

**BOUNDARY COORDINATES**

NO.	NORTHING	EASTING
1	571450.2921	1361623.5766
2	570962.4106	1361937.8474
3	570931.1539	1361889.5730
4	570835.9959	1361767.2466
5	570799.1334	1361733.6288
6	570780.3569	1361699.2066
7	570821.7220	1361635.2006
8	570951.5180	1361546.3264
9	571103.9673	1361383.2905
10	571169.6103	1361335.4749
11	571278.0410	1361292.0220

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	11.00'	4.63'	2.35'	4.60'	S46°38'22"E	24°06'44"
C2	35.00'	14.73'	7.48'	14.62'	S46°38'22"E	24°06'44"
C3	89.00'	40.08'	20.39'	39.74'	N45°47'38"W	25°48'11"
C4	65.00'	29.27'	14.89'	29.03'	N45°47'38"W	25°48'11"
C5	30.00'	7.35'	3.69'	7.33'	S39°54'26"E	14°01'47"
C6	54.00'	13.22'	6.64'	13.19'	S39°54'26"E	14°01'47"
C7	18.00'	2.87'	1.44'	2.87'	S53°24'33"E	9°09'03"
C8	42.00'	6.71'	3.36'	6.70'	S53°24'33"E	9°09'03"
C9	36.00'	39.23'	21.82'	37.32'	S89°12'13"E	62°26'18"
C10	60.00'	55.98'	30.22'	53.97'	S84°42'53"E	53°27'37"

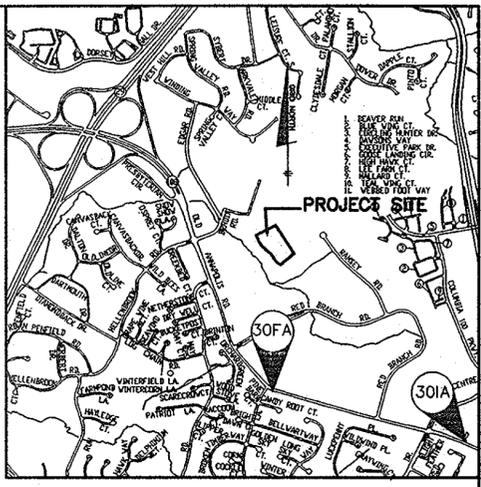
**ENGINEER**  
**BENCHMARK**  
 ENGINEERING, INC.  
 8480 BALT. NAT. PIKE  
 SUITE 418  
 ELLICOTT CITY, MD 21043  
 410-465-6105

