

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
616	584341.3957	1316485.7056	178107.613642	401265.645635
1036	584174.3166	1318218.0748	178056.687833	401793.672822
1039	584071.2564	1318131.1563	178025.274713	401767.180021
1040	583497.1897	1317642.2546	177850.299144	401618.162471
1063	585026.1068	1316315.9677	178316.314005	401213.909414
1064	584556.1362	1316191.2484	178173.066670	401175.894906
7030	585320.5279	1316635.4774	178406.053737	401311.296175
7044	585617.4987	1316659.4922	178496.570612	401318.615894
7045	585596.7697	1316700.6647	178490.252416	401331.165317
7049	585180.9536	1316538.0054	178365.949804	401281.586659
7050	585539.4262	1316704.7533	178472.774075	401356.795567
7051	585418.3373	1316618.2545	178435.866084	401306.046612
7052	584376.7386	1316511.4920	178118.386193	401273.505348
7053	584367.6778	1316523.9052	178115.624442	401277.288904
7054	584624.6365	1316711.4685	178193.945619	401334.458300
7055	584498.1345	1316941.0271	178155.387726	401404.427923
7056	584718.9028	1317048.2503	178222.678052	401437.109615
7057	584737.6113	1317055.3288	178228.380386	401439.267127
7058	584734.9290	1317065.5158	178227.582884	401442.372149
7059	584956.0862	1317138.6695	178294.971679	401464.669444

Note: The Shared Sewerage System Will Be Available To Lots 1 Thru 4. Plans For The Facility Including Any Necessary Point Of Discharge Have Been Approved By The Department Of Environment & General Services.

George L. Boarmán 7/12/17
Owner Date

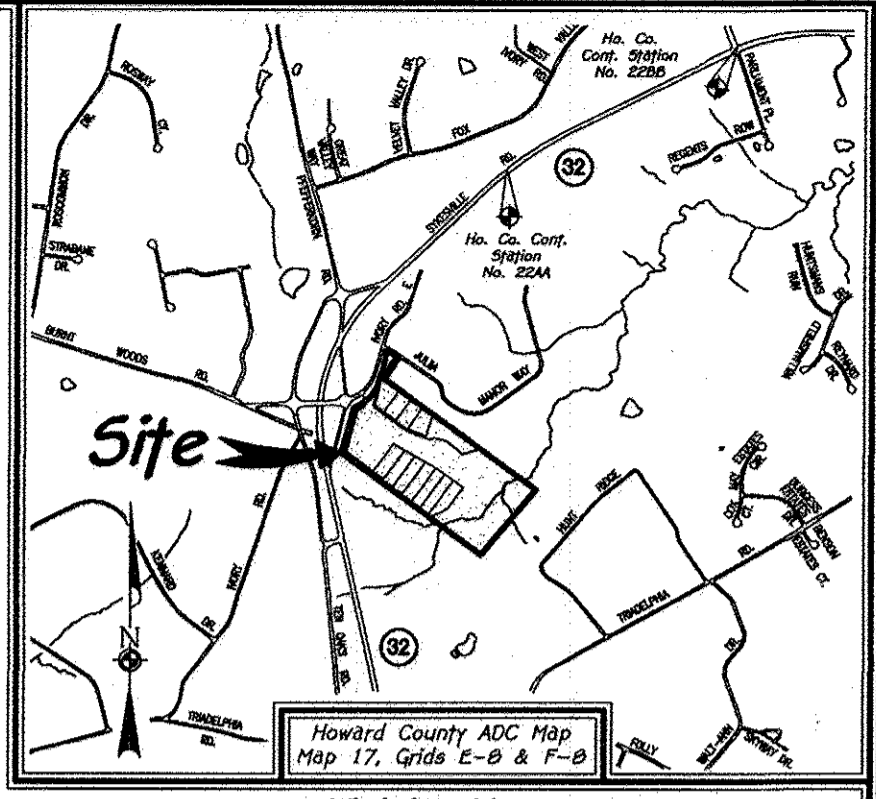
Reservation Of Public Utility And Forest Conservation Easements

"Developer Reserves unto itself, its Successors and Assigns, All Easements Shown on This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Area"). Located In, On, Over, And Through Lots 1 Thru 11, Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B'. 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 Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A 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(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

Fisher, Collins & Carter, Inc.
Civil Engineering Consultants & Land Surveyors
Centennial Square Office Park-10272 Baltimore National Pike
Ellicott City, Maryland 21042
(410) 461-2895

Owners
Boarmán Property Investment, LLC
12126 Maryland Route 216
Fulton, Maryland 20759
Ph# (301) 725-4704

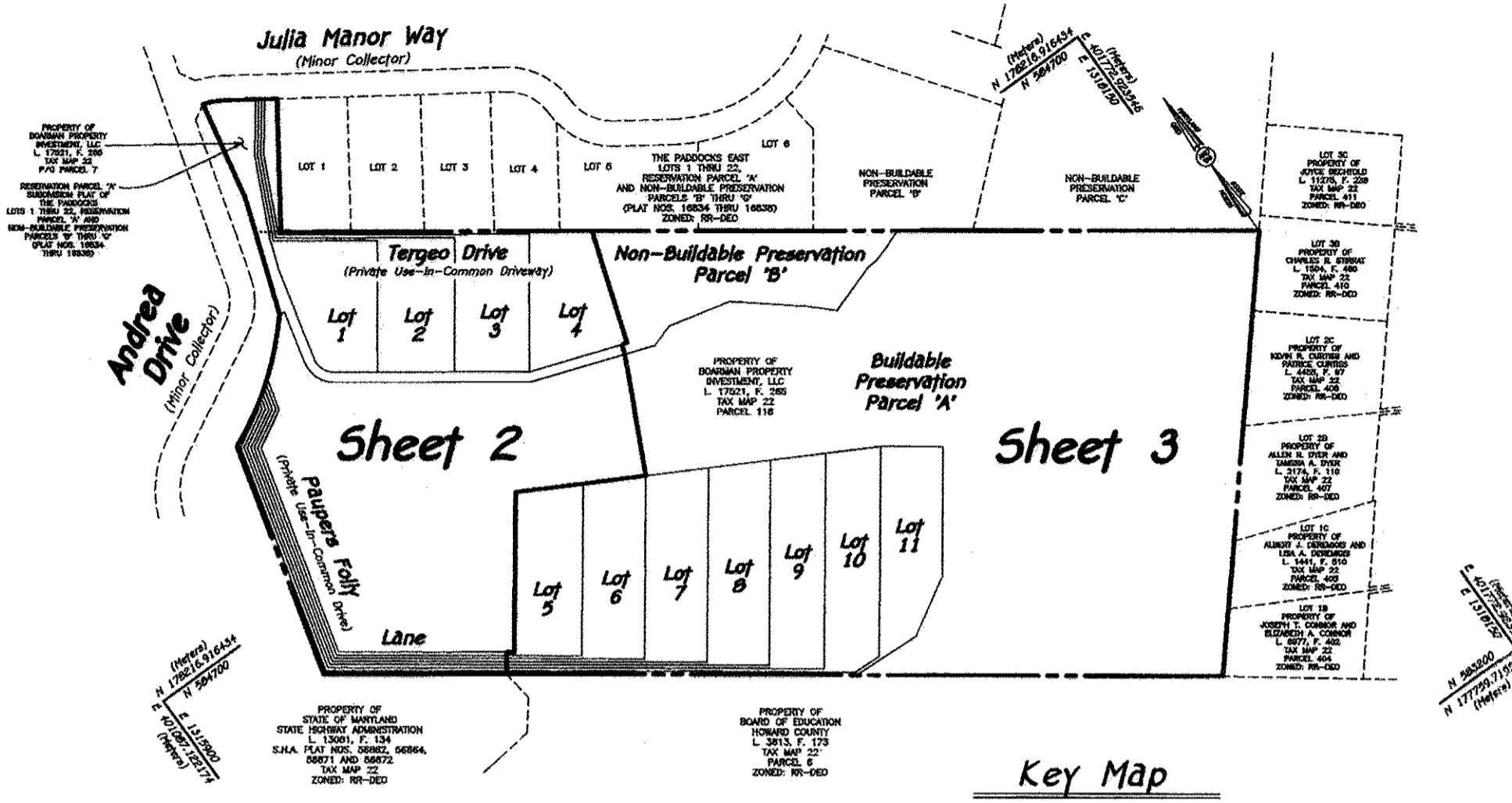
Developer
Belvedere Estates Development Corporation
13402 Clarksville Pike
Highland, Maryland 20777
Ph# (410) 707-1976



