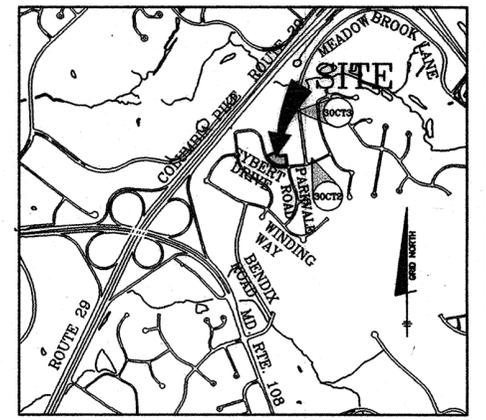


**NOTES:**

1. DENOTES 4" X 4" X 30" CONCRETE MONUMENT TO BE SET.  
 DENOTES 3/8" X 30" PIPE OR STEEL MARKER TO BE SET.  
 DENOTES STONE FOUND.  
 DENOTES IRON PIPE FOUND.
2. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. 30CT2 AND 30CT3.
3. BRL INDICATES BUILDING RESTRICTION LINE.
4. SUBJECT PROPERTY ZONED R-20 PER 2-2-04 COMPREHENSIVE ZONING PLAN.
5. ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
6. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE, 2003 BY BENCHMARK ENGINEERING, INC.
7. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - a) WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE).
  - b) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR.
  - c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
  - d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
  - e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
  - f) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
  - g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
8. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
9. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
10. LANDSCAPING FOR LOTS 1 AND 2 TO BE DEFERRED TO SDP SUBMISSION.
11. THE SUBDIVISION IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS IN ACCORDANCE WITH SECTION 18.120(2)(1)(B) OF THE HOWARD COUNTY CODE FOR A MINOR SUBDIVISION THAT CREATES ONE ADDITIONAL LOT WITH NO FURTHER SUBDIVISION POTENTIAL.
12. THERE ARE NO STREAMS, STREAM BUFFERS OR FLOODPLAINS LOCATED WITHIN THE SUBJECT PROPERTY.
13. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
14. OPEN SPACE REQUIREMENTS FOR THIS SITE ARE BEING MET BY PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$1,500.00 FOR LOT 1.
15. STORM WATER MANAGEMENT W/O AND Rev TO BE PROVIDED BY RAIN GARDENS AND/OR SWM CRENITS ON EACH LOT. STORM WATER MANAGEMENT C/PV IS NOT REQUIRED.
16. 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 AND FOREST CONSERVATION EASEMENT AREAS.
17. THE RIGHTS FOR THE 18' PRIVATE INGRESS & EGRESS R/W, LB F466 WAS PURCHASED BY SECURITY DEVELOPMENT, LLC AND RECORDED IN HOWARD COUNTY IN L7119 F285 ON FEBRUARY 20, 2003. THE 18' PRIVATE INGRESS & EGRESS R/W WAS ABANDONED BY DEED LIBER 8647/FOLIO 361 ON SEPTEMBER 21, 2004.
18. THIS PLAN IS SUBJECT TO THE 5th EDITION SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS AMENDED UNDER COUNCIL BILL NO.45-2003 AND THE COUNCIL BILL 75-2003 FOR ZONING REGULATIONS. THE DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.



VICINITY MAP  
SCALE: 1" = 2000'

**BENCH MARKS: NAD'83 HORIZONTAL**

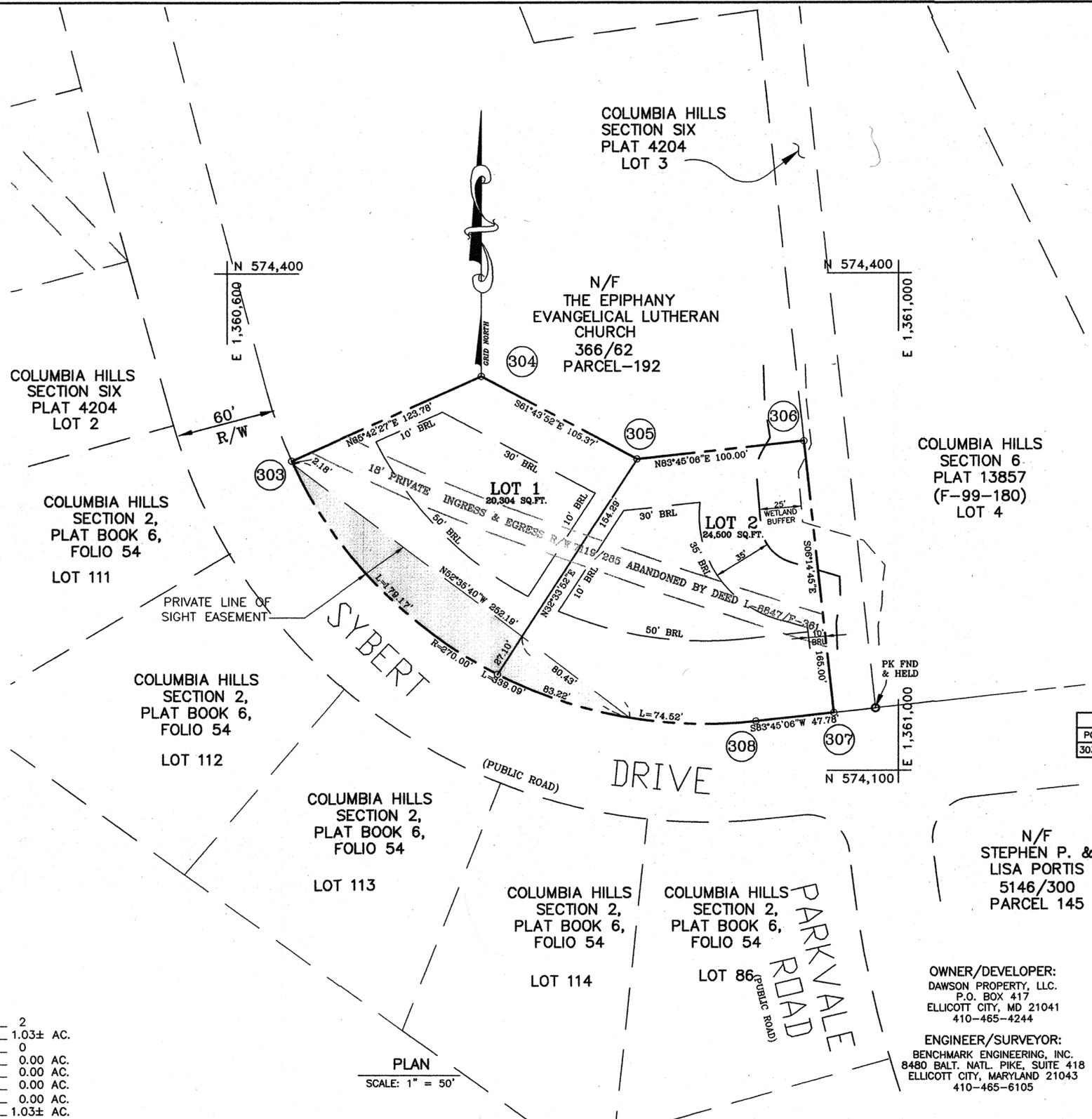
HO. CO. #30CT2	3/8" REBAR WITH RED PLASTIC CAP
N 574179.232'	E 1361312.723'
ELEV. = 388.74	
HO. CO. #30CT3	3/8" REBAR WITH RED PLASTIC CAP
N 574812.755'	E 1361173.247'
ELEV. = 386.42	

