



GENERAL NOTES (cont'd)

24. WP-20-039, AN ALTERNATIVE COMPLIANCE TO SECTION 16.1205(a)(3) TO ALLOW FOR THE REMOVAL OF 6 SPECIMEN TREES WAS APPROVED ON MAY 1, 2020 SUBJECT TO THE FOLLOWING CONDITIONS:  
 a. THE TREES SHALL BE REPLACED AT A MITIGATION RATE OF 2:1 PER SECTION 16.1216(d) OF THE COUNTY CODE. 12 NATIVE TREES WITH A DBH OF AT LEAST 3 INCHES MUST BE PLANTED AS MITIGATION.  
 b. THE 12 TREES MUST BE DEPICED ON THE FOREST CONSERVATION AND LANDSCAPE PLAN AND SHALL BE BONDED AS PART OF THE LANDSCAPE SURETY. FINAL SUBDIVISION PLAN APPROVAL AND A GRADING PERMIT MUST BE OBTAINED PRIOR TO REMOVAL OF THE SPECIMEN TREES.  
 c. ONLY SPECIMEN TREES 49, 51, 56, 57, 90, AND 91 ARE TO BE REMOVED.  
 d. DEPARTMENT OF RECREATION AND PARKS MUST PROVIDE DEVELOPER WRITTEN PERMISSION TO REMOVE SPECIMEN TREES 90 AND 91 WITHIN 30 DAYS OF WP-20-039 APPROVAL AND A COPY SUBMITTED TO DPZ. THAT LETTER WAS OBTAINED AND SUBMITTED TO DPZ ON MAY 18, 2020.  
 e. COMPLIANCE WITH ANY CONDITION IMPOSED BY THE OFFICE OF COMMUNITY SUSTAINABILITY AND DEPARTMENT OF RECREATION AND PARKS.  
 f. INCLUDE WP-20-039 DECISION AS A GENERAL NOTE ON ALL FUTURE PLANS.
- THERE ARE NO SPECIMEN TREES TO BE REMOVED WITHIN THE LIMITS OF PHASE 1 SECTION 3.
25. SECTION 110.0.4.1.e OF THE ZONING REGULATIONS LIMITS THE LENGTH OF SINGLE-FAMILY ATTACHED UNITS TO 120 FEET BUT IT ALSO GRANTS THE DIRECTOR OF DPZ THE AUTHORITY TO APPROVE A GREATER LENGTH UP TO A MAXIMUM OF 200 FEET BASED ON DETERMINATION THAT THE DESIGN OF THE BUILDING WILL MITIGATE THE VISUAL IMPACT OF THE INCREASED LENGTH. A REQUEST TO ALLOW FOR A GREATER BUILDING LENGTH FOR SEVERAL ROWS OF SINGLE-FAMILY ATTACHED UNITS WAS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ON MAY 19, 2020.
26. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
 a) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).  
 b) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.)  
 c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.  
 d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25, LOADING).  
 e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1-FOOT DEPTH OVER DRIVEWAY.  
 f) STRUCTURE CLEARANCES - MINIMUM 12 FEET.  
 g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
27. RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS  
 DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
28. THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 2-9-2021 ID# D21406426.
29. DISTANCES SHOWN ARE BASED ON THE MARYLAND STATE PLANE, U.S. SURVEY FOOT.
30. FINANCIAL SURETY IN THE AMOUNT OF \$60,300.00 FOR THE REQUIRED 163 STREET TREES, 31 PERIMETER TREES, AND 7 SHADE TREES AS PART OF WP-20-039 SHALL BE POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT.
31.  EXIST. 3/8" PIPE OR STEEL MARKER AND 4"x4" CONCRETE MON. SET UNDER F-21-025 AND F-21-044.  
 3/8" PIPE OR STEEL MARKER AND 4"x4" CONCRETE MONUMENT TO BE SET
32. WP-20-089, AN ALTERNATIVE COMPLIANCE TO SECTION 16.120.C.4 TO ALLOW FOR THE TOWNHOUSE LOTS ALONG THE PRIVATE ROADS LOCATED MORE THAN 200 FEET FROM THE PUBLIC RIGHT-OF-WAY TO NOT HAVE PUBLIC ROAD FRONTAGE WAS APPROVED ON JUNE 24, 2020 SUBJECT TO THE FOLLOWING CONDITIONS:  
 a. THE APPROVAL SHALL APPLY ONLY TO THE SEVEN PRIVATE ROADS LISTED IN THE REQUEST.  
 b. THE SEVEN PRIVATE ROADS MUST MEET DESIGN STANDARDS FOR PUBLIC ROADS AS REQUIRED BY DPW'S DESIGN MANUAL.  
 c. INCLUDE THIS NOTE ON THE PRELIMINARY PLAN, FINAL PLAN, AND SITE DEVELOPMENT PLAN(S).

BOUNDARY COORDINATE TABLE		
POINT #	NORTHING	EASTING
301	540341.4468	1349063.1687
302	540298.2985	1349279.7261
303	540124.7597	1349528.1262
304	539944.0425	1349784.4961
305	539519.7822	1349480.1639
306	539394.3971	1349407.1407
307	539392.5233	1349276.3524
308	539413.2089	1349246.2927
309	539425.1635	1349243.6785
310	539414.4821	1349194.8327
311	539402.5275	1349197.4469
312	539371.1832	1349178.7648
313	539320.9503	1349063.7080
322	540135.6977	1348958.9010
323	540243.7805	1349084.6462
324	540030.9405	1348972.1732
325	540048.8929	1348925.5072
330	537685.5866	1350407.2673
331	538045.3178	1349780.4243
332	538906.9498	1349412.5629
333	539270.0255	1349624.0151
334	539138.2588	1349769.1721
335	539076.1587	1349815.9808
377	538459.8465	1350300.9641
378	538498.5398	1350269.2966
379	538530.6089	1350269.0786
382	538544.7504	1350251.9275
383	538583.3280	1350283.7358
384	538718.6223	1350085.4782
396	538111.3490	1350672.2534
398	537961.4085	1350586.2059
399	537998.7390	1350521.1564
400	538042.1053	1350546.0434
401	538051.3450	1350580.1700
404	539314.6663	1349052.7544
405	539378.0896	1349023.5931
406	539560.8274	1349018.8679
407	539575.3236	1348981.1860
408	539705.9883	1349031.4526
409	539767.7473	1348870.9228
410	538412.3744	1350236.4205
411	538104.0191	1350610.3985
414	537990.0101	1350883.6903
415	537976.6871	1350932.4398
416	537932.9563	1350952.1590
417	537852.6378	1350920.1378
418	537778.2597	1350932.3533
419	537486.6018	1350774.1816

COORDINATE TABLE		
POINT #	NORTHING	EASTING
501	539188.6177	1349648.3521
502	539139.8011	1349732.1730
503	539010.1812	1349656.6834
504	539058.9978	1349572.8625
505	539050.3564	1349567.8299
506	539001.5398	1349651.6508
507	538889.2026	1349586.2265
508	538938.0192	1349502.4056
509	539089.3508	1349738.0875
510	539043.3113	1349817.1400
511	538939.6154	1349756.7484
512	538987.9199	1349673.8066
513	538979.2786	1349668.7740
514	538932.9783	1349748.2742
515	538829.2824	1349687.8826
516	538875.5826	1349608.3824
517	538940.1273	1349866.0888
518	538873.7431	1349936.8145
519	538786.2733	1349854.6620
520	538852.6315	1349783.9639
521	538847.7278	1349781.8825
522	538770.9471	1349839.0054
523	538707.1253	1349749.3920
524	538787.5848	1349694.2021
525	538843.9144	1349944.4758

COORDINATE TABLE		
POINT #	NORTHING	EASTING
526	538786.4271	1350005.7228
527	538698.9313	1349923.5980
528	538756.8173	1349861.9262
529	538753.0156	1349857.9042
530	538674.7796	1349906.2670
531	538616.9403	1349812.7009
532	538688.3908	1349768.5327
533	538729.9214	1350039.2787
534	538661.4311	1350094.6922
535	538571.1098	1349985.1123
536	538640.6055	1349928.8854
537	538633.5200	1349919.3983
538	538558.0481	1349966.0524
539	538489.4610	1349855.6174
540	538565.1645	1349808.8202
541	538644.0777	1350114.4078
542	538577.0877	1350171.6263
543	538484.8627	1350063.6516
544	538553.4409	1350005.0764
545	538536.2123	1349980.1680
546	538461.0392	1350026.6374
547	538386.3739	1349905.8521
548	538461.3118	1349859.5281

RIGHT-OF-WAY COORDINATES (NAD'83)		
POINT #	NORTHING	EASTING
420	539485.1479	1349179.3798
421	539642.6337	1349191.3686
422	539809.7944	1349255.6753
423	539975.3798	1349343.6832
424	540018.8988	1349374.0867
425	540053.7105	1349367.9103
426	540175.3344	1349193.8201
427	540117.7453	1349005.5669
428	540216.3225	1349222.4554
429	540048.9458	1349443.4743
430	539946.7445	1349384.6712
431	539791.8420	1349302.3413
432	539624.6814	1349238.0346
433	539495.8293	1349228.2255
434	538355.2904	1349982.1170
435	538315.3736	1349818.6652
436	538264.1600	1349819.7125
437	538306.7179	1349993.9789
438	538327.6791	1350064.9275
439	538313.5464	1350098.8063
440	538164.4292	1350256.0445
441	538191.8453	1350265.6755
442	538333.0441	1350144.9725
443	538366.5561	1350156.9978

BOUDARY CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	275.00'	227.22'	47°20'29"	120.55'	N78°43'54"W	220.81'
C2	575.00'	131.09'	13°03'43"	65.83'	S89°10'45"W	130.80'
C3	575.00'	125.80'	12°32'05"	63.15'	S66°24'52"W	125.54'
C6	175.00'	172.74'	56°33'21"	94.14'	S49°19'11"W	165.81'
C18	1025.00'	241.26'	13°29'09"	121.19'	S43°45'02"E	240.70'
C25	525.00'	197.20'	21°31'17"	99.78'	N47°46'06"W	196.04'
C26	693.00'	1028.77'	85°03'24"	635.65'	N23°07'10"W	936.87'
C38	775.00'	80.16'	5°55'34"	40.11'	N53°39'55"E	80.12'

ROW CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C27	275.00'	160.20'	33°22'36"	82.44'	S04°21'12"W	157.94'
C28	775.00'	187.98'	13°53'51"	94.45'	S27°59'26"W	187.52'
C29	125.00'	226.67'	103°53'51"	159.70'	S72°59'26"W	196.86'
C30	175.00'	144.60'	47°20'29"	76.71'	N78°43'54"W	140.52'
C31	725.00'	175.85'	13°53'51"	88.36'	N27°59'26"E	175.42'
C32	225.00'	131.07'	33°22'36"	67.45'	S04°21'12"W	129.22'
C33	725.00'	323.60'	25°34'26"	164.54'	N63°29'22"E	320.92'
C34	775.00'	74.01'	5°28'17"	37.03'	N73°32'26"E	73.98'
C35	375.00'	220.21'	33°38'45"	113.38'	S43°19'36"E	217.06'
C36	325.00'	187.70'	33°05'24"	96.55'	S43°36'16"E	185.10'
C37	775.00'	91.74'	6°46'58"	45.93'	N60°01'11"E	91.69'

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

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

*Donald M Mason* 5/4/22  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320  
*J. Van Kirk* 5-26-22  
 JASON VAN KIRK  
 MANAGER - V.P. OF ESDC II, INC. DATE

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

RECORDED AS PLAT NO. 26111 ON  
7-18-22 AMONG THE LAND RECORDS OF  
 HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*Michael J. Davis* 6/15/22  
 HOWARD COUNTY HEALTH OFFICER DATE


APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Donald A. Mason* 6/27/22  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Jason Van Kirk* 7/15/22  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

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

*Donald A. Mason* 5/4/22  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



**OWNER'S CERTIFICATE**

"ESC WELLINGTON, L.C., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 26<sup>TH</sup> DAY OF MAY 2022."

