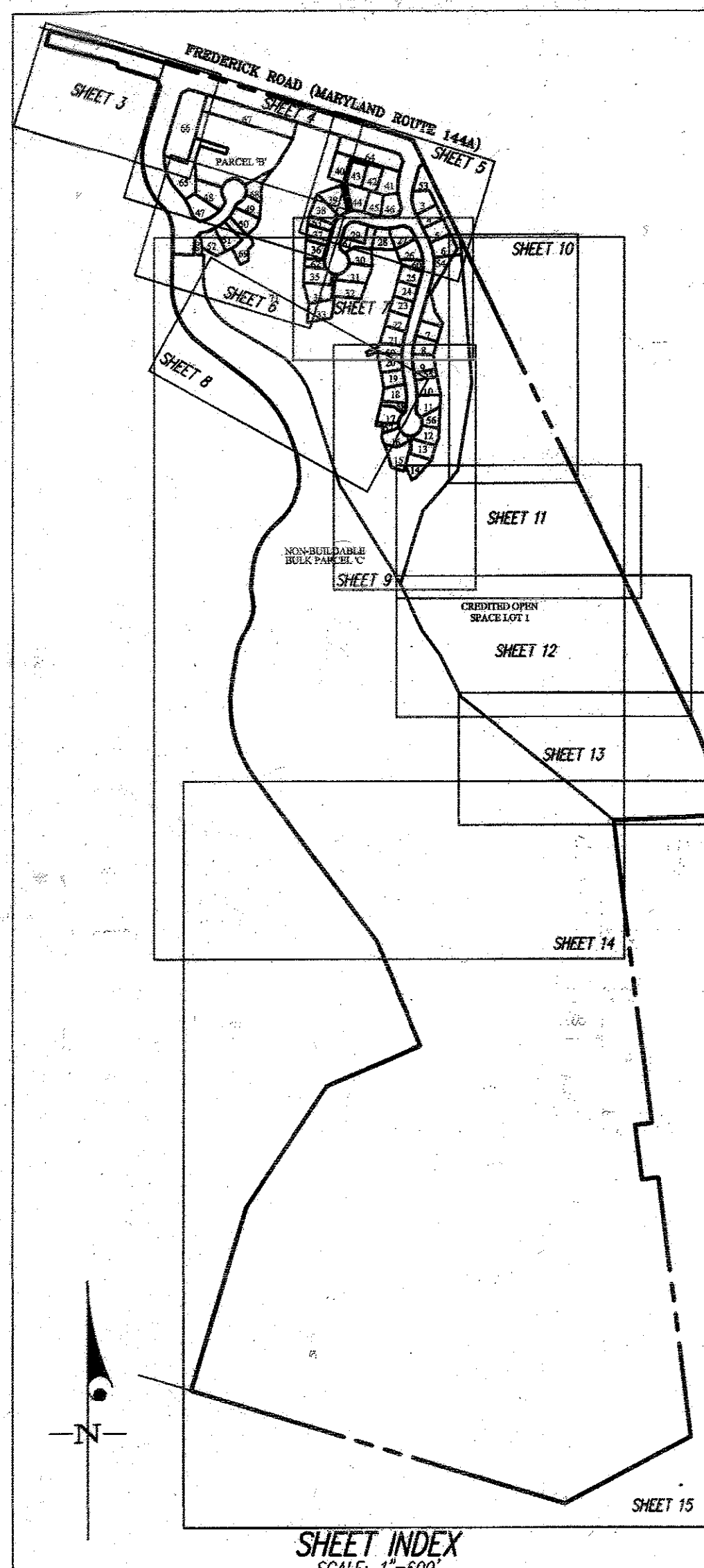


GENERAL NOTES

- IRON PINS SHOWN THUS: [Symbol]
- CONCRETE MONUMENTS SHOWN THUS: [Symbol]
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY FISHER, COLLINS & CARTER IN SEPTEMBER 2001.
- THE SUBJECT PROPERTY IS ZONED R-ED PER THE FEBRUARY 2, 2004 COMPREHENSION ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS EFFECTIVE JULY 28, 2006 AND IS BEING DEVELOPED UNDER THE AMENDED 5TH EDITION OF SUBDIVISION AND LAND REGULATIONS.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: F-11-058, ZB-1087M, WP-11-132, ECP-14-058, SP-14-008, PB408, AND THE D.R.R.A. IS RECORDED IN LIBER 12722 FOLIO 248.
- COORDINATES BASED ON MD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 23CA AND No. 161A.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- PUBLIC WATER AND SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME. PUBLIC SEWER SERVICE AND PUBLIC WATER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE 1/19/2017, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4876-D.
- THE CEMETERY INVENTORY MAP DOES NOT SHOW ANY CEMETERIES WITHIN THE PROJECT LIMITS.
- THE SCENIC ROADS MAP DOES INDICATE THAT MD ROUTE 144 (FREDERICK ROAD) IS A SCENIC ROAD.
- THE HISTORIC SITES MAP DOES NOT SHOW ANY HISTORICAL SITES WITHIN THE PROJECT LIMITS.
- WETLAND DELINEATION BY ECOTONE INC. IN A REPORT DATED FEBRUARY 18, 2014. THE WETLAND AND STREAM DELINEATION WAS APPROVED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING ON NOVEMBER 4, 2014.
- THE 100-YEAR FLOODPLAIN LIMITS FOR THE THREE STREAMS THAT RUN THROUGH THE SITE WERE DETERMINED IN A FLOODPLAIN STUDY PREPARED BY GUTSCHICK, LITTLE AND WEBER, P.A. AS PART OF THIS SUBMISSION.
- A NOISE STUDY WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. ON OR ABOUT APRIL, 2014 AND WAS APPROVED BY DEVELOPMENT ENGINEERING DIVISION ON NOVEMBER 4, 2014.
- A TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUPS IN A REPORT DATED APRIL 4, 2014 AND WAS APPROVED BY DEVELOPMENT ENGINEERING DIVISION ON NOVEMBER 4, 2014.
- THE PROJECT WAS BROUGHT INTO THE METROPOLITAN DISTRICT ON DECEMBER 22, 2014.
- STORMWATER MANAGEMENT FOR THIS IS IN ACCORDANCE WITH CHAPTER 5 OF THE STORMWATER MANAGEMENT DESIGN MANUAL, VOLUME A AND 2, THROUGHOUT THE SITE, MICRO BIO-TRETENTION, DRY WELLS, AND ROOF TOP DISCONNECTS ARE UTILIZED. DEVICES ON INDIVIDUAL LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER. DEVICES WITHIN COUNTY RIGHT-OF-WAY THAT TREAT ONLY RUNOFF FROM A COUNTY ROAD WILL BE OWNED AND MAINTAINED BY HOWARD COUNTY. THE DEVICES ON OPEN SPACE LOTS 64 AND 67 WILL OWNED BY THE STATE HIGHWAY ADMINISTRATION AND MAINTAINED JOINTLY WITH THE HOA. ON OPEN SPACE LOT 65, MBR-129 WILL BE PRIVATELY OWNED AND MAINTAINED, WHILE W-1 WILL BE OWNED BY THE HOWARD COUNTY AND MAINTAINED JOINTLY WITH THE HOA. THE DRAINAGE SWALE WITHIN THE PRIVATE EASEMENT ALONG THE REAR PROPERTY LINE OF LOTS 41 THROUGH 43, 44, AND 45 WILL BE RESPONSIBILITY OF THE HOA. ALL OTHER DEVICES WITHIN OPEN SPACE LOTS WILL BE OWNED BY HOWARD COUNTY AND MAINTAINED JOINTLY WITH THE HOA.
- 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 LOTS/PARCELS; ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN DEED(S) CONVEYING SAID LOT(S)/ PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY; AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF 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.
- DRIVEWAY(S) SHALL BE CONSTRUCTED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN.)
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TON (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- OPEN SPACE LOTS 53-70 SHOWN HEREON WILL BE DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON. ARTICLES OF INCORPORATION FOR THE WESTMOUNT HOMEOWNERS ASSOCIATION WAS FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 04/20/2016, (DEPT. ID #017197369). THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR WESTMOUNT HOMEOWNERS ASSOCIATION, INC. WILL BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. OPEN SPACE LOTS 1 AND 71 WILL BE DEDICATED TO HOWARD COUNTY, MARYLAND.
- OPEN SPACE LOT 66 WILL CONTAIN ACTIVE RECREATIONAL AREAS IN ACCORDANCE WITH SECTION 16.121(A)(4) OF THE SUBDIVISION REGULATIONS (5TH EDITION). 300 SQUARE FEET OF RECREATIONAL OPEN SPACE IS REQUIRED FOR EACH LOT. FOR THE 50 LOTS BEING PROPOSED UNDER THIS PHASE, PLUS THE 9 LOTS THAT WILL BE CREATED WHEN NON-BUILDABLE BULK PARCEL 'B' IS DEVELOPED, 17,700 SQUARE FEET OR 0.41 AC. IS REQUIRED. THE AREA PROVIDED WITH OPEN SPACE 66 IS 0.65 AC.



SHEET INDEX
SCALE: 1"=600'

OWNERS:
(NON-BUILDABLE BULK PARCEL A) MANOR INVESTMENTS, LLC, 3500 MANOR LANE, ELLICOTT CITY, MD, 21042, PH: 443-367-0422
(CREDITED OPEN SPACE LOT 1) PHILIP D. CARROLL & CAMILLA CARROLL, 3500 MANOR LANE, ELLICOTT CITY, MD, 21042, PH: 443-367-0422
DEVELOPER: WESTMOUNT DEVELOPMENT CORPORATION, 3500 MANOR LANE, ELLICOTT CITY, MD, 21042, PH: 443-367-0422

(GENERAL NOTES CONTINUE)

- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY ONLY AND ONTO THE PIPESTEM LOT DRIVEWAY.
- ALL BUFFERING AND OTHER LANDSCAPING REQUIREMENTS/FEATURES WILL BE PROVIDED AT THE SITE DEVELOPMENT PLAN STAGE AND/OR THE FINAL PLAT STAGE AND WILL BE PROVIDED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS (AMENDED 5TH EDITION).
- A PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON 10/01/2013 IN COMPLIANCE WITH SECTION 16.128 OF THE REGULATIONS.
- THE PROJECT IS NOT SUBJECT TO THE PROVISIONS OF MODERATE INCOME HOUSING UNITS (MIHU) BASED ON THE DEVELOPER'S RIGHTS AND RESPONSIBILITIES AGREEMENT (DRRA) RECORDED AT LIBER 12722 FOLIO 248 ON 9/17/2010.
- THIS DEVELOPMENT SHALL BE IN ACCORDANCE WITH ALL REQUIREMENTS ESTABLISHED AS PART OF THE "DEVELOPER'S RIGHTS AND RESPONSIBILITIES AGREEMENT" (DRRA) BETWEEN HOWARD COUNTY AND THE CARROLLS. PER THE DRRA, THE DEVELOPER AND DPW HAVE AGREED THAT A PER LOT FEE IN THE AMOUNT OF \$3,000 WILL BE PAID AT BUILDING PERMIT STAGE FOR SEWAGE NUTRIENT REDUCTION.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, AND 100 YEAR FLOODPLAIN AREAS, UNLESS PERMITTED UNDER AN APPROVED WAIVER PETITION OR DETERMINED TO BE ESSENTIAL OR NECESSARY BY DPZ.
- THE 65DBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN 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 65DBA NOISE LINE 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. DEPT OF HOUSING AND URBAN DEVELOPMENT.
- THE FOREST CONSERVATION REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL WILL BE SATISFIED WITH AN OBLIGATION TOTAL OF 26.47 ACRES OF FOREST CONSERVATION EASEMENT OF WHICH 15.31 ACRES ARE CREDITED, 5.15 ACRES OF CREDITED RETENTION AND 10.18 ACRES OF CREDITED REFORESTATION PLANTING. 11.16 ACRES OF NON-CREDITED RETENTION WITHIN THE FLOODPLAIN. TOTAL SURETY FOR ON-SITE REFORESTATION OF 10.16 ACRES OF PLANTING IS \$221,285.00.
- HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING HAS DETERMINED, IN ACCORDANCE WITH SECTION 16.116(C) OF THE SUBDIVISION AND LAND REGULATIONS THAT THE ENVIRONMENTAL IMPACTS ARE NECESSARY OR ESSENTIAL DISTURBANCES. SEE SHEET 2 FOR THE APPROVAL AND CONDITIONS OF WP 15-038.
- THE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A LANDSCAPE SURETY IN THE AMOUNT OF \$18,190.00 WILL BE POSTED WITH THE DEVELOPER'S AGREEMENT.
- ON MAY 6, 2014 HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING APPROVED A WAIVER TO DESIGN MANUAL, VOLUME III, SECTION 2.4.B & F, TO ALLOW THE USE OF A NON-STANDARD ROADWAY CROSS SECTION AND TO DESIGN MANUAL VOLUME I, SECTION 5.2.4.1, TO ALLOW A REDUCED NUMBER OF SOIL BORINGS FOR THE PURPOSE OF SWM DESIGN. BASED ON THE INFORMATION PROVIDED WITH THE SUBMITTAL THESE APPROVALS ARE SUBJECT TO THE FOLLOWING:
 - THE RUNOFF FROM THE PUBLIC ROADWAY SHALL NOT POND OR BACKWATER ONTO THE TRAVEL WAY DURING DESIGN STORM EVENTS.
 - THE FINAL LAYOUT WIDTH, AND DESIGN OF THE ROADWAY WILL BE REVIEWED AND APPROVED WITH THE ROAD CONSTRUCTION DRAWINGS.
- ON JANUARY 6, 2016 HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING APPROVED WP 16-081, WHICH GRANTED THE FOLLOWING:
 - A WAIVER FROM SECTION 16.1202(a) REQUIRING THE SUBMISSION OF A FOREST CONSERVATION PLAN FOR THE ENTIRE GROSS AREA AS PART OF THE SUBDIVISION PLAN PROCESS.
 - A WAIVER FROM SECTION 16.147(c) REQUIRING A PLAT TO BE SUBMITTED AT A SCALE OF 1 INCH EQUALS 100 FEET, 1 INCH EQUALS 50 FEET OR 1 INCH EQUALS 30 FEET. (SEE SHEET 2 FOR THE APPROVALS AND CONDITIONS OF WP 16-081).
- THE SUBDIVISION AREA SHOWN IN THIS FINAL PLAT WAS INCLUDED ON THE WATER AND SEWER MASTER PLAN ON MAY 2, 2016 (HOWARD COUNTY COUNCIL RESOLUTION-63.)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INTERIOR SUBDIVISION WORK AND PROPOSED EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBMISSION OF NON-BUILDABLE BULK PARCEL 'A' AND A REVISION TO CREDITED OPEN SPACE LOT 1 AS SHOWN A SUBDIVISION PLAT ENTITLED "WESTMOUNT, NON-BUILDABLE BULK PARCEL 'A', CREDITED OPEN SPACE LOT 1 AND NON-CREDITED OPEN SPACE LOT 2" AND RECORDED AS PLAT NOS. 21488-21489, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10854 (EXP. DATE 07/03/2018)
DATE: 3/2/2017



Approved by Planning Board on 12/22/14

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE BULK PARCEL 'A' INTO LOTS 3-52, OPEN SPACE LOTS 53-71 AND NON-BUILDABLE PARCELS B & C, TO CREATE PRIVATE AND PUBLIC EASEMENTS AS SHOWN AND NOTED ON SHEETS 3 THRU 9 AND TO CREATE PUBLIC EASEMENTS ON CREDITED OPEN SPACE LOT 1 AS SHOWN AND NOTED ON SHEETS 10 THRU 13.

TABULATION OF FINAL PLAT - ALL SHEETS

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	72
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	50
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	9,422.3 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	20
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	59,652.4 AC.
6. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	2
7. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	143,729.6 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	7,838.7 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	220,643.0 AC.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

Signature: [Signature]
COUNTY HEALTH OFFICER DATE: 3/2/17

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Signature: [Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 3-10-17
Signature: [Signature]
DIRECTOR DATE: 3-30-17

OWNER'S DEDICATION

PHILIP D. CARROLL, AND CAMILLA CARROLL, INDIVIDUALS, AND MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY CAMILLA CARROLL, VICE PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTIONS LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 6th DAY OF MARCH, 2017

BY: [Signature] MANOR INVESTMENTS, LLC
BY: [Signature] CAMILLA CARROLL, INDIVIDUAL
BY: [Signature] CAMILLA CARROLL, VICE PRESIDENT
WITNESS: [Signature] WITNESS: [Signature] WITNESS: [Signature]

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY AND EXISTING EASEMENT DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBMISSION OF NON-BUILDABLE BULK PARCEL 'A' AND A REVISION TO CREDITED OPEN SPACE LOT 1 AS SHOWN A SUBDIVISION PLAT ENTITLED "WESTMOUNT, NON-BUILDABLE BULK PARCEL 'A', CREDITED OPEN SPACE LOT 1 AND NON-CREDITED OPEN SPACE LOT 2" AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT NOS. 21488-21489, AND BEING PART OF THE LAND THAT WAS CONVEYED TO PHILIP A. CARROLL BY A DEED DATED FEBRUARY 24, 1923 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 117 AT FOLIO 113, AND THE SAID PHILIP A. CARROLL DEPARTED THIS LIFE ON OR ABOUT JULY 8, 1957, LEAVING A LAST WILL AND TESTAMENT THAT WAS FILED IN ESTATE NO. 2046 IN THE OFFICE OF THE REGISTER OF WILLS OF HOWARD COUNTY, MARYLAND BY WHICH HE DEVEASED A LIFE ESTATE IN THE SUBJECT PROPERTY UNTO HIS WIFE, NINA R. CARROLL, WITH THE REMAINDER TO SUCH PERSON OR PERSONS AS THE SAID NINA R. CARROLL SHOULD BE DECEASED BY NINA R. CARROLL BY DEED OR UNDER HER LAST WILL AND TESTAMENT; AND THE SAID NINA R. CARROLL DEPARTED THIS LIFE ON OR ABOUT FEBRUARY 11, 1989, TERMINATING HER LIFE ESTATE, AND IN ACCORDANCE WITH THE POWER OF APPOINTMENT BEQUEATHED TO HER UNDER THE LAST WILL AND TESTAMENT OF PHILIP A. CARROLL, UNDER HER LAST WILL AND TESTAMENT FILED IN ESTATE NO. 7868 IN THE OFFICE OF THE REGISTER OF WILLS OF HOWARD COUNTY, MARYLAND, SHE DESIGNATED, ON PAGE NO. 2 OF THE SECOND CODICIL TO LAST WILL AND TESTAMENT OF NINA R. CARROLL, THE LIVING LINEAL DESCENDANTS OF HER SON, PHILIP D. CARROLL, NAMELY PHILIP D. CARROLL AND CAMILLA CARROLL, AS TENANTS IN COMMON, TO ACCEDE TO THE REMAINDER INTEREST ESTABLISHED UNDER THE LAST WILL AND TESTAMENT OF PHILIP A. CARROLL IN AND TO A PORTION OF THE REAL PROPERTY DESCRIBED IN THE DEED AT LIBER 117 AT FOLIO 113, OF WHICH THE HERENAFORESAID PARCEL IS A PART, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED IN A MORTGAGE DATED OCTOBER 31, 1962 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 394 AT FOLIO 64, AND ALL OF THE LAND CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC, BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 19018 AT FOLIO 188 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FOR: FISHER, COLLINS & CARTER, INC.
Signature: [Signature]
TERRELL A. FISHER
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10892 (EXP. DATE: 12/13/2017)
DATE: 3/2/17



RECORDED AS PLAT NUMBER 24123 ON 3/25/17, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WESTMOUNT PHASE 1
CREDITED OPEN SPACE LOT 1, LOTS 3-52, OPEN SPACE LOTS 53-71 AND NON-BUILDABLE BULK PARCELS B & C
(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A, AND REVISION TO CREDITED OPEN SPACE LOT 1, WESTMOUNT, PLAT NOS. 21487-21489)

ZONE: R-ED TM 23, GRID 6 & 12, P/O PARCEL 71
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN SHEET 1 OF 16 FEBRUARY 2017
GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BALT: 410-980-1820 DC/VA: 301-989-2824 FAX: 301-421-4188
DRAWN BY: [Signature] CHECK BY: [Signature]

S:\Survey\Drawings\1301\3 PLATS\PHASE 1\130113 AREA 1 SHEET 01.dwg, PLOTTED: 2/17/2017 11:56 AM, LAST SAVED: 2/17/2017 11:05 AM, PLOTTED BY: Ramon O. Contreras

SITE ANALYSIS CHART

PHASE NO.	FILE REF. NO.	GROSS AREA (SITE)		AREA OUTSIDE OF THIS PHASE (NON-BUILDABLE)		AREA BEING DEVELOPED THIS PHASE		FLOODPLAIN AREA (THIS PHASE)	STEEP SLOPE AREA (THIS PHASE)	NET AREA (THIS PHASE)	NON-BUILDABLE (THIS PHASE)		S.F.D. AC. (%)		ROAD R/W		CREDITED OPEN SPACE		NON-CREDITED OPEN SPACE	
		AC.	(%)	AC.	(%)	AC.	(%)	AC.	AC.	AC.	(%)	AC.	(%)	AC.	(%)	AC.	(%)	AC.	(%)	AC.
I	F 15-087	220.6430		141.6060	(64.2)	79.0370	(35.8)	17.7600	0.0000	61.2770	2.1236	(2.7)	9.4246	(11.9)	7.8387	(9.9)	58.7226	(74.3)	0.9480	(1.2)
TOTALS				141.6060	(64.2)	79.0370	(35.8)				2.1236	(2.7)	9.4246	(11.9)	7.8387	(9.9)	58.7226	(74.3)	0.9480	(1.2)

WP 15-038
ON OCTOBER 30, 2014 WP 15-038 WAS GRANTED FOR THE FOLLOWING:
 • TO ALLOW FOR THE REMOVAL OF VEGETATIVE COVER AND TREES FROM ENVIRONMENTAL AREAS (A WAIVER FROM SECTION 16.116(C) AND TO ALLOW FOR THE REMOVAL OF SPECIMEN TREES (A WAIVER FROM SECTION 16.120(A)(7)).
 • A WAIVER FROM SECTION 16.121(E) WHICH REQUIRES 40' OF FRONTAGE ON A PUBLIC ROAD FOR AT LEAST ONE ACCESS TO AN OPEN SPACE LOT, WITH 20' BEING PERMISSIBLE FOR ANY ADDITIONAL ACCESS.
 • A WAIVER FROM SECTION 16.119(E)(5) WHICH REQUIRES PUBLIC RIGHT-OF-WAY LINES ON CORNER LOTS AT INTERSECTIONS SHALL BE TRUNCATED BY STRAIGHT LINES JOINING POINTS 25' BACK FROM THE THEORETICAL PROPERTY LINE INTERSECTION IN EACH QUADRANT.

THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 1. COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS FOR SP-14-008.
 2. THE WAIVER PETITION NUMBER (WP-15-038) AND ITS CONDITIONS OF APPROVAL MUST BE ADDED TO SP-14-008 AND ALL FUTURE SUBDIVISION PLANS.
 3. AS MITIGATION FOR THE REQUESTED REMOVAL OF FIFTY-SEVEN (57) SPECIMEN TREES LOCATED WITHIN THE SITE, THE DEVELOPER IS REQUIRED TO USE 2" CALIPER PLANT MATERIALS FOR THE REQUIRED PLANTINGS WITHIN THE PROPOSED REFORESTATION PLANTING AREAS AT A MINIMUM PLANTED ADJACENT TO ALL RESIDENTIAL LOTS THROUGHOUT THE SUBDIVISION. A FINAL DETERMINATION OF THE PLANT MATERIAL SIZE AND TOTAL NUMBER OF PLANTS WILL BE REVIEWED AND FINALIZED AT THE FINAL PLAN. IF DESIGN CHANGES ARE MADE AT FINAL PLAN STAGE AND THE REFORESTATION PLANTING AREAS ARE REDUCED OR ELIMINATED, THEN THE DEVELOPER SHALL PLANT AN EQUIVALENT NUMBER OF SHADE TREES WITHIN THE RESIDENTIAL AND OPEN SPACE LOTS AND ADJACENT TO PRIORITY RETENTION AREAS. THOSE FIFTY-SEVEN (57) SHADE TREES (OR EQUIVALENT) WILL BE IN ADDITION TO AND AN ENHANCEMENT OF ANY REQUIRED PERIMETER LANDSCAPING AND SHALL BE BONDED.
 4. A WAIVER TO SECTION 16.116(C) IS NOT REQUIRED FOR THE THREE (3) STREAM CROSSINGS, THE PUBLIC UTILITY LINE EXTENSIONS AND FOR THE PATHWAY THROUGH OPEN SPACE WHICH WERE DETERMINED ESSENTIAL FOR ESSENTIAL ROAD CROSSINGS, UTILITY LINE CONNECTIONS AND PEDESTRIAN CONNECTIONS IN ACCORDANCE WITH SECTION 16.116(C) OF THE REGULATIONS.
 5. THE REDUCTION OF THE MINIMUM OPEN SPACE FRONTAGE REQUIREMENTS IS ONLY FOR THOSE OPEN SPACE LOTS DEPICTED ON THE SUBMITTED WAIVER EXHIBIT WHICH PROVIDES ACCESS TO STORMWATER MANAGEMENT FACILITIES.

NON-BUILDABLE TRACKING CHART

PARCEL	TOTAL NON-BUILDING PARCEL AREA	FILE UNDER WHICH PARCEL WAS CREATED	FILE UNDER WHICH PARCEL WAS CONVERTED	AREA CONVERTED	CONVERTED TO:	AREA REMAINING
A	184.6420	F-11-058	F-15-087	184.6420	SF LOTS, ROAD R/W, OPEN SPACE LOTS, AND NON-BUILDABLE PARCELS	0.0000
B	2.1236	F-15-087				2.1236
C	141.6060	F-15-087				141.6060
D						0.0000
E						0.0000
F						0.0000
TOTAL						143.7296

MINIMUM LOT SIZE CHART

LOT NO	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
13	7,075 SF	117 SF	6,958 SF
14	8,659 SF	627 SF	8,032 SF
15	9,751 SF	198 SF	9,553 SF
32	9,678 SF	221 SF	9,457 SF
33	10,058 SF	1,010 SF	9,048 SF
34	9,790 SF	428 SF	9,362 SF
40	9,200 SF	800 SF	8,400 SF
41	12,498 SF	2,666 SF	9,832 SF
42	9,831 SF	1,991 SF	7,840 SF
43	8,022 SF	742 SF	7,280 SF

WP 16-081
ON JANUARY 6, 2016 WP 16-081 WAS GRANTED FOR THE FOLLOWING:
 • A WAIVER FROM SECTION 16.1202(a) REQUIRING THE SUBMISSION OF A FOREST CONSERVATION PLAN FOR THE ENTIRE GROSS AREA AS PART OF THE SUBDIVISION PLAN PROCESS.
 • A WAIVER FROM SECTION 16.147(c) REQUIRING A PLAN TO BE SUBMITTED AT A SCALE OF 1 INCH EQUALS 100 FEET, 1 INCH EQUALS 50 FEET OR 1 INCH EQUALS 30 FEET.

THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 1. THE APPLICANT MUST CONTINUE PROCESSING THE FINAL SUBDIVISION PLANS FOR ALL PHASES AND MEET ALL REQUIRED PROCESSING DEADLINE DATES IN ACCORDANCE WITH THE APPROVED APFO PHASING SCHEDULE FOR WESTMOUNT.
 2. THIS APPROVAL FOR THE FOREST CONSERVATION OBLIGATION REQUIREMENT IS ONLY AN ALLOWANCE TO TEMPORARILY DEFER THE RECORDATION OF FOREST CONSERVATION EASEMENTS AS A PHASED PROJECT. THE TOTAL FOREST CONSERVATION OBLIGATION REQUIREMENT FOR THE ENTIRE PROJECT SHALL BE ESTABLISHED AND RECORDED WITH THE LAST PHASE. THE FOREST CONSERVATION PLAN SUBMITTED WITH EACH OF THE 4 PHASES OF THIS PROJECT SHALL ESTABLISH AND RECORD THE MINIMUM FOREST CONSERVATION EASEMENT AREA FOR EACH PHASE.
 3. COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS FOR F-15-087, F-16-046 AND F-16-061.
 4. THE WAIVER PETITION NUMBER (WP-16-081) AND ITS CONDITIONS OF APPROVAL MUST BE ADDED TO ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS.

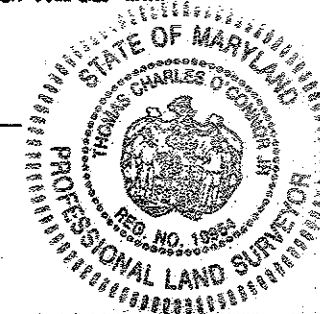
OVERALL DENSITY TABULATION

AREA		GROSS		NET	
		220.64 AC.		182.06 AC.	
UNITS		REQUIRED		PROVIDED	
NO. LOTS PERMITTED PER ZONING REGULATIONS	364	PHASE I	59		
		TOTAL	59		
NO. LOTS PERMITTED PER D.R.R.A.	325	PHASE I	59.65	0.65	
		TOTAL	59.65	0.65	
OPEN SPACE		REQUIRED		PROVIDED	
OPEN SPACE	110.32 AC.	PHASE I	59.65	0.65	
		TOTAL	59.65	0.65	
ACTIVE OPEN SPACE	2.24 AC.				
TOTAL		59.65	0.65		

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INTERIOR SUBDIVISION WORK AND PROPOSED EASEMENTS DELINEATED ON THIS FINAL PLAN ARE CORRECT, THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A' AND A REVISION TO CREDITED OPEN SPACE LOT 1 AS SHOWN A SUBDIVISION PLAN ENTITLED "WESTMOUNT, NON-BUILDABLE BULK PARCEL 'A', CREDITED OPEN SPACE LOT 1 AND NON-CREDITED OPEN SPACE LOT 2" AND RECORDED AS PLAT NOS. 21486-21489, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
 THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10854 (EXP. DATE 07/03/2018)
DATE: 3/21/2017



OWNERS:

(NON-BUILDABLE BULK PARCEL A) MANOR INVESTMENTS, LLC
3500 MANOR LANE
ELLCOTT CITY, MD. 21042
PH: 443-367-0422

(CREDITED OPEN SPACE LOT 1) PHILIP D. CARROLL & CAMILLA CARROLL
3500 MANOR LANE
ELLCOTT CITY, MD. 21042
PH: 443-367-0422

DEVELOPER:

WESTMOUNT DEVELOPMENT CORPORATION
3500 MANOR LANE
ELLCOTT CITY, MD. 21042
PH: 443-367-0422

OWNER'S DEDICATION

PHILIP D. CARROLL, AND CAMILLA CARROLL, INDIVIDUALS, AND MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY CAMILLA CARROLL, VICE PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.
 THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

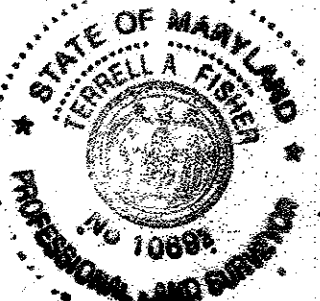
WITNESS OUR HANDS THIS 6th DAY OF MARCH, 2017

BY: *[Signature]* PHILIP D. CARROLL, INDIVIDUAL
 BY: *[Signature]* CAMILLA CARROLL, INDIVIDUAL
 BY: *[Signature]* CAMILLA CARROLL, VICE PRESIDENT
 WITNESS: *[Signature]* M. JAMES LITTLE
 WITNESS: *[Signature]* M. JAMES LITTLE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY AND EXISTING EASEMENT DELINEATED ON THIS FINAL PLAN ARE CORRECT, THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A' AND A REVISION TO CREDITED OPEN SPACE LOT 1 AS SHOWN A SUBDIVISION PLAN ENTITLED "WESTMOUNT, NON-BUILDABLE BULK PARCEL 'A', CREDITED OPEN SPACE LOT 1 AND NON-CREDITED OPEN SPACE LOT 2" AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT NOS. 21486-21489, AND BEING PART OF THE LAND THAT WAS CONVEYED TO PHILIP A. CARROLL, BY A DEED DATED FEBRUARY 24, 1923 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 117 AT FOLIO 113, AND THE SAID PHILIP A. CARROLL DEPARTED THIS LIFE ON OR ABOUT JULY 8, 1957, LEAVING A LAST WILL AND TESTAMENT THAT WAS FILED IN ESTATE NO. 2046 IN THE OFFICE OF THE REGISTER OF WILLS OF HOWARD COUNTY, MARYLAND BY WHICH HE DEVISED A LIFE ESTATE IN THE SUBJECT PROPERTY UNTO HIS WIFE, NINA R. CARROLL, WITH THE REMAINDER TO SUCH PERSON OR PERSONS AS THE SAID NINA R. CARROLL SUBSEQUENTLY DESIGNATED UNDER A POWER OF APPOINTMENT ESTABLISHED UNDER HIS LAST WILL AND TESTAMENT, WHICH POWER OF APPOINTMENT WAS TO BE EXERCISED BY NINA R. CARROLL BY DEED OR UNDER HER LAST WILL AND TESTAMENT; AND THE SAID NINA R. CARROLL DEPARTED THIS LIFE ON OR ABOUT FEBRUARY 11, 1989, TERMINATING HER LIFE ESTATE, AND IN ACCORDANCE WITH THE POWER OF APPOINTMENT BEQUEATHED TO HER UNDER THE LAST WILL AND TESTAMENT OF PHILIP A. CARROLL, UNDER HER LAST WILL AND TESTAMENT FILED IN ESTATE NO. 7968 IN THE OFFICE OF THE REGISTER OF WILLS OF HOWARD COUNTY, MARYLAND, SHE DESIGNATED, ON PAGE NO. 2 OF THE SECOND CODICIL TO LAST WILL AND TESTAMENT OF NINA R. CARROLL, THE LIVING LINEAL DESCENDANTS OF HER SON, PHILIP D. CARROLL, NAMED PHILIP D. CARROLL AND CAMILLA CARROLL, AS TENANTS IN COMMON, TO ACCEDE TO THE REMAINDER INTEREST ESTABLISHED UNDER THE LAST WILL AND TESTAMENT OF PHILIP A. CARROLL IN AND TO A PORTION OF THE REAL PROPERTY DESCRIBED IN THE DEED AT LIBER 117 AT FOLIO 113, OF WHICH THE HEREINABOVE DESCRIBED PARCEL IS A PART, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED IN A MORTGAGE DATED OCTOBER 31, 1962 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 394 AT FOLIO 64, AND ALL OF THE LAND CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC, BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FOR: FISHER, COLLINS & CARTER, INC.
 TERRYLL A. FISHER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2017)
 DATE: 3/21/17



RECORDED AS PLAT NUMBER 24124 ON 3/20/17, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WESTMOUNT PHASE 1
 CREDITED OPEN SPACE LOT 1, LOTS 3-52,
 OPEN SPACE LOTS 53-71 AND
 NON-BUILDABLE BULK PARCELS B & C
 (A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A, AND REVISION TO CREDITED OPEN SPACE LOT 1, WESTMOUNT, PLAT NOS. 21487-21489)

ZONE: R-ED TM 23, GRID 6 & 12, P/O PARCEL 71
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: NO SCALE SHEET 2 OF 16 FEBRUARY 2017

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-660-1820 DC: 202-301-9889-2524 FAX: 301-421-4186
 DRAWN BY: *[Signature]* CHECK BY: *[Signature]*

S:\Survey\Drawings\13073\PLATS\PHASE 1\13073-AREA 1-SHEET 02.dwg PLOTTED 2/14/2017 10:33 AM, LAST SAVED 2/14/2017 10:30 AM, PLOTTED BY: Ramón D. Labrador

AREA TO BE CONVEYED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION

LINE	BEARING	LENGTH
1	N 73°08'00" W	422.41'
2	N 19°32'01" W	18.41'
3	N 73°02'02" W	328.95'
4	N 16°57'58" E	65.50'
5	S 73°02'02" E	762.17'
6	S 16°52'00" W	79.57'

FEE SIMPLE AREA 56,103 SQ. FT. OR 1.288± ACRES SHOWN THUS: [Hatched Area]

PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT LINE TABLE SHEET #4

LINE	BEARING	LENGTH	* ELEV	LINE	BEARING	LENGTH	* ELEV
FP1	N 10°22'56" E	18.97'	431.6	FP16	S 22°35'27" W	33.23'	438.4
FP2	N 14°18'07" W	24.81'	432.0	FP17	S 15°56'44" W	49.43'	437.7
FP3	N 05°58'06" E	28.71'	432.4	FP18	S 20°24'34" W	11.29'	437.5
FP4	N 24°09'01" E	22.86'	432.8	FP19	S 58°49'10" E	14.35'	437.3
FP5	N 03°57'16" E	15.60'	433.1	FP20	S 42°03'38" W	10.57'	437.1
FP6	N 47°01'16" E	48.68'	433.9	FP21	S 56°49'03" W	28.19'	436.7
FP7	N 61°09'31" E	11.04'	434.1	FP22	S 24°59'54" W	68.09'	435.1
FP8	N 14°44'39" E	37.88'	434.9	FP23	S 30°22'01" W	57.13'	434.3
FP9	N 34°39'26" E	9.80'	435.1	FP24	S 84°12'15" E	24.23'	434.4
FP10	N 12°13'30" E	26.93'	435.7	FP25	S 15°53'49" E	15.38'	434.2
FP11	N 43°48'17" E	55.54'	436.9	FP26	S 00°43'37" W	20.48'	433.8
FP12	N 57°34'00" E	41.07'	437.7	FP27	S 15°52'26" W	27.37'	433.2
FP13	N 71°34'42" E	29.19'	437.8	FP28	S 42°55'56" W	16.66'	432.8
FP14	N 41°27'33" E	40.42'	438.8	FP29	S 20°17'35" W	26.04'	432.2
FP15	S 65°50'15" E	7.29'	438.8	FP30	S 27°03'38" W	11.11'	432.0

* ELEVATIONS ARE AT THE END OF THE LINE

OWNERS:
 (NON-BUILDABLE BULK PARCEL A) MANOR INVESTMENTS, LLC
 3500 MANOR LANE, ELLICOTT CITY, MD, 21042
 PH: 443-367-0422

(CREDITED OPEN SPACE LOT 1) PHILIP D. CARROLL & CAMILLA CARROLL
 3500 MANOR LANE, ELLICOTT CITY, MD, 21042
 PH: 443-367-0422

DEVELOPER:
 WESTMOUNT DEVELOPMENT CORPORATION
 3500 MANOR LANE, ELLICOTT CITY, MD, 21042
 PH: 443-367-0422

TABULATION OF FINAL PLAT - THIS SHEET

- | | |
|--|------------|
| 1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: | 1 + P/O 1 |
| 2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: | 0 |
| 3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: | 0 AC. |
| 4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: | 1 + P/O 1 |
| 5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: | 0.8447 AC. |
| 6. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: | 0 |
| 7. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: | 0 AC. |
| 8. TOTAL AREA OF ROADWAYS TO BE RECORDED: | 2.0620 AC. |
| 9. TOTAL AREA OF SUBDIVISION TO BE RECORDED: | 2.9067 AC. |

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief, Development Engineering Division
 DATE: 3-10-17

Director
 DATE: 3-30-17

OWNER'S DEDICATION

PHILIP D. CARROLL, AND CAMILLA CARROLL, INDIVIDUALS, AND MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY CAMILLA CARROLL, VICE PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLANS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLANS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 6th DAY OF MARCH, 2017

BY: [Signature]
 PHILIP D. CARROLL, INDIVIDUAL

BY: [Signature]
 CAMILLA CARROLL, INDIVIDUAL

BY: [Signature]
 CAMILLA CARROLL, VICE PRESIDENT

WITNESS: [Signature]
 Bulita Hatcher

WITNESS: [Signature]
 M. Jimmy Ruttie

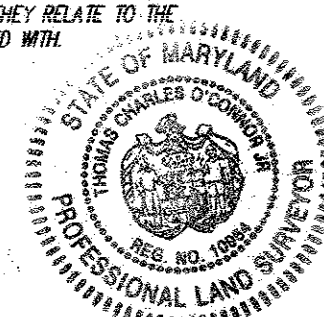
WITNESS: [Signature]
 M. Jimmy Ruttie

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INTERIOR SUBDIVISION WORK AND PROPOSED EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A' AND A REVISION TO CREDITED OPEN SPACE LOT 1 AS SHOWN A SUBDIVISION PLAT ENTITLED "WESTMOUNT, NON-BUILDABLE BULK PARCEL 'A', CREDITED OPEN SPACE LOT 1 AND NON-CREDITED OPEN SPACE LOT 2" AND RECORDED AS PLAT NOS. 21488-21489, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

[Signature]
 THOMAS C. O'CONNOR, JR.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10854 (EXP. DATE 07/03/2018)



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY AND EXISTING EASEMENT DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A' AND A REVISION TO CREDITED OPEN SPACE LOT 1 AS SHOWN A SUBDIVISION PLAT ENTITLED "WESTMOUNT, NON-BUILDABLE BULK PARCEL 'A', CREDITED OPEN SPACE LOT 1 AND NON-CREDITED OPEN SPACE LOT 2" AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT NOS. 21488-21489, AND BEING PART OF THE LAND THAT WAS CONVEYED TO PHILIP A. CARROLL, BY A DEED DATED FEBRUARY 24, 1923 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 117 AT FOLIO 113, AND THE SAID PHILIP A. CARROLL DEPARTED THIS LIFE ON OR ABOUT JULY 8, 1957, LEAVING A LAST WILL AND TESTAMENT THAT WAS FILED IN ESTATE NO. 2046 IN THE OFFICE OF THE REGISTER OF WILLS OF HOWARD COUNTY, MARYLAND BY WHICH HE DEVEASED A LIFE ESTATE IN THE SUBJECT PROPERTY UNTO HIS WIFE, NINA R. CARROLL, WITH THE REMAINDER TO SUCH PERSON OR PERSONS AS THE SAID NINA R. CARROLL, SUCCESSFULLY DESIGNATED UNDER A POWER OF APPOINTMENT ESTABLISHED UNDER HIS LAST WILL AND TESTAMENT, WHICH POWER OF APPOINTMENT WAS TO BE EXERCISED BY NINA R. CARROLL BY DEED OR UNDER HER LAST WILL AND TESTAMENT; AND THE SAID NINA R. CARROLL DEPARTED THIS LIFE ON OR ABOUT FEBRUARY 11, 1989, TERMINATING HER LIFE ESTATE, AND IN ACCORDANCE WITH THE POWER OF APPOINTMENT BEQUEATHED TO HER UNDER THE LAST WILL AND TESTAMENT OF PHILIP A. CARROLL, UNDER HER LAST WILL AND TESTAMENT FILED IN ESTATE NO. 7888 IN THE OFFICE OF THE REGISTER OF WILLS OF HOWARD COUNTY, MARYLAND, ON PAGE NO. 2 OF THE SECOND COUNCIL TO LAST WILL AND TESTAMENT OF NINA R. CARROLL, THE LIVING LINEAL DESCENDANTS OF HER SON, PHILIP CARROLL, NAMELY PHILIP D. CARROLL AND CAMILLA CARROLL, AS TENANTS IN COMMON, TO ACCEDE TO THE REMAINDER INTEREST ESTABLISHED UNDER THE LAST WILL AND TESTAMENT OF PHILIP A. CARROLL IN AND TO A PORTION OF THE REAL PROPERTY DESCRIBED IN THE DEED AT LIBER 117 AT FOLIO 113, OF WHICH THE HEREBY DESCRIBED PARCEL IS A PART, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED IN A MORTGAGE DATED OCTOBER 31, 1982 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 394 AT FOLIO 64, AND ALL OF THE LAND CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC, BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 18018 AT FOLIO 188 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FOR: FISHER, COLLINS & CARTER, INC.
 [Signature]
 TERRILL A. FISHER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2017)



RECORDED AS PLAT NUMBER 29126 ON 3/20/17, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WESTMOUNT PHASE 1
 CREDITED OPEN SPACE LOT 1, LOTS 3-52,
 OPEN SPACE LOTS 53-71 AND
 NON-BUILDABLE BULK PARCELS B & C
 (A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A, AND REVISION TO CREDITED OPEN SPACE LOT 1, WESTMOUNT, PLAT NOS. 21487-21489)

ZONE: R-ED TM-23, GRID 6 & 12, P/O PARCEL 71
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=50' SHEET 3 OF 16 FEBRUARY 2017

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 5909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BALT: 410-680-1820 DC:VA: 301-989-2524 FAX: 301-421-4188
 DRAWN BY: RL CHECK BY: TW

CURVE TABULATION THIS SHEET						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1047-1365	315.00'	252.76'	133.63'	246.03'	N 22°29'08" W	45°58'30"
1245-1242	55.00'	175.30'	--	109.97'	N 71°21'10" W	182°37'15"
1236-1096	250.00'	49.24'	24.70'	49.16'	N 39°49'52" W	117°7'03"
1237-1096	215.00'	172.52'	91.21'	167.93'	S 22°29'08" E	45°58'30"

STORM DRAIN & UTILITY EASEMENTS LINE TABLE THIS SHEET					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
SD1	S 73°08'00" E	35.00'	SD10	N 16°52'00" E	20.17'
SD2	S 12°49'01" W	39.25'	SD11	S 80°28'45" E	105.82'
SD3	N 73°02'02" W	37.84'	SD12	S 09°31'15" W	20.00'
SD4	N 16°57'58" E	39.08'	SD13	N 80°28'45" W	108.40'
SD5	S 73°08'00" E	33.56'	SD14	S 80°50'07" E	69.06'
SD6	S 31°51'44" W	13.94'	SD15	S 29°09'53" W	4.02'
SD7	S 11°24'47" E	30.37'	SD16	S 75°50'38" E	61.71'
SD8	S 78°35'13" W	20.00'	SD17	N 03°52'28" E	20.12'
SD9	N 11°24'47" W	56.43'			

PUBLIC SEWER & UTILITY EASEMENTS LINE TABLE THIS SHEET								
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
S1	N 16°52'00" E	10.00'	S6	S 03°52'28" W	83.55'	S11	N 73°08'00" W	32.08'
S2	S 73°08'00" E	34.52'	S7	N 75°50'38" W	20.33'	S12	N 16°52'00" E	10.00'
S3	S 31°51'44" W	15.53'	S8	N 03°52'28" E	86.14'	S13	S 73°08'00" E	19.50'
S4	S 14°26'34" W	49.23'	S9	N 38°24'48" E	64.52'			
S5	S 38°24'48" W	62.11'	S10	N 16°52'00" E	40.38'			

AREA TO BE CONVEYED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION		
LINE	BEARING	LENGTH
1	N 73°08'00" W	627.34'
2	N 16°52'00" E	79.57'
3	S 73°02'02" E	627.34'
4	S 16°52'00" W	78.48'

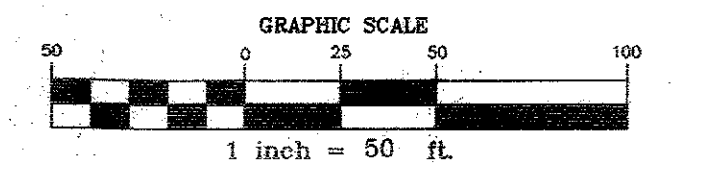
FEE SIMPLE AREA 49,573 SQ. FT. OR 1.1384 ACRES SHOWN THUS:

NOTE: SEE SHEET 3 FOR 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT LINE TABLE

OWNERS:
(NON-BUILDABLE BULK PARCEL A) MANOR INVESTMENTS, LLC 3500 MANOR LANE ELLICOTT CITY, MD. 21042 PH: 443-367-0422
(CREDITED OPEN SPACE LOT 1) PHILIP D. CARROLL & CAMILLA CARROLL 3500 MANOR LANE ELLICOTT CITY, MD. 21042 PH: 443-367-0422

DEVELOPER:
WESTMOUNT DEVELOPMENT CORPORATION 3500 MANOR LANE ELLICOTT CITY, MD. 21042 PH: 443-367-0422

PROPERTY OF PHILIP D. CARROLL AND CAMILLA CARROLL L. 394, F. 64 ZONED: RC-DEO



- TABULATION OF FINAL PLAT - THIS SHEET**
- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 3 + P/O 2
 - TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 0
 - TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 0 AC.
 - TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 2 + P/O 2
 - TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 3,521.0 AC.
 - TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: 1
 - TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: 2,123.6 AC.
 - TOTAL AREA OF ROADWAYS TO BE RECORDED: 1,626.2 AC.
 - TOTAL AREA OF SUBDIVISION TO BE RECORDED: 7,270.8 AC.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

By: *Phil Carroll* 3-10-17
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

By: *Kurt Schuch* 3-30-17
DIRECTOR DATE

OWNER'S DEDICATION

PHILIP D. CARROLL, AND CAMILLA CARROLL, INDIVIDUALS, AND MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY CAMILLA CARROLL, VICE PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTIONS LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 6TH DAY OF MARCH, 2017

BY: *Phil Carroll* PHILIP D. CARROLL, INDIVIDUAL
BY: *Camilla Carroll* CAMILLA CARROLL, INDIVIDUAL
BY: *Manor Investments, LLC* MANOR INVESTMENTS, LLC
BY: *Camilla Carroll* CAMILLA CARROLL, VICE PRESIDENT

WITNESS: *Bilena Water* WITNESS: *M. J. Rutter* WITNESS: *M. J. Rutter*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INTERIOR SUBDIVISION WORK AND PROPOSED EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A' AND A REVISION TO CREDITED OPEN SPACE LOT 1 AS SHOWN A SUBDIVISION PLAT ENTITLED "WESTMOUNT, NON-BUILDABLE BULK PARCEL 'A', CREDITED OPEN SPACE LOT 1 AND NON-CREDITED OPEN SPACE LOT 2" AND RECORDED AS PLAT NOS. 21486-21489, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

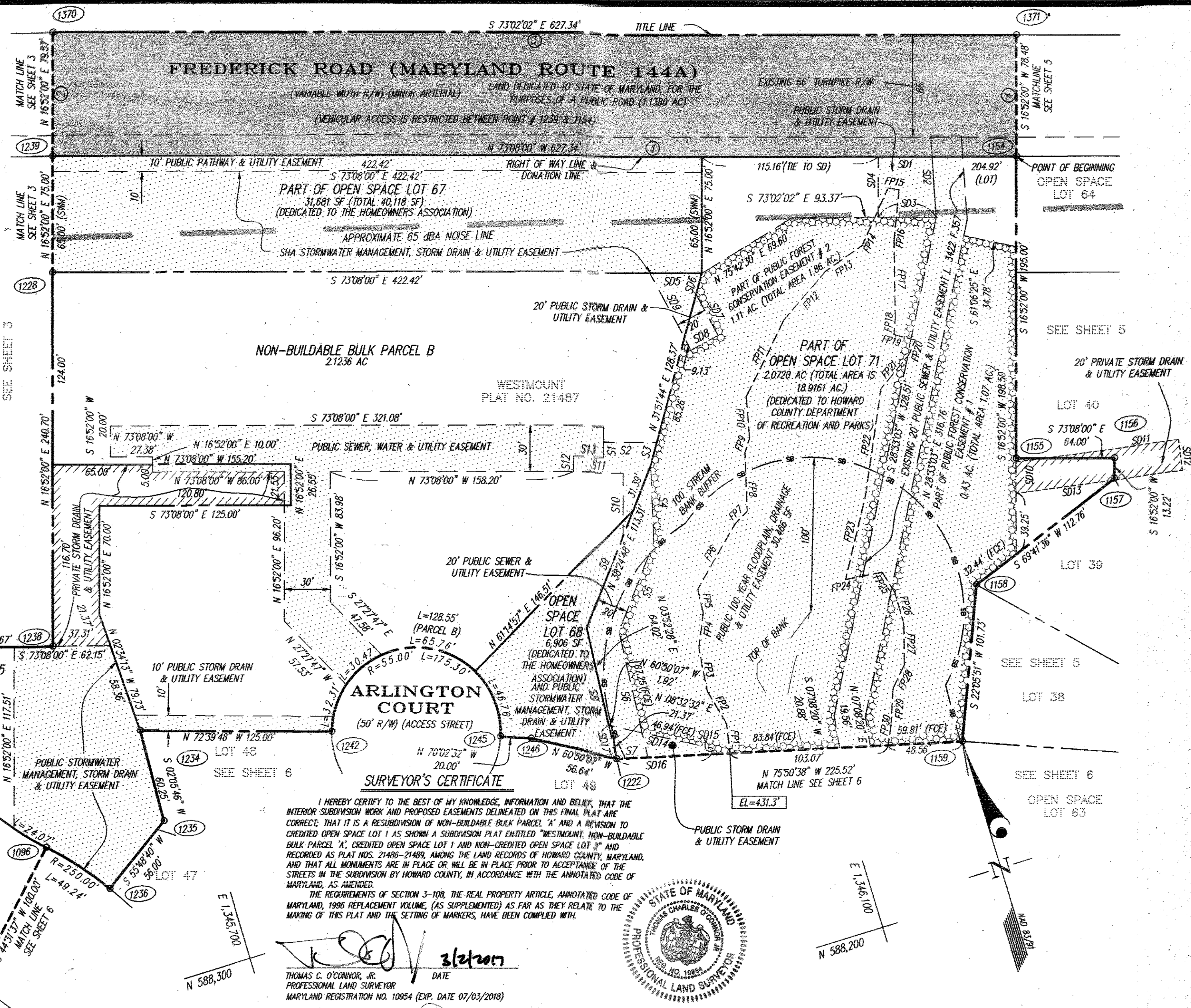
THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

