

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 #20136-20137 AND #25899-25908.
- 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 PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. IN JUNE, 2021 AND IS PART OF THE ROAD CONSTRUCTION PLAN SET. THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL WILL BE MET THROUGH THE RETENTION OF 4.8 ACRES OF ONSITE FOREST AND 4.8 ACRES OF ONSITE PLANTING. FINANCIAL SURETY IN THE AMOUNT OF \$104,544.00 FOR THE 4.8 ACRES OF PLANTING HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT.
- 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 I, CHAPTER 5". THE REPORT WAS PREPARED BY BENCHMARK ENGINEERING IN JANUARY, 2020.
- PROPOSED DEVELOPMENT 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.
- 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, F-21-025.

GENERAL NOTES (continued on Sheet 2)

TABULATION CHART - THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	79
BUILDABLE	11
OPEN SPACE	1
PARCELS	0
BUILDABLE BULK PARCELS	3
NON-BUILDABLE BULK PARCELS	
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	10.83 AC±
BUILDABLE	17.41 AC±
OPEN SPACE	0.18 AC±
PARCELS	N/A
BUILDABLE BULK PARCELS	59.41 AC±
NON-BUILDABLE BULK PARCELS	
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	5.93 AC±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	93.76 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

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE • SUITE 315 • ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-8105 (F) 410-465-8644
 WWW.BEI-CIVILENGINEERING.COM

MODERATE INCOME HOUSING UNIT (MIHU) APPLICATION EXEMPTIONS TRACKING

Phase/Section	P1S1	P1S2	P1S3	P2	TOTAL
Total Number of Lots/Units Proposed	45	79	126	144	394
Total Number of MIHU's Required	5	8	13	14	40
Number of MIHU's Provided Onsite (Exempt from APFO allocations)	8	0	22	10	40
Number of APFO Allocations Required (Remaining Lots/Units)	40	71	113	130	354
MIHU Fee-in-Lieu (Indicate Lot/Unit numbers)	NA	NA	NA	NA	NA

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 11/1/21
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

J. Van Kirk 1-11-22
 JASON VAN KIRK
 MANAGER - V.P. OF ESCD II, INC.

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

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

Richard J. O'Neil 3/2/22
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Plancher 3-14-22
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Chad Plancher 3/22/22
 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

Donald A. Mason 11/1/21
 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 11th DAY OF JAN. 2022"

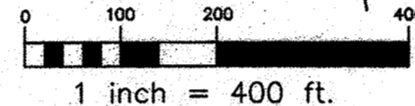
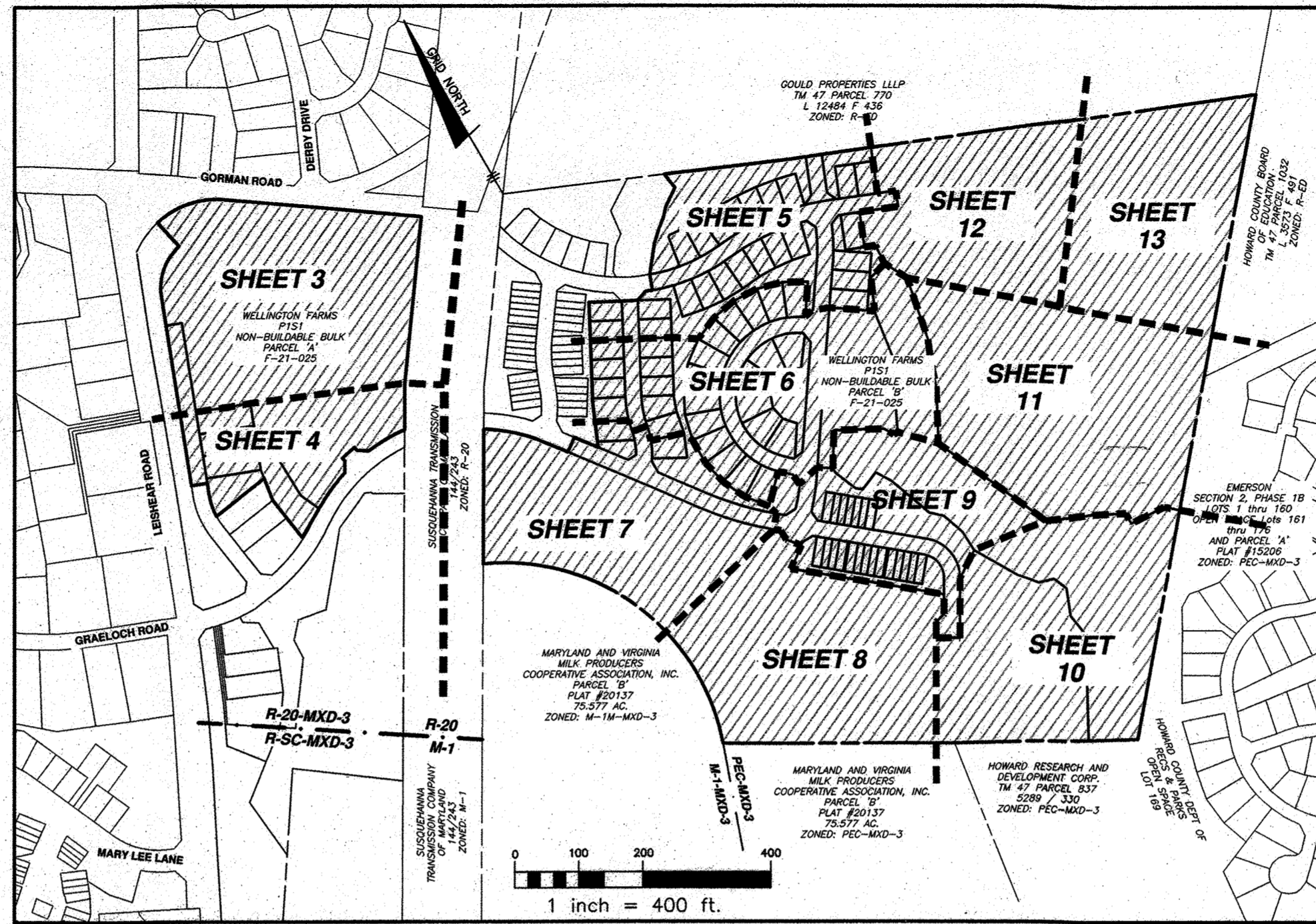
J. Van Kirk
 JASON VAN KIRK
 MANAGER - V.P. OF ESCD II, INC.

[Signature]
 WITNESS

WELLINGTON FARMS PHASE 1 SECTION 2

Lots 54 thru 132; Open Space Lots 133 thru 143; Parcel 'A'; and Non-Buildable Bulk Parcels 'C', 'D', and 'E' (A Resubdivision of Non-Buildable Bulk Parcels 'A' and 'B' Previously Recorded under F-21-025 as Plat No. 25899-25908)

6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 46 SCALE: AS SHOWN
 GRID: 6 DATE: NOVEMBER 11, 2021
 PARCEL: 163 SHEET: 1 OF 13
 ZONED: R-20-MXD-3/R-SC-MXD-3

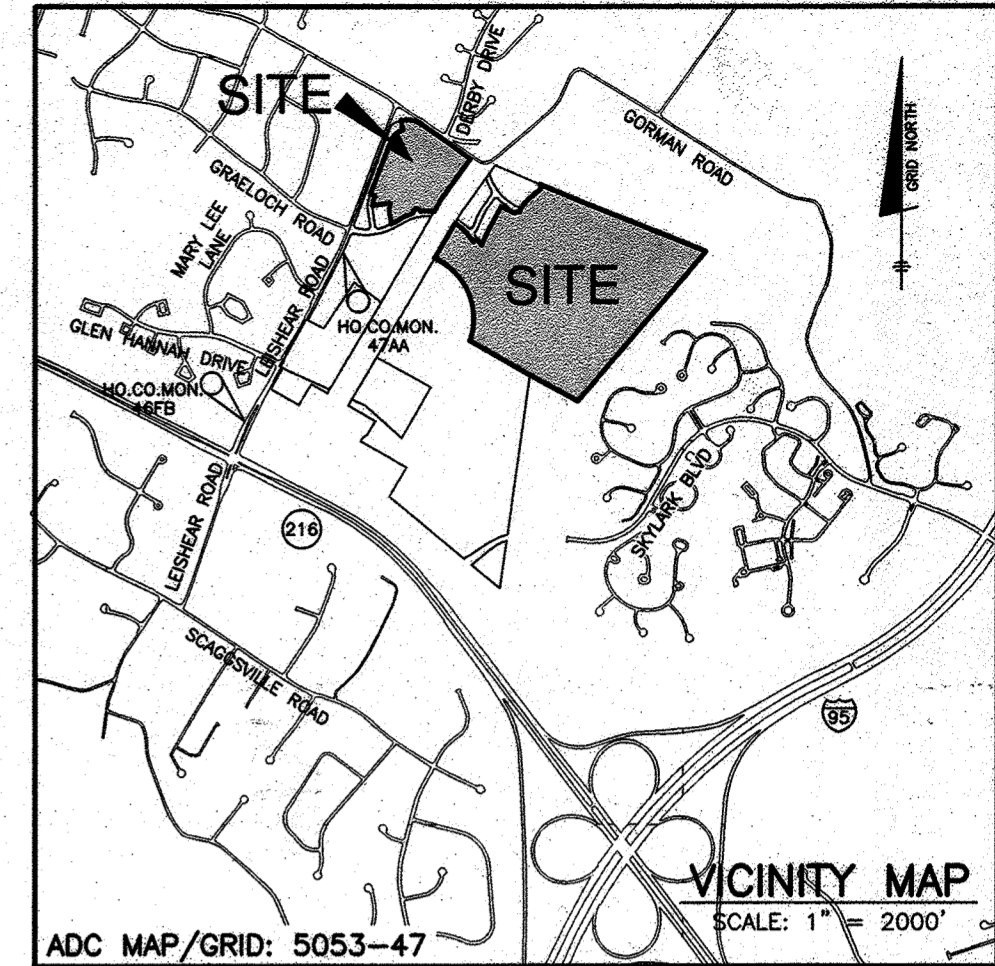


Phasing Chart

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

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 F-21-025	38
Density Proposed F-21-044	75
Density Remaining	247



BENCHMARKS

NAD '83 HORIZONTAL - NAVD83 VERTICAL	
HO.CO. #46FB STAMPED BRASS DISK SET ON TOP OF A 3/4" DEEP COLUMN OF CONCRETE. N 537149.785' E 1347468.998' ELEVATION: 317.217'	HO.CO. #47AA STAMPED BRASS DISK SET ON TOP OF A 3/4" DEEP COLUMN OF CONCRETE. N 539891.645' E 1348439.009' ELEVATION: 362.621'

Open Space Chart

Zoning	R-20	R-SC	TOTAL
Gross Area (total project)	29.76 acres	91.71 acres	121.47 acres
Area of Open Space Required *	11.90 acres	22.93 acres	34.83 acres
Open Space Provided			
Phase 1 Section 1 (F-21-025)	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
Phase 1 Section 2 (F-21-044)	0.48 acres	16.93 acres	17.41 acres
Non-Credited	0.00 acres	0.86 acres	0.86 acres
Credited	0.48 acres	16.07 acres	16.55 acres
Total credited Open Space to date	9.16 acres	23.64 acres	32.80 acres
Remaining to meet obligation **	2.74 acres	-0.71 acres	2.03 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)
 ** Remaining total project obligation shall be met under future Phase 1 Section 3 or Phase 2

Site Analysis Data Chart

Phase 1 Section 2			
Zoning	R-20	R-SC	TOTAL
Gross Area	14.77 acres	78.99 acres	93.76 acres
100-yr Floodplain	0.00 acres	0.82 acres	0.82 acres
Steep Slopes 25% or greater (outside floodplain)	0.00 acres	0.82 acres	0.82 acres
Net Area	14.77 acres	77.35 acres	92.12 acres
Number of Units Proposed (SFD)	4	54	58
Number of Units Proposed (SFA)	0	21	21
Number of lots/units proposed (Total)	4	75	79
Area of Open Space Provided	0.48 acres	16.93 acres	17.41 acres
Area of Buildable Lots (SFD)	1.14 acres	8.63 acres	9.77 acres
Area of Buildable Lots (SFA)	0.00 acres	1.06 acres	1.06 acres
Area of Parcels	0.00 acres	0.18 acres	0.18 acres
Area of Bulk Parcels	12.57 acres	46.84 acres	59.41 acres
Area of Proposed Public Road Right-of-way	0.58 acres	5.35 acres	5.93 acres

THIS RESIDENTIAL PROJECT IS REQUIRED TO PROVIDE A MINIMUM OF 10% (8) OF THE DWELLING UNITS AS MODERATE INCOME HOUSING UNITS.

RECORDED AS PLAT NO. 26023 ON 3/26/22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

GENERAL NOTES (cont'd)

- 23. WP-20-039, AN ALTERNATIVE COMPLIANCE TO SECTION 16.1205(o)(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.
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.

24. 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.

25. SECTION 110.0.d.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.

26. 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.

28. 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 FORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS.

29. THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 2-9-2021 ID# D21406426.

30. FINANCIAL SURETY IN THE AMOUNT OF \$69,900.00 FOR THE REQUIRED 227 STREET TREES AND 6 PERIMETER SHADE TREES SHALL BE POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT. A CERTIFIED LANDSCAPE PLAN IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL IS INCLUDED WITH THIS FINAL PLAN.

31. O EXIST. 3/8" PIPE OR STEEL MARKER AND 4"x4" CONCS. MON. SET UNDER F-21-025

32. 3/8" PIPE OR STEEL MARKER AND 4"x4" CONCRETE MONUMENT TO BE SET

33. PARCEL A IS TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF A FUTURE PUBLIC RIGHT-OF-WAY PER DEED RECORDED WITH THIS PLAT.

COORDINATE TABLE with columns: POINT #, NORTHING, EASTING. Rows 301-330.

COORDINATE TABLE with columns: POINT #, NORTHING, EASTING. Rows 331-360.

COORDINATE TABLE with columns: POINT #, NORTHING, EASTING. Rows 361-390.

COORDINATE TABLE with columns: POINT #, NORTHING, EASTING. Rows 391-403.

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



CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, DELTA, TANGENT, CHORD DIRECTION, CHORD LENGTH. Rows C1-C13.

CURVE TABLE with columns: CURVE, RADIUS, ARC LENGTH, DELTA, TANGENT, CHORD DIRECTION, CHORD LENGTH. Rows C14-C26.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows WL1-WL20.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows WL21-WL40.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows WL41-WL49.

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 11/11/22 DONALD A. MASON REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND NO. 21320

JASON VAN KIRK 1-11-22 JASON VAN KIRK MANAGER - V.P. OF ESCO II, INC. DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT. Howard County Health Officer 3/2/22

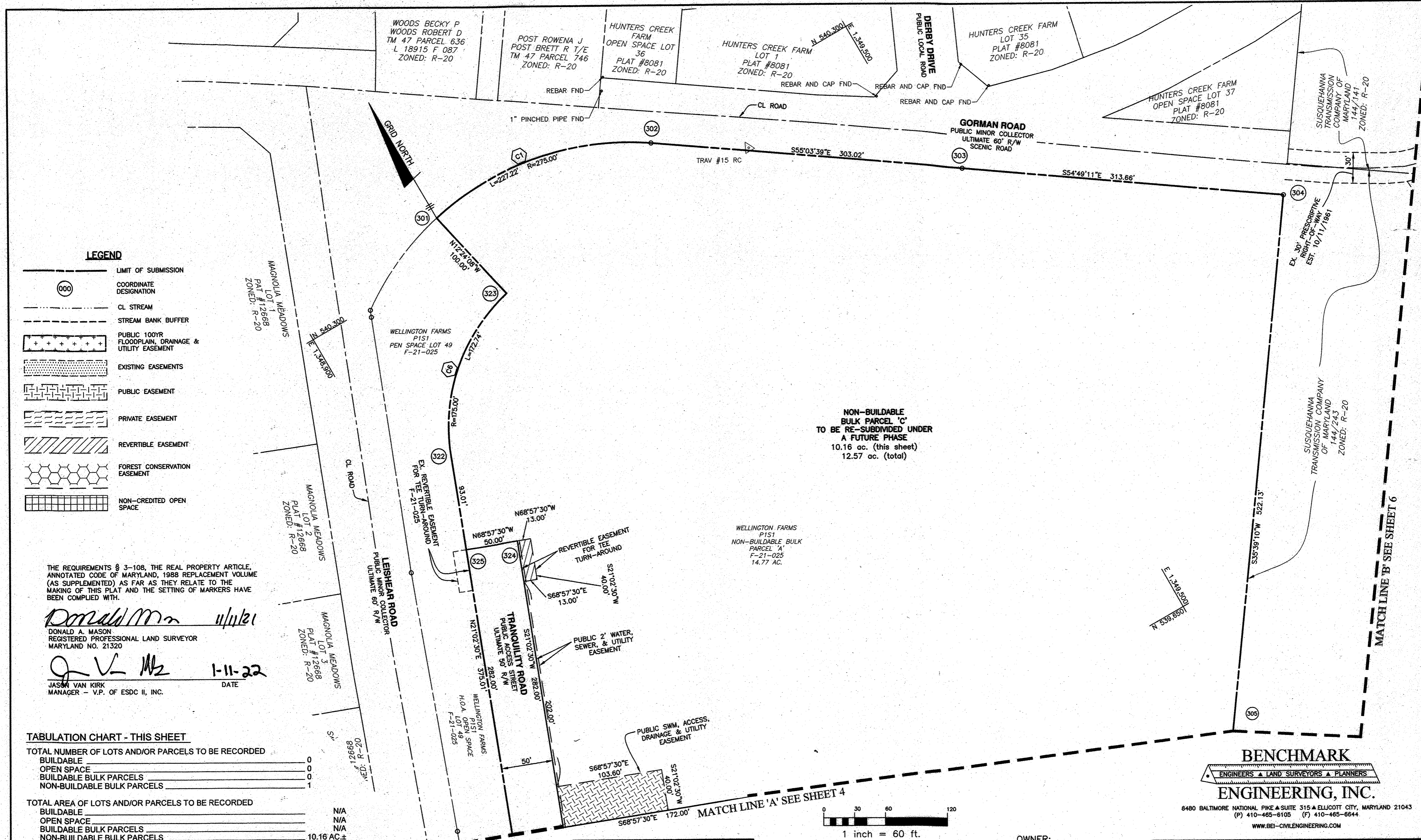
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. Chief, Development Engineering Division 3/2/22

SURVEYOR'S CERTIFICATE: I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE. 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 11th DAY OF JAN, 2022.

RECORDED AS PLAT NO. 26024 ON 3/20/22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

WELLINGTON FARMS PHASE 1 SECTION 2 Lots 54 thru 132; Open Space Lots 133 thru 143; Parcel 'A'; and Non-Buildable Bulk Parcels 'C', 'D', and 'E' (A Resubdivision of Non-Buildable Bulk Parcels 'A' and 'B' Previously Recorded under F-21-025 as Plat No. 25899-25908) 6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND TAX MAP: 46 GRID: 6 SCALE: AS SHOWN DATE: NOVEMBER 11, 2021 PARCEL: 163 ZONED: R-20-MXD-3/R-SC-MXD-3 SHEET: 2 OF 13



LEGEND

- LIMIT OF SUBMISSION
- COORDINATE DESIGNATION
- CL STREAM
- STREAM BANK BUFFER
- PUBLIC 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- EXISTING EASEMENTS
- PUBLIC EASEMENT
- PRIVATE EASEMENT
- REVERTIBLE 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.

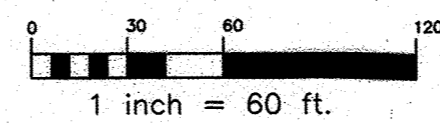
Donald A. Mason 11/11/21
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

J. Van Kirk 1-11-22
 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	0
OPEN SPACE	0
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE BULK PARCELS	N/A
NON-BUILDABLE BULK PARCELS	10.16 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.32 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	10.48 AC.±

SEE SHEET 2 FOR COORDINATE CHART, AND CURVE DATA CHART



BENCHMARK ENGINEERING, INC.
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 (P) 410-465-6105 (F) 410-465-6644
 WWW.BEI-CIVILENGINEERING.COM

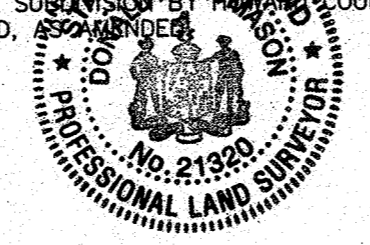
OWNER:
 ESC WELLINGTON, L.C.
 5074 DORSEY HALL DRIVE, SUITE 205
 ELLICOTT CITY, MARYLAND 21042
 410-720-3021

RECORDED AS PLAT NO. 26025 ON 3/24/22 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 CONVEYANCES SHALL BE 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, § 3-108(b).

Donald A. Mason 11/11/21
 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 11th DAY OF JAN, 2022.

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

[Signature]
 WITNESS

WELLINGTON FARMS PHASE 1 SECTION 2

Lots 54 thru 132; Open Space Lots 133 thru 143; Parcel 'A'; and Non-Buildable Bulk Parcels 'C', 'D', and 'E' (A Resubdivision of Non-Buildable Bulk Parcels 'A' and 'B' Previously Recorded under F-21-025 as Plat No. 25899-25908)

6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 46 SCALE: AS SHOWN
 GRID: 6 DATE: NOVEMBER 11, 2021
 PARCEL: 163 SHEET: 3 OF 13
 ZONED: R-20-MXD-3/R-SC-MXD-3

J:\2679 Milk Producers\dwg\Finals\Phase 1 Section 2\5000 P1S2.dwg, 11/11/2021 9:48:50 AM

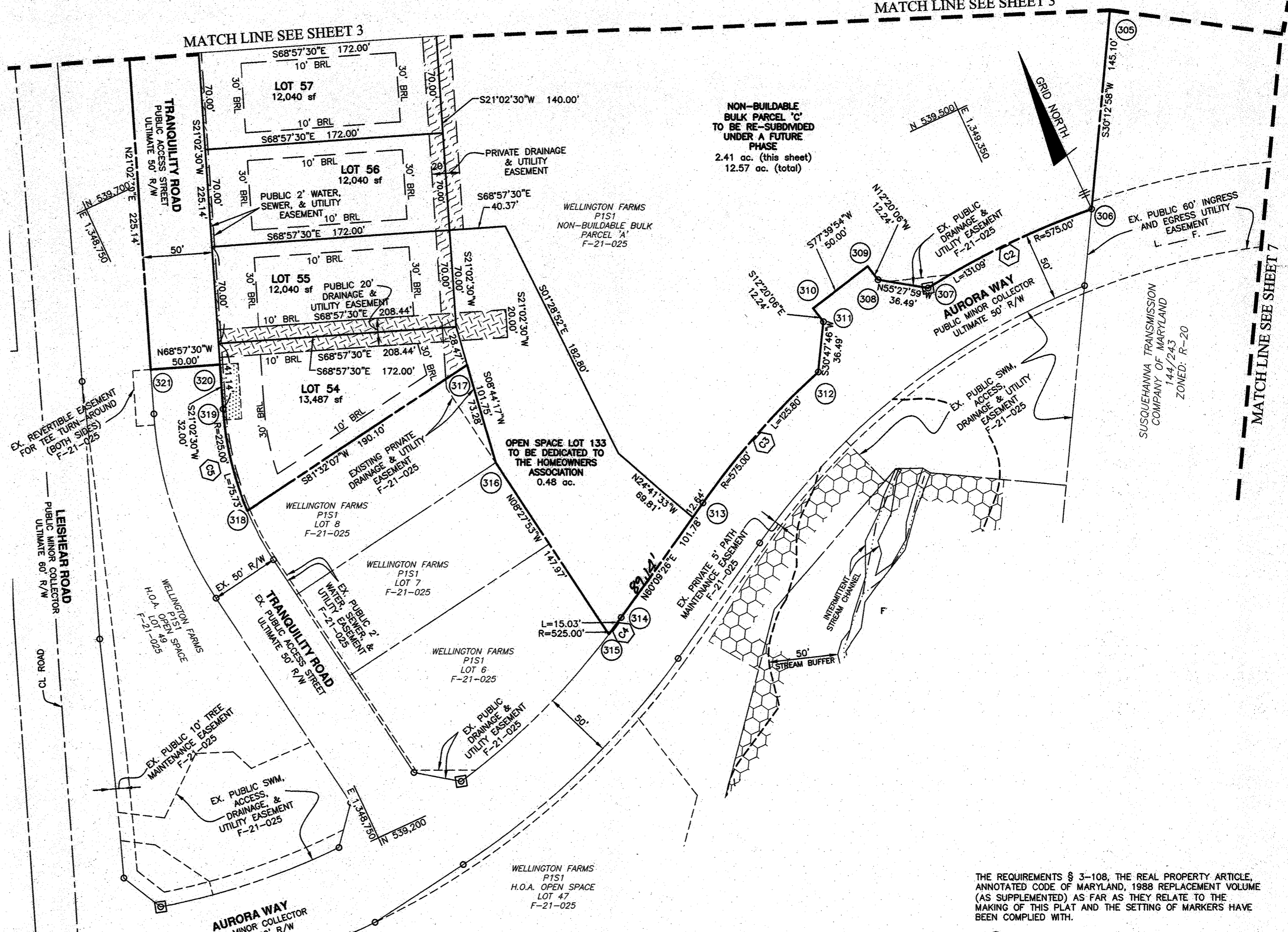
MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 7

LEGEND

- LIMIT OF SUBMISSION
- (000) COORDINATE DESIGNATION
- - - CL STREAM
- - - STREAM BANK BUFFER
- ++++ PUBLIC 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- XXXX EXISTING EASEMENTS
- XXXX PUBLIC EASEMENT
- XXXX PRIVATE EASEMENT
- XXXX REVERTIBLE EASEMENT
- XXXX FOREST CONSERVATION EASEMENT
- XXXX NON-CREDITED OPEN SPACE



NON-BUILDABLE BULK PARCEL 'C' TO BE RE-SUBDIVIDED UNDER A FUTURE PHASE
2.41 ac. (this sheet)
12.57 ac. (total)

SEE SHEET 2 FOR COORDINATE CHART, AND CURVE DATA CHART

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.

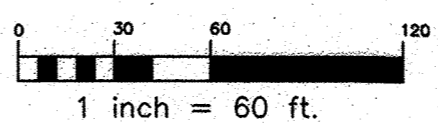
Donald M. Mason
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

J. Van Kirk 1-11-22
JASON VAN KIRK
MANAGER - V.P. OF ESC II, INC. DATE

TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	4
OPEN SPACE	1
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1.14 AC.±
OPEN SPACE	0.48 AC.±
BUILDABLE BULK PARCELS	N/A
NON-BUILDABLE BULK PARCELS	2.41 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.26 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.29 AC.±

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



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

RECORDED AS PLAT NO. 26026 ON 3/28/22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

Michael J. Quinn 3/2/22
HOWARD COUNTY HEALTH OFFICER DATE

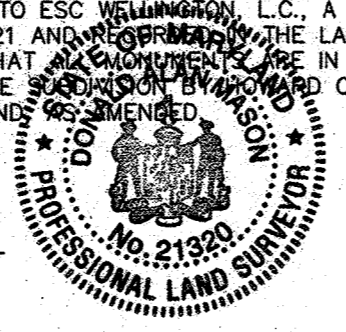
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad E. Clark 3.14.22
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 3/2/22
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 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 M. Mason *W. Kirk*
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 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 11TH DAY OF JAN, 2022."

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

WELLINGTON FARMS PHASE 1 SECTION 2

Lots 54 thru 132; Open Space Lots 133 thru 143; Parcel 'A'; and Non-Buildable Bulk Parcels 'C', 'D', and 'E' (A Resubdivision of Non-Buildable Bulk Parcels 'A' and 'B' Previously Recorded under F-21-025 as Plat No. 25899-25908)

6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 46 SCALE: AS SHOWN
GRID: 6 DATE: NOVEMBER 11, 2021
PARCEL: 163 SHEET: 4 OF 13
ZONED: R-20-MXD-3/R-SC-MXD-3

LEGEND

- LIMIT OF SUBMISSION
- COORDINATE DESIGNATION
- CL STREAM
- STREAM BANK BUFFER
- PUBLIC 100YR FLOODPLAIN, DRAINAGE UTILITY EASEMENT
- EXISTING EASEMENTS
- PUBLIC EASEMENT
- PRIVATE EASEMENT
- REVERTIBLE EASEMENT
- FOREST CONSERVATION EASEMENT
- NON-CREDITED OPEN SPACE

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

SEE GENERAL NOTE 3E
ON SHEET 2

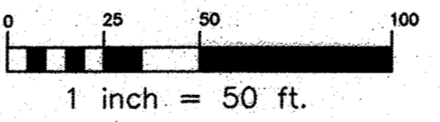


TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	24
BUILDABLE	24
OPEN SPACE	1
PARCELS	4
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	3.57 AC.±
BUILDABLE	2.66 AC.±
OPEN SPACE	0.18 AC.±
PARCELS	N/A
BUILDABLE BULK PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	1.43 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.84 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

SEE SHEET 2 FOR COORDINATE CHART, AND CURVE DATA CHART



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 11/11/21
DONALD A. MASON DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Jason Van Kirk 1-11-22
JASON VAN KIRK DATE
MANAGER - V.P. OF ESDC II, INC.

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

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

Michael J. Davis 3/3/22
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

David Clark 3/4/22
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 3/22/22
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, TITLE 88, CHAPTER 20.

Donald A. Mason 11/11/21
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 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 11th DAY OF JAN, 2022."

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

[Signature]
WITNESS

RECORDED AS PLAT NO. 26027 ON 3/22/22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

