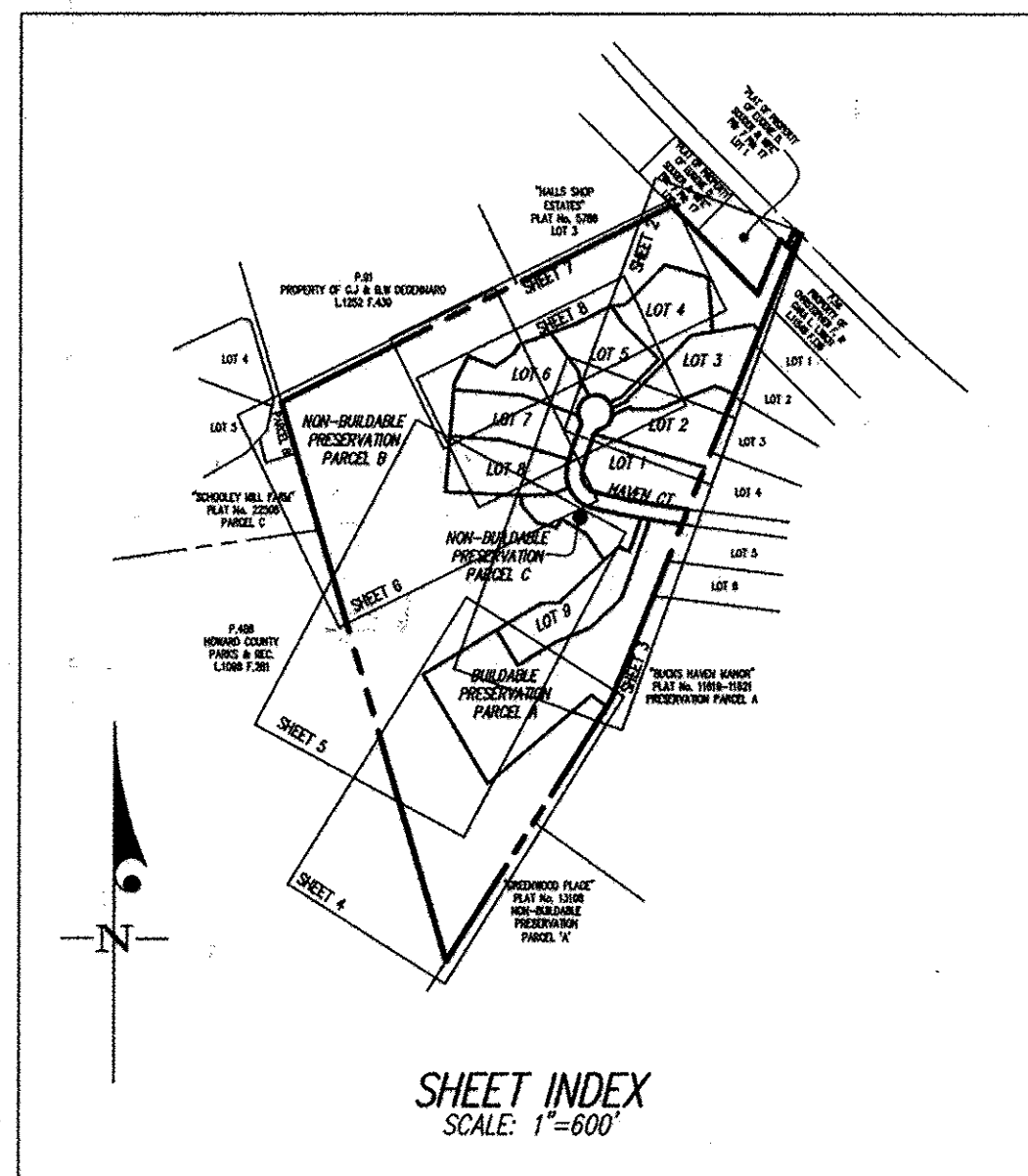


GENERAL NOTES

- IRON PINS SHOWN THIS:
- CONCRETE MONUMENTS SHOWN THIS:
- THIS PLAN AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN FEBRUARY, 2016.
- THE SUBJECT PROPERTY IS ZONED 'RURAL RESIDENTIAL DENSITY EXCHANGE OPTION' (RR-DEO) PER THE OCTOBER 06, 2013 COMPREHENSIVE ZONING PLAN.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBER: ECP-16-044, WP-16-127 & SP-16-007
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE)
  - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1 1/2" MIN)
  - GEOMETRY - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
  - STRUCTURE (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2S LOADING)
  - DRAINAGE ELEMENTS - SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- THE CEMETERY INVENTORY MAP DOES NOT SHOW ANY CEMETERIES WITHIN THE PROJECT LIMITS.
- THE SCENIC ROADS MAP DOES NOT INDICATE ANY SCENIC ROADS IN THE VICINITY.
- THE HISTORIC SITES MAP DOES NOT SHOW ANY HISTORICAL SITES WITHIN THE PROJECT LIMITS.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 40EA AND NO. 40FB.
- THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY KLEBASCO ENVIRONMENTAL, LLC., DATED DECEMBER 21, 2015 AND APPROVED WITH THE PRELIMINARY PLAN ON JANUARY 30, 2017.
- THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY GUTSCHICK, LITTLE & WEBER, DATED FEBRUARY 2016, AND WAS APPROVED WITH THE PRELIMINARY PLAN ON JANUARY 30, 2017.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT BECAUSE A BUILDABLE LOT IS NOT WITHIN 250-FOET OF THE ROUTE 216 RIGHT OF WAY (MINOR ARTERIAL).
- A TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY MARS GROUP IN A REPORT DATED JUNE 2015 AND WAS APPROVED WITH THE PRELIMINARY PLAN ON JANUARY 30, 2017.
- THE PROJECT IS NOT WITHIN THE METROPOLITAN DISTRICT.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS, UNLESS DETERMINED TO BE ESSENTIAL OR NECESSARY BY DPZ.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THE FOREST CONSERVATION REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION (HINKLE PROPERTY) ARE MET BY THE CREATION OF ONE (1) FOREST CONSERVATION EASEMENT THAT CONTAINS MORE THAN THE BREAK-EVEN POINT MINIMUM ACREAGE FOR CREDITED RETENTION. THE MAXIMUM CLEARING AREA AT THE BREAK-EVEN POINT IS 12.43± ACRES AND THE PROPOSED CLEARING AREA FOR THIS DEVELOPMENT IS LESS THAN THAT AMOUNT. THE MINIMUM CREDITED RETENTION AREA AT THE BREAK-EVEN POINT IS 13.18± ACRES AND THE PROPOSED CREDITED RETENTION AREA WITHIN THE FCE IS MORE THAN 20 ACRES.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR 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 EASEMENT, 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.
- REQUIRED BUFFERING AND OTHER LANDSCAPING REQUIREMENTS/FEATURES HAVE BEEN PROVIDED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS (AMENDED 5TH EDITION) AND THE HOWARD COUNTY LANDSCAPE MANUAL. A LANDSCAPE SURETY IN THE AMOUNT OF \$11,250.00 FOR THE REQUIRED LANDSCAPING IS POSTED WITH THE F-17-077 DEVELOPER AGREEMENT. LANDSCAPING IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE INCLUDED WITH THE ROAD CONSTRUCTION FINAL PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- THE "ESTABLISHMENT OF MINIMUM BUILDING RESTRICTION LINES" IN THE OWNER'S DEDICATION, REFERS TO THE PURPOSES OF MEETING ZONING REQUIREMENTS, NOT FOR THE PURPOSE OF CREATING A RESTRICTION OF TITLE OR COVENANT.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- A PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT AT 6:00 PM ON 12/3/2015 AT THE MAPLE LAWN COMMUNITY CENTER IN COMPLIANCE WITH SECTION 16.128 OF THE REGULATIONS.
- STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE MDE STORMWATER DESIGN MANUAL BASED ON TABLE 5.3, THIS SITE HAS A TARGET PE OF 1.2". ALL PRACTICES WILL BE PRIVATELY OWNED AND MAINTAINED.
- PER ZONING SECTION 105.0.F, 10% OF THE TOTAL NUMBER OF UNITS MUST BE DEDICATED AS MIHUs. A FEE IN LIEU WILL BE PAID TO SATISFY THE MIHU REQUIREMENTS.

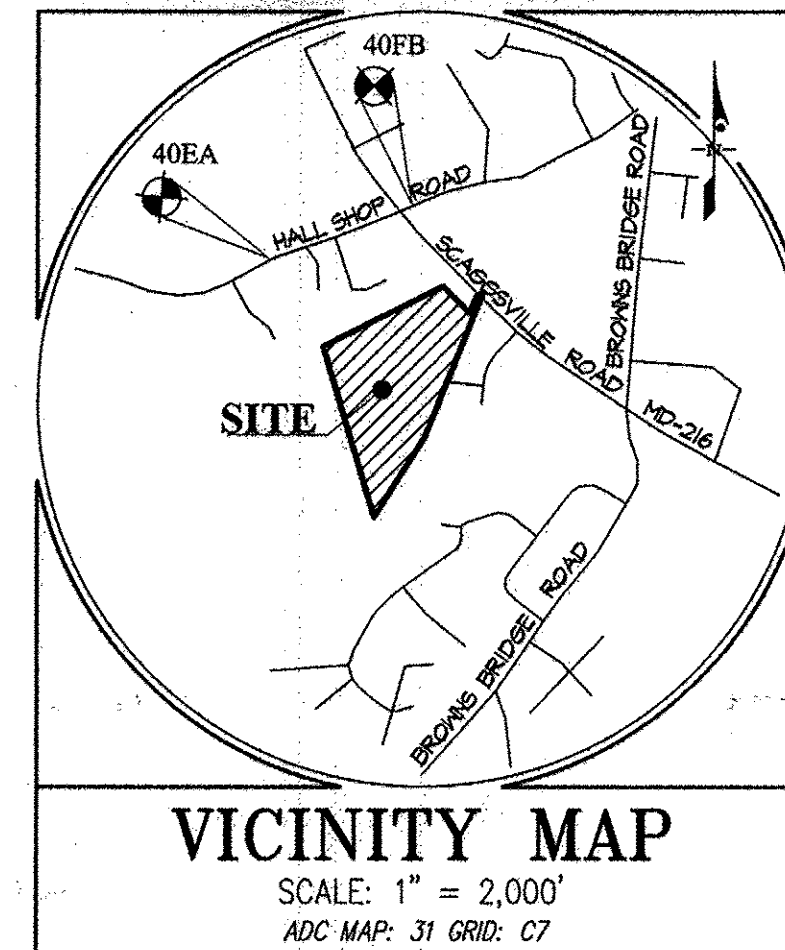
GENERAL NOTES CONT.

- THE DESIGN OF THIS CLUSTER SUBDIVISION REFLECTS THE INTENDED PRINCIPAL USE OF THE PRESERVED AREAS, PARCEL "A" - PRIVATE RESIDENCE, PARCEL "B" - ENVIRONMENTAL PROTECTION, PARCEL "C" - STORMWATER MANAGEMENT. THE PRESERVATION AREAS, AS DESIGNED, WILL FUNCTION FOR THEIR INTENDED USE, AND THE CLUSTER LOT ARRANGEMENT WILL MINIMIZE ADVERSE IMPACTS TO PRESERVATION AREAS INCLUDING UNIQUE & SENSITIVE ENVIRONMENTAL CONDITIONS, AND EXISTING ADJACENT FARM OPERATIONS. THE LOCATION AND SHAPE OF THE PRESERVATION PARCELS WILL PRESERVE THE QUALITY OF THE LANDSCAPE, PARTICULARLY AS VIEWED FROM SCAGGSVILLE ROAD.
- PRESERVATION PARCEL EASEMENT HOLDERS: BUILDABLE PRESERVATION PARCEL "A" - (PRIVATELY OWNED WITH HOWARD COUNTY AND THE HOA AS THE TWO EASEMENT HOLDERS) NON-BUILDABLE PRESERVATION PARCEL "B" - (TO BE CONVEYED TO HOWARD COUNTY WITH HOA AS THE EASEMENT HOLDER) NON-BUILDABLE PRESERVATION PARCEL "C" - (TO BE CONVEYED TO THE HOA WITH HOWARD COUNTY AS THE EASEMENT HOLDER)
- WP-16-127, AN ALTERNATIVE COMPLIANCE OF SECTION 16.1205(a)(7), PROHIBITING REMOVAL OF SPECIMEN TREES, HAS BEEN APPROVED BY THE PLANNING DIRECTOR OF THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING ON DECEMBER 7, 2016. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS: 1) COMPLIANCE WITH ALL SRC AGENCY COMMENTS GENERATED WITH THE REVIEW OF THE SUBMITTED PRELIMINARY EQUIVALENT SKETCH PLAN, SP-16-007; 2) SIXTEEN (16) 2.5"-3" CALIPER, NATIVE SHADE TREES SHALL BE ADDED TO THE LANDSCAPE SURETY WITH THE FINAL PLAN SUPPLEMENTAL AND ROAD CONSTRUCTION DRAWINGS.



GENERAL NOTES CONT.

- WATER AND SEWER ARE PRIVATE AND PROVIDED BY PROPOSED WELL AND SEPTIC SYSTEMS.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE AREA OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE AREAS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE AREA. RECORDATION OF A MODIFIED SEWERAGE AREA SHALL NOT BE NECESSARY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM LOT WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THE SUBJECT PROPERTY IS LOCATED WITHIN A TIER III GROWTH TIER AND WAS APPROVED BY PLANNING BOARD ON DECEMBER 15, 2016 PER SB236. THE PLANNING BOARD CASE WAS PB 423.
- A NOTICE OF EXEMPTION FROM GROUNDWATER APPROPRIATIONS PERMIT MUST BE SUBMITTED TO MDE WATER SUPPLY PROGRAM.
- THE HEALTH DEPARTMENT DOES NOT OBJECT TO THE LOT SIZES EXCEEDING 50,000 SQUARE FEET PER LETTER DATED APRIL 14, 2016.
- MIHU AGREEMENT WILL BE RECORDED AT THE SAME TIME AS THE PLAT RECORDATION.
- FLAG AND PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT OF WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.



MINIMUM LOT SIZE CHART

LOT NO	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
3	60,379 SF	1,188 SF	59,191 SF
4	64,293 SF	4,296 SF	59,997 SF
9	62,812 SF	3,163 SF	59,649 SF

DENSITY TABULATION CHART:

GROSS AREA:	43.37± ACRES
BASE DENSITY:	10 UNITS (RR CLUSTER 1 LOT PER GROSS AREA/4.25)
FLOODPLAIN AREA:	3.07± ACRES
STEEP SLOPES (OUTSIDE OF FLOODPLAIN):	0.26± ACRES
NET AREA:	40.04± ACRES
MAXIMUM DENSITY:	20 LOTS (MAXIMUM ALLOWABLE FOR RC-CEO CLUSTER 1 LOT PER 2.0 NET ACRES)
UNITS PROPOSED:	9 + 1 BUILDABLE PRESERVATION PARCEL EXISTING HOUSE TO REMAIN
D.E.O. UNITS REQUIRED:	0

- LEGEND
- WB 25' WETLAND BUFFER
  - WETLAND LIMITS (W1, W2, ETC)
  - FLOODPLAIN EASEMENT (FP1, FP2, ETC)
  - SB STREAM BANK BUFFER
  - STREAM BANK
  - FOREST CONSERVATION EASEMENT
  - FLOODPLAIN EASEMENT ELEVATION (EL=486.2)
  - PROPERTY LINE
  - SHADING FOR ALL EASEMENTS
  - PRIVATE SEWAGE DISPOSAL AREA
  - PRIVATE EASEMENT

TABULATION OF FINAL PLAT - ALL SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	12	OWNERS:
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	10	WBG ESM, LLC
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	17.0511 AC.	5485 HARPERS FARM ROAD, SUITE 200
4. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	2	COLUMBIA, MD 21044
5. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	25.4251 AC.	
6. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0.8928 AC.	
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	43.3690 AC.	

PLEASE NOTE THAT ALL LOTS/RESIDENTIAL UNITS IN THIS SUBMISSION ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS LICENSSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

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

*Barbara M. Rostrom* 2/15/2017  
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Chad Chisholm* 1-16-18  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*William E. Grueninger III* 2/16/18  
DIRECTOR

OWNER'S DEDICATION

WBG ESM, LLC, 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 GRANT 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 15<sup>TH</sup> DAY OF December 2017

FOR: WBG ESM, LLC  
BY: WILLIAMSBURG EMPLOYEE, MANAGEMENT, LLC, MANAGING MEMBER

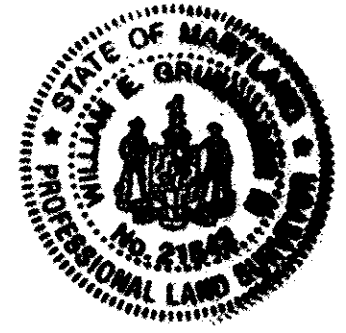
*Bruce A. Harvey*  
BRUCE A. HARVEY, MANAGER

ATTEST: *William E. Grueninger III*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THAT PARCEL OF LAND CONVEYED TO WBG ESM, LLC, FROM THE WILBUR AND EVELYN HINKLE FAMILY LIMITED PARTNERSHIP, BY A DEED DATED NOVEMBER 3, 2017 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN BOOK 17912 AT PAGE 112; 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.

*William E. Grueninger III* 12/15/2017  
WILLIAM E. GRUENINGER, III  
REGISTERED LAND SURVEYOR  
MARYLAND REGISTRATION NO. 21542 (EXP. DATE: 12/21/2019)



RECORDED AS PLAT NUMBER 24576 ON 3/1/18, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