Thomas C. O'Connor, Jr. 3/2/2017
THOMAS C. O'CONNOR, JR. DATE
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE 07/03/2018)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY AND EXISTING EASEMENT DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A' AND A REVISION TO CREDITED OPEN SPACE LOT 1 AS SHOWN A SUBDIVISION PLAT ENTITLED "WESTMOUNT, NON-BUILDABLE BULK PARCEL 'A', CREDITED OPEN SPACE LOT 1 AND NON-CREDITED OPEN SPACE LOT 2" AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT NOS. 21486-21489, BEING PART OF THE LAND THAT WAS CONVEYED TO PHILIP A. CARROLL, BY A DEED DATED FEBRUARY 24, 1923 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 117 AT FOLIO 113, AND THE SAID PHILIP A. CARROLL DEPARTED THIS LIFE ON OR ABOUT JULY 8, 1957, LEAVING A LAST WILL AND TESTAMENT THAT WAS FILED IN ESTATE NO. 2046 IN THE OFFICE OF THE REGISTER OF WILLS OF HOWARD COUNTY, MARYLAND, BY WHICH HE DEVEASED A LIFE ESTATE IN THE SUBJECT PROPERTY UNTO HIS WIFE, NINA R. CARROLL, WITH THE REMAINDER TO SUCH PERSON OR PERSONS AS SHE HAD OR MIGHT HAVE, AND HER ESTATE IN THE SAID PROPERTY TO BE EXERCISED BY NINA R. CARROLL BY DEED OR UNDER HER LAST WILL AND TESTAMENT; AND THE SAID NINA R. CARROLL DEPARTED THIS LIFE ON OR ABOUT FEBRUARY 11, 1989, TERMINATING HER LIFE ESTATE, AND IN ACCORDANCE WITH THE POWER OF APPOINTMENT BEQUEATHED TO HER UNDER THE LAST WILL AND TESTAMENT OF PHILIP A. CARROLL, UNDER HER LAST WILL AND TESTAMENT FILED IN ESTATE NO. 7888 IN THE OFFICE OF THE REGISTER OF WILLS OF HOWARD COUNTY, MARYLAND, SHE DESIGNATED, ON PAGE NO. 2 OF THE SECOND CODICIL TO LAST WILL AND TESTAMENT OF NINA R. CARROLL, THE LIVING LINEAL DESCENDANTS OF HER SON, PHILIP CARROLL, NAMED PHILIP D. CARROLL AND CAMILLA CARROLL, AS TENANTS IN COMMON, TO ACCEDE TO THE REMAINDER INTEREST ESTABLISHED UNDER THE LAST WILL AND TESTAMENT OF PHILIP A. CARROLL IN AND TO A PORTION OF THE REAL PROPERTY DESCRIBED IN THE DEED AT LIBER 117 AT FOLIO 113, OF WHICH THE HEREABOVE DESCRIBED PARCEL IS A PART, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED IN A MORTGAGE DATED OCTOBER 31, 1962 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 394 AT FOLIO 64, AND ALL OF THE LAND CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC, BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 10018 AT FOLIO 108 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Terrell A. Fisher 3/2/17
TERRELL A. FISHER DATE
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10692 (EXP. DATE 12/13/2017)



RECORDED AS PLAT NUMBER **24126** ON **3/2/17**, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WESTMOUNT PHASE 1
CREDITED OPEN SPACE LOT 1, LOTS 3-52, OPEN SPACE LOTS 53-71 AND NON-BUILDABLE BULK PARCELS B & C
(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A, AND REVISION TO CREDITED OPEN SPACE LOT 1, WESTMOUNT, PLAT NOS. 21487-21489)

ZONE: R-ED TM 23, GRID 6 & 12, P/O PARCEL 71
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=50' SHEET 4 OF 16 FEBRUARY 2017

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-380-1820 DC/VA: 301-288-2524 FAX: 301-421-4188
DRAWN BY: *DL* CHECK BY: *TS*

S:\Survey Drawings\13013\PLATS\PHASE 1\13013 AREA 1 SHEET 04.dwg, PLOTTED: 2/16/2017 10:28 AM, LAST SAVED: 2/16/2017 10:28 AM, PLOTTED BY: Remon O. Labrador

CURVE TABULATION THIS SHEET						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1300-1127	255.00'	26.70'	13.36'	26.69'	N 76°12'36" W	53°58"
1126-1125	50.00'	79.34'	50.80'	71.27'	S 61°20'00" W	90°54'47"
1150-1148	160.00'	119.82'	62.88'	117.04'	S 04°35'12" E	42°54'24"
1147-1354	235.00'	78.89'	39.82'	78.52'	S 16°25'22" E	19°14'04"
1307-1130	185.00'	62.10'	31.35'	61.81'	N 16°25'22" W	19°14'04"
1128-1127	255.00'	155.28'	80.13'	152.89'	S 89°20'41" W	34°53'24"
1118-1117	100.00'	158.67'	101.61'	142.54'	N 61°20'00" E	90°54'47"
1116-1115	205.00'	117.84'	60.60'	116.23'	S 89°40'42" E	32°56'10"
1114-1112	250.00'	168.80'	87.76'	165.61'	N 02°28'36" W	38°41'12"

PUBLIC SEWER & UTILITY EASEMENT LINE TABLE THIS SHEET		
LINE	BEARING	LENGTH
SC1	R=100.00'	L=20.03'
CHD:	S 76°50'20" W	20.00'
S2	N 13°09'40" W	121.22'
S3	N 16°52'00" E	22.68'
S4	S 73°08'00" E	20.00'
S5	S 16°52'00" W	17.32'
S6	S 13°09'40" E	115.86'

PUBLIC SEWER, WATER & UTILITY EASEMENT LINE TABLE THIS SHEET		
LINE	BEARING	LENGTH
WS1	N 73°08'00" W	246.45'
WS2	N 61°52'00" E	28.28'
WS3	S 73°08'00" E	146.14'
WS4	N 16°52'00" E	10.00'
WS5	S 73°08'00" E	80.26'

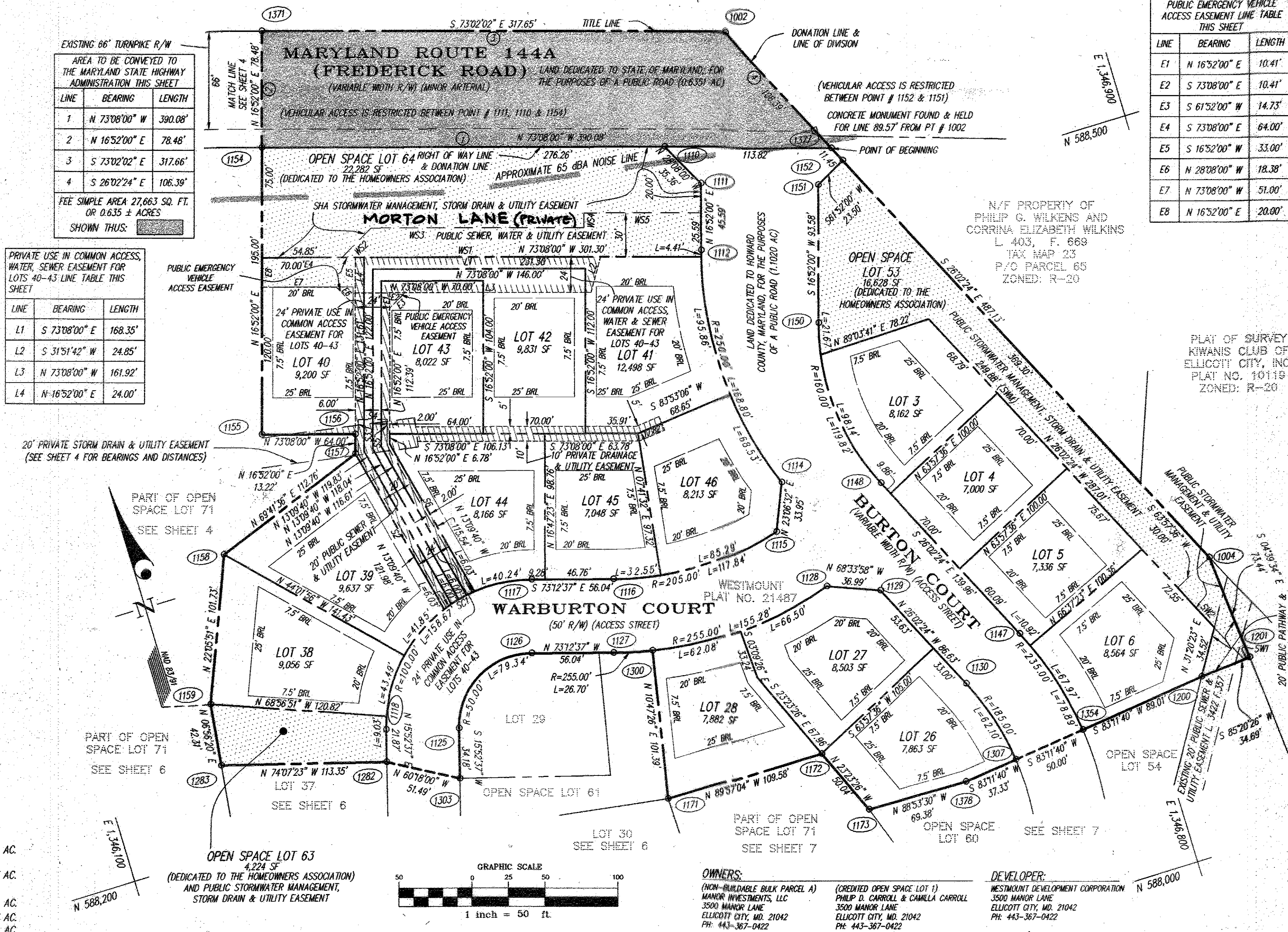
PUBLIC STORMWATER MANAGEMENT & UTILITY EASEMENT LINE TABLE THIS SHEET		
LINE	BEARING	LENGTH
SW1	S 85°20'26" W	3.47'
SW2	N 26°02'24" W	67.12'

PRIVATE USE IN COMMON ACCESS, WATER, SEWER EASEMENT FOR LOTS 40-43 LINE TABLE THIS SHEET		
LINE	BEARING	LENGTH
L1	S 73°08'00" E	168.35'
L2	S 31°51'42" W	24.85'
L3	N 73°08'00" W	161.92'
L4	N 16°52'00" E	24.00'

EXISTING 66' TURNPIKE R/W AREA TO BE CONVEYED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION THIS SHEET		
LINE	BEARING	LENGTH
1	N 73°08'00" W	390.08'
2	N 16°52'00" E	78.48'
3	S 73°02'02" E	317.66'
4	S 26°02'24" E	106.39'

FEE SIMPLE AREA 27,663 SQ. FT. OR 0.635 ± ACRES
SHOWN THIS: [Symbol]

PUBLIC EMERGENCY VEHICLE ACCESS EASEMENT LINE TABLE THIS SHEET		
LINE	BEARING	LENGTH
E1	N 16°52'00" E	10.41'
E2	S 73°08'00" E	10.41'
E3	S 61°52'00" W	14.73'
E4	S 73°08'00" E	64.00'
E5	S 16°52'00" W	33.00'
E6	N 28°08'00" W	18.38'
E7	N 73°08'00" W	51.00'
E8	N 16°52'00" E	20.00'



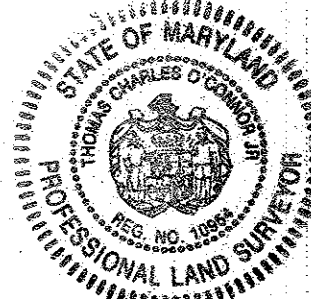
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INTERIOR SUBDIVISION WORK AND PROPOSED EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A' AND A REVISION TO CREDITED OPEN SPACE LOT 1 AS SHOWN A SUBDIVISION PLAT ENTITLED 'WESTMOUNT, NON-BUILDABLE BULK PARCEL 'A', CREDITED OPEN SPACE LOT 1 AND NON-CREDITED OPEN SPACE LOT 2' AND RECORDED AS PLAT NOS. 21486-21489, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10894 (EXP. DATE 07/03/2018)

DATE: 3/2/2017



TABULATION OF FINAL PLAT - THIS SHEET

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 19
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 16
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 3.1446 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 3
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 0.9902 AC.
- TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: 0
- TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: 0 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 1.7371 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 5.8719 AC.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

APPROVED: COUNTY HEALTH OFFICER

CHIEF, DEVELOPMENT ENGINEERING DIVISION

DIRECTOR

OWNER'S DEDICATION

PHILIP D. CARROLL, AND CAMILLA CARROLL, INDIVIDUALS, AND MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY CAMILLA CARROLL, VICE PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

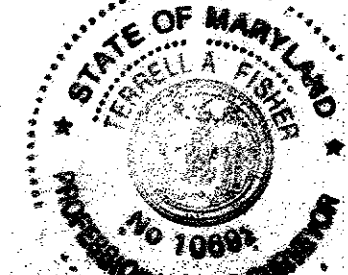
WITNESS OUR HANDS THIS 6th DAY OF MARCH, 2017

BY: [Signature] MANOR INVESTMENTS, LLC
BY: [Signature] CAMILLA CARROLL, INDIVIDUAL
BY: [Signature] CAMILLA CARROLL, VICE PRESIDENT
WITNESS: [Signature] M. JERRY RUTHER
WITNESS: [Signature]

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY AND EXISTING EASEMENT DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A' AND A REVISION TO CREDITED OPEN SPACE LOT 1 AS SHOWN A SUBDIVISION PLAT ENTITLED 'WESTMOUNT, NON-BUILDABLE BULK PARCEL 'A', CREDITED OPEN SPACE LOT 1 AND NON-CREDITED OPEN SPACE LOT 2' AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT NOS. 21486-21489, AND BEING PART OF THE LAND THAT WAS CONVEYED TO PHILIP A. CARROLL BY A DEED DATED FEBRUARY 24, 1923 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 117 AT FOLIO 113, AND THE SAID PHILIP A. CARROLL DEPARTED THIS LIFE ON OR ABOUT JULY 8, 1987, LEAVING A LAST WILL AND TESTAMENT THAT WAS FILED IN ESTATE NO. 2046 IN THE OFFICE OF THE REGISTER OF WILLS OF HOWARD COUNTY, MARYLAND, BY WHICH HE DEVISED A LIFE ESTATE IN THE SUBJECT PROPERTY TO HIS WIFE, NINA R. CARROLL, WITH THE REMAINDER TO SUCH PERSON OR PERSONS AS THE SAID NINA R. CARROLL SUBSEQUENTLY DESIGNATED UNDER A POWER OF APPOINTMENT ESTABLISHED UNDER HIS LAST WILL AND TESTAMENT, WHICH POWER OF APPOINTMENT WAS TO BE EXERCISED BY NINA R. CARROLL BY DEED OR UNDER HER LAST WILL AND TESTAMENT, AND THE SAID NINA R. CARROLL DEPARTED THIS LIFE ON OR ABOUT FEBRUARY 11, 1989, TERMINATING HER LIFE ESTATE, AND IN ACCORDANCE WITH THE POWER OF APPOINTMENT BEQUEATHED TO HER UNDER THE LAST WILL AND TESTAMENT OF PHILIP A. CARROLL, UNDER HER LAST WILL AND TESTAMENT FILED IN ESTATE NO. 7888 IN THE OFFICE OF THE REGISTER OF WILLS OF HOWARD COUNTY, MARYLAND, SHE DESIGNATED, ON PAGE NO. 2 OF THE SECOND COUNCIL TO LAST WILL AND TESTAMENT OF NINA R. CARROLL, THE LIVING LINEAL DESCENDANTS OF HER SON, PHILIP CARROLL, NAMELY PHILIP D. CARROLL AND CAMILLA CARROLL, AS TENANTS IN COMMON, TO ACQUIRE TO THE REMAINDER INTEREST ESTABLISHED UNDER THE LAST WILL AND TESTAMENT OF PHILIP A. CARROLL IN AND TO A PORTION OF THE REAL PROPERTY DESCRIBED IN THE DEED AT LIBER 117 AT FOLIO 113, OF WHICH THE HEREIN DESCRIBED PARCEL IS A PART; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED IN A MORTGAGE DATED OCTOBER 31, 1982 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 394 AT FOLIO 64, AND ALL OF THE LAND CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC, BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 18018 AT FOLIO 188 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FOR: FISHER, COLLINS & CARTER, INC.
TERRELL A. FISHER
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2017)



RECORDED AS PLAT NUMBER 24129 ON 3/2/17, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WESTMOUNT PHASE 1
CREDITED OPEN SPACE LOT 1, LOTS 3-52, OPEN SPACE LOTS 53-71 AND NON-BUILDABLE BULK PARCELS B & C
(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A' AND REVISION TO CREDITED OPEN SPACE LOT 1, WESTMOUNT, PLAT NOS. 21487-21489)

ZONE: R-ED TM 23, GRID 6 & 12, P/O PARCEL 71
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=50' SHEET 5 OF 16 FEBRUARY 2017

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3908 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20868
TEL: 301-421-4024 BALT. 410-580-1820 DC/VA: 301-889-2524 FAX: 301-421-4188
DRAWN BY: ROL CHECK BY: [Signature]

S:\Survey Drawings\13013\PLATS\PHASE 1\13013 AREA 1 SHEET 05.dwg, PLOTTED: 2/14/2017 10:09 AM, LAST SAVED: 2/14/2017 9:21 AM, PLOTTED BY: Ramon G. Labrador

OWNERS:
 (NON-BUILDABLE BULK PARCEL A) (CREDITED OPEN SPACE LOT 1)
 MANOR INVESTMENTS, LLC PHILIP D. CARROLL & CAMILLA CARROLL
 3500 MANOR LANE 3500 MANOR LANE
 ELLICOTT CITY, MD. 21042 ELLICOTT CITY, MD. 21042
 PH. 443-367-0422 PH. 443-367-0422

DEVELOPER:
 WESTMOUNT DEVELOPMENT CORPORATION
 3500 MANOR LANE
 ELLICOTT CITY, MD. 21042
 PH. 443-367-0422

CURVE TABULATION THIS SHEET

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1045-1047	150.00'	121.72'	64.43'	118.40'	N 221°37' W	46°29'32"
1096-1236	250.00'	49.24'	24.70'	49.16'	S 39°49'52" E	117°03'
1242-1245	55.00'	175.30'	---	109.97'	S 71°21'0" E	182°37'15"
1096-1097	250.00'	132.11'	67.64'	130.58'	S 30°20'04" E	30°16'37"
1098-1099	150.00'	141.83'	76.72'	136.61'	N 54°56'27" E	54°10'31"
1099-1101	25.00'	27.28'	15.18'	25.95'	N 03°24'47" W	62°31'56"
1101-1102	55.00'	270.27'	---	69.56'	S 73°54'10" E	281°33'09"
1102-1104	25.00'	19.32'	10.17'	18.84'	S 44°44'06" W	44°16'37"
1104-1105	200.00'	211.15'	116.61'	201.48'	S 52°50'28" W	60°29'21"

WETLANDS LINE TABLE THIS SHEET

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
W1	N 66°31'01" W	143.13'	W7	S 82°19'41" E	16.46'
W2	N 31°14'26" E	16.46'	W8	S 84°55'26" E	13.40'
W3	N 89°36'26" E	37.73'	W9	S 62°22'05" E	16.18'
W4	S 70°15'41" E	27.10'	W10	S 09°15'54" W	21.11'
W5	S 76°27'52" E	15.19'	W11	S 01°41'34" W	19.62'
W6	S 32°45'49" E	8.72'			

NOTE: SEE SHEET 14 FOR 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT LINE TABLE

PUBLIC STORM DRAIN EASEMENT LINE TABLE THIS SHEET

LINE	BEARING	LENGTH
SD1	S 03°46'20" W	1.99'
SD2	S 16°33'51" E	34.04'
SD3	S 18°22'59" W	27.41'
SD4	N 71°37'01" W	20.00'
SD5	N 18°22'59" E	57.24'
SD6	S 29°09'53" W	15.96'
SD7	N 60°50'07" W	59.61'

PUBLIC SEWER & UTILITY EASEMENTS LINE TABLE THIS SHEET

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
S1	N 46°15'47" E	9.42'	S6	S 04°30'43" W	0.44'	S11	N 78°37'59" E	39.87'
S2	N 05°08'53" W	16.96'	S7	N 41°44'56" W	184.56'	S12	S 16°33'51" E	10.04'
S3	S 43°44'13" E	43.02'	S8	N 43°44'13" W	29.42'	S13	S 05°28'47" W	10.45'
S4	S 41°44'56" E	167.42'	S9	N 66°31'01" W	23.23'	S14	S 78°37'59" W	33.39'
S5	S 07°08'20" W	26.12'	S10	N 54°02'39" E	74.79'	S15	S 54°02'39" W	58.62'

TABULATION OF FINAL PLAT - THIS SHEET

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 8 + P/O 1
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 6
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 1.2355 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 2 + P/O 1
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 3.5553 AC.
- TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: 0
- TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: 0 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 1.0794 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 5.8702 AC.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INTERIOR SUBDIVISION WORK AND PROPOSED EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A' AND A REVISION TO CREDITED OPEN SPACE LOT 1 AS SHOWN A SUBDIVISION PLAT ENTITLED 'WESTMOUNT, NON-BUILDABLE BULK PARCEL 'A', CREDITED OPEN SPACE LOT 1 AND NON-CREDITED OPEN SPACE LOT 2' AND RECORDED AS PLAT NOS. 21486-21489, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

THOMAS C. O'CONNOR, JR.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE 07/03/2018)

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

Maureen Rossman 3/28/17
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chad Clark 3-10-17
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Kent St. Louis 3-30-17
 DIRECTOR

OWNER'S DEDICATION

PHILIP D. CARROLL, AND CAMILLA CARROLL, INDIVIDUALS, AND MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY CAMILLA CARROLL, VICE PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS, AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 6th DAY OF MARCH, 2017

BY: *Philip D. Carroll* PHILIP D. CARROLL, INDIVIDUAL
 BY: *Camilla Carroll* CAMILLA CARROLL, INDIVIDUAL
 BY: *Manor Investments, LLC* MANOR INVESTMENTS, LLC
 BY: *Camilla Carroll* CAMILLA CARROLL, VICE PRESIDENT

WITNESS: *Brian Nates* WITNESS: *M. Young Rafter* WITNESS: *M. Young Rafter*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY AND EXISTING EASEMENT DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A' AND A REVISION TO CREDITED OPEN SPACE LOT 1 AS SHOWN A SUBDIVISION PLAT ENTITLED 'WESTMOUNT, NON-BUILDABLE BULK PARCEL 'A', CREDITED OPEN SPACE LOT 1 AND NON-CREDITED OPEN SPACE LOT 2' AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT NOS. 21486-21489, AND BEING PART OF THE LAND THAT WAS CONVEYED TO PHILIP A. CARROLL, BY A DEED DATED FEBRUARY 24, 1923 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 117 AT FOLIO 113, AND THE SAID PHILIP A. CARROLL DEPARTED THIS LIFE ON OR ABOUT JULY 8, 1957, LEAVING A LAST WILL AND TESTAMENT IN THE SUBJECT PROPERTY UNTO HIS WIFE, NINA R. CARROLL, WITH THE REMAINDER TO SUCH PERSON OR PERSONS AS SHE MAY IN HER LAST WILL AND TESTAMENT. THE SAID NINA R. CARROLL DEPARTED THIS LIFE ON OR ABOUT FEBRUARY 11, 1989, TERMINATING HER LIFE ESTATE, AND IN ACCORDANCE WITH THE POWER OF APPOINTMENT BEQUEATHED TO HER UNDER THE LAST WILL AND TESTAMENT OF PHILIP A. CARROLL, UNDER HER LAST WILL AND TESTAMENT FILED IN ESTATE NO. 7868 IN THE OFFICE OF THE REGISTER OF WILLS OF HOWARD COUNTY, MARYLAND, SHE DESIGNATED, ON PAGE NO. 2 OF THE SECOND CODICIL TO LAST WILL AND TESTAMENT OF NINA R. CARROLL, THE LIVING LINEAL DESCENDANTS OF HER SON, PHILIP CARROLL, NAMELY PHILIP D. CARROLL AND CAMILLA CARROLL, AS TENANTS IN COMMON, TO ACCEDE TO THE REMAINDER INTEREST ESTABLISHED UNDER THE LAST WILL AND TESTAMENT OF PHILIP A. CARROLL IN AND TO A PORTION OF THE REAL PROPERTY DESCRIBED IN THE DEED AT LIBER 117 AT FOLIO 113, OF WHICH THE HEREIN DESCRIBED PARCEL IS A PART, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED IN A MORTGAGE DATED OCTOBER 11, 1982 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 384 AT FOLIO 64, AND ALL OF THE LAND CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC, BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 18018 AT FOLIO 188 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FOR: FISHER, COLLINS & CARTER, INC.
 TERRYLL A. FISHER 3/21/17
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2017)

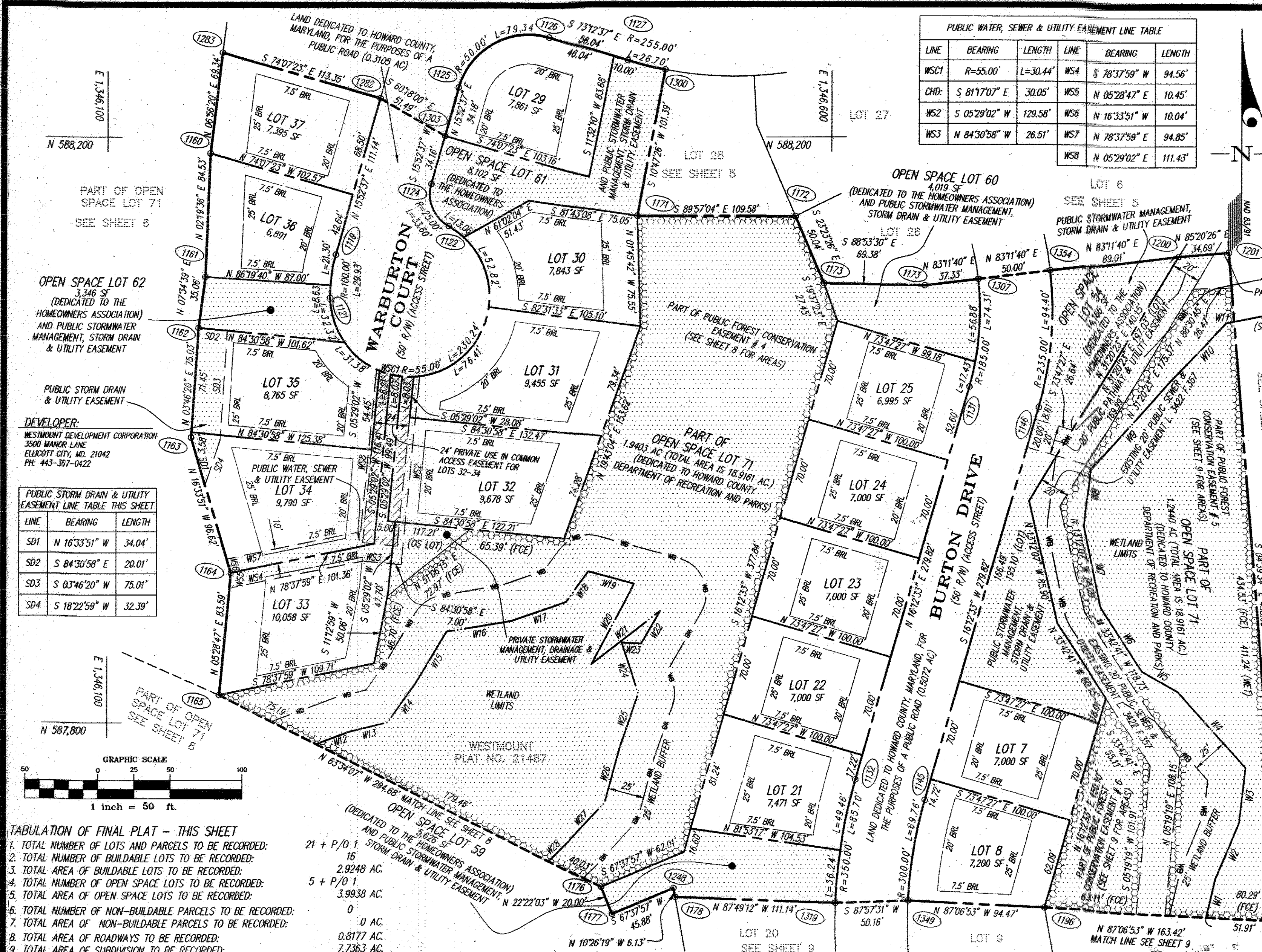
RECORDED AS PLAT NUMBER 21428 ON 3/20/17, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WESTMOUNT PHASE 1
 CREDITED OPEN SPACE LOT 1, LOTS 3-52, OPEN SPACE LOTS 53-71 AND NON-BUILDABLE BULK PARCELS B & C
 (A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A, AND REVISION TO CREDITED OPEN SPACE LOT 1, WESTMOUNT, PLAT NOS. 21487-21489)

ZONE: R-ED TM 23, GRID 6 & 12, P/O PARCEL 71
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=50' SHEET 6 OF 16 FEBRUARY 2017

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BALT. 410-680-1820 DC/VA 301-989-2524 FAX: 301-421-4186
 DRAWN BY: RGL CHECK BY: JZ

S:\Survey\Drawings\13013\PLATS\PHASE 1\13013 AREA 1 SHEET 06.dwg, PLOTTED: 2/14/2017 10:02:24 AM, LAST SAVED: 2/14/2017 9:25:45 AM, PLOTTED BY: Román, O. Labrador



PUBLIC WATER, SEWER & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
WSC1	R=55.00'	L=30.44'	WS4	S 78°37'59" W	94.56'
CHD	S 81°17'07" E	30.05'	WS5	N 05°28'47" E	10.45'
WS2	S 05°29'02" W	129.58'	WS6	N 16°33'51" W	10.04'
WS3	N 84°30'58" W	26.51'	WS7	N 78°37'59" E	94.85'
			WS8	N 05°29'02" E	111.43'

CURVE TABULATION THIS SHEET

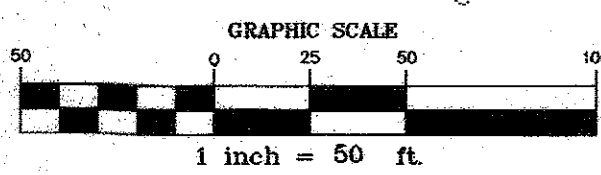
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1125-1126	50.00'	79.34'	50.80'	71.27'	N 61°20'00" E	90°54'47"
1127-1300	255.00'	26.70'	13.36'	26.69'	S 76°12'36" E	5°59'58"
1354-1146	235.00'	94.40'	47.84'	93.76'	S 04°42'06" W	23°00'54"
1145-1349	300.00'	69.76'	35.04'	69.61'	S 09°32'50" W	13°19'26"
1319-1132	350.00'	85.70'	43.07'	85.49'	N 09°11'41" E	14°01'45"
1131-1307	185.00'	74.31'	37.66"	73.81'	N 04°42'06" E	23°00'54"
1124-1122	25.00'	33.60'	19.88'	31.12'	S 22°37'18" E	76°59'50"
1122-1121	55.00'	230.24'	---	95.33'	S 58°48'18" W	239°51'02"
1121-1119	100.00'	29.93'	15.08'	29.81'	N 07°18'13" E	17°08'47"

WETLAND LINE TABLE THIS SHEET

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
W1	N 13°30'30" E	27.08'	W15	N 30°58'34" E	40.79'
W2	N 23°06'00" E	41.74'	W16	N 80°35'34" E	45.13'
W3	N 06°28'02" E	37.83'	W17	N 71°04'05" E	40.07'
W4	N 42°09'26" W	70.02'	W18	N 36°26'43" E	25.32'
W5	N 60°32'08" W	28.44'	W19	S 74°47'19" E	32.71'
W6	N 33°09'34" W	52.22'	W20	S 28°13'50" W	62.07'
W7	N 11°47'29" W	55.98'	W21	N 52°28'21" E	59.66'
W8	N 06°51'06" E	39.64'	W22	S 30°10'42" W	25.69'
W9	N 42°07'14" E	81.93'	W23	N 87°34'23" W	13.59'
W10	N 44°04'14" E	54.79'	W24	S 18°20'55" E	36.89'
W11	N 78°59'22" E	5.54'	W25	S 19°24'34" W	38.41'
W12	N 69°54'30" E	23.81'	W26	S 15°08'17" W	39.52'
W13	N 76°09'22" E	28.16'	W27	S 43°13'58" W	36.17'
W14	N 35°38'48" E	33.22'	W28	S 45°50'33" W	18.97'

PUBLIC STORM DRAIN & UTILITY EASEMENT LINE TABLE THIS SHEET

LINE	BEARING	LENGTH
SD1	N 16°33'51" W	34.04'
SD2	S 84°30'58" E	20.01'
SD3	S 03°46'20" W	75.01'
SD4	S 18°22'59" W	32.39'



TABULATION OF FINAL PLAT - THIS SHEET

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 21 + P/O 1
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 16
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 2,9248 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 5 + P/O 1
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 3,9938 AC.
- TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: 0
- TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: 0 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 0.8177 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 7.7363 AC.

OWNERS:
 (NON-BUILDABLE BULK PARCEL A) MANOR INVESTMENTS, LLC
 3500 MANOR LANE
 ELLICOTT CITY, MD. 21042
 PH: 443-367-0422
 (CREDITED OPEN SPACE LOT 1) PHILIP D. CARROLL & CAMILLA CARROLL
 3500 MANOR LANE
 ELLICOTT CITY, MD. 21042
 PH: 443-367-0422

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INTERIOR SUBDIVISION WORK AND PROPOSED EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A' AND A REVISION TO CREDITED OPEN SPACE LOT 1 AS SHOWN A SUBDIVISION PLAT ENTITLED 'WESTMOUNT, NON-BUILDABLE BULK PARCEL 'A', CREDITED OPEN SPACE LOT 1 AND NON-CREDITED OPEN SPACE LOT 2' AND RECORDED AS PLAT NOS. 21488-21489, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
 THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.
 THOMAS C. O'CONNOR, JR. DATE 3/21/17
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10894 (EXP. DATE 07/03/2018)

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.
 COUNTY HEALTH OFFICER
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

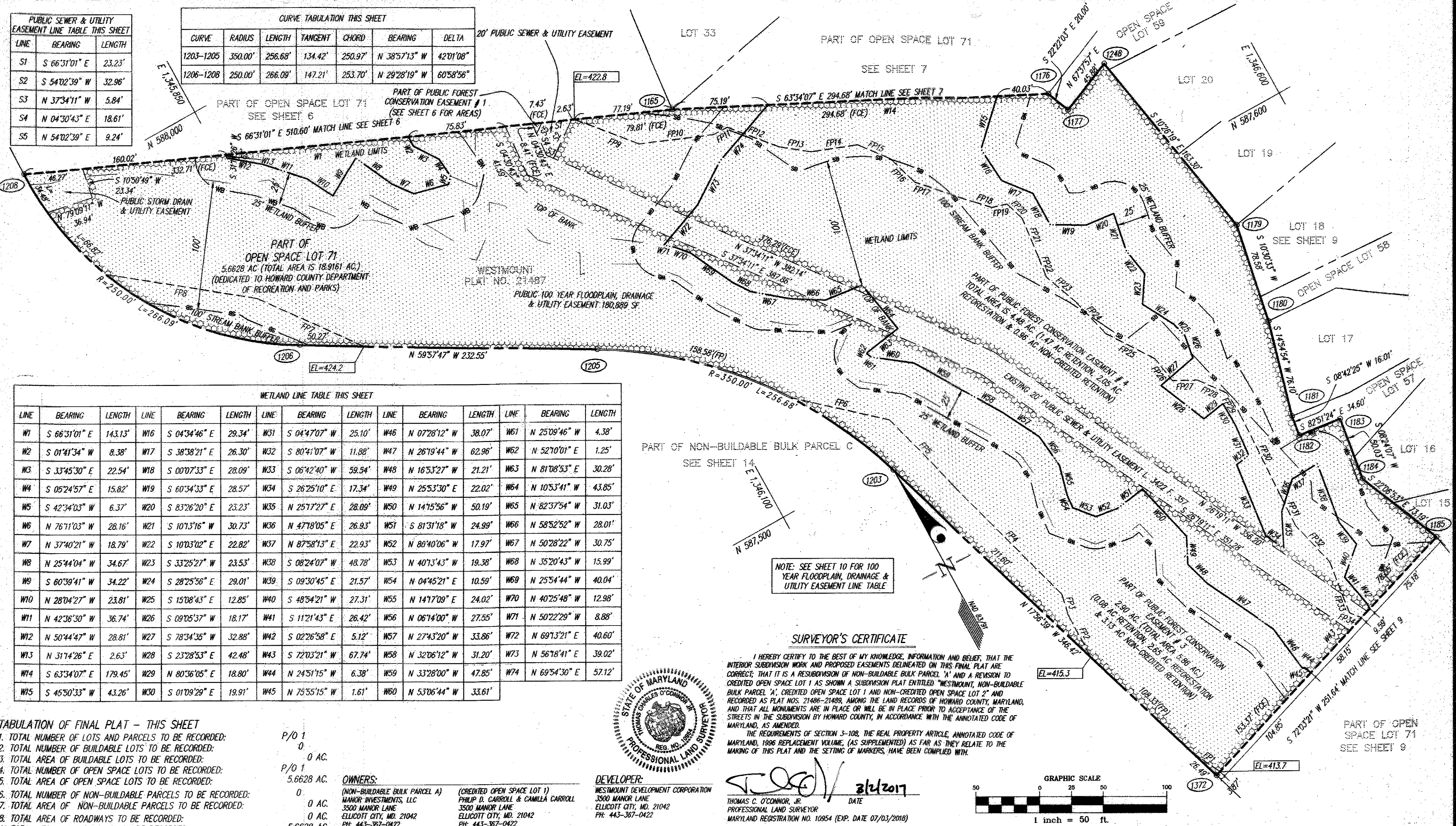
OWNER'S DEDICATION
 PHILIP D. CARROLL, AND CAMILLA CARROLL, INDIVIDUALS, AND MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY CAMILLA CARROLL, VICE PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTIONS LINES AND GRANTS UNITED HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINAGE, 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR FOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.
 THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY AND EXISTING EASEMENT DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A' AND A REVISION TO CREDITED OPEN SPACE LOT 1 AS SHOWN A SUBDIVISION PLAT ENTITLED 'WESTMOUNT, NON-BUILDABLE BULK PARCEL 'A', CREDITED OPEN SPACE LOT 1 AND NON-CREDITED OPEN SPACE LOT 2' AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT NOS. 21488-21489, AND BEING PART OF THE LAND THAT WAS CONVEYED TO PHILIP A. CARROLL, BY A DEED DATED FEBRUARY 24, 1923 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 117 AT FOLIO 113, AND THE SAID PHILIP A. CARROLL DEPARTED THIS LIFE ON OR ABOUT JULY 8, 1957, LEAVING A LAST WILL AND TESTAMENT THAT WAS FILED IN ESTATE NO. 2046 IN THE OFFICE OF THE REGISTER OF WILLS OF HOWARD COUNTY, MARYLAND BY WHICH HE DEVISED A LIFE ESTATE IN THE SUBJECT PROPERTY UNTO HIS WIFE, NINA R. CARROLL, WITH THE REMAINDER TO SUCH PERSON OR PERSONS AS THE SAID NINA R. CARROLL SUBSEQUENTLY DESIGNATED UNDER A POWER OF APPOINTMENT ESTABLISHED UNDER HIS LAST WILL AND TESTAMENT, WHICH POWER OF APPOINTMENT WAS TO BE EXERCISED BY NINA R. CARROLL BY DEED OR UNDER HER LAST WILL AND TESTAMENT; AND THE SAID NINA R. CARROLL DEPARTED THIS LIFE ON OR ABOUT FEBRUARY 11, 1980, TERMINATING HER LIFE ESTATE, AND IN ACCORDANCE WITH THE POWER OF APPOINTMENT BEQUEATHED TO HER UNDER THE LAST WILL AND TESTAMENT OF PHILIP A. CARROLL, UNDER HER LAST WILL AND TESTAMENT FILED IN ESTATE NO. 7888 IN THE OFFICE OF THE REGISTER OF WILLS OF HOWARD COUNTY, MARYLAND, SHE DESIGNATED, ON PAGE NO. 2 OF THE SECOND COPIES, TO LAST WILL AND TESTAMENT OF NINA R. CARROLL, THE LIVING LINEAL DESCENDANTS OF HER SON, PHILIP CARROLL, NAMELY PHILIP D. CARROLL AND CAMILLA CARROLL, AS TENANTS IN COMMON, TO ACCEDE TO THE REMAINDER INTEREST ESTABLISHED UNDER THE LAST WILL AND TESTAMENT OF PHILIP A. CARROLL IN AND TO A PORTION OF THE REAL PROPERTY DESCRIBED IN THE DEED AT LIBER 117 AT FOLIO 113, OF WHICH THE HEREINAFORE DESCRIBED PARCEL IS A PART, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED IN A MORTGAGE DATED OCTOBER 31, 1962 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 394 AT FOLIO 64, AND ALL OF THE LAND CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC, BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
 TERRELL A. FISHER DATE 3/21/17
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10892 (EXP. DATE: 12/13/2017)

RECORDED AS PLAT NUMBER 24120 ON 3/21/17, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND
WESTMOUNT PHASE 1
 CREDITED OPEN SPACE LOT 1, LOTS 3-52, OPEN SPACE LOTS 53-71 AND NON-BUILDABLE BULK PARCELS B & C
 (A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A, AND REVISION TO CREDITED OPEN SPACE LOT 1, WESTMOUNT, PLAT NOS. 21488-21489)
 ZONE: R-ED TM 23, GRID 6 & 12, P/O PARCEL 71
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=50' SHEET 7 OF 16 FEBRUARY 2017
GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 FAX: 301-988-2524
 DRAWN BY: BA CHECK BY: [Signature]

LINE	BEARING	LENGTH
S1	S 66°31'01" E	23.23'
S2	S 54°02'39" W	32.96'
S3	N 37°34'11" W	5.84'
S4	N 04°30'43" E	18.61'
S5	N 54°02'39" E	9.24'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1203-1205	350.00'	256.68'	134.42'	250.97'	N 38°57'13" W	42°01'08"
1206-1208	250.00'	266.09'	147.21'	253.70'	N 29°28'19" W	60°58'56"



LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
W1	S 66°31'01" E	143.13'	W16	S 04°34'46" E	29.34'	W31	S 04°47'07" W	25.10'	W46	N 07°28'12" W	38.07'	W61	N 25°09'46" W	4.38'
W2	S 01°41'34" W	8.38'	W17	S 38°38'21" E	26.30'	W32	S 80°41'07" W	11.88'	W47	N 26°19'44" W	62.96'	W62	N 52°70'01" E	1.25'
W3	S 33°45'30" E	22.54'	W18	S 00°07'33" E	28.09'	W33	S 06°42'40" W	59.54'	W48	N 16°53'27" W	21.21'	W63	N 81°08'53" E	30.28'
W4	S 05°24'57" E	15.82'	W19	S 60°34'33" E	28.57'	W34	S 26°25'10" E	17.34'	W49	N 25°53'30" E	22.02'	W64	N 10°53'41" W	43.85'
W5	S 42°34'03" W	6.37'	W20	S 83°26'20" E	23.23'	W35	N 25°17'27" E	28.09'	W50	N 14°15'56" W	50.19'	W65	N 82°37'54" W	31.03'
W6	N 76°11'03" W	28.16'	W21	S 10°13'16" W	30.73'	W36	N 47°18'05" E	26.93'	W51	S 81°31'18" W	24.99'	W66	N 58°52'52" W	28.01'
W7	N 37°40'21" W	18.79'	W22	S 10°03'02" E	22.82'	W37	N 87°58'13" E	22.93'	W52	N 80°40'06" W	17.97'	W67	N 50°28'22" W	30.75'
W8	N 25°44'04" W	34.67'	W23	S 33°25'27" W	23.53'	W38	S 08°24'07" W	48.78'	W53	N 40°13'43" W	19.38'	W68	N 35°20'43" W	15.99'
W9	S 60°39'41" W	34.22'	W24	S 28°25'56" E	29.01'	W39	S 09°30'45" E	21.57'	W54	N 04°45'21" E	10.59'	W69	N 25°54'44" W	40.04'
W10	N 28°04'27" W	23.81'	W25	S 15°08'43" E	12.85'	W40	S 48°54'21" W	27.31'	W55	N 14°17'09" E	24.02'	W70	N 40°25'48" W	12.98'
W11	N 42°36'30" W	36.74'	W26	S 09°05'37" W	18.17'	W41	S 11°21'43" E	26.42'	W56	N 06°14'00" W	27.55'	W71	N 50°22'29" W	8.88'
W12	N 50°44'47" W	28.81'	W27	S 78°34'35" W	32.88'	W42	S 02°26'58" E	5.12'	W57	N 27°43'20" W	33.86'	W72	N 69°13'21" E	40.60'
W13	N 31°14'26" E	2.63'	W28	S 23°28'53" E	42.48'	W43	S 72°03'21" W	67.74'	W58	N 32°06'12" W	31.20'	W73	N 56°18'41" E	39.02'
W14	S 63°34'07" E	179.45'	W29	N 80°36'05" E	18.80'	W44	N 24°51'15" W	6.38'	W59	N 33°28'00" W	47.85'	W74	N 69°54'30" E	57.12'
W15	S 46°50'33" W	43.26'	W30	S 01°09'29" E	19.91'	W45	N 75°55'15" W	1.61'	W60	N 53°06'44" W	33.61'			

- TABULATION OF FINAL PLAT - THIS SHEET**
- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 0
 - TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 0 AC.
 - TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 0 AC.
 - TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 0
 - TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 5.6628 AC.
 - TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: 0
 - TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: 0 AC.
 - TOTAL AREA OF ROADWAYS TO BE RECORDED: 0 AC.
 - TOTAL AREA OF SUBDIVISION TO BE RECORDED: 5.6628 AC.

OWNERS:
 (NON-BUILDABLE BULK PARCEL A) PHILIP D. CARROLL & CAMILLA CARROLL
 MANOR INVESTMENTS, LLC
 3500 MANOR LANE
 ELLICOTT CITY, MD. 21042
 PH: 443-387-0422

(CREDITED OPEN SPACE LOT 1)
 PHILIP D. CARROLL & CAMILLA CARROLL
 3500 MANOR LANE
 ELLICOTT CITY, MD. 21042
 PH: 443-387-0422

DEVELOPER:
 WESTMOUNT DEVELOPMENT CORPORATION
 3500 MANOR LANE
 ELLICOTT CITY, MD. 21042
 PH: 443-387-0422

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

Maria Roman 3/28/17
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chad Clark 3-10-17
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kristen Doolittle 3-30-17
 DIRECTOR DATE

OWNER'S DEDICATION

PHILIP D. CARROLL, AND CAMILLA CARROLL, INDIVIDUALS, AND MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY CAMILLA CARROLL, VICE PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 16th DAY OF MARCH, 2017

BY: *Philip D. Carroll* PHILIP D. CARROLL, INDIVIDUAL
 BY: *Camilla Carroll* CAMILLA CARROLL, INDIVIDUAL
 BY: *Terrell A. Fisher* TERRELL A. FISHER, VICE PRESIDENT
 WITNESS: *Bilota Hater* WITNESS: *M. Jean Ratten* WITNESS: *M. Jean Ratten*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INTERIOR SUBDIVISION WORK AND PROPOSED EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A' AND A REVISION TO CREDITED OPEN SPACE LOT 1 AS SHOWN A SUBDIVISION PLAT ENTITLED 'WESTMOUNT, NON-BUILDABLE BULK PARCEL 'A', CREDITED OPEN SPACE LOT 1 AND NON-CREDITED OPEN SPACE LOT 2' AND RECORDED AS PLAT NOS. 21486-21488, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

Thomas C. O'Connor, Jr. 3/2/2017
 THOMAS C. O'CONNOR, JR. DATE
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10854 (EXP. DATE 07/03/2018)

GRAPHIC SCALE
 1 inch = 50 ft.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY AND EXISTING EASEMENT DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A' AND A REVISION TO CREDITED OPEN SPACE LOT 1 AS SHOWN A SUBDIVISION PLAT ENTITLED 'WESTMOUNT, NON-BUILDABLE BULK PARCEL 'A', CREDITED OPEN SPACE LOT 1 AND NON-CREDITED OPEN SPACE LOT 2' AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT NOS. 21486-21488, AND BEING PART OF THE LAND THAT WAS CONVEYED TO PHILIP A. CARROLL BY A DEED DATED FEBRUARY 24, 1923 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 117 AT FOLIO 113, AND THE SAID PHILIP A. CARROLL DEPARTED THIS LIFE ON OR ABOUT JULY 8, 1957, LEAVING A LAST WILL AND TESTAMENT THAT WAS FILED IN ESTATE NO. 2048 IN THE OFFICE OF THE REGISTER OF WILLS OF HOWARD COUNTY, MARYLAND BY WHICH HE DEVISED A LIFE ESTATE IN THE SUBJECT PROPERTY UNTO HIS WIFE, NINA R. CARROLL, WITH THE REMAINDER TO SUCH PERSON OR PERSONS AS THE SAID NINA R. CARROLL SUBSEQUENTLY DESIGNATED UNDER A POWER OF APPOINTMENT ESTABLISHED UNDER HIS LAST WILL AND TESTAMENT, WHICH POWER OF APPOINTMENT WAS TO BE EXERCISED BY NINA R. CARROLL BY DEED OR UNDER HER LAST WILL AND TESTAMENT; AND THE SAID NINA R. CARROLL DEPARTED THIS LIFE ON OR ABOUT FEBRUARY 11, 1989, TERMINATING HER LIFE ESTATE, AND IN ACCORDANCE WITH THE POWER OF APPOINTMENT BEQUEATHED TO HER UNDER THE LAST WILL AND TESTAMENT OF PHILIP A. CARROLL UNDER HER LAST WILL AND TESTAMENT FILED IN ESTATE NO. 7888 IN THE OFFICE OF THE REGISTER OF WILLS OF HOWARD COUNTY, MARYLAND, SHE DESIGNATED, ON PAGE NO. 2 OF THE SECOND CODICIL TO LAST WILL AND TESTAMENT OF NINA R. CARROLL, THE LIVING LINEAL DESCENDANTS OF HER SON, PHILIP CARROLL, NAMELY PHILIP D. CARROLL AND CAMILLA CARROLL, AS TENANTS IN COMMON, TO ACCEDE TO THE REMAINDER INTEREST ESTABLISHED UNDER THE LAST WILL AND TESTAMENT OF PHILIP A. CARROLL IN AND TO A PORTION OF THE REAL PROPERTY DESCRIBED IN THE DEED AT LIBER 117 AT FOLIO 113, OF WHICH THE HEREDINAUSE DESCRIBED PARCEL IS A PART, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED IN A MORTGAGE DATED OCTOBER 31, 1962 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 394 AT FOLIO 64, AND ALL OF THE LAND CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC, BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 198 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FOR: FISHER, COLLINS & CARTER, INC.
Terrell A. Fisher 3/2/17
 TERRELL A. FISHER DATE
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2017)

RECORDED AS PLAT NUMBER 24130 ON 3/30/17, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WESTMOUNT PHASE 1
 CREDITED OPEN SPACE LOT 1, LOTS 3-52, OPEN SPACE LOTS 53-71 AND NON-BUILDABLE BULK PARCELS B & C
 (A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A, AND REVISION TO CREDITED OPEN SPACE LOT 1, WESTMOUNT, PLAT NOS. 21487-21489)

ZONE: R-ED TM 23, GRID 6 & 12, P/O PARCEL 71
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=50' SHEET 8 OF 16 FEBRUARY 2017

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-680-1820 DC, VA: 301-889-2524 FAX: 301-421-4186
 DRAWN BY: *TAL* CHECK BY: *TL*

S:\Survey Drawings\150635\PLATS\PHASE 1\30173 AREA 1 SHEET 08.dwg, PLOTTED: 2/14/2017 10:03 AM, LAST SAVED: 2/14/2017 9:55 AM, PLOTTED BY: Ramon O. Labrecque

PART OF CREDITED OPEN SPACE LOT 1 SEE SHEET 10

NOTE: SEE SHEET 16 FOR WETLAND LINE TABLE AND FLOODPLAIN LINE TABLE

CURVE TABULATION THIS SHEET						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1349-1144	300.00'	69.76'	35.04'	69.61'	S 03°46'36" E	137°26"
1143-1142	350.00'	85.52'	42.97'	85.31'	S 03°26'19" E	140°00"
1141-1139	25.00'	22.39'	12.01'	21.65'	S 22°05'51" E	51°19'04"
1139-1138	55.00'	271.31'	---	68.75'	N 86°26'19" W	282°38'08"
1138-1137	25.00'	22.39'	12.01'	21.65'	N 29°13'13" E	51°19'04"
1135-1134	300.00'	73.30'	36.84'	73.12'	N 03°26'19" W	140°00"
1133-1319	350.00'	77.08'	38.70'	76.93'	N 04°07'46" W	123°7'08"

PUBLIC WATER, SEWER & UTILITY EASEMENT LINE TABLE THIS SHEET		
LINE	BEARING	LENGTH
WSC1	R=55.00'	L=39.25'
CH	N 89°41'22" E	38.42'
WS2	S 05°06'58" W	60.51'
WS3	S 16°21'58" W	98.88'
WS4	N 73°38'02" W	22.88'
WS5	S 68°00'45" W	113.69'
WS6	N 21°39'37" W	20.00'
WS7	N 68°00'45" E	120.32'
WS8	N 16°21'58" E	68.76'
WS9	N 01°15'55" W	61.45'

NOTE: SEE SHEET 16 FOR WETLAND LINE TABLE AND 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT LINE TABLE

OWNERS:

(NON-BUILDABLE BULK PARCEL A) MANOR INVESTMENTS, LLC
3500 MANOR LANE
ELICOTT CITY, MD. 21042
PH: 443-367-0422

(CREDITED OPEN SPACE LOT 1) PHILIP D. CARROLL & CAMILLA CARROLL
3500 MANOR LANE
ELICOTT CITY, MD. 21042
PH: 443-367-0422

DEVELOPER:

WESTMOUNT DEVELOPMENT CORPORATION
3500 MANOR LANE
ELICOTT CITY, MD. 21042
PH: 443-367-0422



NOTE 1: OPEN SPACE LOTS 55 AND 56 ALSO BEING PUBLIC STORMWATER MANAGEMENT, STORM DRAIN & UTILITY EASEMENTS

TABULATION OF FINAL PLAT - THIS SHEET

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 16 + P/O 1
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 12
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 2.1175 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 4 + P/O 1
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 5.0848 AC.
- TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: 0
- TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: 0 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 0.5162 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 7.7183 AC.

