shall be provided prior to issuance of a use and occupancy permit to ensure safe access for fire and emergency vehicles per the following requirements:
A) Width - 12 feet (14 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 14% 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 clearances - minimum 12 Feet;
G) Maintenance's - sufficient to ensure all weather use
- Distances shown are based on surface measurement and not reduced to MD NAD '83 grid measurement.
- Open space tabulation:
A. Open space required: (40%-7,200sf minimum lot size): 12.777 ac. ± x 0.40 = 5.110 ac. ±
B. Open space provided: 5.708 ac. ± (including 0.069 ac. ± non-credited)
- No grading, removal of vegetative cover or trees, or placement of new structures is permitted within the limits of wetlands, stream(s), or their buffers and forest conservation easement areas.
- Public sewer, contract #14-3637-D, #14-3260-D, #44-193 and #10-3041 will be used within this site.
- Recreational open space requirements:
a. Open Space required (200sf per buildable lot): 33 x 200 = 6,600 sf
b. Open Space provided: 7,505 sf ±
- Landscaping for this subdivision is provided in accordance with a Landscape Plan included with the road construction drawings in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Surety in the amount of \$21,450.00 (\$16,800.00 for 56 shade trees, \$4,050.00 for 27 evergreen trees, \$600.00 for 20 shrubs) provided with the DPM, Developer's Agreement.
- The Private Access Place maintenance agreement for Lots 16 thru 23, 25 thru 34, and the use-in-common driveway maintenance agreements for Lots 7 thru 11, were recorded at the Howard County Land Records.
- concurrent with the recording of this subdivision plat by DPZ.
- Public water and sewer allocation for this development is subject to Section 18.122B of the Howard County Code. Allocation will be made at the time of final plat approval if capacity is available at that time.
- Articles of Incorporation for the Homeowners Association were accepted by the State Department of Assessment and Taxation on November 18, 2002. Incorporation number D07110653.
- Topography is based on an Aerial Topographic Survey prepared by Wings Aerial Mapping Co., Inc. in 1993.
- This project is subject to review and approval by the Maryland Aviation Administration (MAA) regarding confirmation that construction of proposed structures on this site will not penetrate any navigational airspace and that the proposed SWM landscaping will meet their approval requirements. Approval letter dated January 12, 2006.
- Stormwater Management obligations are provided in a micropool facility on open space Lot 13, and Level Spreaders.
- 100 Year Floodplain study prepared by FSH Associates and approved under P-05-09 on June 30, 2005.
- This project complies with the requirements of section 16.1200 of the Howard County Code for Forest Conservation by planting 2.04 acres of reforestation within Forest Conservation Easement 1, retaining 0.28 acres of forest and planting 0.08 acres of reforestation within Forest Conservation Easement 2, and planting 0.31 acres of reforestation and retaining 0.87 acres of forest within Forest Conservation Easement 3. Total retention = 1.15 ac. Total reforestation provided = 2.37 ac. \$62,944.30 surety to be posted with the Developer's Agreement. Requested Fee-in-lieu for 0.12 ac remaining obligation is \$2,613.50

Continuation of General Notes

- A.P.F.O. traffic study prepared by MARS Traffic Group and approved under S-03-14 on May 11, 2003.
- Wetlands delineation and report and forest stand delineation and report prepared by Exploration Research Inc. and approved under S-03-14 on June 12, 2003.
- This plan is subject to the 5th Edition Subdivision and Land Development Regulations and to the 1993 Zoning Regulations as amended by CB 50-2001.
- This plan is subject to waiver petition WP-06-02, approved by the planning director on August 9, 2005 from Section 16.146 of the Howard County Subdivision and Land Development Regulations to allow Summer Haven Phase 2 to be submitted as a final plan in accordance with the approved sketch plan S-03-14, without a preliminary plan submission for phase 2.
- Summer Haven Lane, a private access place, has a 4'x10' concrete pad (4 inches in depth) within the public right-of-way, see road construction plans F-04-111 for location. This pad will be maintained by the owners of Lots 16 thru 23 and 25 thru 30 pursuant to the Declaration of Right of Access and Maintenance Obligations recorded among the Land Records of Howard County, Maryland.
- Open space Lots 13, 15 and 24 are Home Owner Association owned and maintained. Lot 14 is Howard County owned and maintained.

Reservation Of Public Utility And Forest Conservation Easements

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 3-12, 16-23, 25-34, Open Space Lots 13 and 14, Non-credited Open Space Lot 15 and Recreational Open Space Lot 24, any conveyances of the aforesaid lots shall be subject to easements herein reserved, whether or not expressly stated in deed(s) conveying said lot(s). Developer shall execute and deliver deeds for easements herein reserved to Howard County, with a Map and Bounds Description of 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 obligation under the Forest Conservation Installation and Maintenance Agreement executed by 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.



