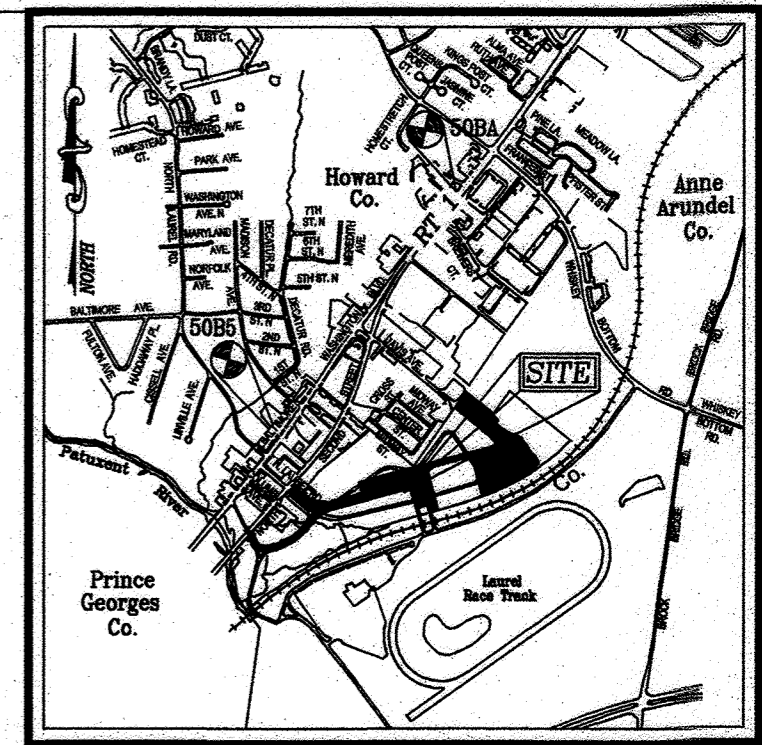


GENERAL NOTES

- 1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM ND 83/91) AND ARE DIRECTLY REFERRED TO HOWARD COUNTY MONUMENTS 50B5 & 50B4.

- 24. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:

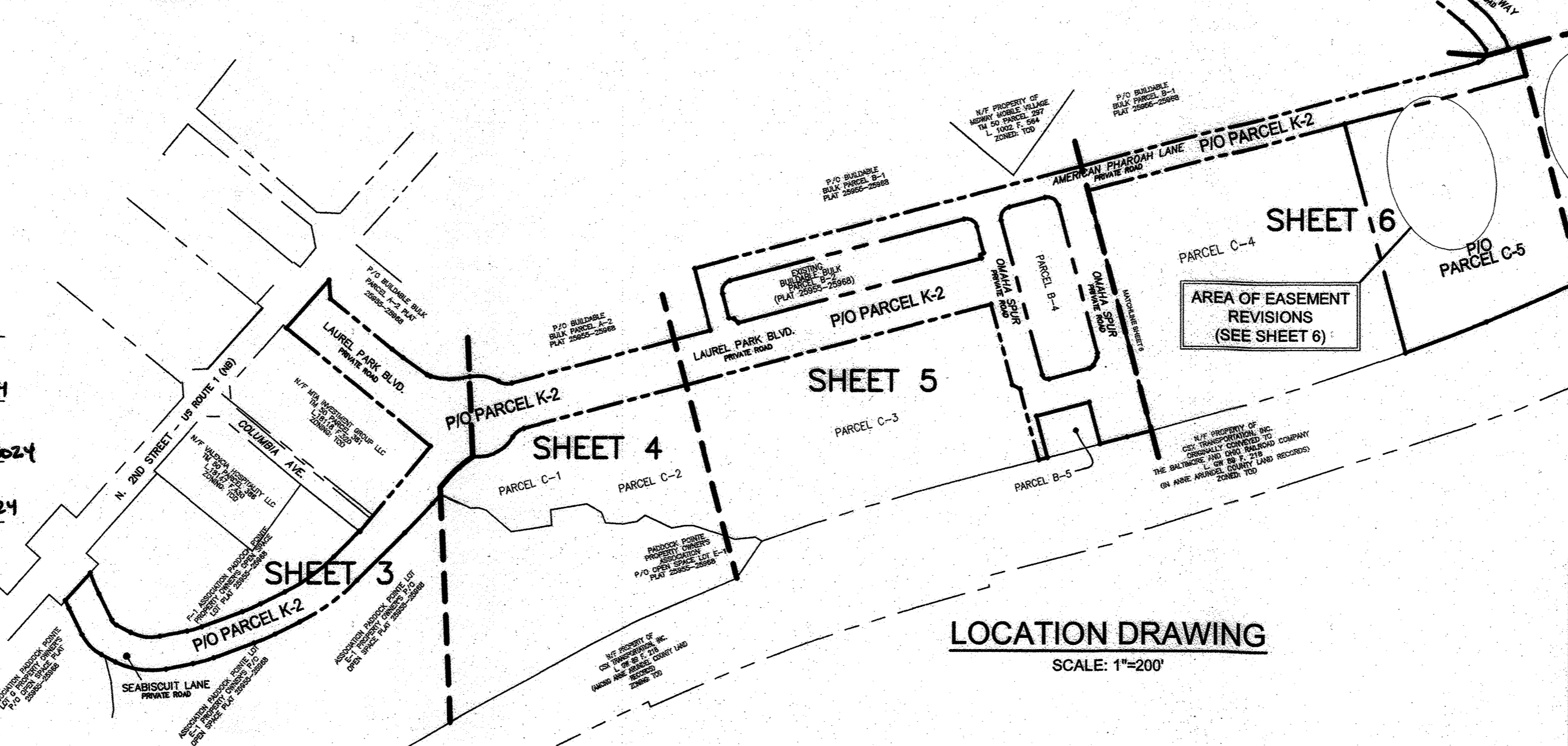
( NOTES CONTINUED ON SHEET 2 )



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.

Signatures and dates for Thomas M. Hoffman, Jr. (7/22/24), Beazer Homes, LLC (5/16/2024), and Paddock Pointe Property Owners Association, Inc. (7/22/24).

AREA TABULATION table with columns for lot type (Buildable, Non-Buildable, Open Space) and total area (21,7568 AC).



LOCATION DRAWING SCALE: 1"=200'

PARCEL C-5 OWNER/DEVELOPER: BEAZER HOMES, LLC. PARCEL K-2 OWNER/DEVELOPER: 20006 DELAWARE, INC. O.S. LOT D OWNER/DEVELOPER: PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.

PURPOSE NOTE :

- THE PURPOSE OF THIS PLAT IS TO: 1) ABANDON EXISTING 10' PUBLIC WATER & UTILITY EASEMENTS AND PART OF EXISTING 20' PUBLIC WATER & UTILITY EASEMENT (PLATS 25861 & 26541) (SEE SHEET 6).

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signatures and dates for Howard County Health Department (8/9/24) and Department of Planning and Zoning (8/19/24, 8/26/24).

OWNER'S CERTIFICATE

WE, 20006 DELAWARE INC. (F/K/A MI DEVELOPMENTS (MARYLAND) INC.), BEAZER HOMES, LLC, AND PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC. (F/K/A LAUREL PARK HOMEOWNERS ASSOCIATION, INC.), 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.

Signatures and dates for 20006 Delaware, Inc., Beazer Homes, LLC, and Paddock Pointe Property Owners Association, Inc.

