

COLUMBIA

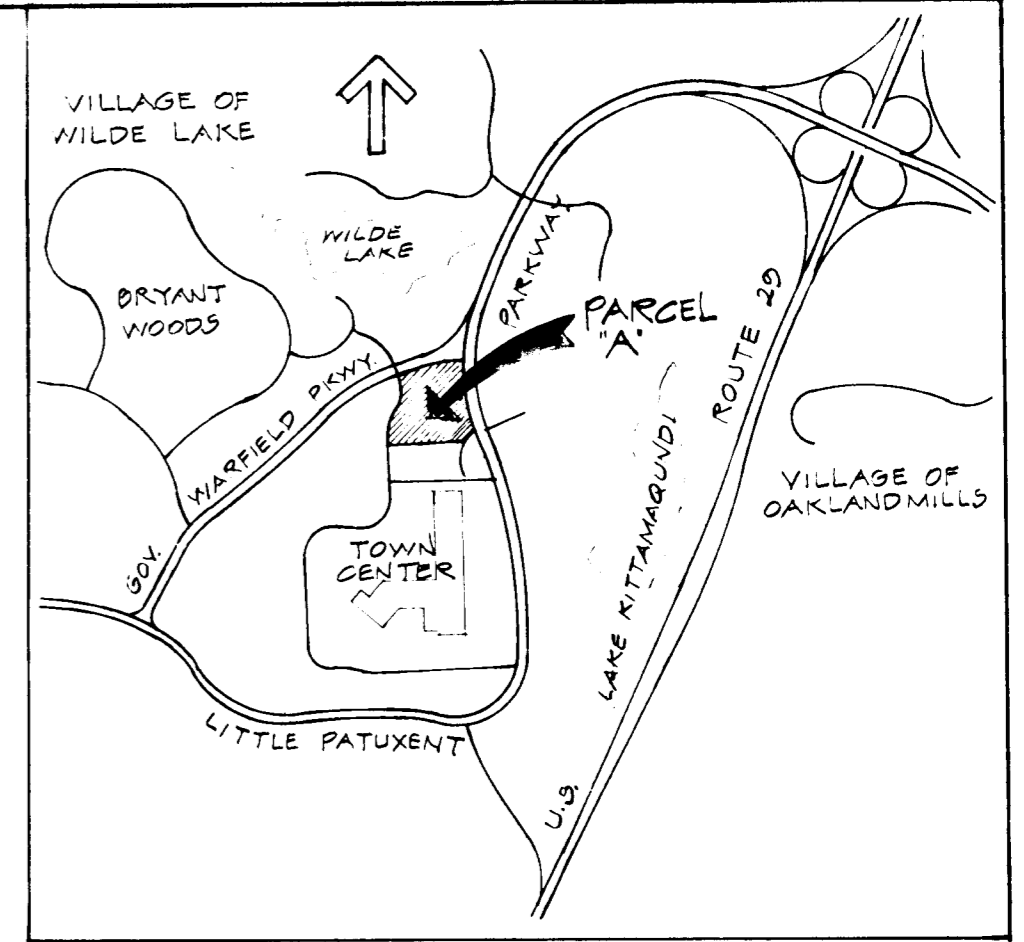
ALL COORDINATES ARE BASED ON THE MARYLAND GRID SYSTEM

COORDINATES

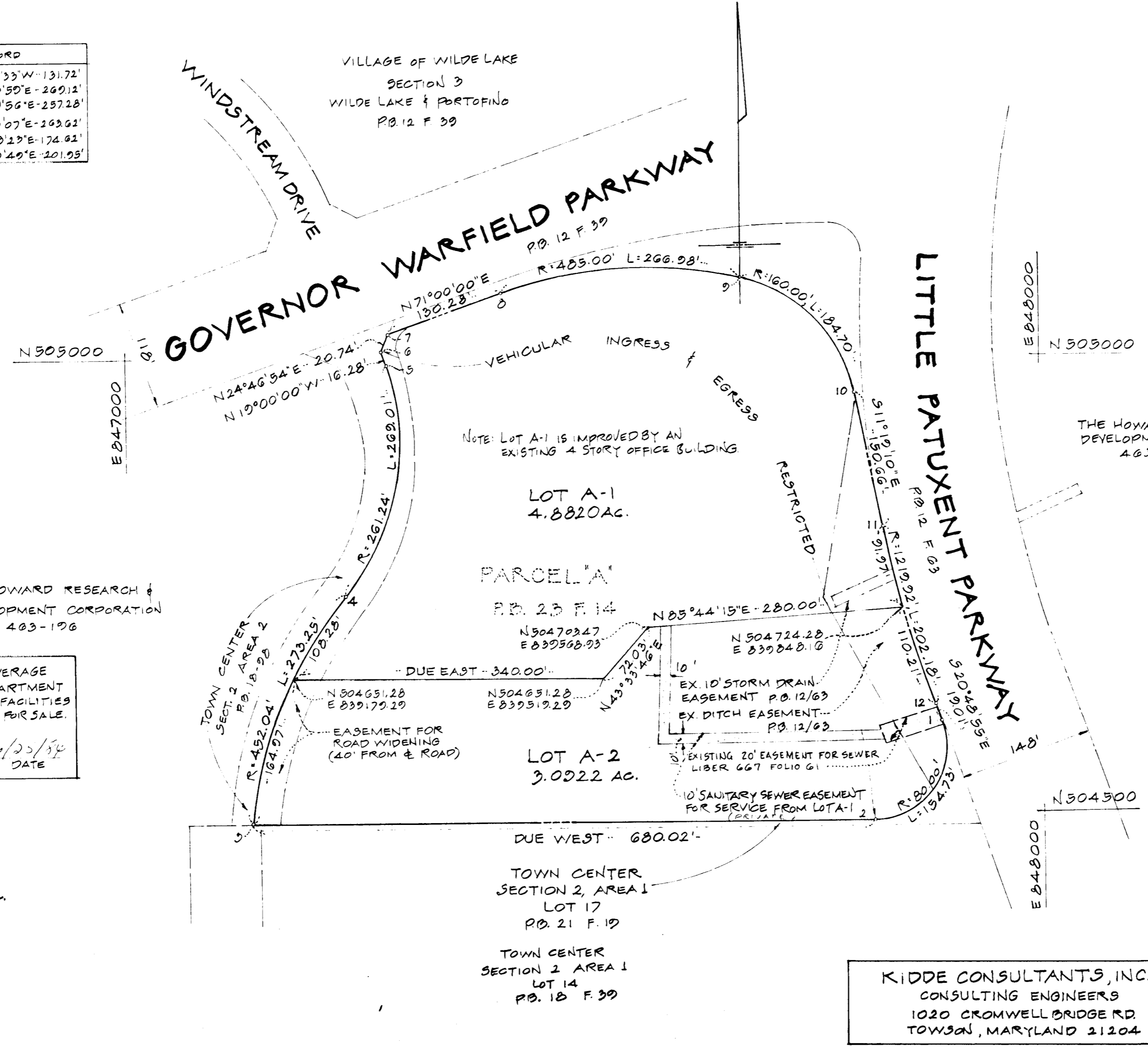
NE	NORTH	EAST	NE	NORTH	EAST
1	304601.87	839889.37	7	303028.94	839288.62
2	304493.44	839814.59	8	303071.35	839411.01
3	304493.44	839134.37	9	303086.21	839675.01
4	304741.74	839233.35	10	304961.43	839797.16
5	304994.71	839233.35	11	304813.70	839826.73
6	305010.11	839279.93	12	304619.64	839882.61

CURVES

FROM	TO	RADIUS	LENGTH	DELTA	TANGENT	CHORD
1	2	80.00'	134.73'	110°49'04"	116.01'	934°35'33"W-131.72'
3	4	432.04'	273.15'	34°38'07"	140.95'	N22°40'59"E-269.12'
4	5	261.24'	269.01'	58°59'36"	147.80'	N10°29'56"E-257.28'
8	9	485.00'	266.98'	31°32'22"	136.96'	N86°26'07"E-263.02'
9	10	100.00'	184.70'	66°08'30"	104.19'	S44°23'29"E-174.82'
11	12	129.92'	202.18'	09°20'44"	101.32'	S16°03'49"E-201.95'



VICINITY MAP
SCALE: 1" = 1800'



- NOTES:
- SUBJECT PROPERTY IS ZONED 'NEW TOWN' PER 1977 COMPREHENSIVE ZONING PLAN.
 - MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES & PUBLIC RIGHT OF WAY LINES TO BE IN ACCORDANCE WITH THE RECORDED FINAL DEVELOPMENT PLAN PHASE 121, PLAT BOOK 20, FOLIO 122.
 - ALL COORDINATES ARE BASED ON THE MARYLAND STATE GRID SYSTEM.
 - THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE THE EXISTING SITE INTO 2 PARCELS.
 - THERE IS AN EXISTING STRUCTURE ON LOT A-1.

PLANS FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEM HAVE BEEN APPROVED BY THE DEPARTMENT OF HEALTH & MENTAL HYGIENE AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

SIGNED *Joanne Stathes* 6/22/84
FOR KLUGE, FINKELSTEIN & CO. DATE

TABULATIONS

TOTAL NO. OF LOTS = 2
TOTAL AREA OF LOTS = 7.974 AC.
TOTAL AREA OF R.O.W. INCLUDING WIDENING STRIPS = 0
TOTAL AREA OF SUBDIVISION = 7.974 AC.

KIDDE CONSULTANTS, INC.
CONSULTING ENGINEERS
1020 CROMWELL BRIDGE RD.
TOWSON, MARYLAND 21204

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY.
John W. Boyles 10-2-84
COUNTY HEALTH OFFICER P.H.

APPROVED: HOWARD COUNTY OFFICE OF PLANNING ZONING
Thomas L. Harris 10-3-84
DIRECTOR

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS & PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
Mark F. Neumeier 9-16-84
DIRECTOR

DEDICATION FOR CORPORATIONS

WE, KLUGE, FINKELSTEIN AND COMPANY, A MARYLAND CORPORATION, BY JOANNE STATHES, SECRETARY, OWNERS OF THE PROPERTY SHOWN & DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE OFFICE OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT UNTO HOWARD COUNTY, MD, ITS SUCCESSORS AND ASSIGNS (1) THE RIGHT TO LAY AND CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, OTHER MUNICIPAL UTILITIES & SERVICES, IN AND UNDER ALL ROADS & STREET RIGHT OF WAYS AND THE SPECIFIC EASEMENT SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT & OPTION TO HOWARD COUNTY, MD TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND (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 SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS OR RIGHT OF WAYS. WITNESS OUR HANDS THIS 10th DAY OF MAY, 1984 KLUGE, FINKELSTEIN & COMPANY.

Edward H. Harris WITNESS
Joanne Stathes SECRETARY

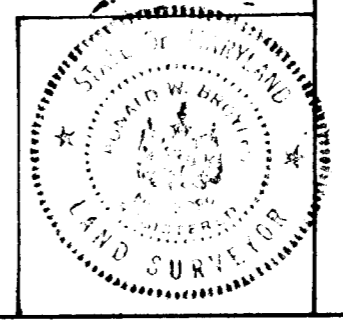
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM THE HOWARD RESEARCH & DEVELOPMENT CORPORATION TO KLUGE, FINKELSTEIN & COMPANY BY DEED DATED MAY 30, 1972 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 595 FOLIO 15 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD CO. AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND.

Ronald W. Broyles 5/10/84
RONALD W. BROYLES REG. # 3099

RECORDED AS PLAT 5964
ON 10-5-84 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

COLUMBIA
TOWN CENTER
LOTS A-1 AND A-2
A RESUBDIVISION OF PARCEL 'A'
SECTION 2 AREA 3
SHEET 1 OF 1 TAX MAP 30
5th ELECTION DISTRICT OF HOWARD COUNTY, MD.
SCALE: 1" = 100'
MAY 10, 1984



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F-85-05