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

*Donald A. Mason*  
 WITNESS

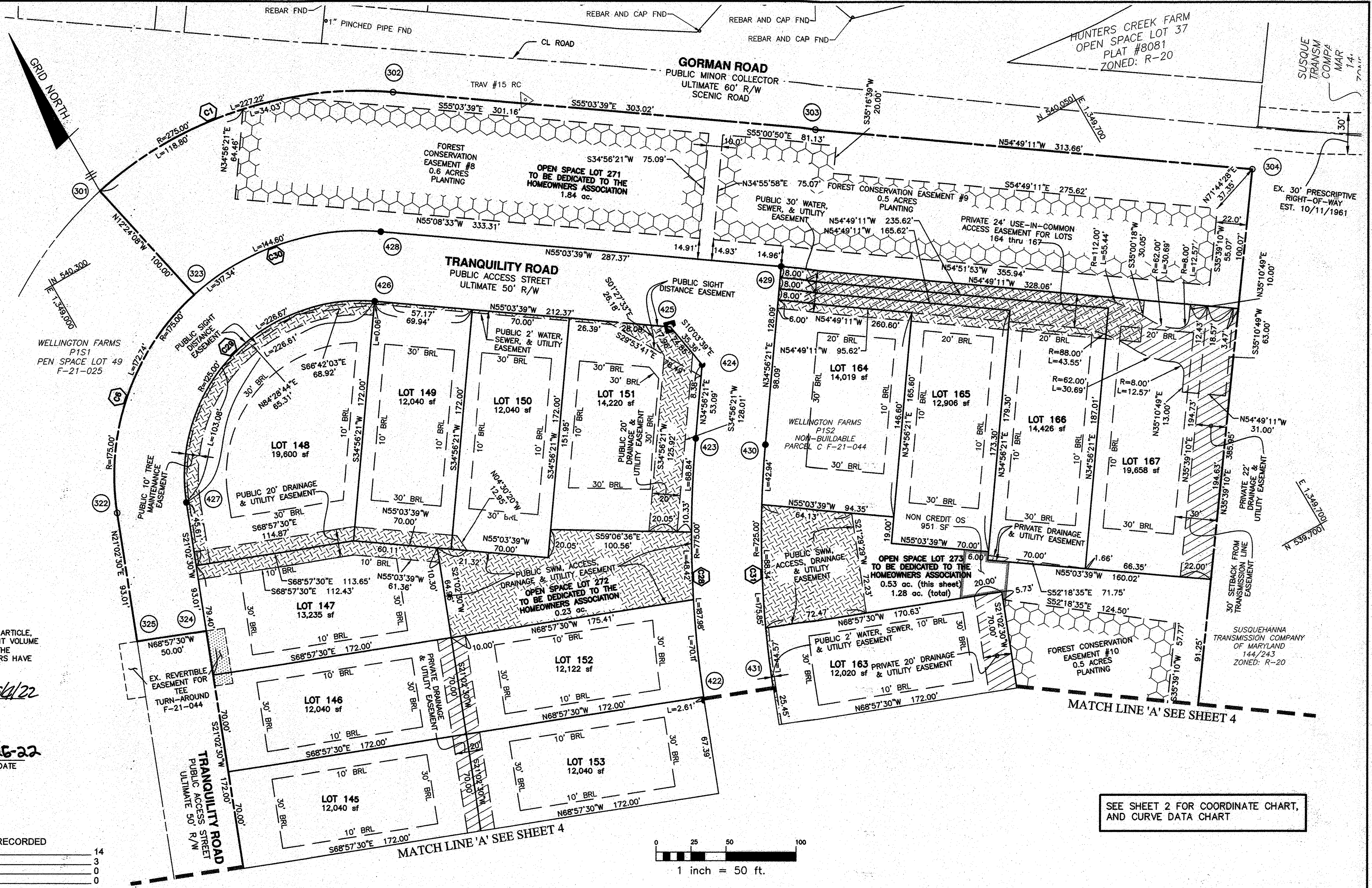
**WELLINGTON FARMS**  
**PHASE 1 SECTION 3**  
 Lots 144 thru 269; Open Space Lots 270 thru 275;  
 and Non-Buildable Bulk Parcel 'F'  
 (A Resubdivision of Non-Buildable Bulk Parcels 'C' and 'D'  
 Previously Recorded under F-21-044 as  
 Plat No. 26023-26035)

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP: 46 SCALE: AS SHOWN  
 GRID: 6 DATE: APRIL 5, 2022  
 PARCEL: 163 SHEET: 2 OF 8  
 ZONED: R-20-MXD-3/R-SC-MXD-3

**LEGEND**

- LIMIT OF SUBMISSION
- COORDINATE DESIGNATION
- EXISTING EASEMENTS
- PUBLIC EASEMENT
- PRIVATE EASEMENT
- REVERTIBLE EASEMENT
- FOREST CONSERVATION EASEMENT
- NON-CREDITED OPEN SPACE



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

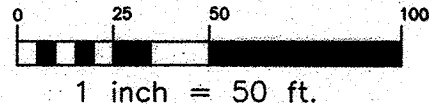
*Donald Mason* 5/4/22  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320

*J. Van Kirk* 5-26-22  
 JASON VAN KIRK  
 MANAGER - V.P. OF ESC II, INC. DATE

**TABULATION CHART - THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	14
BUILDABLE	3
OPEN SPACE	0
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	4.42 AC.±
BUILDABLE	2.60 AC.±
OPEN SPACE	N/A
BUILDABLE BULK PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	1.04 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	8.06 AC.±

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



SEE SHEET 2 FOR COORDINATE CHART, AND CURVE DATA CHART

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

RECORDED AS PLAT NO. 26112 ON 7-18-22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*Howard County Health Officer* 6/15/22  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Director* 6-27-22  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Director* 7/5/22  
 DIRECTOR DATE

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

*Donald Mason* 5/4/22  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



**OWNER'S CERTIFICATE**  
 "ESC WELLINGTON, L.C., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 26<sup>th</sup> DAY OF MAY 2022."

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

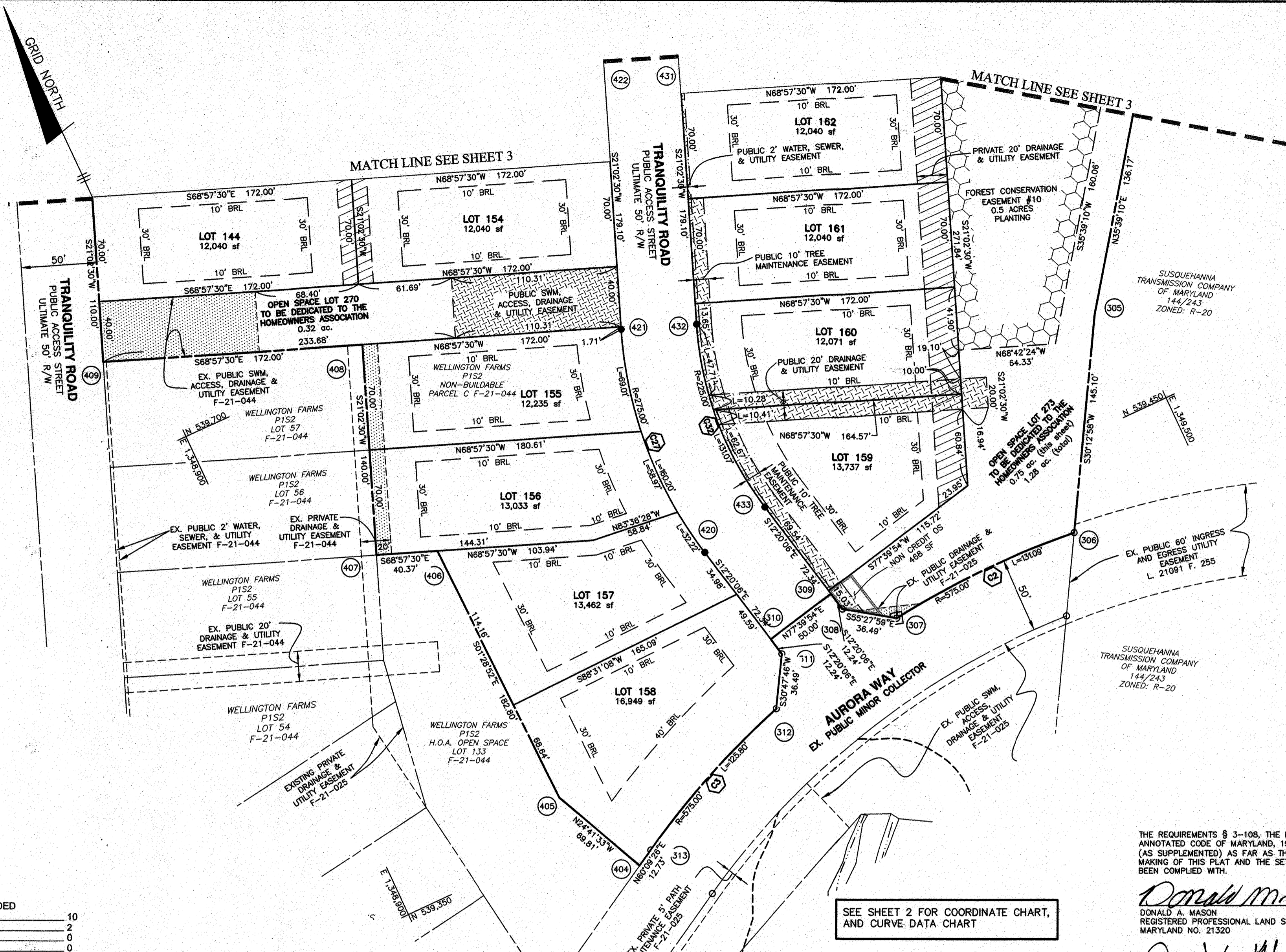
*[Witness Signature]*  
 WITNESS

**WELLINGTON FARMS PHASE 1 SECTION 3**  
 Lots 144 thru 269; Open Space Lots 270 thru 275; and Non-Buildable Bulk Parcel 'F'  
 (A Resubdivision of Non-Buildable Bulk Parcels 'C' and 'D' Previously Recorded under F-21-044 as Plat No. 26023-26035)

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 46 SCALE: AS SHOWN  
 GRID: 6 DATE: APRIL 5, 2022  
 PARCEL: 163 ZONED: R-20-MXD-3/R-SC-MXD-3 SHEET: 3 OF 8

**LEGEND**

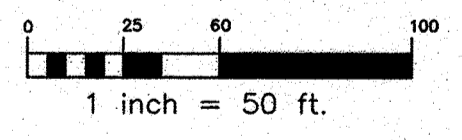
- LIMIT OF SUBMISSION
- COORDINATE DESIGNATION
- EXISTING EASEMENTS
- PUBLIC EASEMENT
- PRIVATE EASEMENT
- REVERTIBLE EASEMENT
- FOREST CONSERVATION EASEMENT
- NON-CREDITED OPEN SPACE



**TABULATION CHART - THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	10
OPEN SPACE	2
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	2.98 AC.±
OPEN SPACE	1.07 AC.±
BUILDABLE BULK PARCELS	0.00 AC.±
NON-BUILDABLE BULK PARCELS	0.00 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.46 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.51 AC.±

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS • LAND SURVEYORS • PLANNERS  
 8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-6105 (F) 410-465-6844  
 WWW.BEI-CIVILENGINEERING.COM



SEE SHEET 2 FOR COORDINATE CHART, AND CURVE DATA CHART

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

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

*Donald M Mason* 5/4/22  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320  
*J Van Kirk* 5-26-22  
 JASON VAN KIRK  
 MANAGER - V.P. OF ESC II, INC. DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*[Signature]* 6/15/22  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*[Signature]* 6/15/22  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 7/15/22  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

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

*Donald M Mason* 5/4/22  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

**OWNER'S CERTIFICATE**

"ESC WELLINGTON, L.C., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 26th DAY OF MAY 2022."

