

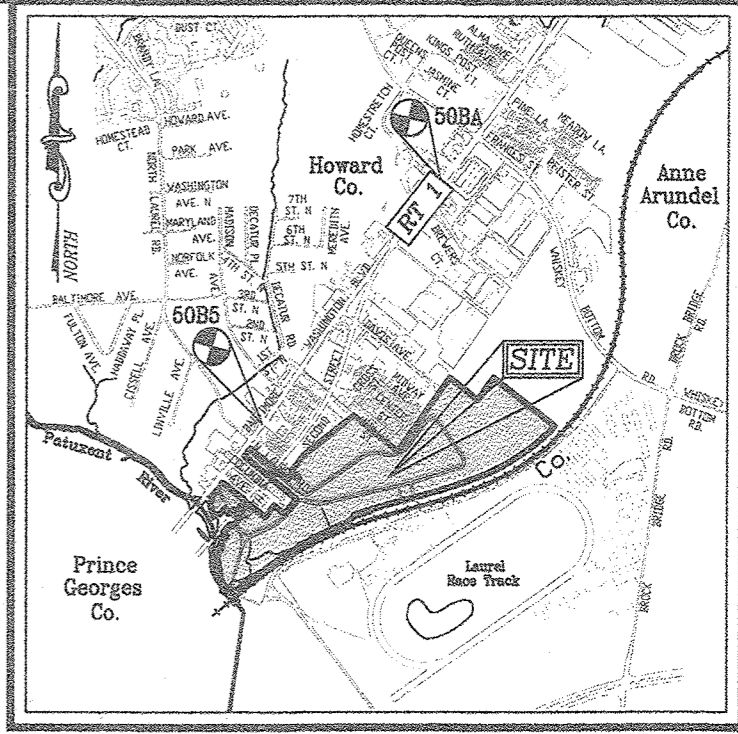
**GENERAL NOTES**

- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON GRID NORTH OF THE MARYLAND STATE PLANE COORDINATE SYSTEM (NAD 83/81) AND ARE DIRECTLY REFERRED TO HOWARD COUNTY MONUMENTS NOS. 5085 AND 508A.
- UNLESS INDICATED OTHERWISE, ALL DIMENSIONS ARE TO THE CENTERLINE OF THE BOUNDARY OR RIGHT OF WAY.
- PROPERTY BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED NOVEMBER 2016.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION, OR BUILDING/GRADING PERMITS APPLICATIONS.
- THE SUBJECT PROPERTY IS ZONED TO PER 10/06/2013 COMPREHENSIVE ZONING PLAN TO THE BEST OF THE OWNER'S KNOWLEDGE, THERE ARE NO CELESTIAL OR BURIAL SITES LOCATED ON SUBJECT PROPERTY.
- THERE ARE NO EXISTING DWELLINGS/STRUCTURES LOCATED ON SITE.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- GEOTECHNICAL REPORTS PREPARED BY EGS-MIDATLANTIC, LLC, DATED 11/26/06 AND 02/23/12.
- PUBLIC WATER AVAILABLE THROUGH CONTRACT NO. 1-W, PUBLIC SEWER AVAILABLE THROUGH CONTRACT NO. 29-S.
- ANY TRAFFIC STUDY FOR THIS PROJECT PREPARED BY WELLS AND ASSOCIATES, DATED 01/19/10, REVISED 04/23/10 AND 12/03/10, APPROVED WITH P-11-004, UPDATED TRAFFIC STUDY PREPARED BY WELLS AND ASSOCIATES DATED 05/11/15, THE CURRENT STUDY COVERS PHASE 1 AND PHASE 2 ONLY.
- A MITIGATED NOISE STUDY FOR PHASE 1 OR PHASE 2 IS NOT REQUIRED SINCE RESIDENTIAL UNITS FOR THESE PLANS ARE LOCATED GREATER THAN 500 FEET FROM THE RAILROAD, ALL FUTURE PHASES INCORPORATING RESIDENTIAL UNITS WILL REQUIRE A NOISE STUDY.
- THERE ARE NO STEEP SLOPES OR 100 YR FLOODPLAIN LOCATED IN THE DEVELOPMENT AREA.
- WETLANDS AND STREAMS INDICATED ON THIS PLAN ARE FROM A DEPARTMENT OF THE ARMY JURISDICTIONAL DETERMINATION DATED SEPTEMBER 16, 2003.
- FLOODPLAIN DATA TAKEN FROM HOWARD COUNTY FLOODPLAIN STUDY AND FLOOD INSURANCE RATE MAP 240330052E, EFFECTIVE DATE SEPTEMBER 16, 2016.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS(S) OR THEIR BUFFERS, FOREST CONSERVATION AREAS AND 100 YEAR FLOODPLAIN.
- DISTURBANCES WILL OCCUR IN ENVIRONMENTAL AREAS.
- ANY DISTURBANCE TO THE WETLANDS, FLOODPLAIN OR THEIR BUFFERS REQUIRES MDE APPROVAL AND PERMIT. MDE APPROVAL HAS BEEN OBTAINED BY PERMIT #12-NI-0260/201281039; USACA PERMIT #2013-61039-R02.
- FOREST STATION DELINEATION FOR P/O PARCEL 284 WAS PREPARED BY EXPLORATION RESEARCH, INC., DATED AUGUST 2000, AND WAS RECERTIFIED IN JUNE 2010, A SIMPLIFIED FSD FOR PARCEL 384 WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED APRIL 2010.
- FOREST CONSERVATION OBLIGATION FOR PARCEL 384 (61.43 AC.) HAS BEEN PREVIOUSLY FULFILLED BY ON-SITE RETENTION OF 6.53 AC. OF EXISTING FOREST (PLAT 15007) AND A FEE-IN-LIEU FOR 1.67 ACRES AS PART OF SDP-01-032. THE REMAINING NET TRACT AREA FOR PARCEL 384, PARCEL 144, AND THE PAPER STREET IS 147 AC. THE FOREST CONSERVATION OBLIGATION FOR THIS AREA HAS BEEN SATISFIED UNDER SDP-15-043 BY A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$10,127.70 (0.31 AC x 43560 SF x 0.75).
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE, AND THE LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR SITE DEVELOPMENT PLAN SDP-15-043.
- FINANCIAL SURETY FOR THE REQUIRED STREET TREE PLANTING HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR SITE DEVELOPMENT PLAN SDP-15-043.
- THERE IS ONE SPECIMEN TREE WITHIN THE LIMITS OF DISTURBANCE, SEE NOTE 32, BELOW.
- EXISTING U.S. ROUTE 1 IS CLASSIFIED AS A PRINCIPAL ARTERIAL.
- INGRESS AND EGRESS TO ROUTE 1 IS RESTRICTED. ACCESS WILL BE PROVIDED BY COLUMBIA AVENUE.
- THE REQUIRED AMENITY AREA FOR THE LAUREL PARK DEVELOPMENT IS 4.84 ACRES. AMENITY AREAS PROVIDE SAFE, COMFORTABLE PLACES WHERE PEOPLE CAN STOP, VIEW, SOCIALIZE AND REST WITHIN THE PEDESTRIAN CIRCULATION SYSTEM BUT WITHOUT IMPEDING PEDESTRIAN TRAFFIC. SEE SDP'S FOR PUBLIC AMENITY SPACE AREA LOCATIONS.
- THE PUBLIC AMENITY AREAS, INCLUDING PLAY EQUIPMENT, SHALL COMPLY WITH THE 2010 ADA STANDARDS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12 FEET (16 FEET IF SERVING MORE THAN ONE RESIDENCE).
  - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
  - GEOMETRY - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS.
  - STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS ROLL LOADS (V25 LOADING).
  - PAVING ELEMENTS - CAPABLE OF SAFELY PASSING 100 YARD LONG EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
  - STRUCTURE CLEARANCES - MINIMUM 12 FEET G. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THE MODERATE INCOME HOUSING UNIT AGREEMENT FOR THE 34 DWELLING UNITS IS TO BE RECORDED SIMULTANEOUSLY WITH THE FINAL PLAT.
- STORMWATER MANAGEMENT TO BE DESIGNED IN ACCORDANCE WITH THE 2007 MDE STORMWATER DESIGN MANUAL, CHAPTER 5, ENVIRONMENTAL SITE DESIGN (REDEVELOPMENT), ALL SWM FACILITIES TO BE PRIVATELY OWNED AND MAINTAINED.
- LAUREL PARK IS SUBJECT TO DESIGN MANUAL WAIVER, APPROVED BY HOWARD COUNTY DPZ ON DATED 07/14/11 WHICH ALLOW THE CONSTRUCTION OF ROADWAYS WHICH DO NOT MEET A PUBLIC ROAD STANDARDS. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - THE JUSTIFICATION LETTER BY VOGEL ENGINEERING EXPLAINING THAT DUE TO SWM, PEDESTRIAN ACCESS AND MOVEMENT, AND SITE SPECIFIC CHARACTERISTICS, AN ALTERNATIVE ROAD SECTION WOULD BE MORE SUITABLE FOR THIS DEVELOPMENT. DESIGN FLEXIBILITY SHOULD PROMOTE A SAFER PEDESTRIAN ENVIRONMENT AND CAN ACCOMMODATE THE VARIOUS SITE SPECIFIC FEATURES/CONSTRAINTS.
  - THE INTERSECTION AND TRAFFIC CIRCLES SHALL BE BUILT TO PUBLIC ROAD STANDARDS.
  - THE SPECIFIC ROADWAY (OR SECTIONS OF ROADWAYS) WHICH WILL UTILIZE THIS WAIVER IS UNKNOWN SO ALL PROPOSED ROADWAY DESIGNS SHALL BE ANALYZED INDIVIDUALLY (AT SDP) TO DETERMINE APPROPRIATENESS OF A DEVIATION FROM PUBLIC ROAD STANDARDS. IF A PROPOSED ROAD DOES NOT MEET THE MINIMUM HOWARD COUNTY STANDARDS, AN APPROPRIATE JUSTIFICATION SHALL BE PROVIDED PRIOR TO APPROVAL.
  - ALL THE APPROVAL CONDITIONS SPECIFIED BY CHIEF, BUREAU OF ENGINEERING AS PROVIDED ON THE ATTACHED EMAIL CORRESPONDENCE.
- REFERENCE: WP-10-171, APPROVED 07/09/10, TO SECTIONS 16.121(a)(1), 16.116(a)(2)(i), SECTION 16.1209(a)(7), AND SECTION 16.1205(a)(10) ALLOWING DISTURBANCE TO THE INTERMITTENT STREAM AND THE ASSOCIATED 50' STREAM BUFFER TO THE CONSTRUCTION OF BY-PASS STORM DRAIN SYSTEM, PAVING, AND BUILDING CONSTRUCTION, TO ALLOW THE REMOVAL OF AN EXISTING 34" PIN OAK SPECIMEN TREE; AND TO REDUCE 40' REQUIRED OPEN SPACE FRONTAGE TO 30' FOR OPEN SPACE PARCEL 'D'. APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:
  - COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS FOR S-10-004.
  - NONPOINT LANDSCAPING MUST BE PROVIDED AS PREFERRED IN THE WAIVER PETITION APPLICATION. THIS WILL BE EVALUATED AT THE SITE DEVELOPMENT PLAN STAGE.
  - APPROVAL OF ANY STATE PERMITS REQUIRED FOR HTE ENVIRONMENTAL DISTURBANCES, THE MDE TRACING PERMIT NUMBER MUST BE SHOWN AS A GENERAL NOTE ON THE FINAL PLAN.
  - ON THE SECTION PLAN AND ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF WAIVER PETITION, WP-10-171, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
  - THE MINIMUM FRONTAGE FOR OPEN SPACE PARCEL 'D' IS HEREBY A 30' WIDE PUBLIC ROAD FRONTAGE AS REQUESTED.
  - THE APPROVAL OF SECTION 16.116(a)(2)(i) PERTAINS ONLY TO THE LIMIT OF DISTURBANCE WITHIN THE STREAM BUFFER TO CORRECT THE STORM DRAINAGE SYSTEM AS SET FORTH IN THIS WAIVER PETITION AND TO NO OTHER STREAM BUFFER DISTURBANCES.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION (DESCRIBED AS FOREST CONSERVATION EASEMENT), LOCATED IN, OVER AND THROUGH BUILDABLE BULK PARCELS A-C, OPEN SPACE LOTS L-I, AND PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION EASEMENT. ANY AND ALL CONVEYANCES OF THE FOREST LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN SET FORTH, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL(S). UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN CASE OF A FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL EXCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

- REFERENCE WP-11-184, APPROVED 06/23/11, TO WAVE SECTIONS 16.115(a)(2) - PROHIBITIONS ON USE OF FLOODPLAIN LAND; 16.116(a) - STREAM AND WETLANDS; SECTION 16.120(a)(1) - REQUIRES ALL COMMERCIAL, INDUSTRIAL OR APARTMENT LOTS TO HAVE A MINIMUM FRONTAGE OF 60 FEET ON A PUBLIC ROAD; SECTION 16.144(a) AND 16.146 - SUBMISSION OF PRELIMINARY PLAN, APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS FOR S-10-004.
  - COMPLIANCE WITH THE AMENDED DEVELOPMENT ENGINEERING DIVISION COMMENTS DATED JUNE 22, 2011.
  - ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF WAIVER PETITION, WP-11-184, AS A GENERAL NOTE TO INCLUDE APPROVAL OF ANY STATE PERMITS REQUIRED FOR THE ENVIRONMENTAL DISTURBANCES, THE MDE TRACING PERMIT NUMBER MUST BE SHOWN AS A GENERAL NOTE ON THE FINAL PLAN.
  - COMPLIANCE WITH ALL DEADLINES ESTABLISHED IN THE PHASING CHART.
  - PRIOR TO THE SIGNATURE OF ANY SITE DEVELOPMENT PLAN A SHARED PARKING AGREEMENT AND PRIVATE ROAD MAINTENANCE AGREEMENT MUST BE RECORDED IN THE HOWARD COUNTY LAND RECORDS OFFICE STATING THAT THE COMMON PRIVATE ROADS WILL BE JOINTLY MAINTAINED BY THE LAUREL PARK HOMEOWNERS ASSOCIATION AND/OR COMMERCIAL OWNERS ASSOCIATION.
  - APPROVAL FOR A WAIVER TO SECTIONS 16.116(a) AND 16.115 (a)(2) AUTHORIZES DISTURBANCES IN TO THE WETLANDS, WETLANDS BUFFER, STREAM BUFFER, ENVIRONMENTAL SETBACK ENDOCHROMISMS AND 100 YEAR FLOODPLAIN DISTURBANCES AS DEPICTED ON THE WAIVER PETITION PLAN EXHIBIT DATED JUNE 13, 2011, NO ADDITIONAL ACTIVITIES WITHIN THE WETLANDS, WETLANDS BUFFER, 30' STREAM BUFFER, 15' RESIDENTIAL ENVIRONMENTAL SETBACK AND 100 YEAR FLOODPLAIN ARE AUTHORIZED BY APPROVAL OF THIS WAIVER, UNLESS IT CAN BE DEMONSTRATED AT THE SITE DEVELOPMENT PLAN STAGE TO BE JUSTIFIED.
- REFERENCE WP-13-078, APPROVED 12/03/12, TO WAVE SECTION 16.1106(a) - MILESTONES (TIMING FOR RESIDENTIAL PROJECTS); SECTION 16.1106(a) - MILESTONES (TIMING FOR NON-RESIDENTIAL PROJECTS). APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE.
  - ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF WAIVER PETITION, WP-13-078, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
  - THE PRELIMINARY PLAN OR SITE DEVELOPMENT PLAN FOR PHASE 1 MUST BE SUBMITTED ON OR BEFORE AUGUST 06, 2013.
  - THE SITE DEVELOPMENT PLAN FOR PHASE 2 MUST BE SUBMITTED ON OR BEFORE APRIL 06, 2014.
- REFERENCE WP-14-064, APPROVED 01/05/14, TO WAVE SECTION 16.144(a)(3)(i) - SUBMISSION OF FINAL PLAN; SECTION 16.1106(a) - MILESTONES (TIMING FOR RESIDENTIAL PROJECTS); SECTION 16.1106(a) - MILESTONES (TIMING FOR NON-RESIDENTIAL PROJECTS). APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - THE PRELIMINARY PLAN OR SITE DEVELOPMENT PLAN FOR PHASE 1 MUST BE SUBMITTED ON OR BEFORE APRIL 06, 2014.
  - ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF WAIVER PETITION, WP-13-078, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
  - THE SITE DEVELOPMENT PLAN FOR PHASE 2 MUST BE SUBMITTED ON OR BEFORE APRIL 30, 2015.
- REFERENCE WP-15-001, APPROVED 07/30/14, TO WAVE SECTION 16.144(a)(3)(i) - SUBMISSION OF FINAL PLAN; SECTION 16.1106(a) - MILESTONES (TIMING FOR RESIDENTIAL PROJECTS); SECTION 16.1106(a) - MILESTONES (TIMING FOR NON-RESIDENTIAL PROJECTS). APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - THE PRELIMINARY PLAN OR SITE DEVELOPMENT PLAN FOR PHASE 1 MUST BE SUBMITTED ON OR BEFORE OCTOBER 30, 2014. RECONSIDERATION TO WAIVER WP-15-001, APPROVED 11/06/14, EXTENDS THIS DATE TO ON OR BEFORE JANUARY 15, 2015.
  - THE MILESTONE DATE FOR SUBMISSION OF A PRELIMINARY PLAN OR SITE DEVELOPMENT PLAN FOR PHASES 2, 3 AND 4 FOR THIS PROJECT MUST BE SUBMITTED ON OR BEFORE APRIL 30, 2015.
  - ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF WAIVER PETITION, WP-15-001, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
  - THE SITE DEVELOPMENT PLAN FOR PHASE 1 MUST BE SUBMITTED ON OR BEFORE FEBRUARY 13, 2015.
  - THE SITE DEVELOPMENT PLAN FOR PHASE 2 MUST BE SUBMITTED ON OR BEFORE APRIL 30, 2015.
  - THE SITE DEVELOPMENT PLAN FOR PHASE 3 MUST BE SUBMITTED ON OR BEFORE JUNE 30, 2015.
  - THE SITE DEVELOPMENT PLAN FOR PHASE 4 MUST BE SUBMITTED ON OR BEFORE JULY 31, 2015.
- REFERENCE WP-15-135, APPROVED ON MAY 18, 2015, TO WAVE SECTION 16.144(a)(3)(i), TO SUBMIT THE FINAL PLAN WITHIN 4 MONTHS OF PRELIMINARY PLAN APPROVAL, TO WAVE SECTION 16.1106 (a) TO CHANGE TIMING FOR RESIDENTIAL PROJECTS, AND TO WAVE SECTION 16.1106 (a) TO CHANGE TIMING FOR NON-RESIDENTIAL PROJECTS. APPROVAL IS SUBJECT TO FOLLOWING CONDITION:
  - THE REQUIRED CONCEPT PLAN MUST BE SUBMITTED TO THE DPZ WITHIN 30 DAYS ON OR BEFORE JUNE 18, 2015.
  - PRIOR TO THE SUBMISSION AND ACCEPTANCE OF ANY SITE DEVELOPMENT PLANS FOR PHASES 2, 3, AND 4 THE DEVELOPER SHALL SUBMIT THE PROJECT PLANS FOR DESIGN ADVISORY PANEL REVIEW.
  - COMPLIANCE WITH THE COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION DATED MAY 13, 2015.
  - THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN FOR PHASE 2 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE OCTOBER 28, 2015.
  - THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN FOR PHASE 3 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE DECEMBER 31, 2015.
  - THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN FOR PHASE 4 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE JANUARY 31, 2016.

