

**GENERAL NOTES**

- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD 83(91) AND ARE DIRECTLY REFERRED TO HOWARD COUNTY MONUMENTS 50B5 & 50B6.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY
- DENOTES IRON PIPE OR BAR FOUND
- DENOTES STONE OR MONUMENT FOUND
- DENOTES CAP FOUND
- BR/L DENOTES BUILDING RESTRICTION LINE
- PROPERTY BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED 04/25/2012.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION, OR BUILDING/GRADING PERMITS APPLICATIONS.
- THE SUBJECT PROPERTY IS ZONED TO PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERY OR BURIAL SITES LOCATED ON SUBJECT PROPERTY.
- THERE ARE EXISTING WELLS OR STRUCTURES LOCATED ON SITE TO REMAIN.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- GEOTECHNICAL REPORTS PREPARED BY ECS-MIDLANTIC, LLC; DATED 11/28/2006 AND 02/23/2012.
- PUBLIC WATER AVAILABLE THROUGH CONTRACT NO. 1-W, PUBLIC SEWER AVAILABLE THROUGH CONTRACT NO. 29-5.
- APPROXIMATE TRAFFIC STUDY FOR THIS PROJECT PREPARED BY WELLS AND ASSOCIATES, DATED 01/19/10, REVISED 04/23/10 AND 12/03/10, APPROVED WITH P-11-004. UPDATED TRAFFIC STUDIES WERE PREPARED BY WELLS AND ASSOCIATES ON 05/11/15 (FOR PHASE 1) AND 08/21/19; UPDATED STUDY FOR TRAFFIC GENERATED FROM PHASES 1 AND 2 DATED 08/21/2018, AND APPROVED 01/09/20; AND UPDATED STUDY FOR TRAFFIC GENERATED FROM PHASES 1 THRU 3 DATED 11/20/20 AND APPROVED 08/02/2021.
- A MITIGATED NOISE STUDY FOR PHASE 1 IS NOT REQUIRED SINCE RESIDENTIAL UNITS FOR THESE PLANS ARE LOCATED GREATER THAN 500 FEET FROM THE RAILROAD. ALL FUTURE PHASES INCORPORATING RESIDENTIAL UNITS WILL REQUIRE A NOISE STUDY.
- THERE ARE NO STEEP SLOPES OR 100 YR FLOODPLAIN LOCATED IN THE DEVELOPMENT AREA.
- WETLANDS AND STREAMS INDICATED ON THIS PLAN ARE FROM A DEPARTMENT OF THE ARMY JURISDICTIONAL DETERMINATION DATED SEPTEMBER 16, 2003. THE FIELD WORK WAS PERFORMED IN AUGUST, 2003 BY GREENHORNE AND O'MARA, INC. ALSO REFERENCE ENVIRONMENTAL SYSTEMS ANALYSIS LETTER DATED JUNE 14, 2010.
- FLOODPLAIN DATA ON PREV. RECORDED PLATS TAKEN FROM HOWARD COUNTY FLOODPLAIN STUDY AND FLOOD INSURANCE RATE MAP 240330002E, EFFECTIVE DATE SEPTEMBER 16, 2016.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR BUFFERS, FOREST CONSERVATION AREAS AND 100 YEAR FLOODPLAIN.
- DISTURBANCES WILL OCCUR IN ENVIRONMENTAL AREAS. ANY DISTURBANCE TO THE WETLANDS, FLOODPLAIN OR THEIR BUFFERS REQUIRE MDE APPROVAL AND PERMIT. MDE APPROVAL HAS BEEN OBTAINED BY PERMIT #12-NT-0260/201261039; USACA PERMIT #2013-61039-M02.
- FOREST STAND DELINEATION FOR P/O PARCEL 264 WAS PREPARED BY EXPLORATION RESEARCH, INC., DATED AUGUST 2000 AND WAS RECEIVED IN JUNE 2010. A SIMPLIFIED FSD FOR PARCEL 384 WAS PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED APRIL 2010.
- FOREST CONSERVATION OBLIGATION FOR PARCEL 384 (61.43 AC.) HAS BEEN PREVIOUSLY FULFILLED BY ON-SITE RETENTION OF 6.53 AC. OF EXISTING FOREST (PLAT 15007) AND A FEE-IN-LIEU FOR 1.67 ACRES AS PART OF SDP-01-032. THE REMAINING NET TRACT AREA FOR PARCEL 384, PARCEL 144 AND THE PAPER STREET IS 2.07 ACRES. THE FOREST CONSERVATION OBLIGATION FOR THIS PROJECT HAS BEEN SATISFIED UNDER PADDOCK POINT PHASE 1 (SDP-15-043) BY A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$10,127.70 (0.31 AC x 43560SF x 0.75), AND BY A REDLINE TO SDP-15-043 WHICH ABANDONS 0.32 ACRES OF THE EXISTING 6.53 ACRE EASEMENT, NETTING 6.21 ACRES OF RETENTION. THE OBLIGATION FOR THE ABANDONMENT OF 0.32 ACRES OF FOREST CONSERVATION EASEMENT HAS BEEN MET BY A FEE-IN-LIEU PAYMENT OF \$17,424.00 (0.32x43560x1.25=\$17,424.00) UNDER SDP-15-043. THIS PLAT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A PLAT OF REVISION THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.120(b)(1)(v) OF THE HOWARD COUNTY CODE.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE, AND THE LANDSCAPE MANUAL 21, U.S. ROUTE 1 IS CLASSIFIED AS INTERMEDIATE ARTERIAL.
- INGRESS AND EGRESS TO ROUTE 1 IS RESTRICTED TO BE PROVIDED BY LAUREL PARK BOULEVARD.
- THE REQUIRED AMENITY AREA FOR THE PADDOCK POINT DEVELOPMENT IS 4.85 ACRES. AMENITY AREAS PROVIDE SAFE, COMFORTABLE PLACES WHERE PEOPLE CAN STOP, VIEW, SOCIALIZE AND REST WITHIN THE PEDESTRIAN CIRCULATION SYSTEM BUT WITHOUT IMPEDING PEDESTRIAN TRAFFIC. SEE SDP'S FOR PUBLIC AMENITY SPACE AREA LOCATIONS.
- THE PUBLIC AMENITY EQUIPMENT SHALL COMPLY WITH THE 2010 ADA STANDARDS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12 FEET (16 FEET IF SERVING MORE THAN ONE RESIDENCE)
  - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
  - GEOMETRY - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
  - STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
  - STRUCTURE CLEARANCES - MINIMUM 12 FEET
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- THE MODERATE INCOME HOUSING UNIT AGREEMENT FOR THE 34 DWELLING UNITS WAS RECORDED IN THE HOWARD COUNTY LAND RECORDS ON 08-27-2018, BY LIBER 18335 AT FOLIO 232. THE REMAINING MIHU'S WILL BE PROVIDED WITH THE ASSOCIATED SITE DEVELOPMENT PLANS.
- STORMWATER MANAGEMENT TO BE DESIGNED IN ACCORDANCE WITH THE 2007 MDE STORMWATER DESIGN MANUAL, CHAPTER 5, ENVIRONMENTAL SITE DESIGN (REDEVELOPMENT). ALL SWM FACILITIES TO BE PRIVATELY OWNED AND MAINTAINED.
- PADDOCK POINT IS SUBJECT TO DESIGN MANUAL WAIVER, APPROVED BY HOWARD COUNTY DPZ ON DATED 07/14/11 WHICH ALLOWS THE CONSTRUCTION OF ROADWAYS WHICH DO NOT MEET PUBLIC ROAD STANDARDS. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - THE JUSTIFICATION LETTER BY ROBERT H. VOGEL ENGINEERING EXPLAINING THAT DUE TO SWM, PEDESTRIAN ACCESS, MOVEMENT AND SITE SPECIFIC CHARACTERISTICS, AN ALTERNATIVE ROAD SECTION WOULD BE MORE SUITABLE FOR THIS DEVELOPMENT. DESIGN FLEXIBILITY SHOULD PROMOTE A SAFER PEDESTRIAN ENVIRONMENT AND CAN ACCOMMODATE THE VARIOUS SITE SPECIFIC FEATURES/CONSTRAINTS.
  - THE INTERSECTION AND TRAFFIC CIRCLES SHALL BE BUILT TO PUBLIC ROAD STANDARDS.
  - THE SPECIFIC ROADWAY (OR SECTIONS OF ROADWAYS) WHICH WILL UTILIZE THIS WAIVER IS UNKNOWN SO ALL PROPOSED ROADWAY DESIGNS SHALL BE ANALYZED INDIVIDUALLY (AT SDP) TO DETERMINE APPROPRIATENESS OF A DEVIATION FROM PUBLIC ROAD STANDARDS. IF A PROPOSED ROAD DOES NOT MEET THE MINIMUM HOWARD COUNTY STANDARDS, AN APPROPRIATE JUSTIFICATION SHALL BE PROVIDED PRIOR TO APPROVAL.
  - ALL THE APPROVAL CONDITIONS SPECIFIED BY CHIEF, BUREAU OF ENGINEERING AS PROVIDED ON THE ATTACHED EMAIL CORRESPONDENCE.
- REFERENCE WP-10-171, APPROVED 07/09/10, TO SECTIONS 16.121(a)(1), 16.116(a)(2)(i), SECTION 16.1205(a)(7), AND SECTION 16.1205(a)(10) ALLOWING DISTURBANCE TO THE INTERMITTENT STREAM AND THE ASSOCIATED 50' STREAM BUFFER FOR THE CONSTRUCTION OF BY-PASS STORM DRAIN SYSTEM, PAVING, AND BUILDING CONSTRUCTION; TO ALLOW THE REMOVAL OF AN EXISTING 34" PIN OAK SPECIMEN TREE; AND TO REDUCE 40' REQUIRED OPEN SPACE FRONTAGE TO 30' FOR OPEN SPACE LOT 'D'. APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:
  - COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS FOR S-10-004.
  - SIGNIFICANT LANDSCAPING MUST BE PROVIDED AS PROFFERED IN THE WAIVER PETITION APPLICATION. THIS WILL BE EVALUATED AT THE SDP STAGE.
  - APPROVAL OF ANY STATE PERMITS REQUIRED FOR THE ENVIRONMENTAL DISTURBANCES. THE MDE TRACKING PERMIT NUMBER MUST BE SHOWN AS A GENERAL NOTE ON THE FINAL PLAN.
  - ON THE SKETCH PLAN AND ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF WAIVER PETITION, WP-10-171, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
  - THE MINIMUM FRONTAGE FOR OPEN SPACE LOT 'D-1' IS HEREBY A 30' WIDE PUBLIC ROAD FRONTAGE AS REQUESTED.
  - THE APPROVAL OF SECTION 16.116(a)(2)(i) PERTAINS ONLY TO THE LIMIT OF DISTURBANCE WITHIN THE STREAM BUFFER TO CORRECT THE STORM DRAINAGE PROBLEM AS CITED IN THIS WAIVER PETITION AND TO NO OTHER STREAM BUFFER DISTURBANCES.

(NOTES CONTINUED ON SHEET 2)

**AREA TABULATION - ALL SHEETS**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	14
- BUILDABLE	5
- NON-BUILDABLE	0
- OPEN SPACE	6
- PARCELS	3
B. TOTAL AREA OF LOTS AND/OR PARCELS	63.3439 AC
- BUILDABLE	35.4825 AC
- NON-BUILDABLE	0.0000 AC
- OPEN SPACE	20.2355 AC
- PARCELS	7.6259 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	63.3438 AC

**MIHU NOTE**

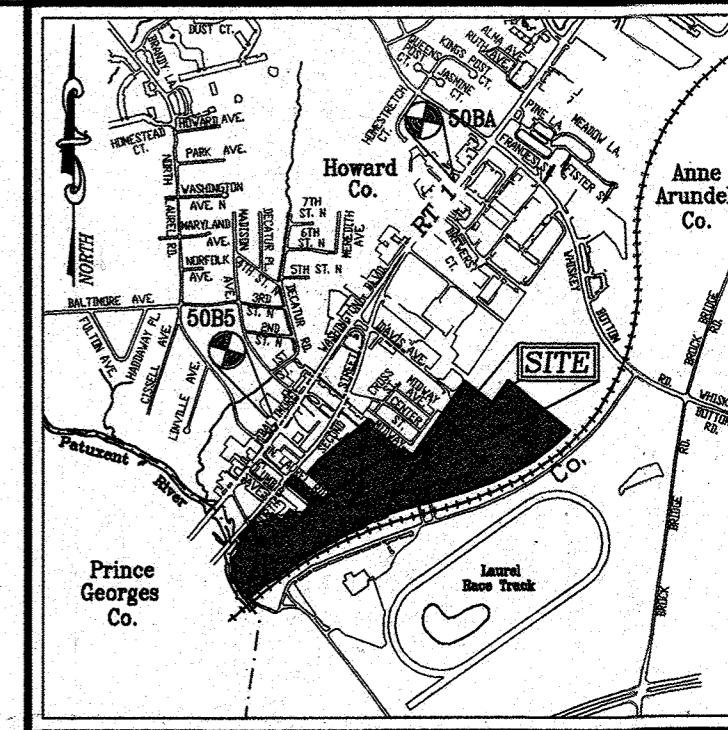
PLEASE NOTE THAT ALL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MODERATE INCOME HOUSING UNIT (MIHU) AND ARE PROVIDED ON SITE. NO FEE-IN-LIEU.

PLANNING AREA	RESIDENTIAL PHASING				TOTAL
	2013	2014	2018	2019	
SOUTHEAST	252	243	144	146	785
ROUTE 1	-	-	73	66	139
MIHU	-	-	38	38	76
<b>TOTAL</b>	<b>252</b>	<b>243</b>	<b>255</b>	<b>250</b>	<b>1,000</b>

PHASE	NON-RESIDENTIAL PHASING		YEAR
	OFFICE (SF)	RETAIL (SF)	
I	0	0	1
II	0	0	2-3
III	0	9,000	4-6
IV	650,000	118,000	7-9
<b>TOTAL</b>	<b>650,000</b>	<b>127,000</b>	

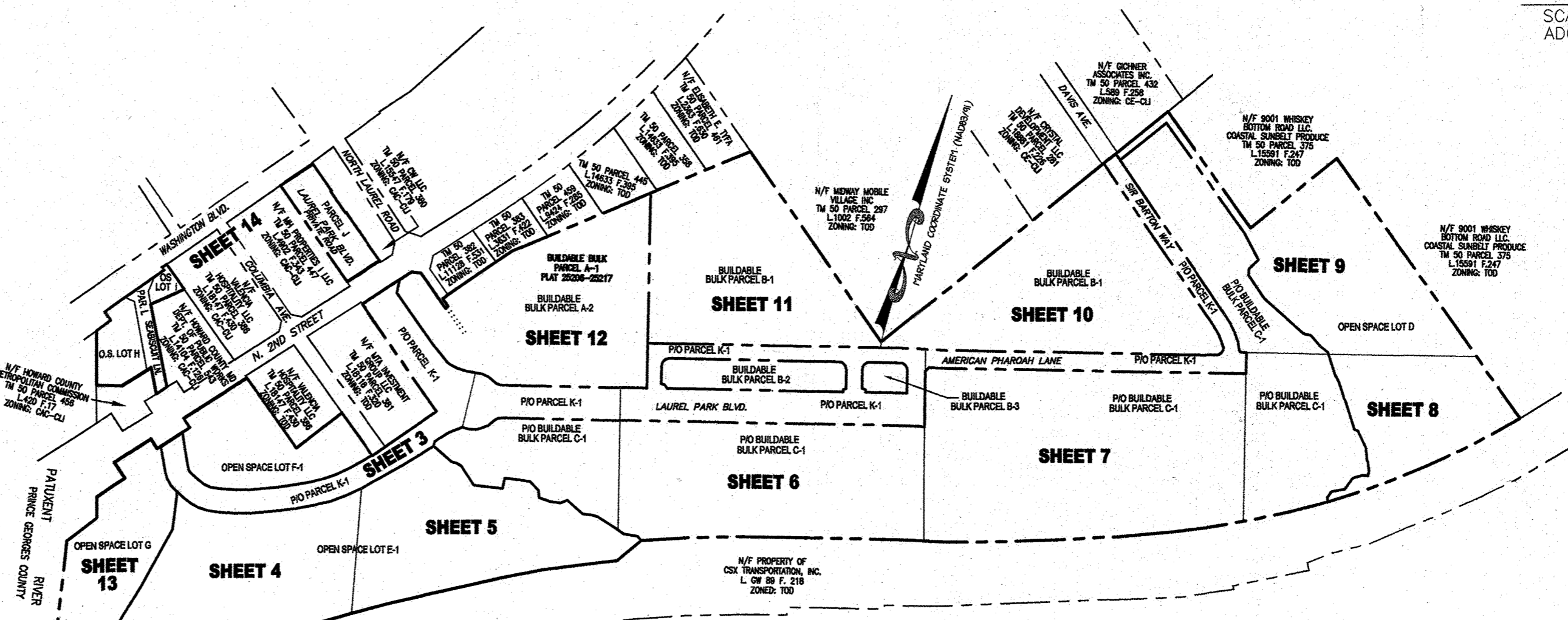
**LEGEND**

	EXISTING WETLANDS LIMITS		PUBLIC WATER & UTILITY EASEMENT
	PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT		EXISTING PUBLIC STORM DRAIN, DRAINAGE & UTILITY EASEMENT
	EXISTING PUBLIC WATER, SEWER & UTILITY EASEMENT		PORTION OF EXISTING EASEMENT TO BE ABANDONED BY THIS PLAT
	PUBLIC WATER, SEWER & UTILITY EASEMENT		EXISTING PUBLIC SEWER, WATER, STORM DRAIN, DRAINAGE & UTILITY EASEMENT
	EXISTING PUBLIC WATER & UTILITY EASEMENT		EXISTING PUBLIC WALKWAY EASEMENT
	EXISTING PUBLIC SEWER & UTILITY EASEMENT		EXISTING PRIVATE DRAINAGE & UTILITY EASEMENT
	EXISTING PUBLIC FOREST CONSERVATION EASEMENT		



**VICINITY MAP**

SCALE: 1"=2000'  
ADC MAP: 42 D1



**KEY MAP**

SCALE: 1" = 300'

THE REQUIREMENTS OF § 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.

*Eric D. Salm* 11-8-21 DATE  
ERIC D. SALMI PROFESSIONAL LAND SURVEYOR MD REG. NO. 21639  
*Mark S. Nepe* 11-9-21 DATE  
20006 DELAWARE, INC. AUTHORIZED PERSON  
*Mark S. Nepe* 11-9-21 DATE  
TRIPLE BELL FARMS LLC AUTHORIZED PERSON  
*Thomas J. Meunier* 11-9-21 DATE  
PADDOCK POINT PROPERTY OWNERS ASSOCIATION, INC. AUTHORIZED PERSON  
*Thomas J. Meunier* 11/23/2021 DATE  
HOWARD COUNTY, MARYLAND AUTHORIZED PERSON: THOMAS J. MEUNIER, DIRECTOR, DPW

**OWNER**  
PADDOCK POINT PROPERTY OWNERS ASSOCIATION, INC.  
198 LAUREL RACE TRACK RD.  
LAUREL, MD 20725

**OWNER**  
HOWARD COUNTY, MARYLAND  
DEPT. OF PUBLIC WORKS  
3430 COURTHOUSE DRIVE  
ELLCOTT CITY, MARYLAND 21043  
410-313-4401

**OWNER**  
TRIPLE BELL FARMS, LLC  
14875 BAYVIEW AVE.  
AURORA, ONTARIO, CANADA  
L4G 7A9

**DEVELOPER/OWNER**  
20006 DELAWARE, INC. C/O  
THE STRONACH GROUP  
455 MAGNA DRIVE, 2ND  
FLOOR L4G 7A9  
AURORA, ONTARIO, CANADA  
(905) 726-0995

**PURPOSE NOTE :**

- THE PURPOSE OF THIS PLAT IS TO:
- ABANDON A PORTION OF A 30' PUBLIC STORM DRAIN, DRAINAGE & UTILITY EASEMENT (PLAT No. 25216);
  - CREATE VARIOUS PUBLIC UTILITY EASEMENTS ACROSS THE SUBJECT PROPERTIES;
  - RENAME BUILDABLE BULK PARCEL A-1 TO BUILDABLE BULK PARCEL A-2 TO REFLECT CONVEYANCE IN L.20358 F.155;
  - CHANGE SUBDIVISION NAME FROM "LAUREL PARK, PHASE 1" TO "PADDOCK POINT"

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
AND ZONING

*Howard County Health Officer* 1/10/22 DATE  
*Chief, Development Engineering Division* 11-9-21 DATE  
*Director* 11/10/22 DATE

**OWNER'S CERTIFICATE**

WE, 20006 DELAWARE INC. (F/K/A MI DEVELOPMENTS (MARYLAND) INC.), TRIPLE BELL FARMS LLC, HOWARD COUNTY, MD AND PADDOCK POINT PROPERTY OWNERS ASSOCIATION, INC. (F/K/A LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC.), OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF REVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 9<sup>TH</sup> DAY OF NOVEMBER, 2021.