AREA TABULATION CHART

- Total number of Buildable Lots to be recorded: 33
- Total area of Buildable Lots to be recorded: 6.162 Acres ±
- Total number of Open Space Lots to be recorded: 2
- Total area of Open Space Lots to be recorded: 5.467 Acres ±
- Total Number of Recreational Open Space Lots: 1
- Total Area of Recreational Open Space Lots: 0.172 Acres ±
- Total Number of Non-Credited Open Space Lots: 1
- Total Area of Non-Credited Open Space Lots: 0.069 Acres ±
- Total area of Public Road Right of Way to be recorded: 0.907 Acres ±
- Total area of subdivision to be recorded: 12.777 Acres ±

COORDINATE TABLE

POINT	NORTHING	EASTING
20	558,116.3228	1,390,366.6828
21	557,935.2788	1,390,156.1816
22	557,873.9138	1,390,212.2019
23	557,782.4373	1,390,111.9978
24	557,722.5741	1,390,166.6471
25	557,693.0459	1,390,194.4424
26	557,636.5020	1,390,191.0610
27	557,517.0895	1,390,110.2363
28	557,359.1248	1,390,004.0734
29	557,593.7345	1,389,789.6194
30	557,901.4214	1,389,508.7833
31	558,124.9707	1,389,745.1367
32	558,139.9784	1,389,761.0110
33	558,413.1223	1,389,511.7820
34	558,526.9927	1,390,090.5669
35	558,513.2324	1,390,100.1719
36	558,512.0259	1,390,094.6133
37	558,300.9804	1,390,239.6049
38*	557,389.5091	1,389,976.2995
39*	557,633.0529	1,390,140.4253
40*	557,672.2173	1,390,137.5804
41*	557,820.3514	1,390,027.9054
42*	558,057.8916	1,390,060.3882
43*	558,077.7784	1,390,068.2547
44*	558,032.2048	1,390,107.4224
45*	558,025.5142	1,390,084.4317
46*	557,841.1510	1,390,062.0723
47*	557,776.2439	1,390,105.2136
48*	557,539.4561	1,390,077.0740

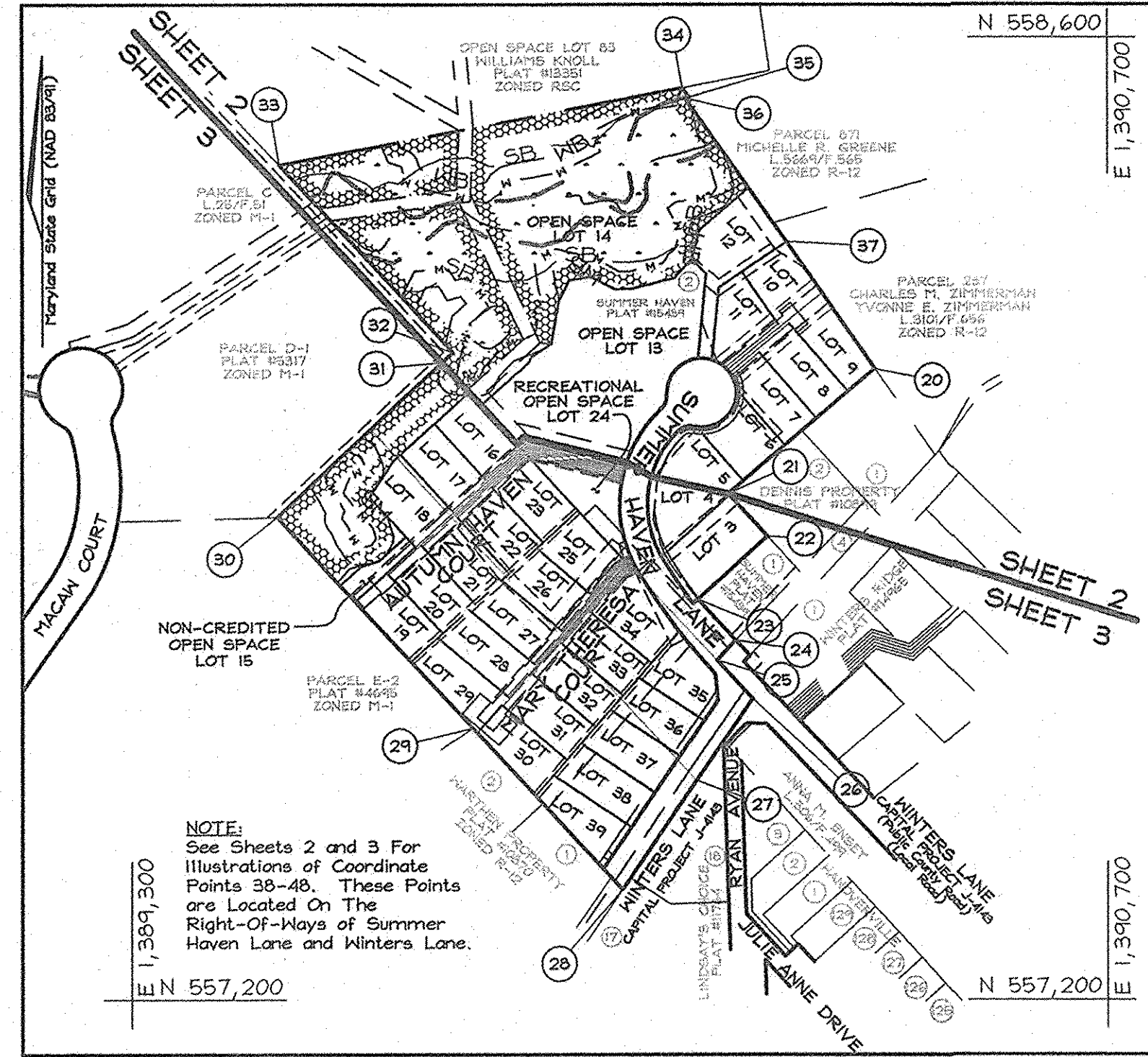
* See Sheets 2 and 3 For Illustrations of These Coordinate Points. These Points are Located On The Right-Of-Ways of Summer Haven Lane and Winters Lane.

