

**LEGEND**

- EXISTING PUBLIC STORMWATER, STORM DRAIN & UTILITY EASEMENT PER PLAT No. 26129 TO BE ABANDONED
- PUBLIC STORMWATER, STORM DRAIN & UTILITY EASEMENT
- PRIVATE DRIVEWAY EASEMENT
- PUBLIC WATER, SEWER & UTILITY EASEMENT
- PRIVATE STORMWATER MANAGEMENT EASEMENT

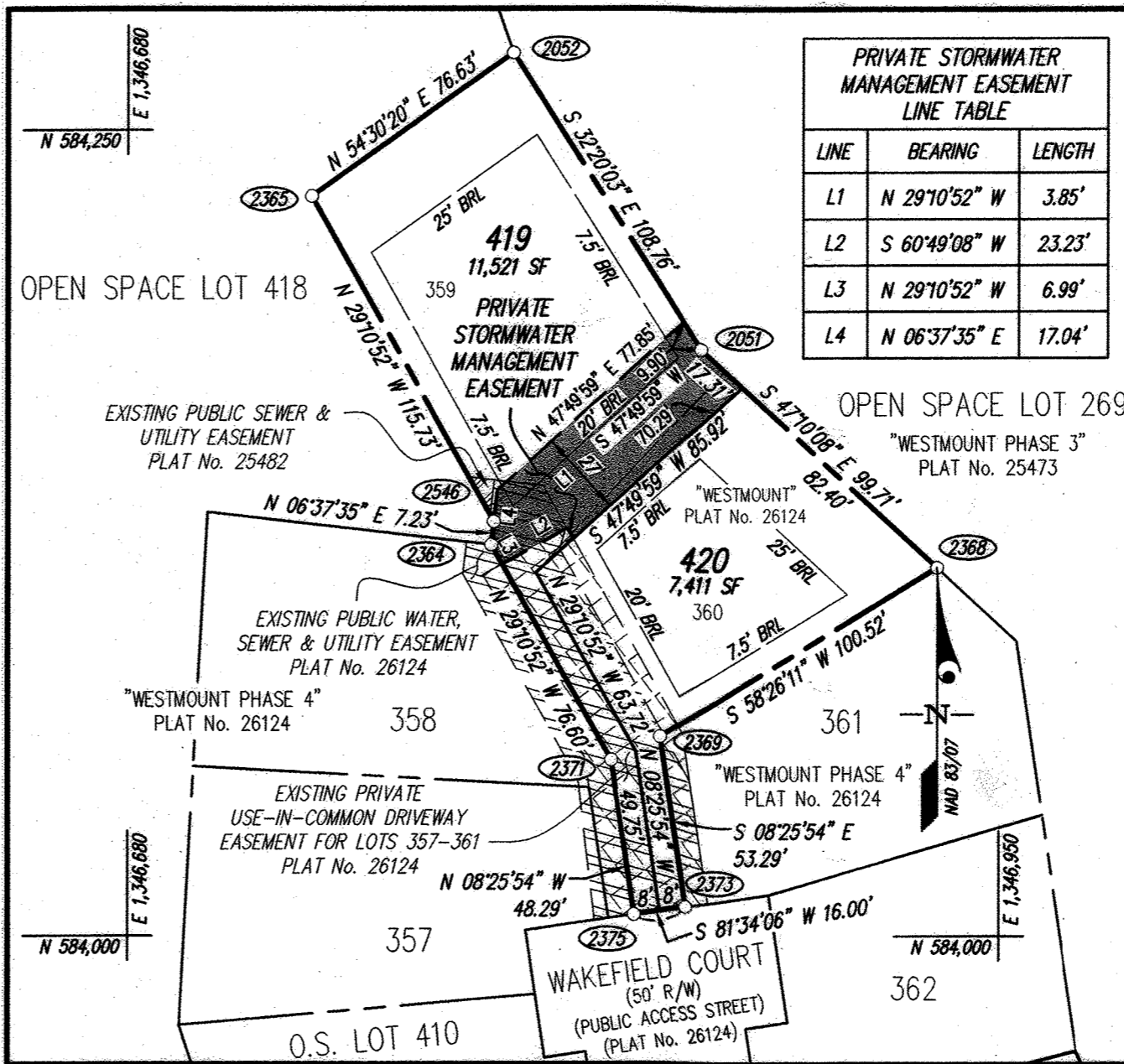
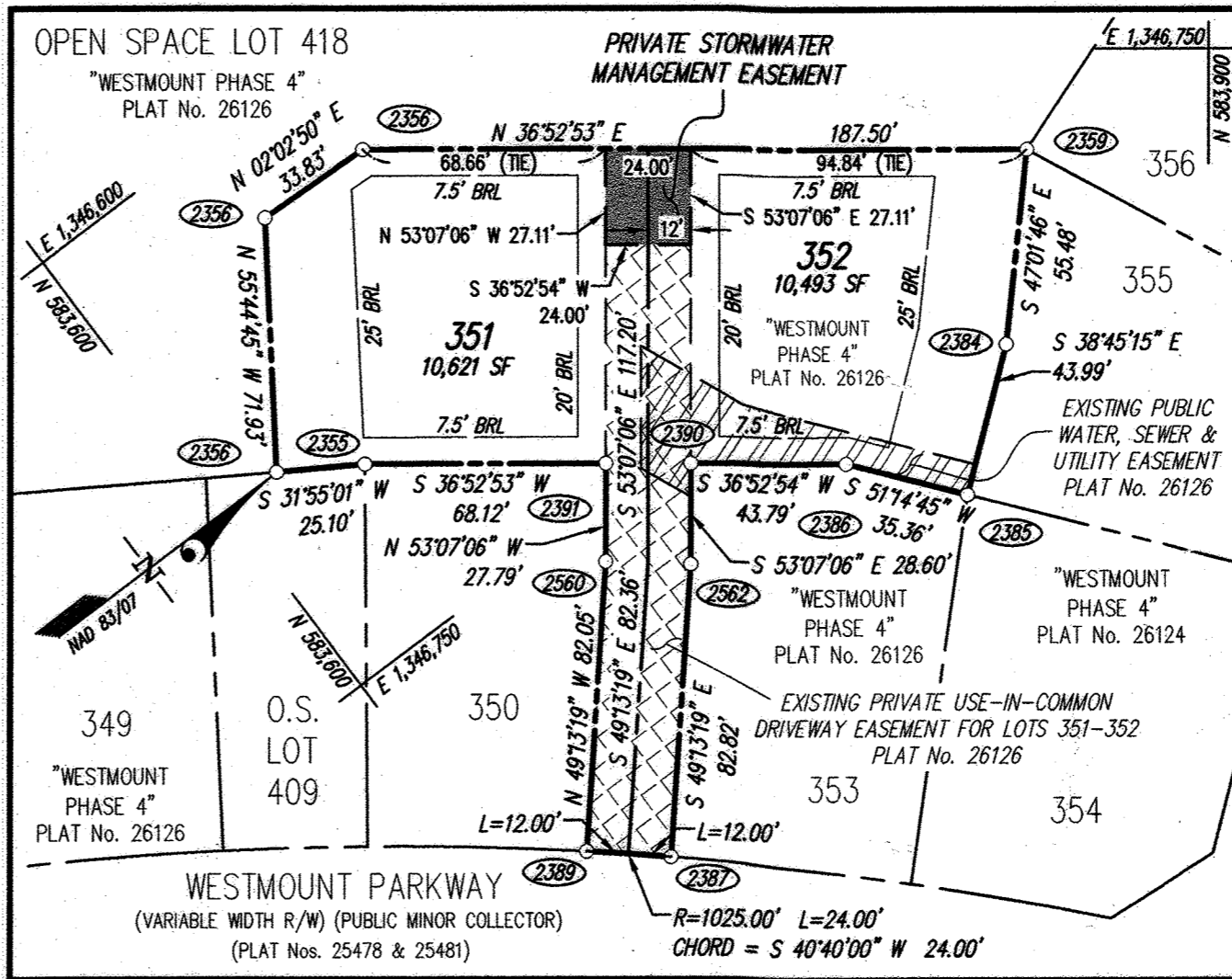
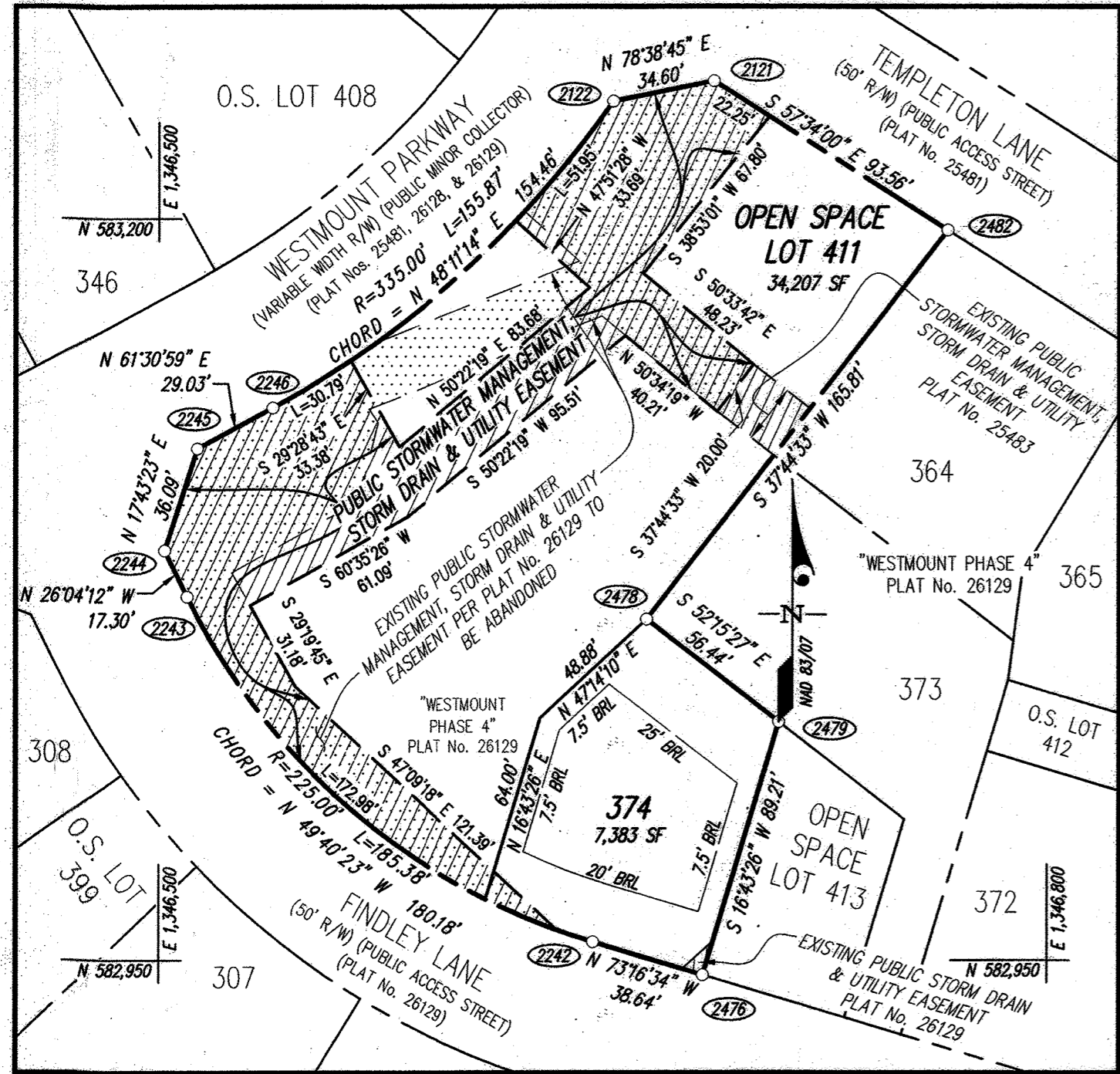
**MINIMUM LOT SIZE CHART**