*Mark S. Nepe* FOR: 20006 DELAWARE INC. AUTHORIZED PERSON  
*Mark S. Nepe* FOR: TRIPLE BELL FARMS LLC AUTHORIZED PERSON  
*Thomas J. Meunier* FOR: PADDOCK POINT PROPERTY OWNERS ASSOCIATION, INC. AUTHORIZED PERSON  
*Thomas J. Meunier* FOR: HOWARD COUNTY, MARYLAND AUTHORIZED PERSON: THOMAS J. MEUNIER, DIRECTOR, DPW

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION TO 1) PART OF THE LAND CONVEYED TO MI DEVELOPMENTS (MARYLAND) INC. (N/K/A 20006 DELAWARE, INC.) BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 18518, FOLIO 157; 2) PART OF THE LAND CONVEYED TO TRIPLE BELL FARMS LLC BY A DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13296, FOLIO 377; 3) ALL OF THE LAND CONVEYED TO LAUREL PARK HOMEOWNERS ASSOCIATION, INC. (N/K/A PADDOCK POINT PROPERTY OWNERS ASSOCIATION, INC.) BY DEED DATED MAY 09, 2018 AND RECORDED IN LIBER 18335, FOLIO 167; 4) ALL OF THE LAND CONVEYED TO HOWARD COUNTY, MARYLAND BY A DEED DATED JULY 27, 2018 AND RECORDED IN LIBER 18452, FOLIO 464; 5) ALL OF THE LAND DESCRIBED IN A DEED TO 20006 DELAWARE, INC., BY A DEED DATED MARCH 11, 2021 AND RECORDED IN LIBER 20358, FOLIO 155, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

*Eric D. Salm* 11-8-21 DATE  
ERIC D. SALMI PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639  
EXPIRATION/RENEWAL DATE: 01/03/2022

**VOGEL ENGINEERING**  
**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25955 ON 11/10/22  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF REVISION  
PADDOCK POINT**  
(FORMERLY KNOWN AS LAUREL PARK STATION, PHASE 1)

BUILDABLE BULK PARCELS A-2, B-1, B-2, B-3 & C-1,  
PARCELS J, K-1 & L AND  
OPEN SPACE LOTS D, E-1, F-1, G, H & I  
(A REVISION TO LAUREL PARK STATION, PHASE 1  
PLAT Nos. 24740-24753 & 25206-25217)

ZONED: TOD  
TAX MAP 50, BLOCK 10, PARCELS 384 & 441  
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: 1" = 300' GRAPHIC SCALE  
OCTOBER, 2021  
SHEET 1 OF 14

30. 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, OVER AND THROUGH OPEN SPACE PARCEL D AND SHOWN ON THIS PLAN AS THE FOREST CONSERVATION EASEMENT. ANY AND ALL CONVEYANCES OF THE FORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL(S). UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY AND IN CASE OF A FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY AND THE RELEASE OF THE 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.
31. REFERENCE WP-11-184, APPROVED 06/23/11, TO WAIVE SECTIONS 16.115(c)(2) - PROHIBITIONS ON USE OF FLOODPLAIN LAND; 16.116(e) - STREAM AND WETLANDS; SECTION 16.120(c)(1) - REQUIRES ALL COMMERCIAL, INDUSTRIAL OR APARTMENT LOTS TO HAVE A MINIMUM FRONTAGE OF 60 FEET ON A PUBLIC ROAD; SECTION 16.144(k)(3)(i) - SUBMISSION OF PRELIMINARY PLAN. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - A. COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS FOR 5-10-04.
  - B. COMPLIANCE WITH THE AMENDED DEVELOPMENT ENGINEERING DIVISION COMMENTS DATED JUNE 22, 2011.
  - C. ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF WAIVER PETITION, WP-11-184, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
  - D. APPROVAL OF ANY STATE PERMITS REQUIRED FOR THE ENVIRONMENTAL DISTURBANCES. THE MDE TRACKING PERMIT NUMBER MUST BE SHOWN AS A GENERAL NOTE ON THE FINAL PLAN.
  - E. COMPLIANCE WITH ALL DEADLINES ESTABLISHED IN THE PHASING CHART.
  - F. PRIOR TO THE SIGNATURE OF ANY SITE DEVELOPMENT PLAN A SHARED PARKING AGREEMENT AND PRIVATE ROAD MAINTENANCE AGREEMENT MUST BE RECORDED IN THE HOWARD COUNTY LAND RECORDS OFFICE STATING THAT THE COMMON PRIVATE ROADS WILL BE JOINTLY MAINTAINED BY THE LAUREL PARK HOMEOWNERS ASSOCIATION AND/OR COMMERCIAL OWNERS ASSOCIATION.
  - G. APPROVAL FOR A WAIVER TO SECTIONS 16.116(e) AND 16.115 (c)(2) AUTHORIZES DISTURBANCES IN TO THE WETLANDS, WETLANDS BUFFER, STREAM BUFFER, ENVIRONMENTAL SETBACK REQUIREMENTS AND 100 YEAR FLOODPLAIN DISTURBANCES AS DEPICTED ON THE WAIVER PETITION PLAN EXHIBIT DATED JUNE 13, 2011. NO ADDITIONAL ACTIVITIES WITHIN THE WETLANDS, 25' WETLANDS BUFFER, 50' STREAM BUFFER, 15' RESIDENTIAL ENVIRONMENTAL SETBACK AND 100 YEAR FLOODPLAIN ARE AUTHORIZED BY APPROVAL OF THIS WAIVER, UNLESS IT CAN BE DEMONSTRATED AT THE SITE DEVELOPMENT PLAN STAGE TO BE JUSTIFIED.
32. REFERENCE WP-12-153, APPROVED ON APRIL 25, 2012, TO WAIVE SECTION 16.144(k)(3)(i) WHICH REQUIRES THE SUBMISSION OF PRELIMINARY PLAN WITHIN 9 MONTHS OF SKETCH PLAN APPROVAL. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - A. COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS.
  - B. ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF ALTERNATIVE COMPLIANCE PETITION, WP-12-153, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
  - C. THE PRELIMINARY PLAN OR SITE DEVELOPMENT PLAN FOR PHASE II MUST BE SUBMITTED ON OR BEFORE JANUARY 01, 2013.
33. REFERENCE WP-13-078, APPROVED 12/03/12, TO WAIVE SECTION 16.1106(f) - MILESTONES (TIMING FOR RESIDENTIAL PROJECTS); SECTION 16.1106(e) - MILESTONES (TIMING FOR NON-RESIDENTIAL PROJECTS). APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - A. COMPLIANCE WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS.
  - B. ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF WAIVER PETITION, WP-13-078, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
  - C. THE PRELIMINARY PLAN OR SITE DEVELOPMENT PLAN FOR PHASE I MUST BE SUBMITTED ON OR BEFORE AUGUST 06, 2013.
34. REFERENCE WP-13-099, APPROVED JANUARY 22, 2013; TO WAIVE SECTION 16.1106(c)(3) REGARDING THE FILING OF A COMPLETE PRELIMINARY PLAN APPLICATION. FINAL PLAN APPLICATION OR SITE DEVELOPMENT PLAN APPLICATION, SECTION 16.1106(d) FOR RESIDENTIAL PROJECTS, EACH MILESTONE OCCURS: 50 OR FEWER HOUSING UNITS 4 MONTHS AFTER STARTING DATE; 51-100 HOUSING UNITS 6 MONTHS AFTER STARTING DATE; 101+ HOUSING UNITS 9 MONTHS AFTER STARTING DATE. SECTION 16.1106(e) FOR NONRESIDENTIAL PROJECTS, EACH MILESTONE OCCURS 9 MONTHS AFTER THE STARTING DATE, AND SECTION 16.144(k)(3)(ii) REQUIRING THE SUBMISSION OF A PRELIMINARY PLAN 9 MONTHS FROM THE APPROVAL OF THE SKETCH PLAN. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - A. ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF ALTERNATIVE COMPLIANCE, WP-13-099, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
  - B. THE PRELIMINARY PLAN OR SITE DEVELOPMENT PLAN FOR PHASE III MUST BE SUBMITTED ON OR BEFORE JANUARY 01, 2014.
35. REFERENCE WP-13-100, APPROVED JANUARY 07, 2013; TO WAIVE SECTION 16.1106(c)(3) REQUIRING THE FILING OF A COMPLETE PRELIMINARY PLAN APPLICATION. FINAL PLAN APPLICATION OR SITE DEVELOPMENT PLAN APPLICATION, SECTION 16.1106(d) FOR RESIDENTIAL PROJECTS, EACH MILESTONE OCCURS: 50 OR FEWER HOUSING UNITS 4 MONTHS AFTER STARTING DATE; 51-100 HOUSING UNITS 6 MONTHS AFTER STARTING DATE; 101+ HOUSING UNITS 9 MONTHS AFTER STARTING DATE. SECTION 16.1106(e) FOR NONRESIDENTIAL PROJECTS, EACH MILESTONE OCCURS 9 MONTHS AFTER THE STARTING DATE, AND SECTION 16.144(k)(3)(ii) REQUIRING THE SUBMISSION OF A PRELIMINARY PLAN WITHIN 9 MONTHS FROM THE APPROVAL OF THE SKETCH PLAN. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - A. ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF ALTERNATIVE COMPLIANCE, WP-13-100, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
  - B. THE PRELIMINARY PLAN OR SITE DEVELOPMENT PLAN FOR PHASE II MUST BE SUBMITTED ON OR BEFORE OCTOBER 01, 2013.
36. REFERENCE WP-14-064, APPROVED 01/06/14, TO WAIVE SECTION 16.144(k)(3)(i) - SUBMISSION OF FINAL PLAN; SECTION 16.1106(d) - MILESTONES (TIMING FOR RESIDENTIAL PROJECTS); SECTION 16.1106(e) - MILESTONES (TIMING FOR NON-RESIDENTIAL PROJECTS). APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - A. THE PRELIMINARY PLAN OR SITE DEVELOPMENT PLAN FOR PHASE I MUST BE SUBMITTED ON OR BEFORE APRIL 06, 2014.
  - B. ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF WAIVER PETITION, WP-13-078, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
  - C. COMPLIANCE WITH COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION DATED 02/11/19.
  - D. ON ALL FUTURE PLAN SUBMISSIONS, PROVIDE A BRIEF DESCRIPTION OF ALTERNATIVE COMPLIANCE PETITION WP-20-021, AS A GENERAL NOTE TO INCLUDE REQUEST(S), SECTION(S) OF THE REGULATIONS, ACTION AND DATE.
37. REFERENCE WP-15-001, APPROVED 07/30/14, TO WAIVE SECTION 16.144(k)(3)(i) - SUBMISSION OF FINAL PLAN; SECTION 16.1106(d) - MILESTONES (TIMING FOR RESIDENTIAL PROJECTS); SECTION 16.1106(e) - MILESTONES (TIMING FOR NON-RESIDENTIAL PROJECTS). APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - A. THE PRELIMINARY PLAN OR SITE DEVELOPMENT PLAN FOR PHASE I MUST BE SUBMITTED ON OR BEFORE OCTOBER 30, 2014. RECONSIDERATION TO WAIVER WP-15-001, APPROVED 11/06/14, EXTENDS THIS DATE TO ON OR BEFORE 01/15/15.
  - B. THE MILESTONE DATE FOR SUBMISSION OF A PRELIMINARY PLAN OR SITE DEVELOPMENT PLAN FOR PHASES 2, 3 AND 4 FOR THIS PROJECT MUST BE SUBMITTED ON OR BEFORE 04/30/15.
  - C. ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF WAIVER PETITION, WP-15-001, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
38. REFERENCE WP-15-092, APPROVED 01/27/15, TO WAIVE SECTION 16.144(k)(3)(i) - SUBMISSION OF FINAL PLAN; SECTION 16.1106(d) - MILESTONES (TIMING FOR RESIDENTIAL PROJECTS); SECTION 16.1106(e) - MILESTONES (TIMING FOR NON-RESIDENTIAL PROJECTS). APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - A. THE SITE DEVELOPMENT PLAN FOR PHASE 1 MUST BE SUBMITTED ON OR BEFORE 02/13/15.
  - B. THE SITE DEVELOPMENT PLAN FOR PHASE 2 MUST BE SUBMITTED ON OR BEFORE 04/30/15.
  - C. THE SITE DEVELOPMENT PLAN FOR PHASE 3 MUST BE SUBMITTED ON OR BEFORE 06/30/15.
  - D. THE SITE DEVELOPMENT PLAN FOR PHASE 4 MUST BE SUBMITTED ON OR BEFORE 07/31/15.
39. REFERENCE WP-15-135, APPROVED ON MAY 18, 2015; TO WAIVE SECTION 16.144(k)(3)(i), TO SUBMIT THE FINAL PLAN WITHIN 4 MONTHS OF PRELIMINARY PLAN APPROVAL, TO WAIVE SECTION 16.1106 (d) TO CHANGE TIMING FOR RESIDENTIAL PROJECTS, AND TO WAIVE SECTION 16.1106 (e) TO CHANGE TIMING FOR NON-RESIDENTIAL PROJECTS. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - A. THE REQUIRED CONCEPT PLAN MUST BE SUBMITTED TO THE DPZ WITHIN 30 DAYS ON OR BEFORE 06/18/15.
  - B. PRIOR TO THE SUBMISSION AND ACCEPTANCE OF ANY SITE DEVELOPMENT PLANS FOR PHASES 2, 3, AND 4 THE DEVELOPER SHALL SUBMIT THE PROJECT PLANS FOR DESIGN ADVISORY PANEL REVIEW.
  - C. COMPLIANCE WITH THE COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION DATED 05/13/15.
  - D. THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN FOR PHASE 2 MUST BE SUBMITTED ON OR BEFORE 07/30/15.
  - E. THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN FOR PHASE 3 MUST BE SUBMITTED ON OR BEFORE 12/31/15.
  - F. THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN FOR PHASE 4 MUST BE SUBMITTED ON OR BEFORE 01/30/16.
  - G. THE REQUEST TO TRANSFER 32 HOUSING UNIT ALLOCATIONS FROM PHASE 1 IS DENIED AT THIS TIME. THE 32 HOUSING UNITS ALLOCATIONS FOR PHASE 1 WHICH WERE NOT SUBMITTED UNDER SDP-15-043 CANNOT BE TRANSFERRED THROUGH ALTERNATIVE COMPLIANCE PROCESS. PLEASE CONTACT JEFF BROWN, DIVISION OF RESEARCH, FOR THE PROPER RE-PHASING PROCESS UNDER THE APFO REGULATIONS PER SECTION 16.1104(b) OF THE COUNTY CODE.
40. REFERENCE WP-16-096, APPROVED MARCH 10, 2016; TO WAIVE SECTION 16.144(k)(3)(i) REQUIRING THE SUBMISSION OF THE FINAL PLAN WITHIN 4 MONTHS OF PRELIMINARY PLAN APPROVAL, SECTION 16.1106(f) FOR RESIDENTIAL PROJECTS, EACH MILESTONE OCCURS: 50 OR FEWER HOUSING UNITS 4 MONTHS AFTER STARTING DATE; 51-100 HOUSING UNITS 6 MONTHS AFTER STARTING DATE; 101+ HOUSING UNITS 9 MONTHS AFTER STARTING DATE. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - A. THE REQUIRED FINAL PLAN FOR THE GROSS PROJECT AREA MUST BE SUBMITTED WITHIN 30 DAYS FROM THIS LETTER, OR BEFORE APRIL 09, 2016.
  - B. THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN FOR PHASE 3 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE MAY 14, 2016.
  - C. THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN FOR PHASE 4 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE JUNE 13, 2016.
41. REFERENCE WP-16-136, APPROVED 06/20/16; TO WAIVE SECTION 16.120(b)(4)(ii) WHICH PROHIBITS RESIDENTIAL CONDOMINIUM UNITS AND RENTAL APARTMENTS WITHIN 15 FEET OF THE PROTECTED ENVIRONMENTAL FEATURE BUFFER, SECTION 16.120(c)(1) WHICH REQUIRES ALL COMMERCIAL, INDUSTRIAL OR APARTMENT PARCELS OR LOTS SHALL HAVE A MINIMUM FRONTAGE OF 60 FEET ON PUBLIC ROAD, SECTION 16.120(b)(12) WHICH REQUIRES OFF-STREET PARKING WITHIN 200 FEET FROM THE MAIN ENTRANCE OF AN APARTMENT BUILDING OR THE MIDPOINT OF A GROUP OF SINGLE-FAMILY ATTACHED UNITS. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - A. COMPLIANCE WITH SUBDIVISION REVIEW COMMITTEE COMMENTS ISSUED FOR SITE DEVELOPMENT PLANS, SDP-15-043 AND SDP-15-063.
  - B. ON ALL FUTURE SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS, PROVIDE A BRIEF DESCRIPTION OF WAIVER PETITION, WP-16-136, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
  - C. APPROVAL OF ANY STATE OF MARYLAND PERMITS REQUIRED FOR THE ENVIRONMENTAL DISTURBANCES. THE MDE TRACKING PERMIT NUMBER MUST BE SHOWN AS A GENERAL NOTE ON THE FINAL PLAN AND SITE DEVELOPMENT PLAN.
  - D. COMPLIANCE WITH ALL DEADLINES AS ESTABLISHED IN THE MOST RECENT APPROVED APFO PHASING CHART SCHEDULE.
  - E. APPROVAL FOR A WAIVER TO SECTION 16.120(b)(4)(ii) AUTHORIZES DISTURBANCES INTO THE 15-FOOT ENVIRONMENTAL SETBACK AS DEPICTED ON THE WAIVER PETITION PLAN EXHIBIT DATED MAY 13, 2016. NO ADDITIONAL ACTIVITIES WITHIN THE 15' RESIDENTIAL ENVIRONMENTAL SETBACK ARE AUTHORIZED BY APPROVAL OF THIS WAIVER, UNLESS IT CAN BE DEMONSTRATED AT THE SITE DEVELOPMENT PLAN STAGE TO BE JUSTIFIED.
  - F. SIGNAGE AND MARKINGS FOR GUEST AND COMMERCIAL USE PARKING USES SHALL BE PROVIDED BY THE DEVELOPER OR SOME OTHER ALTERNATE METHOD TO ENSURE ADEQUATE PARKING FOR THE DIFFERENT USES (2 OVER 2'S, APARTMENT UNITS AND COMMERCIAL TENANTS).
  - G. A MEMORANDUM OF UNDERSTANDING WILL BE PREPARED WHICH ALLOWS PUBLIC ACCESS TO THE TOD SITE, PRIVATE ROADS, PARKING GARAGES, TRANSIT STOPS AND MARC STATION.
  - H. THE PROPERTY MANAGEMENT COMPANY THAT MANAGES THE PADDOCK POINTE PROPERTY WILL NEED TO MONITOR AND REGULATE THE PARKING SITUATION ON THE PROPERTY. PARKING SPACES WILL NEED TO BE ASSIGNED TO SPECIFIC RESIDENTS AND USES. SIGNAGE OR SPACE NUMBERING WILL NEED TO BE PROVIDED TO REGULATE PARKING FOR BOTH THE RESIDENTIAL AND COMMERCIAL ELEMENTS. A NOTE SHALL BE ADDED TO THE GENERAL NOTES ON THE SITE DEVELOPMENT PLANS STATING THIS ON THE UPDATED PLANS. THE OWNER OR MANAGEMENT COMPANY FOR THIS PROJECT SHALL MANAGE AND MONITOR THE ON-SITE PARKING ON A REGULAR BASIS AND RESPOND TO ANY PARKING INADEQUACIES IMMEDIATELY SHOULD ANY PARKING PROBLEMS ARISE IN THE FUTURE.
42. REFERENCE WP-17-080, APPROVED MARCH 8, 2017; TO WAIVE SECTION 16.144(k)(3)(i) REQUIRING THE SUBMISSION OF THE FINAL PLAN WITHIN 4 MONTHS OF PRELIMINARY PLAN APPROVAL, SECTION 16.1106(f) FOR RESIDENTIAL PROJECTS, EACH MILESTONE OCCURS: 50 OR FEWER HOUSING UNITS 4 MONTHS AFTER STARTING DATE; 51-100 HOUSING UNITS 6 MONTHS AFTER STARTING DATE; 101+ HOUSING UNITS 9 MONTHS AFTER STARTING DATE. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - A. THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN FOR PHASE 2 MUST BE RESUBMITTED ON OR BEFORE SEPTEMBER 9, 2017.
  - B. THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN FOR PHASE 3 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE FEBRUARY 12, 2018.
  - C. THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN FOR PHASE 4 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE APRIL 1, 2018.
  - D. ON ALL FUTURE PLAN SUBMISSIONS, PROVIDE A BRIEF DESCRIPTION OF ALTERNATIVE COMPLIANCE PETITION, WP-17-080, AS A GENERAL NOTE TO INCLUDE REQUEST(S), SECTION(S) OF THE REGULATIONS, ACTION AND DATE.
43. REFERENCE WP-18-069, APPROVED 01/25/18, TO WAIVE SECTION 16.144(k)(3)(1) - SUBMISSION OF FINAL PLAN; SECTION 16.1106(d) - MILESTONES (TIMING FOR RESIDENTIAL PROJECTS); SECTION 16.1106(e) - MILESTONES (TIMING FOR NON-RESIDENTIAL PROJECTS); SECTION 16.156(m) - SUBMISSION OF ORIGINALS FOR SIGNATURE; SECTION 16.144(q) - PAYMENT OF FEES AND POSTING OF FINANCIAL OBLIGATIONS; SECTION 16.144(q) - SUBMISSION OF ORIGINALS FOR SIGNATURE. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - A. THE PAYMENT OF FEES AND POSTING OF FINANCIAL OBLIGATIONS FOR THE SITE DEVELOPMENT PLANS (SDP-15-043) AND THE FINAL PLAN (F-16-013) MUST BE COMPLETED ON OR BEFORE 04/25/18.
  - B. THE ORIGINAL MYLARS FOR THE SITE DEVELOPMENT PLANS (SDP-15-043) AND THE FINAL PLAN (F-16-013) MUST BE COMPLETED ON OR BEFORE 04/25/18.
  - C. THE SITE DEVELOPMENT PLANS AND/OR ASSOCIATED FINAL PLAN FOR PHASE 3 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE 08/02/2018.
  - D. THE SITE DEVELOPMENT PLANS AND/OR ASSOCIATED FINAL PLAN FOR PHASE 4 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE 10/01/2018.
  - E. ON ALL FUTURE PLAN SUBMISSIONS, PROVIDE A BRIEF DESCRIPTION OF ALTERNATIVE COMPLIANCE PETITION WP-18-069, AS A GENERAL NOTE TO INCLUDE REQUEST(S), SECTION(S) OF THE REGULATIONS, ACTION AND DATE.
44. REFERENCE WP-18-113, APPROVED 05/14/18, TO WAIVE SECTION 16.156(g) PAYMENT OF FEES AND POSTING OF FINANCIAL OBLIGATIONS; SECTION 16.156(m) - SUBMISSION OF ORIGINALS FOR SIGNATURE; SECTION 16.144(q) - PAYMENT OF FEES AND POSTING OF FINANCIAL OBLIGATIONS; SECTION 16.144(q) - SUBMISSION OF ORIGINALS FOR SIGNATURE. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - A. THE PAYMENT OF FEES AND POSTING OF FINANCIAL OBLIGATIONS FOR THE SITE DEVELOPMENT PLANS (SDP-15-043) AND THE FINAL PLAN (F-16-013) MUST BE COMPLETED ON OR BEFORE 06/04/18.
  - B. THE ORIGINAL MYLARS FOR THE SITE DEVELOPMENT PLANS (SDP-15-043) AND THE FINAL PLAN (F-16-013) MUST BE COMPLETED ON OR BEFORE 06/04/18.
  - C. THE SITE DEVELOPMENT PLANS AND/OR ASSOCIATED FINAL PLAN FOR PHASE 3 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE 10/01/2018.
  - D. ON ALL FUTURE PLAN SUBMISSIONS, PROVIDE A BRIEF DESCRIPTION OF ALTERNATIVE COMPLIANCE PETITION WP-18-069, AS A GENERAL NOTE TO INCLUDE REQUEST(S), SECTION(S) OF THE REGULATIONS, ACTION AND DATE.
45. REFERENCE WP-19-067, APPROVED 02/14/2019, TO EXTEND PHASE 2 SITE DEVELOPMENT PLAN FOR SIX MONTHS, EXTEND THE PHASE 3 SITE DEVELOPMENT PLAN AND FINAL PLAN FOR NINE MONTHS AND EXTEND THE PHASE 4 SITE DEVELOPMENT PLAN AND FINAL PLAN FOR NINE MONTHS; SECTION 16.144(f), SECTION 16.145(b)(1)(c) AND SECTION 16.156(g)(2).
  - A. THE REVISED SITE DEVELOPMENT PLAN (SDP-15-063) FOR PHASE 2 IS EXTENDED FOR 6 MONTHS AND MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE SEPTEMBER 03, 2019.
  - B. THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN FOR PHASE 3 IS EXTENDED FOR 9 MONTHS AND MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE JANUARY 01, 2020.
  - C. THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN FOR PHASE 4 IS EXTENDED FOR 9 MONTHS AND MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE JANUARY 01, 2020.
  - D. COMPLIANCE WITH COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION DATED FEBRUARY 11, 2019.
  - E. ON ALL FUTURE PLAN SUBMISSIONS, PROVIDE A BRIEF DESCRIPTION OF ALTERNATIVE COMPLIANCE PETITION, WP-19-067, AS A GENERAL NOTE TO INCLUDE REQUEST(S), SECTION(S) OF THE REGULATIONS, ACTION AND DATE.
46. REFERENCE WP-20-021, APPROVED 09/26/19, TO WAIVE SECTION 16.144(f) - STATUS OF PLANS WHICH DO NOT MEET MILESTONE DEADLINES, OR WHICH FAIL TO PROVIDE INFORMATION IN A TIMELY MANNER; SECTION 16.145(b)(1)(c) - SUBMISSION OF PRELIMINARY PLAN; AND SECTION 16.1106(d) AND (e) - MILESTONE EXTENSIONS FOR RESIDENTIAL AND NON-RESIDENTIAL PROJECTS. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - A. THE SITE DEVELOPMENT PLANS AND/OR ASSOCIATED FINAL PLAN FOR PHASE 3 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE 11/30/20.
  - B. THE SITE DEVELOPMENT PLANS AND/OR ASSOCIATED FINAL PLAN FOR PHASE 4 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE 03/01/21.
  - C. THE 15 HOUSING UNIT ALLOCATIONS FROM PHASES 1 & 2 MUST BE SHOWN ON THE SITE DEVELOPMENT PLAN SUBMITTED AS PART OF PHASE 3.
  - D. COMPLIANCE WITH COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION DATED 02/11/19.
  - E. ON ALL FUTURE PLAN SUBMISSIONS, PROVIDE A BRIEF DESCRIPTION OF ALTERNATIVE COMPLIANCE PETITION WP-20-021, AS A GENERAL NOTE TO INCLUDE REQUEST(S), SECTION(S) OF THE REGULATIONS, ACTION AND DATE.
47. REFERENCE WP-20-106, APPROVED 06/29/20, TO WAIVE SECTION 16.114(g) REQUIRING THE SUBMISSION OF A PRELIMINARY PLAN. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - A. PRIOR TO THE SIGNATURE OF THE SITE DEVELOPMENT PLAN FOR PHASE 2, A SHARED PARKING AGREEMENT AND A PRIVATE ROAD MAINTENANCE AND PUBLIC ACCESS AGREEMENT FOR PUBLIC USE OF THE AMENITIES AND MARC STATION MUST BE RECORDED IN THE HOWARD COUNTY LAND RECORDS OFFICE TO ALLOW THE COMMON PRIVATE ROADS TO BE MAINTAINED BY THE LAUREL PARK HOMEOWNERS ASSOCIATION AND COMMERCIAL OWNER ASSOCIATION AND ALLOW PUBLIC ACCESS TO THE SUBDIVISION INCLUDING THE PUBLIC AMENITIES AND MARC STATION.
  - B. COMPLIANCE WITH THE ATTACHED COMMENTS FROM THE OFFICE OF TRANSPORTATION DATED MAY 20, 2020.
  - C. THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN (IF APPLICABLE) FOR PHASE 3 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE NOVEMBER 30, 2020.
  - D. THE SITE DEVELOPMENT PLAN AND/OR ASSOCIATED FINAL PLAN (IF APPLICABLE) FOR PHASE 4 MUST BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING ON OR BEFORE MARCH 1, 2021.
  - E. ON ALL FUTURE PLAN SUBMISSIONS, PROVIDE A BRIEF DESCRIPTION OF ALTERNATIVE COMPLIANCE PETITION, WP-20-106, AS A GENERAL NOTE TO INCLUDE REQUEST(S), SECTION(S) OF THE REGULATIONS, ACTION AND DATE.
48. REFERENCE WP-21-144, APPROVED 09/14/21, AND PURSUANT TO SECTION 16.104, THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, CONSIDERED AND APPROVED YOUR REQUEST FOR ALTERNATIVE COMPLIANCE WITH RESPECT TO SECTION 16.156(g)(2) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WHICH STATES IF THE DEPARTMENT OF PLANNING AND ZONING OR THE REVIEW COMMITTEE INDICATES THAT ADDITIONAL INFORMATION IS NEEDED IN ORDER TO DECIDE WHETHER TO APPROVE THE PLAN, THE DEVELOPER SHALL PROVIDE THE INFORMATION WITHIN 45 DAYS OF RECEIVING SUCH REQUEST TO WAIVE SECTION 16.156 REQUIRING THE SUBMISSION OF A PRELIMINARY PLAN. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - A. THE SITE DEVELOPMENT PLAN (SDP-15-063) FOR PHASE 2 MUST BE RESUBMITTED ON OR BEFORE (WITHIN 6 MONTHS FROM THE DATE OF THE LETTER) ON OR BEFORE MARCH 14, 2022.
  - B. THE PROJECT MUST COMPLY WITH THE CONDITIONS OF APPROVAL FROM ALL PREVIOUSLY APPROVED ALTERNATIVE COMPLIANCES. THIS INCLUDES, BUT IS NOT LIMITED TO, A CONDITION OF APPROVAL FOR WP-1-184 WHICH REQUIRED A SHARED PARKING AGREEMENT AND PRIVATE ROAD MAINTENANCE AGREEMENT TO BE RECORDED IN THE LAND RECORDS OFFICE. THIS DOCUMENT MUST BE RECORDED BEFORE THE SITE DEVELOPMENT PLAN FOR PHASES 2, 3 OR 4 WILL BE SIGNED.
  - C. THE FEE-IN-LIEU COST FOR THE ROAD IMPROVEMENTS AT THE INTERSECTION OF WHISKEY BOTTOM ROAD AND US ROUTE 1 MUST BE PAID AS DETERMINED BY DED APFO DPZ.
  - D. ON ALL FUTURE PLAN SUBMISSIONS, PROVIDE A BRIEF DESCRIPTION OF ALTERNATIVE COMPLIANCE PETITION, WP-21-144, AS A GENERAL NOTE TO INCLUDE REQUEST(S), SECTION(S) OF THE REGULATIONS, ACTION AND DATE.
49. REFERENCE S-19-011 ESSENTIAL/NECESSARY ENVIRONMENTAL DISTURBANCE REQUEST APPROVAL DATED 06/17/20 TO ALLOW REMOVAL OF EXISTING PAVING AND CONSTRUCTION OF ROAD IMPROVEMENTS WITHIN ENVIRONMENTAL AREAS.
50. REFERENCE BA-20-002 S APPROVED 08/07/20 TO ALLOW THE CONSTRUCTION OF TWO MONUMENT SIGNS.
51. THE ARTICLES OF INCORPORATION FOR THE LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION WERE FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 04/17/2017 RECEIPT NO. 4758977. ARTICLES OF AMENDMENT FOR NAME CHANGE TO PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC. FILED ON SEPTEMBER 16, 2020.
52. PUBLIC ACCESS WILL BE PROVIDED TO THE MARC STATION, CONCURRENT WITH THE DEVELOPERS AGREEMENT, A MEMORANDUM OF UNDERSTANDING WILL BE OR HAS BEEN COMPLETED TO ALLOW FULL ACCESS TO THE PUBLIC SPACES.
53. THE OFFICIAL PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON OCTOBER 07, 2009 AT THE SAVAGE BRANCH LIBRARY PUBLIC MEETING ROOM.
54. DPZ REF'S: WP-11-004, PLAT 15007, S-10-004, SDP-01-32, SDP-15-043, WP-01-24, WP-01-106, WP-10-171, WP-11-171, WP-11-184, WP-12-153, WP-13-078, WP-13-099, WP-13-100, WP-14-064, WP-15-001, WP-15-082, WP-15-135, WP-16-096, WP-16-136, WP-17-080, WP-18-069, PLAT 15007, PLATS 24740-24753 (F-16-013), WP-18-113, S-18-001, S-15-043, S-19-011, SDP-15-063 & WP-19-067, S-19-011, PLAT 25206-25217 (F-19-067), BA-20-002 S, WP-20-106, WP-21-144.
55. OPEN SPACE LOTS F-1 & F-11 ARE OWNED AND MAINTAINED BY THE PADDOCK POINTE PROPERTY OWNERS ASSOCIATION. OPEN SPACE LOTS G AND H ARE OWNED BY HOWARD COUNTY, MD AND MAINTAINED BY THE DEPARTMENT OF RECREATION AND PARKS.

