Legend

- Existing Boundary Line
- Internal Property Line
- Coordinate Point 100
- Structure and Use Setback Line
- Existing Public Water & Utility Easement
- Existing Private Ingress & Egress Easement
- Existing Public Sewer & Utility Easement
- Existing Private Drainage & Utility Easement
- Existing R/W Easement C&P Telephone
- Existing Public Drainage & Utility Easement
- Existing Private Parking Easement Area
- Private Stormwater Management Easement
- Rebar & Cap, Steel Bar or Iron Pipe ○
- Stone or Concrete Monument □
- Witness Post △

COORDINATES BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD CO. GEODETIC CONTROL STATIONS:
NO. 42CA – N 551695.734
E 1,362,506.461
AND
NO. 36IC – N 553,292.394
E 1,364,105.493

THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE 5/19/97 ON WHICH DATE DEVELOPER AGREEMENT NO. 24-3605-D WAS FILED AND ACCEPTED.

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.

8-11-16
Douglas W. DuVal, LS, Pres. Date
Maryland Professional Land Surveyor No. 10764
Expires/Renews 2-7-18

For Merritt-CCPII, LLC and Merritt-CCPIII, LLC,
c/o Merritt Properties, LLC.

8-11-16
By: Daniel F. Pallace, PE, Director Date

DUVAL & ASSOCIATES, P.A.
SURVEYING · ENGINEERING
1729 YORK ROAD
SUITE 205
LUTHERVILLE, MD 21093
PHONE: 410-666-5467 FAX: 410-583-4688
E-MAIL: duvalapa@verizon.net
WWW.DUVALSURVEYORS.COM

Area Tabulation

TOTAL NUMBER OF PARCELS TO BE RECORDED.....2
TOTAL AREA OF PLAT TO BE RECORDED.....14.3477 AC.+/-
TOTAL AREA OF PARCELS TO BE RECORDED.....14.3477 AC.+/-
TOTAL AREA OF R/W DEDICATION TO BE RECORDED....0
TOTAL AREA OF FLOODPLAIN DEDICATION TO BE RECORDED...0
TOTAL AREA OF R/W WIDENING DEDICATION TO BE RECORDED..0
TOTAL AREA OF PUBLIC DRAINAGE AND UTILITY EASEMENT...0
TOTAL AREA OF PUBLIC SEWER AND UTILITY EASEMENT.....0
TOTAL AREA OF PUBLIC WATER AND UTILITY EASEMENT....0

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

8/29/2016
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

8-31-16
Chief, Development Engineering Division Date

9-01-16
Director Date

PRIVATE STORMWATER MANAGEMENT EASEMENT CURVE TABLE

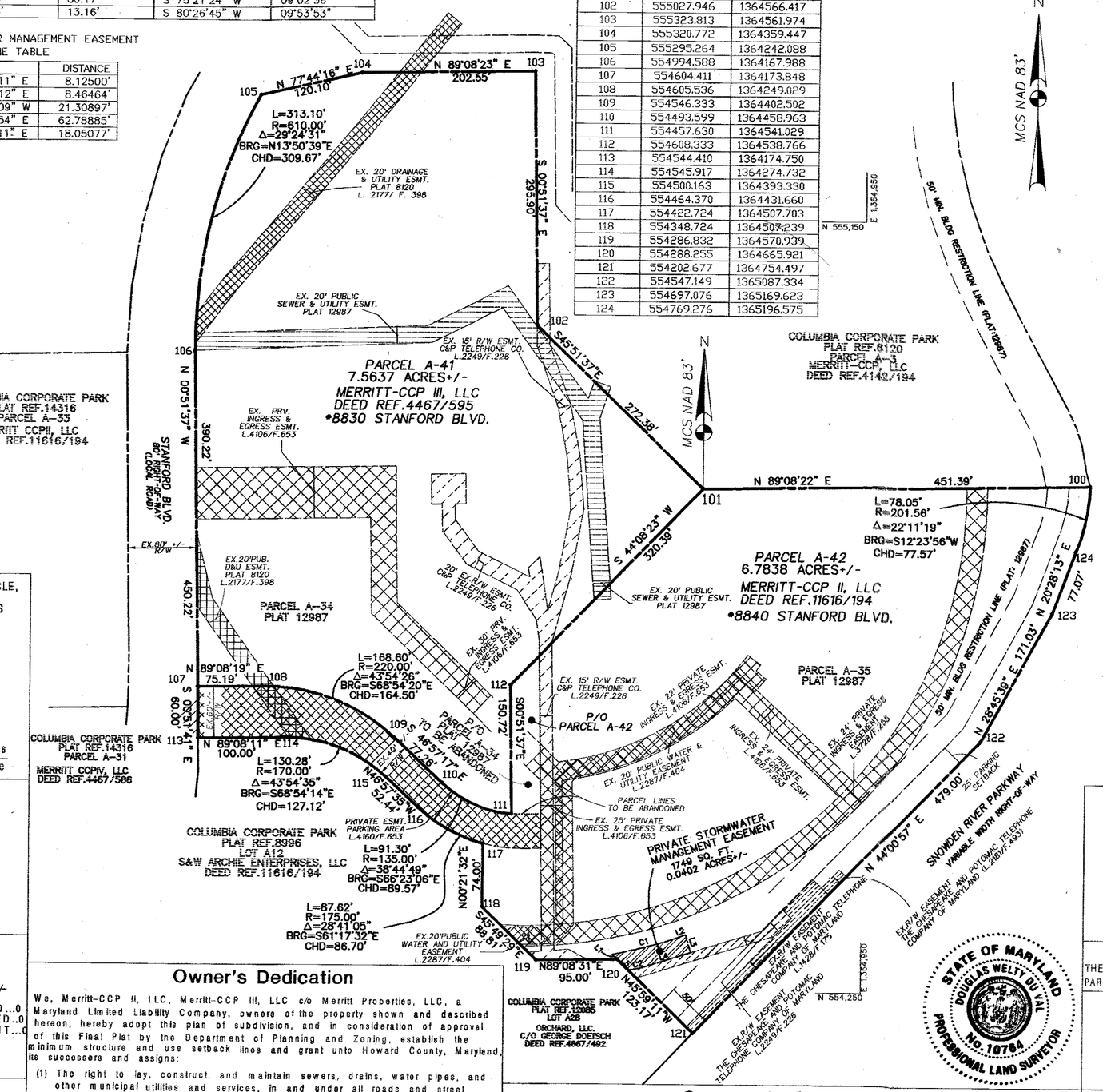
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	508.48'	80.26'	80.17'	S 75°21'24" W	09°02'36"
C2	76.27'	13.18'	13.16'	S 80°26'45" W	09°53'53"

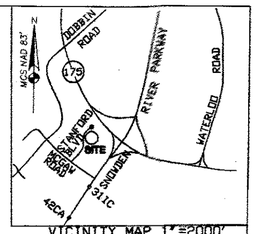
PRIVATE STORMWATER MANAGEMENT EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 45°59'11" E	8.12500'
L2	N 70°44'12" E	8.46464'
L3	N 16°53'09" W	21.30897'
L4	N 72°41'54" E	62.78885'
L5	S 45°59'11" E	18.05077'

COORDINATE TABLE

POINT	NORTHING	EASTING
100	554845.037	1365213.230
101	554838.258	1364761.889
102	555027.946	1364566.417
103	555323.813	1364561.974
104	555320.772	1364359.447
105	555295.264	1364242.088
106	554994.588	1364167.988
107	554604.411	1364173.848
108	554605.536	1364249.029
109	554546.333	1364402.502
110	554493.599	1364458.963
111	554457.630	1364541.029
112	554608.333	1364538.766
113	554544.410	1364174.750
114	554545.917	1364274.732
115	554500.163	1364393.330
116	554464.370	1364431.660
117	554422.724	1364507.703
118	554348.724	1364507.239
119	554286.832	1364570.939
120	554288.255	1364665.921
121	554202.677	1364754.497
122	554547.149	1365087.334
123	554697.076	1365169.623
124	554769.276	1365196.575





VICINITY MAP 1"=2000'

