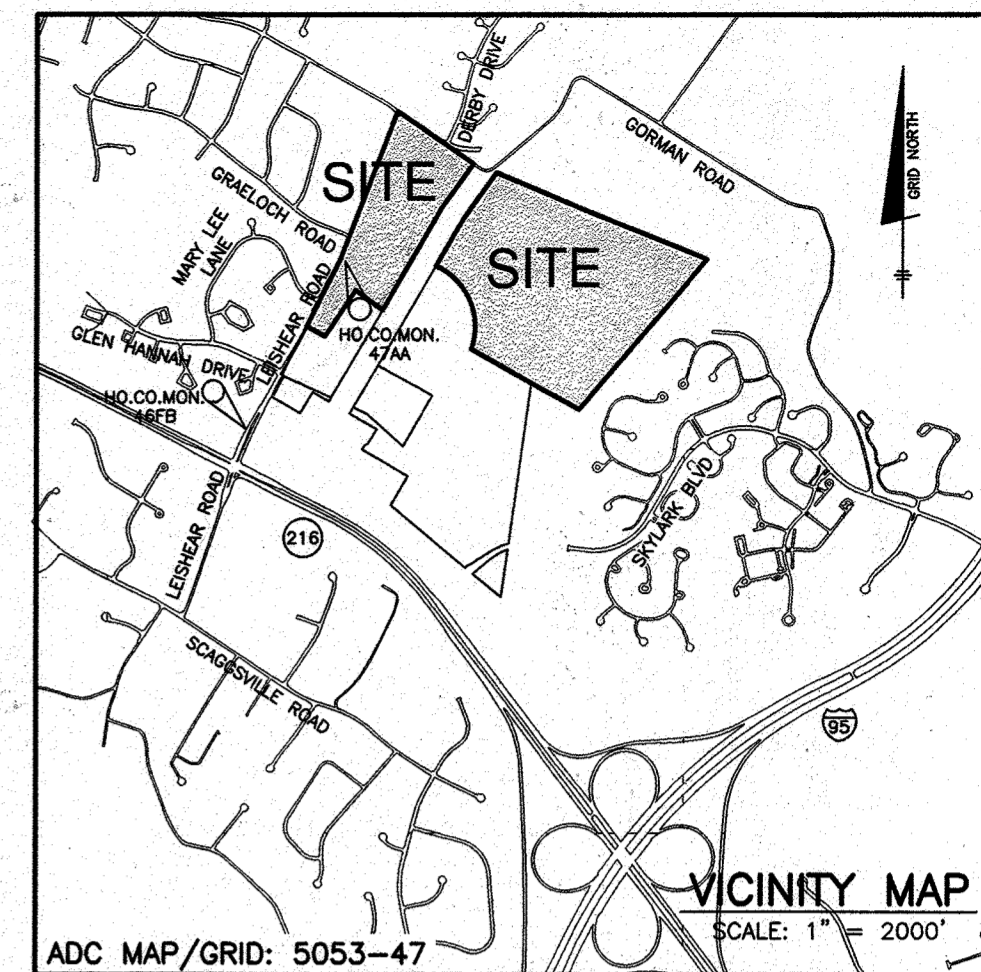
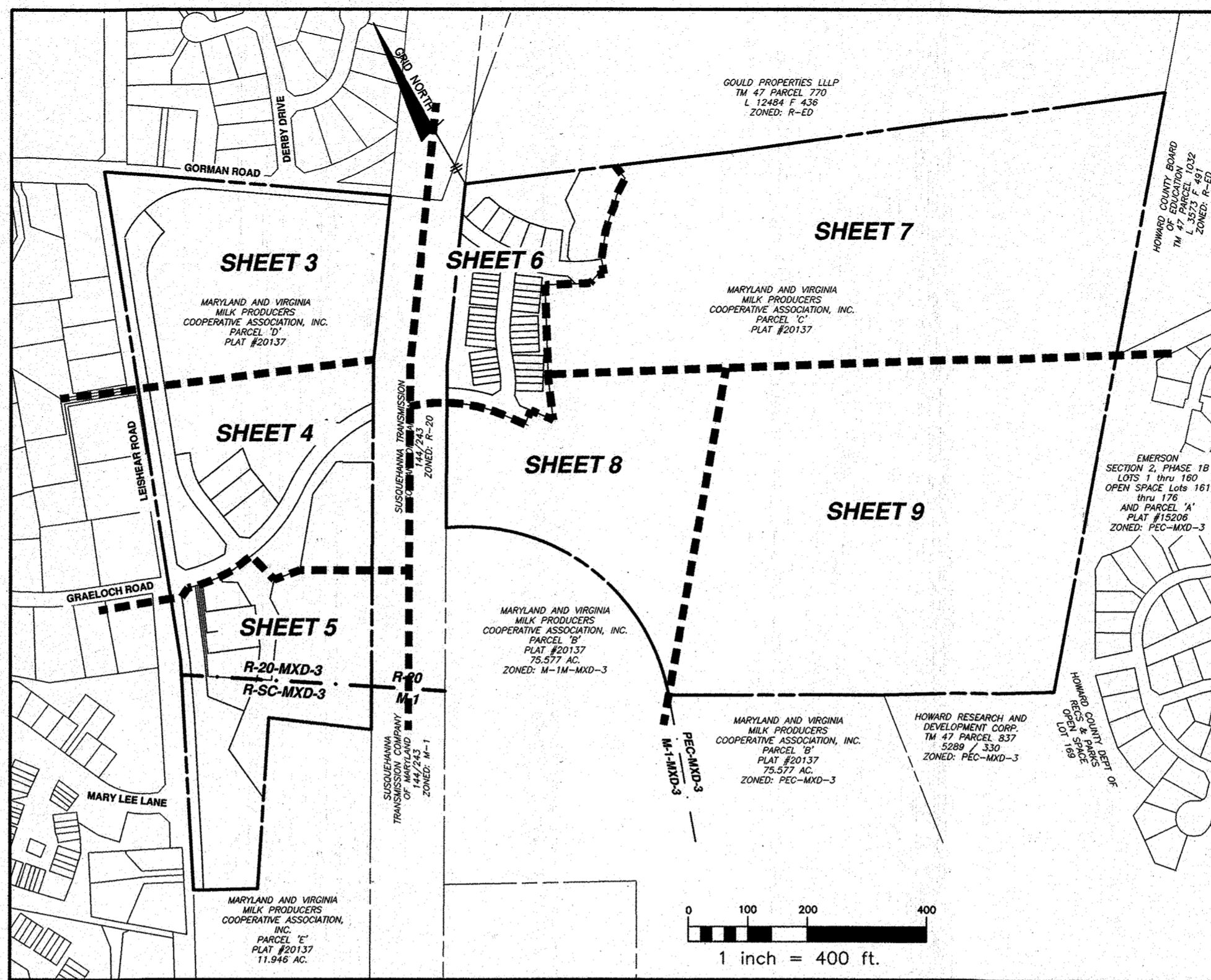


**GENERAL NOTES**

- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS AN ALTERNATIVE COMPLIANCE HAS BEEN APPROVED.
- SUBJECT PROPERTY IS ZONED R-20-MXD-3 AND R-SC-MXD-3 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NO. 46FB AND 47AA WERE USED FOR THIS PROJECT.
- ALL AREAS ARE "MORE OR LESS".
- THE PROJECT BOUNDARY IS BASED ON RECORDED PLAT #20136-37.
- THE WETLANDS, STREAMS, THEIR BUFFERS, AND SPECIMEN TREES WERE IDENTIFIED AND FLAGGED BY WETLANDS STUDIES AND SOLUTIONS, INC. IN FEBRUARY, 2018 AND WERE FIELD LOCATED BY BENCHMARK ENGINEERING, INC. IN FEBRUARY, 2018. THE US ARMY CORPS OF ENGINEERING ISSUED AN APPROVED JURISDICTIONAL DETERMINATION OF THE WETLAND AREAS ON THIS SITE, DATED NOVEMBER 30, 2018.
- THE MARYLAND DEPARTMENT OF NATURAL RESOURCES WILDLIFE AND HERITAGE SERVICE HAS DETERMINED THAT THERE ARE NO OFFICIAL STATE OR FEDERAL RECORDS FOR LISTED PLANT OR ANIMAL SPECIES FOR THE SUBJECT SITE, PER DNR LETTER DATED APRIL 19, 2018.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING, AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100-YEAR FLOODPLAIN OR 25% OR GREATER STEEP SLOPES WITH MORE THAN 20,000 SF OF CONTIGUOUS AREA UNLESS AN ALTERNATIVE COMPLIANCE IS APPROVED OR A NECESSARY DISTURBANCE DETERMINATION HAS BEEN MADE BY DEPARTMENT OF PLANNING AND ZONING AND NOTED IN THESE GENERAL NOTES.
- THIS SITE IS WITHIN THE METROPOLITAN DISTRICT PER THE HOWARD COUNTY PLAN FOR WATER AND SEWER, DATED NOVEMBER, 2015.
- WATER AND SEWER IS PUBLIC. WATER AND SEWER SERVICE TO THESE LOTS SHALL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- TO THE BEST OF OUR KNOWLEDGE, INFORMATION, AND BELIEF, THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
- THE REQUIRED PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON APRIL 12, 2018. A SECOND MEETING WAS HELD ON JUNE 20, 2018 AND A THIRD WAS HELD ON NOVEMBER 13, 2018.
- THE FOREST STAND DELINEATION AND REPORT AND THE WETLANDS DELINEATION PLAN AND REPORT WERE PREPARED BY WETLANDS STUDIES AND SOLUTIONS, INC. IN JUNE, 2018 AND APPROVED UNDER S-18-003.
- THE FOREST CONSERVATION OBLIGATION FOR THIS PLAN, F-21-025, PHASE 1 SECTION 1 IS BEING MET BY THE ONSITE RETENTION OF 4.6 ACRES OF NET TRACT AREA FOREST WITHIN A FOREST CONSERVATION EASEMENT AND THE PLANTING OF 4.3 ACRES.
- THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- A NOISE STUDY IS NOT REQUIRED. THIS PROJECT IS NOT WITHIN THE LIMITS IDENTIFIED IN SECTION 5.2.F.2. OF THE DESIGN MANUAL FOR A NOISE STUDY.
- THE TRAFFIC IMPACT STUDY WAS PREPARED BY THE TRAFFIC GROUP, INC. ON JUNE 29, 2018 AND REVISED ON NOVEMBER 26, 2018 AND FEBRUARY 6, 2019. IT WAS APPROVED WITH THE APPROVAL OF S-18-003.
- THE SPEED STUDY WAS PREPARED BY THE TRAFFIC GROUP, INC. ON SEPTEMBER 10, 2018 WITH THE ACTUAL SPEED COUNTS BEING TAKEN ON APRIL 5, 2018 AND APRIL 6, 2018. IT WAS APPROVED WITH THE APPROVAL OF S-18-003.
- STORMWATER MANAGEMENT HAS BEEN PROVIDED VIA ENVIRONMENTAL SITE DESIGN TO THE MAXIMUM EXTENT PRACTICAL (ESD TO THE MEP) AND COMPLIES WITH THE "MARYLAND DEPARTMENT OF THE ENVIRONMENT STORMWATER MANAGEMENT ACT OF 2007" AND THE "HOWARD COUNTY DESIGN MANUAL VOLUME 1, CHAPTER 5". THE REPORT WAS PREPARED BY BENCHMARK ENGINEERING IN JANUARY, 2020.
- PROPOSED DEVELOPMENT ON PARCEL 'D' WITHIN THE R-20 ZONE UTILIZES THE OPTIONAL LOT SIZE METHOD SINCE THERE ARE WETLANDS, STREAMS, AND FLOODPLAIN LOCATED ON THAT PARCEL WHICH WILL BE WITHIN AN OPEN SPACE LOT PROPOSED TO BE DEDICATED TO THE HOWARD COUNTY DEPARTMENT OF RECREATION AND PARKS (SECTION 16.121.a.2. OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS). THE OPTIONAL LOT SIZE SELECTED WAS 12,000 sf WHICH REQUIRES 40% OPEN SPACE AND APPROVED BY DPZ UNDER S-18-003.