PUBLIC STORMWATER MANAGEMENT, STORM DRAIN & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
SD1	S 86°26'19" E	13.96'	SD7	R=55.00'	L=27.55'
SD2	N 85°09'13" E	34.20'	SD8	N 80°06'54" W	56.96'
SD3	S 86°26'19" E	65.70'	SD9	S 65°18'15" W	13.21'
SD4	N 14°54'54" E	4.12'	SD10	N 80°06'54" W	11.68'
SD5	S 87°00'26" E	47.21'	SD11	R=55.00'	L=7.52'
SD6	N 89°53'40" E	53.34'			

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INTERIOR SUBDIVISION WORK AND PROPOSED EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A' AND A REVISION TO CREDITED OPEN SPACE LOT 1 AS SHOWN A SUBDIVISION PLAT ENTITLED 'WESTMOUNT, NON-BUILDABLE BULK PARCEL 'A', CREDITED OPEN SPACE LOT 1 AND NON-CREDITED OPEN SPACE LOT 2' AND RECORDED AS PLAT NOS. 21486-21489, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE 07/03/2018)

DATE: 3/2/2017



APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

William for Maria Roman 3/2/17
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chad Pank 3-10-17
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kurt Schaefer 3-30-17
DIRECTOR DATE

OWNER'S DEDICATION

PHILIP D. CARROLL AND CAMILLA CARROLL, INDIVIDUALS, AND MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY CAMILLA CARROLL, VICE PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTIONS AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN STREETS, DRAINAGE, 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 6TH DAY OF MARCH, 2017

BY: *Philip D. Carroll* PHILIP D. CARROLL, INDIVIDUAL
BY: *Camilla Carroll* CAMILLA CARROLL, INDIVIDUAL
BY: *Manor Investments, LLC* MANOR INVESTMENTS, LLC
WITNESS: *Brian Notter* WITNESS: *M. King Ralton*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY AND EXISTING EASEMENT DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A' AND A REVISION TO CREDITED OPEN SPACE LOT 1 AS SHOWN A SUBDIVISION PLAT ENTITLED 'WESTMOUNT, NON-BUILDABLE BULK PARCEL 'A', CREDITED OPEN SPACE LOT 1 AND NON-CREDITED OPEN SPACE LOT 2' AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT NOS. 21486-21489, AND BEING PART OF THE LAND THAT WAS CONVEYED TO PHILIP A. CARROLL BY A DEED DATED FEBRUARY 24, 1923 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 117 AT FOLIO 113, AND THE SAID PHILIP A. CARROLL DEPARTED THIS LIFE ON OR ABOUT JULY 8, 1957, LEAVING A LAST WILL AND TESTAMENT THAT WAS FILED IN ESTATE NO. 2046 IN THE OFFICE OF THE REGISTER OF WILLS OF HOWARD COUNTY, MARYLAND, BY WHICH HE DEVISED A LIFE ESTATE IN THE SUBJECT PROPERTY UNTO HIS WIFE, NINA R. CARROLL, WITH THE REMAINDER TO SUCH PERSON OR PERSONS AS THE SAID NINA R. CARROLL SUBSEQUENTLY DESIGNATED UNDER A POWER OF APPOINTMENT ESTABLISHED UNDER HIS LAST WILL AND TESTAMENT, WHICH POWER OF APPOINTMENT WAS TO BE EXERCISED BY NINA R. CARROLL BY DEED OR UNDER HER LAST WILL AND TESTAMENT, AND THE SAID NINA R. CARROLL DEPARTED THIS LIFE ON OR ABOUT FEBRUARY 14, 1989, TERMINATING HER LIFE ESTATE, AND IN ACCORDANCE WITH THE POWER OF APPOINTMENT DEBECAIATED TO HER UNDER THE LAST WILL AND TESTAMENT OF PHILIP A. CARROLL, UNDER HER LAST WILL AND TESTAMENT FILED IN ESTATE NO. 7889 IN THE OFFICE OF THE REGISTER OF WILLS OF HOWARD COUNTY, MARYLAND, SHE DESIGNATED, ON PAGE NO. 2 OF THE SECOND CODICIL TO LAST WILL AND TESTAMENT OF NINA R. CARROLL, THE LIVING LINEAL DESCENDANTS OF HER SON, PHILIP CARROLL, NAMELY PHILIP D. CARROLL AND CAMILLA CARROLL, AS TENANTS IN COMMON, TO ACCEDE TO THE REMAINDER INTEREST ESTABLISHED UNDER THE LAST WILL AND TESTAMENT OF PHILIP A. CARROLL IN AND TO A PORTION OF THE REAL PROPERTY DESCRIBED IN THE DEED AT LIBER 117 AT FOLIO 113, OF WHICH THE HERENAFORE DESCRIBED PARCEL IS A PART, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED IN A MORTGAGE DATED OCTOBER 31, 1962 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 394 AT FOLIO 64, AND ALL OF THE LAND CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC, BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 18018 AT FOLIO 188 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FOR: FISHER, COLLINS & CARTER, INC.
Terrell A. Fisher 3/2/17
TERRELL A. FISHER DATE
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2017)



RECORDED AS PLAT NUMBER *21487* ON 3/2/2017, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WESTMOUNT PHASE 1
CREDITED OPEN SPACE LOT 1, LOTS 3-52, OPEN SPACE LOTS 53-71 AND NON-BUILDABLE BULK PARCELS B & C
(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A, AND REVISION TO CREDITED OPEN SPACE LOT 1, WESTMOUNT, PLAT NOS. 21487-21489)

ZONE: R-ED TM 23, GRID 6 & 12, P/O PARCEL 71
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=50' SHEET 9 OF 16 FEBRUARY 2017

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWNE OFFICE PARK
BURTONTOWNE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-980-1820 DC/VA: 301-989-2524 FAX: 301-421-4188
DRAWN BY: *R.O.* CHECK BY: *R.O.*

S:\Survey\Drawings\3013\PLATS\PHASE 1\3013 AREA 1 SHEET 09.dwg, PLOTTED: 2/7/2017 7:03:03 AM, LAST SAVED: 2/10/2017 9:22 AM, PLOTTED BY: Rompin Q. Labrador

100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT LINE TABLE FOR SHEET 8

LINE	BEARING	LENGTH	* ELEV	LINE	BEARING	LENGTH	* ELEV
FP1	N 26°15'14" W	26.77'	413.9	FP8	S 43°44'05" E	14.24'	418.4
FP2	N 00°25'48" E	37.11'	415.8	FP9	S 73°32'10" E	12.15'	418.3
FP3	N 12°26'53" E	16.91'	416.1	FP20	S 17°42'56" E	16.27'	418.1
FP4	N 16°12'01" W	119.86'	417.6	FP21	S 05°59'59" W	31.76'	417.8
FP5	N 15°58'05" W	70.74'	418.5	FP22	S 07°36'00" W	17.76'	417.6
FP6	N 48°21'46" W	78.99'	419.7	FP23	S 21°30'32" E	28.69'	417.3
FP7	N 37°02'34" W	91.59'	424.5	FP24	S 14°57'58" E	35.42'	416.9
FP8	N 51°58'39" W	120.19'	427.0	FP25	S 34°06'57" E	43.43'	416.5
FP9	S 40°11'52" E	54.07'	422.0	FP26	S 09°31'30" E	21.78'	416.3
FP10	S 67°43'39" E	58.93'	421.1	FP27	S 61°45'50" E	19.65'	416.1
FP11	S 89°04'16" E	12.24'	420.9	FP28	S 37°23'51" E	25.07'	415.9
FP12	S 40°30'47" E	43.36'	420.4	FP29	S 03°45'49" E	19.04'	415.8
FP13	S 51°59'07" E	25.82'	420.1	FP30	S 02°24'12" W	72.62'	415.2
FP14	S 69°38'28" E	36.62'	419.7	FP31	S 02°12'13" W	25.08'	415.2
FP15	S 37°37'29" E	28.11'	419.4	FP32	S 14°38'35" E	38.35'	414.7
FP16	S 17°23'54" E	26.45'	419.1	FP33	S 07°44'08" W	43.19'	414.3
FP17	S 44°12'44" E	48.43'	418.6	FP34	S 39°52'45" E	10.10'	414.2

* ELEVATIONS ARE AT THE END OF THE LINE

100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT LINE TABLE THIS SHEET

LINE	BEARING	LENGTH	* ELEV
FP1	N 31°48'55" E	19.22'	420.5
FP2	S 41°31'07" E	6.16'	420.8
FP3	S 02°16'55" W	26.73'	420.8
FP4	S 09°07'19" E	45.16'	420.8
FP5	S 24°11'21" E	15.26'	420.8
FP6	S 10°47'33" E	30.32'	420.4
FP7	S 13°02'48" W	28.93'	420.0
FP8	S 20°34'15" W	40.00'	419.4
FP9	S 11°58'34" W	21.22'	419.0
FP10	S 30°51'59" W	23.80'	418.7
FP11	S 09°17'38" W	24.65'	418.3
FP12	S 21°01'25" W	61.75'	417.4
FP13	S 09°56'37" W	40.27'	417.0
FP14	S 37°51'58" W	14.79'	416.8

* ELEVATIONS ARE AT THE END OF THE LINE

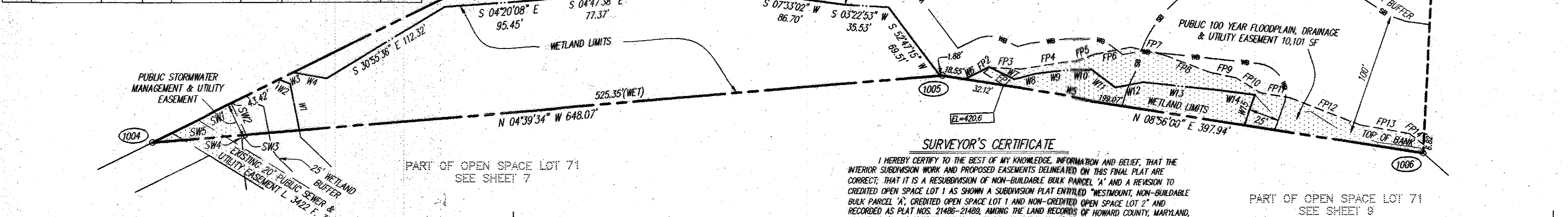
STORMWATER MANAGEMENT AND UTILITY EASEMENT LINE TABLE THIS SHEET

LINE	BEARING	LENGTH
SW1	S 26°02'24" E	72.13'
SW2	S 63°57'36" W	30.00'
SW3	N 26°02'24" W	5.02'
SW4	N 85°20'26" E	3.47'
SW5	N 04°39'34" W	73.44'

PLAY OF SURVEY
KIWANIS CLUB OF ELLICOTT CITY, INC.
PLAT NO. 10118
ZONED: R-20

WETLAND LINE TABLE THIS SHEET

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
W1	N 78°59'22" E	38.01'	W6	S 25°51'00" E	22.22'	W11	S 37°05'10" W	23.84'
W2	N 21°01'07" E	10.03'	W7	S 25°37'43" W	22.95'	W12	S 10°30'07" E	23.16'
W3	S 26°02'24" E	12.80'	W8	S 14°39'23" E	18.08'	W13	S 06°05'10" W	57.41'
W4	S 10°02'44" W	27.94'	W9	S 06°54'33" E	27.01'	W14	S 06°53'57" W	35.04'
W5	N 08°56'00" E	231.19'	W10	S 04°31'55" E	18.70'	W15	N 70°01'11" W	26.09'



PART OF CREDITED
OPEN SPACE LOT 1
5.6266 AC (TOTAL AREA IS 36.0000 AC.)
(DEDICATED TO HOWARD COUNTY DEPARTMENT
OF RECREATION AND PARKS)

WESTMOUNT
PLAT NO. 21487

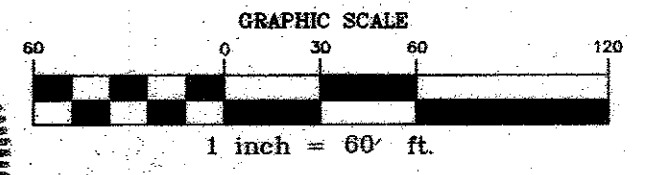
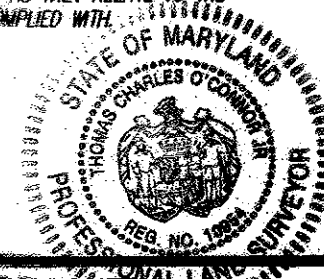
PART OF CREDITED
OPEN SPACE LOT 1
SEE SHEET 11

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INTERIOR SUBDIVISION WORK AND PROPOSED EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A' AND A REVISION TO CREDITED OPEN SPACE LOT 1 AS SHOWN A SUBDIVISION PLAT ENTITLED 'WESTMOUNT, NON-BUILDABLE BULK PARCEL 'A', CREDITED OPEN SPACE LOT 1 AND NON-CREDITED OPEN SPACE LOT 2' AND RECORDED AS PLAT NOS. 21486-21489, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

THOMAS C. O'CONNOR, JR. DATE 3/2/2017
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE 07/03/2018)



- TABULATION OF FINAL PLAT - THIS SHEET**
- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: P/O 1
 - TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 0 AC.
 - TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 0 AC.
 - TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: P/O 1
 - TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 5.6266 AC.
 - TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: 0
 - TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: 0 AC.
 - TOTAL AREA OF ROADWAYS TO BE RECORDED: 0 AC.
 - TOTAL AREA OF SUBDIVISION TO BE RECORDED: 5.6266 AC.

OWNERS:
(NON-BUILDABLE BULK PARCEL A) (CREDITED OPEN SPACE LOT 1)
MANOR INVESTMENTS, LLC PHILIP D. CARROLL & CAMILLA CARROLL
3500 MANOR LANE
ELLICOTT CITY, MD. 21042
PH: 443-367-0422

DEVELOPER:
WESTMOUNT DEVELOPMENT CORPORATION
3500 MANOR LANE
ELLICOTT CITY, MD. 21042
PH: 443-367-0422

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.
COUNTY HEALTH OFFICER: *[Signature]* DATE: 3/19/17

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* DATE: 3-10-17
DIRECTOR: *[Signature]* DATE: 3-30-17

OWNER'S DEDICATION
PHILIP D. CARROLL, AND CAMILLA CARROLL, INDIVIDUALS, AND MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY CAMILLA CARROLL, VICE PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 6TH DAY OF MARCH, 2017
BY: *[Signature]* PHILIP D. CARROLL, INDIVIDUAL
BY: *[Signature]* CAMILLA CARROLL, INDIVIDUAL
BY: *[Signature]* CAMILLA CARROLL, VICE PRESIDENT
WITNESS: *[Signature]* WITNESS: *[Signature]* WITNESS: *[Signature]*

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY AND EXISTING EASEMENT DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A' AND A REVISION TO CREDITED OPEN SPACE LOT 1 AS SHOWN A SUBDIVISION PLAT ENTITLED 'WESTMOUNT, NON-BUILDABLE BULK PARCEL 'A', CREDITED OPEN SPACE LOT 1 AND NON-CREDITED OPEN SPACE LOT 2' AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT NOS. 21486-21489, AND BEING PART OF THE LAND THAT WAS CONVEYED TO PHILIP A. CARROLL BY A DEED DATED FEBRUARY 24, 1923 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 117 AT FOLIO 113; AND THE SAID PHILIP A. CARROLL DEPARTED THIS LIFE ON OR ABOUT JULY 8, 1957, LEAVING A LAST WILL AND TESTAMENT THAT WAS FILED IN ESTATE NO. 2048 IN THE OFFICE OF THE REGISTER OF WILLS OF HOWARD COUNTY, MARYLAND BY WHICH HE DEVISED A LIFE ESTATE IN THE SUBJECT PROPERTY UNTO HIS WIFE, NINA R. CARROLL, WITH THE REMAINDER TO SUCH PERSON OR PERSONS AS THE SAID NINA R. CARROLL SUBSEQUENTLY DESIGNATED UNDER A POWER OF APPOINTMENT ESTABLISHED UNDER HIS LAST WILL AND TESTAMENT, WHICH POWER OF APPOINTMENT WAS TO BE EXERCISED BY NINA R. CARROLL BY DEED OR UNDER HER LAST WILL AND TESTAMENT; AND THE SAID NINA R. CARROLL DEPARTED THIS LIFE ON OR ABOUT FEBRUARY 11, 1989, TERMINATING HER LIFE ESTATE, AND IN ACCORDANCE WITH THE POWER OF APPOINTMENT BEQUEATHED TO HER UNDER THE LAST WILL AND TESTAMENT OF PHILIP A. CARROLL, UNDER HER LAST WILL AND TESTAMENT FILED IN ESTATE NO. 7088 IN THE OFFICE OF THE REGISTER OF WILLS OF HOWARD COUNTY, MARYLAND, SHE DESIGNATED, ON PAGE NO. 2 OF THE SECOND CODICIL TO LAST WILL AND TESTAMENT OF NINA R. CARROLL, THE LIVING LINEAL DESCENDANTS OF HER SON, PHILIP CARROLL, NAMELY PHILIP D. CARROLL AND CAMILLA CARROLL, AS TENANTS IN COMMON, TO ACCEDE TO THE REMAINDER INTEREST ESTABLISHED UNDER THE LAST WILL AND TESTAMENT OF PHILIP A. CARROLL IN AND TO A PORTION OF THE REAL PROPERTY DESCRIBED IN THE DEED AT LIBER 117 AT FOLIO 113, OF WHICH THE HEREBY DESCRIBED PARCEL IS A PART, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED IN A MORTGAGE DATED OCTOBER 31, 1962 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 304 AT FOLIO 64, AND ALL OF THE LAND CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC, BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FOR: FISHER, COLLINS & CARTER, INC.
TERRELL A. FISHER DATE 3/2/17
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10692 (EXP. DATE 12/13/2017)

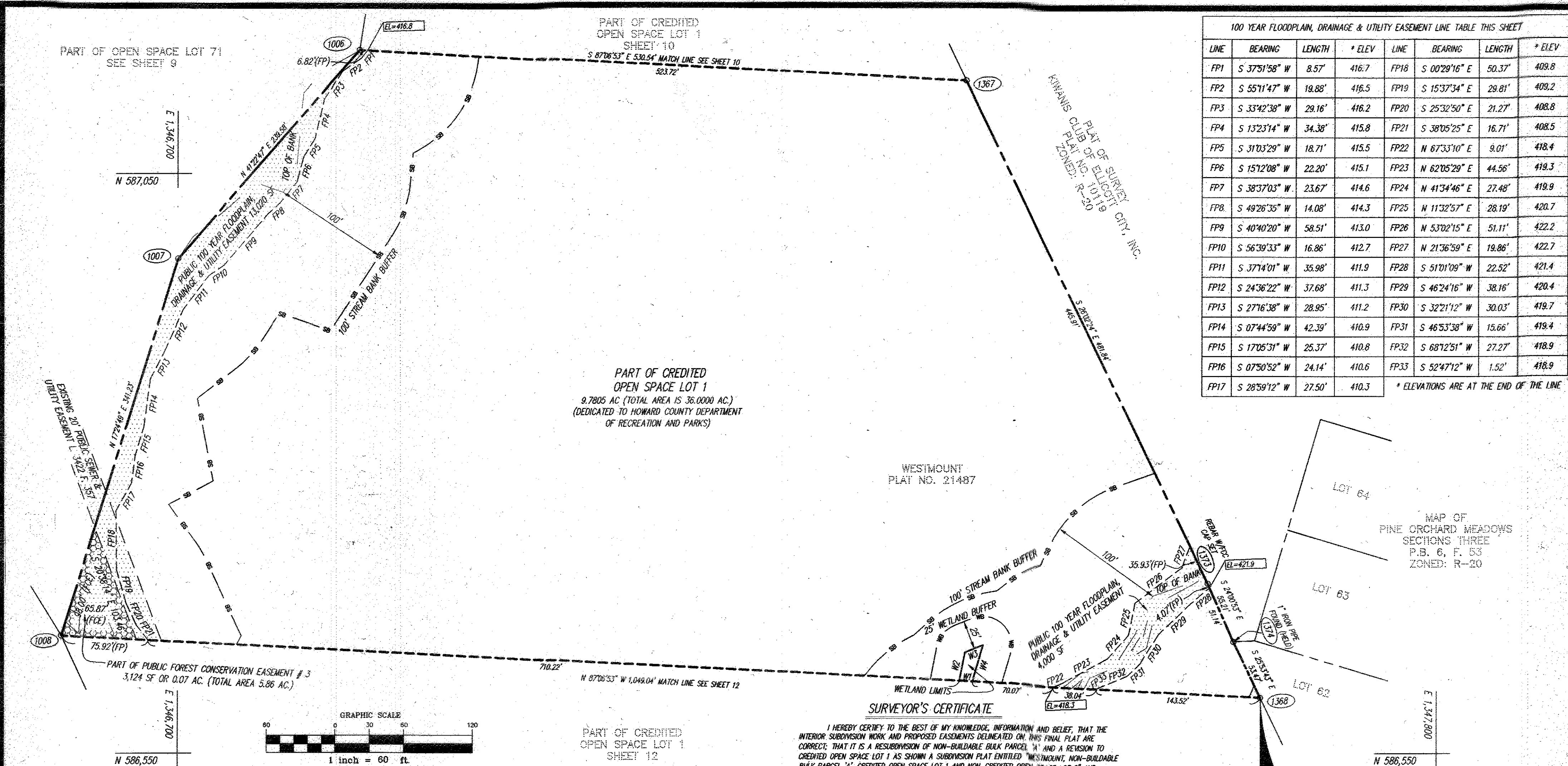
RECORDED AS PLAT NUMBER 24132 ON 3/2/17, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WESTMOUNT PHASE 1
CREDITED OPEN SPACE LOT 1, LOTS 3-52, OPEN SPACE LOTS 53-71 AND NON-BUILDABLE BULK PARCELS B & C
(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A, AND REVISION TO CREDITED OPEN SPACE LOT 1, WESTMOUNT, PLAT NOS. 21487-21489)

ZONE: R-ED TM 23, GRID 6 & 12, P/O PARCEL 71
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=60' SHEET 10 OF 16 FEBRUARY 2017

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186
DRAWN BY: *[Signature]* CHECK BY: *[Signature]*

S:\Survey Drawings\13013\PLATS\PHASE 1\13013 AREA 1 SHEET 10.dwg, PLOTTED: 2/14/2017 10:03:41 AM, LAST SAVED: 2/10/2017 9:06 AM, PLOTTED BY: Ramon O. Labrador



100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT LINE TABLE THIS SHEET

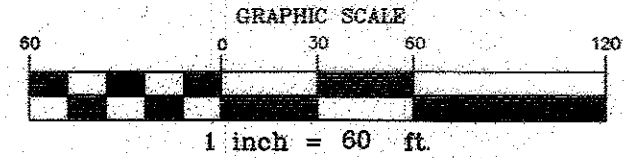
LINE	BEARING	LENGTH	* ELEV	LINE	BEARING	LENGTH	* ELEV
FP1	S 37°51'58" W	8.57'	416.7	FP18	S 00°29'16" E	50.37'	409.8
FP2	S 55°11'47" W	19.88'	416.5	FP19	S 15°37'34" E	29.81'	409.2
FP3	S 33°42'38" W	29.16'	416.2	FP20	S 25°32'50" E	21.27'	408.8
FP4	S 13°23'14" W	34.38'	415.8	FP21	S 38°05'25" E	16.71'	408.5
FP5	S 31°03'29" W	18.71'	415.5	FP22	N 67°33'10" E	9.01'	418.4
FP6	S 15°12'08" W	22.20'	415.1	FP23	N 62°05'29" E	44.56'	419.3
FP7	S 38°37'03" W	23.67'	414.6	FP24	N 41°34'46" E	27.48'	419.9
FP8	S 49°26'35" W	14.08'	414.3	FP25	N 11°32'57" E	28.19'	420.7
FP9	S 40°40'20" W	58.51'	413.0	FP26	N 53°02'15" E	51.11'	422.2
FP10	S 56°39'33" W	16.86'	412.7	FP27	N 21°36'59" E	19.86'	422.7
FP11	S 37°14'01" W	35.98'	411.9	FP28	S 51°01'09" W	22.52'	421.4
FP12	S 24°36'22" W	37.68'	411.3	FP29	S 46°24'16" W	38.16'	420.4
FP13	S 27°16'38" W	28.95'	411.2	FP30	S 32°21'12" W	30.03'	419.7
FP14	S 07°44'59" W	42.39'	410.9	FP31	S 46°53'38" W	15.66'	419.4
FP15	S 17°05'31" W	25.37'	410.8	FP32	S 68°12'51" W	27.27'	418.9
FP16	S 07°50'52" W	24.14'	410.6	FP33	S 52°47'12" W	1.52'	418.9
FP17	S 28°59'12" W	27.50'	410.3				

* ELEVATIONS ARE AT THE END OF THE LINE

PART OF CREDITED OPEN SPACE LOT 1
9.7805 AC (TOTAL AREA IS 36.0000 AC.)
(DEDICATED TO HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS)

WESTMOUNT PLAT NO. 21487

MAP OF PINE ORCHARD MEADOWS SECTIONS THREE P.B. 6, F. 53 ZONED: R-20



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INTERIOR SUBDIVISION WORK AND PROPOSED EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A' AND A REVISION TO CREDITED OPEN SPACE LOT 1 AS SHOWN A SUBDIVISION PLAT ENTITLED 'WESTMOUNT, NON-BUILDABLE BULK PARCEL 'A', CREDITED OPEN SPACE LOT 1 AND NON-CREDITED OPEN SPACE LOT 2' AND RECORDED AS PLAT NOS. 21486-21489, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE 07/03/2018)

3/2/2017



WETLAND LINE TABLE THIS SHEET

LINE	BEARING	LENGTH
W1	N 87°06'53" W	11.26'
W2	N 11°01'59" E	24.77'
W3	N 68°41'15" E	16.90'
W4	S 16°35'21" W	32.37'

TABULATION OF FINAL PLAT - THIS SHEET

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 0
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 0
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 0 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 0
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 9.7805 AC.
- TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: 0
- TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: 0 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 0 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 9.7805 AC.

P/O 1
MANOR INVESTMENTS, LLC
3500 MANOR LANE
ELLCOTT CITY, MD, 21042
PH: 443-367-0422

OWNERS:
(NON-BUILDABLE BULK PARCEL A) MANOR INVESTMENTS, LLC
(CREDITED OPEN SPACE LOT 1) PHILIP D. CARROLL & CAMILLA CARROLL
3500 MANOR LANE
ELLCOTT CITY, MD, 21042
PH: 443-367-0422

DEVELOPER:
WESTMOUNT DEVELOPMENT CORPORATION
3500 MANOR LANE
ELLCOTT CITY, MD, 21042
PH: 443-367-0422

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

County Health Officer: *Maura Roman* 3/29/17

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief, Development Engineering Division: *Phil Plunk* 3-10-17

Director: *Kurt Schuchert* 3-30-17

OWNER'S DEDICATION

PHILIP D. CARROLL, AND CAMILLA CARROLL, INDIVIDUALS, AND MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY CAMILLA CARROLL, VICE PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS INTO 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 6th DAY OF MARCH, 2017

BY: *Philip D. Carroll* PHILIP D. CARROLL, INDIVIDUAL
BY: *Camilla Carroll* CAMILLA CARROLL, INDIVIDUAL
BY: *Camilla Carroll* CAMILLA CARROLL, VICE PRESIDENT

WITNESS: *Belinda Natch* WITNESS: *M. J. Rutter* WITNESS: *M. J. Rutter*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY AND EXISTING EASEMENT DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A' AND A REVISION TO CREDITED OPEN SPACE LOT 1 AS SHOWN A SUBDIVISION PLAT ENTITLED 'WESTMOUNT, NON-BUILDABLE BULK PARCEL 'A', CREDITED OPEN SPACE LOT 1 AND NON-CREDITED OPEN SPACE LOT 2' AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT NOS. 21486-21489, AND BEING PART OF THE LAND THAT WAS CONVEYED TO PHILIP A. CARROLL BY A DEED DATED FEBRUARY 24, 1923 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 117 AT FOLIO 113, AND THE SAID PHILIP A. CARROLL DEPARTED THIS LIFE ON OR ABOUT JULY 8, 1957, LEAVING A LAST WILL AND TESTAMENT THAT WAS FILED IN ESTATE NO. 2046 IN THE OFFICE OF THE REGISTER OF WILLS OF HOWARD COUNTY, MARYLAND BY WHICH HE DEVISED A LIFE ESTATE IN THE SUBJECT PROPERTY UNTO HIS WIFE, NINA R. CARROLL, WITH THE REMAINDER TO SUCH PERSON OR PERSONS AS THE SAID NINA R. CARROLL SUBSEQUENTLY DESIGNATED UNDER A POWER OF APPOINTMENT ESTABLISHED UNDER HIS LAST WILL AND TESTAMENT, WHICH POWER OF APPOINTMENT WAS TO BE EXERCISED BY NINA R. CARROLL BY DEED OR UNDER HER LAST WILL AND TESTAMENT; AND THE SAID NINA R. CARROLL DEPARTED THIS LIFE ON OR ABOUT FEBRUARY 11, 1989, TERMINATING HER LIFE ESTATE, AND IN ACCORDANCE WITH THE POWER OF APPOINTMENT BEQUEATHED TO HER UNDER THE LAST WILL AND TESTAMENT OF PHILIP A. CARROLL, UNDER HER LAST WILL AND TESTAMENT FILED IN ESTATE NO. 7868 IN THE OFFICE OF THE REGISTER OF WILLS OF HOWARD COUNTY, MARYLAND, SHE DESIGNATED, ON PAGE NO. 2 OF THE SECOND CODICIL TO LAST WILL AND TESTAMENT OF NINA R. CARROLL, THE LIVING LINEAL DESCENDANTS OF HER SON, PHILIP CARROLL, NAMELY PHILIP D. CARROLL AND CAMILLA CARROLL, AS TENANTS IN COMMON, TO ACCEDE TO THE REMAINDER INTEREST ESTABLISHED UNDER THE LAST WILL AND TESTAMENT OF PHILIP A. CARROLL IN AND TO A PORTION OF THE REAL PROPERTY DESCRIBED IN THE DEED AT LIBER 117 AT FOLIO 113, OF WHICH THE HEREINBEFORE DESCRIBED PARCEL IS A PART, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED IN A MORTGAGE DATED OCTOBER 31, 1982 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 394 AT FOLIO 64, AND ALL OF THE LAND CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC, BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FOR: FISHER, COLLINS & CARTER, INC.
TERRELL A. FISHER 3/2/17
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2017)



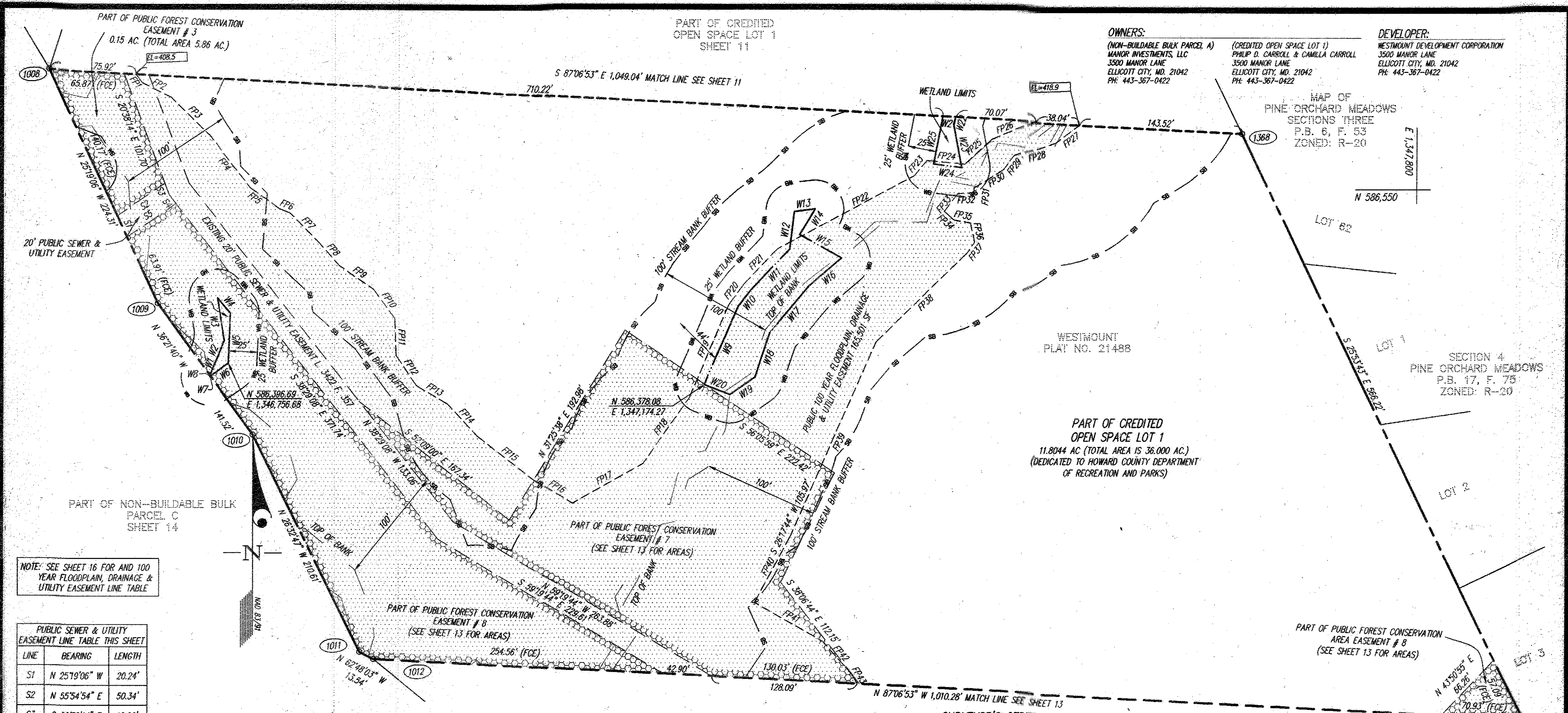
RECORDED AS PLAT NUMBER 24139 ON 3/30/17, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WESTMOUNT PHASE 1
CREDITED OPEN SPACE LOT 1, LOTS 3-52, OPEN SPACE LOTS 53-71 AND NON-BUILDABLE BULK PARCELS B & C
(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A', AND REVISION TO CREDITED OPEN SPACE LOT 1, WESTMOUNT, PLAT NOS. 21487-21489)

ZONE: R-ED TM 23, GRID 6 & 12, P/O PARCEL 71
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=60' SHEET 11 OF 16 FEBRUARY, 2017

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3508 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BAL: 410-989-1820 DC/VA: 301-989-2524 FAX: 301-421-4188
DRAWN BY: ROL CHECK BY: TWT

S:\Survey Drawings\13013\PLATS\PHASE 1\2017\AREA 1 SHEET 11.dwg, PLOTTED: 2/14/2017 10:04 AM, LAST SAVED: 2/10/2017 9:22 AM, PLOTTED BY: Ramon O. Labrador



OWNERS:
 (NON-BUILDABLE BULK PARCEL A) MANOR INVESTMENTS, LLC
 3500 MANOR LANE
 ELKLOTT CITY, MD. 21042
 PH: 443-367-0422

(CREDITED OPEN SPACE LOT 1) PHILIP D. CARROLL & CAMILLA CARROLL
 3500 MANOR LANE
 ELKLOTT CITY, MD. 21042
 PH: 443-367-0422

DEVELOPER:
 WESTMOUNT DEVELOPMENT CORPORATION
 3500 MANOR LANE
 ELKLOTT CITY, MD. 21042
 PH: 443-367-0422

MAP OF
 PINE ORCHARD MEADOWS
 SECTIONS THREE
 P.B. 6, F. 53
 ZONED: R-20

SECTION 4
 PINE ORCHARD MEADOWS
 P.B. 17, F. 75
 ZONED: R-20

WESTMOUNT
 PLAT NO. 21488

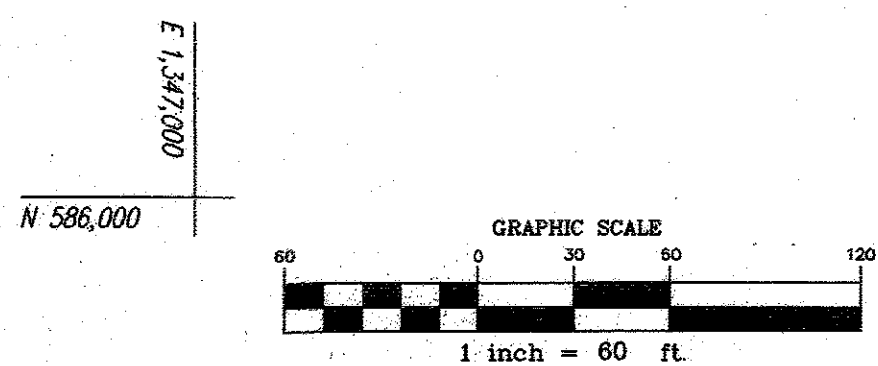
**PART OF CREDITED
 OPEN SPACE LOT 1**
 11.8044 AC (TOTAL AREA IS 36.000 AC.)
 (DEDICATED TO HOWARD COUNTY DEPARTMENT
 OF RECREATION AND PARKS)

NOTE: SEE SHEET 16 FOR AND 100
 YEAR FLOODPLAIN, DRAINAGE &
 UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
S1	N 25°19'06" W	20.24'
S2	N 55°54'54" E	50.34'
S3	S 20°38'14" E	10.66'
S4	S 38°29'08" E	9.67'
S5	S 55°54'54" W	51.69'

TABULATION OF FINAL PLAT - THIS SHEET

- | | |
|--|-------------|
| 1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: | P/O 1 |
| 2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: | 0 |
| 3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: | 0 AC. |
| 4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: | P/O 1 |
| 5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: | 11.8044 AC. |
| 6. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: | 0 |
| 7. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: | 0 AC. |
| 8. TOTAL AREA OF ROADWAYS TO BE RECORDED: | 0 AC. |
| 9. TOTAL AREA OF SUBDIVISION TO BE RECORDED: | 11.8044 AC. |



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INTERIOR SUBDIVISION WORK AND PROPOSED EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A' AND A REVISION TO CREDITED OPEN SPACE LOT 1 AS SHOWN A SUBDIVISION PLAT ENTITLED 'WESTMOUNT, NON-BUILDABLE BULK PARCEL 'A', CREDITED OPEN SPACE LOT 1 AND NON-CREDITED OPEN SPACE LOT 2' AND RECORDED AS PLAT NOS. 21488-21489, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

Thomas C. O'Connor, Jr.
 THOMAS C. O'CONNOR, JR.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE 07/03/2018)



APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
 IN CONFORMANCE WITH THE MASTER PLAN OF
 WATER & SEWERAGE FOR HOWARD COUNTY, MD.

Maureen Rosenman
 COUNTY HEALTH OFFICER
 DATE: 3/21/17

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 & ZONING

Chad Clark
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 3.10.17

Kathy Sheehy
 DIRECTOR
 DATE: 3.30.17

OWNER'S DEDICATION

PHILIP D. CARROLL, AND CAMILLA CARROLL, INDIVIDUALS, AND MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY CAMILLA CARROLL, VICE PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 6TH DAY OF MARCH, 2017

BY: *Philip D. Carroll*
 PHILIP D. CARROLL, INDIVIDUAL

BY: *Camilla Carroll*
 CAMILLA CARROLL, INDIVIDUAL

BY: *Camilla Carroll*
 CAMILLA CARROLL, VICE PRESIDENT

WITNESS: *Brian Hester*
 WITNESS: *M. Young Rutter*
 WITNESS: *M. Young Rutter*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY AND EXISTING EASEMENT DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A' AND A REVISION TO CREDITED OPEN SPACE LOT 1 AS SHOWN A SUBDIVISION PLAT ENTITLED 'WESTMOUNT, NON-BUILDABLE BULK PARCEL 'A', CREDITED OPEN SPACE LOT 1 AND NON-CREDITED OPEN SPACE LOT 2' AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT NOS. 21488-21489, AND BEING PART OF THE LAND THAT WAS CONVEYED TO PHILIP A. CARROLL, BY A DEED DATED FEBRUARY 24, 1923 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 117 AT FOLIO 113, AND THE SAID PHILIP A. CARROLL DEPARTED THIS LIFE ON OR ABOUT JULY 8, 1957, LEAVING A LAST WILL AND TESTAMENT THAT WAS FILED IN ESTATE NO. 2046 IN THE OFFICE OF THE REGISTER OF WILLS OF HOWARD COUNTY, MARYLAND BY WHICH HE DEVISED A LIFE ESTATE IN THE SUBJECT PROPERTY UNTO HIS WIFE, NINA R. CARROLL, WITH THE REMAINDER TO SUCH PERSON OR PERSONS AS THE SAID NINA R. CARROLL SUBSEQUENTLY DESIGNATED UNDER A POWER OF APPOINTMENT ESTABLISHED UNDER HIS LAST WILL AND TESTAMENT, WHICH POWER OF APPOINTMENT WAS TO BE EXERCISED BY NINA R. CARROLL BY DEED OR UNDER HER LAST WILL AND TESTAMENT; AND THE SAID NINA R. CARROLL DEPARTED THIS LIFE ON OR ABOUT FEBRUARY 11, 1989, TERMINATING HER LIFE ESTATE, AND IN ACCORDANCE WITH THE POWER OF APPOINTMENT BEQUEATHED TO HER UNDER THE LAST WILL AND TESTAMENT OF PHILIP A. CARROLL, UNDER HER LAST WILL AND TESTAMENT FILED IN ESTATE NO. 7888 IN THE OFFICE OF THE REGISTER OF WILLS OF HOWARD COUNTY, MARYLAND, SHE DESIGNATED, ON PAGE NO. 2 OF THE SECOND CODICIL TO LAST WILL AND TESTAMENT OF NINA R. CARROLL, THE LIVING LINEAL DESCENDANTS OF HER SON, PHILIP CARROLL, NAMELY PHILIP D. CARROLL AND CAMILLA CARROLL, AS TENANTS IN COMMON, TO ACCEDE TO THE REMAINDER INTEREST ESTABLISHED UNDER THE LAST WILL AND TESTAMENT OF PHILIP A. CARROLL IN AND TO A PORTION OF THE REAL PROPERTY DESCRIBED IN THE DEED AT LIBER 117 AT FOLIO 113, OF WHICH THE HEREBY DESCRIBED PARCEL IS A PART, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED IN A MORTGAGE DATED OCTOBER 31, 1992 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 394 AT FOLIO 64, AND ALL OF THE LAND CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC, BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Terrill A. Fisher
 TERRILL A. FISHER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2017)



RECORDED AS PLAT NUMBER *24134* ON
3/20/17, AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND

WESTMOUNT PHASE 1
 CREDITED OPEN SPACE LOT 1, LOTS 3-52,
 OPEN SPACE LOTS 53-71 AND
 NON-BUILDABLE BULK PARCELS B & C
 (A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A, AND REVISION TO
 CREDITED OPEN SPACE LOT 1, WESTMOUNT, PLAT NOS. 21487-21489)

ZONE: R-ED TM 23, GRID 6 & 12, P/O PARCEL 71
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=60' SHEET 12 OF 16 FEBRUARY 2017

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BAL: 410-580-1600 DC/VA: 301-989-2524 FAX: 301-421-4186
 DRAWN BY: *ROL* CHECK BY: *767*

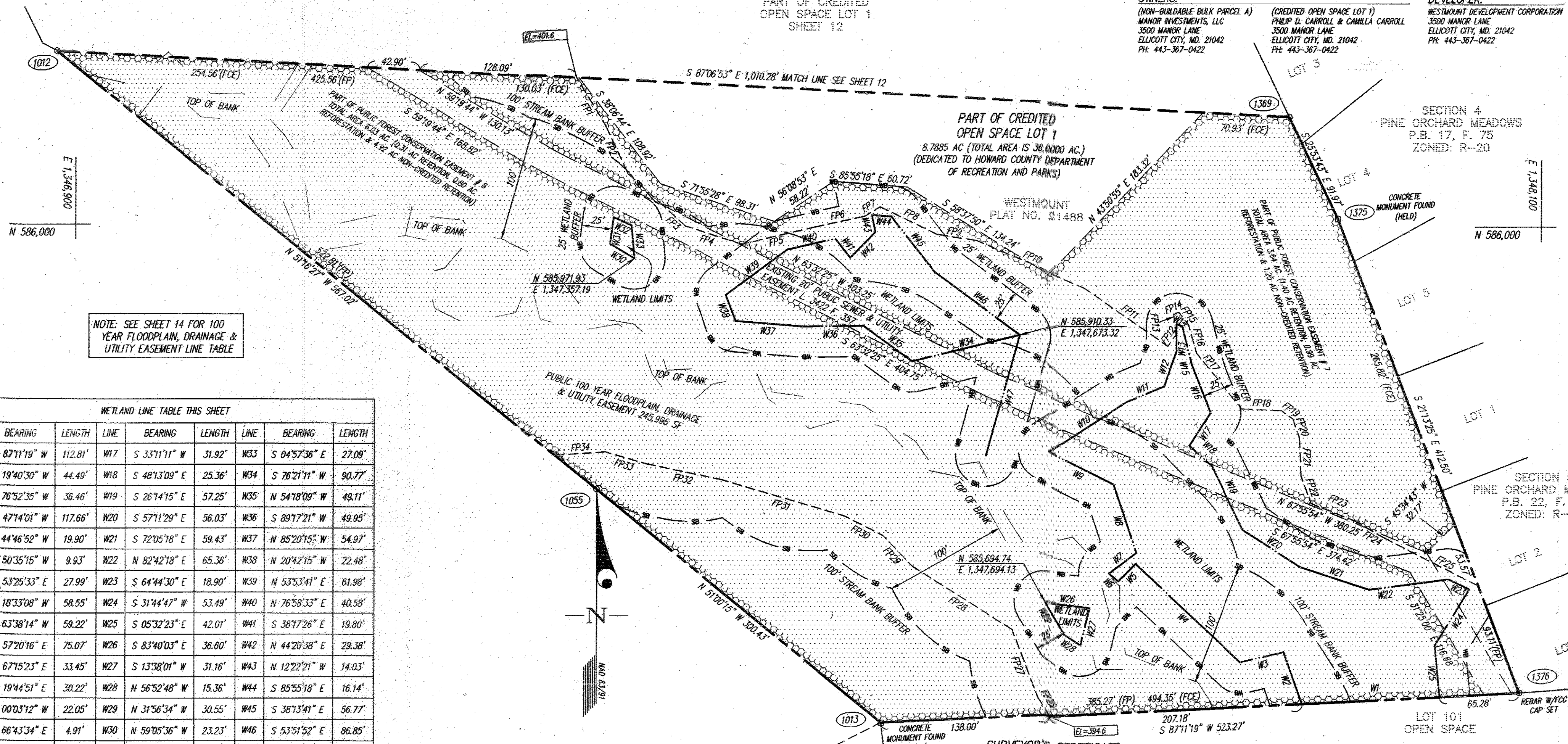
S:\Survey\Drawings\13613\PLATS\PHASE 1\2013 AREA 1 SHEET 12.dwg, PLOTTED: 2/16/2017, 9:52 AM, LAST SAVED: 2/14/2017, 10:35 AM, PLOTTED BY: Remon O. Labrador

PART OF CREDITED
OPEN SPACE LOT 1
SHEET 12

OWNERS:
(NON-BUILDABLE BULK PARCEL A)
MANOR INVESTMENTS, LLC
3500 MANOR LANE
ELLICOTT CITY, MD. 21042
PH: 443-367-0422

(CREDITED OPEN SPACE LOT 1)
PHILIP D. CARROLL & CAMILLA CARROLL
3500 MANOR LANE
ELLICOTT CITY, MD. 21042
PH: 443-367-0422

DEVELOPER:
WESTMOUNT DEVELOPMENT CORPORATION
3500 MANOR LANE
ELLICOTT CITY, MD. 21042
PH: 443-367-0422

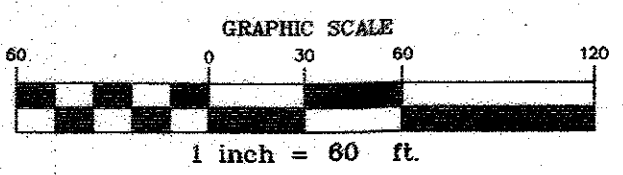


NOTE: SEE SHEET 14 FOR 100
YEAR FLOODPLAIN, DRAINAGE &
UTILITY EASEMENT LINE TABLE

WETLAND LINE TABLE THIS SHEET

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
W1	S 87°11'19" W	112.81'	W17	S 33°11'11" W	31.92'	W33	S 04°57'36" E	27.09'
W2	N 19°40'30" W	44.49'	W18	S 48°13'09" E	25.36'	W34	S 76°21'11" W	90.77'
W3	S 76°52'35" W	36.46'	W19	S 26°14'15" E	57.25'	W35	N 54°18'09" W	48.11'
W4	N 47°14'01" W	117.66'	W20	S 57°11'29" E	56.03'	W36	S 89°17'21" W	49.95'
W5	S 44°46'52" W	19.90'	W21	S 72°05'18" E	59.43'	W37	N 85°20'15" W	54.97'
W6	N 50°35'15" W	9.93'	W22	N 82°42'18" E	65.36'	W38	N 20°42'15" W	22.48'
W7	N 53°25'33" E	27.99'	W23	S 64°44'30" E	18.90'	W39	N 53°53'41" E	61.98'
W8	N 18°33'08" W	58.55'	W24	S 31°44'47" W	53.49'	W40	N 76°58'33" E	40.58'
W9	N 63°38'14" W	59.22'	W25	S 05°32'23" E	42.01'	W41	S 38°17'26" E	19.80'
W10	N 57°20'16" E	75.07'	W26	S 83°40'03" E	36.60'	W42	N 44°20'38" E	29.38'
W11	N 67°15'23" E	33.45'	W27	S 13°38'01" W	31.16'	W43	N 12°22'21" W	14.03'
W12	N 19°44'51" E	30.22'	W28	N 56°52'48" W	15.36'	W44	S 85°55'18" E	16.14'
W13	N 00°03'12" W	22.05'	W29	N 31°56'34" W	30.55'	W45	S 38°13'41" E	56.77'
W14	S 66°43'34" E	4.91'	W30	N 59°05'36" W	23.23'	W46	S 53°51'52" E	86.85'
W15	S 14°14'52" E	31.76'	W31	N 07°45'25" E	21.81'	W47	S 15°44'19" W	101.32'
W16	S 21°45'33" E	42.19'	W32	S 65°55'00" E	16.04'			

- TABULATION OF FINAL PLAT - THIS SHEET**
- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 0
 - TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 0
 - TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 0 AC.
 - TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 0
 - TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 8.7885 AC.
 - TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: 0
 - TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: 0 AC.
 - TOTAL AREA OF ROADWAYS TO BE RECORDED: 0 AC.
 - TOTAL AREA OF SUBDIVISION TO BE RECORDED: 8.7885 AC.



