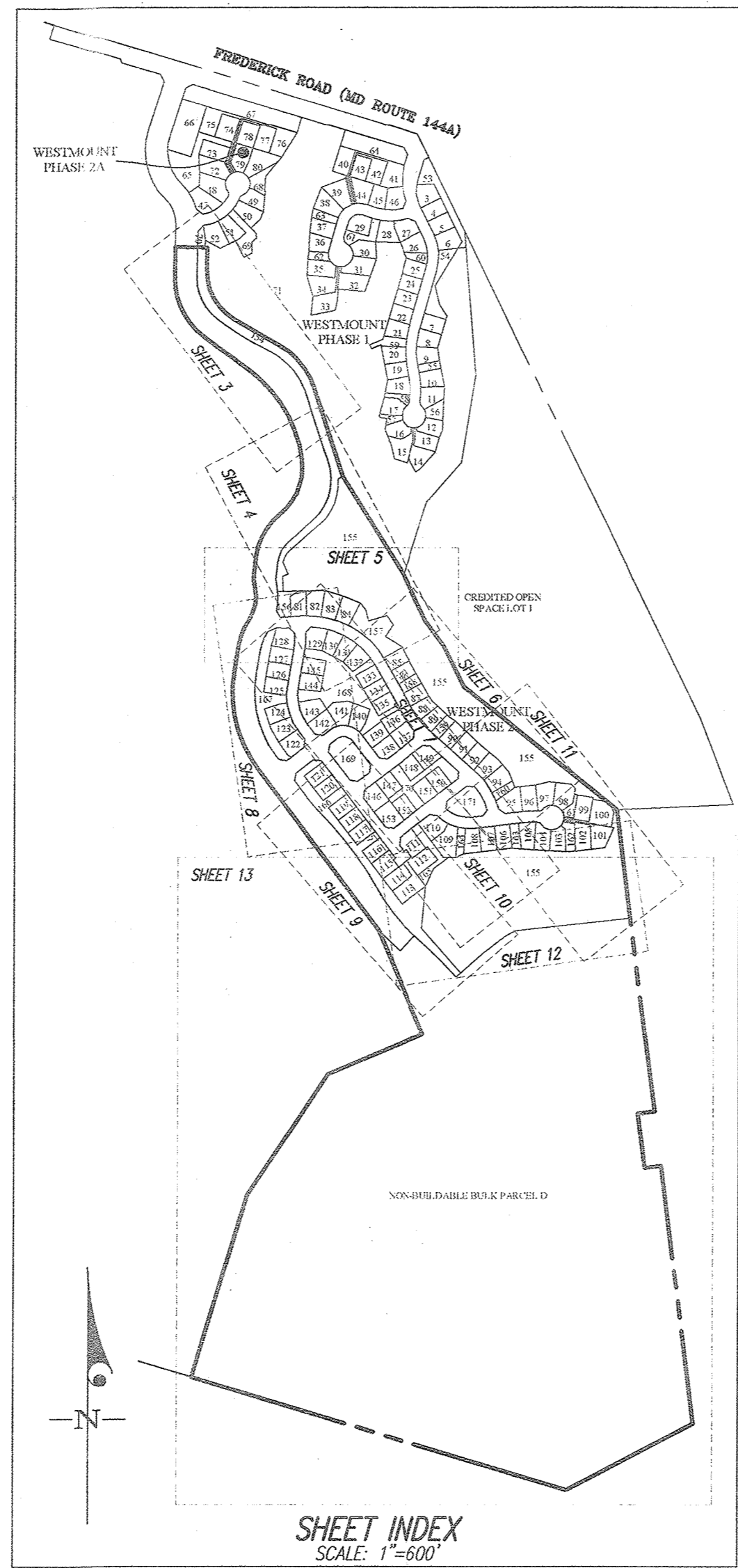


GENERAL NOTES

- IRON PINS SHOWN THUS:
- CONCRETE MONUMENTS SHOWN THUS:
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY FISHER, COLLINS & CARTER IN SEPTEMBER 2001.
- THE SUBJECT PROPERTY IS ZONED R-ED PER THE FEBRUARY 2, 2004 COMPREHENSION ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS EFFECTIVE JULY 28, 2006 AND IS BEING DEVELOPED UNDER THE AMENDED 5TH EDITION OF SUBDIVISION AND LAND REGULATIONS.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: F-11-058, ZB-1087M, WP-11-132, ECP-14-058, SP-14-008, PB40R, THE D.R.R.A. IS RECORDED IN LIBER 12722 FOLIO 248, F-15-087, F-16-061, WP-15-038 & WP-16-081. SEE SHEET 2 FOR APPROVALS AND CONDITIONS OF WAIVER PETITIONS.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODEIC CONTROL STATIONS No. 23CA AND No. 16A.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- PUBLIC WATER AND SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME. PUBLIC SEWER SERVICE AND PUBLIC WATER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE AUGUST 3, 2018, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4877-D WAS ACCEPTED.
- THE CEMETERY INVENTORY MAP DOES NOT SHOW ANY CEMETERIES WITHIN THE PROJECT LIMITS.
- THE SCENIC ROADS MAP DOES INDICATE THAT MD ROUTE 144 (FREDERICK ROAD) IS A SCENIC ROAD.
- THE HISTORIC SITES MAP DOES NOT SHOW ANY HISTORICAL SITES WITHIN THE PROJECT LIMITS.
- WETLAND DELINEATION BY ECOTONE INC. IN A REPORT DATED FEBRUARY 18, 2014. THE WETLAND AND STREAM DELINEATION WAS APPROVED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING ON NOVEMBER 4, 2014.
- THE 100-YEAR FLOODPLAIN LIMITS FOR THE THREE STREAMS THAT RUN THROUGH THE SITE WERE DETERMINED IN A FLOODPLAIN STUDY PREPARED BY GUTSCHICK, LITTLE AND WEBER, P.A. AS PART OF SP-14-008 WHICH WAS APPROVED ON DECEMBER 22, 2014. IN AREAS OF THE FLOODPLAIN WHERE THE ELEVATIONS SHOWN IN THE FEMA FLOODPLAIN STUDY WERE HIGHER THAN THOSE GENERATED BY THE HEC-RAS MODEL, THE FEMA INFORMATION WAS USED.
- A NOISE STUDY WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. ON OR ABOUT APRIL, 2014 AND WAS APPROVED BY DEVELOPMENT ENGINEERING DIVISION ON NOVEMBER 4, 2014.
- A TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUPS IN A REPORT DATED APRIL 4, 2014 AND WAS APPROVED BY DEVELOPMENT ENGINEERING DIVISION ON NOVEMBER 4, 2014.
- THE PROJECT WAS BROUGHT INTO THE METROPOLITAN DISTRICT ON DECEMBER 22, 2014.
- STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE MDC STORMWATER MANAGEMENT DESIGN MANUAL, VOLUMES 1 AND 2, THROUGHOUT THE SITE, MICRO-BIORETENTION, DRY WELLS (M5), AND ROOFTOP DISCONNECT (ND) ARE UTILIZED. DEVICES ON INDIVIDUAL LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER AND ARE SUBJECT TO THE REQUIREMENTS OF A DECLARATION OF COVENANTS DEVICES WITHIN COUNTY RIGHT OF WAY THAT TREAT ONLY RUNOFF FROM A COUNTY ROAD WILL BE OWNED BY HOWARD COUNTY AND JOINTLY MAINTAINED WITH THE HOA. HOWARD COUNTY WILL ONLY MAINTAIN THE INLET AND ASSOCIATED PIPING; THE HOA WILL BE REQUIRED TO MAINTAIN THE PLANTS, SOILS, MULCH, ETC. ALL OF THE OTHER DEVICES WITHIN THE OPEN SPACE LOTS WILL BE OWNED BY HOWARD COUNTY AND MAINTAINED JOINTLY WITH THE HOA.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION EASEMENT", LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN DEED(S) CONVEYING SAID LOT(S)/ PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- DRIVEWAY(S) SHALL BE CONSTRUCTED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN).
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TON (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- OPEN SPACE LOTS 154, 156-171 SHOWN HEREON WILL BE DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON, ARTICLES OF INCORPORATION FOR THE WESTMOUNT HOMEOWNERS ASSOCIATION WAS FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 06/16/2016, (DEPT. ID #D17197369). THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR WESTMOUNT HOMEOWNERS ASSOCIATION, INC. WILL BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.
- OPEN SPACE LOT 155 WILL BE DEDICATED TO HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS.
- OPEN SPACE LOT 169 WILL CONTAIN 0.52 A.C. OF ACTIVE RECREATIONAL AREAS IN ACCORDANCE WITH SECTION 16.121(A)(4) OF THE SUBDIVISION REGULATIONS (5TH EDITION). THE AMOUNT OF ACTIVE RECREATIONAL OPEN SPACE REQUIRED FOR THE 73 LOTS BEING RECORDED WITH THIS PLAT IS 300 S.F. PER LOT, OR 0.50 AC.



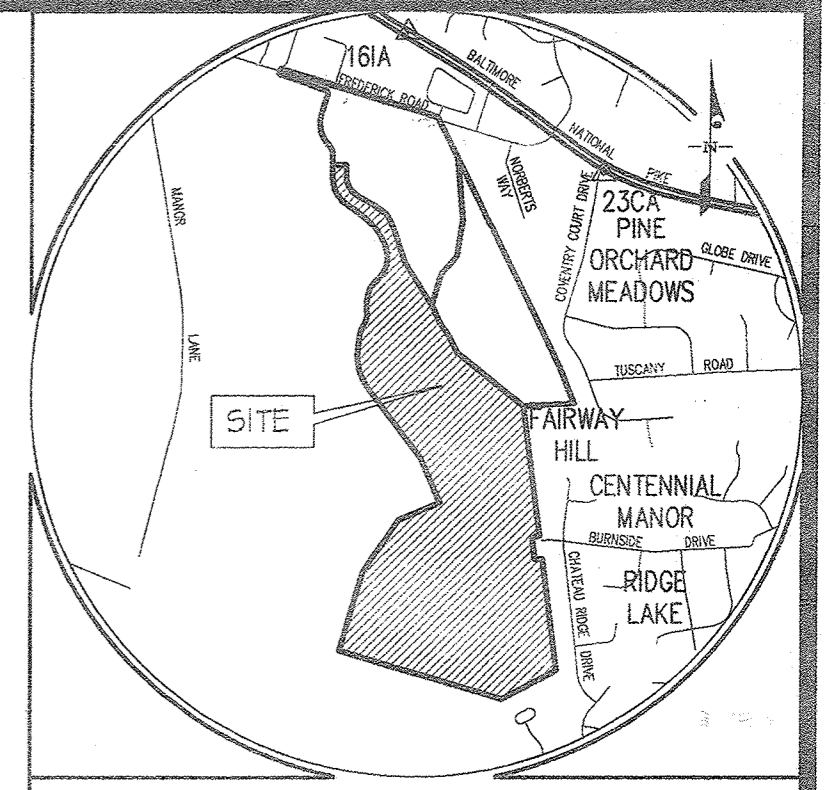
OWNER:
MANOR INVESTMENTS, LLC
3500 MANOR LANE
ELLCOTT CITY, MD. 21042
PH: 443-367-0422

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

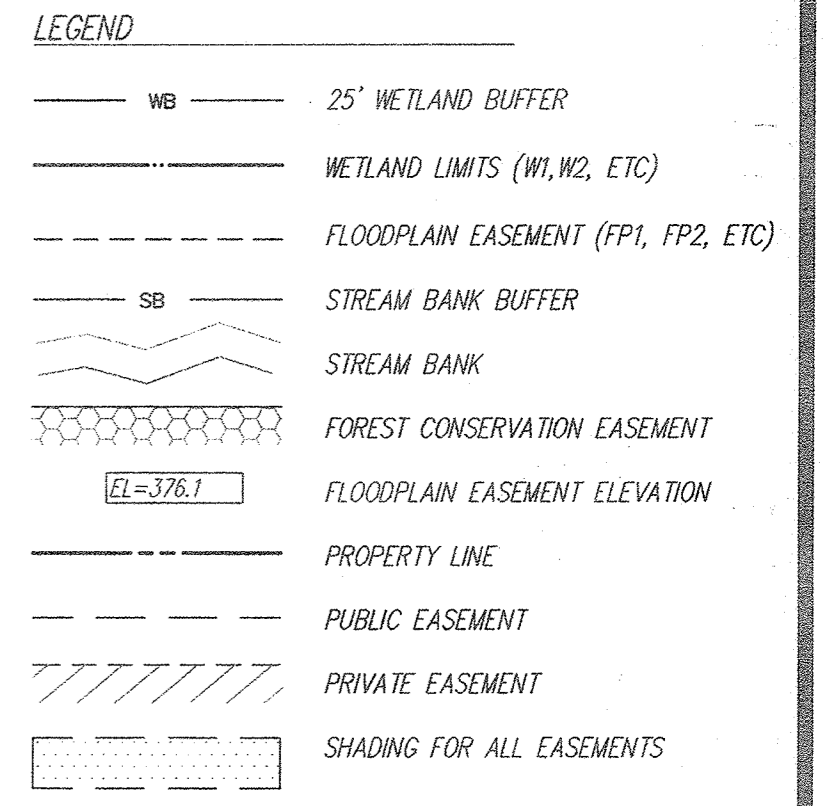
SHEET INDEX
SCALE: 1"=600'

(GENERAL NOTES CONTINUE)

- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY ONLY AND ONTO THE PIPESTEM LOT DRIVEWAY.
- ALL BUFFERING AND OTHER LANDSCAPING REQUIREMENTS/FEATURES WILL BE PROVIDED AT THE SITE DEVELOPMENT PLAN STAGE AND WILL BE PROVIDED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS (AMENDED 5TH EDITION).
- A PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON 10/01/2013 IN COMPLIANCE WITH SECTION 16.128 OF THE REGULATIONS.
- THE PROJECT IS NOT SUBJECT TO THE PROVISIONS OF MODERATE INCOME HOUSING UNITS (MIHU) BASED ON THE DEVELOPER'S RIGHTS AND RESPONSIBILITIES AGREEMENT (DRRA) RECORDED AT LIBER 12722 FOLIO 248 ON 9/17/2010.
- THIS DEVELOPMENT SHALL BE IN ACCORDANCE WITH ALL REQUIREMENTS ESTABLISHED AS PART OF THE "DEVELOPER'S RIGHTS AND RESPONSIBILITIES AGREEMENT" (DRRA) BETWEEN HOWARD COUNTY AND THE CARROLLS. PER THE DRRA, THE DEVELOPER AND DPW HAVE AGREED THAT A PER LOT FEE IN THE AMOUNT OF \$3,000 WILL BE PAID AT BUILDING PERMIT STAGE FOR SEWAGE NUTRIENT REDUCTION.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, AND 100 YEAR FLOODPLAIN AREAS, UNLESS PERMITTED UNDER AN APPROVED WAIVER PETITION OR DETERMINED TO BE ESSENTIAL OR NECESSARY BY DPZ.
- THE FOREST CONSERVATION REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR PHASE 2 WILL BE SATISFIED WITH AN OBLIGATION TOTAL OF 16.66 ACRES OF FOREST CONSERVATION EASEMENT OF WHICH 11.66 ACRES ARE CREDITED, 3.95 ACRES OF CREDITED RETENTION AND 7.71 ACRES OF CREDITED REFORESTATION PLANTING. 5.00 ACRES OF NON-CREDITED RETENTION WITHIN THE FLOODPLAIN. TOTAL SURETY FOR ON-SITE REFORESTATION OF 7.71 ACRES OF PLANTING IS \$167,924.00.
- HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING HAS DETERMINED, IN ACCORDANCE WITH SECTION 16.116(C) OF THE SUBDIVISION AND LAND REGULATIONS THAT THE ENVIRONMENTAL IMPACTS ARE NECESSARY OR ESSENTIAL DISTURBANCES. SEE THE APPROVAL AND CONDITIONS OF WP 15-038, SEE SHEET 2.
- THE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A LANDSCAPE SURETY IN THE AMOUNT OF \$36,420.00 WILL BE POSTED WITH THE DEVELOPER'S AGREEMENT.
- NO PERMANENT STRUCTURES ARE PERMITTED WITHIN 10 FEET OF A PUBLIC WATER OR SEWER EASEMENT.



VICINITY MAP
SCALE: 1" = 2,000'
ADC MAP: 19 GRID: E6 THRU E8



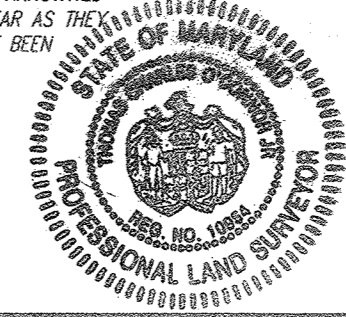
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS FINAL PLAT IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 1, CREDITED OPEN SPACE LOT 1, LOTS 3-52, OPEN SPACE LOTS 53-71 AND NON-BUILDABLE BULK PARCELS B & C" AND RECORDED AS PLAT NOS. 24123 THROUGH 24138, AND ALSO BEING PART OF THE LAND THAT WAS CONVEYED FROM CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

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

THOMAS C. O'DONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE 07/03/2020)

9/11/2018



THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE BULK PARCEL C INTO LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D; AND TO CREATE PRIVATE AND PUBLIC EASEMENTS AS SHOWN AND NOTED ON SHEETS 3 THRU 13.

TABULATION OF FINAL PLAT - ALL SHEETS

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	92
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	73
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	13,1968 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	18
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	24,7089 AC.
6. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	1
7. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	89,0083 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	14,6920 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	141,6060 AC.

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

By: *Mauro Rossman* 10/11/2018
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

By: *Chad Clum* 10-24-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION

By: *Kurt Steinhilber* 10-31-18
DIRECTOR

OWNER'S DEDICATION

MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY WESTMOUNT DEVELOPMENT CORPORATION, WITH ROBERT C. GOODIER, JR. SIGNED AS VICE PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

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

WITNESS OUR HANDS THIS 17th DAY OF September, 2018

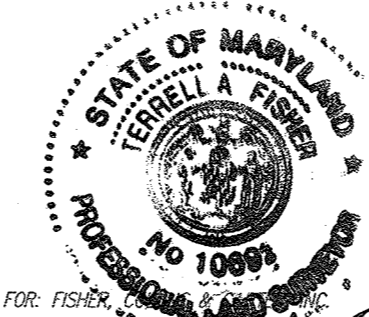
MANOR INVESTMENTS, LLC,
BY WESTMOUNT DEVELOPMENT CORPORATION

By: *Robert C. Goodier, Jr.*
ROBERT C. GOODIER, JR., VICE PRESIDENT

By: *Robert L. Callahan*
TERRELL A. FISHER
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2019)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY AND EXISTING EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 1, CREDITED OPEN SPACE LOT 1, LOTS 3-52, OPEN SPACE LOTS 53-71 AND NON-BUILDABLE BULK PARCELS B & C" AND RECORDED AS PLAT NOS. 24123 THROUGH 24138, AND BEING PART OF THE LAND THAT WAS CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.



