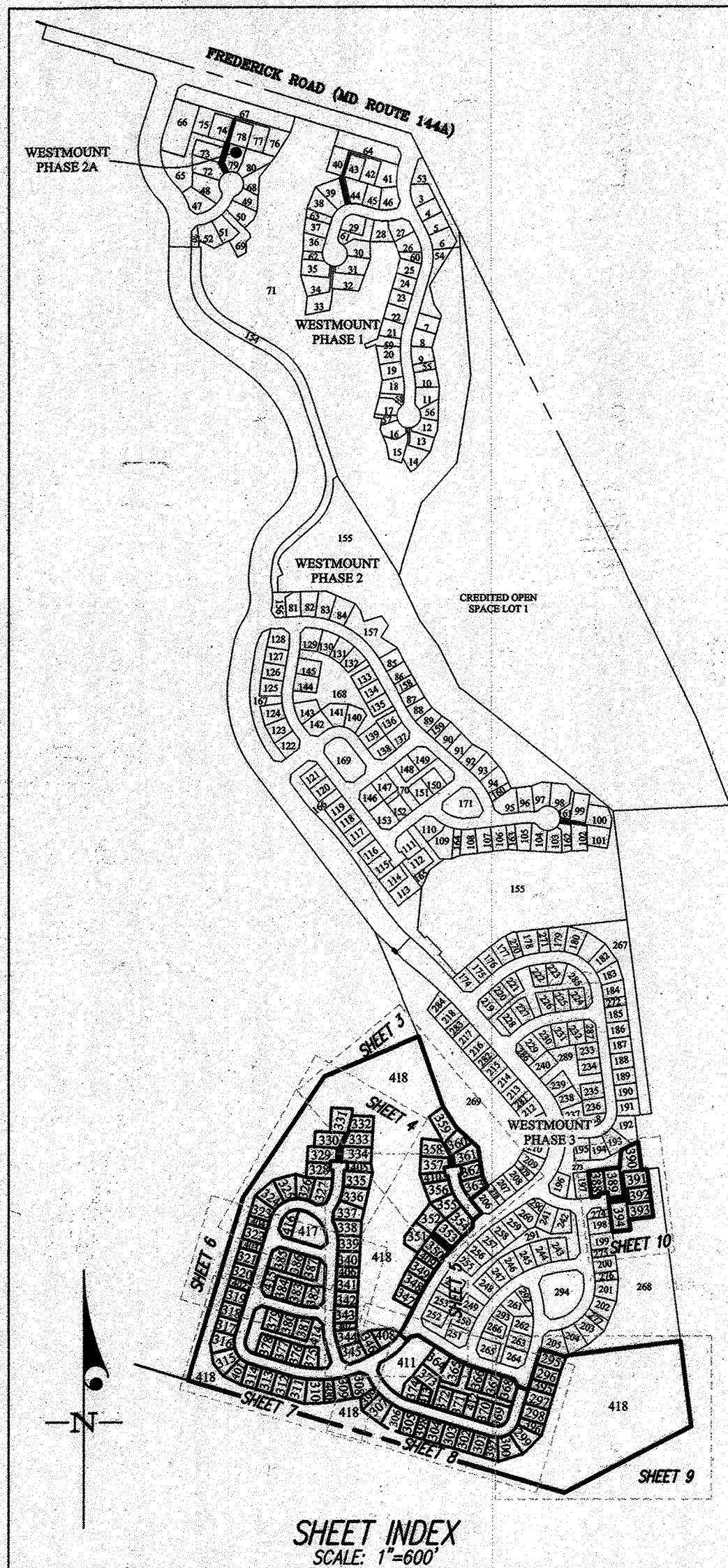


**GENERAL NOTES**

- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY FISHER, COLLINS & CARTER IN SEPTEMBER 2001.
- THE SUBJECT PROPERTY IS ZONED R-ED PER THE FEBRUARY 2, 2004 COMPREHENSION ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS EFFECTIVE JULY 28, 2006 AND IS BEING DEVELOPED UNDER THE AMENDED 5TH EDITION OF SUBDIVISION AND LAND REGULATIONS.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: F-11-058, ZB-1087M, WP-11-132, WP-15-038, EOP-14-058, SP-14-008, PB 408, F-15-087, F-16-061, F-16-046, F-17-001, WP-15-038, WP-16-081, THE D.R.R.A. IS RECORDED AT L. 12722 F. 248, AND THE FIRST AMENDMENT IS RECORDED AT L. 19755 F. 94. SEE SHEET 2 FOR APPROVALS AND CONDITIONS OF ALTERNATIVE COMPLIANCE PETITIONS.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 23CA AND NO. 161A.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- PUBLIC WATER AND SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME. PUBLIC SEWER SERVICE AND PUBLIC WATER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE 3-11-22, ON WHICH DATE DEVELOPER'S AGREEMENTS NO. 44-5175-D, 24-5176-D, 24-5177-D AND 24-5178-D WERE EXECUTED.
- THE CEMETERY INVENTORY MAP DOES NOT SHOW ANY CEMETERIES WITHIN THE PROJECT LIMITS.
- THE SCENIC ROADS MAP DOES INDICATE THAT MD ROUTE 144 (FREDERICK ROAD) IS A SCENIC ROAD.
- THE HISTORIC SITES MAP DOES NOT SHOW ANY HISTORICAL SITES WITHIN THE PROJECT LIMITS.
- WETLAND DELINEATION BY ECOTONE INC. IN A REPORT DATED FEBRUARY 18, 2014. THE WETLAND AND STREAM DELINEATION WAS APPROVED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING ON NOVEMBER 4, 2014.
- THE 100-YEAR FLOODPLAIN LIMITS FOR THE THREE STREAMS THAT RUN THROUGH THE SITE WERE DETERMINED IN A FLOODPLAIN STUDY PREPARED BY GUTSCHICK, LITTLE AND WEBER, P.A. AS PART OF SP-14-008 WHICH WAS APPROVED ON DECEMBER 22, 2014. IN AREAS OF THE FLOODPLAIN WHERE THE ELEVATIONS SHOWN IN THE FEMA FLOODPLAIN STUDY WERE HIGHER THAN THOSE GENERATED BY THE HEC-RAS MODEL, THE FEMA INFORMATION WAS USED.
- A NOISE STUDY WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. ON OR ABOUT APRIL, 2014 AND WAS APPROVED BY DEVELOPMENT ENGINEERING DIVISION ON NOVEMBER 4, 2014.
- A TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUPS IN A REPORT DATED APRIL 4, 2014 AND WAS APPROVED BY DEVELOPMENT ENGINEERING DIVISION ON NOVEMBER 4, 2014.
- THE PROJECT WAS BROUGHT INTO THE METROPOLITAN DISTRICT ON DECEMBER 22, 2014.
- STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE MDE STORMWATER MANAGEMENT DESIGN MANUAL, VOLUMES 1 AND 2. DEVICES ON INDIVIDUAL LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER AND ARE SUBJECT TO THE REQUIREMENTS OF A DECLARATION OF COVENANTS. DEVICES THAT PRIMARILY TREAT LOT RUNOFF WILL BE OWNED AND MAINTAINED BY THE HOA. DEVICES THAT PRIMARILY TREAT RUNOFF FROM A COUNTY ROAD WILL BE OWNED BY HOWARD COUNTY AND JOINTLY MAINTAINED WITH THE HOA. WITHIN THESE DEVICES, HOWARD COUNTY WILL MAINTAIN THE STORM DRAIN INLETS AND ASSOCIATED PIPING. THE HOA WILL BE REQUIRED TO MAINTAIN THE SWM UNDERDRAINS, PLANTS, SOIL, MULCH, ETC.
- 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 EASEMENT", LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE FORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA, 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.
- DRIVEWAY(S) SHALL BE CONSTRUCTED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
  - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1 1/2" MIN.)
  - GEOMETRY - MAXIMUM 1% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TON (H25 LOADING).
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- OPEN SPACE LOTS 395-417 SHOWN HEREON WILL BE DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON, ARTICLES OF INCORPORATION FOR THE WESTMOUNT HOMEOWNERS ASSOCIATION WAS FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 6/16/2016, (DEPT. ID #017197389). THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR WESTMOUNT HOMEOWNERS ASSOCIATION, INC. WILL BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. OPEN SPACE LOT 418 WILL BE DEDICATED TO HOWARD COUNTY, MARYLAND.
- OPEN SPACE LOT 417 WILL CONTAIN 0.41 AC. OF ACTIVE RECREATIONAL AREAS IN ACCORDANCE WITH SECTION 16.121(A)(4) OF THE SUBDIVISION REGULATIONS (5TH EDITION). THE AMOUNT OF ACTIVE RECREATIONAL OPEN SPACE REQUIRED FOR THE 100 LOTS BEING RECORDED WITH THIS PLAT IS 300 S.F. PER LOT, OR 0.89 AC.



**OWNER:**  
MANOR INVESTMENTS, LLC  
307 INTERNATIONAL CIRCLE, SUITE 130  
HUNT VALLEY, MD 21030  
PH: 443-367-0422  
ATTN: ROBERT GOODIER

**DEVELOPER:**  
WESTMOUNT DEVELOPMENT CORPORATION  
307 INTERNATIONAL CIRCLE, SUITE 130  
HUNT VALLEY, MD 21030  
PH: 443-367-0422  
ATTN: ROBERT GOODIER

**OWNER'S DEDICATION**

MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, 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 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, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 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.

WITNESS OUR HANDS THIS 10th DAY OF May 2022

MANOR INVESTMENTS, LLC  
BY WESTMOUNT DEVELOPMENT CORPORATION

BY: *Robert C. Goodier, Jr.*  
ROBERT C. GOODIER, JR., VICE PRESIDENT

*L.H.K. Shriver*  
L.H.K. SHRIVER

FOR: FISHER, COLLINS & CARTER, INC.



TERRELL A. FISHER  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2021)

**(GENERAL NOTES CONTINUED)**

- 25.1475 ACRES OF OPEN SPACE IS BEING PROVIDED, OF WHICH 24.5743 ACRES WILL BE CREDITED AND 0.5732 ACRES WILL BE NON-CREDITED.
- 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 ONLY AND ONTO THE PIPESTEM LOT DRIVEWAY.
- A PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON 10/01/2013 IN COMPLIANCE WITH SECTION 16.12B OF THE REGULATIONS.
- THE PROJECT IS NOT SUBJECT TO THE PROVISIONS OF MODERATE INCOME HOUSING UNITS (MIHU) BASED ON THE DEVELOPER'S RIGHTS AND RESPONSIBILITIES AGREEMENT (DRRA) RECORDED AT LIBER 12722 FOLIO 248 ON 9/17/2010. THE FIRST AMENDMENT TO THE DRRA WAS RECORDED AT LIBER 19755 FOLIO 94 ON 09/28/2020. THE DECLARATION OF COVENANTS WAS RECORDED AT LIBER 19921 FOLIO 46 ON 11/16/2020.
- THIS DEVELOPMENT SHALL BE IN ACCORDANCE WITH ALL REQUIREMENTS ESTABLISHED AS PART OF THE "DEVELOPER'S RIGHTS AND RESPONSIBILITIES AGREEMENT" (DRRA) BETWEEN HOWARD COUNTY AND THE CARROLLS. PER THE DRRA, THE DEVELOPER AND DPW HAVE AGREED THAT A PER LOT FEE IN THE AMOUNT OF \$3,000 WILL BE PAID AT BUILDING PERMIT STAGE FOR SEWAGE NUTRIENT REDUCTION.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, AND 100 YEAR FLOODPLAIN AREAS, UNLESS PERMITTED UNDER AN APPROVED WAIVER PETITION OR DETERMINED TO BE ESSENTIAL OR NECESSARY BY DPZ. ANY DISTURBANCES TO ENVIRONMENTAL FEATURES IN ASSOCIATION WITH SWM RIP RAP ARE RECOGNIZED BY DPZ AS ESSENTIAL OR NECESSARY DISTURBANCES.
- FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED UNDER F-15-087, F-16-046, AND F-17-001 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 EASEMENTS; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENTS ARE ALLOWED.
- HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING HAS DETERMINED, IN ACCORDANCE WITH SECTION 16.116(C) OF THE SUBDIVISION AND LAND REGULATIONS THAT THE ENVIRONMENTAL IMPACTS ARE NECESSARY OR ESSENTIAL DISTURBANCES. FOR THE APPROVAL AND CONDITIONS OF WP 15-038, SEE SHEET 2.
- THE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A LANDSCAPE SURETY IN THE AMOUNT OF \$7,500.00 (25 TREES X \$300) WILL BE POSTED WITH THE DEVELOPER'S AGREEMENT.
- NO PERMANENT STRUCTURES ARE PERMITTED WITHIN 10 FEET OF A PUBLIC WATER OR SEWER EASEMENT.
- ON MAY 10, 2018 HOWARD COUNTY APPROVED THE DESIGN MANUAL WAIVER FOR VOL. III, SECTION 2.3.A.1.a TO REDUCE THE MINIMUM REQUIRED ROAD RADIUS, SUBJECT TO THE FOLLOWING:
  - SIGHT DISTANCE EASEMENTS SHOULD BE PROVIDED, AS NEEDED, SO STOPPING SIGHT DISTANCE FOR THE CORRESPONDING DESIGN SPEEDS WILL BE PRESERVED.
  - NO PARKING SHALL BE PERMITTED ALONG THE SUB-STANDARD CURVES. PLEASE SHOW THE SIGNAGE ON THE PLANS.
  - DUE TO TIGHT CURVATURE, PLEASE PROVIDE A 26-FOOT (FACE OF CURB TO FACE OF CURB) PAVEMENT WIDTH FOR ALL CURVATURES BELOW 210'.
- ON AUGUST 9, 2021, HOWARD COUNTY APPROVED THE DESIGN MANUAL WAIVER FOR VOL. III, SECTION 2.5.B.1 (LOCATION AND SPACING) PERTAINING TO PROVIDING A MINIMUM OF 250' INTERSECTION SPACING.

NOTE: PER THE DEVELOPER'S RIGHTS AND RESPONSIBILITIES AGREEMENT RECORDED AT LIBER 12722 FOLIO 248, WHICH WAS RECORDED ON 09/17/2010, THIS PLAN IS NOT SUBJECT TO MIHU REQUIREMENTS AND FEE-IN-LIEU. THE FIRST AMENDMENT TO THE DRRA WAS RECORDED AT LIBER 19755 FOLIO 94 ON 09/28/2020.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INTERIOR SUBDIVISION WORK AND PROPOSED EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS E AND F AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 3, LOTS 174-266, OPEN SPACE LOTS 267-294 AND NON-BUILDABLE BULK PARCELS E & F" AND RECORDED AS PLAT Nos. 25471 THROUGH 25485 AND ALSO BEING PART OF THE LAND THAT WAS CONVEYED FROM CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC, BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188, 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, 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.



WILLIAM E. GRUENINGER, III  
PROFESSIONAL LAND SURVEYOR,  
MD REGISTRATION NO. 21542 (EXP./RENEWAL 12-21-2021)

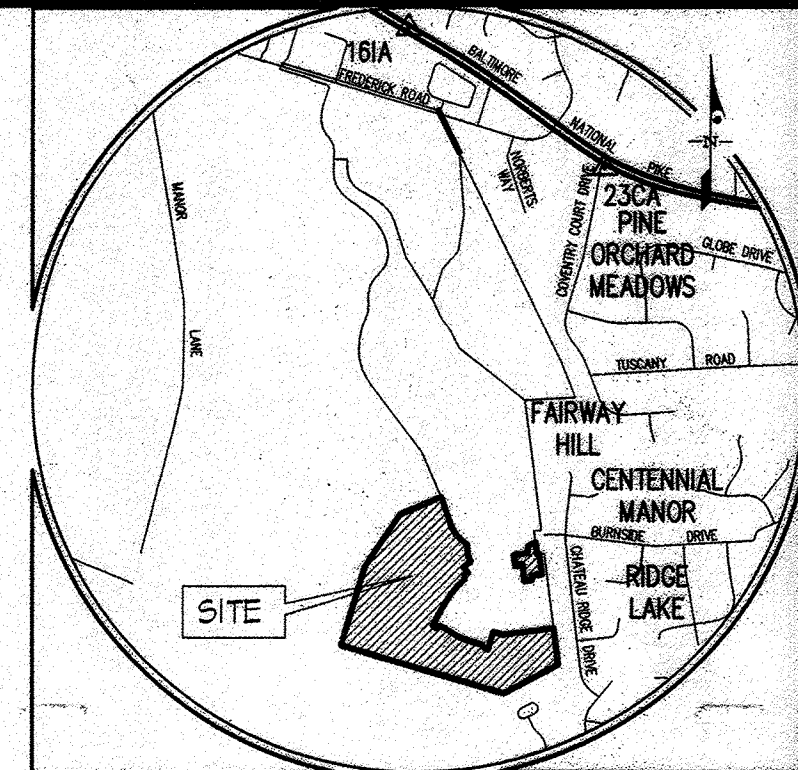
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY DELINEATED ON THIS FINAL PLAT IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL E & F AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 3, LOTS 174-266, OPEN SPACE LOTS 267-294 AND NON-BUILDABLE BULK PARCELS E AND F" AND RECORDED AS PLAT Nos. 25471 THROUGH 25485, AND BEING PART OF THE LAND THAT WAS CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC, BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FOR: FISHER, COLLINS & CARTER, INC.



TERRELL A. FISHER  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2021)



**VICINITY MAP**  
SCALE: 1" = 2,000'  
ADC MAP: 19 GRID: E6 THRU E8

**LEGEND**

- WB 25' WETLAND BUFFER
- WETLAND LIMITS (W1, W2, ETC)
- FLOODPLAIN EASEMENT (FP1, FP2, ETC)
- SB STREAM BANK BUFFER
- STREAM BANK
- FOREST CONSERVATION EASEMENT
- FLOODPLAIN EASEMENT ELEVATION (EL=376.1)
- PROPERTY LINE
- PUBLIC WATER, SEWER & UTILITY EASEMENT
- PUBLIC WATER & UTILITY EASEMENT
- PUBLIC SEWER & UTILITY EASEMENT
- PUBLIC STORMWATER MANAGEMENT, STORM DRAIN & UTILITY EASEMENT
- PUBLIC STORMDRAIN & UTILITY EASEMENT
- PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- PUBLIC SIGHT DISTANCE EASEMENT
- PRIVATE STORMDRAIN & UTILITY EASEMENT
- PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT
- EASEMENT AREA TO BE ABANDONED

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE NON-BUILDABLE BULK PARCELS E & F INTO LOTS 295-394, OPEN SPACE LOTS 395-418; CREATE PRIVATE AND PUBLIC EASEMENTS AS SHOWN AND NOTED ON SHEETS 3 THRU 10 AND FINALIZE THE SITE ANALYSIS CHART & OVERALL DENSITY TABULATION CHART ON SHEET 2.

**TABULATION OF FINAL PLAT - ALL SHEETS**

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 124
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 100
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 18,143.0 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 24
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 25,147.7 AC.
- TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: 0
- TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: 0 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 5.0939 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 48,384.6 AC.

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

*William J. Davis*  
COUNTY HEALTH OFFICER  
DATE: 7/15/22

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*William J. Davis*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 6-27-22

*Robert C. Goodier, Jr.*  
DIRECTOR  
DATE: 7/26/22

RECORDED AS PLAT NUMBER 26122 ON 8-1-22, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**WESTMOUNT PHASE 4**  
LOTS 295-394 AND  
OPEN SPACE LOTS 395-418

(A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS E & F, WESTMOUNT PHASE 3, PLAT NOS. 25471 THROUGH 25485)

ZONE: R-ED TM 23, GRID 10, P/O PARCEL 149  
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN SHEET 1 OF 11 OCTOBER 2021

**GLW**  
PLANNING | ENGINEERING | SURVEYING  
3909 NATIONAL DRIVE  
SUITE 250  
BURTONSVILLE, MD 20866  
301-421-4024  
GLWPA.COM

DRAWN BY: NAB  
CHECK BY: WEG



SITE ANALYSIS CHART

PHASE NO.	FILE REF. NO.	AREA BEING RECORDED	AREA OUTSIDE OF THIS PHASE (NON-BUILDABLE)		AREA BEING DEVELOPED THIS PHASE		FLOODPLAIN AREA (THIS PHASE)	STEEP SLOPE AREA (THIS PHASE)	NET AREA (THIS PHASE)	NON-BUILDABLE (THIS PHASE)		S.F.D. AC. (%)		ROAD R/W		CREDITED OPEN SPACE		NON-CREDITED OPEN SPACE	
			AC.	(%)	AC.	(%)				AC.	(%)	AC.	(%)	AC.	(%)	AC.	(%)	AC.	(%)
1	F 15-087	220.6430	143.7296	(65.1)	76.9134	(34.9)	17.7600	0.0000	59.1534	2.1236	N/A	9.4223	(12.3)	7.8387	(10.2)	58.7226	(76.3)	0.9298	(1.2)
2A	F 16-061	2.1236	0.0000	(0.0)	2.1236	(100.0)	0.0000	0.0000	0.0000	0.0000	N/A	2.1236	(100.0)	0.0000	(0.0)	0.0000	(0.0)	0.0000	(0.0)
2	F 16-046	141.6060	89.0083	(62.9)	52.5977	(37.1)	6.7886	4.9743	40.8348	0.0000	N/A	13.1968	(25.1)	14.6920	(27.9)	23.3503	(44.4)	1.3586	(2.6)
3	F 17-001	89.0083	48.3846	(54.4)	40.6237	(45.6)	0.6395	3.2140	36.7702	0.0000	N/A	16.2457	(40.0)	8.9480	(22.0)	14.1054	(34.7)	1.3247	(3.3)
4	F 21-032	48.3846	0.0000	(0.0)	48.3846	(100.0)	0.8298	3.1357	44.4191	0.0000	N/A	18.1430	(37.5)	5.0939	(10.5)	24.5743	(50.8)	0.5734	(1.2)

MINIMUM LOT SIZE CHART

LOT NO.	TOTAL LOT AREA	PIPESTEM AREA	MINIMUM LOT AREA
330	8,888	360	8,528
331	10,443	807	9,636
332	8,135	886	7,249
333	8,676	433	8,243
358	8,763	326	8,437
359	11,201	896	10,305
360	7,732	414	7,318
390	11,828	1,748	10,080
391	9,203	992	8,211
392	7,376	552	6,824
393	8,400	736	7,664

NOTE: MINIMUM LOT AREA = 6,000 S.F.

NON-BUILDABLE TRACKING CHART

PARCEL	TOTAL NON-BUILDABLE PARCEL AREA	FILE UNDER WHICH PARCEL WAS CREATED	FILE UNDER WHICH PARCEL WAS CONVERTED	AREA CONVERTED	CONVERTED TO	AREA REMAINING
B	2.1236	F 15-087	F 16-061	2.1236	S.F.D. LOTS	0.0000
C	141.6060	F 15-087	F 16-046	52.5977	S.F.D. LOTS, ROAD R/W & O.S. LOTS	89.0083
D	89.0083	F 16-046	F 17-001	40.6237	S.F.D. LOTS, ROAD R/W & O.S. LOTS	48.3846
E & F	48.3846	F 17-001	F 21-032	48.3846	S.F.D. LOTS, ROAD R/W & O.S. LOTS	0.0000

WP 15-038  
ON OCTOBER 30, 2014 WP 15-038 WAS GRANTED FOR THE FOLLOWING:  
 • TO ALLOW FOR THE REMOVAL OF VEGETATIVE COVER AND TREES FROM ENVIRONMENTAL AREAS (A WAIVER FROM SECTION 16.116(C) AND TO ALLOW FOR THE REMOVAL OF SPECIMEN TREES (A WAIVER FROM SECTION 16.1205(A)(7)).  
 • A WAIVER FROM SECTION 16.121(E) WHICH REQUIRES 40' OF FRONTAGE ON A PUBLIC ROAD FOR AT LEAST ONE ACCESS TO AN OPEN SPACE LOT, WITH 20' BEING PERMISSIBLE FOR ANY ADDITIONAL ACCESS.  
 • A WAIVER FROM SECTION 16.119(E)(5) WHICH REQUIRES PUBLIC RIGHT-OF-WAY LINES ON CORNER LOTS AT INTERSECTIONS SHALL BE TRUNCATED BY STRAIGHT LINES JOINING POINTS 25' BACK FROM THE THEORETICAL PROPERTY LINE INTERSECTION IN EACH QUADRANT.

THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:  
 1. COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS FOR SP-14-008.  
 2. THE WAIVER PETITION NUMBER (WP-15-038) AND ITS CONDITIONS OF APPROVAL MUST BE ADDED TO SP-14-008 AND ALL FUTURE SUBDIVISION PLANS.  
 3. AS MITIGATION FOR THE REQUESTED REMOVAL OF FIFTY-SEVEN (57) SPECIMEN TREES LOCATED WITHIN THE SITE, THE DEVELOPER IS REQUIRED TO USE 2" CALIBER PLANT MATERIALS FOR THE REQUIRED PLANTINGS WITHIN THE PROPOSED REFORESTATION PLANTING AREAS AT A MINIMUM PLANTED ADJACENT TO ALL RESIDENTIAL LOTS THROUGHOUT THE SUBDIVISION. A FINAL DETERMINATION OF THE PLANT MATERIAL SIZE AND TOTAL NUMBER OF PLANTS WILL BE REVIEWED AND FINALIZED AT THE FINAL PLAN. IF DESIGN CHANGES ARE MADE AT FINAL PLAN STAGE AND THE REFORESTATION PLANTING AREAS ARE REDUCED OR ELIMINATED, THEN THE DEVELOPER SHALL PLANT AN EQUIVALENT NUMBER OF SHADE TREES WITHIN THE RESIDENTIAL AND OPEN SPACE LOTS AND ADJACENT TO PRIORITY RETENTION AREAS. THOSE FIFTY-SEVEN (57) SHADE TREES (OR EQUIVALENT) WILL BE IN ADDITION TO AND AN ENHANCEMENT OF ANY REQUIRED PERIMETER LANDSCAPING AND SHALL BE BONDED.  
 4. A WAIVER TO SECTION 16.116(C) IS NOT REQUIRED FOR THE THREE (3) STREAM CROSSINGS, THE PUBLIC UTILITY LINE EXTENSIONS AND FOR THE PATHWAY THROUGH OPEN SPACE WHICH WERE DETERMINED ESSENTIAL FOR ESSENTIAL ROAD CROSSINGS, UTILITY LINE CONNECTIONS AND PEDESTRIAN CONNECTIONS IN ACCORDANCE WITH SECTION 16.116(C) OF THE REGULATIONS.  
 5. THE REDUCTION OF THE MINIMUM OPEN SPACE FRONTAGE REQUIREMENTS IS ONLY FOR THOSE OPEN SPACE LOTS DEPICTED ON THE SUBMITTED WAIVER EXHIBIT WHICH PROVIDES ACCESS TO STORMWATER MANAGEMENT FACILITIES.

OVERALL DENSITY TABULATION

AREA		UNITS		
GROSS	NET	REQUIRED	PROVIDED	
220.64 AC.	181.1775 AC.			
NO. LOTS PERMITTED PER ZONING REGULATIONS	364	PHASE 1	50	
		PHASE 2A	9	
		PHASE 2B	73	
		PHASE 3	93	
NO. LOTS PERMITTED PER D.R.R.A.	325	PHASE 4	100	
		TOTAL	325	
CREDITED OPEN SPACE		PROVIDED		
REQUIRED	OS	ACTIVE OS		
OPEN SPACE	110.32 AC.	PHASE 1	58.72	0.65
		PHASE 2A	0.00	0.00
		PHASE 2B	23.35	0.52
		PHASE 3	14.11	0.77
ACTIVE OPEN SPACE	2.24 AC.	PHASE 4	24.57	0.41
		TOTAL	120.75	2.35

WP 16-081  
ON JANUARY 6, 2016 WP 16-081 WAS GRANTED FOR THE FOLLOWING:  
 • A WAIVER FROM SECTION 16.1202(A) REQUIRING THE SUBMISSION OF A FOREST CONSERVATION PLAN FOR THE ENTIRE GROSS AREA IS PART OF THE SUBDIVISION PLAN PROCESS.  
 • A WAIVER FROM SECTION 16.147(C) REQUIRING A PLAT TO BE SUBMITTED AT A SCALE OF 1 INCH EQUALS 100 FEET; 1 INCH EQUALS 50 FEET OR 1 INCH EQUALS 30 FEET.

APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:  
 1. THE APPLICANT MUST CONTINUE PROCESSING THE FINAL SUBDIVISION PLANS FOR ALL PHASES AND MEET ALL REQUIRED PROCESSING DEADLINE DATES IN ACCORDANCE WITH THE APPROVED APFO PHASING SCHEDULE FOR WESTMOUNT.  
 2. THIS APPROVAL OF THE FOREST CONSERVATION OBLIGATION REQUIREMENT IS ONLY AN ALLOWANCE TO TEMPORARILY DEFER THE RECORDATION OF FOREST CONSERVATION EASEMENTS AS A PHASED PROJECT. THE TOTAL FOREST CONSERVATION OBLIGATION REQUIREMENT FOR THE ENTIRE PROJECT SHALL BE ESTABLISHED AND RECORDED WITH THE LAST PHASE. THE FOREST CONSERVATION PLAN SUBMITTED WITH EACH OF THE 4 PHASES OF THIS PROJECT SHALL ESTABLISH AND RECORD THE MINIMUM FOREST CONSERVATION EASEMENT AREA FOR EACH PHASE.  
 3. COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS FOR F-15-087, F-16-046 AND F-16-061.  
 4. THE WAIVER PETITION NUMBER (WP-16-081) AND ITS CONDITIONS OF APPROVAL MUST BE ADDED TO ALL FUTURE SUBDIVISION PLATS AND SITE DEVELOPMENT PLANS.

OWNER: MANOR INVESTMENTS, LLC  
307 INTERNATIONAL CIRCLE, SUITE 130  
HUNT VALLEY, MD 21030  
PH: 443-367-0422  
ATTN: ROBERT GOODIER

DEVELOPER: WESTMOUNT DEVELOPMENT CORPORATION  
307 INTERNATIONAL CIRCLE, SUITE 130  
HUNT VALLEY, MD 21030  
PH: 443-367-0422  
ATTN: ROBERT GOODIER

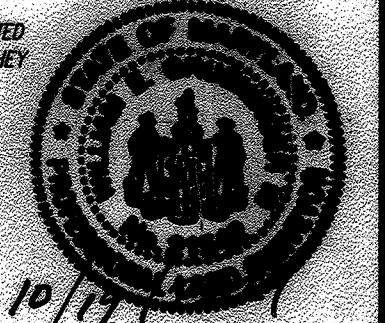
WP 11-132  
ON FEBRUARY 22, 2011 WP 11-132 WAS OBTAINED TO WAIVE ARTICLE II, DESIGN STANDARDS AND REQUIREMENTS SUCH AS FLOODPLAIN AND WETLANDS DELINEATION, FOREST CONSERVATION LOT DESIGN, ROAD FRONTAGE, LANDSCAPING, ETC. AND ARTICLE III, REQUIRED IMPROVEMENTS SUCH AS WATER AND SEWER, ROAD CONSTRUCTION, SIDEWALKS, STORM DRAINAGE, STREET TREES, ETC. OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS IT APPLIES TO F-11-058 ONLY.

APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:  
 1. FOREST CONSERVATION MUST BE SATISFIED WITH THE SUBMISSION OF THE RESUBDIVISION PLAT FOR NON-BUILDABLE BULK PARCEL "A". THE ACREAGE FOR BOTH OPEN SPACE LOTS MUST BE INCLUDED IN THE NET TRACT AREA WHEN COMPUTING THE FOREST CONSERVATION OBLIGATION.  
 2. THE ENTIRE 221.1 ACRES MAY BE USED WHEN DETERMINING THE MAXIMUM LOT YIELD.  
 3. IF THE PROPOSED FOREST CONSERVATION EASEMENT ON NON-CREDITED OPEN SPACE LOT 2 IS INTENDED TO BE CREDITED TOWARD THE WESTMOUNT SUBDIVISION, NON-CREDITED OPEN SPACE LOT 2 MUST BE PART OF THE FUTURE SUBDIVISION OF THE NON-BUILDABLE BULK PARCEL.  
 4. UPON RE-SUBDIVISION OF NON-BUILDABLE BULK PARCEL "A", THIS PARCEL MUST COMPLY WITH ARTICLES II AND III OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.  
 5. THE APPLICANT SHALL PROVIDE THE NECESSARY PUBLIC ROAD RIGHT-OF-WAY AND ROADWAY IMPROVEMENTS ALONG FREDERICK ROAD AND FOLLY QUARTER ROAD FOR THE REMAINDER OF THE CARROLL PROPERTY, PARCEL 71 AND FOR NON-BUILDABLE BULK PARCEL "A" AS ESTABLISHED UNDER F-11-058 TO MEET THE AASHTO REQUIREMENTS AS DETERMINED DURING THE REVIEW OF THE RESUBDIVISION PLANS FOR NON-BUILDABLE BULK PARCEL "A". THE APPLICANT SHALL TAKE THE FUTURE ROAD RIGHT-OF-WAY REQUIREMENTS INTO CONSIDERATION WHEN ESTABLISHING THE AGRICULTURAL LAND PRESERVATION PARCEL EASEMENT FOR THE CARROLL PROPERTY.  
 6. THE APPLICANT SHALL ADDRESS ANY CONCERNS FROM THE HEALTH DEPARTMENT AND THE STATE HIGHWAY ADMINISTRATION UPON SUBMISSION OF THE RESUBDIVISION PLAN FOR NON-BUILDABLE BULK PARCEL "A".  
 7. COMPLIANCE WITH THE ENCLOSED COMMENTS DATED FEBRUARY 18, 2011 FROM THE DEVELOPMENT ENGINEERING DIVISION.  
 8. COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS.  
 9. THE WAIVER PETITION NUMBER AND ITS CONDITIONS OF APPROVAL MUST BE ADDED TO THE PLAT.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INTERIOR SUBDIVISION WORK AND PROPOSED EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS E AND F AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 3, LOTS 174-266, OPEN SPACE LOTS 267-294 AND NON-BUILDABLE BULK PARCELS E & F" AND RECORDED AS PLAT NOS. 25471 THROUGH 25485 AND ALSO BEING PART OF THE LAND THAT WAS CONVEYED FROM CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC, BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188 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.

William E. Grueninger  
WILLIAM E. GRUENINGER, III  
PROFESSIONAL LAND SURVEYOR  
MD REGISTRATION NO. 21542 (EXP./RENEWAL 12-21-2021)



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

APPROVED: CHIEF, DEVELOPMENT ENGINEERING DIVISION

APPROVED: DIRECTOR

APPROVED: DATE

OWNER'S DEDICATION

MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, 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 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, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.  
 THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 24th DAY OF May 2022

MANOR INVESTMENTS, LLC  
BY WESTMOUNT DEVELOPMENT CORPORATION

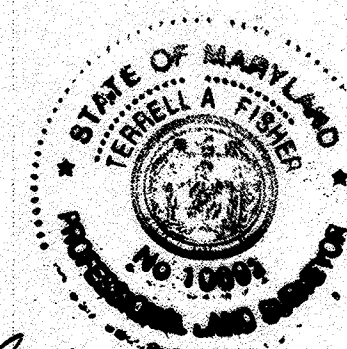
BY: ROBERT C. GOODIER, JR., VICE PRESIDENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY DELINEATED ON THIS FINAL PLAT IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL E & F AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 3, LOTS 174-266, OPEN SPACE LOTS 267-294 AND NON-BUILDABLE BULK PARCELS E AND F" AND RECORDED AS PLAT NOS. 25471 THROUGH 25485, AND BEING PART OF THE LAND THAT WAS CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC, BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FOR: FISHER, COLLINS & CARTER, INC.

TERRELL A. FISHER  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2021)



RECORDED AS PLAT NUMBER 26123 ON 8-1-22, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WESTMOUNT PHASE 4  
LOTS 295-394 AND  
OPEN SPACE LOTS 395-418

(A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS E & F, WESTMOUNT PHASE 3, PLAT NOS. 25471 THROUGH 25485)

ZONE: R-ED TM 23, GRID 10, P/O PARCEL 149  
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: NO SCALE SHEET 2 OF 11 OCTOBER 2021

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

DRAWN BY: MAB  
CHECK BY: WTB



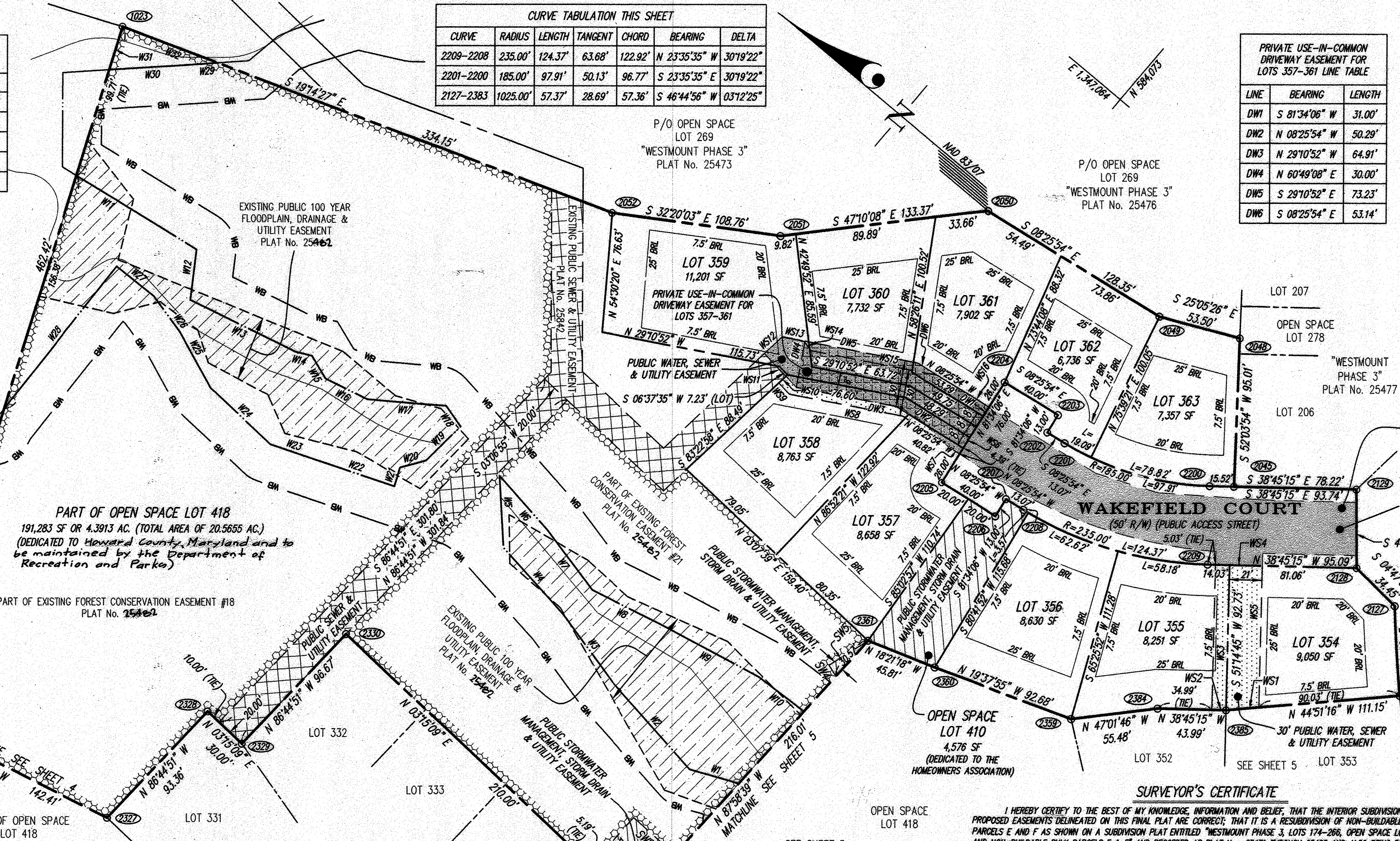
LINE	BEARING	LENGTH
SW1	S 88°04'09" E	39.97'
SW2	S 01°55'51" W	30.00'
SW3	N 88°04'09" W	33.39'
SW4	N 17°57'12" E	8.30'
SW5	S 72°13'27" E	29.40'

CURVE TABULATION THIS SHEET						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2209-2208	235.00'	124.37'	63.68'	122.92'	N 23°35'35" W	30°19'22"
2201-2200	185.00'	97.91'	50.13'	96.77'	S 23°35'35" E	30°19'22"
2127-2383	1025.00'	57.37'	28.69'	57.36'	S 46°44'56" W	03°12'25"

PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT FOR LOTS 357-361 LINE TABLE		
LINE	BEARING	LENGTH
DW1	S 81°34'06" W	31.00'
DW2	N 08°25'54" W	50.29'
DW3	N 29°10'52" W	64.91'
DW4	N 60°49'08" E	30.00'
DW5	S 29°10'52" E	73.23'
DW6	S 08°25'54" E	53.14'

PUBLIC WATER, SEWER & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
WS1	N 44°51'16" W	21.12'
WS2	N 38°45'15" W	9.00'
WS3	N 51°14'45" E	92.73'
WS4	S 38°45'15" E	30.00'
WS5	N 51°14'45" E	90.49'
WS6	S 81°34'06" W	35.39'
WS7	N 06°40'52" W	43.63'
WS8	N 29°10'52" W	73.36'
WS9	N 06°37'35" E	10.02'
WS10	S 83°22'25" E	6.17'
WS11	N 06°37'35" E	20.00'
WS12	S 83°22'25" E	15.34'
WS13	S 29°10'52" E	14.66'
WS14	S 15°49'08" W	7.07'
WS15	S 29°10'52" E	62.42'
WS16	S 08°25'54" E	38.38'

PROPERTY OF PHILIP D. CARROLL AND CAMILLA CARROLL  
L. 394, F. 64  
ZONED: RC-DEO



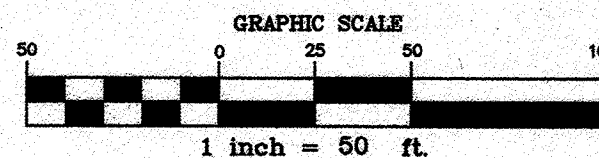
PART OF OPEN SPACE LOT 418  
191,283 SF OR 4.3913 AC. (TOTAL AREA OF 20,5655 AC.)  
(DEDICATED TO HOWARD COUNTY, MARYLAND and to be maintained by the Department of Recreation and Parks)

PART OF EXISTING FOREST CONSERVATION EASEMENT #18  
PLAT No. 254e2

TABULATION OF FINAL PLAT - THIS SHEET	
1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	11 + P/O 1
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	10
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	1,9348 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1 + P/O 1
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	4.4963 AC.
6. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
7. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0.0000 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0.3207 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	6.7518 AC.