**COORDINATE CHART (NAD '83)**

BOUNDARY COORDINATES		BOUNDARY COORDINATES			
No.	NORTH	EAST	No.	NORTH	EAST
303	574287.1775	1360638.4168	306	574299.0784	1360943.4430
304	574338.0987	1360751.2340	307	574135.0558	1360961.3940
305	574288.1945	1360844.0370	308	574129.8555	1360913.8979

**CURVE TABLE**

POINTS	RADIUS	LENGTH	TANGENT	CHORD	BEARING
303-308	270.00	339.09'	196.01	317.24'	N 60°16'12" W



**TOTAL TABULATION THIS PLAT**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.03± AC.
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.00 AC.
TOTAL AREA OF RECREATIONAL OPEN SPACE TO BE RECORDED	0.00 AC.
TOTAL AREA OF 100YR FLOODPLAIN TO BE RECORDED	0.00 AC.
TOTAL AREA OF RIGHT OF WAY TO BE RECORDED	0.00 AC.
TOTAL GROSS AREA OF THIS PLAT TO BE RECORDED	1.03± AC.

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.

*David M. Harris* 10/07/04  
 DAVID M. HARRIS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 10978  
 FOR BENCHMARK ENGINEERING, INC.  
 MARYLAND NO. 351

*Robert L. Dorsey, Jr.* 12-16-04  
 ROBERT L. DORSEY, JR.  
 DATE

N/F  
 STEPHEN P. &  
 LISA PORTIS  
 5146/300  
 PARCEL 145

OWNER/DEVELOPER:  
 DAWSON PROPERTY, LLC.  
 P.O. BOX 417  
 ELLICOTT CITY, MD 21041  
 410-465-4244

ENGINEER/SURVEYOR:  
 BENCHMARK ENGINEERING, INC.  
 8480 BALT. NATL. PIKE, SUITE 418  
 ELLICOTT CITY, MARYLAND 21043  
 410-465-6105

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

*Robert J. Weber* 2/2/05  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*David M. Harris* 2/9/05  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Mark A. Coyle* 2/10/05  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS PART OF THE LAND CONVEYED BY COLUMBIA HILLS CORPORATION, A DEFUNCT MARYLAND CORPORATION BY AND THROUGH RICHARD W. KANODE AND ROBERT C. KANODE, SURVIVING DIRECTORS AND TRUSTEES TO DAWSON PROPERTY, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED 9/21/04 IN LIBER 8647 FOLIO 338, AND THAT ALL MONUMENTS ARE IN PLACE 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 NOW AMENDED.

*David M. Harris*  
 DAVID M. HARRIS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 10978  
 FOR BENCHMARK ENGINEERING, INC.  
 MARYLAND NO. 351

**OWNER'S DEDICATION**

DAWSON PROPERTY, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. 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-WAY AND THE SPECIFIC EASEMENT AREAS 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 GRANTS THE OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, 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 AND (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 16th DAY OF December 2004.

*Robert L. Dorsey, Jr.* 12-16-04  
 ROBERT L. DORSEY, JR. DATE

*Donald Mason* 12/16/04  
 WITNESS DATE

RECORDED AS PLAT NO. 17276  
 ON 2/2/05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**COLUMBIA HILLS**  
 SECTION 8  
 LOTS 1 AND 2

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

ZONING: R-20  
 TAX MAP: 30 GRID: 5  
 PART OF PARCEL 16

SCALE: 1" = 50'  
 DATE: OCTOBER, 2004  
 SHEET: 1 of 1