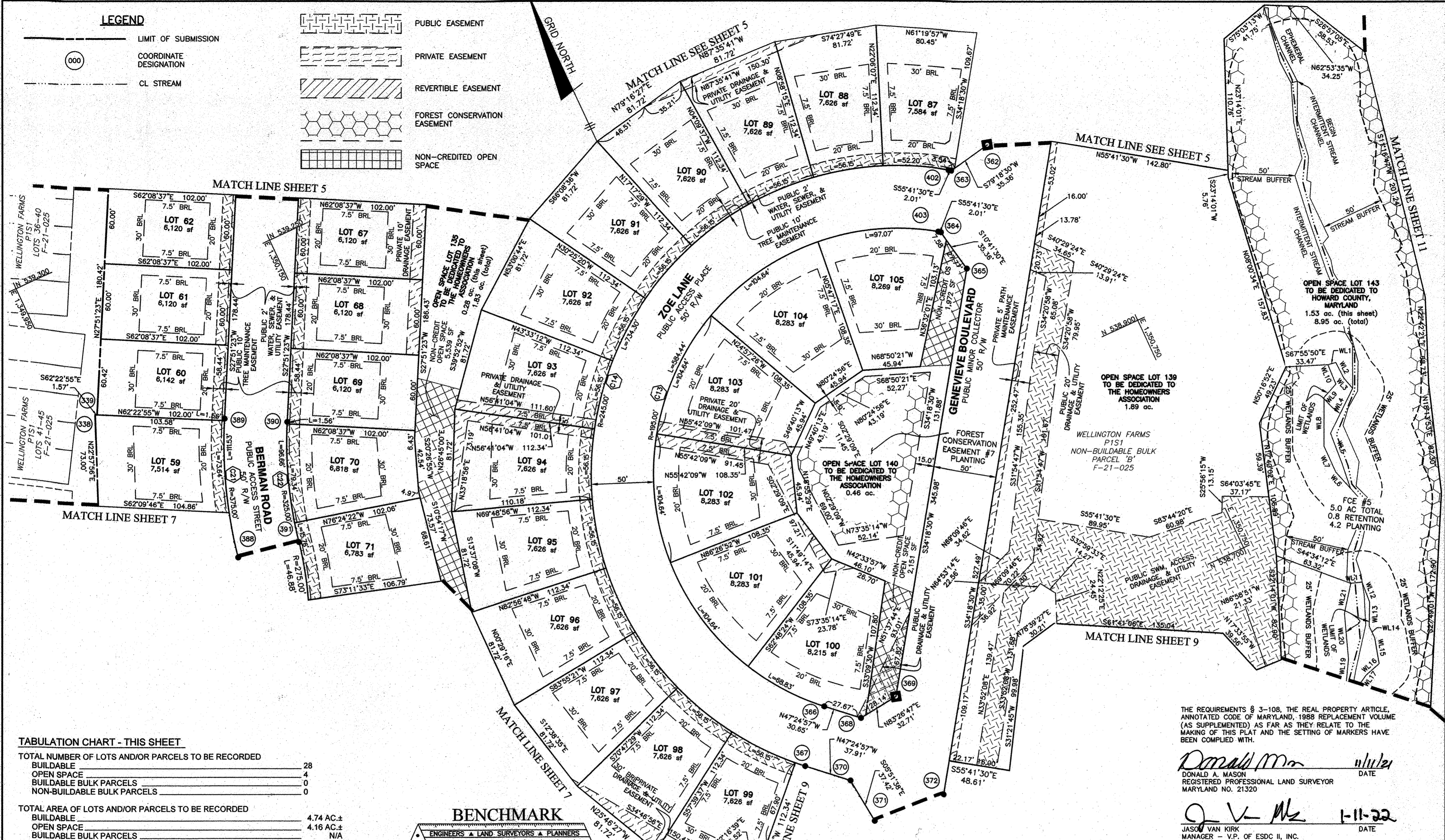
WELLINGTON FARMS
PHASE 1 SECTION 2
Lots 54 thru 132; Open Space Lots 133 thru 143; Parcel 'A'; and Non-Buildable Bulk Parcels 'C', 'D', and 'E' (A Resubdivision of Non-Buildable Bulk Parcels 'A' and 'B' Previously Recorded under F-21-025 as Plat No. 25899-25908)

6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 46 SCALE: AS SHOWN
GRID: 6 DATE: NOVEMBER 11, 2021
PARCEL: 163 ZONED: R-20-MXD-3/R-SC-MXD-3 SHEET: 5 OF 13

LEGEND

- LIMIT OF SUBMISSION
- (000) COORDINATE DESIGNATION
- CL STREAM

- PUBLIC EASEMENT
- PRIVATE EASEMENT
- REVERSIBLE EASEMENT
- FOREST CONSERVATION EASEMENT
- NON-CREDITED OPEN SPACE



TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	28
BUILDABLE	4
OPEN SPACE	0
BUILDABLE BULK PARCELS	4
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	4.74 AC.±
BUILDABLE	4.74 AC.±
OPEN SPACE	4.16 AC.±
BUILDABLE BULK PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	1.84 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	10.74 AC.±

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-8105 (F) 410-465-0644
 WWW.BEI-CIVILENGINEERING.COM

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

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 11/1/21
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

Jason Van Kirk 1-11-22
 JASON VAN KIRK DATE
 MANAGER - V.P. OF ESCDC II, INC.

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

Howard County Health Officer 3/2/22
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chief, Development Engineering Division 3-14-22
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Director 3/2/22
 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 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.

Donald A. Mason 11/1/21
 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 11th DAY OF JAN, 2022."

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

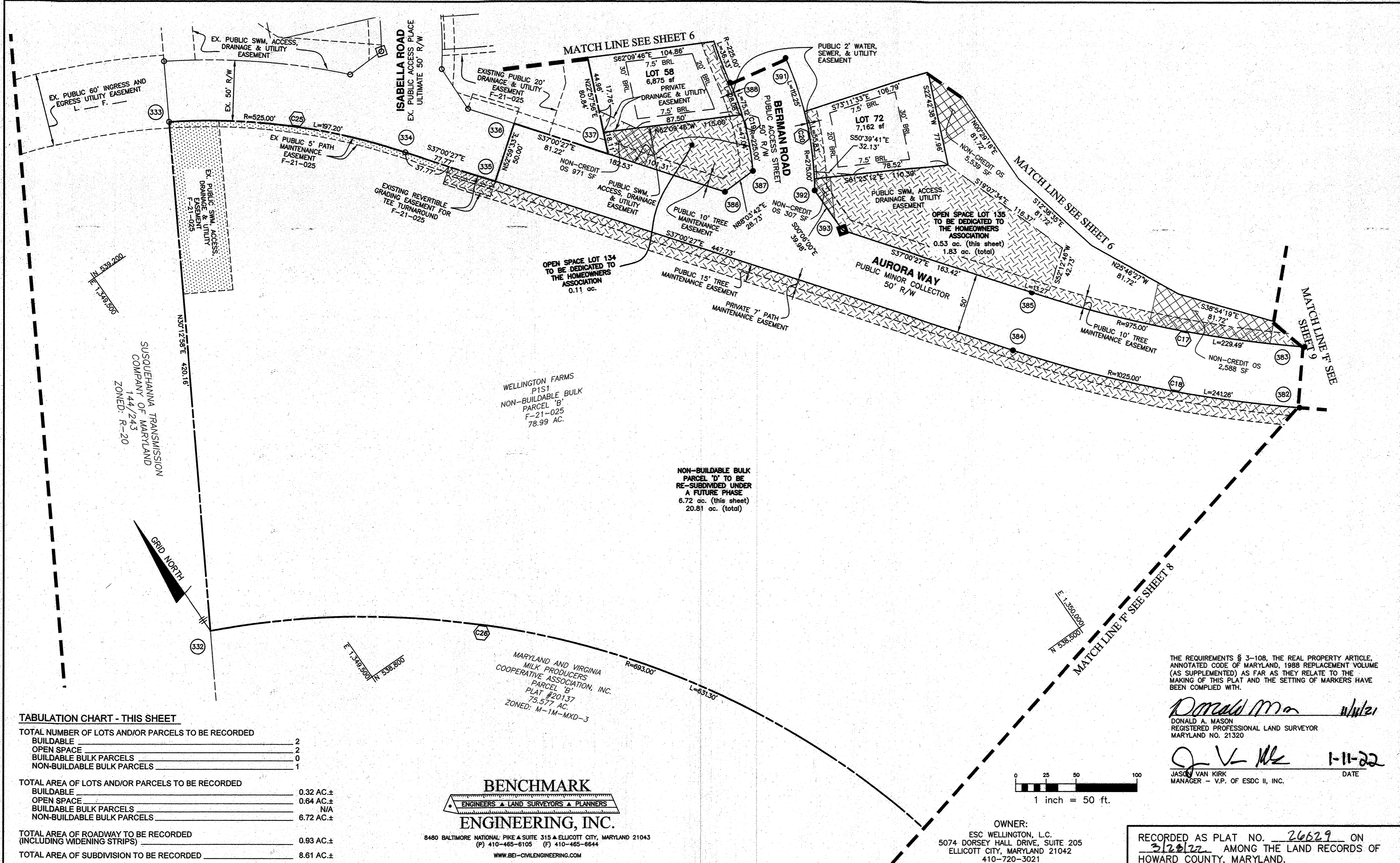
WITNESS

RECORDED AS PLAT NO. 26028 ON 3/20/22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**WELLINGTON FARMS
 PHASE 1 SECTION 2**