**BOUNDARY LINE TABLE**

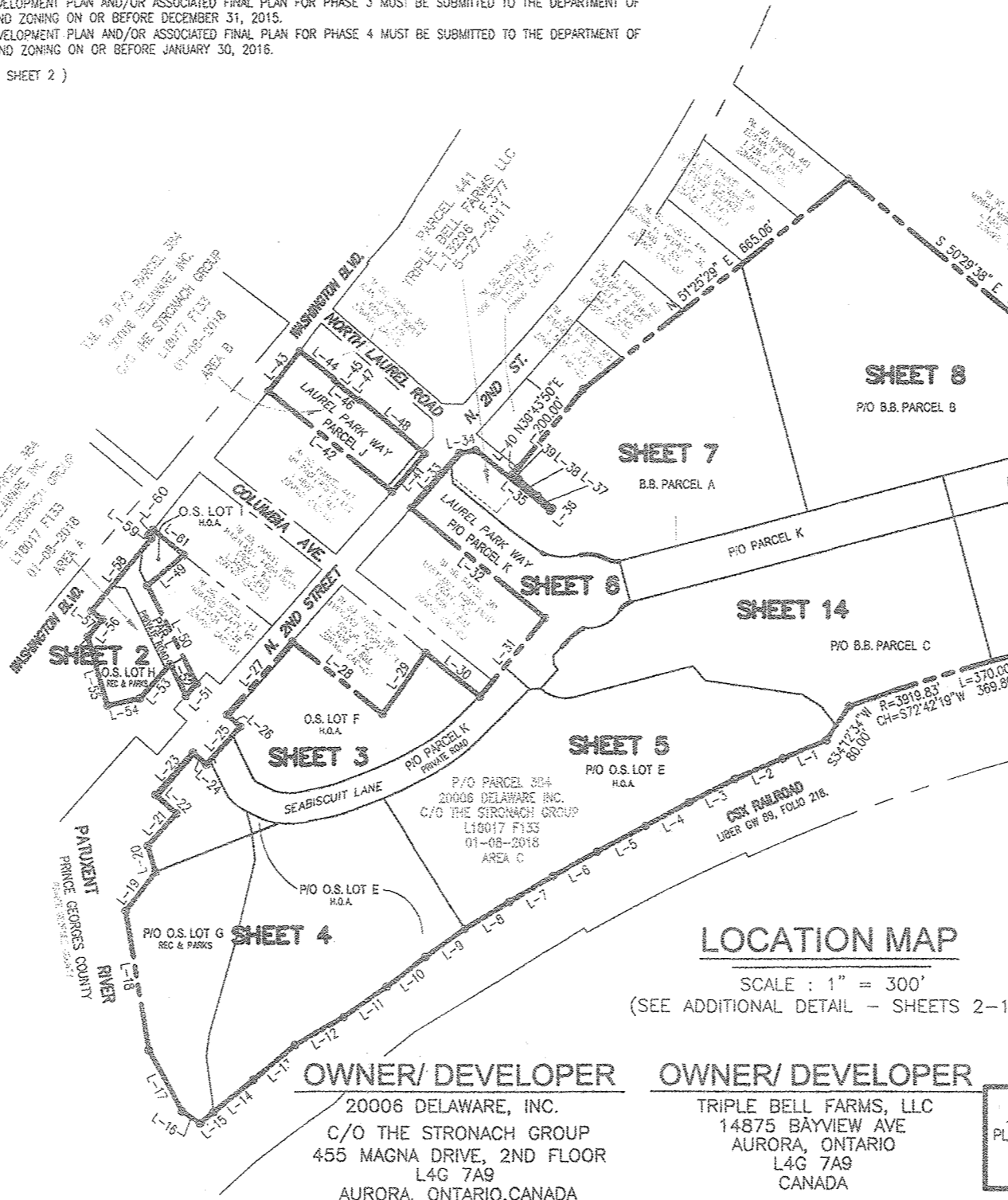
LINE	COURSE	LINE	COURSE		
L1	S67°13'34"W	92.00'	L33	N41°31'50"E	144.98'
L2	S68°43'34"W	102.40'	L34	N79°14'56"E	32.67'
L3	S62°28'34"W	101.90'	L35	S50°41'36"E	188.69'
L4	S61°13'34"W	97.00'	L36	N39°49'04"E	5.77'
L5	S61°45'34"W	107.90'	L37	N48°39'20"W	37.36'
L6	S61°13'34"W	99.00'	L38	N49°26'46"W	50.00'
L7	S59°28'34"W	99.50'	L39	N49°31'50"W	15.28'
L8	S58°13'34"W	101.90'	L40	N39°43'51"E	16.64'
L9	S61°13'34"W	96.00'	L41	S41°31'50"W	100.07'
L10	S52°58'34"W	98.00'	L42	N50°41'36"W	313.28'
L11	S54°28'34"W	102.50'	L43	N38°01'10"W	100.02'
L12	S60°13'34"W	110.00'	L44	S50°41'36"E	88.26'
L13	S50°13'34"W	105.90'	L45	S39°18'24"W	3.00'
L14	S50°43'34"W	100.90'	L46	S50°41'36"W	67.20'
L15	S49°53'34"W	34.62'	L47	N39°18'24"E	3.00'
L16	N55°51'07"W	42.34'	L48	S50°41'36"W	163.95'
L17	N28°45'47"W	136.95'	L49	S50°00'53"W	94.21'
L18	N09°28'56"W	277.83'	L50	S28°58'49"E	216.23'
L19	N36°49'01"E	96.39'	L51	S41°34'42"W	32.23'
L20	N16°01'06"W	54.16'	L52	N26°58'49"W	69.15'
L21	N41°34'42"E	84.53'	L53	S41°32'06"W	89.64'
L22	N48°25'16"W	55.00'	L54	S77°26'46"W	64.58'
L23	N41°34'42"E	111.00'	L55	N18°01'51"W	139.05'
L24	S48°25'16"E	35.00'	L56	N39°11'58"E	44.24'
L25	N41°34'42"E	100.00'	L57	N50°48'02"W	27.00'
L26	N48°25'16"W	35.00'	L58	N39°11'58"E	185.00'
L27	N41°34'42"E	191.95'	L59	N50°48'02"W	8.00'
L28	S51°08'01"W	227.66'	L60	N39°11'58"E	15.00'
L29	N36°03'45"E	148.58'	L61	S51°08'01"E	78.12'
L30	S51°32'10"E	135.79'			
L31	N39°29'02"E	199.72'			
L32	N50°41'36"W	341.51'			



**VICINITY MAP**  
SCALE: 1"=2000'  
ADC MAP: 42 D1

**AREA TABULATION CHART**

	SHEET 2	SHEET 3	SHEET 4	SHEET 5	SHEET 6	SHEET 7	SHEET 8	SHEET 9	SHEET 10	SHEET 11	SHEET 12	SHEET 13	SHEET 14	TOTAL
BUILDABLE LOTS TO BE RECORDED	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OPEN SPACE LOTS TO BE RECORDED	2	1	0	0	0	0	0	0	0	0	0	0	0	3
BUILDABLE BULK PARCELS TO BE RECORDED	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PARCELS TO BE RECORDED	1	1	0	0	0	0	0	0	0	0	0	0	0	3
TOTAL LOTS/PARCELS TO BE RECORDED	3	1	0	0	0	0	0	0	0	0	0	0	0	12
AREA OF BUILDABLE LOTS TO BE RECORDED	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.6149 AC	2.4884 AC	5.5136 AC	4.9856 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.2930 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	20.2023 AC
AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC
AREA OF PARCELS TO BE RECORDED	0.2510 AC	11.4028 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	13.6538 AC
AREA OF LOTS/PARCELS TO BE RECORDED	0.8559 AC	13.5451 AC	5.5136 AC	4.9856 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.2930 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	63.3312 AC
AREA OF ROADWAY TO BE RECORDED	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC
TOTAL AREA TO BE RECORDED	0.8559 AC	13.5272 AC	5.5136 AC	4.9856 AC	2.0682 AC	4.8564 AC	6.6933 AC	6.4361 AC	4.2545 AC	6.2798 AC	5.8426 AC	6.4119 AC	5.6460 AC	63.4665 AC



THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Edward J. Glawe* APRIL 10, 2018  
DATE  
EDWARD J. GLAWE  
LAND SURVEYOR, MD REG. NO. 21391  
*John Simonetti* 4/27/18  
DATE  
2006 DELAWARE, INC.  
AUTHORIZED PERSON  
*John Simonetti* 4/23/18  
DATE  
TRIPLE BELL FARMS, LLC  
AUTHORIZED PERSON

**NON-RESIDENTIAL PHASING**

PHASE	OFFICE (SF)	RETAIL (SF)	YEAR
I	143,000	17,000	1
II	150,000	45,000	2-3
III	190,000	-	4-5
IV	67,000	65,000	6-7
V	140,000	-	8-9
TOTAL	650,000	127,000	

**RESIDENTIAL PHASING**

PLANNING AREA	ALLOCATION YEAR				TOTAL
	2013	2014	2018	2019	
SOUTHEAST	252	243	144	146	785
ROUTE 1	-	-	73	65	139
MIHU	-	-	38	38	76
TOTAL	252	243	255	250	1,000

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT.

*Robert H. Vogel* 6/13/18  
DATE  
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Chamberlain* 6-29-18  
DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Kent Sheehor* 8-16-18  
DATE  
DIRECTOR

**OWNER'S CERTIFICATE**

WE, 2006 DELAWARE, INC. AND TRIPLE BELL FARMS, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 29th DAY OF April, 2018.

2006 DELAWARE, INC.  
AUTHORIZED PERSON  
*John Simonetti*  
DATE  
JOHN SIMONETTI  
CFO  
WITNESS

TRIPLE BELL FARMS, LLC.  
AUTHORIZED PERSON  
*John Simonetti*  
DATE  
JOHN SIMONETTI  
CFO  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF (1) PART OF THAT LAND DESCRIBED IN CONVEYANCE FROM LAUREL RACING ASSOCIATION LIMITED PARTNERSHIP TO MI DEVELOPMENTS (MARYLAND) INC. BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157, AND (2) ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM PHILIP NCO AND CHERRY TRAK TO TRIPLE BELL FARMS, LLC BY DEED DATED MAY 22, 2011 AND RECORDED IN LIBER 13296, FOLIO 377, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

ALSO I CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION/RENEWAL DATE JUNE 04, 2019.

*Edward J. Glawe* APRIL 10, 2018  
DATE  
EDWARD J. GLAWE  
LAND SURVEYOR, MD REG. NO. 21391

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
840 MAIN STREET  
ELLSWORTH CITY, MD 21043 TEL: 410-261-2669  
FAX: 410-261-2661

RECORDED AS PLAT No. 24740 ON 8/27/18  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF SUBDIVISION  
LAUREL PARK STATION, PHASE 1**  
BUILDABLE BULK PARCELS A, B, & C,  
OPEN SPACE LOTS D, E, F, G, H, & I  
AND PARCELS J, K, & L

A SUBDIVISION OF TM 50, PARCELS 384 & 441  
(LIBER 10518 FOLIO 157, LIBER 13296 FOLIO 377)  
DPZ REF'S: P

GENERAL NOTES (CONTINUED)

- REFERENCE: WP-16-136; APPROVED 08/20/16; TO WAIVE SECTION 16.120(B)(4)(D) WHICH PROHIBITS RESIDENTIAL CONDOMINIUM UNITS AND RENTAL APARTMENTS WITHIN 15 FEET OF THE PROTECTED ENVIRONMENTAL FEATURE BUFFER, SECTION 16.120(C)(1) WHICH PROHIBITS ALL COMMERCIAL, INDUSTRIAL OR APARTMENT PARCELS OR LOTS SHALL HAVE A MINIMUM FRONTAGE OF 60 FEET ON A PUBLIC ROAD, SECTION 16.120(D)(12) WHICH REQUIRES OFF-STREET PARKING WITHIN 200 FEET FROM THE MAIN ENTRANCE OF AN APARTMENT OR THE MIDPOINT OF A GROUP OF SINGLE-FAMILY ATTACHED UNITS. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - COMPLIANCE WITH SUBDIVISION REVIEW COMMITTEE COMMENTS ISSUED FOR SITE DEVELOPMENT PLANS, SDP-15-043 AND SDP-15-083.
  - ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF WAIVER PETITION, WP-16-136, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
  - APPROVAL OF ANY STATE OF MARYLAND PERMITS REQUIRED FOR THE ENVIRONMENTAL DISTURBANCES, THE MDE TRACKING PERMIT NUMBER MUST BE SHOWN AS A GENERAL NOTE ON THE FINAL PLAN AND SITE DEVELOPMENT PLANS.
  - COMPLIANCE WITH ALL DEADLINES AS ESTABLISHED IN THE MOST RECENT APPROVED AFFO PHASING CHART SCHEDULE.
  - APPROVAL FOR A WAIVER TO SECTION 16.120(B)(4)(D) AUTHORIZES DISTURBANCES INTO THE 15-FOOT ENVIRONMENTAL SETBACK AS DEPICTED ON THE WAIVER PETITION DATED MAY 13, 2016. NO ADDITIONAL ACTIVITIES WITHIN THE 15' RESIDENTIAL ENVIRONMENTAL SETBACK ARE AUTHORIZED BY APPROVAL OF THIS WAIVER, UNLESS IT CAN BE DEMONSTRATED AT THE SITE DEVELOPMENT PLAN STAGE TO BE JUSTIFIED.
  - SCENIC AND HISTORIC FORESCULPTURE AND COMMERCIAL USE PARKING SHOULD BE PROVIDED BY THE DEVELOPER OR SOME OTHER ALTERNATE METHOD TO ENSURE ADEQUATE PARKING FOR THE DIFFERENT USES (2 OVER 2'S, APARTMENT UNITS AND COMMERCIAL TENANTS).
  - A MEMORANDUM OF UNDERSTANDING WILL BE PREPARED WHICH ALLOWS PUBLIC ACCESS TO THE TOD SITE, (PRIVATE ROADS, PARKING GARAGES, TRANSIT STOPS AND MARC STATION).
  - THE PROPERTY MANAGEMENT COMPANY THAT MANAGES THE LAUREL PARK STATION PROPERTY WILL NEED TO MONITOR AND REGULATE THE PARKING SITUATION ON THE PROPERTY. PARKING SPACES WILL NEED TO BE ASSIGNED TO SPECIFIC RESIDENCE TYPES AND USES. SIGNAGE OR SPACE NUMBERING WILL NEED TO BE PROVIDED TO REGULATE PARKING FOR BOTH THE RESIDENTIAL AND COMMERCIAL ELEMENTS. A NOTE SHALL BE ADDED TO THE GENERAL NOTES ON THE SITE DEVELOPMENT PLANS STATING THIS ON THE UPDATED PLANS. THE OWNER OR MANAGEMENT COMPANY FOR THIS PROJECT SHALL MANAGE AND MONITOR THE ON-SITE PARKING ON A REGULAR BASIS AND RESPOND TO ANY PARKING INADEQUACIES IMMEDIATELY SHOULD ANY PARKING PROBLEMS ARISE IN THE FUTURE.
- OPEN SPACE LOTS D, E, F, & I WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION. THE RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON. OPEN SPACE LOTS G & H WILL BE OWNED BY HOWARD COUNTY, MD. AND MAINTAINED BY THE DEPARTMENT OF RECREATION AND PARKS.
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 07/17/2017. RECEIPT NO. **D17923356**. PROTECTIVE COVENANTS, INCLUDING COVENANTS REGARDING THE MAINTENANCE OF OPEN SPACE LOTS D, E, F, & I, SHALL BE RECORDED CONCURRENTLY WITH THE RECORDING OF THIS PLAN.
- THE DEVELOPMENT OF THIS SITE WILL REQUIRE COORDINATION WITH CSX REGARDING STORMWATER RUNOFF. APPROPRIATE APPROVAL FROM CSX WILL ALSO NEED TO BE OBTAINED.
- ANY DISTURBANCE TO THE ADJACENT CSX PROPERTY MUST BE APPROVED PRIOR TO APPROVAL OF THIS PROJECT AND/OR ANY SUBSEQUENT PROJECTS OF THE LAUREL PARK DEVELOPMENT. CSX APPROVAL GIVEN: JANUARY 19, 2017.
- PUBLIC ACCESS WILL BE PROVIDED TO THE MARC STATION. CONCURRENT WITH THE DEVELOPERS AGREEMENT, A MEMORANDUM OF UNDERSTANDING WILL BE COMPLETED TO ALLOW FULL ACCESS TO THE PUBLIC UTILITY EASEMENT.
- PLAN IS SUBJECT TO A DESIGN MANUAL WAIVER TO THE FOLLOWING DESIGN MANUALS:
  - DESIGN MANUAL VOLUME III, DATED 07/28/16; SECTION 3.8 WHICH INDICATES THE REQUIRED EASEMENT WIDTHS FOR WATER AND SEWER AND SECTION 5.4.B WHICH INDICATES THE MINIMUM HORIZONTAL CLEARANCE BETWEEN ANY PERMANENT STRUCTURE AND THE EDGE OF A UTILITY EASEMENT.
  - IF APPROVED THE REQUESTED TO ALLOW THE SUGGESTED EASEMENT WIDTHS FOR AREAS A THRU D. CONSTRUCTION MEANS AND METHODS SHALL INCLUDE ACTIONS AND PRECAUTIONS NECESSARY TO PROTECT EXISTING UTILITIES AND SERVICES. UNINTERRUPTED, DURING CONSTRUCTION.
  - DPW DENIES THE WAIVER REQUEST TO REDUCE THE HORIZONTAL CLEARANCE BETWEEN THE PH EASEMENTS AND PERMANENT STRUCTURES.
  - DESIGN MANUAL VOLUME III, APPROVED 08/28/16; TO SECTION 3.4.A.2.b TO SPECIFIC RETAINING WALL DESIGN REQUIREMENTS AS INDICATED BELOW.
    - IF A RETAINING WALL EXCEEDS 3 FEET IN HEIGHT AT ANY POINT, RETAINING WALL COMPUTATIONS, OFFSETS, EASEMENTS, ETC. SHALL BE PROVIDED, BASED ON THE INFORMATION PROVIDED WITH THE SUBMITTAL APPROVAL GRANTED FOR THE SEATTLE SLEW LANE WALL ONLY. SUBJECT TO THE WALL NOT EXCEEDING 14.5 FEET AS STATED IN THE WAIVER REQUEST. THIS WALL SHALL STILL INCLUDE A SAFETY RAILING AND CERTIFICATION FROM A PROFESSIONAL ENGINEER INDICATING THE WALL WILL NOT AFFECT THE USE (OR POTENTIAL USE) OF THE NEIGHBORING PROPERTY. THIS WALL MUST REMAIN AT LEAST 2 FEET FROM THE PROPERTY LINE.
    - A PERMANENT WALL MAINTENANCE EASEMENT SHALL BE PROVIDED BEHIND EACH WALL THAT IS EQUIVALENT IN WIDTH TO THE HEIGHT OF THE WALL PLUS THE LENGTH OF THE GEORGID. NO STRUCTURES MAY BE PLACED IN THIS EASEMENT.
    - AS BASED ON THE INFORMATION PROVIDED WITH THE SUBMITTAL, APPROVAL GRANTED FOR THE WALL ALONG SEATTLE SLEW LANE AND RUFFIAN WAY ONLY. APPROVAL SUBJECT TO THE FOLLOWING:
      - PROVIDE A LETTER FROM A MD LICENSED STRUCTURAL / GEOTECHNICAL ENGINEER, EXPERIENCED IN RETAINING WALL DESIGN, THAT (AS DESIGNED) THE PROPOSED WALLS WOULD NOT BE AFFECTED DUE TO FUTURE UTILITY EXCAVATION.
      - ALSO, THE LETTER FROM THE ENGINEER SHOULD INCLUDE VERIFICATION THAT THE LOCATION OF THIS PROPOSED WALL WILL NOT HAVE AN EFFECT ON THE CURRENT OR FUTURE USE OF THE NEIGHBORING PROPERTY.
      - THE SEATTLE SLEW LANE WALL SHALL NOT EXCEED 3.15 FEET IN HEIGHT AND THE RUFFIAN WAY WALL SHALL NOT EXCEED 2 FEET IN HEIGHT.
      - A VOLUME II DESIGN MANUAL WAIVER MUST BE APPROVED FOR THE HAVING THE WALLS WITHIN THE 10-FOOT OFFSET FROM THE PUBLIC UTILITY EASEMENT.
  - DESIGN MANUAL VOLUME III, DATED 07/11/16; TO SECTION 4.3.C.3 WHICH REQUIRES A 3% BACKGROUND TRAFFIC GROWTH RATE FOR THE FIRST THREE YEARS AND 6% COMPOUNDED YEARLY GROWTH RATE AFTER THE FIRST 3 YEARS, AND SECTION 2.4.B (SECTION 2.8) WHICH REQUIRES THAT PRIVATE ROADS TO BE CONSTRUCTED TO A PUBLIC ROAD STANDARD, BASED ON THE INFORMATION PROVIDED BELOW ARE THE FOLLOWING DECISIONS:
    - DPZ APPROVED THE REQUEST TO ALLOW A 2% BACKGROUND GROWTH RATE BASED ON SUPPORTING SHA TRAFFIC DATA.
    - DPZ DENIED THE REQUEST TO REDUCE THE REQUIRED ROAD SECTION WIDTH FROM 24 FEET TO 20 FEET AT THE SOUTH ACCESS UNDERPASS FOR THE PURPOSE OF THE TWO-WAY TRAFFIC. THIS DENIAL IS BASED ON THE FOLLOWING:
      - DPW REVIEWED AND DENIED THE SAME WAIVER THAT WAS SUBMITTED IN 2011. SEE ATTACHED EMAIL CORRESPONDENCE WITH THE WAIVER DECISION DATED OCTOBER 7, 2011.
      - PLEASE SEE THE DED REJECTION LETTER DATED OCTOBER 11, 2011 SPECIFYING CONCERNS WITH NARROWING THE ROADWAY AT THE EXISTING UNDERPASS.
    - DESIGN MANUAL VOLUME III, APPROVED 08/13/16; TO SECTION 4.5.F WHICH REQUIRES APPROVAL FROM THE DEPARTMENT OF PUBLIC WORKS (DPW) FOR THE USE OF TWIN SEWER HOUSE CONNECTIONS.
  - REFERENCE WP-11-171; APPROVED ON MAY 04, 2011; TO WAIVE SECTION 16.144(G)(3)(II). TO SUBMIT THE PRELIMINARY PLAN WITHIN NINE MONTHS OF SKETCH PLAN APPROVAL. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
    - COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS FOR S-10-004.
    - ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF WAIVER PETITION, WP-11-171, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
    - THE PRELIMINARY PLAN FOR PHASE I MUST BE SUBMITTED WITHIN 9 MONTHS FROM THE DATE OF THIS LETTER ON OR BEFORE FEBRUARY 2, 2012. PLEASE NOTE THAT THE EXTENSION DEADLINE WAS EXTENDED BEYOND WHAT WAS REQUESTED WITH THE WAIVER PETITION APPLICATION.
  - REFERENCE WP-11-171; APPROVED ON MAY 04, 2011; TO WAIVE SECTION 16.144(G)(3)(II). TO SUBMIT THE PRELIMINARY PLAN WITHIN NINE MONTHS OF SKETCH PLAN APPROVAL. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
    - COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS FOR S-10-004.
    - ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF WAIVER PETITION, WP-11-171, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
    - THE PRELIMINARY PLAN FOR PHASE I MUST BE SUBMITTED WITHIN 9 MONTHS FROM THE DATE OF THIS LETTER ON OR BEFORE FEBRUARY 2, 2012. PLEASE NOTE THAT THE EXTENSION DEADLINE WAS EXTENDED BEYOND WHAT WAS REQUESTED WITH THE WAIVER PETITION APPLICATION.
  - REFERENCE WP-12-153; APPROVED ON APRIL 25, 2012; TO WAIVE SECTION 16.144(G)(3)(II). WHICH REQUIRES THE SUBMISSION OF PRELIMINARY PLAN WITHIN 9 MONTHS OF SKETCH PLAN APPROVAL. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
    - COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS FOR S-10-004.
    - ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF WAIVER PETITION, WP-12-153, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
    - THE PRELIMINARY PLAN OR SITE DEVELOPMENT PLAN FOR PHASE I MUST BE SUBMITTED ON OR BEFORE JANUARY 01, 2013.