The Requirements 3-108, The Real Property Article, Annotated Code Of Maryland, 1988 Supplement Volume, (As Supplemented) As For As They Relate To The Making Of This Plat And The Setting Of Metes Have Been Complied With.

Mark L. Robel 7/12/17
Mark L. Robel, P.L.S. #339
Date
Property Line Surveyor

George L. Boarmán 7/12/17
George L. Boarmán, LLC, Owner
By: George L. Boarmán, Managing Member
Date



- Legend**
- Private Access, Drainage & Utility Easement And Private Shared Driveway Easement For The Use And Benefit Of Lots 5 Thru 11
 - Private Stormwater Management, Drainage & Utility Easement
 - Private Use-In-Common Access & Utility Easement For The Use And Benefit Of Lots 1 Thru 4
 - Public Forest Conservation Easement (Retention)
 - Public Forest Conservation Easement (Afforestation)
 - Public 100 Year Floodplain, Drainage & Utility Easement
 - Limit Of Wetlands
 - 10' Private Tree Maintenance Easement
 - Public Sewer & Utility Easement For Community Shared Sewerage Disposal System For Lots 1 Thru 4
 - Public Sight Distance Easement
 - Previously Recorded Lot Line Removed By Recordation Of This Plat
 - Public 100 Year Floodplain, Drainage & Utility Easement Elevations
 - 2009 Unmitigated 65 dBA Noise Line

General Notes Continued:

- Wetland And Forest Stand Delineation Information Shown Was Taken From Reports Prepared By Eco-Science Professionals, Inc. Dated December 18, 2009 And Updated May 6, 2016.
- A Traffic Impact Analysis Was Prepared By Mars Group Dated June, 2009. An APFO Study Was Prepared By Mars Group Dated July, 2009 And Approved Under SP-10-004 On October 20, 2010.
- A Noise Study Was Prepared For This Property By Mars Group Dated November, 2009 And Approved Under SP-10-004 On October 20, 2010.
- There Is A 100-Year Floodplain And Stream On This Property. The Non-Critical Floodplain Study For This Project Was Prepared By Fisher, Collins & Carter, Inc. And Approved With SP-10-004 On October 20, 2010.
- No Grading, Removal Of Vegetative Cover Or Trees, Paving And New Structures Shall Be Permitted Within The Limits Of Wetlands, Stream(s), Or Their Required Buffers, Floodplain And Forest Conservation Easement Areas.
- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet On Lots 5 Thru 11 And Buildable Preservation Parcel 'A', As Required By The Maryland State Department Of The Environment For Individual Sewerage Disposal. This Area Also Designates A Community Shared Sewerage Disposal Area Including 10,000 Square Feet Each For Lots 1 Thru 4. Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Adjustments To The Private Sewerage Easement. Recordation Of A Modified Sewerage Easement Shall Not Be Necessary.
- This Plan Is Subject To Waiver Petition WP-10-018 To Waive Section 16.120(b)(6)(v)a. And 16.120(b)(6)(vii), Approved By The Planning Director On October 28, 2009 Subject To The Following Conditions:
 - Use-In-Common Driveways Shall Not Serve More Than 6 Dwellings. The Proposed Use-In-Common Driveway Serving Lots 5 Thru 11 And Buildable Preservation Parcel 'A' Shall Be Designed As A Public Road Or The Number Of Users Must Be Reduced. If A Design Manual Waiver Is Desired, The Applicant Must Provide An Appropriate Justification As To Why A Public Road Cannot Be Provided Or The Number Of Users Reduced.
 - In Order To Address Modified Perimeter Landscaping Requirements, The Applicant Shall Consider And Pursue Alternative Landscaping Options (Such As Decorative Fencing, Ornamental Trees And/Or Hedging) Along The Use-In-Common Driveway That Could Be Supported In A Landscape Area Less Than Ten (10) Feet In Width.
- No Cemeteries Or Grave Sites Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
- The Existing Dwelling And Sheds Outside Sewerage Easement On Buildable Preservation Parcel 'A' Are To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements. Horse Stalls Located On Lot 2 And Lot 6 To Be Removed And Sheds Inside Sewerage Easement On Buildable Preservation Parcel 'A' To Be Removed Prior To Plat Recordation.
- Lots 1 Thru 4 Of This Subdivision Are Connected To The Shared Sewage Disposal Facility Governed By Section 16.1200 Et Seq. Of The Howard County Code. The Developer Is Obligated To Construct The Facility Under The Provisions Of The Developer Agreement Number 50-4964-D Dated May 24, 2011. A Building Permit For Lots 1 Thru 4 May Not Be Issued Until The Construction Of The Facility Is Completed. Activity On These Lots Is Restricted And Is Subject To The Declaration Of Covenants, Conditions, Right-Of-Entry, And Restrictions For Shared Sewage Disposal Facility Intended To Be Recorded Among The Land Records Of Howard County, Maryland. Lots 1 Thru 4 Shall Be Assessed Shared Sewage Disposal Facility Charges And Assessments Pursuant To Sections 20.800 Et Seq. Of The Howard County Code.
- The Total Area For The Public Shared Sewerage System Easement Is 0.955 Acres.

