

| U.S. Equivalent Coordinate Table |              | Metric Coordinate Table |                |               |
|----------------------------------|--------------|-------------------------|----------------|---------------|
| Point                            | North (feet) | East (feet)             | North (meters) | East (meters) |
| 33                               | 540980.8671  | 1329270.1044            | 164991.291106  | 404126.016116 |
| 44                               | 541199.9619  | 1326227.0744            | 164998.078318  | 404174.104504 |
| 100                              | 540629.3945  | 1326868.5707            | 164784.169201  | 404430.349220 |
| 112                              | 540601.6209  | 1326873.9602            | 164773.703971  | 404431.991923 |
| 113                              | 540993.3320  | 1326868.3654            | 164773.177138  | 404430.286542 |
| 114                              | 540462.2011  | 1326816.7318            | 164728.254858  | 404337.918971 |
| 300                              | 540633.2839  | 1326253.3146            | 164728.254858  | 404337.918971 |
| 301                              | 540736.3089  | 1326599.4259            | 164816.756583  | 404348.265664 |
| 302                              | 540858.8222  | 1326413.6712            | 164854.107337  | 404291.695363 |
| 303                              | 540878.7174  | 1326257.5567            | 164860.182774  | 404244.111704 |
| 304                              | 540834.0975  | 1326202.2160            | 164846.562204  | 404166.283782 |
| 305                              | 540823.1081  | 1326873.1615            | 164843.213039  | 404126.947887 |
| 306                              | 540833.9660  | 1329259.7363            | 164846.522283  | 404122.855966 |

**Reservation Of Public Utility Easements**  
 \*Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Open Space Lot 15. Any Conveyances Of The Aforesaid Lot Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds(s) Conveying Said Lot. 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, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County.\*

- Legend**
- Existing Public 100 Year Floodplain, Drainage & Utility Easement (Plat Nos. 21404 Thru 21406)
  - Existing 100 Year Floodplain, Water Surface Elevation (Plat Nos. 21404 Thru 21406)
  - Existing Public Forest Conservation Easement (Plat Nos. 23985 Thru 23987)
  - Existing 10' Public Tree Maintenance Easement (Plat Nos. 23985 Thru 23987)
  - Existing Public Drainage & Utility Easement (Plat Nos. 23985 Thru 23987)
  - Existing 20' Private Drainage & Utility Easement And Pond Access (Plat Nos. 23985 Thru 23987)
  - Public Drainage & Utility Easement

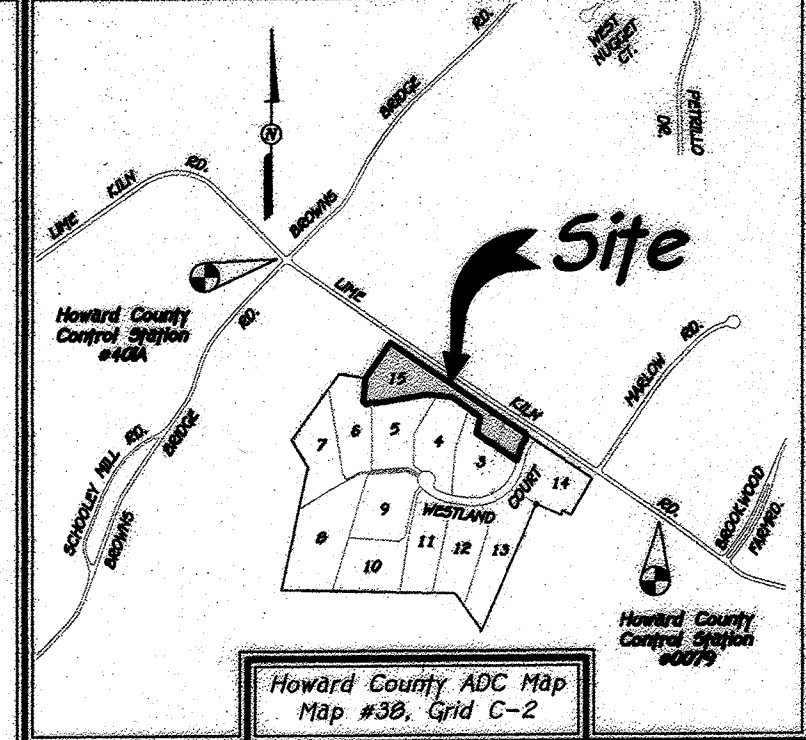
**Curve Data Tabulation**

| PI-PT   | Radius  | Arc Length | Delta     | Tangent | Bearing & Distance    |
|---------|---------|------------|-----------|---------|-----------------------|
| 113-114 | 325.00' | 142.00'    | 25°02'03" | 72.15'  | S 21°30'05" W 140.87' |

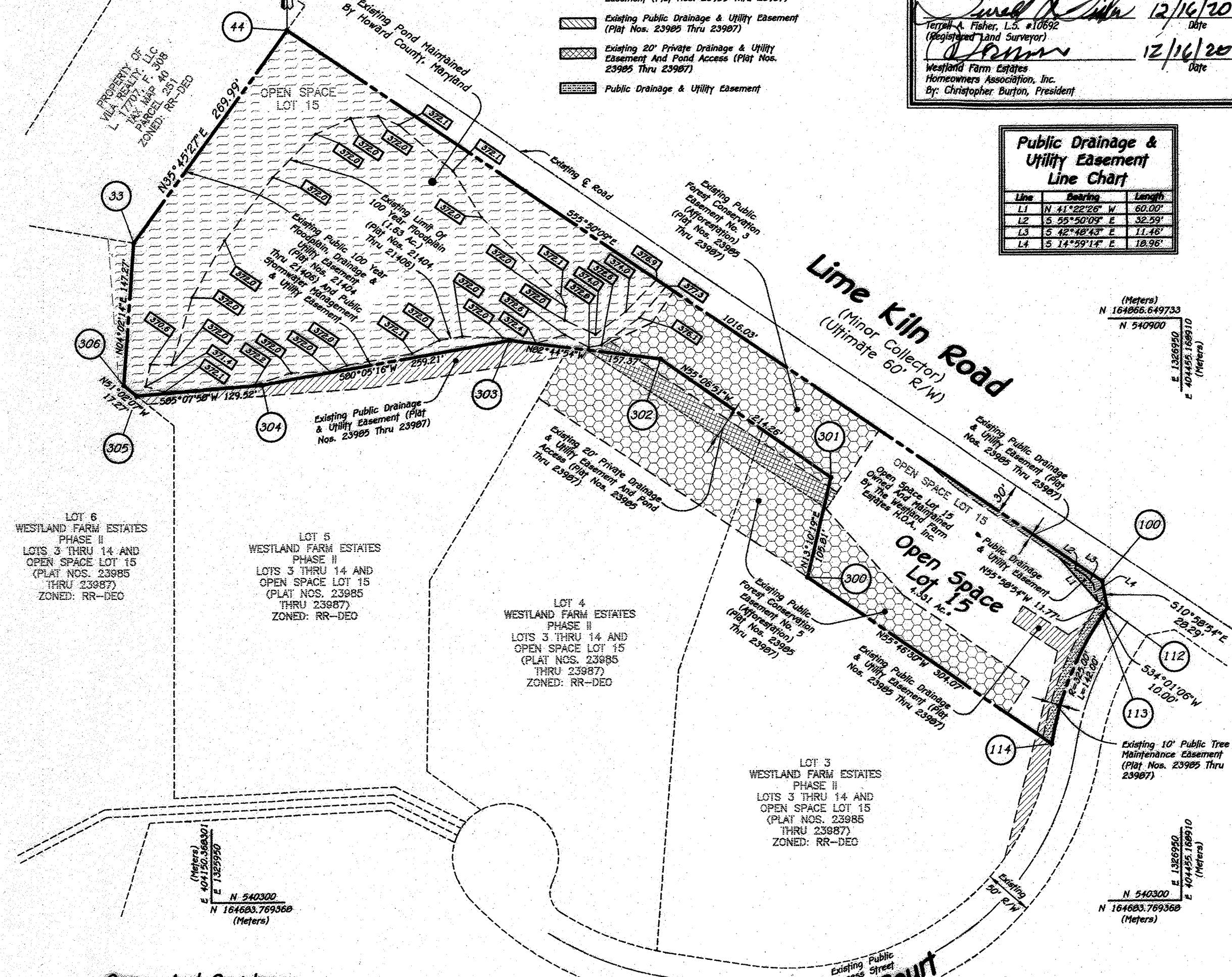
The Requirements S-3-108, The Real Property Article, Annotated Code Of Maryland, 1986 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat (And The Setting Of Markers Have Been Complied With.)  
 Terrell A. Fisher, L.S. #10692 Date 12/16/20  
 (Registered Land Surveyor)  
 Westland Farm Estates Homeowners Association, Inc. By: Christopher Burton, President Date 12/16/20

**Public Drainage & Utility Easement Line Chart**

| Line | Bearing       | Length |
|------|---------------|--------|
| L1   | N 41°22'22" W | 60.00' |
| L2   | S 55°50'09" E | 32.59' |
| L3   | S 42°46'43" E | 11.48' |
| L4   | S 14°59'14" E | 18.96' |



- General Notes Continued:**
- Articles of Incorporation For The Westland Farm Estates Homeowners Association, Inc. Has Been Filed With The Maryland State Department Of Assessments And Taxation As Recording Reference Number D1692224, On January 19, 2016.
  - This Plat Is Subject To WP-10-14 Which The Planning Director On September 14, 2009 Approved A Request To Waive The Following: Section 16.120(b)(4)(ii) Requiring Lot Dimensions To Generally Not Exceed 3:1 Lot Depth To Lot Width Ratio For Future Lot 11 And Lot 12 (Now Identified As Lot 2), Per Section 16.120(b)(4)(iii) Requiring The Placement Of Floodplains, Wetlands, Streams And Their Buffers And Forest Conservation Easements To Be Located On Lots 10 Acres Or Greater In Size And Section 16.132(a)(2)(i) Requiring That If Land Is Owned On Only One Side Of A Local Or Minor Collector Road, The Developer Shall Construct One Side Of The Road Up To One-Half Of The Full Designated Right-Of-Way Or Contribute To The County Funds Necessary To Do Construction, Subject To The Following Conditions:
    - A 35' Building Restriction Line From The Stream Bank Buffers, Floodplain Limits And Forest Conservation Easements Shall Be Delineated And Labeled On The Final Plat.
    - No Grading, Removal Of Vegetative Cover And Trees, Paving And New Structures Shall Be Permitted In The Streams, Stream Bank Buffers, Floodplain Area Or Forest Conservation Easements.
  - On January 8, 2015 The Planning Director Approved A Waiver (WP-13-078) To Section 16.144(K) Requiring Submission Of The Final Plans For Westland Farm Estates, Phase II, Between July 1, 2012 To November 1, 2012 (SP-09-011). A One Year Extension Was Approved Subject To The Following Conditions:
    - The Final Plan For Phase II Must Be Submitted Between July 1, 2013 To November 1, 2013.
    - Submission To The Development Engineering Division Of An Environmental Concept Plan (ECP) Based On New Stormwater Management Regulations For Review A Minimum Of 30 Days Prior To July 1, 2013 (On Or Before June 1, 2013).
    - The Final Plan For Phase II Of Westland Farm Estates (SP-09-011) Shall Be Designed In Accordance With The New Stormwater Management Regulations And Shall Address All ECP Comments As Applicable.
  - On September 26, 2014 The Planning Director Approved A Waiver (WP-15-023) To Section 16.144(B) To Reactivate SP-09-011 And Section 16.144(K) Requiring Submission Of Final Plans For Phase II Between July 1, 2013 To November 1, 2013 (SP-09-011) To Extend The Deadline By Six Months From The Waiver Petition Approval Letter. Approval To The Requested Waivers Is Subject To The Following Conditions:
    - The Preliminary Equivalent Sketch Plan, SP-09-011, Is Reactivated And A Six Month Extension From The Date Of This Waiver Petition Approval Letter (On Or Before March 26, 2015) Is Granted For The Submission Of The Final Plan For Phase II.
    - Submission To The Development Engineering Division Of An Environmental Concept Plan (ECP) Based On New Stormwater Management Regulations Within 45 Days From The Date Of The Waiver Petition Approval Letter (On Or Before November 10, 2014).
    - The Final Plan Must Comply With All Current County And State Regulations In Effect At The Time Of Submission (Including Moderate Income Housing Unit Requirements).
    - The Final Plan For Phase II Of Westland Farm Estates (SP-09-011) Shall Be Designed In Accordance With The New Stormwater Management Regulations And Shall Address All ECP Comments As Applicable.
    - A New APFO Traffic Study May Be Required With The Final Plan Submission. Please Verify With The Development Engineering Division.
  - On May 5, 2015 The Planning Director Approved A Waiver (WP-15-126) To Section 16.120(b)(7) And (10) Requiring The Retention Of Specimen Trees So As To Remove 3 Of 3 Specimen Trees On The Subject Site, Subject To The Following Conditions:
    - Approval Is Given For The Removal Of 3 Specimen Trees Identified As: 50' (Specimen Tree No. 2) And 62' (Specimen Tree No. 3) Specimen Trees And 30' (Specimen Tree No. 4) Tulip Poplar. Removal Of The Tree (3) Specimen Trees Will Require Mitigation With The Planting Of Six (6) New Native Shade Trees With A Minimum Caliper Size Of 2 1/2" To 3". The Mitigated Trees Shall Be Of Similar Species, Be Shown On The Landscape Plan Sheet Of The Road Construction/Supplemental Plans And Bonded With The Landscape Obligation.
  - This Plat Is Subject To WP-17-033 Which On November 14, 2016 The Planning Director Approved A Request For An Alternative Compliance Of Section 16.121(a)(2) Open Space Requirement & Section 16.144(a) Submit The Final Plat Original Within 180 Days Subject To The Following Conditions:
    - The Deadline Date To Pay All Fees And Post All Financial Obligations, Submit The Final Plat Originals, Is Hereby Extended An Additional 60 Days From December 1, 2016 (On Or Before January 30, 2017).
    - Add The Alternative Compliance, WP-17-033, On F-15-036, Westland Farm Estates, As A General Note Stating The Request, The Approval Date And Conditions In Which It Was Approved.
    - Petitioner Shall Address All Comments From All SRC Agencies For F-15-036.



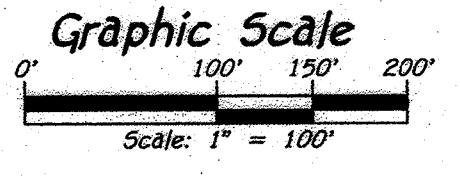
- General Notes:**
- Subject Property Zoned RR-DEO Per The 10/06/13 Comprehensive Zoning Plan
  - Coordinates Based On NAD 83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 404 And 6079.
  - Station No. 404: North: 541,725.7807 East: 1,325,316.7971 Station No. 6079: North: 540,070.9730 East: 1,327,702.7210
  - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About October 23, 1991, By Fisher, Collins & Carter, Inc.
  - B.R.L. Denotes Building Restriction Line.
  - Denotes Iron Pin Set With Cap "F.C.C. 106".
  - Denotes Iron Pipe Or Iron Star Found.
  - Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
  - Denotes Concrete Monument Set With Cap "F.C.C. 106".
  - Denotes Concrete Monument Or Stone Found.
  - No Grading, Removal Of Vegetative Cover Or Trees, Paving And New Structures Shall Be Permitted Within The Limits Of Wetlands, Stream(s), Or Their Required Buffers And Floodplains.
  - All Lot Areas Are More Or Less (+/-).
  - Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
  - APFO Traffic Study For This Project Was Prepared By Hars Group, Dated November, 2014 And Approved On November 4, 2009 With SP-09-011.
  - No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map. No Historic Structures Exist On This Site.
  - Previous Department Of Planning And Zoning File Numbers: SP-09-011, WP-10-14, WP-13-076, WP-15-023, F-10-103, ECP-15-028, WP-15-126, WP-17-033 And F-15-036.
  - A Floodplain Study For This Project Was Prepared By Fisher, Collins & Carter, Inc. Dated September, 2009 And Approved On November 4, 2009 With SP-09-011.
  - This Property Is Not Located Within The Metropolitan District.
  - Private Water And Sewage Will Be Used Within This Site.
  - All Existing Dwellings And Accessory Structures Have Been Removed.
  - This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003. And The Zoning Regulations As Amended By Council Bill 75-2003. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit.
  - No Noise Study Is Required For This Project.
  - The Forest Stand Delineation And Wetland Delineation For This Project Was Prepared By Eco-Science Professionals, Inc., Dated December, 2008 And Approved With SP-09-011.
  - Wetlands Evaluation Prepared By Eco-Science Professionals, Inc., Recertified March, 2012.
  - The Lots Shown Hereon Comply With The Minimum Ownership, Width And Lot Area As Required By The Maryland State Department Of The Environment.
  - Stormwater Management Will Be Provided In Accordance With Howard County And Maryland 378 Specifications. Stormwater Management Is In Accordance With The M.D.E. Stormwater Design Manual, Volumes I & II, Revised 2009. Non-Structural Practices In Accordance With Chapter 5 And A Bioretention In Accordance With Chapter 3 Are Being Utilized.
  - Open Space Lot 15 Is Owned And Maintained By The Westland Farm Estates Homeowners Association, Inc.
  - This Subdivision Is Within The Growth Tier III.
  - This Plan Is Exempt From Forest Conservation With Section 16.120(b)(1)(vi) Of The Howard County Code And Forest Conservation Manual Since It Is A Revision Plat That Does Not Create Any Additional Lots/Parcels.
  - This Plan Is Exempt From Perimeter Landscaping In Accordance With Section 16.124 Of The Howard County Code And Landscape Manual, Since It Is A Plat Of Revision That Does Not Create Any Additional Lots/Parcels.
  - Existing Pond Within Public 100 Year Floodplain, Drainage & Utility Easement On Open Space Lot 15 Is Maintained By Howard County. Proposed Pond In Open Space Lot 15 Is In Vicinity Of Westland Court And Lime Kiln Road Is Maintained By H.O.A.
  - Open Space Lot 15 Is Privately Owned By The H.O.A.
  - BGE Has Reviewed And Approved Landscape Plantings Along Lime Kiln Road.

**Area Tabulation This Submission**

|  |            |
|--|------------|
| TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED  | 0          |
| TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED | 1          |
| TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED    | 1          |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED    | 0.000 Ac.* |
| TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED   | 4.331 Ac.* |
| TOTAL AREA OF LOTS/PARCELS TO BE RECORDED      | 4.331 Ac.* |
| TOTAL AREA OF ROADWAY TO BE RECORDED           | 0.000 Ac.* |
| TOTAL AREA TO BE RECORDED                      | 4.331 Ac.* |

**Owner And Developer**  
 Westland Farm Estates Homeowners Association, Inc.  
 c/o Williamsburg Group, LLC  
 5485 Harpers Farm Road-Suite 200  
 Columbia, Maryland 21044  
 Ph: (410) 997-8800

**Fisher, Collins & Carter, Inc.**  
 Civil Engineering Consultants & Land Surveyors  
 Centennial Square Office Park-10272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2855



APPROVED: For Private Water And Private Sewerage Systems  
 Howard County Health Department.  
 Howard County Health Officer H.O. Date 9/29/2020  
 APPROVED: Howard County Department Of Planning And Zoning.  
 Chief, Development Engineering Division JP Date 10-16-20  
 Director Date 10/30/20

**Owner's Certificate**  
 Westland Farm Estates Homeowners Association, Inc., By Christopher Burton, President, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 14th Day Of December 2020.  
 Westland Farm Estates Homeowners Association, Inc. By: Christopher Burton, President  
 Jacy McLaughlin Witness  
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date 12/16/20  
 Expiration Date: December 13, 2021

**Surveyor's Certificate**  
 I Hereby Certify That To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duty Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By WBG Westland Farm, LLC To Westland Farm Estates Homeowners Association, Inc. By Common Areas Deed Dated October 13, 2016 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17327 At Folio 427; And Being Open Space Lot 15, As Shown On Plats Entitled "Westland Farm Estates, Phase II, Lots 3 Thru 14 And Open Space Lot 15" Recorded Among The Aforesaid Land Records As Plat Nos. 23985 Thru 23987; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.  
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date 12/16/20  
 Expiration Date: December 13, 2021

**Purpose Statement**  
 The Purpose Of This Plat Is To Revise The Existing Public Drainage & Utility Easement On Open Space Lot 15, As Shown On Plats Entitled "Westland Farm Estates, Phase II, Lots 3 Thru 14 And Open Space Lot 15" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23985 Thru 23987.

RECORDED AS PLAT NO. 25588 ON 12-29-2020  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Revision Plat**  
**Westland Farm Estates**  
**Phase II**  
**Open Space Lot 15**  
 (Being A Revision To Open Space Lot 15, As Shown On Plats Entitled "Westland Farm Estates, Phase II, Lots 3 Thru 14 And Open Space Lot 15" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23985 Thru 23987)  
 Zoned: RR-DEO  
 Tax Map No. 45 Grid: No. 5 Parcel: 2B  
 Fifth Election District - Howard County, Maryland  
 Date: August 17, 2020 Scale: As Shown Sheet 1 Of 1