**BENCHMARKS**  
NAD '83 HORIZONTAL - NAVD88 VERTICAL

HO.CO. #46FB STAMPED BRASS DISK SET ON TOP OF A 3ft DEEP COLUMN OF CONCRETE. N 537149.785' E 1347468.998' ELEVATION: 317.217'	HO.CO. #47AA STAMPED BRASS DISK SET ON TOP OF A 3ft DEEP COLUMN OF CONCRETE. N 538961.645' E 1348439.009' ELEVATION: 362.621'
--	--

**R-SC Density Chart**

Gross Area	91.71 ac
100-yr floodplain	0.82 ac
Steep slopes (outside floodplain)	0.82 ac
Net Area	90.07 ac
Density Allowed (4 units per net acre)	360
Density Proposed	38
Density Remaining	322

**GENERAL NOTES (continued on Sheet 2)**

**TABULATION CHART - THIS SUBMISSION**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	45
BUILDABLE	8
OPEN SPACE	0
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	2
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	4.83 AC.±
BUILDABLE	16.68 AC.±
OPEN SPACE	0.00 AC.±
BUILDABLE BULK PARCELS	0.00 AC.±
NON-BUILDABLE BULK PARCELS	93.76 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	6.20 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	121.47 AC.±

**TRAVERSE COORDINATES (NAD'83)**

POINT #	NORTHING	EASTING
1	538380.4428	1348110.3270
15	540246.0884	1349359.2649
25	538730.3869	1351822.1094
30	537748.7134	1350943.6312

THE REQUIREMENTS § 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.

*Donald M. Mason* 8/10/21  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21320

*J. Van Kirk* 9-2-21  
JASON VAN KIRK  
MANAGER - V.P. OF ESC II, INC.

**BENCHMARK ENGINEERING, INC.**  
ENGINEERS • LAND SURVEYORS • PLANNERS  
8480 BALTIMORE NATIONAL PIKE • SUITE 315 • ELLICOTT CITY, MARYLAND 21043  
(P) 410-465-6105 (F) 410-465-6644  
WWW.BEI-CIVILENGINEERING.COM

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2023 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND CONVEYED BY NVR, INC., A VIRGINIA CORPORATION, TO ESC WELLINGTON, L.C., A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED APRIL 7, 2021 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 20452 AT FOLIO 338 AND THAT ALL MONUMENTS AND MARKERS IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION OF HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald M. Mason* 8/10/21  
DONALD A. MASON  
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



**Phasing Chart**

Phase	No. of Units	Allocation Year	F-Plan Filing Milestone
1	250	2021	August 10, 2021
2	144	2022	Within 1-year of initial submittal of Phase 1 F-plans

**Minimum Lot Size Chart**

Lot	Zoned	Total Lot Area (sf)	Flagstem Area (sf)	Min Lot Area (sf)
2	R-20	12,686	644	12,042
3	R-20	13,407	1,088	12,319
4	R-20	15,113	1,526	13,587
5	R-SC	14,382	1,933	12,449

Min Lot Size R-20 zoned lots = 12,000 sf (See General Note 21)  
Min Lot Size R-SC zoned SFD lots = 6,000 sf (Section 110.0.D.2)

**MODERATE INCOME HOUSING UNIT (MIHU) APPLICATION EXEMPTIONS TRACKING**

Total Number of Lots/Units Proposed	45
Total Number of MIHU's Required	5
Number of MIHU's Provided Onsite (Exempt from APFO allocations)	8
Number of APFO Allocations Required (Remaining Lots/Units)	37
MIHU Fee-in-Lieu (Indicate Lot/Unit numbers)	NA

THE ADDITIONAL 3 MIHU'S PROVIDED ABOVE THE REQUIREMENT OF 5 SHALL BE CREDITED TOWARDS THE OBLIGATION OF PHASE 1 SECTION 2

**OWNER'S CERTIFICATE**

"ESC WELLINGTON, L.C., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 2nd DAY OF SEP. 2021."

*J. Van Kirk*  
JASON VAN KIRK  
MANAGER - V.P. OF ESC II, INC.

*[Signature]*  
WITNESS

**Site Analysis Data Chart**

	Phase 1 Section 1		Total
	R-20	R-SC	
Zoning			
Gross Area	29.76 acres	91.71 acres	121.47 acres
100-yr Floodplain	0.07 acres	0.82 acres	0.89 acres
Steep Slopes 25% or greater (outside floodplain)	0.20 acres	0.82 acres	1.02 acres
Net Area	29.49 acres	90.07 acres	119.56 acres
Number of Units Proposed (SFD)	7	6	13
Number of Units Proposed (SFA)	0	32	32
Number of lots/units proposed (Total)	7	38	45
Area of Open Space Required *	11.90 acres	22.93 acres	34.83 acres
Area of Open Space Provided	8.70 acres	7.99 acres	16.69 acres
Non-Credited	0.02 acres	0.42 acres	0.44 acres
Credited	8.68 acres	7.57 acres	16.25 acres
Area of Buildable Lots (SFD)	2.22 acres	1.03 acres	3.25 acres
Area of Buildable Lots (SFA)	0.00 acres	1.57 acres	1.57 acres
Area of Bulk Parcels	14.77 acres	78.99 acres	93.76 acres
Area of Proposed Public Road Right-of-way	4.07 acres	2.13 acres	6.20 acres

\* Open Space Required based on 40% of gross for R-20 (Section 16.121.a.2)  
25% of gross for R-SC (Section 16.121.a.2)

The remaining 3.20 acres of open space in R-20 area and 15.37 acres of open space in R-SC area shall be deferred to the resubdivision of NBBP's A and B under a future phase or section.

THIS RESIDENTIAL PROJECT IS REQUIRED TO PROVIDE A MINIMUM OF 10% (FIVE) OF THE DWELLING UNITS AS MODERATE INCOME HOUSING UNITS.

RECORDED AS PLAT NO. 25899 ON 11/8/2021 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**WELLINGTON FARMS PHASE 1 SECTION 1**

Lots 1 thru 45; Open Space Lots 46 thru 53;  
Bulk Parcels A and B  
(A Resubdivision of Parcels 'C' and 'D')  
Maryland and Virginia Milk Producers Cooperative Association, Inc.

previously recorded as Plat No. 20136-20137)

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP: 46	SCALE: AS SHOWN
GRID: 6	DATE: AUGUST 9, 2021
PARCEL: 163	SHEET: 1 OF 10
ZONED: R-20-MXD-3/R-SC-MXD-3	

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

*[Signature]* 10/14/21  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.


*[Signature]* 10-27-21  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

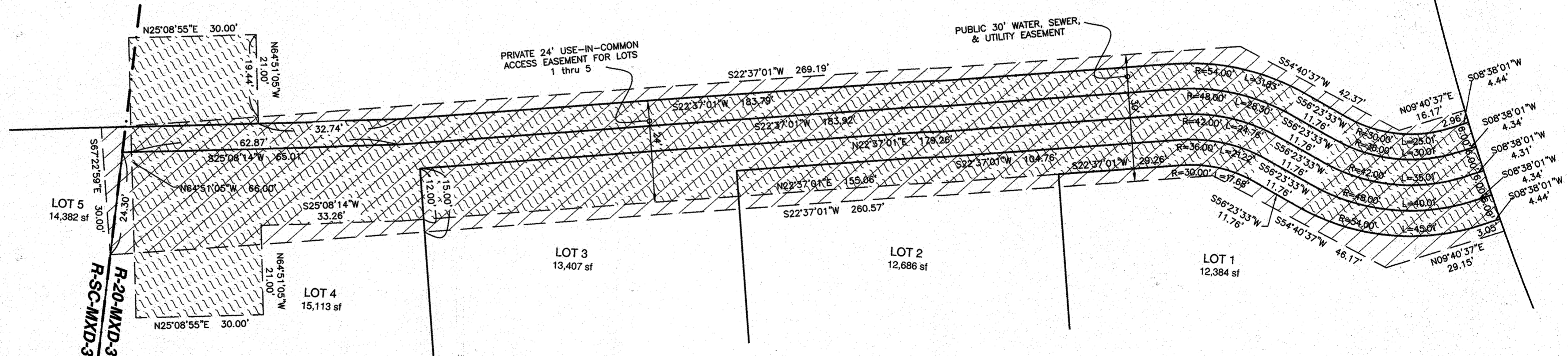
*[Signature]* 11/12/21  
DIRECTOR DATE



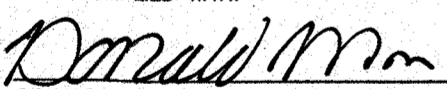
GENERAL NOTES (cont'd)

