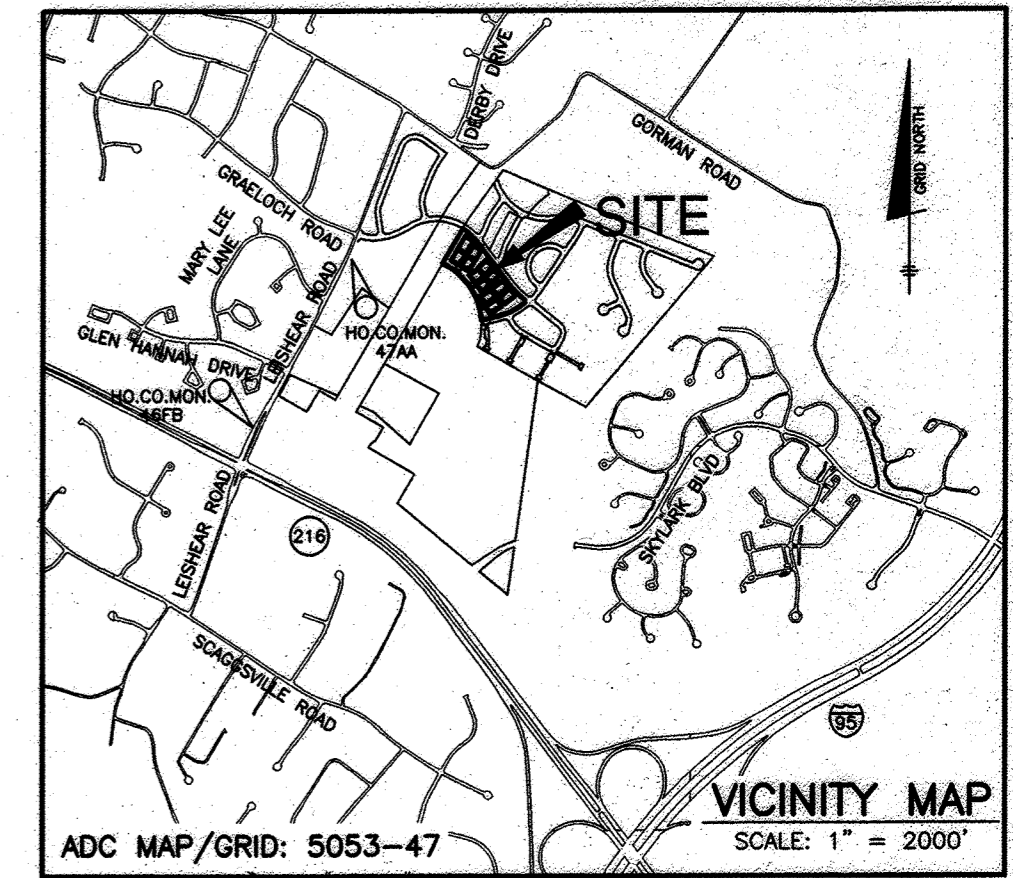
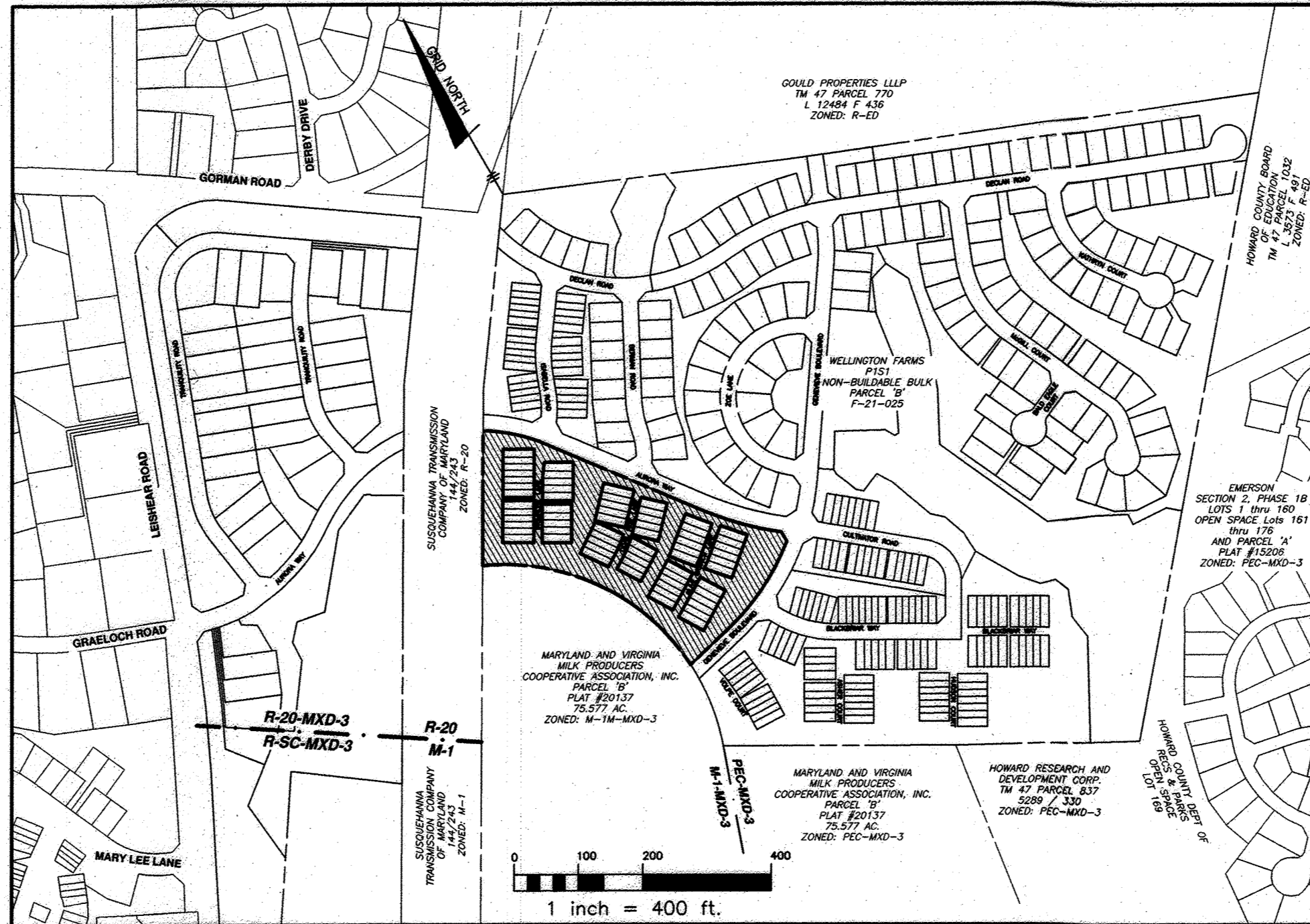


**GENERAL NOTES**

- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS AN ALTERNATIVE COMPLIANCE HAS BEEN APPROVED.
- SUBJECT PROPERTY IS ZONED R-SC-MXD-3 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NO. 46FB AND 47AA WERE USED FOR THIS PROJECT.
- ALL AREAS ARE "MORE OR LESS".
- THE PROJECT BOUNDARY IS BASED ON RECORDED PLAT #26110-26117.
- THERE ARE NO WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100-YEAR FLOODPLAIN OR 25% OR GREATER STEEP SLOPES WITH MORE THAN 20,000 SF OF CONTIGUOUS AREA LOCATED ON THIS LOT.
- APPLICABLE DPZ FILE REFERENCES: F-08-148, ECP-18-042, S-18-003, WP-20-039, WP-20-099, WP-20-117, P-20-006, F-21-025, F-21-044, F-22-001
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WAS ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 2-9-2021 ID# D21406426.
- DISTANCES SHOWN ARE BASED ON THE MARYLAND STATE PLANE, U.S. SURVEY FOOT.
- WP-20-099, AN ALTERNATIVE COMPLIANCE TO SECTION 16.120.C.4 TO ALLOW FOR THE TOWNHOUSE LOTS ALONG THE PRIVATE ROADS LOCATED MORE THAN 200 FEET FROM THE PUBLIC RIGHT-OF-WAY TO NOT HAVE PUBLIC ROAD FRONTAGE WAS APPROVED ON JUNE 24, 2020 SUBJECT TO THE FOLLOWING CONDITIONS:
  - THE APPROVAL SHALL APPLY ONLY TO THE SEVEN PRIVATE ROADS LISTED IN THE REQUEST.
  - THE SEVEN PRIVATE ROADS MUST MEET DESIGN STANDARDS FOR PUBLIC ROADS AS REQUIRED BY DPW'S DESIGN MANUAL.
  - INCLUDE THIS NOTE ON THE PRELIMINARY PLAN, FINAL PLAN, AND SITE DEVELOPMENT PLAN(S)
- EXIST. 3/8" PIPE OR STEEL MARKER AND 4"x4" CONCRETE MON. SET UNDER F-21-025 AND F-21-044.  
 3/8" PIPE OR STEEL MARKER AND 4"x4" CONCRETE MONUMENT TO BE SET
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS  
 DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vi) OF THE HOWARD COUNTY CODE.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL BECAUSE IT IS A PLAT OF REVISION THAT DOES NOT CREATE ANY NEW LOTS.



**BENCHMARKS**

NAD '83 HORIZONTAL - NAVD88 VERTICAL

HO.CO. #46FB	HO.CO. #47AA
STAMPED BRASS DISK SET ON TOP OF A 3R DEEP COLUMN OF CONCRETE.	STAMPED BRASS DISK SET ON TOP OF A 3R DEEP COLUMN OF CONCRETE.
N 537149.785' E 1347468.998'	N 538961.645' E 1348439.009'
ELEVATION: 317.217'	ELEVATION: 362.621'

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C18	1025.00'	241.26'	13°29'09"	121.19'	S43°45'02"E	240.70'
C25	525.00'	197.20'	21°31'17"	99.78'	N47°46'06"W	196.04'
C26	693.00'	754.23'	62°21'29"	419.35'	N34°28'07"W	717.55'
C33	725.00'	323.60'	25°34'26"	164.54'	N63°29'22"E	320.92'

**COORDINATE TABLE**

POINT #	NORTHING	EASTING
332	538906.9498	1349412.5629
333	539270.0255	1349624.0151
334	539138.2588	1349769.1721
335	539076.1587	1349815.9808
378	538498.5398	1350269.2966
379	538530.6089	1350269.0786
382	538544.7504	1350251.9275
384	538718.6223	1350085.4782
434	538355.2904	1349982.1170
435	538315.3736	1349818.6652
501	539188.6177	1349648.3521
502	539139.8011	1349732.1730
503	539010.1812	1349656.6834
504	539058.9978	1349572.8625
505	539050.3564	1349567.8299
506	539001.5398	1349651.6508
507	538889.2026	1349586.2265
508	538938.0192	1349502.4056
509	539089.3508	1349738.0875
510	539043.3113	1349817.1400

**COORDINATE TABLE**

POINT #	NORTHING	EASTING
511	538939.6154	1349756.7484
512	538987.9199	1349673.8066
513	538979.2786	1349668.7740
514	538932.9783	1349748.2742
515	538829.2824	1349687.8826
516	538875.5826	1349608.3824
517	538940.1273	1349866.0888
518	538873.7431	1349936.8145
519	538786.2733	1349854.6620
520	538852.6315	1349783.9639
521	538847.7278	1349781.8825
522	538770.9471	1349839.0054
523	538707.1253	1349749.3920
524	538787.5848	1349694.2021
525	538843.9144	1349944.4758
526	538786.4271	1350005.7228
527	538698.9313	1349923.5980
528	538756.8173	1349861.9262
529	538753.0156	1349857.9042
530	538674.7796	1349906.2670

**COORDINATE TABLE**

POINT #	NORTHING	EASTING
531	538616.9403	1349812.7009
532	538688.3908	1349768.5327
533	538729.9214	1350039.2787
534	538661.4311	1350094.6922
535	538571.1098	1349985.1123
536	538640.6055	1349928.8854
537	538633.5200	1349919.3983
538	538558.0481	1349966.0524
539	538489.4610	1349855.6174
540	538565.1645	1349808.8202
541	538644.0777	1350114.4078
542	538577.0877	1350171.6263
543	538484.8627	1350063.6516
544	538553.4409	1350005.0764
545	538536.2123	1349980.1680
546	538461.0392	1350026.6374
547	538386.3739	1349905.8521
548	538461.3118	1349859.5281

**TABULATION CHART - THIS SUBMISSION**

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

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS • LAND SURVEYORS • PLANNERS  
 3300 N. RIDGE ROAD SUITE 140A ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-6105 (F) 410-465-6644  
 WWW.BEI-CIVLENGINEERING.COM

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

*Donald Mason* 1/20/23  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320

*Jason Van Kirk* 1/31/23  
 JASON VAN KIRK  
 MANAGER - V.P. OF ESCD II, INC.

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

THE PURPOSE OF THIS PLAT OF REVISION IS TO REVISE THE ROAD CLASSIFICATION OF PRIMROSE LANE, QUAIL RISE LANE, AND OLIVE BRANCH LANE TO BE "PRIVATE ROAD"

RECORDED AS PLAT NO. 26305 ON 4.4.23 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*[Signature]* 8/9/23  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*[Signature]* 3/16/23  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*[Signature]* 3/20/23  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2025 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND CONVEYED BY NVR, INC., A VIRGINIA CORPORATION, TO ESC WELLINGTON, L.C., A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED APRIL 7, 2021 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 20452 AT FOLIO 338 AND THAT ALL MONUMENTS SHOWN IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION OF HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED BY HOWARD COUNTY.

*Donald Mason* 1/20/23  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

**OWNER'S CERTIFICATE**

ESC WELLINGTON, L.C., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 31<sup>ST</sup> DAY OF JANUARY 2023.

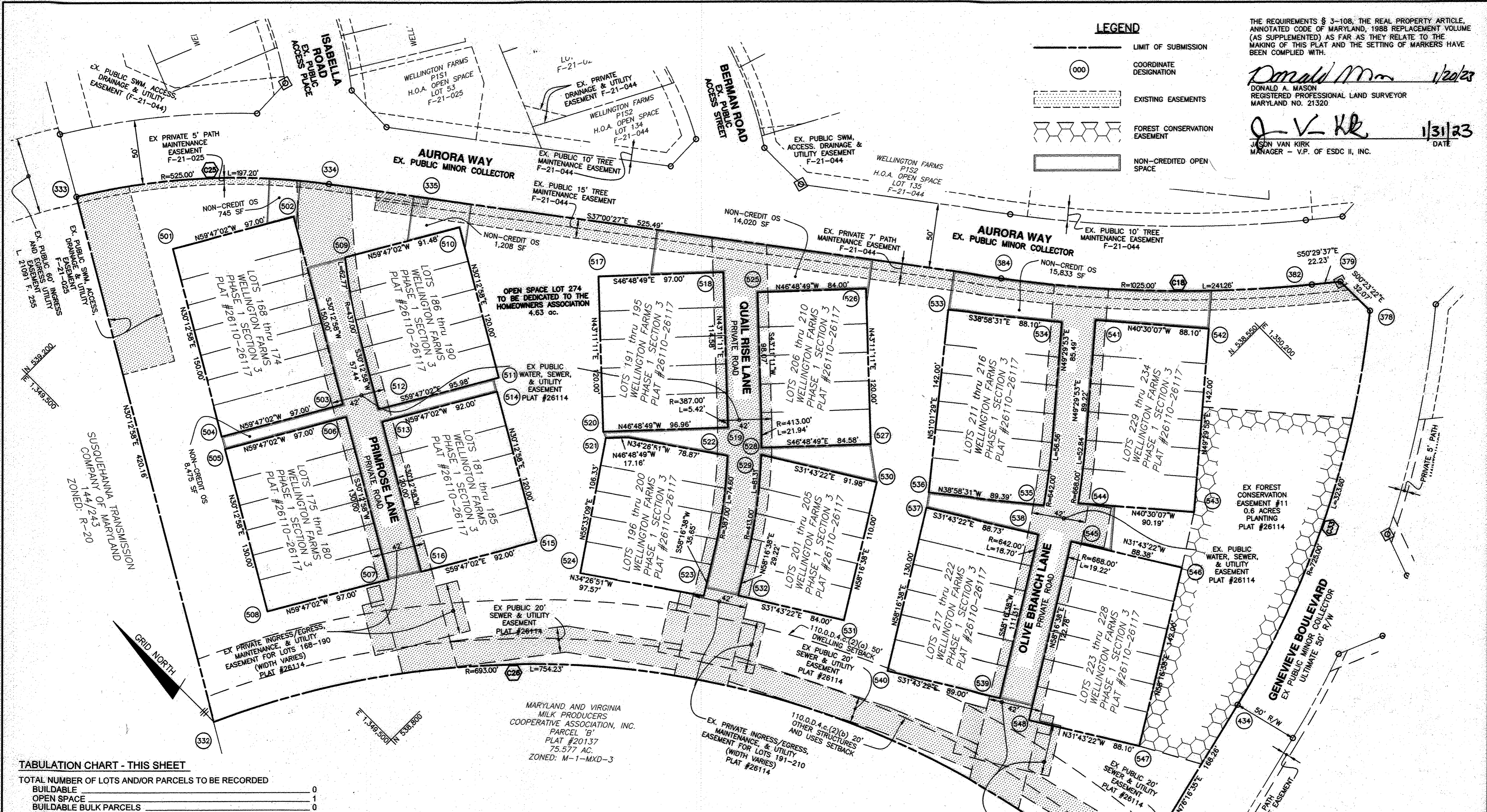
*Jason Van Kirk*  
 JASON VAN KIRK  
 MANAGER - V.P. OF ESCD II, INC.

WITNESS *[Signature]*

Plat of Revision

**WELLINGTON FARMS PHASE 1 SECTION 3**  
 Open Space Lot 274  
 (Previously Recorded as Plat No. 26114)

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP: 46 SCALE: AS SHOWN  
 GRID: 6 DATE: JANUARY 19, 2023  
 PARCEL: 163 SHEET: 1 OF 2  
 ZONED: R-SC-MXD-3



**LEGEND**

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

THE REQUIREMENTS § 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.

*Donald Mason* 1/20/23  
 DONALD A. MASON  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 21320

*J. Van Kirk* 1/31/23  
 JASON VAN KIRK  
 MANAGER - V.P. OF ESC II, INC.

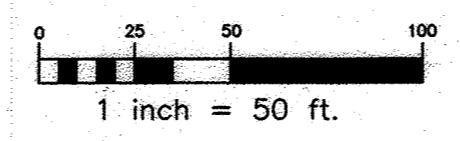
**TABULATION CHART - THIS SHEET**

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

**BENCHMARK**  
 ENGINEERS • LAND SURVEYORS • PLANNERS

**ENGINEERING, INC.**

3300 N. RIDGE ROAD • SUITE 140 • ELLICOTT CITY, MARYLAND 21043  
 (P) 410-465-6105 (F) 410-465-6844  
 WWW.BEI-CIVILENGINEERING.COM



THE PURPOSE OF THIS PLAT OF REVISION IS TO REVISE THE ROAD CLASSIFICATION OF PRIMROSE LANE, QUAIL RISE LANE, AND OLIVE BRANCH LANE TO BE "PRIVATE ROAD"

RECORDED AS PLAT NO. 21306 ON 4-4-23 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

*[Signature]* 3/9/23  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*[Signature]* 3/14/23  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 3/20/23  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2025 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND CONVEYED BY NVR, INC., A VIRGINIA CORPORATION, TO ESC WELLINGTON, L.C., A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED APRIL 7, 2021 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 20452 AT FOLIO 338 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Donald Mason* 1/20/23  
 DONALD A. MASON DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

**OWNER'S CERTIFICATE**

"ESC WELLINGTON, L.C., OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 31<sup>st</sup> DAY OF JANUARY 2023."

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

*[Signature]*  
 WITNESS

Plat of Revision

**WELLINGTON FARMS**  
**PHASE 1 SECTION 3**  
 Open Space Lot 274  
 (Previously Recorded as Plat No. 26114)

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP: 46 SCALE: AS SHOWN  
 GRID: 6 DATE: JANUARY 19, 2023  
 PARCEL: 163 SHEET: 2 OF 2  
 ZONED: R-SC-MXD-3