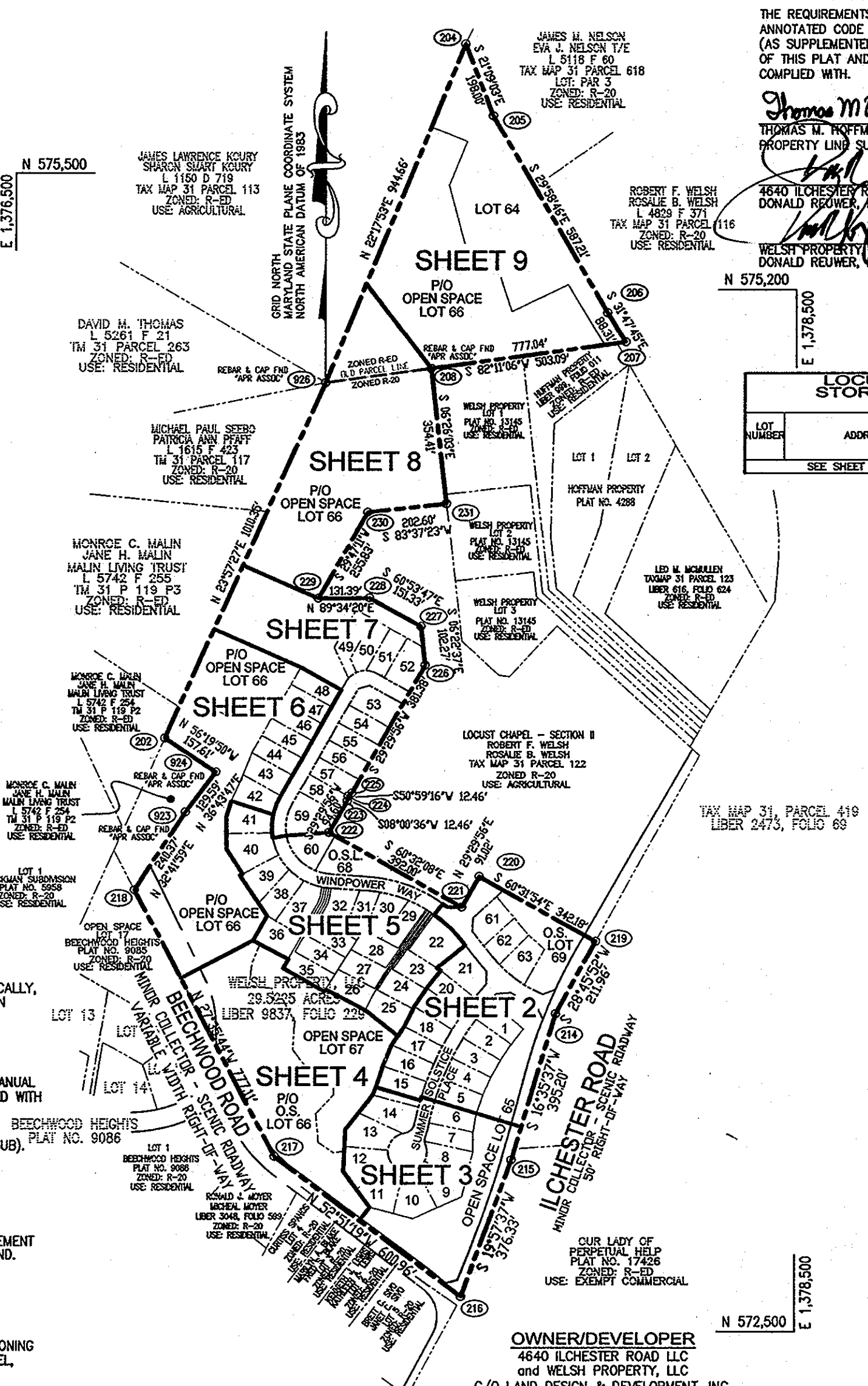


**GENERAL NOTES**

- BEARINGS HEREON ON BASED ON GRID NORTH OF THE MARYLAND STATE PLANE COORDINATE SYSTEM AND ARE DIRECTLY REFERRED TO HOWARD COUNTY MONUMENTS No. 31EA AND 31EB, AS ESTABLISHED BY HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.  
MONUMENT 31EA: N=569,641.129 E=1,374,816.027  
MONUMENT 31EB: N=568,730.996 E=1,376,273.570
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY  
● DENOTES IRON PIPE OR BAR FOUND  
■ DENOTES STONE OR MONUMENT FOUND  
⊗ DENOTES REBAR WITH CAP SET
- THE SUBJECT PROPERTY IS ZONED R20 AND R-ED PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATIONS AMENDMENTS EFFECTIVE 7/28/06.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. DECEMBER 7, 2005.
- THERE IS AN EXISTING DWELLING AND OTHER STRUCTURES ON LOT 64 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE. THE EXISTING SHED ON OPEN SPACE LOT 66 WILL BE REMOVED PRIOR TO THE RECORDATION OF THIS PLAT.
- BRL DENOTES BUILDING RESTRICTION LINE.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A. WIDTH --- 12'(16' SERVING MORE THAN ONE RESIDENCE);  
B. SURFACE --- 12" ASTM C-33 3/4" TO 2" STONE WITH 7" PERMIABLE CONCRETE.  
C. GEOMETRY --- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;  
D. STRUCTURES (CULVERTS/BRIDGES) --- CAPABLE OF SUPPORTING 25 GROSS TONS (H2S LOADING);  
E. DRAINAGE ELEMENTS --- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE;  
F. MAINTENANCE --- SUFFICIENT TO ENSURE ALL WEATHER USE.
- NO CLEARING, GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR OTHER REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- 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 ONTO THE PIPESTEM DRIVEWAY.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERY OR BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.
- WETLANDS AND STREAMS SHOWN ONSITE ARE BASED ON A FIELD INVESTIGATION PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. DATED FEBRUARY 2, 2009.
- REFERENCE PREVIOUS DPZ FILE NUMBERS: S-06-006, SP-10-001, WP-09-092, WP-10-002, **SPF-11-042**
- A TEMPORARY ACCESS EASEMENT OVER OPEN SPACE LOT 69, LOTS 61, 62 AND 63 IS REQUIRED TO ACCOMMODATE THE EXISTING DRIVEWAY TO THE RESIDENCE ON PARCEL 122. THIS EASEMENT WILL BECOME NULL AND VOID, CEASE TO EXIST, AND ALL RIGHTS GRANTED TO THE OWNER(S) OF OPEN SPACE LOT 69, LOTS 61, 62 AND 63 SUBSEQUENT TO RECORDING OF THE PLAT FOR THIS SUBDIVISION AND THE CONNECTION OF THE PARCEL 122 DRIVEWAY TO A PUBLIC ROAD.
- THE PRIVATE WELL EASEMENT OVER AND ACROSS OPEN SPACE LOT 68 AND ROAD A WILL BE EXTINGUISHED AND THE WELL ABANDONED SUBSEQUENT TO CONSTRUCTION OF THE PUBLIC WATER MAIN AND CONNECTION OF PARCEL 122 TO THE PUBLIC WATER MAIN.
- THE SEPTIC AREA ON PARCEL 122 WILL BE ABANDONED AT SUCH TIME AS PUBLIC SEWER SERVICE IS AVAILABLE TO PARCEL 122.
- THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A HOMEOWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON. OPEN SPACE LOTS 65, 66, 67, 68 AND 69 TO BE OWNED AND MAINTAINED BY THE HOA. THE PURPOSE OF THE OPEN SPACE LOTS IS RESERVED FOR THE COMMON USE OF THE RESIDENTS. SPECIFICALLY, LOTS 65 AND 69 ARE FOR COMMON USE, LOT 67 IS FOR STORMWATER MANAGEMENT PURPOSES AND COMMON USE, LOT 66 IS FOR A PORTION OF STORMWATER MANAGEMENT AND FOR ENVIRONMENTAL FEATURES, AND LOT 68 IS FOR RECREATIONAL OPEN SPACE AND AVAILABLE FOR GENERAL PUBLIC USE.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE, LANDSCAPE MANUAL AND GREEN NEIGHBORHOOD REQUIREMENTS WITH 151 SHADE TREES, 62 EVERGREEN TREES AND 10 SHRUBS. PROVIDED WITH LANDSCAPE SURETY IN THE AMOUNT OF \$54,900.00 TO BE PROVIDED WITH THE DPW "DEVELOPER'S AGREEMENT". (THE UNIT PRICES TO BE USED FOR ESTABLISHING REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE ADOPTED COUNTY FEE SCHEDULE WHICH IS \$300.00 PER SHADE TREE, \$150.00 PER EVERGREEN/ORNAMENTAL TREE, AND \$30.00 PER SHRUB).
- STORM WATER MANAGEMENT TO BE PROVIDED FOR THIS DEVELOPMENT BY ENVIRONMENTAL SITE DESIGN UTILIZING MICRO BIO RETENTION, RAIN BARRELS, PERVIOUS DRIVEWAYS AND SIDEWALKS. HOWARD COUNTY WILL MAINTAIN INLET STRUCTURES WITHIN EACH MICRO BIO RETENTION, AND HOMEOWNERS ASSOCIATION SHALL MAINTAIN STREET TREES, PERFORATED UNDER DRAINS, FEEDERS, PLANTINGS, SWALES AND DRIVEWAY CULVERTS WITHIN THE EASEMENT.
- THE PRIVATE USE-IN-COMMON DRIVES FOR LOTS 23-28 & 33-36 MAINTENANCE AGREEMENT FOR THE ACCESS EASEMENT & TRASH PAD SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- THE STREET TREES ARE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124(e)(1) OF THE SUBDIVISION REGULATIONS AND THE LAND SCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$37,500.00 TO BE POSTED AS PART OF THE DEVELOPER AGREEMENT FOR THE REQUIRED 125 STREET TREES.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- USING THE NEIGHBORHOOD PRESERVATION EXCHANGE OPTION DESCRIBED IN SECTION 128.L OF THE HOWARD COUNTY ZONING REGULATIONS, THE RIGHTS FOR 1 OF THE RESIDENTIAL LOTS SHOWN ON THE SUBDIVISION PLAN FOR LOCUST CHAPEL, SECTION 1 HAS BEEN TRANSFERRED FROM PARCEL 703, TAX MAP 31, GRID 22, BREWER PROPERTY.



THE REQUIREMENTS OF §8108, 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.