**OWNER/DEVELOPER**  
 WOODLANDS LLC  
 700 KENILWORTH DRIVE  
 TOWSON, MD 21204  
 410.995.0015

**BENCH MARKS--(NAD'83)**

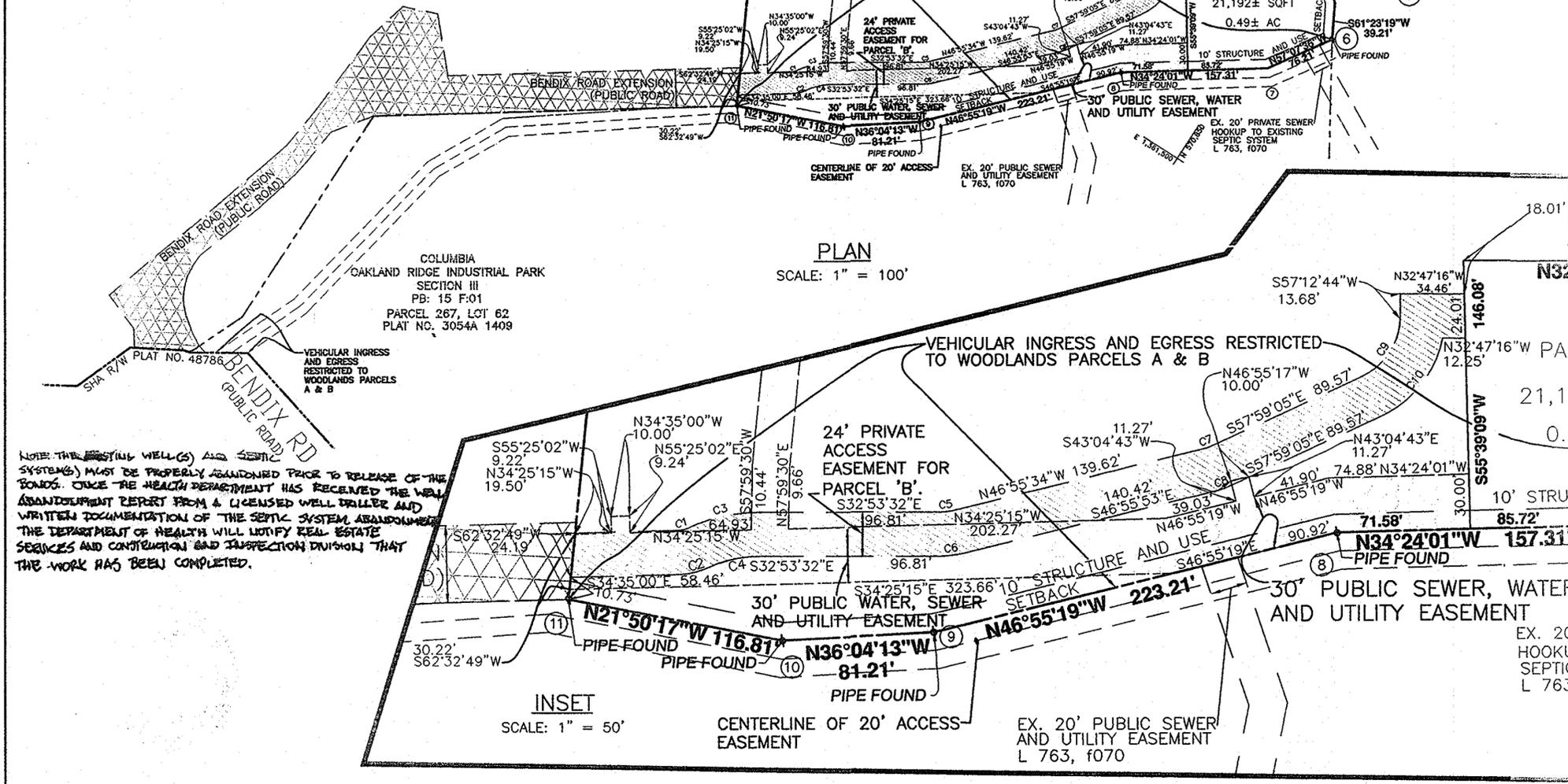
30FA EL. 441.62'  
 STANDARD CONCRETE MONUMENT ON NORTH SIDE OF MD 108, 54.6' EAST OF 6' EVERGREEN, 42.6' WEST OF END OF CURB NOSEDOWN, AND 60.8' NORTH OF 4'X4' ORANGE POST R/W MARKER. NORTHING 568621.34 EASTING 1361563.98

30IA EL. 499.82'  
 STANDARD CONCRETE MONUMENT ON NORTH SIDE OF MD 108, 37.3' SOUTH EAST OF G&E POLE #501371, 97.1' SOUTH WEST OF SD INLET ALONG WEST SIDE OF HIGH SCHOOL EXIT, 49' WEST OF END OF SIDEWALK. NORTHING 567750.96 EASTING 1364842.60



**TOTAL TABULATION THIS SUBDIVISION**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	2
BUILDABLE:	N/A
NON-BUILDABLE:	0
OPEN SPACE:	0
PRESERVATION PARCELS:	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	5.00± AC.
BUILDABLE:	N/A
NON-BUILDABLE:	0
OPEN SPACE:	0
PRESERVATION PARCELS:	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	5.00± AC.



**THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO RECORD EASEMENTS AND SUBDIVIDE PARCEL 346 INTO PARCELS 'A' AND 'B'.**

- NOTES:**
- ① DENOTES 4" X 4" CONCRETE MONUMENT TO BE SET.
  - ② DENOTES 3/8" PIPE OR STEEL MARKER TO BE SET.
  - ③ DENOTES STONE OF CONCRETE MONUMENT FOUND.
  - ④ DENOTES IRON PIPE FOUND.
  - PREVIOUS APPLICABLE HO. CO. DPZ FILE REFERENCES FOR THIS PROJECT: WP-06-049 AND SDP-06-065.
  - COORDINATES SHOWN HEREON ARE BASED ON THE NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO 30FA AND 30IA.
  - THIS PLAT IS BASED ON BOUNDARY INFORMATION TAKEN FROM A BOUNDARY SURVEY CONDUCTED BY BENCHMARK ENGINEERING, INC. ON OR ABOUT AUGUST 2005.
  - SUBJECT PROPERTY IS ZONED "POR" PER THE 7/28/06 COMPREHENSIVE ZONING PLAN AND LIES WITHIN THE METROPOLITAN WATER & SEWER DISTRICT. WATER SERVICE SHALL BE PUBLIC UNDER CONTR. NO. 24-4368-D CONNECTING TO CONTR. NO. 5-157. SEWER SERVICE SHALL BE PUBLIC UNDER CONTR. NO. 24-4368-D CONNECTING TO CONTR. S-157.
  - TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
  - THERE ARE NO EXISTING WETLANDS, WETLANDS BUFFERS, STREAMS, STREAM BUFFERS, 100-YR. FLOODPLAIN AND STEEP SLOPES LOCATED ON-SITE.
  - ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
  - UNLESS OTHERWISE NOTED AS "PRIVATE", ALL EASEMENTS ARE "PUBLIC".
  - STORM WATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT BASED ON GUIDELINES ESTABLISHED BY THE 2004 MARYLAND STORM WATER DESIGN MANUAL, VOLUMES I & II. THIS WILL BE PROVIDED AT THE TIME OF SITE DEVELOPMENT PLAN SUBMISSION.
  - LANDSCAPING SHALL BE PROVIDED FOR THIS PROJECT BASED ON REQUIREMENTS ESTABLISHED BY THE HOWARD COUNTY LANDSCAPE MANUAL. THIS WILL BE PROVIDED AT THE TIME OF SITE DEVELOPMENT PLAN SUBMISSION.
  - THIS PLAN CONFORMS TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS PER COUNCIL BILL NO. 46-2003. DEVELOPMENT OR CONSTRUCTION ON THIS PARCEL MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING PERMIT.
  - THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY LEE CUNNINGHAM, DATED SEPTEMBER 2005 AND SUBMITTED UNDER SDP-06-065.
  - WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
  - PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
  - RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
  - THE FOREST CONSERVATION REQUIREMENT FOR THIS PROPERTY ARE BEING MET BY A FEE-IN-LIEU UNDER THIS PLAN IN THE AMOUNT OF \$16,335.00 FOR 0.75 AC. OF FORESTATION.
  - THERE ARE EXISTING STRUCTURES LOCATED ON PARCEL 'A' AND 'B' TO REMAIN. NO NEW BUILDING, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
  - ALL WELL AND SEPTIC SYSTEMS SHALL BE ABANDONED UPON INSTALLATION OF THE PUBLIC ON-SITE WATER AND SEWER SHOWN ON CONTRACT NO. 24-4368-D. A LICENSED WELL DRILLER SHALL ABANDON THE WELL(S) AND SUBMIT PROPER DOCUMENTATION TO HOWARD COUNTY HEALTH DEPARTMENT. THE CONTRACTOR SHALL HAVE THE SEPTIC(S) PUMPED OUT, TANKS AND/OR DRYWELLS CRUSHED AND FILLED WITH SUITABLE MATERIAL.
  - A WAIVER PETITION (WP-06-049) WAS APPROVED ON AUGUST 14, 2006 TO WAIVE THE REQUIREMENTS OF HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SECTION 18.120(c)(1) REQUIRING 60' OF FRONTAGE ON A PUBLIC ROAD. THE FOLLOWING CONDITIONS MUST BE MET:  
 1. IF THE LAND THE EASEMENT IS PROVIDED ON, CURRENTLY OWNED BY HOWARD COUNTY GOVERNMENT DEPARTMENT OF PUBLIC WORKS, IS EVER SOLD A PLAT OF REVISION MUST BE RECORDED AFFORDING THE ABOVE REFERENCED PROPERTY WITH A PERMANENT ACCESS EASEMENT TO THE PUBLIC RIGHT-OF-WAY.  
 2. THE OWNER MUST ABANDON ALL RIGHTS TO THE 20' ACCESS EASEMENT THROUGH THE COLUMBIA ASSOCIATION PROPERTY. F-06-100 MUST REFLECT THE ABANDONMENT OF THIS ACCESS. THE DOCUMENT THROUGH WHICH THIS ACCESS WAS GRANTED MUST BE REVISED TO EXCLUDE PARCELS A & B FROM THIS ACCESS.  
 PER LETTER DATED OCTOBER, 2006 THE DEPARTMENT OF PLANNING AND ZONING AUTHORIZED PARCELS A AND B TO MAINTAIN THEIR EASEMENTS ALONG TAX MAP 30 PARCEL 287 LOT 62 BUT THAT INGRESS/EGRESS FOR THESE TWO PROPERTIES IS PROHIBITED UNTIL SUCH TIME THAT THE ROAD CONFORMS TO ALL COUNTY STANDARDS FOR A ROAD TO COMMERCIAL PROPERTY.
  - STORMWATER MANAGEMENT FACILITIES WILL BE REQUIRED ON THE PARCELS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY AND A MAINTENANCE AGREEMENT.
  - TRASH COLLECTION TO BE PRIVATE.
  - ACCESS TO THIS PROPERTY IS PROVIDED ACROSS TAX MAP 30, PARCEL 267, LOT 61-E, AS PART OF THE BENDIX ROAD EXTENSION AS SHOWN ON SDP-06-065.

