

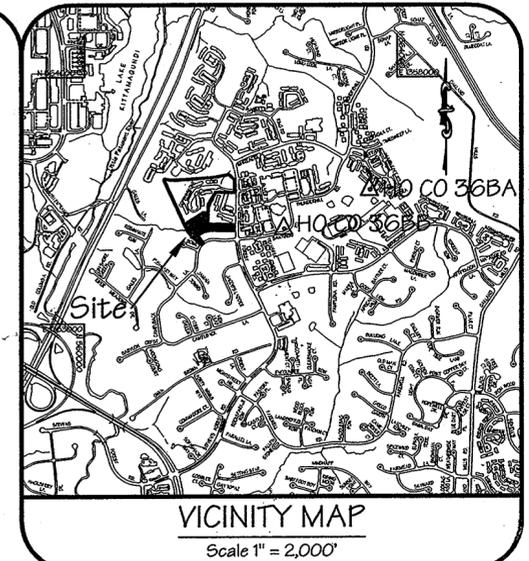
WETLAND LINE TABLE		
LINE	BEARING	LENGTH
W1	N18°49'41"E	66.78
W2	S05°40'59"E	47.42
W3	N13°06'21"E	48.40
W4	S42°16'38"W	25.11
W5	S27°08'50"W	22.56
W6	N57°50'52"E	72.95
W7	N87°22'56"E	67.88
W8	N58°55'26"E	67.50
W9	S16°13'59"W	26.11
W10	N01°20'00"W	39.21
W11	N09°21'22"E	51.86
W12	S32°08'05"E	22.17
W13	S75°45'53"E	19.04
W14	S24°05'46"W	35.66
W15	S20°57'08"E	30.87
W16	S38°46'09"E	32.90
W17	S82°50'58"E	15.12
W18	N14°06'29"W	22.92
W19	N28°12'29"E	38.63
W20	N50°43'56"E	24.79
W21	N51°06'00"E	34.02
W22	N73°35'00"E	32.72
W23	N44°04'45"E	48.19
W24	S59°20'50"E	43.56
W25	S46°45'20"W	57.56
W26	N89°19'29"W	25.83
W27	S00°51'06"E	15.99
W28	N39°30'20"E	55.33
W29	N50°34'14"W	11.86
W30	N19°21'50"E	35.74
W31	N69°50'42"W	13.45
W32	N14°16'34"E	15.67
W33	N64°55'02"E	29.84
W34	N41°06'38"W	22.69
W35	N67°05'18"W	25.71
W36	N70°04'22"E	24.07
W37	N60°49'55"E	33.87
W38	N83°26'29"E	49.45
W39	S80°09'51"E	33.37
W40	N73°15'36"E	40.96
W41	S79°50'35"E	34.25
W42	N76°26'59"E	38.21
W43	S59°21'20"E	29.96
W44	S82°29'31"E	48.82
W45	S88°31'18"E	59.86
W46	N18°34'49"E	18.60
W47	N84°49'15"W	37.41
W48	S84°05'06"W	37.57
W49	S80°28'38"E	47.72
W50	N84°09'06"E	42.74
W51	S83°52'11"E	37.57
W52	S89°57'49"E	47.92
W53	N75°34'45"E	42.93
W54	N88°23'44"E	44.89
W55	N64°43'24"E	44.23
W56	S86°23'33"W	35.31
W57	N41°48'38"E	18.80
W58	N69°36'48"E	16.52
W59	N42°45'08"E	35.56
W60	N64°17'37"E	13.29

CURVE TABLE					
NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING & DISTANCE
27 to 28	1081.98'	125.00'	6°37'10"	62.57'	N02°12'59"W 124.93'
30 to 31	640.00'	78.19'	7°00'00"	39.14'	N82°20'36"E 78.14'
32 to 33	640.00'	198.27'	17°45'00"	99.94'	N85°16'54"W 197.48'

**GENERAL NOTES**

14) The 100 year Floodplain shown hereon was taken from the Howard County Little Patuxent River Floodplain Study dated May 1978 and updated in 1985. LDE did not prepare a full floodplain study for the properties shown hereon.

15) The elevations for the 100 year Floodplain shown at selected course changes are known from the approved County study. Intermediate elevations are either unknown or shown on plat.



Developer reserves unto itself, its successors and assigns all easements shown on this plat for water, sewer, storm drainage and other public utilities located in, on, over and through Open Space lot 4 and Parcel "D". Any and all conveyances of the aforesaid lots shall be subject to the easements herein reserved, wether or not expressly stated in the deeds conveying said lots. 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, the County shall accept the easements and record the deeds or easements in the Land Records of Howard County.