THE REQUIREMENTS OF § 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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Eric D. Salmi* 11-8-21  
ERIC D. SALMI  
PROFESSIONAL LAND SURVEYOR MD REG. NO. 21639  
DATE

*Mark D. Nease* 11-9-21  
MARK D. NEASE  
2006 DELAWARE, INC.  
AUTHORIZED PERSON  
DATE

*Mark D. Nease* 11-9-21  
MARK D. NEASE  
PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.  
AUTHORIZED PERSON  
DATE

*Melina* 11/23/2021  
MELINA  
HOWARD COUNTY, MARYLAND  
AUTHORIZED PERSON: THOMAS J. MEUNIER, DIRECTOR, DPW  
DATE

<b>OWNER</b>	<b>OWNER</b>
PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC. 198 LAUREL RACE TRACK RD. LAUREL, MD 20725	HOWARD COUNTY, MARYLAND DEPT. OF PUBLIC WORKS 1430 CANTHURTHOUS DRIVE ELLCOTT CITY, MARYLAND 21043 410-313-4401
<b>OWNER</b>	<b>DEVELOPER/OWNER</b>
TRIPLE BELL FARMS, LLC 14875 BAYVIEW AVE. AURORA, ONTARIO, CANADA L4G 7A9	20006 DELAWARE, INC. C/O THE STRONACH GROUP 455 MAGNA DRIVE, 2ND FLOOR L4G 7A9 AURORA, ONTARIO, CANADA (905) 726-0995

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

*[Signature]* 11/01/22  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
AND ZONING

*[Signature]* 12-7-21  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 11/01/22  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, 20006 DELAWARE INC. (F/K/A MI DEVELOPMENTS (MARYLAND) INC.), TRIPLE BELL FARMS LLC, HOWARD COUNTY, MD AND PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC. (F/K/A LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC.), OWNERS OF THE PROPERTY SHOWN HEREON, IN FULL COMPLIANCE WITH THE DEPARTMENT OF PLANNING AND ZONING, AND IN CONSIDERATION OF THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 9TH DAY OF NOVEMBER 2021.

*[Signature]*  
FOR: 20006 DELAWARE INC.  
AUTHORIZED PERSON  
WITNESS

*[Signature]*  
FOR: TRIPLE BELL FARMS LLC  
AUTHORIZED PERSON  
WITNESS

*[Signature]*  
FOR: PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.  
AUTHORIZED PERSON  
WITNESS

*[Signature]*  
FOR: HOWARD COUNTY, MARYLAND  
AUTHORIZED PERSON: THOMAS J. MEUNIER, DIRECTOR, DPW  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION TO 1) PART OF THE LAND CONVEYED TO MI DEVELOPMENTS (MARYLAND) INC. (N/A 20006 DELAWARE, INC.) BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157; 2) PART OF THE LAND CONVEYED TO TRIPLE BELL FARMS LLC BY DEED DATED FEBRUARY 27, 2011 AND RECORDED IN LIBER 13298, FOLIO 377; 3) ALL OF THE LAND CONVEYED TO LAUREL PARK HOMEOWNERS ASSOCIATION, INC. (N/A PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.) BY DEED DATED MAY 09, 2018 AND RECORDED IN LIBER 18335, FOLIO 167; 4) ALL OF THE LAND CONVEYED TO HOWARD COUNTY, MARYLAND BY A DEED DATED JULY 27, 2018 AND RECORDED IN LIBER 18452, FOLIO 464; 5) ALL OF THE LAND DESCRIBED IN A DEED TO 20006 DELAWARE INC., BY A DEED DATED MARCH 11, 2021 AND RECORDED IN LIBER 20358, FOLIO 155, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

*[Signature]* 11-8-21  
ERIC D. SALMI  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639  
EXPIRATION/RENEWAL DATE: 01/03/2022

**VOGEL ENGINEERING**

**TIMMONS GROUP**  
3390 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8951 www.timmons.com

RECORDED AS PLAT No. 25956 ON 11/01/22  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION  
**PADDOCK POINTE**  
(FORMERLY KNOWN AS LAUREL PARK STATION, PHASE 1)

BUILDABLE BULK PARCELS A-2, B-1, B-2, B-3 & C-1,  
PARCELS J, K-1 & L AND  
OPEN SPACE LOTS D, E-1, F-1, G, H & I

(A REVISION TO LAUREL PARK STATION, PHASE 1  
PLAT Nos. 24740-24753 & 25206-25217)

ZONED: TOD  
TAX MAP 50, BLOCK 10, PARCELS 384 & 441  
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
OCTOBER, 2021

SHEET 2 OF 14

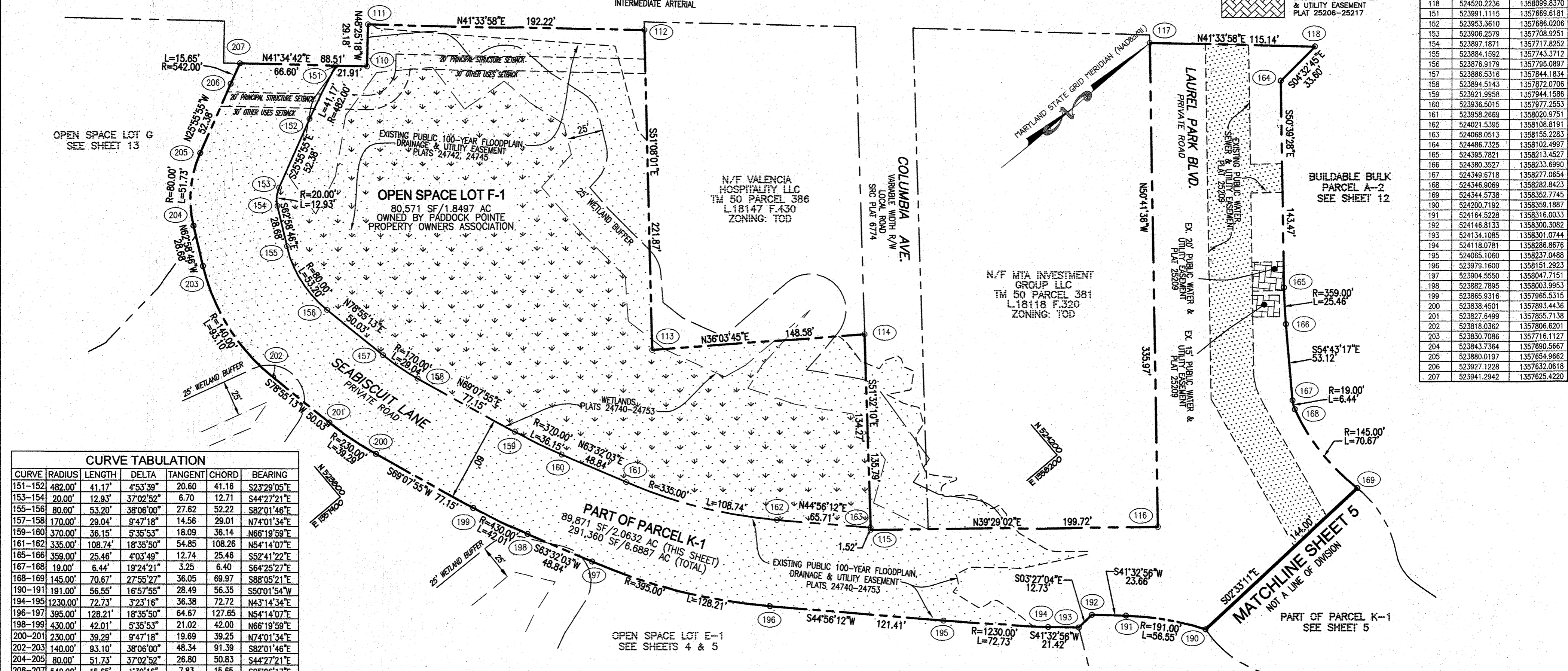
K:\Projects\07-11\11\SURVEY\dwg\RECORD PLATS\_2\_PLAT OF REVISION\PHASE 2 - PADDOCK POINTE

**LEGEND**

- EXISTING WETLANDS LIMITS PLAT 24740-24753
- PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PLAT 24740-24753
- EXISTING PUBLIC WATER, SEWER & UTILITY EASEMENT PLAT 25206-25217
- EXISTING PUBLIC WATER & UTILITY EASEMENT PLAT 25206-25217

**COORDINATE TABLE**

POINT	NORTHING	EASTING
110	524007.5073	1357684.1639
111	524026.8696	1357662.3391
112	524170.7088	1357789.8833
113	524031.4623	1357962.6303
114	524151.5706	1358050.0947
115	524067.1061	1358156.4181
116	524221.2500	1358283.4123
117	524434.0801	1358023.4464
118	524520.2236	1358099.8370
151	523991.1115	1357669.6181
152	523953.3610	1357686.0206
153	523906.2579	1357708.9251
154	523897.1871	1357717.8252
155	523884.1592	1357743.3712
156	523876.9179	1357795.0897
157	523886.5316	1357844.1834
158	523894.5143	1357872.0706
159	523921.9958	1357944.1586
160	523936.5015	1357977.2653
161	523958.2669	1358020.9751
162	524021.5395	1358108.8191
163	524068.0513	1358155.2283
164	524486.7325	1358102.4987
165	524395.7821	1358213.4527
166	524380.3527	1358237.0488
167	524348.6718	1358277.0654
168	524346.9069	1358282.8423
169	524344.5738	1358352.7745
190	524200.7192	1358359.1887
191	524164.5228	1358316.0033
192	524146.8133	1358300.3082
193	524134.1085	1358301.0744
194	524118.0781	1358286.8676
195	524065.1060	1358237.0488
196	523979.1600	1358151.2923
197	523904.5550	1358047.7151
198	523882.7895	1358003.9953
199	523865.9316	1357965.5315
200	523838.4501	1357893.4436
201	523827.6499	1357855.7138
202	523818.0362	1357806.6201
203	523830.7086	1357716.1127
204	523843.7364	1357690.5667
205	523880.0197	1357654.9662
206	523927.1228	1357632.0618
207	523941.2942	1357625.4220



**CURVE TABULATION**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
151-152	482.00'	41.17'	4°53'39"	20.80	41.16	S23°29'05"E
153-154	20.00'	12.93'	37°02'52"	6.70	12.71	S44°27'21"E
155-156	80.00'	53.20'	38°06'00"	27.62	52.22	S82°01'46"E
157-158	170.00'	29.04'	9°47'18"	14.56	29.01	N74°01'34"E
159-160	370.00'	36.15'	5°35'53"	18.09	36.14	N66°19'59"E
161-162	335.00'	108.74'	18°35'50"	54.85	108.26	N54°14'07"E
165-166	359.00'	25.46'	4°03'49"	12.74	25.46	S52°41'22"E
167-168	19.00'	6.44'	19°24'21"	3.25	6.40	S64°25'27"E
168-169	145.00'	70.67'	27°55'27"	36.05	69.97	S88°05'21"E
190-191	191.00'	56.55'	16°57'55"	28.49	56.35	S50°01'54"W
194-195	1230.00'	72.73'	3°23'16"	36.38	72.72	N43°14'34"E
196-197	395.00'	128.21'	18°35'50"	64.67	127.65	N54°14'07"E
198-199	430.00'	42.01'	5°35'53"	21.02	42.00	N66°19'59"E
200-201	230.00'	39.29'	9°47'18"	19.69	39.25	N74°01'34"E
202-203	140.00'	93.10'	38°06'00"	48.34	91.39	S82°01'46"E
204-205	80.00'	51.73'	37°02'52"	26.80	50.83	S44°27'21"E
206-207	542.00'	15.65'	1°39'16"	7.83	15.65	S25°06'17"E

**AREA TABULATION**

AREA	TO BE RECORDED	1 + P/0-1
A. TOTAL NUMBER OF LOTS AND/OR PARCELS	0	0
- BUILDABLE	0	0
- NON-BUILDABLE	0	0
- OPEN SPACE	0	0
- PARCELS	0	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	3.9129 AC	P/0-1
- BUILDABLE	0.0000 AC	
- NON-BUILDABLE	0.0000 AC	
- OPEN SPACE	1.8487 AC	
- PARCELS	2.0632 AC	
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC	
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.9129 AC	

THE REQUIREMENTS OF § 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.

