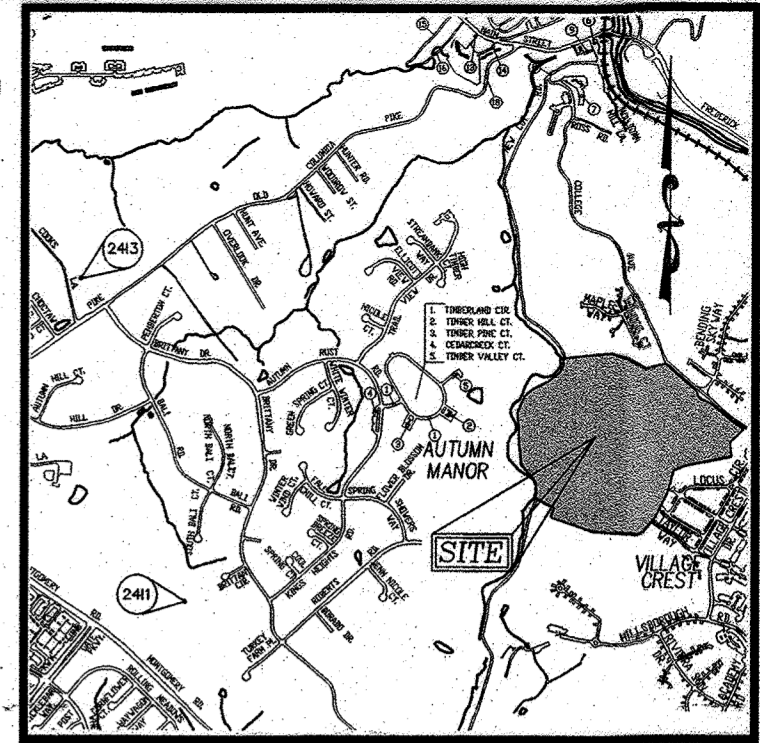


GENERAL NOTES

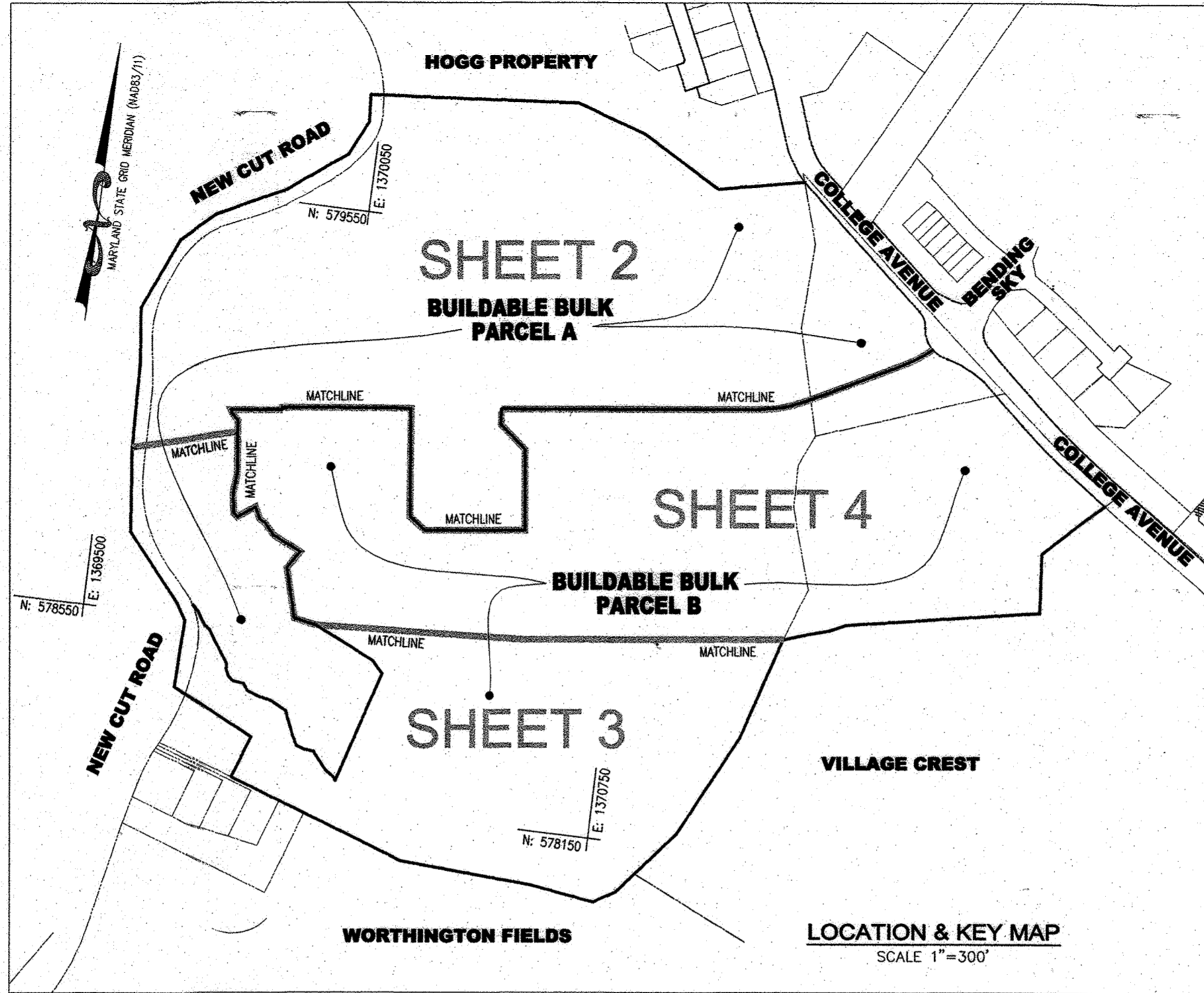
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 2411 AND 2413 WERE USED FOR THIS PROJECT.
- DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY
 - DENOTES IRON PIPE OR BAR FOUND
 - DENOTES STONE OR MONUMENT FOUND
 - ⊗ DENOTES REBAR WITH CAP SET
 - ⊠ DENOTES BUILDING RESTRICTION LINE
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED MARCH 27, 2010.
- 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, ALTERNATIVE COMPLIANCE, OR BUILDING AND GRADING PERMITS.
- THE SUBJECT PROPERTY IS ZONED R-A-15 AND POR IN ACCORDANCE WITH THE OCT. 06, 2013 ZONING REGULATIONS, AND IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
- DPZ REFERENCES: ECP-16-078, SP-16-013, WP-17-049, AA-17-002, ECP-18-028, WP-19-072, CE-20-04, CE-20-05, WP-21-012, WP-23-068, BOARD OF APPEALS D+O#787-D, WP-24-001 AREAS SHOWN HEREON ARE MORE OR LESS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A. WIDTH --- 12'(16' SERVING MORE THAN ONE RESIDENCE);
 - B. SURFACE --- 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - C. GEOMETRY --- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
 - D. STRUCTURES (CULVERTS/BRIDGES) --- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
 - E. DRAINAGE ELEMENTS --- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
 - F. STRUCTURE CLEARANCES---MINIMUM 12 FEET.
 - G. MAINTENANCE --- SUFFICIENT TO ENSURE ALL WEATHER USE.
- NEW CUT ROAD AND COLLEGE AVENUE ARE CLASSIFIED AS A MINOR COLLECTOR, SCENIC ROADS. THE PROPERTIES ARE LOCATED WITHIN THE METROPOLITAN DISTRICT.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THERE ARE EXISTING DWELLINGS/STRUCTURES LOCATED ON PARCEL B TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- A FLOODPLAIN IS LOCATED ONSITE. A FLOODPLAIN STUDY SHALL BE SUBMITTED WITH A FUTURE FINAL OR SITE DEVELOPMENT PLAN
- WETLANDS AND STREAMS DELINEATION SHALL BE SUBMITTED WITH A FUTURE FINAL OR SITE DEVELOPMENT PLAN
- FOREST STAND DELINEATION SHALL BE SUBMITTED WITH A FUTURE FINAL OR SITE DEVELOPMENT PLAN
- THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A CONSOLIDATION PLAT THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(B)(1)(V) OF THE HOWARD COUNTY CODE.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PLAT OF CONSOLIDATION
- A NOISE STUDY IS NOT REQUIRED FOR THIS PLAT OF CONSOLIDATION.
- STORM WATER MANAGEMENT IS NOT REQUIRED FOR THIS PLAT OF CONSOLIDATION.
- OPEN SPACE IS NOT REQUIRED FOR THIS PLAT OF CONSOLIDATION.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A CONSOLIDATION PLAT THAT DOES NOT CREATE ADDITIONAL LOTS/PARCELS.
- THIS PROJECT WAS SUBJECT TO ALTERNATIVE COMPLIANCE WP-19-072 - GATHERINGS AT TAYLOR PLACE. THE WP-19-072 REQUEST WAS INCORPORATED INTO WP-21-012 FOR THE PROJECT AS A WHOLE.
- THIS PLAN IS SUBJECT TO ALTERNATIVE COMPLIANCE WP-21-012;
 - IN THE LETTER DATED 07/23/2021 AND PURSUANT TO SECTION 16.1216, THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, DIRECTOR OF THE RECREATION AND PARKS AND ADMINISTRATOR OF THE OFFICE OF COMMUNITY SUSTAINABILITY CONSIDERED AND APPROVED A PORTION OF YOUR REQUEST FOR A VARIANCE WITH RESPECT TO SECTION 16.1205(a)(3) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO REMOVE SPECIMEN TREES FOR THE PROPOSED TAYLOR HIGHLANDS AND GATHERINGS AT TAYLOR PLACE DEVELOPMENT PROJECTS. THE APPROVAL IS TO REMOVE 13 OF THE 16 REQUESTED SPECIMEN TREES.