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

*[Signature]*  
 WITNESS

RECORDED AS PLAT NO. 26113 ON 7-18-22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**WELLINGTON FARMS  
 PHASE 1 SECTION 3**

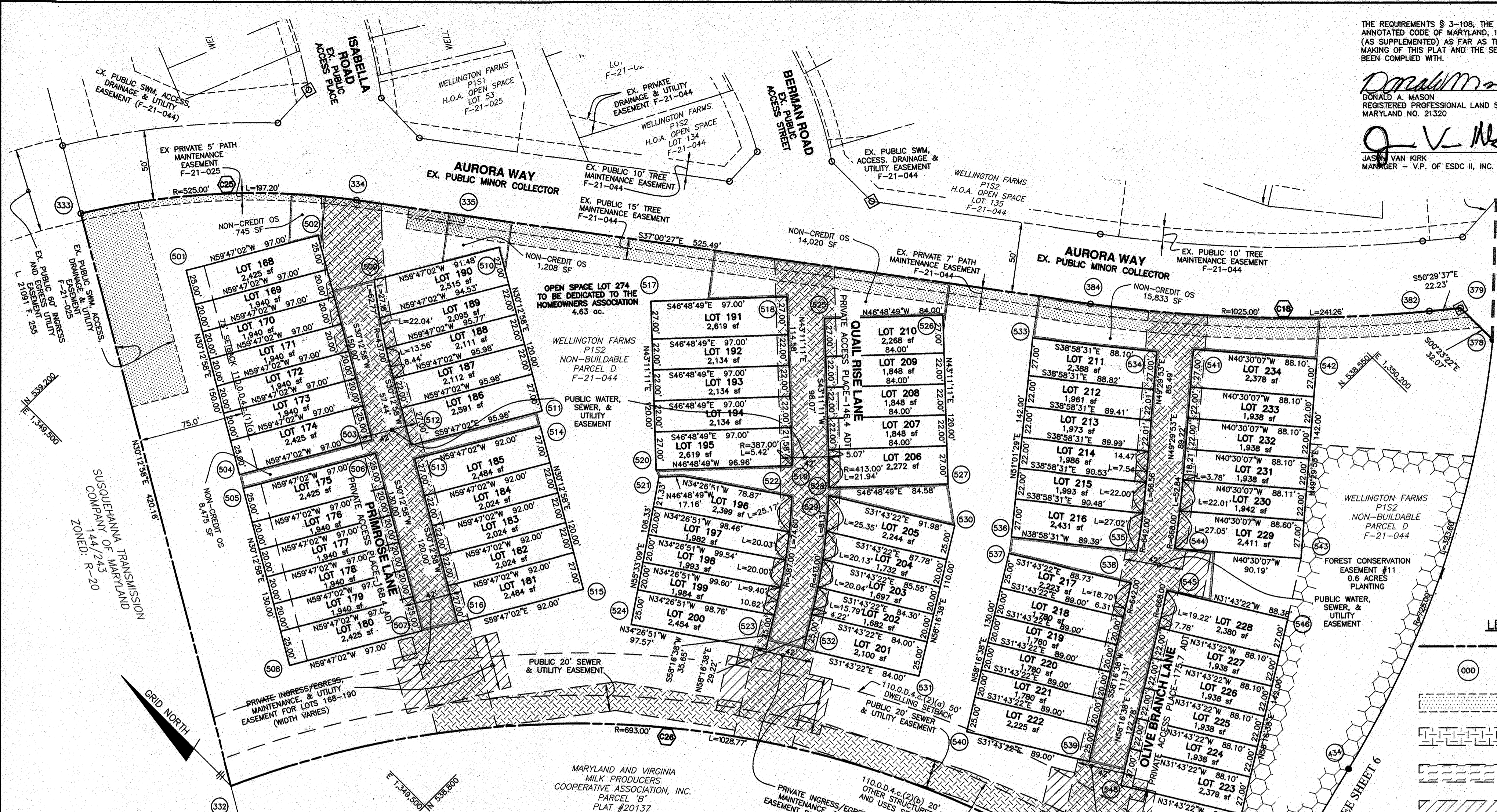
Lots 144 thru 269; Open Space Lots 270 thru 275;  
 and Non-Buildable Bulk Parcel 'F'  
 (A Resubdivision of Non-Buildable Bulk Parcels 'C' and 'D'  
 Previously Recorded under F-21-044 as  
 Plat No. 26023-26035)

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 46 SCALE: AS SHOWN  
 GRID: 6 DATE: APRIL 5, 2022  
 PARCEL: 163 SHEET: 4 OF 8  
 ZONED: R-20-MXD-3/R-SC-MXD-3

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

*Donald Mason* 5/4/22  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320

*J. Van Kirk* 5-26-22  
 JASON VAN KIRK  
 MANAGER - V.P. OF ESDC II, INC. DATE



**LEGEND**

- LIMIT OF SUBMISSION
- COORDINATE DESIGNATION
- EXISTING EASEMENTS
- PUBLIC EASEMENT
- PRIVATE EASEMENT
- REVERTIBLE EASEMENT
- FOREST CONSERVATION EASEMENT
- NON-CREDITED OPEN SPACE

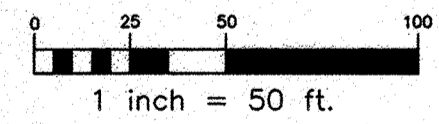
**TABULATION CHART - THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	67
BUILDABLE	1
OPEN SPACE	1
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	3.24 AC. ±
BUILDABLE	4.63 AC. ±
OPEN SPACE	N/A
BUILDABLE BULK PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	7.87 AC. ±

**NOTE:**  
 SEE PLAT SHEET 8 FOR EASEMENT BEARINGS AND DISTANCES

**BENCHMARK**  
 ENGINEERS & LAND SURVEYORS & PLANNERS

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



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

RECORDED AS PLAT NO. 26114 ON 7-18-22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*Howard County Health Officer* DATE 6/15/22

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Chief, Development Engineering Division* DATE 6/22/22  
*Director* DATE 7/5/22

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2023 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND CONVEYED BY NVR, INC., A VIRGINIA CORPORATION, TO ESC WELLINGTON, L.C., A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED APRIL 7, 2021 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 20452 AT FOLIO 338 AND THAT ALL INTERESTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.  
*Donald A. Mason* DATE 5/4/22  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



**OWNER'S CERTIFICATE**  
 "ESC WELLINGTON, L.C., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 20 DAY OF MAY 2022."  
*Jason Van Kirk*  
 JASON VAN KIRK  
 MANAGER - V.P. OF ESDC II, INC.

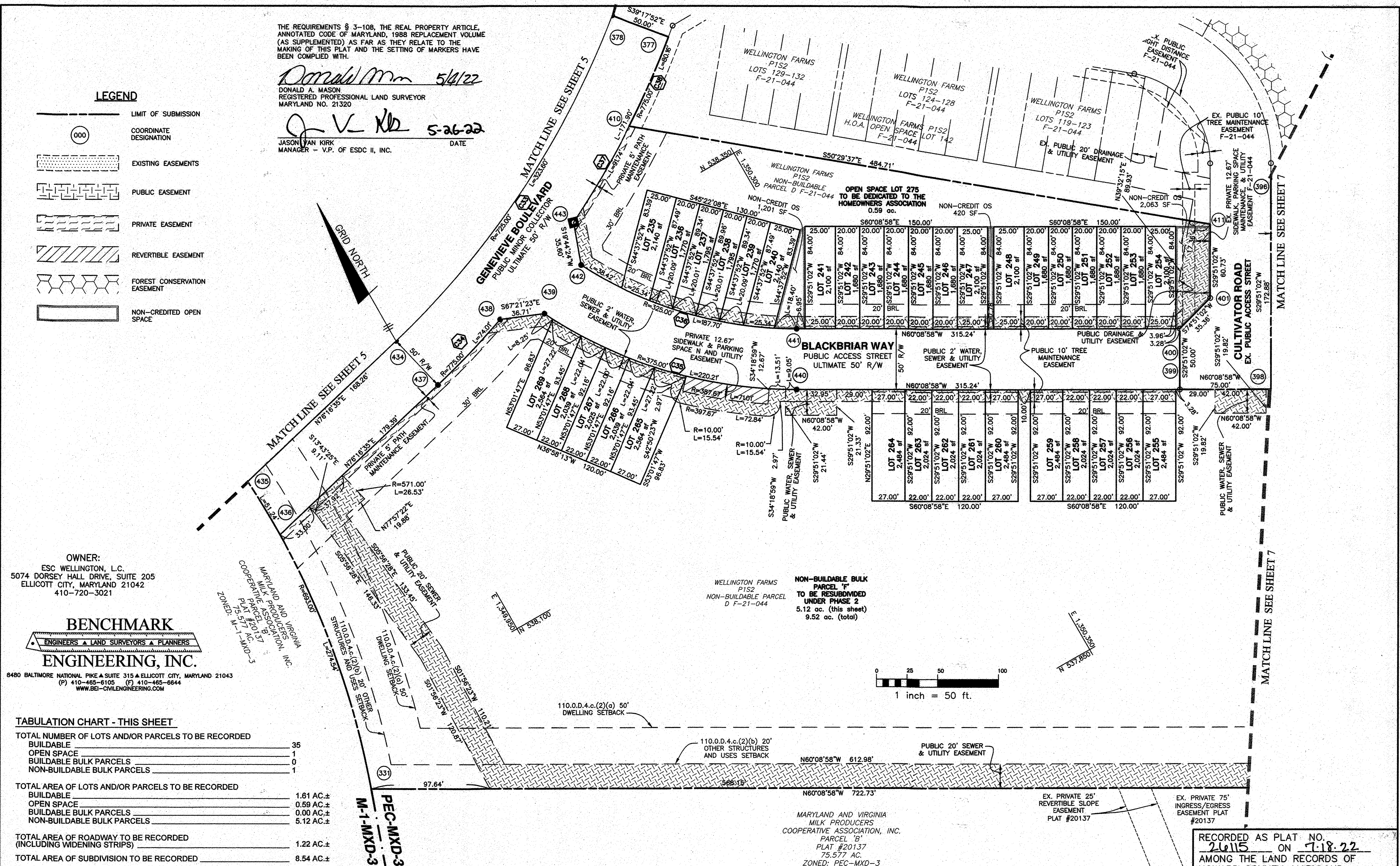
**WELLINGTON FARMS**  
**PHASE 1 SECTION 3**  
 Lots 144 thru 269; Open Space Lots 270 thru 275; and Non-Buildable Bulk Parcel 'F'  
 (A Resubdivision of Non-Buildable Bulk Parcels 'C' and 'D' Previously Recorded under F-21-044 as Plat No. 26023-26035)  
 2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 46 SCALE: AS SHOWN  
 GRID: 6 DATE: APRIL 5, 2022  
 PARCEL: 163 SHEET: 5 OF 8  
 ZONED: R-20-MXD-3/R-SC-MXD-3

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

*Donald Mason* 5/4/22  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320  
*J. V. Kirk* 5-26-22  
 JASON VAN KIRK  
 MANAGER - V.P. OF ESDC II, INC. DATE

**LEGEND**

- LIMIT OF SUBMISSION
- COORDINATE DESIGNATION
- EXISTING EASEMENTS
- PUBLIC EASEMENT
- PRIVATE EASEMENT
- REVERTIBLE EASEMENT
- FOREST CONSERVATION EASEMENT
- NON-CREDITED OPEN SPACE



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

**BENCHMARK**  
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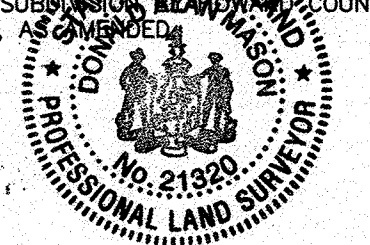
**TABULATION CHART - THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	35
BUILDABLE	1
OPEN SPACE	0
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	1.61 AC.±
BUILDABLE	0.59 AC.±
OPEN SPACE	0.00 AC.±
BUILDABLE BULK PARCELS	0.00 AC.±
NON-BUILDABLE BULK PARCELS	5.12 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	1.22 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	8.54 AC.±

**SURVEYOR'S CERTIFICATE**

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

*Donald Mason* 5/4/22  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



**OWNER'S CERTIFICATE**

ESC WELLINGTON, L.C., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 26th DAY OF MAY 2022.

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

**WELLINGTON FARMS**

**PHASE 1 SECTION 3**  
 Lots 144 thru 269; Open Space Lots 270 thru 275;  
 and Non-Buildable Bulk Parcel 'F'  
 (A Resubdivision of Non-Buildable Bulk Parcels 'C' and 'D'  
 Previously Recorded under F-21-044 as  
 Plat No. 26023-26035)

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 46 SCALE: AS SHOWN  
 GRID: 6 DATE: APRIL 5, 2022  
 PARCEL: 163 SHEET: 6 OF 8  
 ZONED: R-20-MXD-3/R-SC-MXD-3

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*Howard County Health Officer* 6/15/22  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Director* 6/27/22  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Director* 7/1/22  
 DIRECTOR DATE

RECORDED AS PLAT NO. 26115 ON 7-18-22  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

**LEGEND**

- LIMIT OF SUBMISSION
- COORDINATE DESIGNATION
- EXISTING EASEMENTS
- PUBLIC EASEMENT
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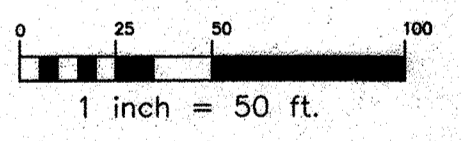
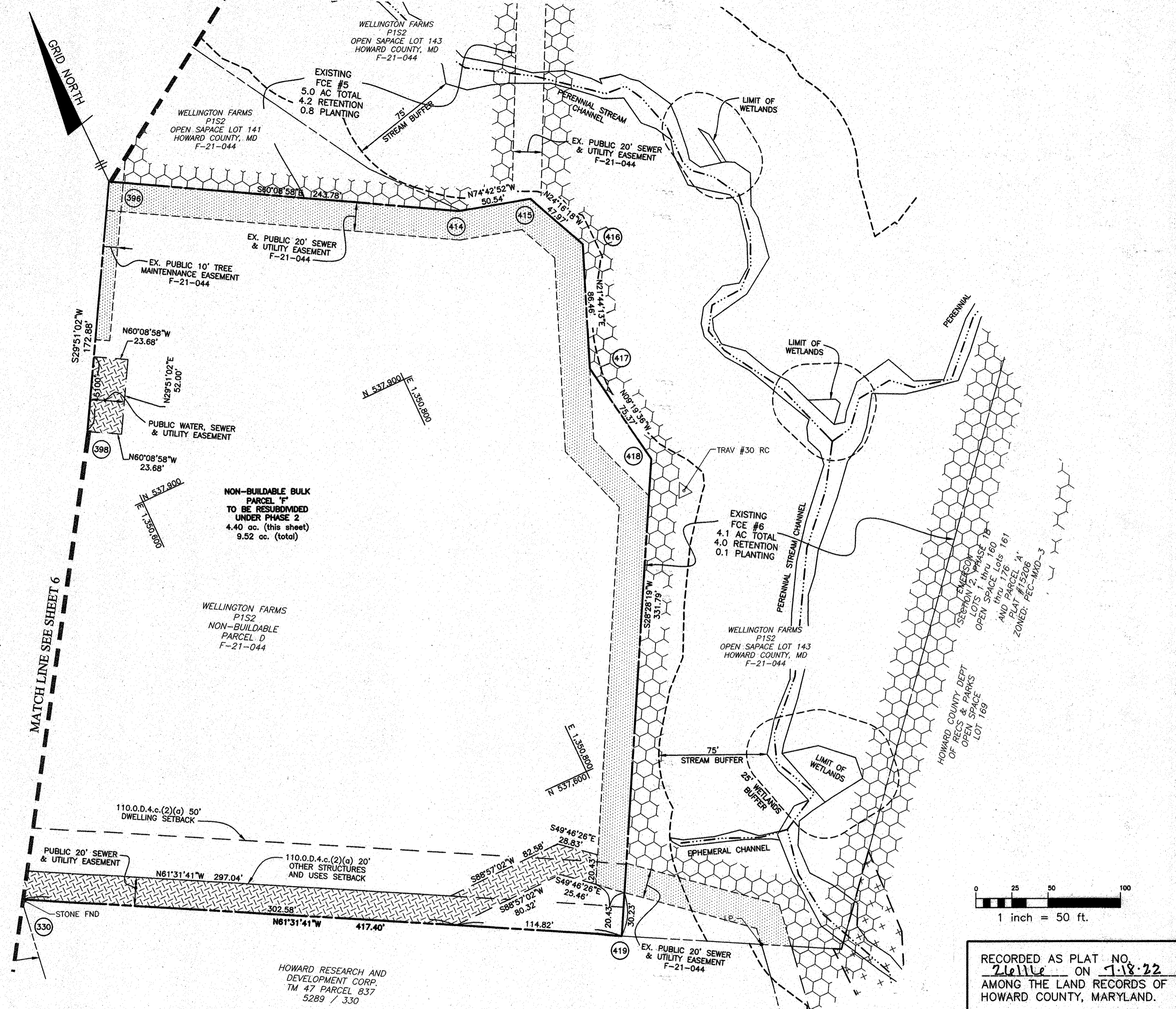
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*Donald A. Mason* 5/4/22  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320

*Jason Van Kirk* 5-26-22  
 JASON VAN KIRK  
 MANAGER - V.P. OF ESC II, INC. DATE

**TABULATION CHART - THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	0
OPEN SPACE	0
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	N/A
OPEN SPACE	N/A
BUILDABLE BULK PARCELS	N/A
NON-BUILDABLE BULK PARCELS	4.40 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.40 AC.±



RECORDED AS PLAT NO. 2elle ON 7-18-22  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*Michael J. Jones* 6/15/22  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*W. P. Hill* 6-27-22  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*W. P. Hill* 7/5/22  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2023 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND CONVEYED BY NVR, INC., A VIRGINIA CORPORATION, TO ESC WELLINGTON, L.C., A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED APRIL 7, 2021 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 20452 AT FOLIO 338 AND THAT ALL MONUMENTS AND MARKERS OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.  
*Donald A. Mason* 5/4/22  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

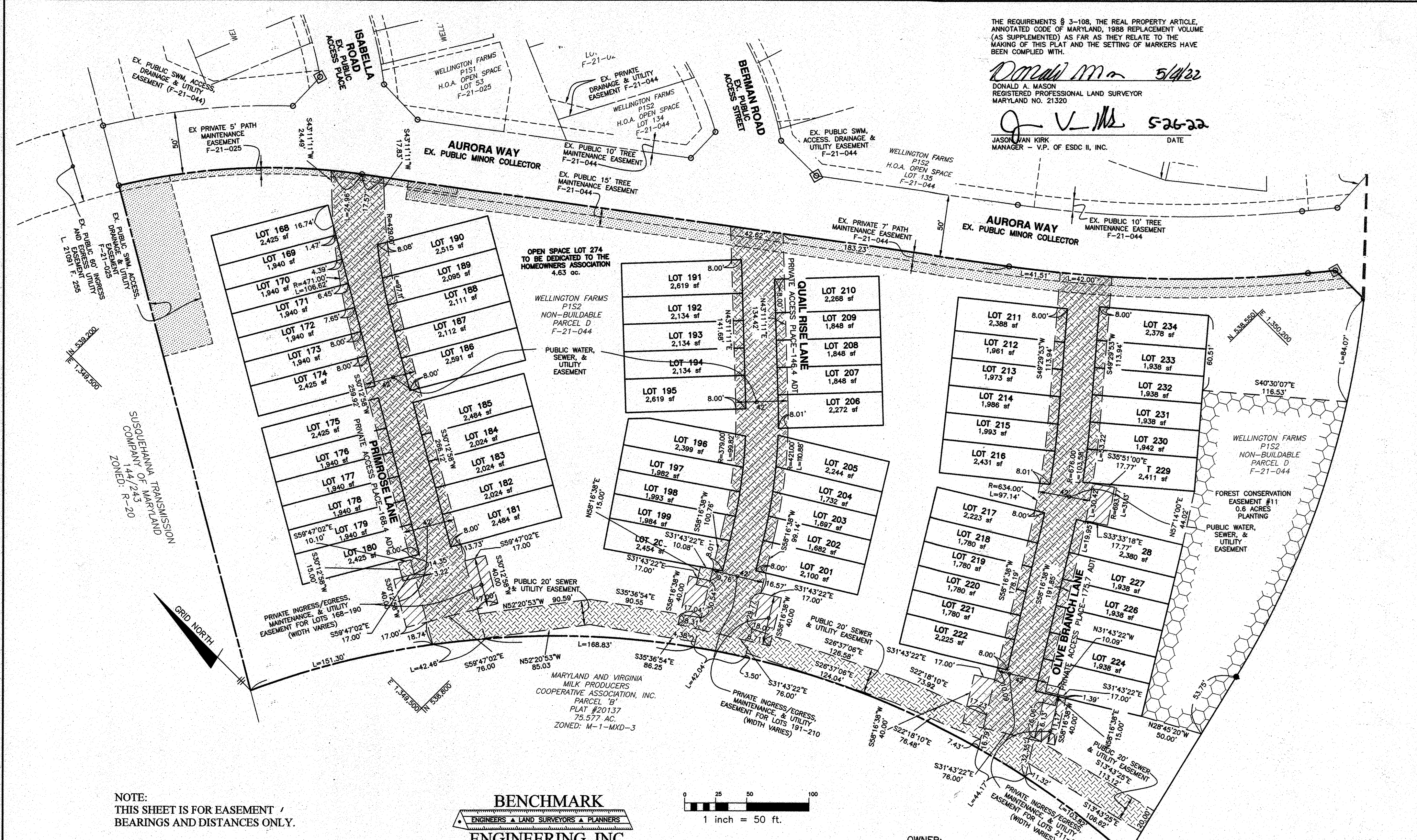
**OWNER'S CERTIFICATE**  
 "ESC WELLINGTON, L.C., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 20th DAY OF MAY 2022."  
*Jason Van Kirk*  
 JASON VAN KIRK  
 MANAGER - V.P. OF ESC II, INC. WITNESS

**WELLINGTON FARMS**  
**PHASE 1 SECTION 3**  
 Lots 144 thru 269; Open Space Lots 270 thru 275;  
 and Non-Buildable Bulk Parcel 'F'  
 (A Resubdivision of Non-Buildable Bulk Parcels 'C' and 'D'  
 Previously Recorded under F-21-044 as  
 Plat No. 26023-26035)  
 2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 46 SCALE: AS SHOWN  
 GRID: 6 DATE: APRIL 5, 2022  
 PARCEL: 163 SHEET: 7 OF 8  
 ZONED: R-20-MXD-3/R-SC-MXD-3

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

*Donald M Mason* 5/4/22  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320

*J Van Kirk* 5-26-22  
 JASON VAN KIRK  
 MANAGER - V.P. OF ESDC II, INC. DATE



NOTE:  
 THIS SHEET IS FOR EASEMENT /  
 BEARINGS AND DISTANCES ONLY.

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

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

RECORDED AS PLAT NO. 26117 ON  
7-18-22 AMONG THE LAND RECORDS OF  
 HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*[Signature]* 6/15/22  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*[Signature]* 6-27-22  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*[Signature]* 7/5/22  
 DIRECTOR DATE

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

*Donald M Mason* 5/4/22  
 DONALD A. MASON DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

**OWNER'S CERTIFICATE**  
 "ESC WELLINGTON, L.C. OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 26<sup>th</sup> DAY OF MAY 2022."

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

*[Signature]*  
 WITNESS

**WELLINGTON FARMS**  
**PHASE 1 SECTION 3**  
 Lots 144 thru 269; Open Space Lots 270 thru 275;  
 and Non-Buildable Bulk Parcel 'F'  
 (A Resubdivision of Non-Buildable Bulk Parcels 'C' and 'D'  
 Previously Recorded under F-21-044 as  
 Plat No. 26023-26035)

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 46 SCALE: AS SHOWN  
 GRID: 6 DATE: APRIL 5, 2022  
 PARCEL: 163 SHEET: 8 OF 8  
 ZONED: R-20-MXD-3/R-SC-MXD-3