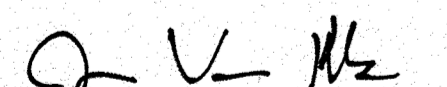
22. APPLICABLE DPZ FILE REFERENCES: F-08-148, ECP-18-042, S-18-003, WP-20-039, WP-20-099, WP-20-117, P-20-006.
23. GORMAN ROAD IS DESIGNATED AS A SCENIC ROAD EAST OF LEISHEAR ROAD. A 100-FOOT SCENIC ROAD BUFFER FROM THE GORMAN ROAD RIGHT-OF-WAY HAS BEEN ESTABLISHED PER SECTION 16.125(c)(2) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
24. WP-20-039, AN ALTERNATIVE COMPLIANCE TO SECTION 16.1205(a)(3) TO ALLOW FOR THE REMOVAL OF 6 SPECIMEN TREES WAS APPROVED ON MAY 1, 2020 SUBJECT TO THE FOLLOWING CONDITIONS:
  - a. THE TREES SHALL BE REPLACED AT A MITIGATION RATE OF 2:1 PER SECTION 16.1216(d) OF THE COUNTY CODE. 12 NATIVE TREES WITH A DBH OF AT LEAST 3 INCHES MUST BE PLANTED AS MITIGATION.
  - b. THE 12 TREES MUST BE DEPICTED ON THE FOREST CONSERVATION AND LANDSCAPE PLAN AND SHALL BE BONDED AS PART OF THE LANDSCAPE SURETY. FINAL SUBDIVISION PLAN APPROVAL AND A GRADING PERMIT MUST BE OBTAINED PRIOR TO REMOVAL OF THE SPECIMEN TREES.
  - c. ONLY SPECIMEN TREES 49, 51, 56, 57, 90, AND 91 ARE TO BE REMOVED.
  - d. DEPARTMENT OF RECREATION AND PARKS MUST PROVIDE DEVELOPER WRITTEN PERMISSION TO REMOVE SPECIMEN TREES 90 AND 91 WITHIN 30 DAYS OF WP-20-039 APPROVAL AND A COPY SUBMITTED TO DPZ. THAT LETTER WAS OBTAINED AND SUBMITTED TO DPZ ON MAY 18, 2020.
  - e. COMPLIANCE WITH ANY CONDITION IMPOSED BY THE OFFICE OF COMMUNITY SUSTAINABILITY AND DEPARTMENT OF RECREATION AND PARKS.
  - f. INCLUDE WP-20-039 DECISION AS A GENERAL NOTE ON ALL FUTURE PLANS.
25. WP-20-099, AN ALTERNATIVE COMPLIANCE TO SECTION 16.120.C.4 TO ALLOW FOR THE TOWNHOUSE LOTS ALONG THE PRIVATE ROADS LOCATED MORE THAN 200 FEET FROM THE PUBLIC RIGHT-OF-WAY TO NOT HAVE PUBLIC ROAD FRONTAGE WAS APPROVED ON JUNE 24, 2020 SUBJECT TO THE FOLLOWING CONDITIONS:
  - a. THE APPROVAL SHALL APPLY ONLY TO THE SEVEN PRIVATE ROADS LISTED IN THE REQUEST.
  - b. THE SEVEN PRIVATE ROADS MUST MEET THE DESIGN STANDARDS FOR PUBLIC ROADS AS REQUIRED BY DPW'S DESIGN MANUAL.
  - c. INCLUDE THIS NOTE ON THE PRELIMINARY PLAN, FINAL PLAN, AND SITE DEVELOPMENT PLAN(S).
26. WP-20-117, AN ALTERNATIVE COMPLIANCE TO SECTION 16.116(a)(2)(i) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO DISTURB A 50-FOOT INTERMITTENT STREAM BANK BUFFER FOR THE CONSTRUCTION OF A MINOR COLLECTOR ROAD (AURORA WAY) AND ASSOCIATED UTILITIES AND STORMWATER MANAGEMENT PRACTICES WAS APPROVED ON JULY 20, 2020 SUBJECT TO THE FOLLOWING CONDITIONS:
  - a. THE DISTURBANCE TO THE STREAM BANK BUFFER SHALL BE LIMITED TO THE 7,987 SF AREA THAT IS SHOWN ON THE PLAN EXHIBIT FILED WITH THIS PETITION. THE STREAM BUFFER MUST BE APPROPRIATELY STABILIZED, AND ADDITIONAL MEASURES MUST BE PROVIDED TO PROHIBIT EROSION WITHIN THE REMAINING STREAM CHANNELS. ALL OUTFALLS AND DISCHARGE POINTS SHALL BE ARMORED TO ENSURE THE PRESERVATION OF DOWNSTREAM CHANNELS
  - b. MITIGATION FOR THE DISTURBED AREA MUST BE IN THE FORM OF ADDITIONAL REFORESTATION AND INCLUDED AS PART OF THIS PROJECT'S REFORESTATION PLAN FOR FOREST CONSERVATION.
  - c. INCLUDE THIS ALTERNATIVE COMPLIANCE PETITION DECISION AS A GENERAL NOTE ON THE PRELIMINARY PLAN, THE FINAL PLAN AND SITE DEVELOPMENT PAN(S). THIS NOTE SHALL INCLUDE THE ALTERNATIVE COMPLIANCE FILE NUMBER, THE REGULATORY SECTION, THE DECISION DATE, AND THE CONDITIONS OF APPROVAL.
  - d. THE APPLICANT SHALL OBTAIN ALL FEDERAL, STATE, AND LOCAL AUTHORIZATIONS FOR DISTURBANCES TO ENVIRONMENTAL FEATURES. REFERENCE THE APPLICABLE PERMITS AND TRACKING NUMBERS ON ALL GRADING PERMITS.
27. ON JUNE 5, 2020, THE DEPARTMENT OF PLANNING AND ZONING, AFTER CONSULTATION WITH THE PLANNING DIRECTOR APPROVED A REQUEST TO ALLOW THE STREAM CHANNEL, STREAM BUFFER, WETLANDS BUFFER, 100-YEAR FLOODPLAIN, SPECIMEN TREE, AND STEEP SLOPE DISTURBANCES ASSOCIATED WITH THE OFFSITE SEWER CONNECTION ON OPEN SPACE LOT 169 AND THE ON-SITE STREAM CROSSING OF THE SEWER AS ESSENTIAL OR NECESSARY DISTURBANCES IN ACCORDANCE WITH SECTION 16.116(c) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
28. SECTION 110.0.4.1.e OF THE ZONING REGULATIONS LIMITS THE LENGTH OF SINGLE-FAMILY ATTACHED UNITS TO 120 FEET BUT IT ALSO GRANTS THE DIRECTOR OF DPZ THE AUTHORITY TO APPROVE A GREATER LENGTH UP TO A MAXIMUM OF 200 FEET BASED ON DETERMINATION THAT THE DESIGN OF THE BUILDING WILL MITIGATE THE VISUAL IMPACT OF THE INCREASED LENGTH. A REQUEST TO ALLOW FOR A GREATER BUILDING LENGTH FOR SEVERAL ROWS OF SINGLE-FAMILY ATTACHED UNITS WAS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ON MAY 19, 2020.

29. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
30. PER E-MAIL DOCUMENTATION FROM KATHERINE SIMMONS, REAL ESTATE SERVICES DIVISION, DATED JUNE 25, 2019, THE OFFICE OF LAW STATED THAT THE COUNTY CAN ACCEPT EASEMENTS FOR THE PORTION OF THE PUBLIC ROADS THAT CROSS THE BGE (SUSQUEHANNA TRANSMISSION COMPANY PROPERTY WITHOUT THE NEED FOR A FEE SIMPLE RIGHT-OF-WAY.
31. 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' (16' SERVING MORE THAN ONE RESIDENCE).
  - b) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.)
  - c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
  - d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
  - e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1-FOOT DEPTH OVER DRIVEWAY.
  - f) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
  - g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
32. RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS  
DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT 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 LOTS/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.
33. THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 2-9-2021 ID# D21406426.
34. DISTANCES SHOWN ARE BASED ON THE MARYLAND STATE PLANE, U.S. SURVEY FOOT.
35. MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED ALL DISTURBANCES ASSOCIATED WITH THIS PROJECT ON NOVEMBER 3, 2020 AUTHORIZATION NUMBER 202061451/20-NT-3192 WITH AN EXPIRATION DATE OF NOVEMBER 3, 2025.
36.  3/8" PIPE OR STEEL MARKER AND 4"x4" CONCRETE MONUMENT TO BE SET
37. FINANCIAL SURETY IN THE AMOUNT OF \$56,850.00 FOR THE REQUIRED 188 SHADE AND STREET TREES, 3 EVERGREEN TREES, AND 5 SHADE TREES AS PART OF WP-20-039 SHALL BE POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT.
38. FINANCIAL SURETY IN THE AMOUNT OF \$93,654.00 FOR THE 4.3 ACRES OF FOREST CONSERVATION PLANTING SHALL BE POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT.