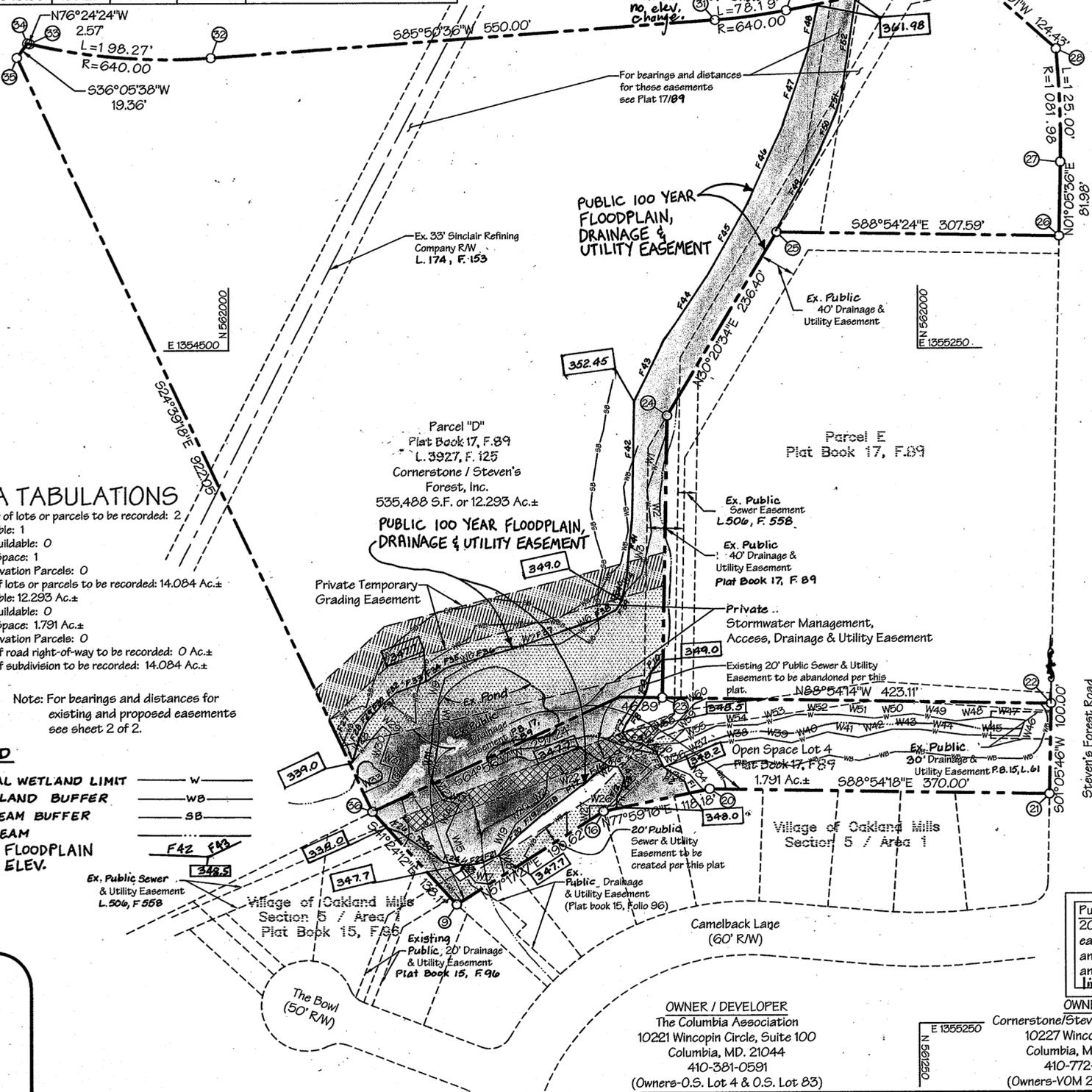
**AREA TABULATIONS**

- Total number of lots or parcels to be recorded: 2
  - Buildable: 1
  - Non-Buildable: 0
  - Open Space: 1
  - Preservation Parcels: 0
- Total area of lots or parcels to be recorded: 14.084 Ac.±
  - Buildable: 12.293 Ac.±
  - Non-Buildable: 0
  - Open Space: 1.791 Ac.±
  - Preservation Parcels: 0
- Total area of road right-of-way to be recorded: 0 Ac.±
- Total area of subdivision to be recorded: 14.084 Ac.±

Note: For bearings and distances for existing and proposed easements see sheet 2 of 2.

**LEGEND**

- NONTIDAL WETLAND LIMIT ——— W
- 25' WETLAND BUFFER ——— WB
- 75' STREAM BUFFER ——— SB
- EX. STREAM ——— S
- 100 YR. FLOODPLAIN LIMIT & ELEV. ——— F



**GENERAL NOTES**

- This plat is based on Plat Book 17, Folio 89 recorded among the Land Records of Howard County on 11/24/69.
- These Coordinates are based on NAD 83, Maryland coordinate system as projected by Howard County Geodetic Control Stations No. 36BB and No. 36BA.
- Stone or Concrete Monument Found or Set.
- Pipe or Rebar Found or Set.
- Subject property is zoned NT (New Town) per 10/18/1993 Comprehensive Zoning Plan.
- BRL denotes Building Restriction Line.
- All areas shown on this plat are +/- more or less.
- Deed Reference: Parcel D - L3927, F.125 O.S. Lot 4 - L.663, F. 307.
- No grading, removal of vegetative cover or trees, or placement of new structures is permitted within the limits of wetlands, stream(s), or their buffers, except as approved by the Howard County Department of Planning and Zoning.
- This plat was prepared in conjunction with SDP-02-131. (See SDP-02-131)
- Minimum building setback restrictions from property lines and the public rights-of-way lines to be in accordance with FDP-60 & FDP-79-A-111 criteria.
- This subdivision is exempt from the requirements of Section 16 1200 of the Howard County Code for Forest Conservation because the site is located in the New Town district.
- No 100yr floodplain study was performed for the preparation of this plat.
- The Howard County Council approved the abandonment of the portion of the existing public sewer easement shown hereon to be abandoned at the October 30, 2002 meeting, Resolution No. 163-2002.

**Purpose Statement:** The purpose of this plat is 1) to abandon a portion of an existing 20" public sewer & utility easement, 2) to create a new 20" public sewer & utility easement for the relocation of an existing 8" public sewer (Contract No. 268-W&S) and 3) to create a permanent "SWM access, drainage and utility easement" and a temporary private grading easement on a portion of Parcel D, 4) To define the limits of the 100 YR Floodplain, as shown on the approved County Study.

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

*D. Wayne Weller* 11/12/02  
D. Wayne Weller, Date

*Charles D. Rhodhamel* 11/12/02  
Owner, Charles D. Rhodhamel, Date

*Marsha Grason* 10/29/02  
Owner, Marsha Grason, Date

**APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS**  
HOWARD COUNTY HEALTH DEPARTMENT  
*Penny Brewster, M.D.* 12/26/02  
Howard County Health Officer, Date

APPROVED: Howard County Department of Planning and Zoning  
*Clark Dammann* 12/26/02  
Chief, Development Engineering Division, Date

*Angela Kutt* 12/31/02  
Director, Date

**SURVEYOR'S CERTIFICATE**

I hereby certify that the final plat shown hereon is correct; that Open Space Lot 4 is a part of the lands conveyed by Howard County Research and Development to Columbia Association by deed dated November 8, 1973 and recorded among the Land Records of Howard County, Maryland in Liber 663 Folio 307 and Parcel "D" is a part of the lands conveyed by Copperstone Limited Partnership to Cornerstone/Stevens Forest Inc. by deed dated February 25, 1997 and recorded among the Land Records of Howard County, Maryland in Liber 3927, Folio 125, and that all monuments are in place or will be in place prior to acceptance of the streets in this subdivision by Howard County, in accordance with the Annotated Code of Maryland as amended.



*D. Wayne Weller* 11/12/02  
D. Wayne Weller, Professional Land Surveyor # 10685 MD, Reg., Date

**OWNERS CERTIFICATE**

The Columbia Association, owner of the property shown and Cornerstone/Stevens Forest, Inc. described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this final plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant into 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 area 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 right and option to roads and floodplains, storm drainage facilities and open space where applicable; (3) the right to require dedication of waterways and drainage easements no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way. Witness my hand this 12th day of November, 2002.

*Charles D. Rhodhamel* 11/12/02  
Charles D. Rhodhamel, Date

*Marsha Grason* 10/29/02  
Marsha Grason, Date

RECORDED AS PLAT NUMBER 15746  
ON 1-7-03 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD.

Revision Plat

**Columbia**  
Village of Oakland Mills - Steven's Forest

Section 2 - Area 3 Open Space Lot 4 & Parcel "D"

6th Election District Howard County, Maryland  
Tax Map 36  
Date: September 2002  
Scale: 1"= 100'  
County file # SDP-02-131, F-70-29, D-1127 Page 1 of 2

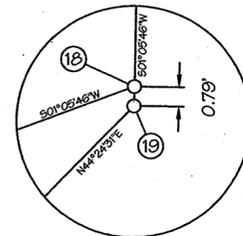
LDE, Inc.  
9250 Rumsey Road, Suite 106  
Columbia, Maryland 21045  
Phone (410) 715-1070

Developer reserves unto itself, its successors and assigns all easements shown on this plat for water, sewer, storm drainage and other public utilities located in, on, over and through Open Space lot 4 and Parcel "D". Any and all conveyances of the aforesaid lots shall be subject to the easements herein reserved, wether or not expressly stated in the deeds conveying said lots. 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, the County shall accept the easements and record the deeds or easements in the Land Records of Howard County.

Village of Oakland Mills  
Cornerstone/Stevens  
Forest, Inc.  
L 3927, F 125  
P.B. 17 F 89  
Zone: New Town  
Parcel "D"

PUBLIC 100 YEAR  
FLOODPLAIN, DRAINAGE  
& UTILITY EASEMENT

Ex. 20' Public  
Drainage & Utility  
Easement  
(Plat book 17, Folio 89)



Detail A  
Scale 1" = 5'

Village of Oakland Mills  
D.O.H., Inc. Realty, Co.  
L 1156 F 119  
Zone: New Town  
Parcel "E"

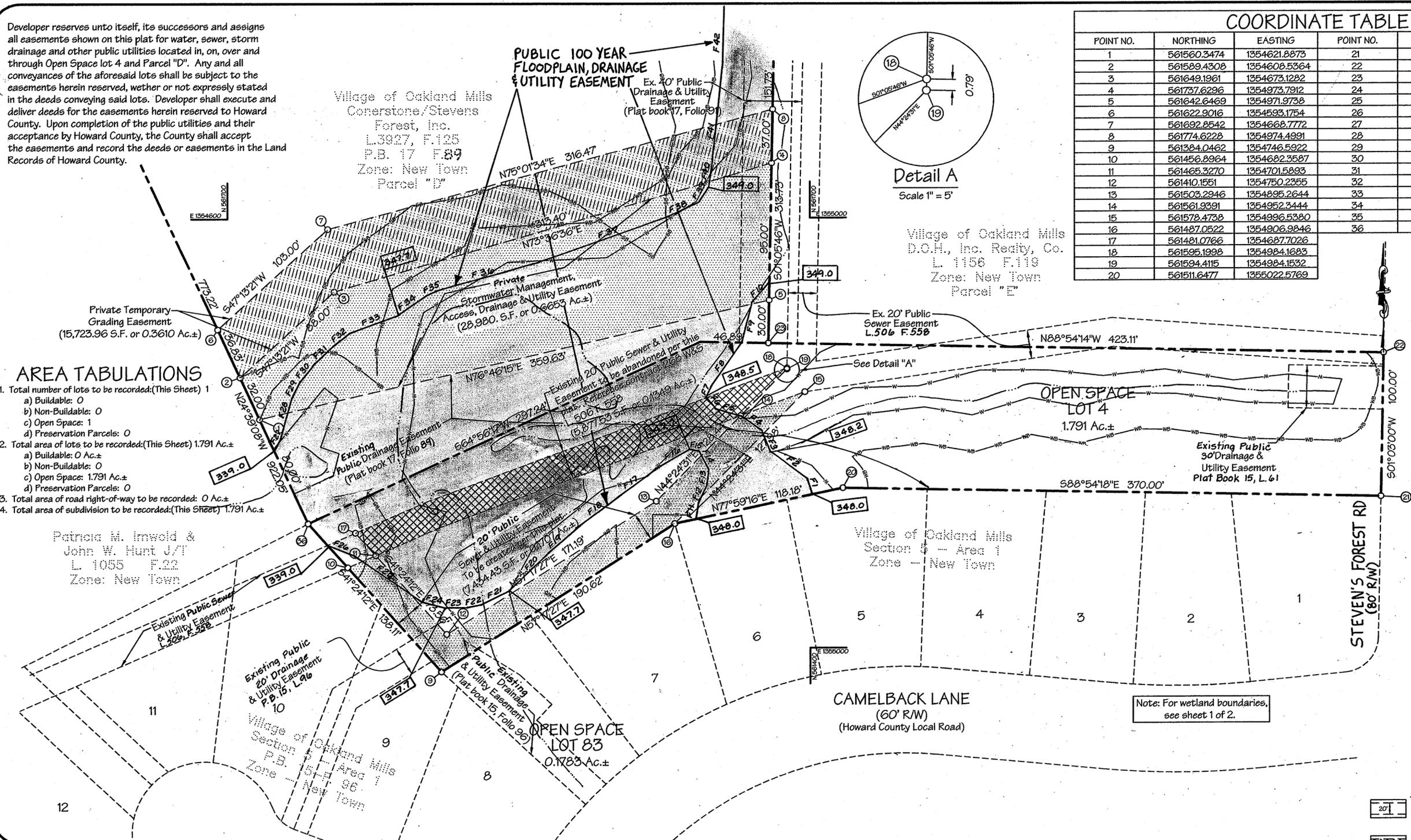
COORDINATE TABLE					
POINT NO.	NORTHING	EASTING	POINT NO.	NORTHING	EASTING
1	561560.3474	1354621.8873	21	561504.5764	1355392.5093
2	561589.4308	1354608.5364	22	561604.5581	1355394.4224
3	561649.1961	1354673.1282	23	561612.6526	1354971.3906
4	561737.6296	1354973.7912	24	561926.3233	1354977.3767
5	561642.6469	1354971.9738	25	562130.3410	1355096.7992
6	561622.9016	1354593.1754	26	562124.4720	1355404.3332
7	561692.8542	1354668.7772	27	562206.4371	1355405.8975
8	561774.6228	1354974.4991	28	562331.2742	1355401.0660
9	561384.0462	1354746.5922	29	562414.3720	1355308.4509
10	561456.8964	1354682.5587	30	562374.7060	1355107.3250
11	561466.3270	1354701.5893	31	562364.2946	1355029.8803
12	561410.1551	1354750.2355	32	562324.4281	1354481.3271
13	561503.2946	1354895.2644	33	562340.6721	1354284.5182
14	561561.9391	1354952.3444	34	562341.2761	1354282.0202
15	561578.4738	1354996.5380	35	562325.6322	1354270.6151
16	561487.0522	1354906.9846	36	561578.4738	1354655.2525
17	561481.0766	1354687.7026			
18	561595.1998	1354984.1683			
19	561594.4115	1354924.1532			
20	561511.6477	1355022.5769			

FLOODPLAIN LINE TABLE		
NO.	BEARING	DIST.
F1	N 17° 42' 24" W	12.04
F2	N 53° 20' 36" W	50.63
F3	N 23° 56' 12" W	16.76
F4	N 55° 13' 14" W	17.02
F5	N 73° 11' 11" W	18.47
F6	N 33° 58' 19" W	4.74
F7	N 24° 00' 54" E	9.06
F8	N 34° 36' 21" E	36.06
F9	N 14° 47' 50" E	29.38
F10	N 41° 10' 59" E	18.14
F11	N 10° 24' 08" E	12.44
F12	N 25° 17' 06" E	12.97
F13	N 06° 49' 48" E	11.30
F14	N 28° 27' 11" W	13.32
F15	N 78° 48' 23" W	7.63
F16	S 59° 55' 02" W	22.22
F17	S 53° 47' 48" W	33.01
F18	S 52° 46' 39" W	40.07
F19	S 48° 59' 27" W	25.81
F20	S 45° 02' 54" W	37.18
F21	S 36° 05' 14" W	22.06
F22	S 79° 25' 03" W	9.02
F23	S 88° 45' 55" W	14.83
F24	N 77° 06' 36" W	16.43
F25	N 55° 08' 45" W	56.64
F26	N 67° 36' 28" W	22.28
F27	N 28° 15' 25" E	10.55
F28	N 18° 21' 06" E	28.64
F29	N 25° 23' 50" E	13.18
F30	N 38° 38' 26" E	16.05
F31	N 45° 33' 16" E	17.78
F32	N 51° 27' 18" E	14.80
F33	N 69° 49' 28" E	35.38
F34	N 55° 00' 31" E	23.75
F35	N 66° 07' 29" E	8.64
F36	N 74° 09' 25" E	70.93
F37	N 70° 52' 12" E	42.33
F38	N 64° 24' 51" E	25.72
F39	N 34° 50' 50" E	12.63
F40	N 07° 48' 17" E	16.08
F41	N 05° 46' 59" E	71.72
F42	N 01° 36' 21" E	138.31
F43	N 25° 24' 27" E	68.92
F44	N 33° 05' 12" E	88.16
F45	N 28° 48' 05" E	90.22
F46	N 24° 41' 19" E	95.26
F47	N 18° 29' 38" E	41.12
F48	N 12° 02' 34" E	46.92
F49	N 28° 39' 48" E	105.47
F50	N 22° 39' 56" E	48.88
F51	N 15° 58' 12" E	20.77
F52	N 08° 29' 43" E	107.36

**AREA TABULATIONS**

- Total number of lots to be recorded: (This Sheet) 1
  - Buildable: 0
  - Non-Buildable: 0
  - Open Space: 1
  - Preservation Parcels: 0
- Total area of lots to be recorded: (This Sheet) 1.791 Ac.±
  - Buildable: 0 Ac.±
  - Non-Buildable: 0
  - Open Space: 1.791 Ac.±
  - Preservation Parcels: 0
- Total area of road right-of-way to be recorded: 0 Ac.±
- Total area of subdivision to be recorded: (This Sheet) 1.791 Ac.±

Patricia M. Inwold &  
John W. Hunt J/T  
L 1055 F 22  
Zone: New Town



Note: For wetland boundaries, see sheet 1 of 2.

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

*D. Wayne Weller* 11/12/02  
D. Wayne Weller Date

*Charles D. Rhodham* 11/12/02  
Charles D. Rhodham Date

*Marsha Grason* 10/29/02  
Marsha Grason Date

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

*Penny Borenstein M.D.* 12/26/02  
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

*John A. Rutter* 12/24/02  
Chief, Development Engineering Division Date

*John A. Rutter* 12/31/02  
Director Date

**Purpose Statement:** The purpose of this plat is 1) to abandon a portion of an existing 20' public sewer & utility easement, 2) to create a new 20' public, sewer & utility easement for the relocation of an existing 8" public sewer (Contract No. 268-W&S) and 3) to create a permanent "SWM access, drainage and utility easement" and a temporary private grading easement on a portion of Parcel D.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the final plat shown hereon is correct; that Open Space Lot 4 is a part of the lands conveyed by Howard County Research and Development to Columbia Association by deed dated November 8, 1973 and recorded among the Land Records of Howard County, Maryland in Liber 663 Folio 307 and Parcel "D" is a part of the lands conveyed by Copperstone Limited Partnership to Cornerstone/Stevens Forest Inc. by deed dated February 25, 1997 and recorded among the Land Records of Howard County, Maryland in Liber 3927, Folio 125, and that all monuments are in place or will be in place prior to acceptance of the streets in this subdivision by Howard County, in accordance with the Annotated Code of Maryland as amended.

*D. Wayne Weller* 11/12/02  
D. Wayne Weller, Professional Land Surveyor #10685 MD. Reg. Date



**OWNER / DEVELOPER**  
The Columbia Association  
10221 Wincopin Circle, Suite 100  
Columbia, MD. 21044  
410-381-0591  
(Owners-O.S. Lot 4 & O.S. Lot 83)

**OWNER**  
Cornerstone/Stevens Forest, Inc.  
10227 Wincopin Circle  
Columbia, MD. 21044  
410-772-2532  
(Owners-YOM 2/3, Parcel D)

**OWNERS CERTIFICATE**

The Columbia Association, owner of the property shown and Cornerstone/Stevens Forest, Inc. described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this final plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant into 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 area 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 right and option to roads and floodplains, storm drainage facilities and open space where applicable; (3) the right to require dedication of waterways and drainage easements no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way. Witness my hand this 12th day of November, 2002.

*Charles D. Rhodham* 11/12/02  
Charles D. Rhodham Date

*Marsha Grason* 10/29/02  
Marsha Grason Date

RECORDED AS PLAT NUMBER 15747  
ON 1-7-03 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD.

Revision Plat

**Columbia**  
Village of Oakland Mills - Steven's Forest

Section 2 - Area 3 Open Space Lot 4  
& Parcel "D"

6th Election District Howard County, Maryland  
Tax Map 36  
Date: September 2002  
Scale: 1" = 50'  
County file # SDP-02-131, F.70-29, D-1127 Page 2 of 2

LDE, Inc.  
9250 Rumsay Road, Suite 106  
Columbia, Maryland 21045  
Phone (410) 715-1070