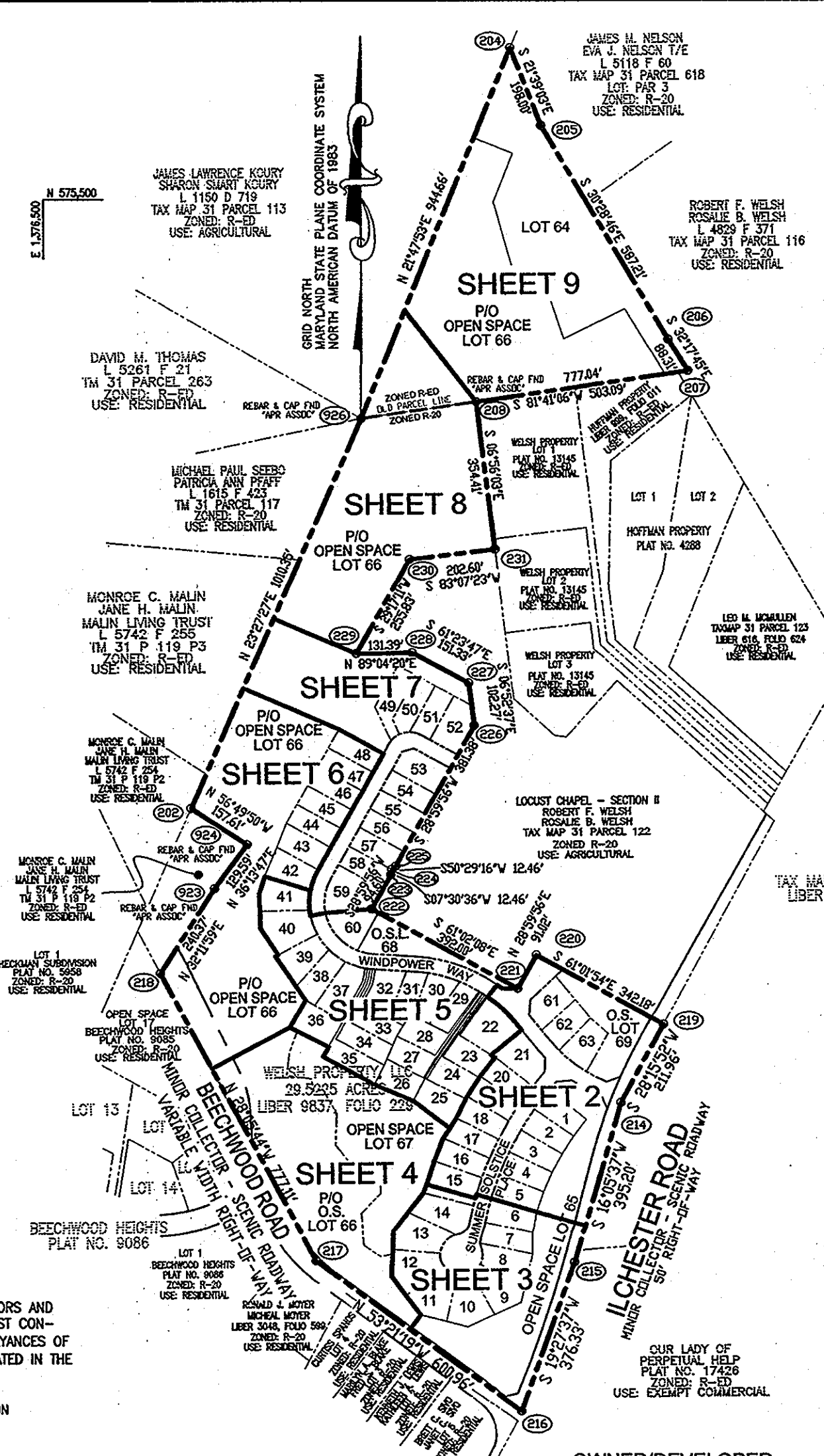


GENERAL NOTES

- 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 PLAN IS BASED ON A FIELD 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 RECORDED 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" PERMEABLE CONCRETE;
C. GEOMETRY -- MAX. 15% GRADE, MAX. 4% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
D. STRUCTURES (CULVERTS/BOXES) -- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 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 ON SITE 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, SDP-11-042
- A TEMPORARY ACCESS EXISTING OVER AND ACROSS OPEN SPACE LOT 68, 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 68, LOTS 61, 62 AND 63 SUBSEQUENT TO RECORDING OF 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 WINDPOWER WAY 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 UNDER F-10-102.
- 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(1) OF THE SUBDIVISION REGULATIONS AND THE LAND SHAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$37,500.00 IS 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 128L 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.
- 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 HERIN 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.



LOCUST CHAPEL SECTION 1 STORMWATER MANAGEMENT PRACTICES

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

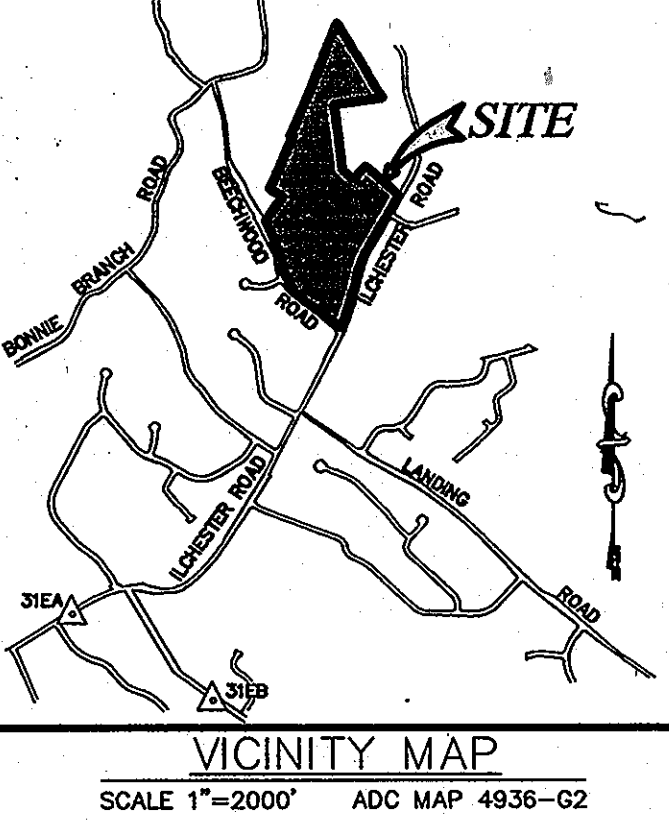
SEE SHEET 3 FOR COMPLETE INFORMATION CHART.

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. 7-13-11 DATE
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR
MD REG. NO. 267
4640 ILCHESTER ROAD, LLC DONALD REUWER, PRESIDENT
WELSH PROPERTY, LLC DONALD REUWER, PRESIDENT

COORDINATE TABLE

NO.	NORTHING	EASTING
202	574054.4750	1376843.6206
204	576858.4393	1377696.6957
205	575874.4083	1377669.6476
206	575168.3441	1377967.4977
207	575093.6958	1378014.6808
208	575020.9418	1377516.8923
214	573550.6254	1377853.9591
215	572870.9133	1377744.4067
216	572616.0816	1377619.0307
217	572974.7646	1377188.8516
218	573660.3054	1377670.8742
219	573537.3178	1377954.3330
220	573703.0422	1377654.9681
221	573623.4368	1377610.6440
222	573813.2706	1377537.9712
223	573896.0140	1377313.7347
224	573908.3715	1377315.3638
225	573916.3018	1377524.9789
226	574249.8709	1377509.8724
227	574351.4048	1377497.6270
228	574423.8554	1377384.7823
229	574421.7279	1377233.3858
230	574484.8827	1377358.5329
231	574668.1207	1377559.9709
923	573883.7056	1376898.9605
924	573968.2417	1376975.5524
926	574981.3240	1377245.8091



GENERAL NOTES CONTINUED

- 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 OF 9.40 AC., HAS BEEN FULFILLED UNDER F-10-102 BY RETENTION OF 13.24 ACRES.
 - 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:
 - 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).
 - 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.
 - RECORDATION OF THE FOLLOWING AGREED UPON DEEDS/EASEMENTS SHALL BE DONE PRIOR TO THE SUBMISSION OF THE SP FOR CONSOLIDATED PARCELS 856 AND 115.
 - THE DEEDS ADJUSTING THE BOUNDARY BETWEEN PARCELS 856 AND 122 (TO RECTIFY THE BARN SETBACK ENCROACHMENT);
 - THE CONSOLIDATED DEED FOR PARCEL 856 AND 115;
 - THE ACCESS EASEMENT/MAINTENANCE AGREEMENT FOR THE PORTION OF THE EXISTING DRIVEWAY ON PARCEL 856 WHICH SERVES PARCEL 122; AND,
 - 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 11/29/10, DEPARTMENT ID # D13860507.
 - 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.

DENSITY EXCHANGE CHART

RECORDING PARCEL INFORMATION	LOCUST CHAPEL SECTION 1, TAX MAP 31, GRID: 4, P. 115, L11977, F.404 AND L.10033, F.229 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
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, L1023, F.661 TAX MAP: 31, P. 703, GRID 22

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	22	7 & P/O 1	P/O 1	P/O 1	1 & P/O 1	69
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.....	2,2464 AC	1,6589 AC	0.0000 AC	3,6266 AC	1,0174 AC	1,7761 AC	0.0000 AC	2,6789 AC	13,0053 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED.....	1,0958 AC	1,2750 AC	4,2085 AC	4,3486 AC	3,5306 AC	1,6024 AC	4,6998 AC	3,6007 AC	20,3594 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	3,3422 AC	2,9339 AC	4,2085 AC	3,9752 AC	4,5480 AC	3,3785 AC	4,6998 AC	6,2796 AC	33,3647 AC
AREA OF ROADWAY TO BE RECORDED.....	1,1473 AC	0.5538 AC	0.2090 AC	0.3951 AC	0.3798 AC	0.5005 AC	0.0000 AC	0.0000 AC	3,1855 AC
AREA TO BE RECORDED.....	4,4895 AC	3,4877 AC	4,4155 AC	4,3703 AC	4,9278 AC	3,8790 AC	4,6998 AC	6,2796 AC	36,5502 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.
B. Wilson for Peter B. Wilson 8/18/11
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Thomas M. Hoffman, Jr. 8-10-11
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
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 ERECTED ON OR OVER THE SAID RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 12TH DAY OF JULY 2011.

Donald Reuwer
4640 ILCHESTER ROAD, LLC
DONALD REUWER, PRESIDENT

Courtney Kenoe
WITNESS

Courtney Kenoe
WITNESS

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.

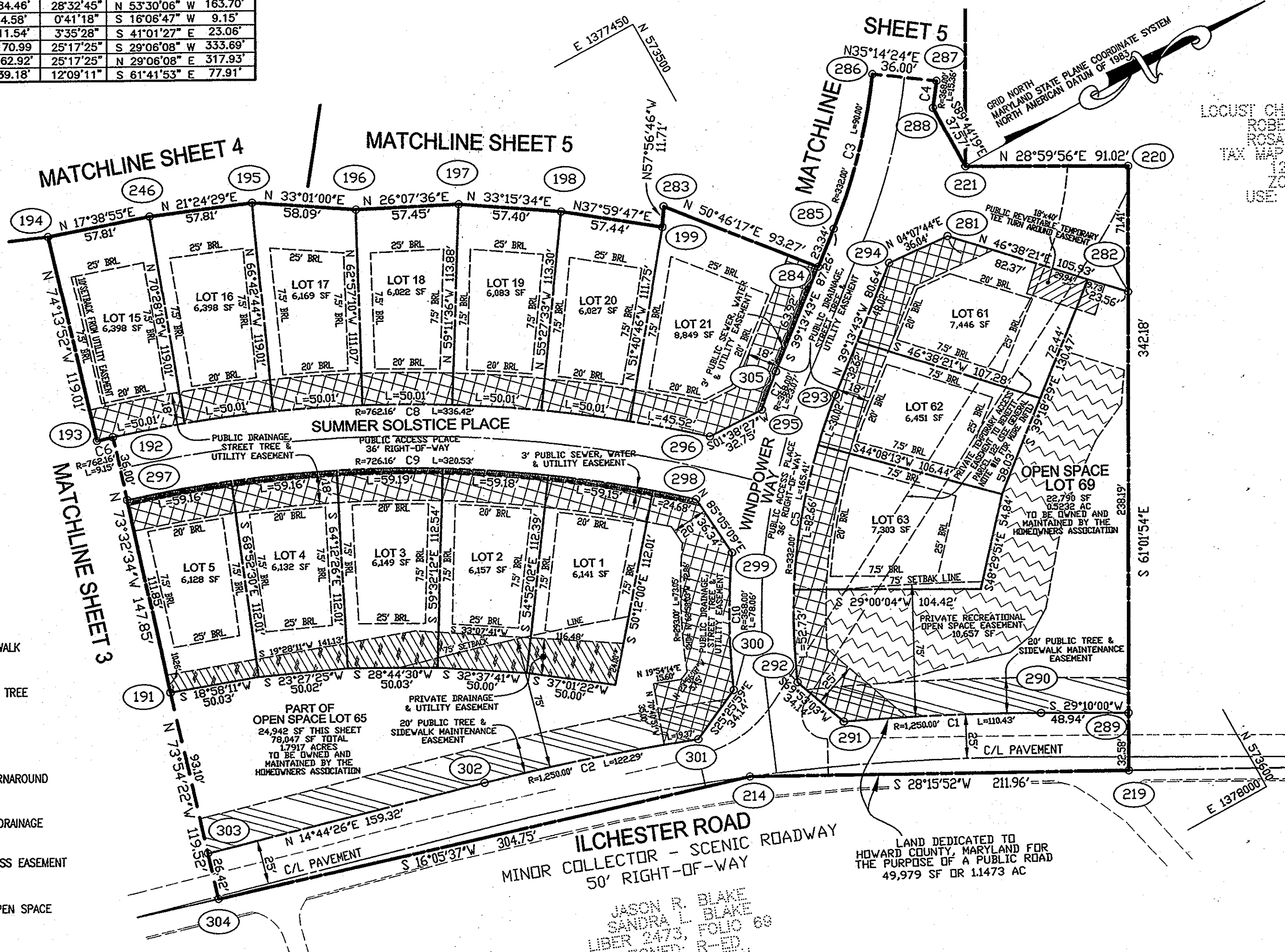
Thomas M. Hoffman, Jr. 7-13-11 DATE
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT No. 21687 ON 8/12/11
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF CORRECTION
LOCUST CHAPEL SECTION 1
A GREEN NEIGHBORHOOD
LOTS 1 - 64, OPEN SPACE LOTS 65 - 69
A CORRECTION OF THE LAND OF WELSH PROPERTY, LLC AND 4640 ILCHESTER ROAD, LLC RECORDED AS PLATS 21581-21589
TAX MAP 31, GRID 4, PARCEL 115
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZONED R-20 AND R-ED
SCALE: 1" = 300' JULY 13, 2011
GRAPHIC SCALE
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 26°38'09" W 110.40'
C2	1250.00'	122.29'	61.19'	5°36'19"	S 17°32'36" W 122.24'
C3	332.00'	90.00'	45.28'	15°31'53"	N 46°59'40" W 89.72'
C4	368.00'	15.36'	7.68'	2°23'27"	S 53°33'52" E 15.35'
C5	332.00'	165.41'	84.46'	28°32'45"	N 53°30'06" W 163.70'
C6	762.16'	9.15'	4.58'	0°41'18"	S 16°06'47" W 9.15'
C7	368.00'	23.07'	11.54'	3°35'28"	S 41°01'27" E 23.06'
C8	762.16'	336.42'	170.99'	25°17'25"	S 29°06'08" W 333.69'
C9	726.16'	320.53'	162.92'	25°17'25"	N 29°06'08" E 317.93'
C10	368.00'	78.06'	39.18'	12°09'11"	S 61°41'53" E 77.91'

