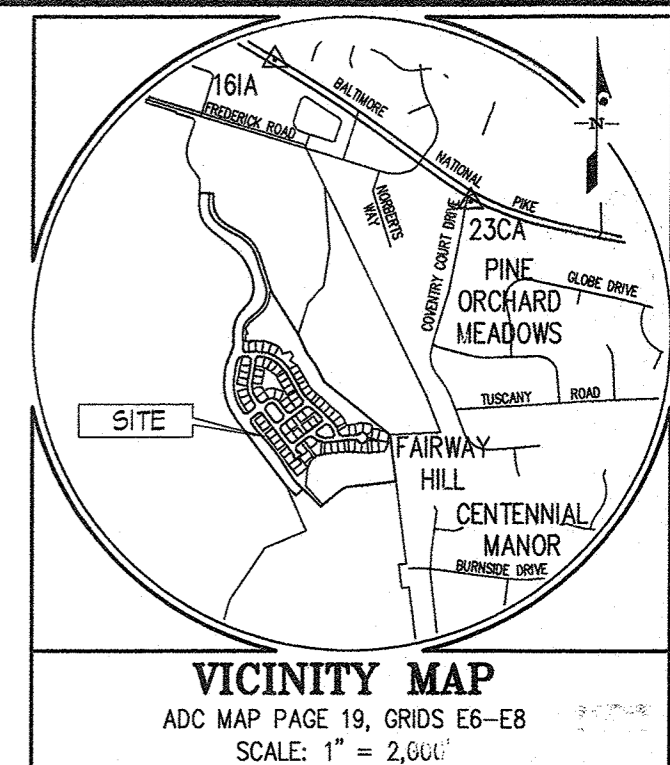


GENERAL NOTES:

1. THE SUBJECT PROPERTY IS ZONED R-ED PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
2. COORDINATES BASED ON NAD '83 (ADJ 2007) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 23CA AND No. 161A.
3. THIS PLAT AND THE COORDINATES SHOWN HEREON ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY FISHER, COLLINS & CARTER, IN SEPTEMBER 2001.
4. SEE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: F-11-058, ZB-1087M, WP-11-132, ECP-14-058, SP-14-008, PB408, THE D.R.R.A. RECORDED IN L. 12722 AT FOLIO 248, F-15-087, F-16-061, WP-15-038, WP-16-081, F-17-001.
5. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
6. RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
7. LANDSCAPING FOR THIS SUBDIVISION WAS PREVIOUSLY PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN APPROVED UNDER F-16-046 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
8. THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vi) OF THE HOWARD COUNTY CODE.
9. THE CEMETERY INVENTORY MAP DOES NOT SHOW ANY CEMETERIES WITHIN THE PROJECT LIMITS.
10. THE 100-YEAR FLOODPLAIN LIMITS WERE DETERMINED IN A FLOODPLAIN STUDY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. AS PART OF SP-14-008 WHICH WAS APPROVED ON DECEMBER 22, 2014.
11. OPEN SPACE LOT 166 IS SUBJECT TO TERMS AND CONDITIONS OF WESTMOUNT HOMEOWNERS ASSOCIATION, INC. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS DATED DECEMBER 28, 2016 AND RECORDED IN LIBER 17513 AT FOLIO 462, AND AS FURTHER AMENDED, RESTATED AND SUPPLEMENTED. ARTICLES OF INCORPORATION FOR THE WESTMOUNT HOMEOWNERS ASSOCIATION WERE FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 06/16/2016 (DEP. ID #D17197369).

| COORDINATE TABLE | | | | | | | | | | | |
|------------------|------------|--------------|-------|------------|--------------|-------|------------|--------------|-------|------------|--------------|
| POINT | NORTHING | EASTING | POINT | NORTHING | EASTING | POINT | NORTHING | EASTING | POINT | NORTHING | EASTING |
| 1504 | 585,817.23 | 1,346,227.82 | 1514 | 585,156.49 | 1,346,539.11 | 1621 | 585,438.17 | 1,346,390.66 | 1738 | 585,232.29 | 1,346,549.46 |
| 1505 | 585,821.90 | 1,346,192.77 | 1515 | 585,126.97 | 1,346,561.37 | 1622 | 585,604.95 | 1,346,263.05 | 1739 | 585,287.27 | 1,346,506.12 |
| 1506 | 585,761.65 | 1,346,114.03 | 1616 | 585,254.76 | 1,346,702.25 | 1623 | 585,666.33 | 1,346,343.27 | 1791 | 585,065.85 | 1,346,684.23 |
| 1507 | 585,726.50 | 1,346,109.23 | 1617 | 585,172.73 | 1,346,595.03 | 1624 | 585,698.10 | 1,346,318.97 | 1796 | 584,863.94 | 1,346,859.75 |
| 1508 | 585,631.92 | 1,346,180.55 | 1618 | 585,410.37 | 1,346,411.92 | 1625 | 585,636.72 | 1,346,238.74 | 1797 | 584,848.86 | 1,346,840.10 |
| 1510 | 585,598.58 | 1,346,209.81 | 1619 | 585,471.76 | 1,346,492.15 | 1626 | 585,747.91 | 1,346,153.67 | 1804 | 585,047.50 | 1,346,636.23 |
| 1512 | 585,230.56 | 1,346,490.78 | 1620 | 585,499.55 | 1,346,470.88 | 1627 | 585,809.29 | 1,346,233.89 | 1806 | 585,032.57 | 1,346,653.54 |

| CURVE TABULATION | | | | | | |
|------------------|-----------|---------|---------|---------|---------------|-----------|
| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
| 1797-1806 | 2,000.00' | 263.42' | 131.90' | 263.23' | N 45°07'48" W | 07°32'47" |
| 1806-1804 | 2,000.00' | 22.86' | 11.43' | 22.86' | N 49°13'50" W | 00°39'17" |
| 1804-1515 | 500.00' | 109.40' | 54.92' | 109.18' | N 43°17'24" W | 12°32'09" |
| 1514-1512 | 650.00' | 88.51' | 44.32' | 88.44' | N 33°07'17" W | 07°48'06" |
| 1512-1510 | 1,635.00' | 464.58' | 233.87' | 463.02' | N 37°21'39" W | 16°16'50" |
| 1510-1508 | 300.00' | 44.40' | 22.24' | 44.36' | N 41°15'42" W | 08°28'44" |



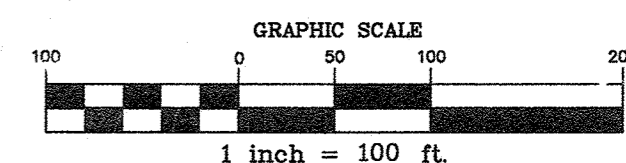
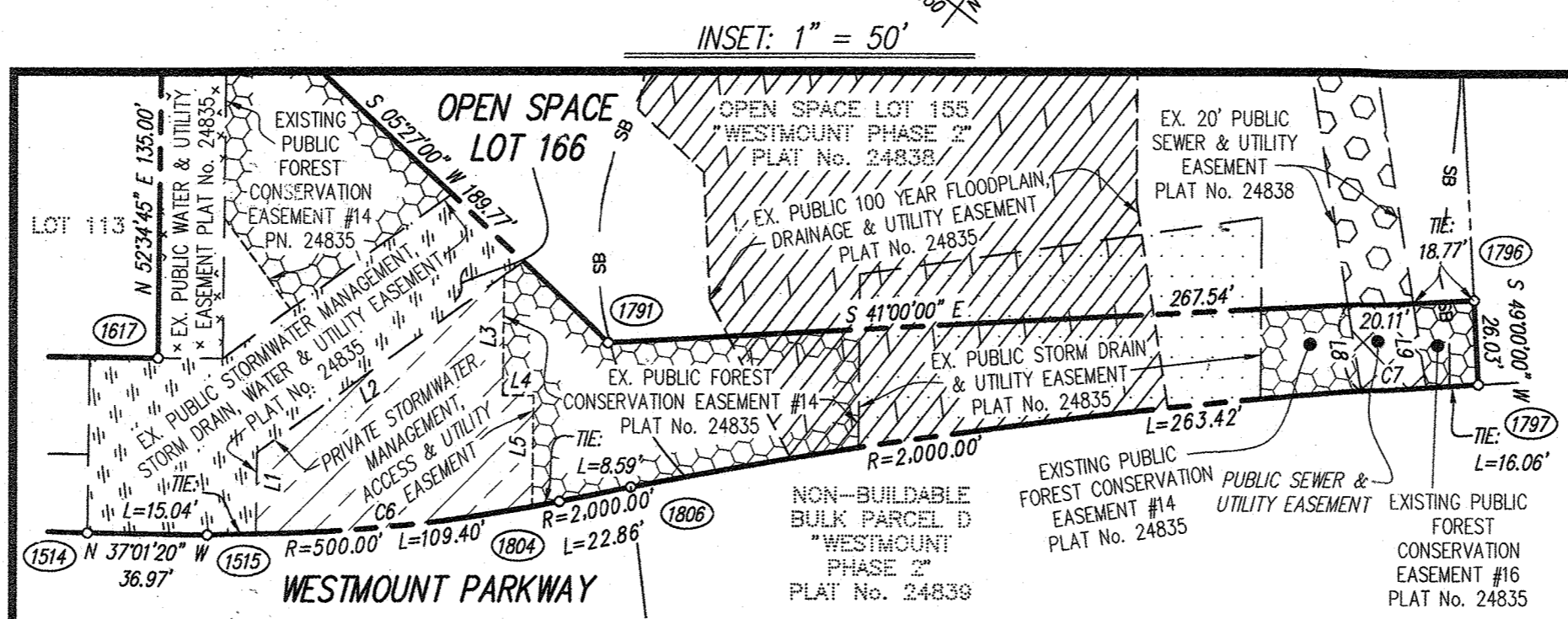
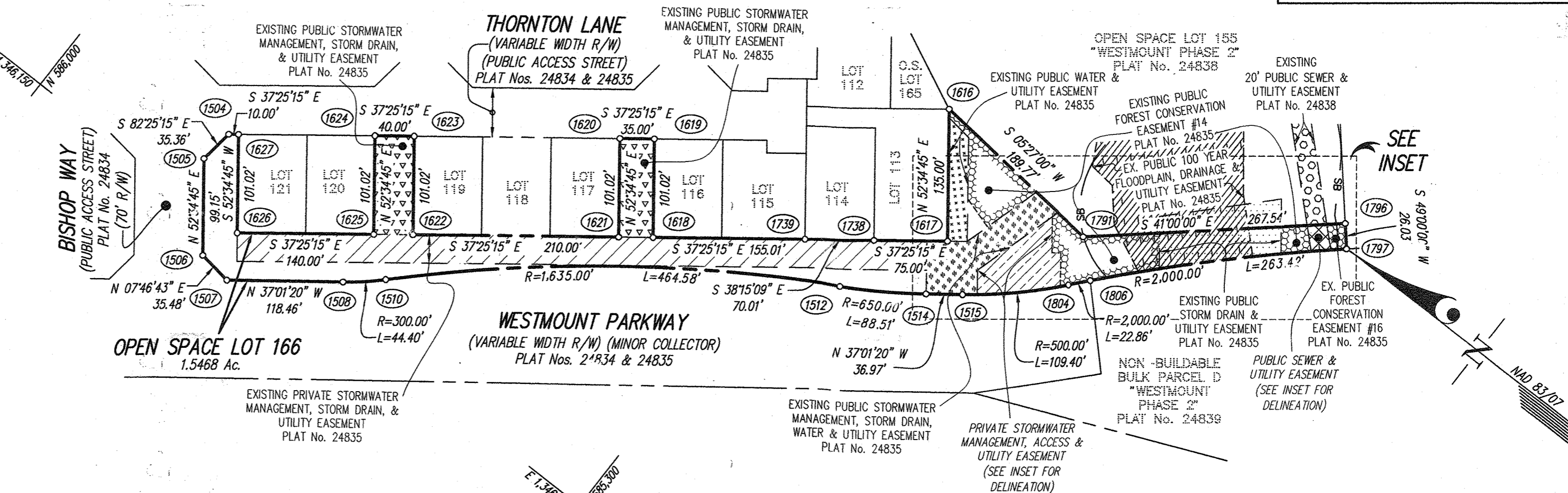
EASEMENT LEGEND

- PUBLIC SEWER & UTILITY EASEMENT
- PRIVATE STORMWATER MANAGEMENT, ACCESS & UTILITY EASEMENT
- EXISTING PUBLIC WATER & UTILITY EASEMENT
- EXISTING PUBLIC SEWER & UTILITY EASEMENT
- EXISTING PUBLIC STORM DRAIN & UTILITY EASEMENT
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT
- EXISTING 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- EXISTING PUBLIC STORMWATER MANAGEMENT, STORM DRAIN, WATER & UTILITY EASEMENT
- EXISTING PUBLIC STORMWATER MANAGEMENT, STORM DRAIN & UTILITY EASEMENT
- EXISTING PRIVATE STORMWATER MANAGEMENT, STORM DRAIN & UTILITY EASEMENT

AREA TABULATION CHART

- A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
- OPEN SPACE 1
- B. TOTAL AREA OF LOTS AND/OR PARCELS
- OPEN SPACE 1.5468 AC.
- C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS 0 AC.
- D. TOTAL AREA OF SUBDIVISION TO BE RECORDED 1.5468 AC.

| LINE | BEARING | LENGTH |
|------|-------------------|--------|
| L1 | N 52°34'45" E | 25.23' |
| L2 | S 73°40'25" E | 93.77' |
| L3 | S 52°33'11" W | 36.93' |
| L4 | S 37°26'49" E | 9.50' |
| L5 | S 52°33'11" W | 34.45' |
| C6 | R=500.00 L=85.76' | |
| CHD: | S 43°39'36" E | 85.66' |



| LINE | BEARING | LENGTH |
|------|--------------------|--------|
| C7 | R=2000.00 L=20.07' | |
| CHD: | N 42°06'15" W | 20.07' |
| L8 | N 43°05'02" E | 26.73' |
| L9 | S 43°05'02" W | 26.34' |

OWNER:
 WESTMOUNT HOMEOWNERS ASSOCIATION, INC.
 C/O WESTMOUNT DEVELOPMENT CORPORATION
 3500 MANOR LANE
 ELLICOTT CITY, MD. 21042
 PHONE: 443-367-0422

THE SOLE PURPOSE OF THIS PLAT IS TO CREATE A PRIVATE STORMWATER MANAGEMENT, ACCESS & UTILITY EASEMENT, AND A PUBLIC SEWER & UTILITY EASEMENT ON OPEN SPACE LOT 166.

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 2-19-20

DATE: 2/26/2020

OWNER'S DEDICATION

WESTMOUNT HOMEOWNERS ASSOCIATION, INC., A MARYLAND NON-STOCK CORPORATION, BY WESTMOUNT DEVELOPMENT CORPORATION, WITH ROBERT C. GOODIER, JR. SIGNING AS VICE PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS AND RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION. THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 14th DAY OF December, 2019

WESTMOUNT HOMEOWNERS ASSOCIATION, INC., BY WESTMOUNT DEVELOPMENT CORPORATION

ROBERT C. GOODIER, JR., VICE PRESIDENT

REBORAH L. COLLEHAN, WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION TO OPEN SPACE LOT 166, AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 2, LOTS 81-153, OPEN SPACE LOTS 154-171 AND NON-BUILDABLE BULK PARCEL D" AND RECORDED AS PLAT NOS. 24827-24841 AND ALSO BEING PART OF THE LAND THAT WAS CONVEYED FROM MANOR INVESTMENTS, LLC TO WESTMOUNT HOMEOWNERS ASSOCIATION, INC. BY A DEED DATED SEPTEMBER 4, 2018 AND RECORDED IN BOOK 18445 AT PAGE 10, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED. THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

THOMAS C. O'CONNOR, JR., PROFESSIONAL LAND SURVEYOR DATE: 12/30/2019 MARYLAND REGISTRATION NO. 10954 (EXP. DATE 07/03/2020)



RECORDED AS PLAT NUMBER 25376 ON 3/13/2020, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION

WESTMOUNT PHASE 2 OPEN SPACE LOT 166

(A REVISION TO OPEN SPACE LOT 166, PLAT NOS. 24834 & 24835)

ZONE: R-ED TM 23, GRID 10, P/O PARCEL 149
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=100' SHEET 1 OF 1 SEPTEMBER, 2019

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

DRAWN BY: AR CHECK BY:

F-20-054