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

*B. Nelson for Peter Beilenson, pld* 4/6/2007  
 HOWARD COUNTY HEALTH OFFICER

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT HEREIN IS CORRECT; THAT IT IS ALL OF THE LANDS CONVEYED BY CHARLES S. POGOZELSKI AND OLGA V. POGOZELSKI TO WOODLANDS LLC, A MARYLAND LIMITED LIABILITY COMPANY DATED JANUARY 28, 2000 RECORDED AT LIBER 5009, FOLIO 0387; RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND 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.

**OWNER'S DEDICATION**

WOODLANDS A MARYLAND LIMITED LIABILITY CORPORATION BY AUTHORIZED AGENT RONALD BRASHER, SECRETARY, 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; AND 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 GRANT 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; AND (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 18th DAY OF JANUARY 2007.

RECORDED AS PLAT 18982  
 ON April 12, 2007 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Mark L. Taylor* 2/27/07  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Mark L. Taylor* 4/6/07  
 DIRECTOR

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.

*Stephan Jalon* 4/13/07  
 STEPHAN JALON  
 REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 10726  
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO. 351

*Ronald Brasher* 18 JAN 07  
 SIGNATURE OF OWNER DATE: RONALD BRASHER, WOODLANDS LLC

*Ronald Brasher* 18 JAN 07  
 SECRETARY DATE:

**WOODLANDS PROPERTY**  
 PARCELS 'A' & 'B'

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP NO. 30 GRID NO. 11 SCALE: 1"=100'  
 PARCEL: 346 DATE: SEPTEMBER, 2005  
 ZONED: POR SHEET: 1 OF 1