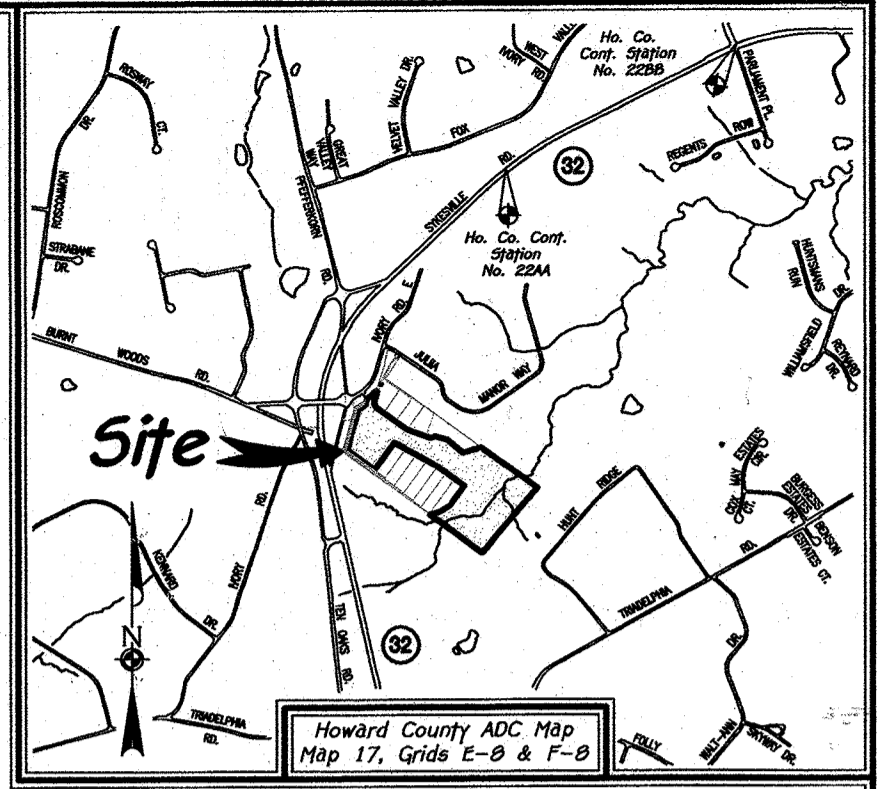
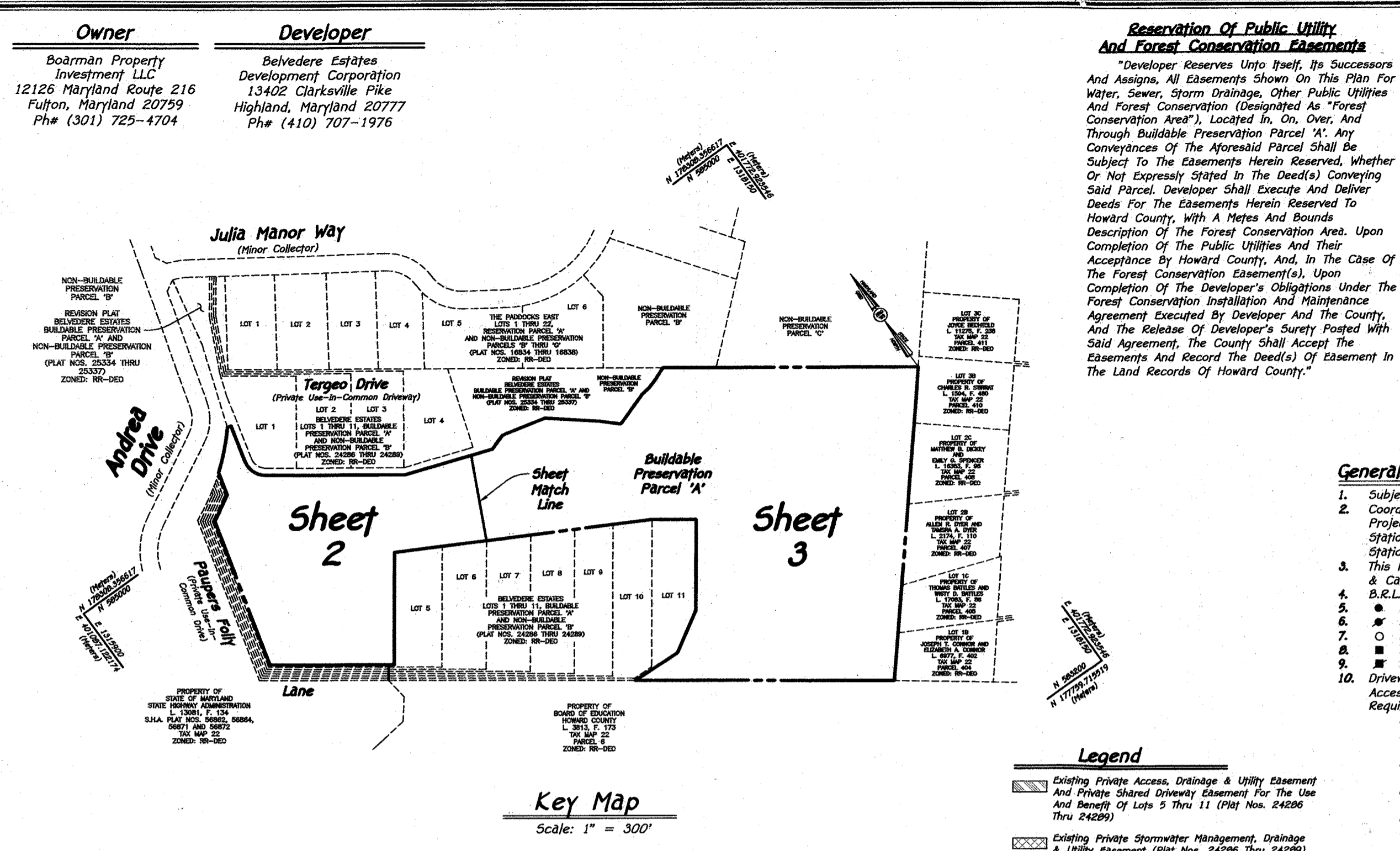


U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
616	584341.3957	1316405.7056	178107.613642	401265.645635
1036	584174.3166	1318218.0749	178056.687833	401793.672822
1039	584071.2594	1318131.1563	178025.274713	401767.180021
1040	583497.1897	1317642.2546	177950.299144	401618.162471
7049	585188.9536	1316538.0054	178365.949804	401281.586659
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
8000	584573.0467	1316241.2128	178178.464830	401191.124044
8001	584994.4498	1316352.8326	178306.664904	401225.145815
8002	585034.8468	1316425.9329	178318.977949	401247.426854
8003	585099.7856	1316443.1664	178338.771333	401252.679627
8011	583929.1478	1317050.4787	177981.960225	401437.788784
8012	583921.6793	1317192.9397	177979.683822	401481.210979
8013	583988.2017	1317305.4580	177999.959883	401515.506633
8014	584195.7606	1317456.9626	178063.223955	401561.685316
8015	584269.4578	1317355.9986	178025.686900	401530.911432
8020	585186.1801	1316548.9486	178323.494340	401284.922103
8021	585081.7282	1316522.4761	178287.974762	401276.853267
8022	585105.2273	1316546.5911	178403.511211	401284.203537
8023	584784.9861	1316864.4898	178182.577450	401381.099240
8024	584697.6618	1317107.3161	178163.020048	401455.112871
8025	584712.3653	1317152.5632	178171.009033	401468.904197
8026	584681.0538	1317278.6616	178273.173888	401507.339080
8027	584580.6705	1317400.6603	178133.366461	401544.524362
8028	584539.7974	1317443.7455	178098.919691	401557.656754
8029	584572.7200	1317542.0957	178122.572643	401587.633955
8030	584575.4573	1317568.5635	178111.995669	401595.701344
8031	584583.7877	1317596.1245	178095.011123	401604.101956
8032	584597.9094	1317633.2216	178238.511640	401615.406132



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* 8/20/21  
 Mark L. Robel, P.L.S. #339  
 (Property Line Surveyor)  
*George L. Boarman* 7/14/21  
 George L. Boarman, P.L.S. #339  
 (Boarman Property Investment LLC, Owner)  
 By: George L. Boarman, Managing Member

**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	0
Total Number Of Lots/Parcels To Be Recorded	1
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	0.000 Ac.±
Total Area Of Lots/Parcels To Be Recorded	23.909 Ac.±
Total Area Of Roadway To Be Recorded	0.000 Ac.±
Total Area To Be Recorded	23.909 Ac.±

**General Notes Continued:**

- Stormwater Management Practices Are Required In Accordance With Howard County 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 Plats 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 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.
- 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.

**General Notes Continued On Sheet 4:**

**Owner's Certificate**

Boarman Property Investment LLC, By George L. Boarman, 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 14th Day Of August, 2021.

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

*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 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 Being Buildable Preservation Parcel 'A', As Shown On Plats Entitled "Revision Plat, Belvedere Estates, Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B'", Recorded Among The Aforesaid Land Records As Plat Nos. 25334 Thru 25337; 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* 8/20/21  
 Mark L. Robel, Property Line Surveyor, No. 339 Date  
 Expiration Date: October 4, 2022

**Purpose Statement**

The Purpose Of This Revision Plat Is To (1) Within Buildable Preservation Parcel 'A', Relocate 1.242 Acres (Afforestation) Of The Recorded Forest Conservation Easement No. 1 On Belvedere Estates, Plat Nos. 25334 Thru 25337; And (2) Within Buildable Preservation Parcel 'A', Create Forest Conservation Easement No. 1-B, Containing 1.242 Acres (Afforestation).

APPROVED: For Private Water And Private Sewerage Systems  
 Howard County Health Department

*Howard County Health Officer* 9/16/21  
 Howard County Health Officer H.O. Date

APPROVED: Howard County Department Of Planning And Zoning.

*Chief, Development Engineering Division* 9/14/21  
 Chief, Development Engineering Division Date

*Director* 9/27/21  
 Director Date

Recorded As Plat No. 25334 On 10/20/21  
 Among The Land Records Of Howard County, Maryland.

**Revision Plat**  
**Belvedere Estates**  
**Buildable Preservation Parcel 'A'**

(Being A Revision To Buildable Preservation Parcel 'A', As Shown On Plats Entitled "Revision Plat, Belvedere Estates, Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 25334 Thru 25337)

Zoned: RR-DEO  
 Tax Map: 22, Grid: B, Parcel: 116  
 Third Election District - Howard County, Maryland  
 Date: February 3, 2021 Scale: As Shown Sheet 1 Of 4

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

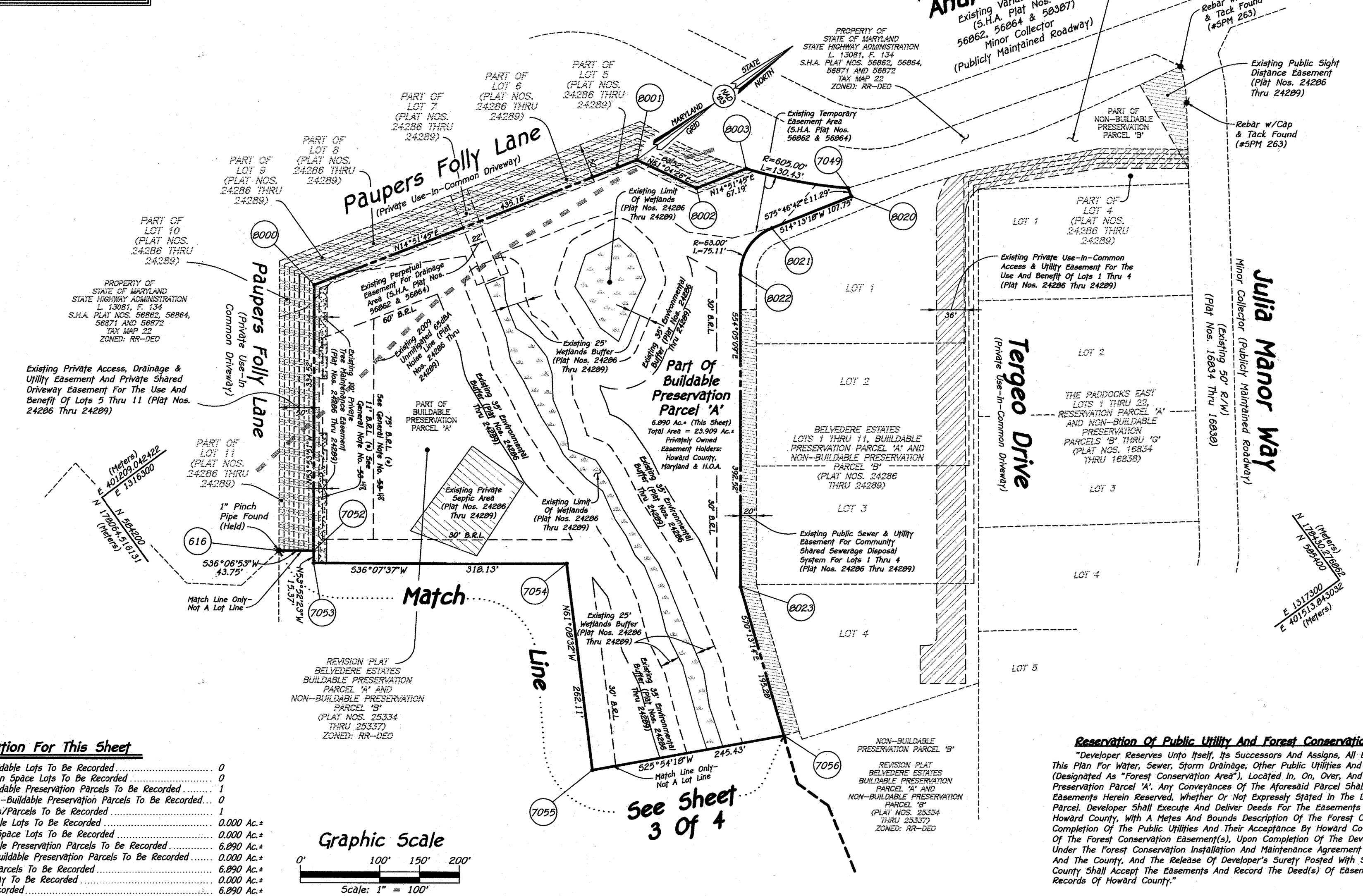
*Mark L. Robel* 8/20/21  
 Mark L. Robel, P.L.S. #339 Date  
 (Property Line Surveyor)  
 George L. Boorman 7/14/21  
 George L. Boorman, Managing Member  
 Boardman Property Investment LLC, Owner