LOT NO.	TOTAL LOT AREA	PIPESTEM AREA	MINIMUM LOT AREA
419	11,521	896	10,625
420	7,411	414	6,997

NOTE: MINIMUM LOT AREA = 6,000 S.F.

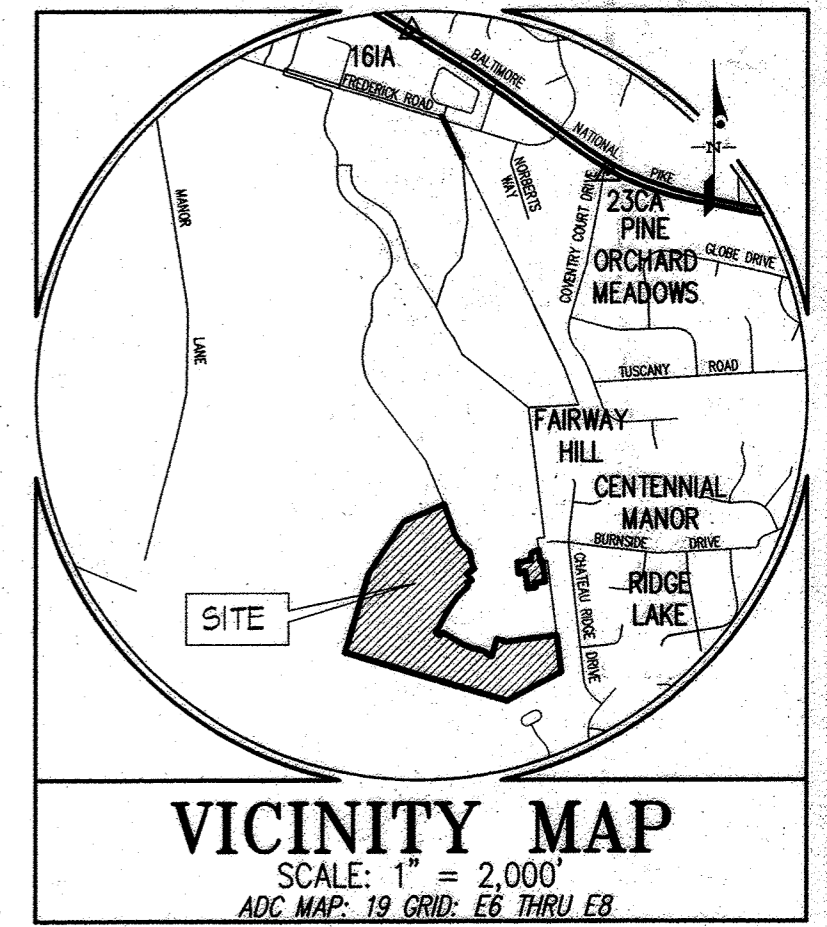
**COORDINATE TABLE**

POINT	NORTHING	EASTING
2051	584,182.00	1,346,857.58
2052	584,273.89	1,346,799.41
2242	582,956.08	1,346,646.84
2243	583,072.68	1,346,509.48
2244	583,088.22	1,346,501.87
2245	583,122.60	1,346,512.86
2246	583,136.44	1,346,538.37
2355	583,638.47	1,346,700.56
2356	583,617.16	1,346,687.29
2357	583,657.65	1,346,627.84
2358	583,691.46	1,346,629.05
2359	583,841.44	1,346,741.58
2364	584,121.18	1,346,792.61
2365	584,229.40	1,346,737.02
2368	584,114.22	1,346,930.70
2369	584,061.60	1,346,845.05
2371	584,054.30	1,346,829.96
2373	584,008.88	1,346,852.87
2375	584,006.54	1,346,837.04
2384	583,803.62	1,346,782.17
2385	583,769.32	1,346,809.71
2386	583,747.19	1,346,782.13
2387	583,640.90	1,346,841.44
2389	583,622.70	1,346,825.80
2390	583,712.16	1,346,755.85
2391	583,692.96	1,346,741.45
2476	582,944.96	1,346,683.84
2477	582,970.50	1,346,610.60
2478	583,064.94	1,346,664.89
2479	583,030.39	1,346,709.52
2482	583,196.06	1,346,766.39
2546	584,128.36	1,346,793.44
2560	583,676.29	1,346,763.67
2562	583,694.99	1,346,778.73



**PRIVATE STORMWATER MANAGEMENT EASEMENT LINE TABLE**

LINE	BEARING	LENGTH
L1	N 29°10'52" W	3.85'
L2	S 60°49'08" W	23.23'
L3	N 29°10'52" W	6.99'
L4	N 06°37'35" E	17.04'



**GENERAL NOTES:**

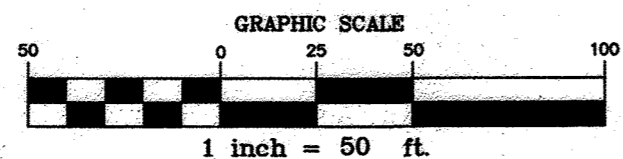
- THE SUBJECT PROPERTY IS ZONED R-ED PER THE FEBRUARY 2, 2004 COMPREHENSION ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS EFFECTIVE JULY 28, 2006 AND IS BEING DEVELOPED UNDER THE AMENDED 5TH EDITION OF SUBDIVISION AND LAND REGULATIONS.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 23CA AND NO. 16A.
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY FISHER, COLLINS & CARTER IN SEPTEMBER 2001.
- SEE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: F-21-032, F-11-058, ZB-1087M, WP-11-132, WP-15-038, ECP-14-058, SP-14-008, PB 408, F-15-087, F-16-061, F-16-046, F-17-001, WP-15-038, WP-16-081, THE D.R.R.A. IS RECORDED AT L12722 F.248, AND THE FIRST AMENDMENT IS RECORDED AT L19755 F.94
- FLAG AND PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- PUBLIC WATER AND SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL. IF CAPACITY IS AVAILABLE AT THAT TIME, PUBLIC SEWER SERVICE AND PUBLIC WATER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE 03/17/2022, ON WHICH DATE DEVELOPER'S AGREEMENTS NO. 44-5175-D, 24-5176-D, 24-5177-D AND 24-5178-D WERE EXECUTED.
- PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS: 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 AREA") LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION EASEMENT REQUIREMENTS BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(v) OF THE HOWARD COUNTY CODE.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A REVISION-RESUB-CORRECTION PLAT THAT DOES NOT INCREASE THE NUMBER OF UNITS IN ACCORDANCE WITH SECTION 16.124(a)(3)(iii).

**PURPOSE NOTE**

THE SOLE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS 359 & 360 PER PLAT No. 26124 INTO LOTS 419 & 420, CREATE A PRIVATE STORMWATER MANAGEMENT EASEMENT ACROSS LOT 419 AS SHOWN; CREATE A PRIVATE STORMWATER MANAGEMENT EASEMENT ACROSS LOTS 351 & 352 PER PLAT No. 26126 AS SHOWN; & ABANDON A PUBLIC STORMWATER MANAGEMENT, STORM DRAIN & UTILITY EASEMENT AND CREATE A PUBLIC STORMWATER MANAGEMENT, STORM DRAIN & UTILITY EASEMENT ACROSS LOT 374 & OPEN SPACE LOT 411 PER PLAT No. 26129 AS SHOWN.

**AREA TABULATION CHART - THIS SHEET**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	5
• BUILDABLE	0
• NON-BUILDABLE	0
• OPEN SPACE	1
• PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	1.0888 AC.
• BUILDABLE	0 AC.
• NON-BUILDABLE	0.7853 AC.
• OPEN SPACE	0 AC.
• PRESERVATION PARCELS	0 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.8741 AC.



**OWNERS:**  
MANOR INVESTMENTS, LLC  
307 INTERNATIONAL CIRCLE, SUITE 130  
HUNT VALLEY, MD 21030  
PH: 443-367-0422  
ATTN: ROBERT GOODIER

**DEVELOPER:**  
WESTMOUNT DEVELOPMENT CORPORATION  
307 INTERNATIONAL CIRCLE, SUITE 130  
HUNT VALLEY, MD 21030  
PH: 443-367-0422  
ATTN: ROBERT GOODIER

**OWNER'S DEDICATION**

WE, MANOR INVESTMENTS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY WESTMOUNT DEVELOPMENT CORPORATION, WITH ROBERT C. GOODIER AS VICE PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS; (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 14<sup>th</sup> DAY OF November, 2022

BY: ROBERT C. GOODIER, JR., VICE PRESIDENT

WITNESS: WILLIAM E. GRUENINGER III, PROFESSIONAL LAND SURVEYOR

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF LOTS 359 & 360 AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 4, LOTS 295-394 AND OPEN SPACE LOTS 395-418" AND RECORDED AS PLAT No. 26124, ALSO BEING A REVISION OF LOTS 351 & 352 AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 4, LOTS 295-394 AND OPEN SPACE LOTS 395-418" AND RECORDED AS PLAT No. 26126, AND ALSO BEING A REVISION OF LOT 374 & OPEN SPACE LOT 411 AS SHOWN ON A SUBDIVISION PLAT ENTITLED "WESTMOUNT PHASE 4, LOTS 295-394 AND OPEN SPACE LOTS 395-418" AND RECORDED AS PLAT No. 26129; AND ALSO BEING PART OF THE LAND THAT WAS CONVEYED BY CAMILLA CARROLL AND PHILIP D. CARROLL TO MANOR INVESTMENTS, LLC, BY A DEED DATED JANUARY 29, 2015 AND RECORDED IN LIBER 16018 AT FOLIO 188, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.



WILLIAM E. GRUENINGER III  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 21542 (EXP. DATE 12/21/2023)

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

APPROVED: CHIEF, DEVELOPMENT ENGINEERING DIVISION JP

DATE: 12-19-22  
DATE: 1/3/23

RECORDED AS PLAT NUMBER 26242 ON 1-6-23, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION  
**WESTMOUNT PHASE 4**  
LOTS 351, 352, 374, 419, 420 & OPEN SPACE LOT 411  
(A RESUBDIVISION OF LOTS 359 & 360 PER PLAT No. 26124 AND REVISION TO LOTS 351 & 352 PER PLAT No. 26126 AND LOT 374 & OPEN SPACE LOT 411 PER PLAT No. 26129)

ZONE: R-ED TM: 23, GRID 10, P/O PARCEL 149  
2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=50' SHEET 1 OF 1 NOVEMBER 2022

GLW  
PLANNING | ENGINEERING | SURVEYING  
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301-421-4024  
GLWPA.COM

DRAWN BY: MAB  
CHECK BY: