

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
Point	North (feet)	East (feet)	North (meters)	East (meters)
29	539699.8622	132937.1502	164466.55162	40396.61939
30	540427.1929	132937.1502	164466.55162	40401.658275
31	540997.1879	132949.0456	16474.32517	40396.48429
32	541009.1919	132970.2728	16489.29519	40412.10454
33	540980.5871	132970.2728	16489.29519	40412.10454
34	540186.3532	132937.1502	164466.55162	40401.658275
35	540186.3532	132937.1502	164466.55162	40401.658275
36	540186.3532	132937.1502	164466.55162	40401.658275
37	540186.3532	132937.1502	164466.55162	40401.658275
38	540186.3532	132937.1502	164466.55162	40401.658275
39	540186.3532	132937.1502	164466.55162	40401.658275
40	540186.3532	132937.1502	164466.55162	40401.658275
41	540186.3532	132937.1502	164466.55162	40401.658275
42	541199.1919	132970.2728	16489.29519	40412.10454
43	540980.5871	132970.2728	16489.29519	40412.10454
44	540980.5871	132970.2728	16489.29519	40412.10454
45	540980.5871	132970.2728	16489.29519	40412.10454
46	540980.5871	132970.2728	16489.29519	40412.10454
47	540980.5871	132970.2728	16489.29519	40412.10454
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89	540980.5871	132970.2728	16489.29519	40412.10454
90	540980.5871	132970.2728	16489.29519	40412.10454
91	540980.5871	132970.2728	16489.29519	40412.10454
92	540980.5871	132970.2728	16489.29519	40412.10454
93	540980.5871	132970.2728	16489.29519	40412.10454
94	540980.5871	132970.2728	16489.29519	40412.10454
95	540980.5871	132970.2728	16489.29519	40412.10454
96	540980.5871	132970.2728	16489.29519	40412.10454
97	540980.5871	132970.2728	16489.29519	40412.10454
98	540980.5871	132970.2728	16489.29519	40412.10454
99	540980.5871	132970.2728	16489.29519	40412.10454
100	540980.5871	132970.2728	16489.29519	40412.10454

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

Terrill A. Fisher 11-17-16
Date

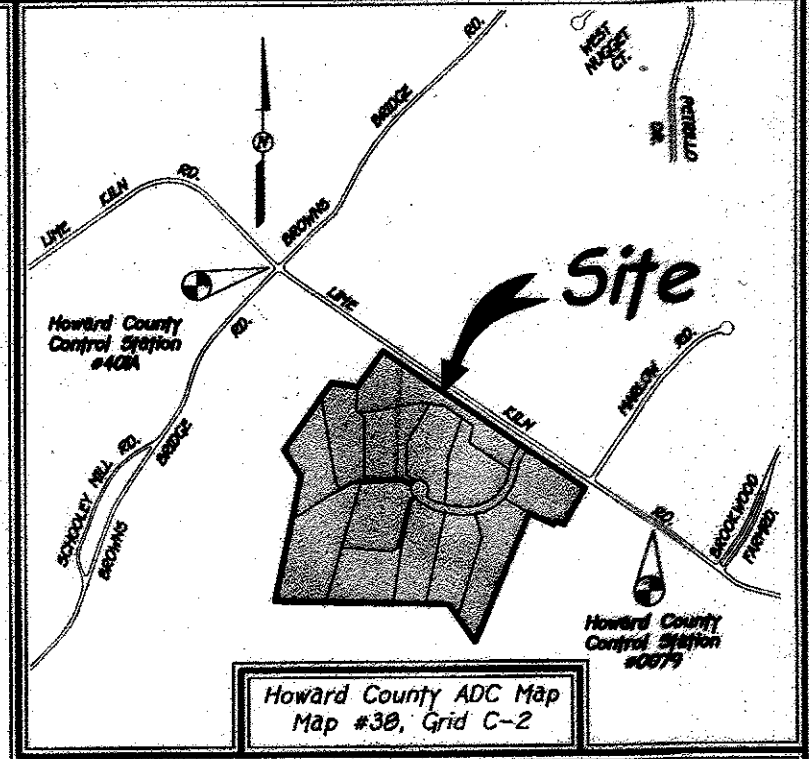
Bob Corbett 11-16-16
Date

WBG Westland Farm, LLC
By: Bob Corbett, Member

Fisher, Collins & Carter, Inc.
Civil Engineering Consultants & Land Surveyors
Centennial Square Office Park-10272 Baltimore National Pike
Baltimore City, Maryland 21042
(410) 461-2952

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 Easement"). Located In, On, Over, And Through Buildable Lots 3 Thru 14 And Open Space Lot 15. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. 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."