MINIMUM LOT SIZE

LOT NO.	GROSS AREA (sf)	PIPESTEM AREA (sf)	MINIMUM LOT SIZE (sf)
8	8,078	246	7,832
9	8,301	532	7,769
10	7,745	471	7,274
12	12,806	2,281	10,525
16	7,698	484	7,214
17	7,927	677	7,250
18	8,746	865	7,881
19	8,601	1,244	7,357
20	8,373	1,044	7,329
21	8,236	630	7,606
22	7,895	838	7,057
23	7,679	416	7,263
25	7,230	28	7,202
26	7,494	190	7,304
27	7,764	351	7,413
28	8,293	499	7,794
29	8,949	643	8,306
30	8,257	676	7,581
31	8,109	523	7,586
32	7,599	374	7,225
33	7,445	223	7,222

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD BEARING & DISTANCE
40-41	1,020.00'	184.57'	10°22'03"	92.54'	N 36°30'55" W 184.32'
41-42	190.00'	259.44'	78°14'12"	154.51'	N 07°47'12" E 239.75'
42-43	25.00'	22.10'	50°39'46"	11.83'	S 21°34'55" W 21.39'
43-44	50.00'	249.69'	286°07'42"	37.59'	S 40°40'37" E 60.09'
44-45	25.00'	24.97'	57°19'32"	13.64'	N 73°46'28" E 23.94'
45-46	150.00'	200.26'	76°29'35"	118.24'	N 06°54'54" E 185.71'
46-47	980.00'	77.96'	04°33'28"	39.00'	N 33°36'38" W 77.94'



LOCATION MAP

SCALE: 1:200'

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

Brooks Miller 01-02-07
C. Brooks Miller (Maryland Property Line Surveyor #135) Date

James L. Newburn 12-28-06
James L. Newburn Date

Warren Zielski, President 12-26-06
Warren Zielski, President Date

OWNERS

BZ ENTERPRISES, INC.
PO Box 68
Reisterstown, MD 21136
(410) 935-8887

JAMES L. NEWBURN
5570 Sterett Place Suite 201
Columbia, MD 21044
(410) 997-3815

DEVELOPER

SUMMER HAVEN DEVELOPMENT COMPANY, INC.
5570 Sterett Place, Suite 201
Columbia, MD 21044
(410) 997-3815

FSH Associates
Engineers Planners Surveyors
6339 Howard Lane Elkridge, MD 21075
Tel: 410-567-5200 Fax: 410-796-1562
E-mail: info@fsha.biz

The purpose of this plat is to resubdivide existing lot 2, Parcel 718 & Parcel 721 into 33 buildable lots and four open space lots.

Howard County Health Department
APPROVED: For Public Water and Sewerage Systems

Robert J. Weber 2/23/07
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

Warren Zielski 2/16/07
Chief, Development Engineering Division Date

Warren Zielski 2/28/07
Director Date

OWNER'S CERTIFICATE

We, James L. Newburn and BZ Enterprises, Inc. of Maryland, by Warren Zielski (President), 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 road 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 said Easements and Rights-of-Way.

Witness my hand this 28th day of December, 2006.

James L. Newburn
James L. Newburn

Warren Zielski, President
Warren Zielski, President

Pamela O. Johnson
Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of 1) All of the lands conveyed by Chesapeake Custom Builders, Inc. to James L. Newburn by deed dated August 9, 2001 and recorded in the Land Records of Howard County in liber 5618 folio 571; and 2) All of the Deeds of Dissolution of Limited Liability Company between JRD, LC, and James L. Newburn by deed dated May 5, 1998 and recorded in the aforesaid Land Record of Howard County in liber 4292 folio 517; and 3) All of the lands conveyed by Mary Theresa Bouchard to BZ Enterprises, Inc. by deed dated August 1, 2003 and recorded in the Land Records of Howard County in liber 7679 folio 198; 4) All of the lands conveyed by Peggy E. Robinson and Colleen V. Deaver to BZ Enterprises, Inc. by deed dated December 15, 2003 and recorded in the Land Records of Howard County in liber 8019 folio 1; 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.

Brooks Miller 01/02/2007
Brooks Miller (Maryland Property Line Surveyor #135) Date

Recorded as Plat No. 19902 on Mar. 8, 2007
Among the Land Records of Howard County, Maryland.