 - IN THE LETTER DATED 08/14/2023 AND PURSUANT TO BOARD OF APPEALS D+O#787-D, THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, DIRECTOR OF THE RECREATION AND PARKS AND ADMINISTRATOR OF THE OFFICE OF COMMUNITY SUSTAINABILITY APPROVED THE REQUEST FOR A VARIANCE WITH RESPECT TO SECTION 16.1205(a)(3) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO REMOVE SPECIMEN TREES ST#64, #2020-8, AND #2020-10 FOR THE PROPOSED TAYLOR HIGHLANDS AND GATHERINGS AT TAYLOR PLACE DEVELOPMENT PROJECTS. PER THE BOARD OF APPEALS D+O#787-D, APPROVAL OF ALTERNATIVE COMPLIANCE OF SECTION 16.1205(A)(3) IS SUBJECT TO THE FOLLOWING AMENDED CONDITIONS:
 - THE REMOVAL OF SPECIMEN TREES #11, 61, 63, 65, 66, 67, 68, 69, 113, 126, 2020-3, 2020-4, 2020-9, ST#64, #2020-8, AND 2020-10 IS PERMITTED AS SHOWN ON THE ALTERNATIVE COMPLIANCE PLAN EXHIBIT. THE REMOVAL OF ANY ADDITIONAL SPECIMEN TREE IS NOT PERMITTED UNDER THIS ALTERNATIVE COMPLIANCE REQUEST. PROTECTIVE MEASURES SHALL BE UTILIZED DURING CONSTRUCTION TO PROTECT THE SPECIMEN TREES THAT ARE PROPOSED TO REMAIN. DETAILS OF THE TREE PROTECTION MEASURES SHALL BE INCLUDED ON ALL APPLICABLE DEVELOPMENT PLANS.
 - PREVIOUS 07/23/2021 CONDITION ELIMINATED.
 - THE APPLICANT SHALL PLANT A MINIMUM OF 32 NATIVE SHADE TREES WITH A PLANTING SIZE OF 3" DBH WITHIN THE PROJECT LIMITS TO MITIGATE THE REMOVAL OF THE 16 SPECIMEN TREES. THE PLANTINGS WILL BE BONDED AS PART OF THE LANDSCAPING SURETY ASSOCIATED WITH THE TAYLOR HIGHLANDS AND/OR GATHERINGS AT TAYLOR PLACE DEVELOPMENT PLANS. THE TREES SHALL BE MONITORED FOR AT LEAST 3 GROWING SEASONS AND REPLACED IN-KIND IF THE PLANTINGS DO NOT SURVIVE. THE LOCATIONS, SPECIES AND PLANTING SPECIFICATIONS WILL BE REVIEWED BY DPZ AS PART OF THE LANDSCAPING PLANS.

- THE FOREST CONSERVATION OBLIGATION FOR TAYLOR HIGHLANDS AND THE GATHERINGS AT TAYLOR PLACE SHALL BE SATISFIED ONSITE TO THE MAXIMUM EXTENT POSSIBLE THROUGH THE RETENTION OF EXISTING FOREST AND PLANTING OF AFFORESTATION AREAS. THE ONSITE FOREST CONSERVATION SHALL BE PROVIDED AT A MINIMUM AS SHOWN ON THE ALTERNATIVE COMPLIANCE PLAN EXHIBIT. THE STEEP SLOPES, WETLAND BUFFERS, STREAM BUFFERS AND SPECIMEN TREES WILL BE THE HIGHEST PRIORITY AREAS FOR RETENTION AND/OR AFFORESTATION. THE LOCATIONS OF THE FOREST CONSERVATION EASEMENTS WILL BE REVIEWED AND APPROVED BY DPZ ON THE FOREST CONSERVATION PLANS.
- THE DEVELOPER SHALL REMOVE ALL DEBRIS FROM THE INTERMITTENT STREAM CHANNEL AND BUFFER IN THE REAR OF THE EXISTING MAINTENANCE BUILDING, AS SHOWN ON THE ALTERNATIVE COMPLIANCE PLAN EXHIBIT. RIPARIAN PLANTINGS, LIVE STAKING OR SIMILAR RESTORATION PRACTICES MAY BE REQUIRED TO PREVENT CONTINUED EROSION WITHIN THE STREAM CHANNEL. DETAILS SHALL BE PROVIDED WITH THE SITE DEVELOPMENT PLAN.
- ALL PAVEMENT AND GRAVEL ALONG THE EXISTING SERVICE DRIVE EXTENDING FROM NEW CUT ROAD TO THE DEVELOPMENT AREA SHALL BE REMOVED AND THE AREA SHALL BE PLANTED AND PLACED WITHIN A FOREST CONSERVATION EASEMENT, AS SHOWN ON THE ALTERNATIVE COMPLIANCE PLAN EXHIBIT