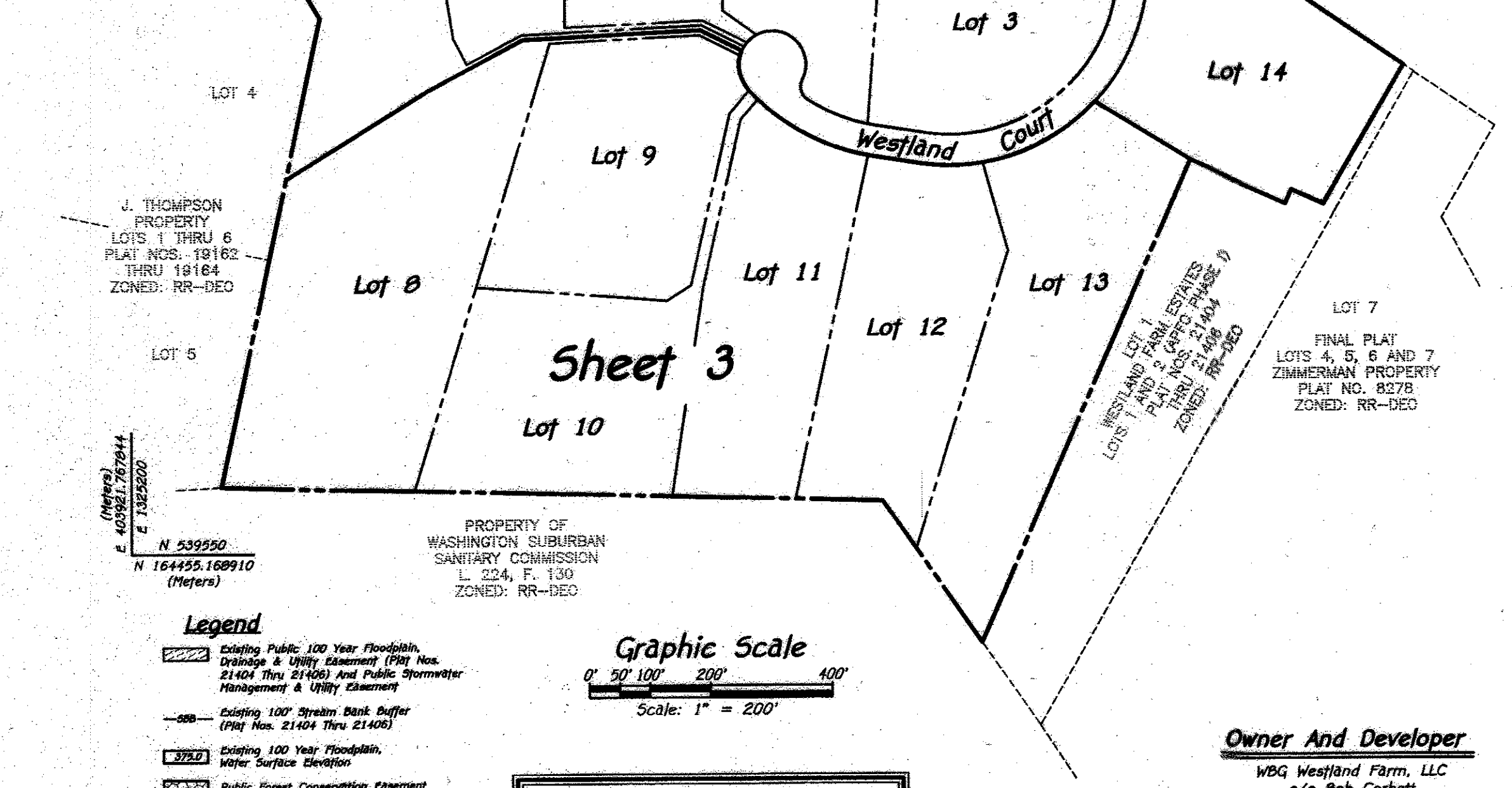
Phasing Tabulation

Phase	Allocation Year	Number Of Residential Units
I	2012	2
II	2015	11**

** Phase I Consists Of The 2 Existing Houses To Remain.
** Existing House On Lot 2 (Now Lot 9/To Be Removed) = 12 DU Under This Final Plan.

General Notes Continued:

- Articles of Incorporation For The Westland Farm Estates Homeowners Association, Inc. Has Been Filed With The Maryland State Department Of Assessments And Taxation As Recording Reference Number **11-17-16** On **11/17/16**.
- This Plat Is Subject To WP-10-14 Which The Planning Director On September 14, 2009 Approved A Request To Waive The Following: Section 16.120(b)(4)(i) Requiring Lot Dimensions To Generally Not Exceed 3:1 Depth To Lot Width For Lots 11 And Future Lot 12 (Now Identified As Lot 2), Per Section 16.120(b)(4)(ii) Requiring The Placement Of Floodplains, Wetlands, Streams And Their Buffers And Forest Conservation Easements To Be Located On Lots 10 Acres Or Greater In Size And Section 16.132(a)(2)(i) Requiring That If Land Is Owned On Only One Side Of A Local Or Minor Collector Road, The Developer Shall Construct One Side Of The Road Up To One-Half Of The Full Designated Pavement Width Or Contribute To The County Funds Necessary To Do Construction, Subject To The Following Conditions:
 - A 35' Building Restriction Line From The Stream Bank Buffers, Floodplain Limits And Forest Conservation Easements Shall Be Delineated And Labeled On The Final Plat.
 - No Grading, Removal Of Vegetative Cover And Trees, Paving And New Structures Shall Be Permitted In The Streams, Stream Bank Buffers, Floodplain Area Or Forest Conservation Easements.
- This Area Designates A Private Sewage Easement Of At Least 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewage Disposal (COMAR 26.04.03). Improvements Of Any Nature In This Area Are Restricted Until Public Sewage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewage System. The County Health Officer Shall Have The Authority To Grant Adjustments To The Private Sewage Easement.
- All existing Well And Septic Systems Which Are Not Utilized In The Lot Design Will Be Abandoned Prior To Recordation Of The Final Plat.
- All Wells Must Be Drilled Prior To Howard County Health Department Signature Of The Final Plat.
- Open Space Lot 15 Is Owned And Maintained By The Westland Farm Estates Homeowners Association, Inc.
- This Subdivision Is Within The Growth Tier III.
- The Private Use-In-Common Access Easement And Maintenance Agreement For Shared Driveways Is Recorded Simultaneously With This Plat.
- Declaration Of Covenants And Restrictions For The H.O.A. Are Recorded Simultaneously With This Plat. The H.O.A. Shall Be Responsible For The Maintenance And Upkeep Of The Existing Pond And Bus Pad.
- The Forest Conservation Easement Areas Within This Subdivision Have Been Established To Fulfill The Requirements Of Section 16.120 Of The Howard County Code And The 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 Are Allowed. The Forest Conservation Requirements Per Section 16.120 Of The Howard County Code And The Forest Conservation Manual For This Subdivision Will Be Fulfilled By On-Site Retention Of 5.99 Acres Of Forest And Afforestation Of 1.22 Acres. Afforestation Percentage Is Adjusted Due To Credit Taken For Landscape Plantings In FCE #18 And FCE #43. Surety Is Not Required For Retention. Surety For 1.91 Acres Of Afforestation In The Amount Of \$39,420.00 (78,843 Sq. Ft. x \$20.50) Shall Be Posted With The Developers Agreement For This Final Plat. F-15-038. The Remaining Obligation Of 1.22 Acres Of Afforestation And 0.27 Acres Of Afforestation For A Total Of 1.49 Acres Of Plantings Shall Be Provided Off-Site On Site Development Plan, SDP-14-038(FCE).
- This Plan Has Been Prepared In Accordance With The Provisions Of Section 16.124 Of The Howard County Code And The Landscape Manual. Financial Surety For The Required Perimeter Landscaping, Stormwater Management, Specimen Tree Replacement And Trash Pile Screening Will Be Posted As Part Of The Developers Agreement For This Final Plat. F-15-038. In The Amount Of \$13,300.00 (37 Shade Trees @ \$300.00 Each, 14 Evergreens @ \$150.00 Each And 6 Shrubs @ \$30.00 Each).



- General Notes:**
- Subject Property Zoned RR-DEO Per The 10/06/13 Comprehensive Zoning Plan
 - Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 40A And 0079.
 - Station No. 40A North 541,725.7807 East 1,325,316.7971 Station No. 0079 North 540,070.9730 East 1,327,702.7218
 - This Plat Is Based On Field Run Monumentary Boundary Survey Performed On Or About October 23, 1991, By Fisher, Collins & Carter, Inc.
 - B.R.L. Denotes Building Restriction Line.
 - Denotes Iron Pin Set With Cap "F.C.C. 108".
 - Denotes Iron Pipe Or Iron Bar Found.
 - Denotes Angular Change In Bearing Of Boundary Or Right-Of-Way.
 - Denotes Concrete Monument Set With Cap "F.C.C. 108".
 - Denotes Concrete Monument Or Stone Found.
 - For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipe Stem And The Road Right-Of-Way Line Only And Not Onto The Flag Or Pipe Stem Lot Driveway.
 - Driveways 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;
 - Structure (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (1425>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.
 - No Grading, Removal Of Vegetative Cover Or Trees, Paving And New Structures Shall Be Permitted Within The Limits Of Wetlands, Streams, Or Their Required Buffers And Floodplain.
 - All Lot Areas Are More Or Less (+).
 - Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
 - ATD Traffic Study For This Project Was Prepared By Hars Group, Dated November, 2014 And Approved On November 4, 2009 With SP-09-011.
 - No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On A Examination Of The Howard County Cemetery Inventory Map. No Historic Structures Exist On This Site.
 - Previous Department Of Planning And Zoning File Numbers: SP-09-011, WP-10-14, WP-13-076, WP-15-103, ECP-15-028 And WP-15-126.
 - A Floodplain Study For This Project Was Prepared By Fisher, Collins & Carter, Inc. Dated September, 2009 And Approved On November 4, 2009 With SP-09-011.
 - This Property Is Not Located Within The Metropolitan District.
 - Private Water And Sewage Will Be Used Within This Site.
 - All Existing Dwelling And Accessory Structures Have Been Removed.
 - This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit.
 - No Noise Study Is Required For This Project.
 - The Forest Stand Definition And Wetland Delineation For This Project Was Prepared By Eco-Science Professionals, Inc. Dated December, 2008 And Approved With SP-09-011.
 - Wetlands Evaluation Prepared By Eco-Science Professionals, Inc., Recorded March, 2015.
 - The Lots Shown Hereon Comply With The Minimum Ownership, Width And Lot Area As Required By The Maryland State Department Of The Environment.
 - Stormwater Management Will Be Provided In Accordance With Howard County And Maryland 378 Specifications. Stormwater Management Is In Accordance With The M.D.E. Stormwater Design Manual, Volumes I & II, Revised 2009. Non-Structural Practices In Accordance With Chapter 5 And A Bioretention In Accordance With Chapter 3 Are Being Utilized.

Owner And Developer
WBG Westland Farm, LLC
c/o Bob Corbett
5405 Harpers Farm Road-Suite 200
Columbia, Maryland 21044
Ph: (410) 997-0800

Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	12
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	13
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	39,693 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	4,331 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	44,024 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	1,253 Ac.*
TOTAL AREA TO BE RECORDED	45,277 Ac.*

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

Howard County Health Officer 12/7/2016
Date

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division 12-8-16
Date

Director 12-14-16
Date

Owner's Certificate

WBG Westland Farm, LLC, By Bob Corbett, 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 16th Day Of NOVEMBER, 2016.

Bob Corbett 11-16-16
WBG Westland Farm, LLC
By: Bob Corbett, Member

Witness

Surveyor's Certificate

I Hereby Certify That 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 Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By Lime Kiln Limited Liability Company, LLC To WBG Westland Farm, LLC By Deed Dated July 28, 2016 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17017 At Folio 132; And Being Lot 2, As Shown On Plats Entitled "Westland Farm Estates, Lots 1 And 2 (APFO Phase I)" Recorded Among The Aforesaid Land Records As Plat Nos. 21404 Thru 21406; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrill A. Fisher
Terrill A. Fisher, Professional Land Surveyor No. 10692
Expiration Date: December 13, 2017

RECORDED AS PLAT No. **23985** ON **12/16/16**
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Westland Farm Estates
Phase II
Lots 3 Thru 14 And
Open Space Lot 15

(Being A Resubdivision Of Lot 2, As Shown On Plats Entitled "Westland Farm Estates, Lots 1 And 2 (APFO Phase I)" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 21404 Thru 21406) As Plat Nos. 21404 Thru 21406)

Zoned: RR-DEO
Tax Map No. 45 Grid: No. 5 Parcel: 28
Fifth Election District - Howard County, Maryland
Date: September 1, 2016 Scale: As Shown Sheet 1 of 3

F-15-038

The Requirements 3-10B, The Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume 44, Supplemental As Far As They Relate To The Rights Of The Parties To The Setting Of Markers Have Been Complied With.

Terrell A. Fisher 11-17-16
 Date
 (Professional Land Surveyor)

WBG Westland Farm, LLC
 By: Bob Corbett, Member
 Date
 11-16-16

Public Forest Conservation Easement Line Chart

Line	Bearing	Length
FC1	S 55°50'09" E	259.90'
FC2	S 34°09'51" W	77.40'
FC3	N 56°17'48" W	280.90'
FC4	N 65°34'35" E	46.28'
FC5	N 35°13'55" E	39.95'
FC6	S 56°23'16" E	293.72'
FC7	S 41°44'40" E	122.19'
FC8	S 51°48'57" E	156.97'
FC9	S 34°13'30" W	40.00'
FC10	N 55°46'30" W	248.72'
FC11	N 56°13'17" W	334.00'
FC12	N 30°29'56" W	60.28'
FC13	S 62°44'54" E	18.99'
FC14	S 11°39'57" E	29.14'
FC15	S 43°28'07" E	23.97'
FC16	S 61°18'24" E	34.82'
FC17	S 74°15'36" E	87.47'
FC18	S 04°19'03" E	43.43'
FC19	S 80°28'29" W	23.53'
FC20	S 83°08'18" W	51.19'
FC21	N 09°59'41" W	97.88'
FC22	S 09°32'32" W	62.13'

Public Drainage & Utility Easement Line Chart

Line	Bearing	Length
D1	S 49°29'07" E	45.19'
D2	S 55°50'09" E	161.89'
D3	S 42°48'43" E	114.61'
D4	S 14°59'11" E	18.58'
D5	S 55°28'54" E	11.77'
D6	S 55°28'26" W	48.59'
D7	N 57°37'25" W	58.92'
D8	S 32°22'37" W	20.00'
D9	S 57°37'25" E	55.44'
D10	S 14°22'45" W	219.93'
D11	S 76°35'08" E	13.69'
D12	S 55°50'09" E	170.61'
D13	S 64°32'10" E	33.09'

Owner And Developer
 WBG Westland Farm, LLC
 c/o Bob Corbett
 5495 Harpers Farm Road-Suite 200
 Columbia, Maryland 21044
 Ph: (410) 997-8600

Area Tabulation For Sheet 2

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	6
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	7
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	18,200 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	4,331 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	22,531 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	1,253 Ac.±
TOTAL AREA TO BE RECORDED	23,784 Ac.±

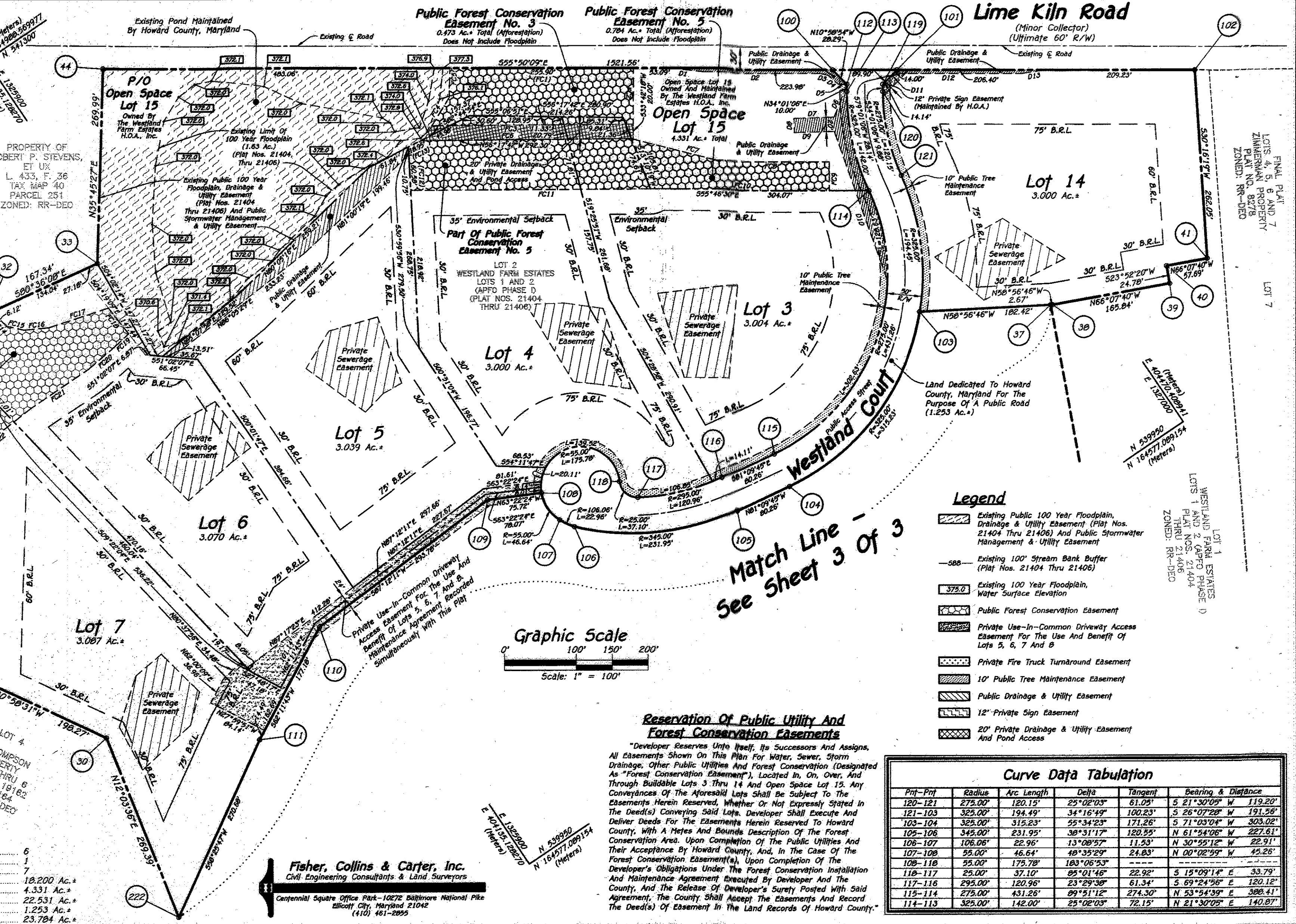
APPROVED: For Private Water And Private Sewerage Systems
 Howard County Health Department.

William M. Morrison 12/7/2016
 Howard County Health Officer A.D. Date MCO

APPROVED: Howard County Department Of Planning And Zoning.

Chad Phillips 12-8-16
 Chief, Development Engineering Division JP Date

Kurt Schaefer 12-14-16
 Director Date



- Legend**
- Existing Public 100 Year Floodplain, Drainage & Utility Easement (Plat Nos. 21404 Thru 21406) And Public Stormwater Management & Utility Easement
 - Existing 100' Stream Bank Buffer (Plat Nos. 21404 Thru 21406)
 - Existing 100 Year Floodplain, Water Surface Elevation
 - Public Forest Conservation Easement
 - Private Use-In-Common Driveway Access Easement For The Use And Benefit Of Lots 5, 6, 7 And 8
 - Private Fire Truck Turnaround Easement
 - 10' Public Tree Maintenance Easement
 - Public Drainage & Utility Easement
 - 12' Private Sign Easement
 - 20' Private Drainage & Utility Easement And Pond Access

Curve Data Tabulation

Point-Point	Radius	Arc Length	Delta	Tangent	Bearing & Distance
120-121	275.00'	120.15'	25°02'03"	61.05'	S 21°30'05" W 119.20'
121-103	325.00'	194.49'	34°16'49"	100.23'	S 26°07'28" W 191.58'
103-104	325.00'	315.23'	55°34'23"	171.26'	S 71°03'04" W 303.02'
105-106	345.00'	231.95'	38°31'17"	120.55'	N 61°54'04" W 227.61'
106-107	106.06'	22.96'	13°08'57"	11.53'	N 30°55'12" W 22.91'
107-108	55.00'	46.64'	48°35'23"	24.83'	N 00°02'59" W 45.26'
108-110	55.00'	175.78'	183°06'53"	183.06'±	
110-117	25.00'	37.10'	05°01'48"	22.92'	S 15°09'14" E 33.79'
117-116	295.00'	120.96'	23°29'38"	61.34'	S 69°24'56" E 120.12'
115-114	275.00'	431.26'	09°51'12"	274.30'	N 53°54'39" E 388.41'
114-113	325.00'	142.00'	25°02'03"	72.15'	N 21°30'05" E 140.87'

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

Owner's Certificate

WBG Westland Farm, LLC, By Bob Corbett, 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 16th Day of NOVEMBER, 2016.

Bob Corbett 11-16-16
 WBG Westland Farm, LLC
 By: Bob Corbett, Member

Arystan Jantz
 Witness

Surveyor's Certificate

I Hereby Certify That 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 Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By Lime Kiln Limited Liability Company, LLC To WBG Westland Farm, LLC By Deed Dated July 28, 2016 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17017 At Folio 132; And Being Lot 2, As Shown On Plats Entitled "Westland Farm Estates, Lots 1 And 2 (APFO Phase I)" Recorded Among The Aforesaid Land Records As Plat Nos. 21404 Thru 21406; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 11/17/16
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2017

RECORDED AS PLAT No. 23986 ON 12/16/16
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Westland Farm Estates Phase II
 Lots 3 Thru 14 And Open Space Lot 15
 (Being A Resubdivision Of Lot 2, As Shown On Plats Entitled "Westland Farm Estates, Lots 1 And 2 (APFO Phase I)" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 21404 Thru 21406)

Zoned: RR-DEO
 Tax Map No. 45 Grid: No. 5 Parcel: 28
 Fifth Election District - Howard County, Maryland
 Date: September 1, 2016 Scale: 1"=100' Sheet 2 Of 3

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.

Terrell A. Fisher 11/17/16
 Date
 Terrell A. Fisher, L.S. 10692
 (Professional Land Surveyor)
 11-16-16
 Date
 WBG Westland Farm, LLC
 By: Bob Corbett, Member

From - To	Radius	Arc Length	Delta	Tangent	Bearing & Distance
106-107	55.00'	46.64'	40°35'29"	24.63'	S 00°02'59" E 45.26'
107-106	100.00'	22.96'	13°08'57"	11.53'	S 30°55'12" E 22.91'
106-105	345.00'	231.95'	36°31'17"	120.55'	S 61°54'06" E 227.61'
104-103	325.00'	315.23'	55°34'23"	171.26'	N 71°03'04" E 303.02'

General Notes Continued:

38. On January 8, 2013 The Planning Director Approved A Waiver (MP-15-076) To Section 16.144(k) Requiring Submission Of The Final Plans For Westland Farm Estates, Phase II, Between July 1, 2012 To November 1, 2012 (SP-09-011). A One Year Extension Was Approved Subject To The Following Conditions:

- 1) The Final Plan For Phase II Must Be Submitted Between July 1, 2013 To November 1, 2013.
- 2) Submission To The Development Engineering Division Of An Environmental Concept Plan (ECP) Based On New Stormwater Management Regulations For A Minimum Of 30 Days Prior To July 1, 2013 (On Or Before June 1, 2013).
- 3) The Final Plan For Phase II Of Westland Farm Estates (SP-09-011) Shall Be Designed In Accordance With The New Stormwater Management Regulations And Shall Address All ECP Comments As Applicable.