Lots 54 thru 132; Open Space Lots 133 thru 143;
 Parcel 'A'; and Non-Buildable Bulk Parcels 'C', 'D', and 'E'
 (A Resubdivision of Non-Buildable Bulk Parcels 'A' and 'B'
 Previously Recorded under F-21-025 as
 Plat No. 25899-25908)

6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 46 SCALE: AS SHOWN
 GRID: 6 DATE: NOVEMBER 11, 2021
 PARCEL: 163 SHEET: 6 OF 13
 ZONED: R-20-MXD-3/R-SC-MXD-3



TABULATION CHART - THIS SHEET

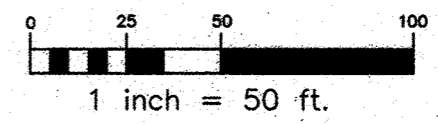
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	2
OPEN SPACE	2
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0.32 AC.±
OPEN SPACE	0.64 AC.±
BUILDABLE BULK PARCELS	N/A
NON-BUILDABLE BULK PARCELS	6.72 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.93 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	8.61 AC.±

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

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 11/11/22
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Jason Van Kirk 1-11-22
JASON VAN KIRK
MANAGER - V.P. OF ESCD II, INC. DATE



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

RECORDED AS PLAT NO. 26629 ON 3/22/22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Howard County Health Officer 3/2/22 DATE
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chief, Development Engineering Division 3/14/22 DATE
Director 3/22/22 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 MVR, 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.

Donald A. Mason 11/11/22 DATE
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 11th DAY OF JAN, 2022.

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

John
WITNESS

WELLINGTON FARMS
PHASE 1 SECTION 2
Lots 54 thru 132; Open Space Lots 133 thru 143;
Parcel 'A'; and Non-Buildable Bulk Parcels 'C', 'D', and 'E'
(A Resubdivision of Non-Buildable Bulk Parcels 'A' and 'B'
Previously Recorded under F-21-025 as
Plat No. 25899-25908)

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 46 SCALE: AS SHOWN
GRID: 6 DATE: NOVEMBER 11, 2021
PARCEL: 163 SHEET: 7 OF 13
ZONED: R-20-MXD-3/R-SC-MXD-3

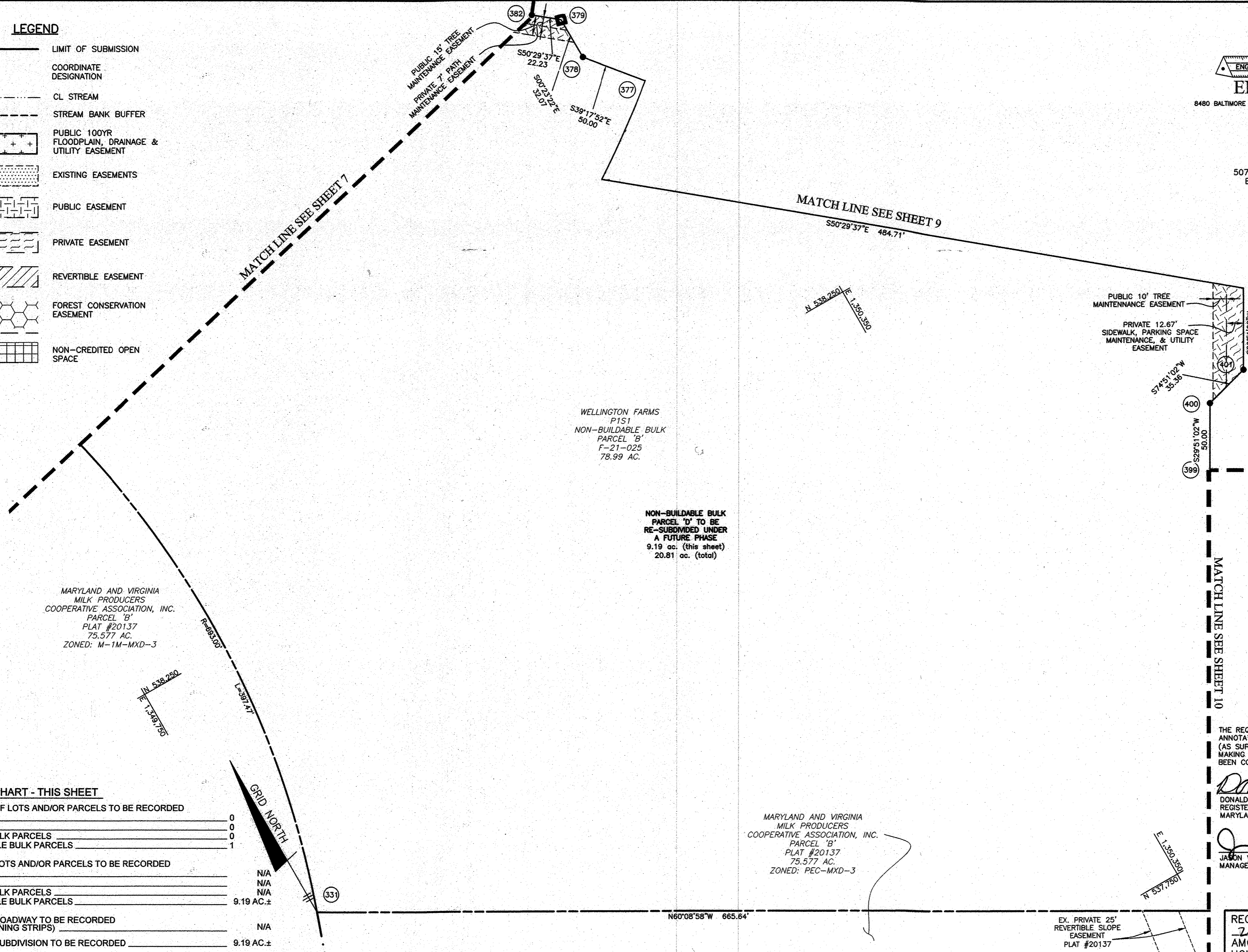
BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.

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

LEGEND

	LIMIT OF SUBMISSION
	COORDINATE DESIGNATION
	CL STREAM
	STREAM BANK BUFFER
	PUBLIC 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
	EXISTING EASEMENTS
	PUBLIC EASEMENT
	PRIVATE EASEMENT
	REVERTIBLE EASEMENT
	FOREST CONSERVATION EASEMENT
	NON-CREDITED OPEN SPACE



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	N/A
OPEN SPACE	N/A
BUILDABLE BULK PARCELS	N/A
NON-BUILDABLE BULK PARCELS	9.19 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	9.19 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 11/11/22
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Jason Van Kirk 1-11-22
JASON VAN KIRK
MANAGER - V.P. OF ESCD II, INC. DATE

RECORDED AS PLAT NO. 25899 ON 3/2/22
AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND.

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

Michael J. Lavin 3/2/22
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Clark 3-24-22
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 3/22/22
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 MVR, 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 CONDITIONS AND COVENANTS 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, § 3-108.

Donald A. Mason 11/11/22
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 11th DAY OF JAN, 2022.

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




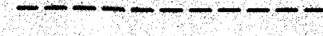


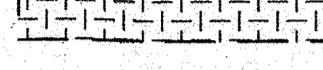
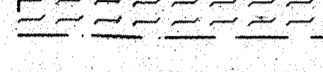
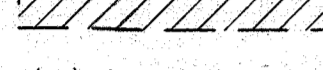
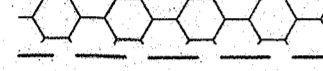
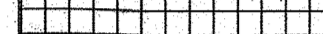
[Signature]
WITNESS

**WELLINGTON FARMS
PHASE 1 SECTION 2**

Lots 54 thru 132; Open Space Lots 133 thru 143;
Parcel 'A'; and Non-Buildable Bulk Parcels 'C', 'D', and 'E'
(A Resubdivision of Non-Buildable Bulk Parcels 'A' and 'B'
Previously Recorded under F-21-025 as
Plat No. 25899-25908)

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 46 SCALE: AS SHOWN
GRID: 6 DATE: NOVEMBER 11, 2021
PARCEL: 163 SHEET: 8 OF 13
ZONED: R-20-MXD-3/R-SC-MXD-3

LEGEND

-  LIMIT OF SUBMISSION
-  COORDINATE DESIGNATION
-  CL STREAM
-  STREAM BANK BUFFER
-  PUBLIC 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
-  EXISTING EASEMENTS
-  PUBLIC EASEMENT
-  PRIVATE EASEMENT
-  REVERTIBLE EASEMENT
-  FOREST CONSERVATION EASEMENT
-  NON-CREDITED OPEN SPACE

OPEN SPACE LOT 135 TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION
0.21 ac. (this sheet)
1.83 ac. (total)

OPEN SPACE LOT 143 TO BE DEDICATED TO HOWARD COUNTY, MARYLAND
2.52 ac. (this sheet)
8.95 ac. (total)

OPEN SPACE LOT 142 TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION
0.45 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 4/11/21
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

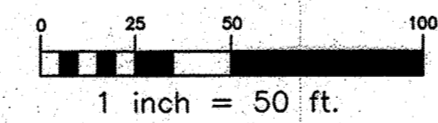
Jason Van Kirk 1-11-22
JASON VAN KIRK
MANAGER - V.P. OF ESCD II, INC.

TABULATION CHART - THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	21
BUILDABLE	4
OPEN SPACE	0
BUILDABLE BULK PARCELS	4
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	1.06 AC.±
BUILDABLE	4.30 AC.±
OPEN SPACE	N/A
BUILDABLE BULK PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	1.15 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	6.51 AC.±

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ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE SUITE 315 ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6844
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. 26031 ON 3/7/22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

Howard County Health Officer 3/2/22
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING


Chief, Development Engineering Division 3-21-22
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Director 3/22/22
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 OF HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 4/11/21
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 11th DAY OF JAN, 2022.

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

Witness
WITNESS

WELLINGTON FARMS
PHASE 1 SECTION 2
Lots 54 thru 132; Open Space Lots 133 thru 143; Parcel 'A'; and Non-Buildable Bulk Parcels 'C', 'D', and 'E' (A Resubdivision of Non-Buildable Bulk Parcels 'A' and 'B' Previously Recorded under F-21-025 as Plat No. 25899-25908)

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 46 SCALE: AS SHOWN
GRID: 6 DATE: NOVEMBER 11, 2021
PARCEL: 163 SHEET: 9 OF 13
ZONED: R-20-MXD-3/R-SC-MXD-3

8480 BALTIMORE NATIONAL PIKE SUITE 315 ELLICOTT CITY, MARYLAND 21043
(P) 410-465-8105 (F) 410-465-8644
WWW.BEI-CIVILENGINEERING.COM

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

LEGEND

- LIMIT OF SUBMISSION
- COORDINATE DESIGNATION
- CL STREAM
- STREAM BANK BUFFER
- PUBLIC 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- EXISTING EASEMENTS
- PUBLIC EASEMENT
- PRIVATE EASEMENT
- REVERTIBLE 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 11/11/21
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Jason Van Kirk 1-11-22
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	0
OPEN SPACE	1
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	N/A
OPEN SPACE	5.17 AC.±
BUILDABLE BULK PARCELS	N/A
NON-BUILDABLE BULK PARCELS	4.90 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	
	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	
	10.07 AC.±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Howard County Health Officer 3/7/22 DATE

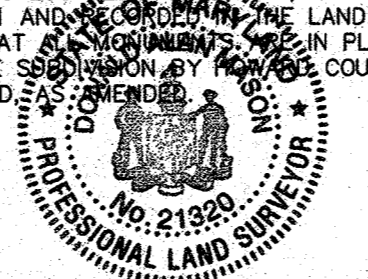
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chief, Development Engineering Division 3/14/22 DATE

Director 3/22/22 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 THE INSTRUMENTS 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, § 28-201, ARE EXTENDED.

Donald A. Mason 11/11/21 DATE
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 11th DAY OF JAN., 2022.

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

Witness
WITNESS

**WELLINGTON FARMS
PHASE 1 SECTION 2**

Lots 54 thru 132; Open Space Lots 133 thru 143; Parcel 'A'; and Non-Buildable Bulk Parcels 'C', 'D', and 'E' (A Resubdivision of Non-Buildable Bulk Parcels 'A' and 'B' Previously Recorded under F-21-025 as Plat No. 25899-25908)

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 46 SCALE: AS SHOWN
GRID: 6 DATE: NOVEMBER 11, 2021
PARCEL: 163 SHEET: 10 OF 13
ZONED: R-20-MXD-3/R-SC-MXD-3

MATCH LINE SEE SHEET 12

MATCH LINE SEE SHEET 13

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 9

MATCH LINE SEE SHEET 10

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 8480 BALTIMORE NATIONAL PIKE & SUITE 315 A ELLICOTT CITY, MARYLAND 21043
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OWNER:
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 5074 DORSEY HALL DRIVE, SUITE 205
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 410-720-3021

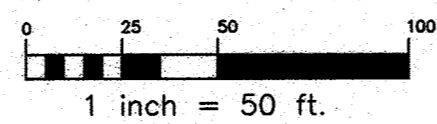
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Donald A. Mason 11/11/21
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

Jason Van Kirk 1-11-22
 JASON VAN KIRK
 MANAGER - V.P. OF ESC II, INC. DATE

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	N/A
OPEN SPACE	N/A
BUILDABLE BULK PARCELS	N/A
NON-BUILDABLE BULK PARCELS	11.47 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	11.47 AC±



WELLINGTON FARMS
 P151
 NON-BUILDABLE BULK
 PARCEL 'B'
 F-21-025
 78.99 AC.

NON-BUILDABLE BULK
 PARCEL 'E' TO BE
 RE-SUBDIVIDED UNDER
 A FUTURE PHASE
 11.47 ac. (this sheet)
 26.03 ac. (total)

HOWARD COUNTY BOARD
 OF EDUCATION
 TM 47 PARCEL 1032
 L 3523 F 491
 ZONED: R-ED

EMERSON
 SECTION 2, PHASE 1B
 LOTS 1 thru 160
 OPEN SPACE LOTS 161
 thru 176
 AND PARCEL 'A'
 PLAT #115206
 ZONED: PEC-MXD-3

HOWARD COUNTY DEPT
 OF RECS & PARKS
 OPEN SPACE
 LOT 169

3/4 REBAR W DISK

REBAR AND CAP FND

REBAR AND CAP FND

S49°39'05"E
50.01'

GRID NORTH

PUBLIC 20' SEWER
 & UTILITY EASEMENT

S63°34'35"E 20.00'
 S26°25'25"W 11.78'
 S26°25'25"W 13.45'

S62°58'01"E 108.91'
 S62°39'19"W 325.61'
 S85°28'02"E 114.81'

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

Donald J. Jamin 3/2/22
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Phil Shank 3-14-22
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Jason Van Kirk 3/22/22
 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.

Donald A. Mason 11/11/21
 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 11th DAY OF JAN, 2022.