PART OF NON-BUILDABLE BULK
PARCEL C
SHEET 14

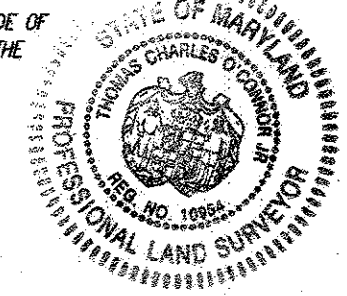
PART OF NON-BUILDABLE
BULK PARCEL C
SHEET 15

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INTERIOR SUBDIVISION WORK AND PROPOSED EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A' AND A REVISION TO CREDITED OPEN SPACE LOT 1 AS SHOWN A SUBDIVISION OF HOWARD COUNTY AS PLAT NOS. 21488-21489, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

THOMAS C. O'CONNOR, JR. DATE
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE 07/03/2018)



APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
IN CONFORMANCE WITH THE MASTER PLAN OF
WATER & SEWERAGE FOR HOWARD COUNTY, MD.

Wifon for Mauna Rosman 3/29/17
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
& ZONING

Phil Clark 3-10-17
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kristen L. Hester 3-30-17
DIRECTOR DATE

OWNER'S DEDICATION

PHILIP D. CARROLL, AND CAMILLA CARROLL, INDIVIDUALS, AND MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY CAMILLA CARROLL, VICE PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTIONS LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 3rd DAY OF MARCH, 2017

BY: *Philip D. Carroll* PHILIP D. CARROLL, INDIVIDUAL
BY: *Camilla Carroll* CAMILLA CARROLL, INDIVIDUAL
BY: *Manor Investments, LLC* MANOR INVESTMENTS, LLC
WITNESS: *B. Peter Hester* WITNESS: *M. Jung Rutter* WITNESS: *M. Jung Rutter*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY AND EXISTING EASEMENT DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A' AND A REVISION TO CREDITED OPEN SPACE LOT 1 AS SHOWN A SUBDIVISION OF HOWARD COUNTY AS PLAT NOS. 21488-21489, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND BEING PART OF THE LAND THAT WAS CONVEYED TO PHILIP A. CARROLL BY A DEED DATED FEBRUARY 24, 1923 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 117 AT FOLIO 113, AND THE SAID PHILIP A. CARROLL DEPARTED THIS LIFE ON OR ABOUT JULY 8, 1957, LEAVING A LAST WILL AND TESTAMENT THAT WAS FILED IN ESTATE NO. 2046 IN THE OFFICE OF THE REGISTER OF WILLS OF HOWARD COUNTY, MARYLAND, BY WHICH HE DEVISED A LIFE ESTATE IN THE SUBJECT PROPERTY UNTO HIS WIFE, MINA R. CARROLL, WITH THE REMAINDER TO SUCH PERSON OR PERSONS AS THE SAID MINA R. CARROLL SUBSEQUENTLY DESIGNATED UNDER A POWER OF APPOINTMENT ESTABLISHED UNDER HIS LAST WILL AND TESTAMENT, WHICH POWER OF APPOINTMENT WAS TO BE EXERCISED BY MINA R. CARROLL BY DEED OR UNDER HER LAST WILL AND TESTAMENT; AND THE SAID MINA R. CARROLL DEPARTED THIS LIFE ON OR ABOUT FEBRUARY 11, 1983, TERMINATING HER LIFE ESTATE, AND IN ACCORDANCE WITH THE POWER OF APPOINTMENT BEQUEATHED TO HER UNDER THE LAST WILL AND TESTAMENT OF PHILIP A. CARROLL, UNDER HER LAST WILL AND TESTAMENT FILED IN ESTATE NO. 7868 IN THE OFFICE OF THE REGISTER OF WILLS OF HOWARD COUNTY, MARYLAND, SHE DESIGNATED, ON PAGE NO. 2 OF THE SECOND CODICIL TO LAST WILL AND TESTAMENT OF MINA R. CARROLL, THE LIVING LINEAL DESCENDANTS OF HER SON, PHILIP CARROLL, NAMED PHILIP D. CARROLL AND CAMILLA CARROLL, AS TENANTS IN COMMON, TO ACCED TO THE REMAINDER INTEREST ESTABLISHED UNDER THE LAST WILL AND TESTAMENT OF PHILIP A. CARROLL IN AND TO A PORTION OF THE REAL PROPERTY DESCRIBED IN THE DEED AT LIBER 117 AT FOLIO 113, OF WHICH THE HEREBY DESCRIBED PARCEL IS A PART, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED IN A MORTGAGE DATED OCTOBER 30, 1982, AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 394 AT FOLIO 64, AND ALL OF THE LAND CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC, BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 18018 AT FOLIO 188 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FOR: FISHER, COLLINS & CARTER, INC.
Terrill A. Fisher 3/2/17
TERRILL A. FISHER DATE
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2017)



RECORDED AS PLAT NUMBER **24135** ON
3/30/17, AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND

WESTMOUNT PHASE 1
CREDITED OPEN SPACE LOT 1, LOTS 3-52,
OPEN SPACE LOTS 53-71 AND
NON-BUILDABLE BULK PARCELS B & C
(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A, AND REVISION TO
CREDITED OPEN SPACE LOT 1, WESTMOUNT, PLAT NOS. 21487-21489)

ZONE: R-ED TM 23, GRID 6 & 12, P/O PARCEL 71
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=60' SHEET 13 OF 16 FEBRUARY 2017

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3809 NATIONAL DRIVE - SUITE 200 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BALT: 410-680-1820 DC: 301-989-2524 FAX: 301-421-4186
DRAWN BY: *R.O.L.* CHECK BY: *TUT*

S:\Survey Drawings\3013\PLATS\PHASE 1\3013 AREA - SHEET 13.dwg
PLOTTED: 2/14/2017 10:06 AM, LAST SAVED: 2/14/2017 9:41 AM, PLOTTED BY: Rom6n, O. Labrador

100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT LINE TABLE SHEET 13

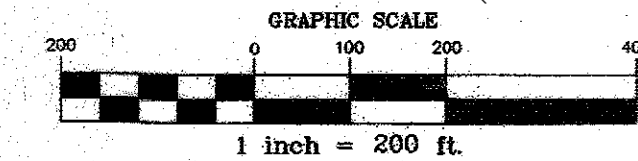
LINE	BEARING	LENGTH	* ELEV	LINE	BEARING	LENGTH	* ELEV	LINE	BEARING	LENGTH	* ELEV	LINE	BEARING	LENGTH	* ELEV								
FP1	S 31°41'00" E	45.03'	400.7	FP8	S 64°28'56" E	51.87'	397.4	FP15	S 37°42'57" E	12.90'	396.4	FP22	S 20°16'30" E	24.09'	393.8	FP29	N 43°49'03" W	34.11'	397.1				
FP2	S 25°20'56" E	43.66'	399.8	FP9	S 81°20'19" E	32.47'	397.2	FP16	S 16°13'43" E	24.11'	396.0	FP23	S 68°38'46" E	38.82'	393.8	FP30	N 63°33'37" W	35.31'	397.4				
FP3	S 48°04'54" E	63.46'	398.9	FP10	S 67°21'22" E	95.24'	396.8	FP17	S 39°44'18" E	58.43'	395.7	FP24	S 59°57'03" E	26.65'	393.8	FP31	N 73°42'56" W	104.69'	398.1				
FP4	S 72°26'43" E	48.80'	398.1	FP11	S 55°33'46" E	83.27'	396.2	FP18	S 87°29'39" E	32.66'	395.5	FP25	S 63°04'27" E	87.27'	393.6	FP32	N 78°12'50" W	63.21'	398.9				
FP5	N 76°57'18" E	60.22'	397.8	FP12	N 34°49'39" E	11.59'	396.3	FP19	S 54°04'45" E	11.76'	395.4	FP26	N 33°46'58" W	16.49'	395.5	FP33	N 74°02'30" W	35.17'	399.3				
FP6	N 77°34'47" E	43.13'	397.6	FP13	N 06°55'44" W	16.35'	396.4	FP20	S 19°04'04" E	16.49'	395.0	FP27	N 21°12'01" W	59.06'	396.0	FP34	S 86°33'39" W	41.73'	399.8				
FP7	N 58°28'32" E	14.58'	397.6	FP14	N 65°41'29" E	4.65'	396.4	FP21	S 02°14'57" E	30.39'	394.3	FP28	N 57°59'16" W	96.98'	396.9								

* ELEVATIONS ARE AT THE END OF THE LINE

100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT LINE TABLE THIS SHEET 6

LINE	BEARING	LENGTH	* ELEV	LINE	BEARING	LENGTH	* ELEV
FP1	S 69°19'29" E	26.46'	427.9	FP19	N 10°22'56" E	3.07'	431.6
FP2	N 85°53'36" E	45.26'	426.9	FP20	S 27°03'38" W	11.94'	431.3
FP3	S 79°55'59" E	38.12'	426.1	FP21	N 67°27'46" W	17.03'	431.2
FP4	S 54°05'01" E	26.68'	425.6	FP22	S 61°00'58" W	16.92'	431.0
FP5	S 52°32'26" E	34.22'	425.2	FP23	S 28°57'24" E	20.42'	430.5
FP6	S 31°15'45" E	29.55'	425.0	FP24	S 23°17'40" W	43.92'	429.4
FP7	S 67°07'32" E	27.15'	424.7	FP25	S 16°52'25" E	16.58'	429.3
FP8	N 38°34'20" E	12.99'	424.5	FP26	S 05°46'01" W	18.87'	428.9
FP9	N 27°30'27" W	11.00'	424.5	FP27	S 19°00'26" W	22.69'	428.6
FP10	N 60°08'03" E	20.72'	424.4	FP28	S 23°39'22" W	41.16'	427.8
FP11	N 89°02'00" E	51.50'	424.5	FP29	S 05°17'03" E	17.72'	427.6
FP12	N 43°01'49" E	16.41'	425.0	FP30	S 15°26'01" W	23.26'	427.2
FP13	N 15°38'03" E	142.76'	427.8	FP31	S 03°33'58" W	198.69'	423.4
FP14	N 22°12'18" E	12.72'	428.1	FP32	S 61°34'45" E	14.99'	423.4
FP15	N 14°55'34" E	90.34'	429.7	FP33	S 03°17'48" E	12.04'	423.4
FP16	N 05°15'04" E	56.76'	431.0	FP34	S 07°35'57" W	7.20'	423.3
FP17	N 53°59'38" W	22.60'	431.3	FP35	S 60°59'12" E	21.57'	423.4
FP18	N 18°18'55" W	20.54'	431.6	FP36	S 40°11'52" E	29.35'	422.9

* ELEVATIONS ARE AT THE END OF THE LINE



TABULATION OF FINAL PLAT - THIS SHEET

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:
- TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:
- TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:
- TOTAL AREA OF ROADWAYS TO BE RECORDED:
- TOTAL AREA OF SUBDIVISION TO BE RECORDED:

P/O 1
0
0 AC.
0 AC.
P/O 1
44.5782 AC.
0 AC.
44.5782 AC.

OWNERS:

(NON-BUILDABLE BULK PARCEL A)
MANOR INVESTMENTS, LLC
3500 MANOR LANE
ELLCOTT CITY, MD. 21042
PH: 443-367-0422

DEVELOPER:

WESTMOUNT DEVELOPMENT CORPORATION
3500 MANOR LANE
ELLCOTT CITY, MD. 21042
PH: 443-367-0422

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS

WATER & SEWERAGE FOR HOWARD COUNTY, MD.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Philip D. Carroll 3-10-17
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Karl Sandwell 3-30-17
DIRECTOR

OWNER'S DEDICATION

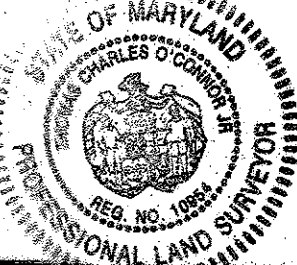
PHILIP D. CARROLL, AND CAMILLA CARROLL, INDIVIDUALS, AND MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY CAMILLA CARROLL, VICE PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.
THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 3RD DAY OF MARCH, 2017
BY: *Philip D. Carroll* PHILIP D. CARROLL, INDIVIDUAL
BY: *Camilla Carroll* CAMILLA CARROLL, INDIVIDUAL
BY: *Manor Investments, LLC* MANOR INVESTMENTS, LLC
WITNESS: *Bruce Hatch* WITNESS: *M. Gray Luther* WITNESS: *M. Gray Luther*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INTERIOR SUBDIVISION WORK AND PROPOSED EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A' AND A REVISION TO CREDITED OPEN SPACE LOT 1 AS SHOWN A SUBDIVISION PLAT ENTITLED "WESTMOUNT, NON-BUILDABLE BULK PARCEL 'A', CREDITED OPEN SPACE LOT 1 AND NON-CREDITED OPEN SPACE LOT 2" AND RECORDED AS PLAT NOS. 21486-21489, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

Thomas C. O'Connor, Jr. 3/16/17
THOMAS C. O'CONNOR, JR. DATE
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10894 (EXP. DATE 07/03/2018)



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY AND EXISTING EASEMENT DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL 'A' AND A REVISION TO CREDITED OPEN SPACE LOT 1 AS SHOWN A SUBDIVISION PLAT ENTITLED "WESTMOUNT, NON-BUILDABLE BULK PARCEL 'A', CREDITED OPEN SPACE LOT 1 AND NON-CREDITED OPEN SPACE LOT 2" AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT NOS. 21486-21489, AND BEING PART OF THE LAND THAT WAS CONVEYED TO PHILIP A. CARROLL BY A DEED DATED FEBRUARY 24, 1923 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 117 AT FOLIO 113, AND THE SAID PHILIP A. CARROLL DEPARTED THIS LIFE ON OR ABOUT JULY 8, 1957, LEAVING A LAST WILL AND TESTAMENT THAT WAS FILED IN ESTATE NO. 2046 IN THE OFFICE OF THE REGISTER OF WILLS OF HOWARD COUNTY, MARYLAND BY WHICH HE DEVISED A LIFE ESTATE IN THE SUBJECT PROPERTY UNTO HIS WIFE, NINA R. CARROLL, WITH THE REMAINDER TO SUCH PERSON OR PERSONS AS THE SAID NINA R. CARROLL SHOULD BE EXERCISED BY NINA R. CARROLL BY DEED OR UNDER HER LAST WILL AND TESTAMENT; AND THE SAID NINA R. CARROLL DEPARTED THIS LIFE ON OR ABOUT FEBRUARY 11, 1989, TERMINATING HER LIFE ESTATE, AND IN ACCORDANCE WITH THE POWER OF APPOINTMENT BEQUEATHED TO HER UNDER THE LAST WILL AND TESTAMENT OF PHILIP A. CARROLL, UNDER HER LAST WILL AND TESTAMENT FILED IN ESTATE NO. 7868 IN THE OFFICE OF THE REGISTER OF WILLS OF HOWARD COUNTY, MARYLAND, SHE DESIGNATED, ON PAGE NO. 2 OF THE SECOND CODICIL TO LAST WILL AND TESTAMENT OF NINA R. CARROLL, THE LIVING LINEAL DESCENDANTS OF HER SON, PHILIP CARROLL, NAMED PHILIP D. CARROLL AND CAMILLA CARROLL, AS TENANTS IN COMMON, TO ACCEDE TO THE REMAINDER INTEREST ESTABLISHED UNDER THE LAST WILL AND TESTAMENT OF PHILIP A. CARROLL IN AND TO A PORTION OF THE REAL PROPERTY DESCRIBED IN THE DEED AT LIBER 117 AT FOLIO 113, OF WHICH THE HEREINAFORE DESCRIBED PARCEL IS A PART, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED IN A MORTGAGE DATED OCTOBER 11, 1982 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 394 AT FOLIO 84, AND ALL OF THE LAND CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC, BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Terrill A. Fisher 3/21/17
FOR: FISHER, COLLINS & CARTER, INC. DATE
TERRILL A. FISHER
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2017)



RECORDED AS PLAT NUMBER 241376 ON 3/30/17, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WESTMOUNT PHASE 1
CREDITED OPEN SPACE LOT 1, LOTS 3-52,
OPEN SPACE LOTS 53-71 AND
NON-BUILDABLE BULK PARCELS B & C
(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A, AND REVISION TO CREDITED OPEN SPACE LOT 1, WESTMOUNT, PLAT NOS. 21487-21489)

ZONE: R-ED TM 23, GRID 6 & 12, P/O PARCEL 71
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=200' SHEET 14 OF 16 FEBRUARY 2017

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-620-1520 DC: 301-989-2524 FAX: 301-421-4186
DRAWN BY: *J. OL* CHECK BY: *789*

S:\Survey Drawings\36103\PLATS\PHASE 1\3013 AREA 1 SHEET 14.dwg
PLOTTED: 2/16/2017 9:36 AM. LAST SAVED: 2/17/2017 10:34 AM. PLOTTED BY: Román O. Labrador

WETLANDS LINE TABLE THIS SHEET								
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
W1	S 80°04'41" W	81.91'	W41	S 19°11'29" W	17.05'	W81	N 33°32'59" E	25.46'
W2	N 89°06'48" W	50.29'	W42	S 13°44'47" E	28.45'	W82	N 61°33'48" W	32.57'
W3	S 77°36'42" W	34.26'	W43	S 35°09'49" E	50.55'	W83	N 28°42'19" E	71.55'
W4	N 82°59'25" W	51.02'	W44	S 15°06'16" W	16.19'	W84	S 37°39'13" E	20.54'
W5	N 82°17'13" E	34.00'	W45	N 84°25'52" W	30.76'	W85	S 45°15'21" W	66.05'
W6	N 73°26'59" E	87.73'	W46	N 55°05'57" W	17.15'	W86	S 11°08'07" E	46.25'
W7	N 23°09'51" W	94.29'	W47	S 66°04'27" W	12.57'	W87	S 61°12'10" W	18.99'
W8	S 76°41'09" E	14.38'	W48	N 21°26'03" W	29.71'	W88	N 37°22'57" W	35.60'
W9	S 34°36'31" E	14.59'	W49	N 03°05'14" E	52.36'	W89	N 48°10'43" E	39.35'
W10	S 42°28'55" E	62.09'	W50	N 21°09'08" E	40.62'			
W11	S 00°36'40" W	21.26'	W51	N 13°54'39" E	28.71'			
W12	S 28°28'53" W	32.37'	W52	N 01°24'47" W	30.37'			
W13	S 14°32'43" E	26.66'	W53	S 08°26'14" W	46.00'			
W14	S 39°42'12" E	13.77'	W54	S 38°03'35" W	35.76'			
W15	S 61°47'10" E	39.23'	W55	S 54°43'18" W	34.27'			
W16	S 89°27'46" E	34.34'	W56	S 06°58'25" E	38.08'			
W17	N 30°12'11" E	30.29'	W57	S 08°03'12" W	42.38'			
W18	S 25°24'46" E	13.39'	W58	S 09°24'21" W	70.02'			
W19	S 71°33'54" E	8.52'	W59	S 19°25'29" E	64.95'			
W20	S 62°09'15" E	37.07'	W60	S 32°33'40" W	47.78'			
W21	S 28°19'01" E	38.84'	W61	S 72°11'02" W	44.16'			
W22	S 10°22'04" E	50.13'	W62	N 39°05'08" W	27.73'			
W23	N 38°09'51" E	20.82'	W63	N 08°02'57" E	57.68'			
W24	N 36°26'36" W	66.26'	W64	N 46°42'33" E	45.88'			
W25	N 14°35'18" W	60.60'	W65	N 70°46'56" E	36.30'			
W26	N 44°52'46" W	30.28'	W66	S 48°33'45" W	89.79'			
W27	N 31°51'52" W	13.40'	W67	S 67°07'12" W	44.36'			
W28	N 37°52'29" W	42.89'	W68	N 37°39'13" W	17.47'			
W29	N 43°10'56" W	24.52'	W69	N 00°07'55" W	24.43'			
W30	N 38°16'02" W	35.08'	W70	S 39°18'34" W	94.41'			
W31	N 27°28'53" W	36.60'	W71	N 66°15'27" E	47.75'			
W32	N 57°25'06" W	40.54'	W72	N 42°30'56" E	35.87'			
W33	N 63°23'29" W	12.28'	W73	N 46°49'14" E	79.49'			
W34	N 80°39'35" W	24.52'	W74	N 76°25'45" E	40.41'			
W35	N 44°08'06" W	33.92'	W75	S 47°50'23" E	47.12'			
W36	N 43°38'09" W	55.27'	W76	S 66°20'23" E	57.48'			
W37	S 08°29'58" E	90.17'	W77	N 74°59'17" E	46.04'			
W38	S 58°44'41" W	32.69'	W78	S 80°21'47" E	35.45'			
W39	S 14°03'06" E	74.74'	W79	S 54°20'29" W	52.96'			
W40	S 26°39'31" E	10.85'	W80	N 00°46'10" W	25.07'			

TABULATION OF FINAL PLAT - THIS SHEET

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 0
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 0
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 0 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 0
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 0 AC.
- TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: P/O 1
- TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: 97.0278 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 0 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 97.0278 AC.

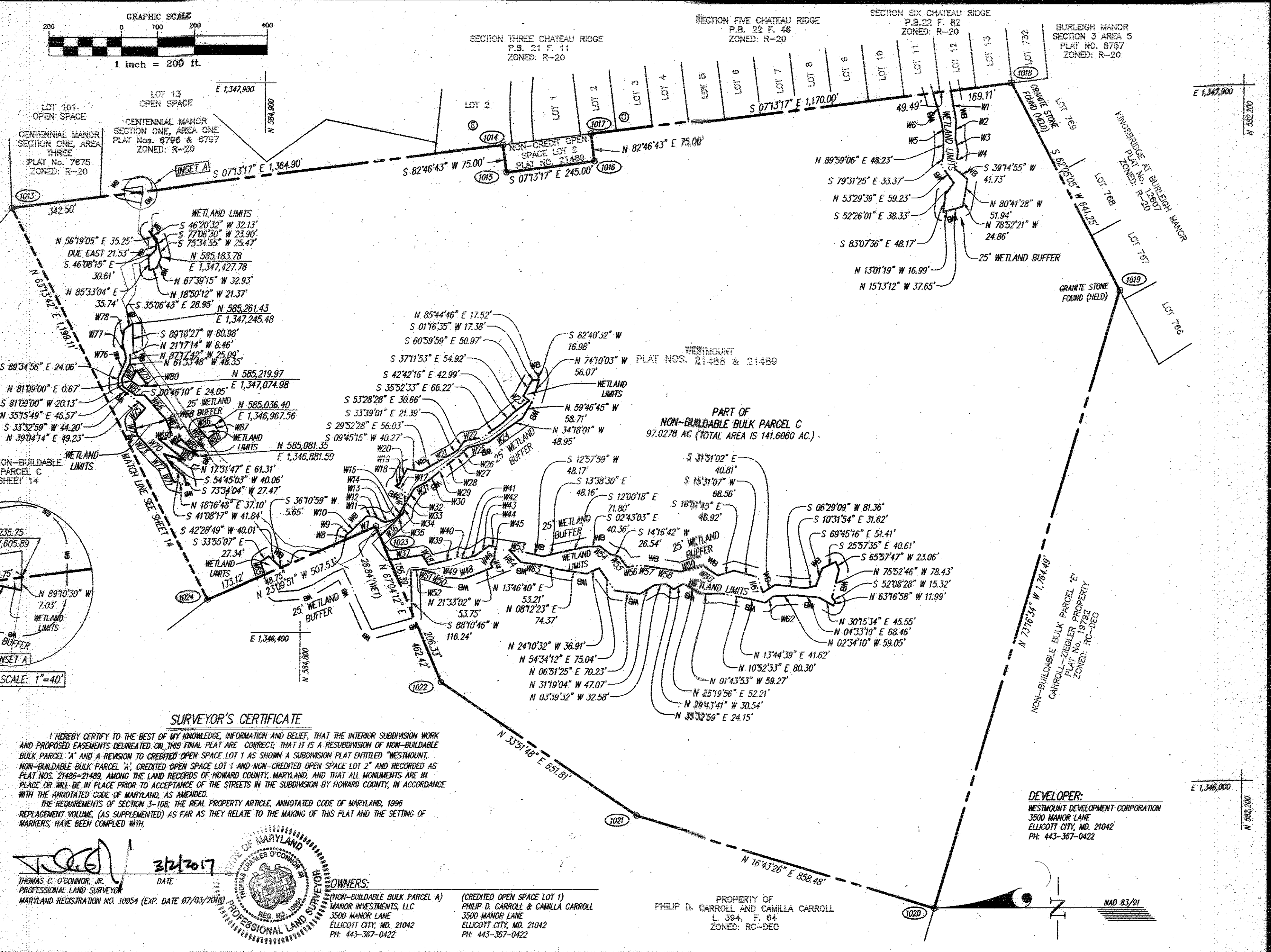
APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
WATER & SEWERAGE FOR HOWARD COUNTY, MD.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

APPROVED: MAURICE ROSSMAN 3/29/17
COUNTY HEALTH OFFICER

APPROVED: PHILIP D. CARROLL 3-10-17
CHIEF, DEVELOPMENT ENGINEERING DIVISION

APPROVED: KATHLEEN HOFFER 3-30-17
DIRECTOR



OWNER'S DEDICATION
PHILIP D. CARROLL, AND CAMILLA CARROLL, INDIVIDUALS, AND MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY CAMILLA CARROLL, VICE PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNDER 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY AND EXISTING EASEMENT DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A AND A REVISION TO CREDITED OPEN SPACE LOT 1 AS SHOWN A SUBDIVISION PLAT ENTITLED "WESTMOUNT, NON-BUILDABLE BULK PARCEL A", CREDITED OPEN SPACE LOT 1 AND NON-CREDITED OPEN SPACE LOT 2" AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT NOS. 21488-21489, AND BEING PART OF THE LAND THAT WAS CONVEYED TO PHILIP A. CARROLL BY A DEED DATED FEBRUARY 24, 1923 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 117 AT FOLIO 113, AND THE SAID PHILIP A. CARROLL DEPARTED THIS LIFE ON OR ABOUT JULY 8, 1957, LEAVING A LAST WILL AND TESTAMENT THAT WAS FILED IN ESTATE NO. 2046 IN THE OFFICE OF THE REGISTER OF WILLS OF HOWARD COUNTY, MARYLAND BY WHICH HE DEVISED A LIFE ESTATE IN THE SUBJECT PROPERTY UNTO HIS WIFE, NINA R. CARROLL, WITH THE REMAINDER TO SUCH PERSON OR PERSONS AS THE SAID NINA R. CARROLL SUBSEQUENTLY DESIGNATED UNDER A POWER OF APPOINTMENT ESTABLISHED UNDER HIS LAST WILL AND TESTAMENT, WHICH POWER OF APPOINTMENT WAS TO BE EXERCISED BY NINA R. CARROLL BY DEED OR UNDER HER LAST WILL AND TESTAMENT; AND THE SAID NINA R. CARROLL DEPARTED THIS LIFE ON OR ABOUT FEBRUARY 11, 1989, TERMINATING HER LIFE ESTATE, AND IN ACCORDANCE WITH THE POWER OF APPOINTMENT BEQUEATHED TO HER UNDER THE LAST WILL AND TESTAMENT OF PHILIP A. CARROLL, UNDER HER LAST WILL AND TESTAMENT FILED IN ESTATE NO. 7888 IN THE OFFICE OF THE REGISTER OF WILLS OF HOWARD COUNTY, MARYLAND, SHE DESIGNATED, ON PAGE NO. 2 OF THE SECOND CODICIL TO LAST WILL AND TESTAMENT OF NINA R. CARROLL, THE LIVING LINEAL DESCENDANTS OF HER SON, PHILIP CARROLL, NAMELY PHILIP D. CARROLL AND CAMILLA CARROLL AS TENANTS IN COMMON, TO ACCEDE TO THE REMAINDER INTEREST ESTABLISHED UNDER THE LAST WILL AND TESTAMENT OF PHILIP A. CARROLL IN AND TO A PORTION OF THE REAL PROPERTY DESCRIBED IN THE DEED AT LIBER 117 AT FOLIO 113, OF WHICH THE HERINAFORE DESCRIBED PARCEL IS A PART; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED IN A MORTGAGE DATED OCTOBER 31, 1982 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 344 AT FOLIO 64, AND ALL OF THE LAND CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC, BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16019 AT FOLIO 188 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

OWNERS:
(NON-BUILDABLE BULK PARCEL A)
MANOR INVESTMENTS, LLC
3500 MANOR LANE
ELLICOTT CITY, MD. 21042
PH: 443-367-0422

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY AND EXISTING EASEMENT DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A AND A REVISION TO CREDITED OPEN SPACE LOT 1 AS SHOWN A SUBDIVISION PLAT ENTITLED "WESTMOUNT, NON-BUILDABLE BULK PARCEL A", CREDITED OPEN SPACE LOT 1 AND NON-CREDITED OPEN SPACE LOT 2" AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT NOS. 21488-21489, AND BEING PART OF THE LAND THAT WAS CONVEYED TO PHILIP A. CARROLL BY A DEED DATED FEBRUARY 24, 1923 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 117 AT FOLIO 113, AND THE SAID PHILIP A. CARROLL DEPARTED THIS LIFE ON OR ABOUT JULY 8, 1957, LEAVING A LAST WILL AND TESTAMENT THAT WAS FILED IN ESTATE NO. 2046 IN THE OFFICE OF THE REGISTER OF WILLS OF HOWARD COUNTY, MARYLAND BY WHICH HE DEVISED A LIFE ESTATE IN THE SUBJECT PROPERTY UNTO HIS WIFE, NINA R. CARROLL, WITH THE REMAINDER TO SUCH PERSON OR PERSONS AS THE SAID NINA R. CARROLL SUBSEQUENTLY DESIGNATED UNDER A POWER OF APPOINTMENT ESTABLISHED UNDER HIS LAST WILL AND TESTAMENT, WHICH POWER OF APPOINTMENT WAS TO BE EXERCISED BY NINA R. CARROLL BY DEED OR UNDER HER LAST WILL AND TESTAMENT; AND THE SAID NINA R. CARROLL DEPARTED THIS LIFE ON OR ABOUT FEBRUARY 11, 1989, TERMINATING HER LIFE ESTATE, AND IN ACCORDANCE WITH THE POWER OF APPOINTMENT BEQUEATHED TO HER UNDER THE LAST WILL AND TESTAMENT OF PHILIP A. CARROLL, UNDER HER LAST WILL AND TESTAMENT FILED IN ESTATE NO. 7888 IN THE OFFICE OF THE REGISTER OF WILLS OF HOWARD COUNTY, MARYLAND, SHE DESIGNATED, ON PAGE NO. 2 OF THE SECOND CODICIL TO LAST WILL AND TESTAMENT OF NINA R. CARROLL, THE LIVING LINEAL DESCENDANTS OF HER SON, PHILIP CARROLL, NAMELY PHILIP D. CARROLL AND CAMILLA CARROLL AS TENANTS IN COMMON, TO ACCEDE TO THE REMAINDER INTEREST ESTABLISHED UNDER THE LAST WILL AND TESTAMENT OF PHILIP A. CARROLL IN AND TO A PORTION OF THE REAL PROPERTY DESCRIBED IN THE DEED AT LIBER 117 AT FOLIO 113, OF WHICH THE HERINAFORE DESCRIBED PARCEL IS A PART; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED IN A MORTGAGE DATED OCTOBER 31, 1982 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 344 AT FOLIO 64, AND ALL OF THE LAND CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC, BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16019 AT FOLIO 188 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

OWNER'S DEDICATION
PHILIP D. CARROLL, AND CAMILLA CARROLL, INDIVIDUALS, AND MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY CAMILLA CARROLL, VICE PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNDER 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY AND EXISTING EASEMENT DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A AND A REVISION TO CREDITED OPEN SPACE LOT 1 AS SHOWN A SUBDIVISION PLAT ENTITLED "WESTMOUNT, NON-BUILDABLE BULK PARCEL A", CREDITED OPEN SPACE LOT 1 AND NON-CREDITED OPEN SPACE LOT 2" AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT NOS. 21488-21489, AND BEING PART OF THE LAND THAT WAS CONVEYED TO PHILIP A. CARROLL BY A DEED DATED FEBRUARY 24, 1923 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 117 AT FOLIO 113, AND THE SAID PHILIP A. CARROLL DEPARTED THIS LIFE ON OR ABOUT JULY 8, 1957, LEAVING A LAST WILL AND TESTAMENT THAT WAS FILED IN ESTATE NO. 2046 IN THE OFFICE OF THE REGISTER OF WILLS OF HOWARD COUNTY, MARYLAND BY WHICH HE DEVISED A LIFE ESTATE IN THE SUBJECT PROPERTY UNTO HIS WIFE, NINA R. CARROLL, WITH THE REMAINDER TO SUCH PERSON OR PERSONS AS THE SAID NINA R. CARROLL SUBSEQUENTLY DESIGNATED UNDER A POWER OF APPOINTMENT ESTABLISHED UNDER HIS LAST WILL AND TESTAMENT, WHICH POWER OF APPOINTMENT WAS TO BE EXERCISED BY NINA R. CARROLL BY DEED OR UNDER HER LAST WILL AND TESTAMENT; AND THE SAID NINA R. CARROLL DEPARTED THIS LIFE ON OR ABOUT FEBRUARY 11, 1989, TERMINATING HER LIFE ESTATE, AND IN ACCORDANCE WITH THE POWER OF APPOINTMENT BEQUEATHED TO HER UNDER THE LAST WILL AND TESTAMENT OF PHILIP A. CARROLL, UNDER HER LAST WILL AND TESTAMENT FILED IN ESTATE NO. 7888 IN THE OFFICE OF THE REGISTER OF WILLS OF HOWARD COUNTY, MARYLAND, SHE DESIGNATED, ON PAGE NO. 2 OF THE SECOND CODICIL TO LAST WILL AND TESTAMENT OF NINA R. CARROLL, THE LIVING LINEAL DESCENDANTS OF HER SON, PHILIP CARROLL, NAMELY PHILIP D. CARROLL AND CAMILLA CARROLL AS TENANTS IN COMMON, TO ACCEDE TO THE REMAINDER INTEREST ESTABLISHED UNDER THE LAST WILL AND TESTAMENT OF PHILIP A. CARROLL IN AND TO A PORTION OF THE REAL PROPERTY DESCRIBED IN THE DEED AT LIBER 117 AT FOLIO 113, OF WHICH THE HERINAFORE DESCRIBED PARCEL IS A PART; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED IN A MORTGAGE DATED OCTOBER 31, 1982 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 344 AT FOLIO 64, AND ALL OF THE LAND CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC, BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16019 AT FOLIO 188 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

OWNERS:
(NON-BUILDABLE BULK PARCEL A)
MANOR INVESTMENTS, LLC
3500 MANOR LANE
ELLICOTT CITY, MD. 21042
PH: 443-367-0422

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY AND EXISTING EASEMENT DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A AND A REVISION TO CREDITED OPEN SPACE LOT 1 AS SHOWN A SUBDIVISION PLAT ENTITLED "WESTMOUNT, NON-BUILDABLE BULK PARCEL A", CREDITED OPEN SPACE LOT 1 AND NON-CREDITED OPEN SPACE LOT 2" AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT NOS. 21488-21489, AND BEING PART OF THE LAND THAT WAS CONVEYED TO PHILIP A. CARROLL BY A DEED DATED FEBRUARY 24, 1923 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 117 AT FOLIO 113, AND THE SAID PHILIP A. CARROLL DEPARTED THIS LIFE ON OR ABOUT JULY 8, 1957, LEAVING A LAST WILL AND TESTAMENT THAT WAS FILED IN ESTATE NO. 2046 IN THE OFFICE OF THE REGISTER OF WILLS OF HOWARD COUNTY, MARYLAND BY WHICH HE DEVISED A LIFE ESTATE IN THE SUBJECT PROPERTY UNTO HIS WIFE, NINA R. CARROLL, WITH THE REMAINDER TO SUCH PERSON OR PERSONS AS THE SAID NINA R. CARROLL SUBSEQUENTLY DESIGNATED UNDER A POWER OF APPOINTMENT ESTABLISHED UNDER HIS LAST WILL AND TESTAMENT, WHICH POWER OF APPOINTMENT WAS TO BE EXERCISED BY NINA R. CARROLL BY DEED OR UNDER HER LAST WILL AND TESTAMENT; AND THE SAID NINA R. CARROLL DEPARTED THIS LIFE ON OR ABOUT FEBRUARY 11, 1989, TERMINATING HER LIFE ESTATE, AND IN ACCORDANCE WITH THE POWER OF APPOINTMENT BEQUEATHED TO HER UNDER THE LAST WILL AND TESTAMENT OF PHILIP A. CARROLL, UNDER HER LAST WILL AND TESTAMENT FILED IN ESTATE NO. 7888 IN THE OFFICE OF THE REGISTER OF WILLS OF HOWARD COUNTY, MARYLAND, SHE DESIGNATED, ON PAGE NO. 2 OF THE SECOND CODICIL TO LAST WILL AND TESTAMENT OF NINA R. CARROLL, THE LIVING LINEAL DESCENDANTS OF HER SON, PHILIP CARROLL, NAMELY PHILIP D. CARROLL AND CAMILLA CARROLL AS TENANTS IN COMMON, TO ACCEDE TO THE REMAINDER INTEREST ESTABLISHED UNDER THE LAST WILL AND TESTAMENT OF PHILIP A. CARROLL IN AND TO A PORTION OF THE REAL PROPERTY DESCRIBED IN THE DEED AT LIBER 117 AT FOLIO 113, OF WHICH THE HERINAFORE DESCRIBED PARCEL IS A PART; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED IN A MORTGAGE DATED OCTOBER 31, 1982 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 344 AT FOLIO 64, AND ALL OF THE LAND CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC, BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16019 AT FOLIO 188 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

RECORDED AS PLAT NUMBER **24139** ON **3/2/17**, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WESTMOUNT PHASE 1
CREDITED OPEN SPACE LOT 1, LOTS 3-52,
OPEN SPACE LOTS 53-71 AND
NON-BUILDABLE BULK PARCELS B & C
(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL A, AND REVISION TO CREDITED OPEN SPACE LOT 1, WESTMOUNT, PLAT NOS. 21487-21489)

ZONE: R-ED
2ND ELECTION DISTRICT
SCALE: 1"=200'
SHEET 15 OF 16
FEBRUARY 2017

TM 23, GRID 6 & 12, P/O PARCEL 71
HOWARD COUNTY, MARYLAND

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-4188
DRAWN BY: 201 CHECK BY: 789

S:\Survey\Drawings\3013\PLATS\PHASE 1\3013 AREA 1 SHEET 15.dwg, PLOTTED: 2/14/2017 10:07 AM, LAST SAVED: 2/14/2017 9:28 AM, PLOTTED BY: Ramón D. Labrador

COORDINATE TABLE FOR ALL SHEETS											
POINT	NORTHING	EASTING	POINT	NORTHING	EASTING	POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1001	589,131.46	1,345,021.31	1052	588,955.47	1,345,322.98	1141	587,428.28	1,346,671.61	1203	587,489.97	1,346,193.08
1002	589,633.30	1,346,654.17	1053	588,972.82	1,345,316.82	1142	587,466.20	1,346,673.97	1205	587,685.13	1,346,036.30
1004	588,195.62	1,346,868.02	1054	589,068.81	1,345,002.20	1143	587,551.36	1,346,668.85	1206	587,801.53	1,345,833.98
1005	587,549.69	1,346,920.66	1055	585,785.17	1,347,326.74	1144	587,608.81	1,346,658.27	1208	588,022.41	1,345,709.16
1006	587,156.58	1,346,858.87	1094	588,942.79	1,345,608.48	1145	587,746.91	1,346,665.23	1209	588,123.74	1,345,710.96
1007	586,976.81	1,346,700.50	1095	588,625.99	1,345,539.75	1146	588,015.61	1,346,743.34	1222	588,354.83	1,345,965.72
1008	586,851.22	1,346,598.38	1096	588,407.74	1,345,593.93	1147	588,184.37	1,346,728.82	1234	588,461.66	1,345,673.94
1009	586,448.45	1,346,694.30	1097	588,295.04	1,345,659.88	1148	588,310.12	1,346,667.38	1235	588,401.46	1,345,671.74
1010	586,334.49	1,346,778.21	1098	588,272.36	1,345,690.26	1150	588,426.79	1,346,658.02	1236	588,369.99	1,345,625.42
1011	586,146.08	1,346,872.33	1099	588,350.83	1,345,802.08	1151	588,516.34	1,346,685.18	1237	588,562.90	1,345,529.71
1012	586,139.89	1,346,884.38	1101	588,376.73	1,345,800.54	1152	588,527.42	1,346,705.90	1238	588,530.79	1,345,635.62
1013	585,596.12	1,347,560.23	1102	588,357.44	1,345,867.37	1154	588,650.89	1,346,327.57	1239	588,832.91	1,345,727.22
1014	584,242.04	1,347,731.80	1104	588,344.06	1,345,854.10	1155	588,464.28	1,346,270.99	1242	588,424.41	1,345,793.26
1015	584,232.62	1,347,657.39	1105	588,222.36	1,345,693.54	1156	588,445.71	1,346,332.24	1245	588,389.25	1,345,897.46
1016	583,989.56	1,347,688.19	1106	588,195.36	1,345,668.05	1157	588,433.06	1,346,328.40	1246	588,382.43	1,345,916.26
1017	583,998.99	1,347,762.60	1107	588,124.52	1,345,666.79	1158	588,393.93	1,346,222.65	1248	587,686.74	1,346,491.39
1018	582,838.27	1,347,909.67	1108	588,126.30	1,345,566.81	1159	588,298.67	1,346,184.38	1282	588,226.67	1,346,288.29
1019	582,538.06	1,347,343.04	1109	588,859.37	1,345,639.96	1160	588,188.84	1,346,170.89	1283	588,257.68	1,346,179.27
1020	583,045.81	1,345,653.18	1110	588,570.73	1,346,591.95	1161	588,104.39	1,346,167.46	1300	588,245.67	1,346,484.48
1021	583,867.97	1,345,900.21	1111	588,539.56	1,346,608.62	1162	588,069.63	1,346,162.84	1303	588,201.16	1,346,333.02
1022	584,409.22	1,346,263.41	1112	588,495.93	1,346,595.39	1163	587,994.76	1,346,157.90	1307	588,103.13	1,346,701.38
1023	584,589.38	1,346,689.29	1114	588,330.47	1,346,602.55	1164	587,902.15	1,346,185.45	1319	587,676.48	1,346,603.56
1024	585,055.99	1,346,489.65	1115	588,299.25	1,346,589.23	1165	587,818.95	1,346,177.46	1349	587,678.27	1,346,653.68
1025	585,777.05	1,345,945.85	1116	588,299.90	1,346,473.00	1171	588,146.07	1,346,465.49	1354	588,109.06	1,346,751.02
1027	586,219.89	1,345,836.53	1117	588,316.09	1,346,419.35	1172	588,145.98	1,346,575.07	1365	588,563.78	1,345,429.71
1028	586,331.82	1,345,854.83	1118	588,247.71	1,346,294.28	1173	588,100.05	1,346,594.94	1366	587,665.29	1,346,911.24
1030	586,457.75	1,345,903.90	1125	588,234.03	1,346,342.37	1176	587,687.78	1,346,441.34	1367	587,129.87	1,347,388.74
1032	586,583.78	1,345,928.61	1126	588,268.22	1,346,404.91	1177	587,669.28	1,346,448.96	1368	586,598.41	1,347,646.09
1034	586,673.19	1,345,925.38	1127	588,252.03	1,346,458.56	1178	587,680.71	1,346,492.50	1369	586,089.04	1,347,893.37
1035	586,735.37	1,345,932.98	1128	588,253.78	1,346,611.44	1179	587,526.14	1,346,520.97	1370	588,908.05	1,345,750.30
1037	586,922.67	1,346,036.98	1129	588,240.26	1,346,645.87	1180	587,448.88	1,346,506.64	1371	588,725.99	1,346,350.34
1039	587,174.39	1,346,136.77	1130	588,162.42	1,346,683.90	1181	587,375.34	1,346,487.05	1372	587,160.39	1,346,299.81
1041	587,569.17	1,345,904.05	1131	588,029.57	1,346,695.33	1182	587,359.52	1,346,484.63	1373	586,696.94	1,347,600.27
1042	587,724.55	1,345,696.59	1132	587,760.87	1,346,617.22	1183	587,355.22	1,346,518.96	1374	586,646.51	1,347,622.74
1044	587,994.56	1,345,564.46	1133	587,599.75	1,346,609.09	1184	587,305.72	1,346,511.65	1375	586,006.31	1,347,933.54
1045	588,226.84	1,345,568.60	1134	587,542.30	1,346,619.68	1185	587,237.92	1,346,539.20	1376	585,621.78	1,348,082.87
1047	588,336.45	1,345,523.81	1135	587,469.31	1,346,624.07	1196	587,673.51	1,346,748.03	1377	588,537.71	1,346,700.87
1049	588,656.21	1,345,444.43	1136	587,431.39	1,346,621.71	1200	588,119.61	1,346,839.41	1378	588,098.71	1,346,664.31
1050	588,871.50	1,345,512.68	1138	587,412.49	1,346,611.14	1201	588,122.42	1,346,873.98			
1051	588,902.98	1,345,496.10	1139	587,408.22	1,346,679.75	1202	587,095.93	1,346,320.68			

WETLAND LINE TABLE SEE SHEET 9					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
W1	S 04°39'34" E	114.11'	W27	N 23°12'57" W	6.80'
W2	S 52°47'15" W	21.40'	W28	N 07°07'51" W	14.40'
W3	S 67°46'45" E	14.55'	W29	N 06°35'14" E	15.58'
W4	S 25°51'00" E	1.94'	W30	N 14°09'31" W	29.27'
W5	S 08°56'00" W	231.19'	W31	N 26°35'02" W	19.31'
W6	N 70°01'11" W	6.56'	W32	N 30°49'20" W	18.02'
W7	N 05°48'24" E	35.83'	W33	N 20°22'23" W	23.43'
W8	N 41°7'31" W	56.35'	W34	N 34°20'34" E	29.21'
W9	N 04°16'44" W	114.21'	W35	S 39°34'42" E	22.27'
W10	N 04°06'36" E	90.93'	W36	S 10°14'28" W	19.29'
W11	N 13°30'33" E	82.38'	W37	N 53°00'54" E	41.80'
W12	S 87°06'53" E	51.91'	W38	S 36°13'17" E	33.55'
W13	S 43°20'41" E	42.32'	W39	S 73°15'15" E	34.46'
W14	S 36°28'12" W	13.51'	W40	N 31°58'55" W	52.04'
W15	S 43°05'35" W	18.75'	W41	S 69°21'23" E	12.02'
W16	S 29°14'22" W	20.13'	W42	S 22°13'58" E	43.10'
W17	S 04°09'47" W	16.41'	W43	N 31°58'55" W	7.42'
W18	S 00°53'46" W	19.05'	W44	S 64°43'35" E	36.20'
W19	S 16°16'22" W	7.44'	W45	S 33°46'53" E	6.52'
W20	S 59°31'15" W	25.23'	W46	N 65°47'26" W	35.55'
W21	S 77°54'54" W	12.80'	W47	N 72°03'21" E	67.74'
W22	N 84°41'24" W	12.87'	W48	S 02°26'58" E	37.65'
W23	N 60°00'07" W	15.48'	W49	S 21°59'19" W	37.58'
W24	N 45°01'25" W	8.84'	W50	N 11°40'48" W	24.24'
W25	N 21°49'05" W	11.22'	W51	N 63°43'05" W	49.41'
W26	N 08°22'21" W	10.23'	W52	N 24°51'15" W	6.59'

WETLANDS LINE TABLE SHEET 14		
LINE	BEARING	LENGTH
W1	N 65°47'26" W	15.46'
W2	S 71°23'34" W	34.77'
W3	S 79°25'27" W	30.79'
W4	N 47°06'10" W	53.36'
W5	N 01°54'40" E	31.88'
W6	S 79°01'29" E	60.60'
W7	S 48°24'47" E	49.68'
W8	S 64°43'35" E	16.35'
W9	S 31°58'55" E	7.42'
W10	S 22°13'58" E	30.61'
W11	N 59°48'29" W	71.45'
W12	S 73°01'37" W	84.73'
W13	N 38°20'30" E	47.81'
W14	N 74°46'08" E	32.47'
W15	N 38°15'58" E	20.66'
W16	N 52°13'42" E	13.18'
W17	S 45°41'38" E	9.97'
W18	S 82°56'09" E	10.20'
W19	S 69°21'23" E	2.35'
W20	S 31°58'55" E	52.04'
W21	S 58°28'07" E	11.55'
W22	S 42°21'01" W	20.24'
W23	S 89°54'03" W	30.20'
W24	N 51°30'31" E	23.34'
W25	N 67°28'51" E	17.02'
W26	N 66°12'15" E	22.65'
W27	S 27°57'12" E	14.96'
W28	S 50°27'56" E	18.52'
W29	S 68°39'11" E	34.03'
W30	S 33°50'09" E	9.52'
W31	S 82°30'59" W	102.11'
W32	S 50°18'56" W	56.96'
W33	N 21°32'53" W	33.35'
W34	N 01°27'37" E	44.55'
W35	N 24°01'05" E	24.08'
W36	S 80°07'42" E	68.38'

100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT LINE TABLE SHEET 9											
LINE	BEARING	LENGTH	* ELEV	LINE	BEARING	LENGTH	* ELEV	LINE	BEARING	LENGTH	* ELEV
FP1	N 51°07'29" E	13.58'	413.1	FP17	S 46°17'00" E	36.01'	411.2	FP33	N 09°42'56" E	29.82'	418.5
FP2	N 06°57'09" E	28.13'	413.1	FP18	S 85°04'36" E	71.76'	411.9	FP34	N 15°51'49" E	11.76'	418.7
FP3	N 39°14'38" W	24.14'	413.5	FP19	N 70°22'22" E	13.00'	412.1	FP35	N 15°02'00" W	40.40'	419.3
FP4	N 66°57'36" W	15.31'	413.7	FP20	N 40°11'07" E	69.76'	413.6	FP36	N 24°55'52" W	28.17'	419.7
FP5	N 26°15'14" W	2.24'	413.7	FP21	N 26°17'57" E	12.61'	413.9	FP37	N 03°53'36" E	32.97'	420.2
FP6	S 39°52'45" E	9.54'	414.1	FP22	N 53°09'06" E	20.95'	414.3	FP38	N 13°08'12" W	36.27'	420.7
FP7	S 09°56'23" W	26.11'	413.9	FP23	N 23°40'02" E	22.30'	414.8	FP39	N 28°43'10" E	13.43'	420.8
FP8	S 25°58'54" E	15.04'	413.8	FP24	N 41°35'31" E	31.60'	415.5	FP40	N 64°57'19" E	21.44'	420.8
FP9	S 00°08'43" E	29.31'	413.5	FP25	N 31°50'51" E	23.83'	415.8	FP41	S 85°50'37" E	15.41'	420.8
FP10	S 25°26'12" E	24.82'	413.3	FP26	N 59°25'57" E	13.61'	416.0	FP42	N 52°28'33" E	21.32'	420.8
FP11	S 05°47'22" W	39.62'	412.9	FP27	N 30°52'33" E	44.13'	416.6	FP43	S 67°52'49" E	8.90'	420.8
FP12	S 16°49'38" E	42.19'	412.5	FP28	N 59°49'17" E	19.72'	416.8	FP44	N 38°06'09" E	15.75'	420.9
FP13	S 48°24'13" E	31.52'	412.1	FP29	N 10°41'58" E	10.57'	417.0	FP45	N 16°10'35" E	19.11'	420.9
FP14	S 42°25'11" E	20.74'									