39. On September 26, 2013 The Planning Director Approved A Waiver (MP-15-023) To Section 16.144(k) Requiring Submission Of Final Plans For Phase II Between July 1, 2013 To November 1, 2013 (SP-09-011) To Extend The Deadline By Six Months From The Waiver Approval Letter. Approval To The Requested Waivers Is Subject To The Following Conditions:

- 1) The Preliminary Equivalent Sketch Plan, SP-09-011, Is Rescinded And A Six Month Extension From The Date Of This Waiver Petition Approval Letter (On Or Before March 26, 2015) Is Granted For The Submission Of The Final Plan For Phase II.
- 2) Submission To The Development Engineering Division Of An Environmental Concept Plan (ECP) Based On New Stormwater Management Regulations Within 45 Days From The Date Of The Waiver Petition Approval Letter (On Or Before November 10, 2014).
- 3) The Final Plan Must Comply With All Current County And State Regulations In Effect At The Time Of Submission (Including Environmental Concept Plan (ECP) Based On New Stormwater Management Regulations Within 45 Days From The Date Of The Waiver Petition Approval Letter (On Or Before November 10, 2014).
- 4) The Final Plan For Phase II Of Westland Farm Estates (SP-09-011) Shall Be Designed In Accordance With The New Stormwater Management Regulations And Shall Address All ECP Comments As Applicable.
- 5) A New APFO Traffic Study May Be Required With The Final Plan Submission. Please Verify With The Development Engineering Division.

40. The Planning Director Approved A Waiver (MP-15-126) To Section 16.1205(a)(7) And (10) Requiring The Retention Of Specimen Trees So As To Remove 3 Of 5 Specimen Trees On The Subject Site, Subject To The Following Conditions:

1. Approval Is Given For The Removal Of 3 Specimen Trees Identified As: (1) Specimen Tree No. 2) And (3) (Specimen Tree No. 3) Specimen Trees And 30" (Specimen Tree No. 4) Tulip Poplar. Removal Of The Tree (3) Specimen Trees Will Require Mitigation With The Planting Of Six (6) New Native Shade Trees With A Minimum Caliper Size Of 2 1/2" To 3". The Mitigated Trees Shall Be Of Similar Species, Be Shown On The Landscape Plan Sheet Of The Final Construction/Supplemental Plans And Bonded With The Landscape Obligation.

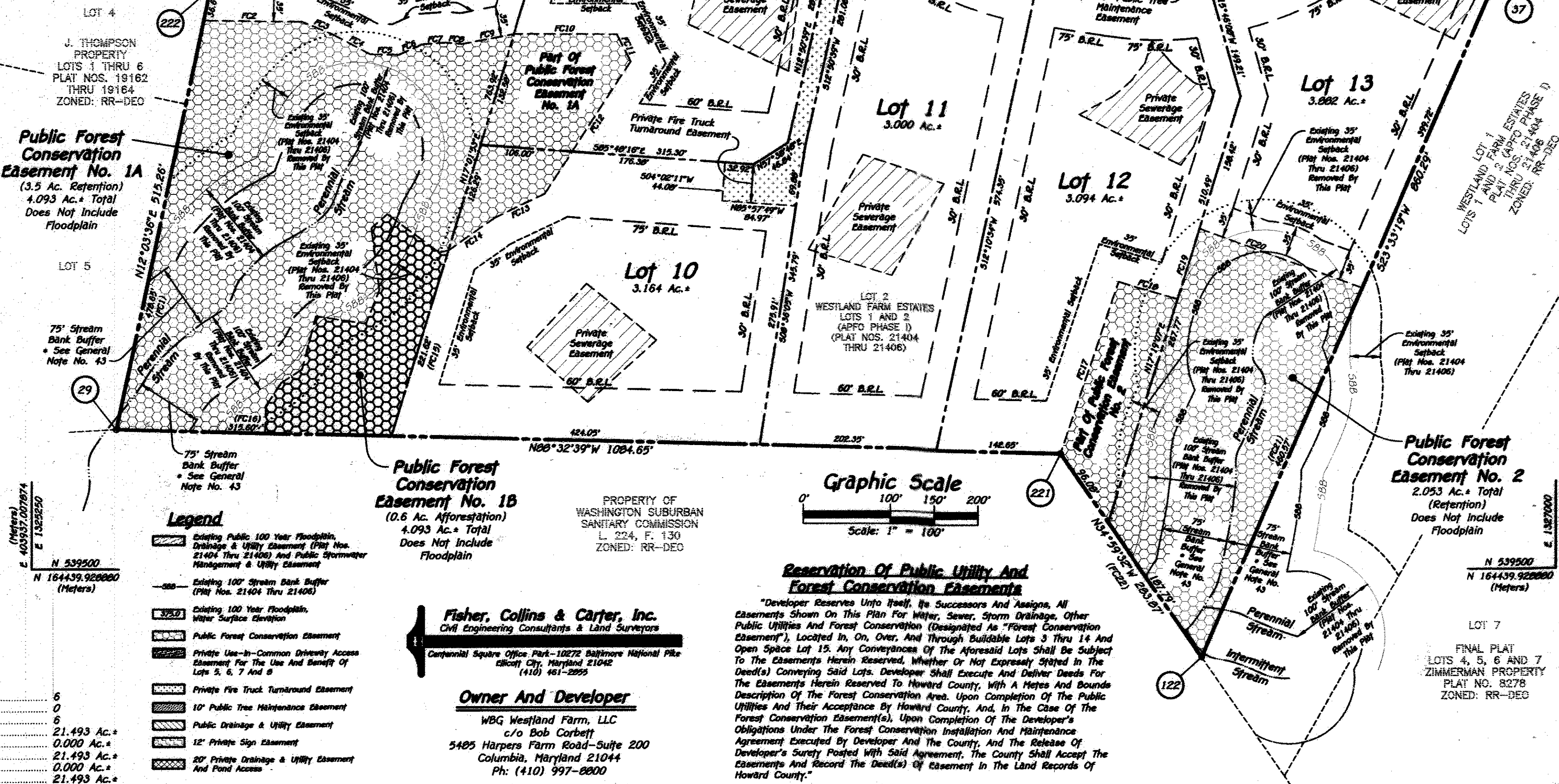
44. Existing Pond Within Public 100 Year Floodplain, Drainage & Utility Easement On Open Space Lot 15 Is Maintained By Howard County, Maryland. Proposed Pond In Open Space Lot 15 In Vicinity Of Westland Court And Line Kin Road Is Maintained By H.O.A. Open Space Lot 15 Is Privately Owned By The H.O.A.

45. This Plat Is Subject To MP-17-033 Which On November 14, 2016 The Planning Director Approved A Request For An Alternative Compliance Of Section 16.121(a)(2) Open Space Requirement & Section 16.144(k) Subject To The Final Plat Original Within 180 Days Subject To The Following Conditions:

1. The Deadline Date To Pay All Fees And Post All Financial Obligations, Submit The Final Plat Originals, Is Hereby Extended An Additional 60 Days From December 1, 2016 (On Or Before January 30, 2017).
2. Add The Alternative Compliance, MP-17-033, On F-15-036 Westland Farm Estates, As A General Note Spelling The Request. The Approval Date And Conditions In Which It Was Approved.
3. Petitioner Shall Address All Comments From All SRC Agencies For F-15-036.

Public Forest Conservation Easement Line Chart

Line	Bearing	Length
FC1	N 12°03'35" E	478.65'
FC2	S 89°14'54" E	111.93'
FC3	S 67°00'15" E	59.84'
FC4	S 61°54'04" E	17.24'
FC5	S 60°30'51" E	33.09'
FC6	N 69°49'44" E	29.24'
FC7	N 86°06'50" E	26.89'
FC8	S 89°22'17" E	19.29'
FC9	N 79°20'03" E	62.23'
FC10	S 89°39'37" E	118.53'
FC11	S 30°30'09" E	35.04'
FC12	S 33°07'04" W	180.53'
FC13	S 64°49'40" W	64.40'
FC14	S 54°52'49" W	64.58'
FC15	S 17°01'53" W	221.82'
FC16	N 80°32'39" W	315.80'
FC17	N 18°37'15" E	207.71'
FC18	S 73°47'02" E	71.35'
FC19	N 17°19'07" E	84.30'
FC20	S 70°04'49" E	198.84'
FC21	S 23°53'19" W	480.57'
FC22	N 34°59'32" W	283.87'



Area Tabulation For Sheet 3

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	5
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	5
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	21.493 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	21.493 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	21.493 Ac.±

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

Maureen Repston 12/7/2016
 Howard County Health Officer A.O. Date

APPROVED: Howard County Department Of Planning And Zoning.

Chad Chubb 12-8-16
 Chief, Development Engineering Division Date

Kent Shuland 12-08-16
 Director Date

Owner's Certificate

WBG Westland Farm, LLC, By Bob Corbett, 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 16th Day Of November, 2016.

Bob Corbett 11-16-16
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Stephen Juit
 Witness

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I Hereby Certify That 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 Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By Lime Kin Limited Liability Company, LLC To WBG Westland Farm, LLC By Deed Dated July 28, 2016 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17017 At Folio 132; And Being Lot 2, As Shown On Plats Entitled "Westland Farm Estates, Lots 1 And 2 (APFO Phase II)" Recorded Among The Aforesaid Land Records As Plat Nos. 21404 Thru 21406; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 11/17/16
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2017

RECORDED AS PLAT No. 23987 ON 12/16/16
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Westland Farm Estates
 Phase II
 Lots 3 Thru 14 And
 Open Space Lot 15**

(Being A Resubdivision Of Lot 2, As Shown On Plats Entitled "Westland Farm Estates, Lots 1 And 2 (APFO Phase II)" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 21404 Thru 21406)

Zoned: RR-DEO
 Tax Map No. 45 Grid: No. 5 Parcel: 20
 Fifth Election District - Howard County, Maryland
 Date: November 15, 2016 Scale: 1"=100' Sheet 3 Of 3