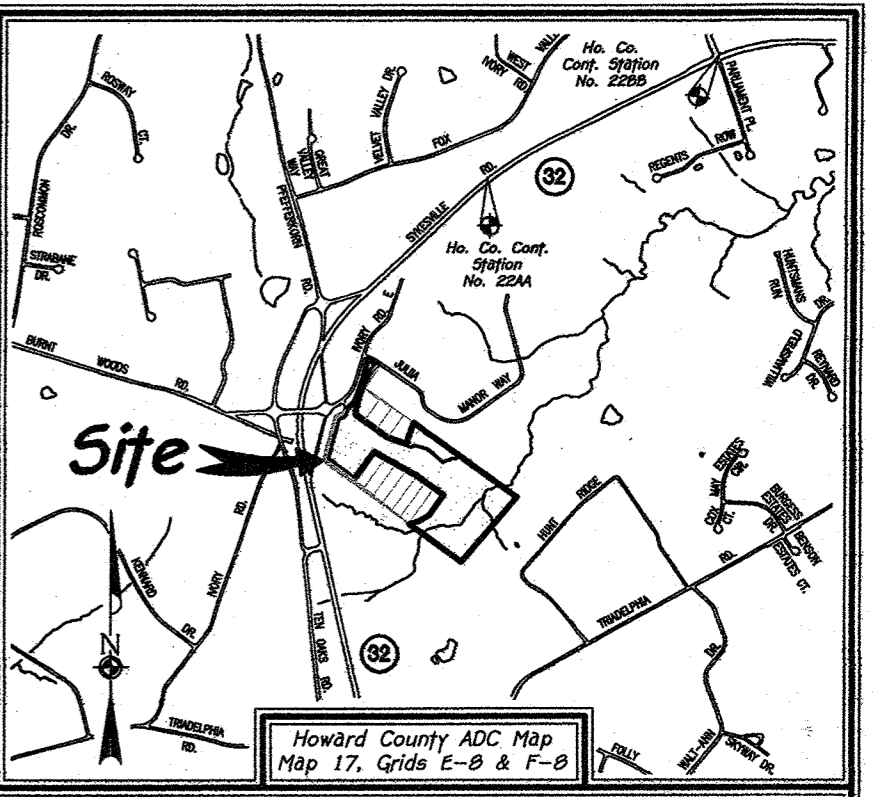
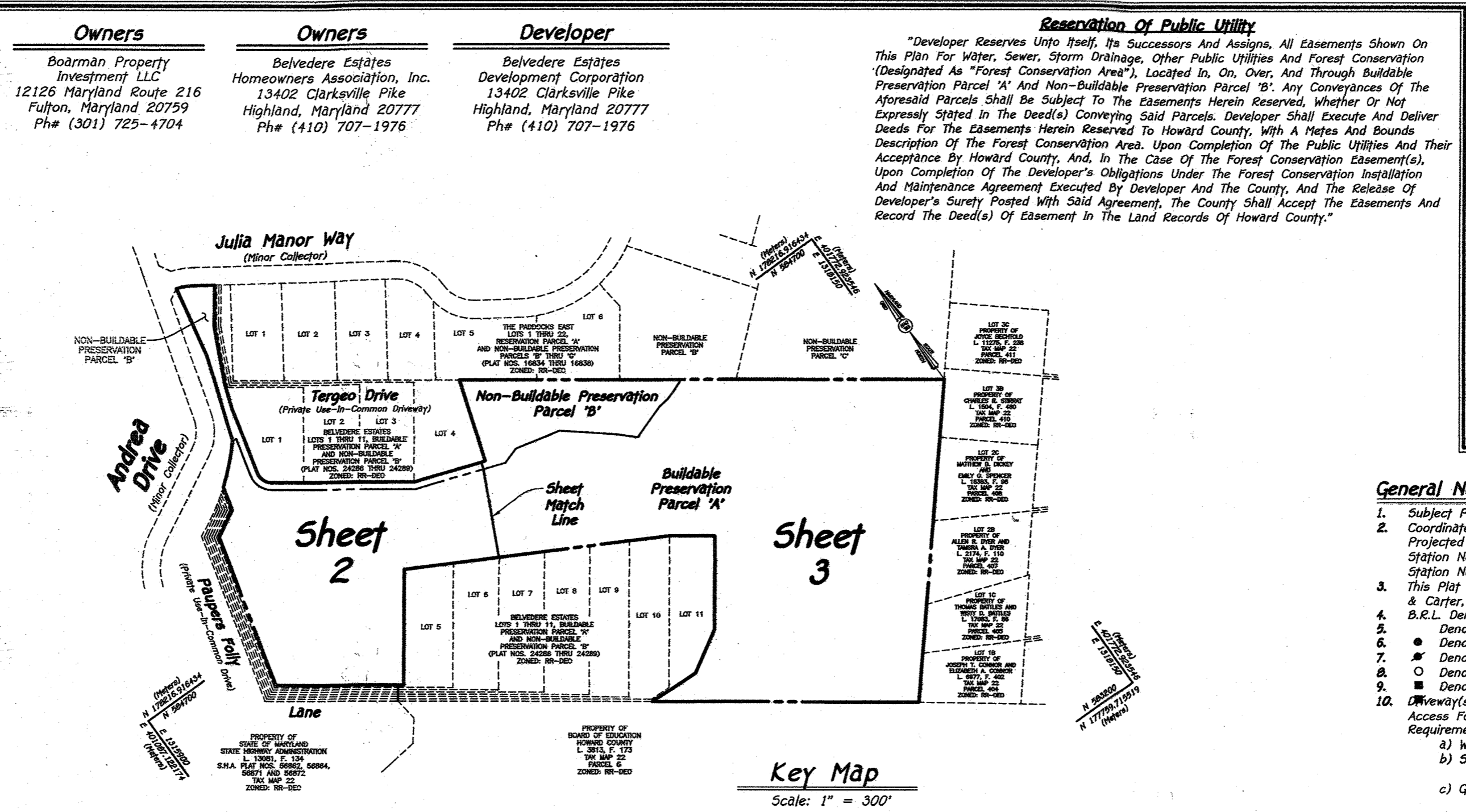