SURVEYOR'S CERTIFICATE

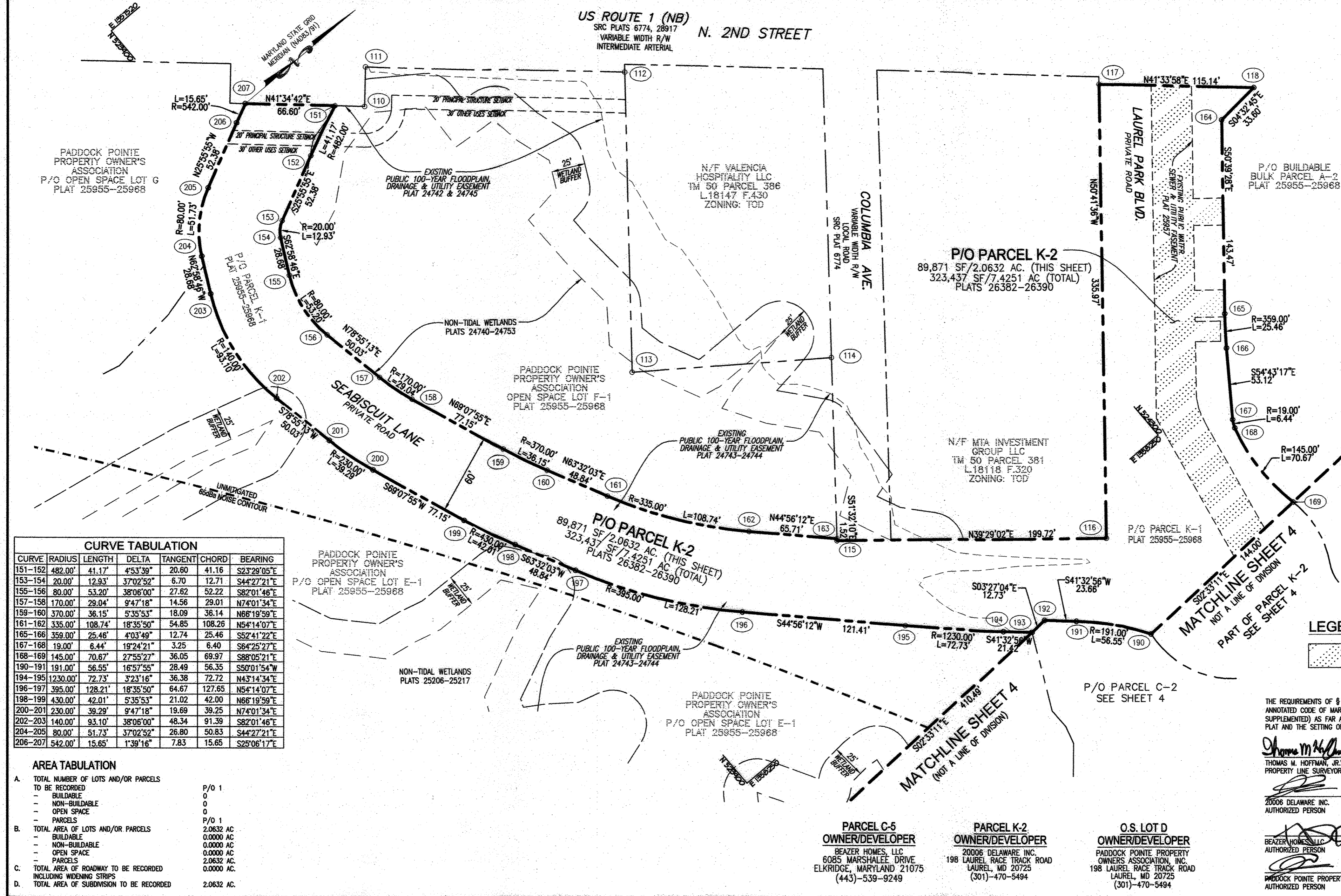
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF PARCELS "C-5" AND "K-2" (PLATS 26536-43) AND "O.S. LOT D" (PLATS 25855-68), AND THE AGGREGATE OF THE THREE FOLLOWING CONVEYANCES: (1) TO MI DEVELOPMENTS (MARYLAND) INC. (N/K/A 20006 DELAWARE INC.) BY DEED DATED FEBRUARY 2, 2007 AND RECORDED IN LIBER 10518, FOLIO 157; (2) TO BEAZER HOMES, LLC BY DEED DATED SEPTEMBER 22, 2023 AND RECORDED IN LIBER 22127, FOLIO 472, AND (3) TO LAUREL PARK HOMEOWNERS ASSOCIATION, INC. (N/K/A PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.) BY DEED DATED MAY 9, 2018 AND RECORDED IN LIBER 18335, FOLIO 167, 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 20006 DELAWARE INC.)

Signatures and dates for Thomas M. Hoffman, Jr. (8/16/24) and Vogel Engineering/Timmons Group.

PLAT OF REVISION PADDOCK POINTE PARCELS C-5 & K-2 AND OPEN SPACE LOT D (EASEMENTS). A REVISION OF "PADDOCK POINTE", PARCELS C-5 & K-2 (PLATS 26536-26543) AND OPEN SPACE LOT D (PLATS 25855-25968). ZONED: TOD. TAX MAP 50, BLOCK 10, PARCEL 384. 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND. SCALE: 1" = 200'. GRAPHIC SCALE. MAY 2, 2024. SHEET 1 OF 8.



POINT	NORTHING	EASTING
110	524007.5073	1357884.1639
111	524026.8696	1357862.3391
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	1358099.8370
118	524520.2236	1358099.8370
119	523991.1115	1357869.6181
120	523953.3610	1357866.0206
121	523906.2579	1357708.9251
122	523897.1871	1357717.8252
123	523884.1592	1357743.3712
124	523876.9179	135795.0997
125	523886.5316	1357844.1834
126	523894.5143	1357872.0706
127	523936.5015	1357977.2553
128	523921.9958	1357944.1586
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	524118.0781	1358286.8676
142	524065.1060	1358237.0488
143	523979.1600	1358151.2923
144	523904.5550	1358047.7151
145	523882.7895	1358003.9953
146	523865.9316	1357965.5315
147	523838.4501	1357893.4436
148	523827.6499	1357855.7138
149	523818.0362	1357806.6201
150	523830.7086	1357716.1127
151	523843.7364	1357690.5667
152	523880.0197	1357654.9662
153	523927.1228	1357632.0618
154	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'	38.15'	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
165-166	359.00'	25.46'	4°03'49"	12.74	25.46	S52°41'22"E
167-168	19.00'	6.44'	19°24'21"	3.25	6.40	S64°25'27"E
168-169	145.00'	70.67'	27°55'27"	36.05	69.97	S88°05'21"E
190-191	191.00'	56.55'	16°57'55"	28.49	56.35	S50°01'54"W
194-195	1230.00'	72.73'	3°23'16"	36.38	72.72	N43°14'34"E
196-197	395.00'	128.21'	18°35'50"	64.67	127.65	N54°14'07"E
198-199	430.00'	42.01'	5°35'53"	21.02	42.00	N66°19'59"E
200-201	230.00'	39.29'	9°47'18"	19.69	39.25	N74°01'34"E
202-203	140.00'	93.10'	38°06'00"	48.34	91.39	S82°01'46"E
204-205	80.00'	51.73'	37°02'52"	26.80	50.83	S44°27'21"E
206-207	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

LEGEND	
	EXISTING PUBLIC WATER, SEWER & UTILITY EASEMENT PLAT 25957

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.* 5/16/24  
 THOMAS M. HOFFMAN, JR.  
 PROPERTY LINE SURVEYOR MD REG. NO. 267  
 DATE

*[Signature]* 7/22/24  
 2006 DELAWARE INC.  
 AUTHORIZED PERSON  
 DATE

*[Signature]* 5/16/2024  
 BEAZER HOMES, LLC  
 AUTHORIZED PERSON  
 DATE

*[Signature]* 7/22/24  
 PADDOCK POINT PROPERTY OWNERS ASSOCIATION, INC.  
 AUTHORIZED PERSON  
 DATE

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

*[Signature]* 5/19/24  
 HOWARD COUNTY HEALTH OFFICER  
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 8/19/24  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE

*[Signature]* 8/26/24  
 DIRECTOR  
 DATE

**OWNER'S CERTIFICATE**

WE, 2006 DELAWARE INC. (F/K/A MI DEVELOPMENTS (MARYLAND) INC.), BEAZER HOMES, LLC, AND PADDOCK POINT PROPERTY OWNERS ASSOCIATION, INC. (F/K/A LAUREL PARK HOMEOWNERS ASSOCIATION, INC.), 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 16<sup>TH</sup> DAY OF MAY 2024.

*[Signature]*  
 2006 DELAWARE INC.  
 AUTHORIZED PERSON  
 WITNESS

*[Signature]*  
 BEAZER HOMES, LLC  
 AUTHORIZED PERSON  
 WITNESS

*[Signature]*  
 PADDOCK POINT PROPERTY OWNERS ASSOCIATION, INC.  
 AUTHORIZED PERSON  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF PARCELS "C-5" AND "K-2" (PLATS 26536-43) AND "O.S. LOT D" (PLATS 25955-68), AND THE AGGREGATE OF THE THREE FOLLOWING CONVEYANCES: (1) TO MI DEVELOPMENTS (MARYLAND) INC. (N/K/A 2006 DELAWARE INC.) BY DEED DATED FEBRUARY 2, 2007 AND RECORDED IN LIBER 10518, FOLIO 157, (2) TO BEAZER HOMES, LLC BY DEED DATED SEPTEMBER 22, 2023 AND RECORDED IN LIBER 22127, FOLIO 472, AND (3) TO LAUREL PARK HOMEOWNERS ASSOCIATION, INC. (N/K/A PADDOCK POINT PROPERTY OWNERS ASSOCIATION, INC.) BY DEED DATED MAY 9, 2018 AND RECORDED IN LIBER 18335, FOLIO 167, 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.* 5/16/24  
 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, ELLICOTT CITY, MD 21043  
 P: 410-461-7666 F: 410-461-9961 www.timmons.com

**STATE OF MARYLAND**  
**THOMAS M. HOFFMAN, JR.**  
 PROPERTY LINE SURVEYOR  
 NO. 267

RECORDED AS PLAT NO. 21675 ON 8-30-24  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF REVISION**  
**PADDOCK POINT**  
 PARCELS C-5 & K-2 AND  
 OPEN SPACE LOT D  
 (EASEMENTS)

A REVISION OF "PADDOCK POINT",  
 PARCELS C-5 & K-2 (PLATS 26536-26543) AND  
 OPEN SPACE LOT D (PLATS 25955-25968)

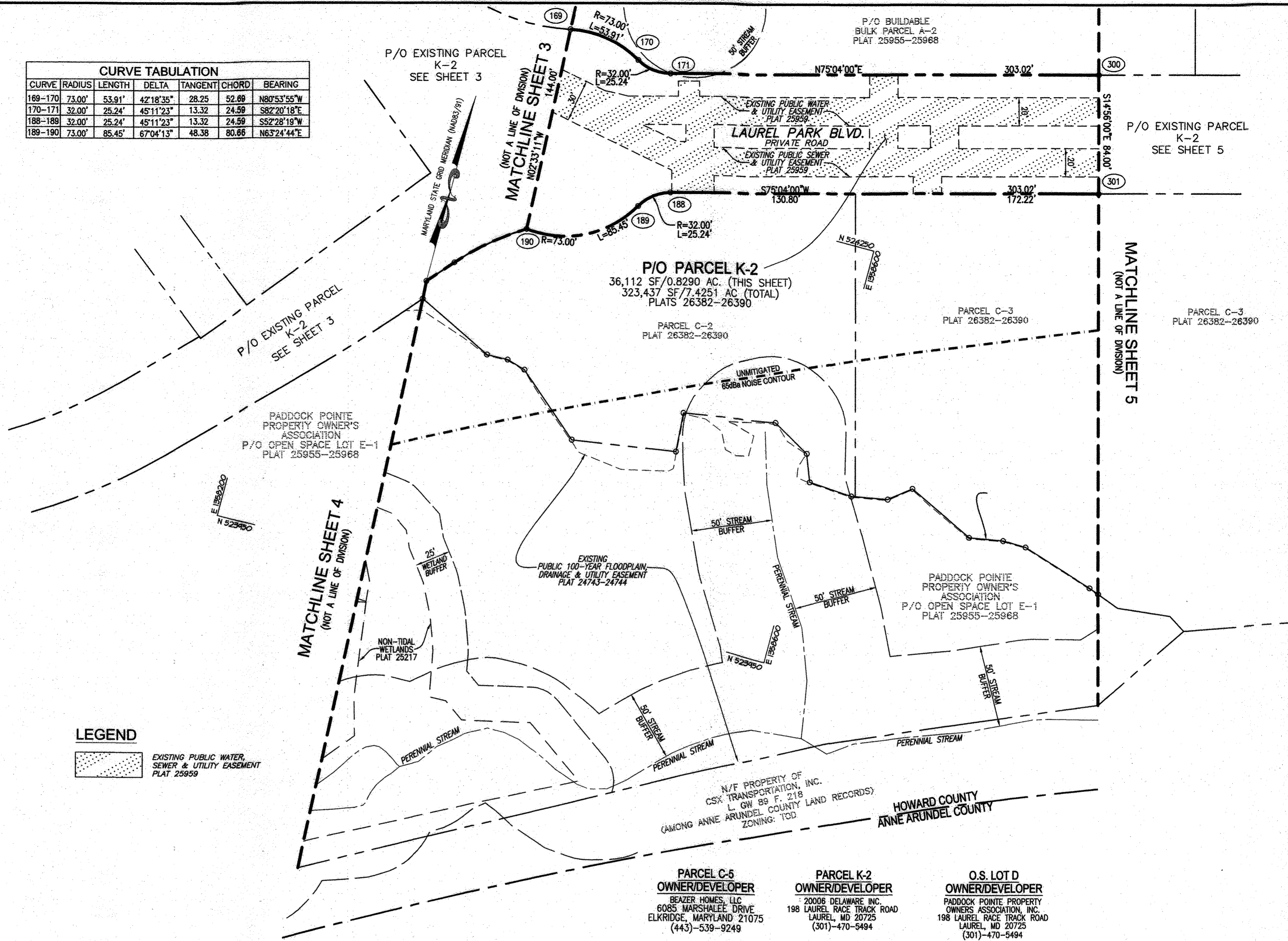
ZONED: TOD  
 TAX MAP 50, BLOCK 10, PARCEL 384  
 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'  
 GRAPHIC SCALE  
 MAY 2, 2024

SHEET 3 OF 8

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
300	524411.0466	1358721.9545
301	524329.8835	1358743.6008

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
169-170	73.00'	53.91'	42°18'35"	28.25	52.08	N80°53'55"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	80.86	N63°24'44"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.* 5/16/24  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR MD REG. NO. 267

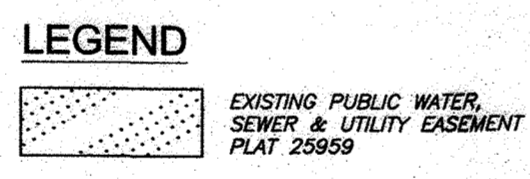
*[Signature]* 7/22/24  
 20006 DELAWARE INC. AUTHORIZED PERSON DATE

*[Signature]* 5/16/2024  
 BEAZER HOMES, LLC AUTHORIZED PERSON DATE

*[Signature]* 7/22/24  
 PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC. AUTHORIZED PERSON DATE

**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	0.8290 AC
- BUILDABLE	0.0000 AC
- NON-BUILDABLE	0.0000 AC
- OPEN SPACE	0.0000 AC
- PARCELS	0.8290 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	0.8290 AC



PARCEL C-5 OWNER/DEVELOPER  
 BEAZER HOMES, LLC  
 6085 MARSHALEE DRIVE  
 ELK RIDGE, MARYLAND 21075  
 (443)-539-9249

PARCEL K-2 OWNER/DEVELOPER  
 20006 DELAWARE INC.  
 198 LAUREL RACE TRACK ROAD  
 LAUREL, MD 20725  
 (301)-470-5494

O.S. LOT D OWNER/DEVELOPER  
 PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.  
 198 LAUREL RACE TRACK ROAD  
 LAUREL, MD 20725  
 (301)-470-5494

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

*[Signature]* 8/9/24  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 8/19/24  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 8/20/24  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, 20006 DELAWARE INC. (F/K/A MI DEVELOPMENTS (MARYLAND) INC.), BEAZER HOMES, LLC, AND PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC. (F/K/A LAUREL PARK HOMEOWNERS ASSOCIATION, INC.), 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 16<sup>TH</sup> DAY OF MAY, 2024.

*[Signature]*  
 20006 DELAWARE INC. AUTHORIZED PERSON

*[Signature]*  
 BEAZER HOMES, LLC AUTHORIZED PERSON

*[Signature]*  
 PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC. AUTHORIZED PERSON

*[Signature]*  
 WITNESS

*[Signature]*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF PARCELS "C-5" AND "K-2" (PLATS 26536-43) AND "O.S. LOT D" (PLATS 25955-68), AND THE AGGREGATE OF THE THREE FOLLOWING CONVEYANCES: (1) TO MI DEVELOPMENTS (MARYLAND) INC. (N/K/A 20006 DELAWARE INC.) BY DEED DATED FEBRUARY 2, 2007 AND RECORDED IN LIBER 10518, FOLIO 157, (2) TO BEAZER HOMES, LLC BY DEED DATED SEPTEMBER 22, 2023 AND RECORDED IN LIBER 22127, FOLIO 472, AND (3) TO LAUREL PARK HOMEOWNERS ASSOCIATION, INC. (N/K/A PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.) BY DEED DATED MAY 9, 2018 AND RECORDED IN LIBER 18335, FOLIO 167, 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 20006 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.* 5/16/24  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MD REG. NO. 267  
 EXPIRATION/RENEWAL DATE JULY 28, 2024

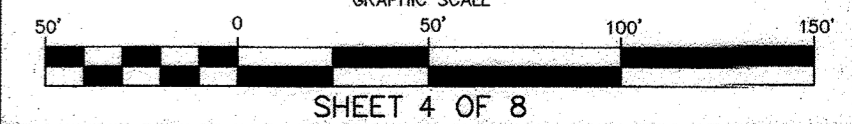
**VOGEL ENGINEERING**  
**TIMMONS GROUP**  
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
 P: 410-461-7666 F: 410-461-8961 www.timmons.com

RECORDED AS PLAT No. 265471e ON 8-30-24  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

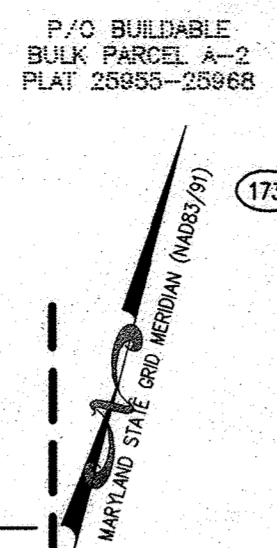
PLAT OF REVISION  
**PADDOCK POINTE**  
 PARCELS C-5 & K-2 AND  
 OPEN SPACE LOT D  
 (EASEMENTS)

A REVISION OF "PADDOCK POINTE",  
 PARCELS C-5 & K-2 (PLATS 26536-26543) AND  
 OPEN SPACE LOT D (PLATS 25955-25968)

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



COORDINATE TABLE					
NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
133	524237.6537	1359539.7054	268	524616.1014	1359268.3344
134	524200.2749	1359396.1109	269	524568.6513	1359280.9893
135	524196.2467	1359380.6337	270	524564.4357	1359275.2007
172	524428.6061	1358787.7940	271	524568.9859	1359276.8542
173	524539.7227	1358758.1590	272	524573.7694	1359332.0853
186	524681.5826	1358468.5892	273	524579.2208	1359330.6314
230	524331.5047	1358333.1911	274	524580.3385	1359320.3036
231	524323.7142	1358346.6465	275	524627.3140	1359307.7754
232	524275.1882	1358376.1299	276	524650.5684	1359321.2376
233	524300.6017	1358471.4182	277	524670.5866	1359396.2924
234	524225.1185	1358491.5497	278	524657.1301	1359419.5452
262	524442.1624	1358838.6235	279	524611.0818	1359434.4933
263	524448.9555	1358830.6093	300	524411.0466	1358721.9545
264	524450.2787	1358821.3422	301	524329.8835	1358743.6008
265	524494.4402	1358809.5643	302	524476.7940	1359294.4427
266	524517.6947	1358823.0264	304	524724.0523	1359449.3044
267	524630.0382	1359244.2598	306	524248.4901	1359580.7012



**LEGEND**

- EXISTING 30' PUBLIC STORM DRAIN, DRAINAGE & UTILITY EASEMENT PLATS 25216 & 26386
- EXISTING PUBLIC SEWER WATER & UTILITY EASEMENT PLAT 25960 & 26386
- EXISTING VARIABLE WIDTH PRIVATE SWM, DRAINAGE & UTILITY EASEMENT TO BENEFIT PARCELS B-1, B-2 AND K-2 PLAT 26382-26390

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.* 5/16/24  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR MD REG. NO. 267

*[Signature]* 7/22/24  
 20006 DELAWARE INC. DATE  
 AUTHORIZED PERSON

*[Signature]* 5/16/2024  
 BEAZER HOMES, LLC DATE  
 AUTHORIZED PERSON

*[Signature]* 7/22/24  
 PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC. DATE  
 AUTHORIZED PERSON

**AREA TABULATION**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/O 1	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	3.1140 AC	0.0000 AC
- BUILDABLE	0.0000 AC	0.0000 AC
- NON-BUILDABLE	0.0000 AC	0.0000 AC
- OPEN SPACE	0.0000 AC	0.0000 AC
- PARCELS	3.1140 AC	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.1140 AC	0.0000 AC

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

*[Signature]* 8/9/24  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 8-19-24  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 8/20/24  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, 20006 DELAWARE INC. (F/K/A MI DEVELOPMENTS (MARYLAND) INC.), BEAZER HOMES, LLC, AND PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC. (F/K/A LAUREL PARK HOMEOWNERS ASSOCIATION, INC.), 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 16<sup>TH</sup> DAY OF MAY 2024.

*[Signature]*  
 20006 DELAWARE INC. WITNESS  
 AUTHORIZED PERSON

*[Signature]*  
 BEAZER HOMES, LLC WITNESS  
 AUTHORIZED PERSON

*[Signature]*  
 PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC. WITNESS  
 AUTHORIZED PERSON

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF PARCELS "C-5" AND "K-2" (PLATS 26536-43) AND "O.S. LOT D" (PLATS 25955-68), AND THE AGGREGATE OF THE THREE FOLLOWING CONVEYANCES: (1) TO MI DEVELOPMENTS (MARYLAND) INC. (N/A/A 20006 DELAWARE INC.) BY DEED DATED FEBRUARY 2, 2007 AND RECORDED IN LIBER 10518, FOLIO 167; (2) TO BEAZER HOMES, LLC BY DEED DATED SEPTEMBER 22, 2023 AND RECORDED IN LIBER 21217, FOLIO 472; AND (3) TO LAUREL PARK HOMEOWNERS ASSOCIATION, INC. (N/A/A PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.) BY DEED DATED MAY 9, 2018 AND RECORDED IN LIBER 18335, FOLIO 167, 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 20006 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.* 5/16/24  
 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, ELLICOTT CITY, MD 21043  
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT NO. 26677 ON 8-30-24  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

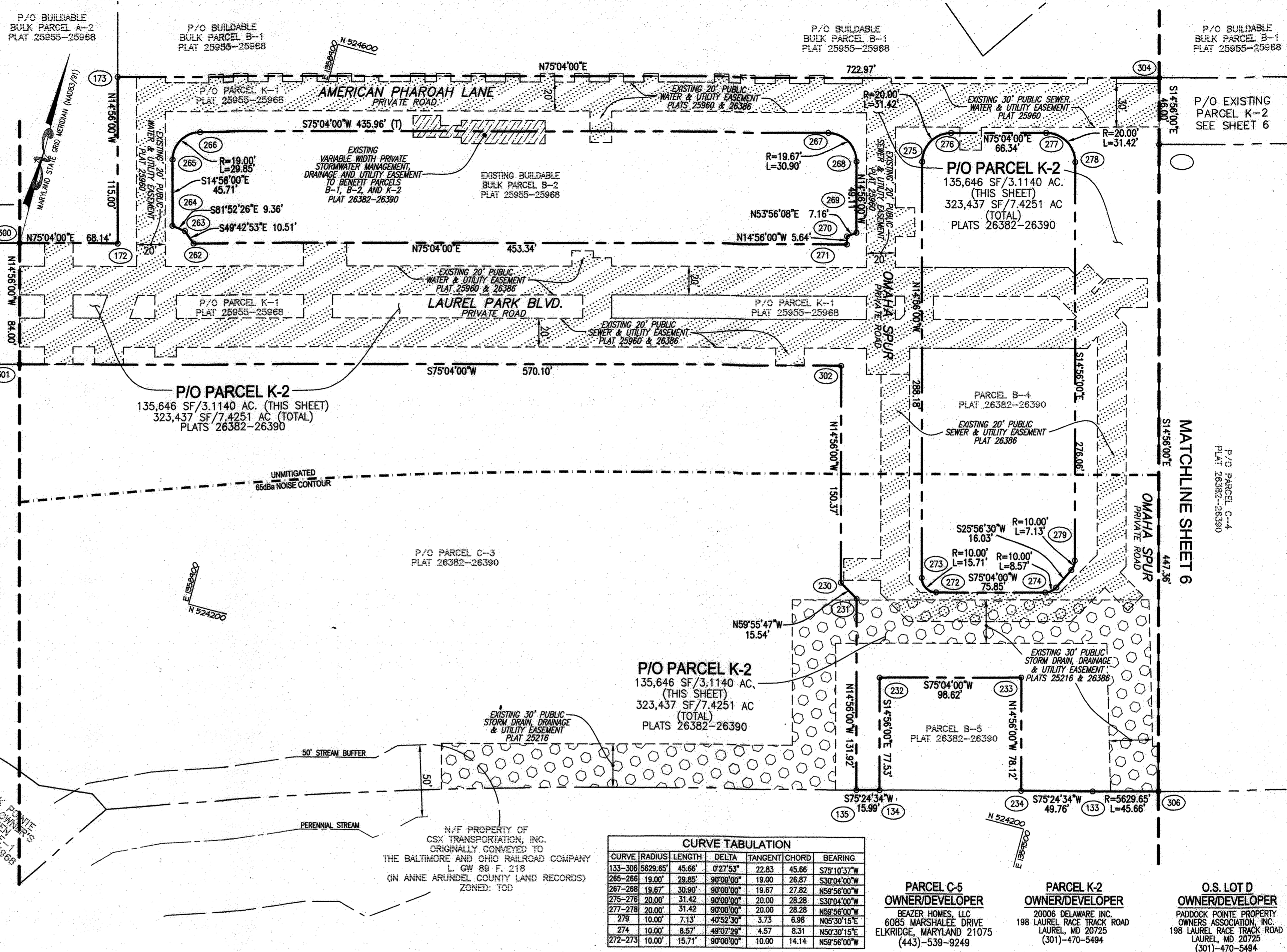
**PLAT OF REVISION**  
**PADDOCK POINTE**  
 PARCELS C-5 & K-2 AND  
 OPEN SPACE LOT D  
 (EASEMENTS)

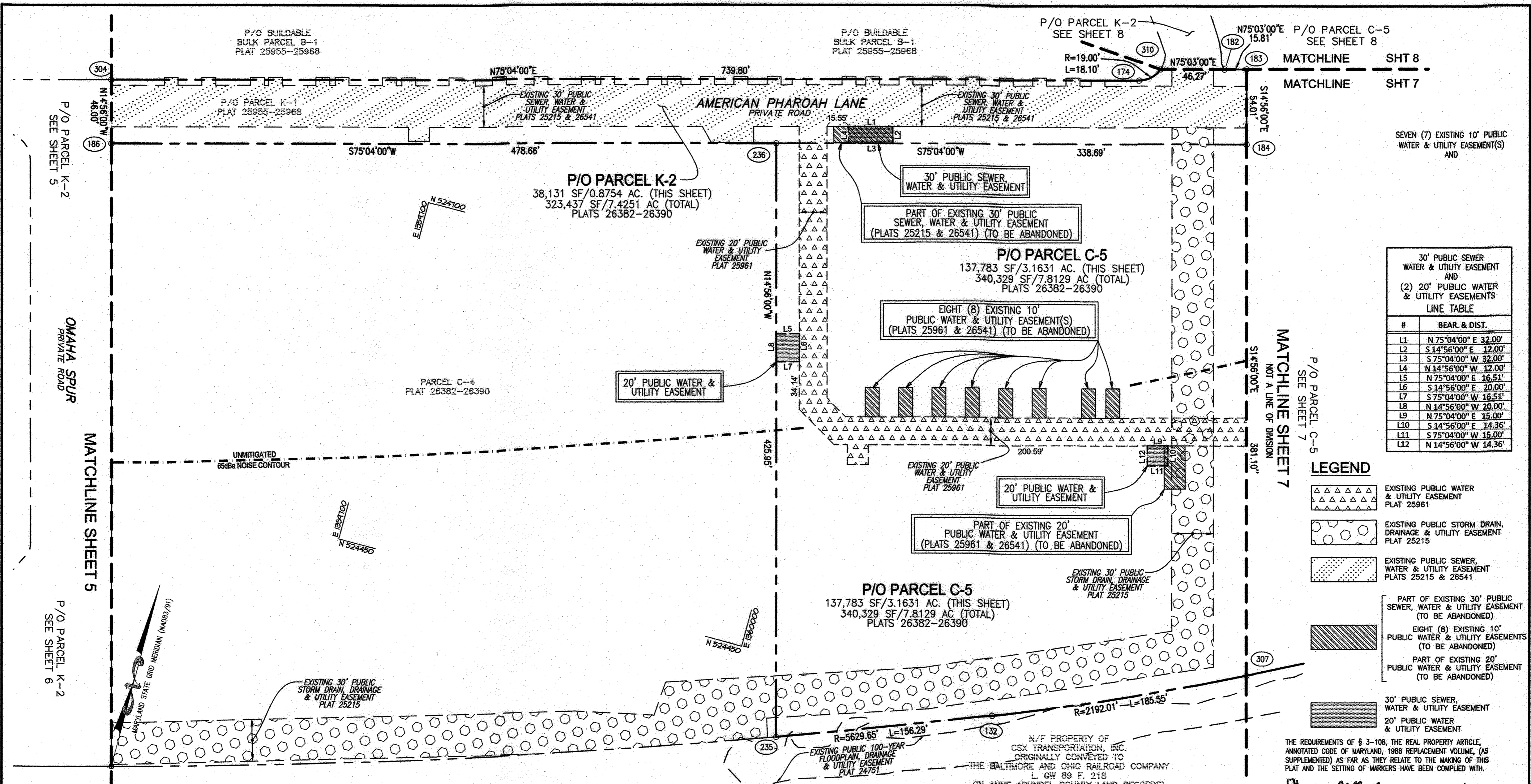
A REVISION OF "PADDOCK POINTE", PARCELS C-5 & K-2 (PLATS 26536-26543) AND OPEN SPACE LOT D (PLATS 25955-25968)

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

SCALE: 1" = 50'  
 GRAPHIC SCALE MAY 2, 2024

SHEET 5 OF 8





30' PUBLIC SEWER WATER & UTILITY EASEMENT AND (2) 20' PUBLIC WATER & UTILITY EASEMENTS LINE TABLE

#	BEAR. & DIST.
L1	N 75°04'00" E 32.00'
L2	S 14°56'00" E 12.00'
L3	S 75°04'00" W 32.00'
L4	N 14°56'00" W 12.00'
L5	N 75°04'00" E 16.51'
L6	S 14°56'00" E 20.00'
L7	S 75°04'00" W 16.51'
L8	N 14°56'00" W 20.00'
L9	N 75°04'00" E 15.00'
L10	S 14°56'00" E 14.36'
L11	S 75°04'00" W 15.00'
L12	N 14°56'00" W 14.36'

- LEGEND**
- EXISTING PUBLIC WATER & UTILITY EASEMENT PLAT 25961
  - EXISTING PUBLIC STORM DRAIN, DRAINAGE & UTILITY EASEMENT PLAT 25215
  - EXISTING PUBLIC SEWER, WATER & UTILITY EASEMENT PLATS 25215 & 26541
  - PART OF EXISTING 30' PUBLIC SEWER, WATER & UTILITY EASEMENT (TO BE ABANDONED)
  - EIGHT (8) EXISTING 10' PUBLIC WATER & UTILITY EASEMENTS (TO BE ABANDONED)
  - PART OF EXISTING 20' PUBLIC WATER & UTILITY EASEMENT (TO BE ABANDONED)
  - 30' PUBLIC SEWER, WATER & UTILITY EASEMENT
  - 20' PUBLIC WATER & 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.* 5/16/24  
 THOMAS M. HOFFMAN, JR.  
 PROPERTY LINE SURVEYOR MD REG. NO. 267  
 DATE

*Thomas M. Hoffman, Jr.* 7/12/24  
 20006 DELAWARE INC.  
 AUTHORIZED PERSON  
 DATE

*Thomas M. Hoffman, Jr.* 5/16/2024  
 BEAZER HOMES, LLC  
 AUTHORIZED PERSON  
 DATE

*Thomas M. Hoffman, Jr.* 7/12/24  
 PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.  
 AUTHORIZED PERSON  
 DATE

**AREA TABULATION**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/O 2
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	0
PARCELS	P/O 2
B. TOTAL AREA OF LOTS AND/OR PARCELS	4.0385 AC
BUILDABLE	0.0000 AC
NON-BUILDABLE	0.0000 AC
OPEN SPACE	0.0000 AC
PARCELS	4.0385 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	4.0385 AC

**CURVE TABULATION**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
307-132	2192.01'	185.55'	4°51'00"	92.83	185.50'	S68°03'04"W
132-236	5629.65'	156.29'	1°59'07"	78.15'	156.29'	S68°16'17"W
174-310	19.00'	18.10'	54°34'25"	9.80	17.42'	N47°46'48"E

**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
235	524393.3703	1360040.8274
236	524804.9301	1359931.0636
307	524523.9837	1360356.5241
310	524928.3770	1360184.4298

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

*Howard County Health Officer* 8/9/24  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief, Development Engineering Division* 8-19-24  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Director* 8/26/24  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, 20006 DELAWARE INC. (F/K/A MI DEVELOPMENTS (MARYLAND) INC.), BEAZER HOMES, LLC, AND PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC. (F/K/A LAUREL PARK HOMEOWNERS ASSOCIATION, INC.), 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 16<sup>TH</sup> DAY OF MAY 2024.

*Thomas M. Hoffman, Jr.*  
 20006 DELAWARE INC.  
 AUTHORIZED PERSON

*Thomas M. Hoffman, Jr.*  
 BEAZER HOMES, LLC  
 AUTHORIZED PERSON

*Thomas M. Hoffman, Jr.*  
 PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.  
 AUTHORIZED PERSON

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF PARCELS "C-5" AND "K-2" (PLATS 26536-43) AND "O.S. LOT D" (PLATS 25955-58), AND THE AGGREGATE OF THE THREE FOLLOWING CONVEYANCES: (1) TO MI DEVELOPMENTS (MARYLAND) INC. (N/K/A 20006 DELAWARE INC.) BY DEED DATED FEBRUARY 2, 2007 AND RECORDED IN LIBER 10518, FOLIO 157; (2) TO BEAZER HOMES, LLC BY DEED DATED SEPTEMBER 22, 2023 AND RECORDED IN LIBER 22127, FOLIO 472; AND (3) TO LAUREL PARK HOMEOWNERS ASSOCIATION, INC. (N/K/A PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.) BY DEED DATED MAY 9, 2018 AND RECORDED IN LIBER 18335, FOLIO 167, 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 20006 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.* 5/16/24  
 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: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 26678 ON 8-30-24  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PADDOCK POINTE**  
 PARCELS C-5 & K-2 AND  
 OPEN SPACE LOT D  
 (EASEMENTS)

A REVISION OF "PADDOCK POINTE",  
 PARCELS C-5 & K-2 (PLATS 26536-26543) AND  
 OPEN SPACE LOT D (PLATS 25955-25968)

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

SCALE: 1" = 50'  
 GRAPHIC SCALE  
 MAY 2, 2024

SHEET 6 OF 8

COORDINATE TABLE		
POINT	NORTHING	EASTING
131	524974.7825	1360968.8300
183	524944.3903	1360244.4014
184	524892.2090	1360258.3182
307	524523.9837	1360356.5241
505	525097.1216	1360816.3987

CURVE TABULATION						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
131-307	2192.01'	764.22'	19°58'32"	386.03	760.35	N53°38'18"E

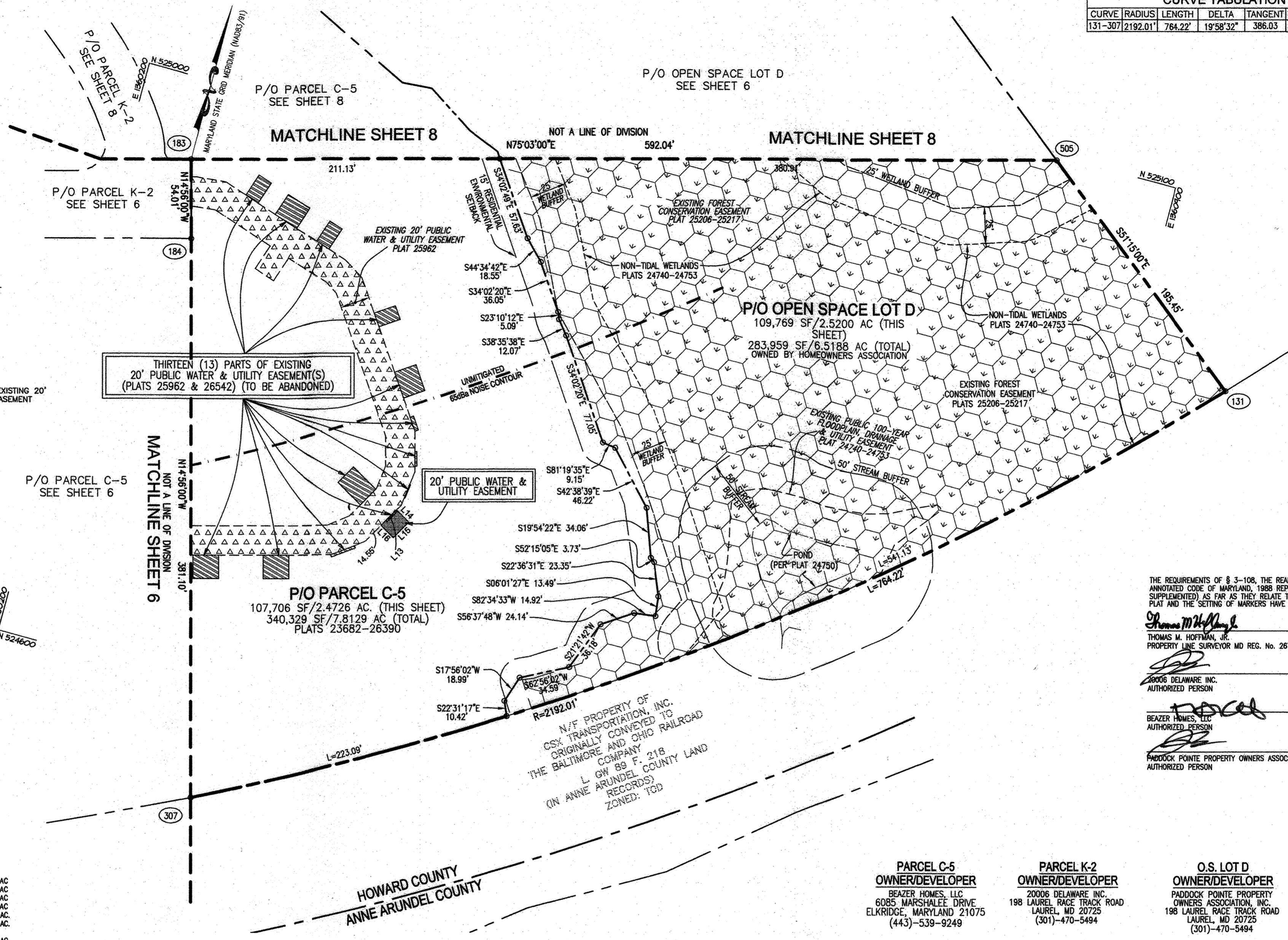
**LEGEND**

- EXISTING 20' PUBLIC WATER & UTILITY EASEMENT PLAT 25962
- EXISTING FOREST CONSERVATION EASEMENT
- NON-TIDAL WETLANDS
- THIRTEEN (13) PARTS OF EXISTING 20' PUBLIC WATER & UTILITY EASEMENT (TO BE ABANDONED)
- 20' PUBLIC WATER & UTILITY EASEMENT

20' PUBLIC WATER & UTILITY EASEMENT LINE TABLE	
#	BEAR. & DIST.
L13	N 30°01'49" E 15.00'
L14	S 59°58'11" E 11.85'
L15	S 30°01'49" W 15.00'
L16	N 59°58'11" W 11.85'

**AREA TABULATION**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/O 2
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	0
PARCELS	P/O 2
B. TOTAL AREA OF LOTS AND/OR PARCELS	4.9926 AC
BUILDABLE	0.0000 AC
NON-BUILDABLE	0.0000 AC
OPEN SPACE	2.5200 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	4.9926 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.

*Thomas M. Hoffman, Jr.* 5/16/24 DATE  
 THOMAS M. HOFFMAN, JR. PROPERTY LINE SURVEYOR MD REG. NO. 267

*[Signature]* 7/22/24 DATE  
 2006 DELAWARE INC. AUTHORIZED PERSON

*[Signature]* 5/16/2024 DATE  
 BEAZER HOMES, LLC AUTHORIZED PERSON

*[Signature]* 7/22/24 DATE  
 PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC. AUTHORIZED PERSON

**PARCEL C-5 OWNER/DEVELOPER**  
 BEAZER HOMES, LLC  
 6085 MARSHALEE DRIVE  
 ELKRIDGE, MARYLAND 21075  
 (443)-539-9249

**PARCEL K-2 OWNER/DEVELOPER**  
 2006 DELAWARE INC.  
 198 LAUREL RACE TRACK ROAD  
 LAUREL, MD 20725  
 (301)-470-5494

**O.S. LOT D OWNER/DEVELOPER**  
 PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.  
 198 LAUREL RACE TRACK ROAD  
 LAUREL, MD 20725  
 (301)-470-5494

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

*[Signature]* 5/9/24 DATE  
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 8-19-24 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 8/16/24 DATE  
 DIRECTOR

**OWNER'S CERTIFICATE**

WE, 2006 DELAWARE INC. (F/K/A MI DEVELOPMENTS (MARYLAND) INC.), BEAZER HOMES, LLC, AND PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC. (F/K/A LAUREL PARK HOMEOWNERS ASSOCIATION, INC.), 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 ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 15<sup>TH</sup> DAY OF MAY 2024.

*[Signature]* 2006 DELAWARE INC. AUTHORIZED PERSON  
*[Signature]* BEAZER HOMES, LLC AUTHORIZED PERSON  
*[Signature]* PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC. AUTHORIZED PERSON

*[Signature]* WITNESS  
*[Signature]* WITNESS  
*[Signature]* WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF PARCELS "C-5" AND "K-2" (PLATS 26536-43) AND "O.S. LOT D" (PLATS 25955-68), AND THE AGGREGATE OF THE THREE FOLLOWING CONVEYANCES: (1) TO MI DEVELOPMENTS (MARYLAND) INC. (N/K/A 2006 DELAWARE INC.) BY DEED DATED FEBRUARY 2, 2007 AND RECORDED IN LIBER 10518, FOLIO 157, (2) TO BEAZER HOMES, LLC BY DEED DATED SEPTEMBER 22, 2023 AND RECORDED IN LIBER 22127, FOLIO 472, AND (3) TO LAUREL PARK HOMEOWNERS ASSOCIATION, INC. (N/K/A PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.) BY DEED DATED MAY 9, 2018 AND RECORDED IN LIBER 18335, FOLIO 167, 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.* 5/16/24 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, ELLICOTT CITY, MD 21043  
 P: 410-461-7666 F: 410-461-8961 www.timmons.com

STATE OF MARYLAND  
 THOMAS M. HOFFMAN, JR.  
 PROPERTY LINE SURVEYOR  
 NO. 267

RECORDED AS PLAT No. 26679 ON 8-30-24  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION

**PADDOCK POINTE**  
 PARCELS C-5 & K-2 AND  
 OPEN SPACE LOT D  
 (EASEMENTS)

A REVISION OF "PADDOCK POINTE",  
 PARCELS C-5 & K-2 (PLATS 26536-26543) AND  
 OPEN SPACE LOT D (PLATS 25955-25968)

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

SCALE: 1" = 50' MAY 2, 2024  
 GRAPHIC SCALE

SHEET 7 OF 8

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING
310-175	19.00'	11.45'	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°29'35"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°59'35"E

10' PUBLIC SIDEWALK EASEMENT LINE TABLE							
NO.	RADIUS	LENGTH	BEARING & DISTANCE	NO.	RADIUS	LENGTH	BEARING & DISTANCE
L1			N39°46'00"E 0.91'	L14	24.00'	10.67'	CHD=S44°18'08"W 10.68'
L2			N09°22'09"W 14.04'	L15			S57°02'39"W 8.32'
L3			N60°14'00"W 12.32'	L16	28.00'	14.98'	CHD=S42°14'58"W 14.81'
L4	16.00'	25.13'	CHD=N06°13'57"W 22.63'	L17			S27°27'18"W 53.90'
L5			N39°46'05"E 4.00'	L18	46.58'	11.52'	CHD=S31°56'05"W 11.49'
L6	29.00'	6.23'	CHD=N33°36'42"E 6.22'	L19			S39°46'05"W 42.43'
L7			N27°27'18"E 57.04'	L20	6.00'	9.42'	CHD=S05°13'57"E 8.49'
L8	39.00'	20.14'	CHD=N42°14'58"E 19.92'	L21			S60°14'00"E 12.68'
L9			N57°02'39"E 8.32'	L22	9.00'	6.42'	CHD=S29°48'04"E 6.28'
L10	14.00'	6.23'	CHD=N44°18'08"E 6.18'	L23			S09°22'09"E 21.06'
L11			N31°33'37"E 7.63'	L24			S39°46'00"W 4.13'
L12			S61°19'53"E 10.08'	L25			N60°14'00"W 11.57'
L13			S31°33'37"E 6.39'				

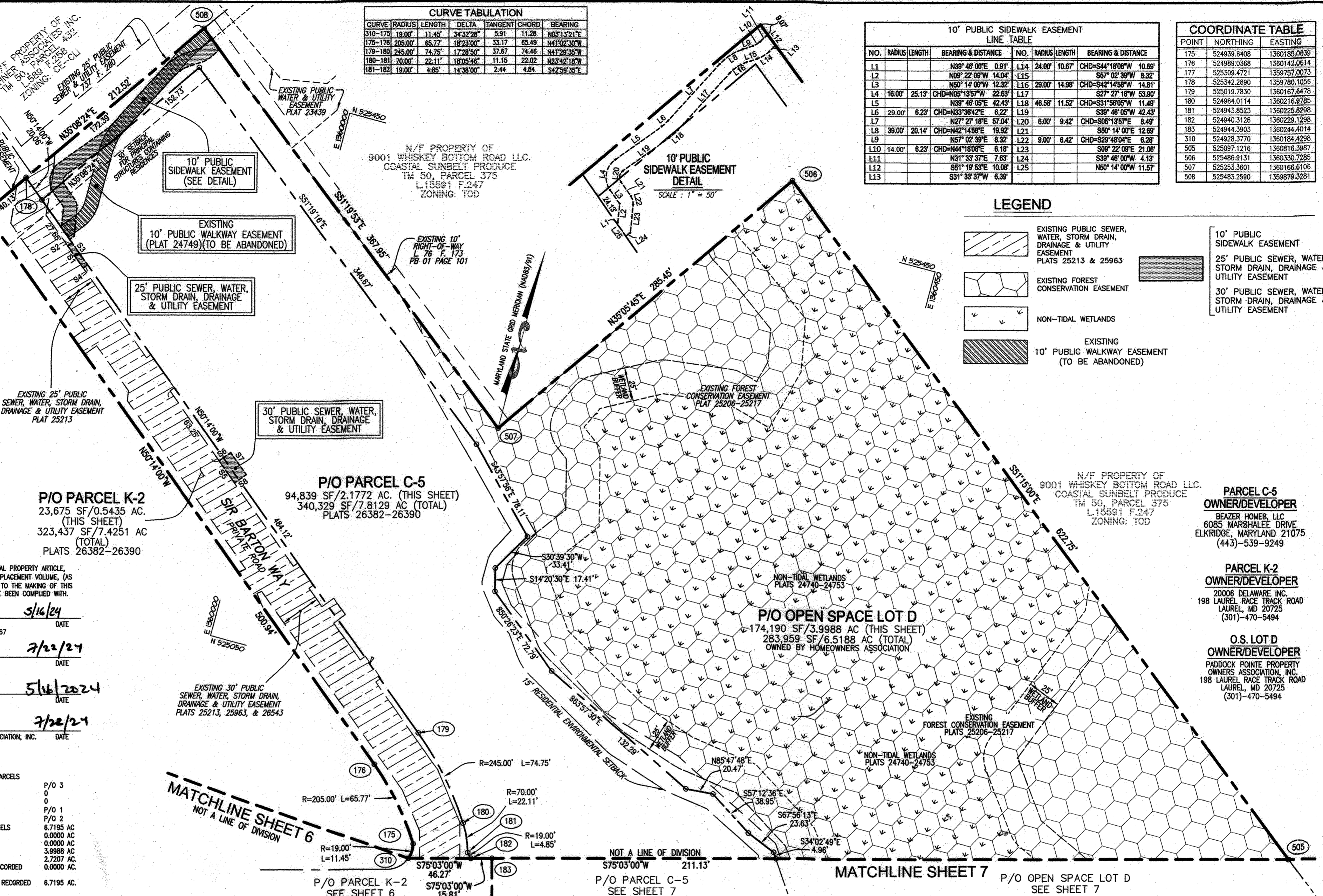
COORDINATE TABLE		
POINT	NORTHING	EASTING
175	524939.8408	1360185.0639
176	524989.0368	1360142.0614
177	525309.4721	1359757.0073
178	525342.2890	1359780.1056
179	525019.7830	1360167.6478
180	524964.0114	1360225.8298
181	524943.8523	1360225.8298
182	524940.3126	1360229.1298
183	524944.3903	1360244.4014
310	524928.3770	1360184.4298
505	525097.1216	1360816.3987
506	525486.9131	1360330.7285
507	525253.3601	1360166.8106
508	525483.2590	1359879.3281

**LEGEND**

- EXISTING PUBLIC SEWER, WATER, STORM DRAIN, DRAINAGE & UTILITY EASEMENT PLATS 25213 & 25963
- EXISTING FOREST CONSERVATION EASEMENT
- NON-TIDAL WETLANDS
- EXISTING 10' PUBLIC WALKWAY EASEMENT (TO BE ABANDONED)
- 10' PUBLIC SIDEWALK EASEMENT
- 25' PUBLIC SEWER, WATER, STORM DRAIN, DRAINAGE & UTILITY EASEMENT
- 30' PUBLIC SEWER, WATER, STORM DRAIN, DRAINAGE & UTILITY EASEMENT

25' PUBLIC SEWER, WATER, STORM DRAIN, DRAINAGE & UTILITY EASEMENT LINE TABLE	
#	BEAR. & DIST.
S1	N50°14'00"W 20.00'
S2	N39°46'00"E 4.00'
S3	S50°14'00"E 20.00'
S4	S39°46'00"W 4.00'

30' PUBLIC SEWER, WATER, STORM DRAIN, DRAINAGE & UTILITY EASEMENT LINE TABLE	
#	BEAR. & DIST.
S5	N50°14'00"W 20.00'
S6	N39°46'00"E 10.67'
S7	S50°14'00"E 20.00'
S8	S39°46'00"W 10.67'



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. Hoffmann, Jr.* 5/16/24 DATE  
 THOMAS M. HOFFMANN, JR. PROPERTY LINE SURVEYOR MD REG. NO. 267

*Beazer Homes, LLC* 7/22/24 DATE  
 BEAZER HOMES, LLC AUTHORIZED PERSON

*Paddock Pointe Property Owners Association, Inc.* 5/16/2024 DATE  
 PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC. AUTHORIZED PERSON

AREA TABULATION	
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/O 3
- BUILDABLE	0
- NON-BUILDABLE	0
- OPEN SPACE	P/O 1
PARCELS	P/O 2
B. TOTAL AREA OF LOTS AND/OR PARCELS	6.7195 AC
- BUILDABLE	0.0000 AC
- NON-BUILDABLE	0.0000 AC
- OPEN SPACE	3.9988 AC
PARCELS	2.7207 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	6.7195 AC

**OWNER'S CERTIFICATE**

WE, 2006 DELAWARE INC. (F/K/A MI DEVELOPMENTS (MARYLAND) INC.), BEAZER HOMES, LLC, AND PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC. (F/K/A LAUREL PARK HOMEOWNERS ASSOCIATION, INC.), 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 15<sup>TH</sup> DAY OF MAY 2024.

*Thomas M. Hoffmann, Jr.*  
 2006 DELAWARE INC. AUTHORIZED PERSON  
 WITNESS

*Beazer Homes, LLC*  
 BEAZER HOMES, LLC AUTHORIZED PERSON  
 WITNESS

*Paddock Pointe Property Owners Association, Inc.*  
 PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC. AUTHORIZED PERSON  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A REVISION OF PARCELS "C-5" AND "K-2" (PLATS 26536-43) AND "O.S. LOT D" (PLATS 25955-68), AND THE AGGREGATE OF THE THREE FOLLOWING CONVEYANCES; (1) TO MI DEVELOPMENTS (MARYLAND) INC. (N/K/A 2006 DELAWARE INC.) BY DEED DATED FEBRUARY 2, 2007 AND RECORDED IN LIBER 10518, FOLIO 157, (2) TO BEAZER HOMES, LLC BY DEED DATED SEPTEMBER 22, 2023 AND RECORDED IN LIBER 22127, FOLIO 472, AND (3) TO LAUREL PARK HOMEOWNERS ASSOCIATION, INC. (N/K/A PADDOCK POINTE PROPERTY OWNERS ASSOCIATION, INC.) BY DEED DATED MAY 9, 2018 AND RECORDED IN LIBER 18335, FOLIO 167, 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. Hoffmann, Jr.* 5/16/24 DATE  
 THOMAS M. HOFFMANN, 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 21143  
 P: 410-461-7666 F: 410-461-8961 www.timmons.com

RECORDED AS PLAT No. 26680 ON 8-30-24 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION  
**PADDOCK POINTE**  
 PARCELS C-5 & K-2 AND  
 OPEN SPACE LOT D  
 (EASEMENTS)

A REVISION OF "PADDOCK POINTE", PARCELS C-5 & K-2 (PLATS 26536-26543) AND OPEN SPACE LOT D (PLATS 25955-25968)

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

SCALE: 1" = 50'

GRAPHIC SCALE  
 50' 0 50' 100' 150'

MAY 2, 2024

SHEET 8 OF 8

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

*Howard County Health Officer* 8/9/24 DATE  
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief, Development Engineering Division* 8-19-24 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Director* 8/24/24 DATE  
 DIRECTOR