General Notes

1. THE MINIMUM BUILDING RESTRICTION FROM THE PROPERTY LINES AND THE RIGHT-OF-WAY OF ANY PUBLIC ROAD OR STREET TO BE IN ACCORDANCE WITH THE RECORDED FINAL DEVELOPMENT PLAN ENTITLED "COLUMBIA - AMENDED FINAL DEVELOPMENT PLAN PHASE FDP-117-A-2" RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT#19417 ON 9/20/07.
2. THE SUBJECT PROPERTY IS ZONED "NT" IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATIONS.
3. STORM WATER MANAGEMENT HAS BEEN PROVIDED TO THESE PARCELS ON SDP 87-193.
4. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE, 5/19/97 ON WHICH DATE DEVELOPER AGREEMENT NO. 24-3605-D WAS FILED AND ACCEPTED.
5. THIS PLAT IS BASED ON A FIELD RUN SURVEY PERFORMED ON OR ABOUT AUGUST 3, 2016 BY DOUGLAS W. DU VAL, PROFESSIONAL LAND SURVEYOR (MARYLAND REG. NO. 10764) OF THE FIRM DU VAL AND ASSOCIATES, P.A.
6. NO ACCESS TO SUBJECT PAECEL IS PERMITTED ALONG SNOWDEN RIVER PARKWAY.
7. THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PARCELS A-34 AND A-35 TO CREATE PARCELS A-41 AND A-42, RECONFIGURED FOR FUTURE DEVELOPMENT.
8. ALL AREAS ARE MORE OR LESS.
9. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH LOTS A-41 AND A-42, ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS RESERVED UNTO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEEDS OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
10. EXISTING WATER & SEWER CONTRACT NUMBER (24-1667-D).
11. SUBJECT TO COUNTY COUNCIL BILL 65-1997 ADOPTED JUNE 2, 1997 - TERMINATION OF EASEMENT AND RELEASE OF RIGHT-OF-WAY, LIBER 4014 FOLIO 573.
12. THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A RESUBDIVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS/PARCELS.
13. THIS PLAT IS EXEMPT FROM REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE IT IS OF A PLANNED UNIT DEVELOPMENT IN ACCORDANCE WITH SECTION 16.1202 (b)(1)(iv).
14. THERE ARE NO KNOWN CEMETERIES OR GRAVE SITES ON THIS SITE.
15. THERE ARE NO FLOOD PLAINS ON THIS SITE.
16. NO GRADING, REMOVAL OF VEGETATIVE COVER OF TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.

Owner / Developer

Merritt-CCP II, LLC
Merritt-CCP III, LLC
c/o Merritt Properties, LLC
2066 Lord Baltimore Drive
Baltimore, Maryland 21244
Phone 410-298-2600
Fax 410-298-9644

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO ADJUST THE COMMON LOT LINE BETWEEN PARCELS A-34 & A-35 AND TO ADD A PRIVATE STORMWATER MANAGEMENT EASEMENT

Recorded as Plat No. 23899
on 9/2/14 in the
Land Records of Howard County, Maryland.

Owner's Dedication

We, Merritt-CCP II, LLC, Merritt-CCP III, LLC c/o Merritt Properties, LLC, a Maryland Limited Liability Company, owners of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of approval of this Final Plat by the Department of Planning and Zoning, establish the minimum structure and use setback 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 specific easements shown hereon;

(2) The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable and for other good and 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 spaces, where applicable; and

(3) The right to require dedication of waterways and drainage easements for the 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.

8-11-16
For Merritt-CCPII, LLC, c/o Merritt Properties, LLC - Date
By: Daniel F. Pallace, PE, Director

8-11-16
Witness Date

8-11-16
For Merritt-CCPIII, LLC, c/o Merritt Properties, LLC - Date
By: Daniel F. Pallace, PE, Director

8-11-16
Witness Date

Surveyor's Certificate

I hereby certify that the final plat shown hereon is correct, that it is a resubdivision of the lands of the property described in a deed dated February 26, 2009 between MERRITT-CCP II, LLC and MERRITT-CCP II, LLC, recorded among the land records of Howard County, Maryland in Liber 11616 Folio 194 and deed dated August 25,1998 between BH ROBB IV LIMITED PARTNERSHIP and MERRITT-CCP III, LLC, recorded among the landrecords of Howard County, Maryland in Liber 4467 Folio 595, and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County as shown. The requirements of Section 3-108, The Real Property Article, of the 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.

8-11-16
Douglas W. DuVal, LS, Pres. Date
Maryland Professional Land Surveyor No. 10764 Expires/Renews 2-7-18

STATE OF MARYLAND
DOUGLAS WELTY DU VAL
No. 10764
PROFESSIONAL LAND SURVEYOR

COLUMBIA CORPORATE PARK

Parcels A-41 & A-42

A Resubdivision of Parcels A-34 & A-35 as shown on the plat entitled "COLUMBIA CORPORATE PARK, Parcels A-34 & A-35, a Resubdivision of Parcels A-4, A-29 & A-30", dated August 28, 1997, recorded among the land records of Howard County, Maryland as Plat MDR 12987

DPZ FILE NOS. S-87-24, FDP 117A-1, F-72-90C, P-87-43 F-91-130, F-89-248, F-88-109, F-93-90, F-96-90, F-97-108

GRID: 24 TAX MAP: 36 PARCEL: 356
Scale: 1"=100'
August 11, 2016

6th Election District
Howard County, Maryland
Sheet 1 of 1

F-17-010

L:\6\2015\15062\2016\RECORD PLAT\TRL_LOT LINE ADJUSTMENT-PLAT-8-11-16.DWG, 8/11/2016 2:03:59 PM, 1:100