

GENERAL NOTES

- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM (NAD 83/91) AND ARE DIRECTLY REFERRED TO HOWARD COUNTY MONUMENTS 50B5 & 50B4.
- DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY
- DENOTES IRON PIPE OR BAR FOUND
- DENOTES STONE OR MONUMENT FOUND
- DENOTES REBAR WITH CAP SET
- BR DENOTES BUILDING RESTRICTION LINE.
- PROPERTY BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED 04/25/2012.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WATER PETITION, OR BUILDING/GRADING PERMITS APPLICATIONS.
- THE SUBJECT PROPERTY IS ZONED TO PER 10/08/2011 COMPREHENSIVE ZONING MAP 2011-043 BY A FEE-IN-LIEU PAYMENT TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERY OR BURIAL SITES LOCATED ON SUBJECT PROPERTY.
- THERE ARE NO EXISTING DWELLINGS/STRUCTURES LOCATED ON SITE.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- GEOTECHNICAL REPORTS PREPARED BY ECS-MIDATLANTIC, LLC, DATED 11/28/2006 AND 02/23/2012.
- PUBLIC WATER AVAILABLE THROUGH CONTRACT NO. 1-W. PUBLIC SEWER AVAILABLE THROUGH CONTRACT NO. 29-S.
- APFO TRAFFIC STUDY FOR THIS PROJECT PREPARED BY WELLS AND ASSOCIATES, DATED 01/19/10, REVISED 04/23/10 AND 12/03/10; APPROVED WITH P-11-004, UPDATED TRAFFIC STUDY PREPARED BY WELLS AND ASSOCIATES DATED 05/11/15. THE CURRENT STUDY COVERS PHASE 1 AND PHASE 2 ONLY.
- A MITIGATED NOISE STUDY FOR PHASE 1 IS NOT REQUIRED SINCE RESIDENTIAL UNITS FOR THESE PLANS ARE LOCATED GREATER THAN 500 FEET FROM THE RAILROAD. ALL FUTURE PHASES INCORPORATING RESIDENTIAL UNITS WILL REQUIRE A NOISE STUDY.
- THERE ARE NO STEEP SLOPES OR 100 YR FLOODPLAIN LOCATED IN THE DEVELOPMENT AREA.
- WETLANDS AND STREAMS INDICATED ON THIS PLAN ARE FROM A DEPARTMENT OF THE ARMY JURISDICTIONAL DETERMINATION DATED SEPTEMBER 16, 2003. THE FIELD WORK WAS PERFORMED IN AUGUST, 2003 BY GREENHORNE AND O'MARA, INC. ALSO REFERENCE ENVIRONMENTAL SYSTEMS ANALYSIS LETTER DATED JUNE 14, 2010.
- FLOODPLAIN DATA TAKEN FROM HOWARD COUNTY FLOODPLAIN STUDY AND FLOOD INSURANCE RATE MAP 240330052E, EFFECTIVE DATE SEPTEMBER 16, 2016.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS) OR THEIR BUFFERS, FOREST CONSERVATION AREAS AND 100 YEAR FLOODPLAIN.
- DISTURBANCES WILL OCCUR IN ENVIRONMENTAL AREAS. ANY DISTURBANCE TO THE WETLANDS, FLOODPLAIN OR THEIR BUFFERS REQUIRE MDE APPROVAL AND PERMIT. MDE APPROVAL HAS BEEN OBTAINED BY PERMIT #12-NT-0260/201261039; USACA PERMIT #2013-61039-M02.
- FOREST STAND DELINEATION FOR P/O PARCEL 264 WAS PREPARED BY EXPLORATION RESEARCH, INC., DATED AUGUST 2000 AND WAS RECERTIFIED IN JUNE 2010. A SIMPLIFIED PSD FOR PARCEL 384 WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED APRIL 2010.
- FOREST CONSERVATION OBLIGATION FOR PARCEL 384 (61.43 AC.) HAS BEEN PREVIOUSLY FULFILLED BY ON-SITE RETENTION OF 6.53 AC. OF EXISTING FOREST (PLAT 15007) AND A FEE-IN-LIEU FOR 1.67 ACRES AS PART OF SDP-01-032. THE REMAINING NET TRACT AREA FOR PARCEL 384, PARCEL 144, AND THE PAPER STREET IS 2.07 AC. THE FOREST CONSERVATION OBLIGATION FOR THIS AREA HAS BEEN SATISFIED UNDER SDP-15-043 BY A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$10,127.70 (0.31 AC X 43560 SF X 0.75), 0.32 ACRES OF THE 6.53 ACRES EASEMENT ARE TO BE ABANDONED BY THIS PLAT, NETTING 6.21 ACRES OF RETENTION. THE ACRES OBLIGATION WILL BE MET BY A FEE-IN-LIEU PAYMENT OF \$17,424.00 (0.32 X 43560 X 1.25 = \$17,424.00).
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE, AND THE LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR SITE DEVELOPMENT PLAN SDP-15-063, IN THE AMOUNT OF \$65,300.00 FOR THE REQUIRED 215 SHADE TREES AND 12 EVERGREENS.
- FINANCIAL SURETY FOR THE REQUIRED STREET TREE PLANTING HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR SITE DEVELOPMENT PLAN SDP-15-043, IN THE AMOUNT OF \$79,500.00 FOR THE REQUIRED 265 STREET TREES.
- THERE IS ONE SPECIMEN TREE WITHIN THE LIMITS OF DISTURBANCE. REFERENCE GENERAL NOTE 32, BELOW.
- EXISTING U.S. ROUTE 1 IS CLASSIFIED AS A PRINCIPAL ARTERIAL.
- INGRESS AND EGRESS TO ROUTE 1 IS RESTRICTED. ACCESS WILL BE PROVIDED BY LAUREL PARK BOULEVARD.
- THE REQUIRED AMENITY AREA FOR THE LAUREL PARK DEVELOPMENT IS 4.86 ACRES. AMENITY AREAS PROVIDE SAFE, COMFORTABLE PLACES WHERE PEOPLE CAN STOP, VIEW, SOCIALIZE AND REST WITHIN THE PEDESTRIAN CIRCULATION SYSTEM BUT WITHOUT IMPEDING PEDESTRIAN TRAFFIC. SEE SDP'S FOR PUBLIC AMENITY SPACE AREA LOCATIONS.
- THE PUBLIC AMENITY AREAS, INCLUDING PLAY EQUIPMENT, SHALL COMPLY WITH THE 2010 ADA STANDARDS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A. WIDTH - 12 FEET (18 FEET IF SERVING MORE THAN ONE RESIDENCE).
 B. SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
 C. GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
 D. STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
 E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 F. STRUCTURE CLEARANCES - MINIMUM 12 FEET G. MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- THE MODERATE INCOME HOUSING UNIT AGREEMENT FOR THE 34 DWELLING UNITS WAS RECORDED IN THE HOWARD COUNTY LAND RECORDS ON 08/27/18, BY LIBER 18335 AND FOLIO 232.
- STORMWATER MANAGEMENT TO BE DESIGNED IN ACCORDANCE WITH THE 2007 MDE STORMWATER DESIGN MANUAL, CHAPTER 5, CHAPTER 5, ENVIRONMENTAL SITE DESIGN (REDEVELOPMENT). ALL SWM FACILITIES TO BE PRIVATELY OWNED AND MAINTAINED.
- LAUREL PARK IS SUBJECT TO DESIGN MANUAL WAIVER, APPROVED BY HOWARD COUNTY DPZ ON DATED 07/14/11 WHICH ALLOWS THE CONSTRUCTION OF ROADWAYS WHICH DO NOT MEET PUBLIC ROAD STANDARDS. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 A. THE JUSTIFICATION LETTER BY ROBERT H. VOGEL ENGINEERING EXPLAINING THAT DUE TO SWM, PEDESTRIAN ACCESS, MOVEMENT AND SITE SPECIFIC CHARACTERISTICS, AN ALTERNATIVE ROAD SECTION WOULD BE MORE SUITABLE FOR THIS DEVELOPMENT. DESIGN FLEXIBILITY SHOULD PROMOTE A SAFER PEDESTRIAN ENVIRONMENT AND CAN ACCOMMODATE THE VARIOUS SITE SPECIFIC FEATURES/CONSTRAINTS.
 B. THE INTERSECTION AND TRAFFIC CIRCLES SHALL BE BUILT TO PUBLIC ROAD STANDARDS.
 C. THE SPECIFIC ROADWAY (OR SECTIONS OF ROADWAYS) WHICH WILL UTILIZE THIS WAIVER IS UNKNOWN SO ALL PROPOSED ROADWAY DESIGNS SHALL BE ANALYZED INDIVIDUALLY (AT SDP) TO DETERMINE APPROPRIATENESS OF A DEVIATION FROM PUBLIC ROAD STANDARDS. IF A PROPOSED ROAD DOES NOT MEET THE MINIMUM HOWARD COUNTY STANDARDS, AN APPROPRIATE JUSTIFICATION SHALL BE PROVIDED PRIOR TO APPROVAL.
 D. ALL THE APPROVAL CONDITIONS SPECIFIED BY CHIEF, BUREAU OF ENGINEERING AS PROVIDED ON THE ATTACHED EMAIL CORRESPONDENCE.
 E. THE MINIMUM FRONTAGE FOR OPEN SPACE PARCEL 'D' IS HEREBY A 30' WIDE PUBLIC ROAD FRONTAGE AS REQUESTED.
 F. THE APPROVAL OF SECTION 16.116(a)(2)(i) PERTAINS ONLY TO THE LIMIT OF DISTURBANCE WITHIN THE STREAM BUFFER TO CORRECT THE STORM DRAINAGE PROBLEM AS CITED IN THIS ALTERNATIVE COMPLIANCE AND TO NO OTHER STREAM BUFFER DISTURBANCES.
- REFERENCE WP-10-171, APPROVED 07/09/10, TO SECTIONS 16.121(e)(1), 16.116(a)(2)(i), SECTION 16.1205(a)(7), AND SECTION 16.1205(a)(10) ALLOWING DISTURBANCE TO THE INTERMITTENT STREAM AND THE ASSOCIATED 50' STREAM BUFFER FOR THE CONSTRUCTION OF BY-PASS STORM DRAIN SYSTEM, PAVING AND BUILDING CONSTRUCTION; TO ALLOW THE REMOVAL OF AN EXISTING 34" PIN OAK SPECIMEN TREE; AND TO REDUCE 40' REQUIRED OPEN SPACE FRONTAGE TO 30' FOR OPEN SPACE PARCEL 'D'. APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:
 A. COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS FOR S-10-004.
 B. SIGNIFICANT LANDSCAPING MUST BE PROVIDED AS OFFERED IN THE ALTERNATIVE COMPLIANCE APPLICATION. THIS WILL BE EVALUATED AT THE SITE DEVELOPMENT PLAN STAGE.
 C. APPROVAL OF ANY STATE PERMITS REQUIRED FOR THE ENVIRONMENTAL DISTURBANCES. THE MDE TRACKING PERMIT NUMBER MUST BE SHOWN AS A GENERAL NOTE ON THE FINAL PLAN.
 D. ON THE SKETCH PLAN AND ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF ALTERNATIVE COMPLIANCE PETITION, WP-10-171, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
 E. THE MINIMUM FRONTAGE FOR OPEN SPACE PARCEL 'D' IS HEREBY A 30' WIDE PUBLIC ROAD FRONTAGE AS REQUESTED.
 F. THE APPROVAL OF SECTION 16.116(a)(2)(i) PERTAINS ONLY TO THE LIMIT OF DISTURBANCE WITHIN THE STREAM BUFFER TO CORRECT THE STORM DRAINAGE PROBLEM AS CITED IN THIS ALTERNATIVE COMPLIANCE AND TO NO OTHER STREAM BUFFER DISTURBANCES.

(NOTES CONTINUED ON SHEET 2)

CURVE TABLE

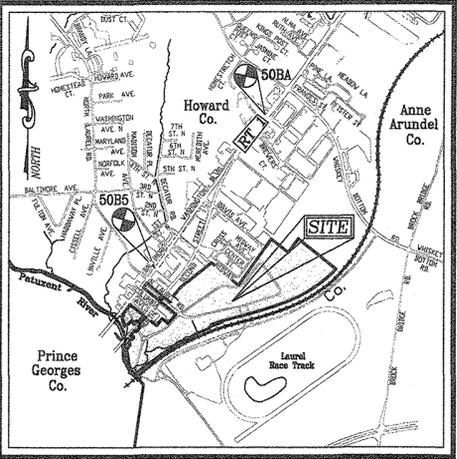
LINE	RADIUS	LENGTH	TAN	DELTA	CHORD & DIST.
L-22	80.00'	51.73'	26.80'	3702'52"	S44'27'21"E 50.83'
L-24	542.00'	15.65'	7.83'	1'39'16"	S25'06'17"E 15.65'

BOUNDARY LINE TABLE

LINE	BEARING	LENGTH
L1	S67'13'34"W	92.00'
L2	S66'43'34"W	102.40'
L3	S62'28'34"W	101.90'
L4	S61'13'34"W	97.00'
L5	S61'45'34"W	107.90'
L6	S61'13'34"W	99.00'
L7	S59'28'34"W	99.50'
L8	S58'13'34"W	101.90'
L9	S54'13'34"W	96.00'
L10	S52'58'34"W	98.00'
L11	S54'28'34"W	102.50'
L12	S60'13'34"W	110.00'
L13	S50'13'34"W	105.90'
L14	S50'43'34"W	100.90'
L15	N07'39'25"W	109.39'
L16	N07'20'54"E	43.83'
L17	N15'39'56"E	187.89'
L18	N12'57'50"E	167.61'
L19	N05'45'09"W	52.13'
L20	N13'42'46"W	45.38'
L21	N62'58'46"W	6.96'
L23	N25'55'55"W	52.38'

BOUNDARY LINE TABLE

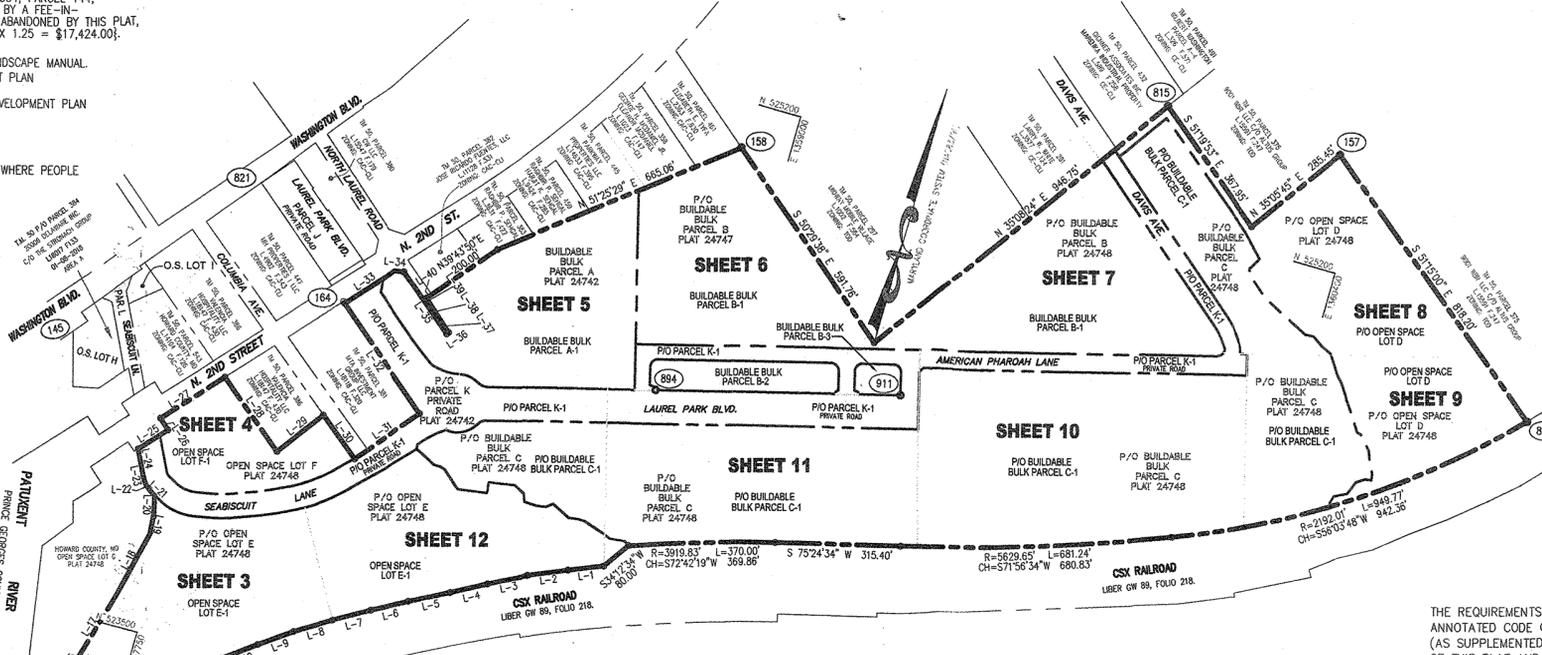
LINE	BEARING	LENGTH
L25	N41'34'42"E	100.00'
L26	N48'25'18"W	35.00'
L27	N41'34'42"E	191.95'
L28	S51'08'01"E	227.66'
L29	N36'03'45"E	148.58'
L30	S51'32'10"E	135.79'
L31	N39'29'02"E	199.72'
L32	N50'41'36"W	335.97'
L33	N41'33'58"E	152.04'
L34	N79'14'56"E	23.47'
L35	S50'41'36"E	146.00'
L36	N39'49'04"E	5.77'
L37	N48'39'20"W	37.36'
L38	N49'26'46"W	50.00'
L39	N49'31'50"W	15.28'
L40	N39'43'51"E	18.64'



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

COORDINATE TABLE

NO.	NORTHING	EASTING
145	524182.8964	1357384.7596
157	525486.9131	1360330.7285
158	525085.5132	1358877.8268
164	524437.5862	1358019.1638
191	523226.0899	1357606.8890
194	523643.9423	1357460.1816
807	524974.7825	1360968.8300
815	525483.2590	1359879.3281
821	524667.7373	1357738.0407
834	523952.0504	1357595.9908
894	524442.1624	1358838.6235
911	524601.0818	1359434.4933



LOCATION MAP
SCALE: 1" = 300'
(SEE ADDITIONAL DETAIL - SHEETS 3-13)

NON-RESIDENTIAL PHASING

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

OWNER
LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC.
198 LAUREL RACE TRACK ROAD
LAUREL, MARYLAND 20725

OWNER
TRIPLE BELL FARMS, LLC
14875 BAYVIEW AVE.
AURORA, ONTARIO, CANADA
L4G 7A9

DEVELOPER/OWNER
2006 DELAWARE, INC. C/O
THE STROMACH GROUP
455 MAGNA DRIVE, 2ND
FLOOR L4G 7A9
AURORA, ONTARIO, CANADA
(905) 726-0995

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

Edward John Glawe *10-01-2019*
EDWARD JOHN GLAWE DATE
LAND SURVEYOR, MD. REG. NO. 21391

Mark D. Monahan *10-1-19*
MARK D. MONAHAN DATE
20006 DELAWARE, INC. AUTHORIZED PERSON

Mark D. Monahan *10-1-19*
MARK D. MONAHAN DATE
TRIPLE BELL FARMS, LLC AUTHORIZED PERSON

Mark D. Monahan *10-1-19*
MARK D. MONAHAN DATE
LAUREL PARK STATION P.O.A. AUTHORIZED PERSON

AREA TABULATION CHART

	SHEET 3	SHEET 4	SHEET 5	SHEET 6	SHEET 7	SHEET 8	SHEET 9	SHEET 10	SHEET 11	SHEET 12	TOTAL
BUILDABLE BULK PARCELS TO BE RECORDED	0	0	1	1	1	1	1	1	1	1	5
OPEN SPACE LOTS TO BE RECORDED	P/O-1	1	0	0	0	0	0	0	0	0	3
PARCELS TO BE RECORDED	0	P/O-1	0	0	0	0	0	0	0	0	1
TOTAL LOTS AND PARCELS TO BE RECORDED	P/O-1	1	P/O-1	1	P/O-1	1	P/O-1	1	1	1	9
AREA OF BUILDABLE BULK PARCELS TO BE RECORDED	0.0000 AC	0.0000 AC	4.7289 AC	4.6122 AC	5.1473 AC	2.1772 AC	2.4726 AC	8.0660 AC	6.3500 AC	1.9161 AC	35.4703 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	4.5025 AC	1.8497 AC	0.0000 AC	0.0000 AC	0.0000 AC	3.9988 AC	2.5200 AC	0.0000 AC	0.0556 AC	4.2488 AC	17.1752 AC
AREA OF PARCELS TO BE RECORDED	0.0000 AC	2.0632 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.5435 AC	0.0000 AC	0.8846 AC	2.3684 AC	0.8290 AC	6.6887 AC
AREA OF LOTS AND PARCELS TO BE RECORDED	4.5025 AC	3.9129 AC	4.7289 AC	4.6122 AC	5.1473 AC	6.7195 AC	4.9926 AC	8.9506 AC	8.7740 AC	6.9937 AC	59.3342 AC
AREA OF ROADWAY TO BE RECORDED	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC	0.0000 AC
TOTAL AREA TO BE RECORDED	4.5025 AC	3.9129 AC	4.7289 AC	4.6122 AC	5.1473 AC	6.7195 AC	4.9926 AC	8.9506 AC	8.7740 AC	6.9937 AC	59.3342 AC

RESIDENTIAL PHASING

PLANNING AREA	ALLOCATION YEAR				TOTAL
	2013	2014	2018	2019	
SOUTHEAST	252	243	144	146	785
ROUTE 1	-	-	73	66	139
MIHU	-	-	38	38	76
TOTAL	252	243	255	250	1,000

MIHU NOTE
PLEASE NOTE THAT ALL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MODERATE INCOME HOUSING UNIT (MIHU) AND ARE PROVIDED ON SITE. NO FEE-IN-LIEU.

PURPOSE:
THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LAUREL PARK STATION PHASE 1 RECORDED AS PLATS 24740-24753, TO ABANDON A VARIABLE WIDTH PUBLIC WATER, SEWER, STORM DRAIN & UTILITY EASEMENT, ABANDON A PRIVATE REVERTIBLE EASEMENTS, ABANDON A PRIVATE NO-BUILD EASEMENT, ABANDON A FOREST CONSERVATION EASEMENT AND TO CREATE PARCELS A-1, B-1, B-2, B-3, & C-1, LOTS D, E-1, F-1, & K-1 AND CREATE A VARIABLE WIDTH PUBLIC WATER, SEWER, STORM DRAIN, DRAINAGE & UTILITY EASEMENT.

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

William for Maurice Roseman *10/31/2019*
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edmonson *10-21-19*
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Karl Schindler *11-07-19*
DIRECTOR DATE

OWNER'S CERTIFICATE

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

WITNESS OUR HANDS THIS 1ST DAY OF OCTOBER, 2019.

Mark D. Monahan
2006 DELAWARE, INC.
AUTHORIZED PERSON

Mark D. Monahan
LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC.
AUTHORIZED PERSON

Mark D. Monahan
TRIPLE BELL FARMS, LLC.
AUTHORIZED PERSON

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF (1) PART OF THAT LAND DESCRIBED IN CONVEYANCE FROM LAUREL RACING ASSOCIATION LIMITED PARTNERSHIP TO MI DEVELOPMENTS (MARYLAND) INC. BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157, AND (2) ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM PHUC NGO AND CHERRY IRAN TO TRIPLE BELL FARMS LLC BY DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13296, FOLIO 377, AND (3) LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC. DECLARATION BY DEED DATED APRIL 27, 2018 AND RECORDED IN FOLIO 187, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

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

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION/RENEWAL DATE JUNE 04, 2021.

Edward John Glawe *10/01/2019*
EDWARD JOHN GLAWE DATE
LAND SURVEYOR, MD REG. NO. 21391

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
3300 NORTH RIDGE ROAD TEL: 410-461-7556
ELLIOTT CITY, MD 21043 FAX: 410-461-8961

RECORDED AS PLAT No. 25206 ON 11-8-19
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
LAUREL PARK STATION, PHASE 1
PARCELS A-1, B-1, B-2, B-3, & C-1
OPEN SPACE LOTS D, E-1, F-1, & K-1
A RESUBDIVISION OF LAUREL PARK STATION, PHASE 1, PARCELS A-C, LOTS D-I & PARCELS J-L, RECORDED AS PLATS 24740-24753

DPZ REF'S: P-11-004, PLAT 15007, S-10-004, SDP-01-32, SDP-15-043, WP-01-24, WP-01-106, WP-10-171, WP-11-171, WP-11-184, WP-12-153, WP-13-078, WP-13-099, WP-13-100, WP-14-064, WP-15-001, WP-15-092, WP-15-135, WP-16-096, WP 16-136, WP 18-089, PLAT 15007, PLATS 24740-24753 (F-16-013), WP-18-113, S-18-001, SDP-15-063 & WP-19-067. *WP 20-21*

ZONED: TOD

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

SCALE: 1" = 300' GRAPHIC SCALE SEPTEMBER 2019

SHEET 1 OF 12

K:\PROJECTS\07-11\SURVEY\dwg\RECORD PLATS\PHASE 1\2019 REDESIGN\PLAT_01.dwg

33. 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, OVER AND THROUGH OPEN SPACE PARCEL D AND SHOWN ON THIS PLAN AS THE FOREST CONSERVATION EASEMENT. ANY AND ALL CONVEYANCES OF THE AFFORSAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREBY RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL(S).
- UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY AND IN CASE OF A FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
34. REFERENCE WP-11-184, APPROVED 06/23/11, TO WAIVE SECTIONS 16.115(c)(2) - PROHIBITIONS ON USE OF FLOODPLAIN LAND; 16.116(a) - STREAM AND WETLANDS; SECTION 16.120(c)(1) - REQUIRES ALL COMMERCIAL, INDUSTRIAL OR APARTMENT LOTS TO HAVE A MINIMUM FRONTAGE OF 60 FEET ON A PUBLIC ROAD; SECTION 16.144(g) AND 16.146 - SUBMISSION OF PRELIMINARY PLAN. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
- COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS FOR 5-10-04.
 - THE PRELIMINARY PLAN AND/OR ASSOCIATED FINAL PLAN MUST BE SUBMITTED ON OR BEFORE JUNE 22, 2011.
 - ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF ALTERNATIVE COMPLIANCE, WP-11-184, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
 - APPROVAL OF ANY STATE PERMITS REQUIRED FOR THE ENVIRONMENTAL DISTURBANCES. THE MDE TRACKING PERMIT NUMBER MUST BE SHOWN AS A GENERAL NOTE ON THE FINAL PLAN. REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
 - COMPLIANCE WITH ALL DEADLINES ESTABLISHED IN THE PHASING CHART.
 - PRIOR TO THE SIGNATURE OF ANY SITE DEVELOPMENT PLAN A SHARED PARKING AGREEMENT AND PRIVATE ROAD MAINTENANCE AGREEMENT MUST BE RECORDED IN THE HOWARD COUNTY LAND RECORDS OFFICE. THE COMMON PRIVATE ROAD WILL BE JOINTLY MAINTAINED BY THE LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION.
 - APPROVAL FOR AN ALTERNATIVE COMPLIANCE TO SECTIONS 16.116(a) AND 16.115 (c)(2) AUTHORIZES DISTURBANCES INTO THE WETLANDS, WETLANDS BUFFER, STREAM BUFFER, ENVIRONMENTAL SETBACK ENCROACHMENTS AND 100 YEAR FLOODPLAIN DISTURBANCES AS DEPICTED ON THE ALTERNATIVE COMPLIANCE EXHIBIT DATED JUNE 13, 2011. NO ADDITIONAL ACTIVITIES WITHIN THE WETLANDS, 25' STREAM BUFFER, 50' STREAM BUFFER, 15' RESIDENTIAL ENVIRONMENTAL SETBACK AND 100 YEAR FLOODPLAIN ARE AUTHORIZED BY APPROVAL OF THIS ALTERNATIVE COMPLIANCE, UNLESS IT CAN BE DEMONSTRATED AT THE SITE DEVELOPMENT PLAN STAGE TO BE JUSTIFIED.
35. REFERENCE WP-13-078, APPROVED 12/03/12, TO WAIVE SECTION 16.1106(d) - MILESTONES (TIMING FOR RESIDENTIAL PROJECTS); SECTION 16.1106(e) - MILESTONES (TIMING FOR NON-RESIDENTIAL PROJECTS). APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
- COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS.
 - ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF ALTERNATIVE COMPLIANCE, WP-13-078, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
 - THE PRELIMINARY PLAN OR SITE DEVELOPMENT PLAN FOR PHASE I MUST BE SUBMITTED ON OR BEFORE AUGUST 06, 2013.
36. REFERENCE WP-14-064, APPROVED 01/06/14, TO WAIVE SECTION 16.144(k)(3)(i) - SUBMISSION OF FINAL PLAN; SECTION 16.1106(d) - MILESTONES (TIMING FOR RESIDENTIAL PROJECTS); SECTION 16.1106(e) - MILESTONES (TIMING FOR NON-RESIDENTIAL PROJECTS). APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
- THE PRELIMINARY PLAN OR SITE DEVELOPMENT PLAN FOR PHASE I MUST BE SUBMITTED ON OR BEFORE APRIL 06, 2014.
 - ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF ALTERNATIVE COMPLIANCE, WP-13-078, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
37. REFERENCE WP-15-001, APPROVED 07/30/14, TO WAIVE SECTION 16.144(k)(3)(i) - SUBMISSION OF FINAL PLAN; SECTION 16.1106(d) - MILESTONES (TIMING FOR RESIDENTIAL PROJECTS); SECTION 16.1106(e) - MILESTONES (TIMING FOR NON-RESIDENTIAL PROJECTS). APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
- THE PRELIMINARY PLAN OR SITE DEVELOPMENT PLAN FOR PHASE I MUST BE SUBMITTED ON OR BEFORE OCTOBER 30, 2014. RECONSIDERATION TO ALTERNATIVE COMPLIANCE WP-15-001, APPROVED 11/06/14, EXTENDS THIS DATE TO ON OR BEFORE JANUARY 15, 2015.
 - THE MILESTONE DATE FOR SUBMISSION OF A PRELIMINARY PLAN OR SITE DEVELOPMENT PLAN FOR PHASES 2, 3 AND 4 FOR THIS PROJECT MUST BE SUBMITTED ON OR BEFORE APRIL 30, 2015.
 - ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF ALTERNATIVE COMPLIANCE, WP-15-001, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
38. REFERENCE WP-15-092, APPROVED 01/27/15, TO WAIVE SECTION 16.144(k)(3)(i) - SUBMISSION OF FINAL PLAN; SECTION 16.1106(d) - MILESTONES (TIMING FOR RESIDENTIAL PROJECTS); SECTION 16.1106(e) - MILESTONES (TIMING FOR NON-RESIDENTIAL PROJECTS). APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
- THE SITE DEVELOPMENT PLAN FOR PHASE 1 MUST BE SUBMITTED ON OR BEFORE FEBRUARY 13, 2015.
 - THE SITE DEVELOPMENT PLAN FOR PHASE 2 MUST BE SUBMITTED ON OR BEFORE APRIL 30, 2015.
 - THE SITE DEVELOPMENT PLAN FOR PHASE 3 MUST BE SUBMITTED ON OR BEFORE JUNE 30, 2015.
 - THE SITE DEVELOPMENT PLAN FOR PHASE 4 MUST BE SUBMITTED ON OR BEFORE JULY 31, 2015.
39. REFERENCE WP-15-135, APPROVED ON MAY 18, 2015; TO WAIVE SECTION 16.144(k)(3)(i) TO SUBMIT THE FINAL PLAN WITHIN 4 MONTHS OF PRELIMINARY PLAN APPROVAL, TO WAIVE SECTION 16.1106 (g) TO CHANGE TIMING FOR RESIDENTIAL PROJECTS, AND TO WAIVE SECTION 16.1106 (e) TO CHANGE TIMING FOR NON-RESIDENTIAL PROJECTS. APPROVAL IS SUBJECT TO FOLLOWING CONDITION:
- THE REQUIRED CONCEPT PLAN MUST BE SUBMITTED TO THE DPZ WITHIN 30 DAYS ON OR BEFORE JUNE 18, 2015.
 - PRIOR TO THE SUBMISSION AND ACCEPTANCE OF ANY SITE DEVELOPMENT PLANS FOR PHASES 2, 3, AND 4 THE DEVELOPER SHALL SUBMIT THE PROJECT PLANS FOR REVIEW TO THE DESIGN ADVISORY PANEL REVIEW.
 - COMPLIANCE WITH THE COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION DATED MAY 13, 2015.
 - THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN FOR PHASE 2 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE OCTOBER 28, 2015.
 - THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN FOR PHASE 3 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE DECEMBER 31, 2015.
 - THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN FOR PHASE 4 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE JANUARY 30, 2016.
40. REFERENCE : WP-16-136; APPROVED 06/20/16; TO WAIVE SECTION 16.120(b)(4)(ii)d WHICH PROHIBITS RESIDENTIAL CONDOMINIUM UNITS AND RENTAL APARTMENTS WITHIN 15 FEET OF THE PROTECTED ENVIRONMENTAL FEATURE BUFFER. SECTION 16.120(c)(1) WHICH REQUIRES ALL COMMERCIAL, INDUSTRIAL OR APARTMENT PARCELS OR LOTS SHALL HAVE A MINIMUM FRONTAGE OF 60 FEET ON A PUBLIC ROAD. SECTION 16.20(b)(12) WHICH REQUIRES OFF-STREET PARKING WITHIN 200 FEET FROM THE MAIN ENTRANCE OF AN APARTMENT BUILDING OR THE MIDPOINT OF A GROUP OF SINGLE-FAMILY ATTACHED UNITS. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
- COMPLIANCE WITH SUBDIVISION REVIEW COMMITTEE COMMENTS ISSUED FOR SITE DEVELOPMENT PLANS, SDP-15-043 AND SDP-15-063.
 - ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF ALTERNATIVE COMPLIANCE, WP-16-136, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
 - APPROVAL OF ANY STATE OF MARYLAND PERMITS REQUIRED FOR THE ENVIRONMENTAL DISTURBANCES. THE MDE TRACKING PERMIT NUMBER MUST BE SHOWN AS A GENERAL NOTE ON THE FINAL PLAN AND SITE DEVELOPMENT PLANS.
 - COMPLIANCE WITH ALL DEADLINES AS ESTABLISHED IN THE MOST RECENT APPROVED APFO PHASING CHART SCHEDULE.
 - APPROVAL FOR AN ALTERNATIVE COMPLIANCE TO SECTION 16.120(b)(4)(ii)d AUTHORIZES DISTURBANCES INTO THE 15-FOOT ENVIRONMENTAL SETBACK AS DEPICTED ON THE ALTERNATIVE COMPLIANCE PLAN EXHIBIT DATED MAY 13, 2016. NO ADDITIONAL ACTIVITIES WITHIN THE 15' RESIDENTIAL ENVIRONMENTAL SETBACK ARE AUTHORIZED BY APPROVAL OF THIS ALTERNATIVE COMPLIANCE, UNLESS IT CAN BE DEMONSTRATED AT THE SITE DEVELOPMENT PLAN STAGE TO BE JUSTIFIED.
 - SIGNAGE AND MARKINGS FOR GUEST AND COMMERCIAL USE PARKING SHOULD BE PROVIDED BY THE DEVELOPER OR SOME OTHER ALTERNATE METHOD TO ENSURE ADEQUATE PARKING FOR THE DIFFERENT USES (2 OVER 2'S, APARTMENT UNITS AND COMMERCIAL TENANTS).
 - A MEMORANDUM OF UNDERSTANDING WILL BE PREPARED WHICH ALLOWS PUBLIC ACCESS TO THE TOD SITE, (PRIVATE ROADS, PARKING GARAGES, TRANSIT STOPS AND MARC STATION).
 - THE PROPERTY MANAGEMENT COMPANY THAT MANAGES THE "LAUREL PARK STATION" PROPERTY WILL NEED TO MONITOR AND REGULATE THE PARKING SITUATION ON THE PROPERTY. PARKING SPACES WILL NEED TO BE ASSIGNED TO SPECIFIC RESIDENCE TYPES AND USES. SIGNAGE OR SPACE NUMBERING WILL NEED TO BE PROVIDED TO REGULATE PARKING FOR BOTH THE RESIDENTIAL AND COMMERCIAL ELEMENTS. A NOTE SHALL BE ADDED TO THE GENERAL NOTES ON THE SITE DEVELOPMENT PLANS STATING THIS ON THE UPDATED PLANS. THE OWNER OR MANAGEMENT COMPANY FOR THIS PROJECT SHALL MANAGE AND MONITOR THE ON-SITE PARKING ON A REGULAR BASIS AND RESPOND TO ANY PARKING INADEQUACIES IMMEDIATELY SHOULD ANY PARKING PROBLEMS ARISE IN THE FUTURE.
41. OPEN SPACE LOTS D, E-1, F-1, & I IS OWNED AND MAINTAINED BY THE LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION. THE RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON. OPEN SPACE LOTS G & H IS OWNED BY HOWARD COUNTY, MD, AND MAINTAINED BY THE DEPARTMENT OF RECREATION AND PARKS.
42. THE ARTICLES OF INCORPORATION FOR THE LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION WERE FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 04/17/2017, RECEIPT NO. 4758977. PROTECTIVE COVENANTS, INCLUDING COVENANTS GOVERNING THE MAINTENANCE OF OPEN SPACE LOTS D, E-1, F-1, G, H & I SHALL BE RECORDED CONCURRENTLY WITH THE RECORDING OF THIS PLAN.
43. THE DEVELOPMENT OF THIS SITE WILL REQUIRE COORDINATION WITH CSX REGARDING STORMWATER RUNOFF. APPROPRIATE APPROVAL FROM CSX WILL ALSO NEED TO BE OBTAINED. ANY DISTURBANCE TO THE ADJACENT CSX PROPERTY MUST BE APPROVED PRIOR TO APPROVAL OF THIS PROJECT AND/OR ANY SUBSEQUENT PROJECTS OF THE LAUREL PARK DEVELOPMENT. CSX APPROVAL GIVEN JANUARY 19, 2017.
44. PUBLIC ACCESS WILL BE PROVIDED TO THE MARC STATION. CONCURRENT WITH THE DEVELOPERS AGREEMENT, A MEMORANDUM OF UNDERSTANDING WILL BE OR HAS BEEN COMPLETED TO ALLOW FULL ACCESS TO THE PUBLIC.

45. THIS PLAN IS SUBJECT TO A DESIGN MANUAL WAIVER TO THE FOLLOWING DESIGN MANUALS:
- A. DESIGN MANUAL VOLUME II; DATED 07/28/16; SECTION 5.3.B WHICH INDICATES THE REQUIRED EASEMENT WIDTHS FOR WATER AND SEWER AND SECTION 5.4.B5 WHICH INDICATES THE MINIMUM HORIZONTAL CLEARANCE BETWEEN ANY PERMANENT STRUCTURE AND THE EDGE OF A UTILITY EASEMENT.
- DPW APPROVED THE REQUESTED TO ALLOW THE SUGGESTED EASEMENT WIDTHS FOR AREAS A THRU D. CONSTRUCTION MEANS AND METHODS SHALL INCLUDE ACTIONS AND PRECAUTIONS NECESSARY TO PROTECT EXISTING UTILITIES AND SERVICES, UNINTERRUPTED, DURING CONSTRUCTION.
 - DPW DENIED THE WAIVER REQUEST TO REDUCE THE HORIZONTAL CLEARANCE BETWEEN THE FH EASEMENTS AND PERMANENT STRUCTURES.
- B. DESIGN MANUAL VOLUME III; APPROVED 06/28/16; TO SECTION 3.4.A.2.b TO SPECIFIC RETAINING WALL DESIGN REQUIREMENTS AS INDICATED BELOW:
- IF A RETAINING WALL EXCEEDS 3- FEET IN HEIGHT AT ANY POINT, RETAINING WALL COMPUTATIONS, OFFSETS, EASEMENTS, ETC. SHALL BE PROVIDED. BASED ON THE INFORMATION PROVIDED WITH THE SUBMITTAL APPROVAL GRANTED FOR THE SEATTLE SLEW LANE WALL ONLY. SUBJECT TO THE WALL NOT EXCEEDING 3.15- FEET AS STATED IN THE WAIVER REQUEST. THIS WALL SHALL STILL INCLUDE SAFETY RAILING AND CERTIFICATION FROM A PROFESSIONAL ENGINEER INDICATING THE WALL WILL NOT AFFECT THE USE (OR POTENTIAL USE) OF THE NEIGHBORING PROPERTY. THIS WALL MUST REMAIN AT LEAST 2- FEET FROM THE PROPERTY LINE.
 - A PERMANENT WALL MAINTENANCE EASEMENT SHALL BE PROVIDED BEHIND EACH WALL THAT IS EQUIVALENT IN WIDTH TO THE HEIGHT OF THE WALL PLUS THE LENGTH OF THE GEORGOR, NO STRUTTING IN THIS EASEMENT. BASED ON THE INFORMATION PROVIDED WITH THE SUBMITTAL APPROVAL GRANTED FOR THE WALL ALONG SEATTLE SLEW LANE AND RUFFIAN WAY ONLY. APPROVAL SUBJECT TO THE FOLLOWING:
 - PROVIDE A LETTER FROM A MD LICENSED STRUCTURAL / GEOTECHNICAL ENGINEER, EXPERIENCED IN RETAINING WALL DESIGN, THAT HAS DESIGNED THE PROPOSED WALLS WOULD NOT BE AFFECTED DUE TO FUTURE UTILITY EXCAVATION.
 - ALSO, THE LETTER FROM THE ENGINEER SHOULD INCLUDE VERIFICATION THAT THE LOCATION OF THIS PROPOSED WALL WILL NOT HAVE AN EFFECT ON THE CURRENT OR FUTURE USE OF THE NEIGHBORING PROPERTY.
 - THE SEATTLE SLEW LANE WALL SHALL NOT EXCEED 3.15- FEET IN HEIGHT AND THE RUFFIAN WAY WALL SHALL NOT EXCEED 8.75- FEET IN HEIGHT.
 - A VOLUME II DESIGN MANUAL WAIVER MUST BE APPROVED FOR HAVING THE WALLS WITHIN THE 10- FOOT OFFSET FROM THE UTILITY EASEMENT.
- C. DESIGN MANUAL VOLUME III, DATED 07/11/16; TO SECTION 4.3.C.3 WHICH REQUIRES A 3% BACKGROUND TRAFFIC GROWTH RATE FOR THE FIRST THREE YEARS AND 6% COMPOUNDED YEARLY GROWTH RATE AFTER THE FIRST 3 YEARS, AND SECTION 2.4.B (SECTION 2.8) WHICH REQUIRES THAT PRIVATE ROADS BE CONSTRUCTED TO A PUBLIC ROAD STANDARD BASED ON THE INFORMATION PROVIDED BELOW ARE THE FOLLOWING DECISIONS:
- DPZ APPROVED THE REQUEST TO ALLOW 2% BACKGROUND GROWTH RATE BASED ON SUPPORTING SHA TRAFFIC DATA.
 - DPZ DENIED THE REQUEST TO REDUCE THE REQUIRED ROAD SECTION WIDTH FROM 24- FEET TO 20- FEET AT THE SOUTH ACCESS UNDERPASS FOR THE PURPOSE OF TWO- WAY TRAFFIC. THIS DENIAL IS BASED ON THE FOLLOWING:
 - DPW REVIEWED AND DENIED THE SAME WAIVER THAT WAS SUBMITTED IN 2011. SEE ATTACHED EMAIL CORRESPONDENCE REGARDING THE WAIVER DECISION DATED OCTOBER 7, 2011.
 - PLEASE SEE THE DED REJECTION LETTER DATED OCTOBER 11, 2011 SPEER/RYG CONCERNS WITH NARROWING THE ROADWAY AT THE EXISTING UNDERPASS.
- D. DESIGN MANUAL VOLUME II; APPROVED 06/13/16; TO SECTION 4.5.F WHICH REQUIRES APPROVAL FROM THE DEPARTMENT OF PUBLIC WORKS (DPW) FOR THE USE OF TWIN SEWER HOUSE CONNECTIONS.
46. REFERENCE WP-11-171; APPROVED ON MAY 04, 2011; TO WAIVE SECTION 16.144(k)(3)(ii), TO SUBMIT THE PRELIMINARY PLAN WITHIN NINE MONTHS OF SKETCH PLAN APPROVAL. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
- COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS FOR 5-10-04.
 - ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF ALTERNATIVE COMPLIANCE PETITION, WP-11-171, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
 - THE PRELIMINARY PLAN FOR PHASE I MUST BE SUBMITTED WITHIN 9 MONTHS FROM THE DATE OF THIS LETTER ON OR BEFORE FEBRUARY 2, 2012. PLEASE NOTE THAT THE EXTENSION DEADLINE WAS EXTENDED BEYOND WHAT WAS REQUESTED WITH THE ALTERNATIVE COMPLIANCE PETITION APPLICATION.
47. REFERENCE WP-12-153; APPROVED ON APRIL 25, 2012; TO WAIVE SECTION 16.144(k)(3)(iii), WHICH REQUIRES THE SUBMISSION OF PRELIMINARY PLAN WITHIN 9 MONTHS OF SKETCH PLAN APPROVAL. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
- COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS.
 - ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF ALTERNATIVE COMPLIANCE PETITION, WP-12-153, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
 - THE PRELIMINARY PLAN OR SITE DEVELOPMENT PLAN FOR PHASE II MUST BE SUBMITTED ON OR BEFORE JANUARY 01, 2013.
48. REFERENCE WP-13-099; APPROVED JANUARY 22, 2013; TO WAIVE SECTION 16.1106(g)(3) REQUIRING THE FILING OF A COMPLETE PRELIMINARY PLAN APPLICATION, FINAL PLAN APPLICATION OR SITE DEVELOPMENT PLAN APPLICATION, SECTION 16.1106(d) FOR RESIDENTIAL PROJECTS, EACH MILESTONE OCCURS: 50 OR FEWER HOUSING UNITS 9 MONTHS AFTER STARTING DATE, 51-100 HOUSING UNITS 6 MONTHS AFTER STARTING DATE, 101+ HOUSING UNITS 9 MONTHS AFTER STARTING DATE, SECTION 16.1106(e) FOR NONRESIDENTIAL PROJECTS, EACH MILESTONE OCCURS 9 MONTHS AFTER STARTING DATE, AND SECTION 16.144(k)(3)(i) REQUIRING THE SUBMISSION OF A PRELIMINARY PLAN 9 MONTHS FROM THE APPROVAL OF THE SKETCH PLAN. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
- ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF ALTERNATIVE COMPLIANCE, WP-13-099, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
 - THE PRELIMINARY PLAN OR SITE DEVELOPMENT PLAN FOR PHASE III MUST BE SUBMITTED ON OR BEFORE JANUARY 01, 2014.
49. REFERENCE WP-13-100; APPROVED JANUARY 07, 2013; TO WAIVE SECTION 16.1106(g)(3) REQUIRING THE FILING OF A COMPLETE PRELIMINARY PLAN APPLICATION, FINAL PLAN APPLICATION OR SITE DEVELOPMENT PLAN APPLICATION, SECTION 16.1106(d) FOR RESIDENTIAL PROJECTS, EACH MILESTONE OCCURS: 50 OR FEWER HOUSING UNITS 4 MONTHS AFTER STARTING DATE, 51-100 HOUSING UNITS 9 MONTHS AFTER STARTING DATE, 101+ HOUSING UNITS 9 MONTHS AFTER STARTING DATE, SECTION 16.1106(e) FOR NONRESIDENTIAL PROJECTS, EACH MILESTONE OCCURS 9 MONTHS AFTER STARTING DATE, AND SECTION 16.144(k)(3)(i) REQUIRING THE SUBMISSION OF A PRELIMINARY PLAN WITHIN 9 MONTHS FROM THE APPROVAL OF THE SKETCH PLAN. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
- ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF ALTERNATIVE COMPLIANCE, WP-13-100, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
 - THE PRELIMINARY PLAN OR SITE DEVELOPMENT PLAN FOR PHASE II MUST BE SUBMITTED ON OR BEFORE OCTOBER 01, 2013.
50. REFERENCE WP-15-135; APPROVED MAY 18, 2015; TO WAIVE SECTION 16.144(k)(3)(i) REQUIRING THE SUBMISSION OF THE FINAL PLAN WITHIN 4 MONTHS OF PRELIMINARY PLAN APPROVAL, SECTION 16.1106(d) FOR RESIDENTIAL PROJECTS, EACH MILESTONE OCCURS: 50 OR FEWER HOUSING UNITS 4 MONTHS AFTER STARTING DATE; 51-100 HOUSING UNITS 6 MONTHS AFTER STARTING DATE; 100+ HOUSING UNITS 9 MONTHS AFTER STARTING DATE, AND SECTION 16.1106(e) FOR NONRESIDENTIAL PROJECTS, EACH MILESTONE OCCURS 9 MONTHS AFTER THE STARTING DATE. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
- THE REQUIRED CONCEPT PLAN MUST BE SUBMITTED TO THE DPZ WITHIN 30 DAYS ON OR BEFORE JUNE 18, 2015.
 - PRIOR TO THE SUBMISSION AND ACCEPTANCE OF ANY SITE DEVELOPMENT PLANS FOR PHASES 2, 3 AND 4, THE DEVELOPER SHALL SUBMIT THE PROJECT PLANS FOR REVIEW TO THE DESIGN ADVISORY PANEL REVIEW.
 - COMPLIANCE WITH THE COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION DATED MAY 13, 2015.
 - THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN FOR PHASE 2 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE JULY 30, 2015.
 - THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN FOR PHASE 3 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE DECEMBER 31, 2015.
 - THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN FOR PHASE 4 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE JANUARY 30, 2016.
 - THE REQUEST TO TRANSFER 32 HOUSING UNIT ALLOCATIONS FROM PHASE I IS DENIED AT THIS TIME. THE 32 HOUSING UNITS ALLOCATIONS FOR PHASE I WHICH WERE NOT SUBMITTED UNDER SDP-15-043 CANNOT BE TRANSFERRED THROUGH ALTERNATIVE COMPLIANCE PROCESS. PLEASE CONTACT JEFF BROWN, DIVISION OF RESEARCH, FOR THE PROPER RE- PHASING PROCESS UNDER THE APFO REGULATIONS PER SECTION 16.1104(b) OF THE COUNTY CODE.

51. REFERENCE WP-16-096; APPROVED MARCH 10, 2016; TO WAIVE SECTION 16.144(k)(3)(i) REQUIRING THE SUBMISSION OF THE FINAL PLAN WITHIN 4 MONTHS OF PRELIMINARY PLAN APPROVAL, SECTION 16.1106(d) FOR RESIDENTIAL PROJECTS, EACH MILESTONE OCCURS: 50 OR FEWER HOUSING UNITS 4 MONTHS AFTER STARTING DATE, 51-100 HOUSING UNITS 6 MONTHS AFTER STARTING DATE, 101+ HOUSING UNITS 9 MONTHS AFTER STARTING DATE, AND SECTION 16.1106(e) FOR NONRESIDENTIAL PROJECTS, EACH MILESTONE OCCURS 9 MONTHS AFTER THE STARTING DATE. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
- THE REQUIRED FINAL PLAN FOR THE GROSS PROJECT AREA MUST BE SUBMITTED WITHIN 30 DAYS FROM THIS LETTER ON OR BEFORE APRIL 09, 2016.
 - THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN FOR PHASE 3 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE MAY 14, 2016.
 - THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN FOR PHASE 4 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE JUNE 13, 2016.
52. REFERENCE WP-18-069, APPROVED 01/25/18, TO WAIVE SECTION 16.144(k)(3)(i) - SUBMISSION OF FINAL PLAN; SECTION 16.1106(d) - MILESTONES (TIMING FOR RESIDENTIAL PROJECTS); SECTION 16.1106(e) - MILESTONES (TIMING FOR NON-RESIDENTIAL PROJECTS); SECTION 16.156(m) - SUBMISSION OF ORIGINALS FOR SIGNATURE; SECTION 16.144(g) - PAYMENT OF FEES AND POSTING OF FINANCIAL OBLIGATIONS; SECTION 16.144(a) - SUBMISSION OF ORIGINALS FOR SIGNATURE. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
- THE PAYMENT OF FEES AND POSTING OF FINANCIAL OBLIGATIONS FOR THE SITE DEVELOPMENT PLANS (SDP-15-043) AND THE FINAL PLAN (F-16-013) MUST BE COMPLETED ON OR BEFORE 04/25/18.
 - THE ORIGINAL MYLARS FOR THE SITE DEVELOPMENT PLANS (SDP-15-043) AND THE FINAL PLAN (F-16-013) MUST BE COMPLETED ON OR BEFORE 04/25/18.
 - THE SITE DEVELOPMENT PLANS AND/OR ASSOCIATED FINAL PLAN FOR PHASE 3 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE 08/02/2018.
 - THE SITE DEVELOPMENT PLANS AND/OR ASSOCIATED FINAL PLAN FOR PHASE 4 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE 10/01 /2018.
 - ON ALL FUTURE PLAN SUBMISSIONS, PROVIDE A BRIEF DESCRIPTION OF ALTERNATIVE COMPLIANCE WP-18-069, AS A GENERAL NOTE TO INCLUDE REQUEST(S), SECTION(S) OF THE REGULATIONS, ACTION AND DATE.
53. REFERENCE WP-18-113, APPROVED 05/14/18, TO WAIVE SECTION 16.156(g) PAYMENT OF FEES AND POSTING OF FINANCIAL OBLIGATIONS; SECTION 16.156(m) - SUBMISSION OF ORIGINALS FOR SIGNATURE; SECTION 16.144(g) - PAYMENT OF FEES AND POSTING OF FINANCIAL OBLIGATIONS; SECTION 16.144(a) - SUBMISSION OF ORIGINALS FOR SIGNATURE. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
- THE PAYMENT OF FEES AND POSTING OF FINANCIAL OBLIGATIONS FOR THE SITE DEVELOPMENT PLANS (SDP-15-043) AND THE FINAL PLAN (F-16-013) MUST BE COMPLETED ON OR BEFORE 06/04/18.
 - THE ORIGINAL MYLARS FOR THE SITE DEVELOPMENT PLANS (SDP-15-043) AND THE FINAL PLAN (F-16-013) MUST BE COMPLETED ON OR BEFORE 06/04/18.
 - ON ALL FUTURE PLAN SUBMISSIONS, PROVIDE A BRIEF DESCRIPTION OF ALTERNATIVE COMPLIANCE PETITION WP-18-069, AS A GENERAL NOTE TO INCLUDE REQUEST(S), SECTION(S) OF THE REGULATIONS, ACTION AND DATE.
54. OPEN SPACE DEDICATION TO THE LAUREL PARK STATION PROPERTY OWNER'S ASSOCIATION HAS BEEN NOTED ON THE PLAN IN ACCORDANCE WITH SECTION 16.121(c) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
55. REFERENCE WP-19-067, APPROVED 02/14/2019, TO EXTEND PHASE 2 SITE DEVELOPMENT PLAN FOR SIX MONTHS, EXTEND THE PHASE 3 SITE DEVELOPMENT PLAN AND FINAL PLAN FOR NINE MONTHS AND EXTEND THE PHASE 4 SITE DEVELOPMENT PLAN AND FINAL PLAN FOR NINE MONTHS; SECTION 16.144(f), SECTION 16.145(b)(8)(a) AND SECTION 16.156(g)(2).
- THE REVISED SITE DEVELOPMENT PLAN (SDP-15-063) FOR PHASE 2 IS EXTENDED FOR 6 MONTHS AND MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE SEPTEMBER 03, 2019.
 - THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN FOR PHASE 3 IS EXTENDED FOR 9 MONTHS AND MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE JANUARY 01, 2020.
 - THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN FOR PHASE 4 IS EXTENDED FOR 9 MONTHS AND MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE JANUARY 01, 2020.
 - COMPLIANCE WITH COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION DATED FEBRUARY 11, 2019.
 - ON ALL FUTURE PLAN SUBMISSIONS, PROVIDE A BRIEF DESCRIPTION OF ALTERNATIVE COMPLIANCE PETITION, WP-19-067, AS A GENERAL NOTE TO INCLUDE REQUEST(S), SECTION(S) OF THE REGULATIONS, ACTION AND DATE.
56. THE OFFICIAL PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON OCTOBER 07, 2009 AT THE SAWAGE BRANCH LIBRARY PUBLIC MEETING ROOM.
57. REFERENCE S-18-001, APPROVED 03/15/2018, TO EXTEND SUBMISSION DATES FOR PHASES 1 THROUGH 4:
- PHASE 1 MYLARS DUE BY 04/25/2018
 - PHASE 2 REVISED PLANS DUE BY 09/03/2018
 - PHASE 3 SDP DUE 08/12/2018
 - PHASE 4 SDP DUE 10/01/2018

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

Edward John Glawe *Oct. 01, 2019*
 EDWARD JOHN GLAWÉ DATE
 LAND SURVEYOR, MD. REG. NO. 21391
Mark J. Nepton *10-1-19*
 20006 DELAWARE, INC. DATE
 AUTHORIZED PERSON
Mark J. Nepton *10-1-19*
 TRIPLE BELL FARMS, LLC DATE
 AUTHORIZED PERSON
Mark J. Nepton *10-1-19*
 LAUREL PARK STATION P.O.A. DATE
 AUTHORIZED PERSON

OWNER LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC 198 LAUREL RACE TRACK ROAD LAUREL, MARYLAND 20725	OWNER TRIPLE BELL FARMS, LLC 14875 BAYVIEW AVE. AURORA, ONTARIO, CANADA L4G 7A9	DEVELOPER/OWNER 20006 DELAWARE, INC. C/O THE STRONACH GROUP 455 MAGNA DRIVE, 2ND FLOOR L4G 7A9 AURORA, ONTARIO, CANADA (905) 726-0995
--	--	--

PURPOSE :
 THE PURPOSE OF THIS PLAN IS TO RESUBDIVIDE LAUREL PARK STATION PHASE 1 RECORDED AS PLATS 24740-24753, TO ABANDON A VARIABLE WIDTH PUBLIC WATER, SEWER, STORM DRAIN & UTILITY EASEMENT, ABANDON A PRIVATE REVERTIBLE EASEMENTS, ABANDON A PRIVATE NO-BUILD EASEMENT, ABANDON A FOREST CONSERVATION EASEMENT AND TO CREATE PARCELS A-1, B-1, B-2, B-3, & C-1, LOTS D, E-1, F-1, & K-1 AND CREATE A VARIABLE WIDTH PUBLIC WATER, SEWER, STORM DRAIN, DRAINAGE & UTILITY EASEMENT.

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

Ed Wilson for Maureen Rossman *10/3/2019*
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

Chad Robinson *10-31-19*
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kevin R. ... *11-07-19*
 DIRECTOR DATE

OWNER'S CERTIFICATE

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

WITNESS OUR HANDS THIS 1ST DAY OF OCTOBER, 2019.

Mark J. Nepton
 20006 DELAWARE, INC.
 AUTHORIZED PERSON

Mark J. Nepton
 LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC.
 AUTHORIZED PERSON

Mark J. Nepton
 TRIPLE BELL FARMS, LLC.
 AUTHORIZED PERSON

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF (1) PART OF THAT LAND DESCRIBED IN CONVEYANCE FROM LAUREL RACING ASSOCIATION LIMITED PARTNERSHIP TO M DEVELOPMENTS (MARYLAND) INC BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157, AND (2) ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM PHUC NGO AND CHERRY TRAN TO TRIPLE BELL FARMS LLC BY DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13298, FOLIO 377, AND (3) LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC. DECLARATION OF SUBDIVISION (MARYLAND) INC BY DEED DATED APRIL 27, 2018 AND RECORDED IN LIBER 18335 FOLIO 167, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE SURVEY UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION/RENEWAL DATE JUNE 04, 2021.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION/RENEWAL DATE JUNE 04, 2021.

Edward John Glawe *October 01, 2019*
 EDWARD JOHN GLAWÉ DATE
 LAND SURVEYOR, MD. REG. NO. 21391

ROBERT H. VOGEL ENGINEERING & SURVEYORS
 3300 NORTH RIDGE ROAD
 ELLICOTT CITY, MD 21117
 TEL: 410.481.7566

RECORDED AS PLAT No. 25207 ON 11-8-19
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
LAUREL PARK STATION, PHASE 1
 PARCELS A-1, B-1, B-2, B-3, & C-1
 OPEN SPACE LOTS D, E-1, F-1, & K-1
 A RESUBDIVISION OF LAUREL PARK STATION, PHASE 1, PARCELS A-C, LOTS D-1 & PARCELS J-1, RECORDED AS PLATS 24740-24753

DPZ REF'S: P-11-004, PLAT 15007, S-10-004, SDP-01-32, SDP-15-043, WP-01-24, WP-01-106, WP-10-171, WP-11-171, WP-11-184, WP-12-153, WP-13-078, WP-13-099, WP-13-100, WP-14-064, WP-15-001, WP-15-092, WP-15-135, WP-16-096, WP-16-136, WP-18-069, PLAT 15007, PLATS 24740-24753 (F-16-013), WP-18-113, S-18-001, SDP-15-063 & WP-19-067.

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

SEPTEMBER 2019

SHEET 2 OF 12

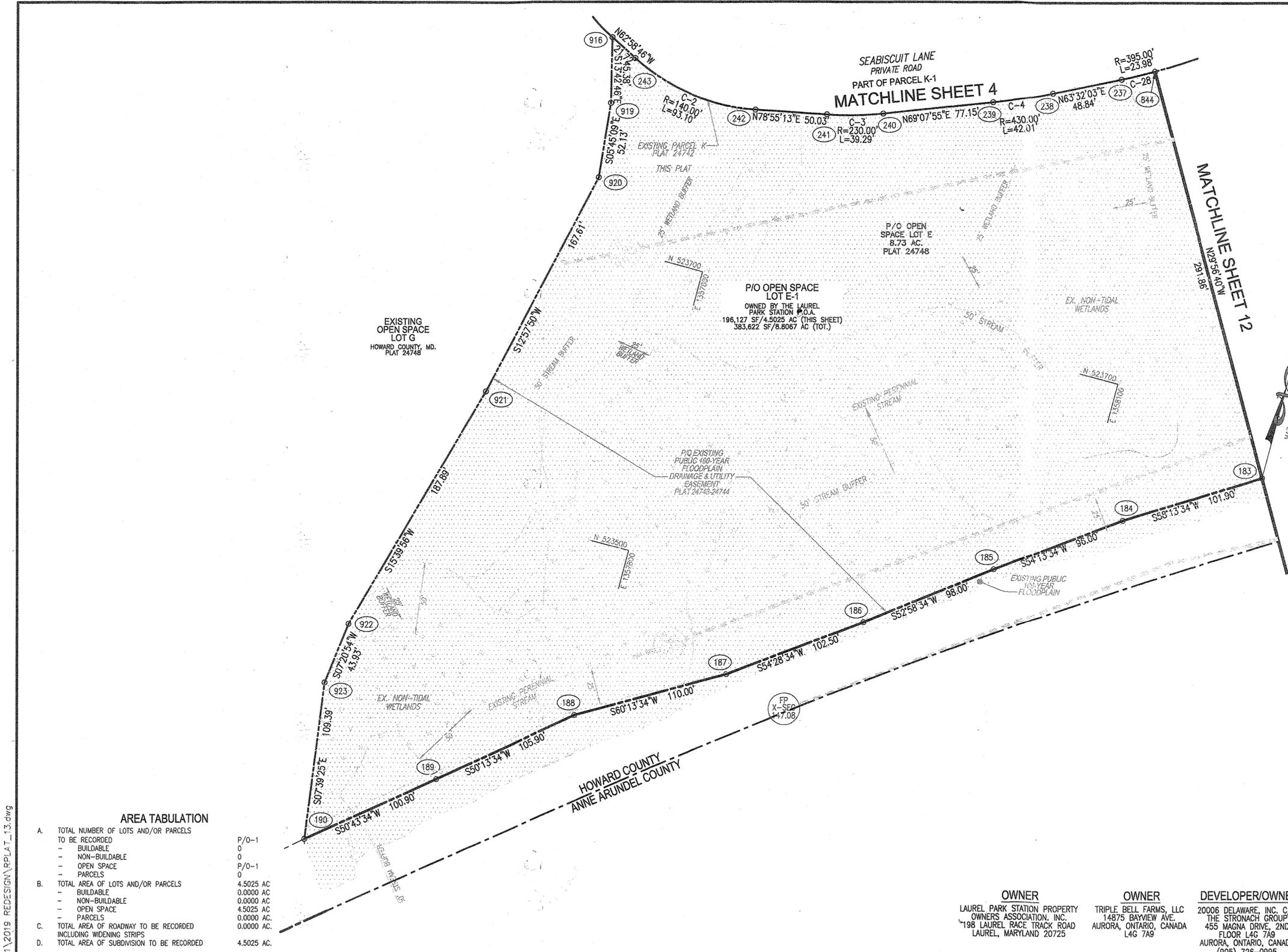
LINE	RADIUS	LENGTH	TAN	DELTA	CHORD & DIST.
C-2	140.00'	93.10'	48.34'	38°06'00"	S82°01'46"E 91.39'
C-3	230.00'	39.29'	19.69'	9°47'18"	N74°01'34"E 39.25'
C-4	430.00'	42.01'	21.02'	5°35'53"	N66°19'59"E 42.00'
C-28	395.00'	23.98'	11.99'	3°28'42"	N61°47'41"E 23.98'

LEGEND

- EX. NON-TIDAL WETLANDS
- EX. PUBLIC 100-YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT PLAT 24743-24744
- PARCEL LINE
- BOUNDARY LINE
- FLOOD PLAIN CROSS-SECTION AND ELEVATION SOURCE: FEMA

COORDINATE TABLE

NO.	NORTHING	EASTING
183	523662.9864	1358214.5304
184	523609.3291	1358127.9018
185	523553.2086	1358050.0142
186	523494.1981	1357971.7725
187	523434.6412	1357888.3505
188	523380.0175	1357792.8714
189	523312.2670	1357711.4793
190	523248.3944	1357633.3697
237	523204.6280	1358047.8816
238	523882.7895	1358003.9953
239	523865.9316	1357965.5315
240	523836.4501	1357893.4436
241	523827.6499	1357855.7138
242	523818.0362	1357806.6201
243	523830.7086	1357716.1127
844	523915.8872	1358068.8450
916	523840.5755	1357696.7649
919	523796.4878	1357707.5228
920	523744.6210	1357712.7478
921	523581.2875	1357675.1473
922	523400.3805	1357624.4143
923	523356.8069	1357618.7950



AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/O-1
- BUILDABLE	0
- NON-BUILDABLE	0
- OPEN SPACE	0
- PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	4.5025 AC
- BUILDABLE	0.0000 AC
- NON-BUILDABLE	0.0000 AC
- OPEN SPACE	4.5025 AC
- PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.5025 AC

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

Edward John Glawe OCT. 01, 2019
 EDWARD JOHN GLAWE DATE
 LAND SURVEYOR, MD. REG. NO. 21391
Mark J. Neape 10-1-19
 20006 DELAWARE, INC. DATE
 AUTHORIZED PERSON
Mark J. Neape 10-1-19
 TRIPLE BELL FARMS, LLC DATE
 AUTHORIZED PERSON
Mark J. Neape 10-1-19
 LAUREL PARK STATION P.O.A. DATE
 AUTHORIZED PERSON

OWNER
 LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC.
 14875 BAYVIEW AVE.
 198 LAUREL RACE TRACK ROAD
 LAUREL, MARYLAND 20725

OWNER
 TRIPLE BELL FARMS, LLC
 455 MAGNA DRIVE, 2ND FLOOR L4G 7A9
 AURORA, ONTARIO, CANADA L4G 7A9

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

PURPOSE:
 THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LAUREL PARK STATION PHASE 1 RECORDED AS PLATS 24740-24753, TO ABANDON A VARIABLE WIDTH PUBLIC WATER, SEWER, STORM DRAIN & UTILITY EASEMENT, ABANDON PRIVATE REVERTIBLE EASEMENTS, ABANDON A PRIVATE NO-BUILD EASEMENT, ABANDON A FOREST CONSERVATION EASEMENT AND TO CREATE PARCELS A-1, B-1, B-2, B-3, & C-1, LOTS D, E-1, F-1, & K-1 AND CREATE A VARIABLE WIDTH PUBLIC WATER, SEWER, STORM DRAIN, DRAINAGE & UTILITY EASEMENT.

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

William for Maureen Rossman 10/31/2019
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Clark 10-21-19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kent Stedman 11-07-19
 DIRECTOR DATE

OWNER'S CERTIFICATE

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

WITNESS OUR HANDS THIS 1ST DAY OF OCTOBER 2019.

Mark J. Neape
 20006 DELAWARE, INC.
 AUTHORIZED PERSON

Mark J. Neape
 LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC.
 AUTHORIZED PERSON

Mark J. Neape
 TRIPLE BELL FARMS, LLC.
 AUTHORIZED PERSON

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF (1) PART OF THAT LAND DESCRIBED IN CONVEYANCE FROM LAUREL RACING ASSOCIATION LIMITED PARTNERSHIP TO MI DEVELOPMENTS (MARYLAND) INC. BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157, AND (2) ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM PHUC NGO AND CHERRY TRAN TO TRIPLE BELL FARMS LLC BY DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13296, FOLIO 377, AND (3) LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC. DECLARATION BY DEED DATED APRIL 27, 2018 AND RECORDED IN LIBER 18335 FOLIO 167, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION/RENEWAL DATE JUNE 04, 2021.

Edward John Glawe OCTOBER 01, 2019
 EDWARD JOHN GLAWE DATE
 LAND SURVEYOR, MD. REG. NO. 21391

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 3300 NORTH RIDGE ROAD
 ELLICOTT CITY, MD 21043 TEL: 410.481.7666 FAX: 410.481.8961

RECORDED AS PLAT No. 25208 ON 11-8-19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION

LAUREL PARK STATION, PHASE 1
 PARCELS A-1, B-1, B-2, B-3, & C-1
 OPEN SPACE LOTS D, E-1, F-1, & K-1
 A RESUBDIVISION OF LAUREL PARK STATION, PHASE 1, PARCELS A-C, LOTS D-I & PARCELS J-L, RECORDED AS PLATS 24740-24753

DPZ REF'S: P-11-004, PLAT 15007, S-10-004, SDP-01-32, SDP-15-043, WP-01-24, WP-01-106, WP-10-171, WP-11-171, WP-11-184, WP-12-153, WP-13-078, WP-13-099, WP-13-100, WP-14-064, WP-15-001, WP-15-092, WP-15-135, WP-16-096, WP-16-136, WP-18-069, PLAT 15007, PLATS 24740-24753 (F-16-013), WP-18-113, S-18-001, SDP-15-063 & WP-19-067.

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

SCALE: 1" = 50' GRAPHIC SCALE SEPTEMBER 2019

SHEET 3 OF 12

K:\PROJECTS\07-11\SURVEY.dwg\RECORD PLATS\PHASE 1\2019 REDESIGN\PLAT_13.dwg

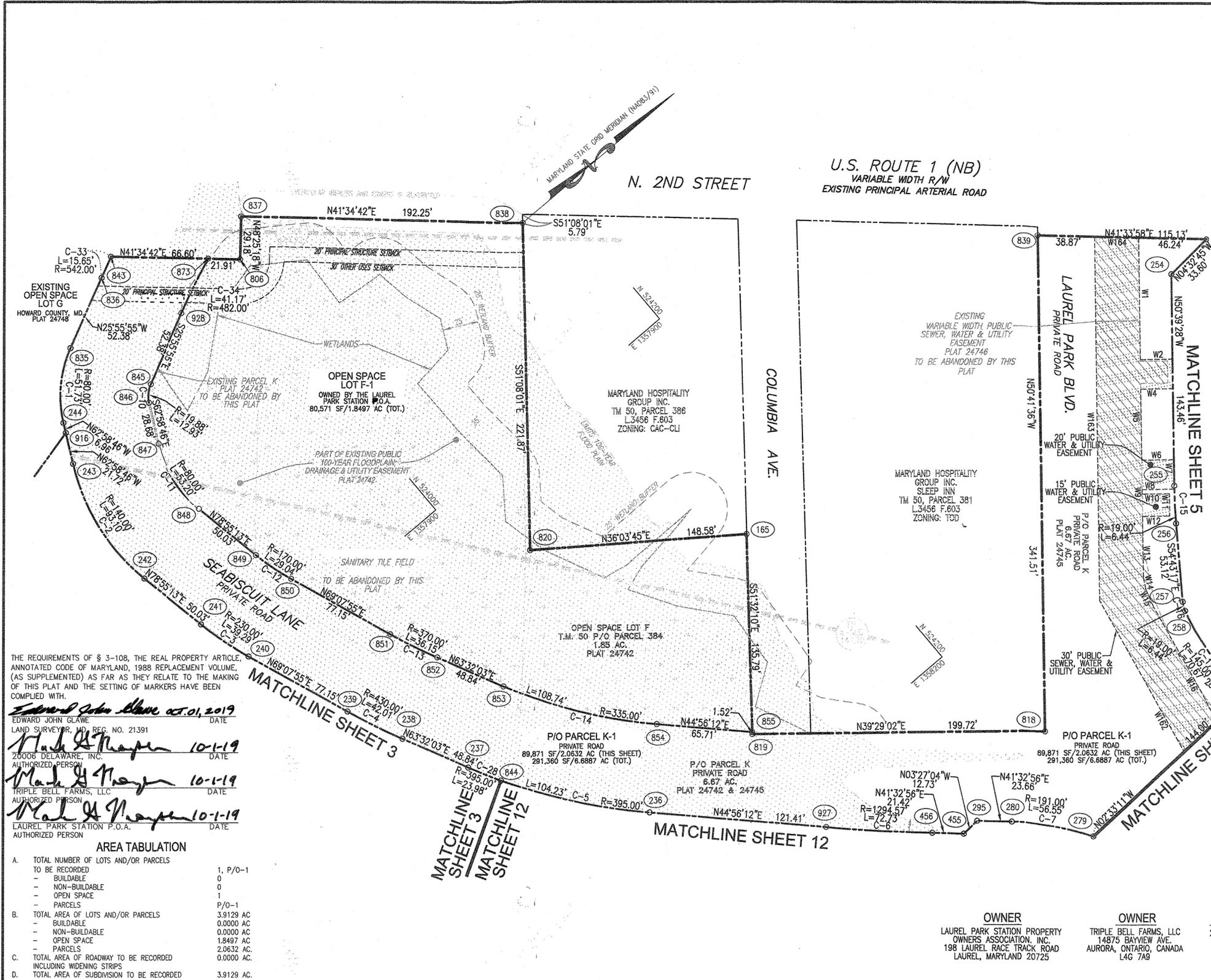
PUBLIC SEWER, WATER, STORM DRAIN & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
W1	S50°39'26"E	82.67'
W2	N39°20'32"E	27.67'
W3	S39°20'32"W	27.67'
W4	S50°39'26"E	48.10'
W5	N39°20'32"E	21.67'
W6	S50°39'26"E	20.00'
W7	S32°20'32"W	21.67'
W8	S50°39'26"E	3.06'
W9	N39°20'32"E	18.67'
W10	S50°44'24"E	15.00'
W11	S39°20'32"W	18.69'
W12	S50°39'26"E	41.38'
W13	S61°54'28"E	7.94'
W14	S74°09'16"E	12.47'
W15	N79°09'14"W	211.76'
W16	N50°39'31"W	246.21'
W16A	N41°33'58"E	30.02'

COORDINATE TABLE		
NO.	NORTHING	EASTING
164	524437.5862	1358019.1638
165	524151.5706	1358050.0947
234	524125.4185	1358204.4598
236	523979.1600	1358151.2923
237	523904.6280	1358047.8616
238	523882.7895	1358003.9953
239	523865.9316	1357965.5315
240	523838.4501	1357893.4436
241	523827.6499	1357855.7138
242	523818.0362	1357806.6201
243	523830.7086	1357716.1127
244	523843.7364	1357690.5667
253	524520.2236	1358099.8370
254	524486.7325	1358102.4997
255	524395.7821	1358213.4527
256	524380.3527	1358233.6990
257	524349.6718	1358277.0654
258	524346.9069	1358282.8423
259	524344.5713	1358352.7627
279	524200.7192	1358359.1887
280	524164.5228	1358316.0033
295	524146.8133	1358300.3082
455	524134.1084	1358301.0744
456	524118.0781	1358286.8676
806	524007.5073	1357684.1639
818	524221.2500	1358283.4123
819	524067.1061	1358156.4181
820	524031.4623	1357962.6303
835	523880.0197	1357654.9662
836	523927.1228	1357632.0618
837	524026.8696	1357662.3391
838	524170.6900	1357789.8766
839	52434.0801	1358023.4464
843	523941.2942	1357625.4220
844	523915.8972	1358068.8450
845	523906.2579	1357708.9251
846	523897.1871	1357717.8252
847	523884.1592	1357743.3712
848	523876.9179	1357795.0897
849	523886.5316	1357844.1834
850	523894.5143	1357872.0706
851	523921.9958	1357944.1586
852	523936.5015	1357977.2553
853	523958.2669	1358020.9751
854	524021.5395	1358108.8191
855	524088.0513	1358155.2283
873	523991.1115	1357669.6181
916	523840.5755	1357696.7649
924	524174.3206	1357785.3717
927	524065.1060	1358237.0488
928	523953.3610	1357686.0206

CURVE TABLE					
LINE	RADIUS	LENGTH	TAN	DELTA	CHORD & DIST.
C-1	80.00'	51.73'	26.81'	37°03'16"	S44°27'21"E 50.83'
C-2	140.00'	93.10'	48.34'	38°06'00"	S82°01'46"E 91.39'
C-3	230.00'	39.29'	19.69'	9°47'18"	N74°01'34"E 39.25'
C-4	430.00'	42.01'	21.02'	5°35'53"	N66°19'59"E 42.00'
C-5	395.00'	104.23'	52.42'	15°07'08"	N52°29'46"W 103.93'
C-6	1230.00'	72.73'	36.38'	3°23'16"	N43°14'34"E 72.72'
C-7	191.00'	56.55'	28.49'	16°57'55"	N50°01'54"E 56.35'
C-10	20.00'	12.93'	6.70'	37°02'52"	S44°27'21"E 12.71'
C-11	80.00'	53.20'	27.62'	38°06'00"	S82°01'46"E 52.22'
C-12	170.00'	29.04'	14.56'	9°47'18"	N74°01'34"E 29.01'
C-13	370.00'	36.15'	18.09'	5°35'53"	N66°19'59"E 36.14'
C-14	335.00'	108.74'	54.85'	18°35'50"	N54°14'07"E 108.26'
C-15	359.00'	25.46'	12.74'	4°03'49"	S52°41'22"E 25.46'
C-16	19.00'	6.44'	3.25'	19°24'21"	S64°25'27"E 6.40'
C-17	145.00'	70.67'	36.05'	27°55'27"	S88°05'21"E 69.97'
C-28	395.00'	23.98'	11.99'	3°28'42"	N61°47'41"E 23.98'
C-33	542.00'	15.65'	7.83'	1°39'16"	S25°06'17"E 15.65'
C-34	482.00'	41.17'	20.60'	4°53'39"	S23°29'05"E 41.16'

LEGEND

- EX. NON-TIDAL WETLANDS
- EX. PUBLIC 100 YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT (PLAT 24742)
- EX. VARIABLE WIDTH PUBLIC WATER, SEWER & UTILITY EASEMENT (PLAT 24745) TO BE ABANDONED BY THIS PLAT
- PUBLIC SEWER, WATER & UTILITY EASEMENT
- PARCEL LINE
- R.O.W. LINE
- SETBACK LINE
- BOUNDARY LINE
- FLOOD PLAIN CROSS-SECTION AND ELEVATION SOURCE: FEMA



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

Edward John Glane OCT. 01, 2019 DATE
LAND SURVEYOR, MD. REG. NO. 21391

Mark S. Thayer 10-1-19 DATE
20006 DELAWARE, INC. AUTHORIZED PERSON

Mark S. Thayer 10-1-19 DATE
TRIPLE BELL FARMS, LLC AUTHORIZED PERSON

Mark S. Thayer 10-1-19 DATE
LAUREL PARK STATION P.O.A. AUTHORIZED PERSON

AREA TABULATION

A.	TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1, P/O-1
-	BUILDABLE	0
-	NON-BUILDABLE	0
-	OPEN SPACE	1
-	PARCELS	P/O-1
B.	TOTAL AREA OF LOTS AND/OR PARCELS	3.9129 AC
-	BUILDABLE	0.0000 AC
-	NON-BUILDABLE	0.0000 AC
-	OPEN SPACE	1.8497 AC
-	PARCELS	2.0632 AC
C.	TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D.	TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.9129 AC

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

Madison Maura Roszman 10/31/2019 DATE
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad E. Clark 10-21-19 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Robert H. Vogel 11-07-19 DATE
DIRECTOR

OWNER'S CERTIFICATE

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

WITNESS OUR HANDS THIS 1ST DAY OF OCTOBER, 2019.

Mark S. Thayer 20006 DELAWARE, INC. AUTHORIZED PERSON
Mark S. Thayer LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC. AUTHORIZED PERSON
Mark S. Thayer TRIPLE BELL FARMS, LLC. AUTHORIZED PERSON

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF (1) PART OF THAT LAND DESCRIBED IN CONVEYANCE FROM LAUREL RACING ASSOCIATION LIMITED PARTNERSHIP TO MI DEVELOPMENTS (MARYLAND) INC. BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 13298, FOLIO 377; AND (2) ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM PHUC NGO AND CHERRY TRAN TO TRIPLE BELL FARMS LLC BY DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13298, FOLIO 377; AND (3) LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC. DECLARATION BY DEED DATED APRIL 27, 2018 AND RECORDED IN LIBER 18335 FOLIO 167, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

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

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION/RENEWAL DATE JUNE 04, 2021.

Edward John Glane OCTOBER 01, 2019 DATE
EDWARD JOHN GLANE
LAND SURVEYOR, MD REG. NO. 21391

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS - SURVEYORS - PLANNERS
3300 NORTH RIDGE ROAD TEL: 410.461.7666
ELICOTT CITY, MD 21043 FAX: 410.461.8961

RECORDED AS PLAT No. 25209 ON 11-8-19
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

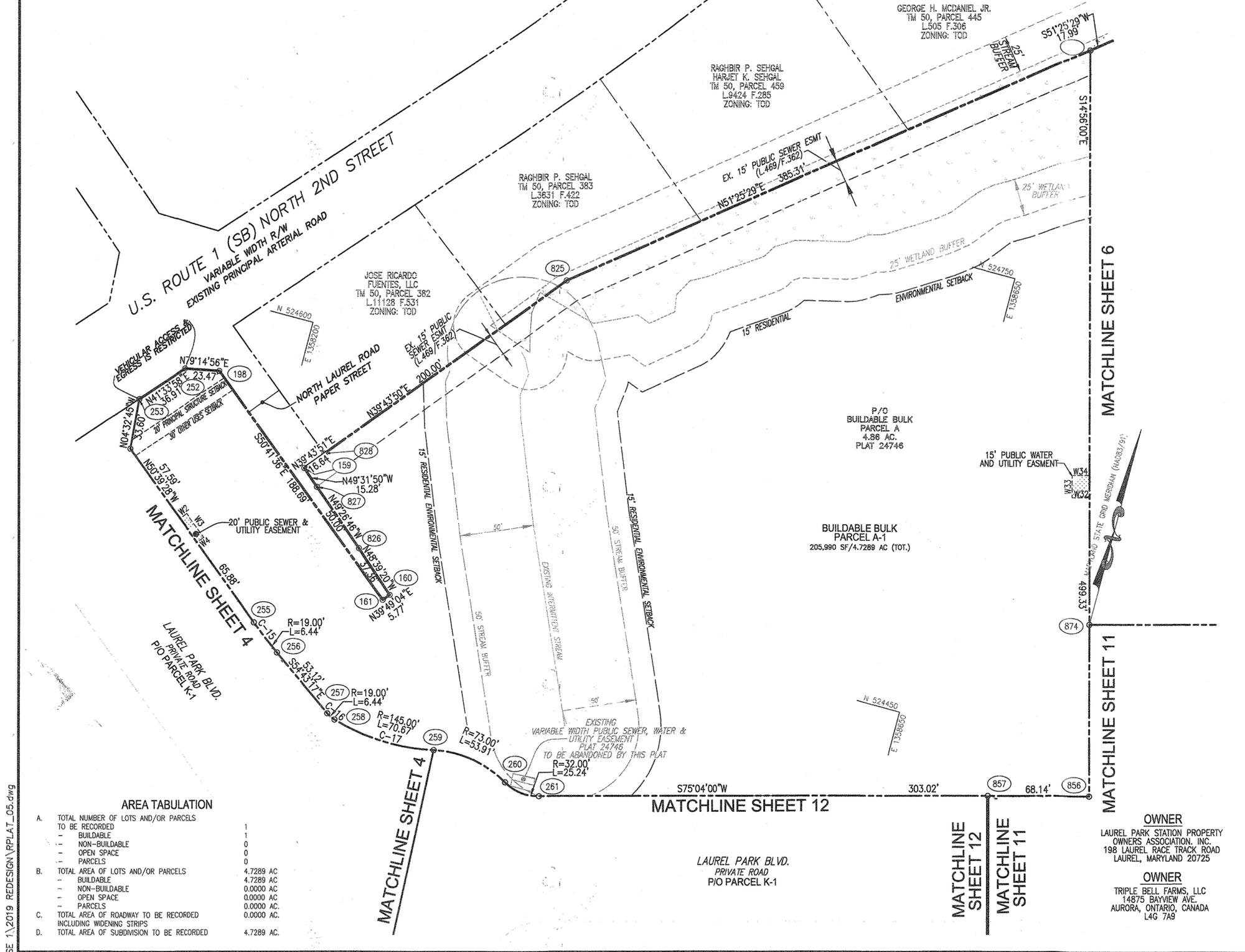
PLAT OF RESUBDIVISION
LAUREL PARK STATION, PHASE 1
PARCELS A-1, B-1, B-2, B-3, & C-1
OPEN SPACE LOTS D, E-1, F-1, & K-1
A RESUBDIVISION OF LAUREL PARK STATION, PHASE 1, PARCELS A-C, LOTS D-I & PARCELS J-L, RECORDED AS PLATS 24740-24753

DP2 REF'S: P-11-004, PLAT 15007, S-10-004, SDP-01-32, SDP-15-043, WP-01-24, WP-01-106, WP-10-171, WP-11-171, WP-11-184, WP-12-153, WP-13-078, WP-13-099, WP-13-100, WP-14-064, WP-15-001, WP-15-092, WP-15-135, WP-16-096, WP-16-136, WP-18-069, PLAT 15007, PLATS 24740-24753 (F-16-013), WP-18-113, S-18-001, SDP-15-063 & WP-19-067.

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

SCALE: 1" = 50' GRAPHIC SCALE SEPTEMBER 2019

SHEET 4 OF 12



PUBLIC SEWER, WATER, STORM DRAIN & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
W2	N39°20'32"E	27.67'
W3	S50°39'28"E	20.00'
W4	S39°20'32"W	27.67'
W31	N14°56'00"W	215.91'
W32	S75°04'00"W	24.67'
W33	N14°56'00"E	15.00'
W34	N75°04'00"E	24.67'

COORDINATE TABLE

NO.	NORTHING	EASTING
159	524504.2203	1358219.4219
160	524437.1153	1358293.3893
161	524432.6835	1358293.3893
198	524552.2153	1358147.3845
252	524547.8367	1358124.3238
253	524520.2236	1358099.8370
254	524486.7325	1358102.4997
255	524395.7821	1358213.4527
256	524380.3527	1358233.6990
257	524349.6718	1358277.0654
258	524346.9069	1358282.8423
259	524344.5713	1358352.7627
260	524336.2391	1358404.8011
261	524332.9608	1358429.1712
264	524911.0759	1358659.1185
825	524670.8213	1358357.8889
826	524661.7947	1358269.0360
827	524494.3029	1358231.0462
828	524517.0098	1358230.0529
840	524922.2963	1358673.1865
856	524428.6061	1358787.7940
857	524411.0466	1358721.9545
874	524539.7227	1358758.1590

LEGEND

- PUBLIC WATER & UTILITY EASEMENT
- EX. 15' PUBLIC SEWER EASEMENT L.469 F.362
- EX. NON-TIDAL WETLANDS
- PARCEL LINE
- ADJOINER LINE
- BOUNDARY LINE
- R.O.W. LINE

CURVE TABLE

LINE	RADIUS	LENGTH	TAN	DELTA	CHORD & DIST.
C-15	359.00'	25.46'	12.74'	4°03'49"	S52°41'22"E 25.46'
C-16	19.00'	6.44'	3.25'	19°24'21"	S64°25'27"E 6.40'
C-17	145.00'	70.67'	36.05'	27°55'27"	S88°05'21"E 69.97'
C-18	73.00'	53.91'	28.25'	42°18'35"	S80°53'58"E 52.69'
C-19	32.00'	25.24'	13.32'	45°11'23"	S82°20'18"E 24.59'

AREA TABULATION

AREA	TO BE RECORDED	ACRES
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1	
- BUILDABLE	1	
- NON-BUILDABLE	0	
- OPEN SPACE PARCELS	0	
B. TOTAL AREA OF LOTS AND/OR PARCELS		4.7289 AC
- BUILDABLE		4.7289 AC
- NON-BUILDABLE		0.0000 AC
- OPEN SPACE PARCELS		0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS		0.0000 AC
D. TOTAL AREA OF SUBMISSION TO BE RECORDED		4.7289 AC

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

Edward John Shaw OCT. 01, 2019
EDWARD JOHN SHAW, M.D. REG. NO. 21391
LAND SURVEYOR, MD

Mark J. Thayer 10-19
20006 DELAWARE, INC. DATE
AUTHORIZED PERSON

Mark J. Thayer 10-19
TRIPLE BELL FARMS, LLC DATE
AUTHORIZED PERSON

Mark J. Thayer 10-19
LAUREL PARK STATION P.O.A. DATE
AUTHORIZED PERSON

PURPOSE:
THE PURPOSE OF THIS PLAN IS TO RESUBDIVIDE LAUREL PARK STATION PHASE 1 RECORDED AS PLATS 24740-24753, TO ABANDON A VARIABLE WIDTH PUBLIC WATER, SEWER, STORM DRAIN & UTILITY EASEMENT, ABANDON A PRIVATE REVERTIBLE EASEMENTS, ABANDON A PRIVATE NO-BUILD EASEMENT, ABANDON A FOREST CONSERVATION EASEMENT AND TO CREATE PARCELS A-1, B-1, B-2, B-3, & C-1, LOTS D, E-1, F-1, & K-1 AND CREATE A VARIABLE WIDTH PUBLIC WATER, SEWER, STORM DRAIN, DRAINAGE & UTILITY EASEMENT.

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

William for Maurer Rossman 10/31/2019
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chf. Clerk 10-21-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kestlewood for 11-07-19
DIRECTOR DATE

OWNER'S CERTIFICATE

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

WITNESS OUR HANDS THIS 15TH DAY OF OCTOBER 2019.

Mark J. Thayer
20006 DELAWARE, INC.
AUTHORIZED PERSON

Mark J. Thayer
LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC.
AUTHORIZED PERSON

Mark J. Thayer
TRIPLE BELL FARMS, LLC.
AUTHORIZED PERSON

WITNESS

WITNESS

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF (1) PART OF THAT LAND DESCRIBED IN CONVEYANCE FROM LAUREL RACING ASSOCIATION LIMITED PARTNERSHIP TO MI DEVELOPMENTS (MARYLAND) INC. BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157, AND (2) ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM PHUC NGO AND CHERRY TRAN TO TRIPLE BELL FARMS LLC BY DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13209, FOLIO 377, AND (3) LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC. DECLARATION BY DEED DATED APRIL 27, 2018 AND RECORDED IN LIBER 18335 FOLIO 167, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

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

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION/RENEWAL DATE JUNE 04, 2021.

Edward John Shaw OCTOBER 01, 2019
EDWARD JOHN SHAW
LAND SURVEYOR, MD REG. NO. 21391 DATE

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
3300 NORTH RIDGE ROAD TEL: 410.461.7666
ELICOTT CITY, MD 21043 FAX: 410.461.9961

RECORDED AS PLAT No. 25210 ON 11-8-19
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
LAUREL PARK STATION, PHASE 1
PARCELS A-1, B-1, B-2, B-3, & C-1
OPEN SPACE LOTS D, E-1, F-1, & K-1
A RESUBDIVISION OF LAUREL PARK STATION, PHASE 1, PARCELS A-C, LOTS D-I & PARCELS J-L, RECORDED AS PLATS 24740-24753

DPZ REF'S: P-11-004, PLAT 15007, S-10-004, SDP-01-32, SDP-15-043, WP-01-24, WP-01-106, WP-10-171, WP-11-171, WP-11-184, WP-12-153, WP-13-078, WP-13-099, WP-13-100, WP-14-064, WP-15-001, WP-15-092, WP-15-135, WP-16-096, WP-16-136, WP-18-089, PLAT 15007, PLATS 24740-24753 (F-16-013), WP-18-113, S-18-001, SDP-15-063 & WP-19-067.

ZONED: TOD

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

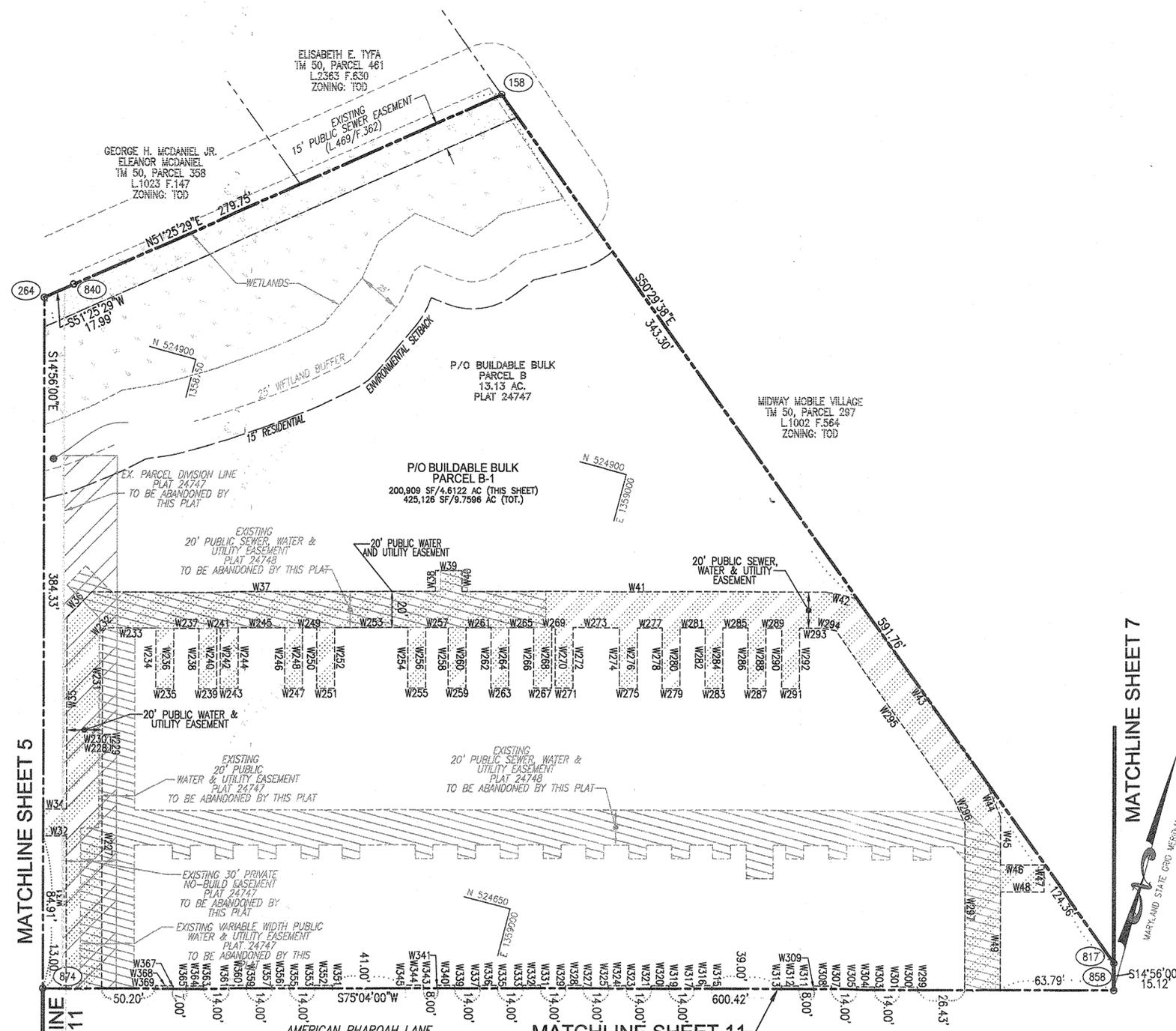
SCALE: 1" = 50' GRAPHIC SCALE SEPTEMBER 2019

SHEET 5 OF 12

K:\PROJECTS\07-11\SURVEY\RECORD PLATS\PHASE 1\2019 REDESIGN\PLAT_05.dwg

LINE	BEARING	LENGTH
W31	N14°56'00"W	215.91'
W32	S75°04'00"W	24.67'
W34	N75°04'00"E	24.67'
W35	N14°56'00"W	106.86'
W36	N30°04'00"E	19.65'
W37	N75°04'00"W	192.74'
W38	N14°56'00"W	11.67'
W39	N75°04'00"W	15.00'
W40	S14°56'00"E	11.67'
W41	N75°04'00"E	204.39'
W42	N86°30'18"E	17.25'
W43	S50°29'42"E	124.08'
W44	S37°56'00"E	21.85'
W45	S14°56'00"E	26.74'
W46	N75°04'00"E	24.40'
W47	S14°56'00"E	15.00'
W48	S75°04'00"W	24.40'
W49	S14°56'00"E	58.46'
W227	N14°56'00"W	135.40'
W228	N75°04'00"E	4.67'
W229	N14°56'00"W	10.00'
W230	S75°04'00"W	4.67'
W231	N14°56'00"W	57.08'
W232	N30°04'00"E	3.08'
W233	N75°04'00"E	27.74'
W234	S14°55'59"E	33.67'
W235	N75°04'00"E	10.00'
W236	N14°55'59"W	33.67'
W237	N75°04'00"E	14.00'
W238	S14°55'59"E	33.67'
W239	N75°04'00"E	10.00'
W240	N14°55'59"W	33.67'
W241	N75°04'00"E	2.00'
W242	S14°55'59"E	33.67'
W243	N75°04'00"E	10.00'
W244	N14°55'59"W	33.67'
W245	N75°04'00"E	28.00'
W246	S14°55'59"E	33.67'
W247	N75°04'00"E	10.00'
W248	N14°55'59"W	33.67'
W249	N75°04'00"E	8.00'
W250	S14°55'59"E	33.67'
W251	N75°04'00"E	10.00'
W252	N14°55'59"W	33.67'
W253	N75°04'00"E	41.00'
W254	S14°55'59"E	33.67'
W255	N75°04'00"E	10.00'
W256	N14°55'59"W	33.67'
W257	N75°04'00"E	13.00'
W258	S14°55'59"E	33.67'
W259	N75°04'00"E	10.00'
W260	N14°55'59"W	33.67'
W261	N75°04'00"E	14.00'
W262	S14°55'59"E	33.67'
W263	N75°04'00"E	10.00'
W264	N14°55'59"W	33.67'
W265	N75°04'00"E	14.00'
W266	S14°55'59"E	33.67'
W267	N75°04'00"E	10.00'
W268	N14°55'59"W	33.67'
W269	N75°04'00"E	2.00'
W270	S14°55'59"E	33.67'
W271	N75°04'00"E	10.00'
W272	S14°55'59"E	33.67'
W273	N75°04'00"E	26.00'
W274	S14°55'59"E	33.67'
W275	N75°04'00"E	10.00'
W276	N14°55'59"W	33.67'
W277	N75°04'00"E	14.00'
W278	S14°55'59"E	33.67'
W279	N75°04'00"E	10.00'
W280	N14°55'59"W	33.67'

LINE	BEARING	LENGTH
W281	N75°04'00"E	14.00'
W282	S14°55'59"E	33.67'
W283	N75°04'00"E	10.00'
W284	N14°55'59"E	33.67'
W285	N75°04'00"E	14.00'
W286	S14°55'59"E	33.67'
W287	N75°04'00"E	10.00'
W288	N14°55'59"W	33.67'
W289	N75°04'00"E	9.00'
W290	S14°55'59"E	33.67'
W291	N75°04'00"E	10.00'
W292	N14°55'59"E	33.67'
W293	N75°04'00"E	13.11'
W294	N86°30'18"E	7.37'
W295	S50°29'42"E	114.00'
W296	S37°56'00"E	15.58'
W297	S14°56'00"E	96.13'
W299	N14°56'00"E	5.67'
W300	S75°04'01"W	10.00'
W301	S14°56'00"E	5.67'
W303	N14°56'00"W	5.67'
W304	S75°04'01"W	10.00'
W305	S14°56'00"E	5.67'
W307	N14°56'00"W	5.67'
W308	S75°04'01"W	10.00'
W309	S14°56'00"E	5.67'
W311	N14°56'00"W	5.67'
W312	S75°04'01"W	10.00'
W313	S14°56'00"E	5.67'
W315	N14°56'00"W	5.67'
W316	S75°04'01"W	10.00'
W317	S14°56'00"E	5.67'
W319	N14°56'00"W	5.67'
W320	S75°04'01"W	10.00'
W321	S14°56'00"E	5.67'
W323	N14°56'00"W	5.67'
W325	S14°56'00"E	5.67'
W327	N14°56'00"W	5.67'
W328	S75°04'01"W	10.00'
W329	S14°56'00"E	5.67'
W331	N14°56'00"W	5.67'
W332	S75°04'01"E	10.00'
W333	S14°56'00"E	5.67'
W336	N14°56'00"W	5.67'
W337	S14°56'00"E	5.67'
W339	N14°56'00"W	5.67'
W340	S75°04'01"W	10.00'
W341	S14°56'00"E	5.67'
W343	N14°56'00"W	5.67'
W344	S75°04'01"W	10.00'
W345	S14°56'00"E	5.67'
W351	N14°56'00"W	5.67'
W352	S75°04'01"W	10.00'
W353	S14°56'00"E	5.67'
W355	N14°56'00"W	5.67'
W356	S75°04'01"W	10.00'
W357	S14°56'00"E	5.67'
W359	N14°56'00"W	5.67'
W360	S75°04'01"W	10.00'
W361	S14°56'00"E	5.67'
W363	N14°56'00"W	5.67'
W364	S75°04'01"W	10.00'
W365	S14°56'00"E	5.67'
W367	N14°56'00"W	5.67'
W368	S75°04'01"W	10.00'
W369	S14°56'00"E	5.67'



COORDINATE TABLE		
NO.	NORTHING	EASTING
158	525085.5132	1358877.8268
264	524911.0759	1358859.1185
817	524709.0585	1359334.4029
840	524922.2963	1358673.1865
858	524694.4471	1359336.2998
874	524539.7227	1358758.1590

LEGEND

- EX. 30' PRIVATE NO-BUILD EASEMENT PLAT 24747 TO BE ABANDONED BY THIS PLAT
- EX. VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT PLAT 24748 TO BE ABANDONED BY THIS PLAT
- EX. 15' PUBLIC SEWER EASEMENT L.469/F.362
- VARIABLE WIDTH PUBLIC SEWER & UTILITY EASEMENT
- EX. NON-TIDAL WETLANDS
- ADJOINER LINE
- PARCEL LINE
- BOUNDARY LINE

AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/O-1	P/O-1
- BUILDABLE	0	0
- NON-BUILDABLE	0	0
- OPEN SPACE	0	0
- PARCELS	0	0

B. TOTAL AREA OF LOTS AND/OR PARCELS	4.6122 AC	4.6122 AC
- BUILDABLE	4.6122 AC	0.0000 AC
- NON-BUILDABLE	0.0000 AC	0.0000 AC
- OPEN SPACE	0.0000 AC	0.0000 AC
- PARCELS	0.0000 AC	0.0000 AC

C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC	0.0000 AC
- PARCELS	0.0000 AC	0.0000 AC

D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.6122 AC	4.6122 AC
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THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Edward John Glawe 10-01-19
 EDWARD JOHN GLAWÉ
 LAND SURVEYOR, MD. REG. NO. 21391
 AUTHORIZED PERSON

Mark H. Meyer 10-01-19
 MARK H. MEYER
 AUTHORIZED PERSON

Mark H. Meyer 10-01-19
 MARK H. MEYER
 AUTHORIZED PERSON

PURPOSE:
 THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LAUREL PARK STATION PHASE 1 RECORDED AS PLATS 24740-24753, TO ABANDON A VARIABLE WIDTH PUBLIC WATER, SEWER, STORM DRAIN & UTILITY EASEMENT, ABANDON PRIVATE REVERTIBLE EASEMENTS, ABANDON A PRIVATE NO-BUILD EASEMENT, ABANDON A FOREST CONSERVATION EASEMENT AND TO CREATE PARCELS A-1, B-1, B-2, B-3, & C-1, LOTS D, E-1, F-1, & K-1 AND CREATE A VARIABLE WIDTH PUBLIC WATER, SEWER, STORM DRAIN, DRAINAGE & UTILITY EASEMENT.

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

William M. Maura 10/31/2019
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief Edmund 10-01-19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kurt Jensen 11-07-19
 DIRECTOR DATE

OWNER'S CERTIFICATE

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

WITNESS OUR HANDS THIS 1ST DAY OF OCTOBER 2019.

Mark H. Meyer
 20006 DELAWARE, INC.
 AUTHORIZED PERSON

Mark H. Meyer
 LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC.
 AUTHORIZED PERSON

Mark H. Meyer
 TRIPLE BELL FARMS, LLC.
 AUTHORIZED PERSON

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF (1) PART OF THAT LAND DESCRIBED IN CONVEYANCE FROM LAUREL RACING ASSOCIATION LIMITED PARTNERSHIP TO MI DEVELOPMENTS (MARYLAND) INC. BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10918, FOLIO 157, AND (2) ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM PHUC NGO AND CHERRY TRIN TO TRIPLE BELL FARMS LLC BY DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13296, FOLIO 377, AND (3) LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC. DECLARATION BY DEED DATED APRIL 27, 2018 AND RECORDED IN LIBER 18335 FOLIO 157, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

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

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION/RENEWAL DATE JUNE 04, 2021.

Edward John Glawe 10-01-19
 EDWARD JOHN GLAWÉ
 LAND SURVEYOR, MD REG. NO. 21391

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 3300 NORTH RIDGE ROAD TEL: 410.451.7866
 ELLICOTT CITY, MD 21043 FAX: 410.451.8961

RECORDED AS PLAT No. 25211 ON 11-8-19
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
LAUREL PARK STATION, PHASE 1
 PARCELS A-1, B-1, B-2, B-3, & C-1
 OPEN SPACE LOTS D, E-1, F-1, & K-1
 A RESUBDIVISION OF LAUREL PARK STATION, PHASE 1, PARCELS A-C, LOTS D-I & PARCELS J-L, RECORDED AS PLATS 24740-24753

DPZ REF'S: P-11-004, PLAT 15007, S-10-004, SDP-01-32, SDP-15-043, WP-01-24, WP-01-106, WP-10-171, WP-11-171, WP-11-184, WP-12-153, WP-13-078, WP-13-099, WP-13-100, WP-14-064, WP-15-001, WP-15-092, WP-15-135, WP-16-096, WP-16-136, WP-18-069, PLAT 15007, PLATS 24740-24753 (F-16-013), WP-18-113, S-18-001, SDP-15-063 & WP-19-067.

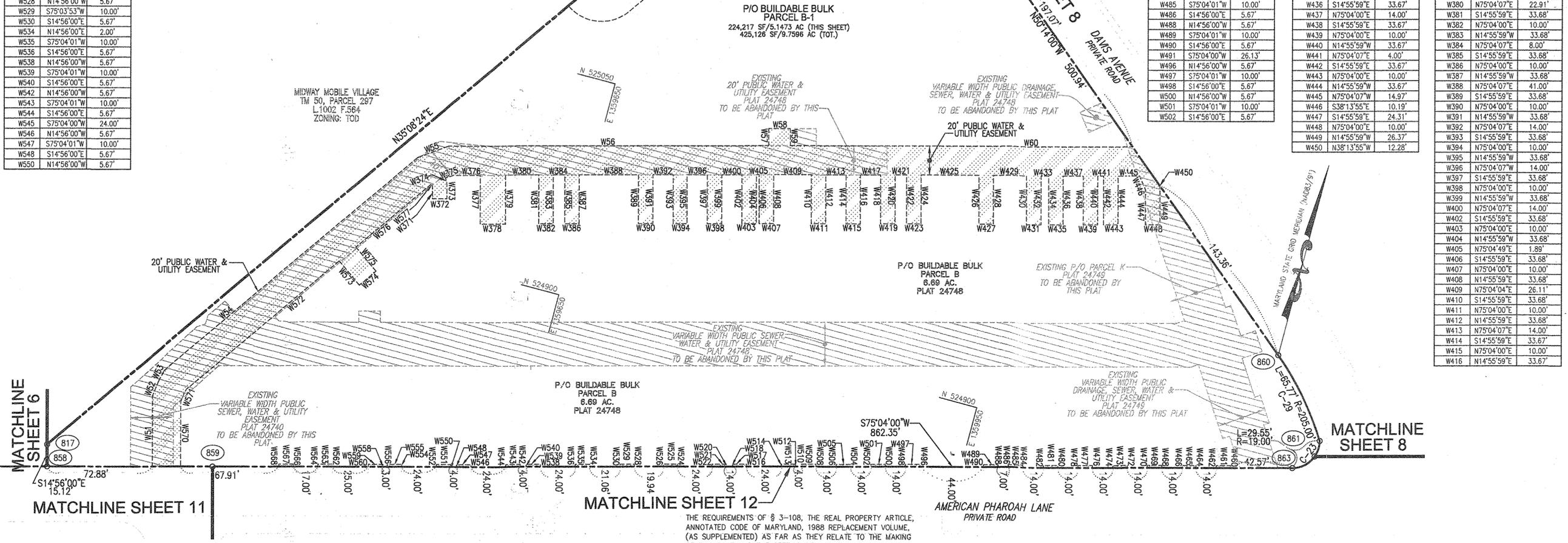
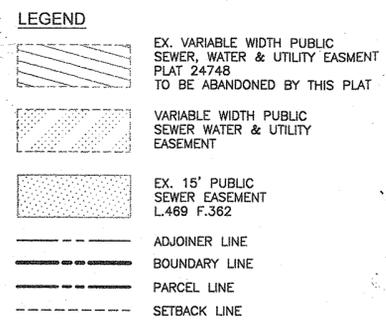
ZONED: TOD
 TAX MAP 50, BLOCK 10, PARCELS 384 & 441
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'
 GRAPHIC SCALE SEPTEMBER 2019

SHEET 6 OF 12

LINE	BEARING	LENGTH
W504	N14°56'00"W	5.67
W505	S75°04'01"E	10.00
W506	S14°56'00"E	5.67
W507	S75°03'59"W	14.00
W508	N14°56'00"W	5.67
W509	S75°04'01"W	10.00
W510	S14°56'00"E	5.67
W512	N14°56'00"W	5.67
W513	S75°04'01"W	10.00
W514	S14°56'00"E	5.67
W516	N14°56'00"W	5.67
W517	S75°04'01"W	10.00
W518	S14°56'00"E	5.67
W520	N14°56'00"W	5.67
W521	S75°04'01"W	10.00
W522	S14°56'00"E	5.67
W524	N14°56'00"W	5.67
W525	S75°04'01"E	10.00
W526	S14°56'00"E	5.67
W528	N14°56'00"W	5.67
W529	S75°03'53"W	10.00
W530	S14°56'00"E	5.67
W534	N14°56'00"E	2.00
W535	S75°04'01"W	10.00
W536	S14°56'00"E	5.67
W538	N14°56'00"W	5.67
W539	S75°04'01"W	10.00
W540	S14°56'00"E	5.67
W542	N14°56'00"W	5.67
W543	S75°04'01"W	10.00
W544	S14°56'00"E	5.67
W545	S75°04'00"W	24.00
W546	N14°56'00"W	5.67
W547	S75°04'01"W	10.00
W548	S14°56'00"E	5.67
W550	N14°56'00"W	5.67

LINE	BEARING	LENGTH
W551	S75°04'01"W	10.00
W552	S14°56'00"E	5.67
W553	S75°04'00"W	24.00
W554	N14°56'00"W	5.67
W555	S75°04'01"W	10.00
W556	S14°56'00"E	5.67
W558	N14°56'00"W	5.67
W559	S75°04'01"W	10.00
W560	S14°56'00"E	5.67
W562	N14°56'00"W	5.67
W563	S75°04'01"W	10.00
W564	S14°56'00"E	5.67
W566	N14°56'00"W	5.67
W567	S75°04'01"W	10.00
W568	S14°56'00"E	5.67
W570	N14°56'00"W	48.61
W571	N09°47'12"E	9.32
W572	N35°08'24"E	221.06
W573	S34°55'53"E	1.05



AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/O-1
- BUILDABLE	P/O-1
- NON-BUILDABLE	0
- OPEN SPACE	0
- PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	5.1473 AC
- BUILDABLE	5.1473 AC
- NON-BUILDABLE	0.0000 AC
- OPEN SPACE	0.0000 AC
- PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.1473 AC

CURVE TABLE

LINE	RADIUS	LENGTH	TAN	DELTA	CHORD & DIST.
C-23	19.00	29.55	18.71	89°06'53"	S30°03'34"W 26.66'
C-29	205.00	65.77	33.17	18°23'00"	N41°02'30"W 65.49'

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

Edward John Glawe OCT. 01, 2019 DATE
EDWARD JOHN GLAWE
LAND SURVEYOR, MD REG. NO. 21391

Mark J. Thayer 10-1-19 DATE
MARK J. THAYER
20006 DELAWARE, INC.
AUTHORIZED PERSON

Mark J. Thayer 10-1-19 DATE
MARK J. THAYER
TRIPLE BELL FARMS, LLC
AUTHORIZED PERSON

Mark J. Thayer 10-1-19 DATE
MARK J. THAYER
LAUREL PARK STATION P.O.A.
AUTHORIZED PERSON

OWNER
LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC.
198 LAUREL RACE TRACK ROAD
LAUREL, MARYLAND 20725

OWNER
TRIPLE BELL FARMS, LLC
14875 BAYVIEW AVE.
AURORA, ONTARIO, CANADA
L4G 7A9

DEVELOPER/OWNER
2006 DELAWARE INC. C/O
THE STRONACH GROUP
FLOOR L4G 7A9
AURORA, ONTARIO, CANADA
(905) 726-0995

PURPOSE:
THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LAUREL PARK STATION PHASE 1 RECORDED AS PLATS 24740-24753, TO ABANDON A VARIABLE WIDTH PUBLIC WATER, SEWER, STORM DRAIN & UTILITY EASEMENT, ABANDON PRIVATE REVERTIBLE EASEMENTS, ABANDON A PRIVATE NO-BUILD EASEMENT, ABANDON A FOREST CONSERVATION EASEMENT AND TO CREATE PARCELS A-1, B-1, B-2, B-3, & C-1, LOTS D, E-1, F-1, & K-1 AND CREATE A VARIABLE WIDTH PUBLIC WATER, SEWER, STORM DRAIN, DRAINAGE & UTILITY EASEMENT.

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

BD Wilson for Maureen Rozman 10/31/2019 DATE
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

Chief 10-21-19 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Director 11-07-19 DATE
DIRECTOR

OWNER'S CERTIFICATE

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

WITNESS OUR HANDS THIS 31ST DAY OF OCTOBER 2019.

Mark J. Thayer
20006 DELAWARE, INC.
AUTHORIZED PERSON

Mark J. Thayer
LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC.
AUTHORIZED PERSON

Mark J. Thayer
TRIPLE BELL FARMS, LLC
AUTHORIZED PERSON

Mark
WITNESS

Mark
WITNESS

Mark
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF (1) PART OF THAT LAND DESCRIBED IN CONVEYANCE FROM LAUREL RACING ASSOCIATION LIMITED PARTNERSHIP TO MI DEVELOPMENTS (MARYLAND) INC. BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 167, AND (2) ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM PHUC NGO AND CHERRY TRAM TO TRIPLE BELL FARMS LLC BY DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13296, FOLIO 377, AND (3) LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC. DECLARATION BY DEED DATED APRIL 27, 2018 AND RECORDED IN LIBER 18335 FOLIO 167, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

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

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION/RENEWAL DATE JUNE 04, 2021.

Edward John Glawe OCTOBER 01, 2019 DATE
EDWARD JOHN GLAWE
LAND SURVEYOR, MD REG. NO. 21391

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
3300 NORTH RIDGE ROAD
ELICOTT CITY, MD 21043 TEL: 410.461.7666
FAX: 410.461.8961

RECORDED AS PLAT No. **25212** ON **11-8-19**
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
LAUREL PARK STATION, PHASE 1
PARCELS A-1, B-1, B-2, B-3, & C-1
OPEN SPACE LOTS D, E-1, F-1, & K-1
A RESUBDIVISION OF LAUREL PARK STATION, PHASE 1, PARCELS A-C, LOTS D-1 & PARCELS J-L, RECORDED AS PLATS 24740-24753

DPZ REF'S: P-11-004, PLAT 15007, S-10-004, SDP-01-32, SDP-15-043, WP-01-24, WP-01-106, WP-10-171, WP-11-171, WP-11-184, WP-12-153, WP-13-078, WP-13-099, WP-13-100, WP-14-064, WP-15-001, WP-15-092, WP-15-135, WP-16-096, WP-16-136, WP-18-069, PLAT 15007, PLATS 24740-24753 (F-16-013), WP-18-113, S-18-001, SDP-15-063 & WP-19-067.

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

SCALE: 1" = 50'
GRAPHIC SCALE
SEPTEMBER 2019

SHEET 7 OF 12

K:\PROJECTS\07-11\SURVEY\dwg\RECORD PLATS\PHASE 1\2019 REDESIGN\PLAT_07.dwg

NO.	NORTHING	EASTING
157	525486.9131	1360330.7285
268	525309.4721	1359757.0073
286	525002.9659	1360445.6123
287	525011.8433	1360423.7093
288	525032.9362	1360390.9669
289	525031.4360	1360370.5538
290	525089.5160	1360251.6914
291	525135.8768	1360195.5719
292	525152.7398	1360191.2605
293	525181.4775	1360208.2956
294	525237.6862	1360154.0710
812	525253.3601	1360166.6106
815	525483.2590	1359879.3281
860	524989.0368	1360142.0614
864	525019.7830	1360167.6478
865	524964.0114	1360216.9785
866	524943.8523	1360225.8298
867	524940.3126	1360229.1298
871	525329.4539	1359795.5290
872	525454.3498	1359883.4376
925	525097.1216	1360816.3987

LINE	BEARING	LENGTH
F11	S37°30'13"E	18.26'
F12	S00°57'50"W	14.47'
F13	S28°11'12"W	30.94'

LINE	BEARING	LENGTH
W60	N75°04'08"E	237.39'
W61	N51°46'05"E	5.48'
W62	N50°14'00"W	152.34'
W63	N08°43'22"W	7.54'
W64	N50°14'00"W	40.68'
W65	S39°45'06"W	21.54'
W66	N50°14'55"W	15.00'
W67	N39°45'05"E	21.55'
W68	N50°14'00"W	96.02'
W69	N05°14'00"W	28.22'
W70	N35°08'24"E	36.77'
W71	S09°47'31"E	14.85'
W72	S05°14'00"E	31.08'
W73	S50°13'55"E	129.21'
W74	N39°46'00"E	4.00'
W75	S50°14'00"E	30.00'
W76	S39°44'07"W	4.00'
W77	S50°13'59"E	159.00'
W78	N39°46'00"E	4.00'
W79	S50°14'00"E	20.00'
W80	S39°46'00"W	4.00'
W81	S50°13'59"E	16.78'
W82	N39°46'05"E	10.67'
W83	S50°13'55"E	15.00'
W84	S39°46'05"W	10.67'
W450	N38°13'55"W	12.28'
W451	N51°46'05"E	3.79'
W452	S50°14'00"E	180.71'
W453	S37°58'55"E	32.88'
W454	S14°56'00"E	32.40'

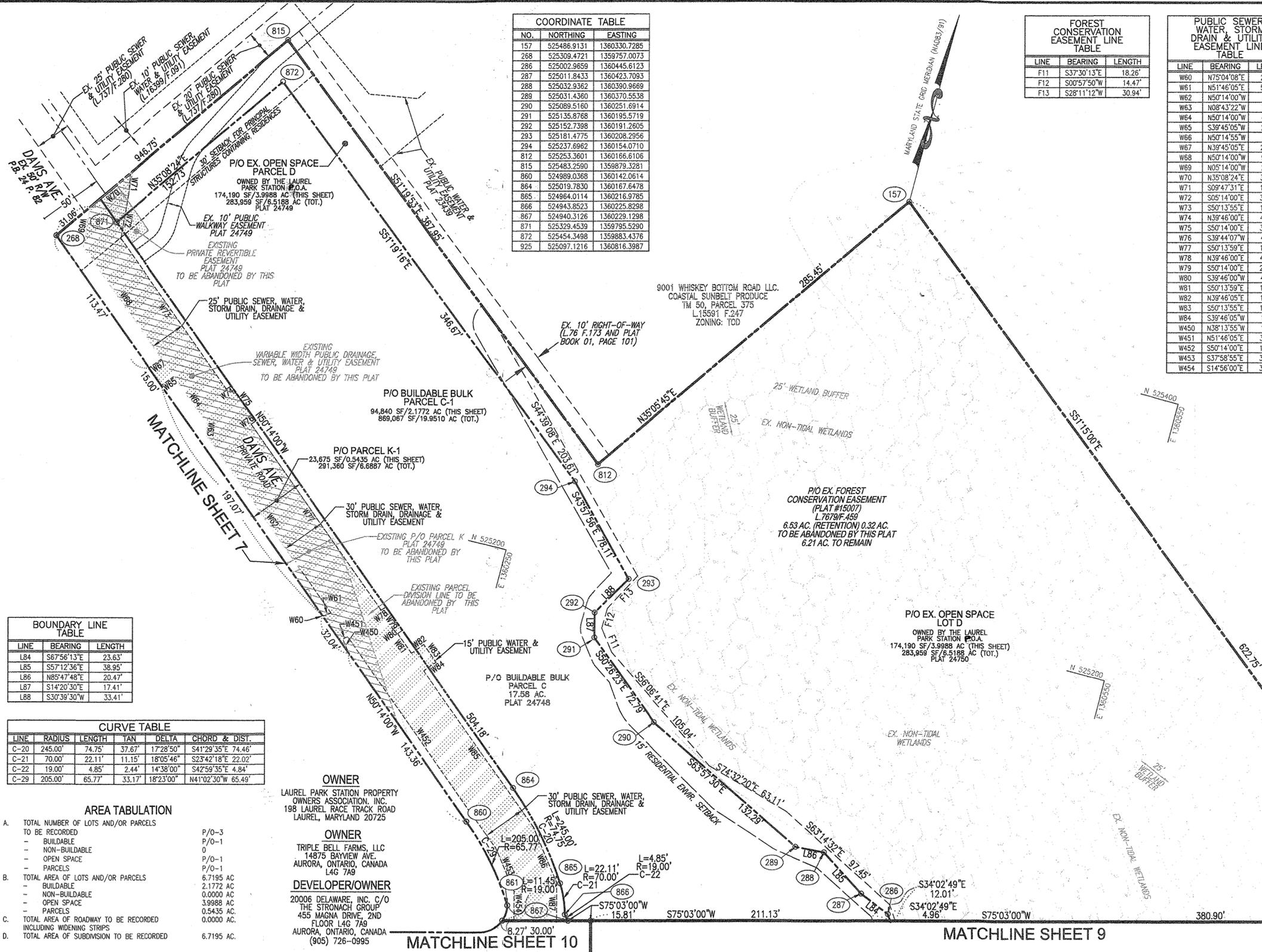
SYMBOL	DESCRIPTION
[Symbol]	EX. FOREST CONSERVATION PLAT #15007
[Symbol]	20' PUBLIC SEWER WATER & UTILITY EASEMENT
[Symbol]	EX. VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT TO BE ABANDONED BY THIS PLAT
[Symbol]	EX. NON-TIDAL WETLANDS
[Symbol]	BOUNDARY LINE
[Symbol]	ADJOINER LINE
[Symbol]	PARCEL LINE
[Symbol]	SETBACK LINE
[Symbol]	15' RESIDENTIAL ENVIRONMENTAL SETBACK
[Symbol]	10' PUBLIC WALKWAY EASEMENT PLAT #24749

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

Edward John Glawe OCT. 01, 2019 DATE
EDWARD JOHN GLAWE LAND SURVEYOR, MD. REG. NO. 21391
Mark A. Thayer 10-1-19 DATE
20006 DELAWARE, INC. AUTHORIZED PERSON
Mark A. Thayer 10-1-19 DATE
TRIPLE BELL FARMS, LLC AUTHORIZED PERSON
Mark A. Thayer 10-1-19 DATE
LAUREL PARK STATION P.O.A. AUTHORIZED PERSON

PURPOSE:
THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LAUREL PARK STATION PHASE 1 RECORDED AS PLATS 24740-24753, TO ABANDON A VARIABLE WIDTH PUBLIC WATER, SEWER, STORM DRAIN & UTILITY EASEMENT, ABANDON A PRIVATE REVERTIBLE EASEMENTS, ABANDON A PRIVATE NO-BUILD EASEMENT, ABANDON A FOREST CONSERVATION EASEMENT AND TO CREATE PARCELS A-1, B-1, B-2, B-3, & C-1, LOTS D, E-1, F-1, & K-1 AND CREATE A VARIABLE WIDTH PUBLIC WATER, SEWER, STORM DRAINAGE & UTILITY EASEMENT.

9001 WHISKEY BOTTOM ROAD LLC.
COASTAL SUNBELT PRODUCE
TM 50, PARCEL 375
L15591 F.247
ZONING: TCD



LINE	BEARING	LENGTH
L84	S67°56'13"E	23.63'
L85	S57°12'36"E	38.95'
L86	N85°47'48"E	20.47'
L87	S14°20'30"W	17.41'
L88	S30°39'30"W	33.41'

LINE	RADIUS	LENGTH	TAN	DELTA	CHORD & DIST.
C-20	245.00'	74.75'	37.67'	1728°50'	S41°29'35"E 74.46'
C-21	70.00'	22.11'	11.15'	18°05'46"	S23°42'18"E 22.02'
C-22	19.00'	4.85'	2.44'	14°38'00"	S42°59'35"E 4.84'
C-29	205.00'	65.77'	33.17'	18°23'00"	N41°02'30"W 65.49'

AREA TABULATION	
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/0-3
- BUILDABLE	P/0-1
- NON-BUILDABLE	0
- OPEN SPACE	P/0-1
- PARCELS	P/0-1
B. TOTAL AREA OF LOTS AND/OR PARCELS	6.7195 AC
- BUILDABLE	2.1772 AC
- NON-BUILDABLE	0.0000 AC
- OPEN SPACE	3.9988 AC
- PARCELS	0.5435 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	6.7195 AC

OWNER
LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC.
198 LAUREL RACE TRACK ROAD
LAUREL, MARYLAND 20725

OWNER
TRIPLE BELL FARMS, LLC
14875 BAYVIEW AVE
AURORA, ONTARIO, CANADA
L4G 7A9

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

OWNER'S CERTIFICATE

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

WITNESS OUR HANDS THIS 1ST DAY OF OCTOBER, 2019.

Mark A. Thayer
20006 DELAWARE, INC.
AUTHORIZED PERSON

Mark A. Thayer
LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC.
AUTHORIZED PERSON

Mark A. Thayer
TRIPLE BELL FARMS, LLC.
AUTHORIZED PERSON

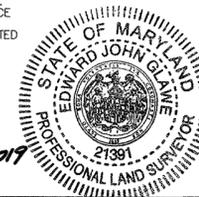
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF (1) PART OF THAT LAND DESCRIBED IN CONVEYANCE FROM LAUREL RACING ASSOCIATION LIMITED PARTNERSHIP TO MIDDEVELOPMENTS (MARYLAND) INC. BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157, AND (2) ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM PHUC NGO AND CHERRY TRAN TO TRIPLE BELL FARMS LLC BY DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13296, FOLIO 377, AND (3) LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC. DECLARATION BY DEED DATED APRIL 27, 2018 AND RECORDED IN LIBER 18335 FOLIO 167, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

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

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION/RENEWAL DATE JUNE 04, 2021.

Edward John Glawe OCTOBER 01, 2019 DATE
EDWARD JOHN GLAWE LAND SURVEYOR, MD. REG. NO. 21391



ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
3300 NORTH RIDGE ROAD
ELICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

RECORDED AS PLAT No. 25218 ON 11-8-19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
LAUREL PARK STATION, PHASE 1
PARCELS A-1, B-1, B-2, B-3, & C-1
OPEN SPACE LOTS D, E-1, F-1, & K-1
A RESUBDIVISION OF LAUREL PARK STATION, PHASE 1, PARCELS A-C, LOTS D-I & PARCELS J-L, RECORDED AS PLATS 24740-24753
DPZ REF'S: P-11-004, PLAT 15007, S-10-004, SDP-01-32, SDP-15-043, WP-01-24, WP-01-106, WP-10-171, WP-11-171, WP-11-184, WP-12-153, WP-13-078, WP-13-099, WP-13-100, WP-14-064, WP-15-001, WP-15-092, WP-15-135, WP-16-096, WP-16-136, WP-18-069, PLAT 15007, PLATS 24740-24753 (F-16-013), WP-18-113, S-18-001, SDP-15-063 & WP-19-067.

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

SCALE: 1" = 50' GRAPHIC SCALE SEPTEMBER 2019
SHEET 8 OF 12

K:\PROJECTS\07-11\SURVEY.dwg\RECORD PLATS\PHASE 1\2019 REDESIGN\PLAT_08.dwg

MATCHLINE SHEET 8

FOREST CONSERVATION EASEMENT LINE TABLE

LINE	BEARING	LENGTH
F1	S50°39'26"E	20.47'
F2	S67°00'11"W	7.97'
F3	S57°37'17"W	34.45'
F4	S07°46'48"W	14.54'
F5	S13°35'06"W	14.80'
F6	S56°37'48"W	24.14'
F7	S82°34'33"W	14.92'
F8	S06°01'27"E	13.49'
F9	S61°57'40"E	15.84'
F10	S81°19'35"E	16.20'

BOUNDARY LINE TABLE

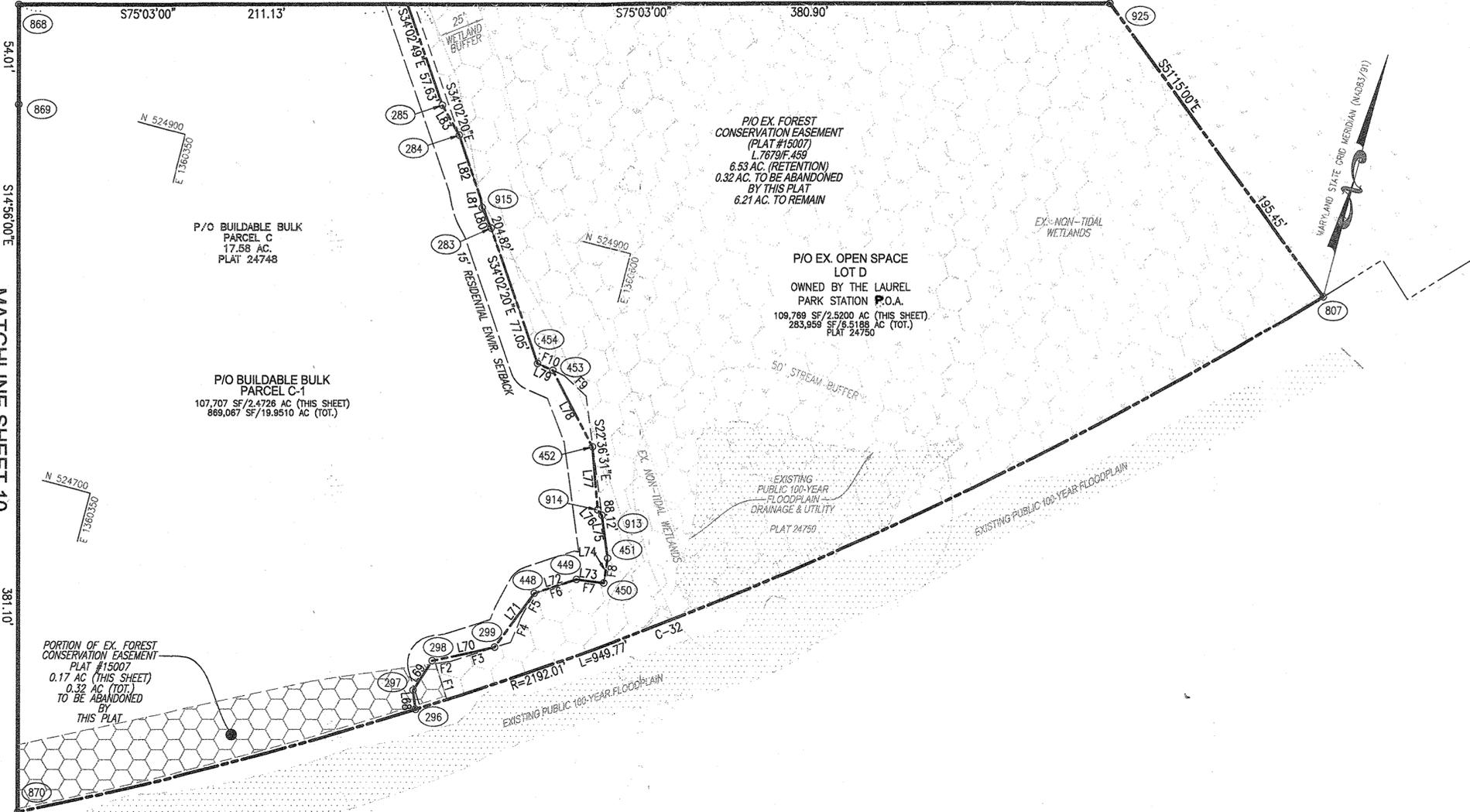
LINE	BEARING	LENGTH
L68	S22°31'17"E	10.42'
L69	S17°56'02"W	18.99'
L70	S62°56'02"W	34.59'
L71	S21°21'42"W	36.18'
L72	S56°37'48"W	24.14'
L73	S82°34'33"W	14.92'
L74	S06°01'27"E	13.49'
L75	S22°36'31"E	23.35'
L76	S52°15'05"E	3.73'
L77	S19°54'22"E	34.06'
L78	S42°38'39"E	46.22'
L79	S81°19'35"E	9.15'
L80	S38°35'38"E	12.07'
L81	S23°10'12"E	5.09'
L82	S34°02'20"E	36.05'
L83	S44°34'42"E	18.55'

COORDINATE TABLE

NO.	NORTHING	EASTING
283	524893.9129	1360523.3817
284	524937.8990	1360493.6698
285	524951.1080	1360480.6528
296	524633.0749	1360551.0061
297	524642.7006	1360547.0148
298	524680.7644	1360552.8610
299	524676.5054	1360583.6666
448	524710.2024	1360596.8463
449	524723.4805	1360617.0065
450	524725.4083	1360631.8014
451	524738.8238	1360630.3856
452	524794.6844	1360606.8665
453	524828.6815	1360575.5563
454	524830.0609	1360565.5136
807	524974.7825	1360968.8300
868	524944.3903	1360244.4014
869	524892.2090	1360258.3182
870	524523.9837	1360356.5241
913	524760.3784	1360621.4095
914	524762.6594	1360618.4633
915	524903.3501	1360515.8497
925	525097.1216	1360816.3987

LEGEND

- EXISTING 100 YEAR FLOODPLAIN SOURCE: FEMA
- EX. FOREST CONSERVATION EASEMENT TO REMAIN PLAT #15007
- EX. FOREST CONSERVATION EASEMENT TO BE ABANDONED BY THIS PLAT
- EX. NON-TIDAL WETLANDS
- BOUNDARY LINE
- ADJOINER LINE
- PARCEL LINE



P/O BUILDABLE BULK PARCEL C 17.58 AC. PLAT 24748

P/O BUILDABLE BULK PARCEL C-1 107,707 SF/2.4728 AC (THIS SHEET) 869,067 SF/19.9510 AC (TOT.)

P/O EX. FOREST CONSERVATION EASEMENT (PLAT #15007) L.7679/F.459 6.53 AC. (RETENTION) 0.32 AC. TO BE ABANDONED BY THIS PLAT 6.21 AC. TO REMAIN

P/O EX. OPEN SPACE LOT D OWNED BY THE LAUREL PARK STATION P.O.A. 109,789 SF/2.5200 AC (THIS SHEET) 283,959 SF/6.5188 AC (TOT.) PLAT 24750

PORTION OF EX. FOREST CONSERVATION EASEMENT PLAT #15007 0.17 AC (THIS SHEET) 0.32 AC (TOT.) TO BE ABANDONED BY THIS PLAT

AREA TABULATION

A.	TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/O-2
-	BUILDABLE	P/O-1
-	NON-BUILDABLE	0
-	OPEN SPACE	P/O-1
-	PARCELS	0
B.	TOTAL AREA OF LOTS AND/OR PARCELS	4.9926 AC
-	BUILDABLE	2.4728 AC
-	NON-BUILDABLE	0.0000 AC
-	OPEN SPACE	2.5200 AC
-	PARCELS	0.0000 AC
C.	TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D.	TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.9926 AC

CURVE TABLE

LINE	RADIUS	LENGTH	TAN	DELTA	CHORD & DIST.
C-32	2192.01'	949.77'	482.46'	24°49'32"	N56°03'48"E 942.36'

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

Edward John Glawe 10-1-19
 EDWARD JOHN GLAWE DATE
 LAND SURVEYOR, MD REG. NO. 21391
Mark J. Thayer 10-1-19
 MARK J. THAYER DATE
 20006 DELAWARE, INC. AUTHORIZED PERSON
Mark J. Thayer 10-1-19
 MARK J. THAYER DATE
 TRIPLE BELL FARMS, LLC AUTHORIZED PERSON
Mark J. Thayer 10-1-19
 LAUREL PARK STATION P.O.A. AUTHORIZED PERSON

OWNER
 LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC.
 198 LAUREL RACE TRACK ROAD
 LAUREL, MARYLAND 20725

OWNER
 TRIPLE BELL FARMS, LLC
 14875 BAYVIEW AVE.
 AURORA, ONTARIO, CANADA L4G 7A9

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

PURPOSE:
 THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LAUREL PARK STATION PHASE 1 RECORDED AS PLATS 24740-24753, TO ABANDON A VARIABLE WIDTH PUBLIC WATER, SEWER, STORM DRAIN & UTILITY EASEMENT, ABANDON PRIVATE REVERTIBLE EASEMENTS, ABANDON A PRIVATE NO-BUILD EASEMENT, ABANDON A FOREST CONSERVATION EASEMENT AND TO CREATE PARCELS A-1, B-1, B-2, B-3, & C-1, LOTS D, E-1, F-1, & K-1 AND CREATE A VARIABLE WIDTH PUBLIC WATER, SEWER, STORM DRAIN, DRAINAGE & UTILITY EASEMENT.

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

William for Maureen Rossman 10/31/2019
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Clark 10-31-19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kate Schroeder 10-31-19
 DIRECTOR DATE

OWNER'S CERTIFICATE

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

WITNESS OUR HANDS THIS 1ST DAY OF OCTOBER, 2019.
Mark J. Thayer
 20006 DELAWARE, INC. AUTHORIZED PERSON
Mark J. Thayer
 LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC. AUTHORIZED PERSON
Mark J. Thayer
 TRIPLE BELL FARMS, LLC. AUTHORIZED PERSON

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT. THAT IT IS A SUBDIVISION OF (1) PART OF THAT LAND DESCRIBED IN CONVEYANCE FROM LAUREL RACING ASSOCIATION LIMITED PARTNERSHIP TO MI DEVELOPMENTS (MARYLAND) INC. BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157, AND (2) ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM PHILIP NORD AND CHERRY TRAM TO TRIPLE BELL FARMS LLC BY DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13296, FOLIO 377, AND (3) LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC. DECLARATION BY DEED DATED APRIL 27, 2018 AND RECORDED IN LIBER 18335 FOLIO 167, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.
 I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.
 BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION/RENEWAL DATE JUNE 04, 2021.

Edward John Glawe 10-01-2019
 EDWARD JOHN GLAWE DATE
 LAND SURVEYOR, MD REG. NO. 21391



ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 3300 NORTH RIDGE ROAD ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

RECORDED AS PLAT No. **25214** ON **11-8-19** AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION LAUREL PARK STATION, PHASE 1

PARCELS A-1, B-1, B-2, B-3, & C-1
 OPEN SPACE LOTS D, E-1, F-1, & K-1
 A RESUBDIVISION OF LAUREL PARK STATION, PHASE 1, PARCELS A-C, LOTS D-1 & PARCELS J-L, RECORDED AS PLATS 24740-24753
 DPZ REF'S: P-11-004, PLAT 15007, S-10-004, SDP-01-32, SDP-15-043, WP-01-24, WP-01-106, WP-10-171, WP-11-171, WP-11-184, WP-12-153, WP-13-078, WP-13-099, WP-13-100, WP-14-064, WP-15-001, WP-15-092, WP-15-135, WP-16-096, WP-16-136, WP-18-069, PLAT 15007, PLATS 24740-24753 (F-16-013), WP-18-113, S-18-001, SDP-15-063 & WP-19-067.

ZONED: TOD
 TAX MAP 50, BLOCK 10, PARCELS 384 & 441
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50' GRAPHIC SCALE SEPTEMBER 2019
 SHEET 9 OF 12

K:\PROJECTS\07-11 SURVEY\DWG\RECORD PLATS\PHASE 1\2019 REDESIGN\PLAT_09.dwg

LINE	BEARING	LENGTH
W498	S14°56'00"E	5.67
W499	S75°03'58"W	14.00'
W500	N14°56'00"W	5.67
W502	S14°56'00"E	5.67
W503	S75°03'58"W	14.00'
W504	N14°56'00"W	5.67
W506	S14°56'00"E	5.67
W507	S75°03'59"W	14.00'
W508	N14°56'00"W	5.67
W510	S14°56'00"E	5.67
W511	S75°03'59"W	4.00'
W512	N14°56'00"W	5.67
W514	S14°56'00"E	5.67
W515	S75°03'59"W	24.00'
W516	N14°56'00"W	5.67
W518	S14°56'00"E	5.67
W519	S75°03'40"W	4.00'
W520	N14°56'00"W	5.67
W522	S14°56'00"E	5.67
W523	S75°04'02"W	24.00'
W524	N14°56'00"W	5.67
W526	S14°56'00"E	5.67
W527	S75°04'03"W	19.94'
W528	N14°56'00"W	5.67
W530	S14°56'00"E	5.67
W531	S75°03'53"W	12.18'
W532	N14°56'00"W	3.67
W533	S75°04'00"W	8.87'
W534	N14°56'00"E	2.00'
W536	S14°56'00"E	5.67
W537	S75°04'00"W	24.00'
W538	N14°56'00"W	5.67
W540	S14°56'00"E	5.67
W541	S75°08'57"W	4.00'
W542	N14°56'00"W	5.67
W544	S14°56'00"E	5.67
W545	S75°04'00"W	24.00'
W546	N14°56'00"W	5.67
W548	S14°56'00"E	5.67
W549	S75°03'58"E	4.00'
W550	N14°56'00"W	5.67
W552	S14°56'00"E	5.67
W553	S75°04'00"W	24.00'
W554	N14°56'00"W	5.67
W556	S14°56'00"E	5.67
W557	S75°03'59"W	3.00'
W558	N14°56'00"W	5.67
W560	S14°56'00"E	5.67
W561	S75°04'01"W	25.00'
W562	N14°56'00"W	5.67
W564	S14°56'00"E	5.67
W565	S75°04'01"W	17.00'
W566	N14°56'00"W	5.67
W568	S14°56'00"E	5.67
W569	S75°04'00"E	67.91'

NO.	NORTHING	EASTING
172	524448.6871	1360186.9984
859	524724.0523	1359449.3044
862	524928.3770	1360184.4298
863	524916.6705	1360171.5284
867	524940.3126	1360229.1298
868	524944.3903	1360244.4014
869	524892.2090	1360258.3182
870	524523.9837	1360356.5241
917	524669.9439	1359463.7352
918	524531.7726	1359500.5858
926	524248.4901	1359580.7012

AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
- BUILDABLE	P/0-1
- NON-BUILDABLE	0
- OPEN SPACE	0
- PARCELS	P/0-1
B. TOTAL AREA OF LOTS AND/OR PARCELS	8.9506 AC
- BUILDABLE	8.0660 AC
- NON-BUILDABLE	0.0000 AC
- OPEN SPACE	0.0000 AC
- PARCELS	0.8846 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	8.9506 AC

LINE	RADIUS	LENGTH	TAN	DELTA	CHORD & DIST.
C-31	5629.65'	681.24'	341.04'	6°56'00"	S71°56'34"W 680.83'
C-32	2192.01'	949.77'	482.46'	24°49'32"	N56°03'48"E 942.36'

LEGEND

	EX. VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT PLAT 24748 TO BE ABANDONED BY THIS PLAT		EX. FOREST CONSERVATION PLAT #15007 TO BE ABANDONED BY THIS PLAT
	VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT		EX. PRIVATE REVERTIBLE EASEMENT PLAT #24748-24749 TO BE ABANDONED BY THIS PLAT
	BOUNDARY LINE		BOUNDARY LINE
	PARCEL LINE		PARCEL LINE

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

Bo Difer for Maureen Roseman 10/31/19
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Coleman 10-21-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Karl Sals... 11-7-19
DIRECTOR DATE

OWNER'S CERTIFICATE

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

WITNESS OUR HANDS THIS 1ST DAY OF OCTOBER 2019.
Mark H. Noyes 20006 DELAWARE, INC. AUTHORIZED PERSON
Mark H. Noyes LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC. AUTHORIZED PERSON
Mark H. Noyes TRIPLE BELL FARMS, LLC. AUTHORIZED PERSON

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF (1) PART OF THAT LAND DESCRIBED IN CONVEYANCE FROM LAUREL RACING ASSOCIATION LIMITED PARTNERSHIP TO MI DEVELOPMENTS (MARYLAND) INC. BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10318, FOLIO 157, AND (2) ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM PHUC NGO AND CHERRY TRAN TO TRIPLE BELL FARMS LLC BY DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13298, FOLIO 377, AND (3) LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC. DECLARATION BY DEED DATED APRIL 27, 2018 AND RECORDED IN LIBER 18335 FOLIO 167, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.
I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION/RENEWAL DATE JUNE 04, 2021.

Edward John Glawe 10/22/2019
EDWARD JOHN GLAWE LAND SURVEYOR, MD. REG. NO. 21391 DATE
ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
3300 NORTH RIDGE ROAD, SUITE 2043 TEL: 410-481-7969 ELLICOTT CITY, MD 21043 FAX: 410-481-7969

RECORDED AS PLAT No. 25215 ON 11-9-19
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION
LAUREL PARK STATION, PHASE 1
PARCELS A-1, B-1, B-2, B-3, & C-1
LOTS D, E-1, F-1, & K-1**

A RESUBDIVISION OF LAUREL PARK STATION, PHASE 1, PARCELS A-C, LOTS D-1 & PARCELS J-L, RECORDED AS PLATS 24740-24753
DP2 REF'S: P-11-004, PLAT 15007, S-10-004, SDP-01-32, SDP-15-043, WP-01-24, WP-01-106, WP-10-171, WP-11-171, WP-11-184, WP-12-153, WP-13-078, WP-13-099, WP-13-100, WP-14-064, WP-15-001, WP-15-092, WP-15-135, WP-16-096, WP-16-136, WP-18-089, PLAT 15007, PLATS 24740-24753 (F-16-013), WP-18-113, S-18-001, SDP-15-063 & WP-19-067.

ZONED: TOD
TAX MAP 50, BLOCK 10, PARCELS 384 & 441
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' GRAPHIC SCALE SEPTEMBER 2019
SHEET 10 OF 12

LINE	BEARING	LENGTH
W87	S14°56'00"E	38.52'
W88	N75°04'00"E	23.80'
W89	S14°56'00"W	30.00'
W90	S75°04'00"W	23.80'
W91	S14°56'00"E	386.86'
W92	S66°32'39"W	207.47'
W93	S71°44'51"W	116.74'
W94	S18°15'09"E	14.13'
W95	L=162.28 R=6030.39 CHD=S70°57'15"W 162.27'	
W96	S73°36'26"W	344.19'
W108	N73°36'26"E	337.67'
W109	N77°50'34"E	57.11'
W110	N05°04'54"E	25.29'
W111	N71°44'51"E	186.39'
W112	N66°32'39"E	180.27'
W113	N14°56'00"W	361.02'
W114	S75°04'00"W	251.09'
W115	S14°56'04"E	10.00'
W116	S75°03'56"W	15.00'
W117	N14°56'04"W	10.00'
W118	S75°04'00"W	35.14'
W119	S75°03'03"E	11.67'
W120	S75°03'57"W	30.34'
W121	N44°08'27"W	13.37'
W122	S75°04'00"W	196.50'
W123	S14°56'04"E	10.00'
W124	S75°03'56"W	15.00'
W125	S75°04'00"W	10.00'
W126	S75°04'00"W	337.45'
W454	S14°56'00"E	32.40'
W455	S75°04'00"W	48.45'
W456	N14°56'00"W	3.67'
W457	S75°04'01"W	10.00'
W458	S14°56'00"E	3.67'
W459	S75°04'00"W	7.87'
W460	N14°56'00"W	5.67'
W462	S14°56'00"E	5.67'
W463	S75°04'00"W	14.00'
W464	N14°56'00"W	5.67'
W466	S14°56'00"E	5.67'
W467	S75°04'00"W	14.00'
W468	N14°56'00"W	5.67'
W470	S14°56'00"E	5.67'
W471	S75°04'00"E	14.00'
W472	N14°56'00"W	5.67'
W474	S14°56'00"E	5.67'
W475	S75°04'00"W	14.00'
W476	N14°56'00"W	5.67'
W478	S14°56'00"E	5.67'
W479	S75°04'00"W	14.00'
W480	N14°56'00"W	5.67'
W482	S14°56'00"E	5.67'
W483	S75°04'00"W	14.00'
W484	N14°56'00"W	5.67'
W486	S14°56'00"E	5.67'
W487	S75°04'00"W	7.00'
W488	N14°56'00"W	5.67'
W490	S14°56'00"E	5.67'
W491	S75°04'00"W	26.13'
W492	N14°56'00"W	3.67'
W493	S75°04'01"W	10.00'
W494	S14°56'00"E	3.67'
W495	S75°04'00"W	7.87'
W496	N14°56'00"W	5.67'

OWNER
TRIPLE BELL FARMS, LLC
14875 BAYVIEW AVE.
AURORA, ONTARIO, CANADA
L4G 7A9

DEVELOPER/OWNER
2006 DELAWARE, INC. C/O
THE STRONACH GROUP
455 MAGNA DRIVE, 2ND
FLOOR L4G 7A9
AURORA, ONTARIO, CANADA
(905) 726-0995

OWNER
LAUREL PARK STATION PROPERTY
OWNERS ASSOCIATION, INC.
198 LAUREL RACE TRACK ROAD
LAUREL, MARYLAND 20725

PURPOSE:
THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LAUREL PARK STATION PHASE 1 RECORDED AS PLATS 24740-24753, TO ABANDON A VARIABLE WIDTH PUBLIC WATER, SEWER, STORM DRAIN & UTILITY EASEMENT, ABANDON A PRIVATE REVERTIBLE EASEMENTS, ABANDON A PRIVATE NO-BUILD EASEMENT, ABANDON A FOREST CONSERVATION EASEMENT AND TO CREATE PARCELS A-1, B-1, B-2, B-3, & C-1, LOTS D, E-1, F-1, & K-1 AND CREATE A VARIABLE WIDTH PUBLIC WATER, SEWER, STORM DRAIN, DRAINAGE & UTILITY EASEMENT.

LINE	BEARING	LENGTH
W26	N75°03'58"E	179.56'
W27	N14°55'57"W	16.00'
W28	N75°04'03"E	20.00'
W29	S14°55'57"W	16.00'
W30	N75°04'00"E	43.93'
W31	N14°56'00"W	215.91'
W49	S14°56'00"E	58.46'
W50	N75°04'00"E	136.67'
W51	N14°56'00"W	52.60'
W56	S73°36'28"W	344.19'
W97	N16°23'34"W	101.73'
W98	S75°04'00"W	188.74'
W99	S14°56'00"E	100.24'
W100	S75°04'01"W	243.42'
W101	S14°39'25"E	0.78'
W102	S73°37'35"W	30.01'
W103	N14°55'35"W	31.54'
W104	N75°04'01"E	243.42'
W105	N14°56'00"W	100.24'
W106	N75°04'00"E	247.98'
W126	S75°04'00"W	337.45'
W127	S14°56'05"E	15.67'
W128	S75°03'55"W	15.00'
W129	N14°56'05"W	15.67'
W130	S75°04'00"W	44.87'
W131	S14°56'00"E	55.66'
W132	N75°04'00"E	13.67'
W133	S14°56'00"E	20.00'
W134	S75°04'00"W	13.67'
W135	S14°56'00"E	21.34'
W136	N75°04'00"E	33.00'
W137	S14°56'00"E	20.00'
W138	S75°04'00"W	6.35'
W139	S14°56'00"E	16.00'
W140	N75°04'00"E	6.35'
W141	S14°56'00"E	20.00'
W142	S75°04'00"W	23.00'
W143	S14°56'00"E	18.00'
W144	S75°04'00"W	30.00'
W145	N14°56'00"W	18.00'
W146	S75°04'03"W	478.84'
W147	S14°56'03"E	6.67'
W148	S75°03'57"W	15.00'
W149	N14°56'03"W	6.67'
W150	S75°04'03"W	21.72'
W151	S14°56'00"E	12.00'
W152	S75°04'00"W	20.00'
W153	N14°54'31"W	12.00'
W154	S75°04'01"W	15.00'
W155	S14°55'57"E	12.00'
W156	S75°04'00"W	20.00'
W157	N14°55'57"W	12.00'
W158	S75°04'03"W	289.33'
W181	N75°03'58"E	159.56'
W182	S14°56'00"E	16.00'
W183	S75°04'01"W	159.56'
W184	N14°56'00"E	15.99'
W185	N75°03'58"E	23.75'
W186	S04°54'36"W	17.00'
W187	S75°04'01"W	17.98'
W188	N04°54'36"E	17.00'
W189	N75°04'00"E	11.71'
W190	S14°56'03"E	15.99'
W191	S75°04'03"W	17.48'
W192	N14°56'03"W	15.99'
W193	N75°04'00"E	88.04'
W194	S14°56'08"E	15.99'
W195	S75°04'03"W	88.04'
W196	N14°56'09"W	16.00'
W197	N75°04'00"E	174.00'
W198	S14°56'09"E	16.00'

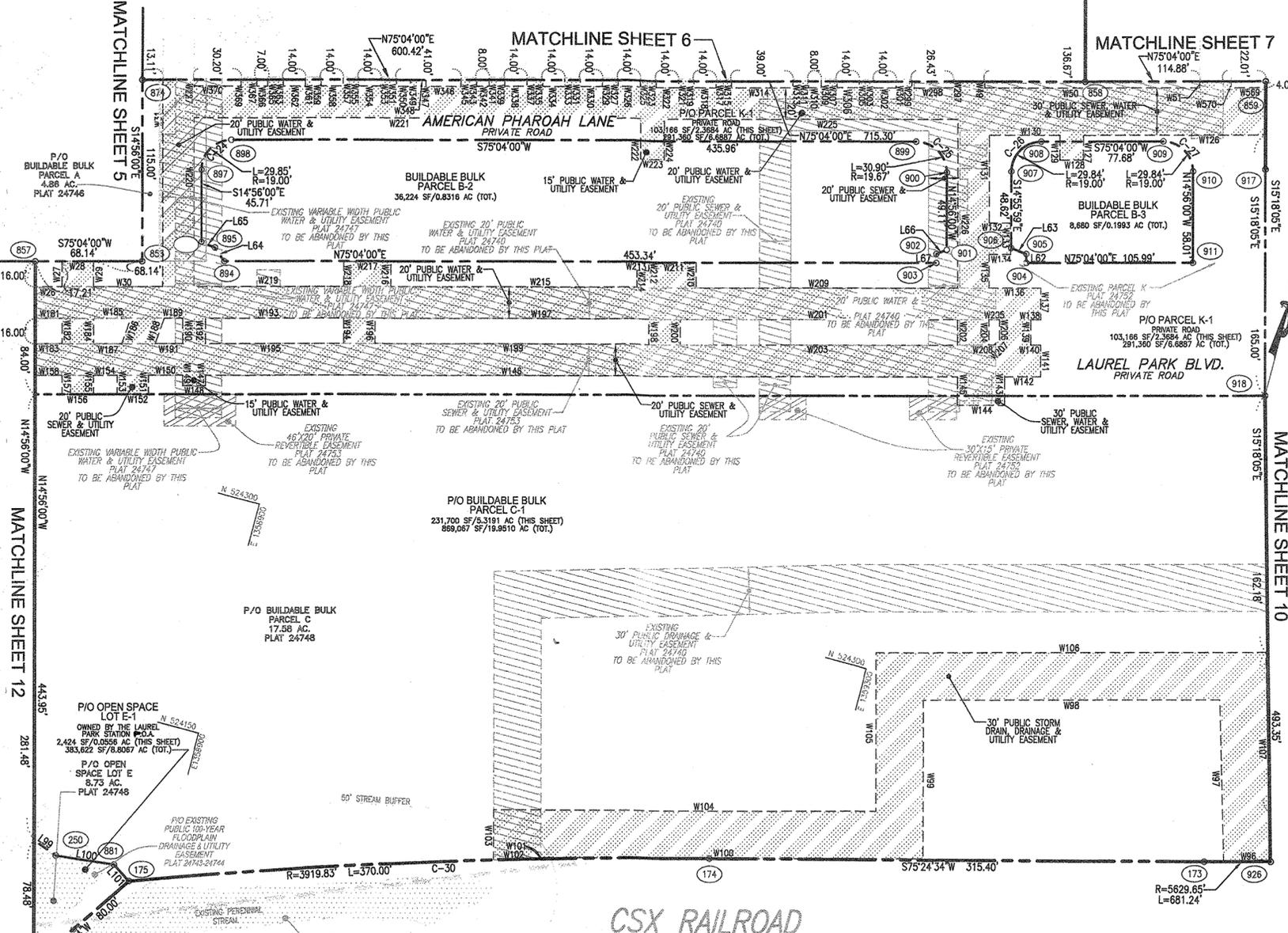
LINE	BEARING	LENGTH
W199	S75°04'00"W	174.00'
W200	N14°56'09"W	16.00'
W201	N75°04'00"E	176.81'
W202	S14°56'03"E	16.00'
W203	S75°04'00"W	176.81'
W204	N14°56'00"W	16.00'
W205	N75°04'00"E	6.65'
W206	S14°56'00"E	12.45'
W207	S30°04'00"W	5.02'
W208	S75°04'00"W	3.10'
W209	S75°04'00"W	166.81'
W210	N14°55'57"W	16.00'
W211	S75°03'52"W	30.00'
W212	S14°56'08"E	5.32'
W213	S75°04'00"W	7.50'
W214	S14°56'00"E	10.68'
W215	S75°03'54"W	156.50'
W216	N14°56'00"W	15.67'
W217	S75°04'32"W	30.00'
W218	S14°56'00"E	15.67'
W219	S75°04'00"W	95.82'
W220	N14°56'00"W	107.00'
W221	N75°04'00"E	284.50'
W222	S14°56'03"E	25.67'
W223	N75°03'55"E	15.00'
W224	N14°56'03"W	25.67'
W225	N75°04'00"E	187.13'
W226	S14°56'00"E	107.00'
W227	N14°56'00"W	135.40'
W229	S14°56'00"E	96.13'
W298	S75°04'00"W	26.43'
W299	N14°56'00"E	5.67'
W301	S14°56'00"E	5.67'
W302	S75°04'02"W	14.00'
W303	N14°56'00"W	5.67'
W305	S14°56'00"E	5.67'
W306	S75°04'02"W	14.00'
W307	N14°56'00"W	5.67'
W309	S14°56'00"E	5.67'
W310	S75°04'03"W	8.00'
W311	N14°56'00"W	5.67'
W313	S14°56'00"E	5.67'
W314	S75°04'01"E	39.00'
W315	N14°56'00"W	5.67'
W317	S14°56'00"E	5.67'
W318	S75°04'02"W	14.00'
W319	N14°56'00"W	5.67'
W321	S14°56'00"E	5.67'
W322	S75°04'02"W	14.00'
W323	N14°56'00"W	5.67'
W325	S14°56'00"E	5.67'
W326	S75°04'00"W	14.00'
W327	N14°56'00"W	5.67'
W329	S14°56'00"E	5.67'
W330	S75°04'00"W	14.00'
W331	N14°56'00"W	5.67'
W333	S14°56'00"E	5.67'
W334	S75°04'00"W	14.00'
W335	N14°56'00"W	5.67'
W337	S14°56'00"E	5.67'
W338	S75°04'00"W	14.00'
W339	N14°56'00"W	5.67'
W341	S14°56'00"E	5.67'
W342	S75°04'00"W	8.00'
W343	N14°56'00"W	5.67'
W345	S14°56'00"E	5.67'
W346	S75°04'00"W	22.23'
W347	N14°56'00"W	3.67'
W348	S75°04'01"W	10.00'
W349	S17°56'00"E	3.67'
W350	S75°04'00"E	8.77'
W351	N14°56'00"W	5.67'
W353	S14°56'00"E	5.67'

LINE	BEARING	LENGTH
W354	S75°04'00"W	14.00'
W355	N14°56'00"W	5.67'
W357	S14°56'00"E	5.67'
W358	S75°04'00"W	14.00'
W359	N14°56'00"W	5.67'
W361	S14°56'00"W	5.67'
W362	S75°04'00"W	14.00'
W363	N14°56'00"E	5.67'
W365	S14°56'00"E	5.67'
W366	S75°04'00"W	7.00'
W367	N14°56'00"W	5.67'
W369	N14°56'00"W	5.67'
W370	S75°04'00"W	30.20'
W379	S75°04'00"E	67.91'
W570	N14°56'00"W	48.61'

LINE	BEARING	LENGTH
L62	S14°56'00"E	5.64'
L63	S83°49'23"E	10.39'
L64	S49°42'53"E	10.51'
L65	S81°52'26"E	9.36'
L66	N53°56'08"E	7.16'
L67	N14°56'00"W	5.64'
L99	S89°26'51"E	24.32'
L100	N83°54'54"E	37.49'
L101	S57°25'16"E	14.27'

NO.	NORTHING	EASTING
173	524237.6537	1359539.7054
174	524158.2012	1359234.4768
175	524048.2460	1358881.3363
176	523982.0870	1358836.3587
250	524051.9539	1358832.0341
856	524428.6061	1358787.7940
857	524411.0466	1358721.9545
858	524694.4471	1358338.2998
859	524724.0523	1359449.3044
874	524539.7227	1358758.1590
881	524055.9281	1358869.3145
894	524442.1624	1358838.6235
895	524448.9555	1358830.6093
896	524450.2787	1358821.3422
897	524494.4402	1358809.5643
898	524517.6947	1358823.0264
899	524630.0382	1359244.2598
900	524618.1014	1359268.3344
901	524568.8513	1359280.9893
902	524564.4357	1359275.2007
903	524558.9859	1359276.6542
904	524573.7694	1359332.0853
905	524579.2208	1359330.6314
906	524580.3385	1359321.2376
907	524627.3140	1359307.7754
908	524650.5684	1359321.2376
909	524670.5856	1359396.2924
910	524657.1301	1359419.5452
911	524601.0818	1359434.4933
917	524669.9439	1359463.7352
918	524531.7726	1359500.5858
926	524248.4901	1359580.7012

LINE	RADIUS	LENGTH	TAN	DELTA	CHORD & DIST.
C-24	19.00'	29.85'	19.00'	90°00'00"	N30°04'00"E 26.87'
C-25	19.67'	30.90'	19.67'	90°00'00"	S59°56'00"E 27.82'
C-26	19.00'	29.85'	19.00'	90°00'00"	N30°04'00"E 26.87'
C-27	19.00'	29.84'	29.84'	89°58'46"	S59°56'37"E 26.87'
C-30	3919.83'	370.00'	185.14'	5°24'30"	S72°42'19"W 369.86'
C-31	5629.65'	681.24'	341.04'	6°56'00"	S71°56'34"W 680.83'
C-32	2192.01'	949.77'	482.46'	24°49'32"	N56°03'48"E 942.36'
C-33	5229.65'	42.40'	21.20'	0°25'54"	N75°11'37"E 42.40'



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

Edward John Glawe OCT. 01, 2019
 EDWARD JOHN GLAWE DATE
 LAND SURVEYOR, MD REG. NO. 21391
Mark H. Thayer 10-1-19
 AUTHORIZED PERSON
 20006 DELAWARE, INC. DATE
 AUTHORIZED PERSON
Mark H. Thayer 10-1-19
 TRIPLE BELL FARMS, LLC DATE
 AUTHORIZED PERSON
Mark H. Thayer 10-1-19
 LAUREL PARK STATION P.O.A. DATE
 AUTHORIZED PERSON

LEGEND

- VARIABLE WIDTH PUBLIC SEWER WATER & UTILITY EASEMENT
- EX. VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT PLAT 24748 TO BE ABANDONED BY THIS PLAT
- EXISTING 100 YEAR FLOODPLAIN
- EX. 46'X20', 30'X15' PRIVATE REVERTIBLE EASEMENT PLAT 24753, 24752 TO BE ABANDONED BY THIS PLAT
- BOUNDARY LINE
- PARCEL LINE
- FLOOD PLAIN CROSS-SECTION AND ELEVATION SOURCE: FEMA

OWNER
 LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC.
 198 LAUREL RACE TRACK ROAD
 LAUREL, MARYLAND 20725

OWNER
 TRIPLE BELL FARMS, LLC
 14875 BAYVIEW AVE.
 AURORA, ONTARIO, CANADA L4G 7A9

DEVELOPER/OWNER
 20006 DELAWARE, INC. C/O
 THE STRONACH GROUP
 455 MAGNA DRIVE, 2ND
 FLOOR, L4C 7A9
 AURORA, ONTARIO, CANADA
 (905) 726-0995

PURPOSE:
 THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LAUREL PARK STATION PHASE 1 RECORDED AS PLATS 24740-24753, TO ABANDON A VARIABLE WIDTH PUBLIC WATER, SEWER, STORM DRAIN & UTILITY EASEMENT, ABANDON A PRIVATE REVERTIBLE EASEMENTS, ABANDON A PRIVATE NO-BUILD EASEMENT, ABANDON A FOREST CONSERVATION EASEMENT AND TO CREATE PARCELS A-1, B-1, B-2, B-3, & C-1, LOTS D, E-1, F-1, & K-1 AND CREATE A VARIABLE WIDTH PUBLIC WATER, SEWER, STORM DRAIN, DRAINAGE & UTILITY EASEMENT.

AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
 - BUILDABLE 2, P/O-3
 - NON-BUILDABLE 2, P/O-1
 - OPEN SPACE P/O-1
 - PARCELS P/O-1

B. TOTAL AREA OF LOTS AND/OR PARCELS
 - BUILDABLE 6.4056 AC
 - NON-BUILDABLE 0.0000 AC
 - OPEN SPACE 0.0556 AC
 - PARCELS 2.3684 AC
 0.0000 AC

C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS 8.774 AC

D. TOTAL AREA OF SUBDIVISION TO BE RECORDED 8.774 AC

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

Editha for Maureen Rossman 10/31/2019
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Coleman 10-21-19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kathleen 10-27-19
 DIRECTOR DATE

OWNER'S CERTIFICATE

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

WITNESS OUR HANDS THIS 1ST DAY OF OCTOBER 2019.

Mark H. Thayer
 20006 DELAWARE, INC.
 AUTHORIZED PERSON
Mark H. Thayer
 LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC.
 AUTHORIZED PERSON
Mark H. Thayer
 TRIPLE BELL FARMS, LLC.
 AUTHORIZED PERSON

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF (1) PART OF THAT LAND DESCRIBED IN CONVEYANCE FROM LAUREL RACING ASSOCIATION LIMITED PARTNERSHIP TO MI DEVELOPMENTS (MARYLAND) INC. BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 13296, FOLIO 377, AND (2) ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM PHUC NGO AND CHERRY IRAN TO TRIPLE BELL FARMS LLC BY DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13296, FOLIO 377, AND (3) LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC. DEDICATED APRIL 27, 2018 AND RECORDED IN LIBER 18335 FOLIO 167, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION/RENEWAL DATE JUNE 04, 2021.

Edward John Glawe OCTOBER 01, 2019
 EDWARD JOHN GLAWE DATE
 LAND SURVEYOR, MD REG. NO. 21391

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 3300 NORTH RIDGE ROAD TEL: 410.461.7666
 ELLICOTT CITY, MD 21043 FAX: 410.461.8961

RECORDED AS PLAT No. 25216 ON 11-8-19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
LAUREL PARK STATION, PHASE 1
 PARCELS A-1, B-1, B-2, B-3, & C-1
 LOTS D, E-1, F-1, & K-1

A RESUBDIVISION OF LAUREL PARK STATION, PHASE 1, PARCELS A-C, LOTS D-1 & PARCELS J-L, RECORDED AS PLATS 24740-24753

DPZ REF'S: P-11-004, PLAT 15007, S-10-004, SDP-01-32, SDP-15-043, WP-01-24, WP-01-106, WP-10-171, WP-11-171, WP-11-184, WP-12-153, WP-13-078, WP-13-099, WP-13-100, WP-14-064, WP-15-001, WP-15-092, WP-15-135, WP-16-096, WP-16-136, WP-18-069, PLAT 15007, PLATS 24740-24753 (F-16-013), WP-18-113, S-18-001, SDP-15-063 & WP-19-067.

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

SCALE: 1" = 60' GRAPHIC SCALE SEPTEMBER 2019
 SHEET

LINE	RADIUS	LENGTH	TAN	DELTA	CHORD & DIST.
C-5	395.00'	104.23'	52.42'	15°07'08"	N52°29'46"W 103.93'
C-6	1230.00'	72.73'	36.38'	3°23'16"	N43°14'34"E 72.72'
C-7	191.00'	56.55'	28.49'	16°57'55"	N50°01'54"E 56.35'
C-8	73.00'	85.45'	48.38'	67°04'13"	N63°24'44"E 80.66'
C-9	32.00'	25.24'	13.32'	45°11'23"	N52°28'19"E 24.59'
C-18	73.00'	53.91'	28.25'	42°18'35"	S80°53'55"E 52.69'
C-19	32.00'	25.24'	13.32'	45°11'23"	S82°20'18"E 24.59'

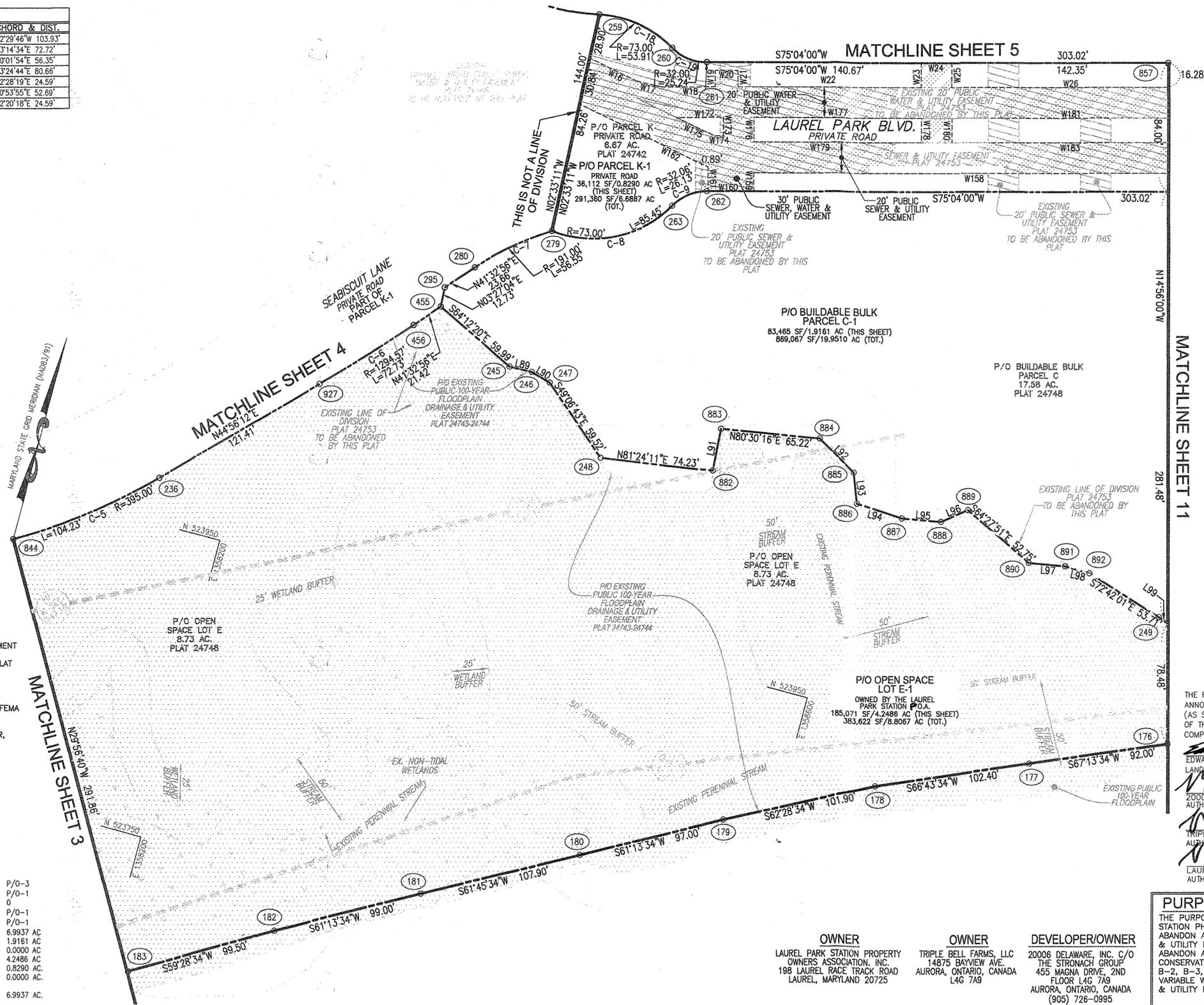
LINE	BEARING	LENGTH
W16	S79°09'16"E	123.58'
W17	N87°56'44"E	17.25'
W18	N75°03'58"E	35.02'
W19	N14°56'00"W	10.68'
W20	N75°04'00"E	15.00'
W21	S14°56'00"E	10.68'
W22	N75°04'03"E	120.13'
W23	N14°56'00"W	16.01'
W24	N75°04'00"E	20.00'
W25	S14°56'00"E	16.01'
W26	N75°03'58"E	179.56'
W158	S75°04'03"W	289.33'
W159	S14°56'00"E	12.01'
W160	S75°04'00"W	30.00'
W161	N14°55'59"W	15.73'
W162	N79°09'14"W	211.76'
W172	N75°04'00"E	30.81'
W173	S14°55'57"E	12.00'
W174	S75°04'00"W	5.97'
W175	N79°09'26"W	27.59'
W176	N14°56'00"W	15.99'
W177	N75°04'04"E	109.77'
W178	S14°56'00"E	15.99'
W179	S75°04'07"W	109.77'
W180	N14°56'00"W	15.99'
W181	N75°03'58"E	159.56'
W183	S75°04'01"W	159.56'

LEGEND

- EX. WETLAND AREA
- EX. VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT PLAT 24748 TO BE ABANDONED BY THIS PLAT
- EX. PUBLIC 100-YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT PLAT 24743-24744 SOURCE: FEMA
- VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
- BOUNDARY LINE
- PARCEL LINE
- FLOOD PLAIN CROSS-SECTION AND ELEVATION SOURCE: FEMA

AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/O-3	P/O-1
- BUILDABLE	0	0
- NON-BUILDABLE	0	0
- OPEN SPACE	0	0
- PARCELS	0	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	6.9937 AC	1.9161 AC
- BUILDABLE	0.0000 AC	0.0000 AC
- NON-BUILDABLE	0.0000 AC	0.0000 AC
- OPEN SPACE	0.2486 AC	0.8290 AC
- PARCELS	0.8290 AC	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	6.9937 AC	1.9161 AC



BOUNDARY LINE TABLE

LINE	BEARING	LENGTH
L89	N88°32'27"E	14.98'
L90	S74°23'39"E	13.84'
L91	S03°49'28"E	27.68'
L92	S60°31'30"E	31.03'
L93	S21°01'27"E	20.21'
L94	S86°38'13"E	30.92'
L95	N79°55'38"E	25.80'
L96	N52°14'30"E	19.16'
L97	N80°19'22"E	24.16'
L98	S88°52'17"E	16.63'
L99	S69°26'51"E	24.32'

COORDINATE TABLE

NO.	NORTHING	EASTING
176	523982.0870	1358836.3587
177	523946.4742	1358751.5311
178	523906.0132	1358657.4638
179	523858.9233	1358567.0870
180	523812.2319	1358482.0740
181	523761.1763	1358387.0175
182	523713.5222	1358300.2414
183	523662.9864	1358214.5304
236	523979.1600	1358151.2923
245	524108.0024	1358355.0904
246	524108.3838	1358370.0623
247	524104.6606	1358383.3922
248	524065.6993	1358428.3894
249	524060.4902	1358809.2663
259	524344.5713	1358352.7627
260	524336.2391	1358404.8011
261	524332.9608	1358429.1712
262	524251.7978	1358450.8175
263	524236.8190	1358431.3166
279	524200.7192	1358359.1887
456	524118.0781	1358286.8676
844	523915.8872	1358068.8450
857	524411.0466	1358721.9545
882	524076.7947	1358501.7805
883	524104.4134	1358499.9342
884	524715.1729	1358564.2613
885	524099.9035	1358591.2774
886	524081.0375	1358598.5285
887	524079.2240	1358629.3917
888	524083.7358	1358564.7912
889	524095.4668	1358669.9375
890	524072.7271	1358717.5357
891	524076.7891	1358741.3566
892	524076.4615	1358757.9875
927	524065.1060	1358237.0488

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

Edward John Glaw 10-01-2019
EDWARD JOHN GLAW DATE
LAND SURVEYOR, MD. REG. NO. 21391

Mark H. Thompson 10-1-19
MARK H. THOMPSON DATE
2006 DELAWARE, INC. AUTHORIZED PERSON

Mark H. Thompson 10-1-19
MARK H. THOMPSON DATE
TRIPLE BELL FARMS, LLC AUTHORIZED PERSON

Mark H. Thompson 10-1-19
MARK H. THOMPSON DATE
LAUREL PARK STATION P.O.A. AUTHORIZED PERSON

PURPOSE:
THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LAUREL PARK STATION PHASE 1 RECORDED AS PLATS 24740-24753, TO ABANDON A VARIABLE WIDTH PUBLIC WATER, SEWER, STORM DRAIN & UTILITY EASEMENT, ABANDON PRIVATE REVERTIBLE EASEMENTS, ABANDON A PRIVATE NO-BUILD EASEMENT, ABANDON A FOREST CONSERVATION EASEMENT AND TO CREATE PARCELS A-1, B-1, B-2, B-3, & C-1, LOTS D, E-1, F-1, & K-1 AND CREATE A VARIABLE WIDTH PUBLIC WATER, SEWER, STORM DRAIN, DRAINAGE & UTILITY EASEMENT.

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

Barbara for Marissa Kostman 10/31/2019
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark H. Thompson 10-2-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kurt Schuchert 11-7-19
DIRECTOR DATE

OWNER'S CERTIFICATE

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

WITNESS OUR HANDS THIS 1ST DAY OF **OCTOBER** 2019.

Mark H. Thompson
2006 DELAWARE, INC.
AUTHORIZED PERSON

Mark H. Thompson
LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC.
AUTHORIZED PERSON

Mark H. Thompson
TRIPLE BELL FARMS, LLC.
AUTHORIZED PERSON

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF (1) PART OF THAT LAND DESCRIBED IN CONVEYANCE FROM LAUREL RACING ASSOCIATION LIMITED PARTNERSHIP TO MI DEVELOPMENTS (MARYLAND) INC. BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 13296, FOLIO 377, AND (2) ALL OF THAT LAND DESCRIBED IN CONVEYANCE FROM PHUC NGO AND CHERRY TRAN TO TRIPLE BELL FARMS LLC BY DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13296, FOLIO 377, AND (3) LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC. DECLARATION BY DEED DATED APRIL 27, 2018 AND RECORDED IN LIBER 18335 FOLIO 167, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

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EDWARD JOHN GLAW DATE
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RECORDED AS PLAT No. **25217** ON **11-8-19**
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

PARCELS A-1, B-1, B-2, B-3, & C-1
OPEN SPACE LOTS D, E-1, F-1, & K-1
A RESUBDIVISION OF LAUREL PARK STATION, PHASE 1, PARCELS A-C, LOTS D-I & PARCELS J-L, RECORDED AS PLATS 24740-24753

DP2 REF'S: P-11-004, PLAT 15007, S-10-004, SDP-01-32, SDP-15-043, WP-01-24, WP-01-106, WP-10-171, WP-11-171, WP-11-184, WP-12-153, WP-13-078, WP-13-099, WP-13-100, WP-14-064, WP-15-001, WP-15-092, WP-15-135, WP-16-096, WP-16-136, WP-18-069, PLAT 15007, PLATS 24740-24753 (F-16-013), WP-18-113, S-18-001, SDP-15-063 & WP-19-067.

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

SCALE: 1" = 50'
GRAPHIC SCALE
SEPTEMBER 2019

SHEET 12 OF 12