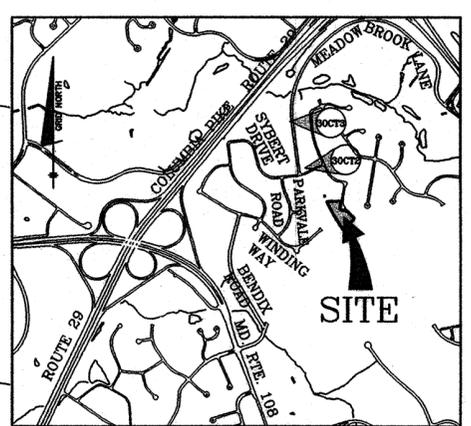
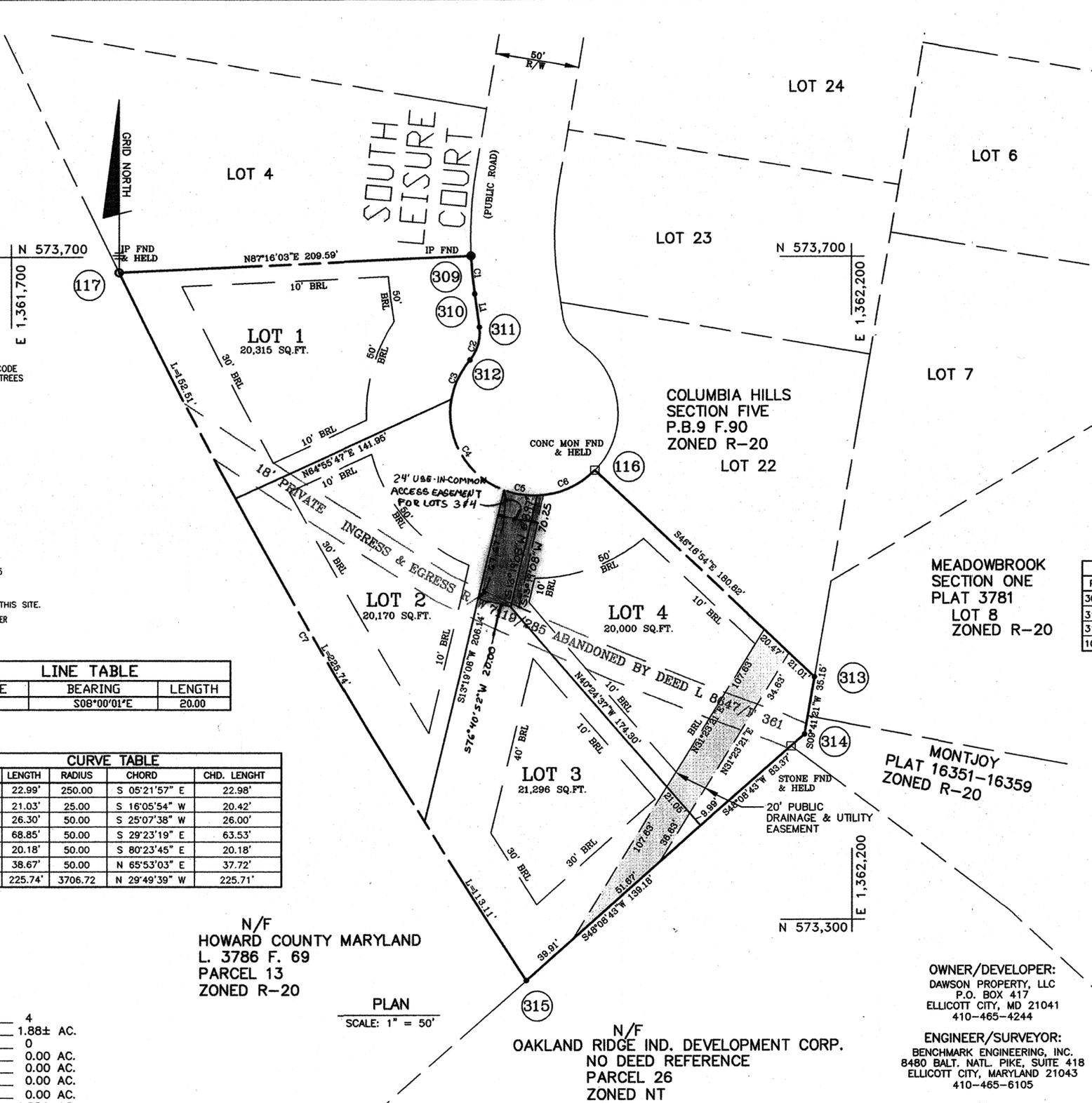


NOTES:

1. DENOTES 4" X 4" X 36" CONCRETE MONUMENT TO BE SET.
 ○ DENOTES 3/8" X 36" 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. 30C22 AND 30C23.
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 FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME.
10. LANDSCAPING OF LOTS 1 THRU 4 IS PROVIDED IN ACCORDANCE WITH AN APPROVED LANDSCAPE PLAN IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A SURETY AMOUNT OF \$5,400 FOR THE 18 SHADE TREES WILL BE POSTED WITH THE GRADING PERMIT UPON SDP APPROVAL FOR LOTS 1 - 4.
11. THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$21,780.00.
12. THERE ARE NO WETLANDS, WETLAND BUFFERS, STREAMS, STREAM BUFFERS OR FLOODPLAINS ON THIS SITE.
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. FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
15. STORM WATER MANAGEMENT WOV AND REV TO BE PROVIDED BY RAIN GARDENS AND/OR CREDITS ON EACH LOT. STORM WATER MANAGEMENT CPV IS NOT REQUIRED.
16. A FEE-IN-LIEU OF OPEN SPACE WAS PAID IN THE AMOUNT OF \$4500.00.
17. THE RIGHTS FOR THE 18' PRIVATE INGRESS & EGRESS R/W, L8 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. THEIR ARE NO EXISTING STRUCTURES, HISTORIC STRUCTURES, OR CEMETERIES ON THIS SITE.
19. 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, WAMER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
20. THE REAR BUILDING RESTRICTION LINE FOR LOT 4 WILL COINCIDE WITH THE BOUNDARY OF THE 20' PUBLIC DRAINAGE AND UTILITY EASEMENT, THEREFOR, THE DISTANCE FROM THE REAR BUILDING LINE TO THE REAR PROPERTY LINE OF LOT 4 WILL VARY IN DISTANCE, NOT TO BE LESS THAN 30 FEET PER THE ZONING REGULATIONS. SECTION 16.1200(A)(4) OF THE SUBDIVISION REGULATIONS PROHIBITS THE PLACEMENT OF R/W-R/W WITHIN THE BUILDING ENVELOPE.
21. ALL DRIVEWAYS WILL BE PRIVATE AND ALL MAINTENANCE AGREEMENTS FOR THE SHARED ACCESS EASEMENTS SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.



VICINITY MAP
SCALE: 1" = 2000'

BENCH MARKS NAD'83 HORIZONTAL

HO. CO. #30C22 3/8" REBAR WITH RED PLASTIC CAP N 574179.232' E 1361312.723' ELEV. = 388.74	HO. CO. #30C23 3/8" REBAR WITH RED PLASTIC CAP N 574812.755' E 1361173.247' ELEV. = 386.42
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CURVE TABLE

POINTS	RADIUS	LENGTH	TAN.	CHORD	BEARING
309-310	250.00	22.99'	11.50	22.98'	S 05°21'57" E
311-312	25.00	21.03'	11.18	20.42'	S 16°05'54" W
312-116	50.00	154.00'	1623.06	99.95'	S 48°02'19" E
105-300	3706.72	491.36'	246.04	491.01'	N 29°31'23" W

COORDINATE CHART (NAD '83)

BOUNDARY COORDINATES		BOUNDARY COORDINATES			
No.	NORTH	EAST	No.	NORTH	EAST
116	57351.5084	1362047.0160	312	573638.3252	1361972.7265
117	573690.6350	1361764.1026	313	573446.5265	1362177.7375
309	57371.6263	1361973.4506	314	573411.8779	1362171.8216
310	573677.7454	1361975.6039	315	573263.3829	1362008.0575
311	573657.9400	1361978.3874			

LINE TABLE

LINE	BEARING	LENGTH
L1	S08°00'01"E	20.00

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHD. LENGHT
C1	22.99'	250.00	S 05°21'57" E	22.98'
C2	21.03'	25.00	S 16°05'54" W	20.42'
C3	26.30'	50.00	S 25°07'38" W	26.00'
C4	68.85'	50.00	S 29°23'19" E	63.53'
C5	20.18'	50.00	S 80°23'45" E	20.18'
C6	38.67'	50.00	N 65°53'03" E	37.72'
C7	225.74'	3706.72	N 29°49'39" W	225.71'

MINIMUM LOT SIZE CHART

LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
3	21,296 S.F.	1,206 S.F.	20,090 S.F.

TOTAL TABULATION THIS PLAT

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.88± 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	1.88± AC.

N/F
HOWARD COUNTY MARYLAND
L. 3786 F. 69
PARCEL 13
ZONED R-20

N/F
OAKLAND RIDGE IND. DEVELOPMENT CORP.
NO DEED REFERENCE
PARCEL 26
ZONED NT

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

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

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.

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

Robert L. Dorsey, Jr. 2/2/05
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark H. Leight 2/4/05
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, FLOODPLAIN 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 ERECTED 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 Maen 12/16/04
WITNESS DATE

RECORDED AS PLAT NO. 17277
ON 3/2/05 AMONG THE LAND
RECORDS OF HOWARD COUNTY, MARYLAND.

COLUMBIA HILLS

SECTION 9
LOTS 1 THRU 4

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

ZONING: R-20
TAX MAP: 30 GRID: 5
PARCEL: 39

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