COORDINATE TABLE		
NO.	NORTHING	EASTING
191	573090.9558	1377654.6417
192	573132.8415	1377512.8482
193	573124.0464	1377510.3074
194	573156.3881	1377395.7776
195	573265.2935	1377434.4038
196	573314.0037	1377466.0588
197	573365.5812	1377491.3542
198	573413.5825	1377522.8366
199	573458.8508	1377558.1995
214	573590.6254	1377853.9591
219	573537.3178	1377854.3330
220	573703.0422	1377654.8681
221	573623.4399	1377610.8440
246	573211.4747	1377413.3036
281	573595.7239	1377640.4277
282	573668.4558	1377717.4451
283	573465.0685	1377548.2731
284	573524.0517	1377620.5222
285	573542.1289	1377605.7637
286	573603.3246	1377540.1524
287	573632.7273	1377560.9245
288	573623.6082	1377573.2774
289	573553.0944	1377925.8341
290	573510.3574	1377901.9817
291	573411.6762	1377852.4886
292	573399.9340	1377820.4293
293	573497.3049	1377688.8326
294	573559.7732	1377637.8325
295	573457.1391	1377676.0834
296	573424.4050	1377675.1457
297	573122.6428	1377547.3733
298	573400.4344	1377702.0049
299	573403.5478	1377738.2149
300	573366.6087	1377806.8122
301	573335.7755	1377821.4748
302	573219.2200	1377784.6281
303	573065.1477	1377744.0913
304	573057.8222	1377689.4812
305	573474.5377	1377660.9461



LOCUST CHAPEL - SECTION II
 ROBERT F. WELSH
 ROSALIE D. WELSH
 TAX MAP 31 PARCEL 122
 12.3019 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.....	1,095.8 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

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS (LOTS 1-63) AND PRIVATE WATER AND PRIVATE SEWER SYSTEMS (LOT 64)
 HOWARD COUNTY HEALTH DEPARTMENT.
Richard P. Peter 8/8/2011
 HOWARD COUNTY HEALTH OFFICER
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Thomas M. Hoffmann 8/13/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
T. Marchant 8-10-11
 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 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 12TH DAY OF July, 2011.

Donald Reuwer
 4640 ILCHESTER ROAD, LLC
 DONALD REUWER, PRESIDENT

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

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. 7-13-11
 THOMAS M. HOFFMANN, JR.
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

PURPOSE:
 THE PURPOSE OF THIS PLAT IS TO CORRECT ALL BEARINGS AND COORDINATES AS SHOWN ON PLATS OF "LOCUST CHAPEL, SECTION I" RECORDED AS PLATS 21581-21589

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. 7-13-11
 THOMAS M. HOFFMANN, JR.
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

Donald Reuwer 7-12-11
 4640 ILCHESTER ROAD, LLC
 DONALD REUWER, PRESIDENT

Donald Reuwer 7-12-11
 WELSH PROPERTY, LLC
 DONALD REUWER, PRESIDENT

RECORDED AS PLAT No. 21688 ON 8/12/11
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF CORRECTION
LOCUST CHAPEL
SECTION 1
 A GREEN NEIGHBORHOOD
 LOTS 1 - 64, OPEN SPACE LOTS 65 - 69
 A CORRECTION OF THE LAND OF
 WELSH PROPERTY, LLC AND 4640 ILCHESTER ROAD, LLC
 RECORDED AS PLATS 21581-21589

TAX MAP 31, GRID 4, PARCEL 115
 FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 ZONED R-20 AND R-ED

SCALE: 1" = 50'
 GRAPHIC SCALE
 JULY 13, 2011

SHEET 2 OF 9

COORDINATE TABLE

NO.	NORTHING	EASTING
191	57309.9556	1377654.6417
192	573132.8415	1377512.8482
193	573124.0464	1377510.3074
194	573156.3881	1377395.7776
215	572970.9133	1377444.4067
216	572816.0816	1377619.0307
232	573052.6871	1377530.4281
233	573040.6588	1377737.6482
234	572658.4118	1377609.7148
235	572650.8503	1377580.4766
236	572730.7694	1377477.4273
237	572816.5694	1377360.2054
297	573122.6428	1377547.3733
303	573065.1477	1377744.0913
304	573057.8222	1377769.4812
306	572811.4495	1377356.3968
307	572846.0676	1377382.1485
308	572937.9947	1377313.8008
309	573046.1368	1377318.1663
310	573136.1651	1377387.4376
311	573062.0923	1377495.5768
312	573038.1375	1377470.5710
313	573007.5046	1377524.3040
314	573029.0835	1377523.9188

CURVE DATA TABLE

CURVE NO.	RADIUS	LENGTH	TANGENT	Δ	CHORD
C6	762.16'	9.15'	4.58'	0°41'18"	N 16°06'47" E 9.15'
C11	726.16'	72.01'	36.03'	5°40'54"	S 13°36'59" W 71.98'
C12	151.27'	24.51'	12.28'	9°17'02"	S 15°25'03" W 24.48'
C13	30.00'	22.08'	11.57'	42°09'52"	S 01°01'22" E 21.58'
C14	50.00'	247.47'	-	283°35'14"	N 60°18'46" W 61.85'
C15	30.00'	36.91'	21.20'	70°29'57"	N 46°13'47" E 34.63'
C16	762.16'	72.85'	36.46'	5°28'37"	N 13°43'07" E 72.83'
C17	3,119.63'	403.37'	201.97'	7°24'30"	S 18°30'17" W 403.09'
C18	2,021.23'	130.43'	65.24'	3°41'50"	N 52°12'18" W 130.41'

MARILYN A. BLAKE
FRED S. BLAKE
LOT 3
JOHN L. THOMAS PLAT
PLAT BOOK 6, PAGE 73
ZONED: R-20
USE: RESIDENTIAL

KENNETH J. LEWIS
KATHLEEN A. LEWIS
LOT 2
JOHN L. THOMAS PLAT
PLAT BOOK 6, PAGE 73
ZONED: R-20
USE: RESIDENTIAL

BREIT C. SIVO
JANET C. SIVO
LOT 5
JOHN L. THOMAS PLAT
PLAT BOOK 6, PAGE 73
ZONED: R-20
USE: RESIDENTIAL

JASON R. BLAKE
SANDRA L. BLAKE
LIBER 2473, FOLIO 69
ZONED: R-ED
USE: RESIDENTIAL

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.....	9 & 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
ELLCOTT 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
ELLCOTT 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.
B. Williams for Peter Zsilansky 8/18/2011
HOWARD COUNTY HEALTH OFFICER *RB* DATE *8/18/11*

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Robert Vogels *8/16/11*
CHIEF, DEVELOPMENT ENGINEERING DIVISION *RB* DATE *8/16/11*
T. Muehler for Mr. Muehler *8-10-11*
DIRECTOR DATE *8-10-11*

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 *12th* DAY OF *JULY*, 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 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. *7-13-11*
THOMAS M. HOFFMAN, JR. DATE *7-13-11*
PROPERTY LINE SURVEYOR, MD REG. NO. 267



RECORDED AS PLAT NO. *21089* ON *8/12/11* AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF CORRECTION
LOCUST CHAPEL SECTION 1
A GREEN NEIGHBORHOOD
LOTS 1 - 64, OPEN SPACE LOTS 65 - 69
A CORRECTION OF THE LAND OF WELSH PROPERTY, LLC AND 4640 ILCHESTER ROAD, LLC RECORDED AS PLATS 21581-21589
TAX MAP 31, GRID 4, PARCEL 115
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZONED R-20 AND R-ED
SCALE: 1" = 50'
JULY 13, 2011
GRAPHIC SCALE
50' 0 50' 100' 150'
SHEET 3 OF 9

LOCUST CHAPEL SECTION 1 STORMWATER MANAGEMENT PRACTICES

LOT NUMBER	ADDRESS	PERMEABLE PAVEMENTS	DISCONNECTION OF ROOFTOP RUNOFF	RAINWATER HARVESTING
1	SUMMER SOLSTICE PLACE	X	A-2	N-1
2	SUMMER SOLSTICE PLACE	X	N-1	M-1
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	1
30	WINDPOWER WAY	X	2	1
31	WINDPOWER WAY	X	2	1
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

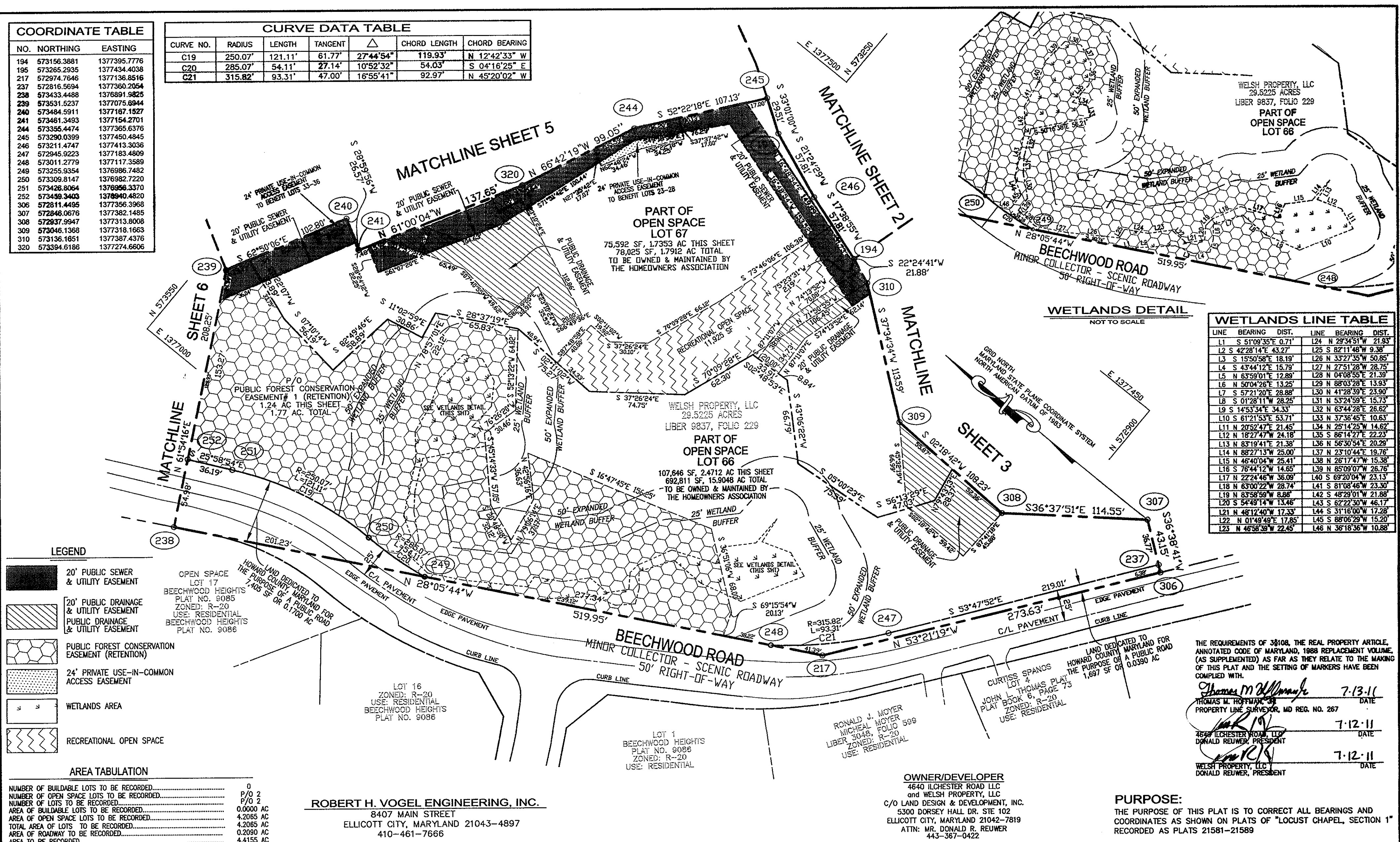
THE REQUIREMENTS OF 3810B, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Thomas M. Hoffman, Jr. *7-13-11*
THOMAS M. HOFFMAN, JR. DATE *7-13-11*
PROPERTY LINE SURVEYOR, MD REG. NO. 267
Donald Reuwer *7-12-11*
4640 ILCHESTER ROAD, LLC DONALD REUWER, PRESIDENT DATE *7-12-11*
Donald Reuwer *7-12-11*
WELSH PROPERTY, LLC DONALD REUWER, PRESIDENT DATE *7-12-11*

PURPOSE:
THE PURPOSE OF THIS PLAT IS TO CORRECT ALL BEARINGS AND COORDINATES AS SHOWN ON PLATS OF "LOCUST CHAPEL, SECTION 1" RECORDED AS PLATS 21581-21589

COORDINATE TABLE		
NO.	NORTHING	EASTING
194	573156.3881	1377395.7776
195	573265.2935	1377434.4038
217	572974.7646	1377136.8516
237	572816.5694	1377360.2054
238	573433.4488	1376891.9825
239	573531.5237	1377075.6944
240	573484.5911	1377107.1527
241	573461.3493	1377154.2701
244	573355.4474	1377365.6376
245	573290.0399	1377450.4845
246	573211.4747	1377413.3036
247	572945.9223	1377183.4809
248	573011.2779	1377117.3589
249	573255.9354	1376986.7482
250	573309.8147	1376982.7220
251	573426.8064	1376956.3370
252	573439.3403	1376940.4820
306	572811.4495	1377356.3968
307	572846.0676	1377382.1485
308	572937.9947	1377313.8008
309	573046.1368	1377318.1663
310	573136.1651	1377387.4376
320	573394.6186	1377274.6606

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°42'33" W
C20	285.07'	54.11'	27.14'	10°52'32"	54.03'	S 04°16'25" E
C21	315.82'	93.31'	47.00'	16°55'41"	92.97'	N 45°20'02" W



WETLANDS LINE TABLE			
LINE	BEARING	DIST.	LINE BEARING DIST.
L1	S 51°09'35"E	0.71'	L24 N 29°34'51"W 21.93'
L2	S 42°28'14"E	43.27'	L25 S 82°11'48"W 9.38'
L3	S 15°50'58"E	18.19'	L26 N 33°27'35"W 50.85'
L4	S 43°44'12"E	15.79'	L27 N 27°51'28"W 28.75'
L5	N 63°59'01"E	12.89'	L28 N 04°08'55"E 21.39'
L6	N 50°04'26"E	13.25'	L29 N 88°03'28"E 13.93'
L7	S 57°21'20"E	28.88'	L30 N 41°28'39"E 23.90'
L8	S 01°28'11"W	28.25'	L31 N 53°24'59"E 15.73'
L9	S 14°53'34"E	34.33'	L32 N 63°44'28"E 26.62'
L10	S 61°21'53"E	53.71'	L33 N 37°38'45"E 10.63'
L11	N 20°52'47"E	21.45'	L34 N 25°14'25"W 14.62'
L12	N 18°27'47"W	24.18'	L35 S 86°14'27"E 22.23'
L13	N 83°19'41"E	21.38'	L36 N 56°30'54"E 20.29'
L14	N 88°27'13"W	25.00'	L37 N 23°10'44"E 19.76'
L15	N 46°40'04"W	25.41'	L38 N 26°17'47"W 15.38'
L16	S 76°44'12"W	14.65'	L39 N 85°09'07"W 26.76'
L17	N 22°24'46"W	36.09'	L40 S 69°20'04"W 23.13'
L18	N 63°00'22"W	28.74'	L41 S 81°08'46"W 23.30'
L19	N 83°58'59"W	8.88'	L42 S 48°29'01"W 21.88'
L20	S 54°49'14"W	13.46'	L43 S 62°22'30"W 46.17'
L21	N 48°12'40"W	17.33'	L44 S 31°16'00"W 17.28'
L22	N 01°49'49"E	17.85'	L45 S 88°06'29"W 15.20'
L23	N 46°58'39"W	22.45'	L46 N 36°18'36"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

PURPOSE:
 THE PURPOSE OF THIS PLAT IS TO CORRECT ALL BEARINGS AND COORDINATES AS SHOWN ON PLATS OF "LOCUST CHAPEL, SECTION 1" RECORDED AS PLATS 21581-21589

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 Briley on 8/8/2011
 HOWARD COUNTY HEALTH OFFICER
 Approved: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division 8/3/11
 Director 8-10-11

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 12TH DAY OF JULY 2011.

Courtney Kenoe
 Courtney Kenoe

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. 7-13-11
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT No. 21690 ON 8/12/11
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF CORRECTION
 LOCUST CHAPEL
 SECTION 1**

A GREEN NEIGHBORHOOD
 LOTS 1 - 64, OPEN SPACE LOTS 65 - 69
 A CORRECTION OF THE LAND OF
 WELSH PROPERTY, LLC AND 4640 ILCHESTER ROAD, LLC
 RECORDED AS PLATS 21581-21589

TAX MAP 31, GRID 4, PARCEL 115
 FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 ZONED R-20 AND R-ED
 SCALE: 1" = 50'
 GRAPHIC SCALE JULY 13, 2011
 SHEET 4 OF 9



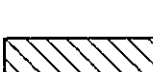


COORDINATE TABLE

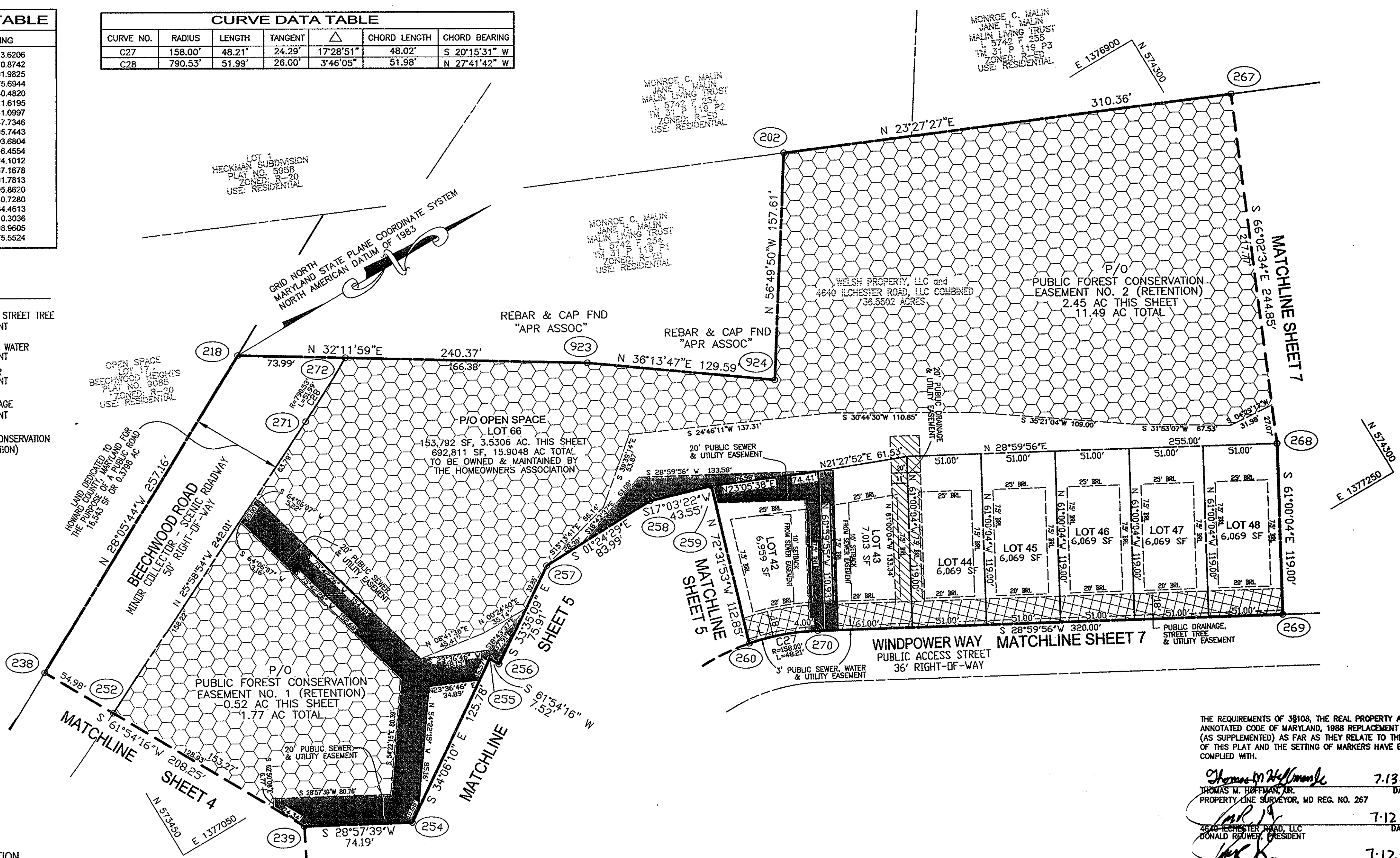
NO.	NORTHING	EASTING
202	574054.4750	1376843.6206
218	573660.3054	1376770.8742
238	573433.4488	1376891.9825
239	573531.5237	1377075.6944
252	573459.3403	1376940.4820
254	573596.4392	1377111.6195
255	573700.5852	1377041.0997
256	573704.1273	1377047.7346
257	573767.3615	1377005.7443
258	573851.3308	1377003.6804
259	573892.9699	1377016.4554
260	573859.0942	1377124.1012
267	574339.1788	1376967.1678
268	574241.7140	1377191.7813
269	574184.0235	1377295.8620
270	573904.1424	1377140.7280
271	573676.8910	1376834.4613
272	573722.9144	1376810.3036
923	573863.7056	1376898.9605
924	573968.2417	1376975.5524

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°15'31" W
C28	790.53'	51.99'	26.00'	3°46'05"	51.98'	N 27°41'42" 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.....	1.0174 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED.....	3.5306 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	4.5480 AC
AREA OF ROADWAY TO BE RECORDED.....	0.3798 AC
AREA TO BE RECORDED.....	4.9278 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 §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. 7-13-11
 THOMAS M. HOFFMAN, JR.
 PROPERTY LINE SURVEYOR, MD REG. NO. 267
 DATE
Donald Reuwer 7-12-11
 4640 ILCHESTER ROAD, LLC
 DONALD REUWER, PRESIDENT
 DATE
Donald Reuwer 7-12-11
 WELSH PROPERTY, LLC
 DONALD REUWER, PRESIDENT
 DATE

PURPOSE:
 THE PURPOSE OF THIS PLAT IS TO CORRECT ALL BEARINGS AND COORDINATES AS SHOWN ON PLATS OF "LOCUST CHAPEL, SECTION 1" RECORDED AS PLATS 21581-21589

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS (LOTS 1-63) AND PRIVATE WATER AND PRIVATE SEWER SYSTEMS (LOT 64)
 HOWARD COUNTY HEALTH DEPARTMENT.
Brijendra Peter Bislanjan 8/8/2011
 HOWARD COUNTY HEALTH OFFICER
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Adil Durrani 8/3/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
T. Marshall 8-10-11
 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 12th DAY OF July, 2011.
 4640 ILCHESTER ROAD, LLC
 DONALD REUWER, PRESIDENT
 WELSH PROPERTY, LLC
 DONALD REUWER, PRESIDENT
 Courtney Kenoe
 COURTNEY KENOE
 COURTNEY KENOE

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 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. 7-13-11
 THOMAS M. HOFFMAN, JR.
 PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT No. 21092 ON 8/12/11
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
PLAT OF CORRECTION
LOCUST CHAPEL SECTION 1
 A GREEN NEIGHBORHOOD
 LOTS 1 - 64, OPEN SPACE LOTS 65 - 69
 A CORRECTION OF THE LAND OF WELSH PROPERTY, LLC AND 4640 ILCHESTER ROAD, LLC RECORDED AS PLATS 21581-21589
 TAX MAP 31, GRID 4, PARCEL 115
 FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 ZONED R-20 AND R-ED
 SCALE: 1" = 50'
 GRAPHIC SCALE
 50' 0 50' 100' 150'
 SHEET 6 OF 9
 JUNE 13, 2011

COORDINATE TABLE

NO.	NORTHING	EASTING
222	573813.2706	1377267.8712
223	573896.0140	1377313.7347
224	573908.3715	1377315.3638
225	573916.3018	1377324.9799
226	574249.8709	1377509.8724
227	574531.4048	1377497.6270
228	574423.8554	1377364.7623
229	574421.7279	1377233.3853
260	573859.0942	1377124.1012
261	573797.3376	1377123.8338
262	573804.2203	1377159.1698
267	574339.1788	1376967.1678
268	574241.7140	1377191.7813
269	574184.0235	1377295.8620
270	573904.1424	1377140.7280
273	573886.6898	1377172.2147
274	574187.6403	1377339.0271
275	574195.8268	1377367.5750
276	574148.3170	1377453.2886
277	574179.8037	1377470.7412
278	574227.7983	1377384.1529
279	574205.9675	1377308.0253
826	574505.8618	1377039.4953

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°14'53" E
C29	158.00'	110.36'	57.54'	40°01'15"	108.13'	N 08°59'19" E
C30	56.00'	87.96'	56.00'	90°00'00"	79.20'	N 73°59'56" E
C31	122.00'	85.22'	44.43'	40°01'15"	83.49'	S 08°59'19" 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

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

HOWARD COUNTY HEALTH DEPARTMENT.

B. Wilson for Peter Brilawson 8/8/2011
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Deussen 8/3/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

T. Markham 8-10-11
 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 12th DAY OF JULY, 2011.

Donald Reuwer
 4640 ILCHESTER ROAD, LLC
 DONALD REUWER, PRESIDENT

Donald Reuwer
 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 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 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.

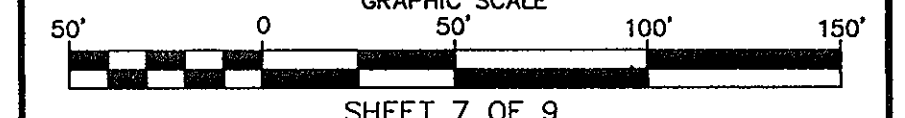
Thomas M. Hoffman, Jr. 7-13-11
 THOMAS M. HOFFMAN, JR.
 PROPERTY LINE SURVEYOR, MD REG. NO. 267



PURPOSE:
 THE PURPOSE OF THIS PLAT IS TO CORRECT ALL BEARINGS AND COORDINATES AS SHOWN ON PLATS OF "LOCUST CHAPEL, SECTION 1" RECORDED AS PLATS 21581-21589

RECORDED AS PLAT No. 21093 ON 8/12/11 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF CORRECTION
LOCUST CHAPEL SECTION 1
 A GREEN NEIGHBORHOOD
 LOTS 1 - 64, OPEN SPACE LOTS 65 - 69
 A CORRECTION OF THE LAND OF
 WELSH PROPERTY, LLC AND 4640 ILCHESTER ROAD, LLC
 RECORDED AS PLATS 21581-21589
 TAX MAP 31, GRID 4, PARCEL 115
 FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 ZONED R-20 AND R-ED
 SCALE: 1" = 50'
 GRAPHIC SCALE JULY 13, 2011



COORDINATE TABLE

NO.	NORTHING	EASTING
208	575020.9418	1377516.8823
229	574421.7279	1377233.3853
230	574644.8627	1377358.5329
231	574689.1207	1377559.6709
280	575236.6620	1377347.9264
826	574505.8618	1377039.4953
926	574981.3240	1377245.8091

LEGEND



AREA TABULATION

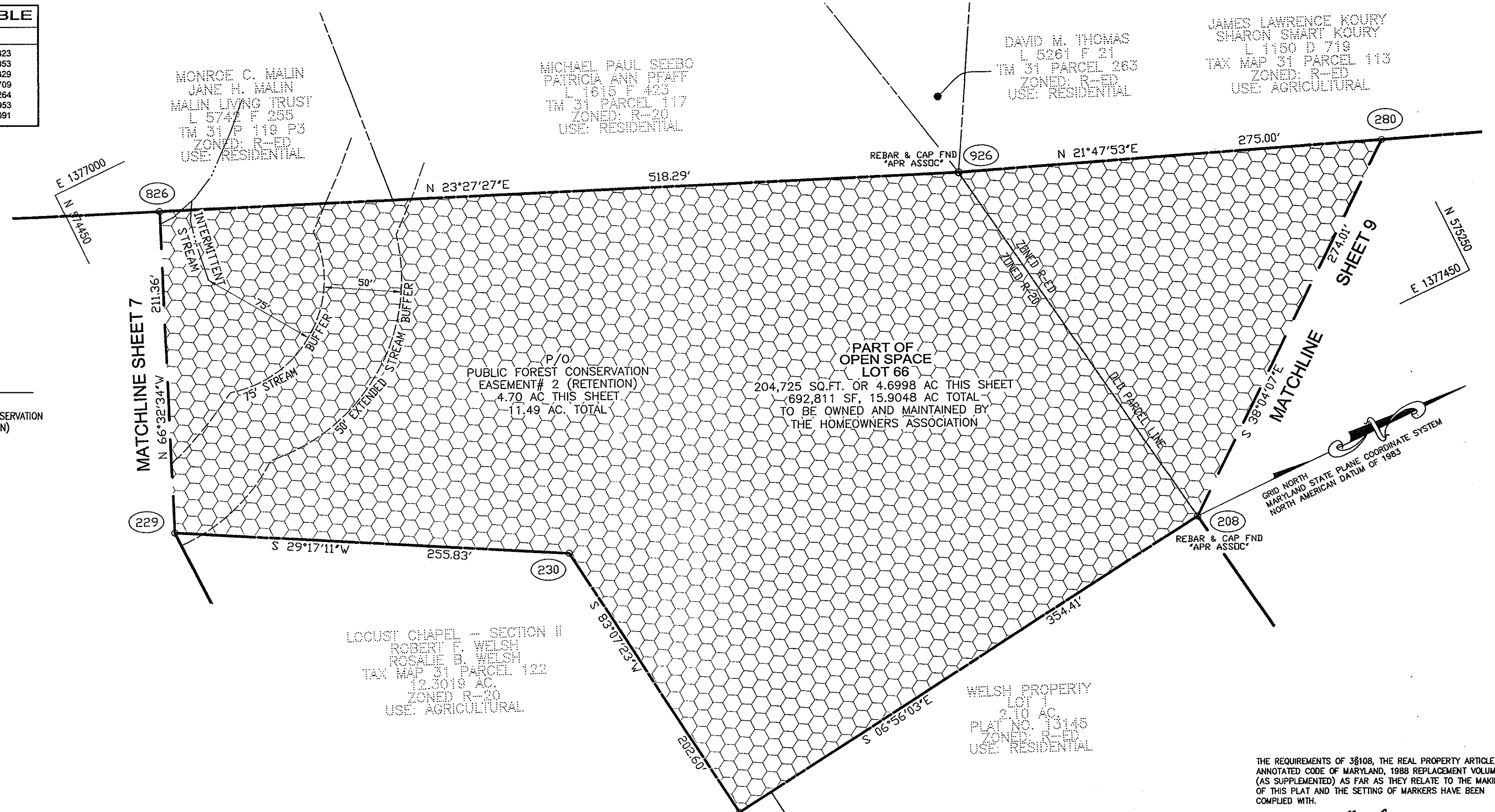
NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	0
NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	P/O 1
NUMBER OF LOTS TO BE RECORDED.....	P/O 1
AREA OF BUILDABLE LOTS TO BE RECORDED.....	0.0000 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED.....	4.6998 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	4.6998 AC
AREA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

MONROE C. MALIN
JANE H. MALIN
MALIN LIVING TRUST
L 5744 F 255
TM 31 P 119 P3
ZONED: R-ED
USE: RESIDENTIAL

MICHAEL PAUL SEEDO
PATRICIA ANN PFATT
L 1616 F 423
TM 31 PARCEL 117
ZONED: R-20
USE: RESIDENTIAL

DAVID M. THOMAS
L 5261 F 21
TM 31 PARCEL 263
ZONED: R-ED
USE: RESIDENTIAL

JAMES LAWRENCE KOURY
SHARON SMART KOURY
L 1150 D 718
TAX MAP 31 PARCEL 113
ZONED: R-ED
USE: AGRICULTURAL



LOCUST CHAPEL - SECTION II
ROBERT F. WELSH
ROSALIE B. WELSH
TAX MAP 31 PARCEL 122
12.3019 AC.
ZONED: R-20
USE: AGRICULTURAL

WELSH PROPERTY
LOT 2
1.36 AC.
PLAT NO. 13145
ZONED: R-ED
USE: RESIDENTIAL

WELSH PROPERTY
LOT 1
2.01 AC.
PLAT NO. 13145
ZONED: R-ED
USE: RESIDENTIAL

ROBERT H. VOGEL ENGINEERING, INC.
8407 MAIN STREET
ELLCOTT 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
ELLCOTT 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. 7-13-11
THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR, MD REG. NO. 267
Donald Reuwer 7-12-11
DONALD REUWER, PRESIDENT
Donald Reuwer 7-12-11
WELSH PROPERTY, LLC
DONALD REUWER, PRESIDENT

PURPOSE:
THE PURPOSE OF THIS PLAT IS TO CORRECT ALL BEARINGS AND COORDINATES AS SHOWN ON PLATS OF "LOCUST CHAPEL, SECTION 1" RECORDED AS PLATS 21581-21589

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS (LOTS 1-63) AND PRIVATE WATER AND PRIVATE SEWER SYSTEMS (LOT 64)
HOWARD COUNTY HEALTH DEPARTMENT.
B. Wilan for Peter B. Silen 8/8/2011
HOWARD COUNTY HEALTH OFFICER
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
John Damm 8/3/11
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Michael F. Moran 8-10-11
DIRECTOR

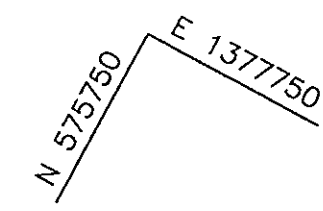
OWNER'S CERTIFICATE
WELSH PROPERTY, LLC AND 4640 ILCHESTER ROAD, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD 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 12th DAY OF July 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 THE 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. 7-13-11
THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT No. 21094 ON 8/12/11
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
PLAT OF CORRECTION
LOCUST CHAPEL SECTION 1
A GREEN NEIGHBORHOOD
LOTS 1 - 64, OPEN SPACE LOTS 65 - 69
A CORRECTION OF THE LAND OF WELSH PROPERTY, LLC AND 4640 ILCHESTER ROAD, LLC RECORDED AS PLATS 21581-21589
TAX MAP 31, GRID 4, PARCEL 115
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZONED R-20 AND R-ED
SCALE: 1" = 50'
GRAPHIC SCALE JULY 13, 2011
SHEET 8 OF 9

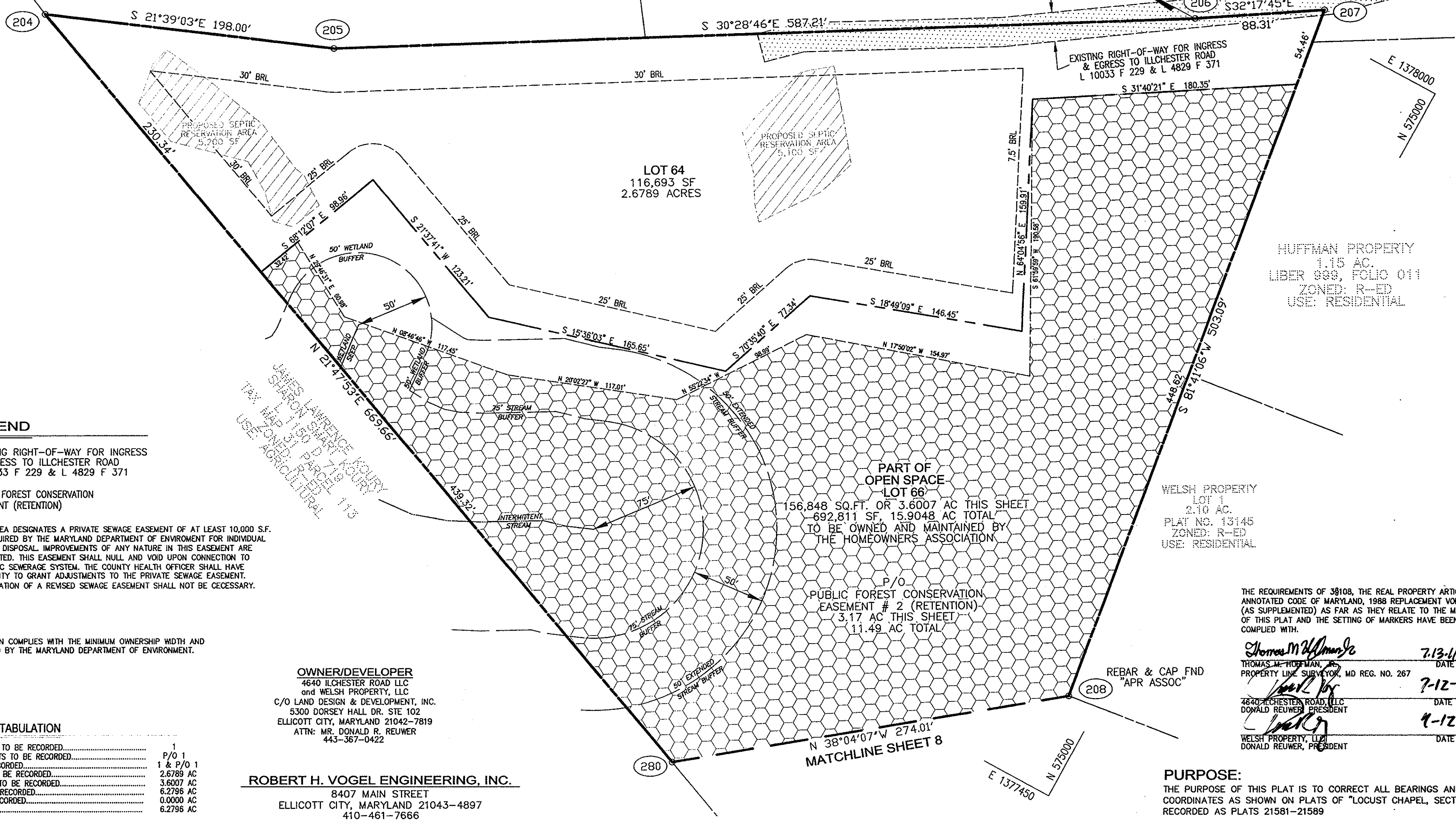
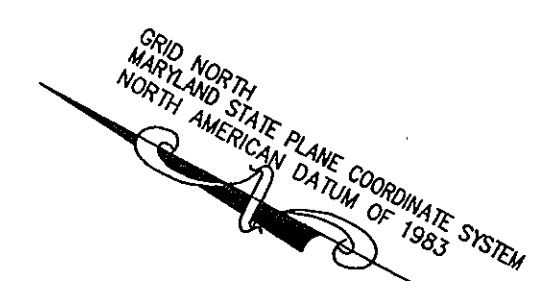
COORDINATE TABLE

NO.	NORTHING	EASTING
204	575858.4393	1377596.5957
205	575674.4083	1377669.6476
206	575168.3441	1377967.4977
207	575093.6958	1378014.6808
208	575020.9418	1377516.8823
280	575236.6620	1377347.9264



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.

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

OWNER/DEVELOPER
4640 ILLCHESTER ROAD 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

HUFFMAN PROPERTY
1.15 AC.
LIBER 986, FOLIO 011
ZONED: R-ED
USE: RESIDENTIAL

WELSH PROPERTY
LOT 1
2.10 AC.
PLAT NO. 13145
ZONED: R-ED
USE: RESIDENTIAL

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. Hoffmann, Jr. 7-13-11
THOMAS M. HOFFMANN, JR.
PROPERTY LINE SURVEYOR, MD REG. NO. 267
DATE

Donald Reuwer 7-12-11
4640 ILLCHESTER ROAD, LLC
DONALD REUWER, PRESIDENT
DATE

Donald Reuwer 7-12-11
WELSH PROPERTY, LLC
DONALD REUWER, PRESIDENT
DATE

PURPOSE:
THE PURPOSE OF THIS PLAT IS TO CORRECT ALL BEARINGS AND COORDINATES AS SHOWN ON PLATS OF "LOCUST CHAPEL, SECTION 1" RECORDED AS PLATS 21581-21589

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

HOWARD COUNTY HEALTH DEPARTMENT.
Brian P. Bielewicz 8/8/2011
HOWARD COUNTY HEALTH OFFICER
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Robert J. ... 8/3/11
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

T. Markham ... 8-10-11
DIRECTOR
DATE

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 12th DAY OF JULY, 2011.

Donald Reuwer
4640 ILLCHESTER ROAD, LLC
DONALD REUWER, PRESIDENT

Courtney Kehoe
WITNESS

Courtney Kehoe
WITNESS

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 ILLCHESTER ROAD, LLC TO 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 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. 7-13-11
THOMAS M. HOFFMANN, JR.
PROPERTY LINE SURVEYOR, MD REG. NO. 267
DATE

RECORDED AS PLAT No. 21695 ON 8/12/11
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF CORRECTION
LOCUST CHAPEL
SECTION 1**

A GREEN NEIGHBORHOOD
LOTS 1 - 64, OPEN SPACE LOTS 65 - 69

A CORRECTION OF THE LAND OF
WELSH PROPERTY, LLC AND 4640 ILLCHESTER ROAD, LLC
RECORDED AS PLATS 21581-21589

TAX MAP 31, GRID 4, PARCEL 115
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZONED R-20 AND R-EQ

SCALE: 1" = 50'
GRAPHIC SCALE
JULY 13, 2011

SHEET 9 OF 9