**OWNER:**  
MANOR INVESTMENTS, LLC  
307 INTERNATIONAL CIRCLE, SUITE 130  
HUNT VALLEY, MD 21030  
PH: 443-367-0422  
ATTN: ROBERT GOODIER

**DEVELOPER:**  
WESTMOUNT DEVELOPMENT CORPORATION  
307 INTERNATIONAL CIRCLE, SUITE 130  
HUNT VALLEY, MD 21030  
PH: 443-367-0422  
ATTN: ROBERT GOODIER



**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INTERIOR SUBDIVISION WORK AND PROPOSED EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS E AND F AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 3, LOTS 174-266, OPEN SPACE LOTS 287-294 AND NON-BUILDABLE BULK PARCELS E & F" AND RECORDED AS PLAT NOS. 25471 THROUGH 25485 AND ALSO BEING PART OF THE LAND THAT WAS CONVEYED FROM CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC, BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188, 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.

*William E. Orlinger, Jr.*  
WILLIAM E. ORLINGER, JR.  
PROFESSIONAL LAND SURVEYOR  
MD REGISTRATION NO. 21542 (EXP./RENEWAL 12-21-2021)



**APPROVED:** FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.  
*[Signature]* 2/15/22  
COUNTY HEALTH OFFICER

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*[Signature]* 6/20/22  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
*[Signature]* 7/21/22  
DIRECTOR

**OWNER'S DEDICATION**  
MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, 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 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, 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.  
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WITNESS OUR HANDS THIS 24th DAY OF May 2022  
BY: *[Signature]*  
ROBERT C. GOODIER, JR., VICE PRESIDENT

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY DELINEATED ON THIS FINAL PLAT IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS E & F AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 3, LOTS 174-266, OPEN SPACE LOTS 287-294 AND NON-BUILDABLE BULK PARCELS E AND F" AND RECORDED AS PLAT NOS. 25471 THROUGH 25485, AND BEING PART OF THE LAND THAT WAS CONVEYED FROM CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC, BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.  
*[Signature]* 7/21/22  
FOR: FISHER, COLLINS & CARTER, INC.  
TERRELL A. FISHER  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2021)

RECORDED AS PLAT NUMBER 26124 ON 8-1-22, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**WESTMOUNT PHASE 4**  
LOTS 295-394 AND  
OPEN SPACE LOTS 395-418

(A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS E & F, WESTMOUNT PHASE 3, PLAT NOS. 25471 THROUGH 25485)

ZONE: R-ED TM 23, GRID 10, P/O PARCEL 149  
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=50' SHEET 3 OF 11 OCTOBER 2021

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

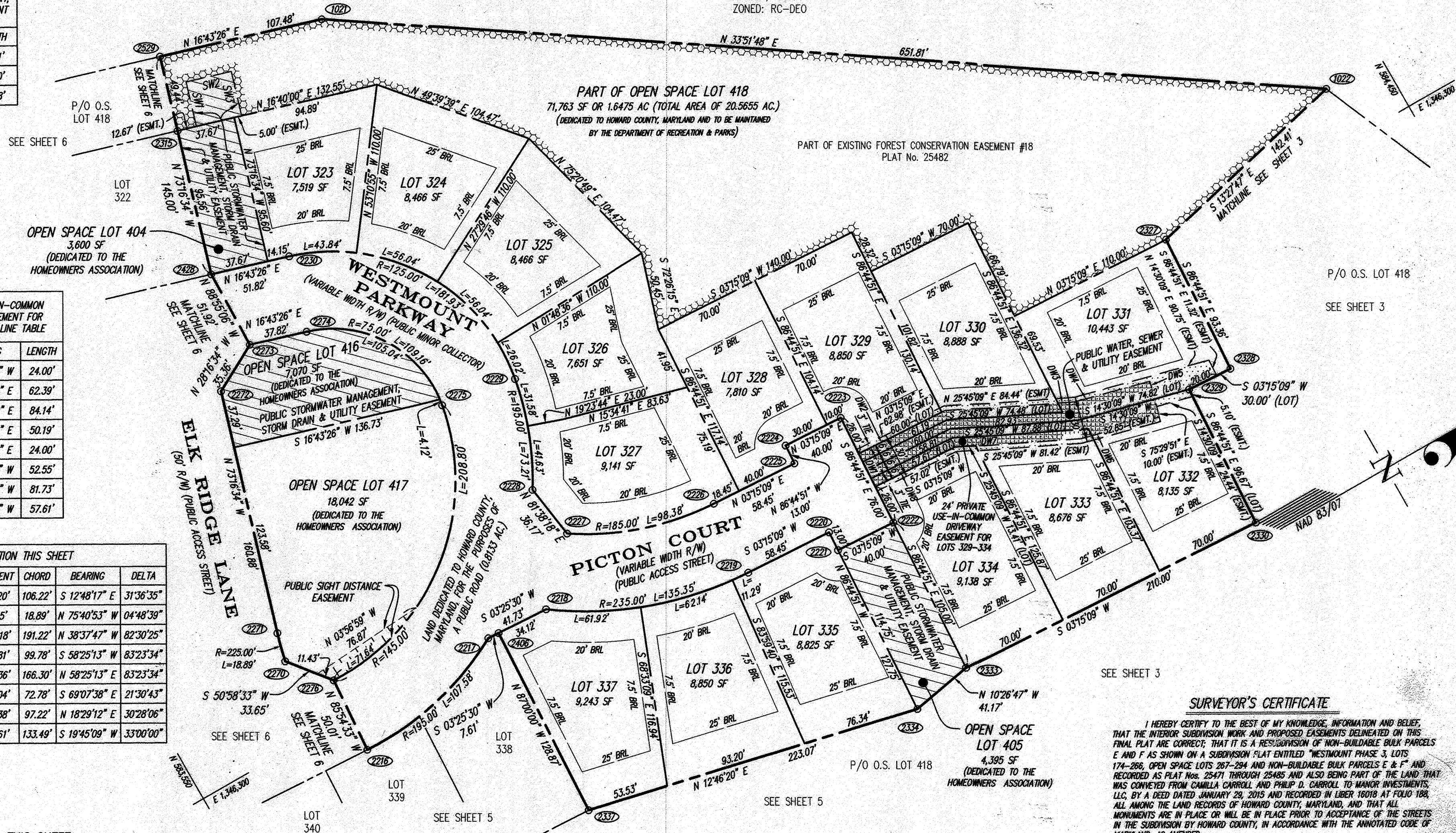
DRAWN BY: *[Signature]*  
CHECK BY: *[Signature]*

S:\Survey Drawings\13013\PLATS\PHASE 4\13013 PH 4 SHEET 03.dwg, PLOTTED: 10/19/2021 10:47 AM, LAST SAVED: 10/12/2021 12:21 PM, PLOTTED BY: Morgan Bell



PROPERTY OF PHILIP D. CARROLL AND CAMILLA CARROLL  
L. 394, F. 64  
ZONED: RC-DEO

LINE	BEARING	LENGTH
SW1	N 73°16'34" W	29.61'
SW2	N 16°43'26" E	30.00'
SW3	S 73°16'34" E	29.58'



LINE	BEARING	LENGTH
DW1	N 86°44'51" W	24.00'
DW2	N 03°15'09" E	62.39'
DW3	N 25°45'09" E	84.14'
DW4	N 14°30'09" E	50.19'
DW5	S 75°29'51" E	24.00'
DW6	S 14°30'09" W	52.55'
DW7	S 25°45'09" W	81.73'
DW8	S 03°15'09" W	57.61'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2217-2216	195.00'	107.58'	55.20'	106.22'	S 12°48'17" E	31°36'35"
2270-2271	225.00'	18.88'	9.45'	18.89'	N 75°40'53" W	04°48'39"
2276-2275	145.00'	208.80'	127.18'	191.22'	N 38°37'47" W	82°30'25"
2275-2274	75.00'	109.16'	66.81'	99.78'	S 58°25'13" W	83°23'34"
2230-2229	125.00'	181.93'	111.36'	166.30'	N 58°25'13" E	83°23'34"
2229-2228	195.00'	73.21'	37.04'	72.78'	S 69°07'38" E	21°30'43"
2227-2226	185.00'	98.38'	50.38'	97.22'	N 18°29'12" E	30°28'06"
2219-2218	235.00'	135.35'	69.61'	133.49'	S 19°45'09" W	33°00'00"

**TABULATION OF FINAL PLAT - THIS SHEET**

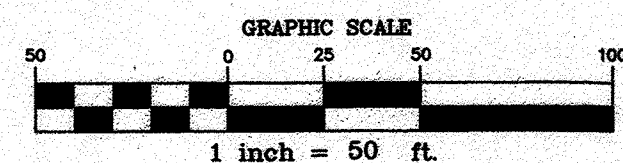
- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 19 + P/O 1
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 15
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 2,986.7 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 4 + P/O 1
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 2,407.5 AC.
- TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: 0
- TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: 0 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 0.8133 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 6,207.5 AC.

**OWNER:**

MANOR INVESTMENTS, LLC  
307 INTERNATIONAL CIRCLE, SUITE 130  
HUNT VALLEY, MD 21030  
PH: 443-387-0422  
ATTN: ROBERT GOODIER

**DEVELOPER:**

WESTMOUNT DEVELOPMENT CORPORATION  
307 INTERNATIONAL CIRCLE, SUITE 130  
HUNT VALLEY, MD 21030  
PH: 443-387-0422  
ATTN: ROBERT GOODIER



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INTERIOR SUBDIVISION WORK AND PROPOSED EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS E AND F AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 3, LOTS 174-266, OPEN SPACE LOTS 267-294 AND NON-BUILDABLE BULK PARCELS E & F" AND RECORDED AS PLAT NOS. 25471 THROUGH 25485 AND ALSO BEING PART OF THE LAND THAT WAS CONVEYED FROM CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC, BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188, 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, 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.

*William E. Grueninger, Jr.* 4/27/2022  
WILLIAM E. GRUENINGER, JR.  
PROFESSIONAL LAND SURVEYOR  
MD REGISTRATION NO. 21542 (EXP./RENEWAL 12-21-2023)



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

*[Signature]* 7/15/22  
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*[Signature]* 6.27.22  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 7/1/22  
DIRECTOR

**OWNER'S DEDICATION**

MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, 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 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, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 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.

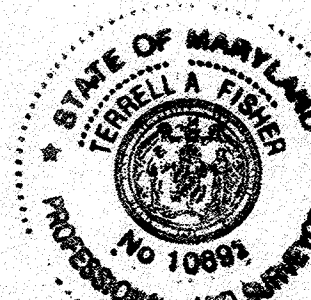
WITNESS OUR HANDS THIS 24<sup>th</sup> DAY OF May 2022

MANOR INVESTMENTS, LLC  
BY WESTMOUNT DEVELOPMENT CORPORATION

*[Signature]*  
ROBERT C. GOODIER, JR., VICE PRESIDENT

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY DELINEATED ON THIS FINAL PLAT IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCEL E & F AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 3, LOTS 174-266, OPEN SPACE LOTS 267-294 AND NON-BUILDABLE BULK PARCELS E AND F" AND RECORDED AS PLAT NOS. 25471 THROUGH 25485, AND BEING PART OF THE LAND THAT WAS CONVEYED FROM CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC, BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.



FOR: FISHER, COLLINS & CARTER, INC.  
*[Signature]* 4/28/22  
TERRELL A. FISHER  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2023)

RECORDED AS PLAT NUMBER 26125 ON  
8-1-22, AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MARYLAND

**WESTMOUNT PHASE 4**  
LOTS 295-394 AND  
OPEN SPACE LOTS 395-418

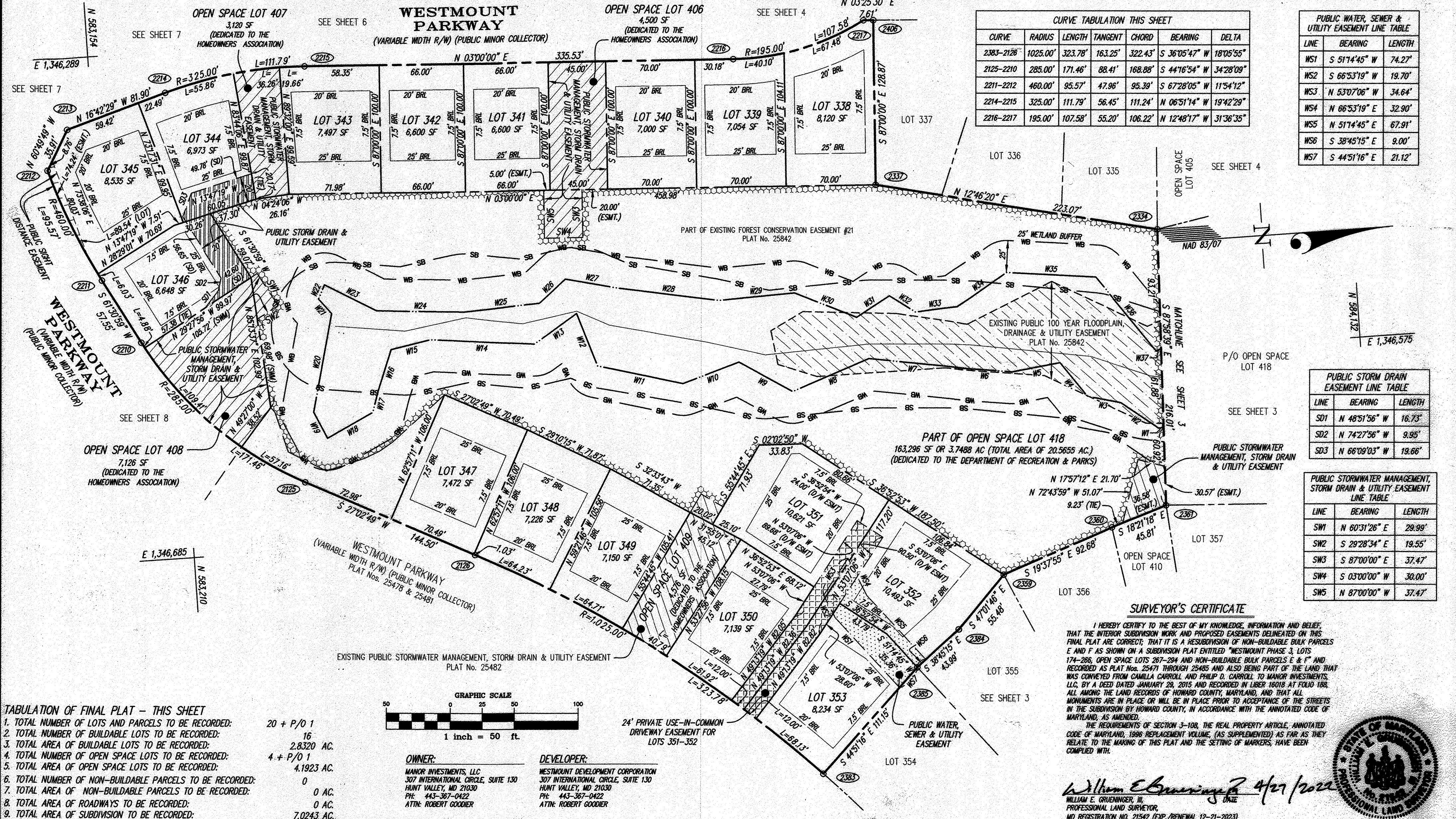
(A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS E & F,  
WESTMOUNT PHASE 3, PLAT NOS. 25471 THROUGH 25485)