*Eric D. Salmi* 11-8-21  
ERIC D. SALMI  
PROFESSIONAL LAND SURVEYOR MD REG. NO. 21639

*Mark H. Meyer* 11-9-21  
MARK H. MEYER  
28006 DELAWARE, INC.  
AUTHORIZED PERSON

*Mark H. Meyer* 11-9-21  
MARK H. MEYER  
PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.  
AUTHORIZED PERSON

*Melvin* 11/23/2021  
MELVIN  
HOWARD COUNTY, MARYLAND  
AUTHORIZED PERSON: THOMAS J. MEUNIER, DIRECTOR, DPW

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

*[Signature]* 11/10/22  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
AND ZONING

*[Signature]* 12-7-21  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 11/01/22  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, 20006 DELAWARE INC. (F/K/A MI DEVELOPMENTS (MARYLAND) INC.), TRIPLE BELL FARMS LLC, HOWARD COUNTY, MD AND PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC. (F/K/A LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC.), OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF REVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 9<sup>TH</sup> DAY OF NOVEMBER 2021.

*[Signatures]*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION TO 1) PART OF THE LAND CONVEYED TO MI DEVELOPMENTS (MARYLAND) INC. (N/K/A 20006 DELAWARE, INC.) BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157; 2) PART OF THE LAND CONVEYED TO TRIPLE BELL FARMS LLC BY A DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13296, FOLIO 377; 3) ALL OF THE LAND CONVEYED TO LAUREL PARK HOMEOWNERS ASSOCIATION, INC. (N/K/A PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.) BY DEED DATED MAY 09, 2018 AND RECORDED IN LIBER 18335, FOLIO 167; 4) ALL OF THE LAND CONVEYED TO HOWARD COUNTY, MARYLAND BY A DEED DATED JULY 27, 2018 AND RECORDED IN LIBER 18452, FOLIO 464; 5) ALL OF THE LAND DESCRIBED IN A DEED TO 20006 DELAWARE INC. BY A DEED DATED MARCH 11, 2021 AND RECORDED IN LIBER 20358, FOLIO 155, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

*Eric D. Salmi* 11-8-21  
ERIC D. SALMI  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639  
EXPIRATION/RENEWAL DATE: 01/03/2022

**VOGEL ENGINEERING**  
TIMMONS GROUP  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7566 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25957 ON 11/01/22  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF REVISION**  
**PADDOCK POINTE**  
(FORMERLY KNOWN AS LAUREL PARK STATION, PHASE 1)

BUILDABLE BULK PARCELS A-2, B-1, B-2, B-3 & C-1,  
PARCELS J, K-1 & L AND  
OPEN SPACE LOTS D, E-1, F-1, G, H & I

(A REVISION TO LAUREL PARK STATION, PHASE 1  
PLAT Nos. 24740-24753 & 25206-25217)

ZONED: TOD  
TAX MAP 50, BLOCK 10, PARCELS 384 & 441  
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: 1" = 50' GRAPHIC SCALE OCTOBER, 2021

SHEET 3 OF 14

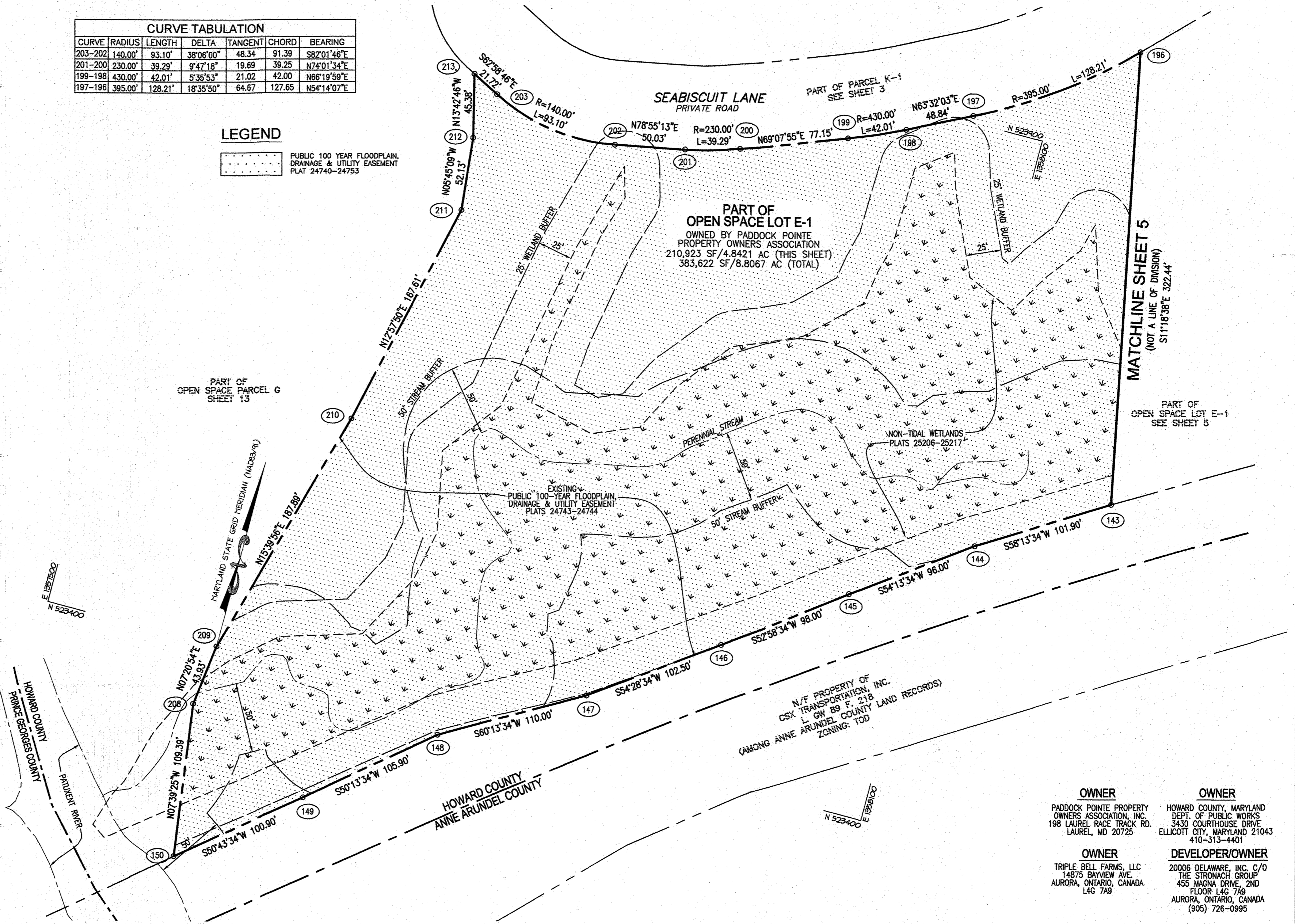
K:\Projects\07-11\SURVEY\dwg\RECORD PLATS\2\_PLAT OF REVISION\PHASE 2 - PADDOCK POINTE

POINT	NORTHING	EASTING
143	523662.9864	1358214.5304
144	523609.3291	1358127.9018
145	523553.2086	1358050.0142
146	523494.1981	1357971.7725
147	523434.6412	1357888.3505
148	523380.0175	1357792.8714
149	523312.2670	1357711.4793
150	523248.3944	1357633.3697
196	523979.1600	1358151.2923
197	523904.5550	1358047.7151
198	523882.7895	1358003.9953
199	523865.9316	1357965.5315
200	523838.4501	1357893.4436
201	523827.6499	1357855.7138
202	523818.0362	1357806.6201
203	523830.7086	1357716.1127
208	523356.8069	1357618.7950
209	523400.3805	1357624.4143
210	523581.2875	1357675.1473
211	523744.6210	1357712.7478
212	523796.4878	1357707.5228
213	523840.5755	1357696.7649

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
203-202	140.00'	93.10'	38°06'00"	48.34	91.39	S82°01'46"E
201-200	230.00'	39.29'	9°47'18"	19.69	39.25	N74°01'34"E
199-198	430.00'	42.01'	5°35'53"	21.02	42.00	N66°19'59"E
197-196	395.00'	128.21'	18°35'50"	64.67	127.65	N54°14'07"E

**LEGEND**

PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PLAT 24740-24753



THE REQUIREMENTS OF § 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.

*Eric D. Salmi* 11-8-21  
ERIC D. SALMI  
PROFESSIONAL LAND SURVEYOR MD REG. No. 21639

*Mark H. Meyer* 11-9-21  
2006 DELAWARE, INC.  
AUTHORIZED PERSON

*Mark H. Meyer* 11-9-21  
TRIPLE BELL FARMS LLC  
AUTHORIZED PERSON

*Mark H. Meyer* 11-9-21  
PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.  
AUTHORIZED PERSON

*Thomas J. Meunier* 11/23/2021  
HOWARD COUNTY, MARYLAND  
AUTHORIZED PERSON: THOMAS J. MEUNIER, DIRECTOR, DPW

**AREA TABULATION**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/0-1
- BUILDABLE	0
- NON-BUILDABLE	0
- OPEN SPACE	P/0-1
- PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	4.8421 AC
- BUILDABLE	0.0000 AC
- NON-BUILDABLE	0.0000 AC
- OPEN SPACE	4.8421 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.8421 AC

**OWNER**  
PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.  
198 LAUREL RACE TRACK RD.  
LAUREL, MD 20725

**OWNER**  
HOWARD COUNTY, MARYLAND  
DEPT. OF PUBLIC WORKS  
3430 COURTHOUSE DRIVE  
ELLCOTT CITY, MARYLAND 21043  
410-313-4401

**OWNER**  
TRIPLE BELL FARMS, LLC  
14875 BAYVIEW AVE.  
AURORA, ONTARIO, CANADA  
L4G 7A9

**DEVELOPER/OWNER**  
2006 DELAWARE, INC. C/O  
THE STRONACH GROUP  
455 MAGNA DRIVE, 2ND  
FLOOR L4G 7A9  
AURORA, ONTARIO, CANADA  
(905) 726-0995

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

*Howard County Health Officer* 11/10/21  
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
AND ZONING

*Chief Development Engineer* 12-7-21  
DATE

*Director* 11/23/21  
DATE

**OWNER'S CERTIFICATE**

WE, 2006 DELAWARE INC. (F/K/A MI DEVELOPMENTS (MARYLAND) INC.), TRIPLE BELL FARMS LLC, HOWARD COUNTY, MD AND PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC. (F/K/A LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC.), OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF REVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 9TH DAY OF NOVEMBER 2021.

*Mark H. Meyer*  
FOR: 2006 DELAWARE INC.  
AUTHORIZED PERSON

*Mark H. Meyer*  
FOR: TRIPLE BELL FARMS LLC  
AUTHORIZED PERSON

*Mark H. Meyer*  
FOR: PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.  
AUTHORIZED PERSON

*Thomas J. Meunier*  
FOR: HOWARD COUNTY, MARYLAND  
AUTHORIZED PERSON: THOMAS J. MEUNIER, DIRECTOR, DPW

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION TO 1) PART OF THE LAND CONVEYED TO MI DEVELOPMENTS (MARYLAND) INC. (N/K/A 2006 DELAWARE, INC.) BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157; 2) PART OF THE LAND CONVEYED TO TRIPLE BELL FARMS LLC BY A DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13296, FOLIO 377; 3) ALL OF THE LAND CONVEYED TO LAUREL PARK HOMEOWNERS ASSOCIATION, INC. (N/K/A PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.) BY DEED DATED MAY 09, 2018 AND RECORDED IN LIBER 18335, FOLIO 167; 4) ALL OF THE LAND CONVEYED TO HOWARD COUNTY, MARYLAND BY A DEED DATED JULY 27, 2018 AND RECORDED IN LIBER 18452, FOLIO 464; 5) ALL OF THE LAND DESCRIBED IN A DEED TO 2006 DELAWARE INC., BY A DEED DATED MARCH 11, 2021 AND RECORDED IN LIBER 20358, FOLIO 155, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

*Eric D. Salmi* 11-8-21  
ERIC D. SALMI  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639  
EXPIRATION/RENEWAL DATE: 01/03/2022

**VOGEL ENGINEERING**

**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 100, ELLICOTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25958 ON 11/10/22  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PADDOCK POINTE**  
(FORMERLY KNOWN AS LAUREL PARK STATION, PHASE 1)  
BUILDABLE BULK PARCELS A-2, B-1, B-2, B-3 & C-1,  
PARCELS J, K-1 & L AND  
OPEN SPACE LOTS D, E-1, F-1, G, H & I  
(A REVISION TO LAUREL PARK STATION, PHASE 1  
PLAT Nos. 24740-24753 & 25206-25217)

ZONED: TOD  
TAX MAP 50, BLOCK 10, PARCELS 384 & 441  
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: 1" = 50'  
GRAPHIC SCALE  
OCTOBER, 2021

SHEET 4 OF 14

K:\Projects\07-11\SURVEY\dwg\RECORD PLATS\2\_PLAT OF REVISION\PHASE 2 - PADDOCK POINTE

POINT	NORTHING	EASTING
135	524048.2460	1358881.3363
136	523982.0870	1358836.3587
137	523946.4742	1358751.5311
138	523906.0132	1358657.4638
139	523858.9233	1358562.0970
140	523812.2319	1358482.0740
141	523761.1763	1358387.0175
142	523713.5222	1358300.2414
143	523662.9864	1358214.5304
144	523614.5738	1358132.7745
145	523566.2391	1358044.8011
146	523518.9608	1357959.1712
147	523471.7978	1357875.8175
148	523424.6190	1357794.3166
149	523377.4292	1357714.6033
150	523330.2304	1357636.5887
151	523283.0226	1357560.5730
152	523235.8058	1357486.5563
153	523188.5800	1357414.5387
154	523141.3452	1357344.5211
155	523094.1014	1357276.5035
156	523046.8486	1357210.4860
157	523000.0000	1357146.4685
158	522953.5574	1357083.4510
159	522907.5208	1357021.4335
160	522861.8902	1356960.4160
161	522816.6656	1356900.4010
162	522771.8470	1356841.3860
163	522727.4344	1356783.3710
164	522683.4278	1356726.3560
165	522639.8272	1356670.3410
166	522596.6326	1356615.3260
167	522553.8440	1356561.3110
168	522511.4614	1356508.2960
169	522469.4848	1356456.2810
170	522427.9142	1356405.2660
171	522386.7496	1356355.2510
172	522345.9910	1356306.2360
173	522305.6384	1356258.2210
174	522265.6918	1356211.2060
175	522226.1512	1356165.1910
176	522187.0166	1356120.1760
177	522148.2880	1356076.1610
178	522109.9654	1356033.1460
179	522072.0488	1355991.1310
180	522034.5382	1355950.1160
181	522000.0000	1355910.1010
182	521965.4574	1355871.0860
183	521930.9206	1355833.0710
184	521896.3890	1355795.0560
185	521861.8624	1355758.0410
186	521827.3408	1355722.0260
187	521792.8242	1355686.0110
188	521758.3126	1355650.9960
189	521723.8060	1355616.9810
190	521689.3044	1355582.9660
191	521654.8078	1355548.9510
192	521620.3162	1355514.9360
193	521585.8296	1355480.9210
194	521551.3480	1355446.9060
195	521516.8714	1355412.8910
196	521482.4000	1355378.8760
197	521447.9336	1355344.8610
198	521413.4722	1355310.8460
199	521379.0158	1355276.8310
200	521344.5644	1355242.8160
201	521310.1180	1355208.8010
202	521275.6766	1355174.7860

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
191-190	191.00'	56.55'	16°57'55"	28.49	56.35	S50°01'54"W
169-170	73.00'	53.91'	42°18'35"	28.25	52.69	N80°53'55"W
170-171	32.00'	25.24'	45°11'23"	13.32	24.59	S82°20'18"E
188-189	32.00'	25.24'	45°11'23"	13.32	24.59	S52°28'19"W
189-190	73.00'	85.45'	67°04'13"	48.38	80.66	N63°24'44"E
195-194	1230.00'	72.73'	3°23'16"	36.38	72.72	N43°14'34"E

**LEGEND**

- PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PLAT 24740-24753
- PUBLIC WATER & UTILITY EASEMENT
- EXISTING PUBLIC SEWER & UTILITY EASEMENT PLAT 25206-25217
- EXISTING PUBLIC WATER & UTILITY EASEMENT PLAT 25206-25217

THE REQUIREMENTS OF § 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.

*E.D.R.* 11-8-21  
ERIC D. SALMI  
PROFESSIONAL LAND SURVEYOR MD REG. NO. 21639

*Mad J Noyes* 11-9-21  
2006 DELAWARE, INC.  
AUTHORIZED PERSON

*Mad J Noyes* 11-9-21  
TRIPLE BELL FARMS LLC  
AUTHORIZED PERSON

*Mad J Noyes* 11-9-21  
PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.  
AUTHORIZED PERSON

*Thomas J Melnier* 11/23/2021  
HOWARD COUNTY, MARYLAND  
AUTHORIZED PERSON: THOMAS J. MELNIER, DIRECTOR, DPW

**AREA TABULATION**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/0-3
- BUILDABLE	P/0-1
- NON-BUILDABLE	0
- OPEN SPACE	P/0-1
- PARCELS	P/0-1
B. TOTAL AREA OF LOTS AND/OR PARCELS	6,7097 AC
- BUILDABLE	1,9161 AC
- NON-BUILDABLE	0.0000 AC
- OPEN SPACE	3,9646 AC
- PARCELS	0.8290 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	6,7097 AC

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

*[Signature]* 11/8/21  
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 12-7-21  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 11/8/21  
DIRECTOR

**OWNER'S CERTIFICATE**

WE, 2006 DELAWARE INC. (F/K/A MI DEVELOPMENTS (MARYLAND) INC.), TRIPLE BELL FARMS LLC, HOWARD COUNTY, MD AND PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC. (F/K/A LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC.), OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF REVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 9TH DAY OF NOVEMBER, 2021.

*Mad J Noyes*  
FOR: 2006 DELAWARE INC.  
AUTHORIZED PERSON

*Mad J Noyes*  
FOR: TRIPLE BELL FARMS LLC  
AUTHORIZED PERSON

*Mad J Noyes*  
FOR: PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.  
AUTHORIZED PERSON

*Thomas J Melnier*  
FOR: HOWARD COUNTY, MARYLAND  
AUTHORIZED PERSON: THOMAS J. MELNIER, DIRECTOR, DPW

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION TO 1) PART OF THE LAND CONVEYED TO MI DEVELOPMENTS (MARYLAND) INC. (N/K/A 2006 DELAWARE, INC.) BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157; 2) PART OF THE LAND CONVEYED TO TRIPLE BELL FARMS LLC BY A DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13296, FOLIO 377; 3) ALL OF THE LAND CONVEYED TO LAUREL PARK HOMEOWNERS ASSOCIATION, INC. (N/K/A PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.) BY DEED DATED MAY 09, 2018 AND RECORDED IN LIBER 18335, FOLIO 167; 4) ALL OF THE LAND CONVEYED TO HOWARD COUNTY, MARYLAND BY A DEED DATED JULY 27, 2018 AND RECORDED IN LIBER 18452, FOLIO 464; 5) ALL OF THE LAND DESCRIBED IN A DEED TO 2006 DELAWARE INC., BY A DEED DATED MARCH 11, 2021 AND RECORDED IN LIBER 20358, FOLIO 155, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

*E.D.R.* 11-8-21  
ERIC D. SALMI  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639  
EXPIRATION/RENEWAL DATE: 01/03/2022

**VOGEL ENGINEERING**  
**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7566 F: 410.461.8961 www.timmons.com



RECORDED AS PLAT No. 25959 ON 11/8/22  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION  
**PADDOCK POINTE**  
(FORMERLY KNOWN AS LAUREL PARK STATION, PHASE 1)  
BUILDABLE BULK PARCELS A-2, B-1, B-2, B-3 & C-1,  
PARCELS J, K-1 & L AND  
OPEN SPACE LOTS D, E-1, F-1, G, H & I  
(A REVISION TO LAUREL PARK STATION, PHASE 1  
PLAT Nos. 24740-24753 & 25206-25217)

ZONED: TOD  
TAX MAP 50, BLOCK 10, PARCELS 384 & 441  
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: 1" = 50'  
GRAPHIC SCALE: OCTOBER, 2021  
SHEET 5 OF 14

K:\Projects\07-11\SURVEY\dwg\RECORD PLATS\2\_PLAT OF REVISION\PHASE 2 - PADDOCK POINTE

COORDINATE TABLE					
NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
133	524237.6537	1359539.7054	270	524564.4357	1359275.2007
134	524158.2012	1359234.4768	271	524558.9859	1359276.6542
135	524048.2460	1358881.3363	272	524573.7894	1359322.0853
172	524428.6061	1358787.7940	273	524579.2208	1359330.6314
173	524539.7227	1358758.1590	274	524580.3385	1359320.3036
186	524669.9439	1359463.7352	275	524627.3140	1359307.7754
187	524531.7726	1359500.5858	276	524650.5884	1359321.2376
230	524051.9539	1358832.0341	277	524670.5856	1359396.2924
231	524055.9281	1358869.3145	278	524657.1301	1359419.5452
262	524442.1624	1358838.6235	279	524601.0818	1359434.4933
263	524448.9556	1358830.6093	300	524411.0466	1358721.9545
264	524450.2787	1358821.3422	301	524329.8835	1358743.6008
265	524494.4402	1358809.5643	302	524057.9148	1358816.1354
266	524517.6947	1358823.0264	304	524724.0523	1359449.3044
267	524630.0382	1359244.2598	305	524375.3394	1359543.3848
268	524616.1014	1359268.3344	306	524248.4901	1359580.7012
269	524568.6513	1359280.9893			

**LEGEND**

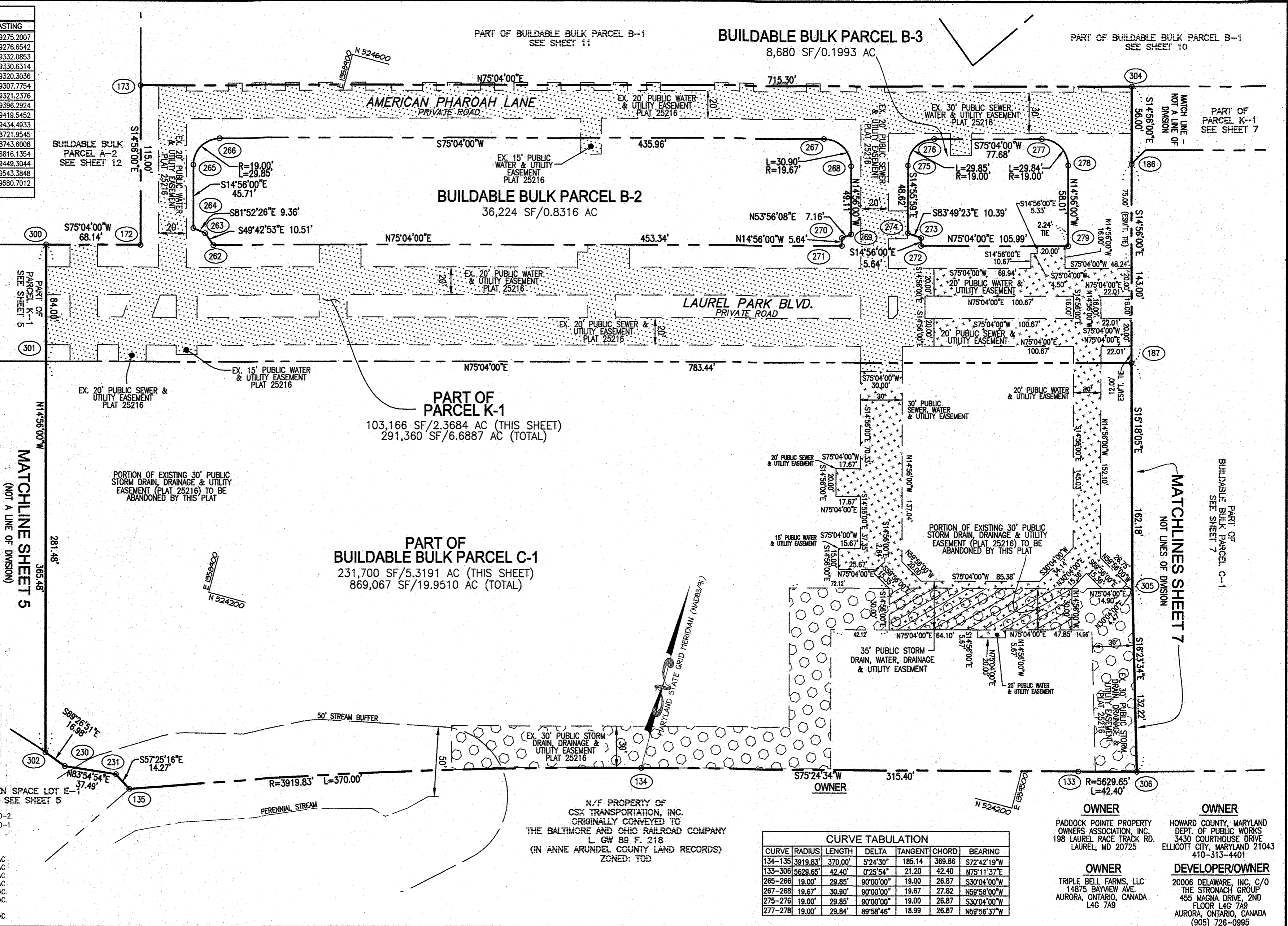
- PUBLIC WATER, SEWER & UTILITY EASEMENT
- EXISTING PUBLIC STORM DRAIN, DRAINAGE & UTILITY EASEMENT PLAT 25206-25217
- EXISTING PUBLIC SEWER & UTILITY EASEMENT PLAT 25206-25217
- EXISTING PUBLIC WATER & UTILITY EASEMENT PLAT 25206-25217
- EXISTING 30' PUBLIC STORM DRAIN, DRAINAGE & UTILITY EASEMENT (PLAT 25216) TO BE ABANDONED BY THIS PLAT

THE REQUIREMENTS OF § 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.

*Eric D. Salm* 11-8-21  
 ERIC D. SALMI  
 PROFESSIONAL LAND SURVEYOR MD REG. NO. 21639  
 DATE  
*Mark G. Neyp* 11-9-21  
 Mark G. Neyp  
 20006 DELAWARE, INC.  
 AUTHORIZED PERSON  
 DATE  
*Mark G. Neyp* 11-9-21  
 Mark G. Neyp  
 TRIPLE BELL FARMS LLC  
 AUTHORIZED PERSON  
 DATE  
*Mark G. Neyp* 11-9-21  
 Mark G. Neyp  
 PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.  
 AUTHORIZED PERSON  
 DATE  
*Thomas J. Meunier* 11/03/2021  
 Thomas J. Meunier  
 HOWARD COUNTY, MARYLAND  
 AUTHORIZED PERSON: THOMAS J. MEUNIER, DIRECTOR, DPW

**AREA TABULATION**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	2 + P/0-2
- BUILDABLE	2 + P/0-1
- NON-BUILDABLE	0
- OPEN SPACE	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	P/0-1
- BUILDABLE	8.7184 AC
- NON-BUILDABLE	6.3500 AC
- OPEN SPACE	0.0000 AC
- PARCELS	2.3684 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	8.7184 AC



**CURVE TABULATION**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
134-135	3919.83'	370.00'	5°24'30"	185.14	369.86	S72°42'19"W
133-306	5629.65'	42.40'	0°25'54"	21.20	42.40	N75°11'37"E
265-266	19.00'	29.85'	90°00'00"	19.00	26.87	S30°04'00"W
267-268	19.67'	30.90'	90°00'00"	19.67	27.82	N59°56'00"W
275-276	19.00'	29.85'	90°00'00"	19.00	26.87	S30°04'00"W
277-278	19.00'	29.84'	89°58'46"	18.99	26.87	N59°56'37"W

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

*Thomas J. Meunier* 11/03/21  
 THOMAS J. MEUNIER  
 HOWARD COUNTY HEALTH OFFICER  
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
 AND ZONING

*Mark G. Neyp* 12-7-21  
 Mark G. Neyp  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE

*Thomas J. Meunier* 11/03/22  
 Thomas J. Meunier  
 DIRECTOR  
 DATE

**OWNER'S CERTIFICATE**

WE, 20006 DELAWARE INC. (F/K/A MI DEVELOPMENTS (MARYLAND) INC.), TRIPLE BELL FARMS LLC, HOWARD COUNTY, MD AND PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC. (F/K/A LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC.), OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF REVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 9<sup>TH</sup> DAY OF NOVEMBER, 2021.

*Mark G. Neyp*  
 FOR: 20006 DELAWARE INC.  
 AUTHORIZED PERSON  
 WITNESS

*Mark G. Neyp*  
 FOR: TRIPLE BELL FARMS LLC  
 AUTHORIZED PERSON  
 WITNESS

*Mark G. Neyp*  
 FOR: PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.  
 AUTHORIZED PERSON  
 WITNESS

*Thomas J. Meunier*  
 FOR: HOWARD COUNTY, MARYLAND  
 AUTHORIZED PERSON: THOMAS J. MEUNIER, DIRECTOR, DPW  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION TO 1) PART OF THE LAND CONVEYED TO MI DEVELOPMENTS (MARYLAND) INC. (N/K/A 20006 DELAWARE, INC.) BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157; 2) PART OF THE LAND CONVEYED TO TRIPLE BELL FARMS LLC BY A DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13296, FOLIO 377; 3) ALL OF THE LAND CONVEYED TO LAUREL PARK HOMEOWNERS ASSOCIATION, INC. (N/K/A PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.) BY DEED DATED MAY 09, 2018 AND RECORDED IN LIBER 18355, FOLIO 167; 4) ALL OF THE LAND CONVEYED TO HOWARD COUNTY, MARYLAND BY A DEED DATED JULY 27, 2018 AND RECORDED IN LIBER 18452, FOLIO 464; 5) ALL OF THE LAND DESCRIBED IN A DEED TO 20006 DELAWARE INC., BY A DEED DATED MARCH 11, 2021 AND RECORDED IN LIBER 20358, FOLIO 155, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

*Eric D. Salm* 11-8-21  
 ERIC D. SALMI  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639  
 EXPIRATION/RENEWAL DATE: 01/03/2022

**VOGEL ENGINEERING**

**TIMMONS GROUP**  
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
 P: 410.461.7666 F: 410.461.8901 www.timmons.com

**RECORDED AS PLAT No. 25960 ON 11/02/22**  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

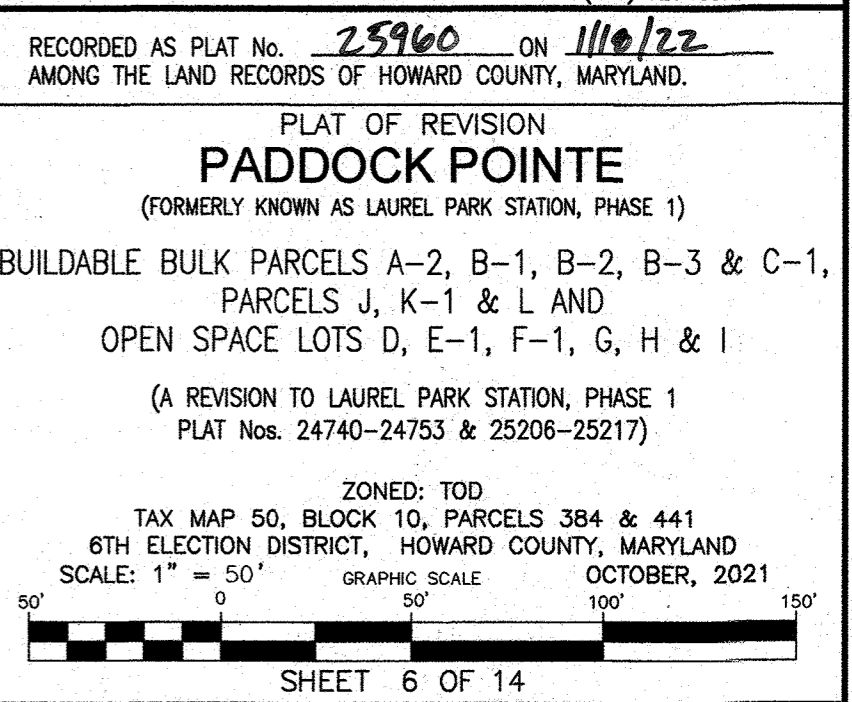
**PADDOCK POINTE**  
 (FORMERLY KNOWN AS LAUREL PARK STATION, PHASE 1)

BUILDABLE BULK PARCELS A-2, B-1, B-2, B-3 & C-1,  
 PARCELS J, K-1 & L AND  
 OPEN SPACE LOTS D, E-1, F-1, G, H & I

(A REVISION TO LAUREL PARK STATION, PHASE 1  
 PLAT Nos. 24740-24753 & 25206-25217)

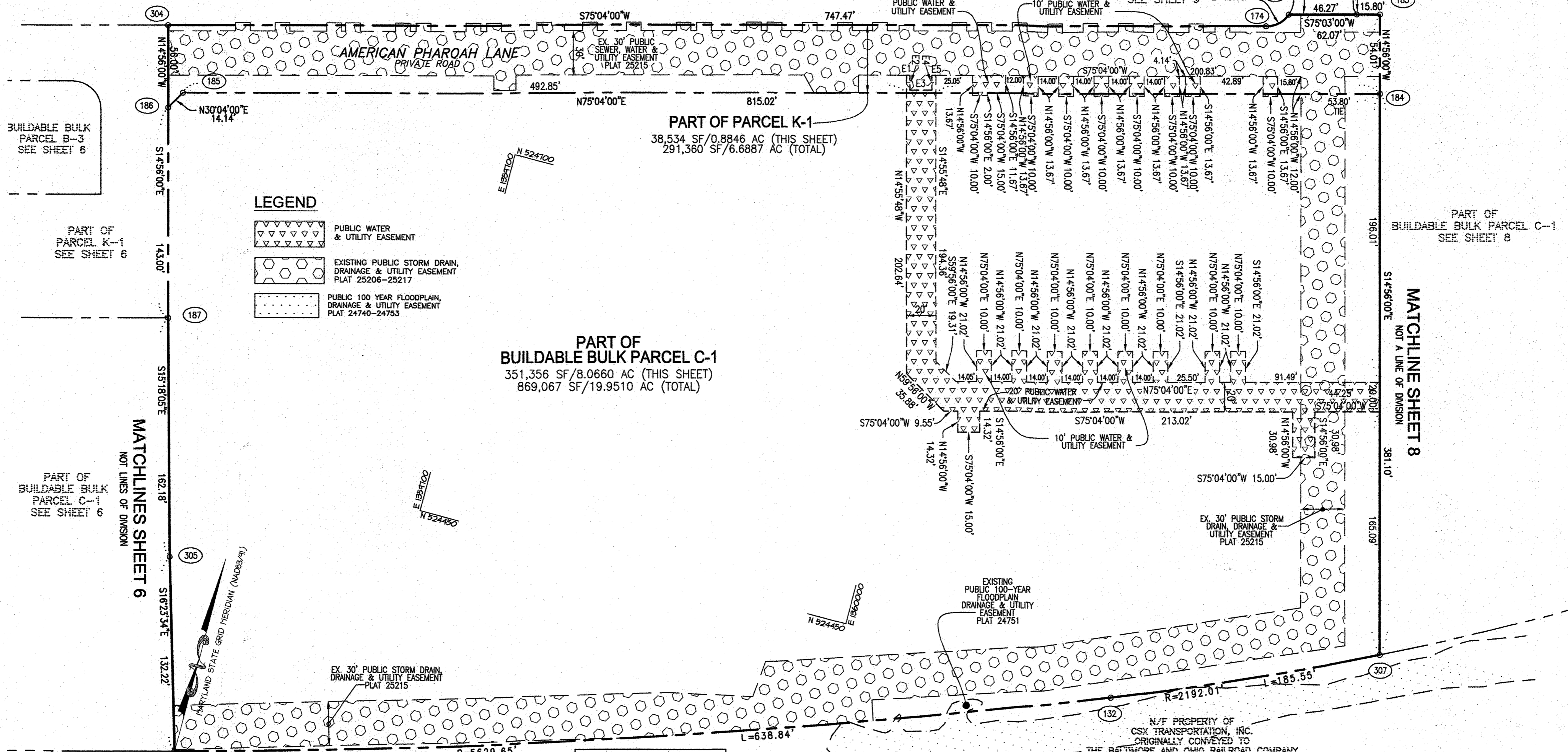
ZONED: TOD  
 TAX MAP 50, BLOCK 10, PARCELS 384 & 441  
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 50' GRAPHIC SCALE OCTOBER, 2021

SHEET 6 OF 14



K:\Projects\07-11\SURVEY\dwg\RECORD PLATS\2\_PLAT OF REVISION\PHASE 2 - PADDOCK POINTE

BUILDABLE BULK PARCEL B-1  
SEE SHEET 10



**LEGEND**

	PUBLIC WATER & UTILITY EASEMENT
	EXISTING PUBLIC STORM DRAIN, DRAINAGE & UTILITY EASEMENT PLAT 25206-25217
	PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PLAT 24740-24753

**PART OF BUILDABLE BULK PARCEL C-1**  
351,356 SF/8.0660 AC (THIS SHEET)  
869,067 SF/19.9510 AC (TOTAL)

**PART OF PARCEL K-1**  
38,534 SF/0.8846 AC (THIS SHEET)  
291,360 SF/6.6887 AC (TOTAL)

**AREA TABULATION**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
- BUILDABLE	P/0-1
- NON-BUILDABLE	0
- OPEN SPACE	0
- PARCELS	P/0-1
B. TOTAL AREA OF LOTS AND/OR PARCELS	8.9506 AC
- BUILDABLE	8.0660 AC
- NON-BUILDABLE	0.0000 AC
- OPEN SPACE	0.0000 AC
- PARCELS	0.8846 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	8.9506 AC

**20' PUBLIC WATER & UTILITY EASEMENT LINE TABLE**

LINE	LENGTH	BEARING
E1	2.29'	N75°04'00"E
E2	10.00'	S14°56'04"E
E3	15.00'	N75°03'56"E
E4	10.00'	N14°56'04"W
E5	2.71'	N75°04'00"E

**CURVE TABULATION**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
307-132	2192.01'	185.55'	4°51'00"	92.83	185.50	N66°03'04"E
132-306	5629.65'	638.84'	6°30'06"	319.78	638.49	N71°43'37"E
174-310	19.00'	18.10'	54°34'28"	9.80	17.42	N47°46'48"E

**COORDINATE TABLE**

POINT	NORTHING	EASTING
132	524448.6871	1360186.9984
174	524916.6705	1360171.5284
182	524940.3126	1360229.1298
183	524944.3903	1360244.4014
184	524892.2090	1360258.3182
185	524682.1831	1359470.8206
186	524669.9439	1359463.7352
187	524531.7726	1359500.5858
304	524724.0523	1359449.3044
305	524375.3394	1359543.3848
306	524248.4901	1359580.7012
307	524523.9837	1360356.5241
310	524928.3770	1360184.4288

**OWNER**  
PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.  
198 LAUREL RACE TRACK RD.  
LAUREL, MD 20725

**OWNER**  
HOWARD COUNTY, MARYLAND  
DEPT. OF PUBLIC WORKS  
3430 COURTHOUSE DRIVE  
ELLCOTT CITY, MARYLAND 21043  
410-313-4401

**OWNER**  
TRIPLE BELL FARMS, LLC  
14875 BAYVIEW AVE.  
AURORA, ONTARIO, CANADA  
L4G 7A9

**DEVELOPER/OWNER**  
20006 DELAWARE, INC. C/O THE STROWCH GROUP  
455 MAGNA DRIVE, 2ND FLOOR L4G 7A9  
AURORA, ONTARIO, CANADA  
(905) 726-0995

THE REQUIREMENTS OF § 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.

ERIC D. SALMI  
PROFESSIONAL LAND SURVEYOR MD REG. No. 21639  
20006 DELAWARE, INC.  
AUTHORIZED PERSON

*Mark H. Nepeur* 11-9-21  
TRIPLE BELL FARMS LLC  
AUTHORIZED PERSON  
DATE

*Mark H. Nepeur* 11-9-21  
PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.  
AUTHORIZED PERSON  
DATE

*Thomas J. Meunier* 11/23/2021  
HOWARD COUNTY, MARYLAND  
AUTHORIZED PERSON: THOMAS J. MEUNIER, DIRECTOR, DPW  
DATE

K:\Projects\07-11\SURVEY\dwg\RECORD PLATS\2 - PLAT OF REVISION\PHASE 2 - PADDOCK POINTE

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

*[Signature]*  
HOWARD COUNTY HEALTH OFFICER  
DATE: 12-7-21

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
AND ZONING

*[Signature]*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 1/10/22

*[Signature]*  
DIRECTOR  
DATE: 1/10/22

**OWNER'S CERTIFICATE**

WE, 20006 DELAWARE INC. (F/K/A MI DEVELOPMENTS (MARYLAND) INC.), TRIPLE BELL FARMS LLC, HOWARD COUNTY, MD AND PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC. (F/K/A LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC.), OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF REVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 9<sup>TH</sup> DAY OF NOVEMBER, 2021.