- THIS PROPERTY IS SUBJECT TO WP-17-048. ON 02/21/2018 THE PLANNING DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, DIVISION OF LAND DEVELOPMENT APPROVED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE REQUEST TO SECTION 16.120(C)(4) AND SECTION 16.1205(A)(7) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE PROPOSED PRIVATE STREETS WITHIN THE PROJECT AREA SHALL BE DESIGNED AND CONSTRUCTED TO PUBLIC ROAD STANDARDS IN ACCORDANCE WITH THE DESIGN MANUAL OR AS APPROVED BY THE DEVELOPMENT ENGINEERING DIVISION AND THE DEPARTMENT OF PUBLIC WORKS. THE PRIVATE STREETS WITHIN THE R-A-15 ZONED PORTION OF THE PROPERTY SHALL COMPLY WITH THE SETBACKS IN SECTION 112.0 OF THE ZONING REGULATIONS.
 - THE HOMEOWNER'S ASSOCIATION SHALL OWN AND MAINTAIN THE PRIVATE STREETS WITHIN THIS DEVELOPMENT AND SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, TRASH COLLECTION AND SNOW REMOVAL.
 - THE PLANNED RESIDENTIAL LOTS SHALL FRONT ON AND OBTAIN ACCESS FROM THE PROPOSED PRIVATE STREETS. THE APPLICANT SHALL BE RESPONSIBLE FOR ESTABLISHING SAFE VEHICULAR ACCESS TO ALL RESIDENTIAL LOTS.
 - SIDEWALKS AND STREET TREES SHALL BE PROVIDED ALONG THE PRIVATE STREETS IN ACCORDANCE WITH SECTIONS 16.124 AND 16.134 OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
 - THE DEVELOPER SHALL PROVIDE A STREAM RESTORATION PLAN AS PART OF THE FINAL CONSTRUCTION DRAWINGS FOR "STREAM #2" AS IDENTIFIED ON THE NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION PLAN DATED JUNE 24, 2016. THE RESTORATION PLAN SHALL INCLUDE DEBRIS REMOVAL, GRADE CONTROLS, RIPARIAN PLANTINGS, LIVE STAKING, OR SIMILAR RESTORATION PRACTICES AS OUTLINED IN THE STREAM RESTORATION NARRATIVE DATED JANUARY 17, 2018. A FINAL AS-BUILT PLAN AND REPORT SHALL BE SUBMITTED TO DPZ UPON COMPLETION OF THE STREAM RESTORATION WORK. THE 2-YEAR SURVIVAL PERIOD FOR THE AFFORESTATION PLANTINGS WILL NOT BEGIN UNTIL THE AS-BUILT REPORT IS RECEIVED BY DPZ.
- THE APPROVAL OF THIS ALTERNATIVE COMPLIANCE REQUEST APPLIES ONLY TO THE 72 SPECIMEN TREES AS SHOWN TO BE REMOVED ON THE PLAN EXHIBIT. THE REMOVAL OF ANY OTHER SPECIMEN TREE ON THE SUBJECT PROPERTY IS NOT PERMITTED UNDER THIS REQUEST UNLESS IT CAN BE SUFFICIENTLY DEMONSTRATED BY THE APPLICANT TO BE JUSTIFIED.
- THE DEVELOPER SHALL MITIGATE THE REMOVAL OF 72 SPECIMEN TREES BY PLANTING A MIX OF NATIVE SHADE TREES AT A 2:1 RATIO, TOTALING 144 SHADE TREES. THE PLANTINGS SHALL HAVE A CALIPER OF NO LESS THAN 2-1/2" AND WILL BE BONDED AS PART OF THE LANDSCAPING SURETY WITH FUTURE PLANS. THE LOCATIONS, SPECIES AND PLANTING SPECIFICATIONS WILL BE REVIEWED BY DPZ AS PART OF THE FINAL LANDSCAPING PLAN. THE 144 TREES WILL BE IN ADDITION TO ANY TREES REQUIRED PER THE AFFORESTATION PLANTING CALCULATIONS AND STREAM RESTORATION PLAN.
- THE PAVEMENT AND GRAVEL PILES ALONG THE EXISTING SERVICE ROAD EXTENDING FROM NEW CUT ROAD TO THE PROPOSED LIMIT OF DISTURBANCE SHALL BE REMOVED AND THE AREA SHALL BE PLANTED AND PLACED WITHIN A FOREST CONSERVATION EASEMENT.
- THIS PLAN IS SUBJECT TO WP-23-068. ON 03/06/2023 THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, APPROVED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE REQUEST TO SECTION 16.144(O)(2), SECTION 16.144(P) AND SECTION 16.144(O) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO EXTEND THE DEADLINE DATES TO COMPLETE DEVELOPER AGREEMENTS AND TO SUBMIT PLAT ORIGINALS FOR THE CONSOLIDATION PLAT (F-22-066). TO RESUBMIT THE PRELIMINARY EQUIVALENT SKETCH PLAN FOR PHASE 1 (SP-16-013) AND TO RESUBMIT THE SKETCH PLAN FOR PHASE 2 (S-21-011). APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE DEADLINE TO CONTACT THE REAL ESTATE SERVICES DIVISION CONCERNING THE PREPARATION AND EXECUTION OF A DEED FOR THE DEDICATION OF PUBLIC ROAD RIGHT-OF-WAY FOR ROAD WIDENING AND SUBMISSION OF FINAL PLAT DIGITAL INFORMATION FOR F-22-066 IS EXTENDED 120 DAYS FROM THE DATE OF THIS LETTER (ON OR BEFORE JULY 4, 2023).
 - THE DEADLINE FOR SUBMISSION OF THE F-22-066 FINAL PLAT ORIGINALS FOR SIGNATURE AND RECORDATION IS EXTENDED 180 DAYS FROM THE DATE OF THIS LETTER (ON OR BEFORE SEPTEMBER 2, 2023). PLEASE PROVIDE A COPY OF THE ALTERNATIVE COMPLIANCE DECISION LETTER WHEN SUBMITTING THE FINAL PLAT ORIGINALS TO DPZ.
 - THE DEADLINE FOR RESUBMISSION OF S-21-011 IS EXTENDED 60 DAYS FROM THE DATE OF THIS LETTER (ON OR BEFORE MAY 5, 2023). PLEASE PROVIDE A COPY OF THE ALTERNATIVE COMPLIANCE DECISION LETTER WHEN RESUBMITTING THE SKETCH PLAN TO DPZ.
 - THE DEADLINE FOR RESUBMISSION OF SP-16-013 IS EXTENDED 60 DAYS FROM THE DATE OF THIS LETTER (ON OR BEFORE MAY 5, 2023). PLEASE PROVIDE A COPY OF THE ALTERNATIVE COMPLIANCE DECISION LETTER WHEN RESUBMITTING THE PRELIMINARY-EQUIVALENT SKETCH PLAN TO DPZ.
 - INCLUDE THE ALTERNATIVE COMPLIANCE FILE NUMBER (WP-23-068) IN THE GENERAL NOTES ON F-22-066, S-21-001 AND SP-16-013.
- THIS PLAN IS SUBJECT TO WP-24-001. ON 08/07/2023 THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, APPROVED THE REQUEST FOR AN ALTERNATIVE COMPLIANCE REQUEST TO SECTION 16.144(P) AND SECTION 16.144(O) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO EXTEND THE DEADLINE DATES TO COMPLETE DEVELOPER AGREEMENTS AND TO SUBMIT PLAT ORIGINALS FOR F-22-066. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE DEADLINE TO CONTACT THE REAL ESTATE SERVICES DIVISION CONCERNING THE PREPARATION AND EXECUTION OF A DEED FOR THE DEDICATION OF PUBLIC ROAD RIGHT-OF-WAY FOR ROAD WIDENING AND SUBMISSION OF FINAL PLAT DIGITAL INFORMATION FOR F-22-066 IS EXTENDED 120 DAYS FROM THE DATE OF THIS LETTER (ON OR BEFORE DECEMBER 5, 2023).
 - THE DEADLINE FOR SUBMISSION OF THE F-22-066 FINAL PLAT ORIGINALS FOR SIGNATURE AND RECORDATION IS EXTENDED 180 DAYS FROM THE DATE OF THIS LETTER (ON OR BEFORE FEBRUARY 3, 2024). PLEASE PROVIDE A COPY OF THE ALTERNATIVE COMPLIANCE DECISION LETTER WHEN SUBMITTING THE FINAL PLAT ORIGINALS TO DPZ.
 - INCLUDE THE ALTERNATIVE COMPLIANCE FILE NUMBER (WP-24-001) IN THE GENERAL NOTES ON F-22-066.



