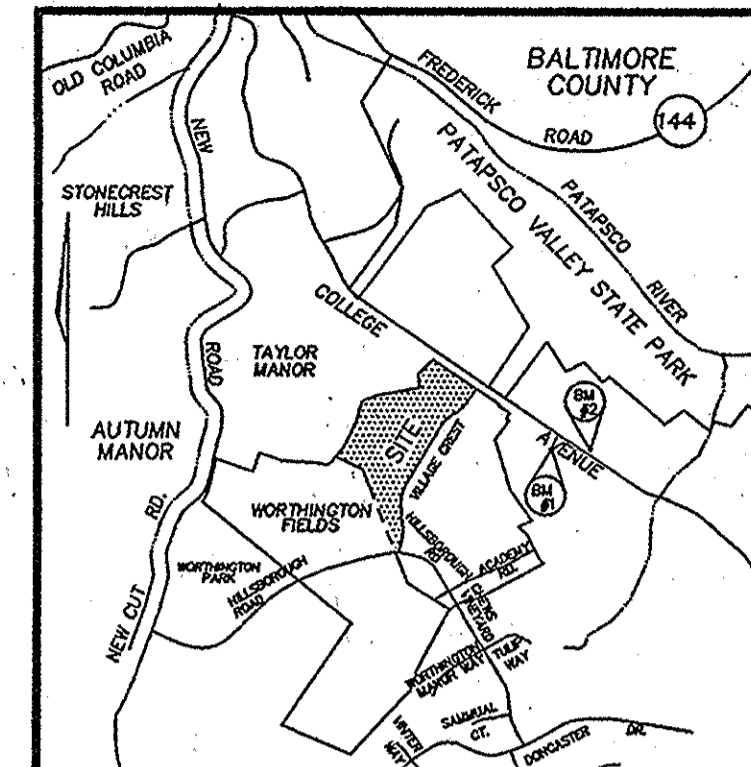


**GENERAL NOTES**

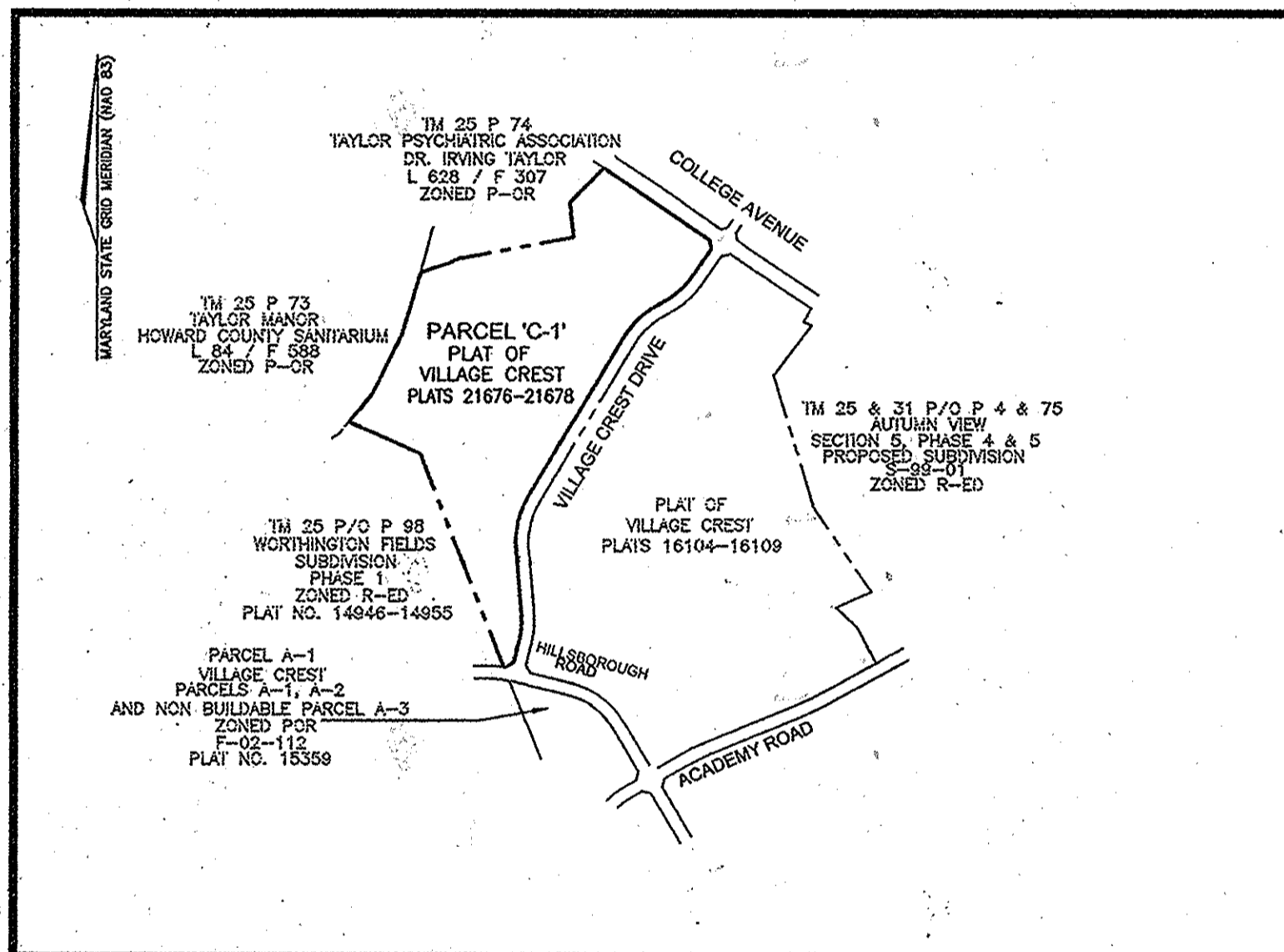
- DEED REFERENCE: L-5293 / F-566
- PROPERTY ZONED FOR PER THE COMPREHENSIVE ZONING PLAN DATED 10/15/13
- THE BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS:  
STATION 3044005R (N) 578233.92 (E) 1373142.33  
STATION 3044004R (N) 578128.03 (E) 1373460.71
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT SEPTEMBER 21, 1998 BY FISHER, COLLINS & CARTER, INC.
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- ALL AREAS SHOWN ARE MORE OR LESS. (±)
- STEEP SLOPES EXIST ON SITE.
- NO BURIAL OR CEMETARY SITES ARE LOCATED ON THE SITE.
- THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- THERE ARE NO HISTORIC SITES ON THE PROPERTY.
- STORMWATER MANAGEMENT IS PROVIDED ON THE SITE. STORM WATER MANAGEMENT POND #1 IS A WET EXTENDED DETENTION POND AND STORM WATER MANAGEMENT POND #2 IS A MICRO POOL POND. WQV FOR COLLEGE AVE WIDENING IS PROVIDED BY GRASS SWALE. FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNER ASSOCIATION.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:  
A) WIDTH - 12 FEET (14 FEET IF DRIVEWAY SERVES MORE THAN 1 DWELLING)  
B) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM)  
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS  
D) STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING)  
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;  
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET;  
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THIS SUBDIVISION FULFILLS ITS LANDSCAPING REQUIREMENTS IN ACCORDANCE WITH SECTION 16.124(G) OF THE COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$60,150.00 FOR THE REQUIRED 71 SHADE TREES, 86 STREET TREES, 77 EVERGREEN TREES AND 50 SHRUBS.
- THE WETLANDS SHOWN HEREON ARE BASED ON A DELINEATION BY EXPLORATION RESEARCH, INC. DATED DECEMBER 1999.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. FOREST MANAGEMENT PRACTICES AS DESCRIBED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE PERMITTED.
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- APPO TRAFFIC STUDY NOT REQUIRED FOR THIS PROJECT. THE PROPOSED SITE IS GREATER THAN 1 MILE TO THE CLOSEST MAJOR COLLECTOR TO MAJOR COLLECTOR INTERSECTION.
- WATER AND SEWER SERVICE WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.22B OF THE HOWARD COUNTY CODE.
- 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 LOCATED IN, ON, OVER AND THROUGH PARCEL C-1. ANY CONVEYANCES OF THE AFORESAID PARCEL C-1, SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OF NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL C-1. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE 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.

- AS A RESULT OF THE PRELIMINARY PLAN FOR THIS SUBDIVISION, P-01-20, BEING SUBMITTED TO THE COUNTY FOR REVIEW PRIOR TO 11/15/01, IT IS SUBJECT TO COMPLIANCE WITH THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. IN ADDITION, BECAUSE THE PRELIMINARY PLAN FOR THIS SUBDIVISION DID OBTAIN SIGNATURE APPROVAL PRIOR TO 11/01/01, ON 09/17/01, THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE ZONING REGULATIONS ADOPTED ON 10/18/93 AND AMENDED ON 07/12/01.
- ALL STORM DRAIN LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- PUBLIC WATER AND SEWER SERVICE FOR THIS PROJECT IS PROVIDED PER CONTRACTS 14-4034-D, 14-4286-D, AND 14-4016-D.
- THE FOREST CONSERVATION OBLIGATION FOR PARCEL C-1 AND THIS PLAN HAS BEEN MET BY F-02-047, F-06-139 AND OFFSITE FOREST BANK ON THE COLLEGE AVENUE PUMPING STATION PROPERTY, AUTUMN RIVER, BULK PARCEL "B", SDP-10-081.

FOREST CONSERVATION PROVIDED		
FOREST CONSERVATION EASEMENT	AREA OF RETENTION	AREA OF REFORESTATION
A	1.37 AC	6.49 AC
B	0.18 AC	0.64 AC
C	0.36 AC	0.43 AC
GA	1.23 AC	0.88 AC
H	0.00 AC	1.00 AC
IA	0.09 AC	0.19 AC
TOTAL	3.23 AC	9.63 AC



VICINITY MAP  
ADC MAP 4816 D-10  
SCALE: 1"=2000'



LOCATION MAP  
SCALE: 1"=600'

**OWNER**  
TAYLOR GARDENS, LLC  
4200 COLLEGE AVE.  
ELLCOTT CITY  
ELLCOTT CITY, MD 21041  
ATTN: DR. BRUCE TAYLOR

**OWNER**  
VILLAGE CREST NEIGHBORHOOD ASSOCIATION, INC.  
4200 COLLEGE AVE.  
ELLCOTT CITY  
ELLCOTT CITY, MD 21041  
ATTN: DR. BRUCE TAYLOR

**OWNER**  
VILLAGE CREST VILLAS, LLC  
5300 DORSEY HALL DRIVE, SUITE 102  
ELLCOTT CITY, MD 21042-7819  
ATTN: MR. DONALD R. RUEWER

**OWNER/DEVELOPER**  
VILLAGE CREST DEVELOPMENT CORPORATION  
4200 COLLEGE AVE.  
ELLCOTT CITY  
ELLCOTT CITY, MD 21041

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

Thomas M. Hoffman, Jr. 8-12-14 DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. 267

Phillip Gugliotti 3/24/16 DATE  
VILLAGE CREST DEVELOPMENT CORPORATION  
PHILLIP GUGLIOTTI, PRESIDENT

Phillip Gugliotti 3/24/16 DATE  
TAYLOR GARDENS, LLC  
C/O VILLAGE CREST DEVELOPMENT CORPORATION  
(SOLE MEMBER & MANAGER)  
PHILLIP GUGLIOTTI, PRESIDENT

Phillip Gugliotti 3/30/16 DATE  
VILLAGE CREST NEIGHBORHOOD ASSOCIATION INC. DATE  
DR. BRUCE TAYLOR, PRESIDENT

Phillip Gugliotti 3/23/16 DATE  
VILLAGE CREST VILLAS, LLC  
DONALD R. RUEWER, MANAGER

TOTAL TABULATIONS

TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED	= 1
TOTAL NUMBER OF NON BUILDABLE PARCELS TO BE RECORDED	= 0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	= 0
TOTAL NUMBER OF PARCELS TO BE RECORDED	= 1
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED	= 23.48 ACRES
TOTAL AREA OF NON BUILDABLE PARCELS TO BE RECORDED	= 0
TOTAL AREA OF OPEN SPACE TO BE RECORDED	= 0
TOTAL AREA OF PARCELS TO BE RECORDED	= 23.48 ACRES
TOTAL AREA OF ROADWAY TO BE RECORDED	= 0
TOTAL AREA TO BE RECORDED	= 23.48 ACRES

**ROBERT H. VOGEL ENGINEERING, INC.**  
8407 MAIN STREET  
ELLCOTT CITY, MARYLAND  
21043  
410-461-7666

THE PURPOSE OF THIS PLAT IS TO:  
CREATE AN ADDITIONAL VARIABLE WIDTH PUBLIC WATER AND UTILITY EASEMENT.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.

*William Le Maura Rossman* 5/2/2016  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief* 5-18-16  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Keith Stenderhoff* 5-19-16  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, TAYLOR GARDENS, LLC, VILLAGE CREST VILLAS, LLC, VILLAGE CREST NEIGHBORHOOD ASSOCIATION, INC. AND VILLAGE CREST DEVELOPMENT CORPORATION, OWNERS OF THE PROPERTIES HEREBY ADOPT THIS FINAL PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLANS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR SPECIFIC PURPOSES OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER SAID RIGHT-OF-WAY.

WITNESS OUR HANDS THIS 30th DAY OF March, 2016

*Phillip Gugliotti*  
TAYLOR GARDENS, LLC  
C/O VILLAGE CREST DEVELOPMENT CORPORATION BY PHILLIP GUGLIOTTI, PRESIDENT

*Donald R. Reuwer*  
VILLAGE CREST VILLAS, LLC BY DONALD R. RUEWER

*Dr. Bruce Taylor*  
VILLAGE CREST NEIGHBORHOOD ASSOCIATION, INC. DR. BRUCE TAYLOR, PRESIDENT

*Phillip Gugliotti*  
VILLAGE CREST DEVELOPMENT CORPORATION BY PHILLIP GUGLIOTTI, PRESIDENT

*Megan Ruggier*  
WITNESS

*Megan Ruggier*  
WITNESS

*Joe M. Ramon*  
WITNESS

*Megan Ruggier*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF (1) ALL OF THE LAND CONVEYED BY TAYLOR FAMILY LIMITED PARTNERSHIP A TO TAYLOR GARDENS, LLC BY DEED DATED APRIL 17, 2012 AND RECORDED IN LIBER 13979 FOLIO 81, (2) ALL OF THE LAND CONVEYED BY TAYLOR FAMILY LIMITED PARTNERSHIP A TO VILLAGE CREST VILLAS, LLC BY DEED DATED OCTOBER 2, 2006 AND RECORDED IN LIBER 10281 FOLIO 561, (3) ALL THE LAND CONVEYED BY TAYLOR FAMILY LIMITED PARTNERSHIP A TO VILLAGE CREST DEVELOPMENT CORPORATION BY DEED DATED MARCH 25, 2011 AND RECORDED IN LIBER 13150 FOLIO 333, AND (4) ALL OF THE LAND CONVEYED BY EC HOLDING, LLC TO VILLAGE CREST VILLAS, LLC AND VILLAGE CREST NEIGHBORHOOD ASSOCIATION, INC. BY DEED DATED NOVEMBER 19, 2010 AND RECORDED IN LIBER 12897 FOLIO 294, ALL RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2016.

*Thomas M. Hoffman, Jr.* 8-12-14  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. 267



RECORDED AS PLAT NO. 23801 ON 6/3/16  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION  
**VILLAGE CREST**  
PARCEL C-1

A REVISION OF PARCEL C-1 SHOWN ON THE "PLAT OF REVISION, VILLAGE CREST, PARCELS C-1, RECORDED AS PLATS 21676-21678 ZONED: POR

DPZ REF'S: S-98-18, S-00-05, P-00-07, P-01-20, F-02-112, F-02-047, F-06-139, SDP-05-044, F-07-176, F-10-093 F-11-097

TAX MAP: 31 BLOCK: 20 PARCEL 4  
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1"=100' AUGUST 12, 2014

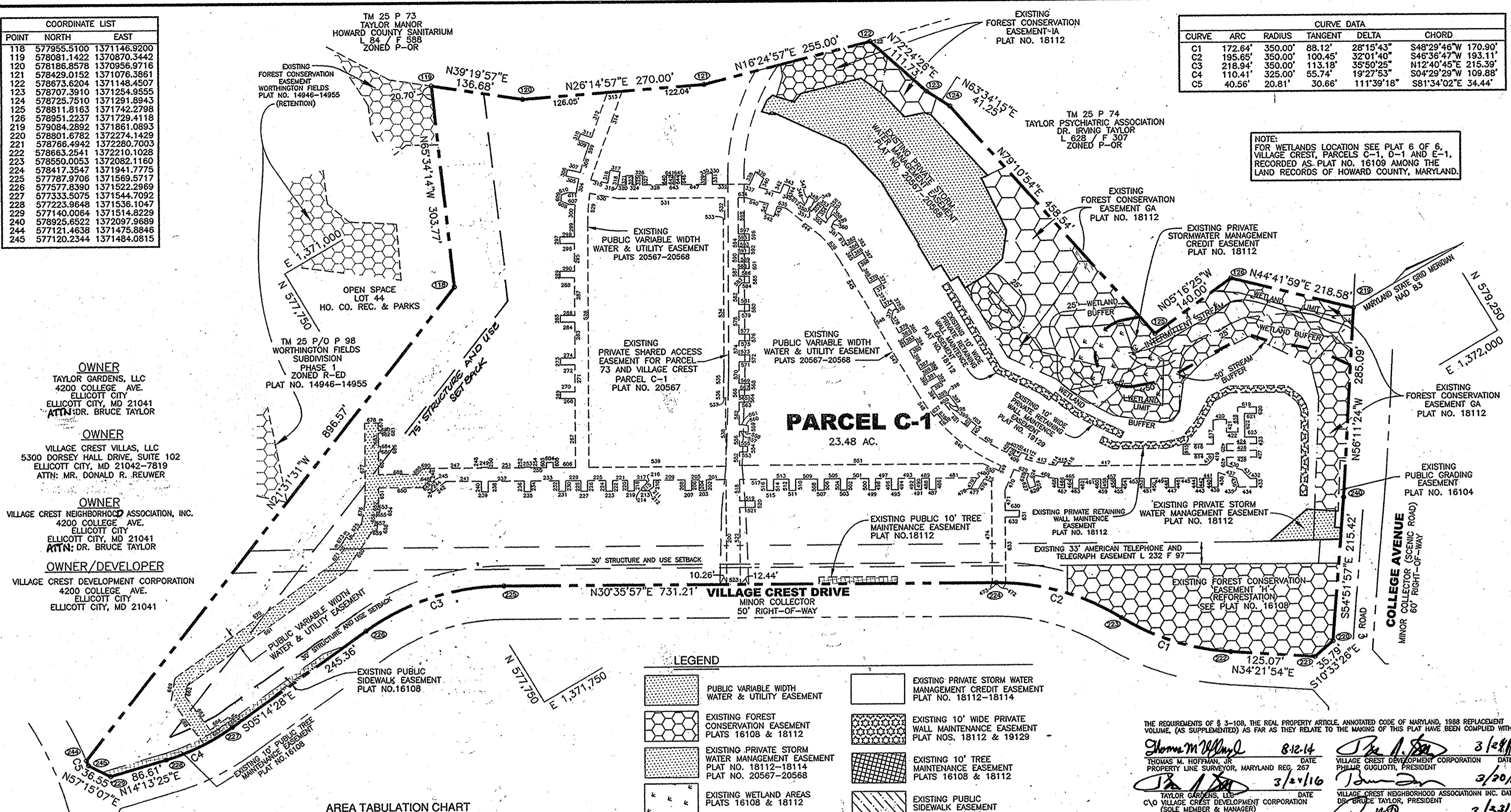


SHEET 1 OF 3

POINT	NORTH	EAST
118	577955.5100	1371146.9200
119	578081.1422	1370870.3442
120	578186.8578	1370956.9716
121	578429.0152	1371076.3861
122	578673.6204	1371148.4507
123	578707.3910	1371254.9555
124	578725.7510	1371291.8943
125	578811.8163	1371742.2798
126	578951.2237	1371729.4118
219	579084.2892	1371861.0893
220	578801.6782	1372274.1429
221	578766.4942	1372280.7003
222	578663.2541	1372210.1028
223	578550.0053	1372082.1160
224	578417.3547	1371941.7775
225	577787.9706	1371569.5717
226	577577.8390	1371522.2969
227	577333.5075	1371544.7092
228	577223.9648	1371536.1047
229	577140.0064	1371514.8229
240	578925.6522	1372097.9689
244	577121.4638	1371475.8846
245	577120.2344	1371484.0815

CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	172.64'	350.00'	88.12'	28°15'43"	S48°29'46"W 170.90'
C2	195.65'	350.00'	100.45'	32°01'40"	S46°36'47"W 193.11'
C3	218.94'	350.00'	113.18'	35°50'25"	N12°40'45"E 215.39'
C4	110.41'	325.00'	55.74'	19°27'53"	S04°29'29"W 109.88'
C5	40.56'	20.81'	30.66'	111°39'18"	S81°34'02"E 34.44'

NOTE:  
FOR WETLANDS LOCATION SEE PLAT 6 OF 6,  
VILLAGE CREST, PARCELS C-1, D-1 AND E-1,  
RECORDED AS PLAT NO. 16109 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MARYLAND.



**OWNER**  
TAYLOR GARDENS, LLC  
4200 COLLEGE AVE.  
ELLCOTT CITY,  
MD 21041  
ATTN: DR. BRUCE TAYLOR

**OWNER**  
VILLAGE CREST VILLAS, LLC  
5300 DORSEY HALL DRIVE, SUITE 102  
ELLCOTT CITY, MD 21042-7819  
ATTN: MR. DONALD R. REUWER

**OWNER**  
VILLAGE CREST NEIGHBORHOOD ASSOCIATION, INC.  
4200 COLLEGE AVE.  
ELLCOTT CITY, MD 21041  
ATTN: DR. BRUCE TAYLOR

**OWNER/DEVELOPER**  
VILLAGE CREST DEVELOPMENT CORPORATION  
4200 COLLEGE AVE.  
ELLCOTT CITY,  
MD 21041

LEGEND	
	PUBLIC VARIABLE WIDTH WATER & UTILITY EASEMENT
	EXISTING FOREST CONSERVATION EASEMENT PLATS 16108 & 18112
	EXISTING PRIVATE STORM WATER MANAGEMENT EASEMENT PLAT NO. 18112-18114
	EXISTING WETLAND AREAS PLATS 16108 & 18112
	EXISTING 10' WIDE PRIVATE WALL MAINTENANCE EASEMENT PLAT NOS. 18112 & 19129
	EXISTING 10' TREE MAINTENANCE EASEMENT PLATS 16108 & 18112
	EXISTING PUBLIC SIDEWALK EASEMENT PLAT NO. 16108

AREA TABULATION CHART	
TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED	= 1
TOTAL NUMBER OF NON BUILDABLE PARCELS TO BE RECORDED	= 0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	= 1
TOTAL NUMBER OF PARCELS TO BE RECORDED	= 1
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED	= 23.48 ACRES
TOTAL AREA OF NON BUILDABLE PARCELS TO BE RECORDED	= 0
TOTAL AREA OF OPEN SPACE TO BE RECORDED	= 0
TOTAL AREA OF PARCELS TO BE RECORDED	= 23.48 ACRES
TOTAL AREA OF ROADWAY TO BE RECORDED	= 0
TOTAL AREA TO BE RECORDED	= 23.48 ACRES

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

*Thomas M. Hoffman, Jr.* 8-12-14  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. 267

*Philip Gugliotti* 3/20/16  
PHILIP GUGLIOTTI, PRESIDENT

*Phillip Gugliotti* 3/20/16  
C/O VILLAGE CREST DEVELOPMENT CORPORATION  
(SOLE MEMBER & MANAGER)

*Donald R. Reuwer* 3/20/16  
VILLAGE CREST NEIGHBORHOOD ASSOCIATION INC. DATE  
DR. BRUCE TAYLOR, PRESIDENT

*Donald R. Reuwer* 3/20/16  
VILLAGE CREST VILLAS, LLC DATE  
DONALD R. REUWER, MANAGER

**ROBERT H. VOGEL ENGINEERING, INC.**  
8407 MAIN STREET  
ELLCOTT CITY, MARYLAND  
21043  
410-461-7666

THE PURPOSE OF THIS PLAT IS TO:  
CREATE AN ADDITIONAL VARIABLE WIDTH PUBLIC WATER AND UTILITY EASEMENT.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.

*William M. Rosoman* 5/2/2016  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Phil Edwards* 5-18-16  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kathleen Schaffner* 5-19-16  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, TAYLOR GARDENS, LLC, VILLAGE CREST VILLAS, LLC, VILLAGE CREST NEIGHBORHOOD ASSOCIATION, INC., AND VILLAGE CREST DEVELOPMENT CORPORATION, OWNERS OF THE PROPERTIES HEREBY ADOPT THIS FINAL PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR 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 SAID RIGHT-OF-WAY.

WITNESS OUR HANDS THIS 30th DAY OF March, 2016.

*Philip Gugliotti*  
TAYLOR GARDENS, LLC  
C/O VILLAGE CREST DEVELOPMENT CORPORATION BY PHILIP GUGLIOTTI, PRESIDENT

*Donald R. Reuwer*  
VILLAGE CREST VILLAS, LLC BY DONALD R. REUWER

*Dr. Bruce Taylor*  
VILLAGE CREST NEIGHBORHOOD ASSOCIATION, INC. DR. BRUCE TAYLOR, PRESIDENT

*Philip Gugliotti*  
VILLAGE CREST DEVELOPMENT CORPORATION BY PHILIP GUGLIOTTI, PRESIDENT

*Megan Ruppner*  
WITNESS

*Megan Ruppner*  
WITNESS

*Janet M. Rosoman*  
WITNESS

*Megan Ruppner*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF (1) ALL OF THE LAND CONVEYED BY TAYLOR FAMILY LIMITED PARTNERSHIP TO TAYLOR GARDENS, LLC BY DEED DATED APRIL 17, 2012 AND RECORDED IN LIBER 13979 FOLIO 81, (2) ALL OF THE LAND CONVEYED BY TAYLOR FAMILY LIMITED PARTNERSHIP A TO VILLAGE CREST VILLAS, LLC BY DEED DATED OCTOBER 2, 2006 AND RECORDED IN LIBER 10281 FOLIO 561, (3) ALL THE LAND CONVEYED BY TAYLOR FAMILY LIMITED PARTNERSHIP A TO VILLAGE CREST DEVELOPMENT CORPORATION BY DEED DATED MARCH 25, 2011 AND RECORDED IN LIBER 13150 FOLIO 333, AND (4) ALL OF THE LAND CONVEYED BY EC HOLDING, LLC TO VILLAGE CREST VILLAS, LLC AND VILLAGE CREST NEIGHBORHOOD ASSOCIATION, INC. BY DEED DATED NOVEMBER 19, 2010 AND RECORDED IN LIBER 12897 FOLIO 294, ALL RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2016.

*Thomas M. Hoffman, Jr.* 8-12-14  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MARYLAND REG. 267

STATE OF MARYLAND  
THOMAS M. HOFFMAN, JR.  
PROPERTY LINE SURVEYOR  
NO. 267

RECORDED AS PLAT NO. 23802 ON 6/3/16  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION  
**VILLAGE CREST**  
PARCEL C-1

A REVISION OF PARCEL C-1 SHOWN ON THE "PLAT OF REVISION, VILLAGE CREST, PARCELS C-1, RECORDED AS PLATS 21676-21678 ZONED: POR

DPZ REF'S: S-98-18, S-00-05, P-00-07, P-01-20, F-02-112, F-02-047, F-06-139, SDP-05-044, F-07-176, F-10-093  
F-11-97 TAX MAP: 31 BLOCK: 20 PARCEL 4  
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1"=100' AUGUST 12, 2014

GRAPHIC SCALE  
0 100 150 200 300

SHEET 2 OF 3

F-16-111

WATER EASEMENT LINE TABLE

Table with 12 columns of coordinates (e.g., 200 N59°24'00"W 157.30', 247 N30°36'00"E 75.69', etc.) listing easement lines for various parcels.

WATER EASEMENT CURVE DATA

Table with 6 columns: CURVE, ARC, RADIUS, TANGENT, DELTA, CHORD. Lists curve data for various easement segments.

OWNER
TAYLOR GARDENS, LLC
4200 COLLEGE AVE.
ELLCOTT CITY, MD 21041
ATTN: DR. BRUCE TAYLOR

OWNER
VILLAGE CREST VILLAS, LLC
5300 DORSEY HILL DRIVE, SUITE 102
ELLCOTT CITY, MD 21042-7819
ATTN: MR. DONALD R. RUEWER

OWNER
VILLAGE CREST NEIGHBORHOOD ASSOCIATION, INC.
4200 COLLEGE AVE.
ELLCOTT CITY, MD 21041
ATTN: DR. BRUCE TAYLOR

OWNER/DEVELOPER
VILLAGE CREST DEVELOPMENT CORPORATION
4200 COLLEGE AVE.
ELLCOTT CITY, MD 21041

THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT HAVE BEEN COMPLIED WITH.
Signatures and dates for Thomas M. Hoffmann, Jr., Phillip Gugliotti, and Donald R. Ruewer.

ROBERT H. VOGEL ENGINEERING, INC.
8407 MAIN STREET
ELLCOTT CITY, MARYLAND
21043
410-461-7666

THE PURPOSE OF THIS PLAT IS TO:
CREATE AN ADDITIONAL VARIABLE WIDTH PUBLIC WATER AND UTILITY EASEMENT.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.
Signature: Howard County Health Officer, Date: 5/2/2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Signatures: Chief, Development Engineering Division, Director, Date: 5-18-16, 5-19-16

OWNER'S CERTIFICATE
WE, TAYLOR GARDENS, LLC, VILLAGE CREST VILLAS, LLC, VILLAGE CREST NEIGHBORHOOD ASSOCIATION, INC. AND VILLAGE CREST DEVELOPMENT CORPORATION, OWNERS OF THE PROPERTIES HEREBY ADOPT THIS FINAL PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINAGE, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR 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 SAID RIGHT-OF-WAY.
WITNESS OUR HANDS THIS 30th DAY OF March, 2016

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A REVISION OF (1) ALL OF THE LAND CONVEYED BY TAYLOR FAMILY LIMITED PARTNERSHIP A TO TAYLOR GARDENS, LLC BY DEED DATED APRIL 17, 2012 AND RECORDED IN LIBER 13979 FOLIO 81, (2) ALL OF THE LAND CONVEYED BY TAYLOR FAMILY LIMITED PARTNERSHIP A TO VILLAGE CREST VILLAS, LLC BY DEED DATED OCTOBER 2, 2008 AND RECORDED IN LIBER 10281 FOLIO 561, (3) ALL THE LAND CONVEYED BY TAYLOR FAMILY LIMITED PARTNERSHIP A TO VILLAGE CREST DEVELOPMENT CORPORATION BY DEED DATED MARCH 25, 2011 AND RECORDED IN LIBER 13150 FOLIO 333, AND (4) ALL OF THE LAND CONVEYED BY EC HOLDING, LLC TO VILLAGE CREST VILLAS, LLC AND VILLAGE CREST NEIGHBORHOOD ASSOCIATION, INC. BY DEED DATED NOVEMBER 19, 2010 AND RECORDED IN LIBER 12897 FOLIO 294, ALL RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO HIS ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2016.
Signature: Thomas M. Hoffmann, Jr., Date: 8-12-14

RECORDED AS PLAT NO. 23803 ON 6/13/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
PLAT OF REVISION
VILLAGE CREST
PARCEL C-1
A REVISION OF PARCEL C-1 SHOWN ON THE "PLAT OF REVISION, VILLAGE CREST, PARCELS C-1, RECORDED AS PLATS 21676-21678 ZONED: POR
DPZ REF'S: S-98-18, S-00-05, P-00-07, P-01-20, F-02-112, F-02-047, F-06-139, SDP-05-044, F-07-176, F-10-093
TAX MAP: 31 BLOCK: 20 PARCEL 4
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: NONE AUGUST 12, 2014
SHEET 3 OF 3