NO.	NORTH	EAST
143	524062.4501	1357486.5421
144	524048.3909	1357423.4085
145	524182.8964	1357384.7596
146	524217.1788	1357412.7191
147	524234.2435	1357391.7955
148	524377.6092	1357508.7196
149	524382.6654	1357502.5200
228	524345.2664	1357572.8284
230	524284.7798	1357500.6459
231	524092.0369	1357598.7441
232	524067.9268	1357577.3545
233	524129.5519	1357545.9817
801	524364.2887	1357512.0003

GENERAL NOTES (CONTINUED)

- REFERENCE WP-13-099; APPROVED JANUARY 22, 2013; TO WAIVE SECTION 16.1106(C)(3) REQUIRING THE FILING OF A COMPLETE PRELIMINARY PLAN APPLICATION, FINAL PLAN APPLICATION OR SITE DEVELOPMENT PLAN APPLICATION, SECTION 16.1106(D) FOR RESIDENTIAL PROJECTS, EACH MILESTONE OCCURS: 50 OR FEWER HOUSING UNITS 4 MONTHS AFTER STARTING DATE; 51-100 HOUSING UNITS 6 MONTHS AFTER STARTING DATE; 101+ HOUSING UNITS 9 MONTHS AFTER STARTING DATE, SECTION 16.1106(E) FOR NONRESIDENTIAL PROJECTS, EACH MILESTONE OCCURS 9 MONTHS AFTER THE STARTING DATE, AND SECTION 16.144(G)(3)(II) REQUIRING THE SUBMISSION OF PRELIMINARY PLAN 9 MONTHS FROM THE APPROVAL OF THE SKETCH PLAN. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF WAIVER PETITION, WP-13-099, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
  - THE PRELIMINARY PLAN OR SITE DEVELOPMENT PLAN FOR PHASE II MUST BE SUBMITTED ON OR BEFORE JANUARY 01, 2014.
- REFERENCE WP-13-100; APPROVED JANUARY 07, 2013; TO WAIVE SECTION 16.1106(C)(3) REQUIRING THE FILING OF A COMPLETE PRELIMINARY PLAN APPLICATION, FINAL PLAN APPLICATION OR SITE DEVELOPMENT PLAN APPLICATION, SECTION 16.1106(D) FOR RESIDENTIAL PROJECTS, EACH MILESTONE OCCURS: 50 OR FEWER HOUSING UNITS 4 MONTHS AFTER STARTING DATE; 51-100 HOUSING UNITS 6 MONTHS AFTER STARTING DATE; 101+ HOUSING UNITS 9 MONTHS AFTER STARTING DATE, SECTION 16.1106(E) FOR NONRESIDENTIAL PROJECTS, EACH MILESTONE OCCURS 9 MONTHS AFTER THE STARTING DATE, AND SECTION 16.144(G)(3)(II) REQUIRING THE SUBMISSION OF A PRELIMINARY PLAN WITHIN 9 MONTHS FROM THE APPROVAL OF THE SKETCH PLAN. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF WAIVER PETITION, WP-13-100, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
  - THE PRELIMINARY PLAN OR SITE DEVELOPMENT PLAN FOR PHASE II MUST BE SUBMITTED ON OR BEFORE OCTOBER 01, 2013.
- REFERENCE WP-15-135; APPROVED MAY 18, 2015; TO WAIVE SECTION 16.144(G)(3)(I) REQUIRING THE SUBMISSION OF THE FINAL PLAN WITHIN 4 MONTHS OF PRELIMINARY PLAN APPROVAL, SECTION 16.1106(D) FOR RESIDENTIAL PROJECTS, EACH MILESTONE OCCURS: 50 OR FEWER HOUSING UNITS 4 MONTHS AFTER STARTING DATE; 51-100 HOUSING UNITS 6 MONTHS AFTER STARTING DATE; 101+ HOUSING UNITS 9 MONTHS AFTER STARTING DATE, AND SECTION 16.1106(E) FOR NONRESIDENTIAL PROJECTS, EACH MILESTONE OCCURS 9 MONTHS AFTER THE STARTING DATE. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - THE REQUIRED CONCEPT PLAN MUST BE SUBMITTED TO THE DPZ WITHIN 30 DAYS ON OR BEFORE JUNE 18, 2015.
  - PRIOR TO THE SUBMISSION AND ACCEPTANCE OF ANY SITE DEVELOPMENT PLANS FOR PHASES 2, 3 AND 4, THE DEVELOPER SHALL SUBMIT THE PROJECT PLANS FOR DESIGN ADVISORY PANEL REVIEW.
  - COMPLIANCE WITH THE COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION DATED MAY 13, 2015.
  - THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN FOR PHASE 2 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE JULY 30, 2015.
  - THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN FOR PHASE 3 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE DECEMBER 31, 2015.
  - THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN FOR PHASE 4 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE JANUARY 30, 2016.
  - THE REQUEST TO TRANSFER 32 HOUSING UNIT ALLOCATIONS FROM PHASE 1 IS DENIED AT THIS TIME. THE 32 HOUSING UNITS ALLOCATIONS FOR PHASE 1 WHICH WERE NOT SUBMITTED UNDER SDP-15-043 CANNOT BE TRANSFERRED THROUGH WAIVER PETITION PROCESS. PLEASE CONTACT JEFF BROWND, DIVISION OF RESEARCH, FOR THE PROPER RE-PHASING PROCESS UNDER THE AFFO REGULATIONS PER SECTION 16.1104(B) OF THE COUNTY CODE.
- REFERENCE WP-16-096; APPROVED MARCH 10, 2016; TO WAIVE SECTION 16.144(G)(3)(I) REQUIRING THE SUBMISSION OF THE FINAL PLAN WITHIN 4 MONTHS OF PRELIMINARY PLAN APPROVAL, SECTION 16.1106(D) FOR RESIDENTIAL PROJECTS, EACH MILESTONE OCCURS: 50 OR FEWER HOUSING UNITS 4 MONTHS AFTER STARTING DATE; 51-100 HOUSING UNITS 6 MONTHS AFTER STARTING DATE; 101+ HOUSING UNITS 9 MONTHS AFTER STARTING DATE, AND SECTION 16.1106(E) FOR NONRESIDENTIAL PROJECTS, EACH MILESTONE OCCURS 9 MONTHS AFTER THE STARTING DATE. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - THE REQUIRED FINAL PLAN FOR THE GROSS PROJECT AREA MUST BE SUBMITTED WITHIN 30 DAYS FROM THIS LETTER, OR BEFORE APRIL 09, 2016.
  - THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN FOR PHASE 3 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE MAY 14, 2016.
  - THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN FOR PHASE 4 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE JUNE 13, 2016.
- REFERENCE WP-18-089; APPROVED JANUARY 25, 2018; REQUIRING ALTERNATIVE COMPLIANCE OF SECTION 16.144(G)(3)(I) REQUIRING THE SUBMISSION OF THE FINAL PLAN WITHIN 4 MONTHS OF PRELIMINARY PLAN APPROVAL, SECTION 16.1106(D) FOR RESIDENTIAL PROJECTS, EACH MILESTONE OCCURS: 50 OR FEWER HOUSING UNITS 4 MONTHS AFTER STARTING DATE; 51-100 HOUSING UNITS 6 MONTHS AFTER STARTING DATE; 101+ HOUSING UNITS 9 MONTHS AFTER STARTING DATE, AND SECTION 16.1106(E) FOR NONRESIDENTIAL PROJECTS, EACH MILESTONE OCCURS 9 MONTHS AFTER THE STARTING DATE, AND SECTION 16.156(D) REQUIRING THE SUBMISSION OF ORIGINALS FOR SIGNATURE WITHIN 180 DAYS OF APPROVAL OF THE SITE DEVELOPMENT PLAN, SECTION 16.144(G) WHICH REQUIRES THE PAYMENT OF FEES AND POSTING OF FINANCIAL OBLIGATION WITHIN 120 DAYS OF RECEIVING APPROVAL OF THE FINAL PLAN, SECTION 16.144(G) REQUIRING THE SUBMISSION OF ORIGINALS FOR SIGNATURE WITHIN 180 DAYS OF APPROVAL OF THE FINAL PLAN. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - THE PAYMENT OF FEES AND POSTING OF FINANCIAL OBLIGATIONS FOR THE SITE DEVELOPMENT PLAN (SDP-15-043) AND THE FINAL PLAN (F-16-013) MUST BE COMPLETED ON OR BEFORE APRIL 25, 2018.
  - THE ORIGINAL PLANARS FOR THE SITE DEVELOPMENT PLAN (SDP-15-043) AND THE FINAL PLAN (F-16-043) MUST BE SUBMITTED ON OR BEFORE APRIL 25, 2018.
  - THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN FOR PHASE 3 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE AUGUST 12, 2018.
  - THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN FOR PHASE 4 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE OCTOBER 01, 2018.
  - ON ALL FUTURE SUBDIVISION PLANS, PROVIDE A BRIEF DESCRIPTION OF ALTERNATIVE COMPLIANCE PETITION, WP-18-089, AS A GENERAL NOTE TO INCLUDE REQUEST(S), SECTION(S) OF THE REGULATIONS, ACTION AND DATE.

LEGEND

- PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- FLOODPLAIN CROSS SECTION AND ELEVATION (SOURCE: FEMA)

AREA TABULATION CHART (THIS SHEET)	
BUILDABLE LOTS TO BE RECORDED	0
OPEN SPACE LOTS TO BE RECORDED	2
BUILDABLE BULK PARCELS TO BE RECORDED	0
PARCELS TO BE RECORDED	0
TOTAL LOTS/PARCELS TO BE RECORDED	2
AREA OF BUILDABLE LOTS TO BE RECORDED	0.0000 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.6149 AC
AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	0.0000 AC
AREA OF PARCELS TO BE RECORDED	0.2510 AC
AREA OF LOTS/PARCELS TO BE RECORDED	0.8659 AC
AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	0.8659 AC

<b>OWNER/ DEVELOPER</b> 20006 DELAWARE, INC. C/O THE STRONACH GROUP 455 MAGNA DRIVE, 2ND FLOOR L4G 7A9 AURORA, ONTARIO, CANADA (905) 726-0995	<b>OWNER/ DEVELOPER</b> TRIPLE BELL FARMS, LLC 14875 BAYVIEW AVE AURORA, ONTARIO L4G 7A9 CANADA
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THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN

*Edward J. Shaw* APRIL 10, 2018  
EDWARD GLAWIE  
LAND SURVEYOR, MD. REG. NO. 21391

*Shirley H.* 4/29/18  
20006 DELAWARE, INC.  
AUTHORIZED PERSON

*Shirley H.* 4/29/18  
TRIPLE BELL FARMS, LLC  
AUTHORIZED PERSON

**PURPOSE:**  
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TM 50 PARCELS 384 & 441, TO CREATE BUILDABLE BULK PARCELS A-C, OPEN SPACE LOTS D-I, PARCELS J-L, AND CREATE VARIOUS EASEMENTS.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT.

*Michael J. Davis* 6/13/18  
HOWARD COUNTY HEALTH OFFICER  
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Cheryl Edwards* 6-29-18  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE

*Keat Sheehy* 8-16-18  
DIRECTOR  
DATE

OWNER'S CERTIFICATE

WE, 20006 DELAWARE INC. AND TRIPLE BELL FARMS LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 29<sup>th</sup> DAY OF April, 2018.

20006 DELAWARE, INC.  
AUTHORIZED PERSON  
*Shirley H.*  
SHIRLEY H.  
CFO

TRIPLE BELL FARMS, LLC.  
AUTHORIZED PERSON  
*Shirley H.*  
SHIRLEY H.  
CFO

JOHN SIMONETTI  
CFO

JOHN SIMONETTI  
CFO

WITNESS  
*John Simonetti*

WITNESS  
*John Simonetti*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF (1) PART OF THAT LAND DESCRIBED IN CONVEYANCE FROM LAUREL RACING ASSOCIATION LIMITED PARTNERSHIP TO MI DEVELOPMENTS (MARYLAND) INC. BY DEED DATED FEBRUARY 01, 2007 AND RECORDED IN LIBER 10518, FOLIO 157, AND (2) ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM PHUC NGO AND CHERRY TRAN TO TRIPLE BELL FARMS LLC BY DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13298, FOLIO 377, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION/RENEWAL DATE JUNE 04, 2019.

*Edward J. Shaw* APRIL 10, 2018  
EDWARD GLAWIE  
LAND SURVEYOR, MD. REG. NO. 21391



**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET  
ELIGOTT CITY, MD 21043  
TEL: 410.461.7666  
FAX: 410.461.6961

RECORDED AS PLAT No. 29741 ON 8/27/18  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION  
**LAUREL PARK STATION, PHASE 1**  
BUILDABLE BULK PARCELS A, B, & C,  
OPEN SPACE LOTS D, E, F, G, H, & I  
AND PARCELS J, K, & L

A SUBDIVISION OF TM 50, PARCELS 384 & 441  
(LIBER 10518 FOLIO 157, LIBER 13298 FOLIO 377)  
DPZ REF'S: F-11-004, PLAT 15007, S-10-004, SDP-01-32, SDP-15-043, WP-01-24,  
WP-01-106, WP-10-171, WP-11-184, WP-12-153, WP-13-072,  
WP-13-099, WP-13-100, WP-14-064, WP-15-001, WP-15-092, WP-15-135,  
WP-16-096, WP-16-198, WP-18-089.

ZONED: TOD  
TAX MAP 50, BLOCK 10, PARCELS 384 & 441  
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: 1" = 50' GRAPHIC SCALE APRIL 10, 2018  
SHEET 2 OF 14

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-1	394.00'	127.89'	18°35'50"	64.51'	S54°14'07"W 127.33'
C-2	427.00'	41.72'	5°35'53"	20.88'	S66°19'59"W 41.70'
C-3	217.00'	37.07'	9°47'18"	18.58'	S74°01'34"W 37.03'
C-4	127.00'	34.00'	15°20'16"	17.10'	S86°35'22"W 33.90'
C-5	107.00'	42.51'	22°45'44"	21.54'	N74°21'38"W 42.23'
C-6	80.00'	51.73'	37°02'52"	26.80'	N44°27'21"W 50.83'
C-7	542.00'	15.65'	1°39'16"	7.83'	N25°06'17"W 15.65'
C-8	482.00'	41.17'	4°53'39"	20.60'	S23°29'05"E 41.16'
C-9	20.00'	12.93'	37°02'52"	6.70'	S44°27'21"E 12.71'
C-10	47.00'	18.67'	22°45'44"	9.46'	S74°21'38"E 18.55'
C-11	67.00'	17.94'	15°20'16"	9.02'	N86°35'22"E 17.88'
C-12	157.00'	26.82'	9°47'18"	13.44'	N74°01'34"E 26.79'
C-13	367.00'	35.86'	5°35'53"	17.94'	N66°19'59"E 35.84'
C-14	334.00'	108.41'	18°35'50"	54.89'	N54°14'07"E 107.94'

FLOOD PLAIN CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
F1	13.68'	9.08'	38°01'35"	4.71'	N86°12'28"E 8.91'
F13	4.03'	0.70'	01°09'15"	0.35'	N76°41'28"E 0.70'

FLOOD PLAIN LINE TABLE	
LINE	COURSE
F2	N44°40'34"W 166.01'
F3	S64°54'48"E 60.44'
F4	S89°19'56"E 15.15'
F5	S74°00'23"E 5.62'
F6	S88°20'47"E 18.16'
F7	S62°29'37"E 3.25'
F8	S41°10'35"W 5.76'
F9	S13°35'24"W 10.62'
F10	S63°45'43"E 7.35'
F11	S12°55'21"E 6.57'
F12	N71°54'29"E 18.82'

COORDINATE TABLE		
NO.	NORTH	EAST
165	524151.5706	1358050.0947
166	524174.3206	1357785.3717
167	524030.7322	1357657.9851
168	523832.7024	1357617.7996
169	523955.9273	1357591.6208
170	523872.8938	1357517.9564
171	523836.3960	1357559.0962
195	523721.1077	1357517.9443
196	523773.1644	1357502.9993
234	524125.4185	1358204.4598
235	524081.4290	1358253.3358
236	523979.0441	1358151.1766
237	523904.6280	1358047.8816
238	523882.7242	1358003.8640
239	523865.9838	1357965.6685
240	523838.0535	1357892.4034
241	523827.9638	1357856.8062
242	523818.4367	1357808.6649
243	523816.4201	1357774.8289
244	523817.4874	1357763.3811
806	524007.5073	1357884.1839
819	524067.1061	1358156.4181
820	524031.4623	1357962.6303



**LEGEND**

- WETLANDS
- PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- PRIVATE DRAINAGE & UTILITY EASEMENT
- FLOODPLAIN CROSS SECTION AND ELEVATION (SOURCE: FEMA)

AREA TABULATION CHART (THIS SHEET)	
BUILDABLE LOTS TO BE RECORDED	0
OPEN SPACE LOTS TO BE RECORDED	1 & P/O 2
BUILDABLE BULK PARCELS TO BE RECORDED	1 & P/O 2
PARCELS TO BE RECORDED	P/O 1
TOTAL LOTS/PARCELS TO BE RECORDED	1 & P/O 3
AREA OF BUILDABLE LOTS TO BE RECORDED	0.0000 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	2.4894 AC
AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	0.0000 AC
AREA OF PARCELS TO BE RECORDED	1.0028 AC
AREA OF LOTS/PARCELS TO BE RECORDED	3.4922 AC
AREA OF ROADWAY TO BE RECORDED	0.0405 AC
TOTAL AREA TO BE RECORDED	3.4922 AC

**OWNER/DEVELOPER**  
 20006 DELAWARE, INC.  
 C/O THE STRONACH GROUP  
 455 MAGNA DRIVE, 2ND FLOOR  
 L4G 7A9  
 AURORA, ONTARIO, CANADA  
 (905) 726-0995

**OWNER/DEVELOPER**  
 TRIPLE BELL FARMS  
 18475 BAYVIEW AVE  
 L4G 7A9  
 CANADA

THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Edward J. Slone* APRIL 10, 2018  
 EDWARD GLAWE DATE  
 LAND SURVEYOR, M.D. REG. NO. 21391

*Shimith* 4/27/18  
 20006 DELAWARE, INC. DATE  
 AUTHORIZED PERSON  
*Shimith* 4/27/18  
 TRIPLE BELL FARMS, LLC DATE  
 AUTHORIZED PERSON

**PURPOSE:**  
 THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TM 50 PARCELS 384 & 441, TO CREATE BUILDABLE BULK PARCELS A-C, OPEN SPACE LOTS D-I, PARCELS J-L, AND CREATE VARIOUS EASEMENTS.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT.

*Richard J. Davis* 4/13/18  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
 AND ZONING

*Chad Edmonson* 6-29-18  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kathy Seelbach* 8-26-18  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, 20006 DELAWARE INC. AND TRIPLE BELL FARMS LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 27th DAY OF April, 2018.

20006 DELAWARE, INC.  
 AUTHORIZED PERSON  
*John Simonetti* JOHN SIMONETTI CFO WITNESS

TRIPLE BELL FARMS, LLC.  
 AUTHORIZED PERSON  
*John Simonetti* JOHN SIMONETTI CFO WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF (1) PART OF THAT LAND DESCRIBED IN CONVEYANCE FROM LAUREL RACING ASSOCIATION LIMITED PARTNERSHIP TO MI DEVELOPMENTS (MARYLAND) INC. BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157, AND (2) ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM PHILIP INGO AND CHERRY TRAM TO TRIPLE BELL FARMS, LLC BY DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13296, FOLIO 377, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION/RENEWAL DATE JUNE 04, 2019.

*Edward J. Slone* APRIL 10, 2018  
 EDWARD GLAWE DATE  
 LAND SURVEYOR, MD REG. NO. 21391

**ROBERT H. VOGEL**  
 ENGINEERS - SURVEYORS - PLANNERS  
 8407 MAIN STREET  
 ELLETTT CITY, MD 21043 TEL: 410.481.7666  
 FAX: 410.481.8951

RECORDED AS PLAT No. 24742 ON 8/27/18  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF SUBDIVISION  
 LAUREL PARK STATION, PHASE 1**  
 BUILDABLE BULK PARCELS A, B, & C,  
 OPEN SPACE LOTS D, E, F, G, H, & I  
 AND PARCELS J, K, & L

A SUBDIVISION OF TM 50, PARCELS 384 & 441  
 (LIBER 10518 FOLIO 157, LIBER 13296 FOLIO 377)

DPZ REF'S: P-11-004, PLAT 15007, S-10-004, SDP-01-32, SDP-15-043, WP-01-24,  
 WP-01-106, WP-10-171, WP-11-171, WP-11-184, WP-12-153, WP-13-078,  
 WP-13-099, WP-13-100, WP-14-064, WP-15-001, WP-15-092, WP-15-135

ZONED: TOD

TAX MAP 50, BLOCK 10, PARCELS 384 & 441  
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' GRAPHIC SCALE APRIL 10, 2018

SHEET 3 OF 14

K:\PROJECTS\07-11 SURVEY.dwg (RECORD PLATS)\PHASE 1\PLAT13R3.dwg

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-3	217.00'	37.07'	9°47'18"	18.58'	N74°01'34"E 37.03'
C-4	127.00'	34.00'	15°20'16"	17.10'	N86°35'22"E 33.90'

COORDINATE TABLE		
NO.	NORTH	EAST
184	523609.3291	1358127.9018
185	523553.2086	1358050.0142
186	523494.1981	1357971.7725
187	523434.6412	1357888.3505
188	523380.0175	1357792.8714
189	523312.2670	1357711.4793
190	523248.3944	1357633.3697
191	523226.0899	1357606.8890
192	523249.8556	1357571.8505
193	523269.9083	1357505.9517
194	523643.9423	1357480.1816
195	523721.1077	1357517.9443
238	523865.9838	1357965.6685
240	523836.0535	1357892.4034
241	523827.8638	1357856.8062
242	523818.4367	1357808.6649
243	523816.4201	1357774.8289
244	523817.4974	1357760.3611

FLOOD PLAIN LINE TABLE	
LINE	COURSE
F14	N42°18'20"W 15.32'
F15	N45°51'02"W 95.01'

**LEGEND**

- WETLANDS
- PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- FLOODPLAIN CROSS SECTION AND ELEVATION (SOURCE: FEMA)

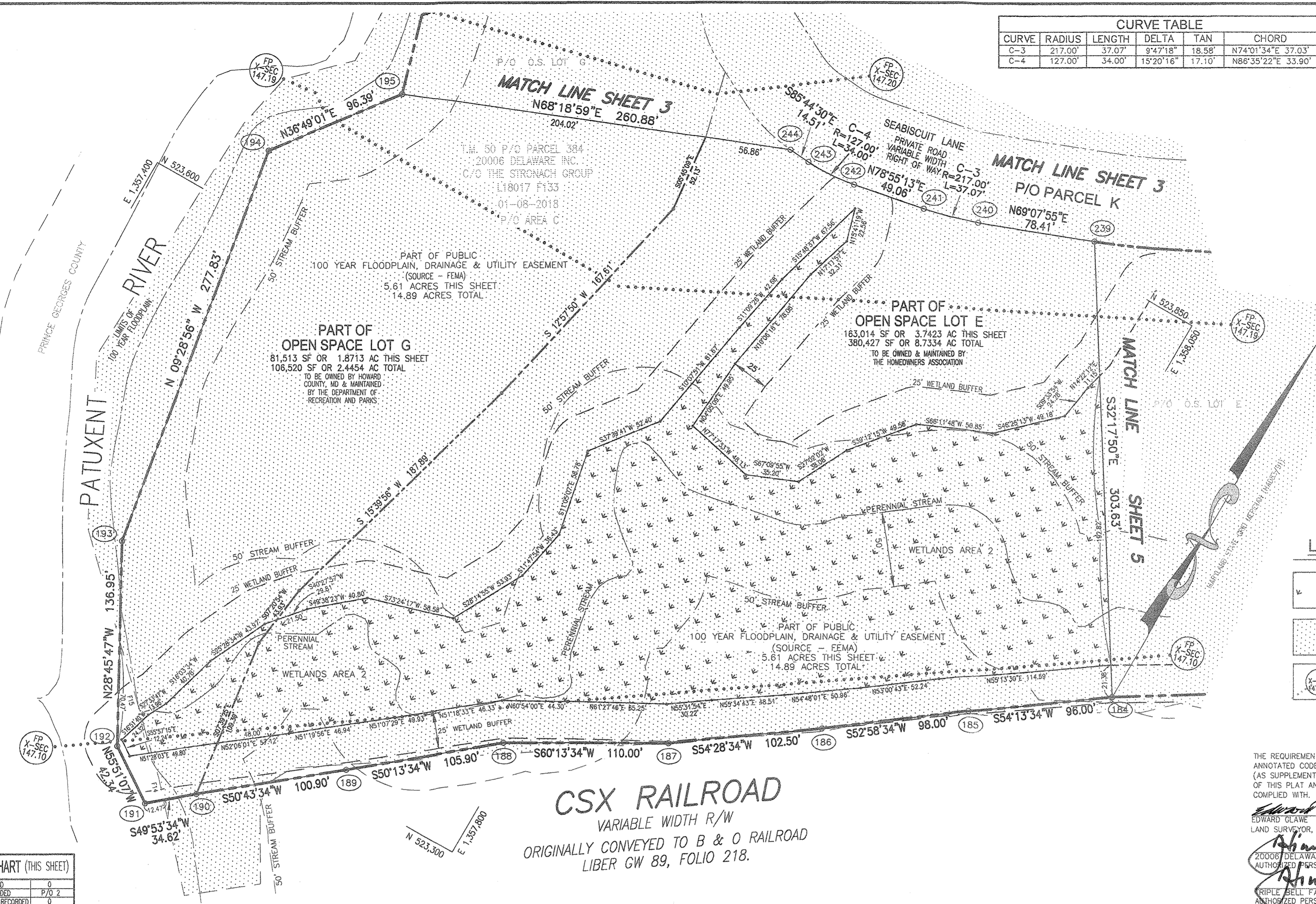
THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Edward J. Glavin* APRIL 10, 2018  
 EDWARD GLAVIN  
 LAND SURVEYOR, MD REG. NO. 21391

*John Simonetti* 4/27/18  
 JOHN SIMONETTI  
 AUTHORIZED PERSON

*John Simonetti* 4/27/18  
 JOHN SIMONETTI  
 AUTHORIZED PERSON

**PURPOSE:**  
 THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TM 50 PARCELS 384 & 441, TO CREATE BUILDABLE BULK PARCELS A-C, OPEN SPACE LOTS D-I, PARCELS J-L, AND CREATE VARIOUS EASEMENTS.



AREA TABULATION CHART (THIS SHEET)	
BUILDABLE LOTS TO BE RECORDED	0
OPEN SPACE LOTS TO BE RECORDED	P/O 2
BUILDABLE BULK PARCELS TO BE RECORDED	0
PARCELS TO BE RECORDED	0
TOTAL LOTS/PARCELS TO BE RECORDED	P/O 2
AREA OF BUILDABLE LOTS TO BE RECORDED	0.0000 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	5.6136 AC
AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	0.0000 AC
AREA OF PARCELS TO BE RECORDED	0.0000 AC
AREA OF LOTS/PARCELS TO BE RECORDED	5.6136 AC
AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	5.6136 AC

**CSX RAILROAD**  
 VARIABLE WIDTH R/W  
 ORIGINALLY CONVEYED TO B & O RAILROAD  
 LIBER GW 89, FOLIO 218.

**OWNER/ DEVELOPER**    **OWNER/ DEVELOPER**  
 20006 DELAWARE, INC.    TRIPLE BELL FARMS  
 C/O THE STRONACH GROUP    18475 BAYVIEW AVE  
 455 MAGNA DRIVE, 2ND FLOOR    AURORA, ONTARIO  
 L4G 7A9    L4G 7A9  
 AURORA, ONTARIO, CANADA  
 (905) 726-0995

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT.

*Michael J. Dainoff* 6/13/18  
 HOWARD COUNTY HEALTH OFFICER    DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
 AND ZONING

*Chad Edwards* 6-29-18  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION    DATE

*Kevin Stenhouse* 8-16-18  
 DIRECTOR    DATE

**OWNER'S CERTIFICATE**

WE, 20006 DELAWARE INC. AND TRIPLE BELL FARMS LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT TO 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 27th DAY OF April, 2018.

*John Simonetti*    JOHN SIMONETTI    CFO    WITNESS  
 20006 DELAWARE, INC. AUTHORIZED PERSON

*John Simonetti*    JOHN SIMONETTI    CFO    WITNESS  
 TRIPLE BELL FARMS LLC. AUTHORIZED PERSON

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF (1) PART OF THAT LAND DESCRIBED IN CONVEYANCE FROM LAUREL RACING ASSOCIATION LIMITED PARTNERSHIP TO MI DEVELOPMENTS (MARYLAND) INC. BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157, AND (2) ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM PHUC NGO AND CHERRY TRAN TO TRIPLE BELL FARMS LLC BY DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13296, FOLIO 377, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION/RENEWAL DATE JUNE 04, 2019.

*Edward J. Glavin* APRIL 10, 2018  
 EDWARD GLAVIN  
 LAND SURVEYOR, MD REG. NO. 21391

**ROBERT H. VOGEL**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET    TEL: 410.461.7666  
 ELLIGOTT CITY, MD 21043    FAX: 410.461.8951

RECORDED AS PLAT No. 24743 ON 9/27/18  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION  
**LAUREL PARK STATION, PHASE 1**  
 BUILDABLE BULK PARCELS A, B, & C,  
 OPEN SPACE LOTS D, E, F, G, H, & I  
 AND PARCELS J, K, & L  
 (A SUBDIVISION OF TM 50, PARCELS 384 & 441  
 (LIBER 10518 FOLIO 157, LIBER 13296 FOLIO 377))  
 DPZ REF'S: P-11-004, PLAT 15007, S-10-004, SDP-01-32, SDP-15-043, WP-01-24,  
 WP-01-106, WP-10-171, WP-11-171, WP-11-184, WP-12-153, WP-13-078,  
 WP-13-099, WP-13-100, WP-14-084, WP-15-001, WP-15-092, WP-15-135  
 ZONED: TOD  
 TAX MAP 50, BLOCK 10, PARCELS 384 & 441  
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 50'    GRAPHIC SCALE    APRIL 10, 2018  
 SHEET 4 OF 14

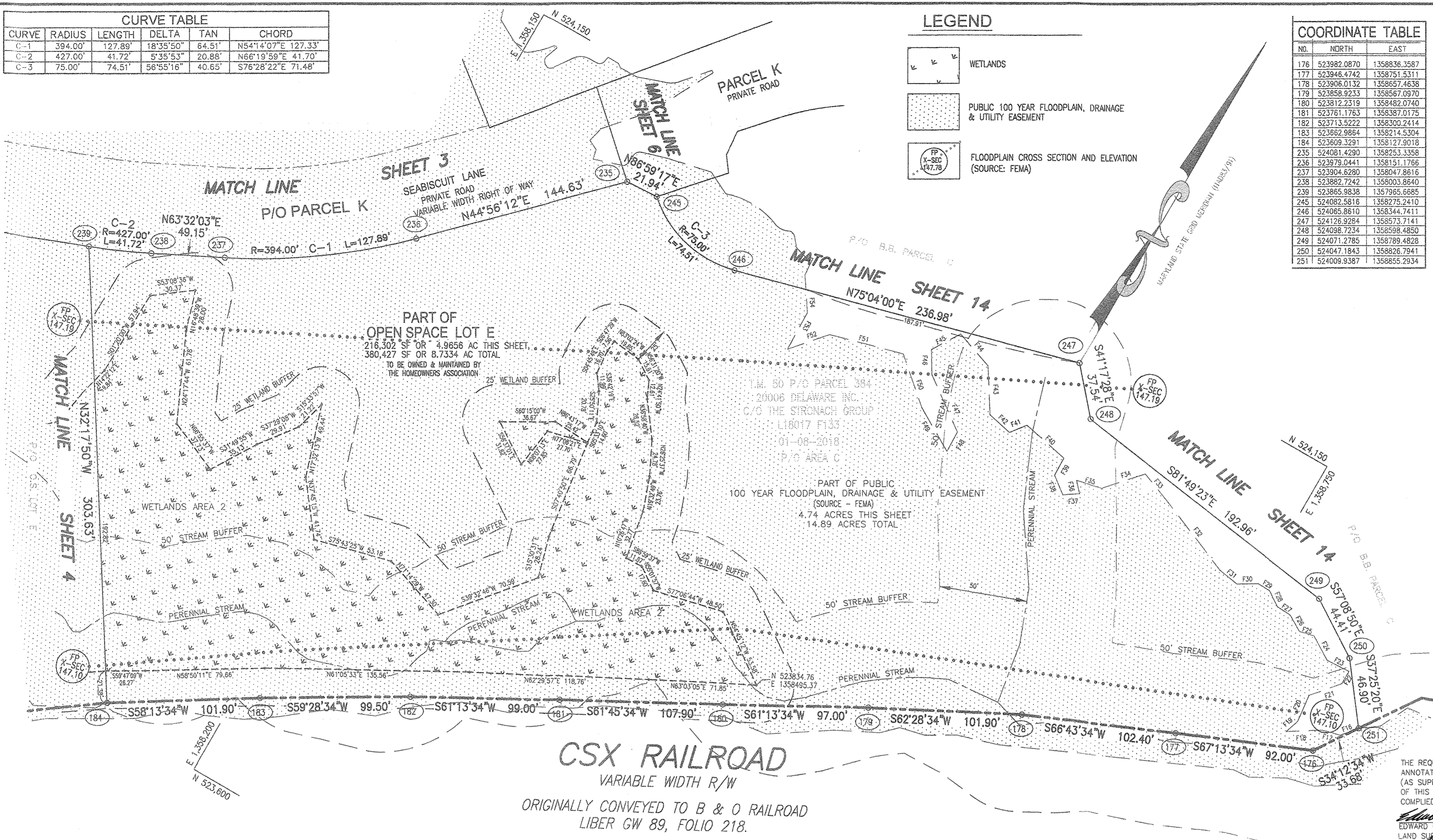
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-1	394.00'	127.89'	18°35'50"	64.51'	N54°14'07"E 127.33'
C-2	427.00'	41.72'	5°35'53"	20.88'	N66°19'59"E 41.70'
C-3	75.00'	74.51'	56°55'16"	40.65'	S76°28'22"E 71.48'

**LEGEND**

- WETLANDS
- PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- FLOODPLAIN CROSS SECTION AND ELEVATION (SOURCE: FEMA)

COORDINATE TABLE		
NO.	NORTH	EAST
176	523982.0870	1358836.3587
177	523946.4742	1358751.5311
178	523906.0132	1358657.4638
179	523858.9233	1358562.0970
180	523812.2319	1358467.0740
181	523761.1763	1358371.0175
182	523713.5222	1358276.2414
183	523662.9864	1358181.5304
184	523609.3291	1358087.9018
235	524081.4290	1358253.3358
236	523979.0441	1358151.1766
237	523904.6290	1358047.8616
238	523862.7242	1358003.8640
239	523865.9838	1357965.6685
245	524082.5816	1358275.2410
246	524065.8610	1358344.7411
247	524128.9284	1358573.7141
248	524038.7234	1358598.4850
249	524071.2785	1358789.4828
250	524047.1843	1358826.7941
251	524009.9387	1358855.2934

FLOOD PLAIN LINE TABLE	
LINE	COURSE
F16	S38°48'27"W 13.04'
F17	S76°23'54"W 12.88'
F18	S57°30'08"W 23.53'
F19	N17°58'49"E 10.22'
F20	N08°31'04"W 18.75'
F21	N40°54'39"E 23.01'
F22	N00°10'51"E 9.51'
F23	S87°11'30"W 16.30'
F24	N58°17'22"W 18.56'
F25	S76°28'33"W 9.92'
F26	N59°31'49"W 12.61'
F27	N87°07'53"W 9.98'
F28	N65°39'32"W 11.80'
F29	N89°31'07"W 9.36'
F30	S59°00'12"W 14.03'
F31	N80°49'02"W 14.32'
F32	N67°14'19"W 60.61'
F33	N69°08'30"W 20.77'
F34	S41°45'19"W 30.32'
F35	S75°45'54"E 17.16'
F36	S42°21'08"E 9.11'
F37	S56°10'55"W 11.13'
F38	N52°22'12"W 14.22'
F39	N01°26'28"E 12.95'
F40	N78°08'39"W 32.72'
F41	S37°34'40"W 12.66'
F42	N78°03'08"W 17.49'
F43	N32°18'00"W 32.37'
F44	N70°52'53"W 27.85'
F45	S31°59'02"E 21.84'
F46	S30°42'01"E 16.64'
F47	S54°07'16"E 41.75'
F48	S01°54'32"E 14.55'
F49	N59°52'49"W 33.78'
F50	N49°13'00"W 37.50'
F51	S74°33'25"W 50.40'
F52	S41°02'05"W 29.60'
F53	N01°23'27"W 27.48'
F54	N33°29'41"W 15.59'



AREA TABULATION CHART (THIS SHEET)	
BUILDABLE LOTS TO BE RECORDED	0
OPEN SPACE LOTS TO BE RECORDED	P/O 1
BUILDABLE BULK PARCELS TO BE RECORDED	0
PARCELS TO BE RECORDED	0
TOTAL LOTS/PARCELS TO BE RECORDED	P/O 1
AREA OF BUILDABLE LOTS TO BE RECORDED	0.0000 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	4.9656 AC
AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	0.0000 AC
AREA OF PARCELS TO BE RECORDED	0.0000 AC
AREA OF LOTS/PARCELS TO BE RECORDED	4.9656 AC
AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	4.9656 AC

**CSX RAILROAD**  
VARIABLE WIDTH R/W  
ORIGINALLY CONVEYED TO B & O RAILROAD  
LIBER GW 89, FOLIO 218.

**OWNER/ DEVELOPER**  
20006 DELAWARE, INC.  
C/O THE STRONACH GROUP  
455 MAGNA DRIVE, 2ND FLOOR  
L4G 7A9  
AURORA, ONTARIO,  
(905) 726-0995

**OWNER/ DEVELOPER**  
TRIPLE BELL FARMS  
18475 BAYVIEW AVE  
AURORA, ONTARIO  
L4G 7A9  
CANADA

THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Edward J. Glawe* APRIL 10, 2018  
EDWARD GLAWE  
LAND SURVEYOR, MD REG. NO. 21391

*John Simonetti* 4/27/18  
20006 DELAWARE, INC.  
AUTHORIZED PERSON

*John Simonetti* 4/27/18  
TRIPLE BELL FARMS LLC  
AUTHORIZED PERSON

**PURPOSE:**  
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TM 50 PARCELS 384 & 441, TO CREATE BUILDABLE BULK PARCELS A-C, OPEN SPACE LOTS D-I, PARCELS J-L, AND CREATE VARIOUS EASEMENTS.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT.

*Mark J. Davis* 4/13/18  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
AND ZONING

*John Simonetti* 6-29-18  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kent Johnson* 8-16-18  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, 20006 DELAWARE, INC. AND TRIPLE BELL FARMS LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 29th DAY OF April, 2018.

20006 DELAWARE, INC.  
AUTHORIZED PERSON  
*John Simonetti*  
JOHN SIMONETTI  
CFO

TRIPLE BELL FARMS LLC  
AUTHORIZED PERSON  
*John Simonetti*  
JOHN SIMONETTI  
CFO

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF (1) PART OF THAT LAND DESCRIBED IN CONVEYANCE FROM LAUREL RACING ASSOCIATION LIMITED PARTNERSHIP TO MI DEVELOPMENTS (MARYLAND) INC. BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157, AND (2) ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM PHUC NGO AND CHERRY TRAN TO TRIPLE BELL FARMS LLC BY DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13296, FOLIO 377. ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION/RENEWAL DATE JUNE 04, 2019.

*Edward J. Glawe* APRIL 10, 2018  
EDWARD GLAWE  
LAND SURVEYOR, MD REG. NO. 21391

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET  
BLUDDY CITY, MD 21043 TEL: 410-261-7566 FAX: 410-261-8961

RECORDED AS PLAT No. 24744 ON 8/27/18  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF SUBDIVISION  
LAUREL PARK STATION, PHASE 1**  
BUILDABLE BULK PARCELS A, B, & C,  
OPEN SPACE LOTS D, E, F, G, H, & I  
AND PARCELS J, K, & L

A SUBDIVISION OF TM 50, PARCELS 384 & 441  
(LIBER 10518 FOLIO 157, LIBER 13296 FOLIO 377)

DPZ REF'S: P-11-004, PLAT 15007, S-10-004, SDP-01-32, SDP-15-043, WP-01-24, WP-01-106, WP-10-171, WP-11-171, WP-11-184, WP-12-153, WP-13-076, WP-13-099, WP-13-100, WP-14-084, WP-15-001, WP-15-092, WP-15-135

ZONED: TOD

TAX MAP 50, BLOCK 10, PARCELS 384 & 441  
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' GRAPHIC SCALE APRIL 10, 2018

SHEET 5 OF 14

K:\PROJECTS\07-11\SURVEY.dwg \RECORD PLATS\PHASE 1\PLAT53.dwg

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-1	359.00'	25.46'	4'03'49"	12.74'	S52'41'22"E 25.46'
C-2	19.00'	6.44'	19'24'21"	3.25'	S64'25'27"E 6.40'
C-3	145.00'	70.66'	27'55'10"	36.04'	S88'05'12"E 69.96'
C-4	73.00'	53.92'	42'19'09"	28.26'	S80'54'12"E 52.70'
C-5	32.00'	25.24'	45'11'23"	13.32'	S82'20'18"E 24.59'
C-6	32.00'	25.24'	45'11'23"	13.32'	S52'28'19"W 24.59'
C-7	73.00'	85.45'	67'04'13"	48.38'	S63'24'44"W 80.66'
C-8	191.00'	56.55'	16'57'55"	28.49'	S50'01'54"W 56.35'

COORDINATE TABLE		
NO.	NORTH	EAST
150	524746.5331	1357799.6459
151	524690.8230	1357867.9385
152	524688.3017	1357866.0381
153	524645.7324	1357918.0352
154	524648.0537	1357919.9356
155	524544.1962	1358046.7946
156	524469.2836	1357980.4463
164	524437.8862	1358019.1638
197	524546.1216	1358115.2911
234	524125.4185	1358204.4598
235	524081.4290	1358253.3358
245	524082.5816	1358275.2410
252	524547.8367	1358124.3238
253	524520.2236	1358099.8370
254	524486.7325	1358102.4997
255	524395.7821	1358213.4527
256	524380.3527	1358233.6990
257	524349.6718	1358277.0654
258	524346.9069	1358282.8423
259	524344.5713	1358352.7627
260	524336.2391	1358404.8011
261	524332.9608	1358429.1712
262	524251.7978	1358450.8175
263	524236.8190	1358431.3166
279	524200.7192	1358359.1887
280	524164.5228	1358316.0033
295	524146.8133	1358300.3082
455	524129.5486	1358301.3494
456	524119.7161	1358308.6629
818	524221.2500	1358283.4123
821	524667.7373	1357738.0407

FLOOD PLAIN LINE TABLE	
LINE	COURSE
F55	N63°46'04"W 4.30'
F56	S77°50'51"W 30.08'
F57	S69°54'17"W 21.45'
F58	S13°04'45"W 11.13'
F59	S70°53'06"W 21.34'
F60	N15°34'13"W 20.74'
F61	N41°10'35"E 34.58'
F62	N28°08'54"E 48.80'
F63	N54°43'12"W 1.80'
F64	S40°23'07"W 21.87'
F65	S49°50'01"W 6.01'
F66	S68°43'49"W 6.01'
F67	S70°27'52"W 17.23'
F68	S89°27'35"W 4.13'

**LEGEND**

- VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
- PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT

AREA TABULATION CHART (THIS SHEET)	
BUILDABLE LOTS TO BE RECORDED	0
OPEN SPACE LOTS TO BE RECORDED	0
BUILDABLE BULK PARCELS TO BE RECORDED	0
PARCELS TO BE RECORDED	1 & P/O 1
TOTAL LOTS/PARCELS TO BE RECORDED	1 & P/O 1
AREA OF BUILDABLE LOTS TO BE RECORDED	0.0000 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC
AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	0.0000 AC
AREA OF PARCELS TO BE RECORDED	2.0118 AC
AREA OF LOTS/PARCELS TO BE RECORDED	2.0118 AC
AREA OF ROADWAY TO BE RECORDED	0.0544 AC
TOTAL AREA TO BE RECORDED	2.0662 AC

**OWNER/ DEVELOPER**  
 20006 DELAWARE, INC.  
 C/O THE STRONACH GROUP  
 455 MAGNA DRIVE, 2ND FLOOR  
 L4G 7A9  
 AURORA, ONTARIO,  
 (905) 726-0995

**OWNER/ DEVELOPER**  
 TRIPLE BELL FARMS  
 18475 BAYVIEW AVE  
 AURORA, ONTARIO  
 L4G 7A9  
 CANADA

**OWNER'S CERTIFICATE**

WE, 20006 DELAWARE INC. AND TRIPLE BELL FARMS LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 29<sup>th</sup> DAY OF Apr. L., 2018.

20006 DELAWARE, INC. AUTHORIZED PERSON: John Simonetti CFO  
 TRIPLE BELL FARMS, LLC. AUTHORIZED PERSON: John Simonetti CFO

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF (1) PART OF THAT LAND DESCRIBED IN CONVEYANCE FROM LAUREL RACING ASSOCIATION LIMITED PARTNERSHIP TO M DEVELOPMENTS (MARYLAND) INC. BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157, AND (2) ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM PHUC NGO AND CHERRY TRAN TO TRIPLE BELL FARMS LLC BY DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13296, FOLIO 377, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION/RENEWAL DATE JUNE 04, 2019.

Edward G. Shaw APRIL 10, 2018  
 LAND SURVEYOR, MD REG. NO. 21391



**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET  
 ELLICOTT CITY, MD 21043 FAX 410.481.3994

RECORDED AS PLAT No. 24745 ON 8/27/19  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF SUBDIVISION  
 LAUREL PARK STATION, PHASE 1**

BUILDABLE BULK PARCELS A, B, & C,  
 OPEN SPACE LOTS D, E, F, G, H, & I  
 AND PARCELS J, K, & L  
 A SUBDIVISION OF TM 50, PARCELS 384 & 441  
 (LIBER 10518 FOLIO 157, LIBER 13296 FOLIO 377)

DPZ REF'S: P-11-004, PLAT 15007, S-10-004, SDP-01-32, SDP-15-043, WP-01-24, WP-01-106, WP-10-171, WP-11-171, WP-11-184, WP-12-153, WP-13-078, WP-13-099, WP-13-100, WP-14-064, WP-15-001, WP-15-092, WP-15-135

ZONED: TOD  
 TAX MAP 50, BLOCK 10, PARCELS 384 & 441  
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'  
 GRAPHIC SCALE  
 APRIL 10, 2018

K:\PROJECTS\07-11\SURVEY\dwg\RECORD PLATS\PHASE 1\RPLATSR3.dwg

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-1	359.00'	25.46'	4°03'49"	12.74'	N52°41'22"W 25.46'
C-2	19.00'	6.44'	19°24'21"	3.25'	N64°25'27"W 6.40'
C-3	145.00'	70.66'	27°55'10"	36.04'	N88°05'12"W 69.96'
C-4	73.00'	53.92'	42°19'09"	28.26'	S80°54'12"E 52.70'
C-5	32.00'	25.24'	45°11'23"	13.32'	N82°20'18"W 24.59'

COORDINATE TABLE		
NO.	NORTH	EAST
159	524504.2203	1358219.4219
160	524437.1153	1358297.0841
161	524432.8835	1358293.3893
198	524552.2153	1358147.3845
252	524547.8367	1358124.3238
253	524520.2236	1358099.8370
254	524486.7325	1358102.4997
255	524395.7821	1358213.4527
256	524380.3527	1358233.6990
257	524349.6718	1358277.0654
258	524346.9069	1358282.8623
259	524344.5713	1358352.7627
260	524336.2391	1358404.8011
261	524332.9608	1358429.1712
264	524918.6327	1358668.5931
265	524431.4670	1358798.5210
826	524670.8213	1358357.8889
826	524661.7947	1358269.0360
827	524494.3029	1358231.0462
828	524517.0098	1358230.0529

WETLANDS AREA 3 LINE TABLE		
LINE	COURSE	
W1	S39°43'50"W	31.28'
W2	S70°39'10"E	26.20'
W3	N14°21'29"W	11.03'
W4	N11°01'34"W	15.28'
W5	N39°43'50"E	8.36'
W6	S74°21'17"E	25.97'
W7	S75°23'34"E	11.27'
W8	N64°52'41"E	17.12'
W9	N63°34'58"E	13.17'
W10	N63°34'58"E	13.17'
W11	S69°05'08"E	9.67'
W12	N50°56'54"E	18.89'
W13	N09°36'15"W	11.43'
W14	N29°57'47"E	13.16'
W15	N61°30'27"E	12.49'
W16	N55°10'47"E	17.53'
W17	N56°07'11"E	22.74'
W18	N32°15'13"E	9.54'
W19	N58°13'25"E	14.32'
W20	N78°18'08"E	18.59'
W21	N78°58'09"E	17.50'
W22	N58°05'15"E	14.42'
W23	N73°17'38"E	10.53'
W24	N58°19'48"E	14.92'
W25	N58°17'20"E	21.72'
W26	N52°06'17"E	11.19'
W27	N38°45'35"E	22.85'
W28	N49°33'32"E	10.71'
W29	N60°04'39"E	15.00'
W30	N55°17'43"E	31.37'
W31	N60°21'53"E	23.83'
W32	N54°04'48"E	9.77'
W33	S14°56'00"E	71.59'
W34	S39°43'50"W	17.13'

N. 2ND STREET U.S. ROUTE 1 (NB)  
 VARIABLE WIDTH SPA R/W  
 EXISTING PRINCIPAL ARTERIAL ROAD  
 LAND DEDICATED TO SPA  
 FOR THE PURPOSE OF PUBLIC ROAD  
 820 SF OR 0.0190 AC

TM. 50, PARCEL 383  
 RACHIBIR P. SEHGAL  
 L.3631 F.422  
 ZONING: CAC-CL1

TM. 50, PARCEL 459  
 RACHIBIR P. SEHGAL  
 HARJET K. SEHGAL  
 L.9424 F.285  
 ZONING: CAC-CL1

TM. 50, PARCEL 445  
 GEORGE H. MCDANIEL JR.  
 L.505 F.306  
 ZONING: CAC-CL1

BUILDABLE BULK PARCEL A  
 211,545 SF OR 4.8564 AC TOTAL

TM. 50 P/O PARCEL 384  
 20006 DELAWARE INC.  
 C/O THE STRONACH GROUP  
 L18017 F133  
 01-08-2018  
 P/O AREA C

LEGEND

- WETLANDS
- VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
- EXISTING 15' PUBLIC SEWER EASEMENT L469 F362

AREA TABULATION CHART (THIS SHEET)

BUILDABLE LOTS TO BE RECORDED	0
OPEN SPACE LOTS TO BE RECORDED	0
BUILDABLE BULK PARCELS TO BE RECORDED	1
PARCELS TO BE RECORDED	0
TOTAL LOTS/PARCELS TO BE RECORDED	1
AREA OF BUILDABLE LOTS TO BE RECORDED	0.0000 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC
AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	4.8564 AC
AREA OF PARCELS TO BE RECORDED	0.0000 AC
AREA OF LOTS/PARCELS TO BE RECORDED	4.8564 AC
AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	4.8564 AC

OWNER/ DEVELOPER OWNER/ DEVELOPER  
 20006 DELAWARE, INC. TRIPLE BELL FARMS  
 C/O THE STRONACH GROUP 18475 BAYVIEW AVE  
 455 MAGNA DRIVE, 2ND FLOOR AURORA, ONTARIO  
 L4G 7A9 L4G 7A9  
 AURORA, ONTARIO, CANADA  
 (905) 726-0995

THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Edward J. Glawe APRIL 10, 2018  
 EDWARD GLAWÉ  
 LAND SURVEYOR, MD. REG. NO. 21391  
 4/29/18  
 20006 DELAWARE, INC.  
 AUTHORIZED PERSON  
 4/29/18  
 TRIPLE BELL FARMS LLC  
 AUTHORIZED PERSON

PURPOSE:  
 THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TM 50 PARCELS 384 & 441, TO CREATE BUILDABLE BULK PARCELS A-C, OPEN SPACE LOTS D-I, PARCELS J-L, AND CREATE VARIOUS EASEMENTS.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
 AND ZONING

HOWARD COUNTY HEALTH OFFICER  
 4/13/18  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 6-29-18  
 DIRECTOR  
 8-16-18

OWNER'S CERTIFICATE

WE, 20006 DELAWARE INC. AND TRIPLE BELL FARMS LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 29th DAY OF April, 2018.

20006 DELAWARE, INC. AUTHORIZED PERSON JOHN SIMONETTI CFO  
 TRIPLE BELL FARMS LLC AUTHORIZED PERSON JOHN SIMONETTI CFO

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF (1) PART OF THAT LAND DESCRIBED IN CONVEYANCE FROM LAUREL RACING ASSOCIATION LIMITED PARTNERSHIP TO MI DEVELOPMENTS (MARYLAND) INC. BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157, AND (2) ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM PHUC NGO AND CHERRY TRAN TO TRIPLE BELL FARMS LLC BY DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13296, FOLIO 377, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION/RENEWAL DATE JUNE 04, 2019.

Edward J. Glawe APRIL 10, 2018  
 EDWARD GLAWÉ  
 LAND SURVEYOR, MD REG. NO. 21391

ROBERT H. VOGEL  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET  
 ELLICOTT CITY, MD 21043  
 TEL: 410.461.7966  
 FAX: 410.461.6961

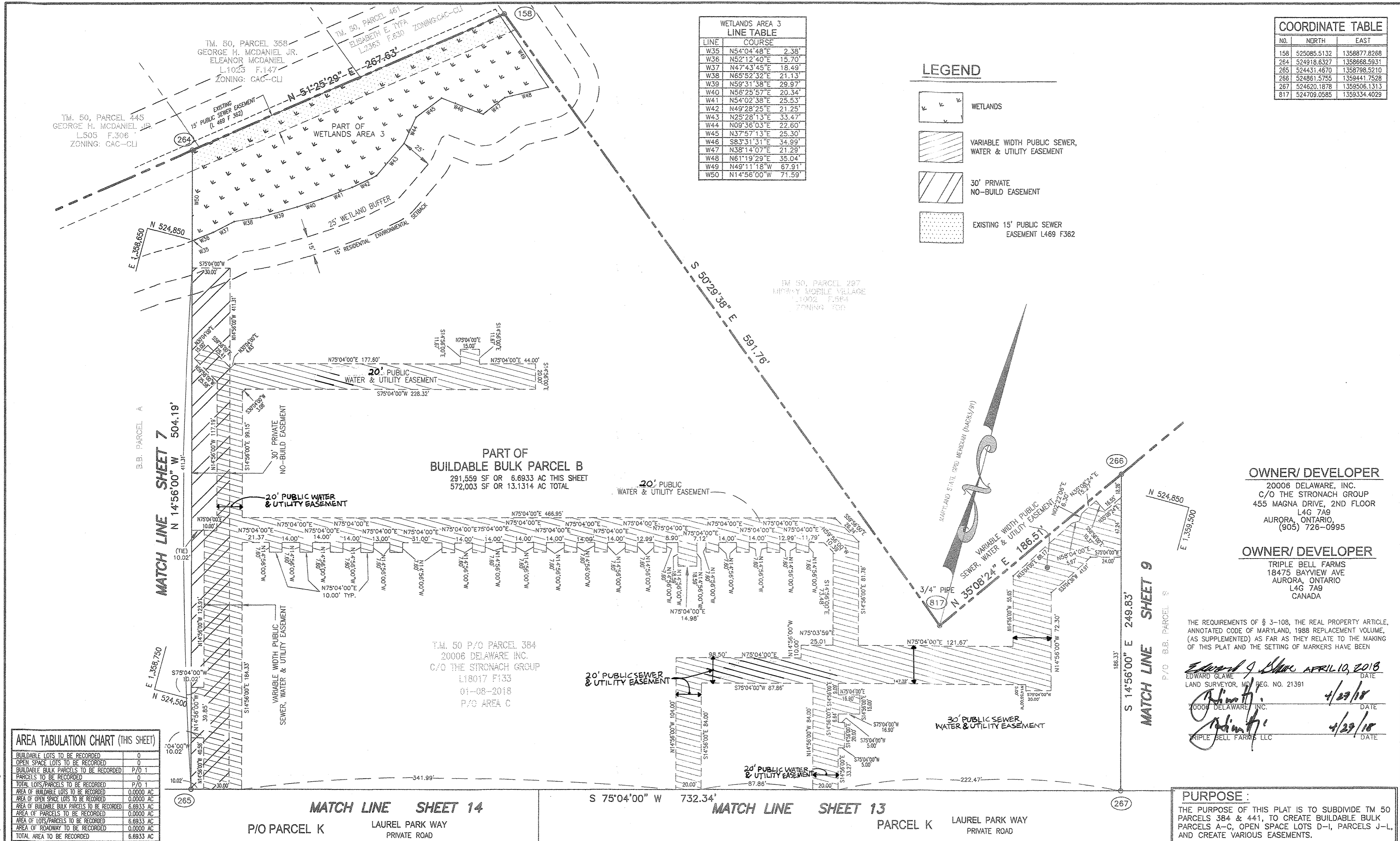
RECORDED AS PLAT No. 24746 ON 8/27/18  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION  
**LAUREL PARK STATION, PHASE 1**  
 BUILDABLE BULK PARCELS A, B, & C,  
 OPEN SPACE LOTS D, E, F, G, H, & I  
 AND PARCELS J, K, & L  
 A SUBDIVISION OF TM 50, PARCELS 384 & 441  
 (LIBER 10518 FOLIO 157, LIBER 13296 FOLIO 377)

DPZ REF'S: P-11-004, PLAT 15007, S-10-004, SDP-01-32, SDP-15-043, WP-01-24, WP-01-106, WP-10-171, WP-11-171, WP-11-184, WP-12-153, WP-13-078, WP-13-099, WP-13-100, WP-14-064, WP-15-001, WP-15-092, WP-15-135

ZONED: TOD  
 TAX MAP 50, BLOCK 10, PARCELS 384 & 441  
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 50'  
 GRAPHIC SCALE APRIL 10, 2018

SHEET 7 OF 14



**AREA TABULATION CHART (THIS SHEET)**

BUILDABLE LOTS TO BE RECORDED	0
OPEN SPACE LOTS TO BE RECORDED	0
BUILDABLE BULK PARCELS TO BE RECORDED	P/O 1
PARCELS TO BE RECORDED	0
TOTAL LOTS/PARCELS TO BE RECORDED	P/O 1
AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	0.0000 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC
AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	6.6933 AC
AREA OF PARCELS TO BE RECORDED	0.0000 AC
AREA OF LOTS/PARCELS TO BE RECORDED	6.6933 AC
AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	6.6933 AC

**PURPOSE:**  
 THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TM 50 PARCELS 384 & 441, TO CREATE BUILDABLE BULK PARCELS A-C, OPEN SPACE LOTS D-I, PARCELS J-L, AND CREATE VARIOUS EASEMENTS.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT.

*Michael J. Davis* 6/13/18  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
 AND ZONING

*John Simonetti* 6-29-18  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kurt Schlueter* 8-16-18  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, 20006 DELAWARE INC. AND TRIPLE BELL FARMS LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 29th DAY OF April, 2018.

*John Simonetti*  
 20006 DELAWARE, INC.  
 AUTHORIZED PERSON  
 JOHN SIMONETTI  
 CFO

*John Simonetti*  
 TRIPLE BELL FARMS LLC  
 AUTHORIZED PERSON  
 JOHN SIMONETTI  
 CFO

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF (1) PART OF THAT LAND DESCRIBED IN CONVEYANCE FROM LAUREL RACING ASSOCIATION LIMITED PARTNERSHIP TO MI DEVELOPMENTS (MARYLAND) INC. BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157, AND (2) ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM PHUC NGO AND CHERRY TRAN TO TRIPLE BELL FARMS LLC BY DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13296, FOLIO 377, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION/RENEWAL DATE JUNE 04, 2019.

*Edward J. Glawe* APRIL 10, 2018  
 LAND SURVEYOR, MD REG. NO. 21391 DATE

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET ELLICOTT CITY, MD 21104 TEL: 410.461.7666 FAX: 410.461.8961

RECORDED AS PLAT No. 24747 ON 8/27/18  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF SUBDIVISION  
 LAUREL PARK STATION, PHASE 1**  
 BUILDABLE BULK PARCELS A, B, & C,  
 OPEN SPACE LOTS D, E, F, G, H, & I  
 AND PARCELS J, K, & L

A SUBDIVISION OF TM 50, PARCELS 384 & 441  
 (LIBER 10518 FOLIO 157, LIBER 13296 FOLIO 377)

DPZ REF'S: P-11-004, PLAT 15007, S-10-004, SDP-01-32, SDP-15-043, WP-01-24, WP-01-106, WP-10-171, WP-11-171, WP-11-184, WP-12-153, WP-13-078, WP-13-099, WP-13-100, WP-14-064, WP-14-064, WP-15-001, WP-15-092, WP-15-135

ZONED: TOD

TAX MAP 50, BLOCK 10, PARCELS 384 & 441  
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'  
 GRAPHIC SCALE APRIL 10, 2018

SHEET 8 OF 14



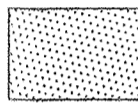
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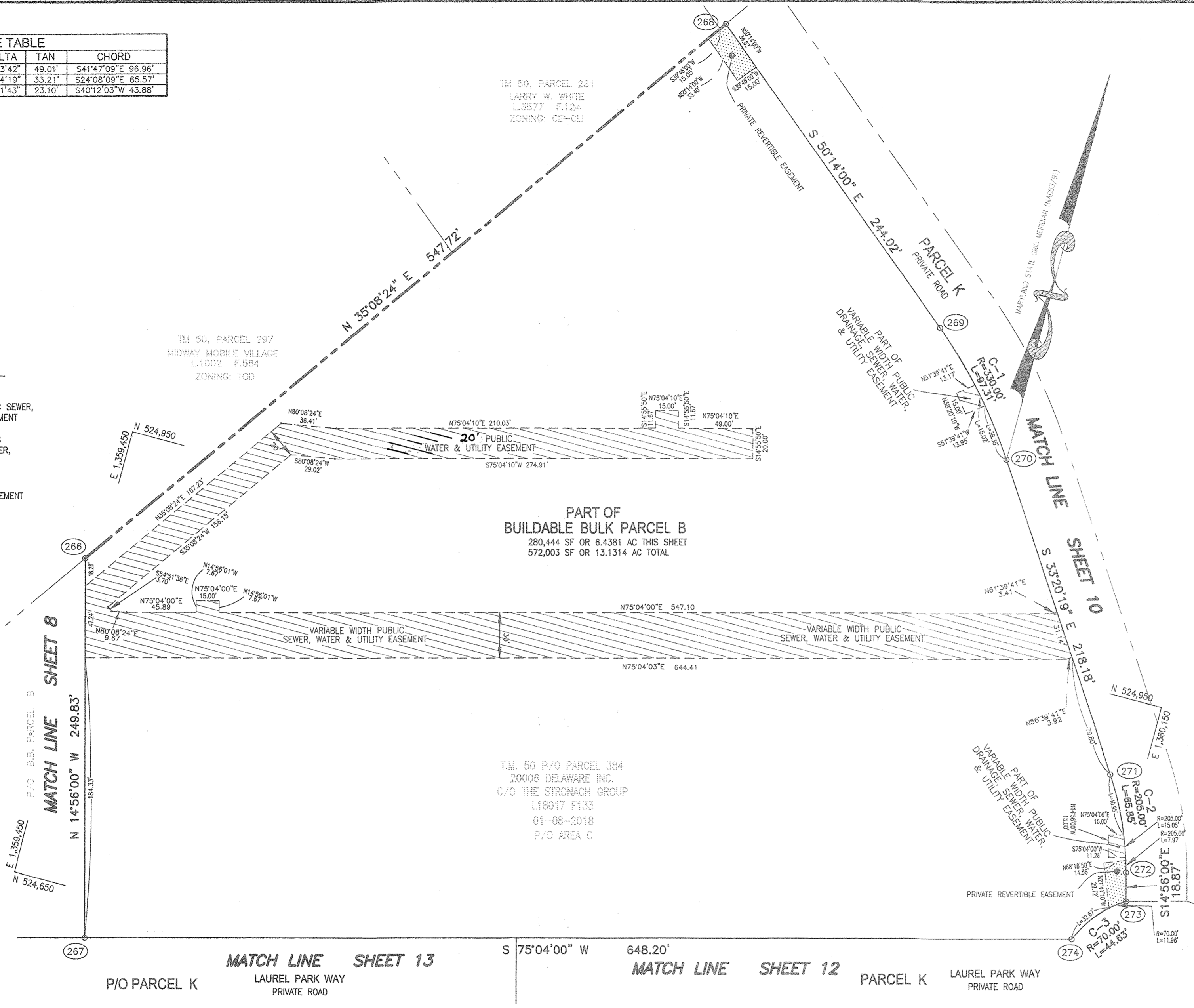


CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-1	330.00'	97.31'	16°53'42"	49.01'	S41°47'09"E 96.98'
C-2	205.00'	65.85'	18°24'19"	33.21'	S24°08'09"E 65.57'
C-3	70.00'	44.63'	36°31'43"	23.10'	S40°12'03"W 43.88'

COORDINATE TABLE		
NO.	NORTH	EAST
266	524861.5755	1359441.7528
267	524820.1878	1359506.1313
268	525309.4721	1359757.0073
269	525153.3839	1359944.5721
270	525081.0901	1360009.1782
271	524898.8121	1360129.0878
272	524838.9747	1360155.8994
273	524820.7380	1360160.7632
274	524787.2260	1360132.4425

**LEGEND**

-  VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
-  VARIABLE WIDTH PUBLIC DRAINAGE, SEWER, WATER, & UTILITY EASEMENT
-  PRIVATE REVERTIBLE EASEMENT



TM 50, PARCEL 261  
LARRY W. WHITE  
L.3577 F.124  
ZONING: CE-CL1

TM 50, PARCEL 267  
MIDWAY MOBILE VILLAGE  
L.1002 F.564  
ZONING: TOD

PART OF BUILDABLE BULK PARCEL B  
280,444 SF OR 6.4381 AC THIS SHEET  
572,003 SF OR 13.1314 AC TOTAL

TM 50 P/O PARCEL 384  
20006 DELAWARE INC.  
C/O THE STRONACH GROUP  
L18017 F133  
01-08-2018  
P/O AREA C

**OWNER/ DEVELOPER**  
20006 DELAWARE, INC.  
C/O THE STRONACH GROUP  
455 MAGNA DRIVE, 2ND FLOOR  
L4G 7A9  
AURORA, ONTARIO,  
(905) 726-0995

**OWNER/ DEVELOPER**  
TRIPLE BELL FARMS  
18475 BAYVIEW AVE  
AURORA, ONTARIO  
L4G 7A9  
CANADA

THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN

*Edward J. Shaw* APRIL 10, 2018  
EDWARD CLAWE DATE  
LAND SURVEYOR, MD. REG. NO. 21391  
*Shimoff* 4/27/18 DATE  
20006 DELAWARE, INC.  
*Shimoff* 4/27/18 DATE  
TRIPLE BELL FARMS LLC

AREA TABULATION CHART (THIS SHEET)	
BUILDABLE LOTS TO BE RECORDED	0
OPEN SPACE LOTS TO BE RECORDED	0
BUILDABLE BULK PARCELS TO BE RECORDED	P/O 1
PARCELS TO BE RECORDED	0
TOTAL LOTS/PARCELS TO BE RECORDED	P/O 1
AREA OF BUILDABLE LOTS TO BE RECORDED	0.0000 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC
AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	6.4381 AC
AREA OF PARCELS TO BE RECORDED	0.0000 AC
AREA OF LOTS/PARCELS TO BE RECORDED	6.4381 AC
AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	6.4381 AC

**PURPOSE:**  
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TM 50 PARCELS 384 & 441, TO CREATE BUILDABLE BULK PARCELS A-C, OPEN SPACE LOTS D-I, PARCELS J-L, AND CREATE VARIOUS EASEMENTS.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT.

*Michael J. Davis* 4/13/18  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
AND ZONING

*Chad Edmonson* 6-29-18  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kentel Lewis* 8-16-18  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, 20006 DELAWARE INC. AND TRIPLE BELL FARMS LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERCTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 27th DAY OF April, 2018.

*Shimoff*  
20006 DELAWARE, INC.  
AUTHORIZED PERSON  
*Shimoff*  
TRIPLE BELL FARMS LLC  
AUTHORIZED PERSON

JOHN SIMONETTI  
CFO

JOHN SIMONETTI  
CFO

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF (1) PART OF THAT LAND DESCRIBED IN CONVEYANCE FROM LAUREL RACING ASSOCIATION LIMITED PARTNERSHIP TO MI DEVELOPMENTS (MARYLAND) INC. BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157, AND (2) ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM PHUC NGO AND CHERRY TRAN TO TRIPLE BELL FARMS LLC BY DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13296, FOLIO 377, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

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*Edward J. Shaw* APRIL 10, 2018  
EDWARD CLAWE DATE  
LAND SURVEYOR, MD REG. NO. 21391

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET  
ELICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8951

RECORDED AS PLAT No. 24748 ON 8/27/18  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF SUBDIVISION  
LAUREL PARK STATION, PHASE 1**  
BUILDABLE BULK PARCELS A, B, & C,  
OPEN SPACE LOTS D, E, F, G, H, & I  
AND PARCELS J, K, & L

A SUBDIVISION OF TM 50, PARCELS 384 & 441  
(LIBER 10518 FOLIO 157, LIBER 13296 FOLIO 377)

DP2 REF'S: P-11-004, PLAT 15007, S-10-004, SDP-01-32, SDP-15-043, WP-01-24,  
WP-01-106, WP-10-171, WP-11-171, WP-11-184, WP-12-153, WP-13-078,  
WP-13-099, WP-13-100, WP-14-064, WP-15-001, WP-15-092, WP-15-135

ZONED: TOD

TAX MAP 50, BLOCK 10, PARCELS 384 & 441  
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

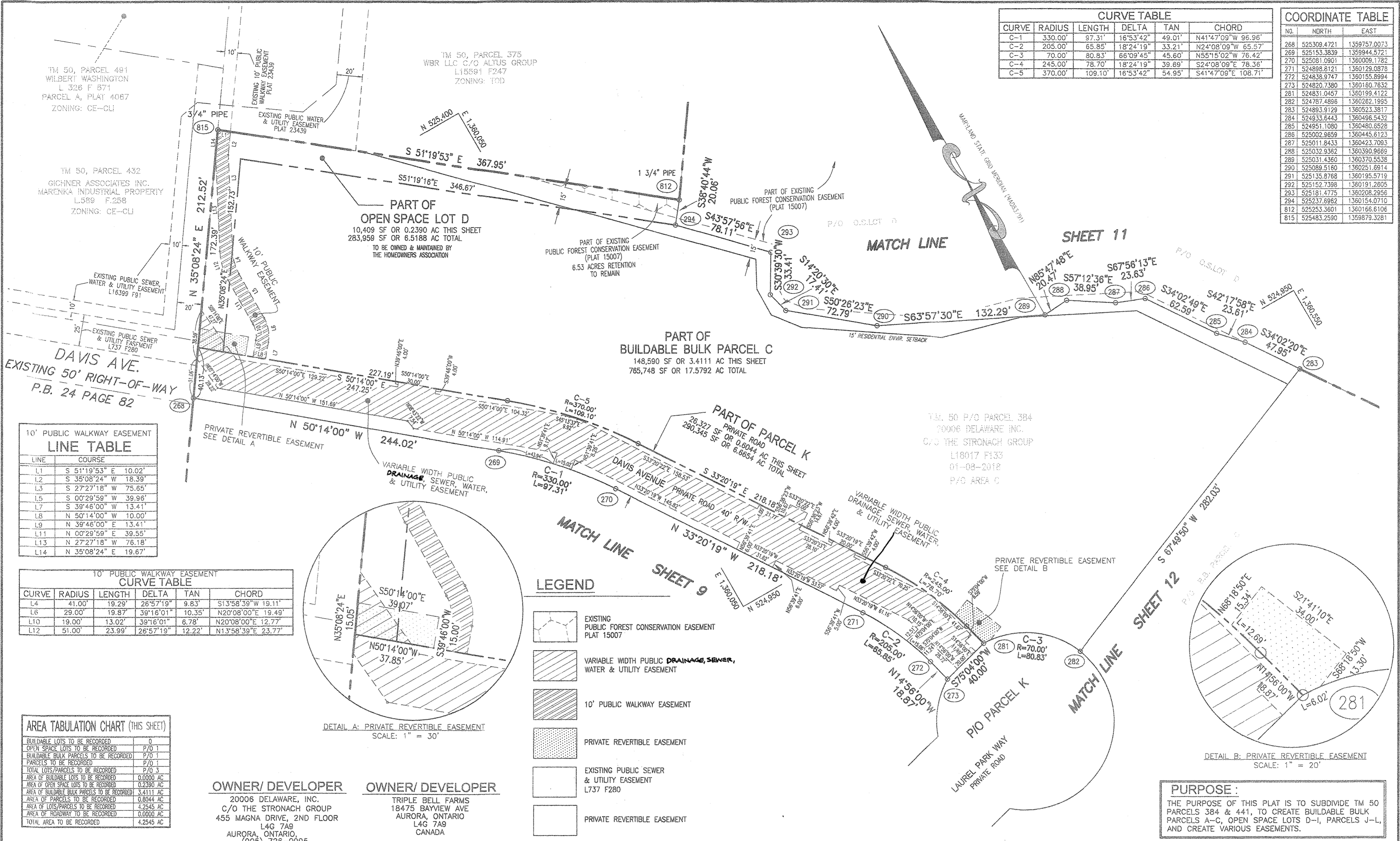
SCALE: 1" = 50'  
GRAPHIC SCALE APRIL 10, 2018

SHEET 9 OF 14

K:\PROJECTS\07-11\SURVEY\dwg\RECORD PLATS\PHASE 1\PLAT10R3.dwg

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-1	330.00'	97.31'	16°53'42"	49.01'	N41°47'09"W 96.96'
C-2	205.00'	65.85'	18°24'19"	33.21'	N24°08'09"W 65.57'
C-3	70.00'	80.83'	66°09'45"	45.60'	N55°15'02"W 76.42'
C-4	245.00'	78.70'	18°24'19"	39.89'	S24°08'09"E 78.36'
C-5	370.00'	109.10'	16°53'42"	54.95'	S41°47'09"E 108.71'

COORDINATE TABLE		
NO.	NORTH	EAST
268	525309.4721	1359757.0073
269	525153.3839	1359944.5721
270	525081.0901	1360009.1762
271	524988.8121	1360179.0878
272	524838.9747	1360355.8994
273	524820.7380	1360180.7832
281	524831.0467	1360199.4122
282	524787.4896	1360262.1995
283	524893.9129	1360523.3817
284	524833.6443	1360486.6432
285	524951.1080	1360480.8528
286	525002.9659	1360445.6123
287	525011.8433	1360423.7083
288	525032.9362	1360390.9689
289	525031.4360	1360370.5538
290	525089.5160	1360251.6914
291	525135.8768	1360195.5719
292	525152.7398	1360191.2605
293	525181.4775	1360208.2956
294	525237.8962	1360154.0710
812	525253.3601	1360166.6106
815	525483.2590	1359879.3281



10' PUBLIC WALKWAY EASEMENT LINE TABLE	
LINE	COURSE
L1	S 51°19'53" E 10.02'
L2	S 35°08'24" W 18.39'
L3	S 27°27'18" W 75.65'
L4	S 00°29'59" W 39.96'
L5	S 39°46'00" W 13.41'
L6	N 50°14'00" W 10.00'
L7	N 39°46'00" E 13.41'
L8	N 00°29'59" E 39.95'
L9	N 27°27'18" W 76.18'
L10	N 35°08'24" E 19.67'

10' PUBLIC WALKWAY EASEMENT CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
L4	41.00'	19.29'	26°57'19"	9.83'	S13°58'39"W 19.11'
L6	29.00'	19.87'	39°16'01"	10.35'	N20°08'00"E 19.49'
L10	19.00'	13.02'	39°16'01"	6.78'	N20°08'00"E 12.77'
L12	51.00'	23.99'	26°57'19"	12.22'	N13°58'39"E 23.77'

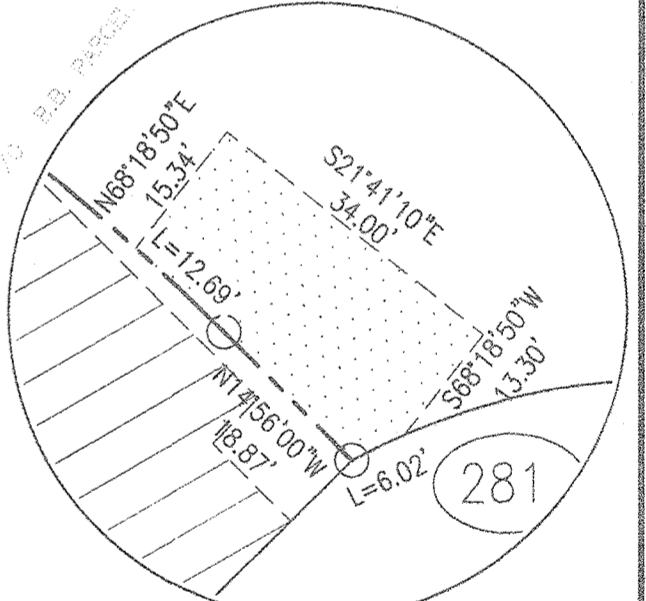
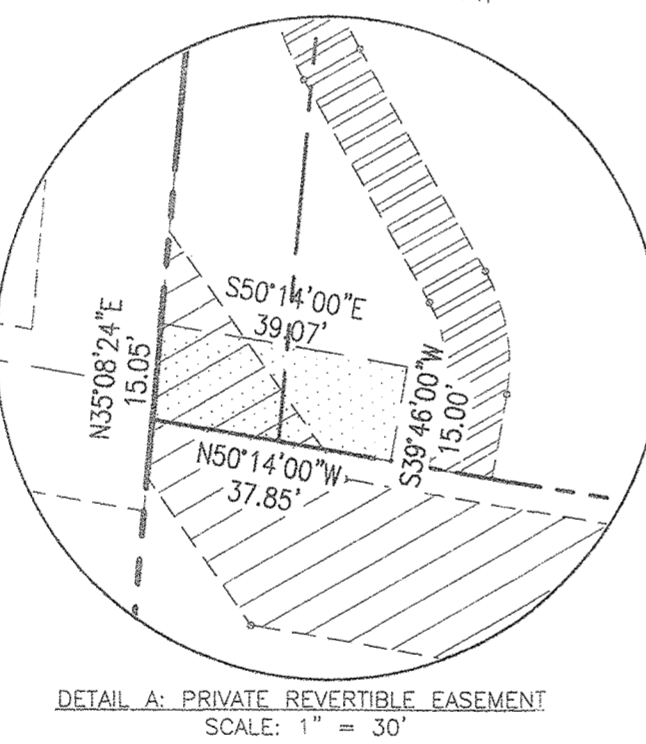
AREA TABULATION CHART (THIS SHEET)	
BUILDABLE LOTS TO BE RECORDED	0
OPEN SPACE LOTS TO BE RECORDED	P/O 1
BUILDABLE BULK PARCELS TO BE RECORDED	P/O 1
PARCELS TO BE RECORDED	P/O 1
TOTAL LOTS/PARCELS TO BE RECORDED	P/O 3
AREA OF BUILDABLE LOTS TO BE RECORDED	0.0000 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.2390 AC
AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	3.4111 AC
AREA OF PARCELS TO BE RECORDED	0.8044 AC
AREA OF LOTS/PARCELS TO BE RECORDED	4.2545 AC
AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	4.2545 AC

**OWNER/DEVELOPER**  
 20006 DELAWARE, INC.  
 C/O THE STRONACH GROUP  
 455 MAGNA DRIVE, 2ND FLOOR  
 L4G 7A9  
 AURORA, ONTARIO,  
 (905) 726-0995

**OWNER/DEVELOPER**  
 TRIPLE BELL FARMS  
 18475 BAYVIEW AVE  
 AURORA, ONTARIO  
 L4G 7A9  
 CANADA

**LEGEND**

- EXISTING PUBLIC FOREST CONSERVATION EASEMENT PLAT 15007
- VARIABLE WIDTH PUBLIC DRAINAGE, SEWER, WATER & UTILITY EASEMENT
- 10' PUBLIC WALKWAY EASEMENT
- PRIVATE REVERTIBLE EASEMENT
- EXISTING PUBLIC SEWER & UTILITY EASEMENT L737 F280
- PRIVATE REVERTIBLE EASEMENT



**OWNER'S CERTIFICATE**

WE, 20006 DELAWARE INC. AND TRIPLE BELL FARMS LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 23<sup>rd</sup> DAY OF April, 2018.

JOHN SIMONETTI  
 CFO

JOHN SIMONETTI  
 CFO

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF (1) PART OF THAT LAND DESCRIBED IN CONVEYANCE FROM LAUREL RACING ASSOCIATION LIMITED PARTNERSHIP TO MI DEVELOPMENTS (MARYLAND) INC. BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157, AND (2) ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM PUBLIC RENO AND CHERRY TRIN TO TRIPLE BELL FARMS LLC BY DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13296, FOLIO 377, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION/RENEWAL DATE JUNE 04, 2019.

EDWARD O. SLAWIE  
 LAND SURVEYOR, MD REG. NO. 21391

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET  
 ELUGOTT CITY, MD 21043 TEL: 410-281-2888



RECORDED AS PLAT No. 24749 ON 8/27/18  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF SUBDIVISION  
 LAUREL PARK STATION, PHASE 1  
 BUILDABLE BULK PARCELS A, B, G, & C,  
 OPEN SPACE LOTS D, E, F, G, H, & I  
 AND PARCELS J, K, & L**

A SUBDIVISION OF TM 50, PARCELS 384 & 441  
 (LIBER 10518 FOLIO 157, LIBER 13296 FOLIO 377)

DPZ REF'S: P-11-004, PLAT 15007, S-10-004, SDP-01-32, SDP-15-043, WP-01-24, WP-01-106, WP-10-171, WP-11-171, WP-11-184, WP-12-153, WP-13-076, WP-13-099, WP-13-100, WP-14-064, WP-15-001, WP-15-092, WP-15-135

ZONED: TOD

TAX MAP 50, BLOCK 10, PARCELS 384 & 441  
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' GRAPHIC SCALE APRIL 10, 2018

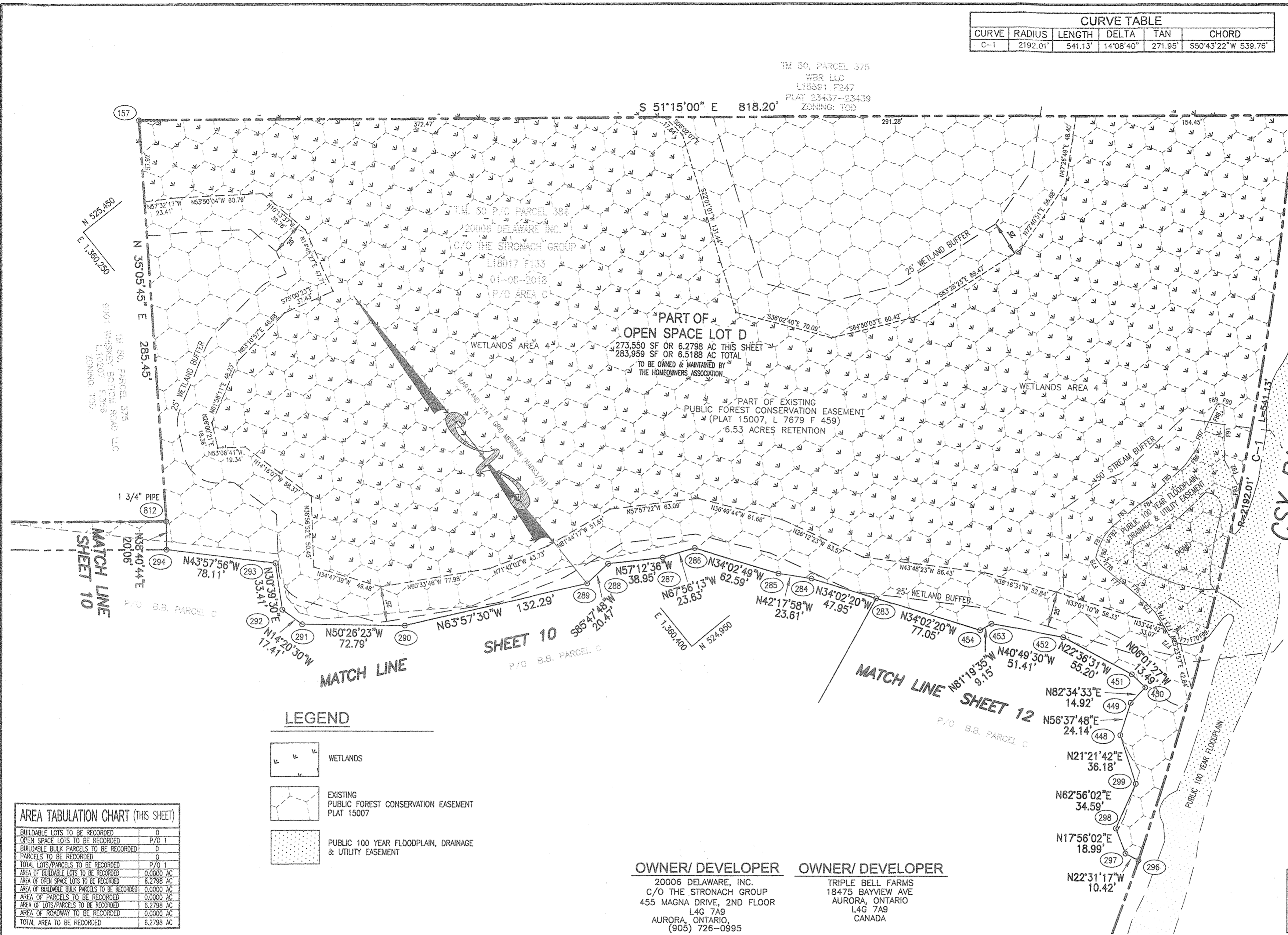
SHEET 10 OF 14

K:\PROJECTS\07-11\SURVEY\dwg\RECORD PLATS\PHASE 1\PLAT10R3.dwg

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-1	2192.01'	541.13'	14°08'40"	271.95'	550'43'22"W 539.76'

COORDINATE TABLE		
NO.	NORTH	EAST
157	525486.9131	1360330.7285
283	524893.9129	1360333.3917
284	524933.6443	1360496.5432
285	524951.1080	1360480.6528
286	525002.9859	1360445.6123
287	525011.8433	1360423.7093
288	525032.9362	1360390.9669
289	525031.4360	1360370.5538
290	525089.5160	1360251.6914
291	525135.8768	1360195.5719
292	525152.7398	1360191.2605
293	525181.4775	1360208.2956
294	525237.6962	1360154.0710
296	524633.0749	1360551.0061
297	524642.7006	1360547.0148
298	524660.7644	1360552.8610
299	524676.5054	1360583.6666
448	524710.2024	1360596.8463
449	524723.4805	1360617.0065
450	524725.4083	1360631.8014
451	524738.8238	1360630.3856
452	524789.7780	1360609.1664
453	524828.6815	1360575.5563
454	524830.0809	1360586.5136
807	524974.7825	1360988.8300
812	525253.3601	1360166.6106

FLOOD PLAIN LINE TABLE	
LINE	COURSE
F69	N85°21'22"E 3.36'
F70	N66°13'36"W 8.68'
F71	N40°10'58"W 8.39'
F72	N10°59'02"E 7.60'
F73	N10°35'54"E 5.81'
F74	N07°24'35"E 13.73'
F75	N05°15'54"W 10.81'
F76	N10°24'19"W 17.29'
F77	N12°06'46"W 13.85'
F78	N10°50'32"E 9.55'
F79	N04°52'44"E 6.03'
F80	N54°18'30"E 7.04'
F81	N65°08'57"E 9.22'
F82	N78°00'15"E 8.86'
F83	N89°05'56"E 22.46'
F84	S84°35'14"E 15.01'
F85	N85°26'46"E 30.22'
F86	N74°12'09"E 14.98'
F87	N63°24'27"E 21.32'
F88	N65°52'32"E 12.66'
F89	S64°54'55"E 2.89'
F90	S34°53'31"E 1.96'
F91	S38°16'53"W 39.75'
F92	S10°24'58"W 19.88'
F93	S34°48'49"W 5.88'



**LEGEND**

- WETLANDS
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT PLAT 15007
- PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT

**AREA TABULATION CHART (THIS SHEET)**

BUILDABLE LOTS TO BE RECORDED	0
OPEN SPACE LOTS TO BE RECORDED	P/O 1
BUILDABLE BULK PARCELS TO BE RECORDED	0
PARCELS TO BE RECORDED	0
TOTAL LOTS/PARCELS TO BE RECORDED	P/O 1
AREA OF BUILDABLE LOTS TO BE RECORDED	0.0000 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	6.2798 AC
AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	0.0000 AC
AREA OF PARCELS TO BE RECORDED	0.0000 AC
AREA OF LOTS/PARCELS TO BE RECORDED	6.2798 AC
AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	6.2798 AC

**OWNER/ DEVELOPER**  
 20006 DELAWARE, INC.  
 C/O THE STRONACH GROUP  
 455 MAGNA DRIVE, 2ND FLOOR  
 L4G 7A9  
 AURORA, ONTARIO,  
 (905) 726-0995

**OWNER/ DEVELOPER**  
 TRIPLE BELL FARMS  
 18475 BAYVIEW AVE  
 AURORA, ONTARIO  
 L4G 7A9  
 CANADA

THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN

*Edward J. Glawe* APRIL 10, 2018  
 EDWARD GLAWE  
 LAND SURVEYOR, MD. REG. NO. 21391  
 DATE  
*John Simonetti* 4/29/18  
 20006 DELAWARE, INC.  
 AUTHORIZED PERSON  
 DATE  
*John Simonetti* 4/27/18  
 TRIPLE BELL FARMS, LLC  
 AUTHORIZED PERSON  
 DATE

**PURPOSE:**  
 THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TM 50 PARCELS 384 & 441, TO CREATE BUILDABLE BULK PARCELS A-C, OPEN SPACE LOTS D-I, PARCELS J-L, AND CREATE VARIOUS EASEMENTS.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT.  
*Richard J. Davis* 6/13/18  
 HOWARD COUNTY HEALTH OFFICER  
 DATE  
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Chad Edman* 6.29.18  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE  
*Kentley B. B...* 8.16.18  
 DIRECTOR  
 DATE

**OWNER'S CERTIFICATE**  
 WE, 20006 DELAWARE INC. AND TRIPLE BELL FARMS LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.  
 WITNESS OUR HANDS THIS 27th DAY OF April, 2018.  
*John Simonetti*  
 20006 DELAWARE, INC.  
 AUTHORIZED PERSON  
 JOHN SIMONETTI  
 CFO  
*John Simonetti*  
 TRIPLE BELL FARMS, LLC.  
 AUTHORIZED PERSON  
 JOHN SIMONETTI  
 CFO

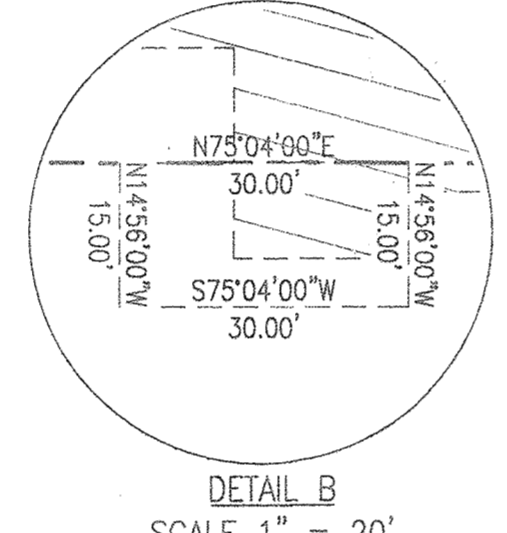
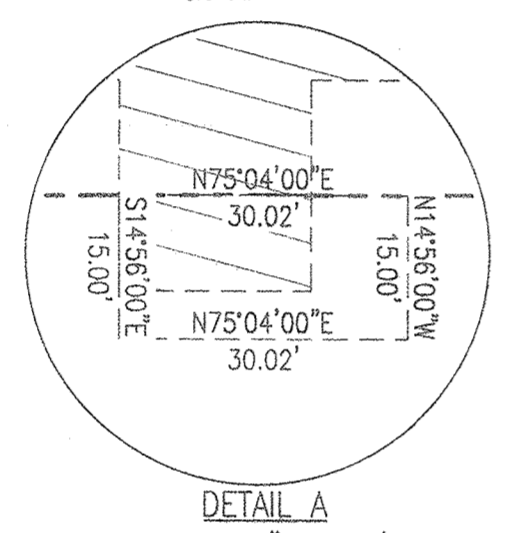
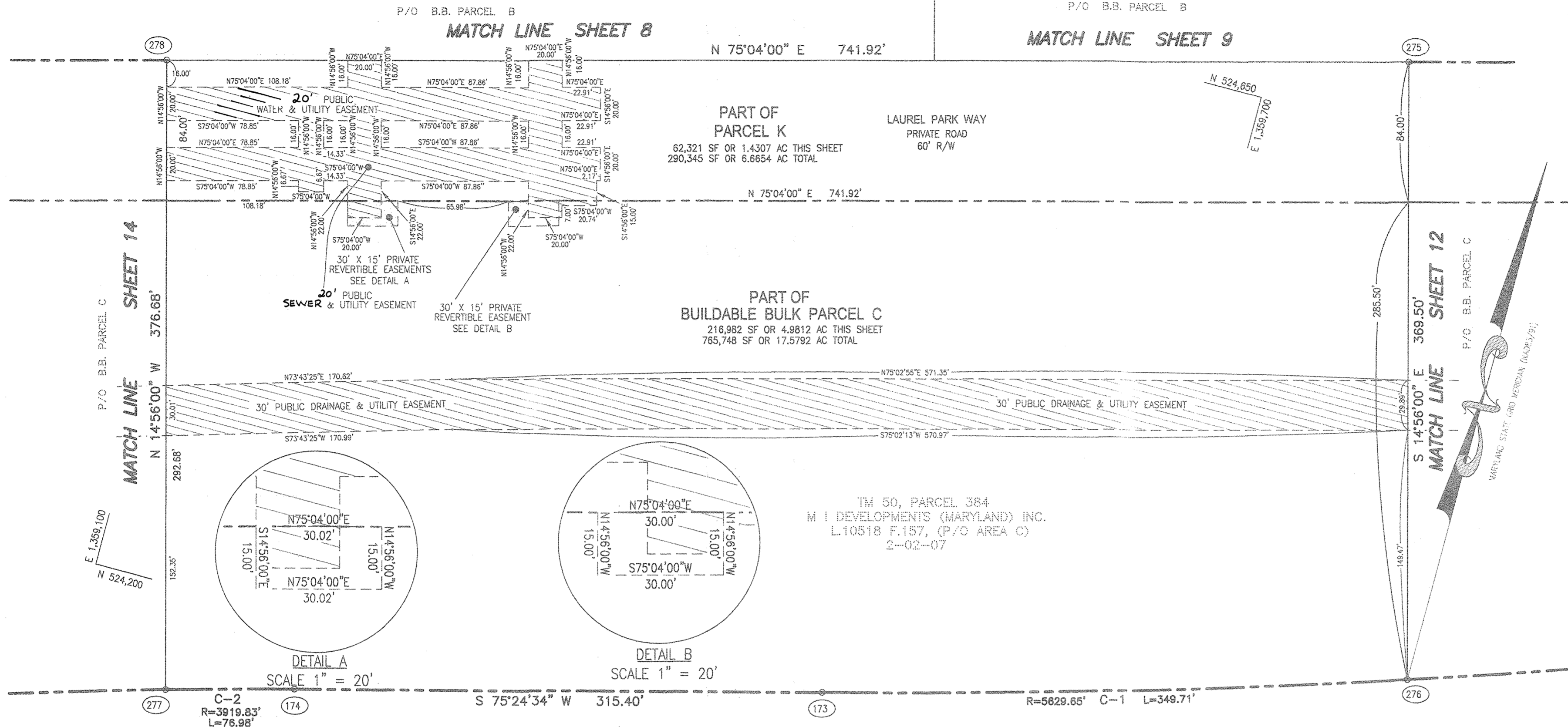
**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF (1) PART OF THAT LAND DESCRIBED IN CONVEYANCE FROM LAUREL RACING ASSOCIATION LIMITED PARTNERSHIP TO MI DEVELOPMENTS (MARYLAND) INC. BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157, AND (2) ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM PHUC NGO AND CHERRY TRAN TO TRIPLE BELL FARMS LLC BY DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13298, FOLIO 377, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.  
 I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION/RENEWAL DATE JUNE 04, 2019.  
*Edward J. Glawe* APRIL 10, 2018  
 EDWARD GLAWE  
 LAND SURVEYOR, MD REG. NO 21391  
 PROFESSIONAL LAND SURVEYOR  
 STATE OF MARYLAND  
 EDWARD J. GLAWE  
 21391  
**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET  
 ELLICOTT CITY, MD 21043 TEL: 410.461.7866 FAX: 410.461.8981

RECORDED AS PLAT No. 24750 ON 8/27/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.  
**PLAT OF SUBDIVISION LAUREL PARK STATION, PHASE 1**  
 BUILDABLE BULK PARCELS A, B, & C, OPEN SPACE LOTS D, E, F, G, H, & I AND PARCELS J, K, & L  
 A SUBDIVISION OF TM 50, PARCELS 384 & 441 (LIBER 10518 FOLIO 157, LIBER 13298 FOLIO 377)  
 DPZ REF'S: P-11-004, PLAT 15007, S-10-004, SDP-01-32, SDP-15-043, WP-01-24, WP-01-106, WP-10-171, WP-11-171, WP-11-184, WP-12-153, WP-13-078, WP-13-099, WP-13-100, WP-14-064, WP-15-001, WP-15-092, WP-15-135  
 ZONED: TOD  
 TAX MAP 50, BLOCK 10, PARCELS 384 & 441  
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 50' GRAPHIC SCALE APRIL 10, 2018  
 SHEET 11 OF 14



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-1	5629.65'	349.71'	3°33'33"	174.91'	S73°37'47"W 349.66'
C-2	3919.83'	76.98'	1°07'31"	38.49'	S74°50'48"W 76.98'

COORDINATE TABLE		
NO.	NORTH	EAST
173	524237.6537	1359539.7054
174	524158.2012	1359234.4768
275	524693.2207	1359779.9690
276	524336.2014	1359875.1867
277	524138.0762	1359160.1720
278	524502.0320	1359063.1051



**LEGEND**

- 30' PUBLIC DRAINAGE & UTILITY EASEMENT
- VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
- 30' X 15' PRIVATE REVERSIBLE EASEMENT

**AREA TABULATION CHART (THIS SHEET)**

BUILDABLE LOTS TO BE RECORDED	0
OPEN SPACE LOTS TO BE RECORDED	0
BUILDABLE BULK PARCELS TO BE RECORDED	P/O 1
PARCELS TO BE RECORDED	P/O 1
TOTAL LOTS/PARCELS TO BE RECORDED	P/O 2
AREA OF BUILDABLE LOTS TO BE RECORDED	0.0000 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC
AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	4.9812 AC
AREA OF PARCELS TO BE RECORDED	1.4307 AC
AREA OF LOTS/PARCELS TO BE RECORDED	6.4119 AC
AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	6.4119 AC

**CSX RAILROAD**  
 VARIABLE WIDTH R/W  
 ORIGINALLY CONVEYED TO B & O RAILROAD  
 LIBER GW 89, FOLIO 218.

**OWNER/ DEVELOPER**

20006 DELAWARE, INC.  
 C/O THE STRONACH GROUP  
 455 MAGNA DRIVE, 2ND FLOOR  
 L4G 7A9  
 AURORA, ONTARIO,  
 (905) 726-0995

**OWNER/ DEVELOPER**

TRIPLE BELL FARMS  
 18475 BAYVIEW AVE  
 AURORA, ONTARIO  
 L4G 7A9  
 CANADA

THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN

*Edward J. Shaw* APRIL 10, 2018  
 EDWARD GLAWE  
 LAND SURVEYOR, REG. NO. 21391  
*John Simonetti* 4/29/18  
 JOHN SIMONETTI  
 AUTHORIZED PERSON  
*John Simonetti* 4/27/18  
 JOHN SIMONETTI  
 AUTHORIZED PERSON

**PURPOSE:**  
 THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TM 50 PARCELS 384 & 441, TO CREATE BUILDABLE BULK PARCELS A-C, OPEN SPACE LOTS D-I, PARCELS J-L, AND CREATE VARIOUS EASEMENTS.

K:\PROJECTS\07-11\SURVEY\dwg\RECORD PLATS\PHASE 1\PLAT13R3.dwg

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT.

*Howard County Health Officer* 6/13/18  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
 AND ZONING

*Edward Glawe* 6-29-18  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Kentley Good* 8-16-18  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, 20006 DELAWARE, INC. AND TRIPLE BELL FARMS LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

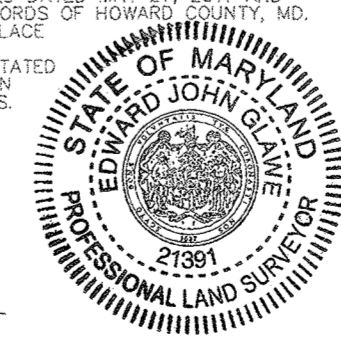
WITNESS OUR HANDS THIS 27th DAY OF April, 2018.

*John Simonetti*  
 JOHN SIMONETTI  
 CFO  
*John Simonetti*  
 JOHN SIMONETTI  
 CFO

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF (1) PART OF THAT LAND DESCRIBED IN CONVEYANCE FROM LAUREL RACING ASSOCIATION LIMITED PARTNERSHIP TO MI DEVELOPMENTS (MARYLAND) INC. BY DEED DATED FEBRUARY 02, 2007, AND RECORDED IN LIBER 10518, FOLIO 157, AND (2) ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM PHUC NGO AND CHERRY TRAN TO TRIPLE BELL FARMS LLC BY DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13296, FOLIO 377, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION/RENEWAL DATE JUNE 04, 2018.

*Edward J. Shaw* APRIL 10, 2018  
 EDWARD GLAWE  
 LAND SURVEYOR, MD REG. NO 21391



**ROBERT H. VOGEL**  
 ENGINEERING, INC.  
 ENGINEERS - SURVEYORS - PLANNERS  
 8407 MAIN STREET  
 ELLICOTT CITY, MD 21043 TEL: 410.461.7666  
 FAX: 410.461.6991

RECORDED AS PLAT No. 2479c ON 8/27/18  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION  
**LAUREL PARK STATION, PHASE 1**  
 BUILDABLE BULK PARCELS A, B, & C,  
 OPEN SPACE LOTS D, E, F, G, H, & I  
 AND PARCELS J, K, & L

A SUBDIVISION OF TM 50, PARCELS 384 & 441  
 (LIBER 10518 FOLIO 157, LIBER 13296 FOLIO 377)  
 DPZ REF'S: P-11-004, PLAT 15007, S-10-004, SDP-01-32, SDP-15-043, WP-01-24,  
 WP-01-106, WP-10-171, WP-11-171, WP-11-184, WP-12-153, WP-13-078,  
 WP-13-089, WP-13-100, WP-14-064, WP-15-001, WP-15-092, WP-15-135

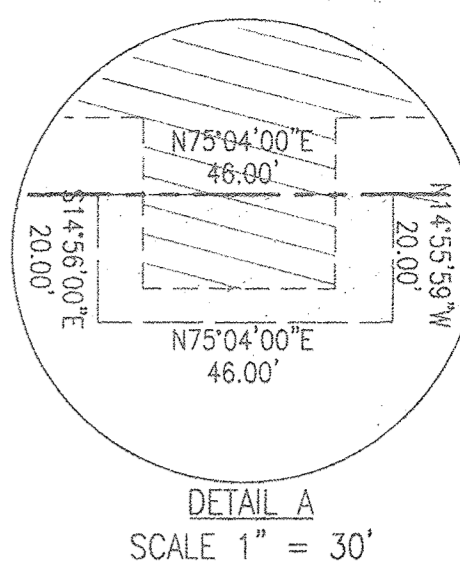
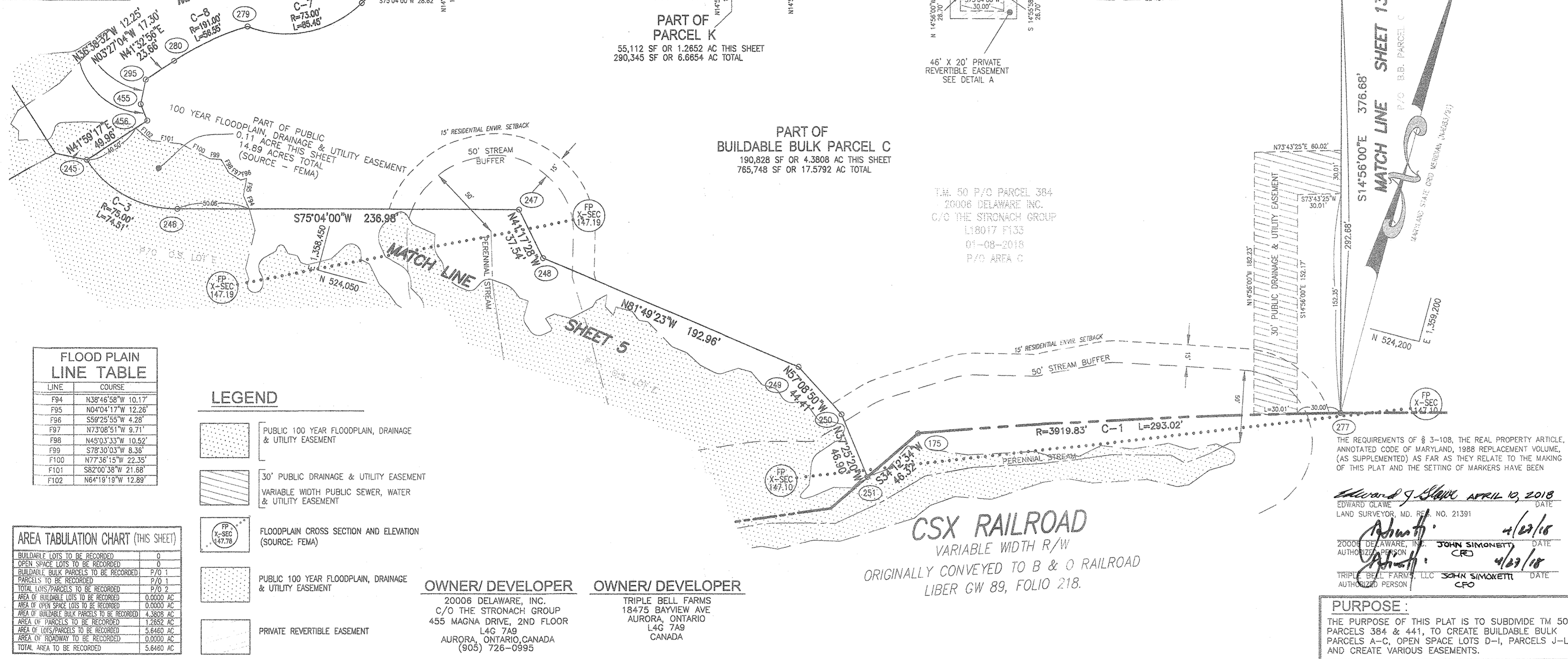
ZONED: TOD  
 TAX MAP 50, BLOCK 10, PARCELS 384 & 441  
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' GRAPHIC SCALE APRIL 10, 2018

SHEET 13 OF 14

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-1	3919.83'	293.02'	4°16'59"	146.58'	S72°08'34"W 292.95'
C-3	75.00'	74.51'	56°55'16"	40.65'	N76°28'22"W 71.48'
C-6	32.00'	25.24'	45°11'23"	13.32'	N52°28'19"E 24.59'
C-7	73.00'	85.45'	67°04'13"	48.38'	N63°24'44"E 80.66'
C-8	191.00'	56.55'	16°57'55"	28.49'	N50°01'54"E 56.35'

COORDINATE TABLE		
NO.	NORTH	EAST
175	524048.2480	1358881.3363
245	524082.5816	1358275.2410
246	524065.8610	1358344.7411
247	524126.9284	1358573.7141
248	524098.7234	1358598.4850
249	524071.2785	1358789.4828
250	524047.1843	1358826.7941
251	524009.9387	1358855.2934
261	524352.9608	1358429.1712
262	524251.7978	1358450.8175
263	524236.8190	1358431.3166
277	524138.0782	1359180.1720
278	524502.0320	1359063.1051
279	524300.7192	1358359.1887
280	524164.5228	1358316.0033
285	524146.8133	1358300.3082
455	524129.5486	1358301.3494
456	524119.7161	1358308.6629



FLOOD PLAIN LINE TABLE	
LINE	COURSE
F94	N38°46'58"W 10.17'
F95	N04°04'17"W 12.26'
F96	S58°25'55"W 4.28'
F97	N73°08'51"W 9.71'
F98	N45°03'33"W 10.52'
F99	S78°30'03"W 8.36'
F100	N77°36'15"W 22.35'
F101	S82°00'38"W 21.68'
F102	N64°19'19"W 12.89'

**LEGEND**

- PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- 30' PUBLIC DRAINAGE & UTILITY EASEMENT
- VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
- FLOODPLAIN CROSS SECTION AND ELEVATION (SOURCE: FEMA)
- PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- PRIVATE REVERTIBLE EASEMENT

AREA TABULATION CHART (THIS SHEET)	
BUILDABLE LOTS TO BE RECORDED	0
OPEN SPACE LOTS TO BE RECORDED	0
BUILDABLE BULK PARCELS TO BE RECORDED	P/O 1
PARCELS TO BE RECORDED	P/O 1
TOTAL LOTS/PARCELS TO BE RECORDED	P/O 2
AREA OF BUILDABLE LOTS TO BE RECORDED	0.0000 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC
AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	4.3808 AC
AREA OF PARCELS TO BE RECORDED	1.2852 AC
AREA OF LOTS/PARCELS TO BE RECORDED	5.6460 AC
AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	5.6460 AC

**OWNER/DEVELOPER**  
 20006 DELAWARE, INC.  
 C/O THE STRONACH GROUP  
 455 MAGNA DRIVE, 2ND FLOOR  
 L4G 7A9  
 AURORA, ONTARIO, CANADA  
 (905) 726-0995

**OWNER/DEVELOPER**  
 TRIPLE BELL FARMS  
 18475 BAYVIEW AVE.  
 AURORA, ONTARIO  
 L4G 7A9  
 CANADA

**OWNER'S CERTIFICATE**

WE, 20006 DELAWARE INC. AND TRIPLE BELL FARMS LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERCTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 29<sup>th</sup> DAY OF April, 2018.

20006 DELAWARE, INC.  
 AUTHORIZED PERSON: John Simonetti CPO

TRIPLE BELL FARMS, LLC.  
 AUTHORIZED PERSON: John Simonetti CPO

WITNESS: [Signature]

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF (1) PART OF THAT LAND DESCRIBED IN CONVEYANCE FROM LAUREL RACING ASSOCIATION LIMITED PARTNERSHIP TO MI DEVELOPMENTS (MARYLAND) INC. BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157, AND (2) ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM PHUC NGO AND CHERRY TRAN TO TRIPLE BELL FARMS LLC BY DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13296, FOLIO 377, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION/RENEWAL DATE JUNE 04, 2018.

Edward J. Glawe APRIL 10, 2018  
 LAND SURVEYOR, MD REG. NO. 21391



**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET  
 ELLICOTT CITY, MD 21043  
 TEL: 410.481.2666  
 FAX: 410.481.8961

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT.

[Signature] APR 10 2018  
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 6-29-18  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 8-16-18  
 DIRECTOR DATE

RECORDED AS PLAT No. 24753 ON 8/27/18  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF SUBDIVISION  
 LAUREL PARK STATION, PHASE 1**  
 BUILDABLE BULK PARCELS A, B, & C,  
 OPEN SPACE LOTS D, E, F, G, H, & I  
 AND PARCELS J, K, & L

A SUBDIVISION OF TM 50, PARCELS 384 & 441  
 (LIBER 10518 FOLIO 157, LIBER 13296 FOLIO 377)

DPZ REF'S: P-11-004, PLAT 15007, S-10-004, SDP-01-32, SDP-15-043, WP-01-24, WP-01-106, WP-10-171, WP-11-171, WP-11-184, WP-12-153, WP-13-078, WP-13-099, WP-13-100, WP-14-064, WP-15-001, WP-15-092, WP-15-135

ZONED: TOD

TAX MAP 50, BLOCK 10, PARCELS 384 & 441  
 8TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' GRAPHIC SCALE APRIL 10, 2018

SHEET 14 OF 14