General Notes Continued On Sheet 4:

Area Tabulation For This Submission

Total Number Of Buildable Lots To Be Recorded	11
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Buildable Preservation Parcels To Be Recorded	1
Total Number Of Non-Buildable Preservation Parcels To Be Recorded	1
Total Number Of Lots/Parcels To Be Recorded	13
Total Area Of Buildable Lots To Be Recorded	13.048 Ac.*
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.*
Total Area Of Buildable Preservation Parcels To Be Recorded	23.909 Ac.*
Total Area Of Non-Buildable Preservation Parcels To Be Recorded	2.813 Ac.*
Total Area Of Lots/Parcels To Be Recorded	39.770 Ac.*
Total Area Of Roadway To Be Recorded	0.000 Ac.*
Total Area To Be Recorded	39.770 Ac.*

APPROVED: For Private Water And Private Septic Systems, And Shared Septic Systems (Lots 1 Thru 4). Use Of The Shared Septic System Is In Conformance With The County Plan.

Howan for Maura Rossman 7/28/2017
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Chad Edinger 8-7-17
Chief, Development Engineering Division Date

Kent Skunkovich 8-29-17
Director Date

Owner's Certificate

Boarmán Property Investment, LLC, By George L. Boarmán, Managing Member, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-of-way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-of-way. Witness My Hand This 12th Day Of July, 2017.

George L. Boarmán
Boarmán Property Investment, LLC
By: George L. Boarmán, Managing Member

Paul A. Fisher
Witness

Surveyor's Certificate

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By George Boarmán And Teresa Boarmán To Boarmán Property Investment, LLC By Deed Dated March 29, 2017 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 17521 At Folio 265; And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Mark L. Robel
Mark L. Robel, Property Line Surveyor, No. 339
Expiration Date: October 4, 2018

Recorded As Plat No. 24286 On 8-31-17
Among The Land Records Of Howard County, Maryland.

Belvedere Estates
Lots 1 Thru 11, Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B'

Zoned: RR-DEO
Tax Map: 22, Parcels: 116 And P/O Parcel 7, Grid: B
Third Election District - Howard County, Maryland

Date: May 1, 2017 Scale: As Shown Sheet 1 Of 4

The Requirements 3-108, The Real Property Article, Annotated Code of Maryland, 1988 Revisions, Volume 1 (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Mark L. Robel 7/18/17
 Mark L. Robel, P.L.S., #339
 (Property Line Surveyor)
George L. Boardman 7/18/17
 George L. Boardman, P.L.S., #285
 (Subdivision Plat, L.C. Owner)
 By: George L. Boardman, (Capacity)

Curve Data Tabulation

Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Bearing & Distance
1063-7049	605.00'	277.79'	26°18'26"	141.39'	N 53°44'35" E 275.35'
7044-7045	175.00'	46.23'	15°08'10"	23.25'	S 63°16'35" E 46.10'
7050-7057	42.50'	10.56'	14°14'18"	5.31'	N 75°14'55" W 10.53'

Fisher, Collins & Carter, Inc.
 Civil Engineering Consultants & Land Surveyors
 Centennial Square Office Park-10272 Baltimore National Pike
 Ellicott City, Maryland 21042
 (410) 461-2855

Property Lot Line Table

Sym.	Bearing & Distance
PL1	N 53°53'51" W 380.17'
PL2	S 14°51'45" W 476.82'
PL3	S 61°04'26" W 83.52'
PL4	S 14°51'45" W 7.74'
PL5	N 53°53'51" W 355.89'
PL6	S 14°51'45" W 469.80'
PL7	S 61°04'26" W 83.52'
PL8	S 14°51'45" W 17.09'
PL9	N 53°53'51" W 321.62'
PL10	S 14°51'45" W 462.93'
PL11	S 61°04'26" W 83.52'
PL12	S 14°51'45" W 26.62'
PL13	N 53°53'51" W 347.34'
PL14	S 14°51'45" W 465.99'
PL15	S 61°04'26" W 83.52'
PL16	S 14°51'45" W 36.42'
PL17	N 53°53'51" W 343.07'
PL18	S 14°51'45" W 449.05'
PL19	S 61°04'26" W 83.52'
PL20	S 14°51'45" W 46.43'
PL21	N 53°53'51" W 338.79'
PL22	S 14°51'45" W 442.10'
PL23	S 61°04'26" W 83.52'
PL24	S 14°51'45" W 56.60'
PL25	N 53°53'51" W 334.22'
PL26	S 14°51'45" W 435.16'
PL27	S 61°04'26" W 83.52'
PL28	S 14°51'45" W 67.19'
PL29	N 54°02'02" W 208.35'
PL30	N 25°40'58" E 171.91'
PL31	N 36°27'22" E 112.63'
PL32	N 54°09'09" W 307.49'
PL33	N 25°40'58" E 186.33'
PL34	N 36°27'22" E 112.29'
PL35	N 54°09'09" W 500.85'
PL36	N 25°40'58" E 180.75'
PL37	N 36°27'22" E 111.95'
PL38	N 25°40'58" E 183.78'
PL39	S 36°27'22" W 112.97'

Private Use-In-Common Access & Utility Easement Line Table

Sym.	Bearing & Distance
AE1	S 36°27'22" W 112.97'
AE2	S 25°40'58" W 183.78'
AE3	S 19°16'42" W 26.92'
AE4	R=62.74' L=48.40'
AE5	S 54°04'31" E 532.01'
AE6	R=12.00' L=18.85'
AE7	S 55°52'29" W 9.00'
AE8	S 54°04'31" E 48.00'
AE9	N 35°52'29" E 57.00'
AE10	N 54°04'31" W 592.01'
AE11	R=37.93' L=55.22'
AE12	N 25°40'58" E 183.78'
AE13	N 36°27'22" E 111.61'

Note: The Shared Sewerage System Will Be Available To Lots 1 Thru 4. Plans For The Facility Including Any Necessary Point Of Discharge Have Been Approved By Department Of Environment & General Services.

George L. Boardman 7/18/17
 George L. Boardman, P.L.S., #285
 (Subdivision Plat, L.C. Owner)

Area Tabulation For This Sheet

Total Number Of Buildable Lots To Be Recorded	4
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Buildable Preservation Parcels To Be Recorded	1
Total Number Of Non-Buildable Preservation Parcels To Be Recorded	1
Total Number Of Lots/Parcels To Be Recorded	6
Total Area Of Buildable Lots To Be Recorded	5.147 Ac.+
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.+
Total Area Of Buildable Preservation Parcels To Be Recorded	6.890 Ac.+
Total Area Of Non-Buildable Preservation Parcels To Be Recorded	0.786 Ac.+
Total Area Of Lots/Parcels To Be Recorded	12.823 Ac.+
Total Area Of Roadway To Be Recorded	0.000 Ac.+
Total Area To Be Recorded	12.823 Ac.+

APPROVED: For Private Water And Private Septic Systems, And Shared Septic Systems (Lots 1 Thru 4). Use Of The Shared Septic System Is In Conformance With The County Plan.

George L. Boardman 7/18/2017
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Paul E. Ehrlich 8.7.17
 Chief, Development Engineering Division

Kurt S. Lebeck 8.29.17
 Director

Owner's Certificate

Boarman Property Investment, LLC, By George L. Boardman, Managing Member, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-of-way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-of-way. Witness My Hand This 12th Day Of July, 2017.

George L. Boardman
 Boardman Property Investment, LLC
 By: George L. Boardman, Managing Member

Surveyor's Certificate

I Herewith Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Fully Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By George Boardman And Teresa Boardman To Boardman Property Investment, LLC By Deed Dated March 29, 2017 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 17521 At Folio 265; And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Mark L. Robel
 Mark L. Robel, Property Line Surveyor, No. 339
 Expiration Date: October 4, 2018

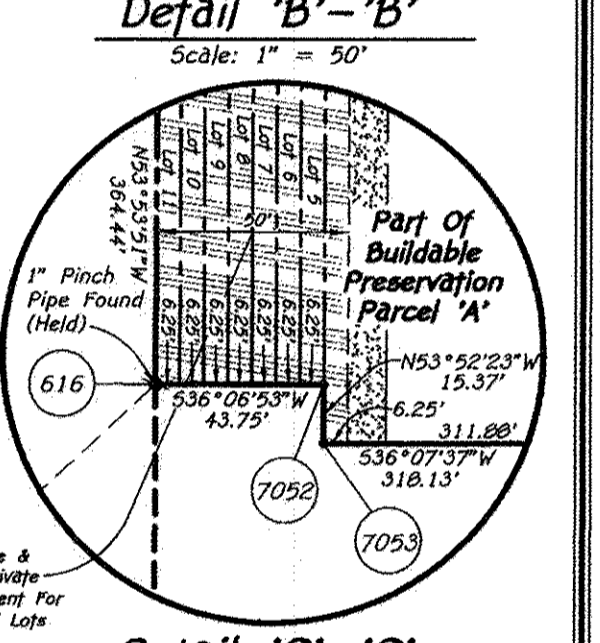
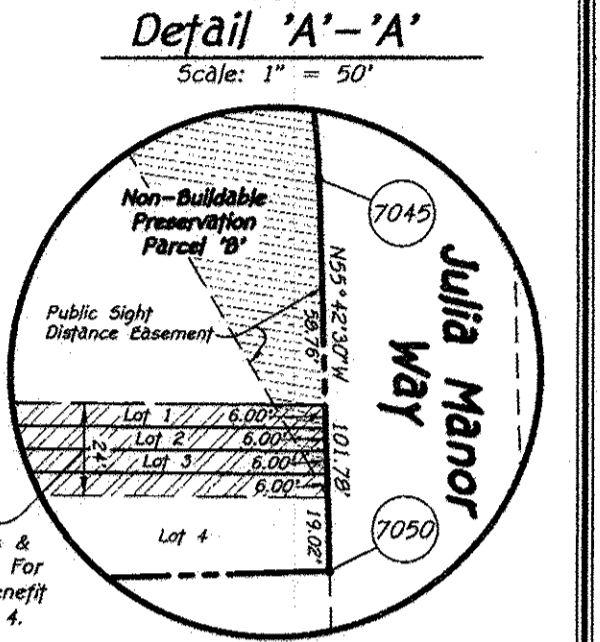
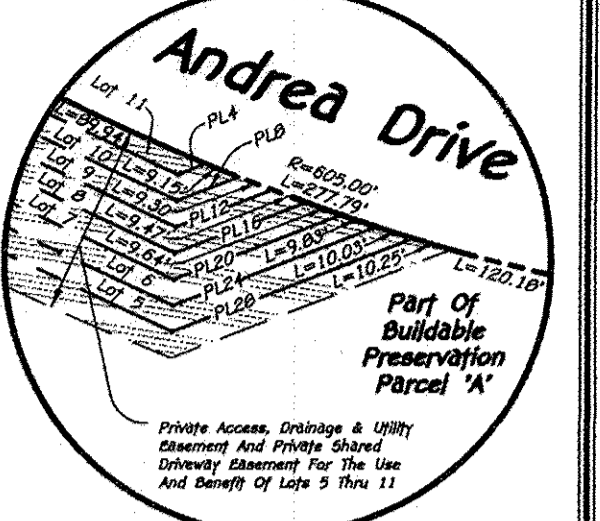
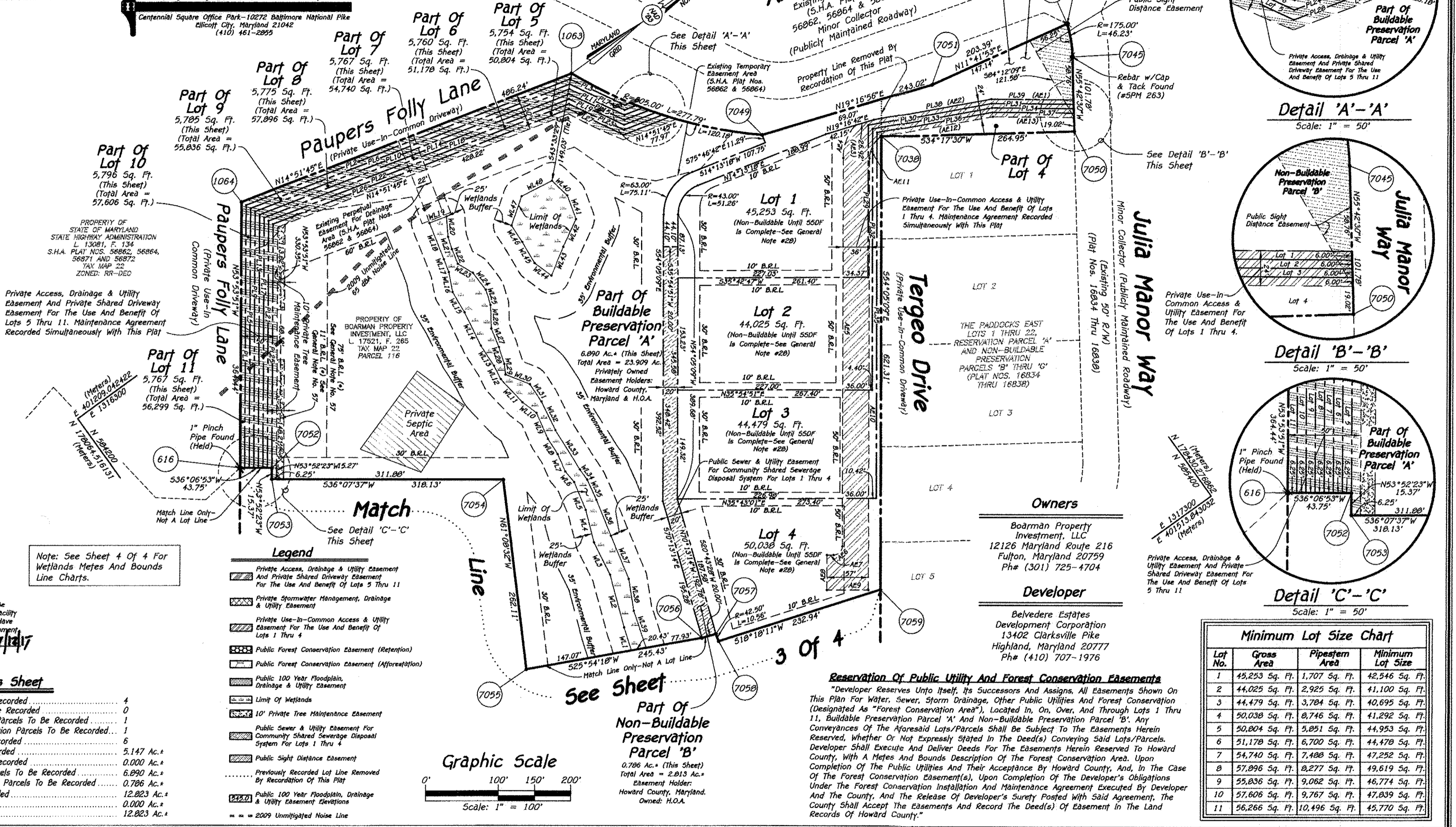
Recorded As Plat No. 24287 On 8-31-17
 Among The Land Records Of Howard County, Maryland.