*Mark H. Nepeur*  
FOR: 20006 DELAWARE, INC.  
AUTHORIZED PERSON

*Mark H. Nepeur*  
FOR: TRIPLE BELL FARMS, LLC  
AUTHORIZED PERSON

*Thomas J. Meunier*  
FOR: PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.  
AUTHORIZED PERSON

*Thomas J. Meunier*  
FOR: HOWARD COUNTY, MARYLAND  
AUTHORIZED PERSON: THOMAS J. MEUNIER, DIRECTOR, DPW

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION TO '1) PART OF THE LAND CONVEYED TO MI DEVELOPMENTS (MARYLAND) INC. (N/K/A 20006 DELAWARE, INC) BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157; 2) PART OF THE LAND CONVEYED TO TRIPLE BELL FARMS LLC BY A DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13296, FOLIO 377; 3) ALL OF THE LAND CONVEYED TO LAUREL PARK HOMEOWNERS ASSOCIATION, INC. (N/K/A PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.) BY DEED DATED MAY 09, 2018 AND RECORDED IN LIBER 18335, FOLIO 167; 4) ALL OF THE LAND CONVEYED TO HOWARD COUNTY, MARYLAND BY A DEED DATED JULY 27, 2018 AND RECORDED IN LIBER 18452, FOLIO 464; 5) ALL OF THE LAND DESCRIBED IN A DEED TO 20006 DELAWARE INC., BY A DEED DATED MARCH 11, 2021 AND RECORDED IN LIBER 20358, FOLIO 155, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

*[Signature]* 11-8-21  
ERIC D. SALMI  
PROFESSIONAL LAND SURVEYOR, MD REG. No. 21639  
EXPIRATION/RENEWAL DATE: 01/03/2022

**VOGEL ENGINEERING**  
TIMMONS GROUP  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8991 www.timmons.com

RECORDED AS PLAT No. 25961 ON 11/10/22  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PADDOCK POINTE**  
(FORMERLY KNOWN AS LAUREL PARK STATION, PHASE 1)

BUILDABLE BULK PARCELS A-2, B-1, B-2, B-3 & C-1,  
PARCELS J, K-1 & L AND  
OPEN SPACE LOTS D, E-1, F-1, G, H & I

(A REVISION TO LAUREL PARK STATION, PHASE 1  
PLAT Nos. 24740-24753 & 25206-25217)

ZONED: TOD  
TAX MAP 50, BLOCK 10, PARCELS 384 & 441  
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: 1" = 50'  
GRAPHIC SCALE  
OCTOBER, 2021

SHEET 7 OF 14

COORDINATE TABLE		
POINT	NORTHING	EASTING
131	524974.7825	1360968.8300
183	524944.3903	1360244.4014
184	524892.2090	1360258.3182
307	524523.9837	1360356.5241
308	524998.8577	1360448.3883
309	525097.1216	1360816.3987

CURVE TABULATION						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
131-307	2192.01'	764.22'	19°58'32"	386.03	760.35	N53°38'18"E

PUBLIC WATER & UTILITY EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
E1	4.22'	N75°04'00"E
E2	19.80'	N84°27'52"E
E3	16.36'	S71°32'08"E
E4	16.32'	N18°27'52"E
E5	10.00'	S71°32'08"E
E6	16.32'	S18°27'52"W
E7	14.00'	S71°32'08"E
E8	16.32'	N18°27'52"E
E9	17.50'	S71°32'08"E
E10	16.32'	S18°27'52"W
E11	18.41'	S71°32'08"E
E12	16.32'	N18°27'52"E
E13	10.00'	S71°32'08"E
E14	16.32'	S18°27'52"W
E15	13.59'	S71°32'08"E
E16	16.35'	S58°02'20"E
E17	25.79'	S34°02'20"E
E18	15.39'	N55°57'40"E
E19	10.00'	S34°02'20"E
E20	15.39'	S55°57'40"W
E21	32.83'	S34°02'20"E
E22	15.39'	N55°57'40"E
E23	18.50'	S34°02'20"E
E24	15.39'	S55°57'40"W
E25	14.00'	S34°02'20"E
E26	2.46'	N55°57'40"E
E27	10.00'	S34°02'20"E
E28	2.45'	S55°57'40"W
E29	13.91'	S14°58'11"E
E30	1.27'	N75°01'49"E
E31	10.00'	S14°58'11"E
E32	1.27'	S75°01'49"W
E33	3.77'	S14°58'11"E
E34	9.33'	S07°31'49"W
E35	0.48'	S82°28'11"E
E36	10.00'	S07°31'49"W
E37	0.48'	N82°28'11"W
E38	5.36'	S07°31'49"W
E39	4.84'	S30°01'49"W
E40	1.16'	S59°58'11"E
E41	10.00'	S30°01'49"W
E42	1.16'	N59°58'11"W
E43	19.10'	S30°01'49"W
E44	8.60'	S52°34'01"W
E45	1.65'	S37°28'11"E
E46	17.51'	S54°04'03"W
E47	1.75'	N37°28'11"W
E48	28.26'	S75°04'00"W
E49	15.82'	S14°56'00"E
E50	17.50'	S75°04'00"W
E51	15.82'	N14°56'00"W
E52	30.50'	S75°04'00"W
E53	15.82'	S14°56'00"E
E54	17.50'	S75°04'00"W
E55	15.82'	N14°56'00"W
E56	1.53'	S75°04'00"W
E57	92.78'	N75°04'00"E
E58	16.78'	N52°34'01"E
E59	10.56'	N30°01'49"E
E60	21.67'	N59°58'11"W
E61	15.00'	N30°01'49"E
E62	21.67'	S59°58'11"E
E63	0.41'	N30°01'49"E
E64	16.74'	N07°31'49"E
E65	20.31'	N14°58'11"W
E66	103.54'	N34°02'20"W
E67	9.73'	N58°02'20"W
E68	31.05'	N71°32'08"W
E69	18.52'	S18°27'52"W
E70	15.00'	N71°32'08"W
E71	18.52'	N18°27'52"E
E72	45.20'	N71°32'08"W
E73	13.91'	S84°27'52"W
E74	2.57'	S75°04'00"W

**LEGEND**

- EXISTING PUBLIC FOREST CONSERVATION EASEMENT PLAT 25206-25217
- PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PLAT 24740-24753
- EXISTING WETLANDS LIMITS PLAT 24740-24753
- PUBLIC WATER & UTILITY EASEMENT

**AREA TABULATION**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/0-2
- BUILDABLE	P/0-1
- NON-BUILDABLE	0
- OPEN SPACE	P/0-1
- PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	4.9926 AC
- BUILDABLE	2.4726 AC
- NON-BUILDABLE	0.0000 AC
- OPEN SPACE	2.5200 AC
- PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.9926 AC

**OWNER'S CERTIFICATE**

WE, 20006 DELAWARE INC. (F/K/A MI DEVELOPMENTS (MARYLAND) INC.), TRIPLE BELL FARMS LLC, HOWARD COUNTY, MD AND PADDOCK POINT PROPERTY OWNERS ASSOCIATION, INC. (F/K/A LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC.), OWNERS OF THE PROPERTY SHOWN HEREON, AGREE TO THIS PLAT OF REVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 9<sup>TH</sup> DAY OF NOVEMBER 2021.

FOR: 20006 DELAWARE INC. AUTHORIZED PERSON: *Mark G. Nepe*

FOR: TRIPLE BELL FARMS LLC AUTHORIZED PERSON: *Mark G. Nepe*

FOR: PADDOCK POINT PROPERTY OWNERS ASSOCIATION, INC. AUTHORIZED PERSON: *Thomas J. Meunier*

FOR: HOWARD COUNTY, MARYLAND AUTHORIZED PERSON: THOMAS J. MEUNIER, DIRECTOR, DPW

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION TO 1) PART OF THE LAND CONVEYED TO MI DEVELOPMENTS (MARYLAND) INC. (N/K/A 20006 DELAWARE, INC) BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157; 2) PART OF THE LAND CONVEYED TO TRIPLE BELL FARMS LLC BY A DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13296, FOLIO 377; 3) ALL OF THE LAND CONVEYED TO LAUREL PARK HOMEOWNERS ASSOCIATION, INC. (N/K/A PADDOCK POINT PROPERTY OWNERS ASSOCIATION, INC.) BY DEED DATED MAY 09, 2018 AND RECORDED IN LIBER 18335, FOLIO 167; 4) ALL OF THE LAND CONVEYED TO HOWARD COUNTY, MARYLAND BY A DEED DATED JULY 27, 2018 AND RECORDED IN LIBER 18452, FOLIO 464; 5) ALL OF THE LAND DESCRIBED IN A DEED TO 20006 DELAWARE INC. BY A DEED DATED MARCH 11, 2021 AND RECORDED IN LIBER 20358, FOLIO 155, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

ERIC D. SALMI 11-8-21  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639  
EXPIRATION/RENEWAL DATE: 01/03/2022

**VOGEL ENGINEERING**

**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELICOTT CITY, MD 21043  
P: 410.461.7466 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25962 ON 11/8/22  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION  
**PADDOCK POINTE**  
(FORMERLY KNOWN AS LAUREL PARK STATION, PHASE 1)  
BUILDABLE BULK PARCELS A-2, B-1, B-2, B-3 & C-1,  
PARCELS J, K-1 & L AND  
OPEN SPACE LOTS D, E-1, F-1, G, H & I  
(A REVISION TO LAUREL PARK STATION, PHASE 1  
PLAT Nos. 24740-24753 & 25206-25217)

ZONED: TOD  
TAX MAP 50, BLOCK 10, PARCELS 384 & 441  
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: 1" = 50' GRAPHIC SCALE OCTOBER, 2021  
SHEET 8 OF 14

K:\Projects\07-11\Survey\dwg\RECORD PLATS\2\_PLAT OF REVISION\PHASE 2 - PADDOCK POINTE



**PUBLIC WATER & UTILITY EASEMENT LINE TABLE**

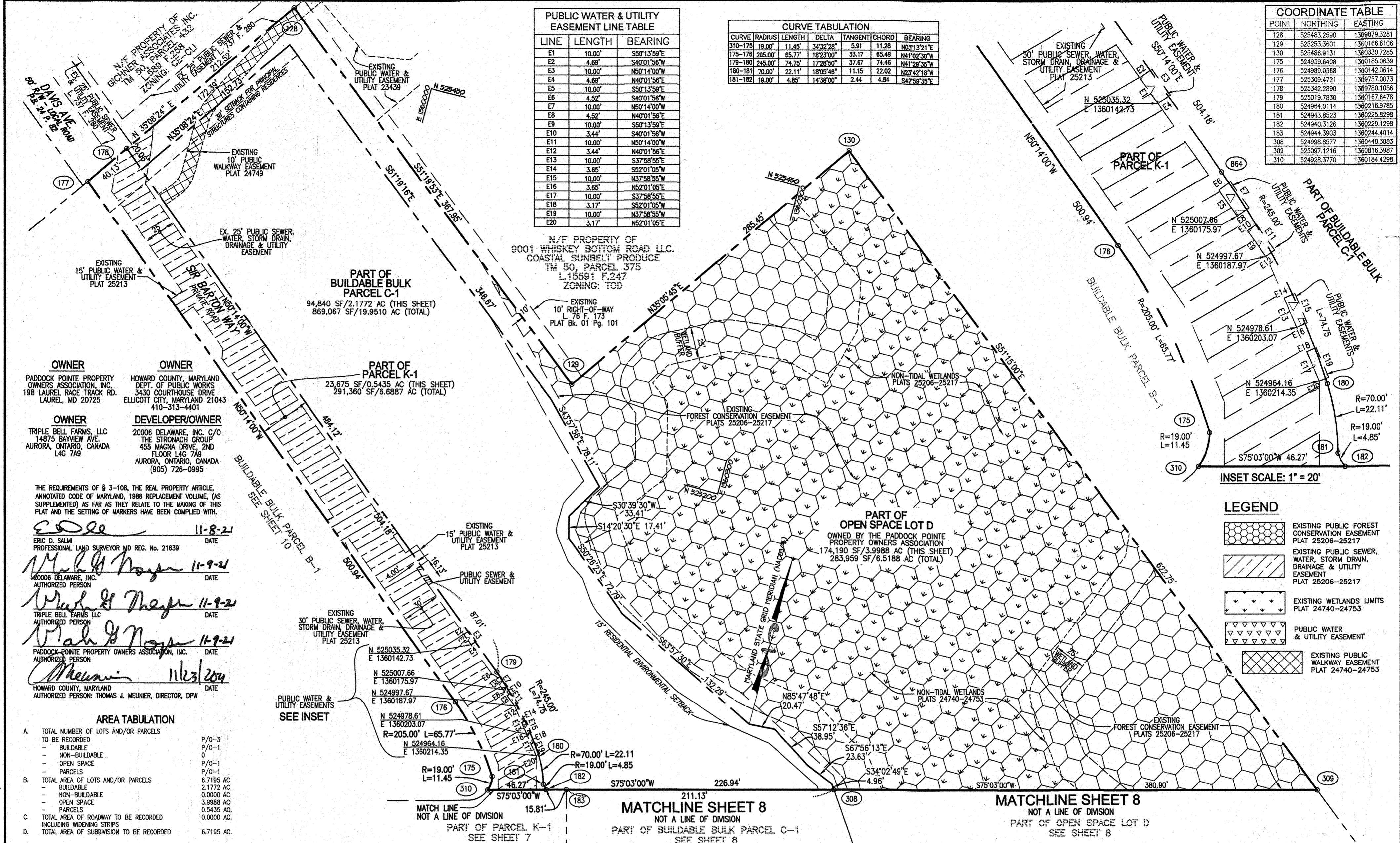
LINE	LENGTH	BEARING
E1	10.00'	S90°13'59"E
E2	4.69'	S40°01'56"W
E3	10.00'	N50°14'00"W
E4	4.69'	N40°01'56"E
E5	10.00'	S90°13'59"E
E6	4.52'	S40°01'56"W
E7	10.00'	N50°14'00"W
E8	4.52'	N40°01'56"E
E9	10.00'	S90°13'59"E
E10	3.44'	S40°01'56"W
E11	10.00'	N50°14'00"W
E12	3.44'	N40°01'56"E
E13	10.00'	S37°58'55"E
E14	3.65'	S82°01'05"W
E15	10.00'	N37°58'55"W
E16	3.65'	N82°01'05"E
E17	10.00'	S37°58'55"E
E18	3.17'	S82°01'05"W
E19	10.00'	N37°58'55"W
E20	3.17'	N82°01'05"E

**CURVE TABULATION**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
310-175	19.00'	11.45'	34°32'28"	5.91	11.28	N03°13'21"E
175-176	205.00'	66.77'	18°23'00"	33.17	65.49	N41°02'30"W
176-180	245.00'	74.75'	17°28'50"	37.67	74.46	N41°29'35"W
180-181	70.00'	22.11'	18°05'48"	11.15	22.02	N23°42'18"W
181-182	19.00'	4.85'	14°38'00"	2.44	4.84	S42°58'35"E

**COORDINATE TABLE**

POINT	NORTHING	EASTING
128	525483.2590	1369879.3281
129	525253.3601	1360166.6106
130	525486.9131	1360330.7285
175	524939.6408	1360185.0639
176	524989.0368	1360142.0614
177	525309.4721	1359757.0073
178	525342.2890	1359780.1056
179	525019.7830	1360167.6478
180	524964.0114	1360216.9785
181	524943.8523	1360225.8298
182	524940.3126	1360229.1298
183	524944.3903	1360244.4014
308	524998.8577	1360448.3883
309	525097.1216	1360816.3987
310	524928.3770	1360184.4298



THE REQUIREMENTS OF § 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.

*Eric D. Salmi* 11-8-21  
 ERIC D. SALMI  
 PROFESSIONAL LAND SURVEYOR MD REG. NO. 21639  
 DATE

*Mah & Meyer* 11-9-21  
 MAH & MEYER, INC.  
 AUTHORIZED PERSON  
 DATE

*Mah & Meyer* 11-9-21  
 TRIPLE BELL FARMS LLC  
 AUTHORIZED PERSON  
 DATE

*Mah & Meyer* 11-9-21  
 PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.  
 AUTHORIZED PERSON  
 DATE

*Thomas J. Meunier* 11/23/2021  
 THOMAS J. MEUNIER, DIRECTOR, DPW  
 HOWARD COUNTY, MARYLAND  
 AUTHORIZED PERSON  
 DATE

**OWNER'S CERTIFICATE**

WE, 20006 DELAWARE INC. (F/K/A MI DEVELOPMENTS (MARYLAND) INC.), TRIPLE BELL FARMS LLC, HOWARD COUNTY, MD AND PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC. (F/K/A LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC.), OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF REVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 9TH DAY OF NOVEMBER 2021.

FOR: 20006 DELAWARE INC. AUTHORIZED PERSON  
*Mah & Meyer*  
 WITNESS  
*[Signature]*

FOR: TRIPLE BELL FARMS LLC AUTHORIZED PERSON  
*Mah & Meyer*  
 WITNESS  
*[Signature]*

FOR: PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC. AUTHORIZED PERSON  
*Thomas J. Meunier*  
 WITNESS  
*[Signature]*

FOR: HOWARD COUNTY, MARYLAND AUTHORIZED PERSON: THOMAS J. MEUNIER, DIRECTOR, DPW  
 WITNESS  
*[Signature]*

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION TO 1) PART OF THE LAND CONVEYED TO MI DEVELOPMENTS (MARYLAND) INC. (N/K/A 20006 DELAWARE, INC.) BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157; 2) PART OF THE LAND CONVEYED TO TRIPLE BELL FARMS LLC BY A DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13296, FOLIO 377; 3) ALL OF THE LAND CONVEYED TO LAUREL PARK HOMEOWNERS ASSOCIATION, INC. (N/K/A PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.) BY DEED DATED MAY 09, 2018 AND RECORDED IN LIBER 18355, FOLIO 167; 4) ALL OF THE LAND CONVEYED TO HOWARD COUNTY, MARYLAND BY A DEED DATED JULY 27, 2018 AND RECORDED IN LIBER 18452, FOLIO 464; 5) ALL OF THE LAND DESCRIBED IN A DEED TO 20006 DELAWARE INC., BY A DEED DATED MARCH 11, 2021 AND RECORDED IN LIBER 20358, FOLIO 155, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

*Eric D. Salmi* 11-8-21  
 ERIC D. SALMI  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639  
 EXPIRATION/RENEWAL DATE: 01/03/2022

**VOGEL ENGINEERING**

**TIMMONS GROUP**  
 3390 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
 P. 410.461.7666 F. 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25963 ON 11/01/22  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

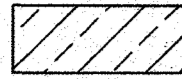
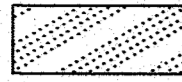
**PLAT OF REVISION**  
**PADDOCK POINTE**  
 (FORMERLY KNOWN AS LAUREL PARK STATION, PHASE 1)  
 BUILDABLE BULK PARCELS A-2, B-1, B-2, B-3 & C-1,  
 PARCELS J, K-1 & L AND  
 OPEN SPACE LOTS D, E-1, F-1, G, H & I  
 (A REVISION TO LAUREL PARK STATION, PHASE 1  
 PLAT Nos. 24740-24753 & 25206-25217)

ZONED: TOD  
 TAX MAP 50, BLOCK 10, PARCELS 384 & 441  
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 50' GRAPHIC SCALE OCTOBER, 2021

SHEET 9 OF 14

K:\Projects\07-11 SURVEY\dwg\RECORD PLATS\2 - PADDOCK POINTE

**LEGEND**

-  EXISTING PUBLIC WATER & UTILITY EASEMENT PLATS 25206-25217
-  EXISTING PUBLIC WATER & UTILITY EASEMENT PLATS 25206-25217

COORDINATE TABLE		
POINT	NORTHING	EASTING
126	524709.0585	1359334.4029
174	524916.6705	1360171.5284
175	524939.6408	1360185.0639
176	524989.0368	1360142.0614
177	525309.4721	1359757.0073
303	524694.4471	1359338.2998

THE REQUIREMENTS OF § 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.

*Eric D. Salmi* 11-8-21  
 ERIC D. SALMI PROFESSIONAL LAND SURVEYOR MD REG. No. 21639 DATE

*Mah J. Nagel* 11-9-21  
 20006 DELAWARE, INC. AUTHORIZED PERSON DATE

*Mah J. Nagel* 11-9-21  
 TRIPLE BELL FARMS LLC AUTHORIZED PERSON DATE

*Mah J. Nagel* 11-9-21  
 PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC. AUTHORIZED PERSON DATE

*Thomas J. Meunier* 11/23/2021  
 HOWARD COUNTY, MARYLAND AUTHORIZED PERSON: THOMAS J. MEUNIER, DIRECTOR, DPW DATE

N/F PROPERTY OF MIDWAY MOBILE VILLAGE TM 50 PARCEL 297 L1002 F.564 ZONING: TOD

**PART OF BUILDABLE BULK PARCEL B-1**  
 224,217 SF/5.1473 AC (THIS SHEET)  
 425,126 SF/9.7596 AC (TOTAL)

PART OF BUILDABLE BULK PARCEL B-1 SEE SHEET 11

N14°56'00"W 15.12'  
 (MATCH LINE NOT A LINE OF DIVISION)

AMERICAN PHAROAH LANE PRIVATE ROAD

**AREA TABULATION**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/O-1
- BUILDABLE	0
- NON-BUILDABLE	0
- OPEN SPACE	0
- PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	5.1473 AC
- BUILDABLE	5.1473 AC
- NON-BUILDABLE	0.0000 AC
- OPEN SPACE	0.0000 AC
- PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.1473 AC

CURVE TABULATION						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
176-175	205.00'	65.77'	18°23'00"	33.17	65.49	N41°02'30"W
175-174	19.00'	29.55'	89°06'53"	18.71	26.66	N30°30'34"E

**OWNER**  
 PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.  
 198 LAUREL RACE TRACK RD.  
 LAUREL, MD 20725

**OWNER**  
 HOWARD COUNTY, MARYLAND  
 DEPT. OF PUBLIC WORKS  
 3430 COURTHOUSE DRIVE  
 ELLICOTT CITY, MARYLAND 21043  
 410-313-4401

**OWNER**  
 TRIPLE BELL FARMS, LLC  
 14875 BAYVIEW AVE.  
 AURORA, ONTARIO, CANADA  
 L4G 7A9

**DEVELOPER/OWNER**  
 20006 DELAWARE, INC. C/O  
 THE STRONACH GROUP  
 455 MAGNA DRIVE, 2ND  
 FLOOR L4G 7A9  
 AURORA, ONTARIO, CANADA  
 (905) 726-0995

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Elshauer* 12-7-21  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Thomas J. Meunier* 11/23/21  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, 20006 DELAWARE INC. (F/K/A MI DEVELOPMENTS (MARYLAND) INC.), TRIPLE BELL FARMS LLC, HOWARD COUNTY, MD AND PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC. (F/K/A LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC.), OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF REVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 9TH DAY OF NOVEMBER, 2021.

*Mah J. Nagel*  
 FOR: 20006 DELAWARE, INC. AUTHORIZED PERSON  
 WITNESS

*Mah J. Nagel*  
 FOR: TRIPLE BELL FARMS, LLC AUTHORIZED PERSON  
 WITNESS

*Mah J. Nagel*  
 FOR: PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC. AUTHORIZED PERSON  
 WITNESS

*Thomas J. Meunier*  
 FOR: HOWARD COUNTY, MARYLAND AUTHORIZED PERSON: THOMAS J. MEUNIER, DIRECTOR, DPW  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION TO 1) PART OF THE LAND CONVEYED TO MI DEVELOPMENTS (MARYLAND) INC. (N/K/A 20006 DELAWARE, INC.) BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157; 2) PART OF THE LAND CONVEYED TO TRIPLE BELL FARMS LLC BY A DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13296, FOLIO 377; 3) ALL OF THE LAND CONVEYED TO LAUREL PARK HOMEOWNERS ASSOCIATION, INC. (N/K/A PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.) BY DEED DATED MAY 09, 2018 AND RECORDED IN LIBER 18335, FOLIO 167; 4) ALL OF THE LAND CONVEYED TO HOWARD COUNTY, MARYLAND BY A DEED DATED JULY 27, 2018 AND RECORDED IN LIBER 18452, FOLIO 464; 5) ALL OF THE LAND DESCRIBED IN A DEED TO 20006 DELAWARE INC. BY A DEED DATED MARCH 11, 2021 AND RECORDED IN LIBER 20358, FOLIO 155, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

*Eric D. Salmi* 11-8-21  
 ERIC D. SALMI PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639  
 EXPIRATION/RENEWAL DATE: 01/03/2022

**VOGEL ENGINEERING**  
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
 P: 410.461.7956 F: 410.461.9961 www.timmons.com

**TIMMONS GROUP**  
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
 P: 410.461.7956 F: 410.461.9961 www.timmons.com


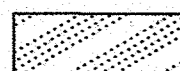
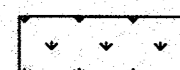

RECORDED AS PLAT No. 25964 ON 11/18/22  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PADDOCK POINTE**  
 (FORMERLY KNOWN AS LAUREL PARK STATION, PHASE 1)  
 BUILDABLE BULK PARCELS A-2, B-1, B-2, B-3 & C-1,  
 PARCELS J, K-1 & L AND  
 OPEN SPACE LOTS D, E-1, F-1, G, H & I  
 (A REVISION TO LAUREL PARK STATION, PHASE 1  
 PLAT Nos. 24740-24753 & 25206-25217)

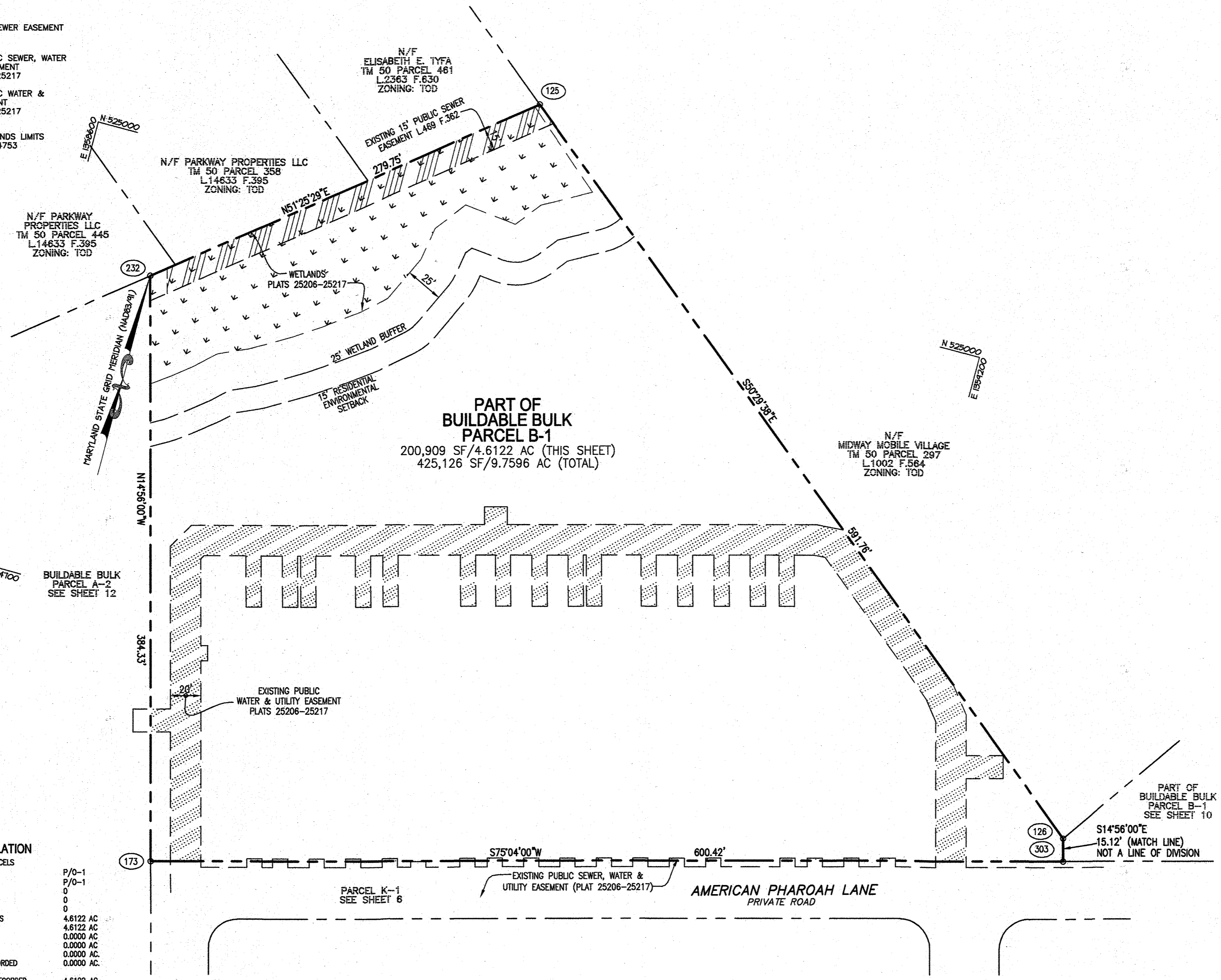
ZONED: TOD  
 TAX MAP 50, BLOCK 10, PARCELS 384 & 441  
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 50' GRAPHIC SCALE OCTOBER, 2021  
 SHEET 10 OF 14

K:\Projects\07-111\SURVEY\dwg\RECORD PLATS\2\_PLAT OF REVISION\PHASE 2 - PADDOCK POINTE

**LEGEND**

-  EXISTING 15' SEWER EASEMENT L.469 F. 362
-  EXISTING PUBLIC SEWER, WATER & UTILITY EASEMENT PLATS 25206-25217
-  EXISTING PUBLIC WATER & UTILITY EASEMENT PLATS 25206-25217
-  EXISTING WETLANDS LIMITS PLAT 24740-24753

COORDINATE TABLE		
POINT	NORTHING	EASTING
125	525085.5132	135877.8288
126	524709.0585	1358334.4029
173	524539.7227	1358758.1590
232	524911.0759	1358659.1185
303	524694.4471	1359338.2998



**AREA TABULATION**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/0-1
- BUILDABLE	0
- NON-BUILDABLE	0
- OPEN SPACE	0
- PARCELS	0
<b>B. TOTAL AREA OF LOTS AND/OR PARCELS</b>	<b>4.6122 AC</b>
- BUILDABLE	4.6122 AC
- NON-BUILDABLE	0.0000 AC
- OPEN SPACE	0.0000 AC
- PARCELS	0.0000 AC
<b>C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS</b>	<b>0.0000 AC</b>
<b>D. TOTAL AREA OF SUBDIVISION TO BE RECORDED</b>	<b>4.6122 AC</b>

THE REQUIREMENTS OF § 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.

*Eric D. Salmi* 11-8-21  
ERIC D. SALMI  
PROFESSIONAL LAND SURVEYOR MD REG. NO. 21639  
DATE

*Mark G. Nepton* 11-9-21  
20006 DELAWARE, INC.  
AUTHORIZED PERSON  
DATE

*Mark G. Nepton* 11-9-21  
TRIPLE BELL FARMS LLC  
AUTHORIZED PERSON  
DATE

*Mark G. Nepton* 11-9-21  
PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.  
AUTHORIZED PERSON  
DATE

*Thomas J. Meunier* 11/23/2021  
HOWARD COUNTY, MARYLAND  
AUTHORIZED PERSON: THOMAS J. MEUNIER, DIRECTOR, DPW  
DATE

**OWNER**  
PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.  
198 LAUREL RACE TRACK RD.  
LAUREL, MD 20725

**OWNER**  
HOWARD COUNTY, MARYLAND  
DEPT. OF PUBLIC WORKS  
3430 COURTHOUSE DRIVE  
ELLCOTT CITY, MARYLAND 21043  
410-313-4401

**OWNER**  
TRIPLE BELL FARMS, LLC  
14875 BAYVIEW AVE.  
AURORA, ONTARIO, CANADA  
L4G 7A9

**DEVELOPER/OWNER**  
20006 DELAWARE, INC. C/O  
THE STRONACH GROUP  
455 MAGNA DRIVE, 2ND  
FLOOR L4G 7A9  
AURORA, ONTARIO, CANADA  
(905) 726-0995

**OWNER'S CERTIFICATE**

WE, 20006 DELAWARE INC. (F/K/A MI DEVELOPMENTS (MARYLAND) INC.), TRIPLE BELL FARMS LLC, HOWARD COUNTY, MD AND PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC. (F/K/A LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC.), OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF REVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 9<sup>TH</sup> DAY OF NOVEMBER, 2021.

*Mark G. Nepton*  
FOR: 20006 DELAWARE INC  
AUTHORIZED PERSON  
WITNESS

*Mark G. Nepton*  
FOR: TRIPLE BELL FARMS, LLC  
AUTHORIZED PERSON  
WITNESS

*Mark G. Nepton*  
FOR: PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC  
AUTHORIZED PERSON  
WITNESS

*Thomas J. Meunier*  
FOR: HOWARD COUNTY, MARYLAND  
AUTHORIZED PERSON: THOMAS J. MEUNIER, DIRECTOR, DPW  
WITNESS

**SURVEYOR'S CERTIFICATE**

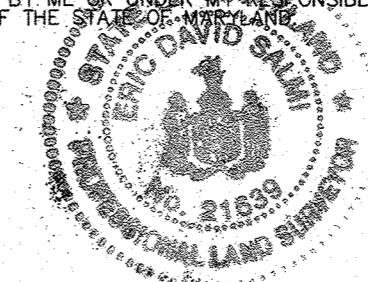
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION TO 1) PART OF THE LAND CONVEYED TO MI DEVELOPMENTS (MARYLAND) INC. (N/K/A 20006 DELAWARE, INC) BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157; 2) PART OF THE LAND CONVEYED TO TRIPLE BELL FARMS LLC BY A DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13296, FOLIO 377; 3) ALL OF THE LAND CONVEYED TO LAUREL PARK HOMEOWNERS ASSOCIATION, INC. (N/K/A PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.) BY DEED DATED MAY 09, 2018 AND RECORDED IN LIBER 18335, FOLIO 167; 4) ALL OF THE LAND CONVEYED TO HOWARD COUNTY, MARYLAND BY A DEED DATED JULY 27, 2018 AND RECORDED IN LIBER 18452, FOLIO 464; 5) ALL OF THE LAND DESCRIBED IN A DEED TO 20006 DELAWARE INC., BY A DEED DATED MARCH 11, 2021 AND RECORDED IN LIBER 20358, FOLIO 155; ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

*Eric D. Salmi* 11-8-21  
ERIC D. SALMI  
PROFESSIONAL LAND SURVEYOR, MD REG. NO 21639  
EXPIRATION/RENEWAL DATE: 01/03/2022

**VOGEL ENGINEERING**

**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410.461.7665 F: 410.461.8961 www.timmons.com



RECORDED AS PLAT No. 25965 ON 11/10/22  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PADDOCK POINTE**  
(FORMERLY KNOWN AS LAUREL PARK STATION, PHASE 1)

BUILDABLE BULK PARCELS A-2, B-1, B-2, B-3 & C-1,  
PARCELS J, K-1 & L AND  
OPEN SPACE LOTS D, E-1, F-1, G, H & I  
(A REVISION TO LAUREL PARK STATION, PHASE 1  
PLAT Nos. 24740-24753 & 25206-25217)

ZONED: TOD  
TAX MAP 50, BLOCK 10, PARCELS 384 & 441  
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: 1" = 50 GRAPHIC SCALE: OCTOBER, 2021

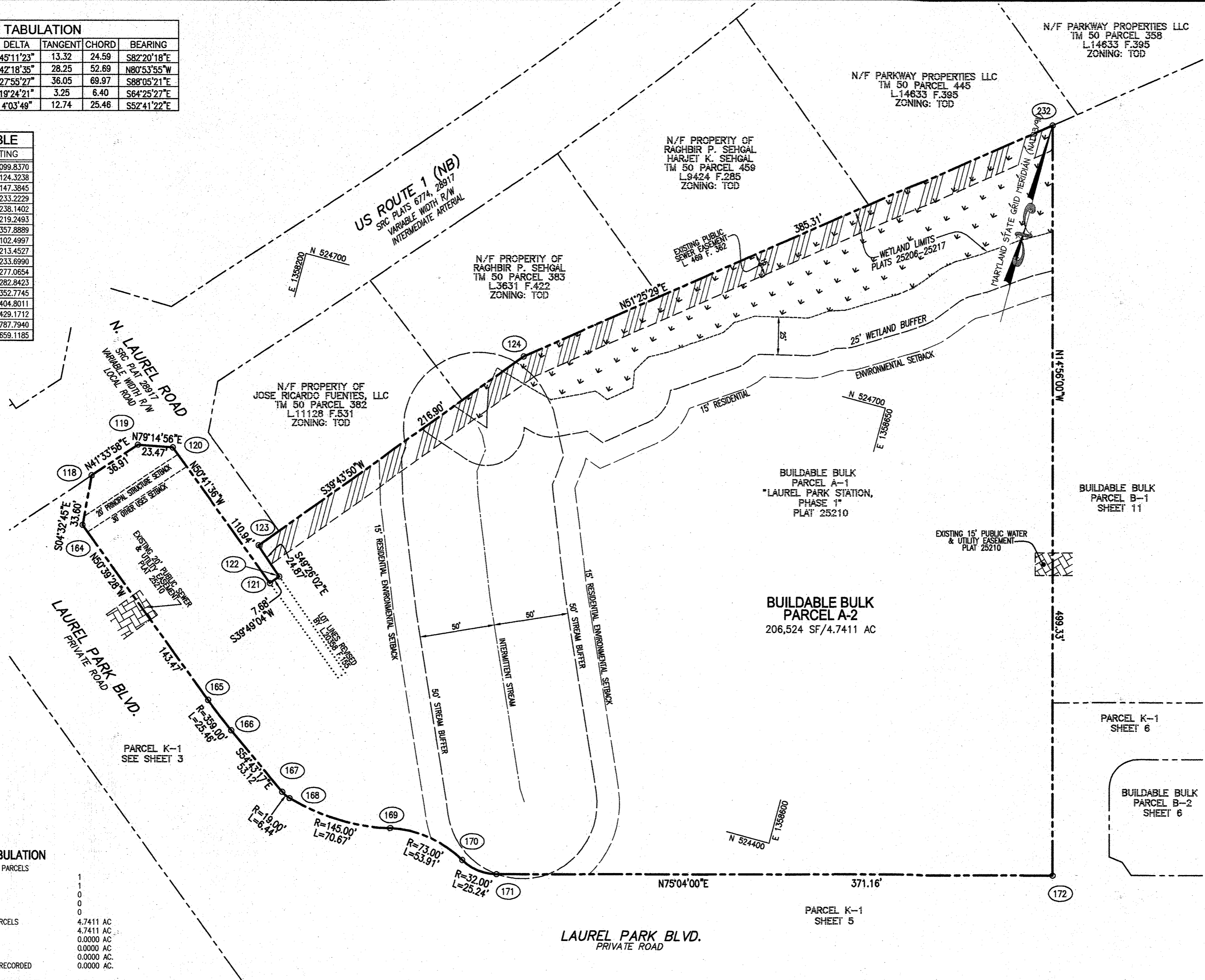
K:\Projects\07-11\SURVEY\dwg\RECORD PLATS\2\_PLAT OF REVISION\PHASE 2 - PADDOCK POINTE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
171-170	32.00'	25.24'	45°11'23"	13.32	24.59	S82°20'18"E
170-169	73.00'	53.91'	42°18'35"	28.25	52.69	N80°53'55"W
169-168	145.00'	70.67'	27°55'27"	36.05	69.97	S88°05'21"E
168-167	19.00'	6.44'	19°24'21"	3.25	6.40	S64°25'27"E
166-165	359.00'	25.46'	4°03'49"	12.74	25.46	S52°41'22"E

POINT	NORTHING	EASTING
118	524520.2236	1358099.8370
119	524547.8367	1358124.3238
120	524552.2153	1358147.3845
121	524481.9407	1358233.2229
122	524487.8390	1358238.1402
123	524504.0110	1358219.2493
124	524670.8213	1358357.8889
164	524486.7325	1358102.4997
165	524395.7821	1358213.4527
166	524380.3527	1358233.6990
167	524349.6718	1358277.0654
168	524346.9069	1358282.8423
169	524344.5738	1358352.7745
170	524336.2391	1358404.8011
171	524332.9608	1358429.1712
172	524428.6061	1358787.7940
232	524911.0759	1358659.1185

LEGEND	
	EXISTING 15' SEWER EASEMENT L.469 F. 362
	EXISTING PUBLIC SEWER & UTILITY EASEMENT PLATS 25206-25217
	EXISTING PUBLIC WATER & UTILITY EASEMENT PLATS 25206-25217
	EXISTING WETLANDS LIMITS PLAT 24740-24753

AREA TABULATION	
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
- BUILDABLE	1
- NON-BUILDABLE	0
- OPEN SPACE	0
- PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	4.7411 AC
- BUILDABLE	4.7411 AC
- NON-BUILDABLE	0.0000 AC
- OPEN SPACE	0.0000 AC
- PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.7411 AC



THE REQUIREMENTS OF § 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.

*Eric D. Salmi* 11-8-21  
 ERIC D. SALMI  
 PROFESSIONAL LAND SURVEYOR MD REG. NO. 21639  
 DATE  
*Mark H. Nepe* 11-9-21  
 MARK H. NEPE  
 2006 DELAWARE, INC.  
 AUTHORIZED PERSON  
 DATE  
*Mark H. Nepe* 11-9-21  
 MARK H. NEPE  
 TRIPLE BELL FARMS LLC  
 AUTHORIZED PERSON  
 DATE  
*Mark H. Nepe* 11-9-21  
 MARK H. NEPE  
 PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.  
 AUTHORIZED PERSON  
 DATE  
*Thomas J. Meunier* 11/23/2021  
 THOMAS J. MEUNIER  
 HOWARD COUNTY, MARYLAND  
 AUTHORIZED PERSON: THOMAS J. MEUNIER, DIRECTOR, DPW  
 DATE

<b>OWNER</b>	<b>OWNER</b>
PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC. 198 LAUREL RACE TRACK RD. LAUREL, MD 20725	HOWARD COUNTY, MARYLAND DEPT. OF PUBLIC WORKS 3430 COURTHOUSE DRIVE ELLCOTT CITY, MARYLAND 21043 410-313-4401
<b>OWNER</b>	<b>DEVELOPER/OWNER</b>
TRIPLE BELL FARMS, LLC 14875 BAYVIEW AVE. AURORA, ONTARIO, CANADA L4G 7A9	2006 DELAWARE, INC. C/O THE STRONACH GROUP 455 MAGNA DRIVE, 2ND FLOOR L4G 7A9 AURORA, ONTARIO, CANADA (905) 726-0995

K:\Projects\07-11\SURVEY\dwg\RECORD PLATS\2 - PADDOCK POINTE

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

*Eric D. Salmi* 11/23/21  
 ERIC D. SALMI  
 HOWARD COUNTY HEALTH OFFICER  
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
 AND ZONING

*David Phelan* 12-7-21  
 DAVID PHELAN  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE

*Thomas J. Meunier* 11/23/21  
 THOMAS J. MEUNIER  
 DIRECTOR  
 DATE

**OWNER'S CERTIFICATE**

WE, 2006 DELAWARE INC. (F/K/A MI DEVELOPMENTS (MARYLAND) INC.), TRIPLE BELL FARMS LLC, HOWARD COUNTY, MD AND PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC. (F/K/A LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC.), OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF REVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 9TH DAY OF NOVEMBER, 2021.

