

THE REQUIREMENTS OF SECTION 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.

David S. Weber 8/10/2000
 DAVID S. WEBER
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10852

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
Edward A. Ely 8/10/2000
 EDWARD A. ELY,
 VICE-PRESIDENT

ROUTE 108 COMMERCIAL
 SECTION 1 AREA 1
 PARCEL 'B-5'
 PLAT No. 14126

PARCEL "B-4"
 73,541 # OR 1.6882 Ac.

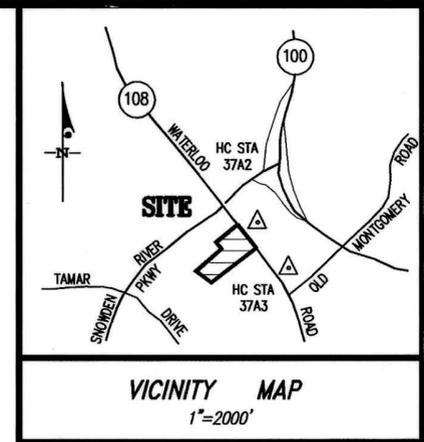
ROUTE 108 COMMERCIAL
 SECTION 1 AREA 1
 PARCEL 'B-2'
 PLAT No. 14126

ROUTE 108 COMMERCIAL
 SECTION 1 AREA 1
 PARCEL 'B-4'
 PLAT No. 14126

ROUTE 108 COMMERCIAL
 SECTION 1 AREA 1
 PARCEL 'B-3'
 PLAT No. 14126

PARCEL "B-3"
 153,906 # OR 3.5332 Ac.

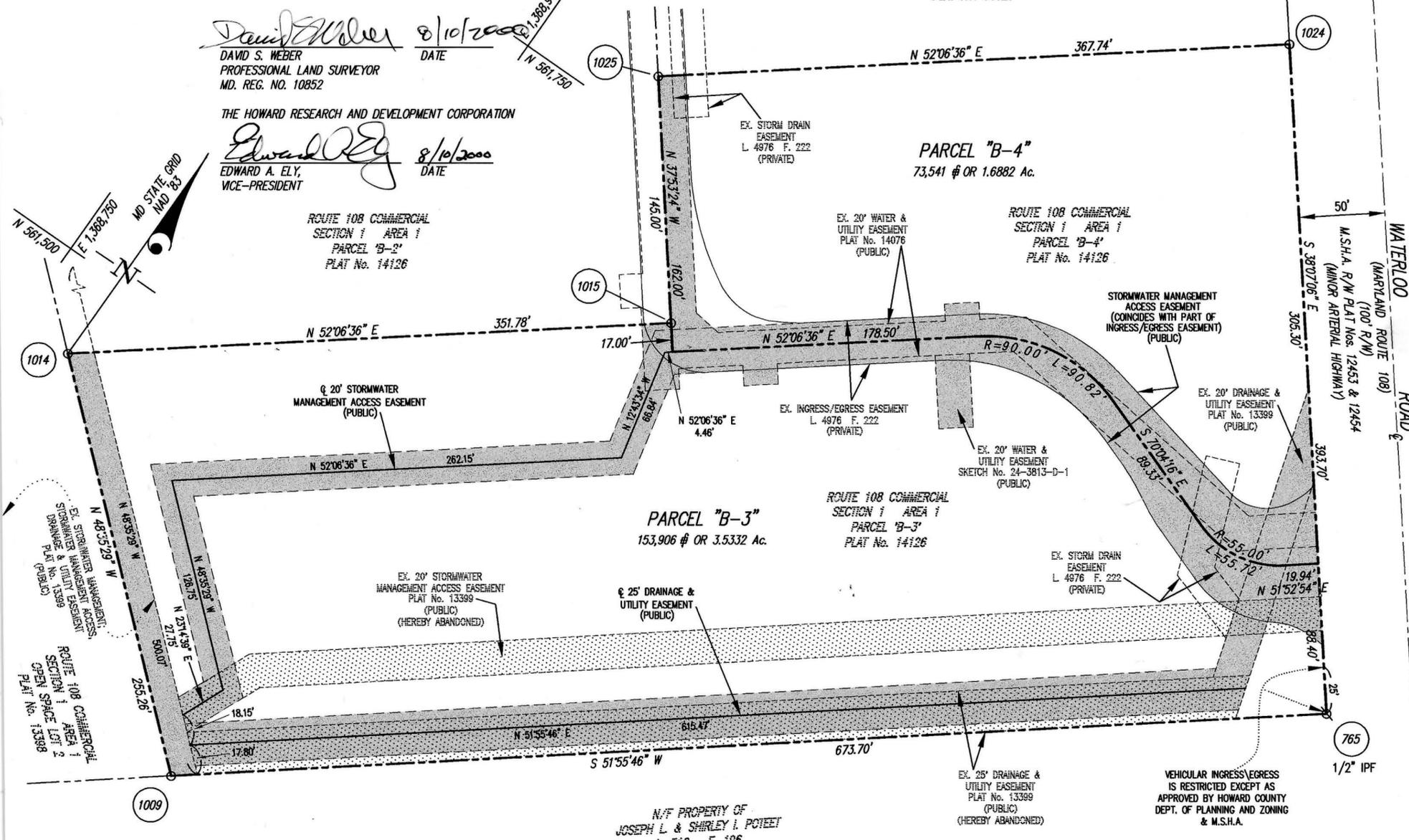
N/E PROPERTY OF
 JOSEPH L. & SHIRLEY I. POITEET
 L 516 F. 196



GENERAL NOTES

- 4"x4"x36" CONCRETE MONUMENTS SHOWN THUS: □
- IRON PINS SHOWN THUS: ⚡
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A., IN JUNE, 1997.
- PROPERTY IS ZONED 'NEW TOWN' PER THE 10-18-93 COMPREHENSIVE ZONING PLAN.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: SP-98-05, PB-315(*), FDP PHASE 229, WP-97-107, WP-98-34, F-98-101, F-00-57 & SDP-00-125.
- THE "ESTABLISHMENT OF MINIMUM BUILDING RESTRICTION LINES" IN THE OWNER'S DEDICATION, REFERS TO THE PURPOSES OF MEETING ZONING REQUIREMENTS, NOT FOR THE PURPOSE OF CREATING A RESTRICTION OF TITLE OR COVENANT.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 37A2 AND No. 37A3.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE JUNE 8, 1998, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-3659-D WAS FILED AND ACCEPTED.
- MINIMUM BUILDING RESTRICTION SETBACKS FROM PROPERTY LINES AND PUBLIC ROAD RIGHTS-OF-WAYS ARE TO BE IN ACCORDANCE WITH THE RECORDED FINAL DEVELOPMENT PLAN CRITERIA PHASE 229, PARAGRAPH 6, RECORDED AS PLAT Nos. 3054-A-1694 THRU 3054-A-1695.
- STORMWATER MANAGEMENT FACILITIES FOR THIS PROJECT ARE TO BE PUBLIC AND MAINTAINED BY HOWARD COUNTY, MARYLAND.

* - THIS SUBDIVISION IS SUBJECT TO PB-315 AND THE PLANNING BOARD'S DECISION AND ORDER DATED MARCH 25, 1998 WHICH REQUIRED THE FOLLOWING CONDITIONS:
 A. THE PETITIONER SHALL COMPLY WITH ALL SUBDIVISION REVIEW COMMITTEE COMMENTS.
 B. THE FDP-229 CRITERIA SHALL INCLUDE LANGUAGE THAT PERMITS FAST FOOD RESTAURANTS AND GASOLINE SERVICE STATIONS ON PARCEL B ONLY.



TABULATION OF FINAL PLAT

1. TOTAL NUMBER OF LOTS TO BE RECORDED:	2
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	2
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	5.2214 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.0000 AC.
6. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0.0000 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	5.2214 AC.

OWNER:

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MD. 21044
 PHONE: (410) 992-6027

COORDINATE TABLE

PT. #	NORTH	EAST
765	561695.05	1369505.89
1009	561279.63	1368975.52
1014	561448.47	1368784.07
1015	561664.51	1369061.69
1024	562004.80	1369262.86
1025	561778.95	1368972.64

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

Dianna Matusyak MD, MPH 8/18/00
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

William Dammann 8/17/00
 CHIEF-DEVELOPMENT ENGINEERING DIVISION DATE

James S. Smith 8/22/00
 DIRECTOR DATE

OWNER'S DEDICATION

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, BY JOSEPH H. NECKER, JR., VICE-PRESIDENT AND JEFFREY C. PALKOVITZ, ASSISTANT SEC., OWNER 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:

- 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;
- 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;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 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 10th DAY OF August, 2000
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

BY: *Edward A. Ely* EDWARD A. ELY, VICE-PRESIDENT
 ATTEST: *Jeffrey C. Palkovitz* JEFFREY C. PALKOVITZ, ASST. SECRETARY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAT OF REVISION SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, TO HRD HOLDINGS, INC., BY DEED DATED NOVEMBER 14, 1997 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4118 AT FOLIO 16 (HAVING THEREAFTER CHANGED ITS NAME TO THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION), AND BEING A REVISION OF PARCELS 'B-3' AND 'B-4' AS DELINEATED ON A PLAT OF SUBDIVISION ENTITLED, "COLUMBIA, ROUTE 108 COMMERCIAL, SECTION 1 AREA 1, PARCELS 'B-1' THRU 'B-6', ..." AND RECORDED AMONG SAID LAND RECORDS AS PLAT No. 14126, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

David S. Weber
 DAVID S. WEBER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10852
 8/10/2000
 DATE



RECORDED AS PLAT NUMBER 14403 ON 8/29/00, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION
 COLUMBIA
 ROUTE 108 COMMERCIAL
 SECTION 1 AREA 1
 PARCELS 'B-3' & 'B-4'
 AS SHOWN ON PLAT No. 14126

SHEET 1 OF 1 TAX MAP 37, GRID 01, PAR. 498
 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=50' AUGUST 2000

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4186