

GENERAL NOTES

- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD 83(91) AND ARE DIRECTLY RELATED TO HOWARD COUNTY MONUMENTS 50B5 & 50B4.
- DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY.
- DENOTES IRON PIPE OR BAR FOUND.
- DENOTES STONE OR MONUMENT FOUND.
- DENOTES WITH CAP SET.
- DENOTES BUILDING RESTRICTION LINE.
- PROPERTY BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED 04/25/2017.
- 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 D PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL SITES LOCATED ON SITE PROPERTY.
- THERE ARE EXISTING DWELLINGS/STRUCTURES LOCATED ON SITE TO REMAIN.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- GEOLOGICAL REPORTS PREPARED BY ECS-MIDATLANTIC, LLC DATED 11/28/2006 AND 02/23/2012.
- PUBLIC WATER AVAILABLE THROUGH CONTRACT NO. 1-W, PUBLIC SEWER AVAILABLE THROUGH CONTRACT NO. 29-S.
- APFD 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 PREVIOUS RECORDED PLATS TAKEN FROM HOWARD COUNTY FLOODPLAIN STUDY AND FLOOD INSURANCE RATE MAP 24027002300, EFFECTIVE DATE NOVEMBER 6, 2013.
- 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-NI-0260/201261039; USACA PERMIT #2013-61039-M02.
- FOREST STAND DELINEATION FOR P/O PARCEL 284 WAS PREPARED BY EXPLORATION RESEARCH, INC. DATED AUGUST 2000 AND WAS REGENERATED 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 43600SF 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 (0.32x43600x1.25=\$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 16.1202(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. ACCESS WILL 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 PLAY 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 GRAVEL RUN BASE WITH TARI 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 MIHUS 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(c)(1), 16.116(g)(2)(i), SECTION 16.1205(g)(7), AND SECTION 16.1205(g)(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(g)(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)

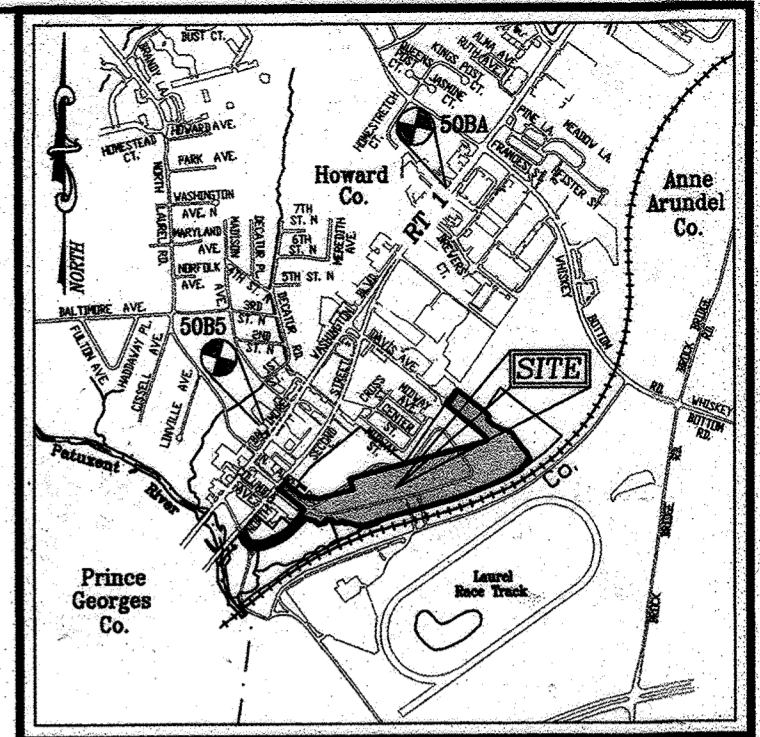
AREA TABULATION - ALL SHEETS

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
- BUILDABLE	8
- NON-BUILDABLE	0
- OPEN SPACE	0
- PARCELS	8
B. TOTAL AREA OF LOTS AND/OR PARCELS	
- BUILDABLE	27.6706 AC
- NON-BUILDABLE	0.0000 AC
- OPEN SPACE	0.0000 AC
- PARCELS	27.6706 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	
-	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	
-	27.6706 AC

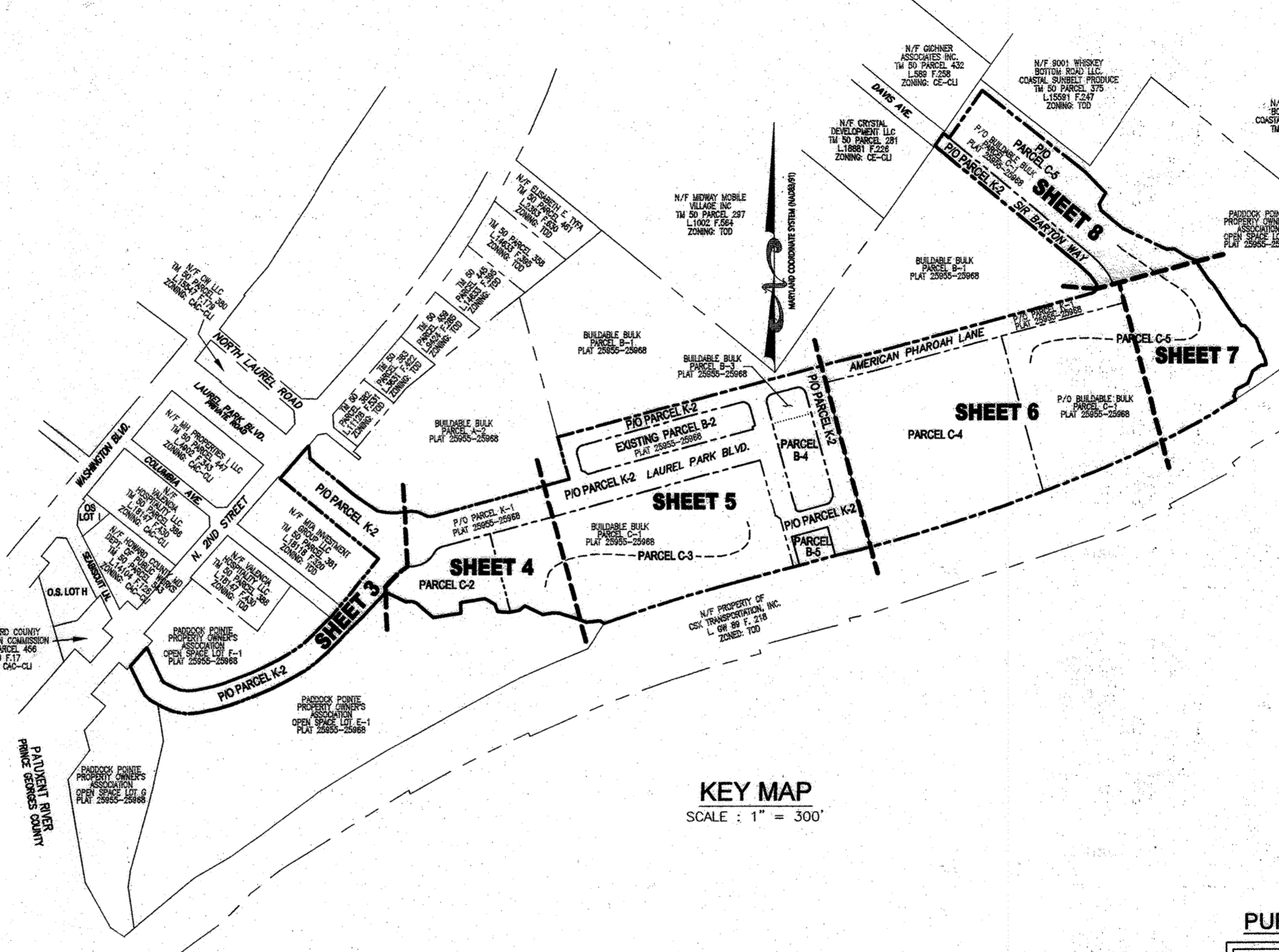
PLANNING AREA	RESIDENTIAL PHASING				TOTAL
	2013	2014	2018	2019	
SOUTHEAST	252	243	144	146	785
ROUTE 1	-	-	73	66	139
MIHU	-	-	38	38	76
TOTAL	252	243	255	250	1,000

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

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.



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.

Thomas M. Hoffman 8/2/23
THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR MD REG. NO. 267
DATE

Sharon Delaware, Inc. 8/3/23
SHARON DELAWARE, INC.
AUTHORIZED PERSON
DATE

Triple Bell Farms LLC 8/3/23
TRIPLE BELL FARMS LLC
AUTHORIZED PERSON
DATE

PURPOSE NOTE :

THE PURPOSE OF THIS PLAT IS TO:

- ABANDON A PORTION OF A 30' PUBLIC STORM DRAIN, DRAINAGE & UTILITY EASEMENT (PLAT No. 25216);
- ABANDON AND REVISE VARIOUS PUBLIC UTILITY EASEMENTS SERVING PARCEL B-2
- RESUBDIVIDE BUILDABLE BULK PARCELS B-3 & C-1 AND PARCEL K-1 TO CREATE PARCELS B-4, B-5, C-2, C-3, C-4, C-5 AND K-2.

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

Richard J. Quinn 8/15/23
HOWARD COUNTY HEALTH OFFICER
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edwards 8/16/23
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

Julia Marion 8/17/23
DIRECTOR
DATE

OWNER'S CERTIFICATE

WE, 20006 DELAWARE INC. (F/K/A MI DEVELOPMENTS (MARYLAND) INC.), AND TRIPLE BELL FARMS LLC, 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 3RD DAY OF AUGUST 2023

Sharon Delaware, Inc.
FOR: 20006 DELAWARE INC.
AUTHORIZED PERSON

Triple Bell Farms LLC
FOR: TRIPLE BELL FARMS, LLC
AUTHORIZED PERSON

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF BUILDABLE BULK PARCELS B-3, C-1 AND PARCEL K-1, AS SHOWN ON A PLAT OF REVISION ENTITLED "PADDOCK POINT, BUILDABLE BULK PARCELS B-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," AND RECORDED AS PLAT No. 25955-25968, AND ALSO BEING PART OF THE AGGREGATE OF THE TWO FOLLOWING CONVEYANCES; (1) FROM LAUREL RACING ASSOCIATION LIMITED PARTNERSHIP TO MI DEVELOPMENTS (MARYLAND) INC. (N/K/A 2006 DELAWARE INC.) BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157, AND (2) TO TRIPLE BELL FARMS LLC BY DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13296, FOLIO 377, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. ALSO, SEE CONFIRMATORY DEEDS LIBER 14104 FOLIO 118 AND LIBER 18017 FOLIO 133 FOR NAME CHANGE TO 2006 DELAWARE INC.

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.

I ALSO CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

Thomas M. Hoffman 8/2/23
THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR, MD REG. NO. 267
EXPIRATION/RENEWAL DATE JULY 28, 2024
DATE

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

RECORDED AS PLAT No. 26382 ON 8-18-23
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION & PLAT OF EASEMENT
PADDOCK POINT
PARCELS B-4, B-5, C-2, C-3, C-4, C-5 & K-2
AND EXISTING PARCEL B-2 (EASEMENTS)

A RESUBDIVISION OF "PADDOCK POINT"
BUILDABLE BULK PARCELS B-3 & C-1, AND PARCEL K-1
PLATS 25955-25968

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

SCALE: 1" = 300' GRAPHIC SCALE AUGUST 2, 2023
300' 0 300' 600' 900'

SHEET 1 OF 9

29. 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 AFORESAID 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 INSTALLATION 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.
30. REFERENCE WP-11-184, APPROVED 06/23/11, TO WAIVE SECTIONS 16.115(c)(2) - PROHIBITIONS ON USE OF FLOODPLAIN LAND; 16.116(a) - STREAM AND WETLANDS; SECTION 16.120(c)(1) - REQUIREMENTS ALL COMMERCIAL, INDUSTRIAL OR APARTMENT LOTS TO HAVE A MINIMUM FRONTAGE OF 80 FEET ON A PUBLIC ROAD; SECTION 16.144(g) AND 16.144(h) - 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(c) AND 16.115 (c)(2) AUTHORIZES DISTURBANCES IN TO THE WETLANDS, WETLANDS BUFFER, STREAM BUFFER, ENVIRONMENTAL SETBACK ENCROACHMENTS 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.
31. REFERENCE WP-12-153, APPROVED ON APRIL 25, 2012, TO WAIVE SECTION 16.144(h)(3)(ii) 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.
 - 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 I MUST BE SUBMITTED ON OR BEFORE JANUARY 01, 2013.
32. REFERENCE WP-13-078, APPROVED 12/03/12, TO WAIVE SECTION 16.1106(e) - 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.
 - 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.
33. REFERENCE WP-13-099, APPROVED JANUARY 22, 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(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, SECTION 16.1106(g) FOR NONRESIDENTIAL PROJECTS, EACH MILESTONE OCCURS 9 MONTHS AFTER THE STARTING DATE, AND SECTION 16.144(g)(3)(ii) REQUIRING THE SUBMISSION OF 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 I MUST BE SUBMITTED ON OR BEFORE JANUARY 01, 2014.
34. 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(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, SECTION 16.1106(g) FOR NONRESIDENTIAL PROJECTS, EACH MILESTONE OCCURS 9 MONTHS AFTER THE STARTING DATE, AND SECTION 16.144(g)(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 I MUST BE SUBMITTED ON OR BEFORE OCTOBER 01, 2013.
35. REFERENCE WP-14-064, APPROVED 01/06/14, TO WAIVE SECTION 16.144(h)(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.
36. REFERENCE WP-15-001, APPROVED 07/30/14, TO WAIVE SECTION 16.144(h)(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 OF 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.
37. REFERENCE WP-15-082, APPROVED 01/27/15, TO WAIVE SECTION 16.144(h)(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 2 MUST BE SUBMITTED ON OR BEFORE 02/13/15.
 - B. THE SITE DEVELOPMENT PLAN FOR PHASE 3 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.
38. REFERENCE WP-15-135, APPROVED ON MAY 18, 2015, TO WAIVE SECTION 16.144(h)(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 APD REGULATIONS PER SECTION 16.1104(b) OF THE COUNTY CODE.
39. REFERENCE WP-16-096, APPROVED MARCH 10, 2016, TO WAIVE SECTION 16.144(h)(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; 101+ HOUSING UNITS 9 MONTHS AFTER STARTING DATE, AND SECTION 16.1106(g) FOR NON-RESIDENTIAL PROJECTS, EACH MILESTONE OCCURS 9 MONTHS AFTER THE 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 04/30/16.
 - 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.
40. 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 80 FEET ON A PUBLIC ROAD, SECTION 16.200(a)(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 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 PLANS.
 - D. COMPLIANCE WITH ALL DEADLINES AS ESTABLISHED IN THE MOST RECENT APPROVED APPD 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 SHOULD BE PROVIDED BY 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 TOOL 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 RESIDENCE TYPES AND USES. STORAGE OF SPACE HURDLES 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.
41. REFERENCE WP-17-080, APPROVED MARCH 8, 2017, TO WAIVE SECTION 16.144(h)(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; 101+ HOUSING UNITS 9 MONTHS AFTER STARTING DATE, AND SECTION 16.1106(g) FOR NON-RESIDENTIAL PROJECTS, EACH MILESTONE OCCURS 9 MONTHS AFTER THE STARTING DATE. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - A. THE SITE DEVELOPMENT PLAN (SDP-15-063) 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 REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
42. REFERENCE WP-18-069, APPROVED 01/25/18, TO WAIVE SECTION 16.144(h)(3)(i) - SUBMISSION OF FINAL PLAN; SECTION 16.1106(f) - MILESTONES (TIMING FOR RESIDENTIAL PROJECTS); SECTION 16.1106(g) - 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 REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
43. 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. ON ALL FUTURE PLAN SUBMISSIONS, PROVIDE A BRIEF DESCRIPTION OF ALTERNATIVE COMPLIANCE PETITION WP-18-069, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
44. 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(c), SECTION 16.145(b)(8)(i)(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 REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
45. REFERENCE WP-20-021, APPROVED 09/26/19, TO WAIVE SECTION 16.144(r) - STATUS OF PLANS WHICH DO NOT MEET MILESTONE DEADLINES, OR WHICH FAIL TO PROVIDE INFORMATION IN A TIMELY MANNER; SECTION 16.145(b)(8)(i)(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 REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
46. 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 14, 2022.
 - E. ON ALL FUTURE PLAN SUBMISSIONS, PROVIDE A BRIEF DESCRIPTION OF ALTERNATIVE COMPLIANCE PETITION, WP-20-106, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
47. 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-11-184, 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 DD AND DPM.
 - D. ON ALL FUTURE PLAN SUBMISSIONS, PROVIDE A BRIEF DESCRIPTION OF ALTERNATIVE COMPLIANCE PETITION, WP-21-144, AS A GENERAL NOTE TO INCLUDE REQUESTS, SECTIONS OF THE REGULATIONS, ACTION AND DATE.
48. 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.
49. REFERENCE BA-20-002 S APPROVED 08/07/20 TO ALLOW THE CONSTRUCTION OF TWO MONUMENT SIGNS.
50. THE ARTICLES OF INCORPORATION FOR THE LAUREL PARK STATION PROPERTY OWNERS ASSOCIATION WERE FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION 04/17/2017 RECEIPT NO. 4758977. ARTICLES OF AMENDMENT FOR NAME CHANGE TO PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC. FILED ON SEPTEMBER 18, 2020.
51. 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.
52. THE OFFICIAL PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON OCTOBER 07, 2009 AT THE SAVAGE BRANCH LIBRARY PUBLIC MEETING ROOM.
53. 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-15-092, 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-18-043, 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.
54. OPEN SPACE LOTS D, E-1, F-1 & I 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 PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

	8/2/23
THOMAS M. HOFFMAN, JR. PROPERTY LINE SURVEYOR MD REG. NO. 267	DATE
	8/3/23
2006 DELAWARE, INC. AUTHORIZED PERSON	DATE
	8/3/23
TRIPLE BELL FARMS LLC AUTHORIZED PERSON	DATE

OWNER	DEVELOPER/OWNER
TRIPLE BELL FARMS, LLC 198 LAUREL RACE TRACK ROAD LAUREL, MD 20725 (301) 470-5494	2006 DELAWARE INC. 198 LAUREL RACE TRACK ROAD LAUREL, MD 20725 (301) 470-5494

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

HOWARD COUNTY HEALTH OFFICER 8/15/23
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION 8/16/23
DATE

DIRECTOR 8/17/23
DATE

OWNER'S CERTIFICATE

WE, 2006 DELAWARE INC. (F/A/K/A MI DEVELOPMENTS (MARYLAND) INC.), AND TRIPLE BELL FARMS LLC, 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 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 3RD DAY OF AUGUST, 2023.

FOR 2006 DELAWARE INC
AUTHORIZED PERSON

WITNESS

FOR TRIPLE BELL FARMS, LLC
AUTHORIZED PERSON

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF BUILDABLE BULK PARCELS B-3, C-1 AND PARCEL K-1, AS SHOWN ON A PLAT OF REVISION ENTITLED "PADDOCK POINTE, 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", AND RECORDED AS PLAT NOS. 25955-25968, AND ALSO BEING PART OF THE AGGREGATE OF THE TWO FOLLOWING CONVEYANCES; (1) FROM LAUREL RACING ASSOCIATION LIMITED PARTNERSHIP TO MI DEVELOPMENTS (MARYLAND) INC. (N/A/A 2006 DELAWARE INC.) BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157, AND (2) TO TRIPLE BELL FARMS LLC BY DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13296, FOLIO 377, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD, ALSO, SEE CONFIRMATORY DEEDS LIBER 14104 FOLIO 118 AND LIBER 18017 FOLIO 133 FOR NAME CHANGE TO 2006 DELAWARE INC..

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 REGULATION.

I ALSO CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR, MD REG. NO 267
EXPIRATION/RENEWAL DATE JULY 28, 2024

VOGEL ENGINEERING

TIMMONS GROUP
3380 NORTH BELT ROAD, SUITE 110, BELTSVILLE CITY, MD 21104
P: 410.461.7886 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 26383 ON 8-18-23
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION & PLAT OF EASEMENT

PADDOCK POINTE
PARCELS B-4, B-5, C-2, C-3, C-4, C-5 & K-2
AND EXISTING PARCEL B-2 (EASEMENTS)

A RESUBDIVISION OF "PADDOCK POINTE"
BUILDABLE BULK PARCELS B-3 & C-1, AND PARCEL K-1
PLATS 25955-25968

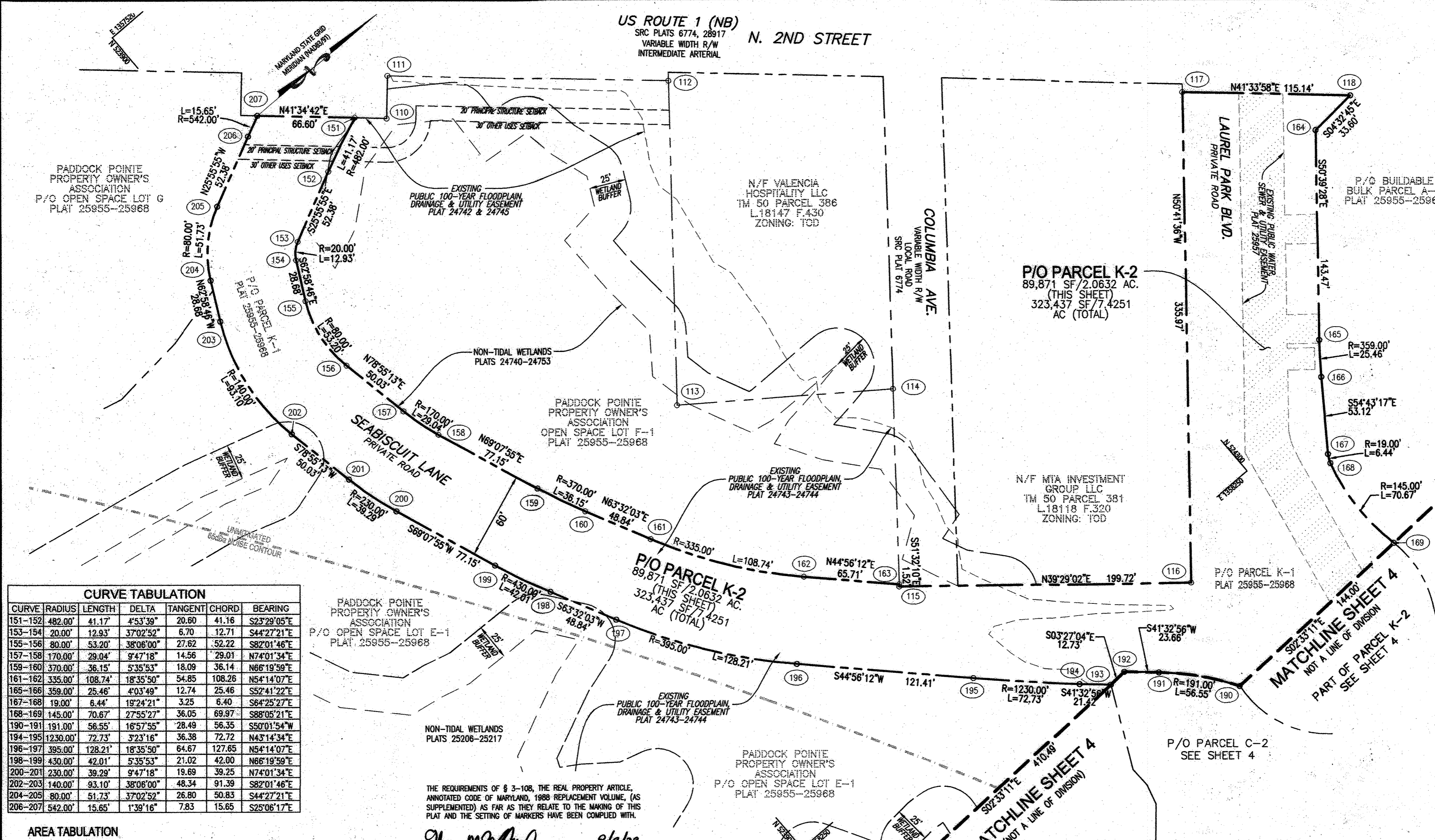
ZONED: TOD
TAX MAP 50, BLOCK 10, PARCEL 384
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND



US ROUTE 1 (NB)
SRC PLATS 6774, 28917
VARIABLE WIDTH R/W
INTERMEDIATE ARTERIAL

N. 2ND STREET

POINT	NORTHING	EASTING
110	524007.5073	1357884.1639
111	524026.8896	1357882.3391
112	524170.7088	1357789.8933
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
119	523991.1115	1357669.6181
120	523953.3610	1357686.0206
121	523906.2579	1357708.9251
122	523887.1871	1357717.8252
123	523884.1592	1357743.3712
124	523876.9179	1357795.0897
125	523866.5316	1357844.1834
126	523894.5143	1357872.0706
127	523921.9958	1357944.1586
128	523936.5015	1357977.2553
129	523958.2669	1358020.9751
130	524021.5395	1358108.8191
131	524068.0513	1358155.2283
132	524486.7325	1358102.4997
133	524395.7821	1358213.4527
134	524380.3527	1358233.6990
135	524349.6718	1358277.0654
136	524346.9069	1358282.8423
137	524344.5738	1358352.7745
138	524200.7192	1358359.1887
139	524164.5228	1358316.0033
140	524146.8133	1358300.3082
141	524134.1085	1358301.0744
142	524118.0781	1358286.8676
143	524065.1060	1358237.0488
144	523979.1600	1358151.2923
145	523904.5550	1358047.7151
146	523882.7895	1358003.9953
147	523865.9316	1357965.5315
148	523838.4501	1357895.4436
149	523827.6499	1357855.7138
150	523818.0362	1357806.6201
151	523830.7086	1357716.1127
152	523843.7364	1357690.5667
153	523880.0197	1357654.9662
154	523927.1228	1357632.0618
155	523941.2942	1357625.4220



CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
151-152	482.00'	41.17'	4°53'39"	20.60	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
163-164	359.00'	25.46'	4°03'49"	12.74	25.46	S52°41'22"E
165-166	19.00'	6.44'	19°24'21"	3.25	6.40	S64°25'27"E
167-168	145.00'	70.67'	27°55'27"	36.05	69.97	S88°05'21"E
169-170	191.00'	56.55'	16°57'55"	28.49	56.35	S50°01'54"W
171-172	1230.00'	72.73'	3°23'16"	36.38	72.72	N43°14'34"E
173-174	395.00'	128.21'	18°35'50"	64.67	127.65	N54°14'07"E
175-176	430.00'	42.01'	5°35'53"	21.02	42.00	N66°19'59"E
177-178	230.00'	39.29'	9°47'18"	19.69	39.25	N74°01'34"E
179-180	140.00'	93.10'	38°06'00"	48.34	91.39	S82°01'46"E
181-182	80.00'	51.73'	37°02'52"	26.80	50.83	S44°27'21"E
183-184	542.00'	15.65'	1°39'16"	7.83	15.65	S25°06'17"E

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	P/O 1
B. TOTAL AREA OF LOTS AND/OR PARCELS	2.0632 AC
- BUILDABLE	0.0000 AC
- NON-BUILDABLE	0.0000 AC
- OPEN SPACE	0.0000 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	2.0632 AC

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.

Thomas M. Hoffman, Jr. 8/2/23
THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR MD REG. No. 267

[Signature] 8/3/23
2006 DELAWARE, INC.
AUTHORIZED PERSON

[Signature] 8/3/23
TRIPLE BELL FARMS LLC
AUTHORIZED PERSON

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

[Signature] 8/15/23
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

[Signature] 8.16.23
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 8/17/23
DIRECTOR

OWNER'S CERTIFICATE

WE, 2006 DELAWARE INC. (F/K/A MI DEVELOPMENTS (MARYLAND) INC.), AND TRIPLE BELL FARMS LLC, 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 SHOWING; 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 ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 3RD DAY OF AUGUST 2023

FOR: 2006 DELAWARE INC
AUTHORIZED PERSON

FOR: TRIPLE BELL FARMS, LLC
AUTHORIZED PERSON

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF BUILDABLE BULK PARCELS B-3, C-1 AND PARCEL K-1, AS SHOWN ON A PLAT OF REVISION ENTITLED "PADDOCK POINTE, 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", AND RECORDED AS PLAT Nos. 25955-25968, AND ALSO BEING PART OF THE AGGREGATE OF THE TWO FOLLOWING CONVEYANCES: (1) FROM LAUREL RACING ASSOCIATION LIMITED PARTNERSHIP TO MI DEVELOPMENTS (MARYLAND) INC. (N/A 2006 DELAWARE INC.) BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157, AND (2) TO TRIPLE BELL FARMS LLC BY DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13296, FOLIO 377, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. ALSO, SEE CONFIRMATORY DEEDS LIBER 14104 FOLIO 118 AND LIBER 18017 FOLIO 133 FOR NAME CHANGE TO 2006 DELAWARE INC.

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.

I ALSO CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

Thomas M. Hoffman, Jr. 8/2/23
THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR, MD REG. NO 267
EXPIRATION/RENEWAL DATE JULY 28, 2024

VOGEL ENGINEERING
3300 NORTH RIDGE ROAD, SUITE 110, BILLCOTT CITY, MD 21043
P: 410.461.7866 F: 410.461.8981 www.vogeleng.com

TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, BILLCOTT CITY, MD 21043
P: 410.461.7866 F: 410.461.8981 www.timmons.com

RECORDED AS PLAT No. 26384 ON 8-18-23
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION & PLAT OF EASEMENT

PADDOCK POINTE
PARCELS B-4, B-5, C-2, C-3, C-4, C-5 & K-2
AND EXISTING PARCEL B-2 (EASEMENTS)

A RESUBDIVISION OF "PADDOCK POINTE"
BUILDABLE BULK PARCELS B-3 & C-1, AND PARCEL K-1
PLATS 25955-25968

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

SCALE: 1" = 50' GRAPHIC SCALE AUGUST 2, 2023

SHEET 3 OF 9

LEGEND

EXISTING PUBLIC WATER, SEWER & UTILITY EASEMENT PLAT 25957

K:\Projects\07-11\SURVEY\dwg\RECORD PLATS\2_PLAT OF REVISION\PHASE 4 - PADDOCK POINTE

POINT	NORTHING	EASTING
169	524344.5738	1358352.7745
170	524336.2391	1358404.8011
171	524332.9608	1358429.1712
188	524251.7978	1358450.8175
189	524236.8190	1358431.3166
190	524200.7192	1358359.1887
191	524164.5228	1358316.0033
192	524146.8133	1358300.3082
193	524134.1085	1358301.0744
300	524411.0466	1358721.9545
301	524329.8835	1358743.6008
302	524057.9148	1358816.1354

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
191-190	191.00'	56.55'	16°57'55"	28.49	56.35	S80°01'54"W
169-170	73.00'	53.91'	42°18'35"	28.25	52.69	N80°53'58"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

LEGEND

EXISTING PUBLIC SEWER, WATER & UTILITY EASEMENT PLAT 25959

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.

Thomas M. Hoffman, Jr. 8/2/23 DATE
 THOMAS M. HOFFMAN, JR. PROPERTY LINE SURVEYOR MD REG. No. 267
[Signature] 8/3/23 DATE
 2006 DELAWARE, INC. AUTHORIZED PERSON
[Signature] 8/3/23 DATE
 TRIPLE BELL FARMS, LLC AUTHORIZED PERSON

AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1 + P/O 2
- BUILDABLE	0
- NON-BUILDABLE	0
- OPEN SPACE	0
- PARCELS	1 + P/O 2
B. TOTAL AREA OF LOTS AND/OR PARCELS	2.7451 AC
- BUILDABLE	0.0000 AC
- NON-BUILDABLE	0.0000 AC
- OPEN SPACE	0.0000 AC
- PARCELS	2.7451 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.7451 AC

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

[Signature] 8/15/23 DATE
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 8/16/23 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 8/17/23 DATE
 DIRECTOR

OWNER'S CERTIFICATE

WE, 2006 DELAWARE INC. (F/K/A MI DEVELOPMENTS (MARYLAND) INC.), AND TRIPLE BELL FARMS LLC, 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 TO 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 3RD DAY OF AUGUST, 2023

[Signature]
 FOR 2006 DELAWARE INC AUTHORIZED PERSON

WITNESS

[Signature]
 FOR TRIPLE BELL FARMS, LLC AUTHORIZED PERSON

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF BUILDABLE BULK PARCELS B-3, C-1 AND PARCEL K-1, AS SHOWN ON A PLAT OF REVISION ENTITLED "PADDOCK POINTE, 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", AND RECORDED AS PLAT Nos. 25955-25968, AND ALSO BEING PART OF THE AGGREGATE OF THE TWO FOLLOWING CONVEYANCES: (1) FROM LAUREL RACING ASSOCIATION LIMITED PARTNERSHIP TO MI DEVELOPMENTS (MARYLAND) INC. (N/A 2006 DELAWARE INC.) BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157, AND (2) TO TRIPLE BELL FARMS LLC BY DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13296, FOLIO 377, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. ALSO, SEE CONFIRMATORY DEEDS LIBER 14104 FOLIO 118 AND LIBER 18017 FOLIO 133 FOR NAME CHANGE TO 2006 DELAWARE INC.

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.

I ALSO CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

Thomas M. Hoffman, Jr. 8/2/23 DATE
 THOMAS M. HOFFMAN, JR. PROPERTY LINE SURVEYOR, MD REG. NO. 267 EXPIRATION/RENEWAL DATE JULY 28, 2024

VOGEL ENGINEERING
TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLEICOTT CITY, MD 21043
 P: 410-461-7606 F: 410-461-8961 www.timmons.com



RECORDED AS PLAT No. 26385 ON 8-18-23 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION & PLAT OF EASEMENT

PADDOCK POINTE
 PARCELS B-4, B-5, C-2, C-3, C-4, C-5 & K-2 AND EXISTING PARCEL B-2 (EASEMENTS)

A RESUBDIVISION OF "PADDOCK POINTE" BUILDABLE BULK PARCELS B-3 & C-1, AND PARCEL K-1 PLATS 25955-25968

ZONED: TOD
 TAX MAP 50, BLOCK 10, PARCEL 384
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50' GRAPHIC SCALE AUGUST 2, 2023

50' 0 50' 100' 150'

SHEET 4 OF 9

F-22-047

K:\Projects\07-11\SURVEY\dwg\RECORD PLATS\2_PLAT OF REVISION\PHASE 4 - PADDOCK POINTE

COORDINATE TABLE

NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
133	524237.8537	1359539.7054	270	524564.4357	1359275.2007
134	524158.2012	1359234.4768	271	524558.9859	1359276.6542
135	524048.2460	1358881.3363	272	524573.7694	1359332.0853
172	524428.6061	1358787.7940	273	524579.2208	1359330.6314
173	524539.7227	1358758.1590	274	524580.3385	1359320.3036
186	524681.5826	1359468.5692	275	524627.3140	1359307.7754
230	524051.9539	1358832.0341	276	524650.5684	1359321.2376
231	524055.9281	1358869.3145	277	524670.5856	1359306.2924
262	524443.1624	1358838.6235	278	524657.1301	1359419.5452
263	524448.9555	1358830.6933	279	524601.0818	1359434.4933
264	524450.2787	1358821.3422	300	524411.0466	1358721.9545
265	524494.4402	1358809.5643	301	524329.8835	1358743.6008
266	524517.6947	1358823.0264	302	524057.9148	1358816.1354
267	524630.0382	1359244.2598	304	524724.0523	1359449.3044
268	524616.1014	1359268.3344	306	524248.4901	1359580.7012
269	524568.6513	1359280.9893			

LEGEND

- EXISTING PUBLIC STORM DRAIN, DRAINAGE & UTILITY EASEMENT PLAT 25206-25217
- EXISTING PUBLIC SEWER, WATER & UTILITY EASEMENT PLAT 25960
- PORTION OF EXISTING EASEMENT TO BE ABANDONED BY THIS PLAT
- 20' PUBLIC SEWER, WATER & UTILITY EASEMENT
- 30' PUBLIC STORM DRAIN, DRAINAGE & UTILITY EASEMENT
- VARIABLE-WIDTH PRIVATE, SWM, DRAINAGE & UTILITY EASEMENT TO BENEFIT PARCELS B-1, B-2 AND K-2
- 15' PUBLIC WATER & UTILITY EASEMENT
- 20' PUBLIC SEWER & UTILITY EASEMENT

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.

Thomas M. Hoffman, Jr. 8/2/23
 THOMAS M. HOFFMAN, JR.
 PROPERTY LINE SURVEYOR MD REG. NO. 267

[Signature] 8/3/23
 2006 DELAWARE, INC.
 AUTHORIZED PERSON

[Signature] 8/3/23
 TRIPLE BELL FARMS LLC
 AUTHORIZED PERSON

AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	3 + P/O 2
NON-BUILDABLE	0
OPEN SPACE	0
PARCELS	3 + P/O 2
B. TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	8.7950 AC
NON-BUILDABLE	0.8316 AC
OPEN SPACE	0.0000 AC
PARCELS	7.9634 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	
	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	
	8.7950 AC

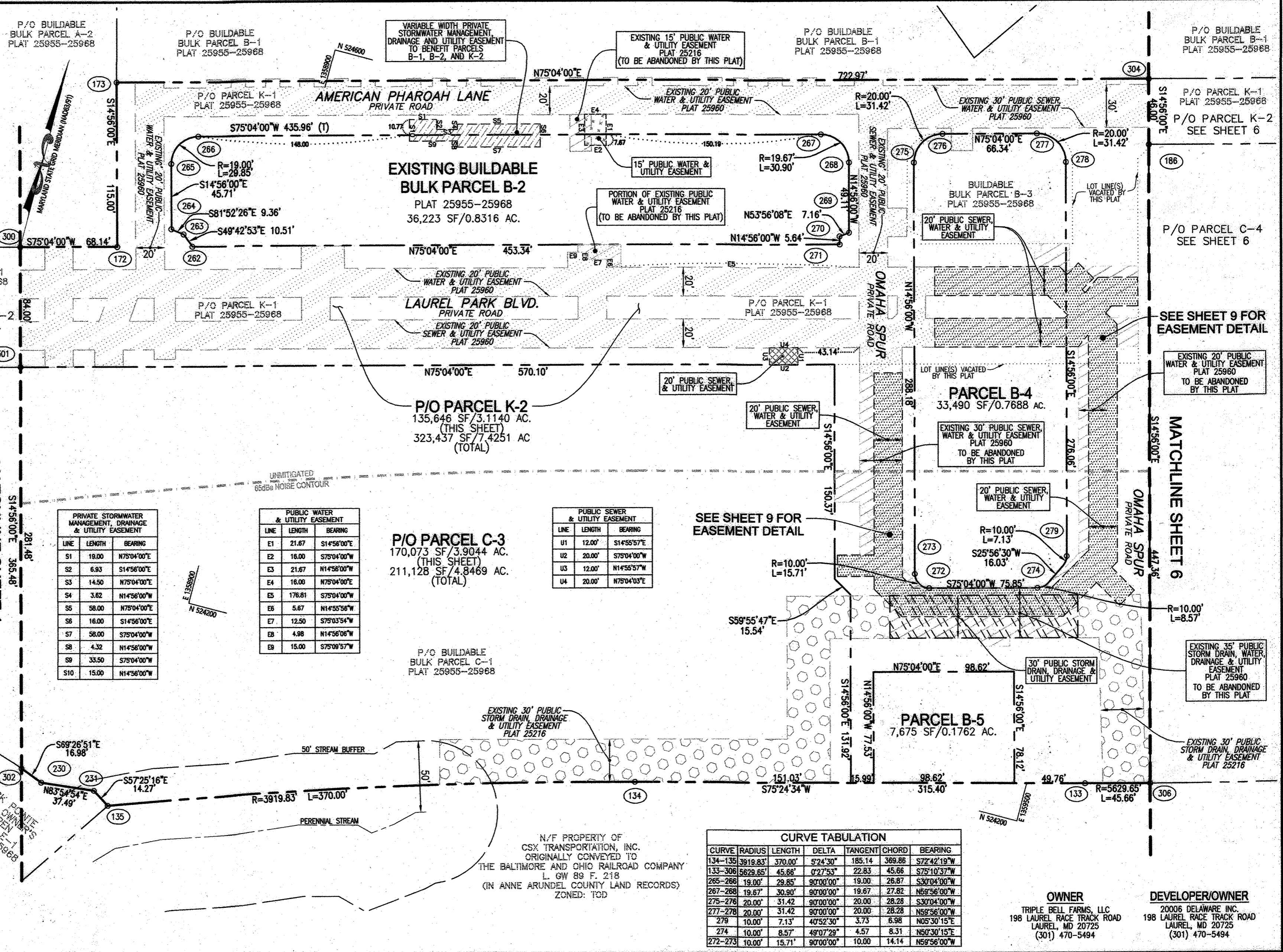
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT.

[Signature] 8/15/23
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] 8/16/23
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 8/17/23
 DIRECTOR



PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT

LINE	LENGTH	BEARING
S1	19.00	N75°04'00"E
S2	6.93	S14°56'00"E
S3	14.50	N75°04'00"E
S4	3.62	N14°56'00"W
S5	58.00	N75°04'00"E
S6	16.00	S14°56'00"E
S7	58.00	S75°04'00"W
S8	4.32	N14°56'00"W
S9	33.50	S75°04'00"W
S10	15.00	N14°56'00"W

PUBLIC WATER & UTILITY EASEMENT

LINE	LENGTH	BEARING
E1	21.67	S14°56'00"E
E2	16.00	S75°04'00"W
E3	21.67	N14°56'00"W
E4	16.00	N75°04'00"E
E5	176.81	S75°04'00"W
E6	5.67	N14°56'00"W
E7	12.50	S75°03'54"W
E8	4.98	N14°56'00"W
E9	15.00	S75°09'57"W

PUBLIC SEWER & UTILITY EASEMENT

LINE	LENGTH	BEARING
U1	12.00'	S14°55'57"E
U2	20.00'	S75°04'00"W
U3	12.00'	N14°56'00"W
U4	20.00'	N75°04'03"E

CURVE TABULATION

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
134-135	3919.83'	370.00'	5°24'30"	185.14	369.88	S72°42'19"W
133-306	5629.65'	45.68'	0°27'53"	22.83	45.66	S75°10'37"W
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	20.00'	31.42'	90°00'00"	20.00	28.28	S30°04'00"W
277-278	20.00'	31.42'	90°00'00"	20.00	28.28	N59°56'00"W
279	10.00'	7.13'	40°52'30"	3.73	6.98	N05°30'15"E
274	10.00'	8.57'	49°07'29"	4.57	8.31	N50°30'15"E
272-273	10.00'	15.71'	90°00'00"	10.00	14.14	N59°56'00"W

OWNER'S CERTIFICATE

WE, 2006 DELAWARE INC. (F/K/A MI DEVELOPMENTS (MARYLAND) INC.), AND TRIPLE BELL FARMS LLC, 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 ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 3RD DAY OF AUGUST, 2023

[Signature]
 FOR 2006 DELAWARE INC.
 AUTHORIZED PERSON

[Signature]
 WITNESS

[Signature]
 FOR TRIPLE BELL FARMS, LLC
 AUTHORIZED PERSON

[Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF BUILDABLE BULK PARCELS B-3, C-1 AND PARCEL K-1, AS SHOWN ON A PLAT OF REVISION ENTITLED "PADDOCK POINTE, 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", AND RECORDED AS PLAT Nos. 25955-25968, AND ALSO BEING PART OF THE AGGREGATE OF THE TWO FOLLOWING CONVEYANCES; (1) FROM LAUREL RACING ASSOCIATION LIMITED PARTNERSHIP TO MI DEVELOPMENTS (MARYLAND) INC. (N/K/A 2006 DELAWARE INC.) BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157, AND (2) TO TRIPLE BELL FARMS LLC BY DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13296, FOLIO 377, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. ALSO, SEE CONFIRMATORY DEEDS LIBER 14104 FOLIO 118 AND LIBER 18017 FOLIO 133 FOR NAME CHANGE TO 2006 DELAWARE INC..

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.

I ALSO CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

Thomas M. Hoffman, Jr. 8/2/23
 THOMAS M. HOFFMAN, JR.
 PROPERTY LINE SURVEYOR, MD REG. NO. 267
 EXPIRATION/RENEWAL DATE JULY 28, 2024

VOGEL ENGINEERING

TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8953 www.timmons.com

RECORDED AS PLAT No. 26386 ON 8-18-23
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION & PLAT OF EASEMENT

PADDOCK POINTE
 PARCELS B-4, B-5, C-2, C-3, C-4, C-5 & K-2
 AND EXISTING PARCEL B-2 (EASEMENTS)

A RESUBDIVISION OF "PADDOCK POINTE"
 BUILDABLE BULK PARCELS B-3 & C-1, AND PARCEL K-1
 PLATS 25955-25968

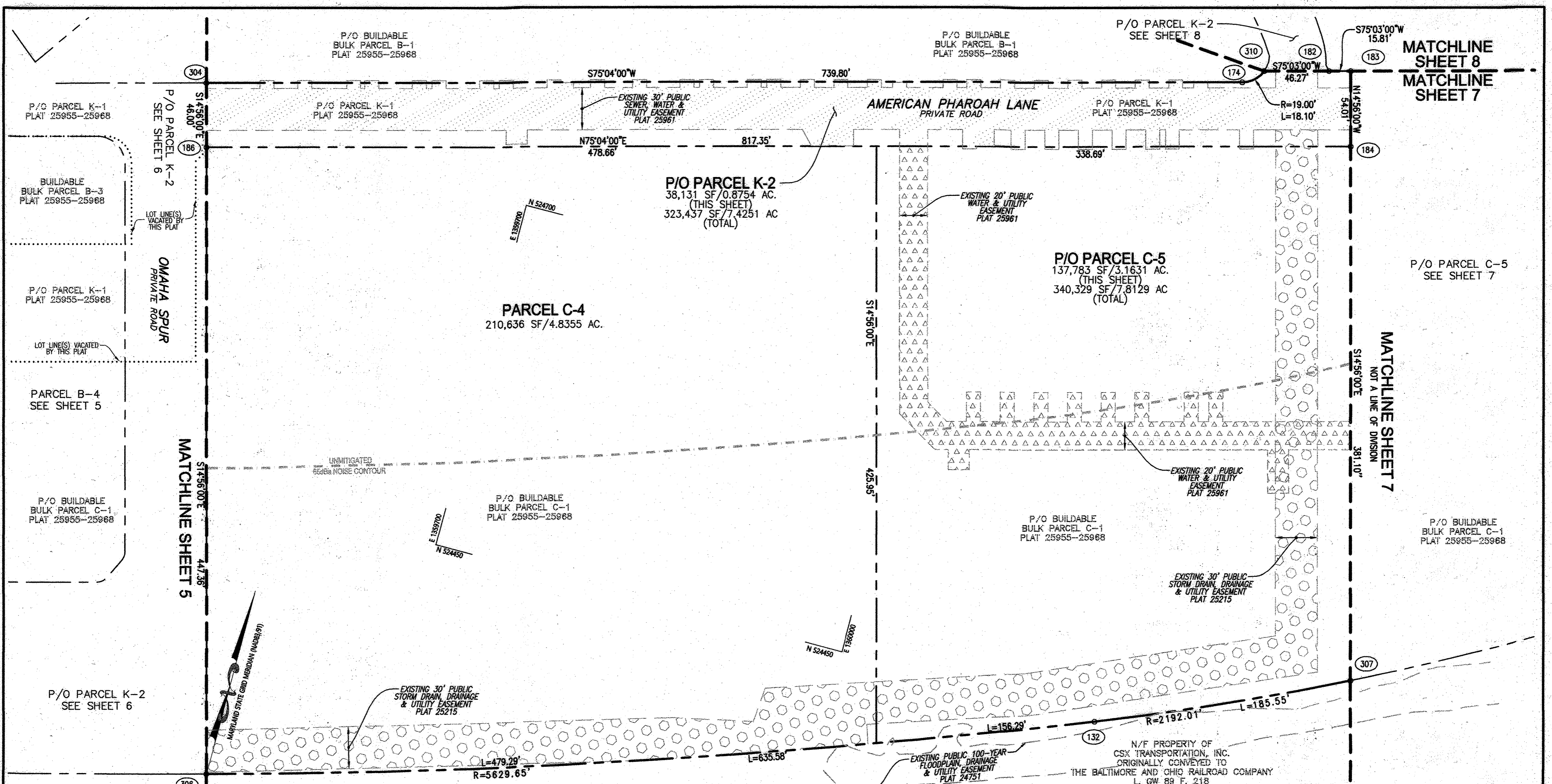
ZONED: TOD
 TAX MAP 50, BLOCK 10, PARCEL 384
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'
 GRAPHIC SCALE
 AUGUST 2, 2023

SHEET 5 OF 9

K:\Projects\07-11\SURVEY\dwg\RECORD PLATS\2-PLAT OF REVISION\PHASE 4 - PADDOCK POINTE

K:\Projects\07-11\SURVEY\ang\RECORD PLATS\2-PLAT OF REVISION\PHASE 4 - PADDOCK POINT



AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED

1 + P/O 2
0
0
0
0

B. TOTAL AREA OF LOTS AND/OR PARCELS

8,874.0 AC
0.0000 AC
0.0000 AC
0.0000 AC
0.0000 AC
8,874.0 AC
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

8,874.0 AC

CURVE TABULATION

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
307-132	2192.01'	185.55'	451°00'	92.83	185.50	N68°03'04"E
132-306	5629.65'	639.58'	6°28'07"	318.13	635.24	S71°42'37"W
174-310	19.00'	18.10'	54°34'25"	9.80	17.42	N47°46'48"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.

Thomas M. Hoffman, Jr. 8/2/23
 THOMAS M. HOFFMAN, JR.
 PROPERTY LINE SURVEYOR MD REG. No. 267
 AUTHORIZED PERSON

Thomas M. Hoffman, Jr. 8/3/23
 2006 DELAWARE, INC.
 AUTHORIZED PERSON

Thomas M. Hoffman, Jr. 8/3/23
 TRIPLE BELL FARMS LLC
 AUTHORIZED PERSON

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
186	524681.5826	1359468.5692
304	524724.0523	1359449.3044
306	524248.4901	1359580.7012
307	524923.9837	1360358.5241
310	524928.3770	1360184.4298

LEGEND

	EXISTING PUBLIC WATER & UTILITY EASEMENT PLAT 25955-25968
	EXISTING PUBLIC STORM DRAIN, DRAINAGE & UTILITY EASEMENT PLAT 25206-25217
	EXISTING PUBLIC SEWER, WATER & UTILITY EASEMENT PLAT 25961

OWNER
 TRIPLE BELL FARMS, LLC
 198 LAUREL RACE TRACK ROAD
 LAUREL, MD 20725
 (301) 470-5494

DEVELOPER/OWNER
 2006 DELAWARE, INC.
 198 LAUREL RACE TRACK ROAD
 LAUREL, MD 20725
 (301) 470-5494

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

Howard County Health Officer 8/15/23
 HOWARD COUNTY HEALTH OFFICER 98 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 8/16/23
 CHIEF, DEVELOPMENT ENGINEERING DIVISION 16A DATE

Director 8/17/23
 DIRECTOR 16C DATE

OWNER'S CERTIFICATE

WE, 2006 DELAWARE INC. (F/K/A MI DEVELOPMENTS (MARYLAND) INC.), AND TRIPLE BELL FARMS LLC, 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 3RD DAY OF AUGUST, 2023

Thomas M. Hoffman, Jr.
 FOR: 2006 DELAWARE INC.
 AUTHORIZED PERSON

Thomas M. Hoffman, Jr.
 WITNESS

Thomas M. Hoffman, Jr.
 FOR: TRIPLE BELL FARMS, LLC
 AUTHORIZED PERSON

Thomas M. Hoffman, Jr.
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF BUILDABLE BULK PARCELS B-3, C-1 AND PARCEL K-1, AS SHOWN ON A PLAT OF REVISION ENTITLED "PADDOCK POINT, 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", AND RECORDED AS PLAT Nos. 25955-25968, AND ALSO BEING PART OF THE AGGREGATE OF THE TWO FOLLOWING CONVEYANCES: (1) FROM LAUREL RACING ASSOCIATION LIMITED PARTNERSHIP TO MI DEVELOPMENTS (MARYLAND) INC. (N/A 2006 DELAWARE INC.) BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157, AND (2) TO TRIPLE BELL FARMS LLC BY DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13296, FOLIO 377, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. ALSO, SEE CONFIRMATORY DEEDS LIBER 14104 FOLIO 118 AND LIBER 19017 FOLIO 133 FOR NAME CHANGE TO 2006 DELAWARE INC..

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.

I ALSO CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

Thomas M. Hoffman, Jr. 8/2/23
 THOMAS M. HOFFMAN, JR.
 PROPERTY LINE SURVEYOR, MD REG. NO. 267
 EXPIRATION/RENEWAL DATE JULY 28, 2024

VOGEL ENGINEERING
TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELICOTT CITY, MD 21043
 P: 410-461-7656 F: 410-461-8963 www.timmons.com

RECORDED AS PLAT No. 21e387 ON 8-18-23
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION & PLAT OF EASEMENT

PADDOCK POINT
 PARCELS B-4, B-5, C-2, C-3, C-4, C-5 & K-2
 AND EXISTING PARCEL B-2 (EASEMENTS)

A RESUBDIVISION OF "PADDOCK POINT"
 BUILDABLE BULK PARCELS B-3 & C-1, AND PARCEL K-1
 PLATS 25955-25968

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

SCALE: 1" = 50'
 GRAPHIC SCALE AUGUST 2, 2023

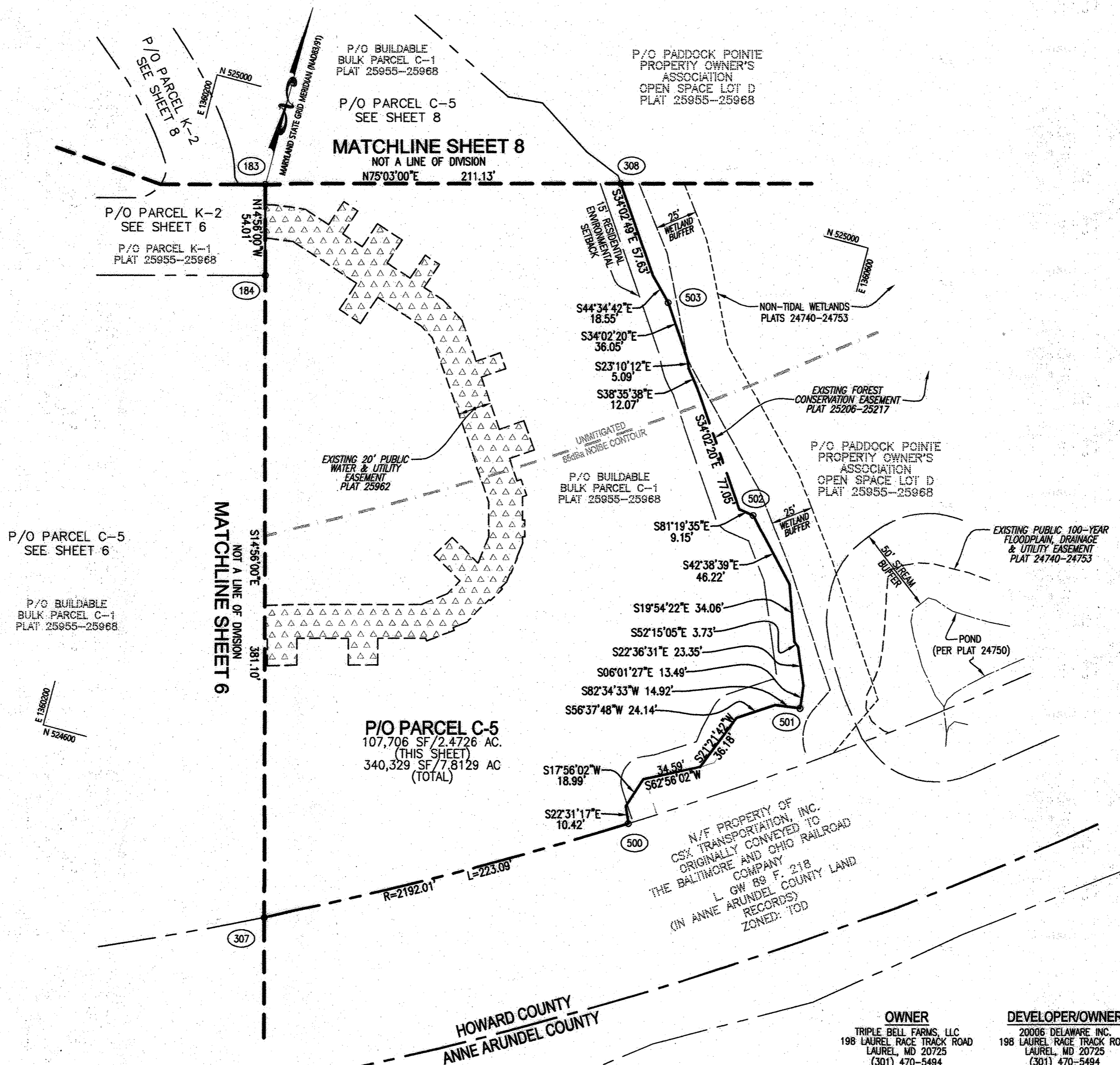
SHEET 6 OF 9

COORDINATE TABLE		
POINT	NORTHING	EASTING
183	524944.3903	1360244.4014
184	524892.2090	1360258.3182
307	524523.9837	1360356.5241
308	524998.8577	1360448.3883
500	524633.0749	1360551.0061
501	524725.4083	1360631.8014
502	524828.6815	1360675.5563
503	524937.8980	1360493.6698

CURVE TABULATION						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
307-500	2192.01'	223.09'	5°49'52"	111.64	222.99	N60°42'38"E

LEGEND

EXISTING PUBLIC WATER & UTILITY EASEMENT PLAT 25955-25968



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

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

8/15/23
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

8/16/23
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

8/17/23
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, 2006 DELAWARE INC. (F/K/A MI DEVELOPMENTS (MARYLAND) INC.), AND TRIPLE BELL FARMS LLC, 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 3RD DAY OF AUGUST 2023

2006 DELAWARE INC. AUTHORIZED PERSON
 WITNESS

TRIPLE BELL FARMS, LLC AUTHORIZED PERSON
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF BUILDABLE BULK PARCELS B-3, C-1 AND PARCEL K-1, AS SHOWN ON A PLAT OF REVISION ENTITLED "PADDOCK POINT, 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", AND RECORDED AS PLAT Nos. 25955-25968, AND ALSO BEING PART OF THE AGGREGATE OF THE TWO FOLLOWING CONVEYANCES: (1) FROM LAUREL RACING ASSOCIATION LIMITED PARTNERSHIP TO MI DEVELOPMENTS (MARYLAND) INC. (N/K/A 2006 DELAWARE INC.) BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157, AND (2) TO TRIPLE BELL FARMS LLC BY DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13295, FOLIO 377, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. ALSO, SEE CONFIRMATORY DEEDS LIBER 14104 FOLIO 118 AND LIBER 18017 FOLIO 133 FOR NAME CHANGE TO 2006 DELAWARE INC.

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.

I ALSO CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

8/16/23
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR, MD REG. NO 267
 EXPIRATION/RENEWAL DATE JULY 28, 2024

VOGEL ENGINEERING
TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLCOTT CITY, MD 21043
 P: 410-461-7866 F: 410-461-8961 www.timmons.com

OWNER
 TRIPLE BELL FARMS, LLC
 198 LAUREL RACE TRACK ROAD
 LAUREL, MD 20725
 (301) 470-5494

DEVELOPER/OWNER
 2006 DELAWARE INC.
 198 LAUREL RACE TRACK ROAD
 LAUREL, MD 20725
 (301) 470-5494

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.

8/16/23
 THOMAS M. HOFFMAN, JR. DATE
 PROPERTY LINE SURVEYOR MD REG. No. 267

8/13/23
 2006 DELAWARE, INC. AUTHORIZED PERSON DATE

8/13/23
 TRIPLE BELL FARMS LLC AUTHORIZED PERSON DATE

RECORDED AS PLAT No. 26388 ON 8-18-23
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION & PLAT OF EASEMENT
PADDOCK POINT
 PARCELS B-4, B-5, C-2, C-3, C-4, C-5 & K-2
 AND EXISTING PARCEL B-2 (EASEMENTS)

A RESUBDIVISION OF "PADDOCK POINT"
 BUILDABLE BULK PARCELS B-3 & C-1, AND PARCEL K-1
 PLATS 25955-25968

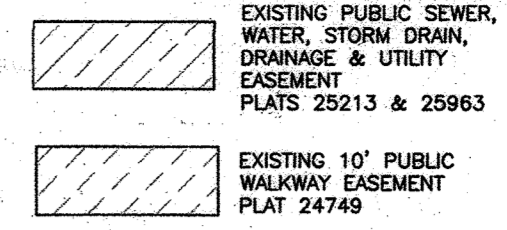
ZONED: TOD
 TAX MAP 50, BLOCK 10, PARCEL 384
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'
 GRAPHIC SCALE
 AUGUST 2, 2023

SHEET 7 OF 9

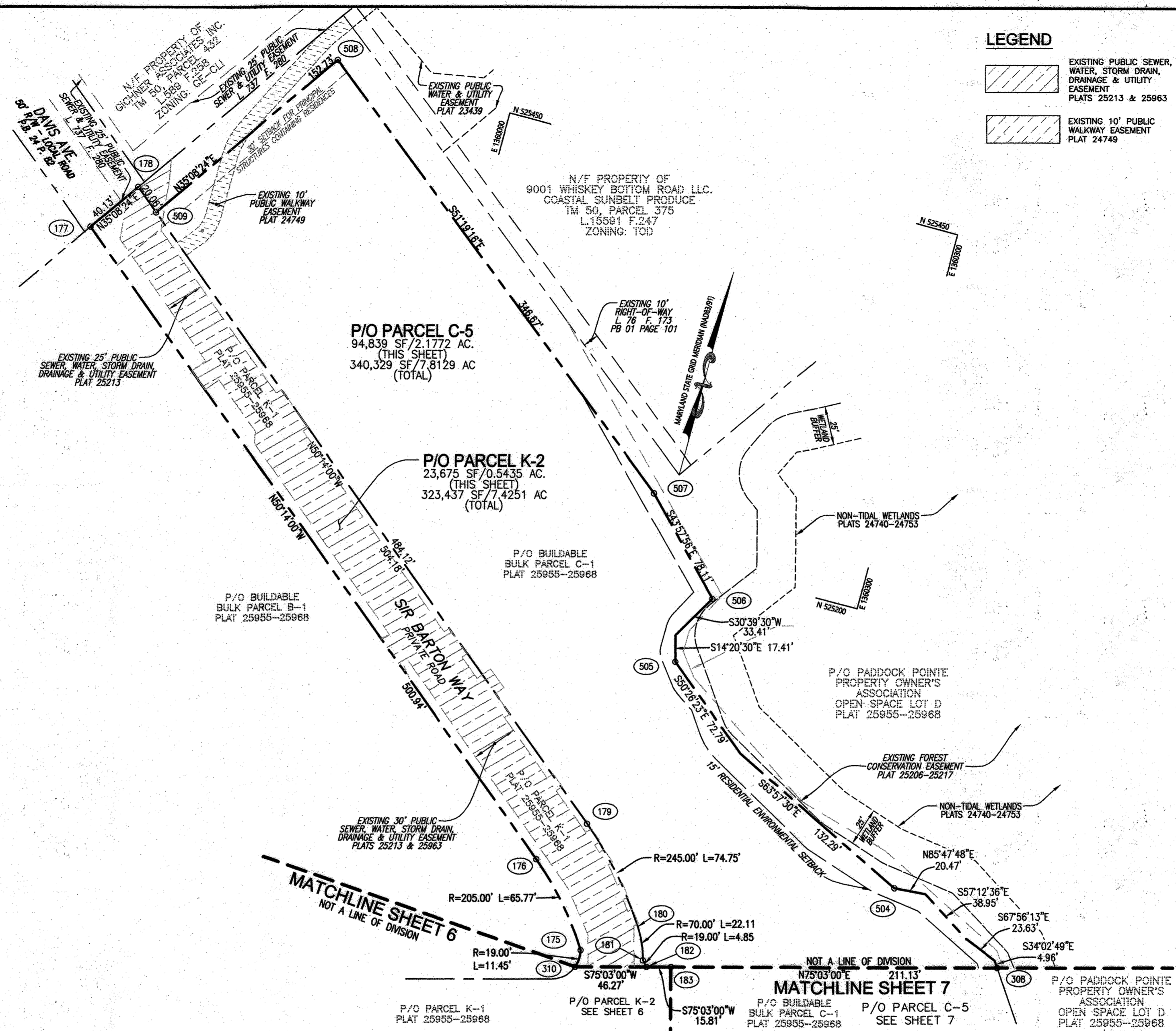
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
310-175	19.00'	11.46'	34°32'28"	5.91	11.28	N03°13'21"E
175-176	205.00'	65.77'	18°23'00"	33.17	65.49	N41°02'30"W
176-180	245.00'	74.75'	17°28'50"	37.67	74.46	N41°28'35"W
180-181	70.00'	22.11'	18°05'46"	11.15	22.02	N23°42'18"W
181-182	19.00'	4.85'	14°38'00"	2.44	4.84	S42°58'33"E

LEGEND



COORDINATE TABLE

POINT	NORTHING	EASTING
175	524939.6408	1360185.0839
176	524989.0368	1360142.0814
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
310	524928.3770	1360184.4298
504	525031.4360	1360370.5538
505	525135.8767	1360195.5719
506	525181.4775	1360208.2856
507	525237.6962	1360154.0710
508	525454.3498	1359983.4376
509	525329.4539	1359795.5290



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.

Thomas M. Hoffman, Jr. 8/2/23
 THOMAS M. HOFFMAN, JR.
 PROPERTY LINE SURVEYOR MD REG. NO. 267
 DATE

[Signature] 8/3/23
 20006 DELAWARE, INC.
 AUTHORIZED PERSON
 DATE

[Signature] 8/3/23
 TRIPLE BELL FARMS LLC
 AUTHORIZED PERSON
 DATE

AREA TABULATION

A.	TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/O 2
- BUILDABLE	0	0
- NON-BUILDABLE	0	0
- OPEN SPACE	0	0
- PARCELS	0	0
B.	TOTAL AREA OF LOTS AND/OR PARCELS	P/O 2
- BUILDABLE	2.7207 AC	2.7207 AC
- NON-BUILDABLE	0.0000 AC	0.0000 AC
- OPEN SPACE	0.0000 AC	0.0000 AC
- PARCELS	0.0000 AC	0.0000 AC
C.	TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	2.7207 AC
D.	TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.7207 AC

DEVELOPER/OWNER

20006 DELAWARE, INC.
 198 LAUREL RACE TRACK ROAD
 LAUREL, MD 20725
 (301) 470-5494

OWNER

TRIPLE BELL FARMS, LLC
 198 LAUREL RACE TRACK ROAD
 LAUREL, MD 20725
 (301) 470-5494

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

[Signature] 8/15/23
 HOWARD COUNTY HEALTH OFFICER
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

[Signature] 8/16/23
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

[Signature] 8/17/23
 DIRECTOR
 DATE

OWNER'S CERTIFICATE

WE, 20006 DELAWARE, INC. (F/K/A MI DEVELOPMENTS (MARYLAND) INC.), AND TRIPLE BELL FARMS LLC, 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 3rd DAY OF AUGUST 2023

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

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

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF BUILDABLE BULK PARCELS B-3, C-1 AND PARCEL K-1, AS SHOWN ON A PLAT OF REVISION ENTITLED "PADDOCK POINTE, 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", AND RECORDED AS PLAT Nos. 25955-25968, AND ALSO BEING PART OF THE AGGREGATE OF THE TWO FOLLOWING CONVEYANCES; (1) FROM LAUREL RACING ASSOCIATION LIMITED PARTNERSHIP TO MI DEVELOPMENTS (MARYLAND) INC. (N/K/A 2006 DELAWARE, INC.) BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157, AND (2) TO TRIPLE BELL FARMS LLC BY DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13296, FOLIO 377, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. ALSO, SEE CONFIRMATORY DEEDS LIBER 14104 FOLIO 118 AND LIBER 18017 FOLIO 133 FOR NAME CHANGE TO 2006 DELAWARE, INC.

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.

I ALSO CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

Thomas M. Hoffman, Jr. 8/2/23
 THOMAS M. HOFFMAN, JR.
 PROPERTY LINE SURVEYOR, MD REG. NO. 267
 EXPIRATION/RENEWAL DATE JULY 28, 2024

VOGEL ENGINEERING
TIMMONS GROUP
 2300 NORTH RIDGE ROAD, SUITE 110, BELLICOTT CITY, MD 21045
 P: 410.461.7668 F: 410.461.8901 www.timmons.com



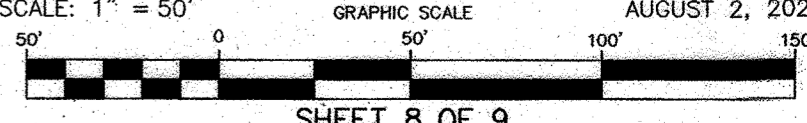
RECORDED AS PLAT No. 26389 ON 8-18-23
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION & PLAT OF EASEMENT

PADDOCK POINTE
 PARCELS B-4, B-5, C-2, C-3, C-4, C-5 & K-2
 AND EXISTING PARCEL B-2 (EASEMENTS)

A RESUBDIVISION OF "PADDOCK POINTE"
 BUILDABLE BULK PARCELS B-3 & C-1, AND PARCEL K-1
 PLATS 25955-25968

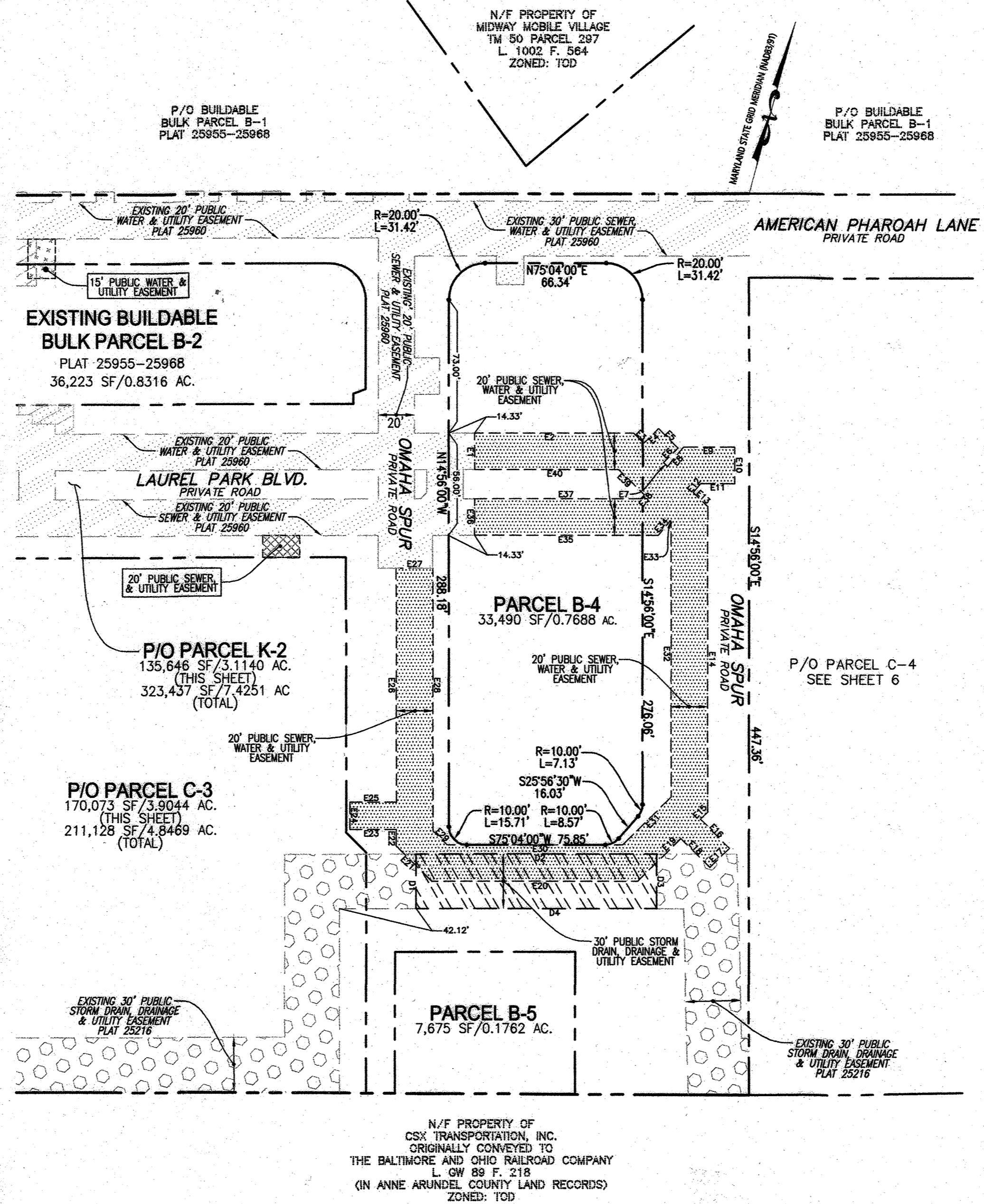
ZONED: TOD
 TAX MAP 50, BLOCK 10, PARCEL 384
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND



K:\Projects\07-11\SURVEY\dwg\RECORD PLATS\2_PLAT OF REVISION\PHASE 4 - PADDOCK POINTE

LEGEND

- EXISTING PUBLIC STORM DRAIN, DRAINAGE & UTILITY EASEMENT PLAT 25206-25217
- EXISTING PUBLIC SEWER, WATER & UTILITY EASEMENT PLAT 25960
- 20' PUBLIC SEWER, WATER & UTILITY EASEMENT
- 30' PUBLIC STORM DRAIN, DRAINAGE & UTILITY EASEMENT



LINE	LENGTH	BEARING
D1	30.00'	N14°56'00"W
D2	131.95'	N75°04'00"E
D3	30.00'	S14°56'00"E
D4	131.95'	S75°04'00"W

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
E1	20.00'	N14°56'00"W	E21	27.53'	N59°58'00"W
E2	87.27'	N75°04'00"E	E22	9.04'	N14°56'00"W
E3	7.88'	S59°56'00"E	E23	25.67'	S75°04'00"W
E4	11.23'	N30°04'00"E	E24	15.00'	N14°56'00"W
E5	15.00'	S59°56'00"E	E25	25.67'	N75°04'00"E
E6	11.23'	S30°04'00"W	E26	127.68'	N14°56'00"W
E7	3.07'	S59°56'00"E	E27	20.00'	N75°04'00"E
E8	13.78'	N24°30'10"E	E28	143.43'	S14°56'00"E
E9	27.99'	N75°04'00"E	E29	10.96'	S59°56'00"E
E10	20.00'	S14°56'00"E	E30	96.39'	N75°04'00"E
E11	18.54'	S75°04'00"W	E31	37.39'	N30°16'07"E
E12	6.28'	S24°30'10"W	E32	150.14'	N14°56'00"W
E13	11.10'	S59°56'00"E	E33	0.87'	N59°58'00"W
E14	166.75'	S14°56'00"E	E34	10.18'	S23°54'39"W
E15	5.58'	S30°16'07"W	E35	100.67'	S75°04'00"W
E16	22.51'	S59°43'53"E	E36	20.00'	N14°56'00"W
E17	15.00'	S30°16'07"W	E37	91.09'	N75°04'00"E
E18	22.51'	N59°43'53"W	E38	2.77'	N24°30'10"E
E19	33.38'	S30°16'07"W	E39	19.61'	N59°56'00"W
E20	112.92'	S75°04'00"W	E40	78.98'	S75°04'00"W

NOTE:
THE PURPOSE OF THIS SHEET IS TO SHOW THE ABANDONMENT OF THE EXISTING EASEMENTS RECORDED ON PLATS 25955 - 25968 AND ESTABLISH NEW EASEMENTS ON THIS PLAT OF RESUBDIVISION.

OWNER
TRIPLE BELL FARMS, LLC
198 LAUREL RACE TRACK ROAD
LAUREL, MD 20725
(301) 470-5494

DEVELOPER/OWNER
20006 DELAWARE INC.
198 LAUREL RACE TRACK ROAD
LAUREL, MD 20725
(301) 470-5494

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.

Thomas M. Hoffman, Jr. 8/2/23
THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR MD REG. No. 267
DATE

[Signature] 8/3/23
20006 DELAWARE, INC.
AUTHORIZED PERSON
DATE

[Signature] 8/3/23
TRIPLE BELL FARMS LLC
AUTHORIZED PERSON
DATE

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

[Signature] 8/15/23
HOWARD COUNTY HEALTH OFFICER
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

[Signature] 8/16/23
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

[Signature] 8/17/23
DIRECTOR
DATE

OWNER'S CERTIFICATE

WE, 20006 DELAWARE INC. (F/K/A MI DEVELOPMENTS (MARYLAND) INC.), AND TRIPLE BELL FARMS LLC, 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 3RD DAY OF AUGUST, 2023

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

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

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF BUILDABLE BULK PARCELS B-3, C-1 AND PARCEL K-1, AS SHOWN ON A PLAT OF REVISION ENTITLED "PADDOCK POINT, 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, AND RECORDED AS PLAT Nos. 25955-25968, AND ALSO BEING PART OF THE AGGREGATE OF THE TWO FOLLOWING CONVEYANCES: (1) FROM LAUREL RACING ASSOCIATION LIMITED PARTNERSHIP TO MI DEVELOPMENTS (MARYLAND) INC. (N/K/A 2006 DELAWARE INC.) BY DEED DATED FEBRUARY 02, 2007 AND RECORDED IN LIBER 10518, FOLIO 157, AND (2) TO TRIPLE BELL FARMS LLC BY DEED DATED MAY 27, 2011 AND RECORDED IN LIBER 13296, FOLIO 377, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. ALSO, SEE CONFIRMATORY DEEDS LIBER 14104 FOLIO 118 AND LIBER 18017 FOLIO 133 FOR NAME CHANGE TO 2006 DELAWARE INC..

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Thomas M. Hoffman, Jr. 8/2/23
THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR, MD REG. NO. 267
EXPIRATION/RENEWAL DATE JULY 28, 2024

VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7866 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 26390 ON 8-18-23
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION & PLAT OF EASEMENT
PADDOCK POINT
PARCELS B-4, B-5, C-2, C-3, C-4, C-5 & K-2
AND EXISTING PARCEL B-2 (EASEMENTS)

A RESUBDIVISION OF "PADDOCK POINT"
BUILDABLE BULK PARCELS B-3 & C-1, AND PARCEL K-1
PLATS 25955-25968

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

SCALE: 1" = 50'
GRAPHIC SCALE
AUGUST 2, 2023

SHEET 9 OF 9

K:\Projects\07-11\SURVEY.dwg\RECORD PLATS\2_PLAT OF REVISION PHASE 4 - PADDOCK POINT