SUMMER HAVEN

PHASE I AND II

LOTS 3-12, 16 - 23, & 25-34, OPEN SPACE LOTS 13 & 14, NON-CREDITED OPEN SPACE LOT 15 AND RECREATIONAL OPEN SPACE 24

A RESUBDIVISION OF

SUMMER HAVEN LOT 2, PLAT #15439

TAX MAP 38 GRID 14 PARCELS 987, 718 & 721

1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

Scale: As shown
Date: December 22, 2006
Sheet 1 of 3
(F-02-163, F-93-83, S-03-14, P-05-09)

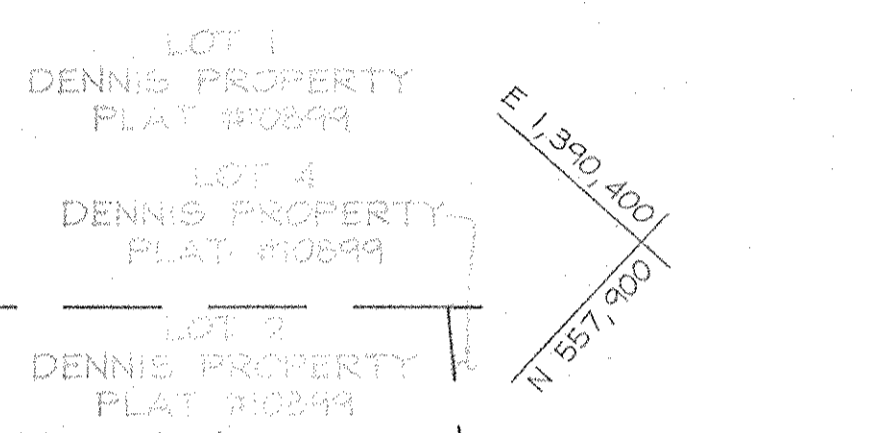
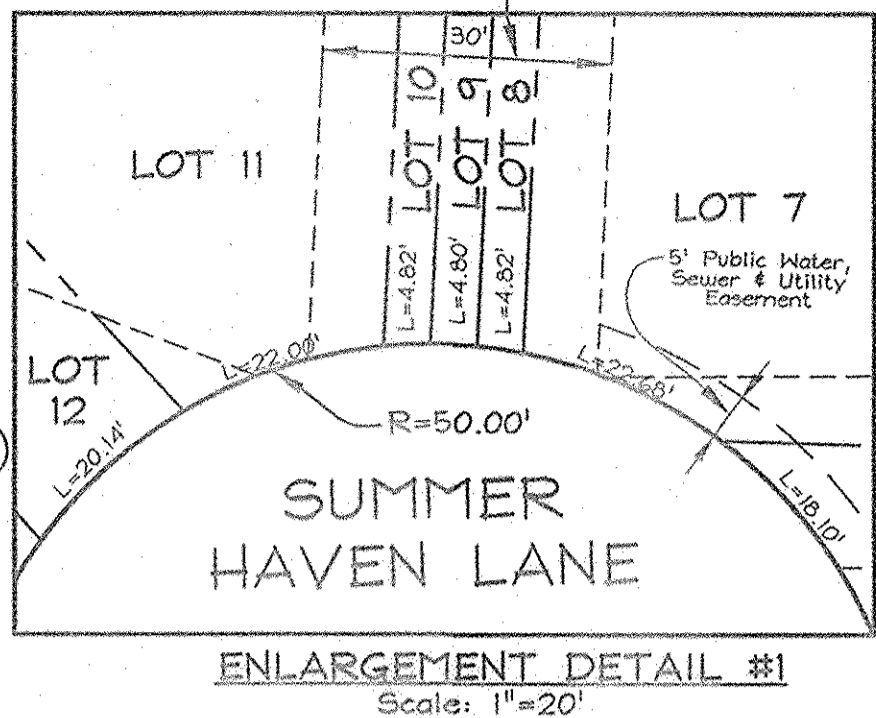
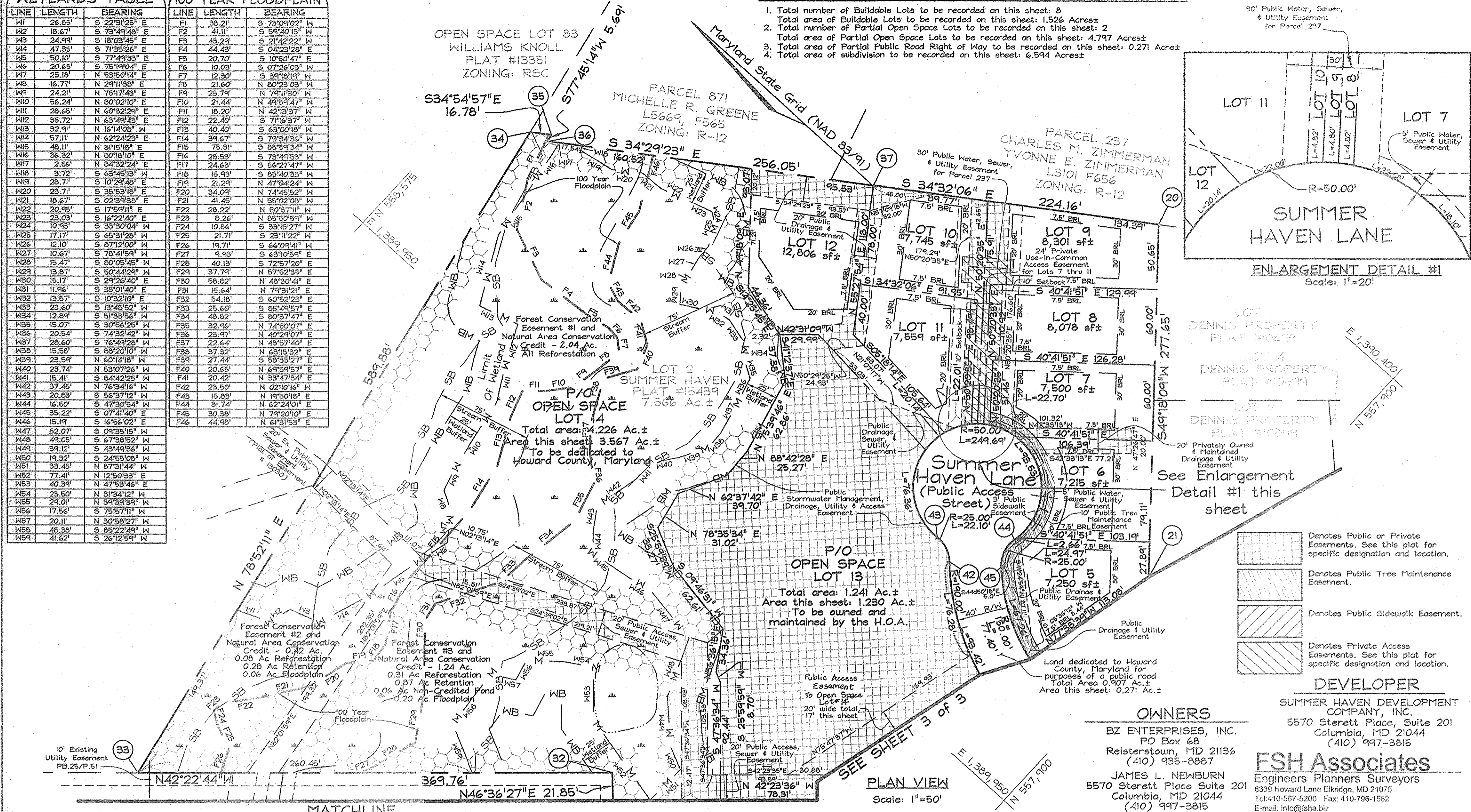
F-06-008

WETLANDS TABLE			100 YEAR FLOODPLAIN		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
W1	26.85'	S 22°31'25" E	F1	38.21'	S 73°09'02" W
W2	18.67'	S 73°49'48" E	F2	41.11'	S 59°40'15" W
W3	24.99'	S 18°03'45" E	F3	43.29'	S 21°42'22" W
W4	47.35'	S 71°35'26" E	F4	44.43'	S 04°23'28" E
W5	50.10'	S 77°49'33" E	F5	20.70'	S 10°50'47" E
W6	20.68'	S 75°19'04" E	F6	10.03'	S 07°26'08" W
W7	25.18'	N 53°50'14" E	F7	12.30'	S 39°18'19" E
W8	16.77'	N 29°11'38" E	F8	21.60'	N 80°23'03" W
W9	24.21'	N 75°17'43" E	F9	23.79'	N 79°11'30" W
W10	56.24'	N 80°02'10" E	F10	21.44'	N 49°59'47" W
W11	28.65'	N 60°32'28" E	F11	18.20'	N 42°13'37" W
W12	35.72'	N 63°49'45" E	F12	22.40'	S 71°16'37" E
W13	32.91'	N 16°14'08" W	F13	40.40'	S 63°00'18" W
W14	57.11'	N 62°24'23" E	F14	39.67'	S 79°34'36" W
W15	48.11'	N 81°15'18" E	F15	75.31'	S 88°59'34" W
W16	36.32'	N 80°18'10" E	F16	28.53'	S 73°49'53" W
W17	2.56'	N 84°32'24" E	F17	24.63'	S 56°27'47" W
W18	3.72'	S 63°45'13" W	F18	15.43'	S 83°40'33" W
W19	28.71'	S 10°29'48" E	F19	21.29'	N 47°04'24" W
W20	23.71'	S 35°53'18" E	F20	34.09'	N 74°45'52" W
W21	18.67'	S 02°39'38" E	F21	41.45'	N 55°02'08" W
W22	20.95'	S 17°59'11" E	F22	28.22'	N 50°57'11" W
W23	23.03'	S 16°22'40" E	F23	8.26'	N 85°50'59" W
W24	10.93'	S 33°30'04" W	F24	10.86'	S 33°15'27" W
W25	17.17'	S 65°31'28" W	F25	21.71'	S 23°11'22" W
W26	12.10'	S 87°12'00" W	F26	19.71'	S 66°09'41" W
W27	10.67'	S 78°41'59" W	F27	4.93'	S 63°10'59" E
W28	15.47'	S 80°05'45" W	F28	40.13'	S 72°57'20" E
W29	13.87'	S 50°44'29" W	F29	37.79'	N 57°52'35" E
W30	15.17'	S 29°26'40" E	F30	58.82'	N 48°30'41" E
W31	11.96'	S 35°01'40" E	F31	15.64'	N 79°31'21" E
W32	13.57'	S 10°32'10" E	F32	54.18'	S 60°52'23" E
W33	23.60'	S 13°48'52" W	F33	25.60'	S 85°49'57" E
W34	12.89'	S 51°33'56" W	F34	48.82'	S 80°37'47" E
W35	15.07'	S 30°56'25" W	F35	32.96'	N 74°50'07" E
W36	20.54'	S 74°32'42" W	F36	23.97'	N 40°29'07" E
W37	28.60'	S 76°49'28" W	F37	22.64'	N 49°57'40" E
W38	15.58'	S 88°20'10" W	F38	37.32'	N 63°15'32" E
W39	23.59'	N 60°14'18" W	F39	27.44'	S 58°33'27" E
W40	23.74'	N 53°07'26" W	F40	20.65'	N 69°59'57" E
W41	15.41'	S 84°42'25" W	F41	20.42'	N 33°47'34" E
W42	37.45'	N 76°34'16" W	F42	23.50'	N 02°10'15" E
W43	20.83'	S 56°37'12" W	F43	15.83'	N 19°50'18" E
W44	16.50'	S 47°30'54" W	F44	31.74'	N 62°24'01" E
W45	35.22'	S 07°41'40" E	F45	30.38'	N 79°20'10" E
W46	15.19'	S 16°56'02" E	F46	44.98'	N 61°31'53" E
W47	52.07'	S 09°35'15" W			
W48	49.05'	S 67°38'52" W			
W49	39.12'	S 43°49'36" W			
W50	19.32'	S 24°55'08" W			
W51	33.45'	N 87°31'44" E			
W52	77.41'	N 12°50'33" E			
W53	40.39'	N 47°53'46" E			
W54	23.50'	N 31°34'12" W			
W55	24.01'	N 39°39'39" W			
W56	17.56'	S 75°57'11" W			
W57	20.11'	N 30°58'27" W			
W58	48.38'	S 85°22'49" W			
W59	41.62'	S 26°12'59" W			

AREA TABULATION CHART (THIS SHEET)

- Total number of Buildable Lots to be recorded on this sheet: 8
- Total area of Buildable Lots to be recorded on this sheet: 1.526 Acres±
- Total number of Partial Open Space Lots to be recorded on this sheet: 2
- Total area of Partial Open Space Lots to be recorded on this sheet: 4.797 Acres±
- Total area of Partial Public Road Right of Way to be recorded on this sheet: 0.271 Acres±
- Total area of subdivision to be recorded on this sheet: 6.594 Acres±

30' Public Water, Sewer, & Utility Easement for Parcel 237



- Denotes Public or Private Easements. See this plat for specific designation and location.
- Denotes Public Tree Maintenance Easement.
- Denotes Public Sidewalk Easement.
- Denotes Private Access Easements. See this plat for specific designation and location.

DEVELOPER
SUMMER HAVEN DEVELOPMENT COMPANY, INC.
 5570 Sterett Place, Suite 201
 Columbia, MD 21044
 (410) 997-3815

OWNERS
BZ ENTERPRISES, INC.
 PO Box 68
 Reisterstown, MD 21136
 (410) 935-8887

JAMES L. NEWBURN
 5570 Sterett Place Suite 201
 Columbia, MD 21044
 (410) 997-3815

FSH Associates
 Engineers Planners Surveyors
 6339 Howard Lane Elkridge, MD 21075
 Tel: 410-567-5200 Fax: 410-796-1552
 E-mail: info@fsha.biz

Howard County Health Department
 APPROVED: For Public Water and Sewerage Systems

Robert J. Weber 2/23/07
 Howard County Health Officer

APPROVED: Howard County Department of Planning and Zoning

James L. Newburn 2/16/07
 Chief, Development Engineering Division

James L. Newburn 2/23/07
 Director

OWNER'S CERTIFICATE

We, James L. Newburn and BZ Enterprises, Inc. of Maryland, by Warren Zielski (President), 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 road 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 said Easements and Rights-of-Way.

Witness my hand this *23rd* day of *December*, 2006.

James L. Newburn
 James L. Newburn
 Warren Zielski, President

Pamela G. Johnson
 Pamela G. Johnson
 Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a subdivision of 1) All of the lands conveyed by Chesapeake Custom Builders, Inc. to James L. Newburn by deed dated August 9, 2001 and recorded in the Land Records of Howard County in liber 5618 folio 571; and 2) All of the Deed of Dissolution of Limited Liability Company between JRD, LC, and James L. Newburn by deed dated May 5, 1998 and recorded in the aforesaid Land Record of Howard County in liber 4242 folio 517; and 3) All of the lands conveyed by Mary Theresa Eouchart to BZ Enterprises, Inc. by deed dated August 1, 2003 and recorded in the Land Record of Howard County in liber 7679 folio 198; 4) All of the lands conveyed by Peggy E. Robinson and Colleen V. Deaver to BZ Enterprises, Inc. by deed dated December 15, 2003 and recorded in the Land Records of Howard County in liber 8019 folio 1; 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.

James L. Newburn 01/02/2007
 James L. Newburn
 Maryland Property Line Surveyor #135

Recorded as Plat No. 13903 on Mar. 8, 2007
 Among the Land Records of Howard County, Maryland.

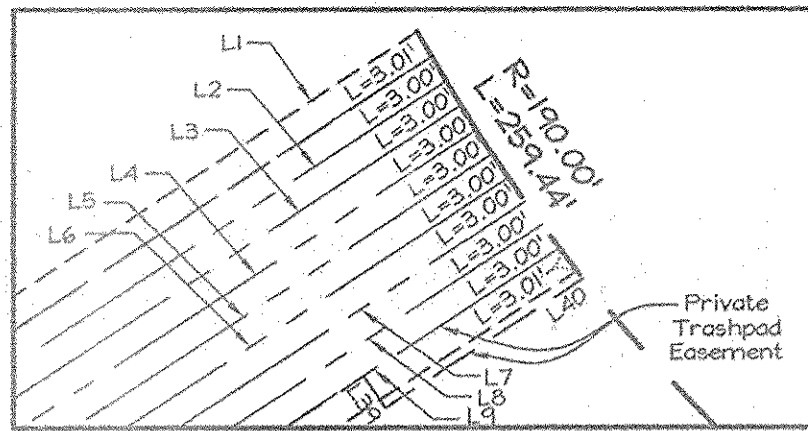
SUMMER HAVEN
 PHASE I AND II

LOTS 3-12, 16 - 23, & 25-39, OPEN SPACE
 LOTS 13 & 14, NON-CREDITED OPEN SPACE
 LOT 15 AND RECREATIONAL OPEN SPACE 24
 A RESUBDIVISION OF
 SUMMER HAVEN LOT 2, PLAT #15439
 TAX MAP 38 GRID 14 PARCELS 987, 718 & 721
 1ST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 Scale: As shown
 Date: December 22, 2006
 Sheet 2 of 3
 (F-02-163, F-93-83, S-03-14, P-05-09)

F-06-008

ACCESS EASEMENT LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	150.12'	N75°47'37"W	L22	21.71'	S60°35'15"W
L2	148.34'	N75°47'37"W	L23	22.30'	S60°35'15"W
L3	146.61'	N75°47'37"W	L24	22.92'	S60°35'15"W
L4	144.92'	N75°47'37"W	L25	23.57'	S60°35'15"W
L5	143.28'	N75°47'37"W	L26	24.26'	S60°35'15"W
L6	141.69'	N75°47'37"W	L27	11.26'	S60°35'15"W
L7	140.14'	N75°47'37"W	L28	72.77'	N40°36'24"E
L8	138.65'	N75°47'37"W	L29	195.40'	N40°36'24"E
L9	137.20'	N75°47'37"W	L30	196.79'	N40°36'24"E
L10	69.69'	N47°36'34"E	L31	259.96'	N40°36'24"E
L11	137.59'	N47°36'34"E	L32	314.34'	N40°36'24"E
L12	204.79'	N47°36'34"E	L33	245.92'	N40°36'24"E
L13	269.76'	N47°36'34"E	L34	185.53'	N40°36'24"E
L14	216.77'	N47°36'34"E	L35	123.07'	N40°36'24"E
L15	143.51'	N47°36'34"E	L36	55.71'	N40°36'24"E
L16	79.12'	N47°36'34"E	L37	21.73'	N16°51'42"W
L17	12.92'	N47°36'34"E	L38	9.07'	S73°08'18"W
L18	19.66'	S60°35'15"W	L39	4.00'	N14°12'23"E
L19	20.13'	S60°35'15"W	L40	24.46'	S75°47'37"E
L20	20.62'	S60°35'15"W	L41	22.06'	N53°28'54"W
L21	21.15'	S60°35'15"W	L42	2.01'	N53°28'54"W



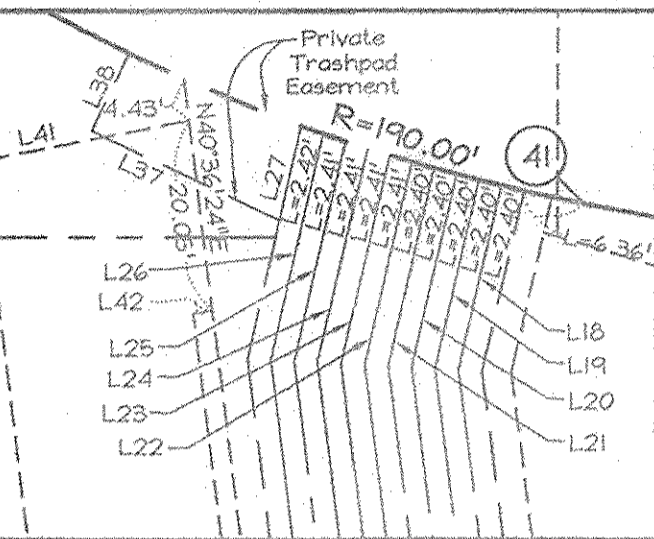
ENLARGEMENT DETAIL #2

Scale: 1"=20'

P/O OPEN SPACE LOT 13
Total area: 1.241 Ac.±
Area this sheet: 0.011 Ac.±
To be owned and maintained by the H.O.A.

See Enlargement Detail #1 this sheet

MATCHLINE



ENLARGEMENT DETAIL #1

Scale: 1"=20'

P/O OPEN SPACE LOT 14
Total area: 4.226 Ac.±
Area this sheet: 0.659 Ac.±
To be dedicated to Howard County, Maryland

PARCEL D-1 PLAT #5317 ZONED M-1

OWNERS

BZ ENTERPRISES, INC.
PO Box 68
Reisterstown, MD 21136
(410) 935-8887

JAMES L. NEWBURN
5570 Sterett Place Suite 201
Columbia, MD 21044
(410) 997-3815

DEVELOPER

SUMMER HAVEN DEVELOPMENT COMPANY, INC.
5570 Sterett Place, Suite 201
Columbia, MD 21044
(410) 997-3815

NON-CREDITED OPEN SPACE LOT 15
H.O.A. owned & maintained
0.069 Ac.±

PARCEL E-2 PLAT #4695 ZONED M-1
PLAN VIEW
Scale: 1"=50'

AREA TABULATION CHART (THIS SHEET)

- Total number of Buildable Lots recorded this sheet: 25
- Total area of Buildable Lots recorded this sheet: 4.636 Acres
- Total number of Partial Open Space Lots to be recorded on this sheet: 2
- Total area of Partial Open Space Lots to be recorded on this sheet: 0.670 Acres
- Total Number of Recreational Open Space Lots This Sheet: 1
- Total Area of Recreational Open Space Lots This Sheet: 0.172 Acres
- Total Number of Non-Credited Open Space Lots This Sheet: 1
- Total Area of Non-Credited Open Space Lots This Sheet: 0.069 Acres
- Total area of Partial Public Road Right of Way to be recorded on this sheet: 0.636 Acres
- Total area of Partial Subdivision to be recorded on this sheet: 6.183 Acres

WETLANDS TABLE

LINE	LENGTH	BEARING
W60	27.13'	S 37°23'23" W
W61	18.93'	S 31°55'00" E
W62	37.28'	S 29°11'26" E
W63	12.03'	S 15°50'57" W
W64	12.51'	S 35°28'44" E
W65	17.84'	S 24°10'25" E
W66	18.64'	S 34°44'50" E
W67	17.46'	N 77°04'10" E
W68	12.01'	N 31°46'12" E
W69	16.02'	N 17°18'23" W
W70	32.59'	N 43°42'27" W
W71	32.51'	N 36°54'10" W
W72	26.75'	N 21°21'46" E
W73	24.97'	N 69°04'33" E
W74	20.09'	N 24°33'26" W
W75	17.98'	N 70°20'34" W
W76	3.87'	S 78°30'25" W

WINTERS LANE CAPITAL PROJECT J-4143
(Public County Road)
(Local Road)

Existing Private 17' Wide R/W L905/F.350
Reversible Grading Easement Per Capital Project J-4143
ANNA M. ENSEY
L506/F.499

HANOVER'S GRANT F-05-08

RYAN AVENUE
(Paper Street)

FSH Associates
Engineers Planners Surveyors
6339 Howard Lane Elkridge, MD 21075
Tel: 410-587-5200 Fax: 410-796-1562
E-mail: info@fsha.biz

Howard County Health Department
APPROVED: For Public Water and Sewerage Systems

Robert J. Walden
Howard County Health Officer
Date: 2/23/07

APPROVED: Howard County Department of Planning and Zoning

Chief, Development Engineering Division
Date: 2/16/07
Director
Date: 2/16/07

OWNER'S CERTIFICATE

We, James L. Newburn and BZ Enterprises, Inc. of Maryland, by Warren Zielski (President), 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 road 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 said Easements and Rights-of-Way.

Witness my hand this 23rd day of December, 2006

James L. Newburn
James L. Newburn

Warren Zielski, President

Pamela G. Johnson
Witness

Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of 1) All of the lands conveyed by Chesapeake Custom Builders, Inc. to James L. Newburn by deed dated August 9, 2001 and recorded in the Land Records of Howard County in liber 5618 folio 571; and 2) All of the Deed of Dissolution of Limited Liability Company between JRD, LC, and James L. Newburn by deed dated May 5, 1998 and recorded in the aforesaid Land Record of Howard County in liber 4292 folio 571; and 3) All of the lands conveyed by Mary Theresa Bouchard to BZ Enterprises, Inc. by deed dated August 1, 2003 and recorded in the Land Records of Howard County in liber 7679 folio 198; 4) All of the lands conveyed by Peggy E. Robinson and Colleen V. Deaver to BZ Enterprises, Inc. by deed dated December 15, 2003 and recorded in the Land Records of Howard County in liber 8019 folio 1; 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.

E. Brooke Miller
Brooke Miller
Maryland Property Line Surveyor #135
Date: 01/02/2007

Recorded as Plat No. 18904 on Mar. 8, 2007
Among the Land Records of Howard County, Maryland.

SUMMER HAVEN

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