U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
616	504341.3957	1316425.7058	170107.613642	401265.645635
1036	504174.3166	1316218.0748	170056.687833	401793.672822
1039	504071.2554	1316131.1563	170025.274113	401767.180021
1040	503497.1897	1317642.2546	177055.299144	401618.162471
7044	505617.4907	1316659.4922	178496.570612	401318.615094
7045	505596.7697	1316700.6647	178490.252416	401331.165317
7049	505180.9536	1316538.0054	178365.949804	401281.506659
7051	505410.3373	1316618.2545	178435.866084	401306.046612
7052	504376.7386	1316511.4920	178118.386193	401273.505348
7053	504367.6770	1316523.9052	178115.624442	401277.289904
7054	504624.6365	1316711.4685	178193.945619	401334.458300
7055	504498.1345	1316941.0271	178155.387726	401404.427923
7056	504718.9028	1317048.2503	178222.678052	401437.109615
7057	504737.6113	1317055.3288	178228.380386	401439.267127
7058	504734.9290	1317065.5158	178227.562824	401442.372149
7059	504956.0862	1317138.6695	178294.971679	401464.669444
8000	504573.8467	1316241.2128	178178.464830	401191.124044
8001	504994.4498	1316352.8326	178306.664904	401225.145815
8002	505034.8468	1316425.9329	178318.977949	401247.420894
8003	505099.7856	1316443.1664	178338.771333	401292.679627
8004	505563.6681	1316749.2051	178480.162986	401345.960397
8005	505472.8072	1316682.0772	178452.468537	401325.499790
8006	505325.2049	1316611.0956	178407.479276	401303.864552
8007	505260.0124	1316598.2931	178387.608562	401296.914338
8008	505076.8147	1316541.8631	178331.769773	401282.762451
8009	505031.4251	1316558.3227	178317.934996	401287.779342
8010	504802.8469	1316873.9253	178248.264219	401383.975208
8011	503929.1478	1317050.4787	177981.960225	401437.788784
8012	503921.6793	1317192.9397	177979.683822	401481.210979
8013	503988.2017	1317305.4580	177999.959883	401515.506633
8014	504195.7606	1317456.9626	178063.223955	401561.685316
8015	504269.4578	1317355.9986	178085.686900	401530.911432



- General Notes:**
Scale: 1" = 2,000'
- Subject Property Zoned RR-DEO Per 10/06/13 Comprehensive Zoning Plan.
 - Coordinates Shown Hereon Are Based On NAD 83 Maryland Coordinate System As Projected By Howard County Geodetic Control Stations 22AA And 22BB. Station No. 22AA: North: 507502.7338 East: 1317897.9412 Station No. 22BB: North: 508791.5914 East: 1320292.1959
 - This Plat Is Based On A Field Run Boundary Survey Performed By Fisher, Collins & Carter, Inc., Dated October, 2009.
 - B.R.L. Denotes Building Restriction Line.
 - Denotes Iron Pin Set Capped "F.C.C. 106".
 - Denotes Iron Pipe Or Iron Bar Found.
 - Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
 - Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
 - Denotes Concrete Monument Or Stone Found.
 - Driveway(s) Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 - Width - 12 Feet (16 Feet Serving More Than One Residence);
 - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 - 1/2" Minimum);
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 - Structure Clearances - Minimum 12 Feet;
 - Maintenance - Sufficient To Ensure All Weather Use.
 - Plat Subject To Prior Department Of Planning And Zoning File Nos.: 5P-10-004, WP-10-018, WP-11-079, WP-12-111, WP-13-019, WP-14-017, WP-16-012, RE-16-002, RE-16-003, RE-16-004, RE-16-004(53)(FC1), 50P-16-041, BA Case No. 16-009V And F-16-065.
 - The Forest Conservation Requirements Per Section 16.1200 Of The Howard County Code And The Forest Conservation Manual For This Subdivision Has Been Fulfilled By Providing 2.43 Acres Of On-Site Retention And 2.06 Acres Of On-Site Afforestation. A Surety For On-Site Afforestation @ \$0.50/S.F. For 89,734 S.F. = \$44,867.00 Was Provided With The Developers Agreement For Belvedere Estates, F-16-065. No Surety Is Required For Forest Retention.
 - A Landscaping Surety In The Amount Of \$19,110.00 For Perimeter Landscape Requirements (49 Shade Trees, 7 Evergreen Trees, 16 Ornamental Trees And 32 Shrubs) Of Section 16.124 Of The Howard County Code And Landscape Manual Has Been Provided With The Final Plan Developers Agreement For Belvedere Estates, F-16-065.
 - This Subdivision Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill No. 45-2003 And The 10/06/13 Comprehensive Zoning Plan. Development Or Construction On These Lots Or Parcels Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of A Building Or Grading Permit Application.
 - The Parcels Shown Hereon Comply With The Minimum Ownership, Width And Lot Area As Required By The Maryland State Department Of The Environment.
 - All Parcel Areas Are More Or Less (+).