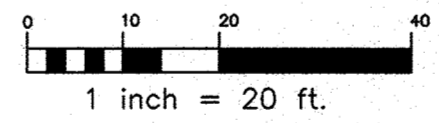
THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320

  
 JASON VAN KIRK  
 MANAGER - V.P. OF ESDC II, INC.  
 DATE 9-2-21


**BENCHMARK**  
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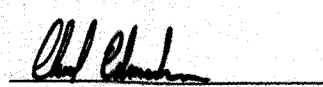

**BLOW-UP OF FLAGSTEM FOR LOTS 2-5**  
 (See sheet 5 for full lot information)



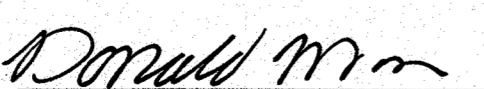
OWNER:  
 ESC WELLINGTON, L.C.  
 5074 DORSEY HALL DRIVE, SUITE 205  
 ELLICOTT CITY, MARYLAND 21042  
 410-720-3021


RECORDED AS PLAT NO. 25900 ON 11/9/2021 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
  
 HOWARD COUNTY HEALTH OFFICER  
 DATE 10/11/21

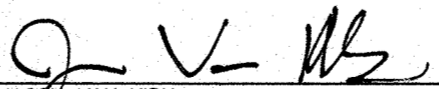
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE 10-27-21  
  
 DIRECTOR  
 DATE 11/1/21


**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2023 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND CONVEYED BY NVR, INC., A VIRGINIA CORPORATION, TO ESC WELLINGTON, L.C., A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED APRIL 7, 2021 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 20452 AT FOLIO 338 AND THAT ALL NECESSARY EASEMENTS IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION, ALL IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS SHOWN.

  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 DATE 9/10/21  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



**OWNER'S CERTIFICATE**  
 "ESC WELLINGTON, L.C., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS 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 OUR HANDS THIS 2<sup>ND</sup> DAY OF SEPT., 2021."

  
 JASON VAN KIRK  
 MANAGER - V.P. OF ESDC II, INC.

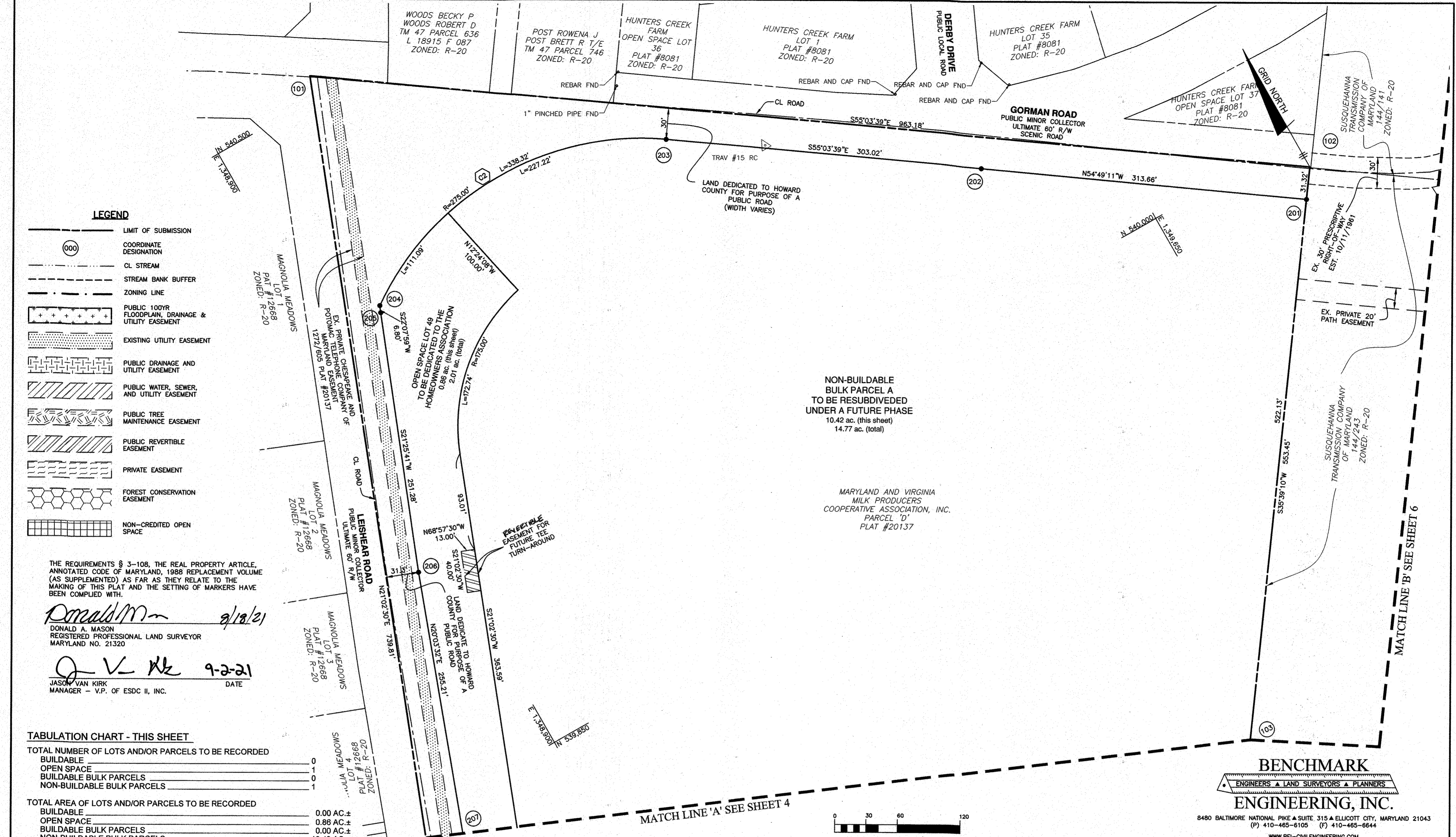
  
 WITNESS

**WELLINGTON FARMS**  
**PHASE 1 SECTION 1**  
 Lots 1 thru 45; Open Space Lots 46 thru 53;  
 Bulk Parcels A and B  
 (A Resubdivision of Parcels 'C' and 'D')  
 Maryland and Virginia Milk Producers Cooperative  
 Association, Inc.  
 previously recorded as Plat No. 20136-20137)  
 6<sup>TH</sup> ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP: 46  
 GRID: 6  
 PARCEL: 163  
 ZONED: R-20-MXD-3/R-SC-MXD-3

SCALE: AS SHOWN  
 DATE: AUGUST 9, 2021  
 SHEET: 2 OF 10





**LEGEND**

- LIMIT OF SUBMISSION
- (000) COORDINATE DESIGNATION
- - - CL STREAM
- - - STREAM BANK BUFFER
- - - ZONING LINE
- + + + + + PUBLIC 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- EXISTING UTILITY EASEMENT
- PUBLIC DRAINAGE AND UTILITY EASEMENT
- PUBLIC WATER, SEWER, AND UTILITY EASEMENT
- PUBLIC TREE MAINTENANCE EASEMENT
- PUBLIC REVERTIBLE EASEMENT
- PRIVATE EASEMENT
- FOREST CONSERVATION EASEMENT
- NON-CREDITED OPEN SPACE

THE REQUIREMENTS § 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.

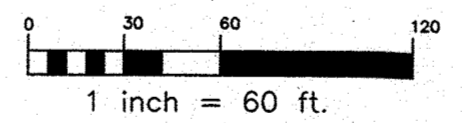
*Donald A. Mason* 9/13/21  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320

*Jason Van Kirk* 9-2-21  
 JASON VAN KIRK  
 MANAGER - V.P. OF ESCDC II, INC. DATE

**TABULATION CHART - THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	1
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0.00 AC.±
OPEN SPACE	0.86 AC.±
BUILDABLE BULK PARCELS	0.00 AC.±
NON-BUILDABLE BULK PARCELS	10.42 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	1.80 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	12.88 AC.±

SEE SHEET 10 FOR COORDINATE CHART, CURVE DATA CHART, WETLAND TABLE



**BENCHMARK**  
 ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS  
**ENGINEERING, INC.**  
 8480 BALTIMORE NATIONAL PIKE ▲ SUITE 315 ▲ ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-6105 (F) 410-465-6644  
 WWW.BEI-CIVILENGINEERING.COM

RECORDED AS PLAT NO. 25901 ON 11/02/2021 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*[Signature]* For: 10/14/21  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*[Signature]* 10-27-21  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*[Signature]* 11/12/21  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2023 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND CONVEYED BY NVR, INC., A VIRGINIA CORPORATION, TO ESC WELLINGTON, L.C., A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED APRIL 7, 2021 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 20452 AT FOLIO 338 AND THAT ALL MONUMENTS SHOWN IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS

*Donald A. Mason* 9/13/21  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

**OWNER'S CERTIFICATE**

"ESC WELLINGTON, L.C., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 2<sup>ND</sup> DAY OF SEPT. 2021."

*Jason Van Kirk*  
 JASON VAN KIRK  
 MANAGER - V.P. OF ESCDC II, INC.

*[Signature]*  
 WITNESS

**WELLINGTON FARMS**  
**PHASE 1 SECTION 1**  
 Lots 1 thru 45; Open Space Lots 46 thru 53;  
 Bulk Parcels A and B  
 (A Resubdivision of Parcels 'C' and 'D')  
 Maryland and Virginia Milk Producers Cooperative  
 Association, Inc.  
 previously recorded as Plat No. 20136-20137)  
 3<sup>RD</sup> ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP: 46 SCALE: AS SHOWN  
 GRID: 6 DATE: AUGUST 9, 2021  
 PARCEL: 163 SHEET: 3 OF 10  
 ZONED: R-20-MXD-3/R-SC-MXD-3



MATCH LINE 'A' SEE SHEET 3

LEGEND

- LIMIT OF SUBMISSION
- (000) COORDINATE DESIGNATION
- - - CL. STREAM
- - - STREAM BANK BUFFER
- - - ZONING LINE
- [+ + + + +] PUBLIC 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- [XXXXXX] EXISTING UTILITY EASEMENT
- [|||||] PUBLIC DRAINAGE AND UTILITY EASEMENT
- [|||||] PUBLIC WATER, SEWER, AND UTILITY EASEMENT
- [|||||] PUBLIC TREE MAINTENANCE EASEMENT
- [|||||] PUBLIC REVERTIBLE EASEMENT
- [|||||] PRIVATE EASEMENT
- [|||||] FOREST CONSERVATION EASEMENT
- [ ] NON-CREDITED OPEN SPACE

THE REQUIREMENTS § 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.

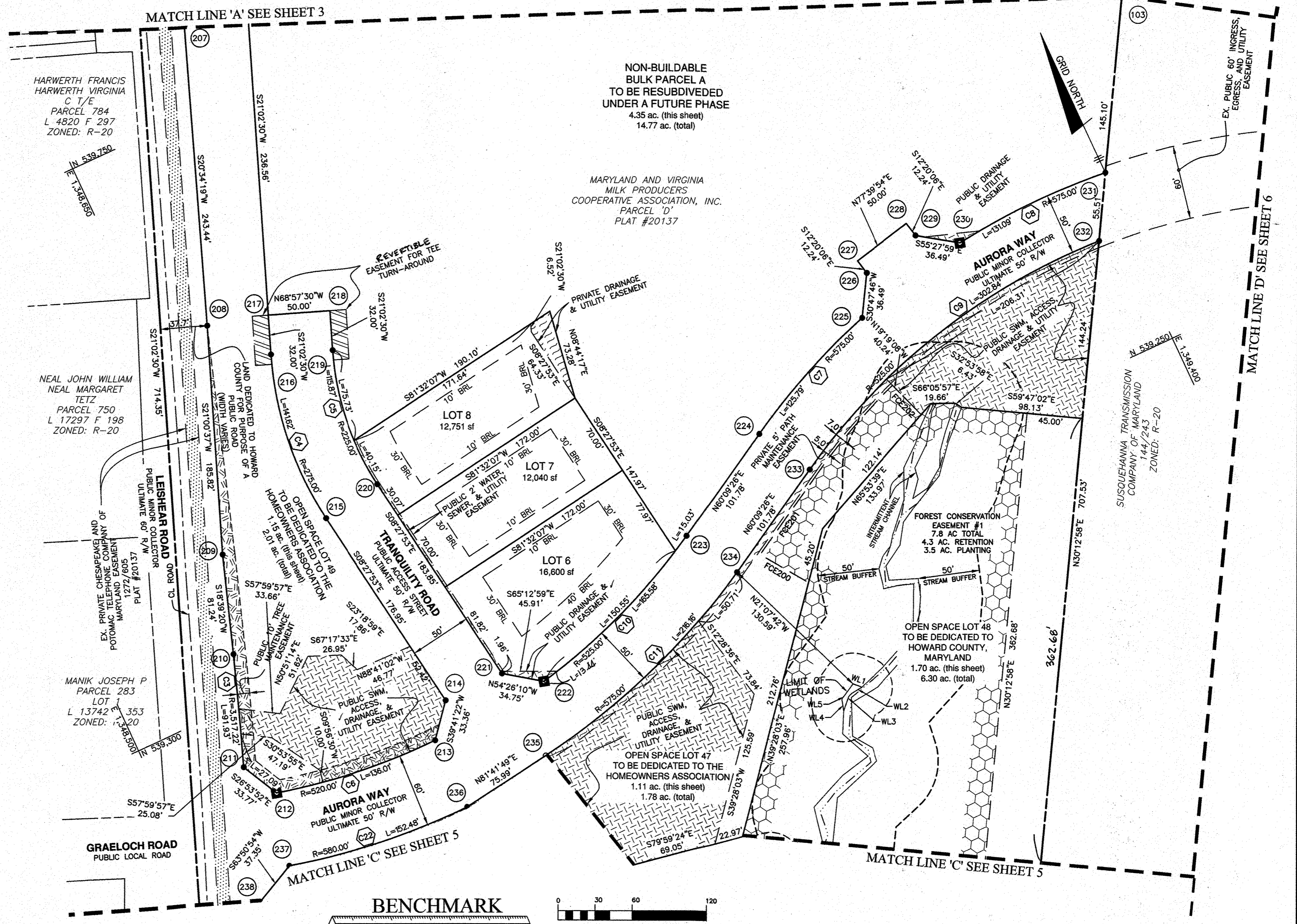
*Donald M* 8/10/21  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320

*J V K* 9-2-21  
 JASON VAN KIRK  
 MANAGER - V.P. OF ESDC II, INC. DATE

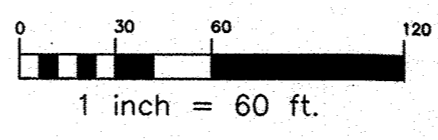
SEE SHEET 10 FOR COORDINATE CHART, CURVE DATA CHART, WETLAND TABLE

TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	3
OPEN SPACE	3
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0.95 AC.±
OPEN SPACE	3.96 AC.±
BUILDABLE BULK PARCELS	0.00 AC.±
NON-BUILDABLE BULK PARCELS	4.35 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	
	2.21 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	
	11.47 AC.±



**BENCHMARK**  
 ENGINEERS • LAND SURVEYORS • PLANNERS  
**ENGINEERING, INC.**  
 8480 BALTIMORE NATIONAL PIKE • SUITE 315 • ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-8105 (F) 410-465-6644  
 WWW.BEI-CIVILENGINEERING.COM



OWNER:  
 ESC WELLINGTON, L.C.  
 5074 DORSEY HALL DRIVE, SUITE 205  
 ELLICOTT CITY, MARYLAND 21042  
 410-720-3021

RECORDED AS PLAT NO. 25902 ON 11/10/2021 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*[Signature]* 10/19/21  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*[Signature]* 10-27-21  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*[Signature]* 11/1/21  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2023 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND CONVEYED BY NVR, INC., A VIRGINIA CORPORATION, TO ESC WELLINGTON, L.C., A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED APRIL 7, 2021 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 20452 AT FOLIO 338 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED BY HOWARD COUNTY.

*Donald M* 8/10/21  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



**OWNER'S CERTIFICATE**  
 "ESC WELLINGTON, L.C., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS 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 OUR HANDS THIS 2<sup>nd</sup> DAY OF SEPT., 2021."

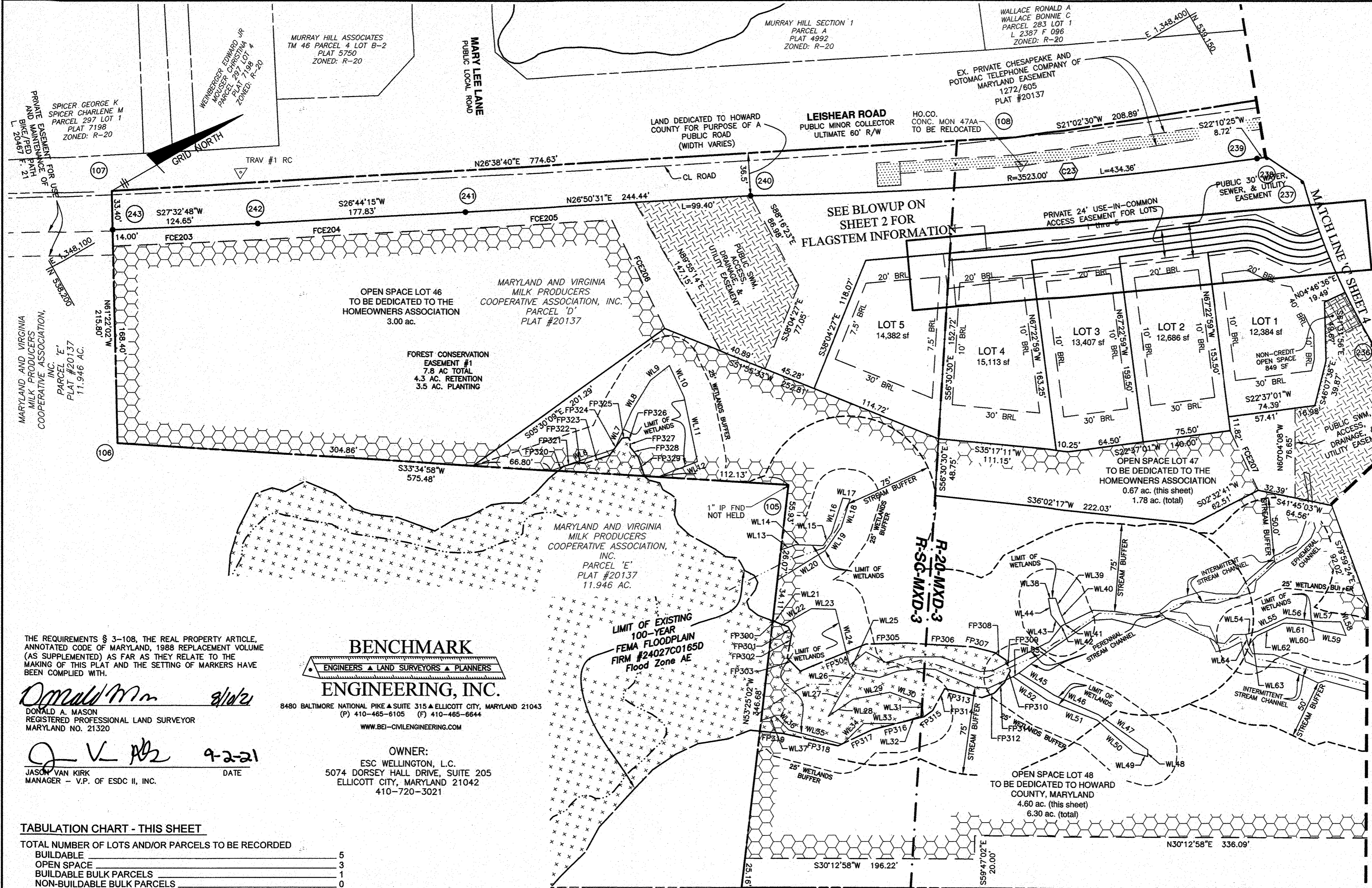
*J V K*  
 JASON VAN KIRK  
 MANAGER - V.P. OF ESDC II, INC.

*[Signature]*  
 WITNESS

**WELLINGTON FARMS**  
**PHASE 1 SECTION 1**  
 Lots 1 thru 45; Open Space Lots 46 thru 53;  
 Bulk Parcels A and B  
 (A Resubdivision of Parcels 'C' and 'D')  
 Maryland and Virginia Milk Producers Cooperative  
 Association, Inc.  
 previously recorded as Plat No. 20136-20137)  
 4<sup>th</sup> ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP: 46 SCALE: AS SHOWN  
 GRID: 6 DATE: AUGUST 9, 2021  
 PARCEL: 163 SHEET: 4 OF 10  
 ZONED: R-20-MXD-3/R-SC-MXD-3





**LEGEND**

- (---) LIMIT OF SUBMISSION
- (000) COORDINATE DESIGNATION
- (---) CL STREAM
- (---) STREAM BANK BUFFER
- (---) ZONING LINE
- (+++++) PUBLIC 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- (---) EXISTING UTILITY EASEMENT
- (---) PUBLIC DRAINAGE AND UTILITY EASEMENT
- (---) PUBLIC WATER, SEWER, AND UTILITY EASEMENT
- (---) PUBLIC TREE MAINTENANCE EASEMENT
- (---) PUBLIC REVERTIBLE EASEMENT
- (---) PRIVATE EASEMENT
- (---) FOREST CONSERVATION EASEMENT
- (---) NON-CREDITED OPEN SPACE
- (---) PRIVATE 5' PATH MAINTENANCE EASEMENT

THE REQUIREMENTS § 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.

**Donald A. Mason** 8/10/21  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320

**J. Van Kirk** 9-2-21  
 JASON VAN KIRK  
 MANAGER - V.P. OF ESCO II, INC. DATE

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS • LAND SURVEYORS • PLANNERS  
 8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-6105 (F) 410-465-6644  
 WWW.BEI-CIVILENGINEERING.COM

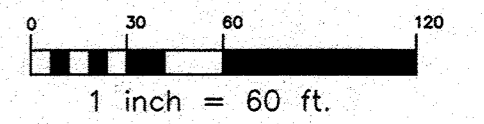
**OWNER:**  
 ESC WELLINGTON, L.C.  
 5074 DORSEY HALL DRIVE, SUITE 205  
 ELLICOTT CITY, MARYLAND 21042  
 410-720-3021

**TABULATION CHART - THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	5
OPEN SPACE	3
BUILDABLE BULK PARCELS	1
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1.56 AC.±
OPEN SPACE	8.27 AC.±
BUILDABLE BULK PARCELS	0.00 AC.±
NON-BUILDABLE BULK PARCELS	0.00 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.87 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	10.70 AC.±

SEE SHEET 1 FOR MINIMUM LOT SIZE CHART

SEE SHEET 10 FOR COORDINATE CHART, CURVE DATA CHART, WETLAND TABLE



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

*[Signature]* 10/14/21  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*[Signature]* 10-27-21  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 10/21/21  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2023 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND CONVEYED BY NVR, INC., A VIRGINIA CORPORATION, TO ESC WELLINGTON, L.C., A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED APRIL 7, 2021 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 20452 AT FOLIO 338 AND THAT ALL NON-OPEN SPACE ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED BY THE LAND SURVEYORS' BOARD OF MARYLAND.

*[Signature]* 8/10/21  
 DONALD A. MASON DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

**OWNER'S CERTIFICATE**

"ESC WELLINGTON, L.C., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS 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 OUR HANDS THIS 2nd DAY OF SEPT., 2021."

*[Signature]*  
 JASON VAN KIRK  
 MANAGER - V.P. OF ESCO II, INC.

*[Signature]*  
 WITNESS

RECORDED AS PLAT NO. 25903 ON 11/8/2021 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**WELLINGTON FARMS**  
**PHASE 1 SECTION 1**  
 Lots 1 thru 45; Open Space Lots 46 thru 53;  
 Bulk Parcels A and B  
 (A Resubdivision of Parcels 'C' and 'D')  
 Maryland and Virginia Milk Producers Cooperative  
 Association, Inc.  
 previously recorded as Plat No. 20136-20137)  
 6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP: 46 SCALE: AS SHOWN  
 GRID: 6 DATE: AUGUST 9, 2021  
 PARCEL: 163 SHEET: 5 OF 10  
 ZONED: R-20-MXD-3/R-SC-MXD-3



- LEGEND**
- LIMIT OF SUBMISSION
  - (000) COORDINATE DESIGNATION
  - - - CL STREAM
  - - - STREAM BANK BUFFER
  - - - ZONING LINE
  - +++++ PUBLIC 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
  - EXISTING UTILITY EASEMENT
  - PUBLIC DRAINAGE AND UTILITY EASEMENT
  - PUBLIC WATER, SEWER, AND UTILITY EASEMENT
  - PUBLIC TREE MAINTENANCE EASEMENT
  - PUBLIC REVERTIBLE EASEMENT
  - PRIVATE EASEMENT
  - FOREST CONSERVATION EASEMENT
  - NON-CREDITED OPEN SPACE

THE REQUIREMENTS § 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.

*Donald A. Mason* 8/16/21  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320

*J. Van Kirk* 9-2-21  
 JASON VAN KIRK  
 MANAGER - V.P. OF ESDC II, INC.  
 DATE

**TABULATION CHART - THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	37
OPEN SPACE	4
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	2.32 AC.±
OPEN SPACE	3.59 AC.±
BUILDABLE BULK PARCELS	00.00 AC.±
NON-BUILDABLE BULK PARCELS	00.00 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	1.52 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.43 AC.±

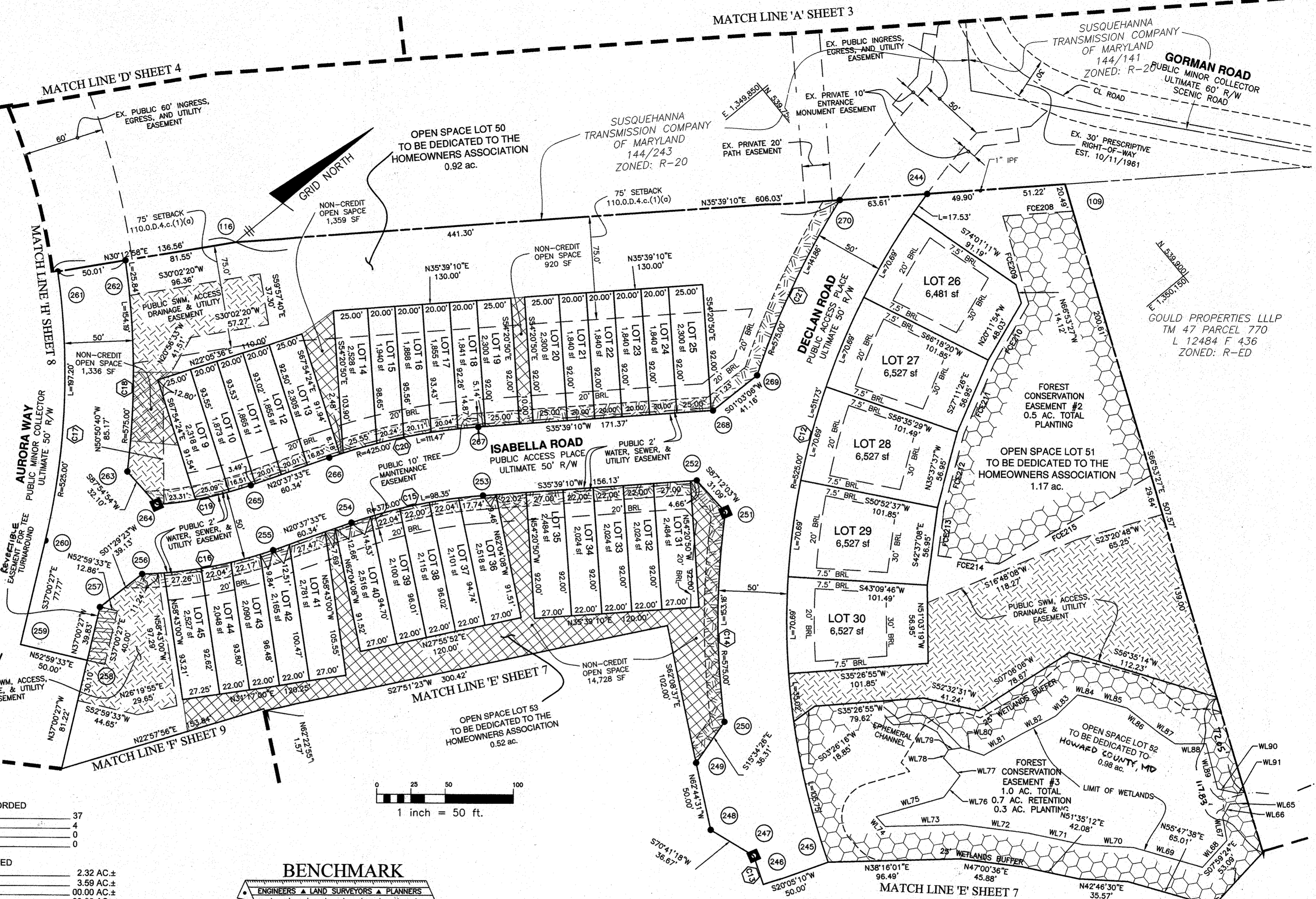
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

*[Signature]* 10/16/21  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 10-27-21  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 11/1/21  
 DIRECTOR DATE



**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS • LAND SURVEYORS • PLANNERS  
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-6105 (F) 410-465-6644  
 WWW.BEI-CIVILENGINEERING.COM

SEE SHEET 10 FOR COORDINATE CHART, CURVE DATA CHART, WETLAND TABLE

OWNER:  
 ESC WELLINGTON, L.C.  
 5074 DORSEY HALL DRIVE, SUITE 205  
 ELLICOTT CITY, MARYLAND 21042  
 410-720-3021

RECORDED AS PLAT NO. 25904 ON 11/12/21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2023 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND CONVEYED BY NVR, INC., A VIRGINIA CORPORATION, TO ESC WELLINGTON, L.C., A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED APRIL 7, 2021 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 20452 AT FOLIO 338 AND THAT ALL MONUMENTS, MARKERS, PLACES OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION, HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED BY ALAN MASON, REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

*Donald A. Mason* 8/16/21  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

**OWNER'S CERTIFICATE**

"ESC WELLINGTON, L.C., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 2nd DAY OF SEPT. 2021."

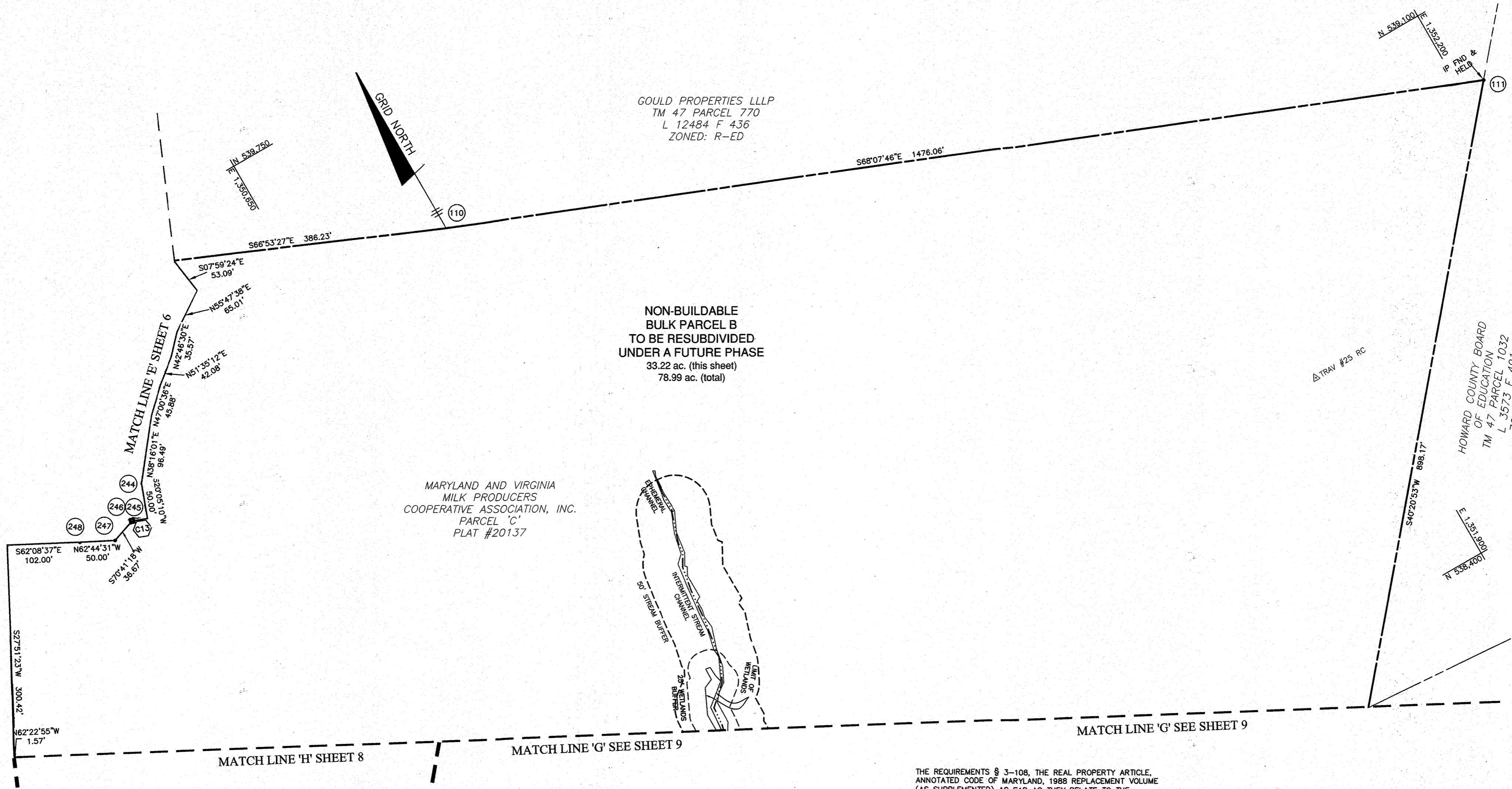
*J. Van Kirk*  
 JASON VAN KIRK  
 MANAGER - V.P. OF ESDC II, INC.

*[Signature]*  
 WITNESS

**WELLINGTON FARMS PHASE 1 SECTION 1**  
 Lots 1 thru 45; Open Space Lots 46 thru 53;  
 Bulk Parcels A and B  
 (A Resubdivision of Parcels 'C' and 'D'  
 Maryland and Virginia Milk Producers Cooperative  
 Association, Inc.  
 previously recorded as Plat No. 20136-20137)  
 6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP: 46 SCALE: AS SHOWN  
 GRID: 6 DATE: AUGUST 9, 2021  
 PARCEL: 163 SHEET: 6 OF 10  
 ZONED: R-20-MXD-3/R-SC-MXD-3





GOULD PROPERTIES LLLP  
 TM 47 PARCEL 770  
 L 12484 F 436  
 ZONED: R-ED

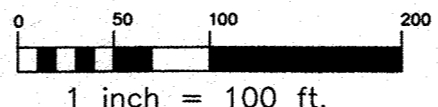
NON-BUILDABLE  
 BULK PARCEL B  
 TO BE RESUBDIVIDED  
 UNDER A FUTURE PHASE  
 33.22 ac. (this sheet)  
 78.99 ac. (total)

MARYLAND AND VIRGINIA  
 MILK PRODUCERS  
 COOPERATIVE ASSOCIATION, INC.  
 PARCEL 'C'  
 PLAT #20137

HOWARD COUNTY BOARD  
 OF EDUCATION  
 TM 47 PARCEL 1032  
 L 3573 F 491  
 ZONED: R-ED

**TABULATION CHART - THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	0
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0.00 AC.±
OPEN SPACE	0.00 AC.±
BUILDABLE BULK PARCELS	0.00 AC.±
NON-BUILDABLE BULK PARCELS	33.22 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	33.22 AC.±



THE REQUIREMENTS § 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.

*Donald A. Mason* 8/10/21  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320

*Jason Van Kirk* 9-2-21  
 JASON VAN KIRK  
 MANAGER - V.P. OF ESCD II, INC. DATE

NOTE: ENVIRONMENTAL BEARINGS AND DISTANCES FOR FEATURES ON NON-BUILDABLE BULK PARCEL B SHALL BE PROVIDED ON THE FUTURE RE-SUBDIVISION PLAT OF THAT PARCEL

**BENCHMARK**  
 ENGINEERS & LAND SURVEYORS & PLANNERS  
**ENGINEERING, INC.**

8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-6105 (F) 410-465-6644  
 WWW.BEI-CIVILENGINEERING.COM

OWNER:  
 ESC WELLINGTON, L.C.  
 5074 DORSEY HALL DRIVE, SUITE 205  
 ELLICOTT CITY, MARYLAND 21042  
 410-720-3021

RECORDED AS PLAT NO. 25905 ON 11/09/2021 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*[Signature]* 10/14/21  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*[Signature]* 10-27-21  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*[Signature]* 11/1/21  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2023 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND CONVEYED BY NVR, INC., A VIRGINIA CORPORATION, TO ESC WELLINGTON, L.C., A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED APRIL 7, 2021 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 20452 AT FOLIO 338 AND THAT ALL NECESSARY EASEMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.  
*Donald A. Mason* 8/10/21  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



**OWNER'S CERTIFICATE**  
 "ESC WELLINGTON, L.C., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS 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 OUR HANDS THIS 2<sup>ND</sup> DAY OF SEPT., 2021."  
*Jason Van Kirk*  
 JASON VAN KIRK  
 MANAGER - V.P. OF ESCD II, INC.  
 Witness: *[Signature]*

**WELLINGTON FARMS**  
**PHASE 1 SECTION 1**  
 Lots 1 thru 45; Open Space Lots 46 thru 53;  
 Bulk Parcels A and B  
 (A Resubdivision of Parcels 'C' and 'D')  
 Maryland and Virginia Milk Producers Cooperative Association, Inc.  
 previously recorded as Plat No. 20136-20137)  
 6<sup>th</sup> ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 46 SCALE: AS SHOWN  
 GRID: 6 DATE: AUGUST 9, 2021  
 PARCEL: 163 SHEET: 7 OF 10  
 ZONED: R-20-MXD-3/R-SC-MXD-3









LINE	BEARING	DISTANCE
WL1	S45°47'44"E	7.69'
WL2	S83°02'51"W	9.66'
WL3	S43°48'02"W	12.48'
WL4	N15°53'02"E	9.58'
WL5	N61°08'17"E	15.20'
WL6	N11°36'12"E	57.44'
WL7	N35°48'56"W	36.15'
WL8	N28°35'58"W	30.07'
WL9	N08°07'51"W	20.55'
WL10	S85°08'32"E	29.63'
WL11	S71°40'45"E	56.41'
WL12	S08°41'05"W	36.11'
WL13	N11°02'02"E	11.89'
WL14	N32°11'56"E	23.06'
WL15	N25°01'35"W	12.56'
WL16	N42°05'54"W	32.13'
WL17	N37°34'33"E	6.23'
WL18	S42°31'02"E	25.37'
WL19	S25°23'19"E	24.33'
WL20	S01°42'38"E	47.88'
WL21	N59°34'22"E	9.43'
WL22	N00°17'36"E	28.51'
WL23	N31°38'01"E	20.74'
WL24	S74°04'55"E	49.19'
WL25	N83°18'03"E	8.39'
WL26	S24°01'15"E	16.19'
WL27	S30°22'14"E	27.73'
WL28	N04°59'16"W	25.86'
WL29	N19°08'23"E	32.19'
WL30	N50°05'24"E	29.07'
WL31	S67°51'14"E	9.87'

LINE	BEARING	DISTANCE
WL32	S12°20'35"W	23.17'
WL33	S29°52'03"W	29.18'
WL34	S14°23'23"E	25.31'
WL35	S45°06'50"W	47.29'
WL36	S74°40'34"W	16.82'
WL37	S13°28'25"W	12.36'
WL38	N25°55'40"E	6.19'
WL39	S78°30'26"E	11.98'
WL40	S83°50'53"E	11.30'
WL41	S03°51'34"W	3.59'
WL42	S23°27'44"E	1.30'
WL43	S80°33'13"W	12.97'
WL44	N69°26'54"W	14.06'
WL45	N61°40'03"E	34.83'
WL46	N53°38'14"E	41.60'
WL47	N65°23'48"E	51.84'
WL48	S58°14'33"E	5.83'
WL49	S46°05'28"W	12.29'
WL50	S71°31'15"W	41.85'
WL51	S51°28'28"W	46.11'
WL52	S64°19'35"W	34.84'
WL53	N02°12'19"W	5.90'
WL54	N15°06'14"E	10.47'
WL55	N05°17'19"E	27.49'
WL56	N36°32'40"E	27.05'
WL57	N31°31'47"E	19.34'
WL58	S82°03'13"E	12.48'
WL59	S40°46'20"W	21.39'
WL60	S51°06'41"W	15.48'
WL61	S33°00'03"W	18.24'
WL62	S04°50'58"W	24.90'

LINE	BEARING	DISTANCE
WL63	S16°45'30"E	10.97'
WL64	N74°00'17"W	9.31'
WL65	S36°41'38"W	13.07'
WL66	S21°43'23"E	10.99'
WL67	S60°34'55"E	17.22'
WL68	S07°59'24"E	26.47'
WL69	S55°47'38"W	52.31'
WL70	S42°46'30"W	36.50'
WL71	S51°35'12"W	41.16'
WL72	S47°00'36"W	48.79'
WL73	S38°16'01"W	56.34'
WL74	S87°17'36"W	9.72'
WL75	N23°48'28"E	51.58'
WL76	N13°25'48"W	19.69'
WL77	S86°35'13"W	17.62'
WL78	N19°14'11"W	6.90'
WL79	N30°11'17"E	9.65'
WL80	N58°17'23"E	17.00'
WL81	N10°32'56"E	32.22'
WL82	N11°57'50"E	27.42'
WL83	N04°06'33"W	22.23'
WL84	N52°43'19"E	13.36'
WL85	N55°23'28"E	23.97'
WL86	N77°40'18"E	28.80'
WL87	N73°43'42"E	15.07'
WL88	N38°57'09"E	22.37'
WL89	S64°47'31"E	34.09'
WL90	N51°46'12"E	14.49'
WL91	N33°12'53"E	5.57'

LINE	BEARING	DISTANCE
FCE200	N34°50'19"W	45.33'
FCE201	N60°09'26"E	79.23'
FCE202	S19°19'08"E	33.24'
FCE203	N27°32'48"E	124.65'
FCE204	N26°44'17"E	178.01'
FCE205	N26°50'31"E	124.56'
FCE206	S85°59'19"E	103.28'
FCE207	S85°01'53"E	56.23'
FCE208	N35°39'10"E	51.22'
FCE209	N66°53'27"W	66.55'
FCE210	N20°11'54"W	49.88'
FCE211	N27°11'26"W	56.28'
FCE212	N35°37'37"W	56.28'
FCE213	N42°37'08"W	34.33'
FCE214	S47°22'52"W	45.00'
FCE215	S09°27'50"W	128.16'

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	693.00'	1028.77'	85°03'24"	635.65'	N23°07'10"W	936.87'
C2	275.00'	338.32'	70°29'16"	194.31'	S89°41'43"W	317.38'
C3	3517.22'	91.93'	1°29'51"	45.97'	N19°40'02"E	91.93'
C4	275.00'	141.62'	29°30'23"	72.42'	S06°17'18"W	140.06'
C5	225.00'	115.87'	29°30'23"	59.25'	S06°17'18"W	114.60'
C6	520.00'	136.01'	14°59'10"	68.39'	S83°17'08"E	135.62'
C7	575.00'	125.79'	12°32'05"	63.15'	S66°24'52"W	125.54'
C8	575.00'	131.09'	13°03'43"	65.83'	S89°10'45"W	130.80'
C9	525.00'	302.84'	33°03'01"	155.76'	S76°40'18"W	298.66'
C10	525.00'	165.58'	18°04'15"	83.48'	N69°11'34"E	164.90'
C11	575.00'	216.16'	21°32'23"	109.37'	N70°55'38"E	214.89'
C12	525.00'	511.73'	55°50'50"	278.25'	S41°59'25"E	491.71'
C13	575.00'	21.96'	2°11'19"	10.98'	S68°49'10"E	21.96'
C14	575.00'	153.16'	15°15'42"	77.04'	S50°07'40"E	152.71'
C15	375.00'	98.35'	15°01'37"	49.46'	S28°08'21"W	98.07'
C16	325.00'	97.32'	17°09'25"	49.03'	N29°12'15"E	96.96'
C17	525.00'	197.20'	21°31'17"	99.78'	N47°46'06"W	196.04'
C18	575.00'	154.19'	15°21'52"	77.56'	N50°57'21"W	153.73'
C19	275.00'	70.20'	14°37'37"	35.29'	N27°56'21"E	70.01'
C20	425.00'	111.47'	15°01'37"	56.05'	S28°08'21"W	111.15'
C21	575.00'	141.86'	14°08'10"	71.29'	S25°14'10"E	141.50'
C22	580.00'	152.48'	15°03'45"	76.68'	S83°14'35"E	152.04'
C23	3523.00'	434.36'	7°03'51"	217.46'	N25°42'21"E	434.09'

POINT #	NORTHING	EASTING
101	540521.1114	1349013.1789
102	539969.4941	1349802.7532
103	539519.7822	1349480.1639
104	538445.9847	1348854.7934
105	538652.6003	1348576.4105
106	538173.1751	1348258.0888
107	538276.5848	1348068.6798
108	538968.9552	1348416.0648
109	539876.1499	1350043.4631
110	539525.3447	1350865.5502
111	538975.4936	1352235.3763
112	537413.6926	1350908.6211
113	537685.5866	1350407.2673
114	538045.3178	1349780.4243
115	538906.9498	1349412.5629
116	539383.7092	1349690.2235
201	539944.0425	1349784.4961
202	540124.7597	1349528.1262
203	540298.2985	1349279.7261
204	540296.6109	1348962.3491
205	540290.3099	1348959.7863
206	540056.4016	1348867.9863
207	539816.6735	1348780.4532
208	539588.7581	1348694.9134
209	539415.2901	1348628.2893
210	539338.3211	1348602.3032
211	539251.7578	1348571.3649
212	539221.6427	1348586.6417
213	539205.7859	1348721.3332
214	539231.4541	1348742.6355
215	539406.4813	1348716.5874
216	539545.6998	1348731.9289
217	539575.5660	1348743.4185
218	539557.6136	1348790.0844
219	539527.7474	1348778.5949
220	539413.8414	1348766.0428
221	539231.9914	1348793.1062
222	539211.7799	1348821.3749
223	539270.3557	1348975.5173
224	539321.0022	1349063.7984
225	539371.1832	1349178.7648
226	539402.5275	1349197.4469
227	539414.4821	1349194.8327

POINT #	NORTHING	EASTING
228	539425.1635	1349243.6785
229	539413.2089	1349246.2927
230	539392.5233	1349276.3524
231	539394.3971	1349407.1407
232	539346.4334	1349379.2070
233	539277.6325	1349088.6794
234	539226.9860	1349000.3984
235	539156.7650	1348797.3018
236	539145.7908	1348722.1050
237	539163.6793	1348571.1225
238	539147.2189	1348537.5990
239	539139.1439	1348534.3080
240	538748.0154	1348346.0214
241	538529.9129	1348235.6498
242	538371.0972	1348155.6436
243	538260.5789	1348097.9968
244	539793.9841	1349984.5235
245	539428.5171	1350313.4784
246	539381.5582	1350296.3067
247	539389.4933	1350275.8283
248	539377.3671	1350241.2239
249	539400.2683	1350196.7738
250	539435.2457	1350187.0252
251	539533.1436	1350069.8254
252	539531.6251	1350038.7695
253	539404.7584	1349947.7650
254	539318.2798	1349901.5135
255	539261.8116	1349880.2596
256	539177.1793	1349832.9519
257	539138.0606	1349831.9345
258	539106.2547	1349855.9086
259	539076.1587	1349815.9808
260	539138.2588	1349769.1721
261	539270.0255	1349624.0151
262	539313.2416	1349649.1837
263	539216.4037	1349768.5808
264	539217.5716	1349800.6608
265	539279.4247	1349833.4645
266	539335.8929	1349854.7185
267	539433.9020	1349907.1368
268	539573.1487	1350007.0218
269	539614.2979	1350007.7771
270	539742.2967	1349947.4470

LINE	BEARING	DISTANCE
FP300	N50°53'58"E	14.20'
FP301	S87°16'28"E	6.49'
FP302	S49°59'28"E	21.35'
FP303	N75°09'56"E	15.71'
FP304	N07°37'48"E	60.54'
FP305	N28°23'27"E	34.78'
FP306	N33°22'14"E	56.70'
FP307	N44°22'21"E	19.70'
FP308	N63°30'49"E	11.16'
FP309	S82°40'04"E	9.92'
FP310	S33°33'31"E	11.10'
FP311	S16°47'15"E	12.82'
FP312	S10°44'46"W	11.23'
FP313	S43°27'39"W	32.63'
FP314	S31°02'35"E	21.46'
FP315	S06°00'39"E	8.93'
FP316	S15°55'50"W	45.49'
FP317	S04°40'26"W	32.52'
FP318	S42°45'46"W	48.25'
FP319	S35°48'12"W	19.90'

LINE	BEARING	DISTANCE
FP320	N09°11'23"W	6.20'
FP321	N14°47'14"E	11.29'
FP322	N34°42'13"E	7.19'
FP323	N11°56'31"E	22.32'
FP324	N23°28'32"W	18.15'
FP325	N22°45'26"E	5.15'
FP326	N87°23'54"E	3.37'
FP327	S59°02'39"E	5.36'
FP328	N81°18'59"E	11.16'
FP329	S78°12'36"E	17.02'

THE REQUIREMENTS § 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.

*Donald A. Mason* 8/10/21  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320

*J. Van Kirk* 9-2-21  
 JASON VAN KIRK  
 MANAGER - V.P. OF ESC II, INC. DATE

**BENCHMARK**  
 ENGINEERS • LAND SURVEYORS • PLANNERS  
**ENGINEERING, INC.**  
 8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-6105 (F) 410-465-6644  
 WWW.BEI-CIVLENGINEERING.COM

OWNER:  
 ESC WELLINGTON, L.C.  
 5074 DORSEY HALL DRIVE, SUITE 205  
 ELLICOTT CITY, MARYLAND 21042  
 410-720-3021

RECORDED AS PLAT NO. 25908 ON  
11/10/2021 AMONG THE LAND RECORDS OF  
 HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER