

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
18	1148 AC.±	0.075 AC.±	1.073 AC.±
	49899 SQ. FT.±	3277 SQ. FT.±	46722 SQ. FT.±
42	1.026 AC.±	0.015 AC.±	0.991 AC.±
	43831 SQ. FT.±	667 SQ. FT.±	43164 SQ. FT.±
43	1.035 AC.±	0.034 AC.±	0.999 AC.±
	44979 SQ. FT.±	1498 SQ. FT.±	43481 SQ. FT.±
44	1.054 AC.±	0.051 AC.±	1.003 AC.±
	45928 SQ. FT.±	2206 SQ. FT.±	43722 SQ. FT.±
45	0.964 AC.±	0.046 AC.±	0.918 AC.±
	41996 SQ. FT.±	1996 SQ. FT.±	40000 SQ. FT.±
	1182 AC.±	0.112 AC.±	1.070 AC.±
46	51488 SQ. FT.±	4899 SQ. FT.±	46589 SQ. FT.±

LEGEND

- PUBLIC FOREST CONSERVATION EASEMENTS
- ALL OTHER EASEMENTS
- AREA OF NON TIDAL WETLANDS
- PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT

GENERAL NOTES CONT.:

- All wells must be drilled prior to final plat recording. It is the developer's responsibility to schedule the well drilling prior to the final plat original submission. It will not be considered government delay by the Health Department if the wells are not drilled prior to signature approval of the final plat originals.
- The Ground Water Appropriations Permit No. HO2007G002(01) received MDE approval on January 30, 2007.
- This subdivision is subject to the approval and recording of the density sending plats of easement for the Andrew and Lee Properties to acquire 23 CEO density units.

PRESERVATION PARCEL/ BULK PARCEL CHART

PCL. #	ACREAGE	OWNERSHIP	EASEMENT HOLDER(S)	PURPOSE
A	1.031 AC.±	PRIVATE	HOA, HOWARD COUNTY, MARYLAND	ENVIRONMENTAL
B	0.861 AC.±	PRIVATE	HOA, HOWARD COUNTY, MARYLAND	ENVIRONMENTAL
C	1.843 AC.±	H.O.A.	HOWARD COUNTY, MARYLAND	STORMWATER MANAGEMENT
D	3.643 AC.±	PRIVATE	HOA, HOWARD COUNTY, MARYLAND	ENVIRONMENTAL
E	1.099 AC.±	PRIVATE	HOA, HOWARD COUNTY, MARYLAND	ENVIRONMENTAL
F	0.995 AC.±	H.O.A.	HOWARD COUNTY, MARYLAND	STORMWATER MANAGEMENT
G	22.543 AC.±	PRIVATE	HOA, HOWARD COUNTY, MARYLAND	ENVIRONMENTAL
H	1.082 AC.±	H.O.A.	HOWARD COUNTY, MARYLAND	STORMWATER MANAGEMENT
I	1.548 AC.±	PRIVATE	HOA, HOWARD COUNTY, MARYLAND	ENVIRONMENTAL
J	0.427 AC.±	H.O.A.	HOWARD COUNTY, MARYLAND	STORMWATER MANAGEMENT
K	1.381 AC.±	H.O.A.	HOWARD COUNTY, MARYLAND	STORMWATER MANAGEMENT
L	3.267 AC.±	PRIVATE	HOA, HOWARD COUNTY, MARYLAND	ENVIRONMENTAL
M	0.410 AC.±	H.O.A.	HOWARD COUNTY, MARYLAND	STORMWATER MANAGEMENT
N	1.018 AC.±	PRIVATE	HOA, HOWARD COUNTY, MARYLAND	ENVIRONMENTAL
O	0.869 AC.±	PRIVATE	HOA, HOWARD COUNTY, MARYLAND	ENVIRONMENTAL
P	0.664 AC.±	HOWARD COUNTY MARYLAND	N/A	N/A
TOTAL	42.701 AC.±			



Daft · McCune · Walker, Inc.
 200 East Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 296-3333
 Fax 296-4705

A Team of Land Planners,
 Landscape Architects,
 Engineers, Surveyors &
 Environmental Professionals

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

B. Wilson for Peter Beilenson, MD 5/19/08
 Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael D. Martin 5/13/08
 Chief, Development Engineering Division Date

David M. Lough 5/28/08
 Director Date

Cynthia M. McAuliffe 2/13/08
 Cynthia M. McAuliffe, Vice President
 Union Chapel Road, LLC Date

BELLE HAVEN ESTATES

LOTS 1-46, NON-BUILDABLE PRESERVATION PARCELS A-O, NON-BUILDABLE BULK PARCEL P

FOREST CONSERVATION EASEMENT SUMMARY CHART

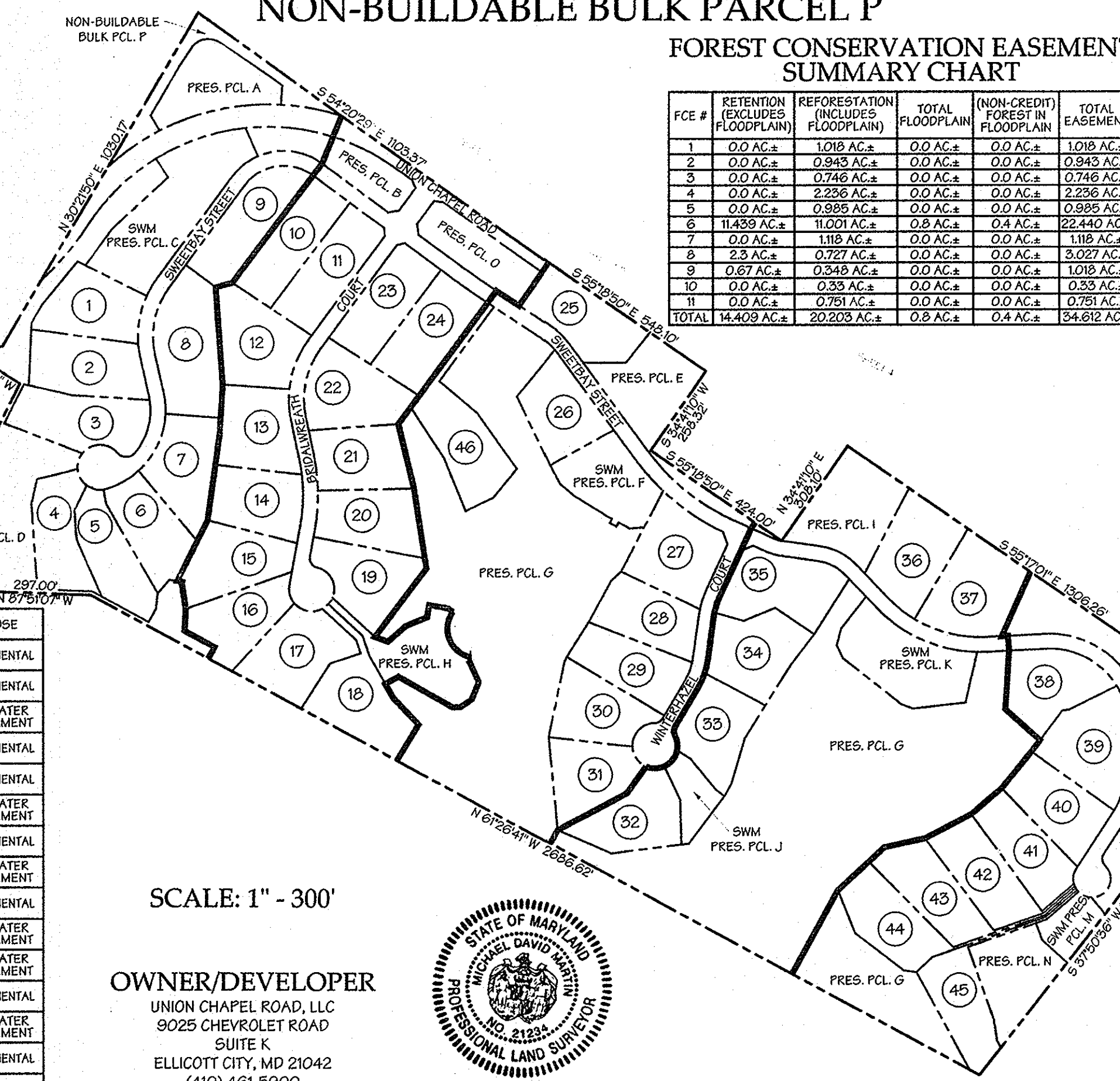
FCE #	RETENTION (EXCLUDES FLOODPLAIN)	REFORESTATION (INCLUDES FLOODPLAIN)	TOTAL FLOODPLAIN	(NON-CREDIT) FOREST IN FLOODPLAIN	TOTAL EASEMENT
1	0.0 AC.±	1.018 AC.±	0.0 AC.±	0.0 AC.±	1.018 AC.±
2	0.0 AC.±	0.943 AC.±	0.0 AC.±	0.0 AC.±	0.943 AC.±
3	0.0 AC.±	0.746 AC.±	0.0 AC.±	0.0 AC.±	0.746 AC.±
4	0.0 AC.±	2.236 AC.±	0.0 AC.±	0.0 AC.±	2.236 AC.±
5	0.0 AC.±	0.985 AC.±	0.0 AC.±	0.0 AC.±	0.985 AC.±
6	11.439 AC.±	11.001 AC.±	0.8 AC.±	0.4 AC.±	22.440 AC.±
7	0.0 AC.±	1.118 AC.±	0.0 AC.±	0.0 AC.±	1.118 AC.±
8	2.3 AC.±	0.727 AC.±	0.0 AC.±	0.0 AC.±	3.027 AC.±
9	0.67 AC.±	0.348 AC.±	0.0 AC.±	0.0 AC.±	1.018 AC.±
10	0.0 AC.±	0.35 AC.±	0.0 AC.±	0.0 AC.±	0.35 AC.±
11	0.0 AC.±	0.751 AC.±	0.0 AC.±	0.0 AC.±	0.751 AC.±
TOTAL	14.409 AC.±	20.203 AC.±	0.8 AC.±	0.4 AC.±	34.812 AC.±

DENSITY EXCHANGE CHART

TOTAL GROSS AREA OF SUBDIVISION	98.217 AC.±
AREA OF 100 YEAR FLOODPLAIN	0.8 AC.±
AREA OF 25% STEEP SLOPES (OUTSIDE OF FLOODPLAIN)	1.7 AC.±
NET TRACT AREA OF SUBDIVISION	95.7 AC.±
NUMBER OF RESIDENTIAL UNITS ALLOWED BY RIGHT	23 (TOTAL AREA/4.25)
NUMBER OF RESIDENTIAL UNITS ALLOWED BY DENSITY EXCHANGE	47 (NET AREA/2)
NUMBER OF RESIDENTIAL UNITS PROPOSED	46
NUMBER OF CEO UNITS REQUIRED	23 (46-23 BASE DENSITY)
SENDING PARCEL INFORMATION	13 CEO UNITS FROM ANDREW PROPERTY LOCATED ON TAX MAP NO. 10, PARCEL NO. 10, LIBER 1421, FOLIO 458
SENDING PARCEL INFORMATION	10 CEO UNITS FROM LEE PROPERTY LOCATED ON TAX MAP NO. 12, PARCEL NO. 10, LIBER 562, FOLIO 400

GENERAL NOTES:

- Coordinates are based on The Maryland Coordinate System - NAD83 (1991) as projected by Howard County Geodetic Control Stations No. 131C and 14FB.
- This plat is based upon a field run monumented boundary survey performed on or about August 11, 2003 by Daft-McCune-Walker, Inc.
- All areas shown on this plat are more or less.
- The subject property is zoned RC-DEO per the 2004 Comprehensive Zoning Plan, and per the Comp Lite Zoning Regulations effective on 7/28/06. As a consequence of Satch Plan, 9-02-08 being submitted for review prior to November 15, 2001, this subdivision plan is grandfathered to the Fourth Edition of the Subdivision and Land Development Regulations. Because the subdivision did not have a signature approved Preliminary Plan prior to November 1, 2001, it is subject to compliance with Council Bill No. 75-2003, which amends portions of the Zoning Regulations. Development or construction on these lots or parcels must comply with setback and buffer regulations in effect at the time of submission of a building or grading permit application.
- For flag or pipe stem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipe stem and the road right-of-way line only and not onto the flag or pipe stem lot driveway.
- Developer reserves unto itself, its successors and assigns, all easements shown on this plan for storm drainage, other public utilities and forest conservation (designated as "Forest Conservation Easements"), 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) upon conveyance of the lot(s)/parcels. Developer shall execute and deliver deeds for the easements herein reserved to Howard County. 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 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.
- 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 Easement are allowed.
- This project complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation, with a total Forest Conservation obligation of 34.812 Acres (1,507,699 sq. ft.) provided by 14.409 Acres (627,856 sq. ft.) of on-site retention and 20.203 Acres (880,043 sq. ft.) of on-site Reforestation Planting. Surety in the amount of \$565,554.00 (\$125,532.00 for retention x \$0.20 per sq. ft. and \$440,022.00 for planting x \$0.50 per sq. ft.) is to be provided with the DPW Developer's Agreement.
- Landscaping is provided in accordance with a certified Landscape Plan on file with this plat in accordance with Section 16.124 of the Howard County Code and the Landscape Manual.
- Financial surety for the required landscaping in the amount of \$95,550.00 must be posted as part of the developer's agreement. (244 shade trees, 149 evergreen trees)
- There is 100 year floodplain on site. A floodplain study was prepared by JayPar Inc., dated January 2006
- Stormwater Management for this project will be provided in six facilities as shown on the stormwater management plan sheets. Quantity and quality stormwater management requirements are met by applying the Non-Structural BMP Credits in accordance with Chapter 5 of the 2000 Maryland Stormwater Design Manual (the Manual) and with four Micro-pool Extend Detention Ponds (P-1) and 2 Bioretention facilities designed in accordance with Chapter 3 of the Manual. Recharge will be provided by roadside swales. Water quality will be provided with Credits and the Micro-pool ponds. Cpv will be provided in the Micro-pool ponds above the water quality volume. The Micro-pool ponds will be owned and maintained by the Home Owners Association. On-lot gravel spreaders for lots 11, 12, 18, 19, 20, 21, 23, 24, 27, 28, 29, 30 proposed to qualify for sheet flow to buffer credits will be owned and maintained by the individual lot owners.
- Driveways shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements: Width - 12 feet (16 feet serving more than one residence) Surface - 6 inches of compacted crusher run base with tar and chip coating (1 1/2" min). Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 45 foot turning radius Structures (culverts/bridges) - Capable of supporting 25 gross tons (H25 loading) Drainage Elements - Capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface Structure clearances - Minimum 12 feet Maintenance - Sufficient to insure all weather use.
- A shared driveway maintenance agreement for lots 42-45 will be recorded in the Land Records of Howard County, Maryland concurrently with the recording of this plat.
- Each Preservation shown hereon is encumbered with an easement agreement recorded in the Land Records of Howard County, Maryland, as the deed of Preservation easement. This document outlines the uses and restrictions for each Preservation Parcel and prohibits subsequent re-subdivision of the Preservation Parcel.
- There are no known cemeteries or grave sites on this property.
- 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.
- This area designates a private sewage easement of at least 10,000 square feet (or 10,000 square feet per lot for shared drain fields associated with a shared sewage disposal facility) as required by the Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.05). 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 encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- There is an existing dwelling to be razed located on lot 46. All existing structures are to be removed prior to signature approval of the final plat originals. The existing septic and well are to be properly abandoned prior to final plat signing.
- Union Chapel Road is a designated Scenic Road. The Scenic Road study was approved under 5-02-08.
- The Articles of Incorporation for establishment of the BELLE HAVEN ESTATES HOA was accepted by the State Department of Assessment and Taxation on June 14, 2007 as receipt No. D1976271.
- Using the Density/Cluster Exchange Option described under Section 106 of the Zoning Regulations, the development rights for 23 of the units/lots shown on this subdivision plan have been transferred from the Andrew Property and the Lee Property.
- The lots shown hereon comply with the minimum ownership width and lot areas as required by the Maryland Department of the Environment.
- A tree maintenance easement running along the edge of the public road right-of-way as shown on this plat of subdivision is reserved upon all lots fronting on the said public road right-of-way. This easement allow 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.



SCALE: 1" = 300'

OWNER/DEVELOPER
 UNION CHAPEL ROAD, LLC
 9025 CHEVROLET ROAD
 SUITE K
 ELLICOTT CITY, MD 21042
 (410) 461-5900



TABULATION OF FINAL PLAT	TOTAL	2	3	4	5	6
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	62	13 & P/O B	18	11 & P/O I	9 & P/O G	11 & P/O G
BUILDABLE	46	9	15	8	6	8
NON BUILDABLE PRESERVATION PARCEL	15	3 & P/O B	3	3 & P/O I	3 & P/O G	3 & P/O G
NON BUILDABLE BULK PARCEL	1	1	0	0	0	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	90.138 AC.±	16.862 AC.±	17.849 AC.±	20.508 AC.±	20.456 AC.±	14.463 AC.±
BUILDABLE	47.437 AC.±	9.361 AC.±	15.337 AC.±	8.058 AC.±	6.560 AC.±	8.121 AC.±
NON BUILDABLE PRESERVATION PARCEL	42.037 AC.±	6.837 AC.±	2.512 AC.±	12.450 AC.±	13.896 AC.±	6.342 AC.±
NON BUILDABLE BULK PARCEL	0.664 AC.±	0.664 AC.±	0.000 AC.±	0.000 AC.±	0.000 AC.±	0.000 AC.±
C. TOTAL AREA OF ROADWAY AND HIGHWAY WIDENING TO BE RECORDED	8.079 AC.±	2.425 AC.±	2.377 AC.±	1.579 AC.±	0.727 AC.±	0.971 AC.±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	98.217 AC.±	19.287 AC.±	20.226 AC.±	22.087 AC.±	21.183 AC.±	15.434 AC.±

OWNER'S DEDICATION

We, Union Chapel Road, LLC, By Cynthia M. McAuliffe, Vice President, Owners of the property shown 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,

- 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;
 - The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and 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 spaces, where applicable;
 - The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
 - That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.
- The requirements of Section 3-10B, 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.

Witness our hands this 13th day of 2008

Cynthia M. McAuliffe 2/13/08
 Cynthia M. McAuliffe, Vice President
 Union Chapel Road, LLC Date

John H. Burkard 2/13/08
 Witness Date

SURVEYOR'S CERTIFICATE

I hereby certify, to the best of my knowledge, information and belief, that the final plat shown hereon is correct; that it is a subdivision of all of the land conveyed by John C. Bewley, Sole acting trustee of the John D. Bewley revocable trust and John C. Bewley, Sole acting trustee of the Margaret B. Bewley revocable trust to Union Chapel Road, LLC, by deed dated December 18, 2006 and recorded in the Land Records of Howard County, Maryland, in Liber 10424 at Folio 24 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 now amended, the requirements of Section 3-10B, the real property article Annotated Code of Maryland, 1988 replacement volume, (as supplemented) as far as they related to the making of this plat and the setting of markers have been complied with.

Michael D. Martin 2/25/08
 Michael D. Martin, Professional Land Surveyor
 Maryland Registration No. 21234 Date

RECORDED AS PLAT No. 19948 ON 6/2/08
 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

BELLE HAVEN ESTATES

LOTS 1-46, NON-BUILDABLE PRESERVATION PARCELS A-O, NON-BUILDABLE BULK PARCEL P

TAX MAP NO. 14, GRID 20, PARCEL NO. 66
 ZONED: RC-DEO
 DPZ FILE REF: F-89-155, WP-89-61, S-02-08, P-06-03
 4th ELECTION DISTRICT
 HOWARD COUNTY MARYLAND
 FEBRUARY 13, 2008

SCALE 1" = 300'
 SHEET 1 OF 6

COORDINATE TABLE

POINT	NORTHING	EASTING
587	591908.2672	1298521.6354
588	591872.5684	1298282.9385
590	591593.3190	1298092.4319
592	591588.4570	1298038.3872
593	591288.5941	1298060.8450
595	59134.1571	1298023.7615
597	59134.1747	1297975.5634
599	591038.4468	1297948.6725
600	591297.3704	1298099.8704
601	591397.2332	1298077.4126
602	591575.6549	1298114.6812
603	591848.9043	1298315.1878
604	591876.2034	1298497.7207
647	591898.7286	1297952.7101
648	592035.3464	1298573.6406
649	591742.0703	1297899.3088
650	591593.3189	1297773.7861

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C3	74°56'15"	570.00'	745.51'	N 69°58'00" E	693.50'	436.88'
C4	75°46'22"	5413'	71.59'	N 67°14'37" E	66.48'	42.12'
C5	23°05'15"	64.84'	26.13'	S 64°27'57" E	25.95'	13.24'
C53	90°26'48"	170.00'	268.36'	N 81°29'39" E	241.35'	171.33'
C54	48°56'42"	260.00'	222.10'	N 11°47'54" E	215.41'	118.34'
C55	52°21'36"	180.00'	164.49'	S 13°30'21" W	158.83'	88.49'
C56	100°40'19"	30.00'	52.71'	N 89°58'42" W	46.19'	36.18'
C57	247°07'39"	60.00'	258.79'	N 16°47'38" E	99.99'	90.43'
C58	85°54'50"	220.00'	329.89'	S 30°16'58" W	299.84'	204.84'
C59	48°56'42"	220.00'	187.93'	N 11°47'54" E	182.27'	100.13'
C60	90°26'48"	130.00'	205.22'	N 81°29'39" E	184.56'	131.02'
C70	15°19'19"	730.00'	195.22'	S 40°09'32" W	194.64'	88.19'
C71	60°36'29"	630.00'	666.42'	N 77°35'29" E	636.78'	368.20'

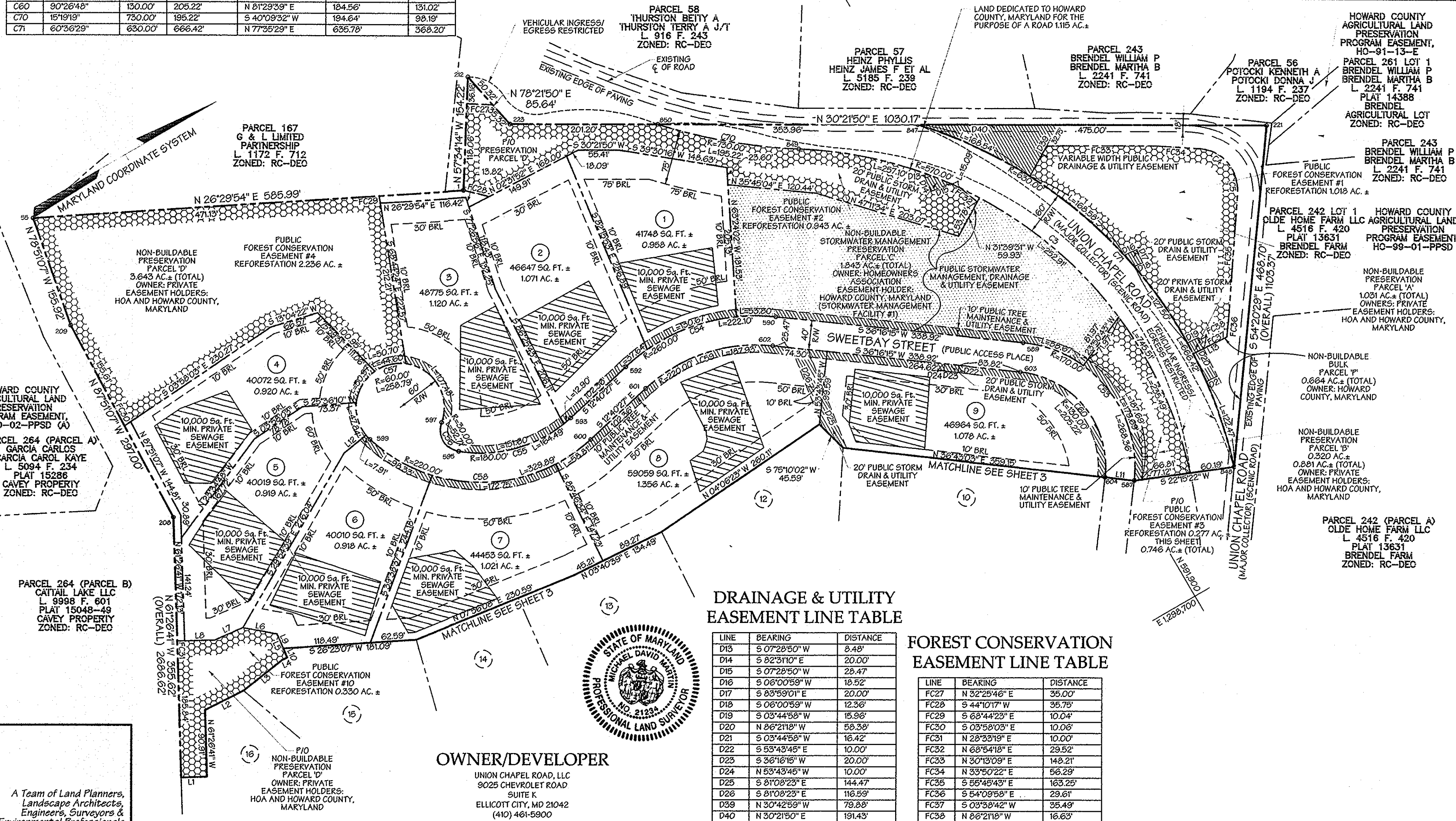
TABULATION OF FINAL PLAT		2
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	13 & P/O B	
BUILDABLE	9	
NON BUILDABLE PRESERVATION PARCEL	3 & P/O B	
NON BUILDABLE BULK PARCEL	1	
B. TOTAL AREA OF LOTS AND/OR PARCELS	16.862 AC.±	
BUILDABLE	9.381 AC.±	
NON BUILDABLE PRESERVATION PARCEL	6.837 AC.±	
NON BUILDABLE BULK PARCEL	0.664 AC.±	
C. TOTAL AREA OF ROADWAY AND HIGHWAY WIDENING TO BE RECORDED	2.425 AC.±	
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	19.287 AC.±	

COORDINATE TABLE

POINT	NORTHING	EASTING
1	591319.7385	1297718.3666
55	590795.3127	1297456.9161
208	590754.0343	1297906.8853
209	590765.1864	1297609.8940
212	591402.4392	1297588.1933
221	592308.5773	1298192.8190
223	591419.7125	1297672.0795

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 28°33'19" W	35.00'
L2	S 03°17'41" W	58.56'
L3	S 08°26'27" E	67.88'
L4	S 06°43'58" W	6.98'
L5	S 83°16'02" E	35.00'
L6	N 40°17'20" E	47.19'
L7	S 06°10'57" W	40.98'
L8	S 28°33'19" W	41.55'
L9	S 83°16'02" E	21.38'
L10	S 83°16'02" E	13.62'
L11	N 36°43'03" E	40.00'
L12	N 09°13'09" W	39.00'
L13	S 03°38'42" W	51.03'



DRAINAGE & UTILITY EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
D13	S 07°28'50" W	8.48'
D14	S 82°31'10" E	20.00'
D15	S 07°28'50" W	28.47'
D16	S 08°00'59" W	18.52'
D17	S 83°59'01" E	20.00'
D18	S 08°00'59" W	12.36'
D19	S 03°44'58" W	15.96'
D20	N 86°21'18" W	58.38'
D21	S 03°44'58" W	16.42'
D22	S 53°43'45" E	10.00'
D23	S 36°16'16" W	20.00'
D24	N 53°43'45" W	10.00'
D25	S 81°08'23" E	144.47'
D26	S 81°08'23" E	116.59'
D39	N 30°42'59" W	79.88'
D40	N 30°21'50" E	191.43'

FOREST CONSERVATION EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
FC27	N 32°25'46" E	35.00'
FC28	S 44°10'17" W	35.75'
FC29	S 68°44'23" E	10.04'
FC30	S 03°58'03" E	10.06'
FC31	N 28°33'19" E	10.00'
FC32	N 68°54'18" E	29.52'
FC33	N 30°13'09" E	148.21'
FC34	N 33°50'22" E	56.29'
FC35	S 55°45'43" E	183.25'
FC36	S 54°09'58" E	29.61'
FC37	S 03°38'42" W	35.49'
FC38	N 86°21'18" W	16.63'

DMW
Daft · McCune · Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3535
Fax 296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

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

Richard P. Reilens, 5/19/2008
Howard County Health Officer

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael D. Martin, 5/18/08
Chief, Development Engineering Division

John C. Bewley, 5/24/08
Director

OWNER'S DEDICATION

We, Union Chapel Road, LLC, By Cynthia M. McAuliffe, Vice President, Owners of the property shown 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,

- 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;
- The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and 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 spaces, where applicable;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

The requirements of Section 3-10B, 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.

Witness our hands this 13th day of 2008

Cynthia M. McAuliffe, 3/13/08
Cynthia M. McAuliffe, Vice President
Union Chapel Road, LLC

John C. Bewley, 2/13/08
John C. Bewley
Witness

SURVEYOR'S CERTIFICATE

I hereby certify, to the best of my knowledge, information and belief, that the final plat shown hereon is correct; that it is a subdivision of all of the land conveyed by John C. Bewley, Sole acting trustee of the John D. Bewley revocable trust and John C. Bewley, Sole acting trustee of the Margaret B. Bewley revocable trust to Union Chapel Road, LLC, by deed dated December 18, 2006 and recorded in the Land Records of Howard County, Maryland, in Liber 10424 at Folio 24 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 now amended, the requirements of Section 3-10B, the real property article Annotated Code of Maryland, 1988 replacement volume, (as supplemented) as far as they related to the making of this plat and the setting of markers have been complied with.

Michael D. Martin, 3/25/08
Michael D. Martin, Professional Land Surveyor
Maryland Registration No. 21234

RECORDED AS PLAT No. 1949 ON 6/2/08
IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

BELLE HAVEN ESTATES
LOTS 1-46, NON-BUILDABLE PRESERVATION
PARCELS A-O, NON-BUILDABLE BULK
PARCEL P

TAX MAP NO. 14, GRID 20, PARCEL NO. 66
ZONED: RC-DEO
DPZ FILE REF: F-89-155, WP-89-61, S-02-08, P-06-03
4th ELECTION DISTRICT
HOWARD COUNTY MARYLAND
FEBRUARY 13, 2008

100' 0 100' 200'
SCALE 1" = 100'
SHEET 2 OF 6

COORDINATE TABLE

POINT	NORTHING	EASTING
22	591895.2778	129871.4026
68	591778.2203	1298695.9963
69	591864.9459	1298759.6784
70	591842.7722	1298769.6138
71	591825.6302	1298725.4823
72	591805.4812	1298842.5586
73	591808.1548	1298818.6325
74	591746.4930	1298773.3858
75	591717.2359	1298777.7614
506	591595.0725	1298874.6481
508	590857.8782	1298488.5252
509	590931.8199	1298501.6790
511	59129.1127	1298498.7526
512	591231.1803	1298477.4547
514	591414.2397	1298517.1721
515	591683.2685	1298714.5876
516	591688.4755	1298749.4175
517	591742.2844	1298677.2731
518	591707.1820	1298682.5229
519	591437.8937	1298484.9229
520	591223.0096	1298438.2980
521	591120.9421	1298459.5960
522	590938.8236	1298462.2972
523	590781.3427	1298434.2821
526	591271.1360	1298898.5831
527	591808.2672	1298521.6354
604	591876.2034	1298497.7207
605	591595.0725	1298874.6481
845	591741.3514	1298931.9410
846	591895.2778	1298717.4026
848	592035.3464	1298573.6408

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	18°51'08"	570.00'	187.55'	S 63°08'18" E	186.71'	94.63'
C24	86°37'40"	25.00'	37.80'	N 33°13'37" W	34.30'	23.57'
C25	21°52'25"	520.00'	198.52'	S 00°50'59" E	197.31'	100.48'
C26	48°03'26"	230.00'	192.91'	N 12°14'32" E	187.31'	102.54'
C27	48°03'26"	270.00'	226.46'	N 12°14'32" E	219.88'	120.37'
C28	21°52'25"	480.00'	183.25'	S 00°50'59" E	182.14'	92.75'
C29	266°37'40"	60.00'	279.21'	S 56°46'23" W	87.31'	63.64'
C52	03°16'11"	1087.27'	62.05'	N 54°56'03" W	62.04'	31.03'
C61	03°16'11"	1127.27'	64.33'	N 54°56'03" W	64.32'	32.17'
C69	96°59'07"	75.00'	126.95'	N 12°00'43" W	112.33'	84.75'

TABULATION OF FINAL PLAT

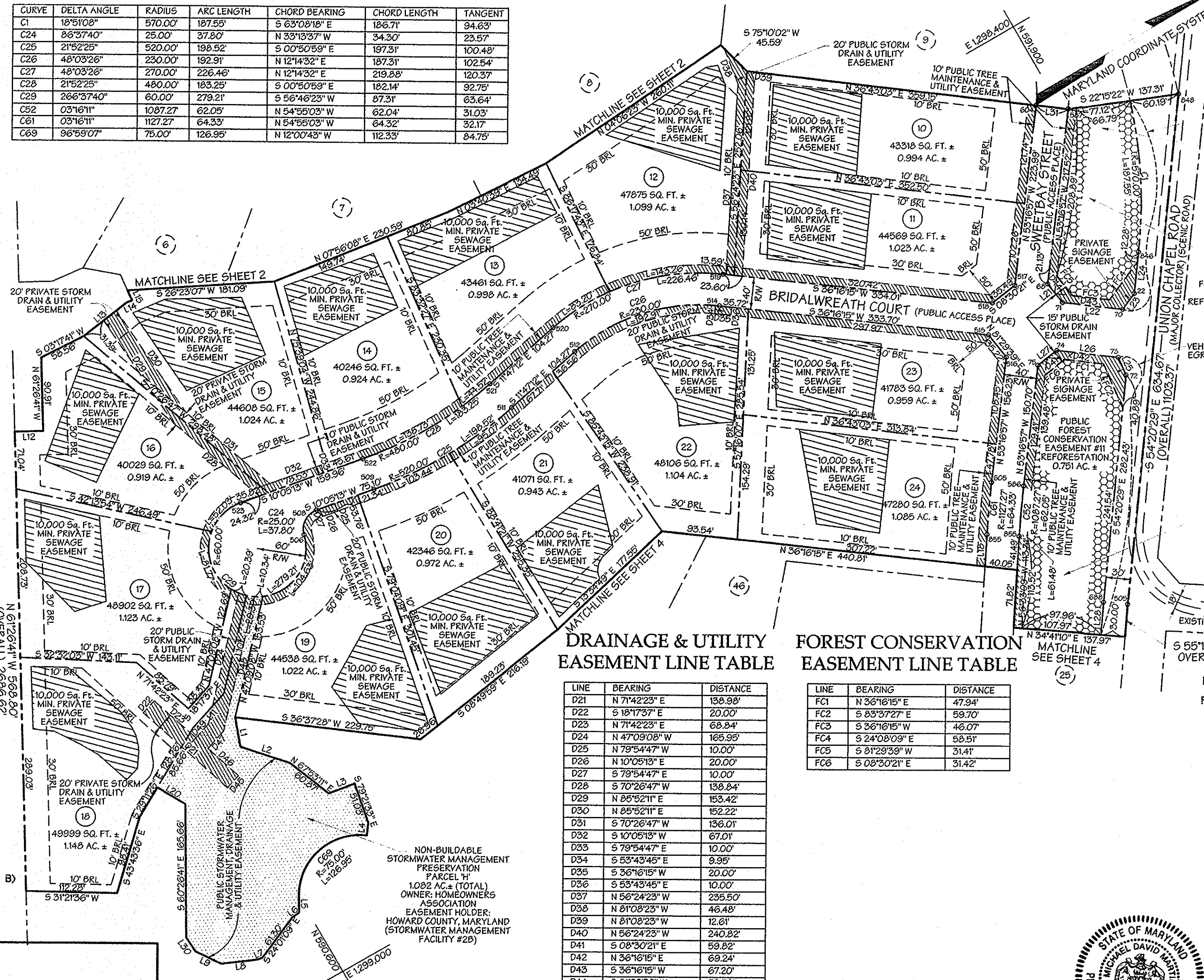
	3
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	18
BUILDABLE	15
NON-BUILDABLE PRESERVATION PARCEL	3
NON-BUILDABLE BULK PARCEL	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	17,849 AC.±
BUILDABLE	15,337 AC.±
NON-BUILDABLE PRESERVATION PARCEL	2,512 AC.±
NON-BUILDABLE BULK PARCEL	0.000 AC.±
C. TOTAL AREA OF ROADWAY AND HIGHWAY WIDENING TO BE RECORDED	2,377 AC.±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	20,226 AC.±

COORDINATE TABLE

POINT	NORTHING	EASTING
505	591665.3633	1299089.3132

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 70°08'04" E	37.15'
L2	N 48°00'03" E	63.87'
L3	N 09°08'50" E	33.86'
L4	S 53°31'10" E	15.58'
L5	S 60°50'17" E	21.44'
L6	S 05°50'48" E	10.57'
L7	S 08°52'43" W	6.27'
L8	S 22°57'52" W	45.62'
L9	S 55°47'43" W	35.30'
L10	N 47°09'08" W	124.40'
L11	S 15°17'37" E	57.20'
L12	S 28°31'19" W	35.00'
L13	S 08°26'27" E	67.88'
L14	S 06°43'58" W	6.98'
L15	S 83°18'02" E	13.62'
L16	N 56°33'09" W	39.52'
L19	S 86°35'17" W	20.89'
L20	S 60°48'34" W	39.99'
L21	S 81°29'39" W	28.81'
L22	S 36°16'15" W	74.60'
L23	S 24°08'09" E	24.30'
L24	S 54°20'29" E	52.03'
L25	N 83°37'27" W	24.08'
L26	S 36°16'15" W	76.48'
L27	S 08°30'21" E	29.53'
L28	S 55°18'50" E	40.48'
L30	N 86°35'17" E	20.89'
L31	N 36°43'03" E	40.00'



DRAINAGE & UTILITY EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
D21	N 71°42'23" E	138.98'
D22	S 18°17'37" E	20.00'
D23	N 71°42'23" E	68.84'
D24	N 47°09'08" W	165.95'
D25	N 79°54'47" W	10.00'
D26	N 10°05'13" E	20.00'
D27	S 79°54'47" E	10.00'
D28	S 70°26'47" W	138.84'
D29	N 85°52'11" E	153.42'
D30	N 85°52'11" E	152.22'
D31	S 70°26'47" W	136.01'
D32	S 10°05'13" W	67.01'
D33	S 79°54'47" E	10.00'
D34	S 53°43'45" E	9.98'
D35	S 36°16'15" W	20.00'
D36	S 53°43'45" E	10.00'
D37	N 56°24'23" W	295.50'
D38	N 81°08'23" W	46.48'
D39	N 81°08'23" W	12.61'
D40	N 56°24'23" W	240.82'
D41	S 08°30'21" E	59.82'
D42	N 36°16'15" E	69.24'
D43	S 36°16'15" W	67.20'
D44	S 81°29'39" W	59.58'
D45	N 18°17'37" W	20.00'
D46	N 71°42'23" E	50.14'
D47	S 18°17'37" E	28.81'
D48	N 47°09'08" W	171.09'
D49	S 18°17'37" E	23.66'

FOREST CONSERVATION EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
FC1	N 36°16'15" E	47.94'
FC2	S 83°37'27" E	59.70'
FC3	S 24°08'09" W	46.07'
FC4	S 24°08'09" W	58.51'
FC5	S 81°29'39" W	31.41'
FC6	S 08°30'21" E	31.42'

HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM EASEMENT, HC-00-02-PPSD (B) PARCEL 264 (PARCEL B) CATTAIL LAKE LLC L 9998 F. 601 PLAT 15048-49 CAVEY PROPERTY ZONED: RC-DEC

NON-BUILDABLE STORMWATER MANAGEMENT PRESERVATION PARCEL 'H' 1,082 AC.± (TOTAL) OWNER: HOMEOWNERS ASSOCIATION EASEMENT HOLDER: HOWARD COUNTY, MARYLAND (STORMWATER MANAGEMENT FACILITY #2B)

PARCEL 69 LOT 33 FLOOD DANIEL D FLOOD DIANE J T/E L 5095 F. 712 PLAT 13637 WELLINGTON WEST ZONED: RC-DEC



Daft · McCune · Walker, Inc. 200 East Pennsylvania Avenue Towson, Maryland 21286 (410) 296-3333 Fax 296-4705 A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

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

Balidon for Peter B. Balidon, MD 5/19/08 Date
Howard County Health Officer

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 5/5/08 Date
Chief, Development Engineering Division

[Signature] 5/24/08 Date
Director

OWNER'S DEDICATION

We, Union Chapel Road, LLC, By Cynthia M. McAuliffe, Vice President, Owners of the property shown 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 spaces, where applicable, and for other good and 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 spaces, 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 rights-of-way. The requirements of Section 3-10B, 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.

Witness our hands this 13th day of 2008

[Signature] 2/13/08 Date
Cynthia M. McAuliffe, Vice President
Union Chapel Road, LLC
[Signature] 2/13/08 Date
Witness
[Signature] 2/29/08 Date
Michael D. Martin, Professional Land Surveyor
Maryland Registration No. 21234

SURVEYOR'S CERTIFICATE

I hereby certify, to the best of my knowledge, information and belief, that the final plat shown hereon is correct; that it is a subdivision of all of the land conveyed by John C. Bewley, Sole acting trustee of the John D. Bewley revocable trust and John C. Bewley, Sole acting trustee of the Margaret B. Bewley revocable trust to Union Chapel Road, LLC, by deed dated December 18, 2006 and recorded in the Land Records of Howard County, Maryland, in Liber 10424 at Folio 24 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 now amended, the requirements of Section 3-10B, 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.

[Signature] 2/29/08 Date
Michael D. Martin, Professional Land Surveyor
Maryland Registration No. 21234

RECORDED AS PLAT No. 19950 ON 6/2/08 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

BELLE HAVEN ESTATES
LOTS 1-46, NON-BUILDABLE PRESERVATION PARCELS A-O, NON-BUILDABLE BULK PARCEL P

TAX MAP NO. 14, GRID 20, PARCEL NO. 66 ZONED: RC-DEC DPZ FILE REF: F-89-155, WP-89-61, S-02-08, P-06-03 4th ELECTION DISTRICT HOWARD COUNTY MARYLAND FEBRUARY 13, 2008



SCALE 1" = 100' SHEET 3 OF 6

COORDINATE TABLE

POINT	NORTHING	EASTING
204	59114.0381	1299393.0005
203	591353.4498	1299540.0056
525	590522.1626	1299482.5336
526	590423.1863	1299423.6862
528	590410.9684	1299402.7349
530	590378.5014	1299457.3415
532	590402.7441	1299458.0682
533	590501.7204	1299516.9156
535	590584.1423	1299545.7585
536	590696.7886	1299561.5448
538	590749.2450	1299576.2362
539	590873.9364	1299633.3977
543	590923.8363	1299584.7687
544	590890.6053	1299597.0364
545	590765.9139	1299539.8749
546	590704.2449	1299521.9187
547	590589.5986	1299506.1324
578	590955.5661	1299611.3107
579	591141.0518	1299384.3902
580	591423.5790	1299178.3493
582	591477.5140	1299125.8555
606	591444.1364	1299099.8025
607	591400.0098	1299146.0208
608	59117.4825	1299352.0716

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C30	58°02'03"	25.00'	25.32'	S 59°45'04" W	24.25'	13.87'
C31	29°04'07"	60.00'	310.04'	N 59°15'57" E	63.53'	37.44'
C32	58°02'03"	25.00'	25.32'	N 01°43'01" E	24.25'	13.87'
C33	22°53'38"	220.00'	87.91'	S 19°17'14" W	87.32'	44.55'
C34	16°47'16"	180.00'	52.74'	N 16°14'02" E	52.55'	26.56'
C35	16°47'16"	220.00'	64.46'	N 16°14'02" E	64.23'	32.46'
C36	22°53'38"	180.00'	71.92'	S 19°17'14" W	71.45'	36.45'
C49	29°16'11"	580.00'	296.29'	N 50°44'14" W	293.08'	151.46'
C50	20°27'00"	220.00'	78.52'	S 46°19'39" E	78.11'	39.68'
C62	20°27'00"	180.00'	64.25'	S 46°19'39" E	63.90'	32.47'
C63	28°15'43"	620.00'	305.82'	N 50°14'00" W	302.73'	156.09'
C69	96°59'07"	75.00'	126.95'	N 12°00'43" W	112.33'	84.75'

TABULATION OF FINAL PLAT

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED		11 & P/O
BUILDABLE	8	3 & P/O
NON-BUILDABLE PRESERVATION PARCEL	3	0
NON-BUILDABLE BULK PARCEL	0	
B. TOTAL AREA OF LOTS AND/OR PARCELS		20.508 AC.±
BUILDABLE	12.450 AC.±	8.058 AC.±
NON-BUILDABLE PRESERVATION PARCEL	12.450 AC.±	0.000 AC.±
NON-BUILDABLE BULK PARCEL	0.000 AC.±	
C. TOTAL AREA OF ROADWAY AND HIGHWAY WIDENING TO BE RECORDED		1.579 AC.±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED		22.087 AC.±

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 22°33'19" W	39.96'
L2	S 25°06'09" W	13.93'
L3	S 47°10'58" E	35.22'
L4	S 85°21'06" E	6.81'
L5	N 85°42'19" E	32.05'
L6	S 60°42'03" E	32.58'
L7	N 29°17'57" E	12.58'
L8	S 60°42'03" E	20.00'
L9	N 29°17'57" E	12.58'
L10	S 50°07'17" E	48.71'
L11	N 67°53'11" E	60.87'
L12	N 20°34'23" E	31.70'
L13	S 17°51'20" E	39.43'
L14	N 70°09'04" W	37.15'
L15	S 48°00'03" E	63.87'
L16	N 67°53'11" E	60.87'
L17	N 09°08'50" E	33.86'
L18	S 79°21'33" E	51.03'
L19	S 53°31'10" E	15.56'
L20	N 60°30'17" W	21.44'
L21	N 05°50'48" W	10.57'
L22	N 24°10'09" W	61.30'
L23	N 06°52'43" E	6.27'
L24	N 22°57'52" E	45.62'
L25	S 55°47'43" W	35.30'
L26	N 86°35'17" E	20.89'
L27	N 29°11'26" W	42.60'
L28	N 43°43'36" W	95.41'
L29	N 31°21'36" E	112.28'
L30	N 60°42'03" W	13.02'

DRAINAGE & UTILITY EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
D101	S 59°15'57" E	10.00'
D102	S 30°44'03" W	20.00'
D103	N 59°15'57" W	10.00'
D104	N 53°53'51" E	7.00'
D105	N 36°06'09" W	20.00'
D106	S 53°53'51" W	22.00'

LINE TABLE

LINE	BEARING	DISTANCE
L30	S 16°46'37" W	73.51'
L31	N 25°44'21" W	66.54'
L32	N 32°58'17" W	68.59'
L33	S 24°41'34" W	11.86'
L34	S 10°52'50" E	10.46'
L35	S 81°15'01" W	15.47'
L36	S 50°32'59" E	69.48'
L37	S 65°50'28" E	35.33'
L38	S 73°54'07" E	14.43'
L39	S 00°41'19" E	46.35'
L40	S 35°58'14" E	130.70'
L41	S 37°44'04" W	19.50'
L42	N 65°25'16" W	130.73'
L43	S 17°40'20" W	69.74'
L44	S 29°34'54" W	54.46'
L45	S 29°29'49" W	23.05'
L46	S 45°05'40" W	45.36'
L47	S 33°25'19" W	30.83'
L48	S 12°40'20" E	16.76'
L49	S 07°31'50" E	25.98'
L50	S 08°41'59" E	13.88'
L51	S 11°08'37" W	24.34'
L52	S 25°25'04" W	33.16'
L53	S 55°09'07" E	60.78'
L54	S 28°50'28" W	38.89'
L55	S 86°47'10" W	33.50'
L56	N 26°43'46" W	46.10'
L57	N 03°32'48" W	35.06'
L58	S 85°57'17" E	10.91'
L59	N 25°25'04" E	37.98'
L60	N 11°08'37" E	19.84'
L61	N 08°41'59" W	11.41'
L62	N 07°31'50" W	25.45'
L63	N 12°40'20" W	10.43'
L64	S 67°52'43" W	29.88'
L65	S 41°34'54" W	27.74'
L66	S 28°15'41" W	10.87'
L67	S 32°44'55" W	20.49'
L68	S 12°53'17" W	19.58'
L69	S 22°28'25" W	28.61'
L70	S 27°36'34" E	20.83'
L71	N 07°09'23" E	48.66'
L72	N 45°11'23" E	12.16'
L73	N 14°18'09" E	29.06'
L74	N 24°35'36" E	10.96'
L75	N 38°40'40" W	58.95'
L76	N 41°34'54" W	35.09'
L77	N 67°52'43" E	39.90'
L78	N 05°31'22" E	102.04'
L79	N 19°09'03" W	68.48'
FF91	N 05°31'22" E	59.41'
FF92	N 19°09'03" W	68.48'
FF93	N 18°31'24" E	59.41'
FF94	N 73°51'48" E	79.30'
FF95	S 19°02'39" W	81.86'
FF96	S 15°00'09" W	67.41'
FF97	S 00°11'19" W	103.49'
FF98	S 02°19'59" W	80.74'
FF99	S 12°55'41" E	91.48'
FF100	S 14°19'01" W	49.88'

FLOODPLAIN EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
FF98	N 00°12'55" E	97.31'
FF99	N 38°40'40" W	58.95'
FF90	N 19°20'06" E	64.95'
FF91	N 05°31'22" E	102.04'
FF92	N 19°09'03" W	68.48'
FF93	N 18°31'24" E	59.41'
FF94	N 73°51'48" E	79.30'
FF95	S 19°02'39" W	81.86'
FF96	S 15°00'09" W	67.41'
FF97	S 00°11'19" W	103.49'
FF98	S 02°19'59" W	80.74'
FF99	S 12°55'41" E	91.48'
FF100	S 14°19'01" W	49.88'

FOREST CONSERVATION EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
FC51	N 81°20'10" E	35.06'
FC52	N 53°53'51" E	7.00'

OWNER/DEVELOPER

UNION CHAPEL ROAD, LLC
 9025 CHEVROLET ROAD
 SUITE K
 ELLICOTT CITY, MD 21042
 (410) 461-5900



DMW
 Daft · McCune · Walker, Inc.
 200 East Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 296-3333
 Fax 296-4705

A Team of Land Planners,
 Landscape Architects,
 Engineers, Surveyors &
 Environmental Professionals

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

Robert A. Zelenka, M.D. 5/19/2008
 Howard County Health Officer

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Robert A. Zelenka 5/5/08
 Chief, Development Engineering Division

Mark A. Leyle 5/24/08
 Director

OWNER'S DEDICATION

We, Union Chapel Road, LLC, By Cynthia M. McAuliffe, Vice President, Owners of the property shown 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 spaces, where applicable, and for other good and 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 spaces, 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 rights-of-way.

The requirements of Section 3-10B, 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.

Witness our hands this 13th day of 2008

Cynthia M. McAuliffe 2/13/08
 Cynthia M. McAuliffe, Vice President
 Union Chapel Road, LLC

John Bonhard 2/13/08
 Witness

SURVEYOR'S CERTIFICATE

I hereby certify, to the best of my knowledge, information and belief, that the final plat shown hereon is correct; that it is a subdivision of all of the land conveyed by John C. Bewley, Sole acting trustee of the John D. Bewley revocable trust and John C. Bewley, Sole acting trustee of the Margaret B. Bewley revocable trust to Union Chapel Road, LLC, by deed dated December 18, 2006 and recorded in the Land Records of Howard County, Maryland, in Liber 10424 at Folio 24 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 now amended, the requirements of Section 3-10B, the real property article Annotated Code of Maryland, 1988 replacement volume, (as supplemented) as far as they related to the making of this plat and the setting of markers have been complied with.

Michael D. Martin 2/25/08
 Michael D. Martin, Professional Land Surveyor
 Maryland Registration No. 21234

RECORDED AS PLAT No. 19951 ON 10/2/08
 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

BELLE HAVEN ESTATES
 LOTS 1-46, NON-BUILDABLE PRESERVATION
 PARCELS A-O, NON-BUILDABLE BULK
 PARCEL P

TAX MAP NO. 14, GRID 20, PARCEL NO. 66
 ZONED: RC-DEO
 DPZ FILE REF: F-89-155, WP-89-61, S-02-08, P-06-03
 4th ELECTION DISTRICT
 HOWARD COUNTY MARYLAND
 FEBRUARY 13, 2008

100' 0 100' 200'
 SCALE 1" = 100'
 SHEET 4 OF 6

F-07-38

COORDINATE TABLE

POINT	NORTHING	EASTING
530	590378.5014	1299457.3415
532	590402.7441	1299458.0682
533	590501.7204	1299516.9156
535	590504.1423	1299545.7585
536	590696.7886	1299615.4448
538	590749.2450	1299576.2362
539	590873.9364	1299633.3977
540	590886.2442	1299666.5416
548	590869.7489	1299702.5243
550	590860.0363	1299735.5791
551	590845.1734	1299839.7369
553	590808.6334	1299910.1569
554	590718.6379	1299934.8836
556	590601.2100	1300287.6619
572	590641.1545	1300285.5562
573	590746.0568	1300024.0076
574	590836.0523	1299939.2808
575	590884.7723	1299845.3975
576	590899.6352	1299741.2293
577	590906.1102	1299719.1932

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C32	58°02'03"	25.00'	25.32'	N 01°43'01" E	24.25'	13.87'
C33	22°53'38"	220.00'	87.91'	S 19°17'14" W	87.32'	44.55'
C34	16°47'16"	180.00'	52.74'	N 16°14'02" E	52.55'	26.56'
C37	16°30'24"	120.00'	34.57'	N 73°37'32" W	34.45'	17.41'
C38	38°36'22"	120.00'	80.86'	S 62°34'33" E	79.34'	42.03'
C39	49°44'42"	375.00'	325.58'	N 68°08'43" W	315.45'	173.85'
C46	49°44'42"	335.00'	290.85'	N 68°08'43" W	281.80'	155.31'
C47	38°36'22"	160.00'	107.81'	S 62°34'33" E	105.78'	56.04'
C48	16°30'24"	80.00'	23.05'	N 73°37'32" W	22.97'	11.60'

LINE TABLE

LINE	BEARING	DISTANCE
L100	N 28°32'50" E	15.97'
L101	S 48°59'41" E	32.70'
L102	N 73°24'23" E	27.70'
L103	S 65°54'33" E	40.53'
L104	N 88°44'11" E	55.43'
L105	N 14°23'49" E	46.56'
L106	N 46°48'11" E	26.11'
L107	N 80°58'03" E	24.90'

TABULATION OF FINAL PLAT

	5
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	9 & P/O G
BUILDABLE	6
NON BUILDABLE PRESERVATION PARCEL	3 & P/O G
NON BUILDABLE BULK PARCEL	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	20.456 AC.±
BUILDABLE	6.560 AC.±
NON BUILDABLE PRESERVATION PARCEL	13.896 AC.±
NON BUILDABLE BULK PARCEL	0.000 AC.±
C. TOTAL AREA OF ROADWAY AND HIGHWAY WIDENING TO BE RECORDED	0.727 AC.±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	21.183 AC.±

COORDINATE TABLE

POINT	NORTHING	EASTING
205	590899.7477	1299741.6477
206	591153.0925	1299916.9317

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 03°01'04" E	40.00'
L2	S 69°04'39" E	33.00'
L3	N 25°10'47" W	38.00'
L4	N 14°33'47" E	46.30'
L17	S 65°22'20" E	39.58'
L18	N 69°37'40" E	35.36'
L19	S 65°22'20" E	64.58'
L20	S 34°41'10" W	18.33'
L21	S 28°25'12" W	39.83'
L22	S 57°44'20" E	42.31'
L23	S 52°16'29" E	27.75'

DRAINAGE & UTILITY EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
D5	N 03°53'15" E	73.88'
D6	S 86°06'45" E	20.00'
D7	N 03°53'15" E	83.86'
D8	N 46°03'12" E	16.06'
D9	S 43°56'48" E	10.00'
D10	S 03°53'15" W	11.12'
D11	N 44°23'35" W	100.38'
D12	S 57°48'50" E	91.58'
D13	S 75°45'51" E	179.85'
D14	S 75°45'51" E	73.59'
D17	S 59°15'57" E	10.00'
D18	S 30°44'03" W	8.81'
D19	N 17°10'05" E	61.10'
D20	S 25°09'10" E	106.07'
D21	N 01°26'46" W	121.86'

FOREST CONSERVATION EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
FC32	S 34°41'10" W	0.19'
FC33	S 43°22'59" E	64.12'
FC34	N 43°16'22" W	29.21'



Daft · McCune · Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3535
Fax 296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

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

Richard P. Steiner 5/19/2008
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

David J. ... 5/5/08
Chief, Development Engineering Division Date

Mark ... 5/24/08
Director Date

OWNER'S DEDICATION

We, Union Chapel Road, LLC, By Cynthia M. McAuliffe, Vice President, Owners of the property shown 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 spaces, where applicable, and for other good and 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 spaces, 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 rights-of-way.

The requirements of Section 3-10B, 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.

Witness our hands this 15th day of 2008

Cynthia M. McAuliffe 5/13/08 Date
Cynthia M. McAuliffe, Vice President
Union Chapel Road, LLC

John ... 2/15/08 Date
Witness

SURVEYOR'S CERTIFICATE

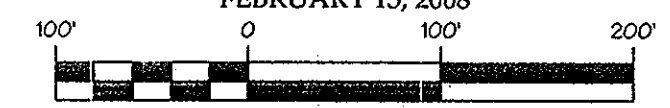
I hereby certify, to the best of my knowledge, information and belief, that the final plat shown hereon is correct; that it is a subdivision of all of the land conveyed by John C. Bewley, Sole acting trustee of the John D. Bewley revocable trust and John C. Bewley, Sole acting trustee of the Margaret B. Bewley revocable trust to Union Chapel Road, LLC, by deed dated December 18, 2006 and recorded in the Land Records of Howard County, Maryland, in Liber 10424 at Folio 24 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 now amended, the requirements of Section 3-10B, the real property article Annotated Code of Maryland, 1988 replacement volume, (as supplemented) as far as they related to the making of this plat and the setting of markers have been complied with.

Michael D. Martin 2/25/08 Date
Michael D. Martin, Professional Land Surveyor
Maryland Registration No. 21234

RECORDED AS PLAT No. 19952 ON 6/2/08
IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

BELLE HAVEN ESTATES
LOTS 1-46, NON-BUILDABLE PRESERVATION
PARCELS A-O, NON-BUILDABLE BULK
PARCEL P

TAX MAP NO. 14, GRID 20, PARCEL NO. 66
ZONED: RC-DEO
DPZ FILE REF: F-89-155, WP-89-61, S-02-08, P-06-03
4th ELECTION DISTRICT
HOWARD COUNTY MARYLAND
FEBRUARY 13, 2008



SCALE 1" = 100'
SHEET 5 OF 6

COORDINATE TABLE

POINT	NORTHING	EASTING
557	590609.3641	1300442.3406
559	590586.1954	1300662.9639
560	590278.4942	1300656.0459
562	590167.6136	1300619.1883
563	590021.5240	1300523.9439
565	590029.7939	1300600.9609
567	590061.2359	1300597.5847
568	590145.7680	1300652.6900
569	590275.9204	1300695.9636
570	590383.6316	1300702.8816
571	590649.3087	1300440.2348

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C3	128°53'40"	60.00'	134.98'	S 19°05'13" W	108.26'	125.49'
C4	78°27'47"	15.00'	20.54'	N 06°07'44" W	18.97'	12.25'
C5	48°45'29"	12.00'	10.42'	S 55°19'30" E	10.10'	5.56'
C40	96°41'33"	210.00'	354.40'	S 44°40'17" E	313.31'	236.08'
C41	29°25'40"	230.00'	118.13'	S 18°23'20" W	116.84'	60.40'
C42	258°27'47"	50.00'	225.55'	S 83°52'16" W	77.46'	61.24'
C43	78°27'47"	25.00'	34.24'	N 06°07'44" W	31.62'	20.41'
C44	29°25'40"	270.00'	138.68'	S 18°23'20" W	137.16'	70.90'
C45	96°41'33"	250.00'	421.90'	S 44°40'17" E	373.58'	281.05'

DRAINAGE AND UTILITY EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
D16	N 00°58'07" E	14.60'
D17	N 39°33'03" W	46.58'
D18	S 50°26'57" W	20.00'
D19	S 39°33'03" E	50.50'
D20	N 00°58'07" E	2.89'
D21	S 56°53'50" E	9.71'
D22	S 33°06'10" W	20.00'
D23	N 56°53'50" W	10.00'
D24	S 70°33'38" W	63.41'
D25	S 19°26'22" E	27.54'
D26	N 70°33'38" E	38.00'
D27	S 19°26'22" E	80.00'
D28	N 70°33'38" E	38.00'
D29	S 19°26'22" E	28.24'
D30	S 70°33'38" W	28.18'
D37	S 42°37'12" W	11.68'
D38	S 42°37'12" W	14.45'
D39	N 39°32'55" W	1.22'

TABULATION OF FINAL PLAT 6

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	11 & P/O G
BUILDABLE	8
NON BUILDABLE PRESERVATION PARCEL	3 & P/O G
NON BUILDABLE BULK PARCEL	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	14.463 AC.±
BUILDABLE	8.121 AC.±
NON BUILDABLE PRESERVATION PARCEL	6.342 AC.±
NON BUILDABLE BULK PARCEL	0.000 AC.±
C. TOTAL AREA OF ROADWAY AND HIGHWAY WIDENING TO BE RECORDED	0.971 AC.±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	15.434 AC.±

COORDINATE TABLE

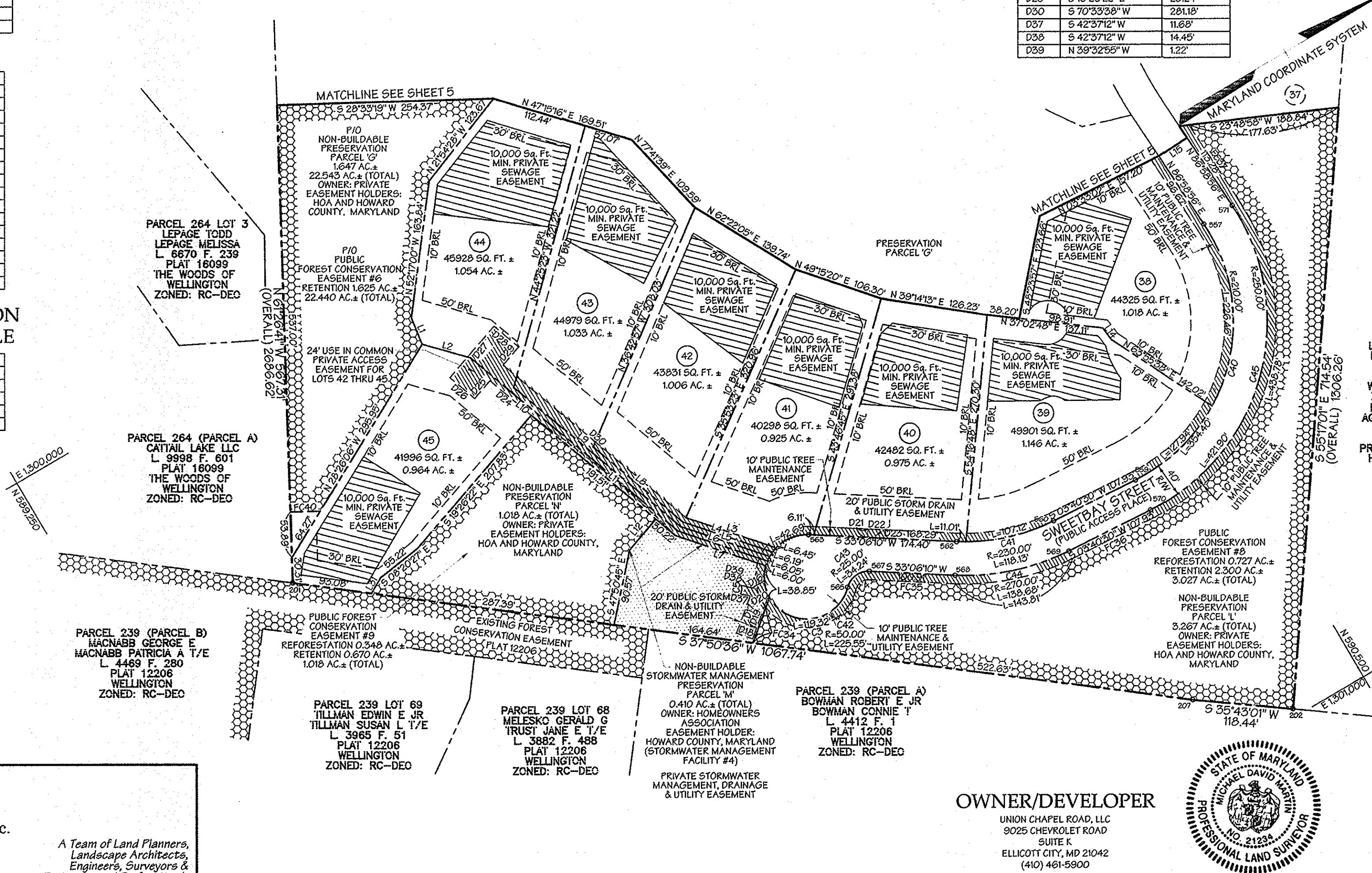
POINT	NORTHING	EASTING
201	589469.8104	1300266.1975
202	590409.1564	1300990.7023
207	590312.9961	1300921.5613

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 81°38'57" W	33.78'
L2	S 46°10'19" W	58.79'
L3	S 49°09'22" W	111.59'
L4	S 49°09'22" W	110.39'
L5	S 49°09'22" W	110.62'
L6	S 49°09'22" W	111.01'
L7	S 49°09'22" W	112.12'
L8	S 70°33'38" W	138.29'
L9	S 70°33'38" W	256.33'
L10	S 70°33'38" W	318.84'
L11	S 70°33'38" W	221.74'
L12	S 19°46'15" E	47.80'
L13	N 39°33'03" W	57.00'
L14	N 83°44'13" E	17.37'
L15	S 03°01'04" E	40.00'
L31	S 29°33'35" E	21.10'

FOREST CONSERVATION EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
FC34	N 39°33'03" W	44.51'
FC35	S 33°06'10" W	100.91'
FC36	N 03°40'50" E	107.93'
FC37	S 86°58'56" W	108.22'
FC40	N 28°33'19" E	35.01'



DMW
Daft · McCune · Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
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A Team of Land Planners,
Landscape Architects,
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Environmental Professionals

OWNER/DEVELOPER
UNION CHAPEL ROAD, LLC
9025 CHEVROLET ROAD
SUITE K
ELLICOTT CITY, MD 21042
(410) 461-5900

STATE OF MARYLAND
MICHAEL DAVID MARTIN
PROFESSIONAL LAND SURVEYOR
No. 21234

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
IN HOWARD COUNTY HEALTH DEPARTMENT

B. Wilson for Peter Bildeisen, md 5/19/2008
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cynthia M. McAuliffe 5/15/08
Chief, Development Engineering Division Date

Mark A. Weger 5/20/08
Director Date

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- The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and 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 spaces, where applicable;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

The requirements of Section 3-10B, 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.

Witness our hands this 15th day of 08

Cynthia M. McAuliffe 5/13/08 Date
Cynthia M. McAuliffe, Vice President
Union Chapel Road, LLC

John Bankard 2/13/08 Date
Witness

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Michael D. Martin 2/25/08 Date
Michael D. Martin, Professional Land Surveyor
Maryland Registration No. 21234

RECORDED AS PLAT No. 19963 ON 6/2/08
IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

BELLE HAVEN ESTATES
LOTS 1-46, NON-BUILDABLE PRESERVATION
PARCELS A-O, NON-BUILDABLE BULK
PARCEL P

TAX MAP NO. 14, GRID 20, PARCEL NO. 66
ZONED: RC-DEO
DPZ FILE REF: F-89-155, WP-89-61, S-02-08, P-06-03
4th ELECTION DISTRICT
HOWARD COUNTY MARYLAND
FEBRUARY 13, 2008

100' 0 100' 200'
SCALE 1" = 100'
SHEET 6 OF 6