Belvedere Estates

Lots 1 Thru 11, Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B'

Zoned: RR-DEO
 Tax Map: 22, Parcels: 116 And P/O Parcel 7, Grid: B
 Third Election District - Howard County, Maryland

Date: May 1, 2017 Scale: 1"=100' Sheet 2 Of 4



Minimum Lot Size Chart

Lot No.	Gross Area	Pipeset Area	Minimum Lot Size
1	45,253 Sq. Ft.	1,707 Sq. Ft.	42,546 Sq. Ft.
2	44,025 Sq. Ft.	2,925 Sq. Ft.	41,100 Sq. Ft.
3	44,479 Sq. Ft.	3,784 Sq. Ft.	40,695 Sq. Ft.
4	50,038 Sq. Ft.	8,746 Sq. Ft.	41,292 Sq. Ft.
5	50,804 Sq. Ft.	5,851 Sq. Ft.	44,953 Sq. Ft.
6	51,178 Sq. Ft.	6,700 Sq. Ft.	44,478 Sq. Ft.
7	54,740 Sq. Ft.	7,488 Sq. Ft.	47,252 Sq. Ft.
8	57,896 Sq. Ft.	8,277 Sq. Ft.	49,619 Sq. Ft.
9	55,836 Sq. Ft.	9,062 Sq. Ft.	46,774 Sq. Ft.
10	57,606 Sq. Ft.	9,767 Sq. Ft.	47,839 Sq. Ft.
11	56,266 Sq. Ft.	10,496 Sq. Ft.	45,770 Sq. Ft.

The Requirements 3-108, The Real Property Article, Annotated Code of Maryland, 1989 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Mark L. Robel 7/12/17
 Mark L. Robel, P.L.S. #339
 (Property Line Surveyor)
 Date
 George L. Boorman 7/12/17
 George L. Boorman, (Capacity)
 Date

Public 100 Year Floodplain, Drainage & Utility Easement - Line Table

Line	Bearing	Length	Line	Bearing	Length
FP1	S 60°16'02" W	138.80'	FP22	N 41°04'51" W	24.30'
FP2	S 68°13'02" W	93.36'	FP23	N 79°49'42" W	31.12'
FP3	S 99°58'10" W	36.37'	FP24	S 83°02'48" W	57.56'
FP4	N 76°38'57" W	175.24'	FP25	S 47°29'12" W	60.93'
FP5	S 44°27'10" W	67.31'	FP26	S 51°47'41" W	23.53'
FP6	S 15°56'21" W	41.80'	FP27	S 29°59'39" W	18.50'
FP7	S 40°10'27" W	25.03'	FP28	S 36°01'27" W	30.94'
FP8	S 36°44'32" W	104.70'	FP29	S 22°08'37" W	106.25'
FP9	S 51°17'14" W	110.71'	FP30	S 52°44'41" W	24.70'
FP10	S 17°18'51" E	27.70'	FP31	N 23°30'24" W	19.89'
FP11	S 02°56'22" W	42.65'	FP32	S 86°11'14" W	31.48'
FP12	S 64°30'01" E	20.96'	FP33	S 53°10'14" W	69.76'
FP13	S 66°22'44" E	16.30'	FP34	S 41°58'48" W	66.53'
FP14	S 49°56'16" E	25.60'	FP35	S 58°58'39" W	52.74'
FP15	S 02°54'50" E	53.92'	FP36	S 65°26'32" W	89.10'
FP16	S 56°15'44" W	101.24'	FP37	S 64°25'54" W	21.32'
FP17	N 83°20'03" W	61.22'	FP38	S 72°27'13" W	179.47'
FP18	S 05°42'46" W	7.31'	FP39	S 79°21'42" W	62.70'
FP19	S 23°30'23" W	14.66'	FP40	S 84°39'59" W	15.92'
FP20	S 62°03'26" W	82.92'	FP41	S 67°31'02" W	97.42'
FP21	N 78°08'08" W	32.33'			

Note: The Shared Sewerage System Will Be Available To Lots 1 Thru 4. Plans For The Facility Including Any Necessary Point Of Discharge Have Been Approved By The Department Of Environment.

George L. Boorman 7/12/17
 George L. Boorman, (Capacity)
 Date

Private Stormwater Management, Drainage & Utility Easement Line Table

Line	Bearing	Length
D1	N 84°34'03" E	106.33'
D2	N 59°24'28" E	134.30'
D3	N 36°07'37" E	243.53'
D4	N 37°26'05" E	92.36'
D5	N 41°58'48" W	63.93'
D6	N 31°18'06" W	43.16'
D7	N 49°22'13" W	78.68'
D8	N 56°30'27" W	78.94'
D9	R=169.61' L=43.52'	
D10	N 14°40'38" E	23.66'
D11	N 84°14'46" W	128.12'
D12	N 16°41'45" W	56.95'
D13	N 34°43'52" W	43.11'
D14	S 73°48'53" W	146.72'
D15	S 16°13'07" E	88.95'
D16	S 61°08'32" E	37.51'
D17	S 36°07'32" W	359.73'
D18	S 53°52'23" E	20.00'
D19	N 36°07'32" E	362.28'
D20	S 61°08'32" E	73.94'
D21	N 28°51'28" E	30.00'
D22	S 61°08'32" E	23.70'
D23	N 28°51'28" E	22.18'
D24	S 87°07'11" E	87.31'
D25	S 9°41'54" W	L=68.04'
D26	S 56°30'27" E	81.23'
D27	S 36°02'34" W	70.04'
D28	S 47°52'40" E	16.15'
D29	S 36°07'37" W	397.65'
D30	S 53°52'23" E	10.00'
D31	S 36°07'37" W	82.00'
D32	N 36°07'37" E	355.28'
D33	S 53°52'23" E	115.00'
D34	S 36°07'37" W	256.97'
D35	S 59°24'28" W	126.99'
D36	N 53°52'23" W	72.71'

Area Tabulation For This Sheet

Total Number Of Buildable Lots To Be Recorded	7
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Buildable Preservation Parcels To Be Recorded	0
Total Number Of Non-Buildable Preservation Parcels To Be Recorded	0
Total Number Of Lots/Parcels To Be Recorded	7
Total Area Of Buildable Lots To Be Recorded	7,901 Ac.±
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.±
Total Area Of Buildable Preservation Parcels To Be Recorded	17,019 Ac.±
Total Area Of Non-Buildable Preservation Parcels To Be Recorded	2,027 Ac.±
Total Area Of Lots/Parcels To Be Recorded	26,947 Ac.±
Total Area Of Roadway To Be Recorded	0.000 Ac.±
Total Area To Be Recorded	26,947 Ac.±

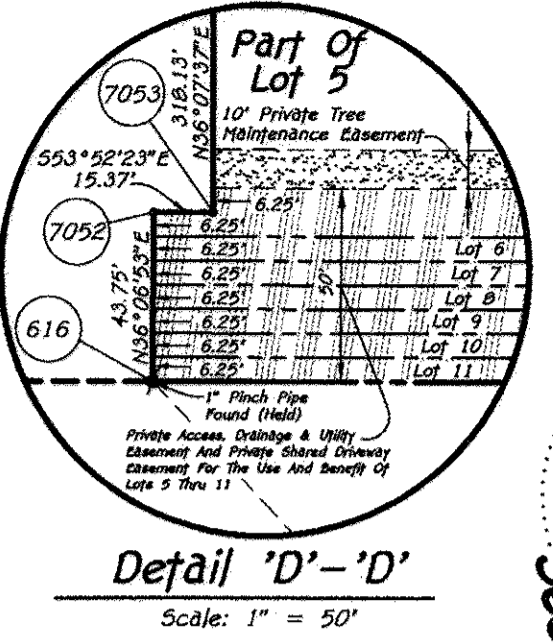
APPROVED: For Private Water And Private Septic Systems, And Shared Septic Systems (Lots 1 Thru 4). Use Of The Shared Septic System Is In Conformance With The County Plan.

Howard County Health Officer
 Approved for Murray Rossman 7/28/2017
 Date MRO

APPROVED: Howard County Department Of Planning And Zoning.

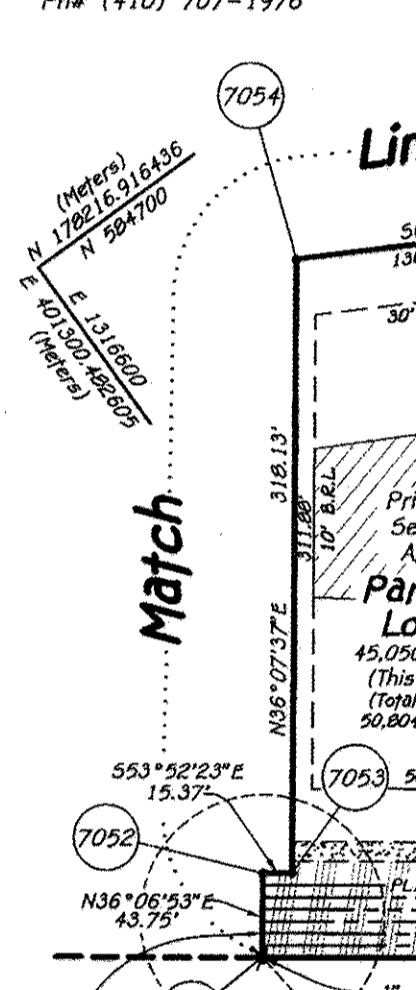
Chief, Development Engineering Division
 Approved for Kurt Shankle 8-29-17
 Date

Director
 Approved for George L. Boorman 8-7-17
 Date

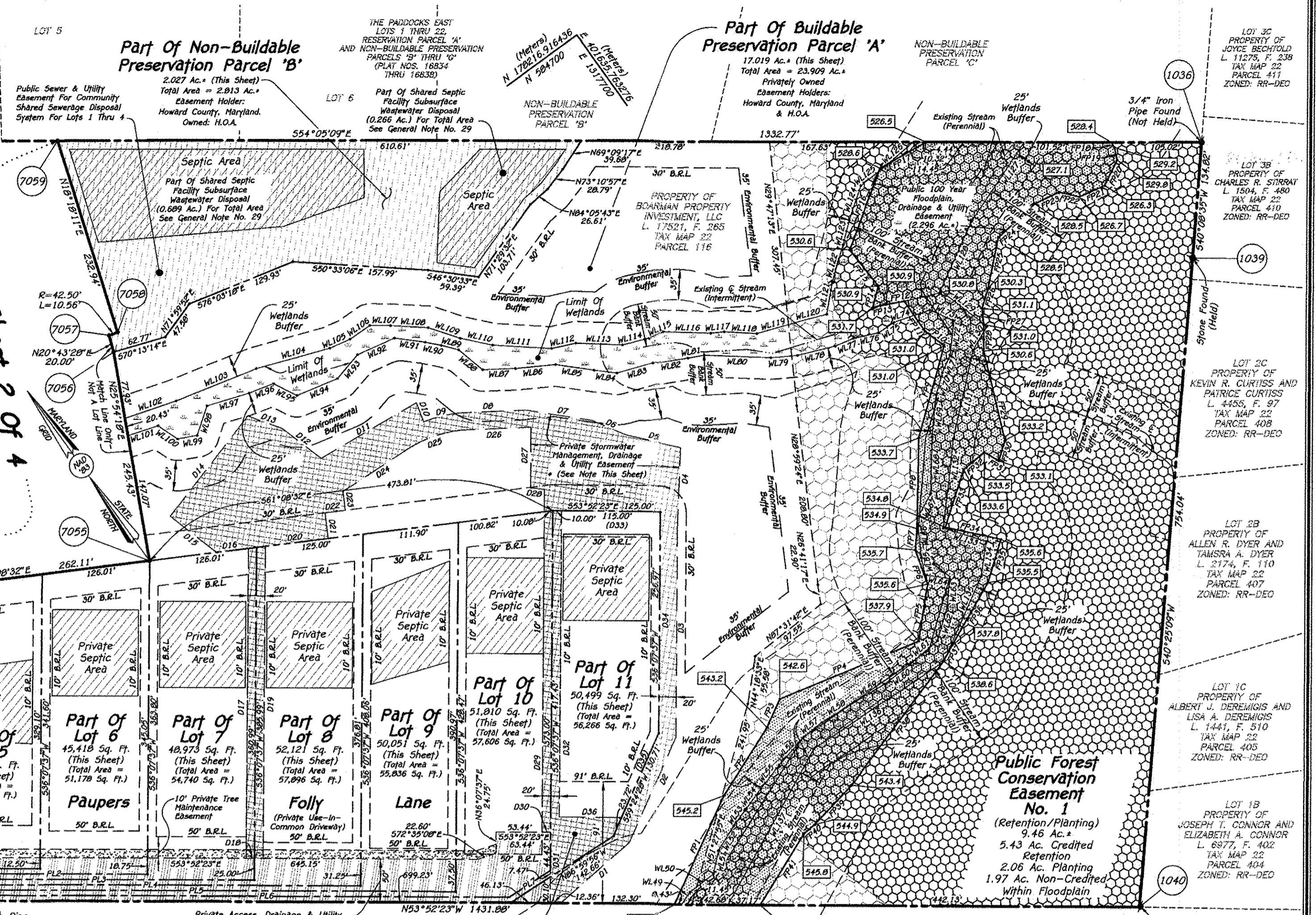


Owners
 Boardman Property Investment, LLC
 12126 Maryland Route 216
 Fulton, Maryland 20759
 Ph# (301) 725-4704

Developer
 Belvedere Estates Development Corporation
 13402 Clarksville Pike
 Highland, Maryland 20777
 Ph# (410) 707-1976



Fisher, Collins & Carter, Inc.
 Civil Engineering Consultants & Land Surveyors
 Centennial Square Office Park-10272 Baltimore National Pike
 Ellicott City, Maryland 21042
 (410) 461-2855



Owner's Certificate

Boardman Property Investment, LLC, By George L. Boorman, Managing Member, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-of-way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-of-way. Witness My Hand This 12th Day Of July, 2017.

George L. Boorman
 Boardman Property Investment, LLC
 By: George L. Boorman, Managing Member

Surveyor's Certificate

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By George Boardman And Teresa Boardman To Boardman Property Investment, LLC By Deed Dated March 29, 2017 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 17521 At Folio 265; And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Mark L. Robel
 Mark L. Robel, Property Line Surveyor, No. 339
 Expiration Date: October 4, 2018

Property Lot Line Table

Sym.	Bearing & Distance
PL1	N 53°52'23" W 150.37'
PL2	N 53°52'23" W 275.37'
PL3	N 53°52'23" W 400.36'
PL4	N 53°52'23" W 524.36'
PL5	N 53°52'23" W 635.36'
PL6	N 53°52'23" W 697.37'
PL7	N 86°59'56" W 57.31'

Reservation Of Public Utility And Forest Conservation Easements

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Area"), Located In, On, Over, And Through Lots 1 Thru 11, Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B'. 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 Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A 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(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

Recorded As Plat No. 24288 On 8-31-17
 Among The Land Records Of Howard County, Maryland.

Belvedere Estates
 Lots 1 Thru 11, Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B'

Zoned: RR-DEO
 Tax Map: 22, Parcels: 116 And P/O Parcel 7, Grid: B
 Third Election District - Howard County, Maryland

Date: May 1, 2017 Scale: 1"=100' Sheet 3 Of 4

Wetlands Line Table with 3 columns of bearings and distances for various wetland areas.

Density Exchange table showing Initial Exchange and Second Exchange details for Belvedere Estates.

Requirements 5-108, The Real Property Article, Annotated Code of Maryland, 1996 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

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').

Note: The Shared Sewerage System Will Be Available To Lots 1 Thru 4. Plans For The Facility Including Any Necessary Point Of Discharge Have Been Approved By The Department Of Environment.

- Legend: Private Access, Drainage & Utility Easement; Private Shared Driveway Easement; Private Stormwater Management, Drainage & Utility Easement; Private Use-In-Common Access & Utility Easement; Public Forest Conservation Easement (Retention); Public Forest Conservation Easement (Afforestation); Public 100 Year Floodplain, Drainage & Utility Easement; Limit Of Wetlands; 10' Private Tree Maintenance Easement; Public Sewer & Utility Easement For Community Shared Sewerage Disposal System For Lots 1 Thru 4; Public Sight Distance Easement; Previously Recorded Lot Line Removed By Recordation Of This Plat; Public 100 Year Floodplain, Drainage & Utility Easement Elevations; 2009 Unmitigated 65 dBA Noise Line.

Owners: Boardman Property Investment, LLC, 2126 Maryland Route 216, Fulton, Maryland 20759, Ph# (301) 725-4704. Developer: Belvedere Estates Development Corporation, 13402 Clarksville Pike, Highland, Maryland 20777, Ph# (410) 707-1976.

Fisher, Collins & Carter, Inc. Civil Engineering Consultants & Land Surveyors, Centennial Square Office Park-10272 Baltimore National Pike, Ellicott City, Maryland 21042, (410) 461-2855.

Density Tabulation

- 1. Tract Area = 39.77 Ac.*
2. Floodplain Area = 2.30 Ac.*
3. Steep Slopes = 1.17 Ac.*
4. Net Tract Area = 36.30 Ac.*
5. Density Allowed By Matter Of Right: 39.77 Ac.* x 1 Dwelling Unit/4.25 Acres = 9 Single Family Detached Units
6. Density Allowed With Density Exchange Option = 18 Single Family Units (1 Dwelling Unit/2 Net Acres x 36.30 Net Acres)
7. Total Number Of Proposed Dwelling Units = 12 Units (11 Cluster Lots + 1 Buildable Preservation Parcel)
8. Development Rights Will Be Transferred To This Subdivision Pursuant To The Density Transfer Provision Of Section 106.0 Of The Zoning Regulations For This Property Underlying RR Zoning District (12 Proposed Dwelling Units - 9 Base Density/Right = 3 Development Rights Required To Be Transferred)

General Notes Continued:

- 30. As Per Section 105.0.G.4.c.(2) Of The Zoning Regulations, Only One Easement Holder Is Required For Preservation Parcels Designed Solely For S.W.M. Facilities Or Community Sewerage Disposal Systems.
A. Buildable Preservation Parcel 'A' Owned: Private Homeowner Easement Holders: H.O.A. & Howard County, Maryland Use: A Single Home Site
B. Non-Buildable Preservation Parcel 'B' Owned: H.O.A. Easement Holders: Howard County, Maryland Use: Community Shared Sewerage Disposal System
31. Articles Of Incorporation For The Belvedere Estates Homeowners Association, Inc. Has Been Filed With The Maryland State Department Of Assessments And Taxation On 8/28/17 With Receipt No. 017809377.
32. This Property Is Not Located Within The Metropolitan District, Well, Private Septic And A Public Sewer & Utility Easement For Community Shared Sewerage Disposal System For Lots 1 Thru 4 Will Be Utilized For This Project.
33. All Wells Must Be Drilled Prior To Howard County Health Department Signature Of The Final Plat.
34. Buildable Preservation Parcel 'A' To Be Privately Owned And Encumbered By An Easement With The Belvedere Estates Homeowners Association, Inc. And Howard County, Maryland.
35. This Plan Is Subject To A Design Manual Waiver Approved By Development Engineering Division On March 24, 2010. This Waiver Of Design Manual Vol. III, Section 2.6.B (Table 2.10), Which Allows A Maximum Of 5 Users On A Use-In-Common Driveway. This Waiver Was Approved Based On The Following Information:
a. The Justification Letter Approved By FCC Dated July 23, 2009.
b. If The Road Was Public, Additional Grading Would Be Required And Would Have A Significant Impact On Environmental Features That Would Require Cutting Into The Embankment For Route 32.
c. The Use-In-Common Driveway Would Be Widened To A County Road Standard But Will Not Need Additional Attributes Which Would Require The Additional Grading.
36. There Is An Historic Structure Located On This Project Based On The Howard County Inventory Map, Dated To 1830. This Plan Came Before The Historic Preservation Commission On July 1, 2010 For Advisory Comments And Has No Objections To The Plan.
37. This Plan Is Subject To Waiver Petition WP-11-079 To Waive Section 16.144 (k) Approved On December 6, 2010 Subject To The Following Condition:
1. The Developer Must Submit A Final Plan For Belvedere Estates (Formerly Paupers Folly) To The Department Of Planning And Zoning On Or Before February 22, 2012.
38. This Plan Is Subject To Waiver Petition WP-12-111 To Waive Section 16.144 (k) Approved On December 6, 2010 Subject To The Following Condition:
1. The Developer Must Submit A Final Plan For Belvedere Estates (Formerly Paupers Folly) To The Department Of Planning And Zoning On Or Before August 20, 2012.
39. This Plan Is Subject To Waiver Petition WP-13-019 To Waive Section 16.144 (k) Approved On September 19, 2012 Subject To The Following Conditions:
1. The Developer Must Submit A Final Plan For Belvedere Estates (Formerly Paupers Folly) To The Department Of Planning And Zoning On Or Before August 20, 2013.
2. A Letter From Sandy Spurr Confirming The Applicant's Efforts To Obtain Financing (As Indicated By Email Correspondence From Mr. W. Eskine, Esq., Dated August 31, 2012) Shall Be Submitted To The Division Of Land Development Within 60 Days Of Waiver Approval (On Or Before November 18, 2012).
40. This Plan Is Subject To Waiver Petition WP-14-017 To Waive Section 16.144 (k) Approved On September 5, 2013 Subject To The Following Conditions:
1. The Developer Must Submit A Final Plan For Belvedere Estates (Formerly Paupers Folly) To The Department Of Planning And Zoning On Or Before August 20, 2015.
41. This Plan Is Subject To Waiver Petition WP-16-012 To Waive Section 16.144 (k) A Reconsideration By DPZ On 09/14/2016 Approved The Waiver To Section 16.144 (k) Which Requires That A Final Plan Be Submitted For All Development Approved On A Preliminary Equivalent Sketch Plan Within Four Months From The Date Of Approval For Subdivision Proposing 50 Or Fewer Housing Units. Waiver Reconsideration Approval Is Subject To The Following Conditions:
1. The Developer Must Submit A Final Plan For Belvedere Estates (Formerly Paupers Folly) To The Department Of Planning And Zoning On Or Before February 16, 2016.
2. The Conditions Of Approval Outlined In The Development Engineering Divisions Memo Of September 8, 2015 Shall Be Addressed With The Final Plan.
42. The Private Use-In-Common Access & Utility Easement For The Use And Benefit Of Lots 1 Thru 4 And Maintenance Agreement Is Recorded Simultaneously With This Plat.
43. The Private Access, Drainage & Utility Easement For The Use And Benefit Of Lots 5 Thru 11 And Maintenance Agreement Is Recorded Simultaneously With This Plat.
44. Declaration Of Covenants And Restrictions Are Recorded Simultaneously With This Plat.
45. The Unmitigated 65 dBA Noise Contour Line Drawn On This Plat Is Advisory As Required By The Howard County Design Manual, Chapter 5, Revised February, 1992, And Cannot Be Considered To Exactly Locate The 65 dBA Noise Exposure. The 65 dBA Noise Line Was Established By Howard County To Alert Developers, Builders And Future Residents That Areas Beyond This Threshold May Exceed Generally Accepted Noise Levels Established By The U.S. Department Of Housing And Urban Development.
46. Using The Density/Cluster Exchange Option Described In Section 106.0 Of The Zoning Regulations, The Development Rights For 3 DEO Of The Residential Lots/Parcels Shown On The Subdivision Plan For Belvedere Estates (Formerly Paupers Folly) (SP-10-004) Have Been Transferred From The Following Properties:
a. Zevelod Subdivision (RE-16-002 (S1)), Lot 6, Tax Map 13, Grid 24, Parcel 61 - 1 DEO
b. Zitzman Property (RE-16-003 (S2)), Tax Map 10, Grid 8, Parcel 113 = 2 DEO
47. Site Is Not Adjacent To A Scenic Road.
48. Distances Shown Hereon Are Base On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
49. A Pre-Submission Community Meeting Was Held For This Project On December 22, 2009 At 6:00 PM At The Glenwood Library.
50. SP-10-004 Was Signed Prior To 10/6/13 And Therefore This Project Is Grandfathered From Moderate Income Housing Unit (M.I.H.U.) Requirements And Fees.
51. Landscaping For Lots 1 Thru 11 Is Provided In Accordance With A Certified Landscape Plan With The Road Construction Plan Set.
52. The Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard County Code And Forest Conservation Act. No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easement; However Forest Management Practices As Defined In The Deed Of Forest Conservation Easement Are Allowed.
53. The 75' Stream Buffer For The Perennial Stream Is Grandfathered Under SP-10-004.
54. Public Site Distance Easement Is Owned By And Maintained By Howard County, Maryland.
55. Private Stormwater Management, Drainage & Utility Easements Are Maintained By The Belvedere Estates Homeowners Association, Inc.
56. The Shared Sewerage System For The Houses On Lots 1 Thru 4 Has Been Designed Using 5 Bedrooms Per House And A Total Design Flow At 150 gpd/Bedroom.
57. Plat Subject To BA Case No. 16-009V Which On September 8, 2016 The Hearing Examiner Approved A Reduction Of The 75-Foot Front Setback Up To 11 Feet For Four (4) Existing Structures In The RR-DEO Zoning District. This Decision Contains The Following Stipulation:
1. The Variances Shall Apply Only To The Four Structures As Described In The Petition And Shown On The Variance Plan And Not To Any New Structures, Uses Or Change In Uses On The Subject Property Or To Any Additions Thereto.
58. The Shared Sewerage Drainfield Must Be Fenced Off Prior To Construction Of The Temporary Sediment Trap And Remain In Place During Its Use And Ultimate Removal To Protect The Disposal Area From Construction Activity.

APPROVED: For Private Water And Private Septic Systems, And Shared Septic Systems (Lots 1 Thru 4). Use Of The Shared Septic System Is In Conformance With The County Plan.

APPROVED: Howard County Department Of Planning And Zoning.

Signatures and dates for approval: Chief, Development Engineering Division (8-7-17) and Director (8-29-17).

Owner's Certificate

Boardman Property Investment, LLC, By George L. Boardman, Managing Member, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-of-way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-of-way. Witness My Hand This 12th Day Of July, 2017.

Signatures and dates for Owner's Certificate: George L. Boardman (8-29-17) and Witness (8-29-17).

Surveyor's Certificate

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duty Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By George Boardman And Teresa Boardman To Boardman Property Investment, LLC By Deed Dated March 29, 2017 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 17521 At Folio 265; And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Signatures and dates for Surveyor's Certificate: Mark L. Robel (Expiration Date: October 4, 2018).

Recorded As Plat No. 24289 On 8-31-17 Among The Land Records Of Howard County, Maryland.

Belvedere Estates
Lots 1 Thru 11, Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B'

Zoned: RR-DEO
Tax Map: 22, Parcels: 116 And P/O Parcel 7, Grid: B
Third Election District - Howard County, Maryland

Date: May 1, 2017 Scale: None Sheet 4 Of 4