FOR: FISHER
TERRELL A. FISHER
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2019)

9/20/18

RECORDED AS PLAT NUMBER 24827 ON 9/18, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WESTMOUNT PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D

(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C, WESTMOUNT, PLAT NOS. 24123 THROUGH 24138)

ZONE: R-ED TM 23, GRID 10, P/O PARCEL 149
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN SHEET 1 OF 15 JUNE 2018

GLW
PLANNING | ENGINEERING | SURVEYING
3909 NATIONAL DRIVE
SUITE 250
BURTONSVILLE, MD 20866
301-421-4024
GLWPA.COM

DRAWN BY:
CHECK BY:

SITE ANALYSIS CHART

PHASE NO.	FILE REF. NO.	AREA BEING RECORDED		AREA OUTSIDE OF THIS PHASE (NON-BUILDABLE)		AREA BEING DEVELOPED THIS PHASE		FLOODPLAIN AREA (THIS PHASE)	STEEP SLOPE AREA (THIS PHASE)	NET AREA (THIS PHASE)	NON-BUILDABLE (THIS PHASE)		S.F.D. AC. (%)		ROAD R/W		CREDITED OPEN SPACE		NON-CREDITED OPEN SPACE	
		AC.	(%)	AC.	(%)	AC.	(%)	AC.	AC.	AC.	(%)	AC.	(%)	AC.	(%)	AC.	(%)	AC.	(%)	
1	F 15-087	220.6430	143.7296 (65.1)	76.9134	(34.9)	17.7600	0.0000	59.1534	2.1236	N/A	9.4246	(12.3)	7.8387	(10.2)	58.8595	(76.5)	0.7906	(1.0)		
2A	F 16-061	2.1236	0.0000 (00.0)	2.1236	(100.0)	0.0000	0.0000	0.0000	0.0000	N/A	2.1236	(100.0)	0.0000	(0.0)	0.0000	(0.0)	0.0000	(0.0)		
2	F 16-046	141.6060	89.0083 (62.9)	52.5977	(37.1)	6.7886	4.9743	40.8348	0.0000	N/A	13.1968	(25.1)	14.6920	(27.9)	23.3503	(44.4)	1.3586	(2.6)		

NON-BUILDABLE TRACKING CHART

PARCEL	TOTAL NON-BUILDABLE PARCEL AREA	FILE UNDER WHICH PARCEL WAS CREATED	FILE UNDER WHICH PARCEL WAS CONVERTED	AREA CONVERTED	CONVERTED TO	AREA REMAINING
B	2.1236	F 15-087	F 16-061	2.1236	S.F.D. LOTS	0.0000
C	141.6060	F 15-087	F 16-046	52.5977	S.F.D. LOTS, ROAD R/W & O.S. LOTS	89.0083
D	89.0083	F 16-046	---	---	---	---

MINIMUM LOT SIZE CHART

LOT NO	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
99	7,966 SF	266 SF	7,700 SF
100	11,046 SF	682 SF	10,364 SF
101	9,549 SF	729 SF	8,820 SF
102	8,658 SF	312 SF	8,346 SF
113	11,525 SF	1,400 SF	10,125 SF

WP 15-038
ON OCTOBER 30, 2014 WP 15-038 WAS GRANTED FOR THE FOLLOWING:
 • TO ALLOW FOR THE REMOVAL OF VEGETATIVE COVER AND TREES FROM ENVIRONMENTAL AREAS (A WAIVER FROM SECTION 16.116(C) AND TO ALLOW FOR THE REMOVAL OF SPECIMEN TREES (A WAIVER FROM SECTION 16.1205(A)(7)).
 • A WAIVER FROM SECTION 16.121(E) WHICH REQUIRES 40' OF FRONTAGE ON A PUBLIC ROAD FOR AT LEAST ONE ACCESS TO AN OPEN SPACE LOT, WITH 20' BEING PERMISSIBLE FOR ANY ADDITIONAL ACCESS.
 • A WAIVER FROM SECTION 16.119(E)(5) WHICH REQUIRES PUBLIC RIGHT-OF-WAY LINES ON CORNER LOTS AT INTERSECTIONS SHALL BE TRUNCATED BY STRAIGHT LINES JOINING POINTS 25' BACK FROM THE THEORETICAL PROPERTY LINE INTERSECTION IN EACH QUADRANT.

OVERALL DENSITY TABULATION

AREA			
GROSS	NET		
220.64 AC.	182.06 AC.		
UNITS			
REQUIRED	PROVIDED		
NO. LOTS PERMITTED PER ZONING REGULATIONS	364	PHASE 1	50
		PHASE 2A	9
		PHASE 2	73
NO. LOTS PERMITTED PER D.R.R.A.	325	TOTAL	132
CREDITED OPEN SPACE			
REQUIRED	PROVIDED	OS	ACTIVE OS
OPEN SPACE	110.32 AC.	PHASE 1	58.86 0.65
		PHASE 2A	0.00 0.00
		PHASE 2	23.35 0.52
ACTIVE OPEN SPACE	2.24 AC.		
	TOTAL	82.21	1.17

WP 11-132
ON FEBRUARY 22, 2011 WP 11-132 WAS OBTAINED TO WAIVE ARTICLE II, DESIGN STANDARDS AND REQUIREMENTS SUCH AS FLOODPLAIN AND WETLANDS DELINEATION, FOREST CONSERVATION LOT DESIGN, ROAD FRONTAGE, LANDSCAPING, ETC. AND ARTICLE III, REQUIRED IMPROVEMENTS SUCH AS WATER AND SEWER, ROAD CONSTRUCTION, SIDEWALKS, STORM DRAINAGE, STREET TREES, ETC. OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS IT APPLIES TO F-11-058 ONLY.

APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

- FOREST CONSERVATION MUST BE SATISFIED WITH THE SUBMISSION OF THE RESUBDIVISION PLAT FOR NON-BUILDABLE BULK PARCEL "A". THE ACREAGE FOR BOTH OPEN SPACE LOTS MUST BE INCLUDED IN THE NET TRACT AREA WHEN COMPUTING THE FOREST CONSERVATION OBLIGATION.
- THE ENTIRE 221.1 ACRES MAY BE USED WHEN DETERMINING THE MAXIMUM LOT YIELD.
- IF THE PROPOSED FOREST CONSERVATION EASEMENT ON NON-CREDITED OPEN SPACE LOT 2 IS INTENDED TO BE CREDITED TOWARD THE WESTMOUNT SUBDIVISION, NON-CREDITED OPEN SPACE LOT 2 MUST BE PART OF THE FUTURE SUBDIVISION OF THE NON-BUILDABLE BULK PARCEL.
- UPON RE-SUBDIVISION OF NON-BUILDABLE BULK PARCEL "A", THIS PARCEL MUST COMPLY WITH ARTICLES II AND III OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE APPLICANT SHALL PROVIDE THE NECESSARY PUBLIC ROAD RIGHT-OF-WAY AND ROADWAY IMPROVEMENTS ALONG FREDERICK ROAD AND FOLLY QUARTER ROAD FOR THE REMAINDER OF THE CARROLL PROPERTY, PARCEL 71 AND FOR NON-BUILDABLE BULK PARCEL "A" AS ESTABLISHED UNDER F-11-058 TO MEET THE AASHTO REQUIREMENTS AS DETERMINED DURING THE REVIEW OF THE RESUBDIVISION PLANS FOR NON-BUILDABLE BULK PARCEL "A". THE APPLICANT SHALL TAKE THE FUTURE ROAD RIGHT-OF-WAY REQUIREMENTS INTO CONSIDERATION WHEN ESTABLISHING THE AGRICULTURAL LAND PRESERVATION PARCEL EASEMENT FOR THE CARROLL PROPERTY.
- THE APPLICANT SHALL ADDRESS ANY CONCERNS FROM THE HEALTH DEPARTMENT AND THE STATE HIGHWAY ADMINISTRATION UPON SUBMISSION OF THE RESUBDIVISION PLAN FOR NON-BUILDABLE BULK PARCEL "A".
- COMPLIANCE WITH THE ENCLOSED COMMENTS DATED FEBRUARY 18, 2011 FROM THE DEVELOPMENT ENGINEERING DIVISION.
- COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS.
- THE WAIVER PETITION NUMBER AND ITS CONDITIONS OF APPROVAL MUST BE ADDED TO THE PLAT.

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

APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

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

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

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS FINAL PLAT IS CORRECT, THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 1, CREDITED OPEN SPACE LOT 1, LOTS 3-52, OPEN SPACE LOTS 53-71 AND NON-BUILDABLE BULK PARCELS B & C" AND RECORDED AS PLAT NOS. 24123 THROUGH 24138, AND ALSO BEING PART OF THE LAND THAT WAS CONVEYED FROM CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 18018 AT FOLIO 188, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

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

THOMAS C. O'CONNOR, JR. DATE 9/17/2018
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10854 (EXP. DATE 07/03/2020)



OWNER:
 MANOR INVESTMENTS, LLC
 3500 MANOR LANE
 ELLICOTT CITY, MD. 21042
 PH: 443-367-0422

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

OWNER'S DEDICATION

MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY WESTMOUNT DEVELOPMENT CORPORATION, WITH ROBERT C. GOODIER, JR. SIGNING AS VICE PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.
 THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

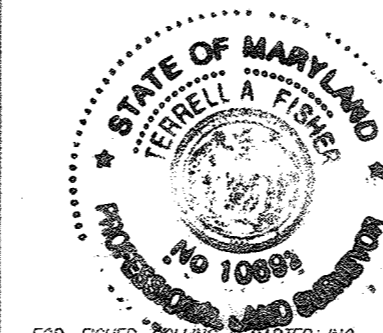
WITNESS OUR HANDS THIS 11th DAY OF September 2018

MANOR INVESTMENTS, LLC,
 BY WESTMOUNT DEVELOPMENT CORPORATION

By: Robert C. Goodier, Jr., Vice President

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY AND EXISTING EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT, THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 1, CREDITED OPEN SPACE LOT 1, LOTS 3-52, OPEN SPACE LOTS 53-71 AND NON-BUILDABLE BULK PARCELS B & C" AND RECORDED AS PLAT NOS. 24123 THROUGH 24138, AND BEING PART OF THE LAND THAT WAS CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 18018 AT FOLIO 188 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.



FOR: FISHER, COLLIER & JOHNSON, INC. DATE 9/20/18
 TERRELL A. FISHER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2019)

RECORDED AS PLAT NUMBER 24829 ON 11/8/18, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

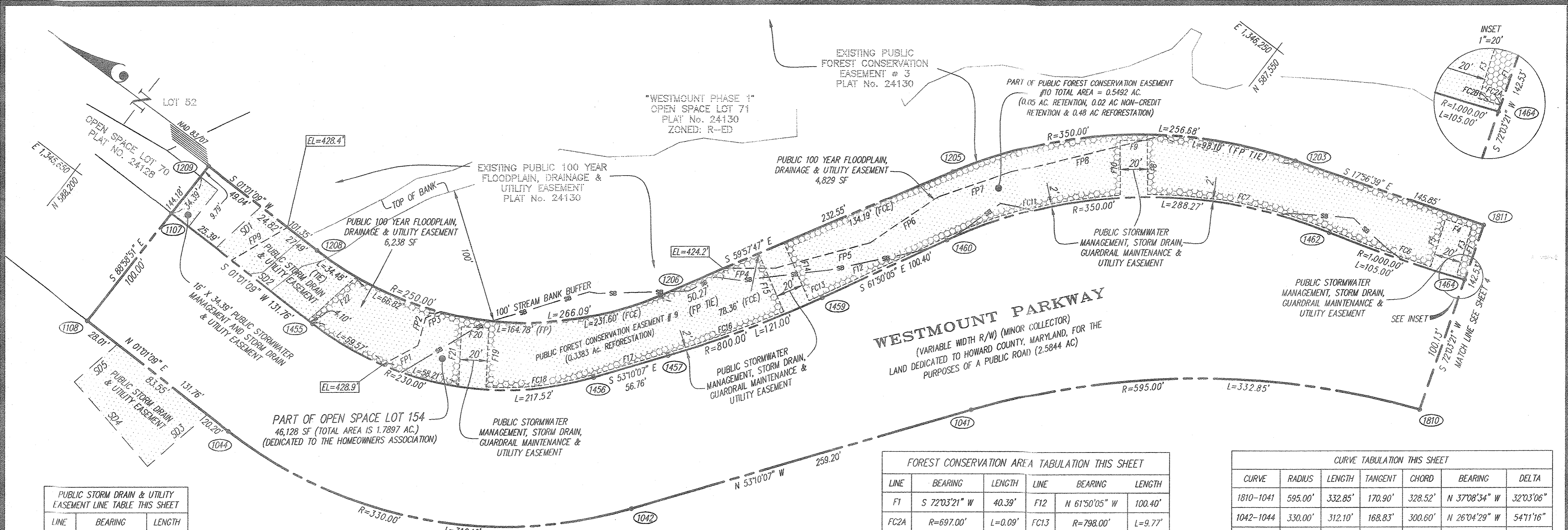
WESTMOUNT PHASE 2
 LOTS 81-153, OPEN SPACE LOTS 154-171
 AND NON-BUILDABLE BULK PARCEL D

(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C, WESTMOUNT, PLAT NOS. 24123 THROUGH 24138)

ZONE: R-ED TM 23, GRID 10, P/O PARCEL 149
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: NO SCALE SHEET 2 OF 15 JUNE 2018

GLW 3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE, MD 20866 301-421-4024 GLWPA.COM
 DRAWN BY: CHECK BY:

S:\Survey Drawings\13013\PLATS\Phase 2\13013 PHASE 2B\13013 PHASE 2B SHEET 02.dwg, PLOTTED: 8/23/2018 3:07 PM, LAST SAVED: 8/9/2018 10:12 AM, PLOTTED BY: Adam Robak



PUBLIC STORM DRAIN & UTILITY EASEMENT LINE TABLE THIS SHEET

LINE	BEARING	LENGTH
SD1	S 79°09'11" E	44.83'
SD2	N 01°01'09" E	86.27'
SD3	N 77°55'57" W	57.75'
SD4	N 12°04'03" E	82.00'
SD5	S 77°55'57" E	41.74'

PUBLIC 100 YR FLOODPLAIN EASEMENT LINE TABLE THIS SHEET

LINE	BEARING	LENGTH	* ELEV
FP1	S 65°48'49" E	29.57'	427.8'
FP2	N 68°37'37" E	20.96'	427.3'
FP3	S 60°15'49" E	11.61'	427.0'
FP4	S 37°07'02" E	38.06'	423.8'
FP5	S 51°55'59" E	71.63'	423.0'
FP6	S 71°06'04" E	60.96'	422.2'
FP7	S 56°01'48" E	56.04'	421.3'
FP8	S 50°44'43" E	115.26'	419.7'
FP9	N 67°15'31" W	47.55'	428.9'

* ELEVATIONS ARE AT THE END OF THE LINE

FOREST CONSERVATION AREA TABULATION THIS SHEET

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
F1	S 72°03'21" W	40.39'	F12	N 61°50'05" W	100.40'
FC2A	R=697.00' L=0.09'		FC13	R=798.00' L=9.77'	
CHD:	N 20°39'22" W	0.09'	CHD:	N 61°29'02" W	9.77'
FC2B	R=998.00' L=6.54'		F14	N 29°35'06" E	46.28'
CHD:	N 20°28'21" W	6.54'	F15	S 29°35'06" W	46.44'
F3	N 70°17'22" E	36.16'	FC16	R=798.00' L=90.93'	
F4	N 19°42'38" W	20.00'	CHD:	N 56°25'58" W	90.88'
F5	S 70°17'22" W	36.16'	F17	S 53°10'07" E	56.76'
FC6	R=998.00' L=78.25'		FC18	R=228.00' L=79.04'	
CHD:	N 16°53'24" W	78.23'	CHD:	N 43°14'13" W	78.65'
FC7	R=352.00' L=137.74'		F19	N 55°41'17" E	43.18'
CHD:	N 25°51'14" W	136.86'	F20	N 34°18'43" W	20.00'
F8	N 52°50'31" E	39.52'	F21	S 55°41'17" W	43.95'
F9	N 37°09'29" W	20.00'	F22	S 79°09'11" E	47.24'
F10	S 52°50'31" W	40.05'			
FC11	R=352.00' L=132.17'				
CHD:	N 51°04'40" W	131.40'			

CURVE TABULATION THIS SHEET

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1810-1041	595.00'	332.85'	170.90'	328.52'	N 37°08'34" W	32°03'06"
1042-1044	330.00'	312.10'	168.83'	300.60'	N 26°04'29" W	54°11'16"
1208-1206	250.00'	266.09'	147.21'	253.70'	S 29°28'19" E	60°58'56"
1205-1203	350.00'	256.68'	134.42'	250.97'	S 38°57'13" E	42°01'08"
1462-1464	1000.00'	105.00'	52.55'	104.96'	S 17°39'07" E	06°00'59"
1460-1462	350.00'	288.27'	152.88'	280.19'	S 38°14'21" E	47°11'27"
1457-1459	800.00'	121.00'	60.62'	120.89'	S 57°30'06" E	08°39'58"
1455-1456	230.00'	217.52'	117.67'	209.51'	S 26°04'29" E	54°11'16"

TABULATION OF FINAL PLAT - THIS SHEET

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: P/O 1
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 0
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 0 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: P/O 1
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 1.0590 AC.
- TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: 0
- TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: 0 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 2.5844 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 3.6434 AC.