**Curve Data Tabulation**

Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Bearing & Distance
0003-7049	605.00'	130.43'	12°21'07"	65.47'	N 46°45'55" E 130.17'
7056-7057	42.50'	10.56'	14°14'18"	5.31'	N 75°14'55" W 10.53'
0021-0022	63.00'	75.11'	60°18'27"	42.74'	S 19°55'55" E 70.74'

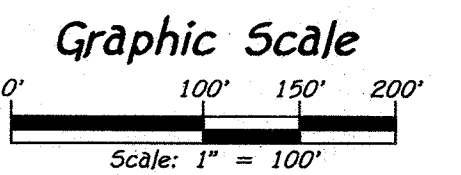
**Fisher, Collins & Carter, Inc.**  
 Civil Engineering Consultants & Land Surveyors  
 Centennial Square Office Park-10272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2995

- 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)
  - Existing 20' Public Drainage & Utility Easement (Plat Nos. 25334 Thru 25337)
  - Part Of Existing Public Forest Conservation Easement No. 1 (Afforestation) (Plat Nos. 24286 Thru 24289) Relocated By Recordation Of This Plat 1.242 Acres
  - Public Forest Conservation Easement No. 1-B Created By This Plat 1.242 Acres (Afforestation)



**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	0
Total Number Of Lots/Parcels To Be Recorded	1
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	0.000 Ac.*
Total Area Of Lots/Parcels To Be Recorded	6.890 Ac.*
Total Area Of Roadway To Be Recorded	0.000 Ac.*
Total Area To Be Recorded	6.890 Ac.*



APPROVED: For Private Water And Private Sewerage Systems  
 Howard County Health Department

*Howard County Health Officer* 9/10/21  
 Howard County Health Officer H.O. Date

APPROVED: Howard County Department Of Planning And Zoning.

*Chief, Development Engineering Division* 9/14/21  
 Chief, Development Engineering Division Date

*Director* 9/27/21  
 Director Date

**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 14th Day Of July, 2021.

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

*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 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 Being Buildable Preservation Parcel 'A', As Shown On Plats Entitled "Revision Plat, Belvedere Estates, Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B'", Recorded Among The Aforesaid Land Records As Plat Nos. 25334 Thru 25337; 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* 8/20/21  
 Mark L. Robel, Property Line Surveyor, No. 339 Date  
 Expiration Date: October 4, 2022

Recorded As Plat No. 25867 On 8/18/21  
 Among The Land Records Of Howard County, Maryland.

