

GENERAL NOTES

1. 4"x4"x36" CONCRETE MONUMENTS SHOWN THUS: □
2. IRON PINS SHOWN THUS: ∅
3. THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PERFORMED BY GUTSCHICK, LITTLE & WEBER, P.A., IN NOVEMBER, 1998.
4. PROPERTY IS ZONED "M-1" PER THE 02-02-04 COMPREHENSIVE ZONING PLAN.
5. SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: P-86-22, S-84-44, S-85-28, WP-88-47, VP-84-150, VP-85-34, VP-85-35, VP-86-61, VP-86-73, VP-86-119, F-86-127, F-86-182, F-87-83, F-87-125, F-89-81 & SDP 99-54.
6. THE "ESTABLISHMENT OF MINIMUM BUILDING RESTRICTION LINES" IN THE OWNER'S DEDICATION, REFERS TO THE PURPOSES OF MEETING ZONING REQUIREMENTS, NOT FOR THE PURPOSE OF CREATING A RESTRICTION OF TITLE OR COVENANT.
7. COORDINATES BASED ON NAD '27 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 2243002 AND No. 2243003.
8. AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
9. THIS SUBDIVISION IS SUBJECT TO SECTION 18.1228 OF THE HOWARD COUNTY CODE. PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE OCTOBER 13, 1987, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-1629-D WAS FILED AND ACCEPTED. PUBLIC WATER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE 12/1/2006 ON WHICH DATE DEVELOPER'S AGREEMENT No. 44-4382-D WAS FILED AND ACCEPTED.
10. THIS SUBDIVISION PASSED THE APFO ROADS TEST ON MARCH 19, 1999.
11. THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 18.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE IT IS A PLANNED BUSINESS PARK OF AT LEAST 75 ACRES IN SIZE THAT RECEIVED PRELIMINARY PLAN APPROVAL PRIOR TO 12/31/92 IN ACCORDANCE WITH SECTION 16.1202(b)(1)(v) OF THE HOWARD COUNTY CODE.
12. THE EXISTING PRIVATE ENCROACHMENT AREA ON PARCEL "T-1" ALLOWS PARCEL "T-2" USE OF A COMMON ACCESS ISLE.
13. THE EXISTING PRIVATE "T-2" ACCESS EASEMENT ALLOWS PARCEL "T-2" INGRESS/EGRESS ACROSS PARCEL "T-1".
14. THE EXISTING PRIVATE TEMPORARY PARKING ACCESS EASEMENT AND TEMPORARY PARKING EASEMENT WILL BE AUTOMATICALLY EXTINGUISHED PRIOR TO THE INITIATION OF CONSTRUCTION ON PARCEL "T-1" IN ACCORDANCE WITH THE TERMS OF THE EASEMENTS.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 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 S. Weber 28 NOV. 2006
 DAVID S. WEBER DATE
 PROFESSIONAL LAND SURVEYOR
 MD. REG. No. 10852

ORIX COLUMBIA MARYLAND INC.
Kurt Paritz 9/27/06
 KURT PAITZ AUTHORIZED SIGNATOR
 DATE

TABULATION OF FINAL PLAT

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	1
2. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	1
3. TOTAL AREA OF BUILDABLE PARCEL TO BE RECORDED:	5.7588 Ac.
4. TOTAL NUMBER OF LOTS FOR COMMON OPEN AREA TO BE RECORDED:	0
5. TOTAL AREA OF LOT FOR COMMON OPEN AREA TO BE RECORDED:	0 Ac.
6. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 Ac.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	5.7588 Ac.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

Robert J. Weber 12/18/06
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Mark P. ... 12/8/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Mark P. ... 12/21/06
 DIRECTOR DATE

OWNER'S DEDICATION

ORIX COLUMBIA MARYLAND INC., AN ILLINOIS CORP. BY *Kurt Paritz*
 OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 9th DAY OF SEPT. 2006
 ORIX COLUMBIA MARYLAND INC.

BY: *Kurt Paritz* ATTEST: *Kurt Paritz*
 KURT PAITZ AUTHORIZED SIGNATOR

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 A RESUBDIVISION OF THE LAND CONVEYED BY ORIX COLUMBIA, INC., AN ILLINOIS CORPORATION TO ORIX COLUMBIA MARYLAND INC., AN ILLINOIS CORP.; BY A QUITCLAIM DEED DATED ON DEC. 21, 2001 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5005 AT FOLIO 128, AND BEING A REVISION TO PARCEL "T-1" AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "COLUMBIA GATEWAY, PARCEL "T-1" THRU "T-5", A RESUBDIVISION ..., SHEET 3 OF 4" AND RECORDED AMONG THE AFORESAID LAND RECORDS AS PLAT No. 13463; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND MONUMENTATION IS OR WILL BE IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

David S. Weber
 DAVID S. WEBER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION No. 10852
 28 Nov. 2006
 DATE



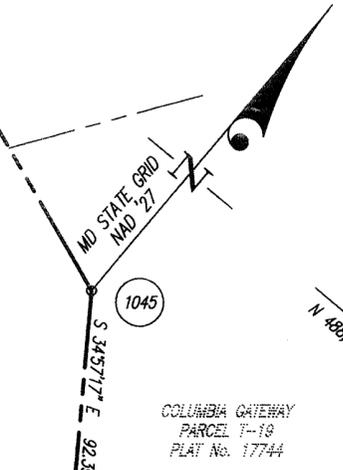
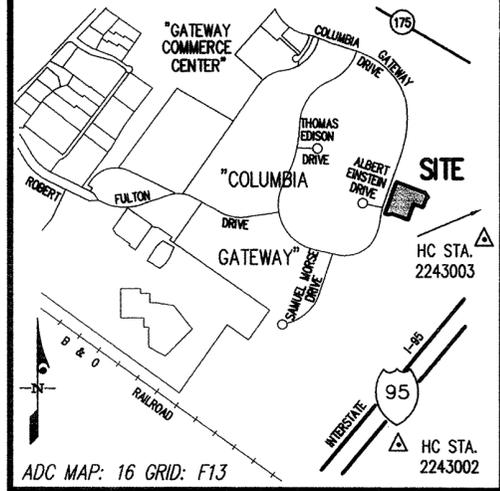
COORDINATE TABLE

PT. #	NORTH	EAST
455	488,742.280	856,083.670
1044	488,887.227	856,143.587
1045	488,713.648	856,616.529
1054	488,362.510	855,944.287
1055	488,343.668	855,995.625
1056	488,357.121	856,069.985
1057	488,261.408	856,330.768
1058	488,523.331	856,426.899
1059	488,466.481	856,581.796
1060	488,614.659	856,636.180
1061	488,637.924	856,669.462

COLUMBIA GATEWAY
 PARCEL T-12
 PLAT No. 14628

PLAT OUTLINE CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
455-1044	Rt. 1,950.00	156.89'	78.48'	156.84'	N 22°27'32" E	04°36'35"



THE PURPOSE OF THIS REVISION PLAT IS TO CREATE A PUBLIC WATER & UTILITY EASEMENT ON PARCEL "T-1".

RECORDED AS PLAT NUMBER 18716 ON 12-27-06, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

REVISION PLAT COLUMBIA GATEWAY PARCEL "T-1"

(A REVISION TO PARCEL "T-1", COLUMBIA GATEWAY, PLAT No. 13463)
 SHEET 1 OF 1 P/O P. 671, TAX MAP 43, GRID 7 & 8
 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=50' SEPTEMBER 2006

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3609 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
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 DRAWN BY: PWC CHECK BY: TBY