

CURVE DATA TABLE					
CURVE NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C-1	19'05'55"	60.00'	20.00'	10.09'	N44°07'03"W 19.91'

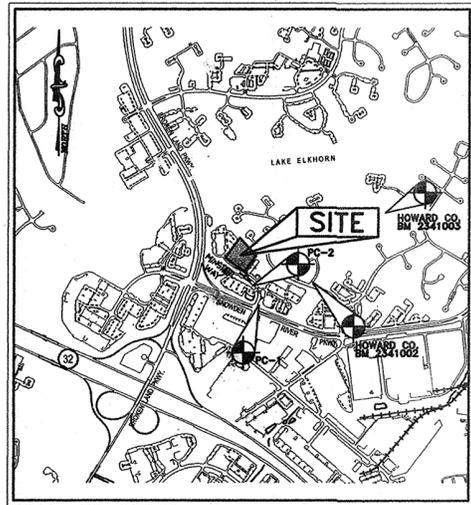
20' PUBLIC WATER & UTILITY EASEMENT BEARING & DISTANCE TABLE		
NUMBER	BEARING	DISTANCE
1	N 08°40'23" W	26.00'
2	N 53°40'23" W	127.24'
3	N 36°19'37" E	48.00'
4	S 53°40'23" E	20.00'
5	S 36°19'37" W	28.00'
6	S 53°40'23" E	115.52'
7	S 08°40'23" E	42.05'
8	S 36°19'32" W	11.96'

COORDINATE TABLE		
POINT	NORTHING	EASTING
51	489831.48	843791.53
52	489906.85	843689.02
53	489945.52	843717.46
54	489933.67	843733.57
55	489911.12	843716.98
56	489842.68	843810.05
57	489801.12	843816.39
58	489791.48	843809.31

PARCEL A-21
COLUMBIA
VILLAGE OF OWEN BROWN
SECTION 2, AREA 2
PARCELS A-21, A-22, A-23, AND LOT 1
PLAT NO. 5884

PARCEL A-36
COLUMBIA
VILLAGE OF OWEN BROWN
SECTION 2, AREA 2
PARCELS A-36 AND A-37
PLAT NO. 12806
AREA 2.886 ACRES

PARCEL 440
COLUMBIA
VILLAGE OF OWEN BROWN
LOTS A-117 THRU A-232 A RESUBDIVISION OF
LOT A-116 SECTION 2 AREA 1
PLAT NO. 4303



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

- THIS PLAT AND COORDINATES SHOWN HEREON ARE BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS (NAD 27): 2341001 AND 2341002 AS PROJECTED FROM THE PLAT OF "COLUMBIA - VILLAGE OF OWEN BROWN - SECTION 2 AREA 2 - PARCELS A-36 AND A-37" AS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, PLAT NO. 12806.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE RIGHT-OF-WAY OF ANY PUBLIC ROAD OR STREET WILL BE IN ACCORDANCE WITH THE RECORDED FINAL DEVELOPMENT PLAN PHASE FDP-118-A-111, PART II, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 3054-A-1246 THRU 1250.
- SUBJECT PROPERTY IS ZONED NT PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER HAS BEEN PROVIDED UNDER CONTRACT C-616-D W&S.
- ALL AREAS SHOWN ON THIS PLAT ARE SUBJECT OR LESS.
- THE PARCEL SHOWN ON THIS PLAT IS SUBJECT TO THE MIDDLE PATUXENT DRAINAGE AREA SUPPLEMENTAL IN-AID-OF-CONSTRUCTION CHARGE CREATED BY SECTION 20.311B OF THE HOWARD COUNTY CODE.
- WATER AND SEWER SERVICE TO THIS PARCEL WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THERE ARE NO WETLANDS OR 100 YEAR FLOODPLAIN LIMITS LOCATED WITHIN THE LIMITS OF THIS SUBDIVISION.
- STORMWATER MANAGEMENT HAS BEEN PROVIDED FOR THIS SITE UNDER PLAN NO. F-82-96.
- THIS FINAL PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(iv) OF THE HOWARD COUNTY CODE FOR A PLANNED UNIT DEVELOPMENT (NEW TOWN) WHICH HAD PRELIMINARY PLAN APPROVAL AND WAS MORE THAN 50% DEVELOPED BEFORE DECEMBER 31, 1992.
- PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: F-73-49, F-74-72, F-82-96, F-83-71, F-83-127, F-85-37, F-97-140, AND FDP-118-A-111, PART II.
- REFERENCE SDP 01-133, SMITH BUILDING

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.

Joseph Jay Wooldridge 04/04/02
JOSEPH JAY WOOLDRIDGE DATE
PROFESSIONAL LAND SURVEYOR # 11027



Bruce Jaffe 04/09/02
BRUCE JAFFE, MEMBER DATE
TSC/MINSTREL WAY, LLC

TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED BUILDABLE	1
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED BUILDABLE	2.795 AC
NON-BUILDABLE (EASEMENT)	0.091 AC
TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.886 AC

FREDERICK WARD ASSOCIATES, INC.
Engineers - Architects - Surveyors
7125 Riverwood Drive, Suite 11 • Columbia, Maryland 21046
Tel 410.720.6900 Fax 410.720.6226

OWNERS / DEVELOPERS

TSC/MINSTREL WAY, LLC
11628 LOG JUMP TRAIL
ELLICOTT CITY, MD. 21042-1500

THE PURPOSE OF THIS PLAT IS TO ESTABLISH A PUBLIC WATER AND UTILITY EASEMENT ACROSS PARCEL A-36 OF THE COLUMBIA VILLAGE OF OWEN BROWN SUBDIVISION, RECORD PLAT NO. 12806

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY

Denny Brent 5-3-02
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

William Dammann 4/8/02
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

James S. Rutter 5/10/02
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, TSC/MINSTREL WAY, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS REVISED PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS REVISED 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 OR STREET RIGHTS-OF-WAYS 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, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND 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 THEIR CONSTRUCTION, REPAIR AND MAINTENANCE. 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 9th DAY OF March, 2002.

Bruce Jaffe 04/09/02
BRUCE JAFFE, MEMBER DATE
TSC/MINSTREL WAY, LLC
[Signature] WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE REVISED PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF REVISION OF THE LAND CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO TSC/MINSTREL WAY, LLC BY DEED DATED JANUARY 31, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5373 AT FOLIO 197.

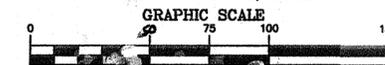
I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Joseph Jay Wooldridge 04/04/02
JOSEPH JAY WOOLDRIDGE DATE
PROFESSIONAL LAND SURVEYOR # 11027

RECORDED AS PLAT NO. 15383 ON 5-14-02
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
COLUMBIA
VILLAGE OF OWEN BROWN
SECTION 2, AREA 2
PARCEL A-36
ZONED NT

TAX MAP NO:42 BLK:03 PARCEL NO:410
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: MARCH 22, 2002



SCALE: 1"=50' SHEET 1 OF 1