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

B. Nihan for Maureen Roseman 10/11/2018
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chad G. ... 10-24-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Kent ... 10-31-18
DIRECTOR

OWNER'S DEDICATION

MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY WESTMOUNT DEVELOPMENT CORPORATION, WITH ROBERT C. GOODIER, JR. SIGNING AS VICE PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

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

WITNESS OUR HANDS THIS 17th DAY OF September, 2018

MANOR INVESTMENTS, LLC,
BY WESTMOUNT DEVELOPMENT CORPORATION

Robert C. Goodier, Jr.
ROBERT C. GOODIER, JR., VICE PRESIDENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY AND EXISTING EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 1, CREDITED OPEN SPACE LOT 1, LOTS 3-52, OPEN SPACE LOTS 53-71 AND NON-BUILDABLE BULK PARCELS B & C" AND RECORDED AS PLAT NOS. 24123 THROUGH 24138, AND BEING PART OF THE LAND THAT WAS CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Terrell A. Fisher 9/26/18
TERRELL A. FISHER
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2019)

RECORDED AS PLAT NUMBER 24829 ON 11/18/18, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

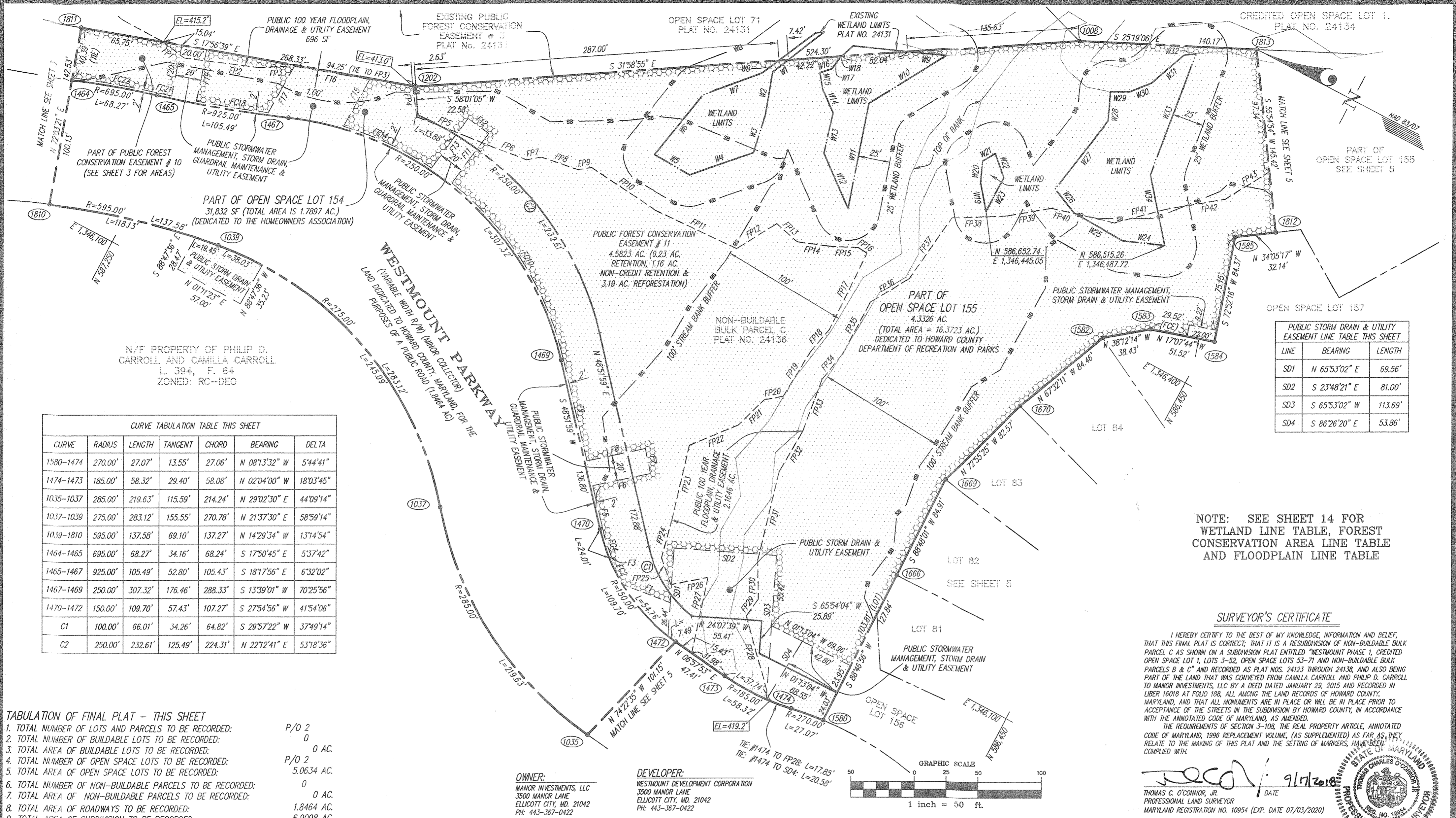
WESTMOUNT PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D

(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C, WESTMOUNT, PLAT NOS. 24123 THROUGH 24138)

ZONE: R-ED TM 23, GRID 10, P/O PARCEL 149
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=50' SHEET 3 OF 15 JUNE 2018

GLW
3909 NATIONAL DRIVE SUITE 250
BURTONSVILLE, MD 20866
301-421-4024
GLWPA.COM

DRAWN BY: [Signature]
CHECK BY: [Signature]



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

CURVE TABULATION TABLE THIS SHEET

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1580-1474	270.00'	27.07'	13.55'	27.06'	N 081°32' W	5°44'41"
1474-1473	185.00'	58.32'	29.40'	58.08'	N 02°04'00" W	18°03'45"
1035-1037	285.00'	219.63'	115.59'	214.24'	N 29°02'30" E	44°09'14"
1037-1039	275.00'	283.12'	155.55'	270.78'	N 21°37'30" E	58°59'14"
1039-1810	595.00'	137.58'	69.10'	137.27'	N 14°29'34" W	13°14'54"
1464-1465	695.00'	68.27'	34.16'	68.24'	S 17°50'45" E	5°37'42"
1465-1467	925.00'	105.49'	52.80'	105.43'	S 18°17'56" E	6°32'02"
1467-1469	250.00'	307.32'	176.46'	288.33'	S 13°39'01" W	70°25'56"
1470-1472	150.00'	109.70'	57.43'	107.27'	S 27°54'56" W	41°54'06"
C1	100.00'	66.01'	34.26'	64.82'	S 29°57'22" W	37°49'14"
C2	250.00'	232.61'	125.49'	224.31'	N 22°12'41" E	53°18'36"

PUBLIC STORM DRAIN & UTILITY EASEMENT LINE TABLE THIS SHEET

LINE	BEARING	LENGTH
SD1	N 65°53'02" E	69.56'
SD2	S 23°48'21" E	81.00'
SD3	S 65°53'02" W	113.69'
SD4	S 86°26'20" E	53.86'

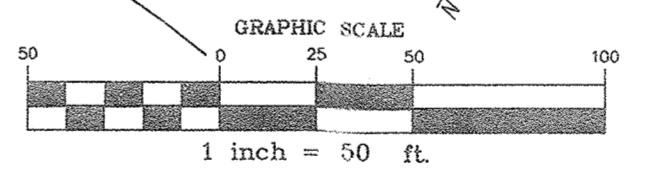
NOTE: SEE SHEET 14 FOR WETLAND LINE TABLE, FOREST CONSERVATION AREA LINE TABLE AND FLOODPLAIN LINE TABLE

TABULATION OF FINAL PLAT - THIS SHEET

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: P/O 2
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 0
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 0 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: P/O 2
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 5.0634 AC.
- TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: 0
- TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: 0 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 1.8464 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 6.9098 AC.

OWNER:
 MANOR INVESTMENTS, LLC
 3500 MANOR LANE
 ELLICOTT CITY, MD. 21042
 PH: 443-367-0422

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

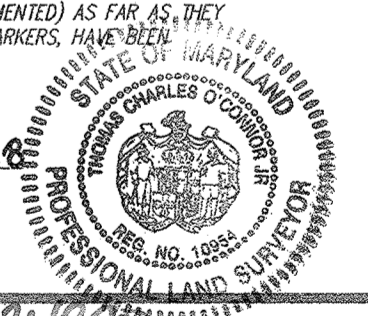


SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS FINAL PLAT IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 1, CREDITED OPEN SPACE LOT 1, LOTS 3-52, OPEN SPACE LOTS 53-71 AND NON-BUILDABLE BULK PARCELS B & C" AND RECORDED AS PLAT NOS. 24123 THROUGH 24138, AND ALSO BEING PART OF THE LAND THAT WAS CONVEYED FROM CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

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

THOMAS C. O'CONNOR, JR. DATE 9/17/2018
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE 07/03/2020)



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

Signature: *Christina Roseman* 10/11/2018
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Signature: *[Signature]* 10-24-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Signature: *[Signature]* 10-31-18
 DIRECTOR

OWNER'S DEDICATION

MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY WESTMOUNT DEVELOPMENT CORPORATION, WITH ROBERT C. GOODIER, JR. SIGNING AS VICE PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

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

WITNESS OUR HANDS THIS 17th DAY OF September, 2018

MANOR INVESTMENTS, LLC,
 BY WESTMOUNT DEVELOPMENT CORPORATION

Signature: *[Signature]*
 BY: ROBERT C. GOODIER, JR., VICE PRESIDENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY AND EXISTING EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 1, CREDITED OPEN SPACE LOT 1, LOTS 3-52, OPEN SPACE LOTS 53-71 AND NON-BUILDABLE BULK PARCELS B & C" AND RECORDED AS PLAT NOS. 24123 THROUGH 24138, AND BEING PART OF THE LAND THAT WAS CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.



Signature: *[Signature]* 9/20/18
 FOR: FISHER, COLLINS & CARTER, INC.
 TERRELL A. FISHER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10892 (EXP. DATE: 12/13/2019)

RECORDED AS PLAT NUMBER 24138 ON 11/8/18, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WESTMOUNT PHASE 2
 LOTS 81-153, OPEN SPACE LOTS 154-171
 AND NON-BUILDABLE BULK PARCEL D

(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C, WESTMOUNT, PLAT NOS. 24123 THROUGH 24138)

ZONE: R-ED TM 23, GRID 10, P/O PARCEL 149
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=50' SHEET 4 OF 15 JUNE 2018

Signature: *[Signature]*
 DRAWN BY:
 Signature: *[Signature]*
 CHECK BY:



3909 NATIONAL DRIVE
 SUITE 250
 BURTONSVILLE, MD 20866
 301-421-4024
 GLWPA.COM

S:\Survey Drawings\13013\PLATS\PHASE 2\13013 PHASE 2B\13013 PH 2B SHEET 05.dwg, PLOTTED: 9/13/2018 12:33 PM, LAST SAVED: 9/13/2018 12:32 PM, PLOTTED BY: Adom, Rong

PUBLIC PATHWAY ACCESS, SEWER & UTILITY EASEMENT LINE TABLE THIS SHEET

LINE	BEARING	LENGTH
S1	S 77°18'42" E	27.87'
S2	S 55°54'59" W	22.22'

100 YR FLOODPLAIN EASEMENT LINE TABLE THIS SHEET

LINE	BEARING	LENGTH	* ELEV
FP1	S 60°03'02" E	39.81'	407.5'
FP2	S 23°21'39" E	66.40'	407.0'
FP3	S 49°18'45" E	33.05'	406.7'

* ELEVATIONS ARE AT THE END OF THE LINE

CURVE TABULATION THIS SHEET

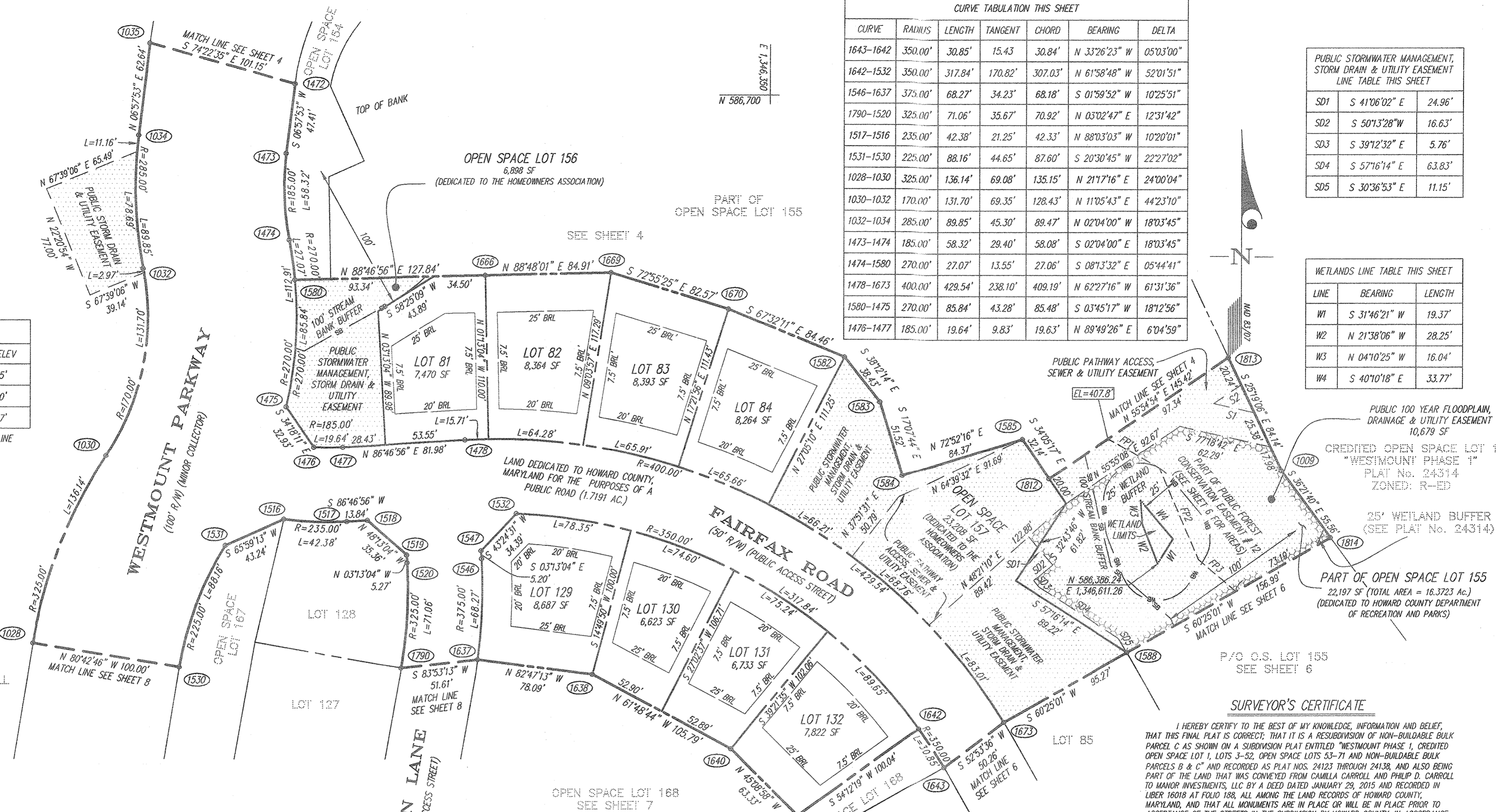
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1643-1642	350.00'	30.85'	15.43	30.84'	N 33°26'23" W	05°03'00"
1642-1532	350.00'	317.84'	170.82'	307.03'	N 61°58'48" W	52°01'51"
1546-1637	375.00'	68.27'	34.23'	68.18'	S 01°59'52" W	10°25'51"
1790-1520	325.00'	71.06'	35.67'	70.92'	N 03°02'47" E	12°31'42"
1517-1516	235.00'	42.38'	21.25'	42.33'	N 88°03'03" W	10°20'01"
1531-1530	225.00'	88.16'	44.65'	87.60'	S 20°30'45" W	22°27'02"
1028-1030	325.00'	136.14'	69.08'	135.15'	N 21°17'16" E	24°00'04"
1030-1032	170.00'	131.70'	69.35'	128.43'	N 11°05'43" E	44°23'10"
1032-1034	285.00'	89.85'	45.30'	89.47'	N 02°04'00" W	18°03'45"
1473-1474	185.00'	58.32'	29.40'	58.08'	S 02°04'00" E	18°03'45"
1474-1580	270.00'	27.07'	13.55'	27.06'	S 08°13'32" E	05°44'41"
1478-1673	400.00'	429.54'	238.10'	409.19'	N 62°27'16" W	61°31'36"
1580-1475	270.00'	85.84'	43.28'	85.48'	S 03°45'17" W	18°12'56"
1476-1477	185.00'	19.64'	9.83'	19.63'	N 89°49'26" E	6°04'59"

PUBLIC STORMWATER MANAGEMENT, STORM DRAIN & UTILITY EASEMENT LINE TABLE THIS SHEET

SD1	S 41°06'02" E	24.96'
SD2	S 50°13'28" W	16.63'
SD3	S 39°12'32" E	5.76'
SD4	S 57°16'14" E	63.83'
SD5	S 30°36'53" E	11.15'

WETLANDS LINE TABLE THIS SHEET

LINE	BEARING	LENGTH
W1	S 31°46'21" W	19.37'
W2	N 21°38'06" W	28.25'
W3	N 04°10'25" W	16.04'
W4	S 40°10'18" E	33.77'



TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	10 + P/O 1
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	8
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	1.4315 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	2 + P/O 1
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	1.2007 AC.
6. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
7. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	1.7191 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	4.3513 AC.

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

Balwin for Mauna Rossman 10/11/2018
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chf. [Signature] 10-24-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 10-31-18
DIRECTOR DATE

OWNER'S DEDICATION

MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY WESTMOUNT DEVELOPMENT CORPORATION, WITH ROBERT C. GOODIER, JR. SIGNING AS VICE PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

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

WITNESS OUR HANDS THIS 17th DAY OF September, 2018

MANOR INVESTMENTS, LLC,
BY WESTMOUNT DEVELOPMENT CORPORATION

BY: *[Signature]*
ROBERT C. GOODIER, JR., VICE PRESIDENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY AND EXISTING EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT, THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 1, CREDITED OPEN SPACE LOT 1, LOTS 3-52, OPEN SPACE LOTS 53-71 AND NON-BUILDABLE BULK PARCELS B & C" AND RECORDED AS PLAT NOS. 24123 THROUGH 24138, AND BEING PART OF THE LAND THAT WAS CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

[Signature] 9/20/18
TERRELL A. FISHER
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2019)

RECORDED AS PLAT NUMBER ~~24821~~ **24821** ON ~~11/8/18~~ **11/8/18**, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WESTMOUNT PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D

(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C, WESTMOUNT, PLAT NOS. 24123 THROUGH 24138)

ZONE: R-ED TM 23, GRID 10, P/O PARCEL 149
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=50' SHEET 5 OF 15 JUNE 2018

DRAWN BY: **GLW**
3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE, MD 20866 301-421-4024 GLWPA.COM

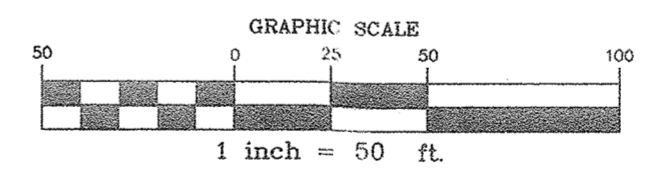
CHECK BY:

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS FINAL PLAT IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 1, CREDITED OPEN SPACE LOT 1, LOTS 3-52, OPEN SPACE LOTS 53-71 AND NON-BUILDABLE BULK PARCELS B & C" AND RECORDED AS PLAT NOS. 24123 THROUGH 24138, AND ALSO BEING PART OF THE LAND THAT WAS CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

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

[Signature] 9/17/2018
THOMAS C. O'CONNOR, JR. DATE
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE 07/03/2020)

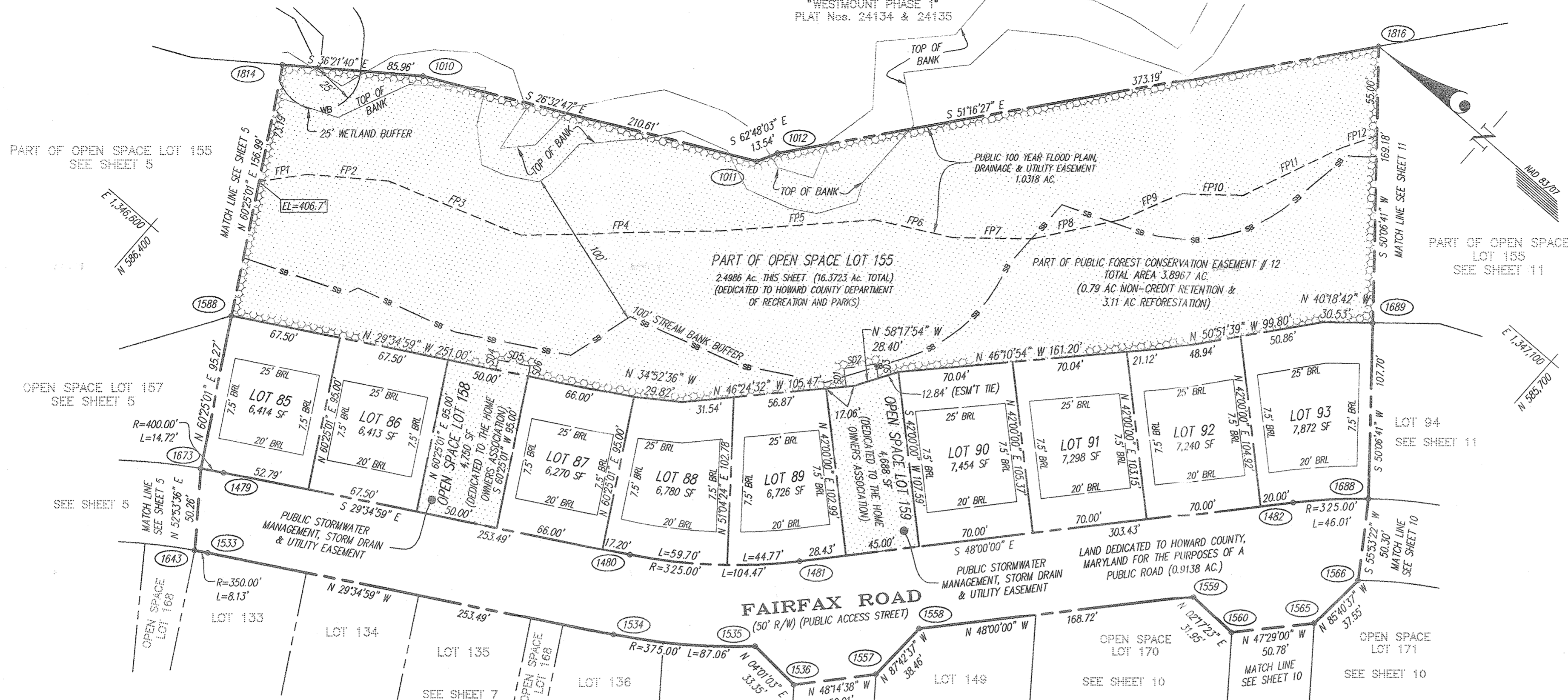


CREDITED OPEN SPACE LOT 1
"WESTMOUNT PHASE 1"
PLAT Nos. 24134 & 24135

LINE	BEARING	LENGTH
SD1	N 41°21'22" E	11.36'
SD2	S 48°38'38" E	20.00'
SD3	S 41°21'22" W	8.94'
SD4	N 60°25'01" E	6.27'
SD5	S 29°34'59" E	20.00'
SD6	S 60°25'01" W	6.27'

LINE	BEARING	LENGTH	* ELEV
FP1	S 49°18'45" E	30.09'	406.5'
FP2	S 36°17'45" E	49.36'	406.2'
FP3	S 18°53'21" E	87.36'	405.2'
FP4	S 42°02'37" E	122.26'	404.2'
FP5	S 45°06'58" E	94.23'	403.8'
FP6	S 28°16'49" E	49.24'	402.9'
FP7	S 40°13'38" E	48.97'	402.8'
FP8	S 53°26'44" E	56.07'	402.6'
FP9	S 64°46'45" E	39.83'	402.5'
FP10	S 40°10'35" E	36.97'	402.5'
FP11	S 66°48'35" E	66.61'	401.6'
FP12	S 59°41'53" E	22.78'	401.4'

*ELEVATIONS ARE AT THE END OF THE LINE



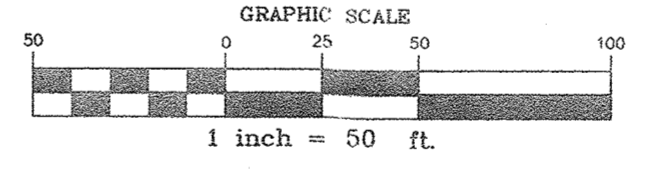
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1535-1534	375.00'	87.06'	43.73'	86.87'	N 36°14'04" W	13°18'08"
1533-1643	350.00'	8.13'	4.07'	8.13'	N 30°14'56" W	01°19'53"
1482-1688	325.00'	46.01'	23.04'	45.97'	S 43°56'40" E	08°06'41"
1480-1481	325.00'	104.47'	52.69'	104.02'	S 38°47'30" E	18°25'01"
1673-1479	400.00'	14.72'	7.36'	14.72'	S 30°38'14" E	02°06'29"

TABULATION OF FINAL PLAT - THIS SHEET

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 11 + P/O 1
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 9
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 1,4340 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 2 + P/O 1
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 2,7135 AC.
- TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: 0
- TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: 0 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 0.9138 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 5.0631 AC.

OWNER:
MANOR INVESTMENTS, LLC
3500 MANOR LANE
ELLCOTT CITY, MD. 21042
PH: 443-367-0422

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



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS FINAL PLAT IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 1, CREDITED OPEN SPACE LOT 1, LOTS 3-52, OPEN SPACE LOTS 53-71 AND NON-BUILDABLE BULK PARCELS B & C" AND RECORDED AS PLAT NOS. 24123 THROUGH 24138, AND ALSO BEING PART OF THE LAND THAT WAS CONVEYED FROM CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

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

Thomas C. O'Connor, Jr.
THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE 07/03/2020)



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

Blair for Manors
Blair for Manors
COUNTY HEALTH OFFICER
DATE: 10/11/2018

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Ch/Ch
Ch/Ch
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 10-24-18

Karl
Karl
DIRECTOR
DATE: 10-31-18

OWNER'S DEDICATION

MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY WESTMOUNT DEVELOPMENT CORPORATION, WITH ROBERT C. GOODIER, JR. AS VICE PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

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

WITNESS OUR HANDS THIS 17th DAY OF September 2018

MANOR INVESTMENTS, LLC,
BY WESTMOUNT DEVELOPMENT CORPORATION

Robert C. Goodier, Jr.
ROBERT C. GOODIER, JR., VICE PRESIDENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY AND EXISTING EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 1, CREDITED OPEN SPACE LOT 1, LOTS 3-52, OPEN SPACE LOTS 53-71 AND NON-BUILDABLE BULK PARCELS B & C" AND RECORDED AS PLAT NOS. 24123 THROUGH 24138, AND BEING PART OF THE LAND THAT WAS CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.



FOR: FISHER, COLLINS & CARTER, INC.
Terrell A. Fisher
TERRELL A. FISHER
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10992 (EXP. DATE: 12/13/2019)

RECORDED AS PLAT NUMBER 24832 ON 10/19/18, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

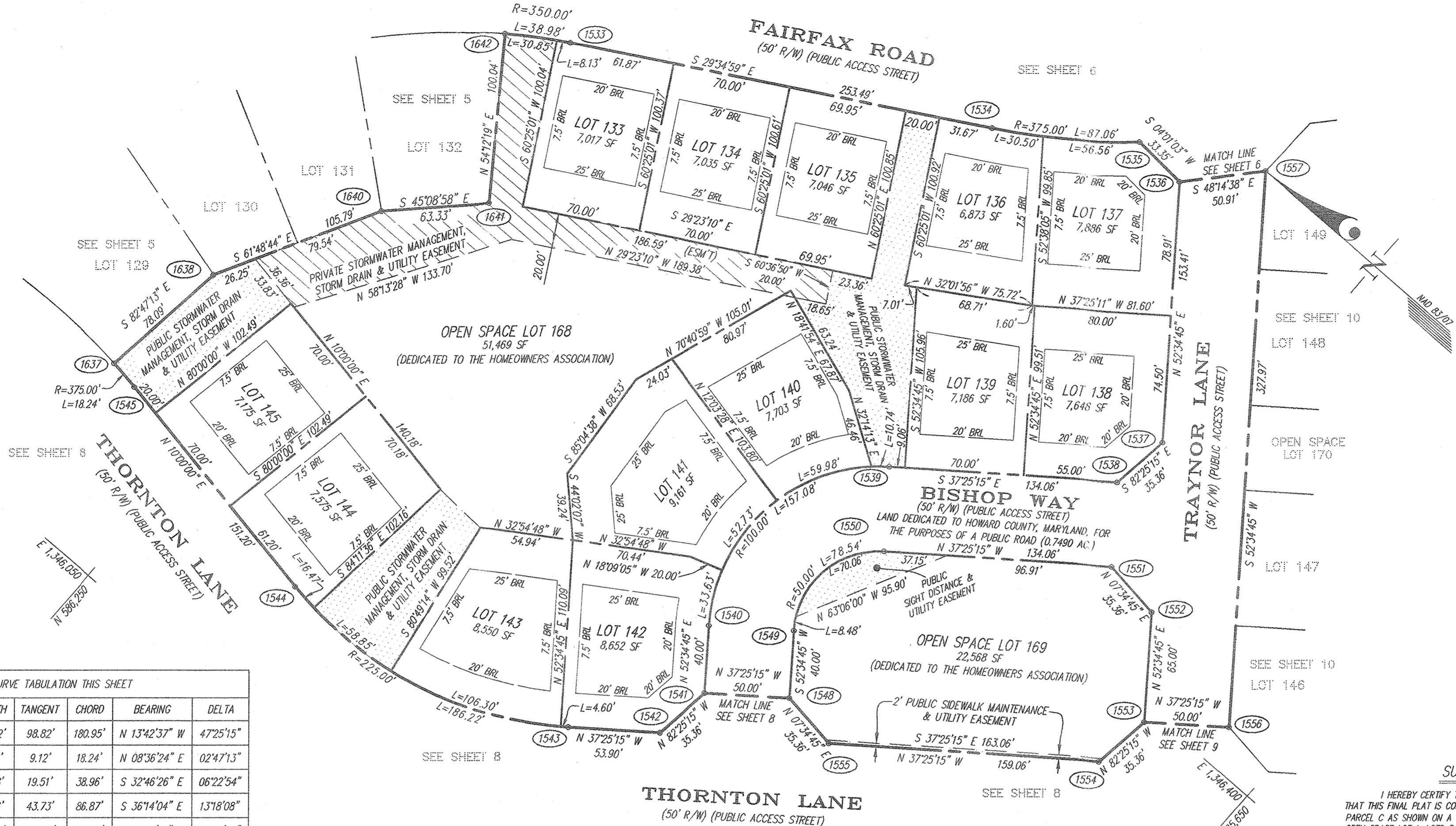
WESTMOUNT PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D

(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C, WESTMOUNT, PLAT NOS. 24123 THROUGH 24138)

ZONE: R-ED TM 23, GRID 10, P/O PARCEL 149
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=50' SHEET 6 OF 15 JUNE 2018

GLW
PLANNING | ENGINEERING | SURVEYING
3909 NATIONAL DRIVE
SUITE 250
BURTONSVILLE, MD 20886
301-421-4024
GLWPA.COM

DRAWN BY:
CHECK BY:



CURVE TABULATION THIS SHEET

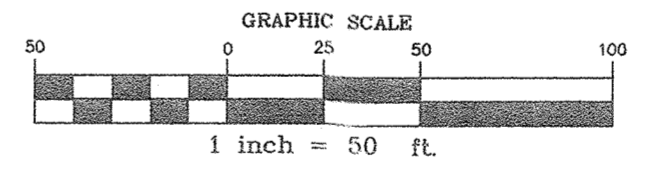
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1543-1544	225.00'	186.22'	98.82'	180.95'	N 13°42'37" W	47°25'15"
1545-1637	375.00'	18.24'	9.12'	18.24'	N 08°36'24" E	02°47'13"
1642-1533	350.00'	38.98'	19.51'	38.96'	S 32°46'26" E	06°22'54"
1534-1535	375.00'	87.06'	43.73'	86.87'	S 36°14'04" E	13°18'08"
1540-1539	100.00'	157.08'	100.00'	141.42'	S 82°25'15" E	90°00'00"
1550-1549	50.00'	78.54'	50.00'	70.71'	N 82°25'15" W	90°00'00"

TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	15
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	13
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	2.2844 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	2
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	1.6997 AC.
6. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
7. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0.7490 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	4.7331 AC.

OWNER:
 MANOR INVESTMENTS, LLC
 3500 MANOR LANE
 ELLICOTT CITY, MD. 21042
 PH: 443-367-0422

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



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS FINAL PLAT IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 1, CREDITED OPEN SPACE LOT 1, LOTS 3-52, OPEN SPACE LOTS 53-71 AND NON-BUILDABLE BULK PARCELS B & C" AND RECORDED AS PLAT NOS. 24123 THROUGH 24138, AND ALSO BEING PART OF THE LAND THAT WAS CONVEYED FROM CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

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

Thomas C. O'Connor, Jr.
 THOMAS C. O'CONNOR, JR.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10854 (EXP. DATE 07/03/2020)



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

William for Maurer Roseman 10/11/2018
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief 10-24-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Karl 10-31-18
 DIRECTOR DATE

OWNER'S DEDICATION

MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY WESTMOUNT DEVELOPMENT CORPORATION, WITH ROBERT C. GOODIER, JR. SIGNING AS VICE PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

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

WITNESS OUR HANDS THIS 17TH DAY OF September 2018

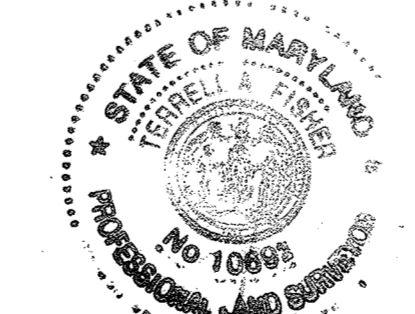
By: *Robert C. Goodier, Jr.*
 ROBERT C. GOODIER, JR., VICE PRESIDENT

MANOR INVESTMENTS, LLC,
 BY WESTMOUNT DEVELOPMENT CORPORATION

Robert L. Callahan 9/20/18
 FOR: FISHER, COLLINS & CARTER, INC.
 TERRELL A. FISHER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2019)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY AND EXISTING EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 1, CREDITED OPEN SPACE LOT 1, LOTS 3-52, OPEN SPACE LOTS 53-71 AND NON-BUILDABLE BULK PARCELS B & C" AND RECORDED AS PLAT NOS. 24123 THROUGH 24138, AND BEING PART OF THE LAND THAT WAS CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.



Terrell A. Fisher 9/20/18
 FOR: FISHER, COLLINS & CARTER, INC.
 TERRELL A. FISHER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2019)

RECORDED AS PLAT NUMBER 24133 ON 10/8/18, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

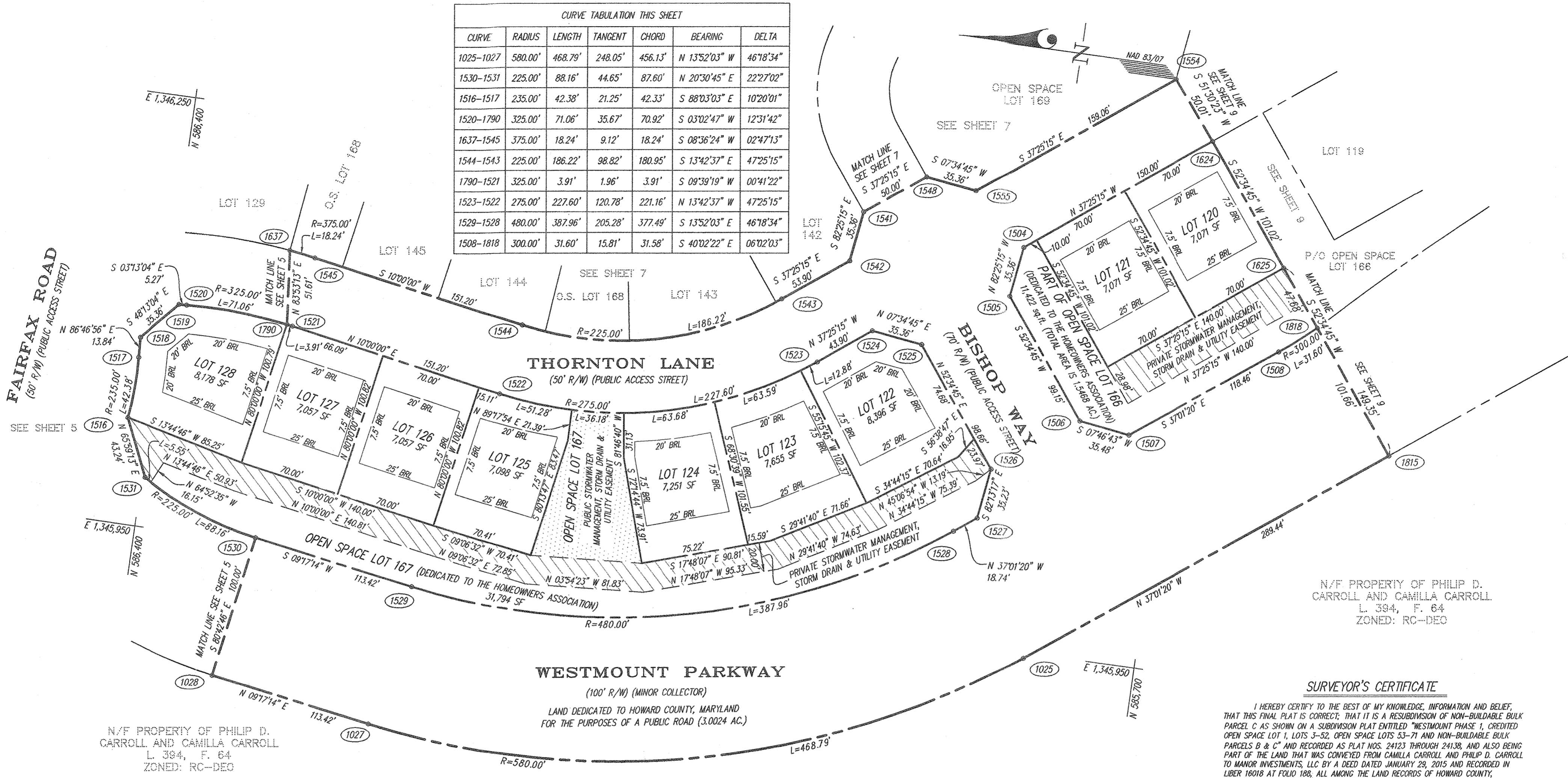
WESTMOUNT PHASE 2
 LOTS 81-153, OPEN SPACE LOTS 154-171
 AND NON-BUILDABLE BULK PARCEL D

(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C, WESTMOUNT, PLAT NOS. 24123 THROUGH 24138)

ZONE: R-ED TM 23, GRID 10, P/O PARCEL 149
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=50' SHEET 7 OF 15 JUNE 2018

GLW 3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE, MD 20866 301-421-4024 GLWPA.COM
 DRAWN BY: CHECK BY:

CURVE TABULATION THIS SHEET						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1025-1027	580.00'	468.79'	248.05'	456.13'	N 13°52'03" W	46°18'34"
1530-1531	225.00'	88.16'	44.65'	87.60'	N 20°30'45" E	22°27'02"
1516-1517	235.00'	42.38'	21.25'	42.33'	S 88°03'03" E	10°20'01"
1520-1790	325.00'	71.06'	35.67'	70.92'	S 03°02'47" W	12°31'42"
1637-1545	375.00'	18.24'	9.12'	18.24'	S 08°36'24" W	02°47'13"
1544-1543	225.00'	186.22'	98.82'	180.95'	S 13°42'37" E	47°25'15"
1790-1521	325.00'	3.91'	1.96'	3.91'	S 09°39'19" W	00°41'22"
1523-1522	275.00'	227.60'	120.78'	221.16'	N 13°42'37" W	47°25'15"
1529-1528	480.00'	387.96'	205.28'	377.49'	S 13°52'03" E	46°18'34"
1508-1818	300.00'	31.60'	15.81'	31.58'	S 40°02'22" E	06°02'03"



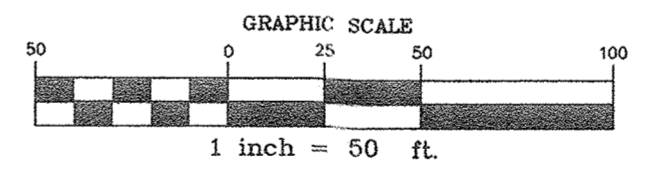
N/F PROPERTY OF PHILIP D. CARROLL AND CAMILLA CARROLL
L. 394, F. 64
ZONED: RC-DEO

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS FINAL PLAT IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 1, CREDITED OPEN SPACE LOT 1, LOTS 3-52, OPEN SPACE LOTS 53-71 AND NON-BUILDABLE BULK PARCELS B & C" AND RECORDED AS PLAT NOS. 24123 THROUGH 24138, AND ALSO BEING PART OF THE LAND THAT WAS CONVEYED FROM CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

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

Thomas C. O'Connor, Jr.
THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE 07/03/2020)



TABULATION OF FINAL PLAT - THIS SHEET

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 10 + P/O 1
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 9
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 1.5343 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 1 + P/O 1
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 0.9921 AC.
- TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: 0
- TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: 0 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 3.0024 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 5.5288 AC.

OWNER:
MANOR INVESTMENTS, LLC
3500 MANOR LANE
ELLCOTT CITY, MD. 21042
PH: 443-367-0422

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

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

William for Maureen Roseman
COUNTY HEALTH OFFICER
DATE: 10/11/2018

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Phil Edwards
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 10-24-18

Kate DeLoach
DIRECTOR
DATE: 10-31-18

OWNER'S DEDICATION

MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY WESTMOUNT DEVELOPMENT CORPORATION, WITH ROBERT C. GOODIER, JR. SIGNED AS VICE PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES; IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

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

WITNESS OUR HANDS THIS 17th DAY OF September, 2018

BY: *Robert C. Goodier, Jr.*
ROBERT C. GOODIER, JR., VICE PRESIDENT
MANOR INVESTMENTS, LLC,
BY WESTMOUNT DEVELOPMENT CORPORATION

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY AND EXISTING EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 1, CREDITED OPEN SPACE LOT 1, LOTS 3-52, OPEN SPACE LOTS 53-71 AND NON-BUILDABLE BULK PARCELS B & C" AND RECORDED AS PLAT NOS. 24123 THROUGH 24138, AND BEING PART OF THE LAND THAT WAS CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.



FOR: FISHER, COLLINS & CARTER, INC.
Terrell A. Fisher
TERRELL A. FISHER
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10694 (EXP. DATE: 12/13/2019)

RECORDED AS PLAT NUMBER 24824 ON 11/21/18, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WESTMOUNT PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D

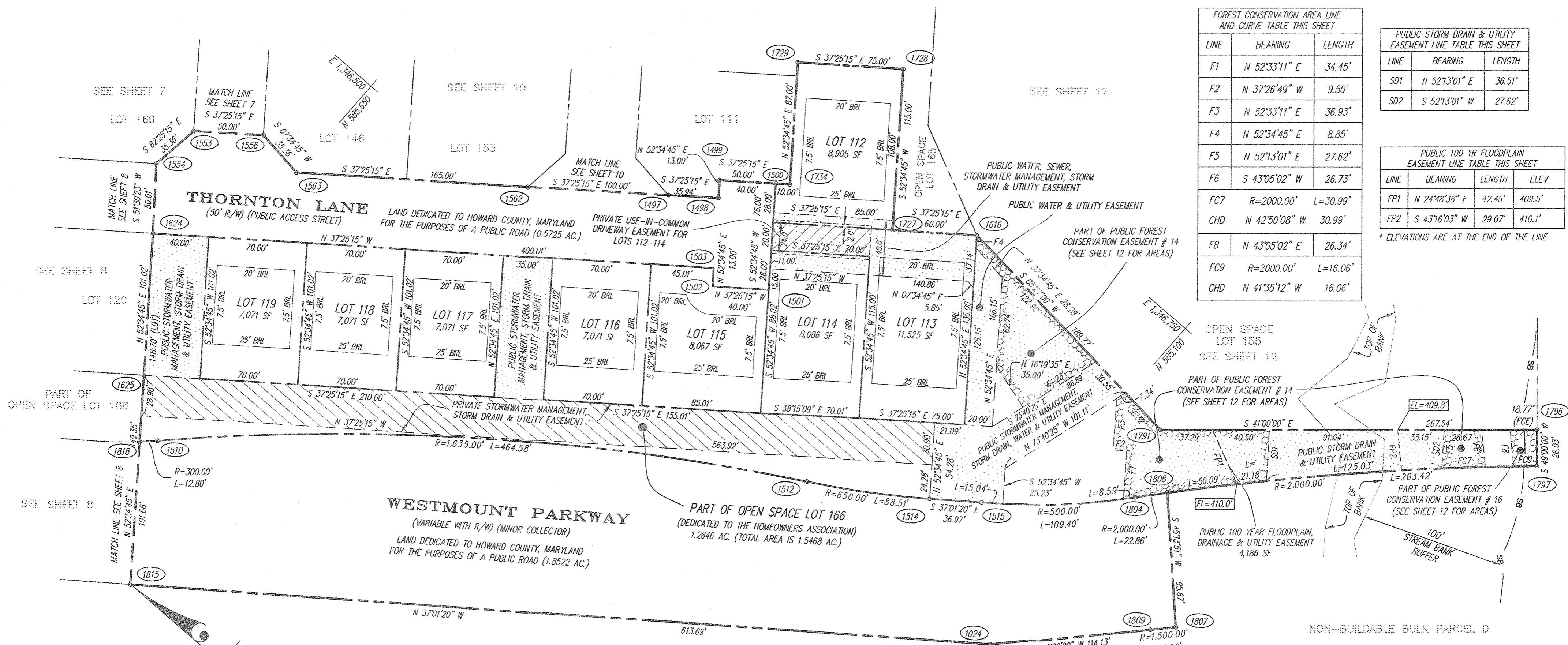
(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C, WESTMOUNT, PLAT NOS. 24123 THROUGH 24138)

ZONE: R-ED TM 23, GRID 10, P/O PARCEL 149
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=50' SHEET 8 OF 15 JUNE 2018

GLW
PLANNING | ENGINEERING | SURVEYING
3909 NATIONAL DRIVE
SUITE 250
BURTONSVILLE, MD 20866
301-421-4024
GLWPA.COM

DRAWN BY:
CHECK BY:

S:\Survey Drawings\13013\PLATS\PHASE 2\13013 PH 2B SHEET 08.dwg, PLOTTED: 8/23/2018 6:15 PM, LAST SAVED: 8/9/2018 10:17 AM, PLOTTED BY: Adam Rock



FOREST CONSERVATION AREA LINE AND CURVE TABLE THIS SHEET

LINE	BEARING	LENGTH
F1	N 52°33'11" E	34.45'
F2	N 37°26'49" W	9.50'
F3	N 52°33'11" E	36.93'
F4	N 52°34'45" E	8.85'
F5	N 52°13'01" E	27.62'
F6	S 43°05'02" W	26.73'
FC7	R=2000.00' L=30.99'	
CHD	N 42°50'08" W	30.99'
F8	N 43°05'02" E	26.34'
FC9	R=2000.00' L=16.06'	
CHD	N 41°35'12" W	16.06'

PUBLIC STORM DRAIN & UTILITY EASEMENT LINE TABLE THIS SHEET

LINE	BEARING	LENGTH
SD1	N 52°13'01" E	36.51'
SD2	S 52°13'01" W	27.62'

PUBLIC 100 YR FLOODPLAIN EASEMENT LINE TABLE THIS SHEET

LINE	BEARING	LENGTH	ELEV
FP1	N 24°48'38" E	42.45'	409.5'
FP2	S 43°16'03" W	29.07'	410.1'

* ELEVATIONS ARE AT THE END OF THE LINE

CURVE TABULATION THIS SHEET

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1818-1510	300.00'	12.80'	6.40'	12.80'	S 44°16'44" E	02°26'41"
1510-1512	1635.00'	464.58'	233.87'	463.02'	S 37°21'39" E	16°16'50"
1512-1514	650.00'	88.51'	44.32'	88.44'	S 33°07'17" E	07°48'06"
1515-1804	500.00'	109.40'	54.92'	109.18'	S 43°17'24" E	12°32'09"
1804-1806	2000.00'	22.86'	11.43'	22.86'	S 49°13'50" E	00°39'17"
1797-1806	2000.00'	263.42'	131.90'	263.23'	N 45°07'48" W	07°32'47"
1807-1809	1500.00'	17.99'	8.99'	17.99'	N 46°53'06" W	00°41'13"

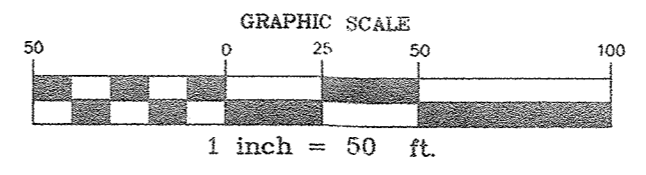
TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	8 + P/O 1
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	8
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	1.4892 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	P/O 1
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	1.2846 AC.
6. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
7. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	2.4277 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	5.2015 AC.

OWNER:
MANOR INVESTMENTS, LLC
3500 MANOR LANE
ELICOTT CITY, MD. 21042
PH: 443-387-0422

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

N/F PROPERTY OF PHILIP D. CARROLL AND CAMILLA CARROLL
L 394, F. 84
ZONED: RC-DEO



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS FINAL PLAT IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 1, CREDITED OPEN SPACE LOT 1, LOTS 3-52, OPEN SPACE LOTS 53-71 AND NON-BUILDABLE BULK PARCELS B & C" AND RECORDED AS PLAT NOS. 24123 THROUGH 24138, AND ALSO BEING PART OF THE LAND THAT WAS CONVEYED FROM CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

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

THOMAS C. O'CONNOR, JR. DATE 9/11/2018
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE 07/03/2020)

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

Benjamin for Manora Ransom 10/11/2018
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chad Edmondson 10-24-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Ked Sheehy 10-31-18
DIRECTOR DATE

OWNER'S DEDICATION

MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY WESTMOUNT DEVELOPMENT CORPORATION, WITH ROBERT C. GOODIER, JR. SIGNING AS VICE PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

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

WITNESS OUR HANDS THIS 17th DAY OF September, 2018

MANOR INVESTMENTS, LLC,
BY WESTMOUNT DEVELOPMENT CORPORATION

Robert C. Goodier, Jr.
ROBERT C. GOODIER, JR., VICE PRESIDENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY AND EXISTING EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 1, CREDITED OPEN SPACE LOT 1, LOTS 3-52, OPEN SPACE LOTS 53-71 AND NON-BUILDABLE BULK PARCELS B & C" AND RECORDED AS PLAT NOS. 24123 THROUGH 24138, AND BEING PART OF THE LAND THAT WAS CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Terrell A. Fisher 9/20/18
TERRELL A. FISHER DATE
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2019)

RECORDED AS PLAT NUMBER 24825 ON 11/9/18, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WESTMOUNT PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D

(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C, WESTMOUNT, PLAT NOS. 24123 THROUGH 24138)

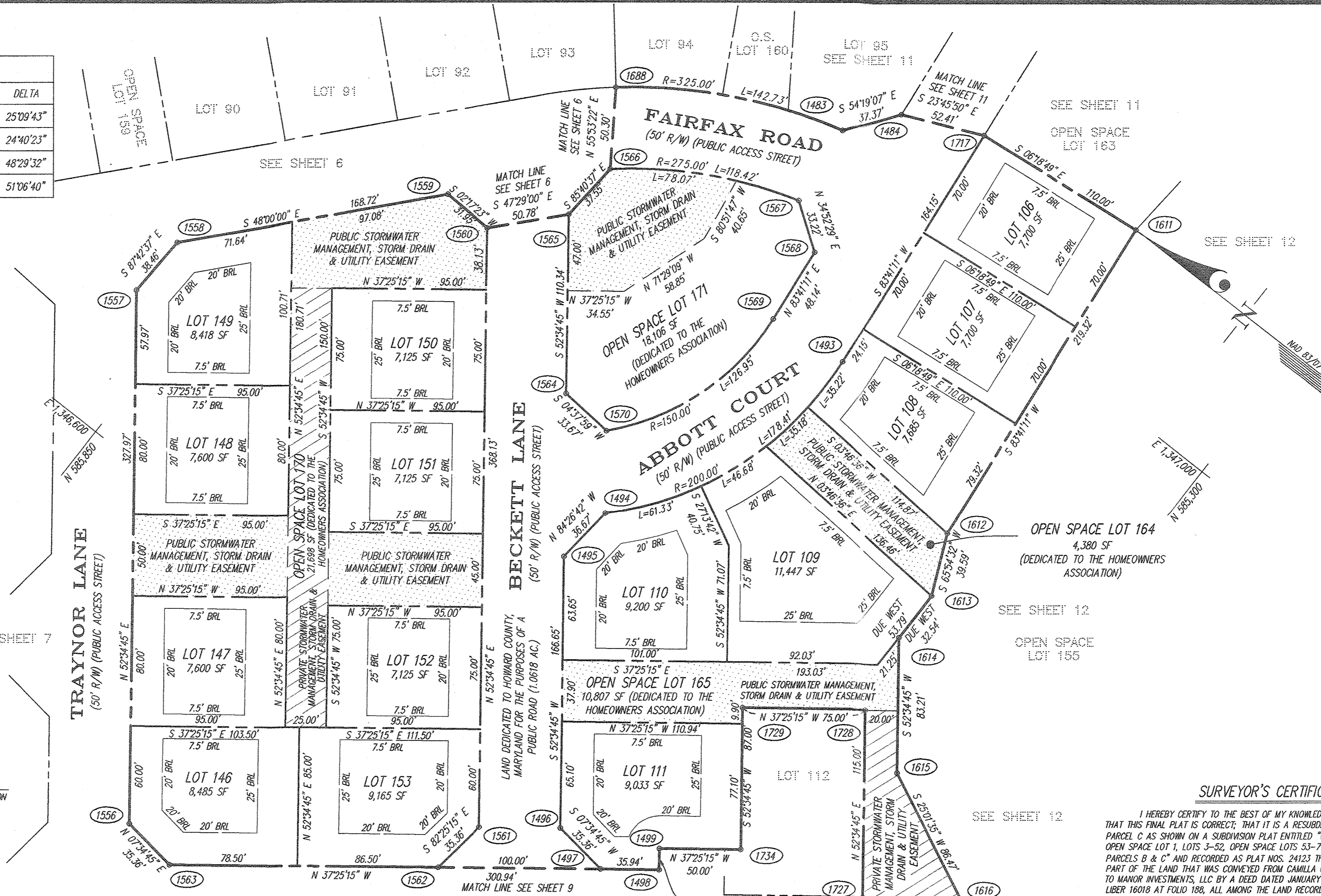
ZONE: R-ED TM 23, GRID 10, P/O PARCEL 149
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=50' SHEET 9 OF 15 JUNE 2018

GLW
3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE, MD 20866 301-421-4024 GLWPA.COM

DRAWN BY: CHECK BY:

S:\Survey Drawings\13013\PHASE 2\13013 PHASE 2B\13013 PH 2B SHEET 09.dwg, PLOTTED: 8/23/2018 6:28 PM, LAST SAVED: 8/22/2018 2:29 PM, PLOTTED BY: Adam Rook

CURVE TABULATION THIS SHEET						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1688-1483	325.00'	142.73'	72.53'	141.58'	S 27°18'28" E	25°09'43"
1567-1566	275.00'	118.42'	60.14'	117.51'	N 28°36'27" W	24°40'23"
1570-1569	150.00'	126.95'	67.56'	123.20'	S 72°04'03" E	48°29'32"
1493-1494	200.00'	178.41'	95.63'	172.55'	N 70°45'29" W	51°06'40"

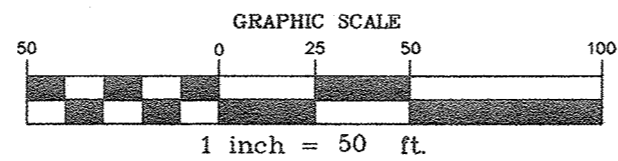


OWNER:
MANOR INVESTMENTS, LLC
3500 MANOR LANE
ELLICOTT CITY, MD. 21042
PH: 443-367-0422

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

TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	18
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	14
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	2.6494 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	4
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	1.2624 AC.
6. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
7. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	1.0618 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	4.9736 AC.