VICINITY MAP
SCALE 1"=2000'
ADC MAP COORDINATE: 28, A2-3 & B2-3



LOCATION & KEY MAP
SCALE 1"=300'

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, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. 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 LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF 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.

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

Eric David Salim
ERIC DAVID SALIM
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
DATE: 2/2/2024

OWNER PARCELS 73, 74 AND 93:

TAYLOR SERVICE COMPANY
8 PARK CENTER CT, SUITE 200
OWINGS MILLS, MD 21117
PHONE: 410-465-3500

PURPOSE NOTE

- THE PURPOSE OF THIS PLAT IS TO:
- CONSOLIDATE TAX MAP 25, PARCELS 73, 74 & 93 TO CREATE BUILDABLE BULK PARCEL A AND BUILDABLE BULK PARCEL B
 - ABANDON THE EXISTING 20' USE-IN-COMMON ROAD EASEMENT; L 84 F 588
 - DEDICATE LAND AREA TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD (NEW CUT ROAD)
 - CREATE PRIVATE ROAD EASEMENT TO BENEFIT THE FUTURE DEVELOPMENT OF BUILDABLE BULK PARCEL A & BUILDABLE BULK PARCEL B

AREA TABULATION CHART - ALL SHEETS	SHEET 2	SHEET 3	SHEET 4	TOTAL
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED				
• BUILDABLE	P/O 1	P/O 2	P/O 1	2
• NON-BUILDABLE	0	0	0	0
• OPEN SPACE	0	0	0	0
• PRESERVATION PARCELS	0	0	0	0
B. TOTAL AREA OF LOTS AND/OR PARCELS				
• BUILDABLE	24.7922 AC.	16.9508 AC.	21.6412 AC.	63.3842 AC.
• NON-BUILDABLE	0	0	0	0
• OPEN SPACE	0	0	0	0
• PRESERVATION PARCELS	0	0	0	0
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.7849 AC.	0.4595 AC.	0	1.2444 AC.
D. TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	25.5771 AC.	17.4104 AC.	21.6412 AC.	64.6286 AC.

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

Howard County Health Officer
HOWARD COUNTY HEALTH OFFICER
DATE: 3/12/24

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chief, Development Engineering Division
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 3/19/24

Director
DIRECTOR
DATE: 3/21/24

OWNERS' CERTIFICATE

WE, TAYLOR SERVICE COMPANY, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF CONSOLIDATION, 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:

- 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;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS 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;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE, AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 2nd DAY OF February, 2024.

BY: *Nathaniel Mahoney*
TAYLOR SERVICE COMPANY

WITNESS: *Nathaniel Mahoney*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A CONSOLIDATION OF THE LANDS CONVEYED FROM HOWARD COUNTY SANITARIUM COMPANY (FORMERLY T/A TAYLOR MANOR HOSPITAL AND TAYLOR HEALTH SYSTEM), A MARYLAND CORPORATION TO TAYLOR SERVICE COMPANY, A MARYLAND CORPORATION BY DEED DATED MARCH 20, 2017 AND RECORDED IN LIBER 17539 AT FOLIO 47, TAYLOR ELLICOTT CITY PROPERTIES, INC. TO TAYLOR SERVICE COMPANY, BY DEED DATED OCTOBER 27, 2023 AND RECORDED IN LIBER 22173 AT FOLIO 483, HISTORIC ELLICOTT PROPERTIES, INC. TO TAYLOR SERVICE COMPANY, BY DEED DATED OCTOBER 27, 2023 AND RECORDED IN LIBER 22173 AT FOLIO 443; ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY 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 BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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

Eric David Salim
ERIC DAVID SALIM
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
EXPIRATION/RENEWAL DATE: JANUARY 03, 2026



VOGEL ENGINEERING

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

RECORDED AS PLAT No. 26567 ON 3-26-2024
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF CONSOLIDATION
TAYLOR PROPERTIES
BUILDABLE BULK PARCELS A & B

TAX MAP 25 - GRID 20 - PARCELS 73, 74 & 93
ZONED: POR & R-A-15
2ND ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1"=300' GRAPHIC SCALE JANUARY 2024