*Mark H. Nepe*  
 FOR: 2006 DELAWARE INC.  
 AUTHORIZED PERSON  
 WITNESS

*Mark H. Nepe*  
 FOR: TRIPLE BELL FARMS LLC  
 AUTHORIZED PERSON  
 WITNESS

*Mark H. Nepe*  
 FOR: PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.  
 AUTHORIZED PERSON  
 WITNESS

*Thomas J. Meunier*  
 FOR: HOWARD COUNTY, MARYLAND  
 AUTHORIZED PERSON: THOMAS J. MEUNIER, DIRECTOR, DPW  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION TO 1) PART OF THE LAND CONVEYED TO MI DEVELOPMENTS (MARYLAND) INC. (N/K/A 2006 DELAWARE, INC) BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157; 2) PART OF THE LAND CONVEYED TO TRIPLE BELL FARMS LLC BY A DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13296, FOLIO 377; 3) ALL OF THE LAND CONVEYED TO LAUREL PARK HOMEOWNERS ASSOCIATION, INC. (N/K/A PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.) BY DEED DATED MAY 09, 2018 AND RECORDED IN LIBER 18335, FOLIO 167; 4) ALL OF THE LAND CONVEYED TO HOWARD COUNTY, MARYLAND BY A DEED DATED JULY 27, 2018 AND RECORDED IN LIBER 18452, FOLIO 464; 5) ALL OF THE LAND DESCRIBED IN A DEED TO 2006 DELAWARE INC., BY A DEED DATED MARCH 11, 2021 AND RECORDED IN LIBER 20358, FOLIO 155, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

*Eric D. Salmi* 11-8-21  
 ERIC D. SALMI  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639  
 EXPIRATION/RENEWAL DATE: 01/03/2022

**VOGEL ENGINEERING**

**TIMMONS GROUP**  
 2300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21143  
 P: 410.461.7656 F: 410.461.8951 www.timmons.com

RECORDED AS PLAT No. 25966 ON 11/23/21  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF REVISION**  
**PADDOCK POINTE**  
 (FORMERLY KNOWN AS LAUREL PARK STATION, PHASE 1)

BUILDABLE BULK PARCELS A-2, B-1, B-2, B-3 & C-1,  
 PARCELS J, K-1 & L AND  
 OPEN SPACE LOTS D, E-1, F-1, G, H & I



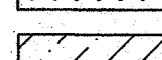
(A REVISION TO LAUREL PARK STATION, PHASE 1  
 PLAT Nos. 24740-24753 & 25206-25217)

ZONED: TOD  
 TAX MAP 50, BLOCK 10, PARCELS 384 & 441  
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 50' GRAPHIC SCALE OCTOBER, 2021

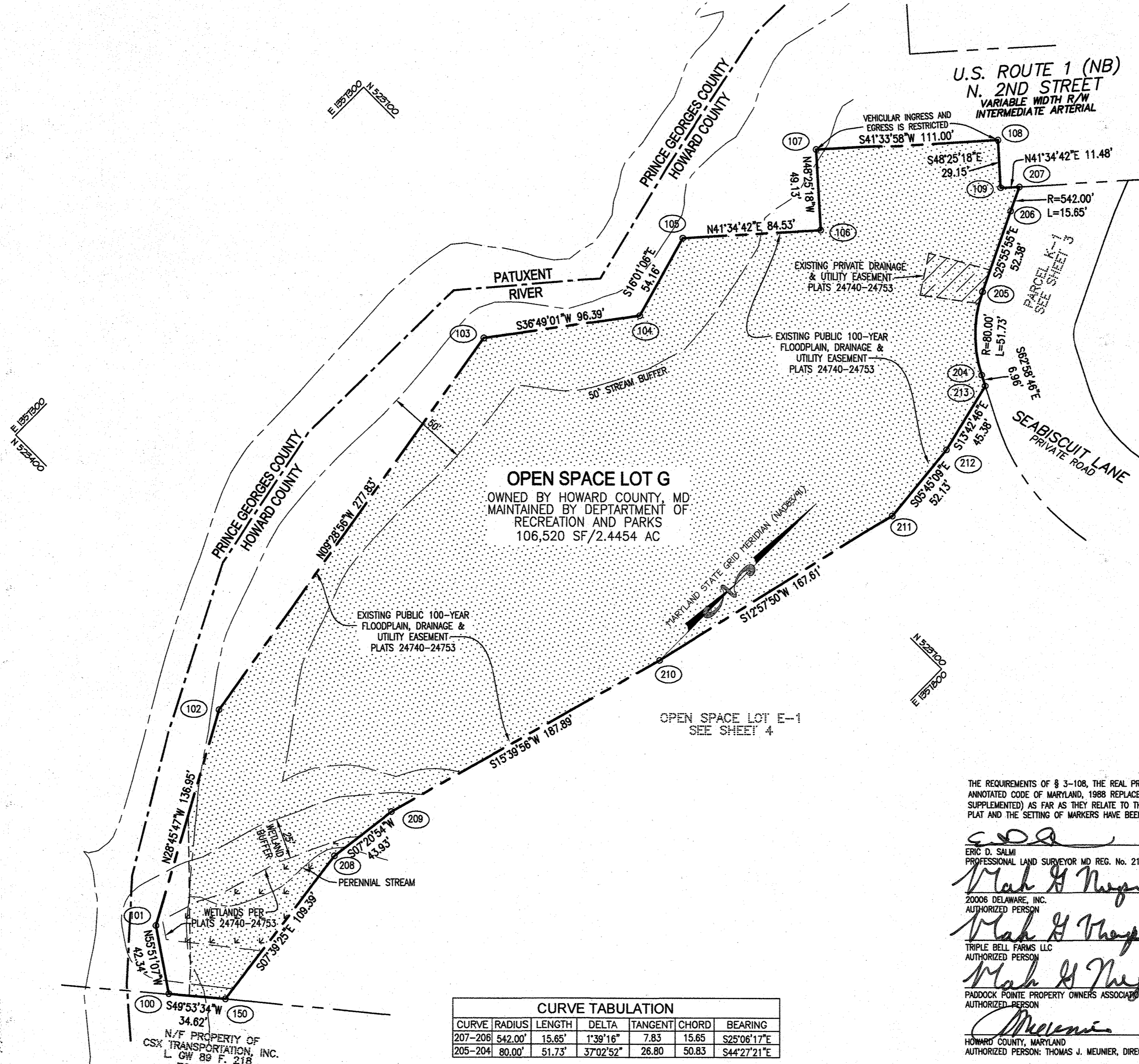
50' 0 50' 100' 150'

SHEET 12 OF 14

**LEGEND**

-  EXISTING WETLANDS LIMITS  
PLAT 24740-24753
-  PUBLIC 100 YEAR FLOODPLAIN,  
DRAINAGE & UTILITY EASEMENT  
PLAT 24740-24753
-  EXISTING PRIVATE DRAINAGE  
& UTILITY EASEMENT  
PLAT 24740-24753

POINT	NORTHING	EASTING
100	523226.0899	1357006.8890
101	523249.8556	1357571.8505
102	523369.9083	1357505.9517
103	523643.9423	1357460.1816
104	523721.1077	1357517.9443
105	523773.1644	1357502.9993
106	523836.3960	1357559.0962
107	523869.0012	1357522.3441
108	523952.0504	1357595.9908
109	523932.7024	1357617.7996
150	523248.3944	1357633.3697
204	523843.7364	1357690.5667
205	523880.0197	1357654.8662
206	523927.1228	1357632.0618
207	523941.2942	1357625.4220
208	523356.8069	1357618.7950
209	523400.3805	1357624.4143
210	523581.2875	1357675.1473
211	523744.6210	1357712.7478
212	523796.4878	1357707.5228
213	523840.5755	1357696.7649



**AREA TABULATION**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
- BUILDABLE	1
- NON-BUILDABLE	0
- OPEN SPACE	1
- PARCELS	0

B. TOTAL AREA OF LOTS AND/OR PARCELS	
- BUILDABLE	2.4454 AC
- NON-BUILDABLE	0.0000 AC
- OPEN SPACE	0.0000 AC
- PARCELS	2.4454 AC
- TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.4454 AC

**CURVE TABULATION**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
207-208	542.00'	15.65'	1°39'16"	7.83	15.65	S25°06'17"E
205-204	80.00'	51.73'	37°02'52"	26.80	50.83	S44°27'21"E

THE REQUIREMENTS OF § 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.

*Eric D. Salmi* 11-8-21  
 ERIC D. SALMI DATE  
 PROFESSIONAL LAND SURVEYOR MD REG. NO. 21639

*Mark H. Neugebauer* 11-9-21  
 MARK H. NEUGEBAUER DATE  
 2006 DELAWARE, INC. AUTHORIZED PERSON

*Mark H. Neugebauer* 11-9-21  
 MARK H. NEUGEBAUER DATE  
 TRIPLE BELL FARMS LLC AUTHORIZED PERSON

*Mark H. Neugebauer* 11-9-21  
 MARK H. NEUGEBAUER DATE  
 PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC. AUTHORIZED PERSON

*Thomas J. Meunier* 11/23/2021  
 THOMAS J. MEUNIER DATE  
 HOWARD COUNTY, MARYLAND AUTHORIZED PERSON: THOMAS J. MEUNIER, DIRECTOR, DPW

**OWNER**  
 PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.  
 198 LAUREL RACE TRACK RD.  
 LAUREL, MD 20725  
 410-313-4401

**OWNER**  
 HOWARD COUNTY, MARYLAND  
 DEPT. OF PUBLIC WORKS  
 3430 COURTHOUSE DRIVE  
 ELLICOTT CITY, MARYLAND 21043  
 410-313-4401

**OWNER**  
 TRIPLE BELL FARMS, LLC  
 14875 BAYVIEW AVE.  
 AURORA, ONTARIO, CANADA L4G 7A9

**DEVELOPER/OWNER**  
 2006 DELAWARE, INC. C/O  
 THE STRONACH GROUP  
 455 MAGNA DRIVE, 2ND  
 FLOOR L4G 7A9  
 AURORA, ONTARIO, CANADA (905) 728-0995

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

*[Signature]* 11/23/21  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
 AND ZONING

*[Signature]* 11/23/21  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 11/23/21  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, 2006 DELAWARE INC. (F/K/A MI DEVELOPMENTS (MARYLAND) INC.), TRIPLE BELL FARMS LLC, HOWARD COUNTY, MD AND PADDOK POINTE PROPERTY OWNERS ASSOCIATION, INC. (F/K/A LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC.), OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF REVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 9<sup>TH</sup> DAY OF NOVEMBER 2021.

FOR: 2006 DELAWARE INC. AUTHORIZED PERSON  
*Mark H. Neugebauer*  
 WITNESS *[Signature]*

FOR: TRIPLE BELL FARMS, LLC AUTHORIZED PERSON  
*Mark H. Neugebauer*  
 WITNESS *[Signature]*

FOR: PADDOK POINTE PROPERTY OWNERS ASSOCIATION, INC. AUTHORIZED PERSON  
*Mark H. Neugebauer*  
 WITNESS *[Signature]*

FOR: HOWARD COUNTY, MARYLAND AUTHORIZED PERSON: THOMAS J. MEUNIER, DIRECTOR, DPW  
*Thomas J. Meunier*  
 WITNESS *[Signature]*

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION TO 1) PART OF THE LAND CONVEYED TO MI DEVELOPMENTS (MARYLAND) INC. (N/A 2006 DELAWARE, INC.) BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157; 2) PART OF THE LAND CONVEYED TO TRIPLE BELL FARMS LLC BY A DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13296, FOLIO 377; 3) ALL OF THE LAND CONVEYED TO LAUREL PARK HOMEOWNERS ASSOCIATION, INC. (N/A PADDOK POINTE PROPERTY OWNERS ASSOCIATION, INC.) BY DEED DATED MAY 09, 2018 AND RECORDED IN LIBER 18335, FOLIO 167; 4) ALL OF THE LAND CONVEYED TO HOWARD COUNTY, MARYLAND BY A DEED DATED JULY 27, 2018 AND RECORDED IN LIBER 18452, FOLIO 464; 5) ALL OF THE LAND DESCRIBED IN A DEED TO 2006 DELAWARE INC., BY A DEED DATED MARCH 11, 2021 AND RECORDED IN LIBER 20358, FOLIO 155, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

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*Eric D. Salmi* 11-8-21  
 ERIC D. SALMI DATE  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO 21639  
 EXPIRATION/RENEWAL DATE: 01/03/2022

**VOGEL ENGINEERING**

**TIMMONS GROUP**  
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

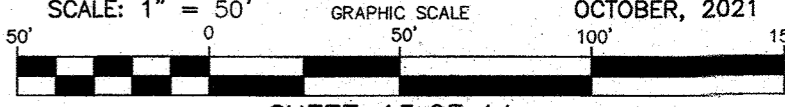
RECORDED AS PLAT No. 25967 ON 11/01/22  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF REVISION**  
**PADDOK POINTE**  
 (FORMERLY KNOWN AS LAUREL PARK STATION, PHASE 1)

BUILDABLE BULK PARCELS A-2, B-1, B-2, B-3 & C-1,  
 PARCELS J, K-1 & L AND  
 OPEN SPACE LOTS D, E-1, F-1, G, H & I

(A REVISION TO LAUREL PARK STATION, PHASE 1  
 PLAT Nos. 24740-24753 & 25206-25217)

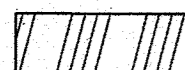
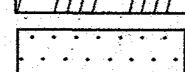

ZONED: TOD  
 TAX MAP 50, BLOCK 10, PARCELS 384 & 441  
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 50' GRAPHIC SCALE OCTOBER, 2021



SHEET 13 OF 14

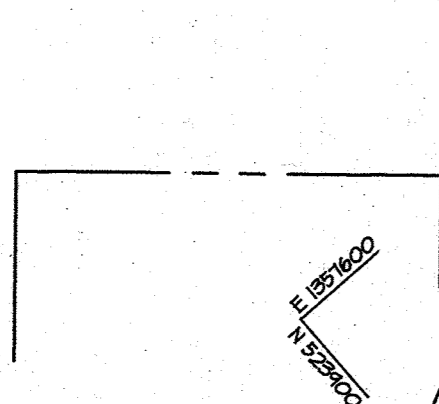
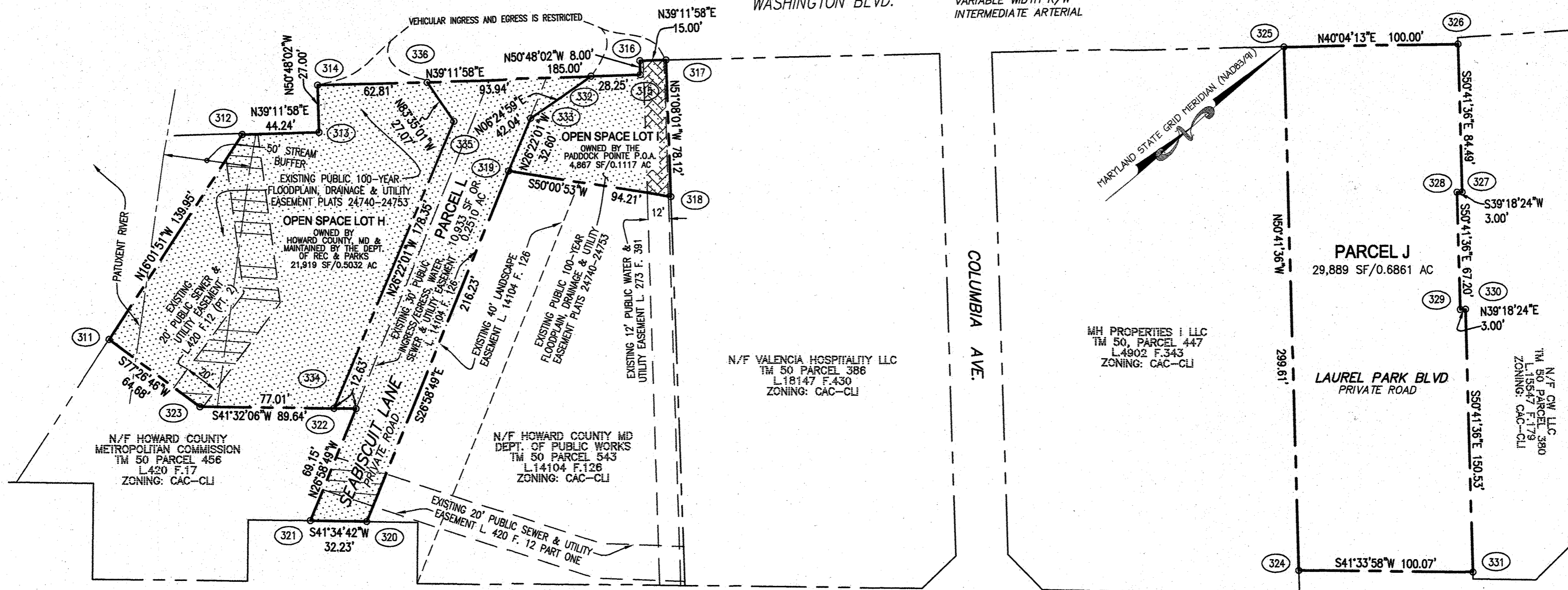
K:\Projects\07-11\SURVEY.dwg\RECORD PLATS\2-PLAT OF REVISION PHASE 2 - PADDOK POINTE

**LEGEND**

-  EXISTING 15' SEWER EASEMENT L.420 F. 12
-  PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PLAT 24740-24753
-  EXISTING PUBLIC WATER & UTILITY EASEMENT L. 273 F. 391

**COORDINATE TABLE**

POINT	NORTHING	EASTING
311	524048.3909	1357423.4065
312	524182.8964	1357384.7596
313	524217.1788	1357412.7191
314	524234.2435	1357391.7955
315	524377.6092	1357508.7196
316	524382.6654	1357502.5200
317	524394.2887	1357512.0003
318	524345.2664	1357572.8284
319	524284.7298	1357500.6459
320	524092.0369	1357598.7441
321	524067.9268	1357577.3545
322	524129.5519	1357545.9817
323	524062.4501	1357486.5421
324	524477.8238	1357970.0149
325	524667.6197	1357738.1843
326	524744.1477	1357802.5596
327	524690.6230	1357867.9385
328	524688.3017	1357866.0381
329	524645.7324	1357918.0352
330	524648.0537	1357919.9356
331	524552.6969	1358036.4113
332	524355.7151	1357490.8635
333	524313.9421	1357486.1658
334	524120.9777	1357537.6070
335	524279.8949	1357458.3981
336	524282.9203	1357431.4946



**AREA TABULATION**

Category	Value
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	4
- BUILDABLE	0
- NON-BUILDABLE	0
- OPEN SPACE	2
- PARCELS	2
B. TOTAL AREA OF LOTS AND/OR PARCELS	1.5520 AC
- BUILDABLE	0.0000 AC
- NON-BUILDABLE	0.0000 AC
- OPEN SPACE	0.6149 AC
- PARCELS	0.9371 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.5520 AC

THE REQUIREMENTS OF § 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.

**OWNER**  
 ERIC D. SALMI  
 PROFESSIONAL LAND SURVEYOR MD REG. No. 21639  
 DATE 11-8-21  
 AUTHORIZED PERSON

**OWNER**  
 PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.  
 AUTHORIZED PERSON  
 DATE 11-9-21

**OWNER**  
 HOWARD COUNTY, MARYLAND  
 AUTHORIZED PERSON: THOMAS J. MEUNIER, DIRECTOR, DPW  
 DATE 11-23-2021

**OWNER**  
 TRIPLE BELL FARMS LLC  
 AUTHORIZED PERSON  
 DATE 11-9-21

**OWNER**  
 PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.  
 198 LAUREL RACE TRACK RD.  
 LAUREL, MD 20725

**OWNER**  
 HOWARD COUNTY, MARYLAND  
 DEPT. OF PUBLIC WORKS  
 3430 COURTHOUSE DRIVE  
 ELLICOTT CITY, MARYLAND 21043  
 410-313-4401

**OWNER**  
 TRIPLE BELL FARMS LLC  
 14875 BAYVIEW AVE  
 AURORA, ONTARIO, CANADA  
 L4G 7A9

**DEVELOPER/OWNER**  
 20006 DELAWARE, INC. C/O  
 THE STROMACH GROUP  
 455 MAGNA DRIVE, 2ND  
 FLOOR L4G 7A9  
 AURORA, ONTARIO, CANADA  
 (905) 726-0895

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

*[Signature]*  
 HOWARD COUNTY HEALTH OFFICER  
 DATE 11/10/21

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
 AND ZONING

*[Signature]*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE 12-7-21

*[Signature]*  
 DIRECTOR  
 DATE 11/10/21

**OWNER'S CERTIFICATE**

WE, 20006 DELAWARE INC. (F/K/A MI DEVELOPMENTS (MARYLAND) INC.), TRIPLE BELL FARMS LLC, HOWARD COUNTY, MD AND PADDOK POINTE PROPERTY OWNERS ASSOCIATION, INC. (F/K/A LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION, INC.), OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF REVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 9<sup>TH</sup> DAY OF NOVEMBER 2021.

FOR: 20006 DELAWARE INC. AUTHORIZED PERSON  
*[Signature]*  
 WITNESS *[Signature]*

FOR: TRIPLE BELL FARMS LLC AUTHORIZED PERSON  
*[Signature]*  
 WITNESS *[Signature]*

FOR: PADDOK POINTE PROPERTY OWNERS ASSOCIATION, INC. AUTHORIZED PERSON  
*[Signature]*  
 WITNESS *[Signature]*

FOR: HOWARD COUNTY, MARYLAND AUTHORIZED PERSON: THOMAS J. MEUNIER, DIRECTOR, DPW  
*[Signature]*  
 WITNESS *[Signature]*

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION TO 1) PART OF THE LAND CONVEYED TO MI DEVELOPMENTS (MARYLAND) INC. (N/K/A 20006 DELAWARE, INC) BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157; 2) PART OF THE LAND CONVEYED TO TRIPLE BELL FARMS LLC BY A DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13296, FOLIO 377; 3) ALL OF THE LAND CONVEYED TO LAUREL PARK HOMEOWNERS ASSOCIATION, INC. (N/K/A PADDOK POINTE PROPERTY OWNERS ASSOCIATION, INC.) BY DEED DATED MAY 09, 2018 AND RECORDED IN LIBER 18335, FOLIO 167; 4) ALL OF THE LAND CONVEYED TO HOWARD COUNTY, MARYLAND BY A DEED DATED JULY 27, 2018 AND RECORDED IN LIBER 18452, FOLIO 464; 5) ALL OF THE LAND DESCRIBED IN A DEED TO 20006 DELAWARE INC., BY A DEED DATED MARCH 11, 2021 AND RECORDED IN LIBER 20358, FOLIO 155, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

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*[Signature]* 11-8-21  
 ERIC D. SALMI  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639  
 EXPIRATION/RENEWAL DATE: 01/03/2022

**VOGEL ENGINEERING**

**TIMMONS GROUP**  
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
 P. 410.461.7666 F. 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25968 ON 11/18/22  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF REVISION**  
**PADDOK POINTE**  
 (FORMERLY KNOWN AS LAUREL PARK STATION, PHASE 1)

BUILDABLE BULK PARCELS A-2, B-1, B-2, B-3 & C-1,  
 PARCELS J, K-1 & L AND  
 OPEN SPACE LOTS D, E-1, F-1, G, H & I

(A REVISION TO LAUREL PARK STATION, PHASE 1  
 PLAT Nos. 24740-24753 & 25206-25217)

ZONED: TOD  
 TAX MAP 50, BLOCK 10, PARCELS 384 & 441  
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' GRAPHIC SCALE  
 OCTOBER, 2021

SHEET 14 OF 14

K:\Projects\07-11\SURVEY\dwg\RECORD PLATS\2-PLAT OF REVISION\PHASE 2 - PADDOK POINTE