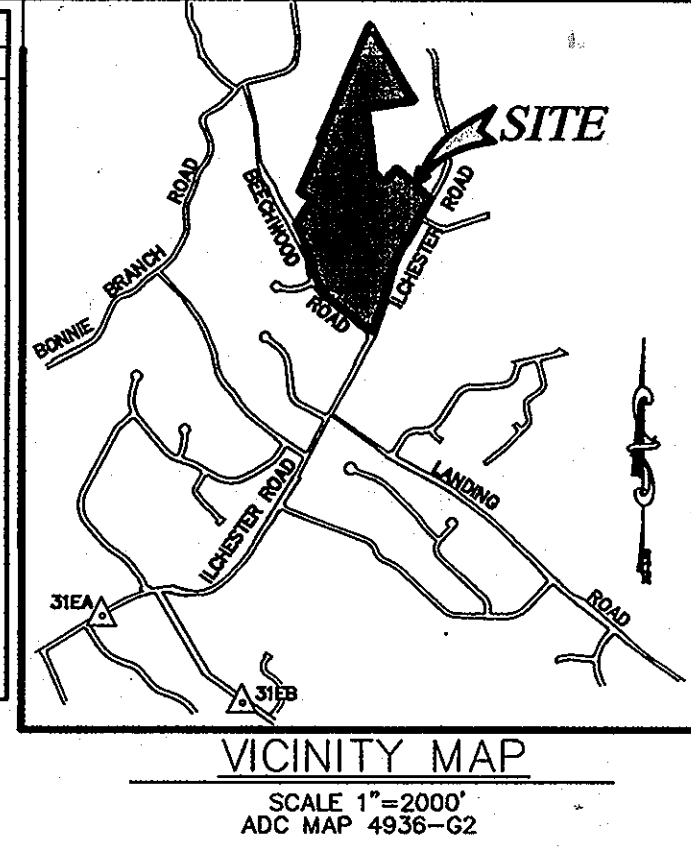
*Thomas M. Hoffmann Jr.* 3.30.11 DATE  
THOMAS M. HOFFMANN, JR. PROPERTY LINE SURVEYOR, MD REG. NO. 267

*Robert F. Welsh* 4.1.11 DATE  
ROBERT F. WELSH, ROSALIE B. WELSH, DONALD REUWER, PRESIDENT

*Robert F. Welsh* 4.1.11 DATE  
ROBERT F. WELSH, ROSALIE B. WELSH, DONALD REUWER, PRESIDENT

**COORDINATE TABLE**

NEL	NORTHING	EASTING
202	574036.6181	137882.0566
203	575833.9379	1377650.7454
205	575649.2764	1377222.1888
206	575140.6323	1378015.8112
207	575065.5761	1378062.1411
208	574997.1678	1377563.7267
214	573323.9736	1377886.2145
215	572845.2319	1377773.3527
216	572591.5079	1377844.8550
217	572564.3850	1377165.8544
218	573643.0933	1376805.8733
219	573509.7829	1377988.2138
220	573678.1135	1377690.3065
221	573598.8962	1377645.4894
222	573791.7157	1377304.1863
223	573874.0557	1377350.7700
224	573886.3984	1377352.5050
225	573894.2446	1377362.1919
228	574226.1875	1377649.9882
227	574327.8244	1377538.6283
228	574401.4317	1377406.4020
229	574400.4580	1377275.0114
230	574622.4859	1377402.1014
231	574644.8989	1377603.4434
923	573845.3681	1376385.7297
924	573649.2318	1377013.3209
926	574595.9171	1377292.3180



**LOCUST CHAPEL SECTION 1 STORMWATER MANAGEMENT PRACTICES**

LOT NUMBER	ADDRESS	PERMEABLE CONNECTION PAVEMENTS OF ROOFTOP RAINFALL RUNOFF	RAINWATER HARVESTING
A-2		N-1	M-1

SEE SHEET 3 FOR COMPLETE INFORMATION CHART.

**GENERAL NOTES CONTINUED**

- 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 LOT/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/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT, 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 MANUAL. 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.
- TOTAL FOREST CONSERVATION OBLIGATION IS 9.40 AC., TO BE FULFILLED BY RETENTION OF 13.24 ACRES. TOTAL FINANCIAL SURETY OBLIGATION IS \$115,347.00 (576,734.40 X 0.20 = \$115,346.88).
- THIS PLAN IS SUBJECT TO WP-09-92 APPROVED JANUARY 21, 2009 TO WAIVE SECTION 16.147 OF THE REGULATIONS AND PERMITS THE CONSOLIDATION OF 856 AND 115 BY ADJOINER DEED.
- THIS PLAN IS SUBJECT TO WP-10-002 APPROVED JULY 14, 2009 TO WAIVE SECTION 16.147 OF THE REGULATIONS, AND PERMITS THE CONSOLIDATION OF 856 AND 115 BY ADJOINER DEED. THE DEEDS, AGREEMENTS, AND EASEMENTS REQUIRED BY THE WAIVER WERE RECORDED ON AUGUST 6, 2009 LIBER 11977 FOLIO 404. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - A. PLAN STATUS FOR S-06-006 - THE NEW PRELIMINARY EQUIVALENT SKETCH PLAN (SP) WHICH IS COMING IN FOR CONSOLIDATED PARCELS 856 AND 115 WILL DESIGNATE THE WELSH'S LAND (PARCEL 122) AS SECTION 2 AND WILL INCLUDE A NOTE EXPLAINING THAT PARCEL 122 WILL RETAIN THE 20 HOUSING UNIT ALLOCATIONS REQUESTED AS PART OF S-06-006. THIS REPRESENTATION OF PARCEL 122 WILL ALLOW S-06-006 TO REMAIN IN THE HOLDING BIN FOR ALLOCATIONS (ELKRIDGE).
  - B. DEVELOPMENT PHASING - WHEN PARCEL 122 IS LATER SUBDIVIDED, IT WILL REQUIRE A NEW SP (OR COMPLIANCE WITH THE THEN-EFFECTIVE REGULATIONS). IF HOUSING ALLOCATIONS IN EXCESS OF THE 20 ASSOCIATED WITH S-06-006 ARE NEEDED, THEY WILL HAVE TO BE ACQUIRED IN CONJUNCTION WITH THE NEW SP. BASED ON CONVERSATION WITH THE WELSH'S AND THEIR CONSULTANT, IT IS ANTICIPATED THAT THE SP FOR PARCEL 122 WILL "STAND ALONE" IN TERMS OF FOREST CONSERVATION (FC), STORM WATER MANAGEMENT (SWM), OPEN SPACE (OS), ETC.
  - C. RECORDATION OF THE FOLLOWING AGREED UPON DEEDS/EASEMENTS SHALL BE DONE PRIOR TO THE SUBMISSION OF THE SP FOR CONSOLIDATED PARCELS 856 AND 115.
    - A. THE DEEDS ADJUSTING THE BOUNDARY BETWEEN PARCELS 856 AND 122 (TO RECTIFY THE BARN SETBACK ENCROACHMENT);
    - B. THE CONSOLIDATED DEED FOR PARCEL 856 AND 115;
    - C. THE ACCESS EASEMENT/MAINTENANCE AGREEMENT FOR THE PORTION OF THE EXISTING DRIVEWAY ON PARCEL 856 WHICH SERVES PARCEL 122; AND,
    - D. AN EASEMENT FOR THE EXISTING WELL WHICH IS LOCATED ON PARCEL 856 AND SERVES THE WELSH'S DWELLING(S) ON PARCEL 122.
- ALL OF THESE DOCUMENTS MUST BE RECORDED AND COPIES SUBMITTED TO THIS DEPARTMENT FOR FILE RETENTION PURPOSES WITHIN 60-DAYS OF THE DATE OF THIS WAIVER APPROVAL (ON OR BEFORE SEPTEMBER 12, 2009).
- CONFIRMATION THAT THE EXISTING STRUCTURE ON PARCEL 122 MEETS ZONING SETBACKS RELATIVE TO THE COMMON BOUNDARY BETWEEN PARCELS 856 AND 122 WILL BE REQUIRED. A STATEMENT OF CONFIRMATION SHOULD ACCOMPANY THE REQUESTED COPIES OF ALL DEEDS.
- PARCEL 122 HOOKUP TO PUBLIC WATER AND SEWER: PER THE DEVELOPER AGREEMENT FOR SECTION 1, THE DEVELOPER OF THAT SECTION WILL BE RESPONSIBLE FOR EXTENDING PUBLIC WATER AND SEWER TO THE EXISTING HOME ON PARCEL 122. THIS CONNECTION SHALL BE MADE BEFORE THE EXISTING WELL IS ABANDONED.
- COMPLIANCE WITH THE DEVELOPMENT ENGINEERING DIVISION'S COMMENT: "NO FURTHER DEVELOPMENT WILL BE PERMITTED ON PARCELS 115 AND 856 WITHOUT PRIOR SUBDIVISION. IT IS NOTED THAT THE DEVELOPER OF PARCELS 856 AND 115 HAS HAD PRELIMINARY MEETINGS FOR THE DEVELOPMENT OF A GREEN NEIGHBORHOOD DESIGN WITH THE COUNTY.
- THE FOREST STAND DELINEATION WAS SUBMITTED AND APPROVED UNDER SP-10-001.
- REFERENCE: PLANNING BOARD CASE 388 DECISION AND ORDER APPROVAL 4/13/2010 AND SIGNED BY THE PLANNING DIRECTOR APRIL 27, 2010.
- PER SECTION 108.F.3.b., STRUCTURES ARE REQUIRED TO BE SINGLE-FAMILY DETACHED DEVELOPMENTS. THIS PROPOSED DEVELOPMENT MEETS THESE REQUIREMENTS.
- ARTICLES OF INCORPORATION FOR THE LOCUST CHAPEL HOME OWNERS ASSOCIATION WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 4/29/10 DEPARTMENT ID# *D/3802507*
- THIS PROJECT IS SUBJECT TO A DESIGN MANUAL WAIVER APPROVED JULY 19, 2010 TO ALLOW FOR AN OPEN SECTION ROAD WITH A SIDEWALK ALONG ILCHESTER ROAD.

**AREA TABULATION**

	SHEET 2	SHEET 3	SHEET 4	SHEET 5	SHEET 6	SHEET 7	SHEET 8	SHEET 9	TOTAL
NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	15	9	0	21	7	11	0	1	64
NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	1 & P/O 1	P/O 2	P/O 2	1	P/O 1	P/O 1	P/O 1	P/O 1	5
NUMBER OF LOTS TO BE RECORDED.....	16 & P/O 1	9 & P/O 2	P/O 2	22	7 & P/O 1	11 & P/O 1	P/O 1	1 & P/O 1	69
AREA OF BUILDABLE LOTS TO BE RECORDED.....	2,246.4 AC	1,659.9 AC	0.0000 AC	3,626.6 AC	1,017.4 AC	1,776.1 AC	0.0000 AC	2,678.9 AC	13,005.3 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED.....	1,095.8 AC	1,275.0 AC	4,206.5 AC	0.3488 AC	3,530.6 AC	1,602.4 AC	4,699.8 AC	3,600.7 AC	20,359.4 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	3,342.2 AC	2,934.9 AC	4,206.5 AC	3,975.2 AC	4,548.0 AC	3,378.5 AC	4,699.8 AC	6,279.6 AC	33,364.7 AC
AREA OF ROADWAY TO BE RECORDED.....	1,147.3 AC	0.5538 AC	0.2090 AC	0.3951 AC	0.3798 AC	0.5005 AC	0.0000 AC	0.0000 AC	3,185.5 AC
AREA TO BE RECORDED.....	4,489.5 AC	3,488.7 AC	4,415.5 AC	4,370.3 AC	4,927.8 AC	3,879.0 AC	4,699.8 AC	6,279.6 AC	36,550.2 AC

**OWNER/DEVELOPER**  
4640 ILCHESTER ROAD LLC  
and WELSH PROPERTY, LLC  
C/O LAND DESIGN & DEVELOPMENT, INC.  
5300 DORSEY HALL DR. STE 102  
ELLCOTT CITY, MARYLAND 21042-7819  
ATTN: MR. DONALD R. REUWER  
443-367-0422

**ROBERT H. VOGEL ENGINEERING, INC.**  
8407 MAIN STREET  
ELLCOTT CITY, MARYLAND 21043-4897  
410-461-7666

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS (LOTS 1-63) AND PRIVATE WATER AND PRIVATE SEWER SYSTEMS (LOT 64)

HOWARD COUNTY HEALTH DEPARTMENT.  
*Peter Beilenson* 5/13/11 DATE  
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Robert H. Vogel* 4/20/11 DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Thomas M. Hoffmann Jr.* 5/17/11 DATE  
DIRECTOR

**OWNER'S CERTIFICATE**

WELSH PROPERTY, LLC AND 4640 ILCHESTER ROAD, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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 STREETS RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3.) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; 4.) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 14 DAY OF APRIL, 2011.

*Donald R. Reuwer*  
4640 ILCHESTER ROAD, LLC  
DONALD REUWER, PRESIDENT

*Donald R. Reuwer*  
WELSH PROPERTY, LLC  
DONALD REUWER, PRESIDENT

*Courtney Kerse*  
WITNESS

*Courtney Kerse*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY WELSH PROPERTY, LLC AND 4640 ILCHESTER ROAD, LLC TO WELSH PROPERTY, LLC AND 4640 ILCHESTER ROAD, LLC BY A DEED DATED AUGUST 6, 2009 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 11977 AT FOLIO 440.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN 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, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Thomas M. Hoffmann Jr.* 3.30.11 DATE  
THOMAS M. HOFFMANN, JR. PROPERTY LINE SURVEYOR, MD REG. NO. 267

**DENSITY EXCHANGE CHART**

RECEIVING PARCEL	LOCUST CHAPEL SECTION 1
FORM NO.	L11977, F.404 AND L10033, F.229
TAX MAP:	31, P. 115, GRID: 4, DPZ REF: F-10-102
TOTAL AREA OF SUBDIVISION	36.54 AC.
NET ACREAGE OF SUBDIVISION	31.94 AC.
ALLOWED BASE DENSITY UNITS	63 UNITS
BONUS DENSITY UNITS	5 UNITS (UP TO 10% MORE UNITS)
PROPOSED DENSITY UNITS	64 UNITS
NUMBER OF NEIGHBORHOOD PRESERVATION DEED RIGHTS REQUIRED PER DWELLING UNIT	1 RIGHTS* = 64 DWELLING UNITS
SENDING PARCEL INFORMATION	1 DEED UNITS FROM SENDING PARCEL BREWER PROPERTY L15023, F.661 TAX MAP: 31, P. 703, GRID 22

RECORDED AS PLAT No. **21581** ON **5/13/11**  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF SUBDIVISION**  
**LOCUST CHAPEL SECTION 1**  
**A GREEN NEIGHBORHOOD**  
**LOTS 1 - 64, OPEN SPACE LOTS 65 - 69**

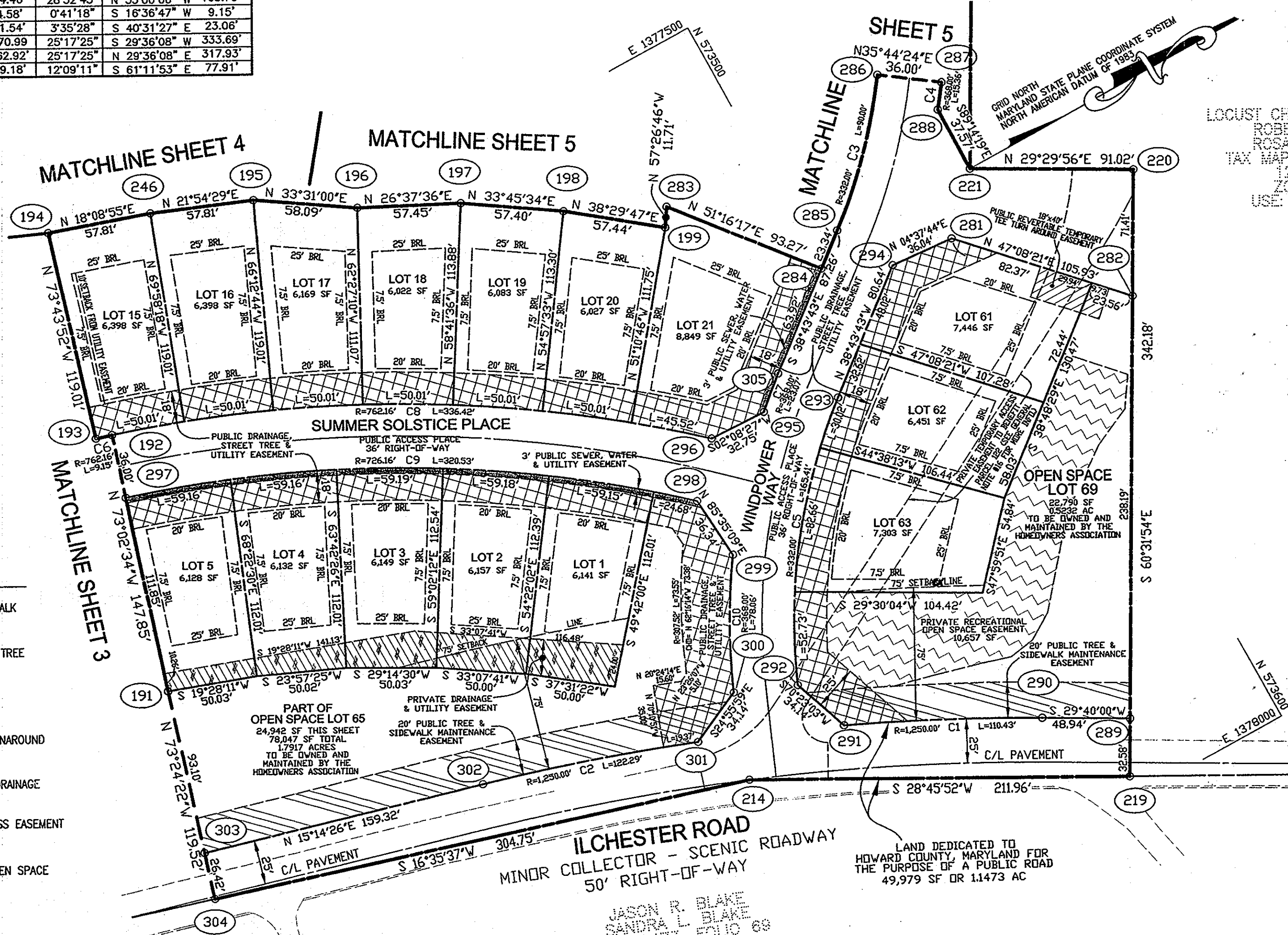
A SUBDIVISION OF THE LAND OF WELSH PROPERTY, LLC AND 4640 ILCHESTER ROAD, LLC  
TAX MAP 31, GRID 4, PARCEL 115  
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
ZONED R-20 AND R-ED  
SCALE: 1" = 300'  
GRAPHIC SCALE  
MARCH 18, 2011

300' 0 300' 600' 900'

SHEET 1 OF 9

CURVE DATA TABLE					
CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD
C1	1250.00'	110.43'	55.25'	5°03'42"	S 27°08'09" W 110.40'
C2	1250.00'	122.29'	61.19'	5°36'19"	S 18°02'36" W 122.24'
C3	332.00'	90.00'	45.28'	15°31'53"	N 48°29'40" W 89.72'
C4	368.00'	15.36'	7.68'	2°23'27"	S 53°03'52" E 15.35'
C5	332.00'	165.41'	84.46'	28°32'45"	N 53°00'06" W 163.70'
C6	762.16'	9.15'	4.58'	0°41'18"	S 16°36'47" W 9.15'
C7	368.00'	23.07'	11.54'	3°35'28"	S 40°31'27" E 23.06'
C8	762.16'	336.42'	170.99'	25°17'25"	S 29°36'08" W 333.69'
C9	726.16'	320.53'	162.92'	25°17'25"	N 29°36'08" E 317.93'
C10	368.00'	78.06'	39.18'	12°09'11"	S 61°11'53" E 77.91'

COORDINATE TABLE		
NO.	NORTHING	EASTING
191	573068.0530	1377684.6387
192	573109.1747	1377543.2161
193	573100.4021	1377540.5987
194	573133.7420	1377426.3654
195	573242.3062	1377465.9306
196	573290.7383	1377498.0074
197	573342.0930	1377523.7540
198	573389.8178	1377555.6541
199	573434.7757	1377591.4107
200	573323.9736	1377886.2145
201	573509.7829	1377988.2138
202	573678.1135	1377690.3065
220	573598.8962	1377645.4894
246	573188.6735	1377444.3615
281	573570.9261	1377674.8301
282	573642.9832	1377752.4792
283	573441.0779	1377581.5388
284	573499.4303	1377654.2999
285	573517.6357	1377639.6997
286	573579.4016	1377574.6249
287	573608.6219	1377595.6528
288	573599.3954	1377607.9257
289	573525.8077	1377958.8536
290	573483.2804	1377938.6292
291	573385.0348	1377885.2768
292	573373.5729	1377853.1163
293	573472.0885	1377722.3743
294	573534.9995	1377671.9213
295	573432.0355	1377709.2751
296	573399.3107	1377708.0518
297	573098.6750	1377577.6509
298	573375.1067	1377734.7007
299	573377.9040	1377770.9365
300	573340.3677	1377839.2089
301	573309.4077	1377853.6018
302	573193.1782	1377815.7395
303	573039.4655	1377773.8596
304	573031.9187	1377799.1847
305	573449.5655	1377694.2902



LOCUST CHAPEL - SECTION II  
 ROBERT F. WELSH  
 ROSALIE B. WELSH  
 TAX MAP 31 PARCEL 122  
 12.3018 AC.  
 ZONED R-20  
 USE AGRICULTURAL

- LEGEND**
- 20' PUBLIC TREE & SIDEWALK MAINTENANCE EASEMENT
  - PUBLIC DRAINAGE, STREET TREE & UTILITY EASEMENT
  - 3' PUBLIC SEWER, WATER & UTILITY EASEMENT
  - PUBLIC TEMPORARY T-TURNAROUND EASEMENT
  - VARIABLE WIDTH PRIVATE DRAINAGE & UTILITY EASEMENT
  - PRIVATE TEMPORARY ACCESS EASEMENT
  - PRIVATE RECREATIONAL OPEN SPACE EASEMENT

**AREA TABULATION**

NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	15
NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	1 & P/O 1
NUMBER OF LOTS TO BE RECORDED.....	16 & P/O 1
AREA OF BUILDABLE LOTS TO BE RECORDED.....	2,246.4 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED.....	1,058.9 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	3,342.2 AC
AREA OF ROADWAY TO BE RECORDED.....	1,147.3 AC
AREA TO BE RECORDED.....	4,489.5 AC

**ROBERT H. VOGEL ENGINEERING, INC.**  
 8407 MAIN STREET  
 ELLICOTT CITY, MARYLAND 21043-4897  
 410-461-7666

**OWNER/DEVELOPER**  
 4640 ILCHESTER ROAD LLC  
 and WELSH PROPERTY, LLC  
 C/O LAND DESIGN & DEVELOPMENT, INC.  
 5300 DORSEY HALL DR. STE 102  
 ELLICOTT CITY, MARYLAND 21042-7819  
 ATTN: MR. DONALD R. REUWER  
 443-367-0422

THE REQUIREMENTS OF 38108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MARKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Thomas M. Hoffman, Jr.* 3.30.11  
 THOMAS M. HOFFMAN, JR.  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267  
 DATE  
*Donald R. Reuwer* 4.1.11  
 4640 ILCHESTER ROAD, LLC  
 DONALD REUWER, PRESIDENT  
 DATE  
*Donald R. Reuwer* 4.1.11  
 WELSH PROPERTY, LLC  
 DONALD REUWER, PRESIDENT  
 DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS (LOTS 1-63) AND PRIVATE WATER AND PRIVATE SEWER SYSTEMS (LOT 64)  
 HOWARD COUNTY HEALTH DEPARTMENT.  
*Peter Petersen* 4/20/11  
 HOWARD COUNTY HEALTH OFFICER DATE  
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Donald R. Reuwer* 4/20/11  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Kurt Schuchman* 5/17/11  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

WELSH PROPERTY, LLC AND 4640 ILCHESTER ROAD, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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 STREETS RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 14 DAY OF APRIL 2011.  
*Donald R. Reuwer*  
 4640 ILCHESTER ROAD, LLC  
 DONALD REUWER, PRESIDENT  
*Thomas M. Hoffman, Jr.*  
 WELSH PROPERTY, LLC  
 DONALD REUWER, PRESIDENT  
*Courtney Kenoe*  
 WITNESS  
*Courtney Kenoe*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY WELSH PROPERTY, LLC AND 4640 ILCHESTER ROAD, LLC TO WELSH PROPERTY, LLC AND 4640 ILCHESTER ROAD, LLC BY A DEED DATED AUGUST 6, 2009 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 11977 AT FOLIO 440.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN 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, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Thomas M. Hoffman, Jr.* 3.30.11  
 THOMAS M. HOFFMAN, JR.  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267  
 DATE

RECORDED AS PLAT No. 21582 ON 5/17/11  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF SUBDIVISION  
 LOCUST CHAPEL  
 SECTION 1  
 A GREEN NEIGHBORHOOD  
 LOTS 1 - 64, OPEN SPACE LOTS 65 - 69**

A SUBDIVISION OF THE LAND OF  
 WELSH PROPERTY, LLC AND 4640 ILCHESTER ROAD, LLC  
 TAX MAP 31, GRID 4, PARCEL 115  
 FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 ZONED R-20 AND R-ED  
 MARCH 18, 2011

SCALE: 1" = 50'  
 GRAPHIC SCALE  
 50' 0 50' 100' 150'

SHEET 2 OF 9  
 F-10-102

**COORDINATE TABLE**

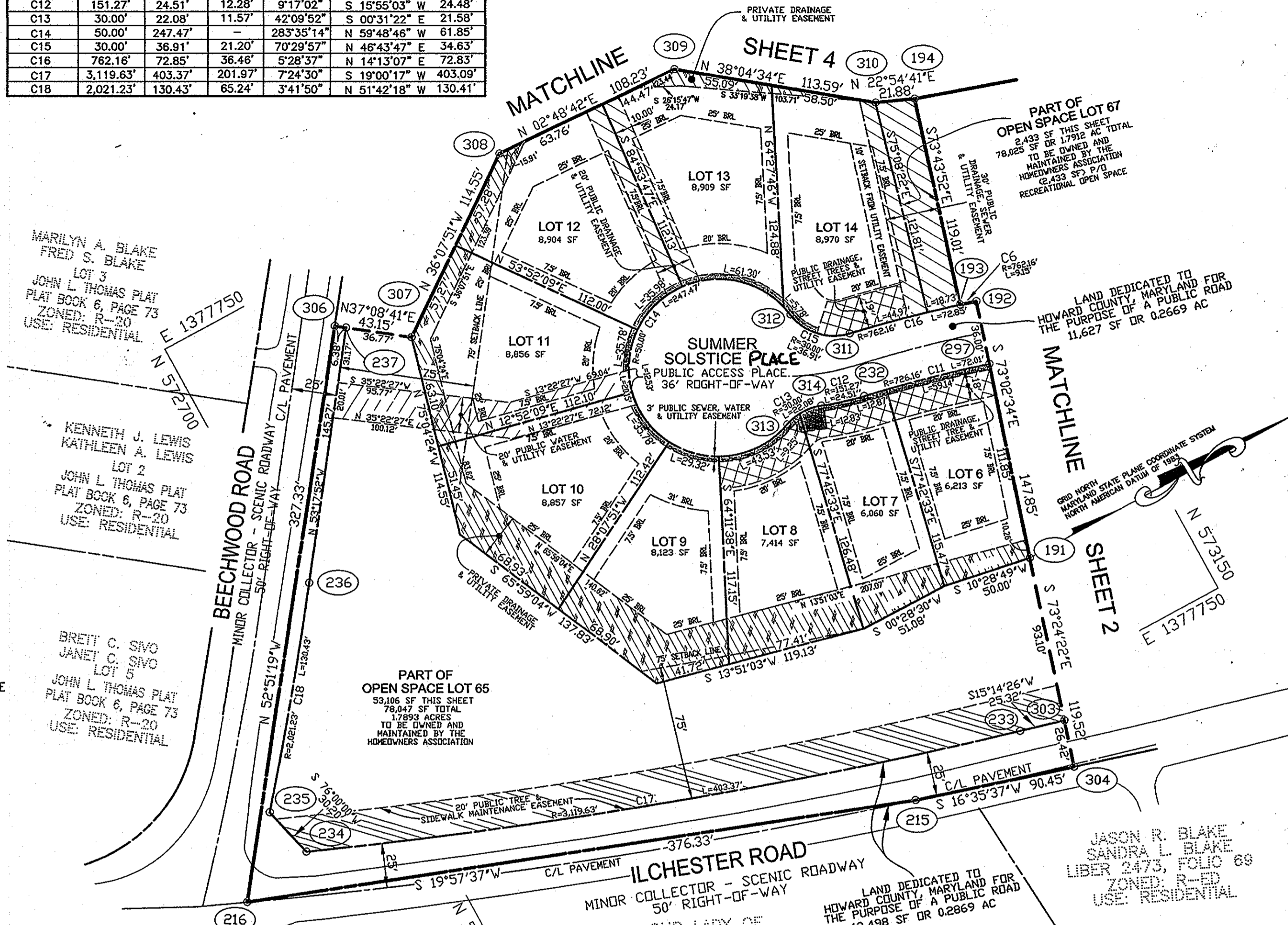
NO.	NORTHING	EASTING
191	573066.0530	1377684.6387
192	573109.1747	1377543.2161
193	573100.4021	1377540.5987
194	573133.7420	1377426.3554
215	572945.2319	1377773.3527
216	572591.5079	1377644.8850
232	573028.8700	1377560.0959
233	573015.0338	1377767.2031
234	572633.9177	1377635.9389
235	572626.6117	1377606.6358
236	572707.4269	1377504.2879
237	572794.2467	1377387.6192
297	573098.6750	1377577.8509
303	573039.4655	1377773.8596
304	573031.9159	1377789.1941
306	572769.1602	1377383.9680
307	572823.5523	1377410.0188
308	572916.0723	1377342.4760
309	573024.1722	1377347.7850
310	573113.5926	1377417.8393
311	573038.5789	1377525.3280
312	573014.8432	1377500.1141
313	572983.7425	1377553.5778
314	573005.3259	1377554.2052

**CURVE DATA TABLE**

CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD
C6	762.16'	9.15'	4.58'	0°41'18"	N 16°36'47" E 9.15'
C11	726.16'	72.01'	36.03'	5°40'54"	S 14°06'59" W 71.98'
C12	151.27'	24.51'	12.28'	9°17'02"	S 15°55'03" W 24.48'
C13	30.00'	22.08'	11.57'	42°09'52"	S 00°31'22" E 21.58'
C14	50.00'	247.47'	-	283°35'14"	N 59°48'46" W 61.85'
C15	30.00'	36.91'	21.20'	70°29'57"	N 46°43'47" E 34.63'
C16	762.16'	72.85'	36.46'	5°28'37"	N 14°13'07" E 72.83'
C17	3,119.63'	403.37'	201.97'	7°24'30"	S 19°00'17" W 403.09'
C18	2,021.23'	130.43'	65.24'	3°41'50"	N 51°42'18" W 130.41'

**LOCUST CHAPEL SECTION 1  
STORMWATER MANAGEMENT PRACTICES**

LOT NUMBER	ADDRESS	PERMEABLE PAVEMENTS	DISCONNECTION OF ROOFTOP RUNOFF	RAINWATER HARVESTING
1	SUMMER SOLSTICE PLACE	X	4	2
2	SUMMER SOLSTICE PLACE	X	4	2
3	SUMMER SOLSTICE PLACE	X	4	2
4	SUMMER SOLSTICE PLACE	X	4	2
5	SUMMER SOLSTICE PLACE	X	4	2
6	SUMMER SOLSTICE PLACE	X	4	2
7	SUMMER SOLSTICE PLACE	X	4	2
8	SUMMER SOLSTICE PLACE	X	4	2
9	SUMMER SOLSTICE PLACE	X	4	2
10	SUMMER SOLSTICE PLACE	X	4	2
11	SUMMER SOLSTICE PLACE	X	4	2
12	SUMMER SOLSTICE PLACE	X	2	2
13	SUMMER SOLSTICE PLACE	X	2	2
14	SUMMER SOLSTICE PLACE	X	3	2
15	SUMMER SOLSTICE PLACE	X	4	2
16	SUMMER SOLSTICE PLACE	X	4	2
17	SUMMER SOLSTICE PLACE	X	4	2
18	SUMMER SOLSTICE PLACE	X	4	2
19	SUMMER SOLSTICE PLACE	X	4	2
20	SUMMER SOLSTICE PLACE	X	3	1
21	SUMMER SOLSTICE PLACE	X	4	1
22	WINDPOWER WAY	X	2	1
23	WINDPOWER WAY	X	4	2
24	WINDPOWER WAY	X	4	2
25	WINDPOWER WAY	X	4	2
26	WINDPOWER WAY	X	4	2
27	WINDPOWER WAY	X	4	2
28	WINDPOWER WAY	X	4	1
29	WINDPOWER WAY	X	2	-
30	WINDPOWER WAY	X	2	-
31	WINDPOWER WAY	X	-	-
32	WINDPOWER WAY	X	2	1
33	WINDPOWER WAY	X	4	2
34	WINDPOWER WAY	X	4	2
35	WINDPOWER WAY	X	4	2
36	WINDPOWER WAY	X	4	2
37	WINDPOWER WAY	X	3	1
38	WINDPOWER WAY	X	4	1
39	WINDPOWER WAY	X	4	1
40	WINDPOWER WAY	X	2	1
41	WINDPOWER WAY	X	4	1
42	WINDPOWER WAY	X	4	1
43	WINDPOWER WAY	X	4	1
44	WINDPOWER WAY	X	4	1
45	WINDPOWER WAY	X	3	1
46	WINDPOWER WAY	X	3	1
47	WINDPOWER WAY	X	4	1
48	WINDPOWER WAY	X	4	1
49	WINDPOWER WAY	X	4	2
50	WINDPOWER WAY	X	4	1
51	WINDPOWER WAY	X	4	1
52	WINDPOWER WAY	X	4	1
53	WINDPOWER WAY	X	4	1
54	WINDPOWER WAY	X	4	1
55	WINDPOWER WAY	X	4	1
56	WINDPOWER WAY	X	4	1
57	WINDPOWER WAY	X	4	1
58	WINDPOWER WAY	X	4	1
59	WINDPOWER WAY	X	4	1
60	WINDPOWER WAY	X	3	1
61	WINDPOWER WAY	X	2	1
62	WINDPOWER WAY	X	2	1
63	WINDPOWER WAY	X	2	1



**LEGEND**

- 20' PUBLIC TREE & SIDEWALK MAINTENANCE EASEMENT
- PUBLIC DRAINAGE, STREET TREE & UTILITY EASEMENT
- 3' PUBLIC SEWER, WATER & UTILITY EASEMENT
- 20' PUBLIC WATER & UTILITY EASEMENT
- 20' PUBLIC DRAINAGE & UTILITY EASEMENT
- 30' PUBLIC DRAINAGE, SEWER & UTILITY EASEMENT
- PRIVATE DRAINAGE & UTILITY EASEMENT

**AREA TABULATION**

NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	9
NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	P/O 2
NUMBER OF LOTS TO BE RECORDED.....	9 & P/O 2
AREA OF BUILDABLE LOTS TO BE RECORDED.....	1.6599 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED.....	1.2750 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	2.9349 AC
AREA OF ROADWAY TO BE RECORDED.....	0.5538 AC
AREA TO BE RECORDED.....	3.4887 AC

**ROBERT H. VOGEL ENGINEERING, INC.**  
8407 MAIN STREET  
ELLICOTT CITY, MARYLAND 21043-4897  
410-461-7666

**OWNER/DEVELOPER**  
4640 ILCHESTER ROAD LLC  
and WELSH PROPERTY, LLC  
C/O LAND DESIGN & DEVELOPMENT, INC.  
5300 DORSEY HALL DR. STE 102  
ELLICOTT CITY, MARYLAND 21042-7819  
ATTN: MR. DONALD R. REUWER  
443-367-0422

THE REQUIREMENTS OF 38108, 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.

*Thomas M. Hoffman, Jr.* 3.30.11 DATE  
THOMAS M. HOFFMAN, JR.  
PROPERTY LINE SURVEYOR, MD REG. NO. 267  
*Donald R. Reuwer* 4.1.11 DATE  
4636 ILCHESTER ROAD, LLC  
DONALD REUWER, PRESIDENT  
*Donald R. Reuwer* 4.1.11 DATE  
WELSH PROPERTY, LLC  
DONALD REUWER, PRESIDENT

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS (LOTS 1-63) AND PRIVATE WATER AND PRIVATE SEWER SYSTEMS (LOT 64)

HOWARD COUNTY HEALTH DEPARTMENT.  
*Peter Beilenson* 5/12/11 DATE  
FOR: Peter Beilenson 5/12/11 DATE  
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Michael...* 4/20/11 DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
*Keith...* 5/17/11 DATE  
DIRECTOR

**OWNER'S CERTIFICATE**

WELSH PROPERTY, LLC AND 4640 ILCHESTER ROAD, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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 STREETS RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3.) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; 4.) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 14 DAY OF APRIL, 2011.  
*Donald R. Reuwer*  
4640 ILCHESTER ROAD, LLC  
DONALD REUWER, PRESIDENT  
*Courtney Kenoe*  
WITNESS  
*Courtney Kenoe*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY WELSH PROPERTY, LLC AND 4640 ILCHESTER ROAD, LLC TO WELSH PROPERTY, LLC AND 4640 ILCHESTER ROAD, LLC BY A DEED DATED AUGUST 6, 2009 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 11977 AT FOLIO 440.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Thomas M. Hoffman, Jr.* 3.30.11 DATE  
THOMAS M. HOFFMAN, JR.  
PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT No. 21583 ON 5/12/11 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

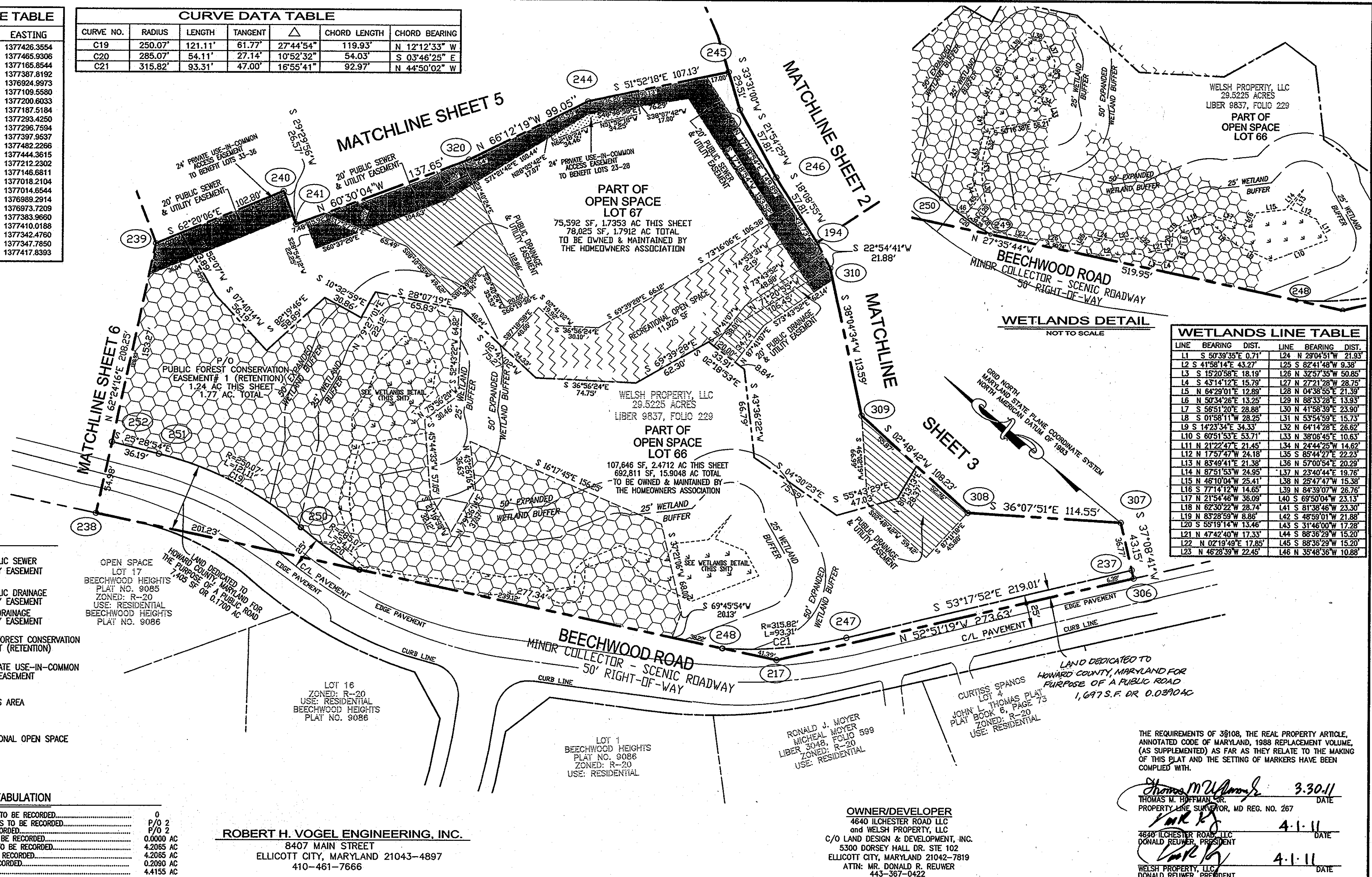
PLAT OF SUBDIVISION  
**LOCUST CHAPEL SECTION 1**  
A GREEN NEIGHBORHOOD  
LOTS 1 - 64, OPEN SPACE LOTS 65 - 69  
A SUBDIVISION OF THE LAND OF WELSH PROPERTY, LLC AND 4640 ILCHESTER ROAD, LLC  
TAX MAP 31, GRID 4, PARCEL 115  
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
ZONED R-20 AND R-ED  
SCALE: 1" = 50'  
GRAPHIC SCALE  
MARCH 18, 2011  
SHEET 3 OF 9  
F-10-102

**COORDINATE TABLE**

NO.	NORTHING	EASTING
194	573133.7420	1377426.3554
195	573242.3062	1377465.9306
217	572954.3850	1377165.8544
237	572794.2467	1377387.8192
238	573415.1886	1376924.9973
239	573511.6565	1377109.5580
240	573463.9276	1377200.6033
241	573440.7991	1377187.5184
242	573380.8826	1377293.4250
243	573386.1697	1377296.7594
244	573333.0567	1377397.9537
245	573266.9113	1377482.2266
246	573188.6735	1377444.3615
247	572925.1368	1377212.2302
248	572991.0670	1377146.6811
249	573236.8549	1377018.2104
250	573290.7673	1377014.6544
251	573407.9848	1376889.2914
252	573440.6559	1376873.7209
306	572789.1602	1377383.9660
307	572823.5523	1377410.0188
308	572916.0723	1377342.4760
309	573024.1722	1377347.7850
310	573113.5926	1377417.8393

**CURVE DATA TABLE**

CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD LENGTH	CHORD BEARING
C19	250.07'	121.11'	61.77'	27°44'54"	119.93'	N 12°12'33" W
C20	285.07'	54.11'	27.14'	10°52'32"	54.03'	S 03°46'25" E
C21	315.82'	93.31'	47.00'	16°55'41"	92.97'	N 44°50'02" W



**WETLANDS LINE TABLE**

LINE	BEARING	DIST.	LINE	BEARING	DIST.
L1	S 50°39'35"E	0.71'	L24	N 29°04'51"W	21.93'
L2	S 41°58'14"E	43.27'	L25	S 82°41'48"W	9.38'
L3	S 15°20'58"E	18.19'	L26	S 32°57'35"W	50.85'
L4	S 43°14'12"E	15.79'	L27	N 27°21'28"W	28.75'
L5	N 64°29'01"E	12.89'	L28	N 04°38'55"E	21.39'
L6	N 50°34'26"E	13.25'	L29	N 88°33'28"E	13.93'
L7	S 56°51'20"E	28.88'	L30	N 41°58'39"E	23.90'
L8	S 01°58'11"W	28.25'	L31	N 53°54'59"E	15.73'
L9	S 14°23'34"E	34.33'	L32	N 64°14'28"E	26.62'
L10	S 60°51'53"E	53.71'	L33	N 38°06'45"E	10.63'
L11	N 21°22'47"E	21.45'	L34	N 24°44'25"W	14.62'
L12	N 17°57'47"W	24.18'	L35	S 85°44'27"E	22.23'
L13	N 83°49'41"E	21.38'	L36	N 57°00'54"E	20.29'
L14	N 87°51'53"W	24.95'	L37	N 23°40'44"E	19.76'
L15	N 46°10'04"W	25.41'	L38	N 25°47'47"W	15.38'
L16	S 77°14'12"W	14.65'	L39	N 84°39'07"W	26.76'
L17	N 21°54'46"W	36.09'	L40	S 69°50'04"W	23.13'
L18	N 62°30'22"W	28.74'	L41	N 81°38'46"W	23.30'
L19	N 83°28'59"W	8.86'	L42	S 48°59'01"W	21.88'
L20	S 55°19'14"W	13.46'	L43	S 31°46'00"W	17.28'
L21	N 47°42'40"W	17.33'	L44	S 88°36'29"W	15.20'
L22	N 02°19'49"E	17.85'	L45	S 88°36'29"W	15.20'
L23	N 46°28'39"W	22.45'	L46	N 35°48'36"W	10.88'

**LEGEND**

- 20' PUBLIC SEWER & UTILITY EASEMENT
- 20' PUBLIC DRAINAGE & UTILITY EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT
- WETLANDS AREA
- RECREATIONAL OPEN SPACE

**AREA TABULATION**

NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	0
NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	P/O 2
NUMBER OF LOTS TO BE RECORDED.....	P/O 2
AREA OF BUILDABLE LOTS TO BE RECORDED.....	0.0000 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED.....	4.2085 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	4.2085 AC
AREA OF ROADWAY TO BE RECORDED.....	0.2090 AC
AREA TO BE RECORDED.....	4.4155 AC

**ROBERT H. VOGEL ENGINEERING, INC.**  
 8407 MAIN STREET  
 ELLICOTT CITY, MARYLAND 21043-4897  
 410-461-7666

**OWNER/DEVELOPER**  
 4640 ILCHESTER ROAD LLC  
 and WELSH PROPERTY, LLC  
 C/O LAND DESIGN & DEVELOPMENT, INC.  
 5300 DORSEY HALL DR. STE 102  
 ELLICOTT CITY, MARYLAND 21042-7819  
 ATTN: MR. DONALD R. REUWER  
 443-367-0422

THE REQUIREMENTS OF 38108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MARKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Thomas M. Hoffman, Jr.* 3.30.11 DATE  
 THOMAS M. HOFFMAN, JR.  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

*Donald Reuwer* 4.1.11 DATE  
 DONALD REUWER, PRESIDENT  
 WELSH PROPERTY, LLC

*Donald Reuwer* 4.1.11 DATE  
 DONALD REUWER, PRESIDENT  
 WELSH PROPERTY, LLC

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS (LOTS 1-63) AND PRIVATE WATER AND PRIVATE SEWER SYSTEMS (LOT 64)

HOWARD COUNTY HEALTH DEPARTMENT.

*Peter Deilensom* 5/17/11 DATE  
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Michael Moyer* 4/20/11 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Keith DeLoraine* 5/17/11 DATE  
 DIRECTOR

**OWNER'S CERTIFICATE**

WELSH PROPERTY, LLC AND 4640 ILCHESTER ROAD, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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 STREETS RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3.) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND STORMAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; 4.) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 14 DAY OF APRIL, 2011.

*Donald Reuwer*  
 4640 ILCHESTER ROAD, LLC  
 DONALD REUWER, PRESIDENT

*Donald Reuwer*  
 WELSH PROPERTY, LLC  
 DONALD REUWER, PRESIDENT

*Courtney Kehoe*  
 WITNESS

*Courtney Kehoe*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY WELSH PROPERTY, LLC AND 4640 ILCHESTER ROAD, LLC TO WELSH PROPERTY, LLC AND 4640 ILCHESTER ROAD, LLC BY A DEED DATED AUGUST 6, 2009 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 11977 AT FOLIO 440.

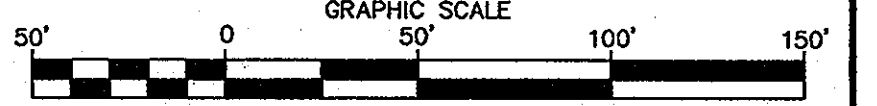
I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Thomas M. Hoffman, Jr.* 3.30.11 DATE  
 THOMAS M. HOFFMAN, JR.  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267



RECORDED AS PLAT No. 21584 ON 5/17/11 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION  
**LOCUST CHAPEL SECTION 1**  
 A GREEN NEIGHBORHOOD  
 LOTS 1 - 64, OPEN SPACE LOTS 65 - 69  
 A SUBDIVISION OF THE LAND OF  
 WELSH PROPERTY, LLC AND 4640 ILCHESTER ROAD, LLC  
 TAX MAP 31, GRID 4, PARCEL 115  
 FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 ZONED R-20 AND R-ED  
 SCALE: 1" = 50'  
 MARCH 18, 2011



**COORDINATE TABLE**

NO.	NORTHING	EASTING
196	573290.7383	1377498.0074
197	573342.0930	1377523.7540
198	573389.8178	1377555.6541
199	573434.7757	1377591.4107
221	573598.8962	1377645.4894
222	573791.7157	1377704.1863
239	573511.6565	1377109.5580
240	573463.9276	1377200.6033
241	573440.7991	1377187.5184
242	573360.8826	1377293.4250
243	573386.1697	1377296.7594
244	573333.0567	1377397.9537
245	573266.9113	1377482.2266
254	573576.2560	1377146.0482
255	573668.2895	1377084.8948
256	573691.6008	1377078.4775
257	573748.0957	1377041.6686
258	573832.0799	1377040.3376
259	573873.6059	1377053.4755
260	573838.7922	1377160.8216
261	573777.0402	1377160.0153
262	573783.6143	1377195.4100
263	573684.2076	1377306.6037
264	573676.9767	1377407.1087
265	573641.0695	1377404.5253
266	573648.3004	1377304.0203
283	573441.0779	1377581.5388
284	573499.4303	1377654.2999
285	573517.6357	1377639.6997
286	573579.4016	1377574.6249
287	573608.6219	1377595.6528
288	573599.3954	1377607.9257

**CURVE DATA TABLE**

CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD LENGTH	CHORD BEARING
C3	332.00'	90.00'	45.28'	15°31'53"	89.72'	S 46°29'40" E
C4	368.00'	15.36'	7.68'	15°34'10"	15.35'	N 53°03'52" W
C22	158.00'	62.16'	31.49'	22°32'25"	61.76'	S 00°44'53" W
C23	368.00'	203.12'	104.22'	31°37'30"	200.55'	N 70°04'21" W
C24	122.00'	160.47'	94.23'	75°21'46"	149.15'	N 48°12'12" E
C25	158.00'	207.82'	122.03'	75°21'46"	193.16'	S 48°12'12" E
C26	332.00'	183.25'	94.02'	31°37'30"	180.93'	S 70°04'21" E

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	NET LOT SIZE
23	6,718 SF	452 SF	6,266 SF
24	7,187 SF	710 SF	6,477 SF
25	8,492 SF	973 SF	7,519 SF
26	7,244 SF	976 SF	6,268 SF
27	6,781 SF	737 SF	6,044 SF
28	6,696 SF	496 SF	6,200 SF
33	6,756 SF	513 SF	6,243 SF
34	7,304 SF	821 SF	6,483 SF
35	8,087 SF	1,112 SF	6,975 SF
36	8,132 SF	838 SF	7,294 SF

**LEGEND**

PUBLIC DRAINAGE, STREET TREE & UTILITY EASEMENT  
 PRIVATE DRAINAGE & UTILITY EASEMENT  
 3' PUBLIC SEWER WATER & UTILITY EASEMENT  
 20' PUBLIC SEWER & UTILITY EASEMENT  
 PUBLIC WATER & UTILITY EASEMENT  
 20' PUBLIC DRAINAGE & UTILITY EASEMENT  
 VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT  
 VARIABLE WIDTH PUBLIC DRAINAGE, SEWER, WATER, & UTILITY EASEMENT  
 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT  
 PRIVATE TEMPORARY WELL EASEMENT  
 RECREATIONAL OPEN SPACE

**AREA TABULATION**

NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	21
NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	1
NUMBER OF LOTS TO BE RECORDED.....	22
AREA OF BUILDABLE LOTS TO BE RECORDED.....	3,6266 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.3486 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	3.9752 AC
AREA OF ROADWAY TO BE RECORDED.....	0.3851 AC
AREA TO BE RECORDED.....	4.3703 AC

**ROBERT H. VOGEL ENGINEERING, INC.**  
 8407 MAIN STREET  
 ELLICOTT CITY, MARYLAND 21043-4897  
 410-461-7666

**OWNER/DEVELOPER**  
 4640 ILCHESTER ROAD LLC  
 and WELSH PROPERTY, LLC  
 C/O LAND DESIGN & DEVELOPMENT, INC.  
 5300 DORSEY HALL DR. STE 102  
 ELLICOTT CITY, MARYLAND 21042-7819  
 ATTN: MR. DONALD R. REUWER  
 443-367-0422

**OWNER'S CERTIFICATE**

WELSH PROPERTY, LLC AND 4640 ILCHESTER ROAD, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAN 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 STREETS RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3.) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; 4.) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 14 DAY OF APRIL, 2011.

*Donald Reuwer*  
 4640 ILCHESTER ROAD, LLC  
 DONALD REUWER, PRESIDENT

*Courtney Kenoe*  
 WITNESS

*Courtney Kenoe*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY WELSH PROPERTY, LLC AND 4640 ILCHESTER ROAD, LLC TO WELSH PROPERTY, LLC AND 4640 ILCHESTER ROAD, LLC BY A DEED DATED AUGUST 6, 2009 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 11977 AT FOLIO 440.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN 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, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Thomas M. Hoffman, Jr.* 3.30.11  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267



RECORDED AS PLAT NO. 21585 ON 5/17/11  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF SUBDIVISION**  
**LOCUST CHAPEL**  
**SECTION 1**  
 A GREEN NEIGHBORHOOD  
 LOTS 1 - 64, OPEN SPACE LOTS 65 - 69  
 A SUBDIVISION OF THE LAND OF  
 WELSH PROPERTY, LLC AND 4640 ILCHESTER ROAD, LLC  
 TAX MAP 31, GRID 4, PARCEL 115  
 FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 ZONED R-20 AND R-ED  
 SCALE: 1" = 50' MARCH 18, 2011  
 SHEET 5 OF 9

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS (LOTS 1-63) AND PRIVATE WATER AND PRIVATE SEWER SYSTEMS (LOT 64)

HOWARD COUNTY HEALTH DEPARTMENT.

*Peter Carlsson* 5/11/11  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Scott Sheehan* 4/21/11  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Scott Sheehan* 5/17/11  
 DIRECTOR DATE

THE REQUIREMENTS OF §8108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VERSION, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Thomas M. Hoffman, Jr.* 3.30.11  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

*Donald Reuwer* 4.1.11  
 4640 ILCHESTER ROAD, LLC  
 DONALD REUWER, PRESIDENT DATE

*Donald Reuwer* 4.1.11  
 WELSH PROPERTY, LLC  
 DONALD REUWER, PRESIDENT DATE

**COORDINATE TABLE**

NO.	NORTHING	EASTING
202	574036.6131	1376882.0566
218	573643.0933	1376805.8733
238	573415.1886	1376924.9973
239	573511.6565	1377109.5580
252	573440.6559	1376973.7209
254	573576.2560	1377146.0482
255	573668.2895	1377084.8948
256	573891.6008	1377078.4775
257	573748.0957	1377041.6686
258	573832.0799	1377040.3376
259	573873.6059	1377053.4755
260	573838.7922	1377160.8216
267	574320.2280	1377008.0836
268	574220.8067	1377231.8380
269	574162.2102	1377335.4114
270	573883.6935	1377177.8409
271	573659.1234	1376869.6027
272	573705.3559	1376845.8475
923	573845.3681	1376935.7297
924	573949.2318	1377013.2309

**CURVE DATA TABLE**

CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD LENGTH	CHORD BEARING
C27	158.00'	48.21'	24.29'	17°28'51"	48.02'	S 20°45'31" W
C28	790.53'	51.99'	26.00'	3°46'05"	51.98'	N 27°11'42" W

**LEGEND**

- PUBLIC DRAINAGE, STREET TREE & UTILITY EASEMENT
- 3' PUBLIC SEWER, WATER & UTILITY EASEMENT
- 20' PUBLIC SEWER & UTILITY EASEMENT
- 20' PUBLIC DRAINAGE & UTILITY EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)

**AREA TABULATION**

NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	7
NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	P/O 1
NUMBER OF LOTS TO BE RECORDED.....	7 & P/O 1
AREA OF BUILDABLE LOTS TO BE RECORDED.....	1,017.4 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED.....	3,530.6 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	4,548.0 AC
AREA OF ROADWAY TO BE RECORDED.....	0,379.8 AC
AREA TO BE RECORDED.....	4,927.8 AC

**ROBERT H. VOGEL ENGINEERING, INC.**  
 8407 MAIN STREET  
 ELLICOTT CITY, MARYLAND 21043-4897  
 410-461-7666

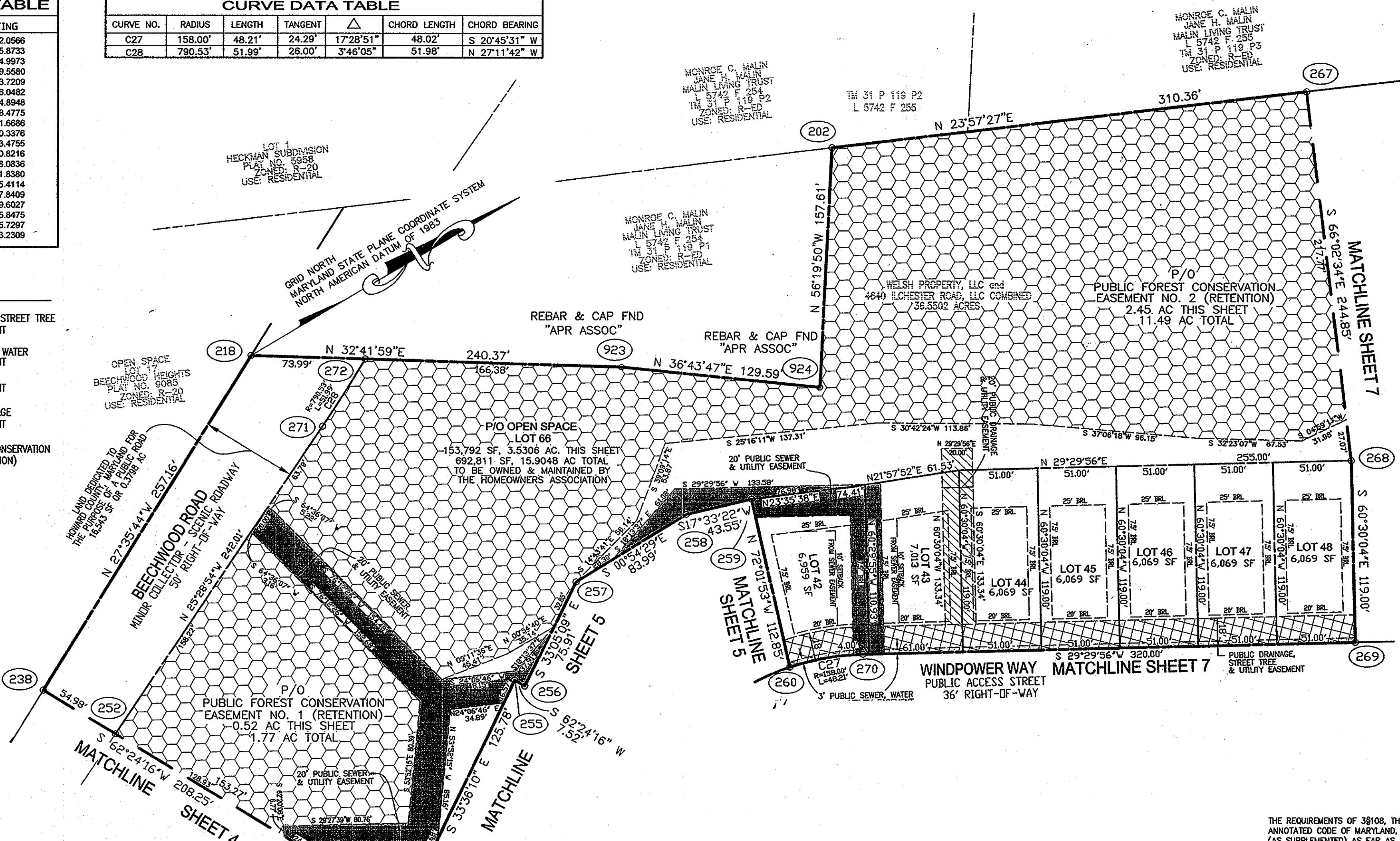
**OWNER/DEVELOPER**  
 4640 ILCHESTER ROAD LLC  
 and WELSH PROPERTY, LLC  
 C/O LAND DESIGN & DEVELOPMENT, INC.  
 5300 DORSEY HALL DR. STE 102  
 ELLICOTT CITY, MARYLAND 21042-7819  
 ATTN: MR. DONALD R. REUWER  
 443-367-0422

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS (LOTS 1-63) AND PRIVATE WATER AND PRIVATE SEWER SYSTEMS (LOT 64)  
 HOWARD COUNTY HEALTH DEPARTMENT.  
 Approved For: Peter Beilenson 5/14/11  
 HOWARD COUNTY HEALTH OFFICER DATE 17010  
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 Chief, Development Engineering Division 4/20/11 DATE  
 Director 5/17/11 DATE

**OWNER'S CERTIFICATE**  
 WELSH PROPERTY, LLC AND 4640 ILCHESTER ROAD, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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 STREETS RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3.) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; 4.) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHTS-OF-WAY.  
 WITNESS OUR HANDS THIS 14 DAY OF APRIL 2011.  
 Courtney Kenne WITNESS  
 Courtney Kenne WITNESS  
 4640 ILCHESTER ROAD, LLC DONALD REUWER, PRESIDENT  
 WELSH PROPERTY, LLC DONALD REUWER, PRESIDENT

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY WELSH PROPERTY, LLC AND 4640 ILCHESTER ROAD, LLC TO WELSH PROPERTY, LLC AND 4640 ILCHESTER ROAD, LLC BY A DEED DATED AUGUST 6, 2009 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 11977 AT FOLIO 440.  
 I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.  
 Thomas M. Hoffman, Jr. 3.30.11 DATE  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT No. 21586 ON 5/17/11 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.  
**PLAT OF SUBDIVISION LOCUST CHAPEL SECTION 1.**  
**A GREEN NEIGHBORHOOD**  
 LOTS 1 - 64, OPEN SPACE LOTS 65 - 69  
 A SUBDIVISION OF THE LAND OF WELSH PROPERTY, LLC AND 4640 ILCHESTER ROAD, LLC TAX MAP 31, GRID 4, PARCEL 115 FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND ZONED R-20 AND R-ED  
 SCALE: 1" = 50' GRAPHIC SCALE MARCH 18, 2011  
 SHEET 6 OF 9  
 F-10-102



THE REQUIREMENTS OF 38108, 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.  
 Thomas M. Hoffman, Jr. 3.30.11 DATE  
 THOMAS M. HOFFMAN, JR. PROPERTY LINE SURVEYOR, MD REG. NO. 267  
 4640 ILCHESTER ROAD, LLC DONALD REUWER, PRESIDENT 4.1.11 DATE  
 WELSH PROPERTY, LLC DONALD REUWER, PRESIDENT 4.1.11 DATE



**COORDINATE TABLE**

NO.	NORTHING	EASTING
222	573791.7157	1377304.1863
223	573874.0557	1377350.7700
224	573886.3984	1377352.5069
225	573894.2446	1377362.1919
226	574226.1875	1377549.9882
227	574327.8244	1377538.6293
228	574401.4317	1377406.4020
229	574400.4508	1377275.0114
260	573838.7922	1377160.8216
261	573777.0402	1377160.0153
262	573783.6143	1377195.4100
267	574320.2280	1377008.0836
268	574220.8067	1377231.8380
269	574162.2102	1377335.4114
270	573883.6935	1377177.8409
273	573865.9668	1377209.1740
274	574165.4502	1377378.6064
275	574173.3873	1377407.2246
276	574125.1313	1377492.5204
277	574156.4644	1377510.2470
278	574205.2128	1377424.0809
279	574184.0472	1377347.7657
826	574486.2734	1377081.8629

**CURVE DATA TABLE**

CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD LENGTH	CHORD BEARING
C22	158.00'	62.16'	31.49'	22°32'25"	61.76'	N 00°44'53" E
C29	158.00'	110.36'	57.54'	40°01'15"	108.13'	N 09°29'19" E
C30	56.00'	87.96'	56.00'	90°00'00"	79.20'	N 74°29'56" E
C31	122.00'	85.22'	44.43'	40°01'15"	83.49'	S 09°29'19" W

**LEGEND**

- PUBLIC DRAINAGE, STREET TREE & UTILITY EASEMENT
- 3' PUBLIC SEWER, WATER & UTILITY EASEMENT
- PUBLIC WATER & UTILITY EASEMENT
- 20' PUBLIC DRAINAGE & UTILITY EASEMENT
- 21' x 45' PUBLIC REVERSIBLE TEMPORARY TEE TURN AROUND EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- 20' PRIVATE DRAINAGE & UTILITY EASEMENT

**AREA TABULATION**

NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	11
NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	P/O 1
NUMBER OF LOTS TO BE RECORDED.....	11 & P/O 1
AREA OF BUILDABLE LOTS TO BE RECORDED.....	1.7761 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED.....	1.6024 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	3.3785 AC
AREA OF ROADWAY TO BE RECORDED.....	0.5005 AC
AREA TO BE RECORDED.....	3.8790 AC

**ROBERT H. VOGEL ENGINEERING, INC.**  
 8407 MAIN STREET  
 ELLICOTT CITY, MARYLAND 21043-4897  
 410-461-7666

**OWNER/DEVELOPER**  
 4640 ILCHESTER ROAD LLC  
 and WELSH PROPERTY, LLC  
 C/O LAND DESIGN & DEVELOPMENT, INC.  
 5300 DORSEY HALL DR. STE 102  
 ELLICOTT CITY, MARYLAND 21042-7819  
 ATTN: MR. DONALD R. REUWER  
 443-367-0422

THE REQUIREMENTS OF 38108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MARKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

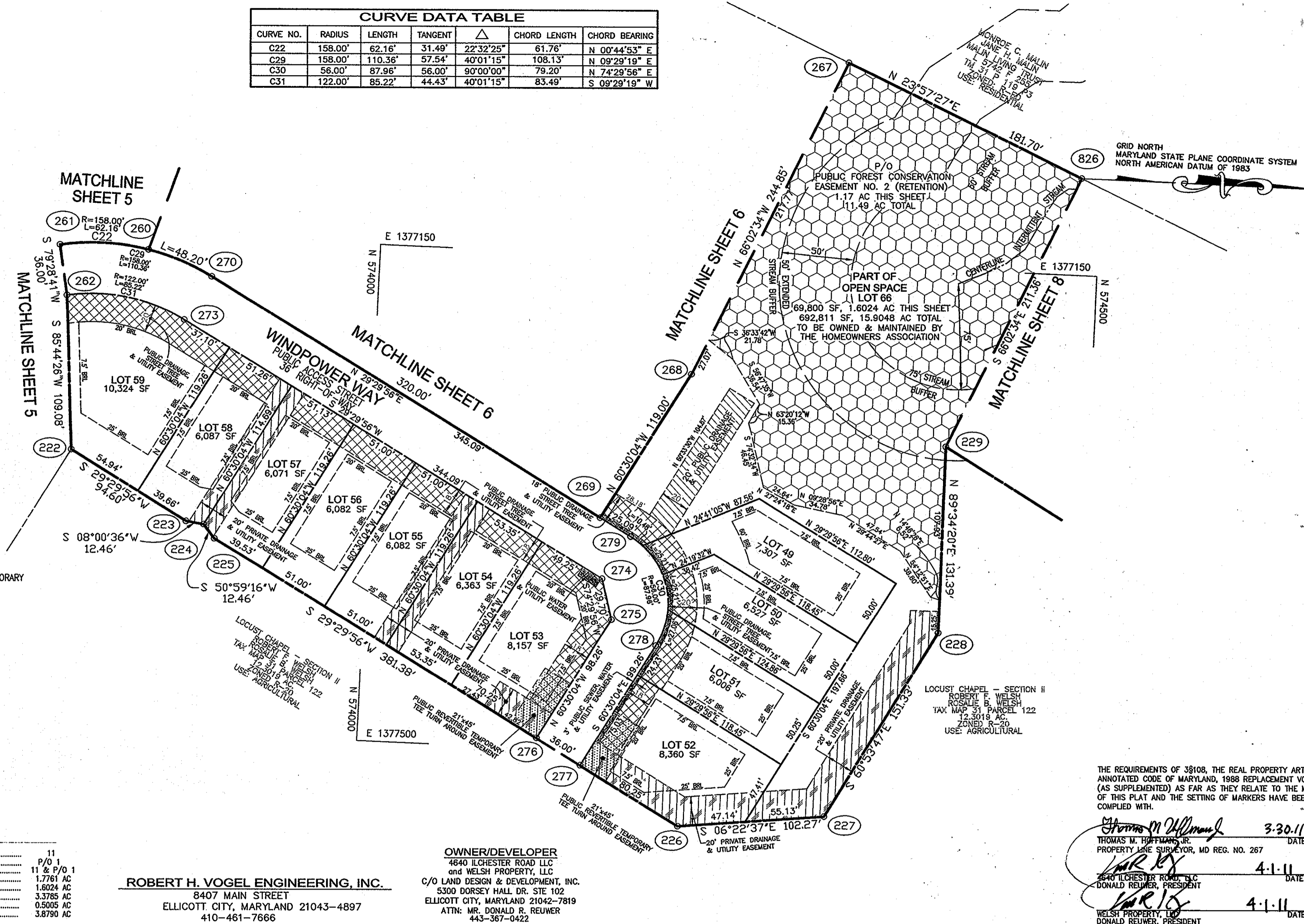
*Thomas M. Hoffman, Jr.* 3-30-11 DATE  
 THOMAS M. HOFFMAN, JR.  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267  
*Donald Reuwer* 4-1-11 DATE  
 4640 ILCHESTER ROAD, LLC  
 DONALD REUWER, PRESIDENT  
*Donald Reuwer* 4-1-11 DATE  
 WELSH PROPERTY, LLC  
 DONALD REUWER, PRESIDENT

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS (LOTS 1-63) AND PRIVATE WATER AND PRIVATE SEWER SYSTEMS (LOT 64)  
 HOWARD COUNTY HEALTH DEPARTMENT.  
*Peter DeLorenson* 5/11/11 DATE  
 HOWARD COUNTY HEALTH OFFICER  
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Keat Sheehy* 5/11/11 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DIRECTOR

**OWNER'S CERTIFICATE**  
 WELSH PROPERTY, LLC AND 4640 ILCHESTER ROAD, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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 STREETS RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3.) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; 4.) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHTS-OF-WAY.  
 WITNESS OUR HANDS THIS 14 DAY OF APRIL 2011.  
*Donald Reuwer*  
 4640 ILCHESTER ROAD, LLC  
 DONALD REUWER, PRESIDENT  
*Courtney Kenoe*  
 WITNESS  
*Courtney Kenoe*  
 WITNESS

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY WELSH PROPERTY, LLC AND 4640 ILCHESTER ROAD, LLC TO WELSH PROPERTY, LLC AND 4640 ILCHESTER ROAD, LLC BY A DEED DATED AUGUST 6, 2009 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 11977 AT FOLIO 440.  
 I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN 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, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.  
*Thomas M. Hoffman, Jr.* 3-30-11 DATE  
 THOMAS M. HOFFMAN, JR.  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT No. 21587 ON 5/12/11 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.  
 PLAT OF SUBDIVISION  
**LOCUST CHAPEL SECTION 1**  
 A GREEN NEIGHBORHOOD  
 LOTS 1 - 64, OPEN SPACE LOTS 65 - 69  
 A SUBDIVISION OF THE LAND OF WELSH PROPERTY, LLC AND 4640 ILCHESTER ROAD, LLC TAX MAP 31, GRID 4, PARCEL 115 FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND ZONED R-20 AND R-ED  
 SCALE: 1" = 50'  
 GRAPHIC SCALE MARCH 18, 2011  
 SHEET 7 OF 9  
 F-10-102



**COORDINATE TABLE**

NO.	NORTHING	EASTING
208	574997.1678	1377563.7267
229	574400.4508	1377275.0114
230	574622.4850	1377402.1014
231	574644.9868	1377603.4434
280	575214.3543	1377396.6596
826	574486.2734	1377081.8629
926	574959.9171	1377292.3180

**LEGEND**

 PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)

**AREA TABULATION**

NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	0
NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	P/O 1
NUMBER OF LOTS TO BE RECORDED.....	P/O 1
AREA OF BUILDABLE LOTS TO BE RECORDED.....	0.0000 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED.....	4.6998 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	4.6998 AC
AREA OF ROADWAY TO BE RECORDED.....	0.0000 AC
AREA TO BE RECORDED.....	4.6998 AC

**ROBERT H. VOGEL ENGINEERING, INC.**  
 8407 MAIN STREET  
 ELLICOTT CITY, MARYLAND 21043-4897  
 410-461-7666

**OWNER/DEVELOPER**

4640 ILCHESTER ROAD LLC  
 and WELSH PROPERTY, LLC  
 C/O LAND DESIGN & DEVELOPMENT, INC.  
 5300 DORSEY HALL DR. STE 102  
 ELLICOTT CITY, MARYLAND 21042-7819  
 ATTN: MR. DONALD R. REUWER  
 443-367-0422

THE REQUIREMENTS OF 38108, 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.

*Thomas M. Hoffman, Jr.* 3-30-11  
 THOMAS M. HOFFMAN, JR.  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267  
 DATE  
*Donald Reuwer* 4-1-11  
 4640 ILCHESTER ROAD, LLC  
 DONALD REUWER, PRESIDENT  
 DATE  
*Donald Reuwer* 4-1-11  
 WELSH PROPERTY, LLC  
 DONALD REUWER, PRESIDENT  
 DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS (LOTS 1-63) AND PRIVATE WATER AND PRIVATE SEWER SYSTEMS (LOT 64)

HOWARD COUNTY HEALTH DEPARTMENT.

*Peter Christensen* 4/20/11  
 For: Peter Christensen  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Kent Shadwick* 4/20/11  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE  
*Kent Shadwick* 5/17/11  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

WELSH PROPERTY, LLC AND 4640 ILCHESTER ROAD, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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 STREETS RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3.) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; 4.) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 19 DAY OF APRIL 2011.

*Donald Reuwer*  
 4640 ILCHESTER ROAD, LLC  
 DONALD REUWER, PRESIDENT  
*Donald Reuwer*  
 WELSH PROPERTY, LLC  
 DONALD REUWER, PRESIDENT

*Courtney Kehoe*  
 WITNESS  
*Courtney Kehoe*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY WELSH PROPERTY, LLC AND 4640 ILCHESTER ROAD, LLC TO WELSH PROPERTY, LLC AND 4640 ILCHESTER ROAD, LLC BY A DEED DATED AUGUST 6, 2009 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 11977 AT FOLIO 440.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Thomas M. Hoffman, Jr.* 3-30-11  
 THOMAS M. HOFFMAN, JR.  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267  
 DATE



RECORDED AS PLAT No. 21584 ON 5/17/11  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION  
**LOCUST CHAPEL SECTION 1**  
 A GREEN NEIGHBORHOOD  
 LOTS 1 - 64, OPEN SPACE LOTS 65 -69  
 A SUBDIVISION OF THE LAND OF  
 WELSH PROPERTY, LLC AND 4640 ILCHESTER ROAD, LLC  
 TAX MAP 31, GRID 4, PARCEL 115  
 FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 ZONED R-20 AND R-ED  
 SCALE: 1" = 50' MARCH 18, 2011



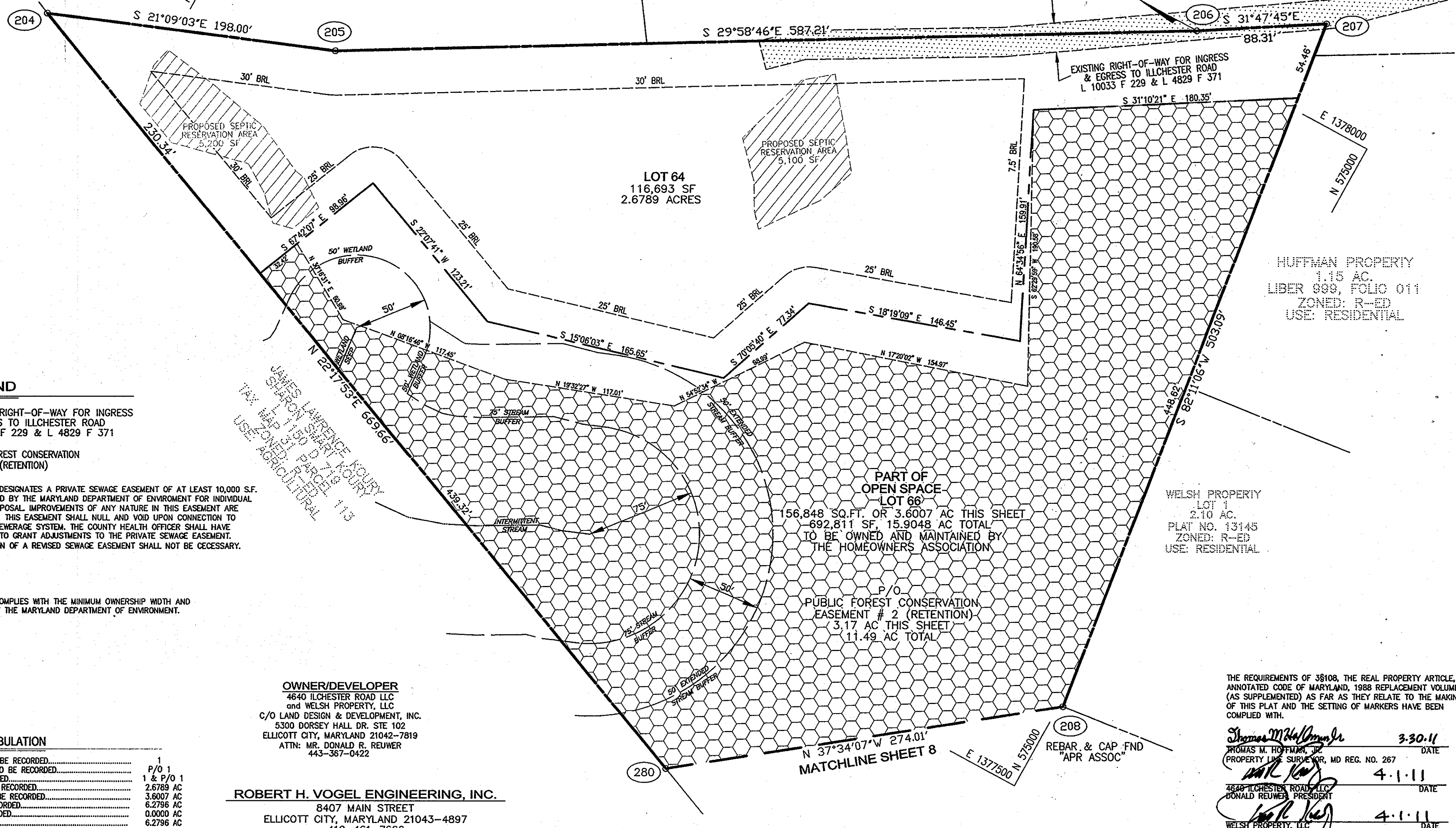
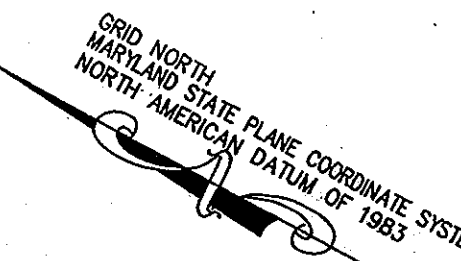


**COORDINATE TABLE**

NO.	NORTHING	EASTING
204	575833.9379	1377650.7454
205	575649.2764	1377722.1886
206	575140.6323	1378015.6112
207	575065.5751	1378062.1411
208	574997.1678	1377563.7267
280	575214.3543	1377396.6596

JAMES M. NELSON  
EVA J. NELSON T/E  
8.18 ac  
L 5118 F 60  
TAX MAP 31 PARCEL 618  
LOT: PAR 3  
ZONED: R-20  
USE: RESIDENTIAL

ROBERT F. WELSH  
ROSALIE B. WELSH  
7.25 ac  
L 4829 F 371  
TAX MAP 31 PARCEL 116  
ZONED: R-20  
USE: RESIDENTIAL



**LEGEND**

- EXISTING RIGHT-OF-WAY FOR INGRESS & EGRESS TO ILLCHESTER ROAD L 10033 F 229 & L 4829 F 371
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 S.F. AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS EASEMENT ARE RESTRICTED. THIS EASEMENT SHALL NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A REVISED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

NOTE:  
THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.

**OWNER/DEVELOPER**  
4640 ILLCHESTER ROAD LLC  
and WELSH PROPERTY, LLC  
C/O LAND DESIGN & DEVELOPMENT, INC.  
5300 DORSEY HALL DR. STE 102  
ELLCOTT CITY, MARYLAND 21042-7819  
ATTN: MR. DONALD R. REUWER  
443-367-0422

**ROBERT H. VOGEL ENGINEERING, INC.**  
8407 MAIN STREET  
ELLCOTT CITY, MARYLAND 21043-4897  
410-461-7666

**AREA TABULATION**

NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	1
NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	P/O 1
NUMBER OF LOTS TO BE RECORDED.....	1 & P/O 1
AREA OF BUILDABLE LOTS TO BE RECORDED.....	2.6789 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED.....	3.6007 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	6.2796 AC
AREA OF ROADWAY TO BE RECORDED.....	0.0000 AC
AREA TO BE RECORDED.....	6.2796 AC

THE REQUIREMENTS OF 3810B, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MARKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Thomas M. Hoffman Jr.* 3-30-11  
THOMAS M. HOFFMAN, JR.  
PROPERTY LINE SURVEYOR, MD REG. NO. 267  
DATE  
*Donald Reuwer* 4-1-11  
DONALD REUWER, PRESIDENT  
DATE  
*Donald Reuwer* 4-1-11  
DONALD REUWER, PRESIDENT  
DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS (LOTS 1-63) AND PRIVATE WATER AND PRIVATE SEWER SYSTEMS (LOT 64)

HOWARD COUNTY HEALTH DEPARTMENT.  
*Peter Selleson*  
HOWARD COUNTY HEALTH OFFICER  
DATE 1/2/11

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Michael P. ...*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE 4/20/11  
*Vest ...*  
DIRECTOR  
DATE 5/17/11

**OWNER'S CERTIFICATE**

WELSH PROPERTY, LLC AND 4640 ILLCHESTER ROAD, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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 STREETS RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3.) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; 4.) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 19 DAY OF APRIL, 2011.  
*Donald Reuwer*  
4640 ILLCHESTER ROAD, LLC  
DONALD REUWER, PRESIDENT  
*Courtney Kenoe*  
WITNESS  
*Courtney Kenoe*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY WELSH PROPERTY, LLC AND 4640 ILLCHESTER ROAD, LLC BY A DEED DATED AUGUST 6, 2009 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 11977 AT FOLIO 440.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN 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, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Thomas M. Hoffman Jr.* 3-30-11  
THOMAS M. HOFFMAN, JR.  
PROPERTY LINE SURVEYOR, MD REG. NO. 267  
DATE

RECORDED AS PLAT No. 21589 ON 5/17/11 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION  
**LOCUST CHAPEL SECTION 1**  
A GREEN NEIGHBORHOOD  
LOTS 1 - 64, OPEN SPACE LOTS 65 - 69  
A SUBDIVISION OF THE LAND OF WELSH PROPERTY, LLC AND 4640 ILLCHESTER ROAD, LLC TAX MAP 31, GRID 4, PARCEL 115 FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND ZONED R-20 AND R-ED  
SCALE: 1" = 50'  
GRAPHIC SCALE  
MARCH 18, 2011  
SHEET 9 OF 9