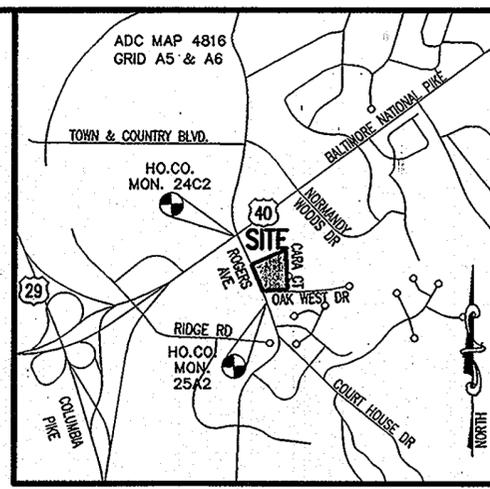


COORDINATES LIST		
POINT	NORTH	EAST
1	588181.4234	1366332.6152
2	588296.6324	1366595.4907
3	588395.0720	1366814.6555
4	588400.5778	1366879.1411
5	587766.4392	1366909.3295
6	587731.9118	1366637.7209
7	587722.1038	1366564.2666
8	587720.5014	1366529.2939
9	587872.1857	1366449.9462
10	587737.9759	1366910.6846
11	587718.7687	1366491.4774
12	587954.9146	1366406.3813
13	588152.7583	1366319.2399
14	588157.8581	1366329.7725
15	588163.7041	1366341.4663
16	587740.3178	1366885.5448
17	587731.1065	1366885.4608
18	587734.1033	1366885.3229
19	587742.9108	1366495.9401

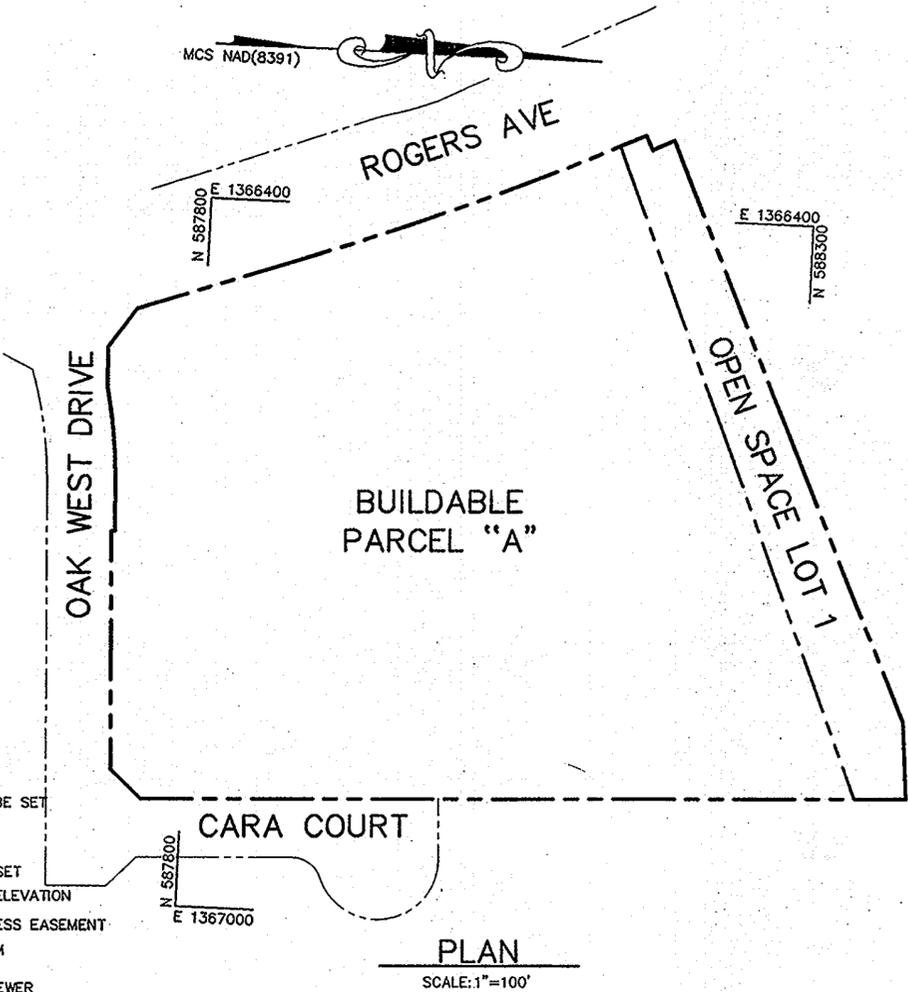
PRIVATE RETAINING WALL EASEMENT LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
RW1	S 66°31'23" W	46.68'	RW28	S 82°09'01" W	23.53'
RW2	S 48°09'53" W	15.03'	RW29	N 22°19'39" W	14.74'
RW3	S 62°25'39" W	49.98'	RW30	S 70°06'26" W	18.12'
RW4	S 67°03'55" W	59.02'	RW31	S 66°15'43" W	42.78'
RW5	S 23°28'37" E	13.63'	RW32	S 57°35'57" W	67.26'
RW6	S 66°31'23" W	24.79'	RW33	S 02°22'04" E	11.04'
RW7	N 24°28'31" W	31.58'	RW34	S 87°37'56" W	2.67'
RW8	N 62°15'26" E	27.81'	RW35	S 02°22'04" E	5.50'
RW9	N 65°49'24" E	46.13'	RW36	S 87°37'56" W	12.13'
RW10	N 70°30'51" E	42.39'	RW37	N 02°22'04" W	2.00'
RW11	N 48°52'27" E	12.05'	RW38	S 87°37'52" W	12.04'
RW12	N 66°31'23" E	57.07'	RW39	N 02°22'04" W	5.50'
RW13	S 23°28'37" E	25.00'	RW40	S 87°37'56" W	2.67'
RW14	N 02°22'02" W	22.46'	RW41	N 02°22'04" W	24.97'
RW15	N 21°06'20" E	19.22'	RW42	N 87°37'56" E	2.58'
RW16	N 35°47'31" E	8.48'	RW43	N 04°46'47" W	23.76'
RW17	N 48°03'58" E	8.58'	RW44	N 03°30'37" W	50.01'
RW18	N 52°32'39" E	5.20'	RW45	N 04°39'42" W	50.04'
RW19	N 62°24'29" E	13.09'	RW46	S 01°01'42" W	23.97'
RW20	N 77°05'46" E	9.62'	RW47	N 02°22'04" W	25.00'
RW21	N 67°59'07" E	15.38'	RW48	N 77°15'59" E	15.49'
RW22	N 76°46'34" E	17.35'	RW49	S 03°49'59" E	39.27'
RW23	N 65°59'00" E	42.76'	RW50	S 00°04'38" E	50.04'
RW24	N 62°08'17" E	32.64'	RW51	S 01°13'19" E	50.01'
RW25	S 01°01'36" E	10.66'	RW52	S 01°11'33" E	38.93'
RW26	S 22°19'39" E	16.74'	RW53	S 87°37'56" W	17.78'
RW27	S 06°18'00" E	9.16'			

