

COORDINATES LIST		
POINT	NORTH	EAST
1	549914.9386	1360241.6656
2	549511.0111	1360283.4312
3	549493.7180	1359810.0088
4	549855.5603	1359796.7915
5	549894.0486	1360099.0069

**GENERAL NOTES(CONTINUED)**

- THE ARE NOT WETLANDS, STREAMS, FLOODPLAIN OR BUFFERS ON THE SUBJECT PARCELS.
- THE PROPERTY IS LOCATED IN THE METROPOLITAN DISTRICT.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES. LOCATED IN, ON, OVER AND THROUGH PARCELS A-3 TO A-6, ANY CONVEYANCES OF THE AFORESAID PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION. 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.

**LEGEND**

- EX. 20' PUBLIC WATER & UTILITY EASEMENT
- EX. 20' PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- EX. 20' PUBLIC SEWER & UTILITY EASEMENT
- EX. PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR PARCEL A-2 & STORM WATER MANAGEMENT FACILITY ON PARCEL A-2
- EX. 20' PUBLIC DRAINAGE & UTILITY EASEMENT
- 20' PRIVATE STORM DRAIN & UTILITY EASEMENTS

TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE PARCELS	4
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE PARCELS	4.05055 AC. ±
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0 AC.±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	4.05055 AC. ±

8818 Centre Park Drive, Suite 200  
Columbia, Maryland 21045  
(O) 410-997-8900 (F) 410-997-9282

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

*Maura Rossman* 6/29/2016  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Chad Colburn* 7-8-16  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Vertel...* 7-13-16  
DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE FINAL PLAN SHOWN HEREON IS CORRECT. THAT IT IS ALL THE LANDS CONVEYED BY CHARLETTE E. CONNELL TO CASC LIMITED PARTNERSHIP BY DEED DATED JANUARY 25, 1988 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1778, FOLIO 701, AND IT IS OF THE LANDS CONVEYED BY DOUGLAS P. CONNELL AND EVELYN J. CONNELL, HIS WIFE (ALSO KNOWN AS EVELYN ALLEN CONNELL), TO CASC LIMITED PARTNERSHIP BY DEED DATED JANUARY 25, 1988 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1778, FOLIO 707, AND THAT IS A RESUBDIVISION OF PARCEL A-1, AS SHOWN ON A PLAT ENTITLED "PLAT OF REVISION CONNELL PROPERTY PARCELS A-1 & A-2" AND RECORDED IN THE AFORESAID LAND RECORDS AS PLAT NO. 14757. 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. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE.

*D. DARRIN KIRK* 2/2/16  
D. DARRIN KIRK  
PROFESSIONAL LAND SURVEYOR  
MD REGISTRATION No. 21543  
(EXPIRES DECEMBER 21, 2017)

**OWNER'S CERTIFICATE**

WE, CASC LIMITED PARTNERSHIP, BY SIENA CORPORATION, GENERAL PARTNER, BY CRAIG B. PITTINGER VICE PRESIDENT, 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 DEPARTMENT 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 GRANT THE RIGHT AND 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 MY/OUR HANDS THIS 29<sup>th</sup> DAY OF January, 2016.

CASC LIMITED PARTNERSHIP  
BY SIENA CORPORATION, GENERAL MANAGER

*Craig B. Pittinger* 1/29/2016 DATE  
*Hyprandra L. Allen* 1-29-16 WITNESS DATE

**PURPOSE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PARCEL A-1 AND CREATE FOUR NEW PARCELS, PARCELS A-3 TO A-6 AND TO ADD TWO 20' PRIVATE STORM DRAIN & UTILITY EASEMENTS.

RECORDED AS PLAT No. 23858  
ON 01/29/16  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**CONNELL PROPERTY PARCELS A-3, A-4, A-5 & A-6**

A RESUBDIVISION OF PARCEL A-1 AS SHOWN ON A PLAT ENTITLED "PLAT OF REVISION CONNELL PROPERTY PARCELS A-1 & A-2" AND RECORDED AS PLAT NO. 14757

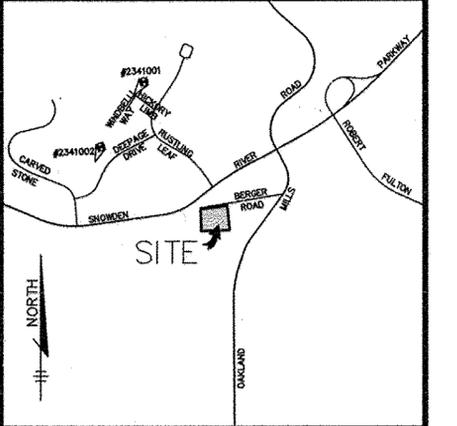
FILE NO. S-88-39, WP-88-55, F-88-134, F-89-228 & F-01-143

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
GRID NO. 10 TAX MAP NO. 42 PARCEL 31 ZONED: M-1  
SCALE: 1" = 50' DATE: 01.27.16 SHEET: 1 OF 1

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.

*Craig B. Pittinger* 1/29/2016  
CRAIG B. PITTINGER, VICE PRESIDENT DATE

*D. Darrin Kirk* 2/2/16  
D. DARRIN KIRK, No. 21543 DATE



**VICINITY MAP**  
SCALE: 1" = 2000'

**GENERAL NOTES**

- COORDINATES BASED ON NAD 27, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 2341001 AND No. 2341002.
- ALL AREAS ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED M-1 PER THE 10-06-13 COMPREHENSIVE ZONING PLAN.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PREVIOUS DEPT. OF PLANNING AND ZONING FILE No's. S-88-39, WP-88-55, F-88-134, F-89-228, F-01-143 & SDP-88-119.
- WP-88-55 WAS A REQUEST TO WAIVE SECTIONS 16.119 AND 16.120 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, REQUIRING SUBMISSION OF A SKETCH AND PRELIMINARY PLANS WAS APPROVED ON NOVEMBER 10, 1987.
- THE USE-IN-COMMON MAINTENANCE AGREEMENT FOR SHARED ACCESS EASEMENT FOR PARCELS A-2, A-3, A-4, A-5 AND A-6 WILL BE RECORDED IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MD., SIMULTANEOUSLY WITH THIS PLAT.
- THIS PLAT IS EXEMPT FROM REQUIREMENTS OF THE LANDSCAPE MANUAL SINCE IT IS A RESUBDIVISION PLAT.
- THERE ARE EXISTING STRUCTURES LOCATED ON PARCELS A-3 TO A-6 TO REMAIN.
- THE SHARED ACCESS CROSS PARKING EASEMENT WAS RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND SIMULTANEOUSLY WITH THIS PLAT FOR PARCELS A-3 TO A-6.
- THIS PLAT IS CONDITIONALLY EXEMPT FROM THE REQUIREMENTS OF SECTION 16.120 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION WITH THE FILING OF A DECLARATION OF INTENT FOR REAL ESTATE TRANSFER.
- ALL COMMERCIAL, INDUSTRIAL OR APARTMENT LOTS SHALL HAVE A MINIMUM FRONTAGE OF 60 FEET ON AN APPROVED PUBLIC ROAD WHICH PROVIDE ACCESS TO THE PROPERTY. LOTS FOR INDIVIDUAL BUSINESS WITHIN A COMMERCIAL CENTER OR INDUSTRIAL DEVELOPMENT THAT HAVE SHARED ACCESS AND PARKING MAY BE APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING WITHOUT PUBLIC ROAD FRONTAGE.

**OWNER**

CASC LIMITED PARTNERSHIP  
C/O SIENA CORPORATION  
12011 GULFORD ROAD, SUITE 101  
ANNAPOLIS JUNCTION, MARYLAND 20701  
TEL. 443.539.3070

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