ZONE: R-ED TM 23, GRID 10, P/O PARCEL 149  
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=50' SHEET 4 OF 11 OCTOBER 2021

**GLW** 3909 NATIONAL DRIVE  
PLANNING | ENGINEERING | SURVEYING SUITE 250  
BURTONSVILLE, MD 20886  
301-421-4024  
GLWPA.COM

DRAWN BY: *[Signature]*  
CHECK BY: *[Signature]*



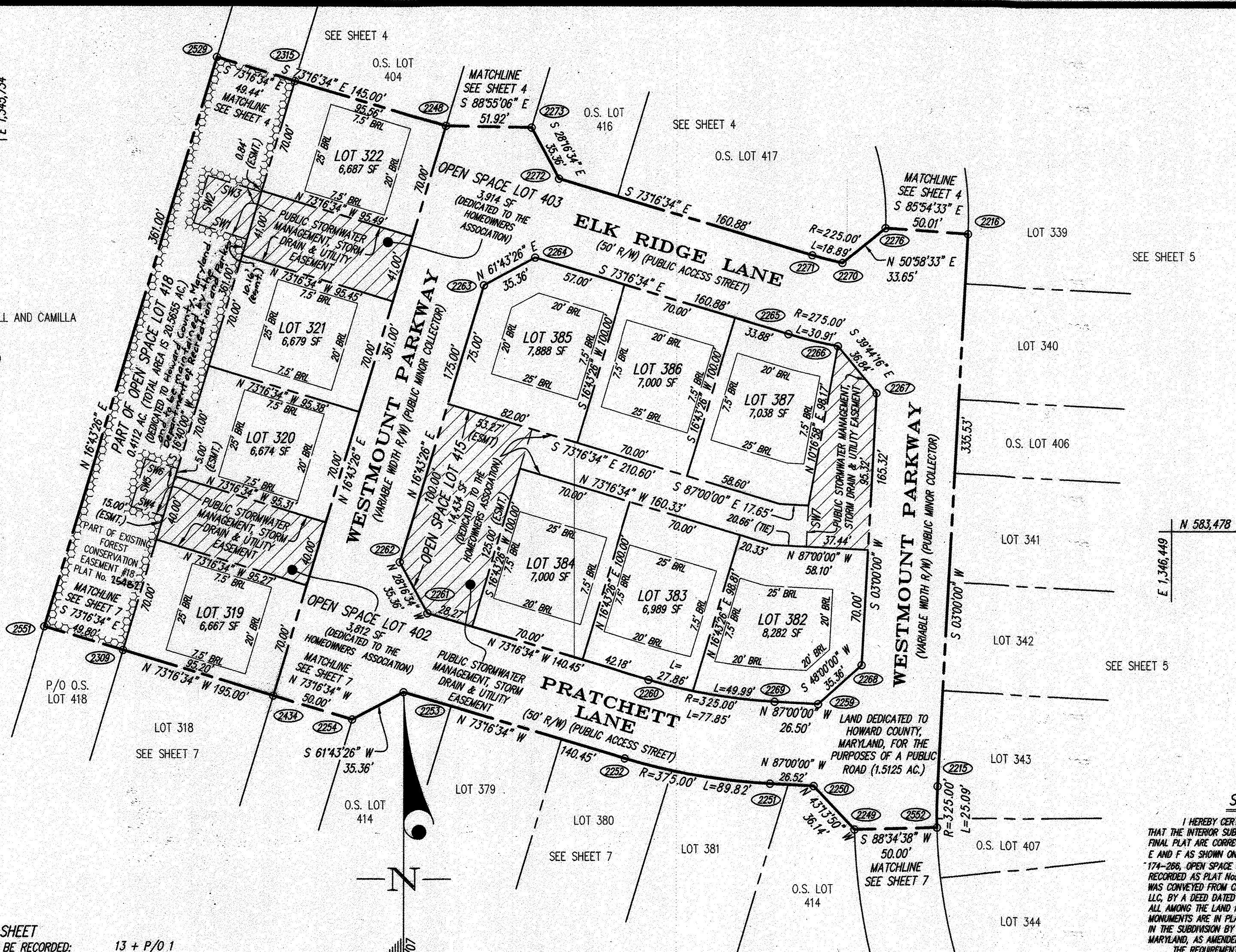




N 583,715  
E 1,346,734

PROPERTY OF PHILIP D. CARROLL AND CAMILLA CARROLL  
L. 394, F. 64  
ZONED: RC-DEO

N 583,333  
E 1,345,689



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2215-2552	325.00'	25.09'	12.55'	25.08'	S 00°47'19" W	04°25'22"
2251-2252	375.00'	89.82'	45.13'	89.61'	N 00°08'17" W	13°43'26"
2271-2270	225.00'	18.89'	9.45'	18.89'	S 75°40'53" E	04°48'39"
2269-2260	325.00'	77.85'	39.11'	77.66'	N 00°08'17" W	13°43'26"
2265-2266	275.00'	30.91'	15.47'	30.90'	S 76°29'48" E	06°26'28"

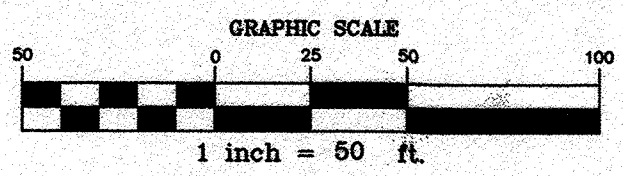
LINE	BEARING	LENGTH
SW1	N 72°57'23" W	33.92'
SW2	N 17°02'37" E	30.00'
SW3	S 72°57'23" E	33.73'
SW4	N 73°16'34" W	20.43'
SW5	N 16°43'26" E	30.00'
SW6	S 73°16'34" E	20.40'
SW7	N 03°00'00" E	25.00'

**TABULATION OF FINAL PLAT - THIS SHEET**

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 13 + P/O 1
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 10
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 1,6277 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 3 + P/O 1
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 0.9199 AC.
- TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: 0
- TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: 0 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 1.5125 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 4.0601 AC.

**OWNER:**  
MANOR INVESTMENTS, LLC  
307 INTERNATIONAL CIRCLE, SUITE 130  
HUNT VALLEY, MD 21030  
PH: 443-367-0422  
ATTN: ROBERT GOODIER

**DEVELOPER:**  
WESTMOUNT DEVELOPMENT CORPORATION  
307 INTERNATIONAL CIRCLE, SUITE 130  
HUNT VALLEY, MD 21030  
PH: 443-367-0422  
ATTN: ROBERT GOODIER



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INTERIOR SUBDIVISION WORK AND PROPOSED EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS E AND F AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 3, LOTS 174-266, OPEN SPACE LOTS 267-294 AND NON-BUILDABLE BULK PARCELS E & F" AND RECORDED AS PLAT NOS. 25471 THROUGH 25485 AND ALSO BEING PART OF THE LAND THAT WAS CONVEYED FROM CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC, BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188, 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.

*William E. Grueninger, III*  
WILLIAM E. GRUENINGER, III  
PROFESSIONAL LAND SURVEYOR  
MD REGISTRATION NO. 21542 (EXP./RENEWAL 12-21-2021)



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

*John J. Davis*  
COUNTY HEALTH OFFICER  
DATE: 2/15/22

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

*Robert C. Goodier, Jr.*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 6/22/22

*Robert C. Goodier, Jr.*  
DIRECTOR  
DATE: 7/21/22

**OWNER'S DEDICATION**

MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, 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 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, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 24<sup>th</sup> DAY OF May 2022

MANOR INVESTMENTS, LLC  
BY WESTMOUNT DEVELOPMENT CORPORATION

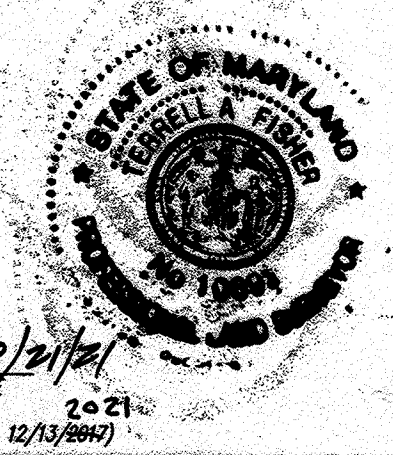
*Robert C. Goodier, Jr.*  
BY: ROBERT C. GOODIER, JR., VICE PRESIDENT

*Lita K. Shriver*  
WITNESS Lita K. Shriver

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY DELINEATED ON THIS FINAL PLAT IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS E & F AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 3, LOTS 174-266, OPEN SPACE LOTS 267-294 AND NON-BUILDABLE BULK PARCELS E & F" AND RECORDED AS PLAT NOS. 25471 THROUGH 25485, AND BEING PART OF THE LAND THAT WAS CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC, BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FOR: FISHER, COLLINS & CARTER, INC.  
*Terrell A. Fisher*  
TERRELL A. FISHER  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2047)



RECORDED AS PLAT NUMBER 26127 ON 8-1-22, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**WESTMOUNT PHASE 4**  
LOTS 295-394 AND  
OPEN SPACE LOTS 395-418

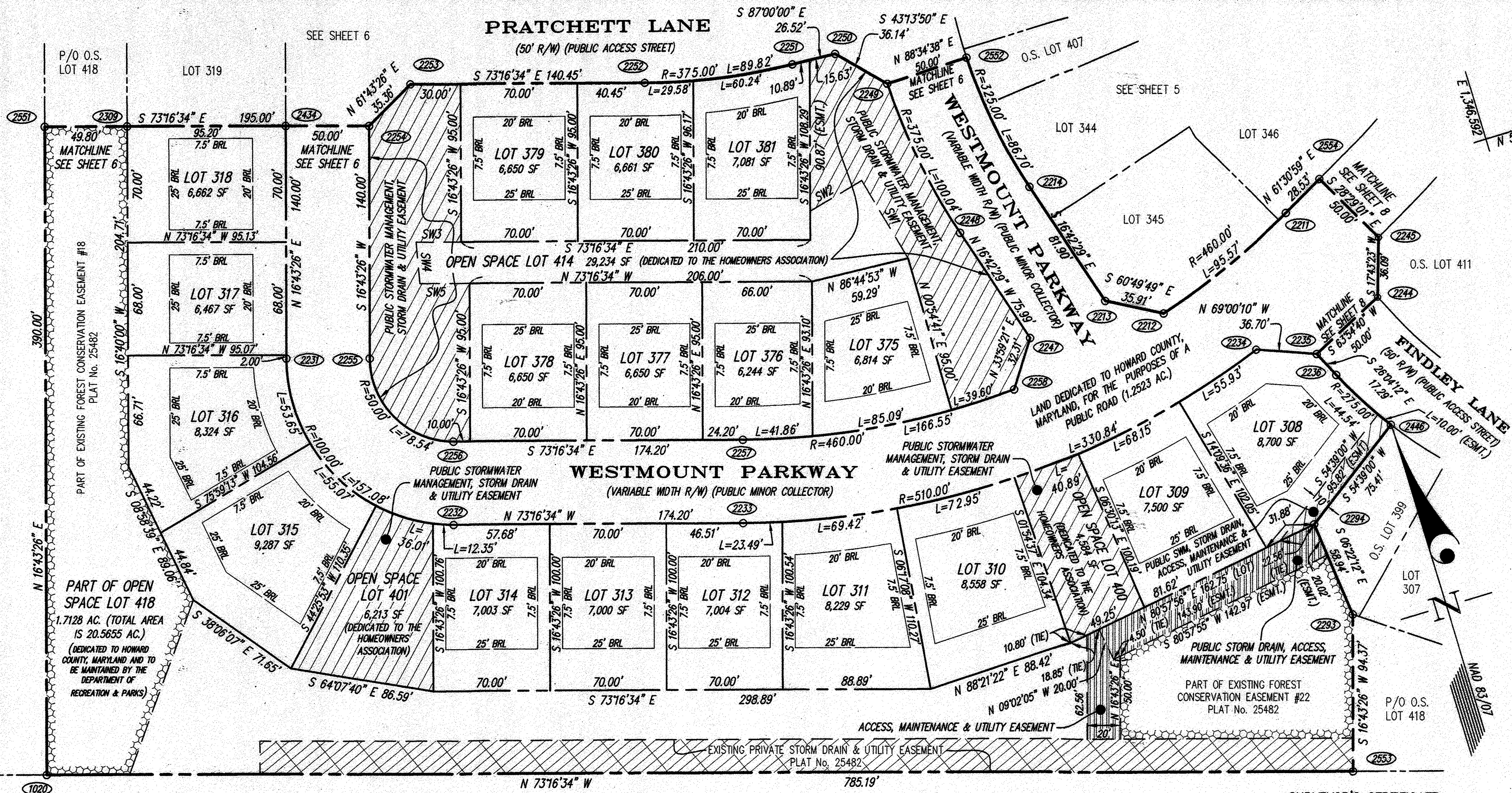
(A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS E & F, WESTMOUNT PHASE 3, PLAT NOS. 25471 THROUGH 25485)

ZONE: R-ED TM 23, GRID 10, P/O PARCEL 149  
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=50' SHEET 6 OF 11 OCTOBER 2021

**GLW** 3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE, MD 20886 301-421-4024 GLWPA.COM  
DRAWN BY: MAB  
CHECK BY: WEG

S:\Survey\Drawings\13013\PLATS\PHASE 4\13013 PH. 4 SHEET 06.dwg, PLOTTED: 10/19/2021 10:50 AM, LAST SAVED: 10/12/2021 12:16 PM, PLOTTED BY: Morgan Bell





PUBLIC STORMWATER MANAGEMENT, STORM DRAIN & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
SW1	N 13°49'04" W	54.44'
SW2	S 76°10'56" W	35.98'
SW3	N 73°16'34" W	26.93'
SW4	S 11°39'51" W	25.10'
SW5	S 73°16'34" E	29.72'

PROPERTY OF PHILIP D. CARROLL AND CAMILLA CARROLL L. 394, F. 64 ZONED: RC-DEO

PART OF EXISTING FOREST CONSERVATION EASEMENT #18 PLAT No. 25482

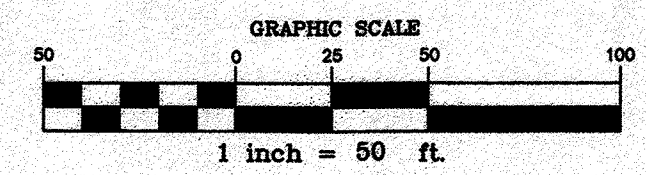
PART OF OPEN SPACE LOT 418 1.7128 AC. (TOTAL AREA IS 20.5655 AC.) (DEDICATED TO HOWARD COUNTY, MARYLAND AND TO BE MAINTAINED BY THE DEPARTMENT OF RECREATION & PARKS)

CARROLL-ZIEGLER PROPERTY PLAT No. 19792 ZONED: RC-DEO

NOTE: THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE EASEMENT, INCLUDING BUT NOT LIMITED TO THE STORM DRAIN SYSTEM AND DRAINAGE SWALE.