**Revision Plat  
 Belvedere Estates  
 Buildable Preservation Parcel 'A'**

(Being A Revision To Buildable Preservation Parcel 'A', As Shown On Plats Entitled "Revision Plat, Belvedere Estates, Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 25334 Thru 25337)

Zoned: RR-DEO  
 Tax Map: 22, Grid: B, Parcel: 116  
 Third Election District - Howard County, Maryland  
 Date: February 3, 2021 Scale: 1"=100' Sheet 2 Of 4

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, P.L.S. #339  
 Property Line Surveyor  
 Date: 8/20/21

George L. Boorman, Jr., P.E.  
 Boardman Property Investment LLC, Owner  
 By: George L. Boorman, Managing Member  
 Date: 7/14/21

**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 Buildable Preservation Parcel 'A'. Any Conveyances Of The Aforesaid Parcel Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Parcel. 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 Elevation (Plat Nos. 24286 Thru 24289)
  - Existing 2009 Unmitigated 65 dBA Noise Line (Plat Nos. 24286 Thru 24289)
  - Existing 20' Public Drainage & Utility Easement (Plat Nos. 25334 Thru 25337)
  - Part Of Existing Public Forest Conservation Easement No. 1 (Afforestation) (Plat Nos. 24286 Thru 24289) Relocated By Recordation Of This Plat 1.242 Acres
  - Public Forest Conservation Easement No. 1-B Created By This Plat 1.242 Acres (Afforestation)

**Part Of Public Forest Conservation Easement No. 1 Relocated By This Plat Line Table**

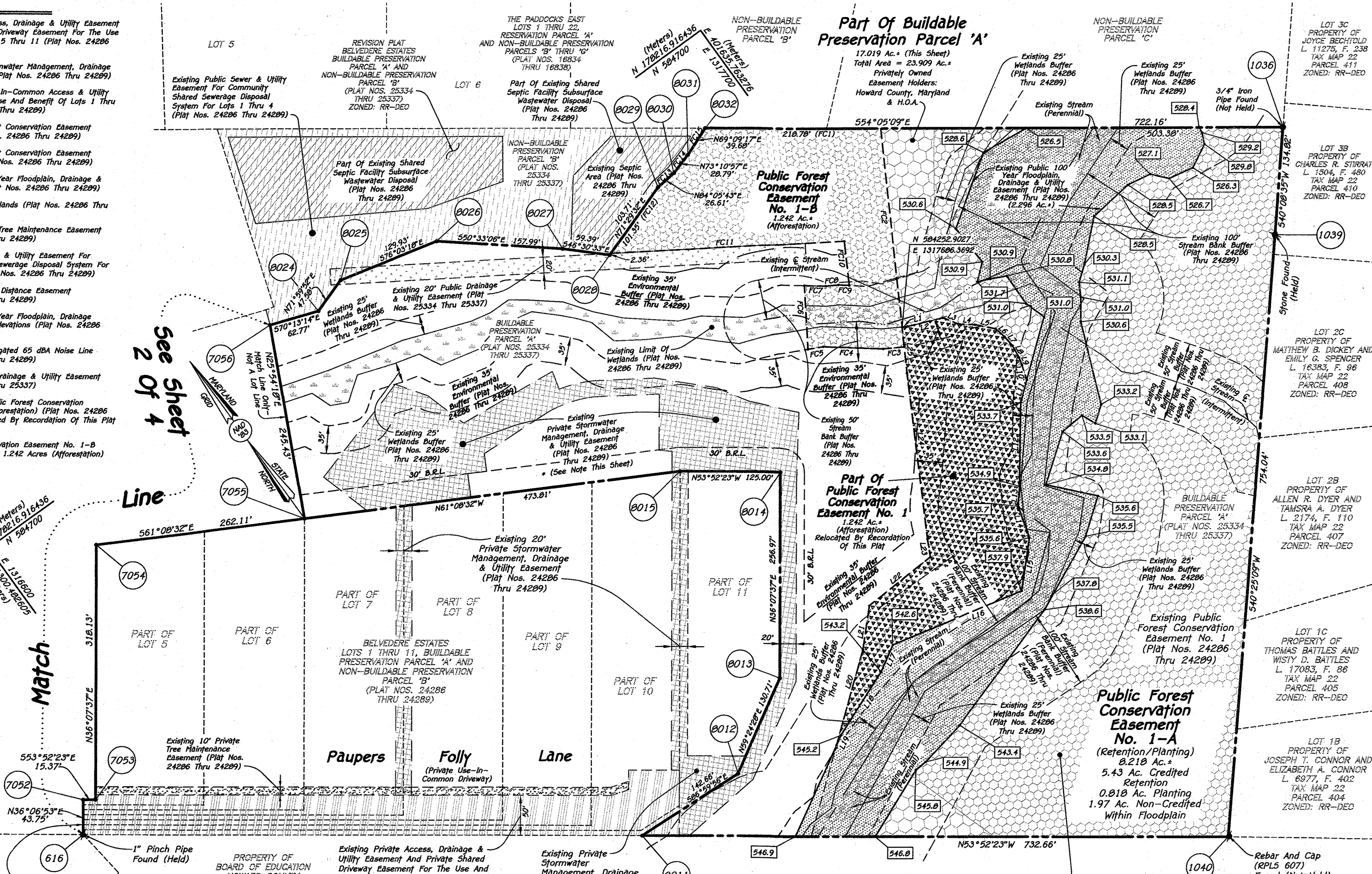
Line	Bearing	Length
L1	S 59°10'56" E	6.98'
L2	S 67°54'40" E	45.12'
L3	S 31°58'48" E	21.35'
L4	S 92°01'10" E	21.19'
L5	S 42°59'11" E	26.02'
L6	S 12°06'09" E	14.94'
L7	S 05°54'36" E	15.21'
L8	S 07°07'48" W	16.82'
L9	S 14°45'11" W	10.25'
L10	S 17°58'49" W	19.43'
L11	S 51°17'14" W	29.15'
L12	S 36°44'32" W	104.70'
L13	S 40°10'27" W	25.03'
L14	S 15°56'21" W	41.80'
L15	S 44°27'10" W	67.31'
L16	N 76°38'57" W	175.24'
L17	S 59°50'10" W	36.37'
L18	S 68°13'02" W	93.36'
L19	S 60°16'05" W	13.52'
L20	N 51°27'55" E	123.40'
L21	N 44°10'33" E	55.58'
L22	N 07°31'42" E	97.55'
L23	N 26°41'17" E	22.90'
L24	N 28°59'24" E	208.80'
L25	N 29°47'13" E	57.79'

**Public Forest Conservation Easement No. 1-B Line Table**

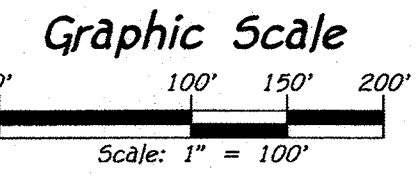
Line	Bearing	Length
FC1	S 54°05'09" E	218.78'
FC2	S 29°47'13" W	274.67'
FC3	N 59°10'56" W	26.41'
FC4	N 51°58'39" W	74.93'
FC5	N 63°11'48" W	19.42'
FC6	N 32°45'36" E	79.68'
FC7	S 52°30'12" E	26.90'
FC8	S 59°57'30" E	15.80'
FC9	S 50°56'41" E	13.46'
FC10	N 29°47'13" E	55.62'
FC11	N 57°08'49" W	291.94'
FC12	N 71°29'32" E	101.35'
FC13	N 04°05'43" E	26.61'
FC14	N 73°10'57" E	28.79'
FC15	N 69°09'17" E	39.68'

**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	0.000 Ac.*
Total Area Of Lots/Parcels To Be Recorded	17.019 Ac.*
Total Area Of Roadway To Be Recorded	0.000 Ac.*
Total Area To Be Recorded	17.019 Ac.*



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



Owner	Developer
Boardman Property Investment LLC 12126 Maryland Route 216 Fulton, Maryland 20759 Ph# (301) 725-4704	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 Sewerage Systems  
 Howard County Health Department

*Richard J. Quinn* 9/10/21  
 Howard County Health Officer H.O. Date

APPROVED: Howard County Department Of Planning And Zoning.

*Chief* 9/14/21  
 Chief, Development Engineering Division Date

*George L. Boorman* 9/27/21  
 Boardman Property Investment LLC  
 By: George L. Boorman, Managing Member Date

**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 14th Day Of July, 2021.

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

*Richard J. Quinn*  
 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 Duty Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is Part Of The Lands Conveyed By George Boorman And Teresa Boorman 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 Being Buildable Preservation Parcel 'A', As Shown On Plats Entitled "Revision Plat, Belvedere Estates, Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B'", Recorded Among The Aforesaid Land Records As Plat Nos. 25334 Thru 25337; 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* 8/20/21  
 Mark L. Robel, Property Line Surveyor, No. 339 Date  
 Expiration Date: October 4, 2022

Recorded As Plat No. 25868 On 10/8/21  
 Among The Land Records Of Howard County, Maryland.

**Revision Plat  
 Belvedere Estates  
 Buildable Preservation Parcel 'A'**

(Being A Revision To Buildable Preservation Parcel 'A', As Shown On Plats Entitled "Revision Plat, Belvedere Estates, Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 25334 Thru 25337)

Zoned: RR-DEO  
 Tax Map: 22, Grid: B, Parcel: 116  
 Third Election District - Howard County, Maryland  
 Date: February 3, 2021 Scale: 1"=100' Sheet 3 Of 4

The Requirements S 3-108, The Real Property Article, Annotated Code of Maryland, 1989 Reprint 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, P.L.S. #339  
 (Property Line Surveyor)  
 Date: 8/20/21

George L. Boorman, Managing Member  
 Date: 7/14/21

**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)
- Existing 20' Public Drainage & Utility Easement (Plat Nos. 25334 Thru 25337)
- Part Of Existing Public Forest Conservation Easement No. 1 (Afforestation) (Plat Nos. 24286 Thru 24289) Relocated By Recordation Of This Plat 1.242 Acres
- Public Forest Conservation Easement No. 1-B Created By This Plat 1.242 Acres (Afforestation)

	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. 13156, 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. 13156, 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 (S1))	2 DEO Units From Zifzman Property - Tax Map 10, Grid 8, Parcel 113 (RE-16-003 (S2))

**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:**

27. As Per Section 105.D.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
28. 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. D17809377.
29. This Property Is Not Located Within The Metropolitan District. Well And Private Septic Will Be Utilized For This Project.
30. All Wells Have Been Drilled Prior To Howard County Health Department Signature Of The Final Plat.
31. Buildable Preservation Parcel 'A' To Be Privately Owned And Encumbered By An Easement With The Belvedere Estates Homeowners Association, Inc. And Howard County, Maryland.
32. 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 2.6.8 (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.
33. 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.
34. 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.
35. 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.
36. 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).
37. 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.
38. This Plan Is Subject To Waiver Petition WP-15-012 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.
39. 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.
40. 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.
41. Site Is Not Adjacent To A Scenic Road.
42. Distances Shown Hereon Are Base On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
43. 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.
44. 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.
45. 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.
46. The 75' Stream Buffer For The Perennial Stream Is Grandfathered Under SP-10-004.
47. Private Stormwater Management, Drainage & Utility Easements Are Maintained By The Belvedere Estates Homeowners Association, Inc.
48. 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 Thereof.

**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'. Any Conveyances Of The Aforesaid Parcel Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Parcel. 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."

<b>Owner</b>	<b>Developer</b>
Boarmán Property Investment LLC 12126 Maryland Route 216 Fulton, Maryland 20759 Ph# (301) 725-4704	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) 461-2955

**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 14th Day Of July, 2021.

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

*William D. Fisher*  
 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 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 Being Buildable Preservation Parcel 'A', As Shown On Plats Entitled "Revision Plat, Belvedere Estates, Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B'", Recorded Among The Aforesaid Land Records As Plat Nos. 25334 Thru 25337; 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* 8/20/21  
 Mark L. Robel, Property Line Surveyor, No. 339 Date  
 Expiration Date: October 4, 2022



Recorded As Plat No. 258109 On 10/8/21  
 Among The Land Records Of Howard County, Maryland.

**Revision Plat**  
**Belvedere Estates**  
**Buildable Preservation Parcel 'A'**

(Being A Revision To Buildable Preservation Parcel 'A', As Shown On Plats Entitled "Revision Plat, Belvedere Estates, Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 25334 Thru 25337)

Zoned: RR-DEO  
 Tax Map: 22, Grid: 8, Parcel: 116  
 Third Election District - Howard County, Maryland  
 Date: February 3, 2021 Scale: None Sheet 4 Of 4

K:\SDSKPROJ\1160 Boarmán Property Investment LLC\RECORD PLATS\1160 REVISION PLAT-PARCEL A-FC-SHEET 4.dwg, PLAT 4, 6/7/2021 2:31:14 PM, 1-1