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





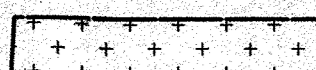

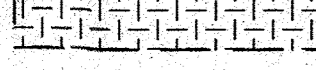
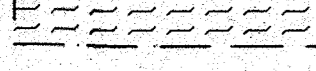
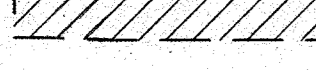
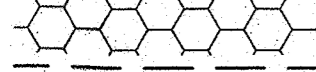

Donald J. Jamin
 WITNESS

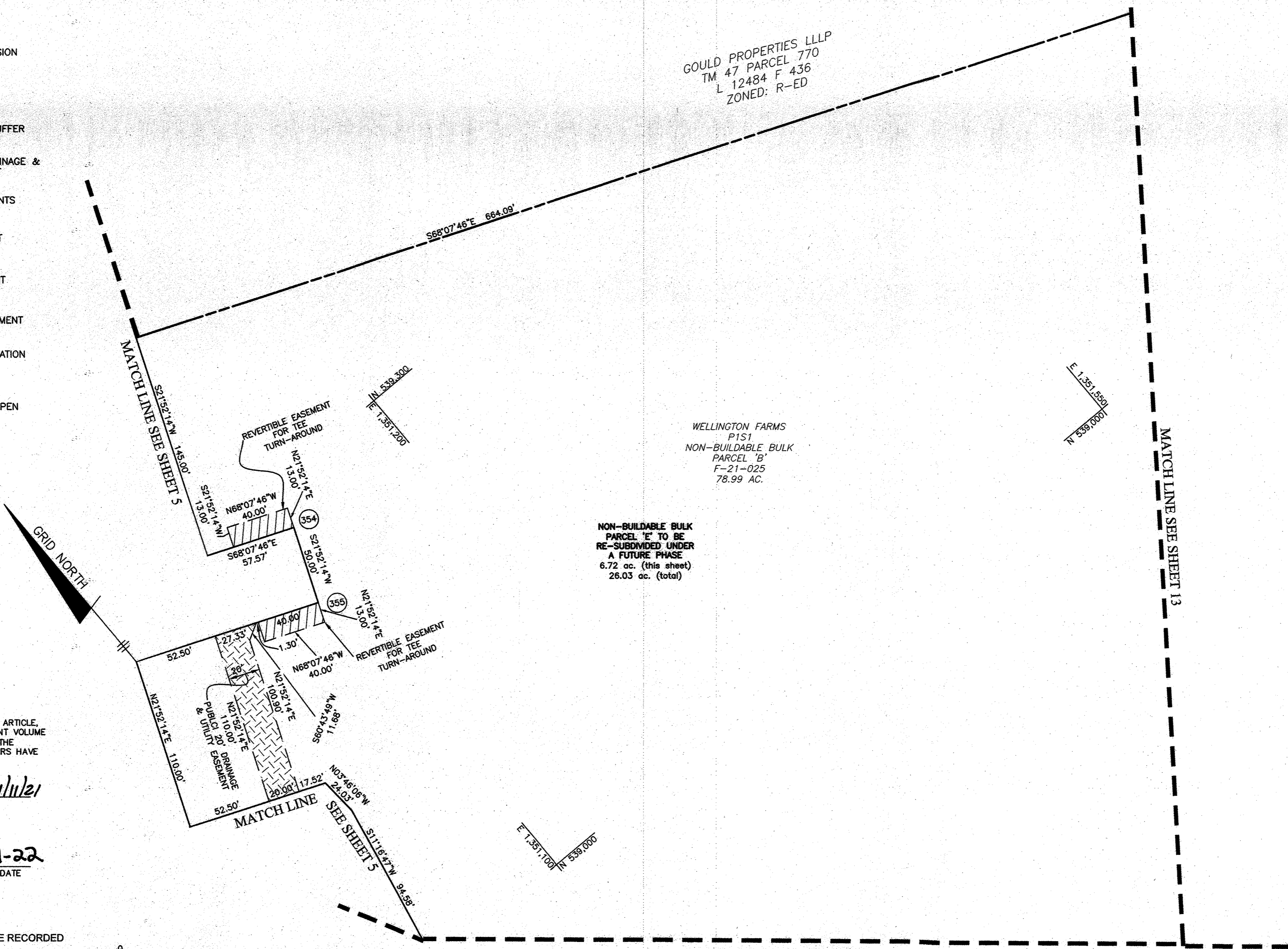
RECORDED AS PLAT NO. 26033 ON 3/20/22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**WELLINGTON FARMS
 PHASE 1 SECTION 2**
 Lots 54 thru 132; Open Space Lots 133 thru 143;
 Parcel 'A'; and Non-Buildable Bulk Parcels 'C', 'D', and 'E'
 (A Resubdivision of Non-Buildable Bulk Parcels 'A' and 'B'
 Previously Recorded under F-21-025 as
 Plat No. 25899-25908)

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 46 SCALE: AS SHOWN
 GRID: 6 DATE: NOVEMBER 11, 2021
 PARCEL: 163 SHEET: 11 OF 13
 ZONED: R-20-MXD-3/R-SC-MXD-3

LEGEND

-  LIMIT OF SUBMISSION
-  COORDINATE DESIGNATION
-  CL. STREAM
-  STREAM BANK BUFFER
-  PUBLIC 100YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
-  EXISTING EASEMENTS
-  PUBLIC EASEMENT
-  PRIVATE EASEMENT
-  REVERTIBLE 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 11/11/21
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

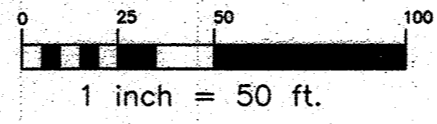
J. Van Kirk 1-11-22
 JASON VAN KIRK
 MANAGER - V.P. OF ESC II, INC. DATE

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	N/A
OPEN SPACE	N/A
BUILDABLE BULK PARCELS	N/A
NON-BUILDABLE BULK PARCELS	6.72 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	6.72 AC.±

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



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

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

Michael J. Cain 3/2/22
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Plank 3/14/22
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 3/22/22
 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 RECORDS 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.

Donald A. Mason 11/11/21
 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 11th DAY OF JAN, 2022."

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

[Signature]
 WITNESS

RECORDED AS PLAT NO. 26034 ON 3/26/22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

WELLINGTON FARMS PHASE 1 SECTION 2
 Lots 54 thru 132; Open Space Lots 133 thru 143; Parcel 'A'; and Non-Buildable Bulk Parcels 'C', 'D', and 'E' (A Resubdivision of Non-Buildable Bulk Parcels 'A' and 'B' Previously Recorded under F-21-025 as Plat No. 25899-25908)

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 46 SCALE: AS SHOWN
 GRID: 6 DATE: NOVEMBER 11, 2021
 PARCEL: 163 SHEET: 12 OF 13
 ZONED: R-20-MXD-3/R-SC-MXD-3

J:\2879 Milk Producers\dwg\Finals\Phase 1 Section 2\5000 P1S2.dwg, 11/11/2021 9:53:21 AM

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

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

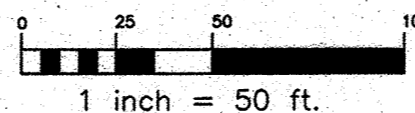
THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald A. Mason 11/11/21
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

J. Van Kirk 1-11-22
 JASON VAN KIRK
 MANAGER - V.P. OF ESC II, INC. DATE

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	N/A
OPEN SPACE	N/A
BUILDABLE BULK PARCELS	N/A
NON-BUILDABLE BULK PARCELS	7.84 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	
	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	
	7.84 AC.±



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Michael J. Davis 3/2/22
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
David L. ... 3.14.22
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
... 3/2/22
 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 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.
Donald A. Mason 11/11/21
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



OWNER'S CERTIFICATE
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J. Van Kirk
 JASON VAN KIRK
 MANAGER - V.P. OF ESC II, INC.
 WITNESS *J. ...*

RECORDED AS PLAT NO. 26038 ON 3/20/22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

WELLINGTON FARMS
PHASE 1 SECTION 2
 Lots 54 thru 132; Open Space Lots 133 thru 143;
 Parcel 'A'; and Non-Buildable Bulk Parcels 'C', 'D', and 'E'
 (A Resubdivision of Non-Buildable Bulk Parcels 'A' and 'B'
 Previously Recorded under F-21-025 as
 Plat No. 25899-25908)
 2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
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