TABULATION OF FINAL PLAT - THIS SHEET

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 21 + P/O 1
- TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 18
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 3.0185 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 3 + P/O 1
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 2.6317 AC.
- TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: 0
- TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: 0 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 1.2523 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 6.9025 AC.



OWNER: MANOR INVESTMENTS, LLC 307 INTERNATIONAL CIRCLE, SUITE 130 HUNT VALLEY, MD 21030 PH: 443-367-0422 ATTN: ROBERT GOODIER

DEVELOPER: WESTMOUNT DEVELOPMENT CORPORATION 307 INTERNATIONAL CIRCLE, SUITE 130 HUNT VALLEY, MD 21030 PH: 443-367-0422 ATTN: ROBERT GOODIER

CURVE TABULATION THIS SHEET

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2252-2251	375.00'	89.82'	45.13'	89.61'	S 80°08'17" E	13°43'26"
2252-2214	325.00'	86.70'	43.61'	86.45'	S 09°03'55" E	15°17'07"
2212-2211	460.00'	95.57'	47.96'	95.39'	N 67°28'05" E	11°54'12"
2236-2246	275.00'	44.54'	22.32'	44.49'	S 30°42'36" E	09°16'48"
2255-2256	50.00'	78.54'	50.00'	70.71'	S 28°16'34" E	90°00'00"
2257-2258	460.00'	166.55'	84.20'	165.65'	S 83°38'55" E	20°44'43"
2248-2249	375.00'	100.04'	50.32'	99.75'	N 09°03'55" W	15°17'07"
2234-2233	510.00'	330.84'	171.47'	325.07'	S 88°08'24" W	37°10'03"
2232-2231	100.00'	157.08'	100.00'	141.42'	N 28°16'34" W	90°00'00"

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INTERIOR SUBDIVISION WORK AND PROPOSED EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS E AND F AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 3, LOTS 174-266, OPEN SPACE LOTS 267-294 AND NON-BUILDABLE BULK PARCELS E & F" AND RECORDED AS PLAT Nos. 25471 THROUGH 25485 AND ALSO BEING PART OF THE LAND THAT WAS CONVEYED FROM CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC, BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188, 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, 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.

William E. Gruening, III  
 WILLIAM E. GRUENING, III  
 PROFESSIONAL LAND SURVEYOR  
 MD REGISTRATION NO. 21542 (EXP./RENEWAL 12-21-2023)



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 JP 6/27/22 DATE

DIRECTOR 7/2/22 DATE

OWNER'S DEDICATION

MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, 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 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, 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.

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WITNESS OUR HANDS THIS 24<sup>th</sup> DAY of May 2022

MANOR INVESTMENTS, LLC BY WESTMOUNT DEVELOPMENT CORPORATION

BY: Robert C. Goodier, Jr., Vice President

WITNESS: Lisa K. Shriver

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY DELINEATED ON THIS FINAL PLAT IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS E & F AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 3, LOTS 174-266, OPEN SPACE LOTS 267-294 AND NON-BUILDABLE BULK PARCELS E AND F" AND RECORDED AS PLAT Nos. 25471 THROUGH 25485, AND BEING PART OF THE LAND THAT WAS CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC, BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.



FOR FISHER, COLLINS & CARTER, INC.  
 TERRELL A. FISHER  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2023)

RECORDED AS PLAT NUMBER 215128 ON 8-1-22, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WESTMOUNT PHASE 4 LOTS 295-394 AND OPEN SPACE LOTS 395-418

(A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS E & F, WESTMOUNT PHASE 3, PLAT NOS. 25471 THROUGH 25485)

ZONE: R-ED TM 23, GRID 10, P/O PARCEL 149  
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=50' SHEET 7 OF 11 OCTOBER 2021

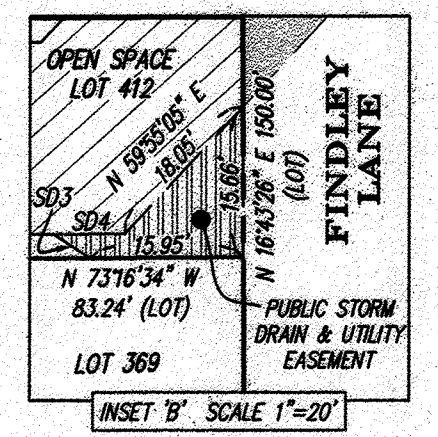
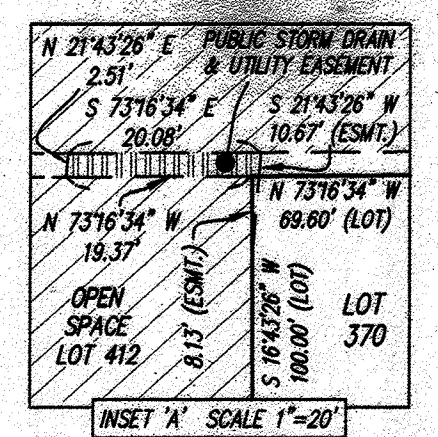
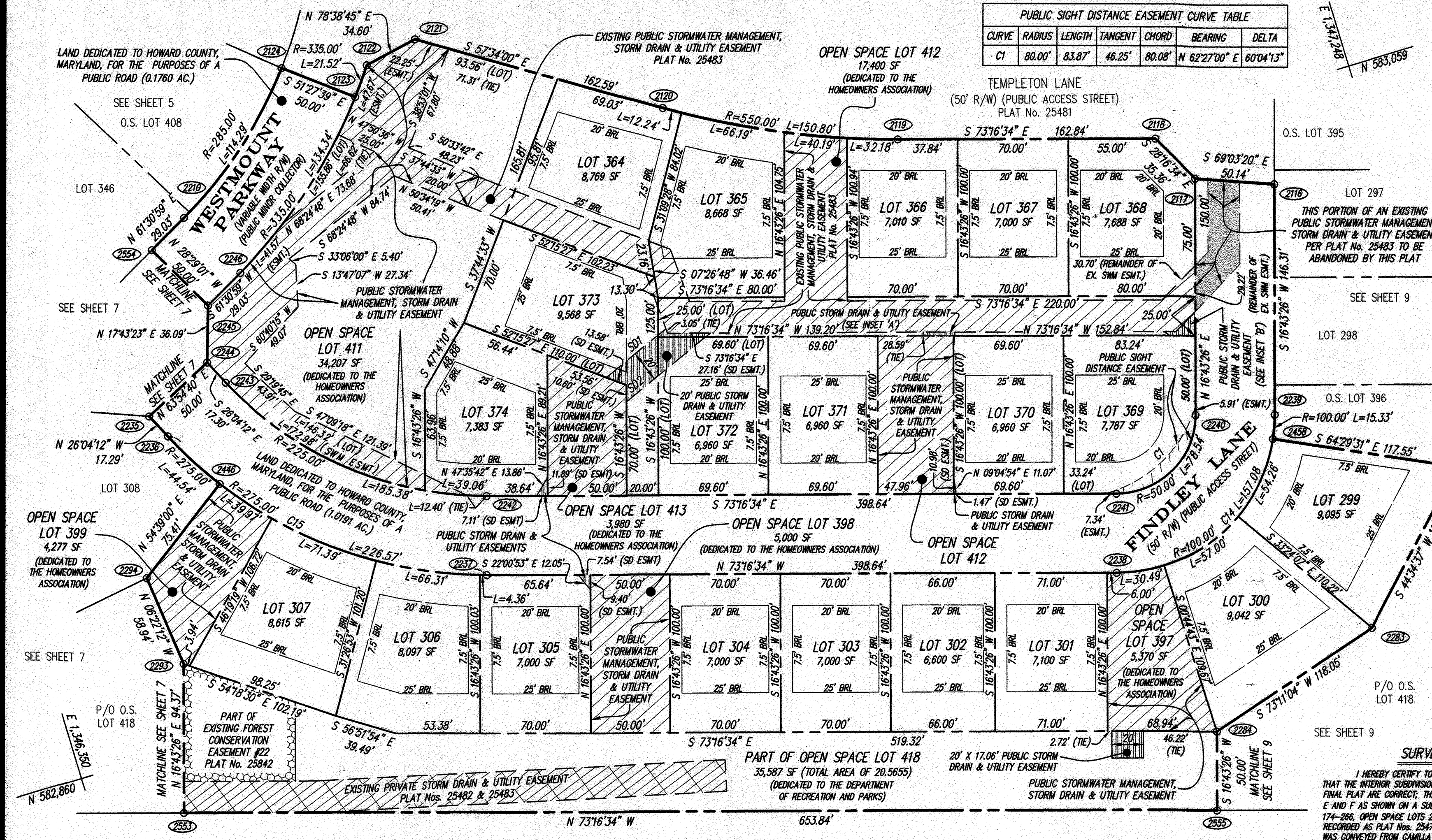
GLW 3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE, MD 20886 301-421-4024 GLMPC.COM

DRAWN BY: CHECK BY:



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	80.00'	83.87'	46.25'	80.08'	N 62°27'00" E	60°04'13"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2446-2236	275.00'	44.54'	22.32'	44.49'	N 30°42'36" W	09°16'48"
2210-2124	285.00'	114.29'	57.92'	113.53'	N 50°01'40" E	22°58'38"
2123-2122	335.00'	21.52'	10.76'	21.52'	N 36°41'56" E	03°40'51"
2120-2119	550.00'	150.80'	75.88'	150.33'	S 65°25'17" E	15°42'34"
2239-2458	100.00'	15.33'	7.66'	15.32'	S 21°06'58" W	08°47'03"
2439-2238	100.00'	157.08'	100.00'	141.42'	S 61°43'26" W	90°00'00"
2237-2236	275.00'	226.57'	120.16'	220.22'	N 49°40'23" W	47°12'22"
2243-2242	225.00'	185.38'	98.31'	180.18'	S 48°40'23" E	47°12'22"
2241-2240	50.00'	78.54'	50.00'	70.71'	N 61°43'26" E	90°00'00"
2123-2246	335.00'	134.34'	68.09'	133.45'	S 60°01'40" W	22°58'38"



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INTERIOR SUBDIVISION WORK AND PROPOSED EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS E AND F AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 3, LOTS 174-266, OPEN SPACE LOTS 267-294 AND NON-BUILDABLE BULK PARCELS E & F" AND RECORDED AS PLAT Nos. 25471 THROUGH 25485 AND ALSO BEING PART OF THE LAND THAT WAS CONVEYED FROM CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC, BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188, 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, 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.

*William E. Grubinger, III*  
 WILLIAM E. GRUBINGER, III  
 PROFESSIONAL LAND SURVEYOR  
 MD REGISTRATION NO. 21542 (EXP./RENEWAL 12-21-2021)



**TABULATION OF FINAL PLAT - THIS SHEET**

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 26 + P/O 1
- TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED: 20
- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 3,542.3 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 6 + P/O 1
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 2,429.3 AC.
- TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: 0
- TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: 0 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 1,195.1 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 7,166.8 AC.

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

*William J. Davis* 2/15/22  
 COUNTY HEALTH OFFICER

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

*John P. ...* 6/27/22  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Robert C. Goodier, Jr.* 7/21/22  
 DIRECTOR

**OWNER'S DEDICATION**

MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, 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 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, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 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.

WITNESS OUR HANDS THIS 24<sup>th</sup> DAY OF May 2022

MANOR INVESTMENTS, LLC  
 BY WESTMOUNT DEVELOPMENT CORPORATION

*Robert C. Goodier, Jr.*  
 ROBERT C. GOODIER, JR., VICE PRESIDENT

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY DELINEATED ON THIS FINAL PLAT IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS E & F AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 3, LOTS 174-266, OPEN SPACE LOTS 267-294 AND NON-BUILDABLE BULK PARCELS E & F" AND RECORDED AS PLAT Nos. 25471 THROUGH 25485, AND BEING PART OF THE LAND THAT WAS CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC, BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

*Terrell A. Fisher* 12/31/21  
 TERRELL A. FISHER  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2021)

RECORDED AS PLAT NUMBER 26129 ON 8-1-22, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**WESTMOUNT PHASE 4**  
 LOTS 295-394 AND  
 OPEN SPACE LOTS 395-418

(A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS E & F, WESTMOUNT PHASE 3, PLAT NOS. 25471 THROUGH 25485)

ZONE: R-ED TM 23, GRID 10, P/O-PARCEL 149  
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=50' SHEET 8 OF 11 OCTOBER 2021