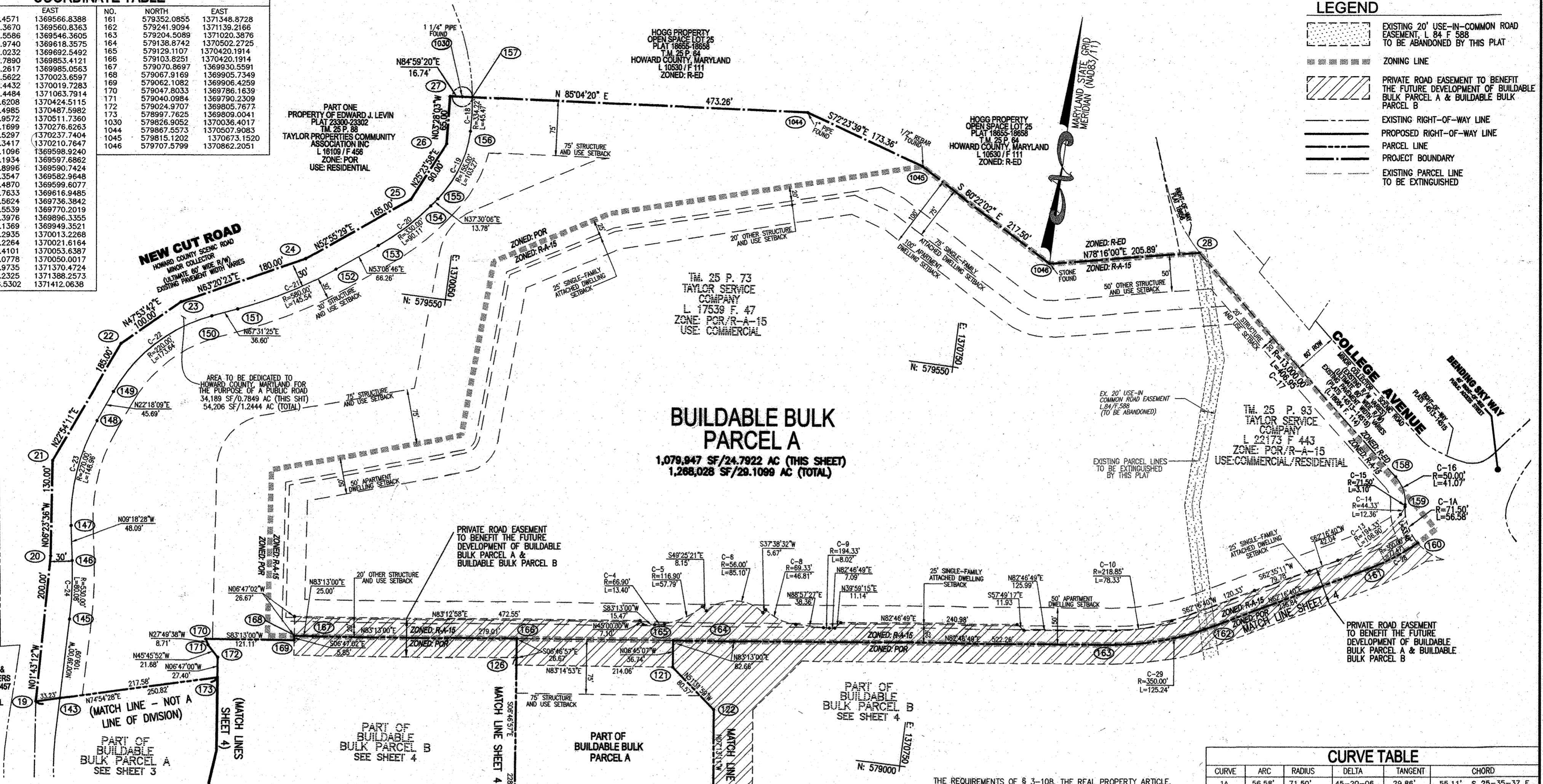
SHEET 1 OF 4

COORDINATE TABLE

NO.	NORTH	EAST	NO.	NORTH	EAST
19	578932.4571	1369566.8388	161	579352.0855	1371348.8728
20	579132.3670	1369560.8363	162	579241.9094	1371139.2166
21	579261.5586	1369546.3605	163	579204.5089	1371020.3876
22	579431.9740	1369618.3575	164	579138.8742	1370502.2725
23	579499.0232	1369692.5492	165	579129.1107	1370420.1914
24	579579.7890	1369853.4121	166	579103.8251	1370420.1914
25	579679.2617	1369985.0563	167	579070.8697	1369930.5591
26	579760.5622	1370023.6597	168	579067.9169	1369905.7349
27	579825.4432	1370019.7283	169	579062.1082	1369906.4259
28	579749.4484	1371063.7914	170	579047.8033	1369786.1639
121	579092.6208	1370424.5115	171	579040.0984	1369790.2309
122	579042.4985	1370487.5982	172	579024.9707	1369805.7677
123	578851.9572	1370511.7360	173	578997.7625	1369809.0041
124	578822.1699	1370276.6263	1030	579826.9052	1370036.4017
125	578850.5297	1370237.7404	1044	579867.5573	1370507.9083
126	579077.3417	1370210.7647	1045	579815.1202	1370473.1520
143	578941.1096	1369598.9240	1046	579707.5799	1370862.2051
145	579050.1934	1369597.6862			
146	579129.8896	1369590.7424			
147	579177.3547	1369582.9648			
148	579323.4870	1369599.6077			
149	579365.7633	1369616.9485			
150	579485.5624	1369736.3842			
151	579499.5539	1369770.2019			
152	579571.3978	1369896.3355			
153	579611.1369	1369949.3521			
154	579674.2935	1370013.2268			
155	579685.2264	1370021.6164			
156	579781.4101	1370053.6387			
157	579828.0778	1370050.0017			
158	579481.9735	1371370.4724			
159	579446.2325	1371368.2573			
160	579396.5302	1371412.0639			

LEGEND

- EXISTING 20' USE-IN-COMMON ROAD EASEMENT, L 84 F 588 TO BE ABANDONED BY THIS PLAT
- ZONING LINE
- PRIVATE ROAD EASEMENT TO BENEFIT THE FUTURE DEVELOPMENT OF BUILDABLE BULK PARCEL A & BUILDABLE BULK PARCEL B
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PARCEL LINE
- PROJECT BOUNDARY
- EXISTING PARCEL LINE TO BE EXTINGUISHED



BUILDABLE BULK PARCEL A
 1,079,947 SF/24.7922 AC (THIS SHEET)
 1,268,028 SF/29.1099 AC (TOTAL)

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	TANGENT	CHORD
1A	56.58'	71.50'	45-20-06	29.86'	55.11' S 25-35-37 E
4	13.40'	66.90'	11-28-42	6.72'	13.38' N 77-28-39 E
5	57.79'	116.90'	28-19-29	29.50'	57.20' N 57-34-34 E
6	85.10'	56.00'	87-03-53	53.20'	77.14' N 84-06-36 E
8	46.81'	69.33'	38-41-05	24.34'	45.93' S 71-42-00 E
9	8.02'	194.33'	2-21-54	4.01'	8.02' S 87-46-30 W
10	78.32'	218.90'	20-29-59	39.58'	77.90' S 72-31-39 W
13	106.90'	194.33'	31-31-10	54.84'	105.56' S 46-31-05 W
14	12.36'	44.33'	15-58-26	6.22'	12.32' S 22-46-16 W
15	3.10'	71.60'	2-29-01	1.55'	3.10' S 04-10-05 E
16	41.07'	50.00'	47-03-29	21.77'	39.92' S 26-27-18 E
17	406.95'	13,000.00'	1-47-37	203.49'	406.93' S 48-54-23 E
18	45.47'	334.22'	7-47-41	22.77'	45.43' S 04-34-16 E
19	103.27'	155.00'	38-10-31	53.64'	101.37' N 18-24-51 E
20	90.11'	330.00'	15-38-40	45.33'	89.83' N 45-19-28 E
21	145.54'	580.00'	-14-22-39	73.15'	145.16' N 80-20-05 E
22	173.64'	220.00'	45-13-16	91.62'	169.16' N 44-54-47 E
23	148.96'	270.00'	31-36-36	76.43'	147.08' N 06-29-51 E
24	80.08'	530.00'	-8-39-27	40.12'	80.01' N 04-58-44 W
28	77.47'	300.00'	14-47-45	38.95'	77.26' S 54-52-47 W
29	125.24'	350.00'	20-30-09	63.30'	124.58' S 72-31-44 W

AREA TABULATION CHART-THIS SHEET

	P/O
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
• BUILDABLE	0
• NON-BUILDABLE	0
• OPEN SPACE	0
• PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	
• BUILDABLE	24.7922 AC
• NON-BUILDABLE	0.0000 AC
• OPEN SPACE	0.0000 AC
• PRESERVATION PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.7849 AC
D. TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	25.5771 AC

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

[Signature] 2/16/24
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 3/16/24
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] sluhay
 DIRECTOR DATE

OWNERS' CERTIFICATE

WE, TAYLOR SERVICE COMPANY, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF CONSOLIDATION, 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:

- 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;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS 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;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 2nd DAY OF February 2024.

BY: *[Signature]*
 TAYLOR SERVICE COMPANY

WITNESS: *[Signature]*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A CONSOLIDATION OF THE LANDS CONVEYED FROM HOWARD COUNTY SANITARIUM COMPANY (FORMERLY T/A TAYLOR MANOR HOSPITAL AND TAYLOR HEALTH SYSTEM), A MARYLAND CORPORATION TO TAYLOR SERVICE COMPANY, A MARYLAND CORPORATION BY DEED DATED MARCH 20, 2017 AND RECORDED IN LIBER 17539 AT FOLIO 47; TAYLOR ELLICOTT CITY PROPERTIES, INC. TO TAYLOR SERVICE COMPANY, BY DEED DATED OCTOBER 27, 2023 AND RECORDED IN LIBER 22173 AT FOLIO 483; HISTORIC ELLICOTT PROPERTIES, INC. TO TAYLOR SERVICE COMPANY, BY DEED DATED OCTOBER 27, 2023 AND RECORDED IN LIBER 22173 AT FOLIO 443; ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY 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 BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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

[Signature] 2/16/24
 ERIC DAVID SALMI
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
 EXPIRATION/RENEWAL DATE: JANUARY 03, 2026

VOGEL ENGINEERING
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.2668 F: 410.461.8961 www.timmons.com

TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.2668 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 26568 ON 2-26-2024
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF CONSOLIDATION
TAYLOR PROPERTIES
 BUILDABLE BULK PARCELS A & B

TAX MAP 25 - GRID 20 - PARCELS 73, 74 & 93
 ZONED: POR & R-1-15
 2ND ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1"=100' GRAPHIC SCALE JANUARY 2024

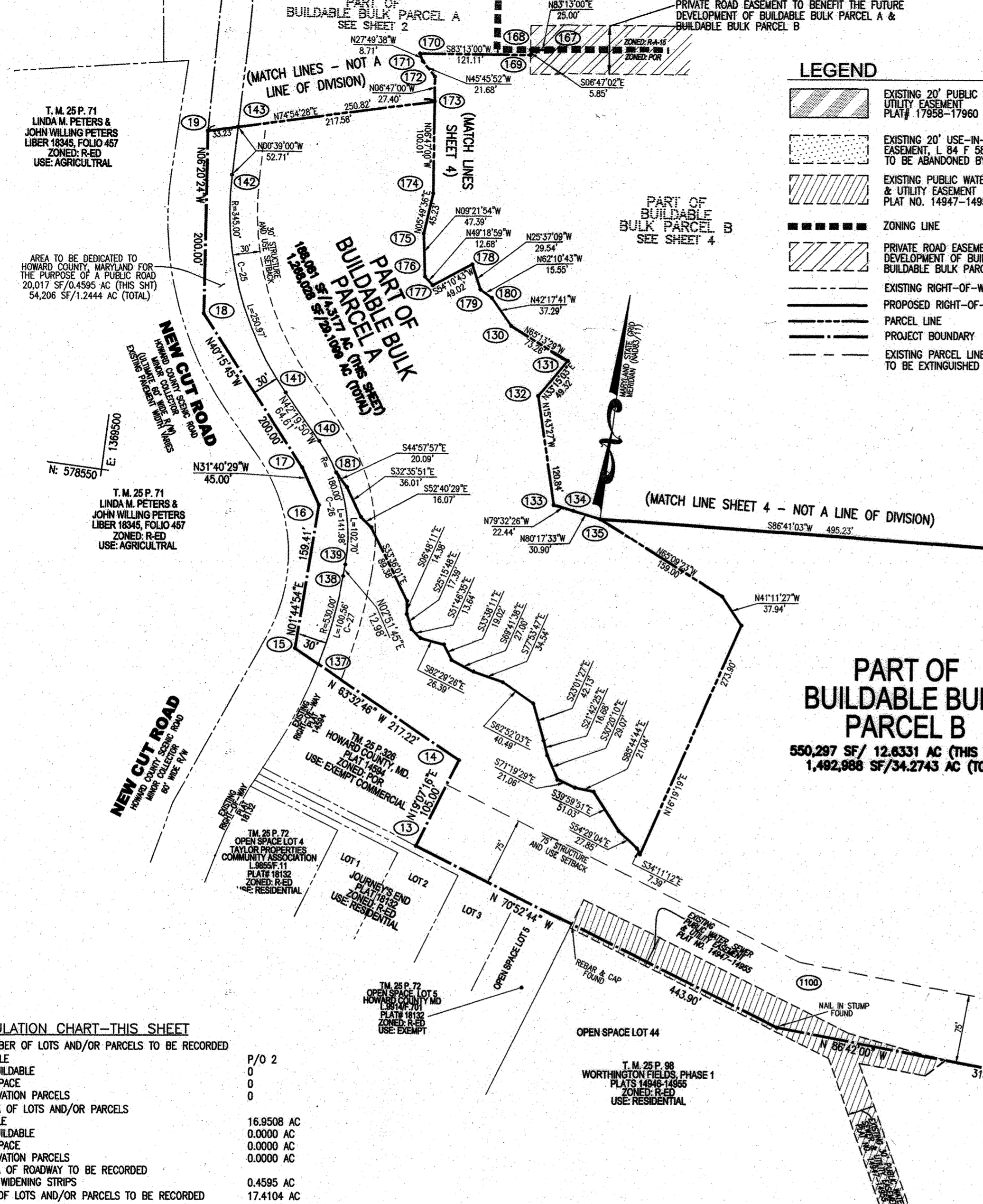
SHEET 2 OF 4

CURVE	ARC	RADIUS	DELTA	TANGENT	CHORD
25	250.97'	345.00"	41-40-49	131.33'	245.48'
26	141.98'	180.00"	45-11-35	74.91'	138.33'
27	100.58'	530.00"	10-52-14	50.43'	100.40'
33	310.86'	346.33'	51-07-54	166.64'	300.64'
34	244.46'	576.67'	24-17-19	124.09'	242.63'
35	14.97'	293.33'	02-55-26	7.49'	14.97'
36	30.62'	346.67'	05-03-38	15.32'	30.61'
37	221.85'	523.33'	24-17-19	112.62'	220.19'
38	358.46'	401.67'	51-07-54	192.15'	346.68'

NORTH		EAST			
7	578673.6591	1371148.4635	138	578468.0609	1369779.0155
8	578428.0540	1371076.3989	139	578482.0287	1369779.6640
9	578186.8966	1370956.9844	140	578612.2310	1369732.9577
10	578002.2205	1370830.2205	141	578659.9935	1369889.4507
11	578002.7211	1370781.9270	142	578888.4039	1369598.5221
12	578023.7132	1370634.4132	143	578941.1096	1369598.9240
13	578187.4558	1369897.0298	167	579070.8697	1369930.5581
14	578286.6828	1369931.4233	168	579067.9169	1369905.7349
15	578383.4295	1369736.9477	169	579062.1082	1369906.4259
16	578542.7649	1369741.8114	170	579047.8033	1369786.1639
17	578581.0619	1369718.1821	171	579040.0984	1369790.2309
18	578733.6803	1369588.9242	172	579024.9707	1369905.7677
19	578932.4571	1369566.8388	173	578997.7625	1369809.0041
20	579186.6413	1369249.9204	174	578998.4477	1369820.8174
21	578349.9393	1369991.4408	175	578853.4490	1369816.2255
22	578693.6938	1369964.3983	176	578806.6866	1369823.9377
23	578577.3741	1369997.1472	177	578798.4218	1369833.5520
24	578573.3007	1370019.2123	178	578827.1139	1369873.3033
25	578568.0905	1370049.6695	179	578800.4804	1369886.0748
26	578596.7347	1370544.0675	180	578793.2227	1369899.8279
27	578369.7075	1369764.5253	181	578580.5477	1369756.0437
			1100	578042.0480	1370316.4410

LEGEND

- EXISTING 20' PUBLIC SEWER UTILITY EASEMENT PLAT# 17958-17960
- EXISTING 20' USE-IN-COMMON ROAD EASEMENT, L 84 F 588 TO BE ABANDONED BY THIS PLAT
- EXISTING PUBLIC WATER, SEWER & UTILITY EASEMENT PLAT NO. 14947-14955
- ZONING LINE
- PRIVATE ROAD EASEMENT TO BENEFIT THE FUTURE DEVELOPMENT OF BUILDABLE BULK PARCEL A & BUILDABLE BULK PARCEL B
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PARCEL LINE
- PROJECT BOUNDARY
- EXISTING PARCEL LINE TO BE EXTINGUISHED



AREA TABULATION CHART—THIS SHEET

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/O 2
• BUILDABLE	0
• NON-BUILDABLE	0
• OPEN SPACE	0
• PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	
• BUILDABLE	16.9508 AC
• NON-BUILDABLE	0.0000 AC
• OPEN SPACE	0.0000 AC
• PRESERVATION PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.4595 AC
D. TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	17.4104 AC

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

E.D.S.
ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
DATE: 2/2/24

OWNER PARCELS 73, 74 AND 93:
T.M. 25 P. 98
WORTHINGTON FIELDS, PHASE 1
PLATS 14946-14955
ZONED: R-ED
USE: RESIDENTIAL
TAYLOR SERVICE COMPANY
8 PARK CENTER CT, SUITE 200
OWINGS MILLS, MD 21117
PHONE: 410-465-3500

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

Eric David Salmi
HOWARD COUNTY HEALTH OFFICER
DATE: 2/12/24

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 3/19/24

[Signature]
DIRECTOR
DATE: 3/21/24

OWNERS' CERTIFICATE

WE, TAYLOR SERVICE COMPANY, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF CONSOLIDATION, 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:

- 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;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS 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;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS, AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 2nd DAY OF February, 2024.

BY: *[Signature]*
TAYLOR SERVICE COMPANY
WITNESS: *[Signature]*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A CONSOLIDATION OF THE LANDS CONVEYED FROM HOWARD COUNTY SANITARIUM COMPANY (FORMERLY T/A TAYLOR MANOR HOSPITAL AND TAYLOR HEALTH SYSTEM), A MARYLAND CORPORATION TO TAYLOR SERVICE COMPANY, A MARYLAND CORPORATION BY DEED DATED MARCH 20, 2017 AND RECORDED IN LIBER 17539 AT FOLIO 47, TAYLOR ELLICOTT CITY PROPERTIES, INC. TO TAYLOR SERVICE COMPANY, BY DEED DATED OCTOBER 27, 2023 AND RECORDED IN LIBER 22173 AT FOLIO 483, HISTORIC ELLICOTT PROPERTIES, INC. TO TAYLOR SERVICE COMPANY, BY DEED DATED OCTOBER 27, 2023 AND RECORDED IN LIBER 22173 AT FOLIO 443; ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY 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 BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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

E.D.S.
ERIC DAVID SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
EXPIRATION/RENEWAL DATE: JANUARY 03, 2026

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

RECORDED AS PLAT No. 2651e9 ON 3/26/2024
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

TAYLOR PROPERTIES
BUILDABLE BULK PARCELS A & B

TAX MAP 25 - GRID 20 - PARCELS 73, 74 & 93
ZONED: POR & R-A-15
2ND ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1"=100'
GRAPHIC SCALE: 100' 0 100' 200' 300'

JANUARY 2024
SHEET 3 OF 4

LEGEND

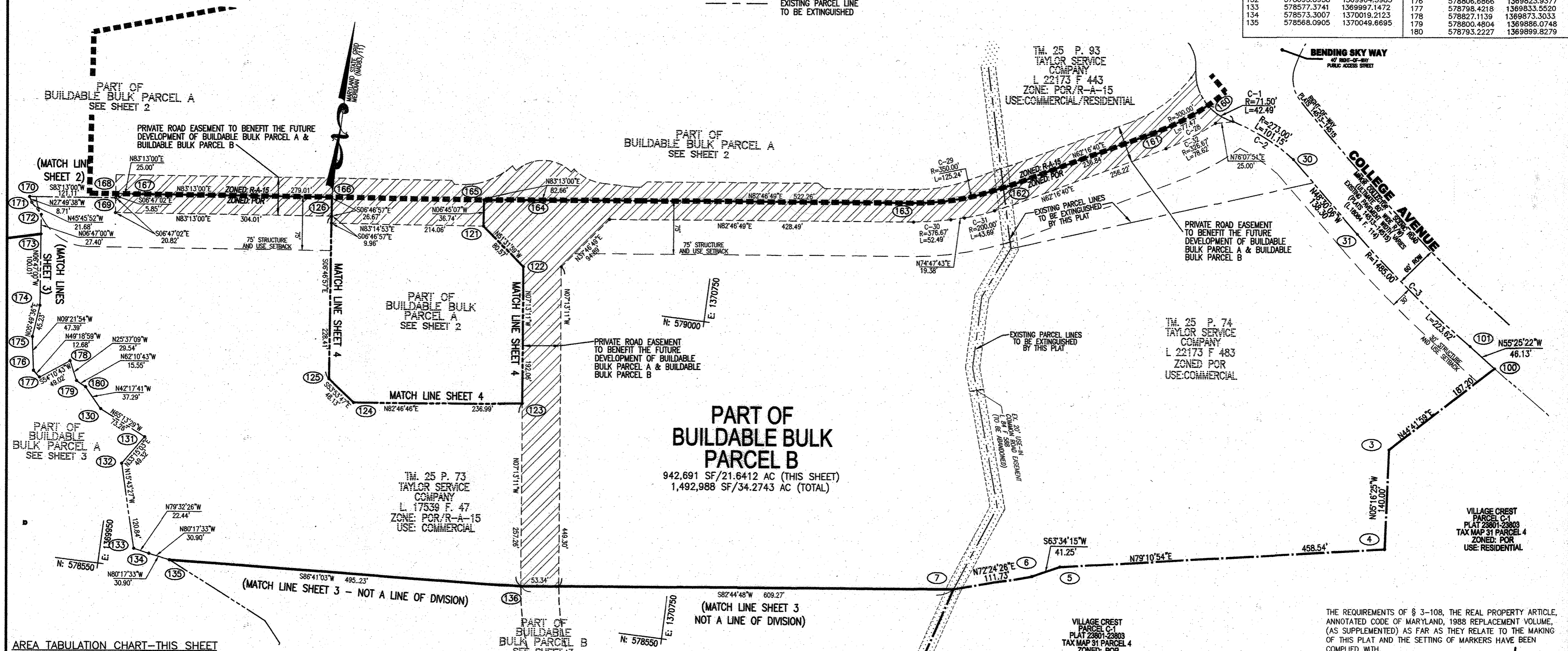
- EXISTING 20' USE-IN-COMMON ROAD EASEMENT, L 84 F 588 TO BE ABANDONED BY THIS PLAT
- ZONING LINE
- PRIVATE ROAD EASEMENT TO BENEFIT THE FUTURE DEVELOPMENT OF BUILDABLE BULK PARCEL A & BUILDABLE BULK PARCEL B
- EXISTING RIGHT-OF-WAY LINE
- PARCEL LINE
- PROJECT BOUNDARY
- EXISTING PARCEL LINE TO BE EXTINGUISHED

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	TANGENT	CHORD
1	42.49'	71.50'	34-03-00	21.89'	41.87'
2	223.62'	1485.00'	08-37-41	112.02'	223.41'
3	101.15'	273.00'	21-13-46	51.16'	100.58'
28	77.47'	300.00'	14-47-45	38.95'	77.26'
29	125.24'	350.00'	20-30-09	63.30'	124.58'
30	52.49'	376.67'	07-59-06	26.29'	52.45'
31	43.69'	200.00'	12-31-03	21.93'	43.61'
32	78.62'	326.67'	13-47-23	39.50'	78.43'

COORDINATE TABLE

NO.	NORTH	EAST	NO.	NORTH	EAST
3	578951.2625	1371729.4246	136	578956.7347	1370544.0675
4	578811.8551	1371742.2926	160	578936.5302	1371412.0638
5	578725.7897	1371291.9071	161	578352.0855	1371348.8728
6	578707.4298	1371254.9683	162	579241.9094	1371139.2166
7	578673.6591	1371145.4635	163	579204.5089	1371020.3876
30	579337.1672	1371541.5488	164	579158.8742	1370502.2725
31	579245.5327	1371645.1293	165	579129.1107	1370420.1914
100	579084.3280	1371861.1021	166	579103.8251	1370420.1914
101	579110.5069	1371823.1214	167	579070.8697	1369930.5591
121	579092.6208	1370424.5115	168	579067.9169	1369905.7349
122	579042.4985	1370437.5982	169	579062.1082	1369906.4259
123	578851.9572	1370511.7360	170	579047.8033	1369786.1639
124	578822.1699	1370276.6263	171	579040.0984	1369790.2309
125	578850.5297	1370237.7404	172	579024.9707	1369805.7677
126	579077.3417	1370210.7647	173	578997.7625	1369809.0041
130	578765.6413	1369924.9204	174	578898.4477	1369820.8174
131	578734.9393	1369991.4408	175	578853.4400	1369816.2255
132	578693.6938	1369994.3983	176	578806.6866	1369823.9377
133	578577.3741	1369997.1472	177	578798.4218	1369833.5520
134	578573.3007	1370019.2123	178	578827.1139	1369873.3033
135	578568.0905	1370049.6695	179	578800.4804	1369886.0748
			180	578793.2227	1369899.8279



AREA TABULATION CHART—THIS SHEET

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
• BUILDABLE	P/O 1
• NON-BUILDABLE	0
• OPEN SPACE	0
• PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	
• BUILDABLE	21.6412 AC
• NON-BUILDABLE	0.0000 AC
• OPEN SPACE	0.0000 AC
• PRESERVATION PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	
	0.0000 AC
D. TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
	21.6412 AC

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

[Signature] 2/12/24
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

[Signature] 3/14/24
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 3/21/24
DIRECTOR DATE

OWNERS' CERTIFICATE

WE, TAYLOR SERVICE COMPANY, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF CONSOLIDATION, 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:

- 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;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS 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;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 2nd DAY OF February, 2024.

BY: *[Signature]*
TAYLOR SERVICE COMPANY

WITNESS: *[Signature]*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A CONSOLIDATION OF THE LANDS CONVEYED FROM HOWARD COUNTY SANITARIUM COMPANY (FORMERLY T/A TAYLOR MANOR HOSPITAL AND TAYLOR HEALTH SYSTEM), A MARYLAND CORPORATION TO TAYLOR SERVICE COMPANY, A MARYLAND CORPORATION BY DEED DATED MARCH 20, 2017, AND RECORDED IN LIBER 17539 AT FOLIO 47, TAYLOR ELLICOTT CITY PROPERTIES, INC. TO TAYLOR SERVICE COMPANY, BY DEED DATED OCTOBER 27, 2023 AND RECORDED IN LIBER 22173 AT FOLIO 483, HISTORIC ELLICOTT PROPERTIES, INC. TO TAYLOR SERVICE COMPANY, BY DEED DATED OCTOBER 27, 2023 AND RECORDED IN LIBER 22173 AT FOLIO 443; ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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 BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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

[Signature] 2/2/2024
ERIC DAVID SALMI DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
EXPIRATION/RENEWAL DATE: JANUARY 03, 2026

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

RECORDED AS PLAT No. 26570 ON 3-26-2024
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF CONSOLIDATION
TAYLOR PROPERTIES
BUILDABLE BULK PARCELS A & B

TAX MAP 25 - GRID 20 - PARCELS 73, 74 & 93
ZONE: POR & R-4-15
2ND ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1"=100'
GRAPHIC SCALE
JANUARY 2024

100' 0 100' 200' 300'

SHEET 4 OF 4