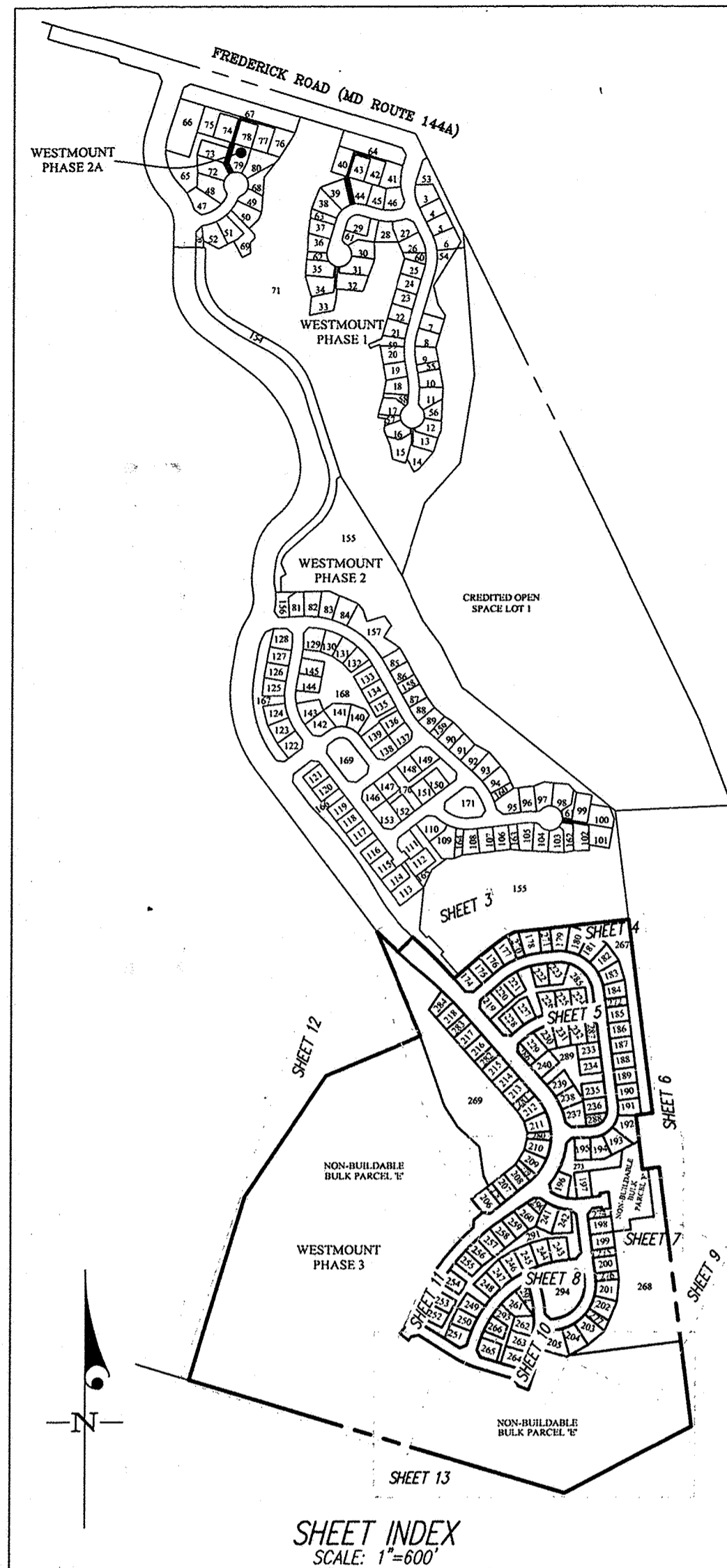


GENERAL NOTES

- IRON PINS SHOWN THUS:
- CONCRETE MONUMENTS SHOWN THUS:
- THIS PLAN AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY FISHER, COLLINS & CARTER IN SEPTEMBER 2001.
- THE SUBJECT PROPERTY IS ZONED R-ED PER THE FEBRUARY 2, 2004 COMPREHENSION ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS EFFECTIVE JULY 28, 2006 AND IS BEING DEVELOPED UNDER THE AMENDED 5TH EDITION OF SUBDIVISION AND LAND REGULATIONS.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: F-11-058, ZB-1087M, WP-11-132, ECP-14-058, SP-14-008, PB408, THE D.R.R.A. IS RECORDED IN LIBER 12722 FOLIO 248, F-15-087, F-16-046, F-16-061, WP-15-038 & WP-16-081. SEE SHEET 2 FOR APPROVALS AND CONDITIONS OF ALTERNATIVE COMPLIANCE PETITIONS.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 23CA AND NO. 161A.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- PUBLIC WATER AND SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME. PUBLIC SEWER SERVICE AND PUBLIC WATER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE 3/24/20 ON WHICH DATE DEVELOPER'S AGREEMENT NO. 24-4878-D.
- THE CEMETERY INVENTORY MAP DOES NOT SHOW ANY CEMETERIES WITHIN THE PROJECT LIMITS.
- THE SCENIC ROADS MAP DOES INDICATE THAT MD ROUTE 144 (FREDERICK ROAD) IS A SCENIC ROAD.
- THE HISTORIC SITES MAP DOES NOT SHOW ANY HISTORICAL SITES WITHIN THE PROJECT LIMITS.
- WETLAND DELINEATION BY ECOTONE INC. IN A REPORT DATED FEBRUARY 18, 2014. THE WETLAND AND STREAM DELINEATION WAS APPROVED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING ON NOVEMBER 4, 2014.
- THE 100-YEAR FLOODPLAIN LIMITS FOR THE THREE STREAMS THAT RUN THROUGH THE SITE WERE DETERMINED IN A FLOODPLAIN STUDY PREPARED BY GUTSCHICK, LITTLE AND WEBER, P.A. AS PART OF 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 MDE STORMWATER MANAGEMENT DESIGN MANUAL, VOLUMES 1 AND 2, THROUGHOUT THE SITE, MICRO-BIORETENTION (MB), DRY WELLS (DW), AND SHEETFLOW TO CONSERVATION AREAS (NS) 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 THAT PRIMARILY TREAT LOT RUNOFF WILL BE OWNED AND MAINTAINED BY THE HOA. DEVICES THAT PRIMARILY TREAT RUNOFF FROM A COUNTY ROAD WILL BE OWNED BY HOWARD COUNTY AND JOINTLY MAINTAINED WITH THE HOA. WITHIN THESE DEVICES, HOWARD COUNTY WILL MAINTAIN THE STORM DRAIN INLETS AND ASSOCIATED PIPING. THE HOA WILL BE REQUIRED TO MAINTAIN THE SWM UNDERDRAINS, PLANTS, SOIL, MULCH, ETC. THE ONLY EXCEPTION IS THE AREA TREATED BY THE TWO FILTERRA DEVICES WITHIN OPEN SPACE LOT 166, WHICH WILL BE OWNED AND MAINTAINED BY 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:
A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN.)
C) GEOMETRY - MAXIMUM 1% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TON (H25 LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- OPEN SPACE LOTS 270-294 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 6/16/2016, (DEPT. ID #017197369). THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR WESTMOUNT HOMEOWNERS ASSOCIATION, INC. WILL BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. OPEN SPACE LOTS 267-269 WILL BE DEDICATED TO HOWARD COUNTY, MARYLAND.
- OPEN SPACE LOT 294 WILL CONTAIN 0.77 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 93 LOTS BEING RECORDED WITH THIS PLAT IS 300 S.F. PER LOT, OR 0.64 AC.



OWNER:
MANOR INVESTMENTS, LLC
307 INTERNATIONAL CIRCLE, SUITE 130
HUNT VALLEY, MD 21030
PH: 443-367-0422
ATTN: ROBERT GOODIER

DEVELOPER:
WESTMOUNT DEVELOPMENT CORPORATION
307 INTERNATIONAL CIRCLE, SUITE 130
HUNT VALLEY, MD 21030
PH: 443-367-0422
ATTN: ROBERT GOODIER

SHEET INDEX
SCALE: 1"=600'

(GENERAL NOTES CONTINUED)

- 15.4301 ACRES OF OPEN SPACE IS BEING PROVIDED, OF WHICH 14.1054 ACRES WILL BE CREDITED AND 1.3247 ACRES WILL BE NON-CREDITED.
- 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. ANY DISTURBANCES TO ENVIRONMENTAL FEATURES IN ASSOCIATION WITH SWM RIP RAP ARE RECOGNIZED BY DPZ AS ESSENTIAL OR NECESSARY DISTURBANCES.
- THE FOREST CONSERVATION REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR PHASE 3 WILL BE SATISFIED WITH AN OBLIGATION TOTAL OF 27.11 ACRES OF FOREST CONSERVATION EASEMENT, OF WHICH 26.31 ACRES ARE CREDITED, CONTAINING: 23.32 ACRES OF RETENTION, 2.48 ACRES OF CREDITED REFORESTATION PLANTING ON THE NET TRACT AND 0.06 ACRES OF CREDITED REFORESTATION WITHIN THE FLOODPLAIN. THE NON-CREDITED PORTIONS OF THE FOREST CONSERVATION EASEMENTS CONTAIN 1.18 ACRES OF NON-CREDITED RETENTION WITHIN THE FLOODPLAIN. TOTAL SURETY FOR ON-SITE REFORESTATION OF 2.54 ACRES OF PLANTING IS \$55,321.00, AND SP-14-031.
- 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 FOR 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 \$20,400.00 WILL BE POSTED WITH THE DEVELOPER'S AGREEMENT.
- NO PERMANENT STRUCTURES ARE PERMITTED WITHIN 10 FEET OF A PUBLIC WATER OR SEWER EASEMENT.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INTERIOR SUBDIVISION WORK AND PROPOSED EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 2, LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D" AND RECORDED AS PLAT Nos. 24827 THROUGH 24841 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 07/03/2022)

DATE: 06/30/2020



NOTE: PER THE DEVELOPER'S RIGHTS AND RESPONSIBILITIES AGREEMENT RECORDED AT LIBER 12722 FOLIO 248, WHICH WAS RECORDED ON 09/17/2010, THIS PLAN IS NOT SUBJECT TO MIHU REQUIREMENTS AND FEE-IN-LIEU.

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE BULK PARCEL D INTO LOTS 174-266, OPEN SPACE LOTS 267-294, NON-BUILDABLE BULK PARCELS E AND F 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:	123
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	93
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	16,2456 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	28
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	15.4301 AC.
6. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	2
7. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	48.3846 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	8.9480 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	89.0083 AC.

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

Robert J. Davis
COUNTY HEALTH OFFICER
DATE: 8/7/20

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Robert Goodier, Jr.
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 7.13.20

Robert Goodier, Jr.
DIRECTOR
DATE: 8/19/2020

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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 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 26th DAY OF June, 2020

MANOR INVESTMENTS, LLC
BY WESTMOUNT DEVELOPMENT CORPORATION

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

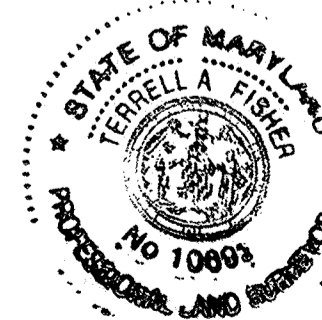
WITNESS: *Terrell A. Fisher*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY DELINEATED ON THIS FINAL PLAT IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 2, LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D" AND RECORDED AS PLAT Nos. 24827 THROUGH 24841, 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. 10692 (EXP. DATE: 12/13/2021)



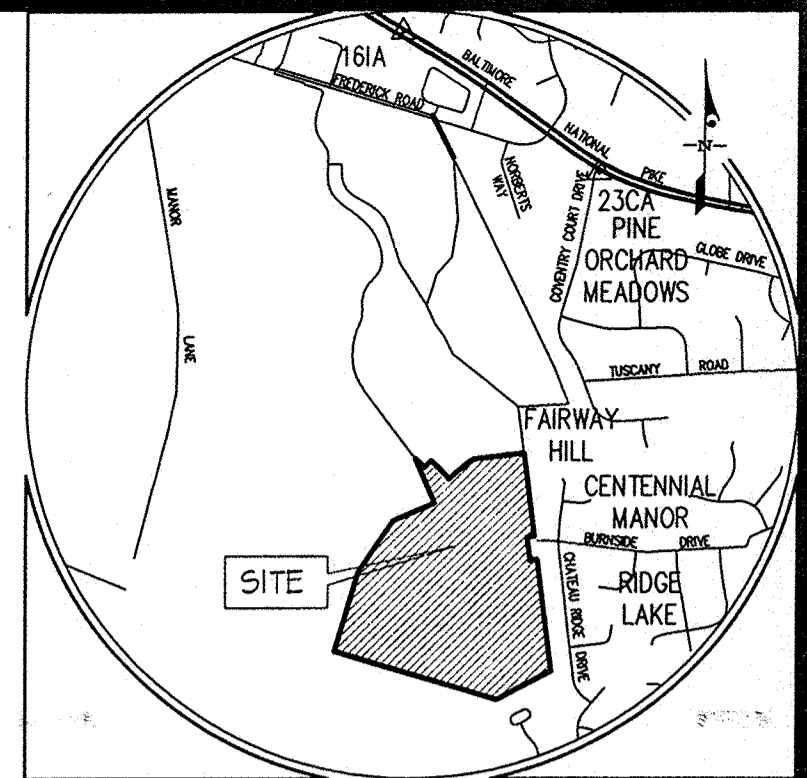
RECORDED AS PLAT NUMBER 25471 ON 9/14/20, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WESTMOUNT PHASE 3
LOTS 174-266, OPEN SPACE LOTS 267-294 AND NON-BUILDABLE BULK PARCELS E AND F
(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D, WESTMOUNT PHASE 2, PLAT Nos. 24827 THRU 24841)

ZONE: R-ED TM 23, GRID 10, P/O PARCEL 149
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN SHEET 1 OF 15 JULY 2020

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

DRAWN BY:
CHECK BY:



VICINITY MAP

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

LEGEND

- WB 25' WETLAND BUFFER
- WETLAND LIMITS (W1, W2, ETC)
- FLOODPLAIN EASEMENT (FP1, FP2, ETC)
- SB STREAM BANK BUFFER
- STREAM BANK
- FOREST CONSERVATION EASEMENT
- EL=376.1 FLOODPLAIN EASEMENT ELEVATION
- PROPERTY LINE
- PUBLIC EASEMENT
- PRIVATE EASEMENT

S:\Survey Drawings\1301\3\PLATS\PHASE 3\1301.3 PH 3 SHEET 01.dwg, PLOTTED: 6/25/2020 8:48 AM, LAST SAVED: 6/23/2020 12:50 PM, PLOTTED BY: Morgan Bell

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.	(%)	AC.	(%)
1	F 15-087	220.6430	(65.1)	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	(0.0)	0.0000	(0.0)	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	(62.9)	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)			
3	F 17-001	89.0083	(54.4)	48.3846	(54.4)	40.6237	(45.6)	0.6395	3.2140	36.7886	0.0000	N/A	16.2457	(40.0)	8.9480	(22.0)	14.1054	(34.7)	1.3247	(3.3)			

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	F 17-001	40.6421	S.F.D. LOTS, ROAD R/W & O.S. LOTS	48.3846
E & F	48.3846	F 17-001	---	---	---	---

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.

THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

- COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS FOR SP-14-008.
- THE WAIVER PETITION NUMBER (WP-15-038) AND ITS CONDITIONS OF APPROVAL MUST BE ADDED TO SP-14-008 AND ALL FUTURE SUBDIVISION PLANS.
- 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.
- 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.
- 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.

OVERALL DENSITY TABULATION

AREA		UNITS		CREDITED OPEN SPACE		
GROSS	NET	REQUIRED	PROVIDED	REQUIRED	PROVIDED	
220.64 AC.	182.06 AC.					
NO. LOTS PERMITTED PER ZONING REGULATIONS	364	PHASE 1	50	NO. LOTS PERMITTED PER D.R.A.	325	
		PHASE 2A	9			
		PHASE 2	73			
		PHASE 3	93			
		TOTAL	225			
OPEN SPACE	110.32 AC.	PROVIDED		ACTIVE OS		
		PHASE 1	58.86	0.65		
		PHASE 2A	0.00	0.00		
		PHASE 2	23.20	0.52		
		PHASE 3	14.11	0.77		
		TOTAL	96.17	1.94		

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 RECORDED 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.

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.

OWNER:

MANOR INVESTMENTS, LLC
 307 INTERNATIONAL CIRCLE, SUITE 130
 HUNT VALLEY, MD 21030
 PH: 443-367-0422
 ATTN: ROBERT GOODIER

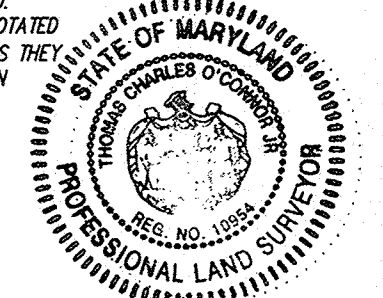
DEVELOPER:

WESTMOUNT DEVELOPMENT CORPORATION
 307 INTERNATIONAL CIRCLE, SUITE 130
 HUNT VALLEY, MD 21030
 PH: 443-367-0422
 ATTN: ROBERT GOODIER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INTERIOR SUBDIVISION WORK AND PROPOSED EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 2, LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D" AND RECORDED AS PLAT Nos. 24827 THROUGH 24841 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 07/03/2022)



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

Robert Goodier, Jr.
 COUNTY HEALTH OFFICER
 8/7/20
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Robert Goodier, Jr.
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 7.13.20
 DATE

Robert Goodier, Jr.
 DIRECTOR
 8/19/2020
 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 16th DAY OF June, 2020

MANOR INVESTMENTS, LLC
 BY WESTMOUNT DEVELOPMENT CORPORATION

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

WITNESS:

Terrell A. Fisher
 TERRELL A. FISHER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2021)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY DELINEATED ON THIS FINAL PLAT IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 2, LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D" AND RECORDED AS PLAT Nos. 24827 THROUGH 24841, 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. 10692 (EXP. DATE: 12/13/2021)

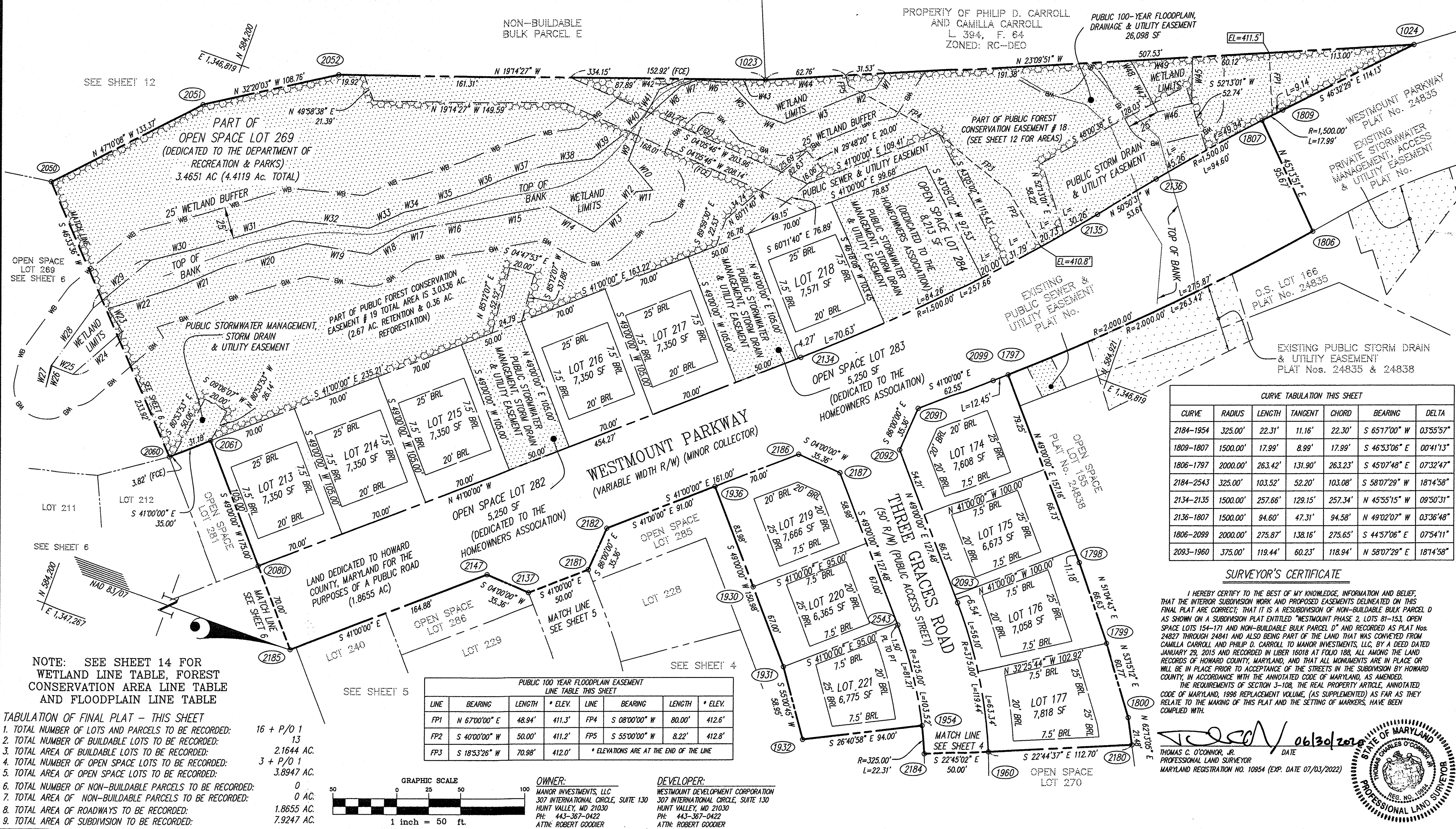
RECORDED AS PLAT NUMBER 25472 ON 8/14/20, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WESTMOUNT PHASE 3
 LOTS 174-266, OPEN SPACE LOTS 267-294
 AND NON-BUILDABLE BULK
 PARCELS E AND F
 (A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D,
 WESTMOUNT PHASE 2, PLAT Nos. 24827 THRU 24841)

ZONE: R-ED TM 23, GRID 10, P/O PARCEL 149
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: NO SCALE SHEET 2 OF 15 JULY 2020

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

S:\Survey Drawings\3013\PLATS\PHASE 3\1-3013 PH 3 SHEET 02.dwg, PLOTTED: 6/25/2020 8:51 AM, LAST SAVED: 6/19/2020 10:30 AM, PLOTTED BY: Morgan Bell



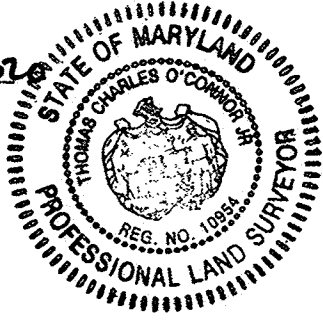
CURVE TABULATION THIS SHEET

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2184-1954	325.00'	22.31'	11.16'	22.30'	S 65°17'00" W	03°55'57"
1809-1807	1500.00'	17.99'	8.99'	17.99'	S 46°53'06" E	00°41'13"
1806-1797	2000.00'	263.42'	131.90'	263.23'	S 45°07'48" E	07°32'47"
2184-2543	325.00'	103.52'	52.20'	103.08'	S 58°07'29" W	18°14'58"
2134-2135	1500.00'	257.66'	129.15'	257.34'	N 45°55'15" W	09°50'31"
2136-1807	1500.00'	94.60'	47.31'	94.58'	N 49°02'07" W	03°36'48"
1806-2099	2000.00'	275.87'	138.16'	275.65'	S 44°57'06" E	07°54'11"
2093-1980	375.00'	119.44'	60.23'	118.94'	N 58°07'29" E	18°14'58"

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INTERIOR SUBDIVISION WORK AND PROPOSED EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 2, LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D" AND RECORDED AS PLAT Nos. 24827 THROUGH 24841 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 06/30/2020
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10854 (EXP. DATE 07/03/2022)



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

TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	16 + P/O 1
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	13
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	2.1644 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	3 + P/O 1
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	3.8947 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:	1.8655 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	7.9247 AC.

PUBLIC 100 YEAR FLOODPLAIN EASEMENT LINE TABLE THIS SHEET

LINE	BEARING	LENGTH	* ELEV.	LINE	BEARING	LENGTH	* ELEV.
FP1	N 67°00'00" E	48.94'	411.3'	FP4	S 08°00'00" W	80.00'	412.6'
FP2	S 40°00'00" W	50.00'	411.2'	FP5	S 55°00'00" W	8.22'	412.8'
FP3	S 18°53'26" W	70.98'	412.0'	* ELEVATIONS ARE AT THE END OF THE LINE			

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

Robert J. Davis 7/13/20
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Charles... 7.13.20
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

... 8/19/2020
 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 26th DAY OF June, 2020

MANOR INVESTMENTS, LLC
 BY WESTMOUNT DEVELOPMENT CORPORATION

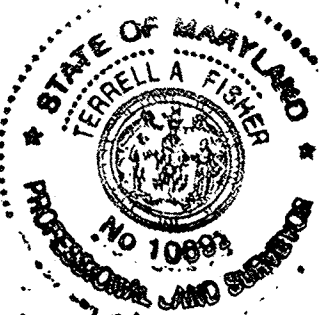
...
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY DELINEATED ON THIS FINAL PLAT IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 2, LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D" AND RECORDED AS PLAT Nos. 24827 THROUGH 24841, 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 6/25/20
 TERRELL A. FISHER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2021)



RECORDED AS PLAT NUMBER 25473 ON 9/14/20, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WESTMOUNT PHASE 3
 LOTS 174-266, OPEN SPACE LOTS 267-294 AND NON-BUILDABLE BULK PARCELS E AND F

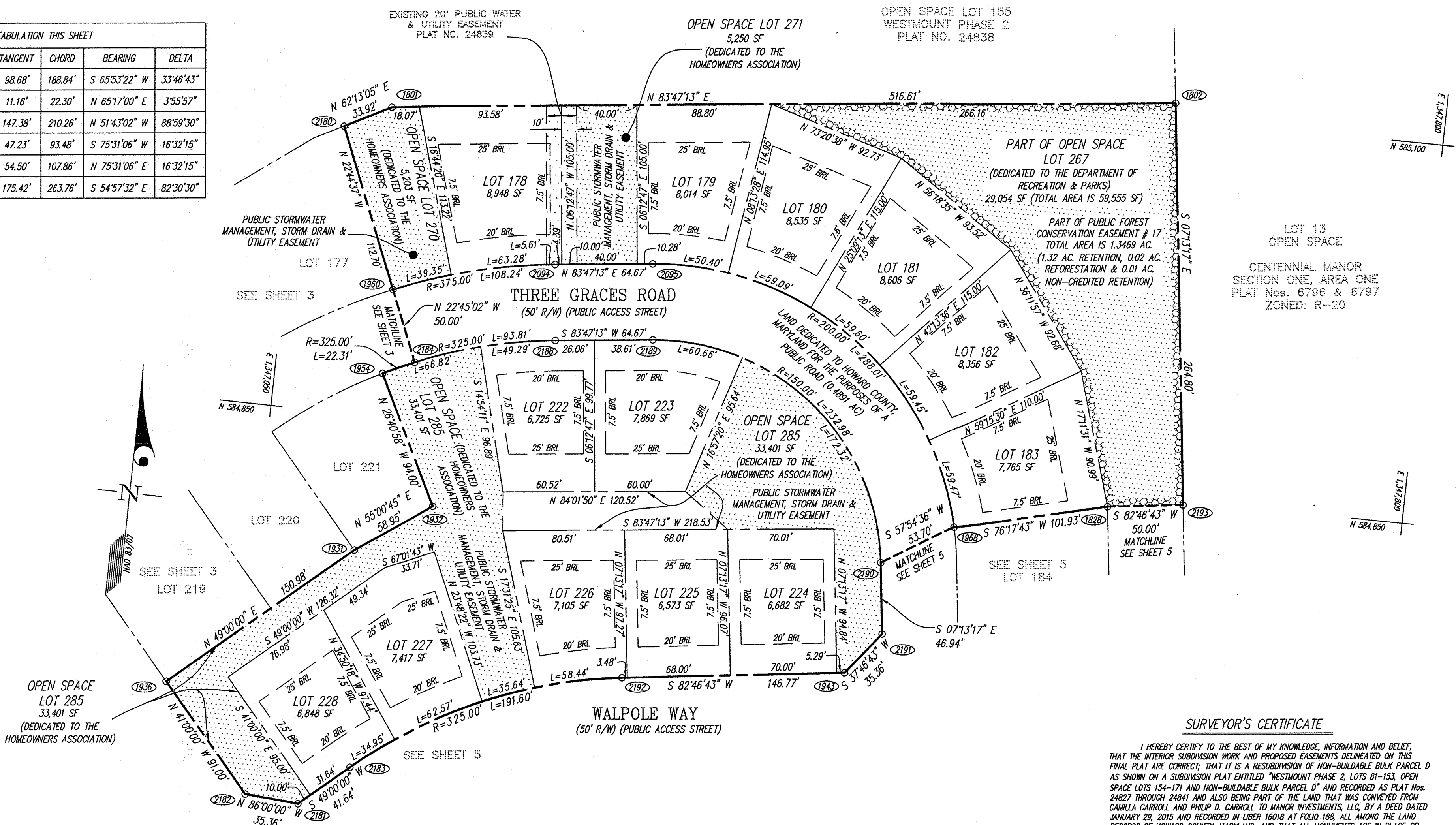
(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D, WESTMOUNT PHASE 2, PLAT Nos. 24827 THRU 24841)

ZONE: R-ED TM 23, GRID 10, P/O PARCEL 149
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=50' SHEET 3 OF 15 JULY 2020

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
2192-2183	325.00'	191.60'	98.68'	188.84'	S 65°53'22" W	33°46'43"
1954-2184	325.00'	22.31'	11.16'	22.30'	N 65°17'00" E	3°55'57"
2190-2189	150.00'	232.98'	147.38'	210.26'	N 51°43'02" W	88°59'30"
2188-2184	325.00'	93.81'	47.23'	93.48'	S 75°31'06" W	16°32'15"
1960-2094	375.00'	108.24'	54.50'	107.86'	N 75°31'06" E	16°32'15"
2095-1968	200.00'	288.01'	175.42'	263.76'	S 54°57'32" E	82°30'30"



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: 13
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 2,282.9 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 3 + P/O 1
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 1,673.7 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: 0.4891 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 4.4458 AC.

OWNER:
 MANOR INVESTMENTS, LLC
 307 INTERNATIONAL CIRCLE, SUITE 130
 HUNT VALLEY, MD 21030
 PH: 443-367-0422
 ATTN: ROBERT GOODIER

DEVELOPER:
 WESTMOUNT DEVELOPMENT CORPORATION
 307 INTERNATIONAL CIRCLE, SUITE 130
 HUNT VALLEY, MD 21030
 PH: 443-367-0422
 ATTN: ROBERT GOODIER

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 16th DAY OF June, 2020
 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 DELINEATED ON THIS FINAL PLAT IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 2, LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D" AND RECORDED AS PLAT Nos. 24827 THROUGH 24841, 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.
 TERRILL A. FISHER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2021)

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INTERIOR SUBDIVISION WORK AND PROPOSED EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 2, LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D" AND RECORDED AS PLAT Nos. 24827 THROUGH 24841 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 07/03/2022)

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.
 COUNTY HEALTH OFFICER
 DATE: 8/7/20

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 7.13.20

APPROVED:
 DIRECTOR
 DATE: 8/19/2020

WITNESS:
 ROBERT C. GOODIER, JR., VICE PRESIDENT
 DATE: 8/19/2020

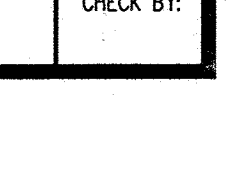
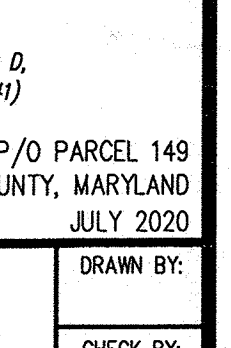
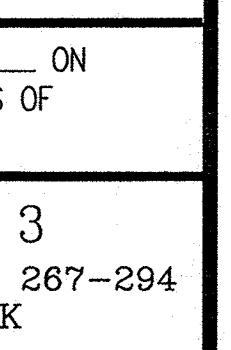
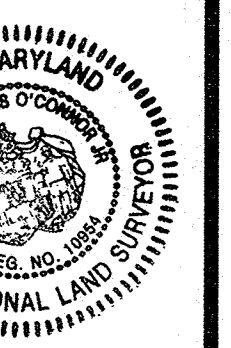
RECORDED AS PLAT NUMBER 25474 ON 9/14/20, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WESTMOUNT PHASE 3
 LOTS 174-266, OPEN SPACE LOTS 267-294 AND NON-BUILDABLE BULK PARCELS E AND F
 (A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D, WESTMOUNT PHASE 2, PLAT Nos. 24827 THRU 24841)

ZONE: R-ED TM 23, GRID 10, P/O PARCEL 149
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=50' SHEET 4 OF 15 JULY 2020

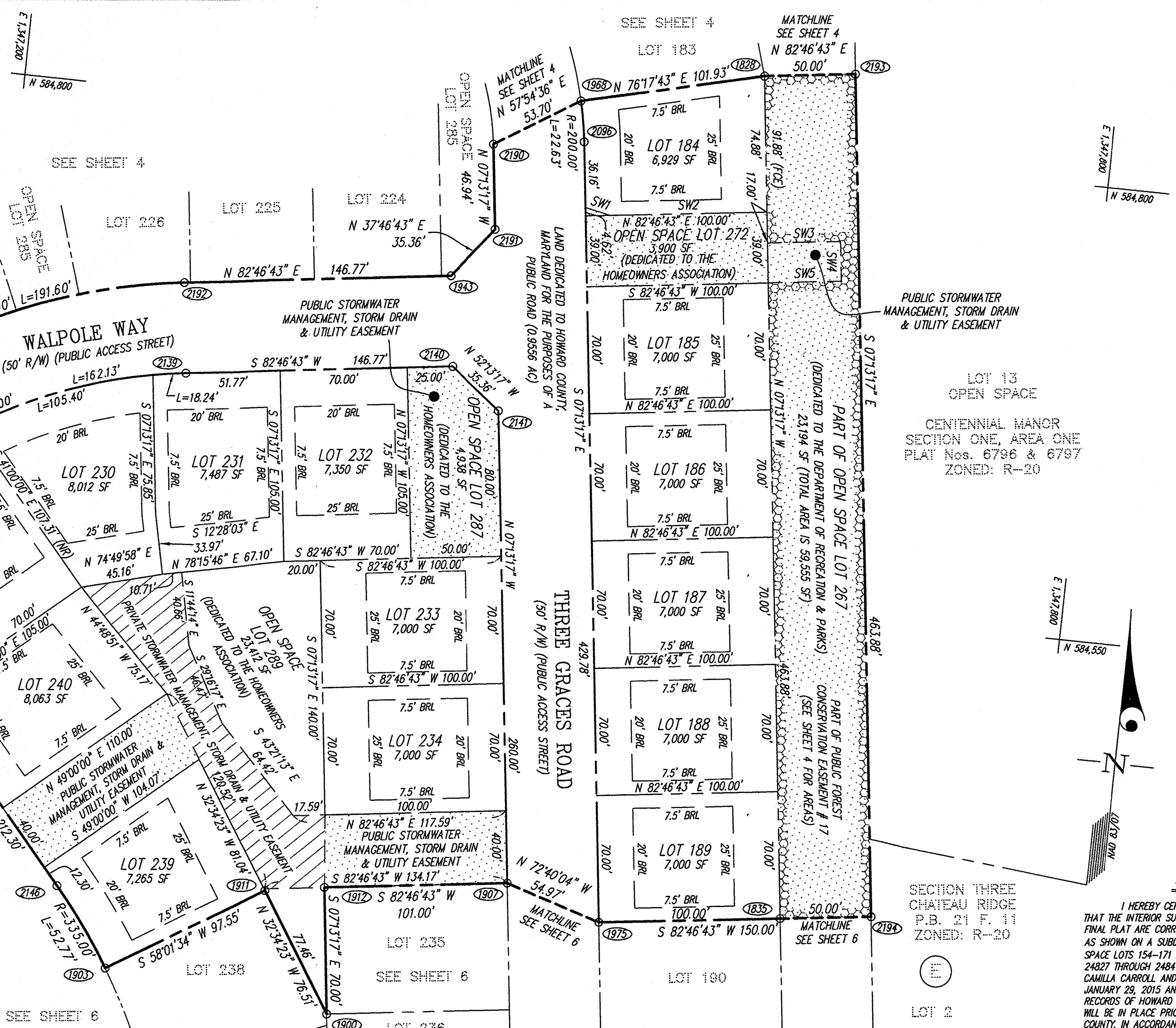
GLW
 3909 NATIONAL DRIVE
 SUITE 250
 BURTONSVILLE, MD 20866
 301-421-4024
 GLWPA.COM

DRAWN BY:
 CHECK BY:

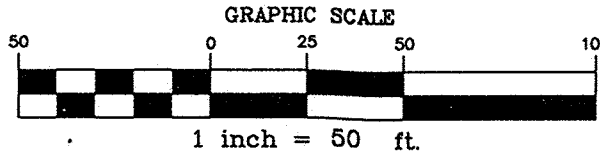
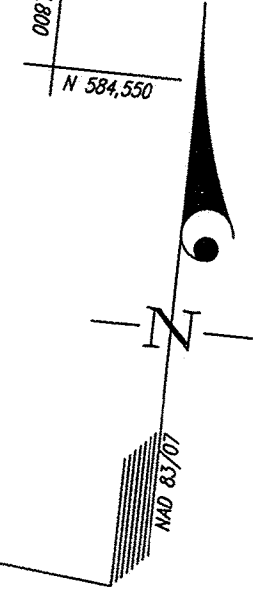


S:\Survey Drawings\1301\3\PLATS\PHASE 3\1301.3 PH 3 SHEET 04.dwg, PLOTTED: 6/25/2020 8:54 AM, LAST SAVED: 6/16/2020 2:54 PM, PLOTTED BY: Morgan Bell

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2183-2192	325.00'	191.60'	98.68'	188.84'	N 65°53'22" E	33°46'43"
1968-2096	200.00'	22.63'	11.33'	22.62'	S 10°27'47" E	06°29'00"
2139-2138	275.00'	162.13'	83.50'	159.79'	S 65°53'22" W	33°46'43"
1903-2146	335.00'	52.77'	26.44'	52.72'	N 36°29'13" W	09°01'33"



LINE	BEARING	LENGTH
SW1	S 78°39'30" E	14.53'
SW2	N 82°46'43" E	86.23'
SW3	N 82°46'43" E	40.17'
SW4	S 07°13'17" E	22.00'
SW5	S 82°46'43" W	40.17'



TABULATION OF FINAL PLAT - THIS SHEET

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 18 + P/O 1
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 14
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 2,336.3 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 4 + P/O 1
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 1,354.0 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: 0.9556 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 4.6460 AC.

OWNER:
 MANOR INVESTMENTS, LLC
 307 INTERNATIONAL CIRCLE, SUITE 130
 HUNT VALLEY, MD 21030
 PH: 443-367-0422
 ATTN: ROBERT GOODIER

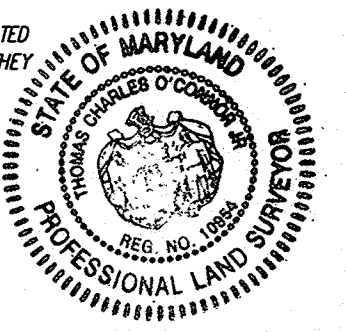
DEVELOPER:
 WESTMOUNT DEVELOPMENT CORPORATION
 307 INTERNATIONAL CIRCLE, SUITE 130
 HUNT VALLEY, MD 21030
 PH: 443-367-0422
 ATTN: ROBERT GOODIER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INTERIOR SUBDIVISION WORK AND PROPOSED EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 2, LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D" AND RECORDED AS PLAT Nos. 24827 THROUGH 24841 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 07/03/2022)

DATE: 06/30/2020



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

Robert Goodier
 COUNTY HEALTH OFFICER
 DATE: 8/2/20

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Robert C. Goodier, Jr.
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 7.13.20

Robert C. Goodier, Jr.
 DIRECTOR
 DATE: 8/19/2020

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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 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 26th DAY OF June, 2020

MANOR INVESTMENTS, LLC
 BY WESTMOUNT DEVELOPMENT CORPORATION

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

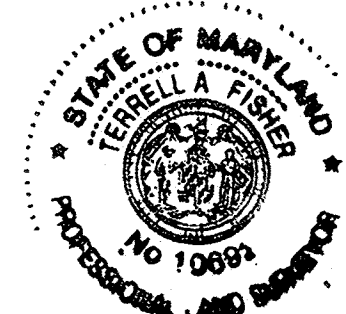
WITNESS: *Terrell A. Fisher*
 FOR: FISHER, COLLINS & CARTER, INC.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY DELINEATED ON THIS FINAL PLAT IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 2, LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D" AND RECORDED AS PLAT Nos. 24827 THROUGH 24841, 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
 FOR: FISHER, COLLINS & CARTER, INC.
 TERRELL A. FISHER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2021)

DATE: 6/25/20



RECORDED AS PLAT NUMBER 25475 ON 9/11/20, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WESTMOUNT PHASE 3
 LOTS 174-266, OPEN SPACE LOTS 267-294 AND NON-BUILDABLE BULK PARCELS E AND F

(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D, WESTMOUNT PHASE 2, PLAT Nos. 24827 THRU 24841)

ZONE: R-ED TM 23, GRID 10, P/O PARCEL 149
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=50' SHEET 5 OF 15 JULY 2020

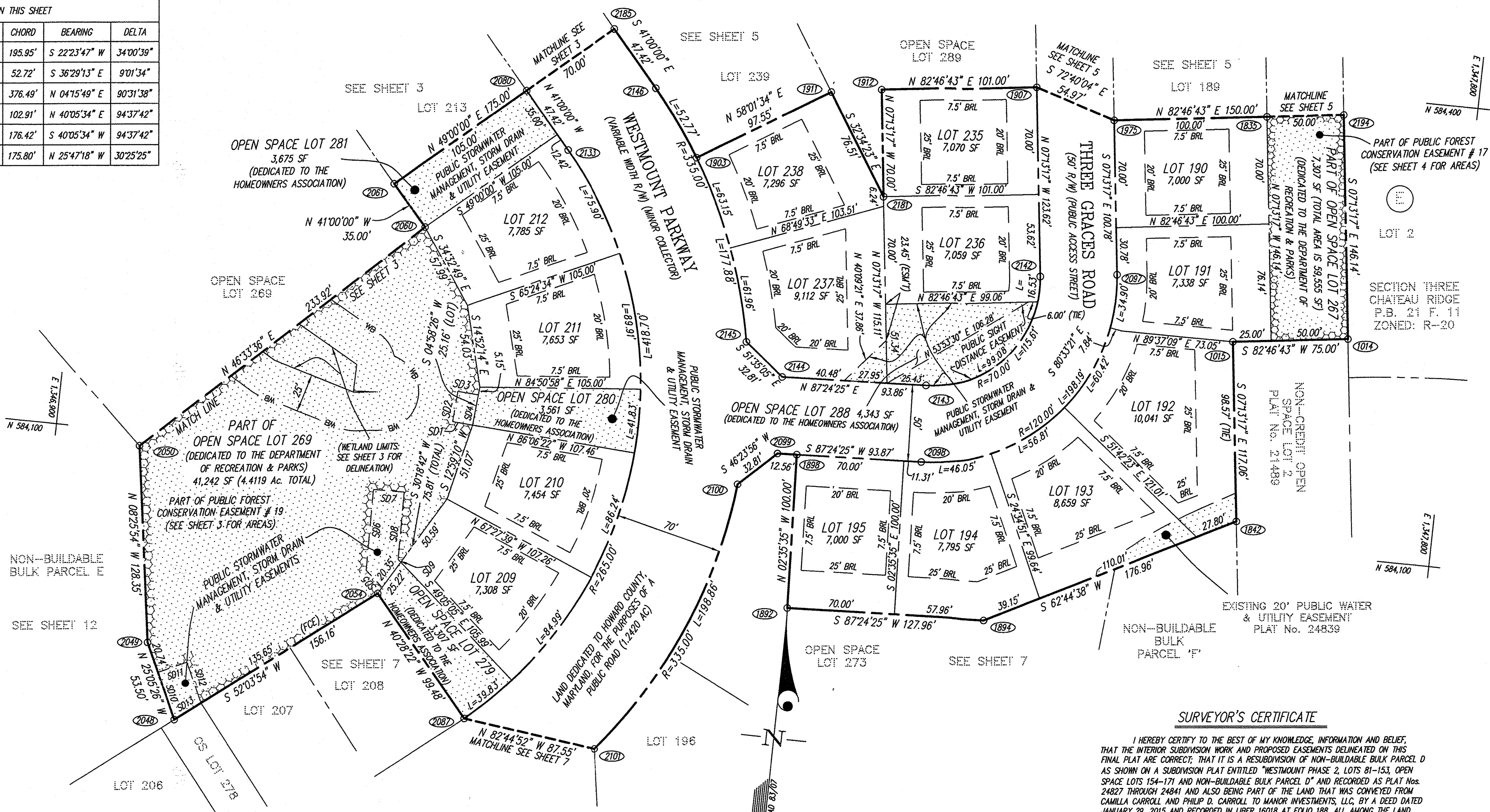
GLW
 3909 NATIONAL DRIVE
 SUITE 250
 BURTONSVILLE, MD 20866
 301-421-4024
 GLWPA.COM

DRAWN BY:
 CHECK BY:

S:\Survey Drawings\30131\PLATS\PHASE 3\3013 PH 3 SHEET 05.dwg, PLOTTED: 6/25/2020 8:56 AM, LAST SAVED: 6/16/2020 2:57 PM, PLOTTED BY: Mergon Bell

CURVE TABULATION THIS SHEET						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2100-2101	335.00'	198.86'	102.45'	195.95'	S 22°23'47" W	34°00'39"
2146-1903	335.00'	52.77'	26.44'	52.72'	S 36°29'13" E	9°01'34"
2087-2133	265.00'	418.70'	267.45'	376.49'	N 04°15'49" E	90°31'38"
2143-2142	70.00'	115.61'	75.90'	102.91'	N 40°05'34" E	94°37'42"
2097-2098	120.00'	198.19'	130.11'	176.42'	S 40°05'34" W	94°37'42"
2146-2145	335.00'	177.88'	91.09'	175.80'	N 25°47'18" W	30°25'25"

STORMWATER MANAGEMENT, STORM DRAIN & UTILITY EASEMENT LINE TABLE THIS SHEET		
LINE	BEARING	LENGTH
SD1	N 86°06'22" W	13.26'
SD2	N 03°53'38" E	20.00'
SD3	S 86°06'22" E	13.64'
SD4	S 04°58'26" W	20.00'
SD5	N 49°05'05" W	15.25'
SD6	N 01°00'00" W	52.86'
SD7	N 88°59'59" E	20.00'
SD8	S 01°00'00" E	43.94'
SD9	S 49°05'05" E	2.58'
SD10	N 25°05'26" W	32.77'
SD11	N 64°54'34" E	20.00'
SD12	S 25°05'26" E	28.21'
SD13	S 52°03'54" W	20.51'

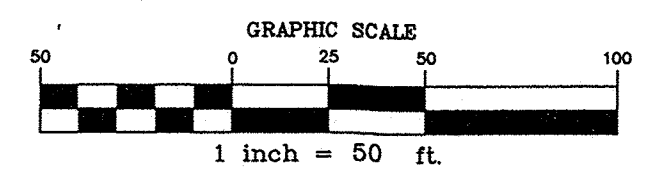


TABULATION OF FINAL PLAT - THIS SHEET

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 18 + P/O 2
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 14
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 2,4924 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 4 + P/O 2
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 1,4563 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: 1,2420 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 5,1907 AC.

OWNER:
 MANOR INVESTMENTS, LLC
 307 INTERNATIONAL CIRCLE, SUITE 130
 HUNT VALLEY, MD 21030
 PH: 443-367-0422
 ATTN: ROBERT GOODIER

DEVELOPER:
 WESTMOUNT DEVELOPMENT CORPORATION
 307 INTERNATIONAL CIRCLE, SUITE 130
 HUNT VALLEY, MD 21030
 PH: 443-367-0422
 ATTN: ROBERT GOODIER



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INTERIOR SUBDIVISION WORK AND PROPOSED EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 2, LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D" AND RECORDED AS PLAT Nos. 24827 THROUGH 24841 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.
 THOMAS C. O'DONNOR, JR.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10854 (EXP. DATE 07/03/2022)
 DATE: 06/30/2020



APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.
Robert Goodier
 COUNTY HEALTH OFFICER
 DATE: 8/2/20

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Robert Goodier, Jr.
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 7.13.20
Robert Goodier, Jr.
 DIRECTOR
 DATE: 8/19/2020

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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 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 26th DAY OF June, 2020
 MANOR INVESTMENTS, LLC
 BY WESTMOUNT DEVELOPMENT CORPORATION
Robert Goodier, Jr.
 BY: ROBERT C. GOODIER, JR., VICE PRESIDENT
 WITNESS: *Terrell A. Fisher*

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY DELINEATED ON THIS FINAL PLAT IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 2, LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D" AND RECORDED AS PLAT Nos. 24827 THROUGH 24841, 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. 10692 (EXP. DATE: 12/13/2021)
 DATE: 6/25/20



RECORDED AS PLAT NUMBER 25470 ON 8/19/20, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WESTMOUNT PHASE 3
 LOTS 174-266, OPEN SPACE LOTS 267-294 AND NON-BUILDABLE BULK PARCELS E AND F
 (A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D, WESTMOUNT PHASE 2, PLAT Nos. 24827 THRU 24841)

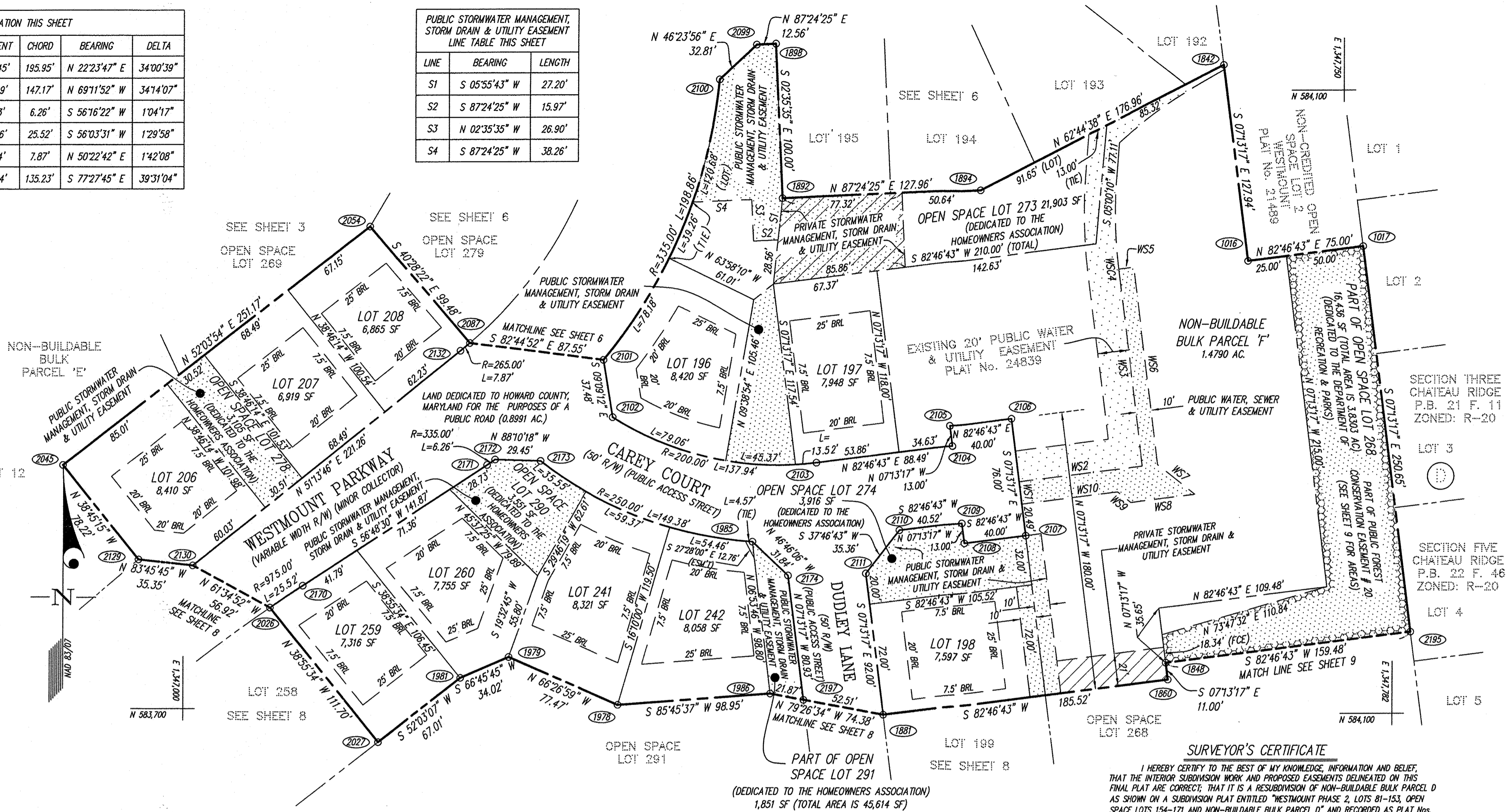
ZONE: R-ED TM 23, GRID 10, P/O PARCEL 149
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=50' SHEET 6 OF 15 JULY 2020
 DRAWN BY: GLW
 3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE, MD 20866 301-421-4024 GLWPA.COM
 CHECK BY:

S:\Survey Drawings\13013\PLATS\PHASE 3\13013 PH 3 SHEET 06.dwg, PLOTTED: 6/25/2020 8:56 AM, LAST SAVED: 6/16/2020 3:00 PM, PLOTTED BY: Morgan Bell

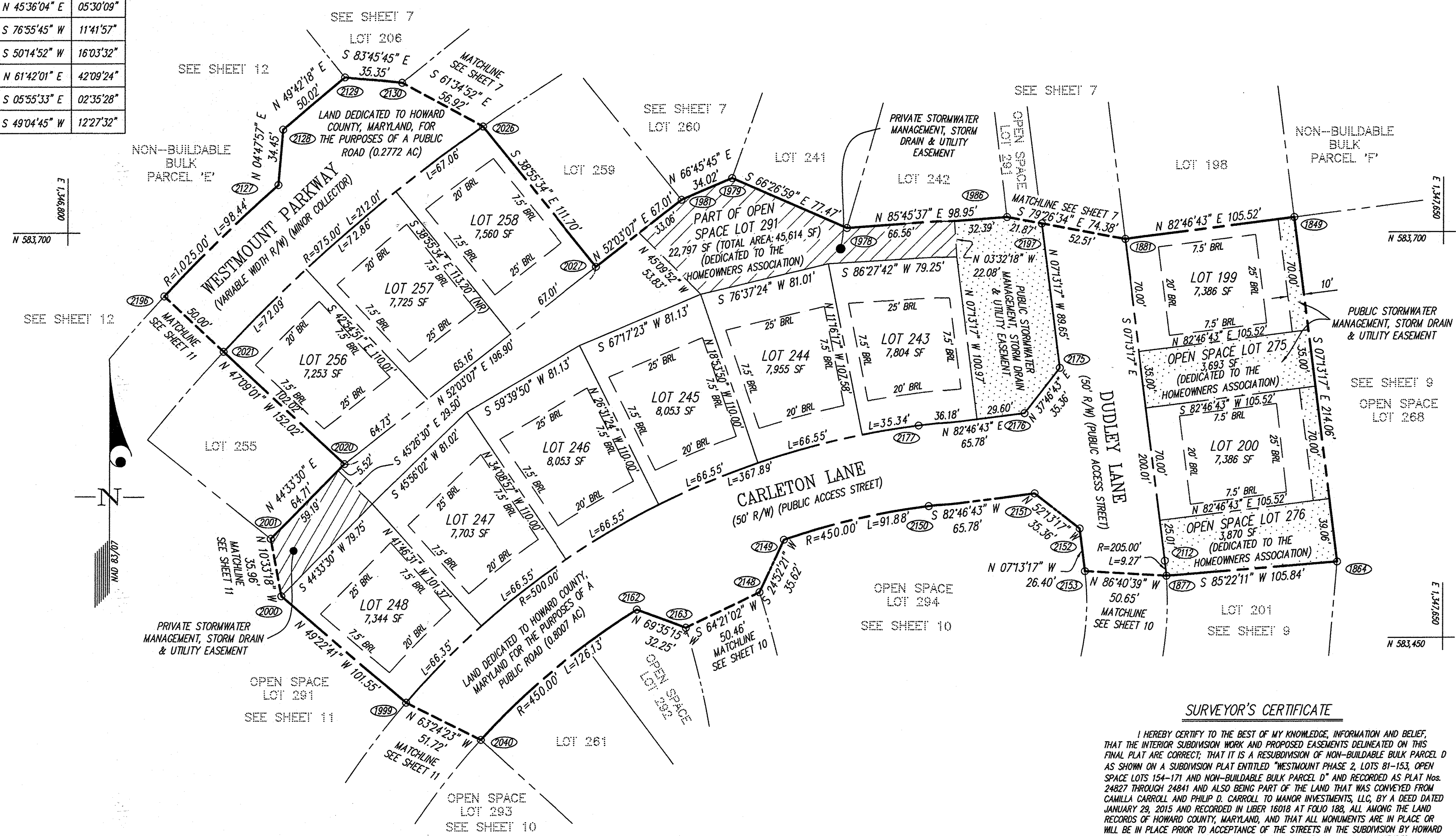
CURVE TABULATION THIS SHEET						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2101-2100	335.00'	198.86'	102.45'	195.95'	N 22°23'47" E	34°00'39"
1985-2173	250.00'	149.38'	76.99'	147.17'	N 69°11'52" W	34°14'07"
2172-2171	335.00'	6.26'	3.13'	6.26'	S 56°16'22" W	1°04'17"
2170-2026	975.00'	25.52'	12.76'	25.52'	S 56°03'31" W	1°29'58"
2132-2087	265.00'	7.87'	3.94'	7.87'	N 50°22'42" E	1°42'08"
2102-2103	200.00'	137.94'	71.84'	135.23'	S 77°27'45" E	39°31'04"

PUBLIC STORMWATER MANAGEMENT, STORM DRAIN & UTILITY EASEMENT LINE TABLE THIS SHEET		
LINE	BEARING	LENGTH
S1	S 05°55'43" W	27.20'
S2	S 87°24'25" W	15.97'
S3	N 02°35'35" W	26.90'
S4	S 87°24'25" W	38.26'

PUBLIC WATER, SEWER & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
WS1	N 07°13'17" W	14.55'
WS2	N 82°46'43" E	80.50'
WS3	N 07°13'17" W	127.97'
WSC4	R=313.49 L=0.69'	
CHD:	N 06°47'20" W	0.69'
WS5	N 82°46'43" E	10.00'
WS6	S 07°13'17" E	128.38'
WS7	S 51°40'23" E	30.71'
WS8	S 82°46'43" W	42.03'
WS9	N 51°40'23" W	10.98'
WS10	S 82°46'43" W	62.29'



CURVE TABULATION THIS SHEET						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2196-2127	1025.00'	98.44'	49.26'	98.40'	N 45°36'04" E	05°30'09"
2150-2149	450.00'	91.88'	46.10'	91.73'	S 76°55'45" W	11°41'57"
2162-2040	450.00'	126.13'	63.48'	125.71'	S 50°14'52" W	16°03'32"
1999-2177	500.00'	367.89'	192.72'	359.64'	N 61°42'01" E	42°09'24"
2112-1877	205.00'	9.27'	4.64'	9.27'	S 05°55'33" E	02°35'28"
2026-2021	975.00'	212.01'	106.43'	211.60'	S 49°04'45" W	12°27'32"

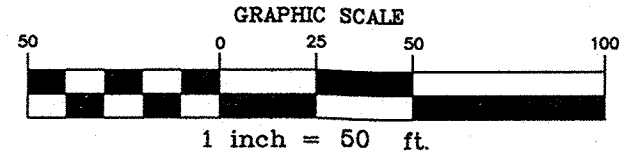


TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	13 + P/O 1
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	11
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	1.9335 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:	0.6970 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:	1.0779 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	3.7083 AC.

OWNER:
 MANOR INVESTMENTS, LLC
 307 INTERNATIONAL CIRCLE, SUITE 130
 HUNT VALLEY, MD 21030
 PH: 443-367-0422
 ATTN: ROBERT GOODIER

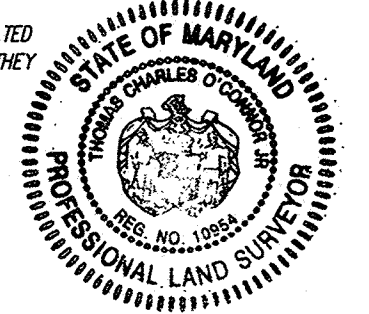
DEVELOPER:
 WESTMOUNT DEVELOPMENT CORPORATION
 307 INTERNATIONAL CIRCLE, SUITE 130
 HUNT VALLEY, MD 21030
 PH: 443-367-0422
 ATTN: ROBERT GOODIER



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INTERIOR SUBDIVISION WORK AND PROPOSED EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 2, LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D" AND RECORDED AS PLAT Nos. 24827 THROUGH 24841 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.
 THOMAS C. O'CONNOR, JR.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE 07/03/2022)
 DATE: 06/30/2020



APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.
Richard J. Davis
 COUNTY HEALTH OFFICER
 DATE: 8/2/20

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
David Edwards
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 7.13.20
Robert C. Goodier, Jr.
 BY: ROBERT C. GOODIER, JR., VICE PRESIDENT
 DATE: 8/9/2020

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 26th DAY OF June, 2020
 MANOR INVESTMENTS, LLC
 BY WESTMOUNT DEVELOPMENT CORPORATION
Terrell A. Fisher
 WITNESS: *Terrell A. Fisher*
 DATE: 6/25/20

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY DELINEATED ON THIS FINAL PLAT IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 2, LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D" AND RECORDED AS PLAT Nos. 24827 THROUGH 24841, 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, COLLINS & CARTER, INC.
Terrell A. Fisher
 TERRELL A. FISHER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2021)
 DATE: 6/25/20



RECORDED AS PLAT NUMBER 25478 ON 9/11/20, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

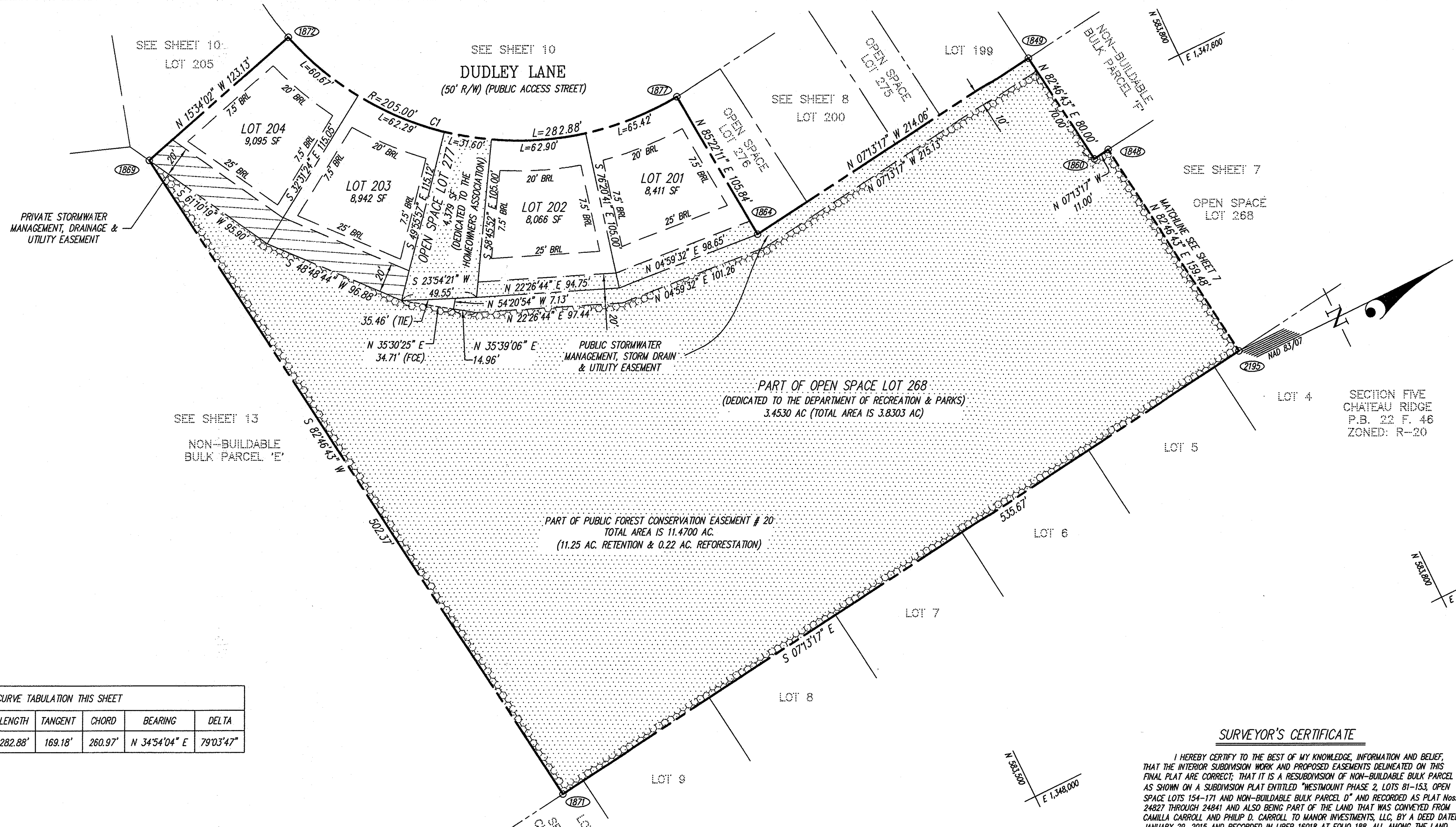
WESTMOUNT PHASE 3
 LOTS 174-266, OPEN SPACE LOTS 267-294 AND NON-BUILDABLE BULK PARCELS E AND F
 (A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D, WESTMOUNT PHASE 2, PLAT Nos. 24827 THRU 24841)

ZONE: R-ED TM 23, GRID 10, P/O PARCEL 149
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=50' SHEET 8 OF 15 JULY 2020

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

DRAWN BY:
 CHECK BY:

S:\Survey Drawings\3013\PLATS\PHASE 3\3013 PH. 3 SHEET 08.dwg, PLOTTED: 6/25/2020 9:01 AM, LAST SAVED: 6/16/2020 3:05 PM, PLOTTED BY: Morgan Bell



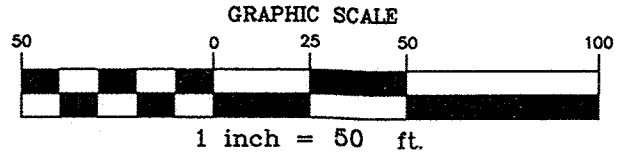
CURVE TABULATION THIS SHEET						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1872-1877	205.00'	282.88'	169.18'	260.97'	N 34°54'04" E	79°03'47"

TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	5 + P/O 1
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	4
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0.7923 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1 + P/O 1
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	3.5535 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:	4.3459 AC.

OWNER:
MANOR INVESTMENTS, LLC
307 INTERNATIONAL CIRCLE, SUITE 130
HUNT VALLEY, MD 21030
PH: 443-367-0422
ATTN: ROBERT GOODIER

DEVELOPER:
WESTMOUNT DEVELOPMENT CORPORATION
307 INTERNATIONAL CIRCLE, SUITE 130
HUNT VALLEY, MD 21030
PH: 443-367-0422
ATTN: ROBERT GOODIER



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INTERIOR SUBDIVISION WORK AND PROPOSED EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 2, LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D" AND RECORDED AS PLAT Nos. 24827 THROUGH 24841 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.

[Signature]
THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE 07/03/2022)

DATE: 06/30/2020



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

[Signature]
COUNTY HEALTH OFFICER

DATE: 8/7/20

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION

DATE: 7.13.20

[Signature]
DIRECTOR

DATE: 8/19/2020

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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 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 26TH DAY OF June, 2020

BY: *[Signature]*
MANOR INVESTMENTS, LLC
BY WESTMOUNT DEVELOPMENT CORPORATION

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

WITNESS: *[Signature]*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY DELINEATED ON THIS FINAL PLAT IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 2, LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D" AND RECORDED AS PLAT Nos. 24827 THROUGH 24841, 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.



[Signature]
TERRELL A. FISHER
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2021)

RECORDED AS PLAT NUMBER 25479 ON 9/14/20, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WESTMOUNT PHASE 3
LOTS 174-266, OPEN SPACE LOTS 267-294
AND NON-BUILDABLE BULK PARCELS E AND F

(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D, WESTMOUNT PHASE 2, PLAT Nos. 24827 THRU 24841)

ZONE: R-ED TM 23, GRID 10, P/O PARCEL 149
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=50' SHEET 9 OF 15 JULY 2020

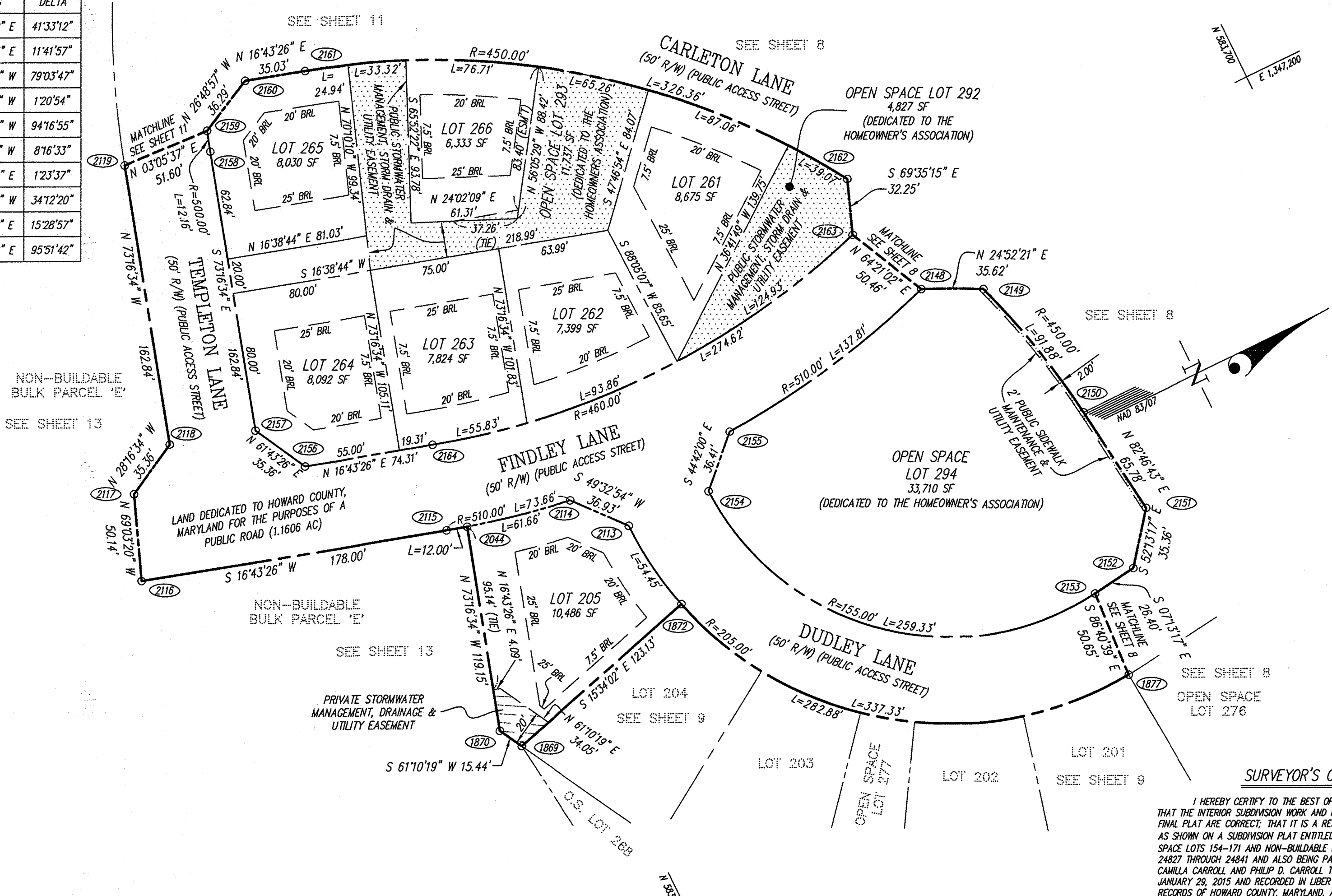
GLW
PLANNING | ENGINEERING | SURVEYING

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

DRAWN BY:
CHECK BY:

S:\Survey Drawings\13013\PLATS\PHASE 3\13013 PH 3 SHEET 09.dwg
PLOTTED: 6/25/2020 9:03 AM, LAST SAVED: 6/22/2020 3:12 PM, PLOTTED BY: Morgan Bell

CURVE TABULATION THIS SHEET						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2161-2162	450.00'	326.36'	170.73'	319.25'	N 37°30'02" E	41°33'12"
2149-2150	450.00'	91.88'	46.10'	91.73'	N 76°55'45" E	11°41'57"
1877-1872	205.00'	282.88'	169.18'	260.97'	S 34°54'04" W	79°03'47"
2044-2115	510.00'	12.00'	6.00'	12.00'	S 16°02'59" W	1°20'54"
1877-2113	205.00'	337.33'	220.92'	300.54'	S 42°30'39" W	94°16'55"
2114-2115	510.00'	73.66'	36.90'	73.60'	S 12°35'10" W	8°16'33"
2159-2158	500.00'	12.16'	6.08'	12.16'	S 72°34'46" E	1°23'37"
2164-2163	460.00'	274.62'	141.54'	270.56'	N 00°22'44" W	34°12'20"
2148-2155	510.00'	137.81'	69.33'	137.39'	S 10°32'45" E	15°28'57"
2154-2153	155.00'	259.33'	171.73'	230.12'	N 40°42'34" E	95°51'42"

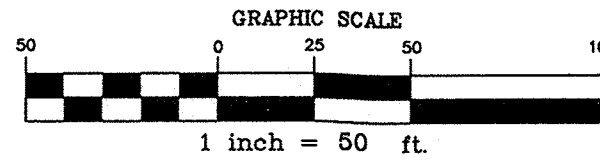


TABULATION OF FINAL PLAT - THIS SHEET

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 10
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 7
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 1.3048 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 3
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 1.1541 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: 1.1606 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 3.6195 AC.

OWNER:
 MANOR INVESTMENTS, LLC
 307 INTERNATIONAL CIRCLE, SUITE 130
 HUNT VALLEY, MD 21030
 PH: 443-367-0422
 ATTN: ROBERT GOODIER

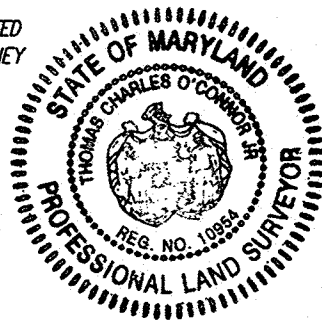
DEVELOPER:
 WESTMOUNT DEVELOPMENT CORPORATION
 307 INTERNATIONAL CIRCLE, SUITE 130
 HUNT VALLEY, MD 21030
 PH: 443-367-0422
 ATTN: ROBERT GOODIER



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INTERIOR SUBDIVISION WORK AND PROPOSED EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 2, LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D" AND RECORDED AS PLAT NOS. 24827 THROUGH 24841 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.
 DATE: 06/30/2020
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE 07/03/2022)



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

Robert J. Davis
 COUNTY HEALTH OFFICER
 DATE: 8/2/20

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

David Clark
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 7.13.20

Robert J. Goodier, Jr.
 BY: ROBERT J. GOODIER, JR., VICE PRESIDENT
 DATE: 6/19/2020

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 26th DAY OF June, 2020

MANOR INVESTMENTS, LLC
 BY WESTMOUNT DEVELOPMENT CORPORATION

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

WITNESS: *Terrell A. Fisher*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY DELINEATED ON THIS FINAL PLAT IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 2, LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D" AND RECORDED AS PLAT NOS. 24827 THROUGH 24841, 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. 10692 (EXP. DATE: 12/13/2021)



RECORDED AS PLAT NUMBER 25480 ON 9/11/20, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

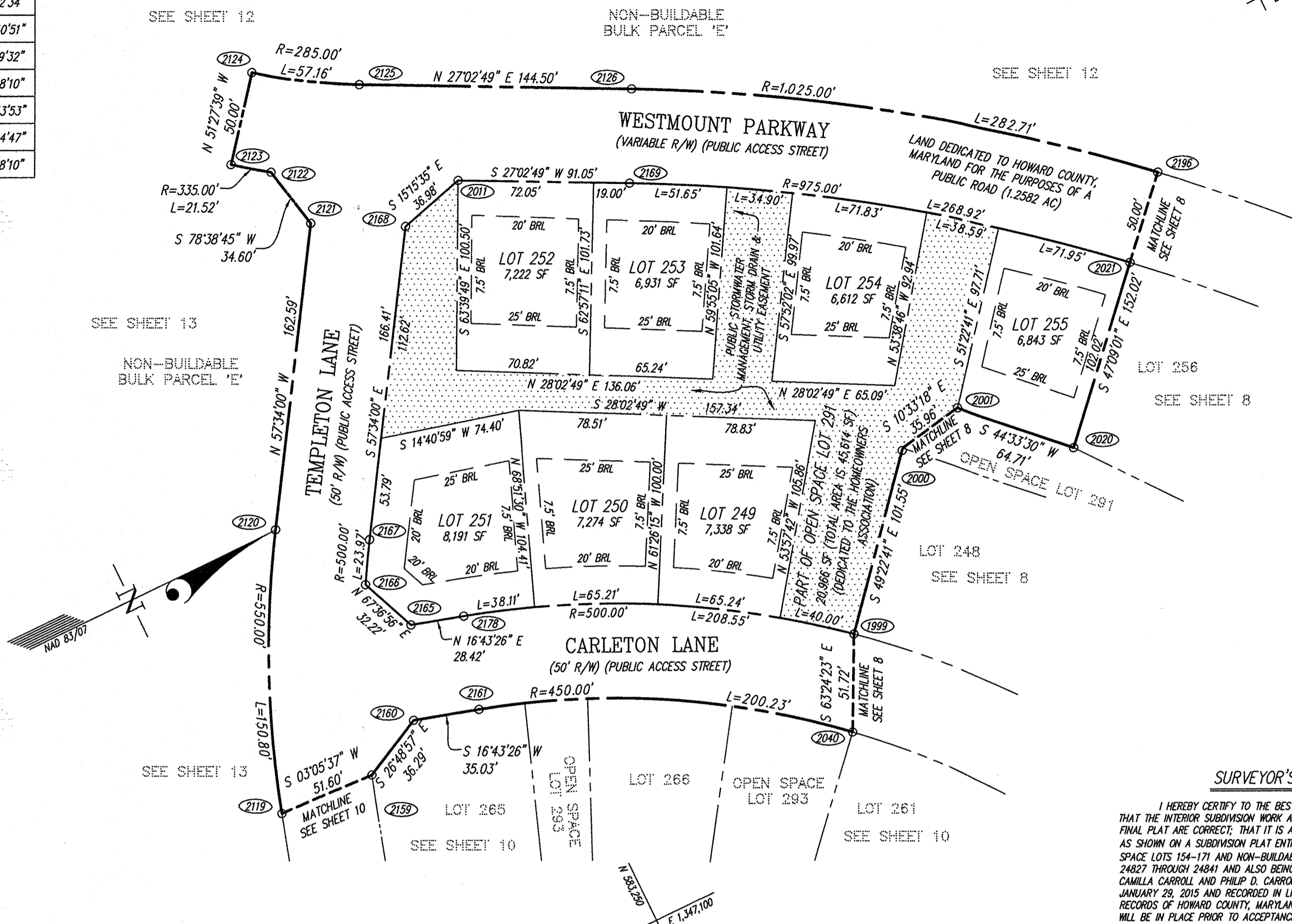
WESTMOUNT PHASE 3
 LOTS 174-266, OPEN SPACE LOTS 267-294 AND NON-BUILDABLE BULK PARCELS E AND F
 (A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D, WESTMOUNT PHASE 2, PLAT NOS. 24827 THRU 24841)

ZONE: R-ED TM 23, GRID 10, P/O PARCEL 149
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=50' SHEET 10 OF 15 JULY 2020

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
2040-2161	450.00'	200.23'	101.80'	198.58'	S 29°28'16" W	25°29'40"
2119-2120	550.00'	150.80'	75.88'	150.33'	N 65°25'17" W	15°42'34"
2122-2123	335.00'	21.52'	10.76'	21.52'	S 36°41'56" W	03°40'51"
2124-2125	285.00'	57.16'	28.68'	57.07'	N 32°47'35" E	11°29'32"
2126-2196	1025.00'	282.71'	142.26'	281.81'	N 34°56'54" E	15°48'10"
2178-1999	500.00'	208.55'	105.81'	207.04'	N 28°40'22" E	23°53'53"
2167-2166	500.00'	23.97'	11.99'	23.97'	S 58°56'24" E	02°44'47"
2021-2169	975.00'	268.92'	135.32'	268.06'	S 34°56'54" W	15°48'10"



TABULATION OF FINAL PLAT - THIS SHEET

- | | |
|--|------------|
| 1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: | 7 + P/O 1 |
| 2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: | 7 |
| 3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: | 1.1572 AC. |
| 4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: | P/O 1 |
| 5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: | 0.4813 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: | 1.2582 AC. |
| 9. TOTAL AREA OF SUBDIVISION TO BE RECORDED: | 2.8967 AC. |

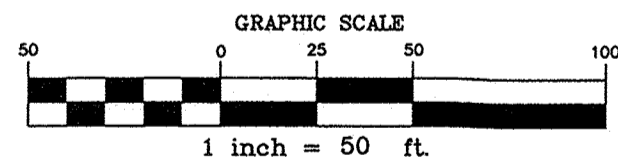
OWNER:
 MANOR INVESTMENTS, LLC
 307 INTERNATIONAL CIRCLE, SUITE 130
 HUNT VALLEY, MD 21030
 PH: 443-367-0422
 ATTN: ROBERT GOODIER

DEVELOPER:
 WESTMOUNT DEVELOPMENT CORPORATION
 307 INTERNATIONAL CIRCLE, SUITE 130
 HUNT VALLEY, MD 21030
 PH: 443-367-0422
 ATTN: ROBERT GOODIER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INTERIOR SUBDIVISION WORK AND PROPOSED EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 2, LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D" AND RECORDED AS PLAT Nos. 24827 THROUGH 24841 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.
 06/30/2020
 THOMAS C. O'CONNOR, JR. DATE
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10854 (EXP. DATE 07/03/2022)



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

Robert J. Davis
 COUNTY HEALTH OFFICER
 8/7/20
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief Edmund
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 7.13.20
 DATE

Robert C. Goodier, Jr.
 DIRECTOR
 8/19/2020
 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 20th DAY OF June, 2020
 MANOR INVESTMENTS, LLC
 BY WESTMOUNT DEVELOPMENT CORPORATION

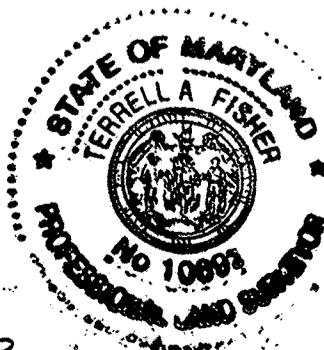
BY: *Robert C. Goodier, Jr.*
 ROBERT C. GOODIER, JR., VICE PRESIDENT

WITNESS: *William*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY DELINEATED ON THIS FINAL PLAT IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 2, LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D" AND RECORDED AS PLAT Nos. 24827 THROUGH 24841, 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. 10692 (EXP. DATE: 12/13/2021)
 6/25/20
 DATE



RECORDED AS PLAT NUMBER 25481 ON 9/14/20, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WESTMOUNT PHASE 3
 LOTS 174-266, OPEN SPACE LOTS 267-294 AND NON-BUILDABLE BULK PARCELS E AND F

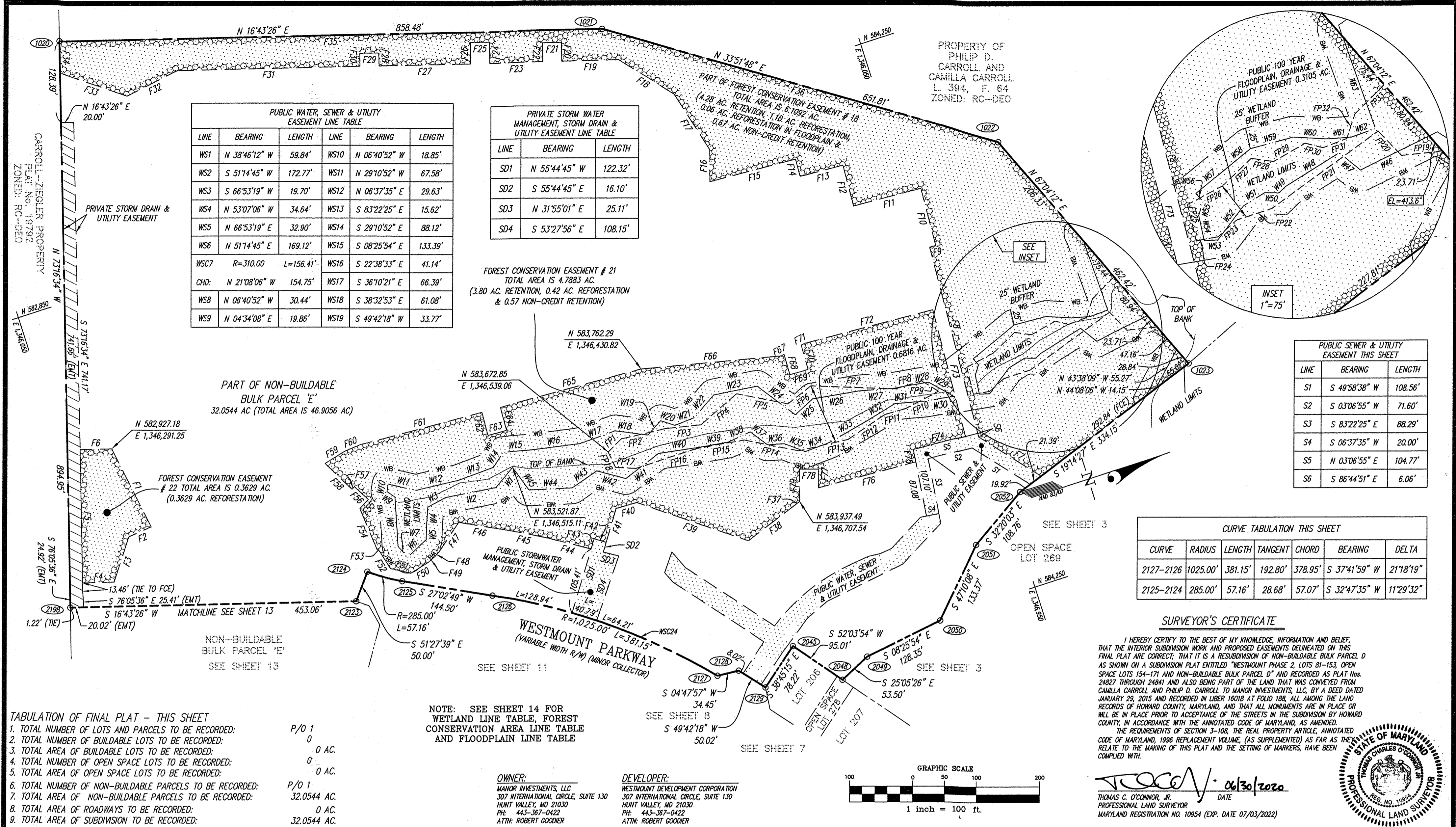
(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D, WESTMOUNT PHASE 2, PLAT Nos. 24827 THRU 24841)

ZONE: R-ED TM 23, GRID 10, P/O PARCEL 149
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=50' SHEET 11 OF 15 JULY 2020

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 3\13013.PH 3 SHEET 11.dwg, PLOTTED: 6/25/2020 9:06 AM, LAST SAVED: 6/22/2020 1:57 PM, PLOTTED BY: Morgan Bell



PUBLIC WATER, SEWER & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
WS1	N 38°46'12" W	59.84'	WS10	N 06°40'52" W	18.85'
WS2	S 51°14'45" W	172.77'	WS11	N 29°10'52" W	67.58'
WS3	S 66°53'19" W	19.70'	WS12	N 06°37'35" E	29.63'
WS4	N 53°07'06" W	34.64'	WS13	S 83°22'25" E	15.62'
WS5	N 66°53'19" E	32.90'	WS14	S 29°10'52" E	88.12'
WS6	N 51°14'45" E	169.12'	WS15	S 08°25'54" E	133.39'
WSC7	R=310.00 L=156.41'		WS16	S 22°38'33" E	41.14'
CHD:	N 21°08'06" W	154.75'	WS17	S 36°10'21" E	66.39'
WS8	N 06°40'52" W	30.44'	WS18	S 38°32'53" E	61.08'
WS9	N 04°34'08" E	19.86'	WS19	S 49°42'18" W	33.77'

PRIVATE STORM WATER MANAGEMENT, STORM DRAIN & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
SD1	N 55°44'45" W	122.32'
SD2	S 55°44'45" E	16.10'
SD3	N 31°55'01" E	25.11'
SD4	S 53°27'56" E	108.15'

FOREST CONSERVATION EASEMENT # 21
 TOTAL AREA IS 4.7883 AC.
 (3.80 AC. RETENTION, 0.42 AC. REFORESTATION & 0.57 NON-CREDIT RETENTION)

PART OF NON-BUILDABLE BULK PARCEL 'E'
 32.0544 AC (TOTAL AREA IS 46.9056 AC)

FOREST CONSERVATION EASEMENT # 22
 TOTAL AREA IS 0.3629 AC.
 (0.3629 AC. REFORESTATION)

PUBLIC SEWER & UTILITY EASEMENT THIS SHEET

LINE	BEARING	LENGTH
S1	S 49°58'38" W	108.56'
S2	S 03°06'55" W	71.60'
S3	S 83°22'25" E	88.29'
S4	S 06°37'35" W	20.00'
S5	N 03°06'55" E	104.77'
S6	S 86°44'51" E	6.06'

CURVE TABULATION THIS SHEET

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2127-2126	1025.00'	381.15'	192.80'	378.95'	S 37°41'59" W	21°18'19"
2125-2124	285.00'	57.16'	28.68'	57.07'	S 32°47'35" W	11°29'32"

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INTERIOR SUBDIVISION WORK AND PROPOSED EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 2, LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D" AND RECORDED AS PLAT Nos. 24827 THROUGH 24841 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.
 THOMAS C. O'CONNOR, JR.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE 07/03/2022)
 DATE: 06/30/2020



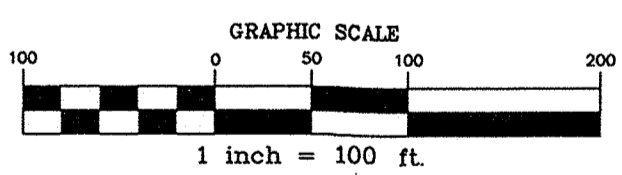
TABULATION OF FINAL PLAT - THIS SHEET

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:	0
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0 AC.
6. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	P/O 1
7. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	32.0544 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	32.0544 AC.

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

OWNER:
 MANOR INVESTMENTS, LLC
 307 INTERNATIONAL CIRCLE, SUITE 130
 HUNT VALLEY, MD 21030
 PH: 443-367-0422
 ATTN: ROBERT GOODIER

DEVELOPER:
 WESTMOUNT DEVELOPMENT CORPORATION
 307 INTERNATIONAL CIRCLE, SUITE 130
 HUNT VALLEY, MD 21030
 PH: 443-367-0422
 ATTN: ROBERT GOODIER



APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.
Robert J. Davis
 COUNTY HEALTH OFFICER
 DATE: 8/7/20

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Chad Edmund
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 7.17.20

Robert C. Goodier, Jr.
 BY: ROBERT C. GOODIER, JR., VICE PRESIDENT
 DATE: 8/19/2020

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 26th DAY OF June, 2020

MANOR INVESTMENTS, LLC
 BY WESTMOUNT DEVELOPMENT CORPORATION

Terrell A. Fisher
 WITNESS: TERRELL A. FISHER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10682 (EXP. DATE: 12/13/2021)

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY DELINEATED ON THIS FINAL PLAT IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 2, LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D" AND RECORDED AS PLAT Nos. 24827 THROUGH 24841, 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.

Terrell A. Fisher
 FOR: FISHER, COLLINS & CARTER, INC.
 DATE: 8/19/2020
 TERRELL A. FISHER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10682 (EXP. DATE: 12/13/2021)

RECORDED AS PLAT NUMBER 25482 ON 9/14/20, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

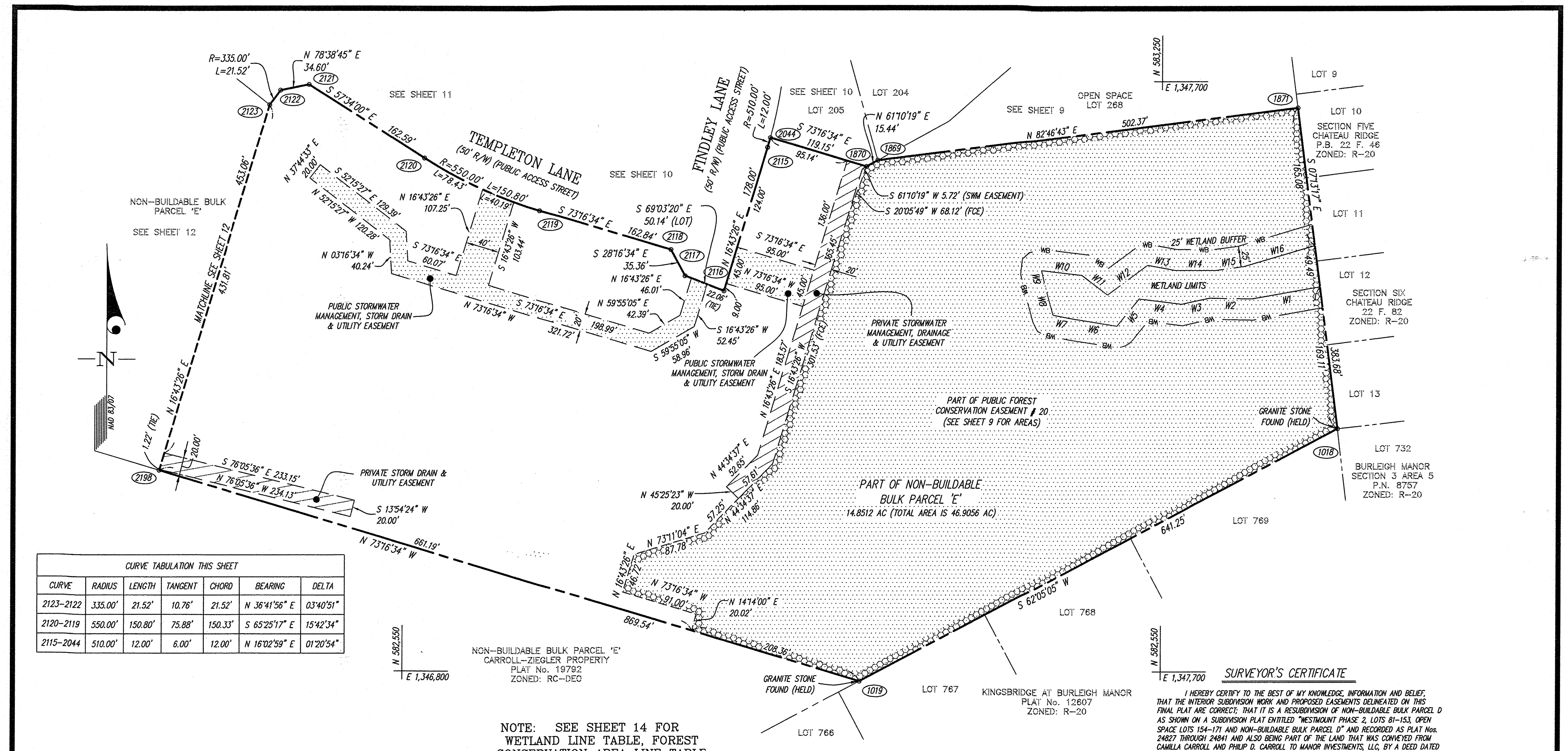
WESTMOUNT PHASE 3
 LOTS 174-266, OPEN SPACE LOTS 267-294 AND NON-BUILDABLE BULK PARCELS E AND F
 (A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D, WESTMOUNT PHASE 2, PLAT Nos. 24827 THRU 24841)

ZONE: R-ED TM 23, GRID 10, P/O PARCEL 149
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=100' SHEET 12 OF 15 JULY 2020

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

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

S:\Survey Drawings\13013\PLATS\PHASE 3\13013.PH.3 SHEET 12.dwg
 PLOTTED: 6/25/2020 9:16 AM, LAST SAVED: 6/16/2020 3:13 PM, PLOTTED BY: Morgan Bell



CURVE TABULATION THIS SHEET

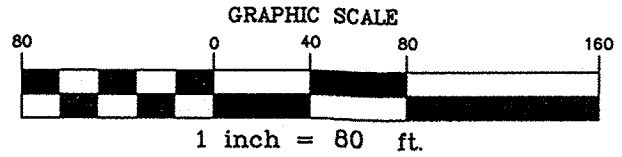
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2123-2122	335.00'	21.52'	10.76'	21.52'	N 36°41'56" E	03°40'51"
2120-2119	550.00'	150.80'	75.88'	150.33'	S 65°25'17" E	15°42'34"
2115-2044	510.00'	12.00'	6.00'	12.00'	N 16°02'59" E	01°20'54"

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 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: 0
 - TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 0 AC.
 - TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: P/O 1
 - TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: 14.8512 AC.
 - TOTAL AREA OF ROADWAYS TO BE RECORDED: 0 AC.
 - TOTAL AREA OF SUBDIVISION TO BE RECORDED: 14.8512 AC.

OWNER:
MANOR INVESTMENTS, LLC
307 INTERNATIONAL CIRCLE, SUITE 130
HUNT VALLEY, MD 21030
PH: 443-367-0422
ATTN: ROBERT GOODIER

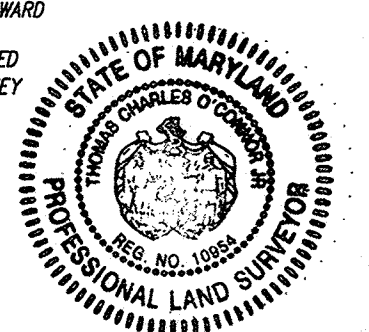
DEVELOPER:
WESTMOUNT DEVELOPMENT CORPORATION
307 INTERNATIONAL CIRCLE, SUITE 130
HUNT VALLEY, MD 21030
PH: 443-367-0422
ATTN: ROBERT GOODIER



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INTERIOR SUBDIVISION WORK AND PROPOSED EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 2, LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D" AND RECORDED AS PLAT Nos. 24827 THROUGH 24841 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. 06/30/2020 DATE
THOMAS C. O'CONNOR, JR. PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10854 (EXP. DATE 07/03/2022)



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

Robert J. Davis 7/7/20
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Paul Edmund 7.13.20
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Ed G. [Signature] 7/13/20
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 FOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

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

WITNESS OUR HANDS THIS 26th DAY OF June, 2020

MANOR INVESTMENTS, LLC
BY WESTMOUNT DEVELOPMENT CORPORATION

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

WITNESS: *[Signature]*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY DELINEATED ON THIS FINAL PLAT IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 2, LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D" AND RECORDED AS PLAT Nos. 24827 THROUGH 24841, 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.

Terrille A. Fisher 6/25/20
TERRILLE A. FISHER
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2021)



RECORDED AS PLAT NUMBER 25483 ON 9/4/20, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WESTMOUNT PHASE 3
LOTS 174-266, OPEN SPACE LOTS 267-294 AND NON-BUILDABLE BULK PARCELS E AND F

(A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D, WESTMOUNT PHASE 2, PLAT Nos. 24827 THRU 24841)

ZONE: R-ED TM 23, GRID 10, P/O PARCEL 149
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=80" SHEET 13 OF 15 JULY 2020

DRAWN BY: [Blank]
CHECK BY: [Blank]

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

S:\Survey Drawings\13013\PLATS\PHASE 3\13013.PH 3 SHEET 13.dwg, PLOTTED: 6/25/2020 9:18 AM, LAST SAVED: 6/16/2020 3:15 PM, PLOTTED BY: Morgan Bell

WETLAND LINE TABLE SHEET 3					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
W1	S 76°41'09" E	14.38'	W26	N 85°44'46" E	17.52'
W2	S 34°36'31" E	14.59'	W27	S 82°40'32" W	16.98'
W3	S 42°28'55" E	62.09'	W28	N 74°10'03" W	56.07'
W4	S 00°36'40" W	21.26'	W29	N 59°46'45" W	58.71'
W5	S 28°28'53" W	32.37'	W30	N 34°18'00" W	48.95'
W6	S 14°32'43" E	26.66'	W31	N 36°26'36" W	66.26'
W7	S 39°42'12" E	13.77'	W32	N 14°35'18" W	60.60'
W8	S 61°47'10" E	39.23'	W33	N 44°52'46" W	30.28'
W9	S 89°27'46" E	34.34'	W34	N 31°51'52" W	13.40'
W10	N 30°12'11" E	30.29'	W35	N 37°52'29" W	42.89'
W11	S 25°24'46" E	13.39'	W36	N 43°10'56" W	24.52'
W12	S 71°33'54" E	8.52'	W37	N 38°16'02" W	35.08'
W13	S 62°09'15" E	37.07'	W38	N 27°28'53" W	36.60'
W14	S 09°45'15" W	40.27'	W39	N 57°25'06" W	40.54'
W15	S 29°52'28" E	56.03'	W40	N 63°23'29" W	12.28'
W16	S 28°19'00" E	38.84'	W41	N 80°39'35" W	24.52'
W17	S 33°39'01" E	21.39'	W42	N 44°08'06" W	19.77'
W18	S 53°28'28" E	30.66'	W43	N 19°14'27" W	65.02'
W19	S 10°22'04" E	50.13'	W44	N 23°09'51" W	94.29'
W20	S 35°52'33" E	66.22'	W45	N 70°46'56" E	36.30'
W21	S 42°42'16" E	42.99'	W46	S 33°55'07" E	27.34'
W22	S 37°11'53" E	54.92'	W47	S 42°28'49" W	40.01'
W23	N 38°09'51" E	20.82'	W48	S 36°10'59" W	5.65'
W24	S 60°59'59" E	50.97'	W49	N 23°09'51" W	48.74'
W25	S 01°16'35" W	17.38'			

WETLAND LINE TABLE SEE SHEET 12					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
W1	S 31°51'02" E	40.81'	W33	S 12°00'18" E	71.80'
W2	S 06°29'09" W	81.36'	W34	S 02°43'03" E	40.36'
W3	S 10°31'54" E	31.62'	W35	S 38°03'35" W	35.76'
W4	S 68°48'58" E	34.54'	W36	S 14°16'42" W	26.54'
W5	S 71°40'29" E	16.88'	W37	S 54°43'18" W	34.27'
W6	S 25°57'35" E	40.61'	W38	S 06°58'25" E	38.08'
W7	S 65°57'47" W	23.06'	W39	S 08°03'12" W	42.38'
W8	N 75°52'46" W	78.43'	W40	S 09°24'21" W	70.02'
W9	S 52°08'28" W	15.32'	W41	S 19°25'29" E	64.95'
W10	N 63°16'58" W	11.99'	W42	S 32°33'40" W	47.78'
W11	N 30°15'34" E	45.55'	W43	S 16°51'45" E	46.92'
W12	N 04°33'10" E	68.46'	W44	S 15°31'07" W	68.56'
W13	N 02°34'10" W	59.05'	W45	S 72°11'02" W	44.16'
W14	N 39°05'08" W	27.73'	W46	S 08°29'58" E	90.17'
W15	N 13°44'39" E	41.62'	W47	S 56°44'41" W	32.69'
W16	N 10°52'33" E	80.30'	W48	S 14°03'06" E	74.74'
W17	N 01°43'53" W	59.27'	W49	S 26°39'31" E	10.85'
W18	N 25°19'56" E	52.21'	W50	S 19°11'29" W	17.05'
W19	N 29°43'41" W	30.54'	W51	S 13°44'47" E	29.45'
W20	N 35°32'59" E	24.15'	W52	S 35°09'49" E	50.55'
W21	N 03°39'32" W	32.58'	W53	S 15°06'16" W	16.19'
W22	N 31°19'04" W	47.07'	W54	N 84°25'52" W	30.76'
W23	N 06°51'25" E	70.23'	W55	N 55°05'57" W	17.15'
W24	N 54°34'12" E	75.04'	W56	S 66°04'27" W	12.57'
W25	N 24°10'32" W	36.91'	W57	N 21°33'02" W	53.75'
W26	N 08°12'23" E	74.37'	W58	N 21°26'03" W	29.71'
W27	N 13°46'40" E	53.21'	W59	N 03°05'14" E	52.36'
W28	N 08°02'57" E	57.68'	W60	N 21°09'08" E	40.62'
W29	N 46°42'33" E	45.88'	W61	N 13°54'39" E	28.71'
W30	S 08°26'14" W	46.00'	W62	N 01°24'47" W	30.37'
W31	S 12°57'59" W	48.17'	W63	S 88°10'46" W	116.24'
W32	S 13°38'30" E	48.16'			

PUBLIC 100 YEAR FLOOD PLAIN EASEMENT LINE TABLE SEE SHEET 12			
LINE	BEARING	LENGTH	* ELEV.
FP1	N 27°00'00" W	29.00'	441.8'
FP2	N 05°00'00" E	73.00'	440.6'
FP3	N 12°00'00" E	56.00'	438.5'
FP4	N 23°00'00" W	74.00'	436.5'
FP5	N 29°00'00" E	83.00'	433.6'
FP6	N 20°00'00" W	46.00'	433.0'
FP7	N 20°00'00" E	134.00'	429.5'
FP8	N 01°00'00" E	43.00'	428.0'
FP9	N 49°00'00" E	31.24'	427.3'
FP10	S 10°00'00" E	57.76'	429.3'
FP11	S 02°00'00" W	35.00'	430.2'
FP12	S 16°00'00" E	70.00'	431.7'
FP13	S 05°00'00" W	80.00'	433.4'
FP14	S 29°00'00" W	88.00'	436.1'
FP15	S 08°00'00" W	78.00'	438.5'
FP16	DUE SOUTH	100.00'	441.8'
FP17	S 21°00'00" W	32.00'	442.0'
FP18	S 82°00'00" W	27.00'	442.0'
FP19	S 12°00'00" W	48.00'	414.0'
FP20	S 64°00'00" W	40.00'	414.0'
FP21	S 18°00'00" E	155.00'	420.5'
FP22	DUE SOUTH	44.00'	422.4'
FP23	S 24°00'00" E	30.00'	423.5'
FP24	S 08°00'00" W	26.00'	424.2'
FP25	N 86°00'00" W	44.00'	423.4'
FP26	N 10°00'00" W	47.00'	422.4'
FP27	N 26°00'00" W	47.00'	420.4'
FP28	N 26°00'00" E	27.00'	419.1'
FP29	N 12°00'00" W	43.00'	416.9'
FP30	N 32°00'00" E	22.00'	415.9'
FP31	N 03°00'00" W	30.00'	415.0'
FP32	N 54°00'00" W	31.00'	414.6'
FP33	N 27°00'00" W	48.84'	414.4'

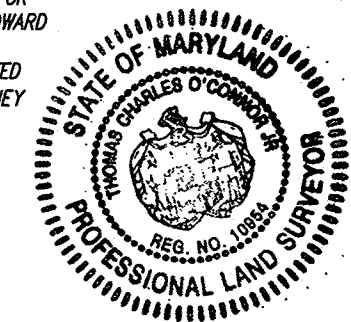
FOREST CONSERVATION AREA TABULATION SHEET 12								
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
F1	N 80°57'55" E	138.47'	F28	N 73°16'34" W	20.40'	F55	N 29°28'34" W	19.55'
F2	S 06°22'12" E	38.92'	F29	S 16°43'26" W	30.00'	F56	S 60°31'26" W	29.99'
F3	S 54°18'30" E	74.98'	F30	S 73°16'34" E	20.43'	F57	S 29°27'56" E	5.75'
F4	S 16°43'26" W	50.00'	F31	S 16°40'01" W	289.71'	F58	S 61°30'59" W	59.07'
F5	N 73°16'34" W	210.89'	F32	S 08°58'39" E	89.06'	F59	N 13°47'19" W	37.30'
F6	N 16°43'26" E	50.00'	F33	S 36°54'43" W	111.92'	F60	N 04°24'06" W	26.16'
F7	S 49°58'38" W	116.51'	F34	N 73°16'34" W	50.00'	F61	N 03°00'00" E	198.98'
F8	N 86°44'51" W	307.85'	F35	N 16°43'26" E	858.48'	F62	S 87°00'00" E	37.47'
F9	N 03°15'09" E	10.00'	F36	N 33°51'48" E	651.81'	F63	N 03°00'00" E	30.00'
F10	N 86°44'51" W	93.36'	F37	S 18°21'18" E	9.23'	F64	N 87°00'00" W	37.47'
F11	S 03°15'09" W	110.00'	F38	S 19°37'55" E	92.68'	F65	N 03°00'00" E	230.00'
F12	N 86°44'51" W	66.79'	F39	S 36°52'53" W	187.50'	F66	N 12°46'20" E	223.07'
F13	S 03°15'09" W	70.00'	F40	S 02°02'50" W	33.83'	F67	N 10°26'47" W	5.26'
F14	N 86°44'51" W	28.32'	F41	S 55°44'45" E	55.83'	F68	S 88°04'09" E	33.39'
F15	S 03°15'09" W	140.00'	F42	S 34°15'15" W	20.00'	F69	N 01°55'51" E	30.00'
F16	N 72°26'15" W	50.45'	F43	S 55°44'45" E	16.91'	F70	N 88°04'09" W	39.97'
F17	S 75°20'49" W	104.47'	F44	S 32°33'43" W	71.35'	F71	N 10°26'47" W	5.19'
F18	S 49°39'39" W	104.47'	F45	S 29°10'15" W	71.87'	F72	N 03°15'09" E	210.00'
F19	S 16°40'01" W	89.89'	F46	S 27°02'49" W	70.49'	F73	S 86°44'51" E	205.18'
F20	N 73°16'34" W	29.58'	F47	S 38°38'41" E	55.41'	F74	S 03°06'55" W	84.77'
F21	S 16°43'26" W	30.00'	F48	S 30°56'36" E	12.19'	F75	S 83°19'44" E	20.02'
F22	S 73°16'34" E	29.61'	F49	S 21°53'09" E	12.79'	F76	S 03°07'39" W	159.40'
F23	S 16°40'01" W	83.50'	F50	S 14°30'07" E	31.53'	F77	N 72°13'27" W	29.40'
F24	N 72°57'23" W	33.73'	F51	S 30°29'53" W	33.49'	F78	S 17°57'12" W	30.00'
F25	S 17°02'37" W	30.00'	F52	S 75°29'53" W	32.61'	F79	S 72°43'59" E	51.07'
F26	S 72°57'23" E	33.92'	F53	S 52°50'59" W	4.93'			
F27	S 16°40'01" W	145.16'	F54	S 85°13'37" W	69.98'			

WETLAND LINE TABLE SHEET 13					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
W1	S 80°04'41" W	81.91'	W9	N 13°01'19" W	16.99'
W2	N 89°06'48" W	50.29'	W10	S 83°07'36" E	48.17'
W3	S 77°56'42" W	34.26'	W11	S 52°26'01" E	38.33'
W4	N 82°59'25" W	51.02'	W12	N 53°29'39" E	59.23'
W5	S 39°14'55" W	41.73'	W13	S 79°31'25" E	33.37'
W6	N 80°41'28" W	51.94'	W14	N 89°59'06" E	48.23'
W7	N 78°52'21" W	24.86'	W15	N 82°17'13" E	34.00'
W8	N 15°13'12" W	37.65'	W16	N 73°26'59" E	87.73'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INTERIOR SUBDIVISION WORK AND PROPOSED EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 2, LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D" AND RECORDED AS PLAT Nos. 24827 THROUGH 24841 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 07/03/2022)
 DATE: 06/30/2020



OWNER:
 MANOR INVESTMENTS, LLC
 307 INTERNATIONAL CIRCLE, SUITE 130
 HUNT VALLEY, MD 21030
 PH: 443-367-0422
 ATTN: ROBERT GOODIER

DEVELOPER:
 WESTMOUNT DEVELOPMENT CORPORATION
 307 INTERNATIONAL CIRCLE, SUITE 130
 HUNT VALLEY, MD 21030
 PH: 443-367-0422
 ATTN: ROBERT GOODIER

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

Michael J. Davis
 COUNTY HEALTH OFFICER
 DATE: 8/7/20

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Robert C. Goodier, Jr.
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 7.13.20

Robert C. Goodier, Jr.
 DIRECTOR
 DATE: 8/19/2020

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 26th DAY OF June, 2020

MANOR INVESTMENTS, LLC
 BY WESTMOUNT DEVELOPMENT CORPORATION

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

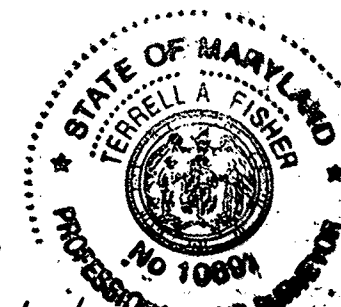
Terrell A. Fisher
 WITNESS: TERRELL A. FISHER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY DELINEATED ON THIS FINAL PLAT IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 2, LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D" AND RECORDED AS PLAT Nos. 24827 THROUGH 24841, 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. 10692 (EXP. DATE: 12/13/2021)



RECORDED AS PLAT NUMBER 25484 ON 9/14/20, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WESTMOUNT PHASE 3
 LOTS 174-266, OPEN SPACE LOTS 267-294 AND NON-BUILDABLE BULK PARCELS E AND F
 (A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D, WESTMOUNT PHASE 2, PLAT Nos. 24827 THRU 24841)

COORDINATE TABLE FOR ALL SHEETS		
POINT	NORTHING	EASTING
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
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
1806	585,032.57	1,346,653.54
1807	584,965.20	1,346,585.62
1809	584,977.49	1,346,572.49
1828	584,840.94	1,347,605.51
1835	584,380.74	1,347,663.83
1842	584,116.49	1,347,672.11
1848	583,730.28	1,347,635.89
1849	583,709.31	1,347,557.91
1860	583,719.36	1,347,637.27
1864	583,496.94	1,347,584.81
1869	583,155.76	1,347,363.05
1870	583,148.31	1,347,349.53
1871	583,218.91	1,347,861.44
1872	583,274.37	1,347,330.01
1877	583,488.40	1,347,479.32
1881	583,696.04	1,347,453.22
1892	584,029.65	1,347,386.97
1894	584,035.44	1,347,514.80
1898	584,129.55	1,347,382.44
1900	584,302.41	1,347,420.74
1903	584,315.22	1,347,296.80
1907	584,384.55	1,347,512.14
1911	584,366.88	1,347,379.55

COORDINATE TABLE FOR ALL SHEETS		
POINT	NORTHING	EASTING
1912	584,371.85	1,347,411.94
1930	584,717.08	1,347,064.24
1931	584,761.04	1,347,114.81
1932	584,794.84	1,347,163.10
1936	584,661.98	1,347,000.86
1943	584,713.08	1,347,439.99
1954	584,878.83	1,347,120.89
1955	584,833.72	1,347,053.61
1960	584,934.26	1,347,121.81
1968	584,816.79	1,347,506.49
1975	584,368.17	1,347,564.62
1978	583,702.36	1,347,281.42
1979	583,733.31	1,347,210.41
1981	583,719.89	1,347,179.15
1985	583,807.76	1,347,368.24
1986	583,709.67	1,347,380.10
1999	583,410.01	1,347,009.30
2000	583,476.13	1,346,932.22
2001	583,511.49	1,346,925.63
2011	583,326.16	1,346,701.28
2020	583,557.59	1,346,971.03
2021	583,626.98	1,346,896.24
2026	583,765.58	1,347,056.12
2027	583,678.68	1,347,126.30
2040	583,386.86	1,347,055.55
2044	583,182.60	1,347,235.42
2045	583,857.50	1,346,921.95
2048	583,915.92	1,346,996.89
2049	583,964.37	1,346,974.20
2050	584,091.33	1,346,955.38
2051	584,182.00	1,346,857.58
2052	584,273.89	1,346,799.41
2054	584,011.92	1,347,120.06
2055	584,033.69	1,347,132.78
2056	584,077.36	1,347,158.32
2057	584,127.13	1,347,169.80
2058	584,152.19	1,347,171.98
2059	584,204.41	1,347,158.11
2060	584,252.17	1,347,125.23
2061	584,278.59	1,347,102.27

COORDINATE TABLE FOR ALL SHEETS		
POINT	NORTHING	EASTING
2080	584,347.47	1,347,181.51
2087	583,936.24	1,347,184.63
2090	583,830.26	1,347,052.86
2091	584,790.28	1,346,889.33
2092	584,787.82	1,346,924.60
2093	584,871.45	1,347,020.81
2094	584,961.23	1,347,226.25
2095	584,968.23	1,347,290.53
2096	584,794.55	1,347,510.59
2097	584,268.19	1,347,577.29
2098	584,133.23	1,347,463.67
2099	584,128.98	1,347,369.90
2100	584,106.36	1,347,346.14
2101	583,925.19	1,347,271.48
2102	583,888.19	1,347,277.44
2103	583,858.83	1,347,408.44
2104	583,869.95	1,347,497.23
2105	583,882.85	1,347,495.60
2106	583,887.88	1,347,535.28
2107	583,812.48	1,347,544.83
2108	583,807.45	1,347,505.15
2109	583,820.35	1,347,503.52
2110	583,815.26	1,347,463.32
2111	583,787.31	1,347,441.66
2112	583,497.62	1,347,478.37
2113	583,266.86	1,347,276.24
2114	583,242.90	1,347,248.14
2115	583,171.06	1,347,232.10
2116	583,000.59	1,347,180.88
2117	583,018.52	1,347,134.05
2118	583,049.65	1,347,117.31
2119	583,096.51	1,346,961.35
2120	583,159.04	1,346,824.65
2121	583,246.24	1,346,687.42
2122	583,239.42	1,346,653.50
2123	583,222.17	1,346,640.64
2124	583,253.32	1,346,601.53
2125	583,301.30	1,346,632.44
2126	583,429.99	1,346,698.15
2127	583,729.83	1,346,929.89

COORDINATE TABLE FOR ALL SHEETS		
POINT	NORTHING	EASTING
2128	583,764.16	1,346,932.77
2129	583,796.51	1,346,970.92
2130	583,792.67	1,347,006.06
2132	583,931.22	1,347,178.57
2133	584,311.69	1,347,212.62
2134	584,690.31	1,346,883.48
2135	584,869.34	1,346,698.61
2136	584,903.19	1,346,657.04
2137	584,553.10	1,347,128.64
2138	584,580.42	1,347,160.06
2139	584,645.70	1,347,305.91
2140	584,664.15	1,347,451.52
2141	584,642.49	1,347,479.46
2142	584,261.91	1,347,527.68
2143	584,183.18	1,347,461.41
2144	584,178.93	1,347,367.64
2145	584,199.32	1,347,341.93
2146	584,357.61	1,347,265.45
2147	584,517.83	1,347,126.17
2148	583,477.85	1,347,227.91
2149	583,510.17	1,347,242.90
2150	583,530.91	1,347,332.25
2151	583,539.18	1,347,397.50
2152	583,517.52	1,347,425.44
2153	583,491.34	1,347,428.76
2154	583,316.90	1,347,278.67
2155	583,342.77	1,347,253.06
2156	583,114.29	1,347,162.83
2157	583,097.54	1,347,131.69
2158	583,144.40	1,346,975.74
2159	583,148.04	1,346,964.14
2160	583,180.43	1,346,947.77
2161	583,213.97	1,346,957.85
2162	583,467.25	1,347,152.20
2163	583,456.01	1,347,182.43
2164	583,185.45	1,347,184.21
2165	583,201.14	1,346,901.78
2166	583,188.87	1,346,871.99
2167	583,201.24	1,346,851.46
2168	583,290.49	1,346,711.01

COORDINATE TABLE FOR ALL SHEETS		
POINT	NORTHING	EASTING
2169	583,407.25	1,346,742.68
2170	583,779.82	1,347,077.29
2171	583,857.49	1,347,196.01
2172	583,860.97	1,347,201.22
2173	583,860.03	1,347,230.66
2174	583,785.96	1,347,391.43
2175	583,616.73	1,347,412.87
2176	583,588.79	1,347,391.22
2177	583,580.52	1,347,325.96
2178	583,228.36	1,346,909.96
2180	585,038.20	1,347,078.24
2181	584,590.84	1,347,095.83
2182	584,593.31	1,347,060.56
2183	584,618.16	1,347,127.26
2184	584,888.15	1,347,141.15
2185	584,393.40	1,347,234.34
2186	584,714.81	1,346,954.94
2187	584,750.08	1,346,957.40
2188	584,911.53	1,347,231.66
2189	584,918.53	1,347,295.95
2190	584,788.26	1,347,460.99
2191	584,741.69	1,347,466.89
2192	584,695.30	1,347,299.63
2193	584,847.23	1,347,655.12
2194	584,387.03	1,347,713.43
2195	583,750.32	1,347,794.10
2196	583,660.98	1,346,859.58
2197	583,705.66	1,347,401.61
2198	582,788.28	1,346,510.27
2199	584,837.49	1,346,848.30
2543	584,833.72	1,347,053.61

OWNER:
 MANOR INVESTMENTS, LLC
 307 INTERNATIONAL CIRCLE, SUITE 130
 HUNT VALLEY, MD 21030
 PH: 443-367-0422
 ATTN: ROBERT GOODIER

DEVELOPER:
 WESTMOUNT DEVELOPMENT CORPORATION
 307 INTERNATIONAL CIRCLE, SUITE 130
 HUNT VALLEY, MD 21030
 PH: 443-367-0422
 ATTN: ROBERT GOODIER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INTERIOR SUBDIVISION WORK AND PROPOSED EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 2, LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D" AND RECORDED AS PLAT Nos. 24827 THROUGH 24841 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. DATE: 06/30/2020
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE 07/03/2022)



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

Michael J. Davis
 COUNTY HEALTH OFFICER DATE: 8/2/20

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Paul Edmunds
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 7.13.20

[Signature]
 DIRECTOR DATE: 8/9/2020

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 26th DAY OF June, 2020

MANOR INVESTMENTS, LLC
 BY WESTMOUNT DEVELOPMENT CORPORATION

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

WITNESS: *[Signature]*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY DELINEATED ON THIS FINAL PLAT IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 2, LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D" AND RECORDED AS PLAT Nos. 24827 THROUGH 24841, 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 DATE: 6/25/20
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2021)

RECORDED AS PLAT NUMBER 25485 ON 9/14/20, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WESTMOUNT PHASE 3
 LOTS 174-266, OPEN SPACE LOTS 267-294 AND NON-BUILDABLE BULK PARCELS E AND F
 (A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL D, WESTMOUNT PHASE 2, PLAT Nos. 24827 THRU 24841)

ZONE: R-ED TM 23, GRID 10, P/O PARCEL 149
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: NO SCALE SHEET 15 OF 15 JULY 2020

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