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

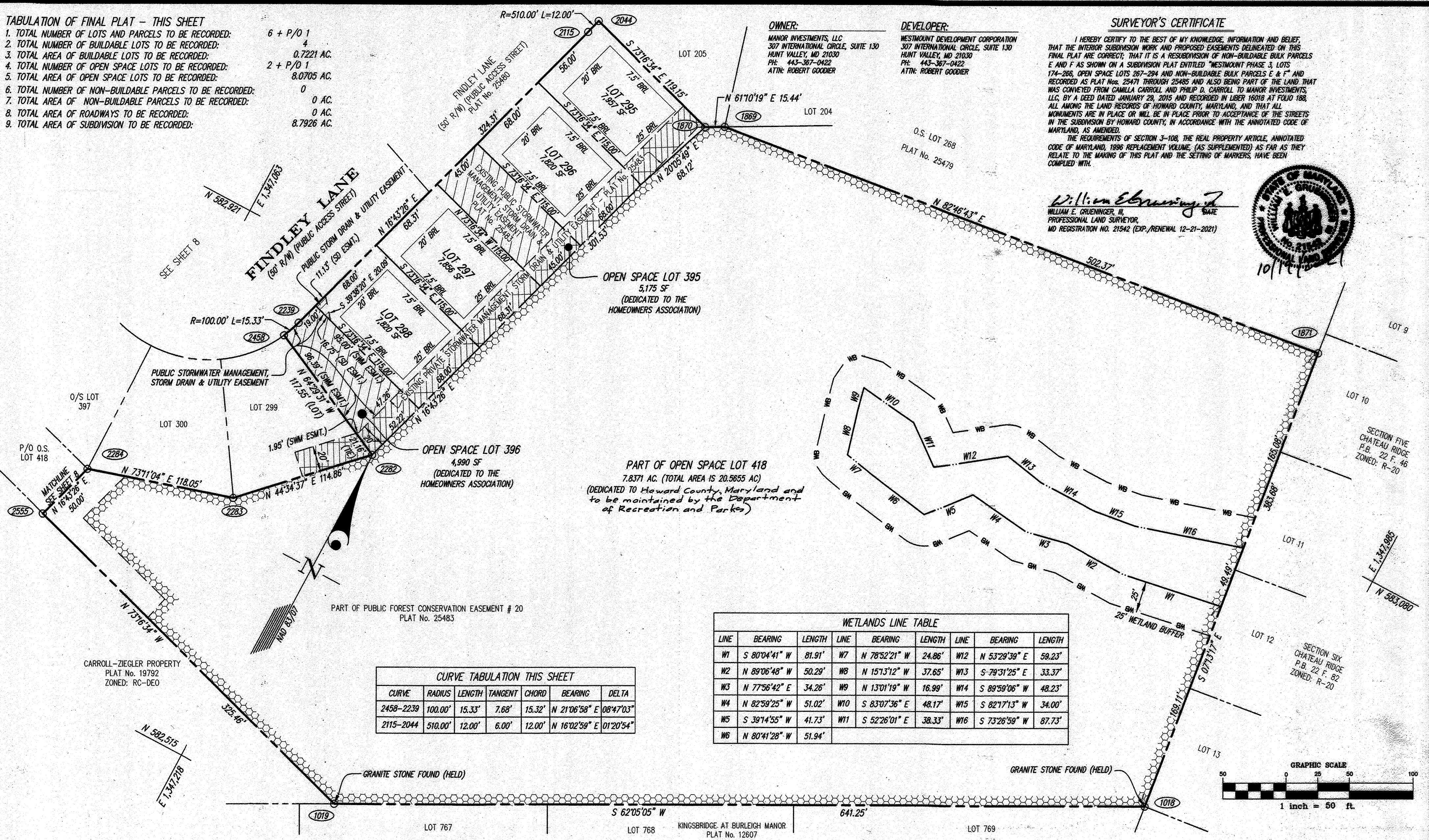
DRAWN BY: *MAB*  
 CHECK BY: *MAB*

S:\Survey Drawings\13013\PLATS\PHASE 4\13013 PH 4 SHEET 08.dwg, PLOTTED: 10/19/2021, 10:52 AM, LAST SAVED: 10/12/2021 1:49 PM, PLOTTED BY: Morgan Bell



**TABULATION OF FINAL PLAT - THIS SHEET**

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 6 + P/O 1
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 4
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 0.7221 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 2 + P/O 1
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 8.0705 AC.
6. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED: 0
7. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED: 0 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED: 0 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 8.7926 AC.



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

*[Signature]* 7/15/22  
COUNTY HEALTH OFFICER

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

*[Signature]* 6/27/22  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 7/21/22  
DIRECTOR

**OWNER'S DEDICATION**

MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, 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 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, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 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.

WITNESS OUR HANDS THIS 24<sup>th</sup> DAY OF May 2022

MANOR INVESTMENTS, LLC  
BY WESTMOUNT DEVELOPMENT CORPORATION

*[Signature]*  
ROBERT C. GOODIER, JR., VICE PRESIDENT

*[Signature]*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY DELINEATED ON THIS FINAL PLAT IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS E & F AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 3, LOTS 174-206, OPEN SPACE LOTS 267-294 AND NON-BUILDABLE BULK PARCELS E AND F" AND RECORDED AS PLAT NOS. 25471 THROUGH 25485, AND BEING PART OF THE LAND THAT WAS CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC, BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FOR: FISHER, COLLINS & CARTER, INC.  
*[Signature]* 10/21/21  
TERRELL A. FISHER  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2021)

**STATE OF MARYLAND**  
TERRELL A. FISHER  
PROFESSIONAL LAND SURVEYOR  
NO. 10692

RECORDED AS PLAT NUMBER 26130 ON 8-1-22, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**WESTMOUNT PHASE 4**  
LOTS 295-394 AND  
OPEN SPACE LOTS 395-418  
(A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS E & F, WESTMOUNT PHASE 3, PLAT NOS. 25471 THROUGH 25485)

ZONE: R-ED  
2ND ELECTION DISTRICT  
SCALE: 1"=50'

TM 23, GRID 10, P/O PARCEL 149  
HOWARD COUNTY, MARYLAND  
SHEET 9 OF 11  
OCTOBER 2021

**GLW**  
PLANNING | ENGINEERING | SURVEYING  
3909 NATIONAL DRIVE  
SUITE 250  
BURTONSVILLE, MD 20866  
301-421-4024  
GLWPA.COM

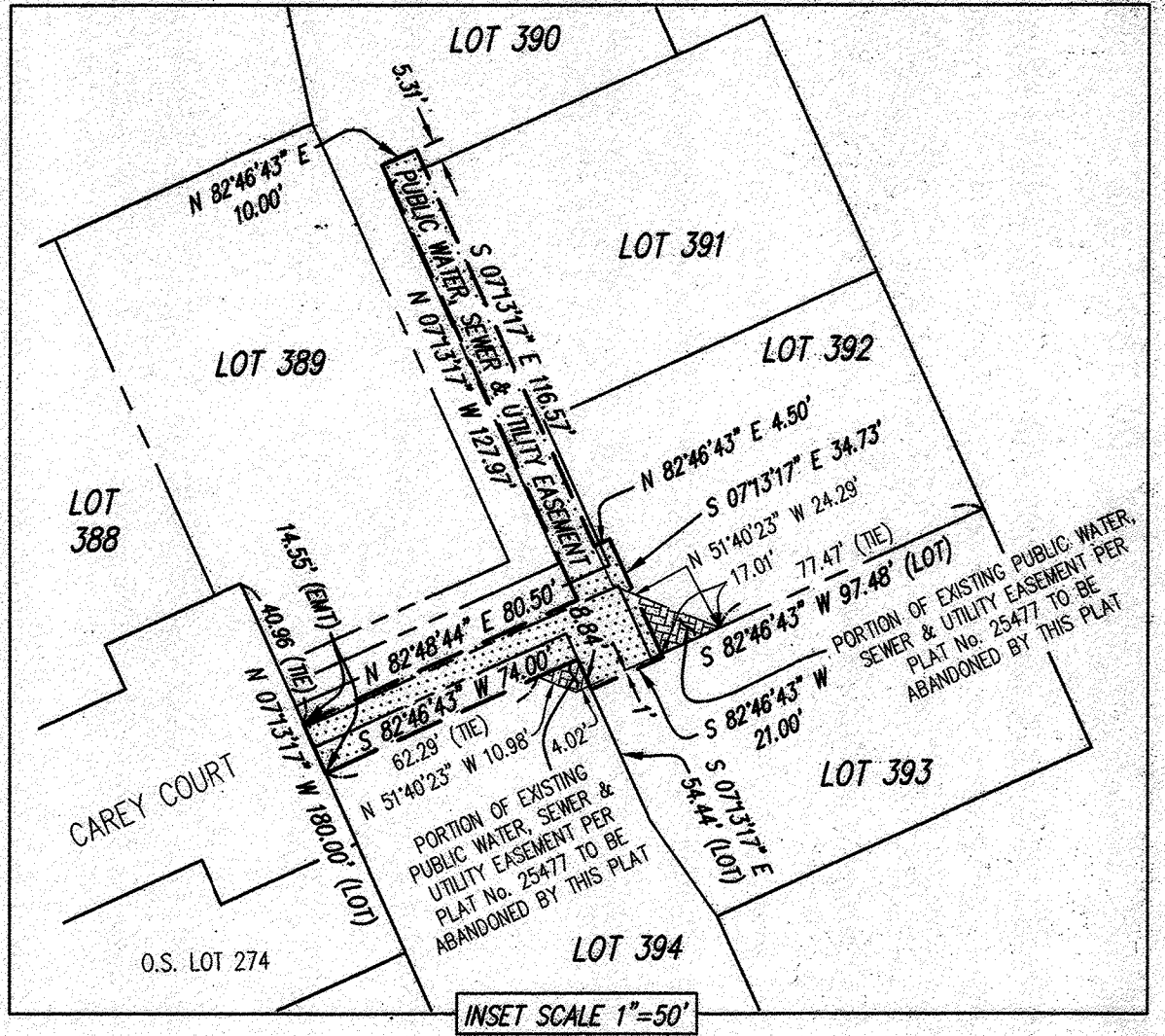
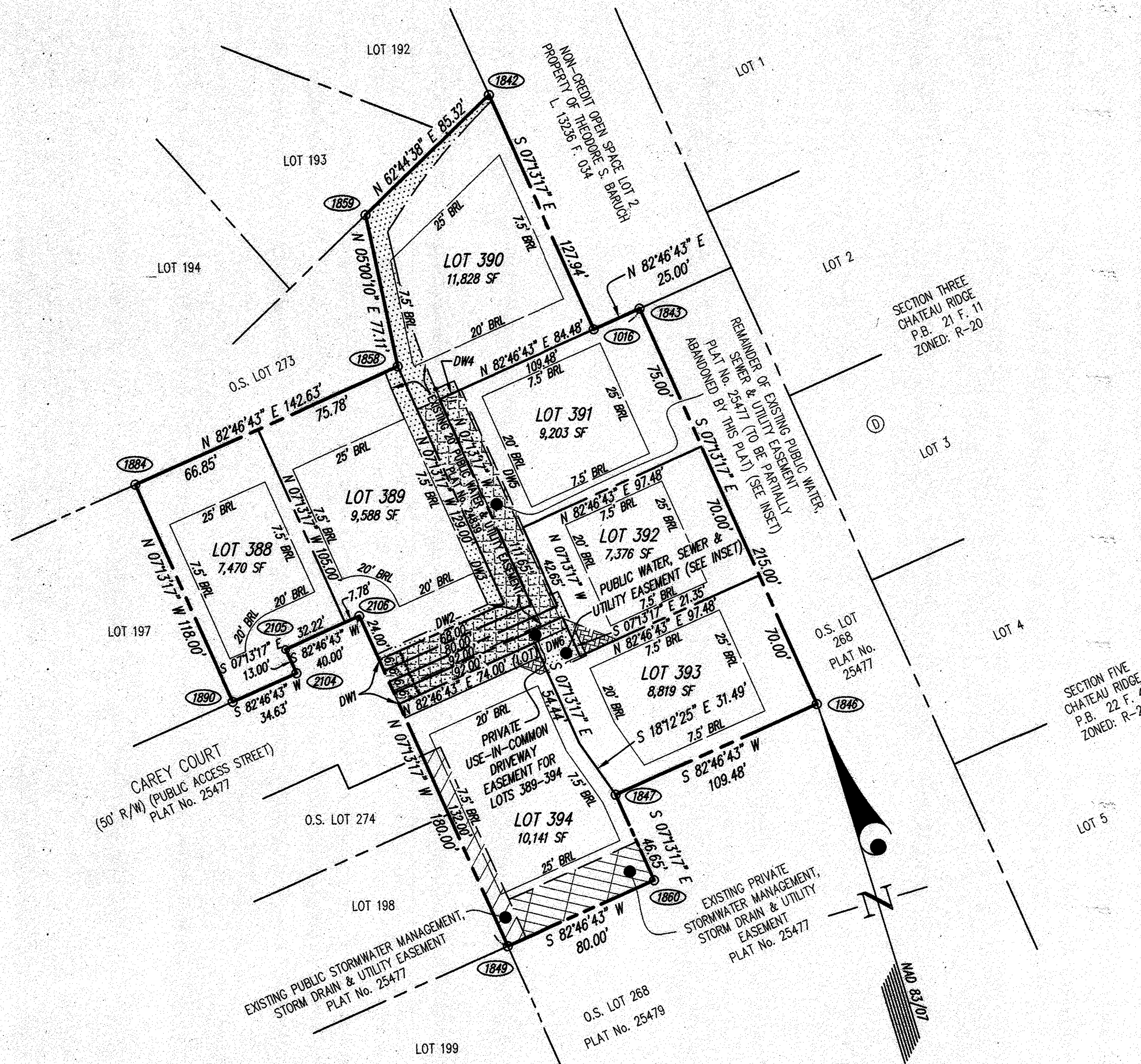
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CHECK BY: *[Signature]*

S:\Survey Drawings\13013\PLATS\PHASE 4\13013 PH 4 SHEET 09.dwg, PLOTTED: 10/19/2021 10:53 AM, LAST SAVED: 10/19/2021 10:08 AM, PLOTTED BY: Morgan Bell



PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT FOR LOTS 389-394 LINE TABLE

LINE	BEARING	LENGTH
DW1	N 07°13'17" W	24.00'
DW2	N 82°46'43" E	68.00'
DW3	N 07°13'17" W	105.65'
DW4	N 82°46'43" E	24.00'
DW5	S 07°13'17" E	129.65'
DW6	S 82°46'43" W	92.00'

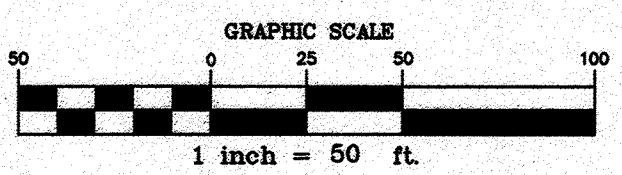


TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	7
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	7
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	1.4790 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0 AC.
6. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
7. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	1.4790 AC.

**OWNER:**  
 MANOR INVESTMENTS, LLC  
 307 INTERNATIONAL CIRCLE, SUITE 130  
 HUNT VALLEY, MD 21030  
 PH: 443-367-0422  
 ATTN: ROBERT GOODIER

**DEVELOPER:**  
 WESTMOUNT DEVELOPMENT CORPORATION  
 307 INTERNATIONAL CIRCLE, SUITE 130  
 HUNT VALLEY, MD 21030  
 PH: 443-367-0422  
 ATTN: ROBERT GOODIER



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INTERIOR SUBDIVISION WORK AND PROPOSED EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS E AND F AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 3, LOTS 174-266, OPEN SPACE LOTS 267-294 AND NON-BUILDABLE BULK PARCELS E & F" AND RECORDED AS PLAT NOS. 25471 THROUGH 25485 AND ALSO BEING PART OF THE LAND THAT WAS CONVEYED FROM CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC, BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188, 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.