ESTATES AT SCHOOLEY MILL

LOTS 1 THRU 9, BUILDABLE PRESERVATION PARCEL A, NON-BUILDABLE PRESERVATION PARCELS B & C

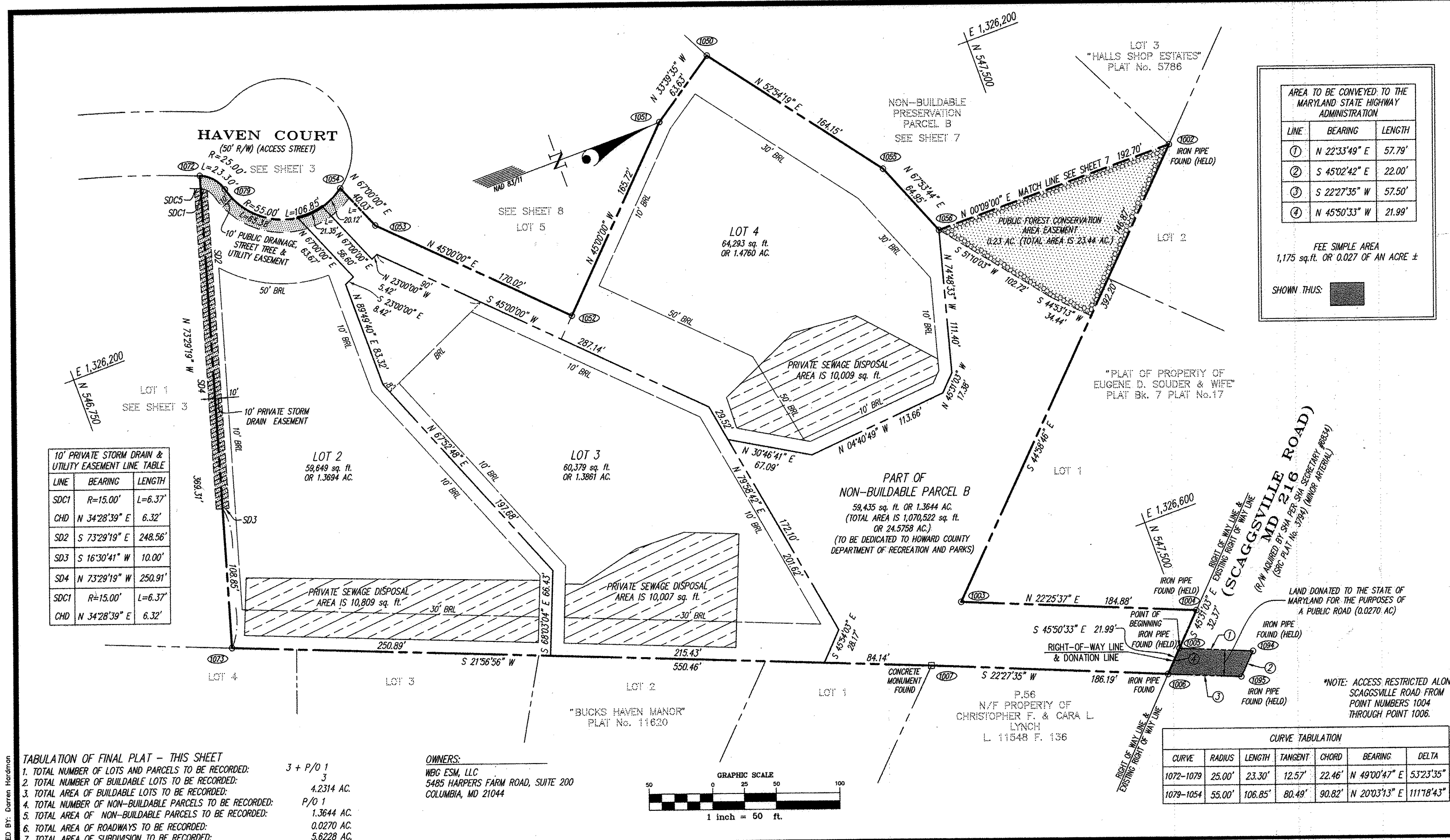
(A SUBDIVISION OF PARCEL 93, LIBER 4637 FOLIO 068)

ZONE: RR-DEO TM 40, GRID 11, PARCEL 93  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN SHEET 1 OF 8 DEC. 2017

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

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10' PRIVATE STORM DRAIN & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
SDC1	R=15.00'	L=6.37'
CHD	N 34°28'39" E	6.32'
SD2	S 73°29'19" E	248.56'
SD3	S 16°30'41" W	10.00'
SD4	N 73°29'19" W	250.91'
SDC1	R=15.00'	L=6.37'
CHD	N 34°28'39" E	6.32'

AREA TO BE CONVEYED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION

LINE	BEARING	LENGTH
①	N 22°33'49" E	57.79'
②	S 45°02'42" E	22.00'
③	S 22°27'35" W	57.50'
④	N 45°50'33" W	21.99'

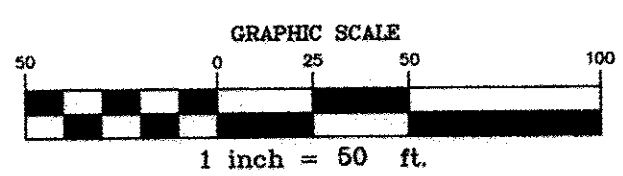
FEE SIMPLE AREA  
1,175 sq.ft. OR 0.027 OF AN ACRE ±

SHOWN THUS:

TABULATION OF FINAL PLAT - THIS SHEET

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 3 + P/O 1
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 3
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 4.2314 AC.
- TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: P/O 1
- TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: 1.3644 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 0.0270 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 5.6228 AC.

OWNERS:  
WBG ESM, LLC  
5485 HARPERS FARM ROAD, SUITE 200  
COLUMBIA, MD 21044



CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1072-1079	25.00'	23.30'	12.57'	22.46'	N 49°00'47" E	53°23'35"
1079-1054	55.00'	106.85'	80.49'	90.82'	N 20°3'13" E	111°18'43"

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

*William Roseman* 2/15/18  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Chad Anderson* 1/16/18  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*William Roseman* 2/16/18  
DIRECTOR DATE

**OWNER'S DEDICATION**

WBG ESM, LLC, 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 ROAD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT 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 15<sup>th</sup> DAY OF December, 2017

FOR: WBG ESM, LLC  
BY: WILLIAMSBURG EMPLOYEE MANAGEMENT, LLC, MANAGING MEMBER

BY: *Bruce A. Harvey* ATTEST: *[Signature]*  
BRUCE A. HARVEY, MANAGER

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THAT PARCEL OF LAND CONVEYED TO WBG ESM, LLC, FROM THE WILBUR AND EVELYN HINKLE FAMILY LIMITED PARTNERSHIP, BY A DEED DATED NOVEMBER 3, 2017 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN BOOK 17912 AT PAGE 112; 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.

*William E. Grueninger, III* 12/15/2017  
WILLIAM E. GRUENINGER, III DATE  
REGISTERED LAND SURVEYOR  
MARYLAND REGISTRATION NO. 21542 (EXP. DATE: 12/21/2019)

RECORDED AS PLAT NUMBER 24577 ON 3/1/18, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**ESTATES AT SCHOOLEY MILL**

LOTS 1 THRU 9, BUILDABLE PRESERVATION PARCEL A, NON-BUILDABLE PRESERVATION PARCELS B & C

(A SUBDIVISION OF PARCEL 93, LIBER 4637 FOLIO 068)

ZONE: RR-DEO TM 40, GRID 11, PARCEL 93  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=50' SHEET 2 OF 8 DEC. 2017

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



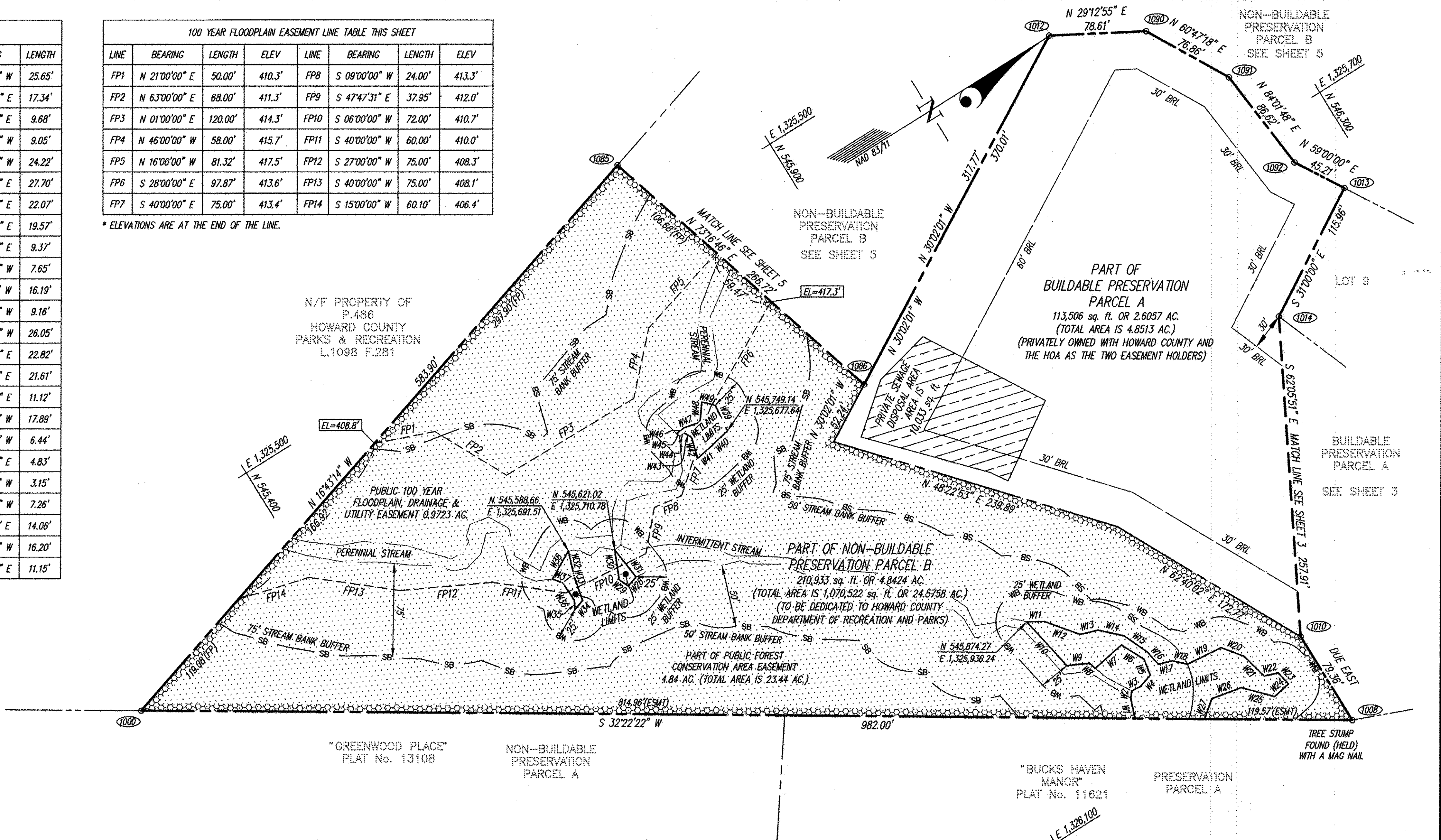




WETLANDS LINE TABLE THIS SHEET					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
W1	N 69°59'59" W	16.08'	W26	S 11°20'30" W	25.65'
W2	N 52°12'43" W	6.10'	W27	S 38°30'59" E	17.34'
W3	N 05°40'35" E	8.01'	W28	S 18°20'51" E	9.68'
W4	N 16°50'36" W	12.14'	W29	S 66°32'07" W	9.05'
W5	N 79°51'26" W	13.66'	W30	N 66°44'15" W	24.22'
W6	S 63°37'11" W	21.77'	W31	N 83°18'51" E	27.70'
W7	S 09°37'04" E	28.27'	W32	S 71°20'30" E	22.07'
W8	S 74°09'10" W	6.19'	W33	S 77°52'49" E	19.57'
W9	S 25°32'40" W	18.43'	W34	S 17°36'42" E	9.37'
W10	S 79°11'04" W	48.03'	W35	N 63°41'05" W	7.65'
W11	N 30°44'21" E	14.38'	W36	S 88°11'16" W	16.19'
W12	N 51°46'56" E	30.80'	W37	S 52°24'31" W	9.16'
W13	N 18°05'05" E	15.05'	W38	N 28°53'20" W	26.05'
W14	N 44°38'40" E	21.52'	W39	S 83°54'54" E	22.82'
W15	N 66°29'36" E	22.73'	W40	S 11°28'02" E	21.61'
W16	N 79°13'38" E	13.37'	W41	S 08°54'30" E	11.12'
W17	N 18°01'00" E	11.25'	W42	N 74°47'11" W	17.89'
W18	N 43°50'52" E	13.10'	W43	S 60°24'18" W	6.44'
W19	N 05°44'08" E	30.16'	W44	S 01°25'27" E	4.83'
W20	N 52°37'59" E	19.86'	W45	S 77°10'50" W	3.15'
W21	N 76°04'53" E	22.73'	W46	N 06°47'54" W	7.26'
W22	N 19°52'39" E	11.76'	W47	N 11°55'17" E	14.06'
W23	N 79°01'42" E	12.05'	W48	N 52°43'00" W	16.20'
W24	S 10°10'08" E	15.10'	W49	N 45°29'20" E	11.15'
W25	S 46°55'24" W	27.89'			

100 YEAR FLOODPLAIN EASEMENT LINE TABLE THIS SHEET							
LINE	BEARING	LENGTH	ELEV	LINE	BEARING	LENGTH	ELEV
FP1	N 21°00'00" E	50.00'	410.3'	FP8	S 09°00'00" W	24.00'	413.3'
FP2	N 63°00'00" E	68.00'	411.3'	FP9	S 47°47'31" E	37.95'	412.0'
FP3	N 01°00'00" E	120.00'	414.3'	FP10	S 06°00'00" W	72.00'	410.7'
FP4	N 46°00'00" W	58.00'	415.7'	FP11	S 40°00'00" W	60.00'	410.0'
FP5	N 16°00'00" W	81.32'	417.5'	FP12	S 27°00'00" W	75.00'	408.3'
FP6	S 28°00'00" E	97.87'	413.6'	FP13	S 40°00'00" W	75.00'	408.1'
FP7	S 40°00'00" E	75.00'	413.4'	FP14	S 15°00'00" W	60.10'	406.4'

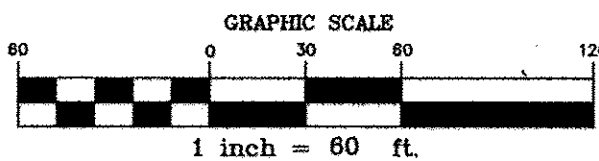
\* ELEVATIONS ARE AT THE END OF THE LINE.



**TABULATION OF FINAL PLAT - THIS SHEET**

- 1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 1 + P/O 1
- 2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 1
- 3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 2.6057 AC.
- 4. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: P/O 1
- 5. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: 4.8424 AC.
- 6. TOTAL AREA OF ROADWAYS TO BE RECORDED: 0 AC.
- 7. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 7.4481 AC.

**OWNERS:**  
 WBG ESM, LLC  
 5485 HARPERS FARM ROAD, SUITE 200  
 COLUMBIA, MD 21044



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

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*William E. Grueninger, III* 12/15/2017  
 COUNTY HEALTH OFFICER  
 DATE

*William E. Grueninger, III* 12/15/2017  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE

*William E. Grueninger, III* 12/15/2017  
 DIRECTOR  
 DATE

**OWNER'S DEDICATION**

WBG ESM, LLC, 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 GRANT 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 3-10B, 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 15<sup>th</sup> DAY OF December, 2017

FOR: WBG ESM, LLC  
 BY: WILLIAMSBURG EMPLOYEE MANAGEMENT, LLC, MANAGING MEMBER

BY: *Bruce A. Harvey*  
 BRUCE A. HARVEY, MANAGER

ATTEST: *William E. Grueninger, III*

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THAT PARCEL OF LAND CONVEYED TO WBG ESM, LLC, FROM THE WILBUR AND EVELYN HINKLE FAMILY LIMITED PARTNERSHIP, BY A DEED DATED NOVEMBER 3, 2017 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN BOOK 17912 AT PAGE 112; 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.

*William E. Grueninger, III* 12/15/2017  
 WILLIAM E. GRUENINGER, III  
 REGISTERED LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 21542 (EXP. DATE: 12/21/2019)

RECORDED AS PLAT NUMBER 24579 ON 3/1/18, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**ESTATES AT SCHOOLEY MILL**  
 LOTS 1 THRU 9, BUILDABLE PRESERVATION PARCEL A, NON-BUILDABLE PRESERVATION PARCELS B & C  
 (A SUBDIVISION OF PARCEL 93, LIBER 4637 FOLIO 068)

ZONE: RR-DEO TM 40, GRID 11, PARCEL 93  
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=60' SHEET 4 OF 8 DEC. 2017

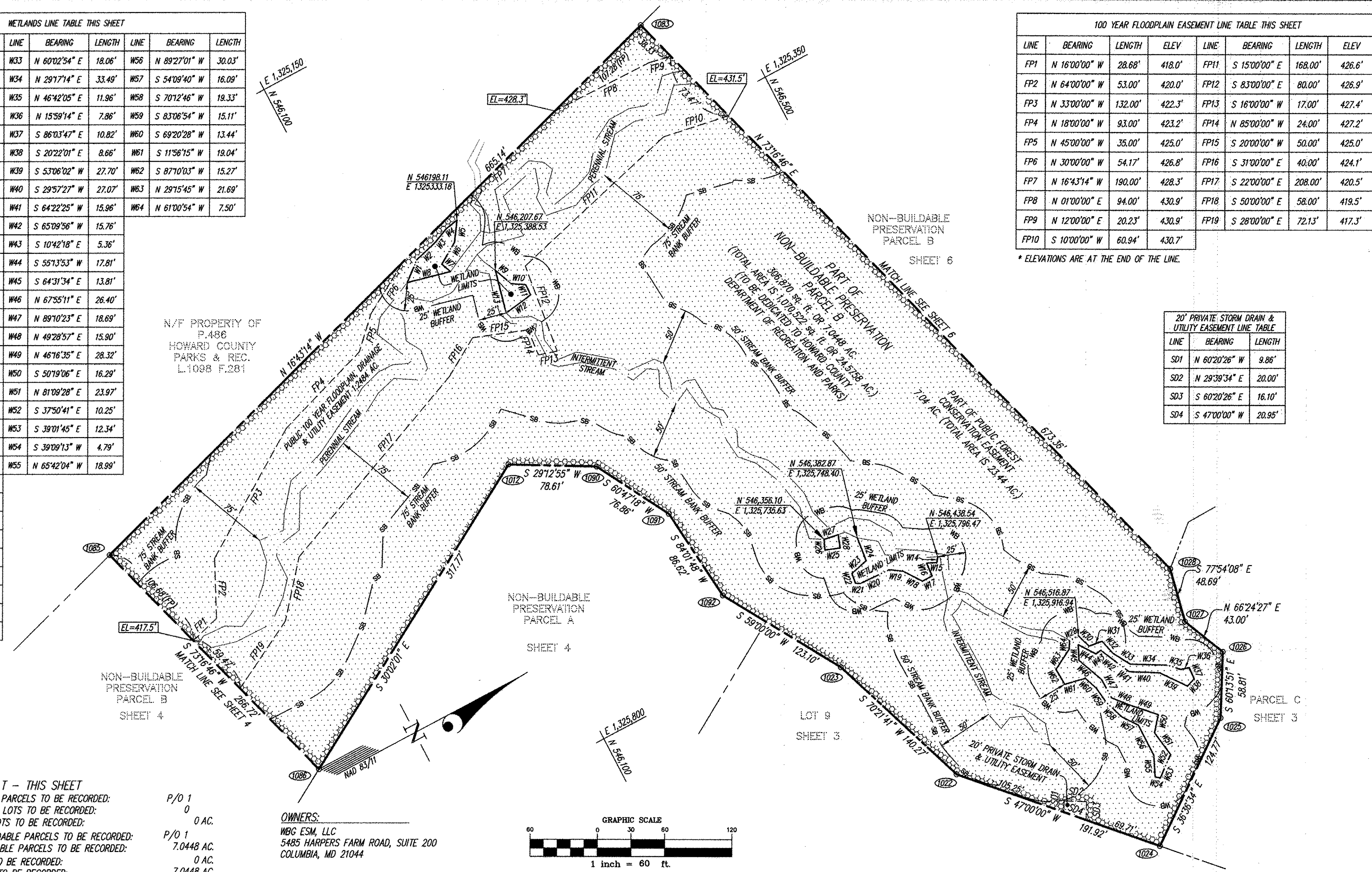
**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE, SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALT: 410-980-1820 DC/VA: 301-980-2524 FAX: 301-421-4188  
 DRAWN BY: ROL CHECK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



WETLANDS LINE TABLE THIS SHEET								
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
W1	N 39°15'26" W	21.78'	W33	N 60°02'54" E	18.06'	W56	N 89°27'01" W	30.03'
W2	N 14°50'31" W	21.59'	W34	N 29°17'14" E	33.49'	W57	S 54°09'40" W	16.09'
W3	N 22°35'25" W	16.44'	W35	N 46°42'05" E	11.96'	W58	S 70°12'46" W	19.33'
W4	N 10°54'31" W	12.22'	W36	N 15°59'14" E	7.86'	W59	S 83°06'54" W	15.11'
W5	S 55°33'24" E	19.85'	W37	S 86°03'47" E	10.82'	W60	S 69°20'28" W	13.44'
W6	S 31°58'37" E	22.34'	W38	S 20°22'01" E	8.66'	W61	S 11°56'15" W	19.04'
W7	N 67°43'01" E	10.07'	W39	S 53°06'02" W	27.70'	W62	S 87°10'03" W	15.27'
W8	S 13°56'15" W	39.73'	W40	S 29°57'27" W	27.07'	W63	N 29°15'45" W	21.69'
W9	N 67°58'12" E	18.27'	W41	S 64°22'25" W	15.96'	W64	N 61°00'54" W	7.50'
W10	N 31°32'06" E	13.18'	W42	S 65°09'56" W	15.76'			
W11	S 88°06'23" E	10.00'	W43	S 10°42'18" E	5.36'			
W12	S 08°10'21" E	27.04'	W44	S 55°13'53" W	17.81'			
W13	N 76°32'33" W	38.73'	W45	S 64°31'34" E	13.81'			
W14	S 53°25'03" E	5.28'	W46	N 67°55'11" E	26.40'			
W15	S 25°14'08" W	9.02'	W47	N 89°10'23" E	18.69'			
W16	S 85°37'51" E	12.30'	W48	N 49°28'57" E	15.90'			
W17	S 00°37'27" E	9.85'	W49	N 46°16'35" E	28.32'			
W18	S 55°18'58" W	19.32'	W50	S 50°19'06" E	16.29'			
W19	S 33°36'32" W	12.71'	W51	N 81°09'28" E	23.97'			
W20	S 02°14'05" W	28.21'	W52	S 37°50'41" E	10.25'			
W21	S 29°59'16" W	4.56'	W53	S 39°01'45" E	12.34'			
W22	N 81°21'18" W	9.28'	W54	S 39°09'13" W	4.79'			
W23	N 13°48'45" W	16.85'	W55	N 65°42'04" W	18.99'			
W24	N 83°38'02" W	21.47'						
W25	S 20°08'06" W	13.79'						
W26	N 66°27'34" W	9.46'						
W27	N 09°58'04" E	13.22'						
W28	S 70°54'12" E	11.78'						
W29	N 00°44'42" E	9.00'						
W30	N 71°30'22" E	13.18'						
W31	N 07°09'21" E	12.36'						
W32	N 75°31'46" E	14.64'						

100 YEAR FLOODPLAIN EASEMENT LINE TABLE THIS SHEET							
LINE	BEARING	LENGTH	ELEV	LINE	BEARING	LENGTH	ELEV
FP1	N 16°00'00" W	28.68'	418.0'	FP11	S 15°00'00" E	168.00'	426.6'
FP2	N 64°00'00" W	53.00'	420.0'	FP12	S 83°00'00" E	80.00'	426.9'
FP3	N 33°00'00" W	132.00'	422.3'	FP13	S 16°00'00" W	17.00'	427.4'
FP4	N 18°00'00" W	93.00'	423.2'	FP14	N 85°00'00" W	24.00'	427.2'
FP5	N 45°00'00" W	35.00'	425.0'	FP15	S 20°00'00" W	50.00'	425.0'
FP6	N 30°00'00" W	54.17'	426.8'	FP16	S 31°00'00" E	40.00'	424.1'
FP7	N 16°43'14" W	190.00'	428.3'	FP17	S 22°00'00" E	208.00'	420.5'
FP8	N 01°00'00" E	94.00'	430.9'	FP18	S 50°00'00" E	58.00'	419.5'
FP9	N 12°00'00" E	20.23'	430.9'	FP19	S 28°00'00" E	72.13'	417.3'
FP10	S 10°00'00" W	60.94'	430.7'				

\* ELEVATIONS ARE AT THE END OF THE LINE.



20' PRIVATE STORM DRAIN & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
SD1	N 60°20'26" W	9.86'
SD2	N 29°39'34" E	20.00'
SD3	S 60°20'26" E	16.10'
SD4	S 47°00'00" W	20.95'

N/F PROPERTY OF P.488 HOWARD COUNTY PARKS & REC. L.1038 F.281

NON-BUILDABLE PRESERVATION PARCEL B SHEET 4

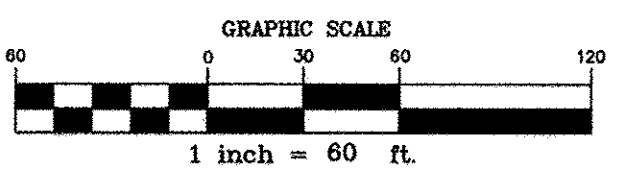
NON-BUILDABLE PRESERVATION PARCEL A SHEET 4

NON-BUILDABLE PRESERVATION PARCEL B SHEET 6

PARCEL C SHEET 3

- TABULATION OF FINAL PLAT - THIS SHEET**
- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 0
  - TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 0 AC.
  - TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 0 AC.
  - TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: P/O 1
  - TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: 7.0448 AC.
  - TOTAL AREA OF ROADWAYS TO BE RECORDED: 0 AC.
  - TOTAL AREA OF SUBDIVISION TO BE RECORDED: 7.0448 AC.

**OWNERS:**  
WBG ESM, LLC  
5485 HARPERS FARM ROAD, SUITE 200  
COLUMBIA, MD 21044



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

*Robert M. Rossman* 2/15/2018  
COUNTY HEALTH OFFICER

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Chad Clark* 1-16-18  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
*William E. Grueninger* 2/16/18  
DIRECTOR

**OWNER'S DEDICATION**

WBG ESM, LLC, 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 GRANT 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 15<sup>TH</sup> DAY OF December, 2017

FOR: WBG ESM, LLC  
BY: WILLIAMSBURG EMPLOYEE MANAGEMENT, LLC, MANAGING MEMBER

*Bruce A. Harvey*  
BY: BRUCE A. HARVEY, MANAGER

*William E. Grueninger*  
ATTEST: WILLIAM E. GRUENINGER, III  
REGISTERED LAND SURVEYOR  
MARYLAND REGISTRATION NO. 21542 (EXP. DATE: 12/21/2019)

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THAT PARCEL OF LAND CONVEYED TO WBG ESM, LLC, FROM THE WILBUR AND EVELYN HINKLE FAMILY LIMITED PARTNERSHIP, BY A DEED DATED NOVEMBER 3, 2017 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN BOOK 17912 AT PAGE 112; 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.

*William E. Grueninger* 12/15/2017  
WILLIAM E. GRUENINGER, III  
REGISTERED LAND SURVEYOR  
MARYLAND REGISTRATION NO. 21542 (EXP. DATE: 12/21/2019)



RECORDED AS PLAT NUMBER 24580 ON 3/11/18, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**ESTATES AT SCHOOLEY MILL**

LOTS 1 THRU 9, BUILDABLE PRESERVATION PARCEL A, NON-BUILDABLE PRESERVATION PARCELS B & C

(A SUBDIVISION OF PARCEL 93, LIBER 4637 FOLIO 068)

ZONE: RR-DEO TM 40, GRID 11, PARCEL 93  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=60' SHEET 5 OF 8 DEC. 2017

**GLW GUTSCHICK LITTLE & WEBER, P.A.**

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20886  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186  
DRAWN BY: ROL CHECK BY: *[Signature]*

S:\Survey Drawings\14067\PLATS\14067\_PL\_05.dwg PLOTTED: 12/14/2017 5:04 PM. LAST SAVED: 12/14/2017 5:01 PM. PLOTTED BY: Darren Hardman



**WETLANDS LINE TABLE THIS SHEET**

LINE	BEARING	LENGTH
W1	S 47°11'05" E	21.91'
W2	S 14°02'44" E	19.33'
W3	S 86°35'06" E	32.87'
W4	N 87°19'12" E	35.15'
W5	N 75°17'15" E	35.77'
W6	S 41°31'57" E	19.13'
W7	S 04°42'31" W	19.05'
W8	N 74°48'01" W	32.90'
W9	S 57°32'06" W	37.56'
W10	N 77°11'23" W	32.51'
W11	N 55°09'36" W	28.74'
W12	N 21°34'38" W	29.92'
W13	N 25°51'39" W	16.91'
W14	N 41°44'08" E	4.08'

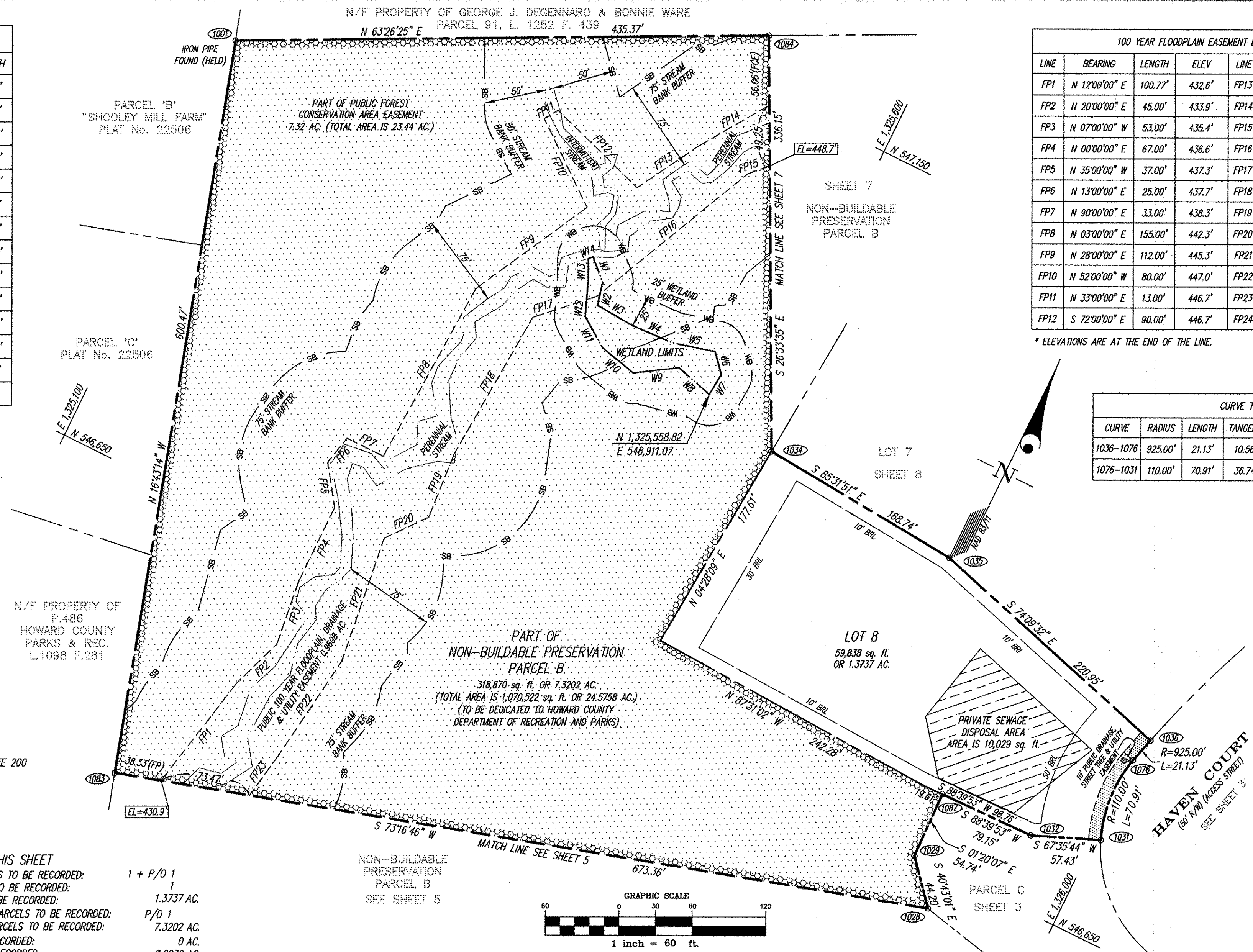
**100 YEAR FLOODPLAIN EASEMENT LINE TABLE THIS SHEET**

LINE	BEARING	LENGTH	ELEV	LINE	BEARING	LENGTH	ELEV
FP1	N 12°00'00" E	100.77'	432.6'	FP13	N 30°00'00" E	60.00'	448.4'
FP2	N 20°00'00" E	45.00'	433.9'	FP14	N 34°00'00" E	66.90'	452.2'
FP3	N 07°00'00" W	53.00'	435.4'	FP15	S 44°24'34" W	18.99'	448.5'
FP4	N 00°00'00" E	67.00'	436.6'	FP16	S 25°00'00" W	158.00'	444.7'
FP5	N 35°00'00" W	37.00'	437.3'	FP17	S 46°00'00" W	55.00'	443.1'
FP6	N 13°00'00" E	25.00'	437.7'	FP18	S 04°00'00" W	127.00'	436.9'
FP7	N 90°00'00" E	33.00'	438.3'	FP19	S 04°00'00" E	56.00'	435.7'
FP8	N 03°00'00" E	155.00'	442.3'	FP20	S 39°00'00" W	40.00'	435.5'
FP9	N 28°00'00" E	112.00'	445.3'	FP21	S 07°00'00" E	105.00'	434.3'
FP10	N 52°00'00" W	80.00'	447.0'	FP22	S 08°00'00" W	93.00'	432.4'
FP11	N 33°00'00" E	13.00'	446.7'	FP23	S 10°00'00" W	39.06'	431.5'
FP12	S 72°00'00" E	90.00'	446.7'	FP24	S 73°16'46" W	73.47'	430.9'

\* ELEVATIONS ARE AT THE END OF THE LINE.

**CURVE TABULATION**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1036-1076	925.00'	21.13'	10.56'	21.13'	S 15°11'13" W	118°31"
1076-1031	110.00'	70.91'	36.74'	69.69'	S 03°56'09" E	36°56'13"

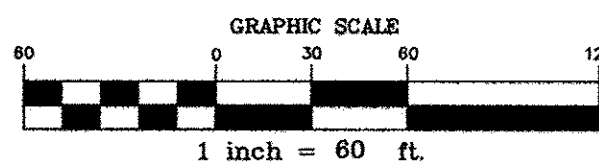


**OWNERS:**  
 WBG ESM, LLC  
 5484 HARPERS FARM ROAD, SUITE 200  
 COLUMBIA, MD 21044

**TABULATION OF FINAL PLAT - THIS SHEET**

- |  |            |
|--|------------|
| 1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:    | 1 + P/O 1  |
| 2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:      | 1          |
| 3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:        | 1.3737 AC. |
| 4. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: | P/O 1      |
| 5. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: | 7.3202 AC. |
| 6. TOTAL AREA OF ROADWAYS TO BE RECORDED:              | 0 AC.      |
| 7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:           | 8.6939 AC. |

NON-BUILDABLE PRESERVATION PARCEL B  
 SEE SHEET 5



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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

APPROVED: COUNTY HEALTH OFFICER  
 APPROVED: CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 APPROVED: DIRECTOR

**OWNER'S DEDICATION**

WBG ESM, LLC, 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 GRANT 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.

WITNESS OUR HANDS THIS 15<sup>th</sup> DAY OF December, 2017

FOR: WBG ESM, LLC  
 BY: WILLIAMSBURG EMPLOYEE MANAGEMENT, LLC, MANAGING MEMBER  
 BY: BRUCE A. HARVEY, MANAGER

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THAT PARCEL OF LAND CONVEYED TO WBG ESM, LLC, FROM THE WILBUR AND EVELYN HINKLE FAMILY LIMITED PARTNERSHIP, BY A DEED DATED NOVEMBER 3, 2017 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN BOOK 17912 AT PAGE 112; 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.

WILLIAM E. GRUENINGER, III  
 REGISTERED LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 21542 (EXP. DATE: 12/21/2019)



RECORDED AS PLAT NUMBER 24581 ON 8/11/18, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**ESTATES AT SCHOOLEY MILL**

LOTS 1 THRU 9, BUILDABLE PRESERVATION PARCEL A, NON-BUILDABLE PRESERVATION PARCELS B & C

(A SUBDIVISION OF PARCEL 93, LIBER 4637 FOLIO 068)

ZONE: RR-DEO TM 40, GRID 11, PARCEL 93  
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=60' SHEET 6 OF 8 DEC. 2017

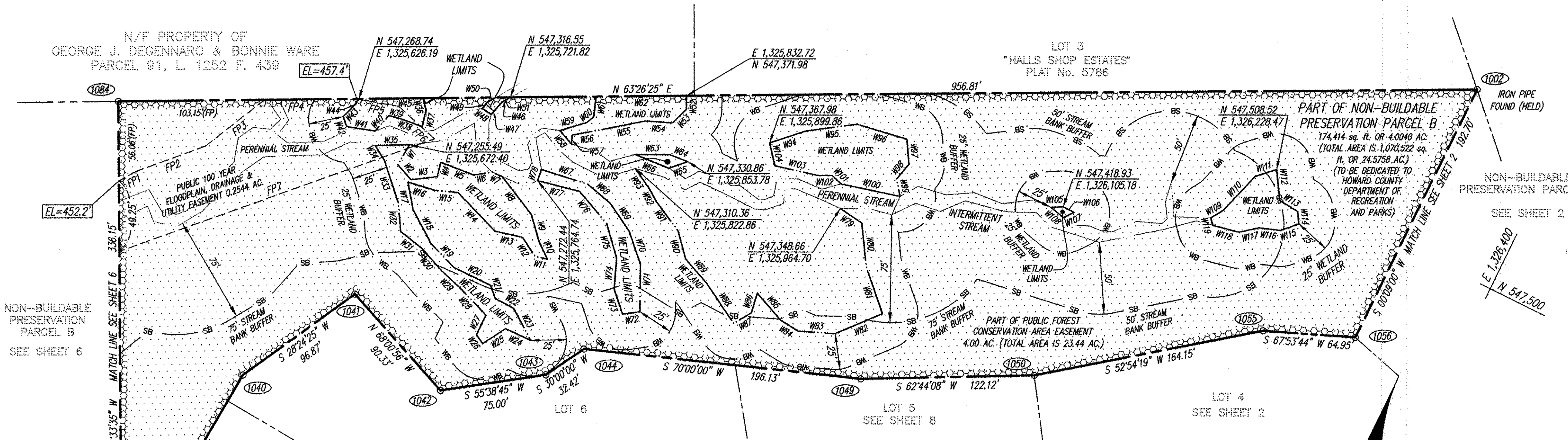
GLW GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-988-2824 FAX: 301-421-4188  
 DRAWN BY: ROL CHECK BY: [Signature]



N/F PROPERTY OF  
 GEORGE J. DEGENARO & BONNIE WARE  
 PARCEL 81, L. 1252 F. 438

LOT 3  
 "HALLS SHOP ESTATES"  
 PLAT No. 5786



**WETLANDS LINE TABLE THIS SHEET**

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH																																																																																																																																																																																																																																																																																																																																													
W1	S 04°23'07" W	16.22'	W16	S 81°02'23" W	19.58'	W31	N 78°16'22" W	18.63'	W46	S 35°15'30" W	7.02'	W61	N 19°49'26" W	14.43'	W76	N 66°33'04" W	29.70'	W91	N 62°53'27" W	26.09'	W106	S 88°38'00" E	8.65'	W21	S 67°29'16" E	14.08'	W36	S 36°31'34" E	19.58'	W51	N 30°45'04" W	19.78'	W66	S 15°07'58" W	11.30'	W81	N 63°26'25" E	63.87'	W96	S 78°19'11" W	30.48'	W111	N 54°16'52" W	9.04'	W126	S 38°26'31" W	8.38'	W3	N 57°33'07" E	18.72'	W18	S 54°10'25" E	27.36'	W33	N 44°18'32" W	31.95'	W48	N 84°23'04" W	7.46'	W63	N 64°18'26" E	24.60'	W78	N 08°14'28" W	8.31'	W93	N 60°39'48" W	18.10'	W108	N 77°12'43" W	11.38'	W4	N 13°16'04" W	10.46'	W19	S 70°35'51" E	23.02'	W34	N 58°13'14" W	12.33'	W49	N 10°51'24" E	5.96'	W64	N 85°17'17" E	13.32'	W79	S 82°32'28" E	18.29'	W94	N 45°42'30" E	26.89'	W109	N 33°06'13" E	10.24'	W5	N 85°13'51" E	25.11'	W20	N 89°26'32" E	28.49'	W35	N 62°57'42" E	24.26'	W50	N 35°43'48" E	6.55'	W65	S 44°40'31" W	14.15'	W80	S 31°54'42" E	30.68'	W95	N 56°32'53" E	36.31'	W110	N 17°00'49" E	32.65'	W6	N 54°54'13" E	13.05'	W21	S 45°50'10" E	9.72'	W36	S 41°11'32" E	8.67'	W51	N 63°26'25" E	10.59'	W66	S 86°11'21" W	25.55'	W81	S 45°38'46" E	34.61'	W96	N 80°30'44" E	36.55'	W111	N 46°21'18" E	15.88'	W7	N 87°40'15" E	7.87'	W22	S 87°59'58" E	14.80'	W37	S 12°54'15" E	11.93'	W52	S 25°13'52" E	9.48'	W67	N 81°42'06" E	34.44'	W82	S 41°18'42" W	36.15'	W97	S 30°55'05" E	17.57'	W112	S 31°57'25" E	21.91'	W8	S 63°44'15" E	33.61'	W23	S 54°39'29" E	25.23'	W38	S 84°33'10" W	15.15'	W53	S 19°14'21" W	13.71'	W68	S 76°02'25" E	20.62'	W83	S 67°48'41" W	26.00'	W98	S 14°00'34" W	13.39'	W113	S 85°10'19" E	14.63'	W9	S 41°48'27" E	19.38'	W24	S 88°21'12" W	19.49'	W39	S 78°39'09" W	9.69'	W54	S 68°08'10" W	19.07'	W69	S 60°26'54" E	23.70'	W84	N 84°43'06" W	14.48'	W99	S 37°15'16" E	12.57'	W114	S 32°08'13" E	8.64'	W10	S 51°37'15" E	13.74'	W25	S 31°20'47" W	19.16'	W40	S 15°58'29" W	14.54'	W55	S 52°52'52" W	32.78'	W70	S 45°17'08" E	24.39'	W85	N 67°07'42" W	25.09'	W100	S 75°53'05" W	42.37'	W115	S 44°10'29" W	13.87'	W11	S 76°08'38" W	8.72'	W26	N 62°12'04" W	7.60'	W41	S 72°48'49" W	20.12'	W56	S 53°32'44" W	19.83'	W71	S 25°36'45" E	32.90'	W86	S 09°26'37" E	14.28'	W101	N 72°57'55" W	8.70'	W116	S 70°52'43" W	15.22'	W12	N 60°02'43" W	15.97'	W27	N 00°08'23" W	15.27'	W42	N 46°14'20" W	7.46'	W57	S 21°32'25" E	6.37'	W72	S 56°06'03" W	12.40'	W87	S 33°32'01" W	14.65'	W102	S 64°06'35" W	10.40'	W117	S 51°06'35" W	14.17'	W13	S 76°48'38" W	19.92'	W28	N 70°09'42" W	24.86'	W43	N 19°27'17" E	9.59'	W58	N 66°17'38" W	12.59'	W73	N 44°43'48" W	18.43'	W88	N 60°24'30" W	33.81'	W103	S 76°35'17" W	30.67'	W118	S 78°20'33" W	19.13'	W14	N 70°03'00" W	37.52'	W29	N 73°21'12" W	19.07'	W44	N 10°22'32" E	7.17'	W59	N 47°49'25" E	19.59'	W74	N 21°51'45" W	21.59'	W89	N 67°27'47" W	22.42'	W104	N 39°19'09" W	16.41'	W119	N 41°18'39" W	5.44'	W15	S 69°29'08" W	16.62'	W30	N 67°46'16" W	21.24'	W45	S 63°26'25" W	45.10'	W60	N 25°06'05" E	6.36'	W75	N 42°06'22" W	24.84'	W90	N 41°10'06" W	20.16'	W105	N 60°58'34" E	8.77'

**100 YEAR FLOODPLAIN EASEMENT  
 LINE TABLE THIS SHEET**

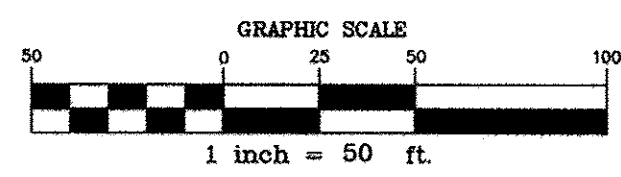
LINE	BEARING	LENGTH	ELEV
FP1	N 34°00'00" E	13.10'	452.5'
FP2	N 44°00'00" E	53.00'	454.3'
FP3	N 26°00'00" E	52.61'	455.2'
FP4	N 63°26'25" E	65.00'	457.4'
FP5	N 74°00'00" E	30.00'	456.6'
FP6	S 74°00'00" E	34.00'	456.6'
FP7	S 44°24'34" W	235.57'	448.7'

\* ELEVATIONS ARE AT THE END OF THE LINE.

**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: P/O 1
- TOTAL AREA OF BUILDABLE 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: 4.0040 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 0 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 4.0040 AC.

**OWNERS:**  
 WBG ESM, LLC  
 5485 HARPERS FARM ROAD, SUITE 200  
 COLUMBIA, MD ZIP 21044



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

Signature: *Maura Korman* 2/15/2017  
 COUNTY HEALTH OFFICER

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Signature: *[Signature]* 1-16-18  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Signature: *[Signature]* 2/16/19  
 DIRECTOR

**OWNER'S DEDICATION**

WBG ESM, LLC, 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 GRANT 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 15<sup>th</sup> DAY OF December, 2017

FOR: WBG ESM, LLC  
 BY: WILLIAMSBURG EMPLOYEE MANAGEMENT, LLC, MANAGING MEMBER

Signature: *Bruce A. Harvey*  
 BRUCE A. HARVEY, MANAGER

ATTEST: *[Signature]*

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THAT PARCEL OF LAND CONVEYED TO WBG ESM, LLC, FROM THE WILBUR AND EVELYN HINKLE FAMILY LIMITED PARTNERSHIP, BY A DEED DATED NOVEMBER 3, 2017 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN BOOK 17912 AT PAGE 112; 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.

Signature: *William E. Grueninger, III* 12/15/2017  
 WILLIAM E. GRUENINGER, III  
 REGISTERED LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 21542 (EXP. DATE: 12/21/2019)

RECORDED AS PLAT NUMBER 24522 ON 3/1/18, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**ESTATES AT SCHOOLEY MILL**

LOTS 1 THRU 9, BUILDABLE PRESERVATION PARCEL A, NON-BUILDABLE PRESERVATION PARCELS B & C  
 (A SUBDIVISION OF PARCEL 93, LIBER 4637 FOLIO 068)

ZONE: RR-DEO TM 40, GRID 11, PARCEL 93  
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=50' SHEET 7 OF 8 DEC. 2017

**GLW GUTSCHICK LITTLE & WEBER, P.A.**

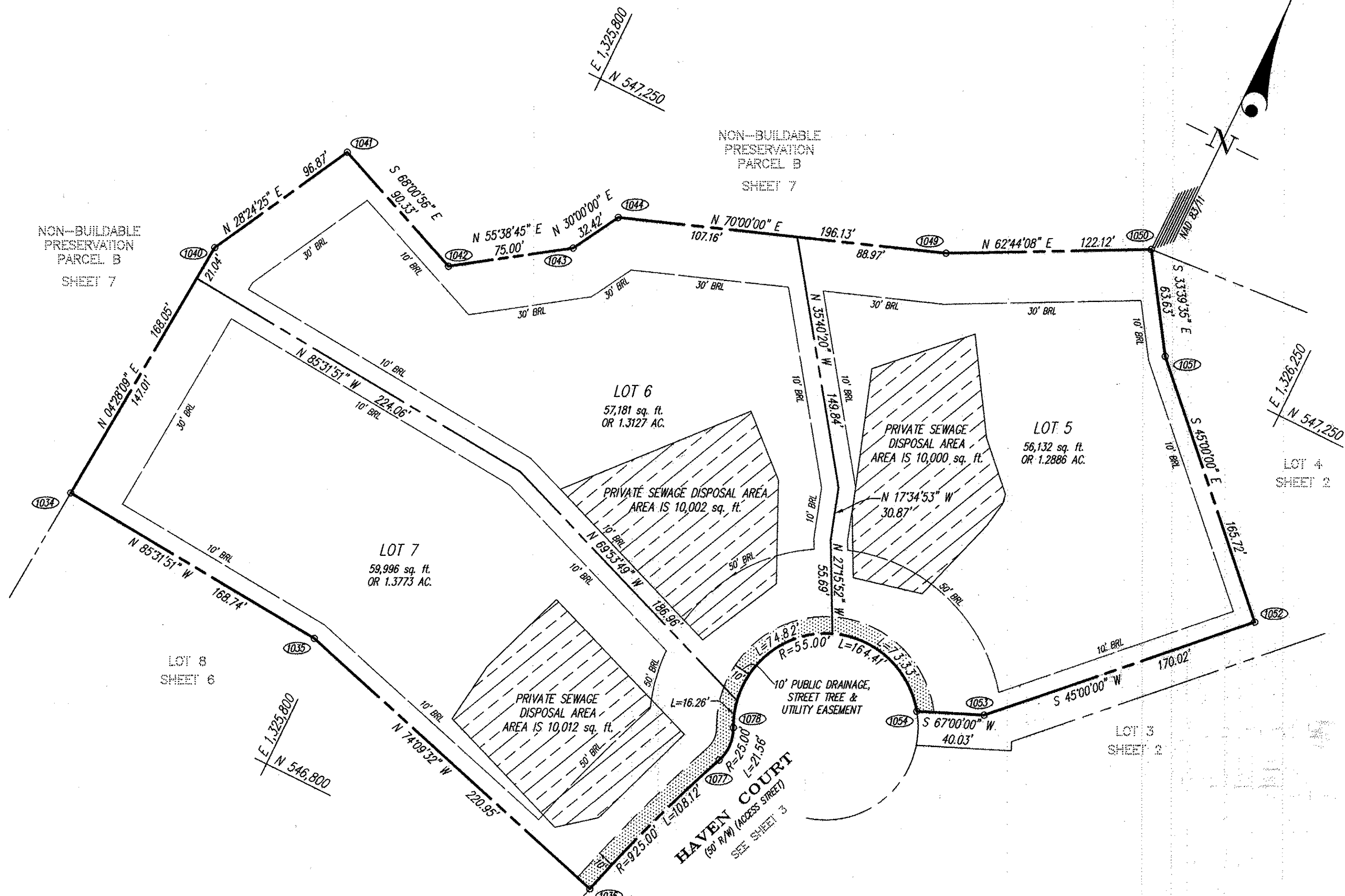
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-980-2524 FAX: 301-421-4188  
 DRAWN BY: ROL CHECK BY: *[Signature]*

S:\Survey Drawings\14067\PLATS\14067\_HP\_PL\_07.dwg PLOTTED: 12/14/2017 5:22 PM, LAST SAVED: 12/11/2017 12:03 PM, PLOTTED BY: Doreen Hardman



POINT	NORTHING	EASTING
1000	545,226.8866	1,325,617.0924
1001	546,998.1955	1,325,084.9777
1002	547,620.6870	1,326,330.2438
1003	547,343.2632	1,326,607.4692
1004	547,514.1563	1,326,678.0004
1005	547,491.4758	1,326,701.0943
1006	547,476.1577	1,326,716.8695
1007	547,304.0880	1,326,645.7375
1008	546,056.2666	1,326,142.8793
1010	546,056.2666	1,326,063.5149
1012	546,137.9414	1,325,545.4976
1013	546,276.3598	1,325,775.8644
1014	546,176.9596	1,325,835.5900
1022	546,363.6154	1,325,974.7346
1023	546,316.4726	1,325,842.6234
1024	546,494.5020	1,326,115.0933
1025	546,594.6534	1,326,040.6889
1026	546,623.8539	1,325,989.6384
1027	546,606.6433	1,325,950.2306
1028	546,616.8469	1,325,902.6263
1029	546,650.3501	1,325,873.7918
1031	546,728.8120	1,326,004.7438
1032	546,706.9231	1,325,951.6489
1034	546,892.1910	1,325,624.7067
1035	546,879.0425	1,325,792.9362
1036	546,818.7295	1,326,005.4949
1040	547,059.7268	1,325,637.8010
1041	547,144.9324	1,325,683.6847
1042	547,111.1172	1,325,767.6454
1043	547,153.4402	1,325,829.5628

POINT	NORTHING	EASTING
1044	547,181.5201	1,325,845.7747
1049	547,248.6012	1,326,030.0787
1050	547,304.5436	1,326,138.6302
1051	547,251.5846	1,326,173.8955
1052	547,134.4057	1,326,291.0744
1053	547,014.1813	1,326,170.8501
1054	546,998.5409	1,326,134.0035
1055	547,403.5479	1,326,269.5629
1056	547,427.9882	1,326,329.7390
1072	546,898.4909	1,326,085.9036
1073	546,793.5302	1,326,439.9884
1074	546,611.6466	1,326,366.6913
1075	546,663.6755	1,326,081.1872
1076	546,798.3396	1,325,999.9601
1077	546,920.7817	1,326,041.0125
1078	546,941.6567	1,326,040.2261
1079	546,913.2242	1,326,102.8602
1080	546,785.7932	1,326,048.3604
1081	546,712.3401	1,326,092.6661
1082	546,659.5916	1,326,386.0126
1083	546,423.1168	1,325,257.7357
1084	547,192.8644	1,325,474.4042
1085	545,786.0968	1,325,449.1014
1086	545,862.8344	1,325,704.5462
1087	546,705.0785	1,325,872.5161
1090	546,206.5510	1,325,583.8660
1091	546,244.0630	1,325,650.9540
1092	546,253.0724	1,325,737.1077
1094	547,544.8340	1,326,723.2679
1095	547,529.2986	1,326,738.8375

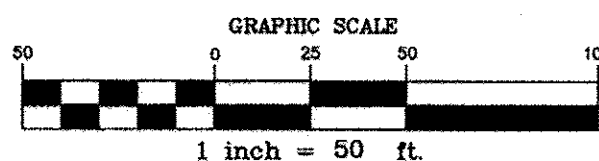


**TABULATION OF FINAL PLAT - THIS SHEET**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	3
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	3
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	3.9786 AC.
4. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
5. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0 AC.
6. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	3.9786 AC.

**OWNERS:**

WBG ESM, LLC  
5485 HARPERS FARM ROAD, SUITE 200  
COLUMBIA, MD 21044



CURVE TABULATION THIS SHEET						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1054-1078	55.00'	164.41'	720.41'	109.68'	S 58°45'49" W	171°16'06"
1078-1077	25.00'	21.56'	11.50'	20.90'	S 02°09'59" E	49°24'32"
1077-1036	925.00'	108.12'	54.12'	108.06'	S 19°11'23" W	06°41'49"

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

County Health Officer: *[Signature]* DATE: 1/16/18

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief, Development Engineering Division: *[Signature]* DATE: 1/16/18

Director: *[Signature]* DATE: 1/16/18

**OWNER'S DEDICATION**

WBG ESM, LLC, 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 GRANT 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 15<sup>th</sup> DAY OF December, 2017

FOR: WBG ESM, LLC  
BY: WILLIAMSBURG EMPLOYEE MANAGEMENT, LLC, MANAGING MEMBER

BY: *[Signature]*  
BRUCE A. HARVEY, MANAGER

ATTEST: *[Signature]*

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THAT PARCEL OF LAND CONVEYED TO WBG ESM, LLC, FROM THE WILBUR AND EVELYN HINKLE FAMILY LIMITED PARTNERSHIP, BY A DEED DATED NOVEMBER 3, 2017 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN BOOK 17912 AT PAGE 112; 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.

William E. Grueninger, III  
WILLIAM E. GRUENINGER, III  
REGISTERED LAND SURVEYOR  
MARYLAND REGISTRATION NO. 21542 (EXP. DATE: 12/21/2019)



RECORDED AS PLAT NUMBER 24583 ON 1/11/18, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**ESTATES AT SCHOOLEY MILL**

LOTS 1 THRU 9, BUILDABLE PRESERVATION PARCEL A, NON-BUILDABLE PRESERVATION PARCELS B & C

(A SUBDIVISION OF PARCEL 93, LIBER 4637 FOLIO 068)

ZONE: RR-DEO TM 40, GRID 11, PARCEL 93  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=50' SHEET 8 OF 8 DEC. 2017

**GLW GUTSCHICK LITTLE & WEBER, P.A.**

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