PRIVATE RETAINING WALL EASEMENT CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
RWC1	11.30'	17.11'	10.67'	15.52'	N 18°53'28" E	86°43'57"
RWC2	15.00'	30.59'	24.40'	25.56'	S 59°26'40" E	116°50'07"
RWC3	13.00'	22.44'	15.19'	19.76'	S 53°17'00" E	98°54'02"
RWC4	10.00'	15.50'	9.80'	14.00'	S 43°13'11" W	88°49'29"

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
9-14	2750.00'	310.08'	155.21'	309.92'	N 22°48'54" W	6°27'38"
6-7	427.73'	74.20'	37.19'	74.11'	S 82°23'40" W	9°56'21"



PROPERTY LINE TABLE		
LINE	BEARING	LENGTH
PL1	S 63°46'52" W	24.78'
PL2	S 26°32'35" E	19.81'



- LEGEND**
- = CONC. MONUMENT TO BE SET
 - RCF = REBAR & CAP FOUND
 - IFF = IRON PIPE FOUND
 - NF = NAIL FOUND
 - ⊙ = REBAR & CAP TO BE SET
 - ⊙ = DENOTES FLOODPLAIN ELEVATION
 - ▨ = EXISTING INGRESS/EGRESS EASEMENT
 - ▨ = EXISTING PUBLIC STORM DRAINAGE EASEMENT
 - ▨ = EXISTING 20' PUBLIC SEWER & UTILITY EASEMENT
 - ▨ = PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
 - ▨ = DENOTES FOREST CONSERVATION EASEMENT
 - ▨ = DENOTES AFFORESTATION EASEMENT
 - ▨ = 20' PUBLIC WATER & UTILITY EASEMENT
 - ▨ = PRIVATE RETAINING WALL EASEMENT
 - V.I.E.R. = VEHICLE INGRESS/EGRESS RESTRICTED

I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 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.

REGENCY CREST APARTMENTS, LLC
Scott M. Zimmerly 4/6/10
 SCOTT M. ZIMMERLY DATE

Ralph T. Jones 4/6/10
 RALPH T. JONES, No. 21551 DATE

TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	2
BUILDABLE LOTS	1
NON-BUILDABLE LOTS	0
OPEN SPACE	1
TOTAL AREA OF LOTS TO BE RECORDED:	6.5073 AC.±
BUILDABLE LOTS	5.8183 AC.±
NON-BUILDABLE LOTS	0
OPEN SPACE	0.6890 AC.±
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	6.5073 AC.±

Patton Harris Rust & Associates
 Engineers. Surveyors. Planners. Landscape Architects.

PHRA

8818 Centre Park Drive
 Columbia, MD 21045
 T 410.997.8900
 F 410.997.9282

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

Richard J. Davis 4/15/2010
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

David Edwards 4/9/10
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Vert Sheehy 4-15-10
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS CONVEYED BY CENTURY HOLDING LLC, TO REGENCY CREST APARTMENTS, LLC, BY DEED DATED DECEMBER 17, 2009 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 12217 AT FOLIO 91 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 AMENDED. THIS SURVEY WAS PREPARED BY ME PERSONALLY, OR UNDER MY RESPONSIBLE CHARGE, AND THE SURVEY WORK REFLECTED IN IT ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION .12 OF CHAPTER 6 OF THE MINIMUM STANDARDS OF PRACTICE OF MARYLAND.

Ralph T. Jones 4/6/10
 RALPH T. JONES
 PROFESSIONAL LAND SURVEYOR
 MD REGISTRATION No. 21551

OWNER'S CERTIFICATE

WE, REGENCY CREST APARTMENTS, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM RESTRICTION LINES. ALL EASEMENTS OF (OR) RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS MY/OUR HANDS THIS 6TH DAY OF APRIL 2010.

REGENCY CREST APARTMENTS, LLC

Scott M. Zimmerly 4/6/10
 SCOTT M. ZIMMERLY, DATE

Heady A. van Cateway 4/6/10
 WITNESS DATE

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO ABANDON THE EXISTING PRIVATE RETAINING WALL EASEMENTS AS RECORDED ON PLAT Nos. 20883 & 20884 AND CREATE NEW PRIVATE RETAINING WALL EASEMENTS IN THEIR PLACE.

RECORDED AS PLAT No. 21067
 ON 4/19/10
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

ALTA AT REGENCY CREST BUILDABLE PARCEL "A" & OPEN SPACE LOT 1 REVISION

SDP-08-68, F-08-165

2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 GRID No. 1 TAX MAP No. 25 PARCEL: 1 ZONED: POR
 SCALE: AS SHOWN DATE: 04-05-10 SHEET: 1 OF 2

P:\PROJECT\15661\1-0\SURVEY\FINAL\002 PLAT O'S ONLY.DWG

- GENERAL NOTES**
 SCALE: 1" = 2000'
- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETIC CONTROL STATIONS Nos. 24C2 AND 25A2.
 - ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
 - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT DECEMBER, 2007 BY PATTON HARRIS RUST & ASSOCIATES, INC.
 - THE SUBJECT PROPERTY IS ZONED FOR AS PER O2-02-04 COMPREHENSIVE ZONING PLAN & THE COMP LITE ZONING AMENDMENTS DATED 07-28-06. CURRENT USE OF THE SITE IS RESIDENTIAL.
 - THERE ARE NO VISIBLE SIGNS OF CEMETERIES WITHIN THE SUBJECT PROPERTY.
 - THE STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED IN AN UNDERGROUND SYSTEM ON EACH SIDE OF THE PROPOSED BUILDING. WATER QUALITY FOR THE SITE IS ADDRESSED BY TWO BAYFILTERS, WITH PRE-TREATMENT IN BAYSAVERS, CPV STORAGE IS PROVIDED IN UNDERGROUND PIPING SYSTEMS. SITE RECHARGE IS PERFORMED IN THREE RECHARGE TRENCHES. THE STORMWATER MANAGEMENT IS TO BE PROVIDED UNDER SDP-08-68.
 - THERE ARE EXISTING STRUCTURES LOCATED ON BUILDABLE PARCEL "A" TO BE REMOVED.
 - THE SUBDIVISION IS SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN PROVIDED BY CONTRACTS 14-1613-D AND 21-S RESPECTIVELY.
 - 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, FOREST CONSERVATION EASEMENT AREAS AND PUBLIC 100 YEAR FLOODPLAIN EASEMENT AREA.
 - THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY MCCARTHY & ASSOCIATES, INC., DATED AUGUST, 2007. THE WETLANDS STUDY WAS PROVIDED UNDER SDP-08-68.
 - 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 PARCEL "A" AND OPEN SPACE LOT 1, ANY CONVEYANCES OF THE AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- SEE SHEET 2 FOR CONTINUANCE OF GENERAL NOTES