*William E. Gruening, III*  
 WILLIAM E. GRUENING, III  
 PROFESSIONAL LAND SURVEYOR  
 MD REGISTRATION NO. 21542 (EXP./RENEWAL 12-21-2023)



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

*Terrell A. Fisher*  
 COUNTY HEALTH OFFICER  
 7/15/22

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*JP*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 6-27-22  
 DATE

*JP*  
 DIRECTOR  
 7/21/22  
 DATE

**OWNER'S DEDICATION**

MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, 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 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, 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.

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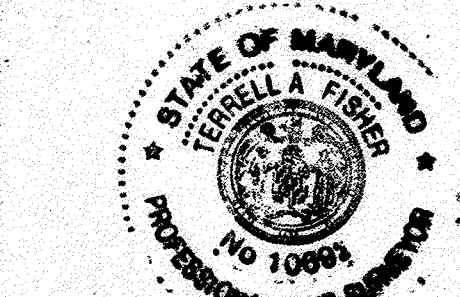
WITNESS OUR HANDS THIS 2<sup>nd</sup> DAY OF May 2022

*Robert C. Goodier, Jr.*  
 MANOR INVESTMENTS, LLC  
 BY WESTMOUNT DEVELOPMENT CORPORATION

*Terrell A. Fisher*  
 WITNESS  
 TERRELL A. FISHER  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2023)

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE BOUNDARY DELINEATED ON THIS FINAL PLAT IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS E & F AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 3, LOTS 174-266, OPEN SPACE LOTS 267-294 AND NON-BUILDABLE BULK PARCELS E AND F" AND RECORDED AS PLAT NOS. 25471 THROUGH 25485, AND BEING PART OF THE LAND THAT WAS CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC, BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.



FOR: FISHER, COLLINS & CARTER, INC.  
 TERRELL A. FISHER  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10692 (EXP. DATE: 12/13/2023)

*Terrell A. Fisher*  
 DATE: 7/9/22

RECORDED AS PLAT NUMBER 24131 ON 8-1-22, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**WESTMOUNT PHASE 4**  
 LOTS 295-394 AND  
 OPEN SPACE LOTS 395-418

(A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS E & F, WESTMOUNT PHASE 3, PLAT NOS. 25471 THROUGH 25485)

ZONE: R-ED TM 23, GRID 10, P/O PARCEL 149  
 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=50' SHEET 10 OF 11 OCTOBER 2021

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

DRAWN BY: CHECK BY:

S:\Survey Drawings\13013\PLATS\PHASE 4\13013 PH 4 SHEET 10.dwg, PLOTTED: 2/8/2022 11:47 AM, LAST SAVED: 2/8/2022 11:46 AM, PLOTTED BY: Morgan Bell



LINE	BEARING	LENGTH
W1	N 24°10'32" W	32.65'
W2	N 08°12'23" E	74.37'
W3	N 13°46'40" E	53.21'
W4	N 08°02'57" E	57.68'
W5	N 46°42'33" E	45.88'
W6	S 08°26'14" W	46.00'
W7	S 12°57'59" W	48.17'
W8	S 13°38'30" E	48.16'
W9	S 12°00'18" E	71.80'
W10	S 02°43'03" E	36.38'
W11	S 08°29'58" E	90.17'
W12	S 56°44'41" W	32.69'
W13	S 14°03'06" E	74.74'
W14	S 26°39'31" E	10.85'
W15	S 19°11'29" W	17.05'
W16	S 13°44'47" E	29.45'
W17	S 35°09'49" E	50.55'
W18	S 15°06'16" W	16.19'
W19	N 84°25'52" W	30.76'
W20	N 55°05'57" W	17.15'
W21	S 66°04'27" W	12.57'
W22	N 21°33'02" W	53.75'
W23	N 21°26'03" W	29.71'
W24	N 03°05'14" E	52.36'
W25	N 21°09'08" E	40.62'
W26	N 13°54'39" E	28.71'
W27	N 01°24'47" W	30.37'
W28	S 88°10'46" W	116.24'
W29	N 44°08'06" W	14.15'
W30	N 43°38'09" W	55.27'
W31	N 67°04'12" E	28.84'
W32	S 19°14'27" E	65.02'

LINE	BEARING	LENGTH
W1	S 02°43'03" E	3.98'
W2	S 38°03'35" W	35.76'
W3	S 14°16'42" W	26.54'
W4	S 54°43'18" W	34.27'
W5	S 06°58'25" E	38.08'
W6	S 08°03'12" W	42.38'
W7	S 09°24'21" W	70.02'
W8	S 19°25'29" E	64.95'
W9	S 32°33'40" W	47.78'
W10	S 16°51'45" E	46.92'
W11	S 15°31'07" W	88.56'
W12	S 72°11'02" W	44.16'
W13	S 31°51'02" E	40.81'
W14	S 06°29'09" W	81.36'
W15	S 10°31'54" E	31.62'
W16	S 68°48'58" E	34.54'
W17	S 71°40'29" E	16.88'
W18	S 25°57'35" E	40.61'
W19	S 65°57'47" W	23.06'
W20	N 75°52'46" W	78.43'
W21	S 52°08'28" W	15.32'
W22	N 63°16'58" W	11.99'
W23	N 30°15'34" E	45.55'
W24	N 04°33'10" E	68.46'
W25	N 02°34'10" W	59.05'
W26	N 39°05'08" W	27.73'
W27	N 13°44'39" E	41.62'
W28	N 10°52'33" E	80.30'
W29	N 01°43'53" W	59.27'
W30	N 25°19'56" E	52.21'
W31	N 29°43'41" W	30.54'
W32	N 35°32'59" E	24.15'
W33	N 03°39'32" W	32.58'
W34	N 31°19'04" W	47.07'
W35	N 06°51'25" E	70.23'
W36	N 54°34'12" E	75.04'
W37	N 24°10'32" W	4.26'

LINE	BEARING	LENGTH
W1	S 80°04'41" W	81.91'
W2	N 89°06'48" W	50.29'
W3	N 77°56'42" E	34.26'
W4	N 82°59'25" W	51.02'
W5	S 39°14'55" W	41.73'
W6	N 80°41'28" W	51.94'
W7	N 78°52'21" W	24.86'
W8	N 151°3'12" W	37.65'
W9	N 13°01'19" W	16.99'
W10	S 83°07'36" E	48.17'
W11	S 52°26'01" E	38.33'
W12	N 53°29'39" E	59.23'
W13	S 79°31'25" E	33.37'
W14	S 89°59'06" W	48.23'
W15	S 82°17'13" W	34.00'
W16	S 73°26'59" W	87.73'

POINT	NORTHING	EASTING
1016	583,989.56	1,347,888.19
1018	582,838.27	1,347,909.67
1019	582,538.06	1,347,343.04
1020	583,045.81	1,345,653.18
1021	583,867.97	1,345,900.21
1022	584,409.22	1,346,263.41
1023	584,589.38	1,346,689.29
1842	584,116.49	1,347,672.11
1843	583,992.70	1,347,712.99
1846	583,779.41	1,347,740.02
1847	583,765.65	1,347,631.41
1849	583,709.31	1,347,557.91
1858	584,000.59	1,347,589.54
1859	584,077.41	1,347,596.27
1860	583,719.36	1,347,637.27
1869	583,155.76	1,347,363.05
1870	583,148.31	1,347,349.53
1871	583,218.91	1,347,861.44
1884	583,982.67	1,347,448.05
1890	583,865.60	1,347,462.88
2044	583,182.60	1,347,235.42
2045	583,857.50	1,346,921.95
2048	583,915.92	1,346,996.89
2049	583,964.37	1,346,974.20
2050	584,091.33	1,346,955.38
2051	584,182.00	1,346,857.58
2052	584,273.89	1,346,799.41
2104	583,869.95	1,347,497.23
2105	583,882.85	1,347,495.60
2106	583,887.88	1,347,535.28
2107	583,812.48	1,347,544.83
2115	583,171.06	1,347,232.10
2116	583,000.59	1,347,180.88
2117	583,018.52	1,347,134.05
2118	583,049.65	1,347,117.31
2119	583,096.51	1,346,961.35
2120	583,159.04	1,346,824.65
2121	583,246.24	1,346,687.42
2122	583,239.42	1,346,653.50
2123	583,222.17	1,346,640.64

POINT	NORTHING	EASTING
2124	583,253.32	1,346,801.53
2125	583,301.30	1,346,632.44
2126	583,429.99	1,346,698.15
2127	583,729.83	1,346,928.89
2128	583,764.16	1,346,932.77
2129	583,796.51	1,346,970.92
2200	583,869.61	1,346,912.24
2201	583,958.29	1,346,873.51
2202	583,971.22	1,346,871.59
2203	583,973.13	1,346,884.45
2204	584,012.70	1,346,878.58
2205	584,001.55	1,346,803.41
2206	583,961.98	1,346,809.27
2207	583,963.89	1,346,822.13
2208	583,950.96	1,346,824.05
2209	583,838.31	1,346,873.25
2210	583,180.39	1,346,514.53
2211	583,152.94	1,346,463.94
2212	583,116.39	1,346,375.83
2213	583,133.89	1,346,344.48
2214	583,212.34	1,346,320.93
2215	583,322.78	1,346,307.65
2216	583,657.85	1,346,325.21
2217	583,761.43	1,346,301.67
2218	583,803.09	1,346,304.17
2219	583,928.72	1,346,349.28
2220	583,987.08	1,346,352.59
2221	583,986.35	1,346,365.57
2222	584,026.28	1,346,367.84
2223	584,030.59	1,346,291.97
2224	583,990.66	1,346,289.70
2225	583,989.92	1,346,302.68
2226	583,931.56	1,346,299.36
2227	583,839.36	1,346,268.53
2228	583,834.09	1,346,232.74
2229	583,860.03	1,346,164.73
2230	583,772.94	1,346,023.06
2231	583,243.51	1,345,863.99
2232	583,118.96	1,345,930.98
2233	583,068.83	1,346,097.81

POINT	NORTHING	EASTING
2234	583,079.38	1,346,422.70
2235	583,066.23	1,346,456.97
2236	583,050.70	1,346,464.57
2237	582,908.19	1,346,632.45
2238	582,793.48	1,347,014.23
2239	582,880.47	1,347,138.78
2240	582,874.86	1,347,090.89
2241	582,841.36	1,347,028.62
2242	582,956.08	1,346,646.84
2243	583,072.68	1,346,509.48
2244	583,088.22	1,346,501.87
2245	583,122.60	1,346,512.86
2246	583,136.44	1,346,538.37
2247	583,125.18	1,346,294.89
2248	583,197.96	1,346,273.04
2249	583,296.46	1,346,257.32
2250	583,322.79	1,346,232.57
2251	583,324.18	1,346,206.09
2252	583,339.53	1,346,117.81
2253	583,379.95	1,345,983.29
2254	583,363.20	1,345,952.16
2255	583,229.12	1,345,911.87
2256	583,166.85	1,345,945.37
2257	583,116.72	1,346,112.20
2258	583,098.39	1,346,276.82
2259	583,372.73	1,346,235.17
2260	583,387.41	1,346,132.19
2261	583,427.83	1,345,997.68
2262	583,458.97	1,345,980.93
2263	583,626.57	1,346,031.29
2264	583,643.31	1,346,062.43
2265	583,597.02	1,346,216.50
2266	583,589.81	1,346,246.54
2267	583,561.48	1,346,270.09
2268	583,396.38	1,346,261.44
2269	583,374.11	1,346,208.71
2270	583,640.23	1,346,249.19
2271	583,644.91	1,346,230.89
2272	583,691.20	1,346,076.82
2273	583,722.34	1,346,060.07

POINT	NORTHING	EASTING
2274	583,758.55	1,346,070.95
2275	583,810.80	1,346,155.95
2276	583,861.42	1,346,275.33
2282	582,795.56	1,347,239.35
2283	582,713.75	1,347,158.74
2284	582,679.60	1,347,045.73
2293	582,910.24	1,346,432.32
2294	582,968.82	1,346,425.78
2309	583,404.98	1,345,813.09
2315	583,750.82	1,345,916.63
2327	584,270.72	1,346,296.57
2328	584,265.42	1,346,389.78
2329	584,235.47	1,346,388.08
2330	584,229.99	1,346,484.59
2333	584,020.32	1,346,472.67
2334	583,979.83	1,346,480.14
2337	583,762.29	1,346,430.82

POINT	NORTHING	EASTING
2359	583,841.44	1,346,741.58
2360	583,928.73	1,346,710.44
2361	583,972.21	1,346,696.02
2383	583,690.52	1,346,888.11
2384	583,803.62	1,346,782.17
2385	583,769.32	1,346,809.71
2406	583,769.03	1,346,302.13
2428	583,723.32	1,346,008.15
2434	583,377.59	1,345,904.27
2446	583,012.45	1,346,487.29
2458	582,846.18	1,347,133.26
2529	583,765.04	1,345,869.29
2551	583,419.31	1,345,765.41
2552	583,297.70	1,346,307.31
2553	582,819.86	1,346,405.16
2554	583,166.55	1,346,489.02
2555	582,631.71	1,347,031.35

**OWNER:**  
 MANOR INVESTMENTS, LLC  
 307 INTERNATIONAL CIRCLE, SUITE 130  
 HUNT VALLEY, MD 21030  
 PH: 443-367-0422  
 ATTN: ROBERT GOODIER

**DEVELOPER:**  
 WESTMOUNT DEVELOPMENT CORPORATION  
 307 INTERNATIONAL CIRCLE, SUITE 130  
 HUNT VALLEY, MD 21030  
 PH: 443-367-0422  
 ATTN: ROBERT GOODIER

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INTERIOR SUBDIVISION WORK AND PROPOSED EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS E AND F AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 3, LOTS 174-266, OPEN SPACE LOTS 267-294 AND NON-BUILDABLE BULK PARCELS E & F" AND RECORDED AS PLAT NOS. 25471 THROUGH 25485 AND ALSO BEING PART OF THE LAND THAT WAS CONVEYED FROM CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC, BY A DEED DATED JANUARY 28, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188, 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.

*William E. Grueninger, III*  
 WILLIAM E. GRUENINGER, III  
 PROFESSIONAL LAND SURVEYOR  
 MD REGISTRATION NO. 21542 (EXP./RENEWAL 12-21-2021)



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

*Michael J. Davis*  
 COUNTY HEALTH OFFICER  
 2/15/22

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

*Cheryl A. Plank*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 6-27-22

*Robert C. Goodier, Jr.*  
 DIRECTOR  
 7/2/22

**OWNER'S DEDICATION**

MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, 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 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