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 Markers Have Been Complied With.

Mark L. Robel 11/15/19
Date

George L. Boarmán 11/17/19
Date
Boarmán Property Investment LLC, Owner
By: George L. Boarmán, Managing Member

George L. Boarmán 11/17/19
Date
Belvedere Estates Homeowners Association, Inc.
By: George L. Boarmán, President

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. Boarmán
Owner

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

Area Tabulation For This Submission

Total Number Of Buildable Lots To Be Recorded	0
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	2
Total Area Of Buildable Lots To Be Recorded	0.000 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	26.722 Ac.±
Total Area Of Roadway To Be Recorded	0.000 Ac.±
Total Area To Be Recorded	26.722 Ac.±

- General Notes Continued:**
- Stormwater Management Practices Are Required In Accordance With The Design Manuals. The Developer Has Recorded The Declaration Of Covenant And Developers Agreement For The Construction Of The Storm Water Management Practices And A Maintenance Agreement.
 - Wetland And Wetland Buffers Are As Shown On Plans Entitled "Belvedere Estates" Recorded As Plat Nos. 24286 Thru 24289.
 - 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 5P-10-004 On October 20, 2010.
 - A Noise Study Was Prepared For This Property By Mars Group Dated November, 2009 And Approved Under 5P-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 5P-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 An Existing Private Sewerage Easement Of 10,000 Square Feet On 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)(v)i), 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 Designated 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.
 - There Is An Existing Dwelling And Sheds Outside Sewerage Easement On Buildable Preservation Parcel 'A' 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.
 - Lots 1 Thru 4 Of This Subdivision Are Connected To The Shared Sewage Disposal Facility Governed By Section 18.1200 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, 2017. 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:**

- Legend**
- Existing Private Access, Drainage & Utility Easement And Private Shared Driveway Easement For The Use And Benefit Of Lots 5 Thru 11 (Plat Nos. 24286 Thru 24289)
 - Existing Private Stormwater Management, Drainage & Utility Easement (Plat Nos. 24286 Thru 24289)
 - Existing Private Use-In-Common Access & Utility Easement For The Use And Benefit Of Lots 1 Thru 4 (Plat Nos. 24286 Thru 24289)
 - Existing Public Forest Conservation Easement (Retention) (Plat Nos. 24286 Thru 24289)
 - Existing Public Forest Conservation Easement (Afforestation) (Plat Nos. 24286 Thru 24289)
 - Existing Public 100 Year Floodplain, Drainage & Utility Easement (Plat Nos. 24286 Thru 24289)
 - Existing Limit Of Wetlands (Plat Nos. 24286 Thru 24289)
 - Existing 10' Private Tree Maintenance Easement (Plat Nos. 24286 Thru 24289)
 - Existing Public Sewer & Utility Easement For Community Shared Sewerage Disposal System For Lots 1 Thru 4 (Plat Nos. 24286 Thru 24289)
 - Existing Public Sight Distance Easement (Plat Nos. 24286 Thru 24289)
 - Existing Public 100 Year Floodplain, Drainage & Utility Easement Elevations (Plat Nos. 24286 Thru 24289)
 - Existing 2009 Unmitigated 65 dBA Noise Line (Plat Nos. 24286 Thru 24289)
 - 20' Public Drainage & Utility Easement

Purpose Statement
The Purpose Of This Plat Is To Create A 20' Public Drainage & Utility Easement On Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B', As Shown On Plans Entitled "Belvedere Estates, Lots 1 Thru 11, Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 24286 Thru 24289.

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.

B. Naylor for *Manna Rossman* 1/3/2020
Howard County Health Officer u.o. *an* Date

APPROVED: Howard County Department Of Planning And Zoning.

Chief 1.13.20
Chief, Development Engineering Division Date

Joni 1/18/20
Director Date

Owner's Certificate

Boarmán Property Investment LLC, By George L. Boarmán, President, Managing Member, And Belvedere Estates Homeowners Association, Inc., By George L. Boarmán, President, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All 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 17th Day Of **NOVEMBER**, 2019.

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

George L. Boarmán
Belvedere Estates Homeowners Association, Inc.
By: George L. Boarmán, President
Witness

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 Comprised Of (1) Part 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 (2) All Of The Land Conveyed By Boarmán Property Investment LLC To Belvedere Estates Homeowners Association, Inc. By Confirmatory And Corrective Common Areas Deed Dated November 9, 2017 And Recorded Among The Aforesaid Land Records In Liber 17938 At Folio 209; And Being Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B', As Shown On Plans Entitled "Belvedere Estates, Lots 1 Thru 11, Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B'", Recorded Among The Aforesaid Land Records As Plat Nos. 24286 Thru 24289; 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 Non-Buildable Preservation Parcel 'B' Is In Accordance With The Howard County Subdivision Regulations.

Mark L. Robel 11/15/19
Mark L. Robel, Property Line Surveyor, No. 339 Date
Expiration Date: October 4, 2020

Recorded As Plat No. 25334 On 1/31/2020
Among The Land Records Of Howard County, Maryland.

Revision Plat
Belvedere Estates
Buildable Preservation Parcel 'A'
And Non-Buildable Preservation Parcel 'B'

(Being A Revision To Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B', As Shown On Plans Entitled "Belvedere Estates, Lots 1 Thru 11, Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 24286 Thru 24289)

Zoned: RR-DEO
Tax Map: 22, Grid: 8, Parcel: 116
Third Election District - Howard County, Maryland
Date: August 28, 2019 Scale: As Shown Sheet 1 Of 4

The Requirements 3-106, The Real Property Article, Annotated Code of Maryland, 1986 Replacement Volume, (As Supplemented) As Far As They Relate To The Fixing Of This Plat And The Setting Of Markers Have Been Complied With

Mark L. Robel 11/15/19
 Mark L. Robel, P.L.S. #339
 (Property Line Surveyor)

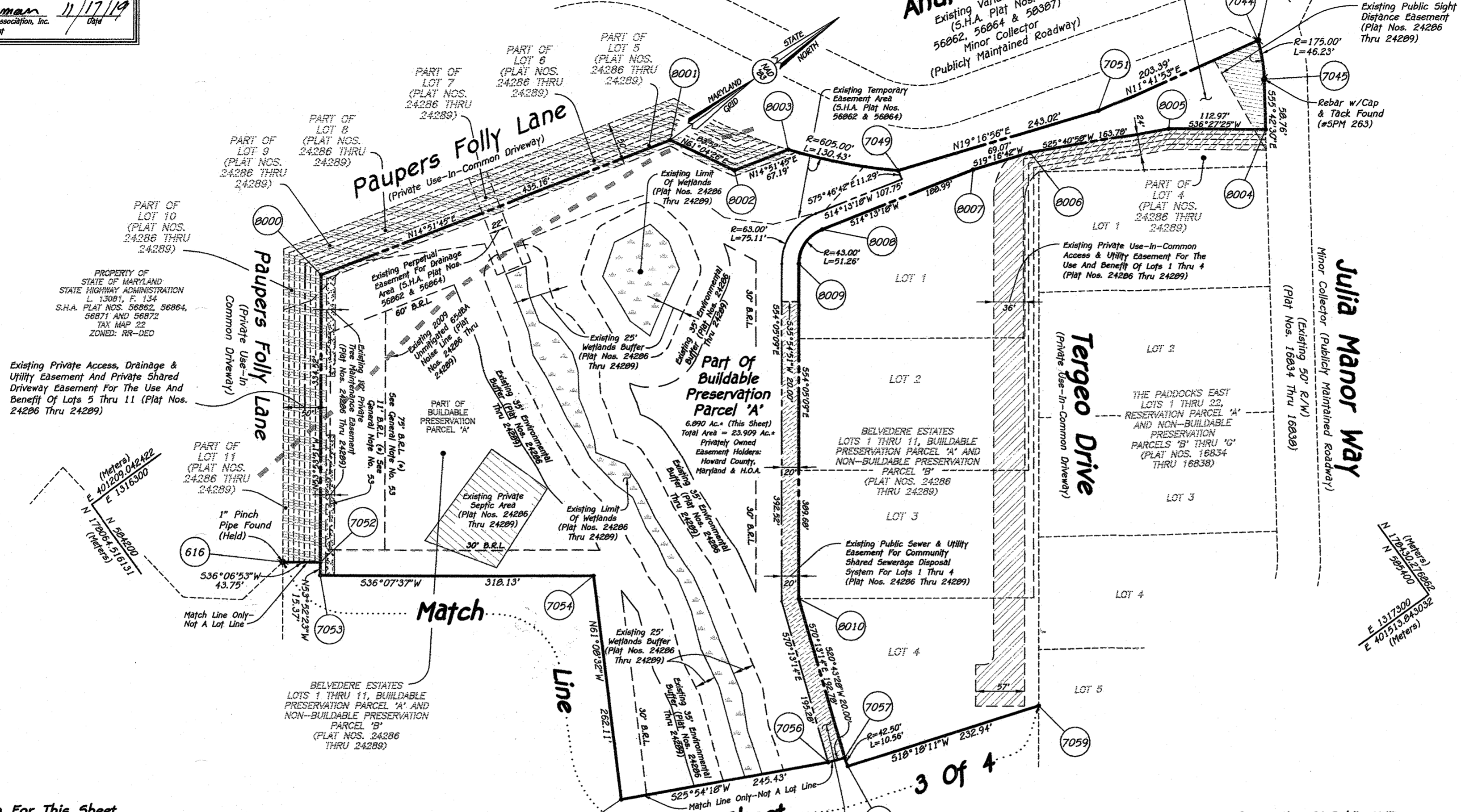
George L. Boorman 11/17/19
 George L. Boorman, Managing Member
 Boardman Property Investment LLC, Owner

George L. Boorman 11/17/19
 George L. Boorman, President
 Belvedere Estates Homeowners Association, Inc.

Curve Data Tabulation

Proj-Prof	Radius	Arc Length	Delta	Tangent	Bearing & Distance
8003-7049	605.00'	130.43'	12°21'07"	65.47'	N 46°45'55" E 130.17'
7044-7045	175.00'	46.23'	15°08'10"	23.25'	S 63°16'35" E 46.10'
7058-7057	42.50'	10.56'	14°14'18"	5.31'	N 75°14'55" W 10.53'
8008-8009	43.00'	51.26'	68°18'27"	29.17'	S 19°55'56" E 48.28'

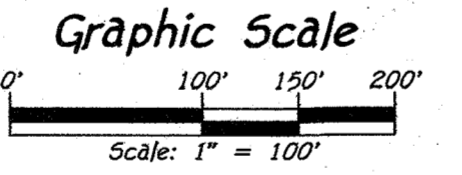
Fisher, Collins & Carter, Inc.
 Civil Engineering Consultants & Land Surveyors
 Centennial Square Office Park-10272 Baltimore National Pike
 Ellicott City, Maryland 21042
 (410) 461-2855



- ### Legend
- Existing Private Access, Drainage & Utility Easement And Private Shared Driveway Easement For The Use And Benefit Of Lots 5 Thru 11 (Plat Nos. 24286 Thru 24289)
 - Existing Private Stormwater Management, Drainage & Utility Easement (Plat Nos. 24286 Thru 24289)
 - Existing Private Use-In-Common Access & Utility Easement For The Use And Benefit Of Lots 1 Thru 4 (Plat Nos. 24286 Thru 24289)
 - Existing Public Forest Conservation Easement (Retention) (Plat Nos. 24286 Thru 24289)
 - Existing Public Forest Conservation Easement (Afforestation) (Plat Nos. 24286 Thru 24289)
 - Existing Public 100 Year Floodplain, Drainage & Utility Easement (Plat Nos. 24286 Thru 24289)
 - Existing Limit Of Wetlands (Plat Nos. 24286 Thru 24289)
 - Existing 10' Private Tree Maintenance Easement (Plat Nos. 24286 Thru 24289)
 - Existing Public Sewer & Utility Easement For Community Shared Sewerage Disposal System For Lots 1 Thru 4 (Plat Nos. 24286 Thru 24289)
 - Existing Public Sight Distance Easement (Plat Nos. 24286 Thru 24289)
 - Existing Public 100 Year Floodplain, Drainage & Utility Easement Elevations (Plat Nos. 24286 Thru 24289)
 - Existing 2009 Unmitigated 65 dBA Noise Line (Plat Nos. 24286 Thru 24289)
 - 20' Public Drainage & Utility Easement

Area Tabulation For This Sheet

Total Number Of Buildable Lots To Be Recorded	0
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	2
Total Area Of Buildable Lots To Be Recorded	0.000 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	7.676 Ac.±
Total Area Of Roadway To Be Recorded	0.000 Ac.±
Total Area To Be Recorded	7.676 Ac.±



Part Of Non-Buildable Preservation Parcel 'B'

0.786 Ac.± (This Sheet)
 Total Area = 2.813 Ac.±
 Easement Holder:
 Howard County, Maryland.
 Owned: H.O.A.

Reservation Of Public Utility

"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 Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B'. Any Conveyances Of The Aforesaid Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said 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."

Owners

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

Owners

Belvedere Estates Homeowners Association, Inc.
 13402 Clarksville Pike
 Highland, Maryland 20777
 Ph# (410) 707-1976

Developer

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

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.

Walter J. Mauna Rossman 1/3/2020
 Howard County Health Officer H.O. Date

APPROVED: Howard County Department Of Planning And Zoning.

Chief Development Engineering Division 1/13/20
 Date

Director 1/18/20
 Date

Owner's Certificate

Boardman Property Investment LLC, By George L. Boorman, Managing Member, And Belvedere Estates Homeowners Association, Inc., By George L. Boorman, President, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All 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 17th Day Of **NOVEMBER**, 2019.

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

George L. Boorman
 Belvedere Estates Homeowners Association, Inc.
 By: George L. Boorman, President

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 Comprised Of (1) Part 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 (2) All Of The Land Conveyed By Boardman Property Investment LLC To Belvedere Estates Homeowners Association, Inc. By Confirmatory And Corrective Common Areas Deed Dated November 9, 2017 And Recorded Among The Aforesaid Land Records In Liber 17938 At Folio 209; And Being Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B', As Shown On Plats Entitled "Belvedere Estates, Lots 1 Thru 11, Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B'", Recorded Among The Aforesaid Land Records As Plat Nos. 24286 Thru 24289; 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, and, In Accordance With The Annotated Code Of Maryland, As Amended, And The Subdivision Regulations, In Accordance With The Howard County Subdivision Regulations.

Mark L. Robel 11/15/19
 Mark L. Robel, Property Line Surveyor, No. 339 Date
 Expiration Date: October 4, 2020

Recorded As Plat No. **25335** On **1/31/2020**
 Among The Land Records Of Howard County, Maryland.

Revision Plat

Belvedere Estates

Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B'

(Being A Revision To Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B', As Shown On Plats Entitled "Belvedere Estates, Lots 1 Thru 11, Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 24286 Thru 24289)

Zoned: RR-DEO
 Tax Map: 22, Grid: B, Parcel: 116
 Third Election District - Howard County, Maryland
 Date: August 28, 2019 Scale: 1"=100' Sheet 2 Of 4

The Requirements 3-108, The Real Property Article, Annotated Code of Maryland, 1988 Supplement 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 11/15/19 Date
 Mark L. Robel, P.L.S. #339
 (Property Line Surveyor)
George L. Boarman 11/17/19 Date
 Boarman Property Investment LLC, Owner
 By: George L. Boarman, Managing Member
George L. Boarman 11/17/19 Date
 Belvedere Estates Homeowners Association, Inc.
 By: George L. Boarman, President

Reservation Of Public Utility
 "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 Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B'. Any Conveyances Of The Aforesaid Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said 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."

- Legend**
- Existing Private Access, Drainage & Utility Easement And Private Shared Driveway Easement For The Use And Benefit Of Lots 5 Thru 11 (Plat Nos. 24286 Thru 24289)
 - Existing Private Stormwater Management, Drainage & Utility Easement (Plat Nos. 24286 Thru 24289)
 - Existing Private Use-In-Common Access & Utility Easement For The Use And Benefit Of Lots 1 Thru 4 (Plat Nos. 24286 Thru 24289)
 - Existing Public Forest Conservation Easement (Retention) (Plat Nos. 24286 Thru 24289)
 - Existing Public Forest Conservation Easement (Afforestation) (Plat Nos. 24286 Thru 24289)
 - Existing Public 100 Year Floodplain, Drainage & Utility Easement (Plat Nos. 24286 Thru 24289)
 - Existing Limit Of Wetlands (Plat Nos. 24286 Thru 24289)
 - Existing 10' Private Tree Maintenance Easement (Plat Nos. 24286 Thru 24289)
 - Existing Public Sewer & Utility Easement For Community Shared Sewerage Disposal System For Lots 1 Thru 4 (Plat Nos. 24286 Thru 24289)
 - Existing Public Sight Distance Easement (Plat Nos. 24286 Thru 24289)
 - Existing Public 100 Year Floodplain, Drainage & Utility Easement Elevations (Plat Nos. 24286 Thru 24289)
 - Existing 2009 Unmitigated 65 dBA Noise Line (Plat Nos. 24286 Thru 24289)
 - 20' Public Drainage & Utility Easement

Area Tabulation For This Sheet

Total Number Of Buildable Lots To Be Recorded	0
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	0
Total Area Of Buildable Lots To Be Recorded	0.000 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	19.046 Ac.*
Total Area Of Roadway To Be Recorded	0.000 Ac.*
Total Area To Be Recorded	19.046 Ac.*

Owners

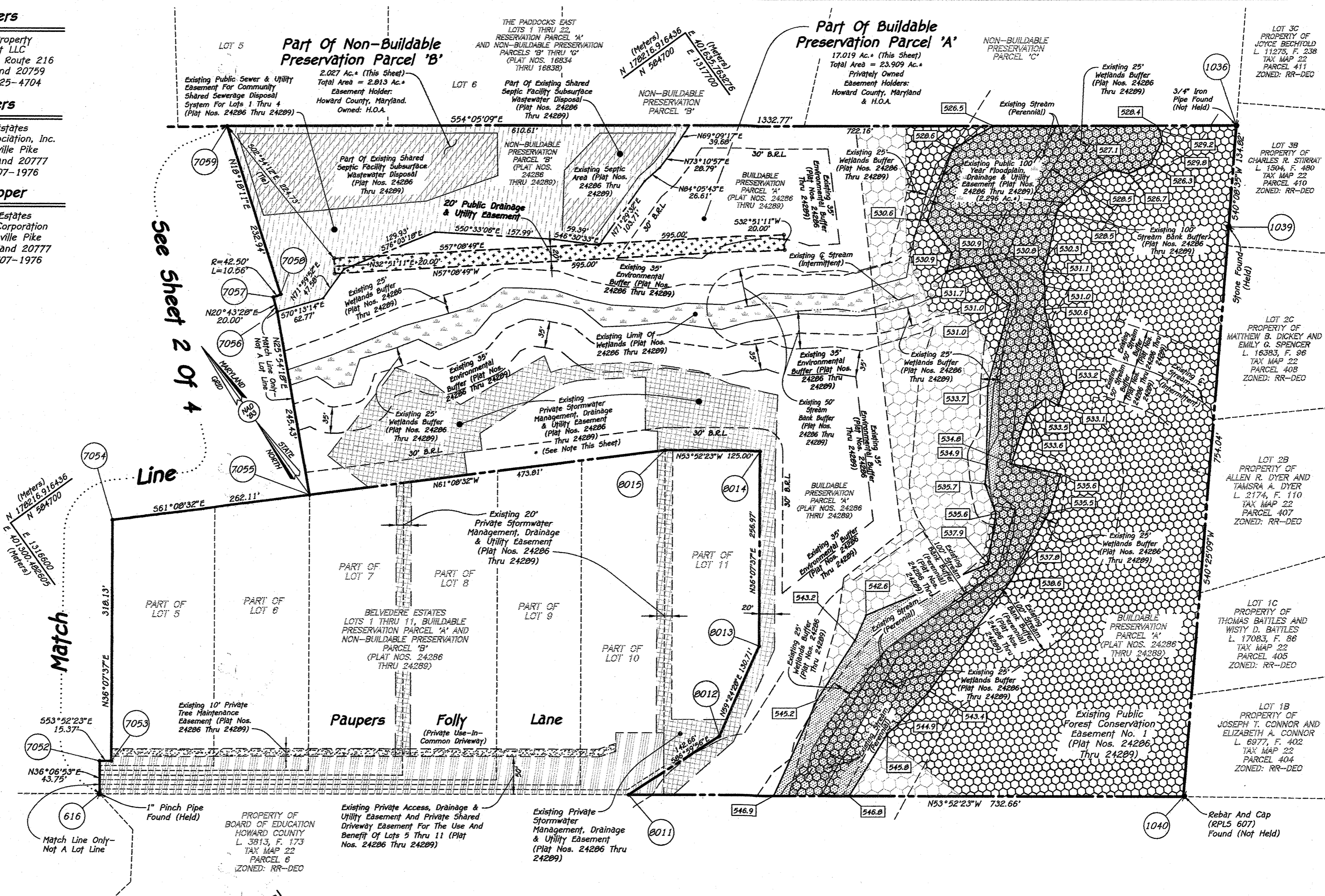
Boarman Property Investment LLC
 12126 Maryland Route 216
 Fulton, Maryland 20759
 Ph# (301) 725-4704

Owners

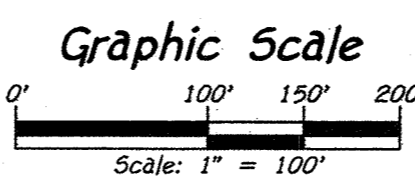
Belvedere Estates Homeowners Association, Inc.
 13402 Clarksville Pike
 Highland, Maryland 20777
 Ph# (410) 707-1976

Developer

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



Note: Private Stormwater Management, Drainage & Utility Easements Are Maintained By The Belvedere Estates Homeowners Association, Inc.



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

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.

Madison for Mauna Roseman 1/3/2020 Date
 Howard County Health Officer H.O. 2a

APPROVED: Howard County Department Of Planning And Zoning.

Chief Development Engineering Division 1.13.20 Date
 Director KB 1/18/20 Date

Owner's Certificate

Boarman Property Investment LLC, By George L. Boarman, Managing Member, and Belvedere Estates Homeowners Association, Inc., By George L. Boarman, President, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All 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 17th Day Of **NOVEMBER**, 2019.

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

George L. Boarman
 Belvedere Estates Homeowners Association, Inc.
 By: George L. Boarman, President

Witness
Witness

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 Comprised Of (1) Part Of The Lands Conveyed By George Boarman And Teresa Boarman To Boarman 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 (2) All Of The Land Conveyed By Boarman Property Investment LLC To Belvedere Estates Homeowners Association, Inc. By Confirmatory And Corrective Common Areas Deed Dated November 9, 2017 And Recorded Among The Aforesaid Land Records In Liber 17938 At Folio 209; And Being Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B', As Shown On Plats Entitled "Belvedere Estates, Lots 1 Thru 11, Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B'", Recorded Among The Aforesaid Land Records As Plat Nos. 24286 Thru 24289; 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, In Accordance With The Annotated Code Of Maryland, As Amended, And That This Plat Is In Accordance With The Howard County Subdivision Regulations.

Mark L. Robel 11/15/19 Date
 Mark L. Robel, Property Line Surveyor, No. 339 Date
 Expiration Date: October 4, 2020

Recorded As Plat No. **25336** On **1/31/2020**
 Among The Land Records Of Howard County, Maryland.

Revision Plat
Belvedere Estates
Buildable Preservation Parcel 'A'
And Non-Buildable Preservation Parcel 'B'

(Being A Revision To Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B', As Shown On Plats Entitled "Belvedere Estates, Lots 1 Thru 11, Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 24286 Thru 24289)

Zoned: RR-DEO
 Tax Map: 22, Grid: 8, Parcel: 116
 Third Election District - Howard County, Maryland
 Date: August 28, 2019 Scale: 1"=100' Sheet 3 Of 4

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

Mark L. Robel 11/15/19
 Date
 Mark L. Robel, P.L.S. #339
 (Property Line Surveyor)
George L. Boarman 11/17/19
 Date
 Boarman Property Investment LLC, Owner
 By: George L. Boarman, Managing Member
George L. Boarman 11/17/19
 Date
 Belvedere Estates Homeowners Association, Inc.
 By: George L. Boarman, President

	Initial Exchange (Plat Nos.)	Second Exchange (Plat Nos.)
Receiving Parcel Information	Belvedere Estates (F-16-065) Tax Map No. 22, Grid 8, Parcel No. 116 & P/O Parcel 7 F. 1655, F. 146 And L. 13136, F. 303	Belvedere Estates (F-16-065) Tax Map No. 22, Grid 8, Parcel No. 116 & P/O Parcel 7 F. 1655, F. 146 And L. 13136, F. 303
Total Area Of Property	39.770 Acres	39.770 Acres
Allowed Density Units	39.770 Ac. / 4.25 Ac. = 9 Units	39.770 Ac. / 4.25 Ac. = 9 Units
Net Acreage Of Subdivision	39.770 Ac. (Minus 100 Yr. Flood Plain = 2.30 Ac.) (Minus Steep Slopes = 1.17 Ac.) = 36.300 Ac.	39.770 Ac. (Minus 100 Yr. Flood Plain = 2.30 Ac.) (Minus Steep Slopes = 1.17 Ac.) = 36.300 Ac.
Maximum Density Units	36.300 / 2 Acres = 18 Units	36.300 / 2 Acres = 18 Units
Proposed Density Units	12 Units	12 Units
Number Of DEO Units Required	12 Units - 9 Units = 3 Units	12 Units - 9 Units = 3 Units
Sending Parcel Information	1 DEO Unit From Zeeveld Property - Lot 6, Tax Map 13, Grid 24, Parcel 61 (RE-16-002 (51))	2 DEO Units From Zifzman Property - Tax Map 10, Grid 8, Parcel 113 (RE-16-003 (52))

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:

29. 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
30. Articles Of Incorporation For The Belvedere Estates Homeowners Association, Inc. Has Been Filed With The Maryland State Department Of Assessments And Taxation On February 22, 2017 With Receipt No. 017809377.
31. 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.
32. All Wells Have Been Drilled Prior To Howard County Health Department Signature Of The Final Plat.
33. Buildable Preservation Parcel 'A' To Be Privately Owned And Encumbered By An Easement With The Belvedere Estates Homeowners Association, Inc. And Howard County, Maryland.
34. 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 6 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.
35. 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 They Had No Objections To The Subdivision Of Belvedere Estates.
36. 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.
37. 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.
38. 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 Spring Bank Confirming The Applicants Efforts To Obtain Financing (As Indicated By Email Correspondence From Mr. W. Erskine, 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).
39. 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.
40. 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 Of 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.
41. Declaration Of Covenants And Restrictions For Belvedere Estates Homeowners Association, Inc. Has Been Recorded Among The Land Records Of Howard County, Maryland In Liber 17783 At Folio 397.
42. 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.
43. 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. Zeeveld Subdivision (RE-16-002 (51)), Lot 6, Tax Map 13, Grid 24, Parcel 61 = 1 DEO
 - b. Zifzman Property (RE-16-003 (52)), Tax Map 10, Grid 8, Parcel 113 = 2 DEO
44. Site Is Not Adjacent To A Scenic Road.
45. Distances Shown Hereon Are Base On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
46. A Pre-Submission Community Meeting For The Belvedere Estates Subdivision Was Held For This Project On December 22, 2009 At 6:00 PM At The Glenwood Library.
47. 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.
48. 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.
49. The 75' Stream Buffer For The Perennial Stream Is Grandfathered Under SP-10-004.
50. Public Site Distance Easement Is Owned By And Maintained By Howard County, Maryland.
51. Private Stormwater Management, Drainage & Utility Easements Are Maintained By The Belvedere Estates Homeowners Association, Inc.
52. The Shared Sewage 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.
53. 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 Situation:
 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.
54. The Shared Sewage 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.

Legend

- Existing Private Access, Drainage & Utility Easement And Private Shared Driveway Easement For The Use And Benefit Of Lots 5 Thru 11 (Plat Nos. 24286 Thru 24289)
- Existing Private Stormwater Management, Drainage & Utility Easement (Plat Nos. 24286 Thru 24289)
- Existing Private Use-In-Common Access & Utility Easement For The Use And Benefit Of Lots 1 Thru 4 (Plat Nos. 24286 Thru 24289)
- Existing Public Forest Conservation Easement (Retention) (Plat Nos. 24286 Thru 24289)
- Existing Public Forest Conservation Easement (Afforestation) (Plat Nos. 24286 Thru 24289)
- Existing Public 100 Year Floodplain, Drainage & Utility Easement (Plat Nos. 24286 Thru 24289)
- Existing Limit Of Wetlands (Plat Nos. 24286 Thru 24289)
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- Existing Public Sight Distance Easement (Plat Nos. 24286 Thru 24289)
- Existing Public 100 Year Floodplain, Drainage & Utility Easement Elevations (Plat Nos. 24286 Thru 24289)
- Existing 2009 Unmitigated 65 dBA Noise Line (Plat Nos. 24286 Thru 24289)
- 20' Public Drainage & Utility Easement

Reservation Of Public Utility

"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 Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B'. Any Conveyances Of The Aforesaid Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said 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."

Owners

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

Owners

Belvedere Estates Homeowners Association, Inc.
 13402 Clarksville Pike
 Highland, Maryland 20777
 Ph# (410) 707-1976

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) 461-2895

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.

Mark L. Robel 1/3/2020
 Date
 Howard County Health Officer H.O. R

APPROVED: Howard County Department Of Planning And Zoning.

Shelley Clark 1/8/20
 Date
 Chief, Development Engineering Division
Julie A. Mann 1/18/20
 Date
 Director

Owner's Certificate

Boarman Property Investment LLC, By George L. Boarman, Managing Member, And Belvedere Estates Homeowners Association, Inc., By George L. Boarman, President, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All 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 17th Day Of NOVEMBER, 2019.

George L. Boarman
 Boarman Property Investment LLC
 By: George L. Boarman, Managing Member
George L. Boarman
 Belvedere Estates Homeowners Association, Inc.
 By: George L. Boarman, President

Shelley Clark
 Witness
Julie A. Mann
 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 Comprised Of (1) Part Of The Lands Conveyed By George Boarman And Teresa Boarman To Boarman 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 (2) All Of The Land Conveyed By Boarman Property Investment LLC To Belvedere Estates Homeowners Association, Inc. By Confirmatory And Corrective Common Areas Deed Dated November 9, 2017 And Recorded Among The Aforesaid Land Records In Liber 17938 At Folio 209; And Being Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B', As Shown On Plats Entitled "Belvedere Estates, Lots 1 Thru 11, Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B'", Recorded Among The Aforesaid Land Records As Plat Nos. 24286 Thru 24289; 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, In Accordance With The Annotated Code Of Maryland, As Amended, And Non-Buildable Preservation Parcel 'B' Is In Accordance With The Howard County Subdivision Regulations.

Mark L. Robel 11/15/19
 Date
 Mark L. Robel, Property Line Surveyor, No. 339
 Expiration Date: October 4, 2020

Recorded As Plat No. 25337 On 1/31/2020
 Among The Land Records Of Howard County, Maryland.

Revision Plat
Belvedere Estates
 Buildable Preservation Parcel 'A'
 And Non-Buildable Preservation Parcel 'B'

(Being A Revision To Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B', As Shown On Plats Entitled "Belvedere Estates, Lots 1 Thru 11, Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 24286 Thru 24289)

Zoned: RR-DEO
 Tax Map: 22, Grid: 8, Parcel: 116
 Third Election District - Howard County, Maryland
 Date: August 28, 2019 Scale: None Sheet 4 Of 4