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

Madison for Mania Roseman 10/11/2018
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief Robinson 10/24/18
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kent Stuchlik 10/31/18
DIRECTOR DATE

OWNER'S DEDICATION

MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY WESTMOUNT DEVELOPMENT CORPORATION, WITH ROBERT C. GOODIER, JR. SIGNING AS VICE PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES; IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

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

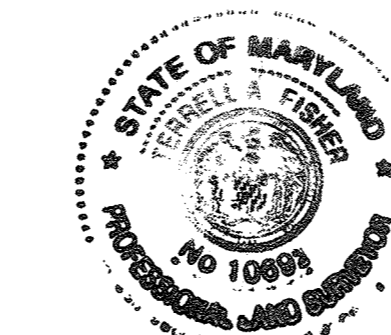
WITNESS OUR HANDS THIS 17th DAY OF September, 2018

MANOR INVESTMENTS, LLC,
BY WESTMOUNT DEVELOPMENT CORPORATION

Robert C. Goodier, Jr.
ROBERT C. GOODIER, JR., VICE PRESIDENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY AND EXISTING EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 1, CREDITED OPEN SPACE LOT 1, LOTS 3-52, OPEN SPACE LOTS 53-71 AND NON-BUILDABLE BULK PARCELS B & C" AND RECORDED AS PLAT NOS. 24123 THROUGH 24138, AND BEING PART OF THE LAND THAT WAS CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.



FOR: FISHER COLLINS & CARTER, INC.
Terrell A. Fisher 9/20/18
TERRELL A. FISHER
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2019)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS FINAL PLAT IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 1, CREDITED OPEN SPACE LOT 1, LOTS 3-52, OPEN SPACE LOTS 53-71 AND NON-BUILDABLE BULK PARCELS B & C" AND RECORDED AS PLAT NOS. 24123 THROUGH 24138, AND ALSO BEING PART OF THE LAND THAT WAS CONVEYED FROM CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

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

Thomas C. O'Connor, Jr. 9/17/2018
THOMAS C. O'CONNOR, JR. DATE
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE 07/03/2020)



RECORDED AS PLAT NUMBER 24822 ON 10/31/18, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WESTMOUNT PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D

(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C, WESTMOUNT, PLAT NOS. 24123 THROUGH 24138)

ZONE: R-ED TM 23, GRID 10, P/O PARCEL 149
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=50' SHEET 10 OF 15 JUNE 2018

GLW 3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE, MD 20866 301-421-4024 GLWPA.COM
DRAWN BY: CHECK BY:

PUBLIC STORMWATER MANAGEMENT, STORM DRAIN & UTILITY EASEMENT LINE TABLE THIS SHEET		
LINE	BEARING	LENGTH
SD1	N 23°48'52" E	45.66'
SD2	S 66°11'08" E	30.00'
SD3	S 23°48'52" W	71.46'

PUBLIC STORMWATER MANAGEMENT, STORM DRAIN & UTILITY EASEMENT LINE TABLE THIS SHEET		
LINE	BEARING	LENGTH
SW1	S 15°32'11" E	41.44'

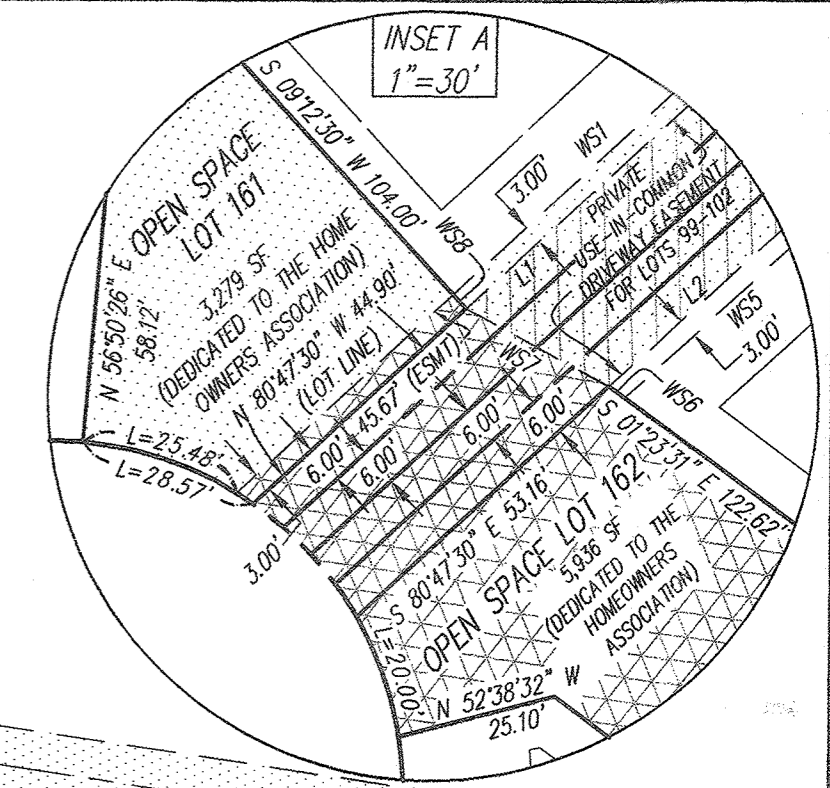
PUBLIC 100 YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT LINE TABLE THIS SHEET			
LINE	BEARING	LENGTH	ELEV
FP1	N 80°13'49" W	70.72'	400.5'
FP2	N 65°12'02" W	52.40'	401.0'
FP3	N 59°41'53" W	48.26'	401.4'

* ELEVATIONS ARE AT THE END OF THE LINE

CURVE TABULATION THIS SHEET						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1483-1688	325.00'	142.73'	72.53'	141.58'	N 27°18'28" W	25°09'43"
1485-1486	375.00'	63.37'	31.76'	63.30'	N 88°31'39" E	09°40'56"
1486-1488	25.00'	22.06'	11.81'	21.35'	N 68°05'07" E	50°34'02"
1488-1489	55.00'	271.30'	44.04'	68.76'	S 04°06'51" W	282°37'31"
1489-1491	25.00'	22.82'	12.28'	22.04'	N 60°43'35" W	52°18'23"
1491-1492	325.00'	53.51'	26.82'	53.45'	S 88°24'12" W	09°26'02"

PUBLIC SEWER & UTILITY EASEMENT LINE TABLE THIS SHEET		
LINE	BEARING	LENGTH
S1	S 80°47'30" E	68.51'
S2	S 87°21'09" E	9.28'
S3	N 87°21'09" W	6.13'
S4	N 80°47'30" W	46.52'

PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT FOR LOTS 99-102		
LINE	BEARING	LENGTH
L1	S 80°47'30" E	125.92'
L2	N 80°47'30" W	117.65'



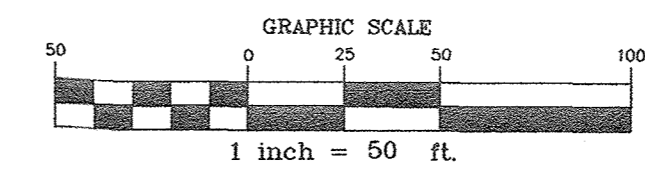
PUBLIC WATER, SEWER & UTILITY EASEMENT LINE TABLE THIS SHEET		
LINE	BEARING	LENGTH
WS1	S 80°47'30" E	125.92'
WS2	S 09°12'30" W	20.00'
WS3	N 80°47'30" W	27.66'
WS4	S 09°12'30" W	10.00'
WS5	N 80°47'30" W	89.43'
WS6	N 01°23'31" W	3.05'
WS7	N 09°47'41" W	25.38'
WS8	N 09°12'30" E	3.00'

TABULATION OF FINAL PLAT - THIS SHEET

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 16 + P/O 1
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 12
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 2.3740 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 4 + P/O 1
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 1.5832 AC.
- TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: 0
- TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: 0 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 0.3874 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 4.3446 AC.

FOREST CONSERVATION EASEMENT #13 LINE TABLE THIS SHEET

LINE	BEARING	LENGTH
F1	S 83°47'13" W	47.79'
F2	N 21°10'39" E	26.89'
F3	S 83°01'19" E	36.10'
F4	S 07°13'17" E	15.63'



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS FINAL PLAT IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 1, CREDITED OPEN SPACE LOT 1, LOTS 3-52, OPEN SPACE LOTS 53-71 AND NON-BUILDABLE BULK PARCELS B & C" AND RECORDED AS PLAT NOS. 24123 THROUGH 24138, AND ALSO BEING PART OF THE LAND THAT WAS CONVEYED FROM CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

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

Thomas C. O'Connor, Jr.
 THOMAS C. O'CONNOR, JR.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE 07/03/2020)

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

Maura Rossman
 COUNTY HEALTH OFFICER
 DATE: 10/11/2018

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief Edmund
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 10-24-18

Kent Steinhilber
 DIRECTOR
 DATE: 10-31-18

OWNER'S DEDICATION

MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY WESTMOUNT DEVELOPMENT CORPORATION, WITH ROBERT C. GOODIER, JR. SIGNING AS VICE PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

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

WITNESS OUR HANDS THIS 17th DAY OF September, 2018

MANOR INVESTMENTS, LLC,
 BY WESTMOUNT DEVELOPMENT CORPORATION

Robert C. Goodier, Jr.
 ROBERT C. GOODIER, JR., VICE PRESIDENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY AND EXISTING EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 1, CREDITED OPEN SPACE LOT 1, LOTS 3-52, OPEN SPACE LOTS 53-71 AND NON-BUILDABLE BULK PARCELS B & C" AND RECORDED AS PLAT NOS. 24123 THROUGH 24138, AND BEING PART OF THE LAND THAT WAS CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.



FOR: FISHER, COLLINS & CARTER, INC.
 TERRELL K. FISHER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2019)

Terrell K. Fisher
 DATE: 9/20/18

RECORDED AS PLAT NUMBER 84897 ON 11/8/18, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WESTMOUNT PHASE 2
 LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D

(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C, WESTMOUNT, PLAT NOS. 24123 THROUGH 24138)

ZONE: R-ED TM 23, GRID 10, P/O PARCEL 149
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=50' SHEET 11 OF 15 JUNE 2018

GLW
 PLANNING | ENGINEERING | SURVEYING

3909 NATIONAL DRIVE
 SUITE 250
 BURTONSVILLE, MD 20866
 301-421-4024
 GLWPA.COM

DRAWN BY:
 CHECK BY:

PUBLIC STORMWATER MANAGEMENT, WATER, SEWER, STORM DRAIN & UTILITY EASEMENT LINE TABLE THIS SHEET

LINE	BEARING	LENGTH
SW1	S 21°12'14" E	17.01'
SW2	N 21°12'14" W	16.27'
SW3	N 01°23'31" W	7.85'

PUBLIC WATER, SEWER & UTILITY EASEMENT LINE TABLE THIS SHEET

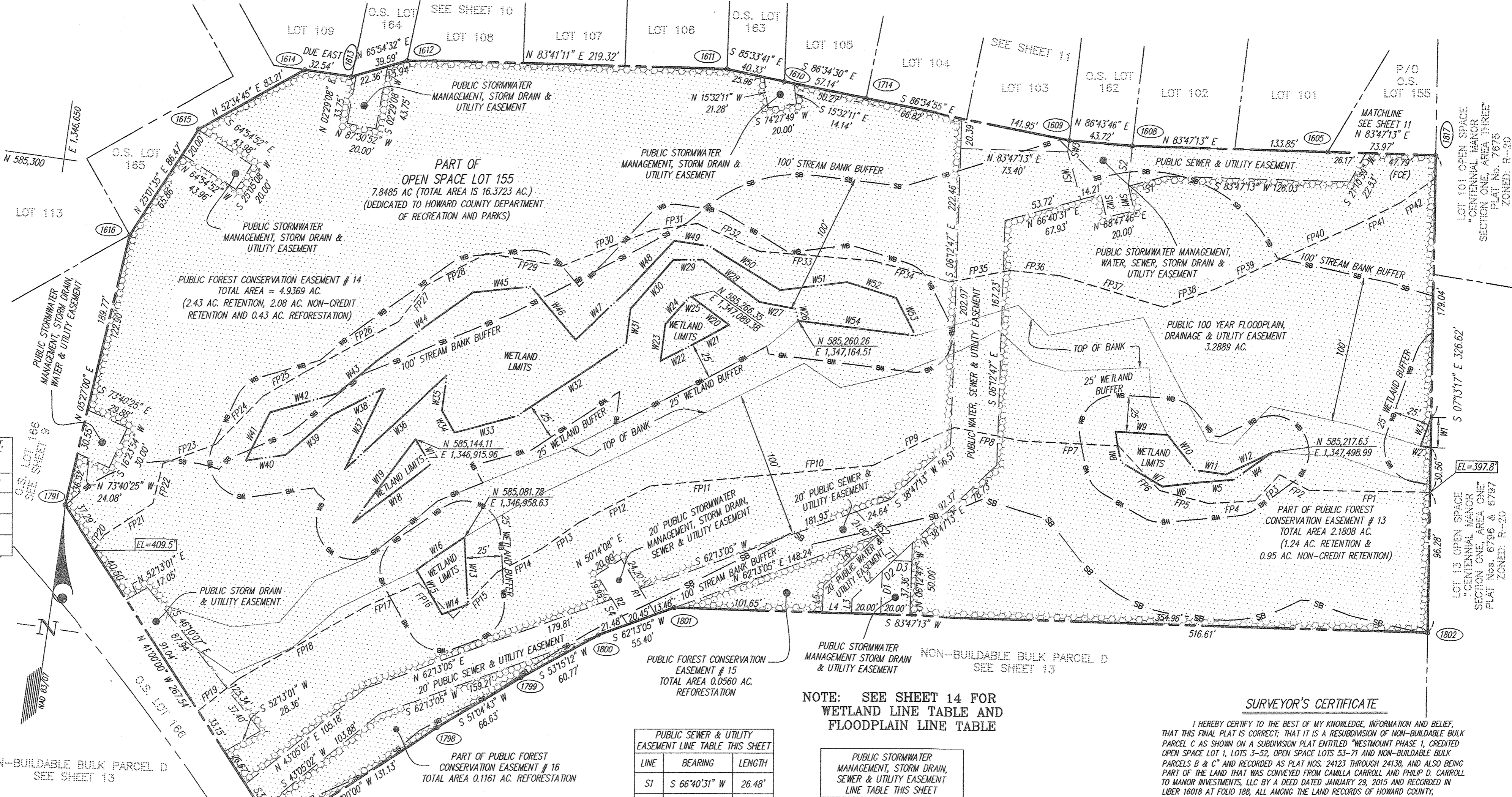
LINE	BEARING	LENGTH
WS1	S 2°19'29" E	33.78'
WS2	N 51°12'47" W	41.80'

PUBLIC WATER & UTILITY EASEMENT LINE TABLE THIS SHEET

LINE	BEARING	LENGTH
L1	S 51°12'47" E	20.00'
L2	S 38°47'13" W	42.93'
L3	S 06°12'47" E	10.00'
L4	S 83°47'13" W	20.00'
L5	N 06°12'47" W	18.28'
L6	N 38°47'13" E	51.21'

PUBLIC STORMWATER MANAGEMENT, STORM DRAIN & UTILITY EASEMENT LINE TABLE THIS SHEET

LINE	BEARING	LENGTH
D1	N 06°12'47" W	30.00'
D2	N 38°47'13" E	10.41'
D3	N 83°47'13" E	12.64'



TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	P/O 1
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	0
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	P/O 1
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	7.8485 AC.
6. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
7. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	7.8485 AC.

OWNER: MANOR INVESTMENTS, LLC
3500 MANOR LANE
ELLCOTT CITY, MD. 21042
PH: 443-367-0422

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

PUBLIC SEWER & UTILITY EASEMENT LINE TABLE THIS SHEET

LINE	BEARING	LENGTH
S1	S 66°40'31" W	26.48'
S2	N 02°45'43" W	27.84'
S3	N 41°00'00" W	20.11'
S4	S 39°45'52" E	20.45'

PUBLIC STORMWATER MANAGEMENT, STORM DRAIN, SEWER & UTILITY EASEMENT LINE TABLE THIS SHEET

LINE	BEARING	LENGTH
R1	S 39°45'52" E	44.64'
R2	N 39°45'52" W	40.40'

NOTE: SEE SHEET 14 FOR WETLAND LINE TABLE AND FLOODPLAIN LINE TABLE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS FINAL PLAT IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 1, CREDITED OPEN SPACE LOT 1, LOTS 3-52, OPEN SPACE LOTS 53-71 AND NON-BUILDABLE BULK PARCELS B & C" AND RECORDED AS PLAT NOS. 24123 THROUGH 24138, AND ALSO BEING PART OF THE LAND THAT WAS CONVEYED FROM CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

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

THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE 07/03/2020)

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

APPROVED: *[Signature]* 10-24-18
DATE

APPROVED: *[Signature]* 10-31-18
DATE

OWNER'S DEDICATION

MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY WESTMOUNT DEVELOPMENT CORPORATION, WITH ROBERT C. GOODIER, JR. SIGNING AS VICE PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES; AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

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

WITNESS OUR HANDS THIS 17th DAY OF September, 2018

MANOR INVESTMENTS, LLC.
BY WESTMOUNT DEVELOPMENT CORPORATION

BY: *[Signature]*
ROBERT C. GOODIER, JR., VICE PRESIDENT

BY: *[Signature]*
TERRELL A. FISHER
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2019)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY AND EXISTING EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 1, CREDITED OPEN SPACE LOT 1, LOTS 3-52, OPEN SPACE LOTS 53-71 AND NON-BUILDABLE BULK PARCELS B & C" AND RECORDED AS PLAT NOS. 24123 THROUGH 24138, AND BEING PART OF THE LAND THAT WAS CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.



FOR: FISHER, COLLINS & PARTNERS, INC.
TERRELL A. FISHER
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2019)

RECORDED AS PLAT NUMBER 24838
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WESTMOUNT PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171
AND NON-BUILDABLE BULK PARCEL D

(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C, WESTMOUNT, PLAT NOS. 24123 THROUGH 24138)

ZONE: R-ED TM 23, GRID 10, P/O PARCEL 149
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=50' SHEET 12 OF 15 JUNE 2018

GLW
PLANNING | ENGINEERING | SURVEYING
3909 NATIONAL DRIVE
SUITE 250
BURTONSVILLE, MD 20866
301-421-4024
GLWPA.COM

DRAWN BY:
CHECK BY:

S:\Survey Drawings\13013\PLANS\PHASE 2\13013 PHASE 2\13013 PH 2B SHEET 12.dwg
PLOTTED: 9/13/2018 1:43 PM. LAST SAVED: 8/24/2018 10:36 AM. PLOTTED BY: Adam Rook

E 1,347,900
N 586,000

E 1,347,900
N 586,200

PUBLIC 20' PUBLIC WATER & UTILITY EASEMENT CENTERLINE TABLE THIS SHEET

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
W1	S 06°12'47" E	123.00'	W18	S 58°51'12" E	6.21'
W2	N 83°47'13" E	60.28'	W19	S 70°06'12" E	55.94'
W3	S 84°57'47" E	71.01'	W20	S 81°39'21" E	10.96'
W4	S 62°27'47" E	71.01'	WC21	R=300.00'	L=69.47'
W5	S 39°57'47" E	71.01'	CHD:	S 89°06'46" E	69.32'
W6	S 17°29'08" E	71.02'	W22	N 82°48'44" E	193.47'
W7	S 07°13'17" E	547.66'	W23	N 07°13'17" W	118.00'
W8	S 15°16'43" W	40.56'	WC24	R=323.49'	L=67.55'
W9	S 37°46'43" W	40.56'	CHD:	N 00°52'32" W	67.43'
W10	S 60°16'43" W	40.56'	W25	N 04°01'43" E	20.48'
W11	S 82°46'43" W	24.74'	W26	N 49°01'43" E	12.95'
W12	S 87°24'25" W	71.72'	WC27	R=300.00'	L=58.91'
W13	S 87°24'25" W	65.92'	CHD:	N 54°39'13" E	58.81'
W14	S 88°54'50" W	26.87'	W28	N 60°16'43" E	21.54'
WC15	R=300.00'	L=246.63'	W29	N 60°16'43" E	24.21'
CHD:	S 22°27'56" W	239.75'	W30	N 37°46'43" E	51.26'
W16	S 43°59'19" E	11.13'	W31	N 82°46'43" E	16.39'
WC17	R=300.00'	L=77.83'			
CHD:	S 51°25'16" E	77.61'			

CURVE TABULATION THIS SHEET

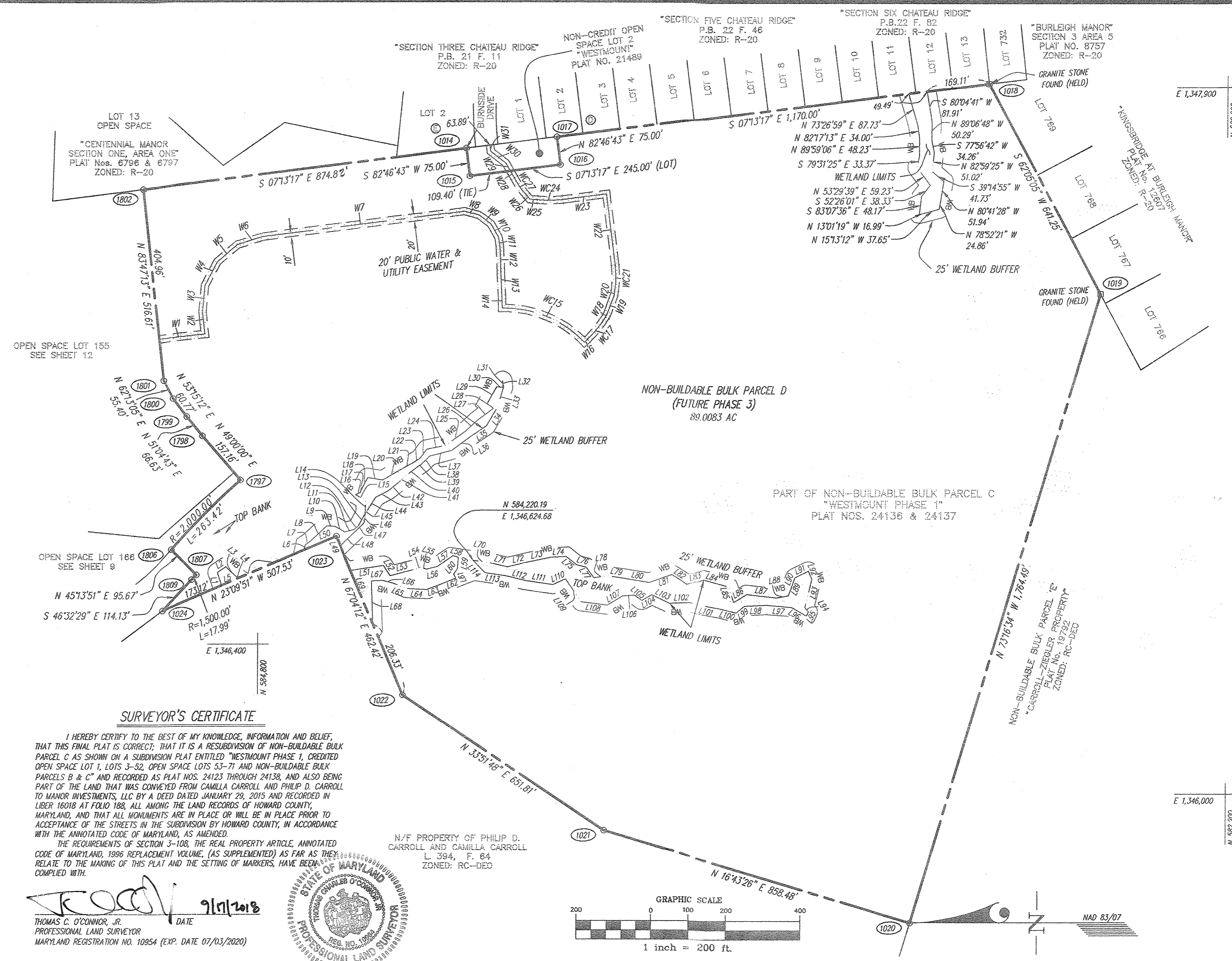
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1809-1807	1,500.00'	17.99'	8.99'	17.99'	S 46°53'06" E	00°41'13"
1806-1797	2,000.00'	263.42'	131.90'	263.23'	S 45°07'48" E	07°32'47"

OWNER:
MANOR INVESTMENTS, LLC
3500 MANOR LANE
ELLCOTT CITY, MD. 21042
PH: 443-367-0422

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

TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	1
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	0
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0 AC.
6. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	1
7. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	89.0083 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	89.0083 AC.

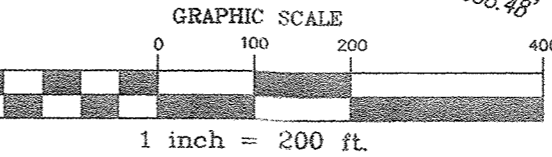


SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS FINAL PLAT IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 1, CREDITED OPEN SPACE LOT 1, LOTS 3-52, OPEN SPACE LOTS 53-71 AND NON-BUILDABLE BULK PARCELS B & C" AND RECORDED AS PLAT NOS. 24123 THROUGH 24138, AND ALSO BEING PART OF THE LAND THAT WAS CONVEYED FROM CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

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

THOMAS C. O'CONNOR, JR. DATE 9/17/2018
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE 07/03/2020)



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY AND EXISTING EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 1, CREDITED OPEN SPACE LOT 1, LOTS 3-52, OPEN SPACE LOTS 53-71 AND NON-BUILDABLE BULK PARCELS B & C" AND RECORDED AS PLAT NOS. 24123 THROUGH 24138, AND BEING PART OF THE LAND THAT WAS CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.



FOR: FISHER, COLLINS & CARTER, INC.
TERRELL R. FISHER DATE 9/20/18
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10892 (EXP. DATE: 12/13/2019)

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

APPROVED: 10-24-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION
APPROVED: 10-31-18
DIRECTOR

OWNER'S DEDICATION

MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY WESTMOUNT DEVELOPMENT CORPORATION, WITH ROBERT C. GOODIER, JR. SIGNING AS VICE PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES; IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

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

WITNESS OUR HANDS THIS 17th DAY OF September, 2018
MANOR INVESTMENTS, LLC,
BY WESTMOUNT DEVELOPMENT CORPORATION
ROBERT C. GOODIER, JR., VICE PRESIDENT

RECORDED AS PLAT NUMBER 24839 ON 10/16/18, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WESTMOUNT PHASE 2
LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D

(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C, WESTMOUNT, PLAT NOS. 24123 THROUGH 24138)

ZONE: R-ED TM 23, GRID 10, P/O PARCEL 149
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=200' SHEET 13 OF 15 JUNE 2018

GLW
3909 NATIONAL DRIVE SUITE 250
BURTONSVILLE, MD 20866
301-421-4024
GLWPA.COM
DRAWN BY:
CHECK BY:

S:\Survey Drawings\13013\PLATS\PHASE 2\13013 PHASE 2B\13013 PH 2B SHEET 13.dwg
PLOTTED: 9/16/2018 11:22 PM, LAST SAVED: 8/24/2018 8:11 AM, PLOTTED BY: Adm. Rock

PUBLIC 100 YEAR FLOOD PLAIN, DRAINAGE & UTILITY EASEMENT LINE TABLE SHEET 4							
LINE	BEARING	LENGTH	ELEV	LINE	BEARING	LENGTH	ELEV
FP1	S 10711'43" W	20.78'	414.9'	FP23	S 7503'43" W	60.82'	416.7'
FP2	S 2041'10" E	60.37'	414.1'	FP24	S 7718'22" W	30.65'	417.7'
FP3	S 3102'38" E	30.50'	413.8'	FP25	S 4210'05" W	22.32'	417.8'
FP4	S 4479'46" W	24.52'	412.8'	FP26	S 3900'09" E	29.76'	417.7'
FP5	S 0633'36" E	43.88'	412.4'	FP27	S 7405'38" W	60.88'	419.1'
FP6	S 0603'45" E	49.22'	411.8'	FP28	N 4623'19" E	69.22'	417.8'
FP7	S 3811'36" E	11.93'	411.7'	FP29	S 8243'24" E	16.46'	417.3'
FP8	S 0903'28" E	30.68'	411.3'	FP30	N 6102'06" E	30.68'	416.6'
FP9	S 3643'40" E	10.85'	411.2'	FP31	N 7526'35" E	71.73'	415.0'
FP10	S 0545'42" W	60.47'	410.9'	FP32	S 8753'25" E	37.12'	413.2'
FP11	S 0247'21" E	71.25'	410.7'	FP33	N 8220'29" E	43.51'	412.3'
FP12	S 8954'37" E	37.26'	410.5'	FP34	S 7929'17" E	26.11'	412.0'
FP13	S 1339'21" W	21.43'	410.4'	FP35	S 8949'45" E	45.67'	411.5'
FP14	S 2009'50" E	25.58'	410.3'	FP36	S 5935'09" E	36.05'	410.8'
FP15	S 2527'00" E	22.86'	410.2'	FP37	S 8315'28" E	58.86'	410.6'
FP16	S 0356'54" W	8.39'	410.2'	FP38	S 3006'16" E	43.39'	410.4'
FP17	S 8604'57" W	67.19'	411.1'	FP39	S 3759'21" E	35.18'	409.9'
FP18	N 7226'24" W	22.08'	411.2'	FP40	S 1504'35" E	51.37'	409.2'
FP19	N 4625'36" W	42.03'	412.3'	FP41	S 4249'58" E	42.27'	408.6'
FP20	N 3847'07" W	14.98'	412.3'	FP42	S 3733'27" E	47.03'	408.2'
FP21	N 7213'46" W	28.80'	413.6'	FP43	S 6003'02" E	41.02'	407.8'
FP22	N 5019'54" W	41.63'	414.0'				

* ELEVATIONS ARE AT THE END OF THE LINE

WETLAND LINE TABLE SHEET 4					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
W1	N 6547'26" W	15.46'	W18	S 6921'23" E	2.35'
W2	S 7123'34" W	34.77'	W19	N 5130'31" E	23.34'
W3	S 7925'27" W	30.79'	W20	N 6728'51" E	17.02'
W4	N 4706'10" W	53.36'	W21	S 5828'07" E	11.55'
W5	N 0154'40" E	31.88'	W22	S 4221'01" W	20.24'
W6	S 7901'29" E	60.60'	W23	S 8954'03" W	30.20'
W7	S 4824'47" E	49.68'	W24	N 2132'53" W	33.35'
W8	S 6443'35" E	16.35'	W25	N 0127'37" E	44.55'
W9	S 2213'58" E	30.61'	W26	N 2401'05" E	24.08'
W10	N 5948'29" W	71.45'	W27	S 8007'42" E	68.38'
W11	S 7301'37" W	84.73'	W28	N 6612'15" E	22.65'
W12	N 3820'30" E	47.81'	W29	S 2757'12" E	14.96'
W13	N 7446'08" E	32.47'	W30	S 5027'56" E	18.52'
W14	N 3815'59" E	20.66'	W31	S 6839'11" E	34.03'
W15	N 5213'42" E	13.18'	W32	S 3350'09" E	9.52'
W16	S 4541'38" E	9.97'	W33	S 8230'59" W	102.11'
W17	S 8256'09" E	10.20'	W34	S 5018'56" W	56.96'

FOREST CONSERVATION AREA TABULATION SHEET 4					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
F1	N 0726'17" W	40.61'	F13	N 8142'40" W	48.74'
FC2	R=150.00'	L=23.43'	FC14	R=252.00'	L=77.22'
CHD:	N 3573'06" E	23.41'	CHD:	N 0245'51" W	76.92'
F3	S 5018'21" E	2.00'	F15	S 8847'36" E	42.27'
FC4	R=148.00'	L=23.69'	F16	N 1756'39" W	60.34'
CHD:	N 4476'49" E	23.67'	F17	N 8847'36" W	42.08'
F5	N 4851'59" E	34.72'	FC18	R=923.00'	L=57.65'
F6	S 3952'05" E	46.61'	CHD:	N 1845'55" W	57.64'
F7	N 5007'55" E	20.00'	F19	N 7338'46" E	41.59'
F8	N 3952'05" W	47.05'	F20	S 7338'46" W	41.04'
F9	N 4851'59" E	82.07'	FC21	R=923.00'	L=11.32'
FC10	R=252.00'	L=168.47'	CHD:	N 1522'59" W	11.32'
CHD:	N 2942'53" E	165.35'	FC22	R=697.00'	L=68.37'
F11	S 8142'40" E	48.74'	CHD:	N 1750'31" W	68.35'
F12	N 0817'20" E	20.00'			

WETLAND LINE TABLE SHEET 12					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
W1	S 0713'17" E	20.75'	W28	N 6133'48" W	48.35'
W2	N 8910'30" W	7.03'	W29	S 8109'00" W	20.13'
W3	N 1211'39" E	20.95'	W30	S 3332'59" W	44.20'
W4	S 4620'32" W	32.13'	W31	S 0046'10" E	24.05'
W5	S 7706'30" W	23.90'	W32	S 4833'45" W	89.79'
W6	S 7534'55" W	25.47'	W33	S 6707'12" W	44.36'
W7	N 6739'15" W	32.93'	W34	N 3739'13" W	17.47'
W8	N 1850'12" W	21.37'	W35	N 0007'55" W	24.43'
W9	N 8533'04" E	35.74'	W36	S 3818'34" W	94.41'
W10	S 4608'15" E	30.61'	W37	N 1731'47" E	61.31'
W11	DUE EAST	21.53'	W38	S 5445'03" W	40.06'
W12	N 5619'05" E	35.25'	W39	S 4108'17" W	41.84'
W13	S 1108'07" E	46.25'	W40	S 7334'04" W	27.47'
W14	S 6112'10" W	18.99'	W41	N 1876'48" E	37.10'
W15	N 3722'57" W	35.60'	W42	N 6675'27" E	47.75'
W16	N 4810'43" E	39.35'	W43	N 4230'56" E	35.87'
W17	S 3739'13" E	20.54'	W44	N 4649'14" E	79.49'
W18	S 4515'21" W	66.05'	W45	N 7625'45" E	40.41'
W19	N 2842'19" E	71.55'	W46	S 4750'23" E	47.12'
W20	S 6133'48" E	32.57'	W47	N 3904'14" E	49.23'
W21	S 5341'44" W	29.88'	W48	N 3515'49" E	46.57'
W22	S 5510'39" W	23.08'	W49	S 8934'56" E	24.06'
W23	N 0046'10" W	25.07'	W50	S 6620'23" E	57.48'
W24	N 3332'59" E	25.46'	W51	N 7459'17" E	46.04'
W25	N 8109'00" E	0.67'	W52	S 8021'47" E	35.45'
W26	N 2117'14" W	8.46'	W53	S 3506'43" E	28.95'
W27	N 8717'42" W	25.09'	W54	S 8910'27" W	80.98'

PUBLIC 100 YEAR FLOOD PLAIN, DRAINAGE & UTILITY EASEMENT LINE TABLE SHEET 12				
LINE	BEARING	LENGTH	* ELEV	
FP1	S 8259'27" W	82.93'	398.8'	
FP2	N 7010'18" W	22.89'	399.1'	
FP3	S 3505'43" W	24.47'	399.4'	
FP4	S 7847'38" W	31.98'	399.7'	
FP5	N 8325'11" W	34.57'	399.9'	
FP6	N 5043'14" W	41.59'	400.2'	
FP7	S 8447'22" W	65.85'	401.0'	
FP8	N 8645'02" W	48.09'	401.8'	
FP9	S 5601'26" W	61.57'	402.6'	
FP10	S 7642'18" W	83.00'	404.0'	
FP11	S 7645'49" W	70.36'	405.0'	
FP12	S 5458'54" W	54.69'	405.7'	
FP13	S 4648'06" W	31.06'	406.1'	
FP14	S 5410'08" W	35.03'	406.6'	
FP15	S 3536'04" W	43.58'	407.2'	
FP16	N 5134'46" W	33.78'	407.3'	
FP17	S 5813'14" W	40.51'	407.9'	
FP18	S 5207'11" W	99.89'	409.5'	
FP19	S 4316'03" W	35.13'	409.8'	
FP20	N 2448'38" E	12.50'	409.3'	
FP21	N 4905'21" E	39.81'	408.8'	
FP22	N 0601'31" E	28.20'	408.5'	
FP23	N 6202'23" E	38.59'	408.1'	
FP24	N 3622'00" E	46.29'	407.5'	
FP25	N 5153'17" E	32.85'	407.1'	
FP26	N 5335'36" E	73.14'	406.2'	
FP27	N 2929'18" E	30.34'	406.0'	
FP28	N 5415'26" E	46.91'	405.6'	
FP29	S 8817'38" E	52.26'	405.2'	
FP30	N 6024'55" E	67.36'	404.7'	
FP31	N 7355'50" E	30.76'	404.4'	
FP32	S 7358'34" E	46.27'	404.0'	
FP33	N 8640'07" E	77.63'	403.0'	
FP34	S 8321'46" E	54.86'	402.4'	
FP35	N 7106'52" E	42.10'	401.8'	
FP36	N 8747'43" E	34.02'	401.3'	
FP37	S 8112'01" E	74.99'	399.9'	
FP38	N 6238'55" E	37.67'	399.2'	
FP39	N 5705'09" E	49.42'	398.4'	
FP40	N 5803'51" E	55.56'	397.8'	
FP41	N 5507'30" E	35.10'	397.6'	
FP42	N 4718'38" E	28.41'	397.2'	

WETLAND LINE TABLE SHEET 13								
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 7046'56" E	36.30'	L39	N 3151'52" W	13.40'	L77	S 5443'18" W	34.27'
L2	S 3355'07" E	27.34'	L40	N 3752'29" W	42.89'	L78	S 0658'25" E	38.08'
L3	S 4228'49" W	40.01'	L41	N 4310'56" W	24.52'	L79	S 0803'12" W	42.38'
L4	S 3610'59" W	5.65'	L42	N 3816'02" W	35.08'	L80	S 0924'21" W	70.02'
L5	N 2309'51" W	48.74'	L43	N 2728'53" W	36.60'	L81	S 1925'29" E	64.95'
L6	S 7641'09" E	14.38'	L44	N 5725'06" W	40.54'	L82	S 3233'40" W	47.78'
L7	S 3436'31" E	14.59'	L45	N 6323'29" W	12.28'	L83	S 1651'45" E	46.92'
L8	S 4228'55" E	62.09'	L46	N 8039'35" W	24.52'	L84	S 1531'07" W	68.56'
L9	S 0036'40" W	21.26'	L47	N 4408'06" W	33.92'	L85	S 7211'02" W	44.16'
L10	S 2828'53" W	32.37'	L48	N 4338'09" W	55.27'	L86	S 3151'02" E	40.81'
L11	S 1432'43" E	26.66'	L49	N 6704'12" E	28.84'	L87	S 0629'09" W	81.36'
L12	S 3942'12" E	13.77'	L50	N 2309'51" W	94.29'	L88	S 1031'54" E	31.62'
L13	S 6147'10" E	39.23'	L51	S 0829'58" E	90.17'	L89	S 6848'58" E	34.54'
L14	S 8927'46" E	34.34'	L52	S 5644'41" W	32.69'	L90	S 7140'29" E	16.88'
L15	N 3012'11" E	30.29'	L53	S 1403'06" E	74.74'	L91	S 2557'35" E	40.61'
L16	S 2524'46" E	13.39'	L54	S 2639'31" E	10.85'	L92	S 6557'47" W	23.06'
L17	S 7133'54" E	8.52'	L55	S 1911'29" W	17.05'	L93	N 7552'46" W	78.43'
L18	S 6209'15" E	37.07'	L56	S 1344'47" E	29.45'	L94	S 5208'28" W	15.32'
L19	S 0945'15" W	40.27'	L57	S 3509'49" E	50.55'	L95	N 6316'58" W	11.99'
L20	S 2952'28" E	56.03'	L58	S 1506'16" W	16.19'	L96	N 3015'34" E	45.55'
L21	S 2819'01" E	38.84'	L59	N 8425'52" W	30.76'	L97	N 0433'10" E	68.46'
L22	S 3339'01" E	21.39'	L60	N 5505'57" W	17.15'	L98	N 0234'10" W	59.05'
L23	S 5328'28" E	30.66'	L61	S 6604'27" W	12.57'	L99	N 3905'08" W	27.73'
L24	S 1022'04" E	50.13'	L62	N 2133'02" W	53.75'	L100	N 1344'39" E	41.62'
L25	S 3552'33" E	66.22'	L63	N 2126'03" W	29.71'	L101	N 1052'33" E	80.30'
L26	S 4242'16" E	42.99'	L64	N 0305'14" E	52.36'	L102	N 0143'53" W	59.27'
L27	S 3711'53" E	54.92'	L65	N 2109'08" E	40.62'	L103	N 2519'56" E	52.21'
L28	N 3809'51" E	20.82'	L66	N 1354'39" E	28.71'	L104	N 2943'41" W	30.54'
L29	S 6059'59" E	50.97'	L67	N 0124'47" W	30.37'	L105	N 3532'59" E	24.15'
L30	S 0116'35" W	17.38'	L68	S 8810'46" W	116.24'	L106	N 0339'32" W	32.58'
L31	N 8544'46" E	17.52'	L69	N 6704'12" E	156.38'	L107	N 3119'04" W	47.07'
L32	S 8240'32" W	16.98'	L70	S 0826'14" W	46.00'	L108	N 0651'25" E	70.23'
L33	N 7410'03" W	56						

POINT	NORTHING	EASTING
1008	586,651.22	1,346,598.38
1009	586,448.45	1,346,694.30
1010	586,334.49	1,346,778.21
1011	586,146.08	1,346,872.33
1012	586,139.89	1,346,884.38
1013	585,596.12	1,347,560.23
1014	584,242.04	1,347,731.80
1015	584,232.62	1,347,657.39
1016	583,989.56	1,347,688.19
1017	583,998.99	1,347,762.60
1018	582,838.27	1,347,909.67
1019	582,538.06	1,347,343.04
1020	583,045.81	1,345,653.18
1021	583,867.97	1,345,900.21
1022	584,409.22	1,346,263.41
1023	584,589.38	1,346,689.29
1024	585,055.99	1,346,489.65
1025	585,777.05	1,345,945.85
1027	586,219.89	1,345,836.53
1028	586,331.82	1,345,854.83
1030	586,457.75	1,345,903.90
1032	586,583.78	1,345,928.61
1034	586,673.19	1,345,925.38
1035	586,735.37	1,345,932.98
1037	586,922.67	1,346,036.98
1039	587,174.39	1,346,136.77
1041	587,569.17	1,345,904.05
1042	587,724.55	1,345,696.59
1044	587,994.56	1,345,564.46

POINT	NORTHING	EASTING
1055	585,785.17	1,347,326.74
1107	588,124.52	1,345,666.79
1108	588,126.30	1,345,566.81
1202	587,095.93	1,346,320.68
1203	587,489.97	1,346,193.08
1205	587,685.13	1,346,035.30
1206	587,801.53	1,345,833.98
1208	588,022.41	1,345,709.16
1209	588,123.74	1,345,710.96
1455	587,992.78	1,345,664.45
1456	587,804.60	1,345,756.53
1457	587,770.57	1,345,801.96
1459	587,705.62	1,345,903.92
1460	587,658.23	1,345,992.43
1462	587,438.16	1,346,165.85
1464	587,338.15	1,346,197.68
1465	587,273.19	1,346,218.59
1467	587,173.09	1,346,251.69
1469	586,892.90	1,346,183.65
1470	586,802.92	1,346,080.62
1472	586,708.13	1,346,030.40
1473	586,661.07	1,346,024.65
1474	586,603.03	1,346,026.74
1475	586,490.95	1,346,025.02
1476	586,463.75	1,346,043.57
1477	586,463.81	1,346,063.21
1478	586,468.41	1,346,145.06
1479	586,266.51	1,346,515.36
1480	586,046.07	1,346,640.51

POINT	NORTHING	EASTING
1481	585,965.00	1,346,705.67
1482	585,761.96	1,346,931.17
1483	585,603.06	1,347,028.02
1484	585,581.26	1,347,058.37
1485	585,590.76	1,347,144.21
1486	585,592.39	1,347,207.49
1488	585,600.36	1,347,227.30
1489	585,531.78	1,347,222.37
1491	585,542.55	1,347,203.14
1492	585,541.06	1,347,149.71
1493	585,515.24	1,346,916.34
1494	585,572.11	1,346,753.42
1495	585,575.66	1,346,716.92
1496	585,474.39	1,346,584.57
1497	585,439.35	1,346,579.90
1498	585,410.80	1,346,601.75
1499	585,418.70	1,346,612.07
1500	585,386.93	1,346,636.38
1501	585,340.75	1,346,576.02
1502	585,372.52	1,346,551.71
1503	585,380.42	1,346,562.04
1504	585,817.23	1,346,227.82
1505	585,821.90	1,346,192.77
1506	585,761.65	1,346,114.03
1507	585,726.50	1,346,109.23
1508	585,631.92	1,346,180.55
1510	585,598.58	1,346,209.81
1512	585,230.56	1,346,490.78
1514	585,156.49	1,346,539.11

POINT	NORTHING	EASTING
1515	585,126.97	1,346,561.37
1516	586,415.33	1,346,023.71
1517	586,413.89	1,346,066.01
1518	586,414.66	1,346,079.83
1519	586,391.10	1,346,106.19
1520	586,385.84	1,346,106.49
1521	586,311.16	1,346,102.06
1522	586,162.26	1,346,075.80
1523	585,947.40	1,346,128.22
1524	585,912.54	1,346,154.90
1525	585,877.49	1,346,150.23
1526	585,817.54	1,346,071.88
1527	585,822.31	1,346,036.97
1528	585,837.27	1,346,025.69
1529	586,203.75	1,345,935.22
1530	586,315.68	1,345,953.52
1531	586,397.73	1,345,984.22
1532	586,418.82	1,346,179.75
1533	586,241.83	1,346,471.88
1534	586,021.39	1,346,597.02
1535	585,951.32	1,346,648.37
1536	585,918.05	1,346,646.03
1537	585,824.83	1,346,524.20
1538	585,829.49	1,346,489.15
1539	585,935.97	1,346,407.68
1540	585,954.62	1,346,267.50
1541	585,930.31	1,346,235.73
1542	585,934.98	1,346,200.68
1543	585,977.78	1,346,167.93

POINT	NORTHING	EASTING
1544	586,153.58	1,346,125.04
1545	586,302.48	1,346,151.30
1546	586,388.65	1,346,156.41
1547	586,393.84	1,346,156.11
1548	585,890.60	1,346,266.11
1549	585,914.91	1,346,297.88
1550	585,905.58	1,346,367.97
1551	585,799.11	1,346,449.44
1552	585,764.06	1,346,444.78
1553	585,724.57	1,346,393.15
1554	585,729.23	1,346,358.11
1555	585,855.56	1,346,261.45
1556	585,684.86	1,346,423.54
1557	585,884.15	1,346,684.01
1558	585,882.61	1,346,722.44
1559	585,769.72	1,346,847.82
1560	585,737.80	1,346,846.55
1561	585,514.10	1,346,554.18
1562	585,518.77	1,346,519.14
1563	585,649.81	1,346,418.87
1564	585,636.43	1,346,796.34
1565	585,703.48	1,346,883.98
1566	585,700.65	1,346,921.42
1567	585,597.49	1,346,977.68
1568	585,570.23	1,346,958.69
1569	585,564.94	1,346,910.84
1570	585,602.87	1,346,793.62
1580	586,576.24	1,346,030.61
1582	586,524.22	1,346,400.30

POINT	NORTHING	EASTING
1583	586,494.02	1,346,424.06
1584	586,444.79	1,346,439.24
1585	586,469.64	1,346,519.86
1588	586,326.21	1,346,590.72
1605	585,425.94	1,347,507.24
1608	585,411.46	1,347,374.17
1609	585,408.96	1,347,330.53
1610	585,420.84	1,347,131.79
1611	585,423.96	1,347,091.59
1612	585,399.84	1,346,873.60
1613	585,383.68	1,346,837.46
1614	585,383.68	1,346,804.92
1615	585,333.12	1,346,738.83
1616	585,254.76	1,346,702.25
1624	585,698.10	1,346,318.97
1625	585,636.72	1,346,238.74
1637	586,320.52	1,346,154.03
1638	586,310.71	1,346,231.50
1640	586,260.75	1,346,324.76
1641	586,216.07	1,346,369.64
1642	586,274.59	1,346,450.79
1643	586,248.86	1,346,467.78
1666	586,578.96	1,346,158.42
1669	586,580.74	1,346,243.31
1670	586,556.49	1,346,322.25
1673	586,279.17	1,346,507.86
1688	585,728.86	1,346,963.07
1689	585,797.93	1,347,045.71
1714	585,417.43	1,347,188.83

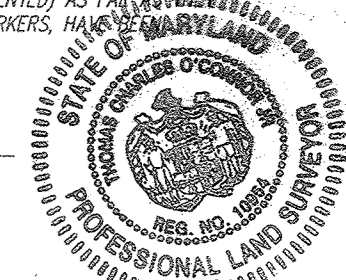
POINT	NORTHING	EASTING
1717	585,533.30	1,347,079.49
1727	585,302.41	1,346,665.79
1728	585,372.29	1,346,757.12
1729	585,431.86	1,346,711.55
1734	585,378.99	1,346,642.45
1790	586,315.02	1,346,102.72
1791	585,065.85	1,346,684.23
1796	584,863.94	1,346,859.75
1797	584,846.86	1,346,840.10
1798	584,949.97	1,346,958.71
1799	584,991.83	1,347,010.55
1800	585,028.19	1,347,059.24
1801	585,054.01	1,347,108.25
1802	585,109.92	1,347,621.83
1804	585,047.50	1,346,636.23
1806	585,032.57	1,346,653.54
1807	584,965.20	1,346,585.62
1809	584,977.49	1,346,572.49
1810	587,307.30	1,346,102.42
1811	587,351.21	1,346,238.01
1812	586,443.02	1,346,537.88
1813	586,524.51	1,346,658.32
1814	586,403.71	1,346,727.24
1815	585,545.97	1,346,120.13
1816	585,906.43	1,347,175.52
1817	585,433.95	1,347,580.77
1818	585,607.74	1,346,200.87

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS FINAL PLAT IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 1, CREDITED OPEN SPACE LOT 1, LOTS 3-52, OPEN SPACE LOTS 53-71 AND NON-BUILDABLE BULK PARCELS B & C", AND BEING PART OF THE LAND THAT WAS CONVEYED FROM CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

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

Thomas C. O'Connor, Jr.
 THOMAS C. O'CONNOR, JR.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE 07/03/2020)
 DATE: 9/17/2018



OWNER:
 MANOR INVESTMENTS, LLC
 3500 MANOR LANE
 ELLICOTT CITY, MD. 21042
 PH: 443-367-0422

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

OWNER'S DEDICATION

MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY WESTMOUNT DEVELOPMENT CORPORATION, WITH ROBERT C. GOODIER, JR. SIGNING AS VICE PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

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

WITNESS OUR HANDS THIS 17th DAY OF September 2018

MANOR INVESTMENTS, LLC,
 BY WESTMOUNT DEVELOPMENT CORPORATION

BY: *Robert C. Goodier, Jr.*
 ROBERT C. GOODIER, JR., VICE PRESIDENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY AND EXISTING EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 1, CREDITED OPEN SPACE LOT 1, LOTS 3-52, OPEN SPACE LOTS 53-71 AND NON-BUILDABLE BULK PARCELS B & C" AND BEING PART OF THE LAND THAT WAS CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.



FOR: FISHER, COLLINS & CARPER, INC.
 TERRELL R. FISHER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10694 (EXP. DATE: 12/13/2019)
 DATE: 9/20/18

RECORDED AS PLAT NUMBER 2484 ON 11/8/18, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WESTMOUNT PHASE 2
 LOTS 81-153, OPEN SPACE LOTS 154-171
 AND NON-BUILDABLE BULK PARCEL D

(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL C,
 WESTMOUNT, PLAT NOS. 24123 THROUGH 24138)

ZONE: R-ED TM 23, GRID 10, P/O PARCEL 149
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: NO SCALE SHEET 15 OF 15 JUNE 2018

GLW
 PLANNING ENGINEERING SURVEYING
 3909 NATIONAL DRIVE
 SUITE 250
 BURTONSVILLE, MD 20866
 301-421-4024
 GLWPA.COM

DRAWN BY:
 CHECK BY: