

VICINITY MAP
SCALE: 1" = 2000'

PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT, AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

Joseph H. Necker Jr.
2-10-94
Date

THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAVE BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE ON Mar. 25, 1994 WHICH DATE DEVELOPER AGREEMENT 34-3219-D WAS FILED AND ACCEPTED.

TABULATION OF FINAL PLAT	
a. Total Number of Lots/Parcels to be recorded	20
Buildable	17
Open Space	3
Credited	2
Non-credited	1
b. Total area of Lots	34.059 Ac. ±
Buildable	28.798 Ac. ±
Open Space	5.261 Ac. ±
Credited	4.575 Ac. ±
Non-credited	0.286 Ac. ±
Total area of 100 year floodplain and 25% or greater steep slopes	3.894 Ac. ±
c. Total Area of road right-of-way to be recorded including widening strips	3.435 Ac. ±
d. Total Area of Subdivision to be recorded	37.494 Ac. ±

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

Joyce M. Bowland 5/6/94
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

Frank S. DeLough 6/3/94
Director Acting Date

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

James J. Lee 5/3/94
Director Date

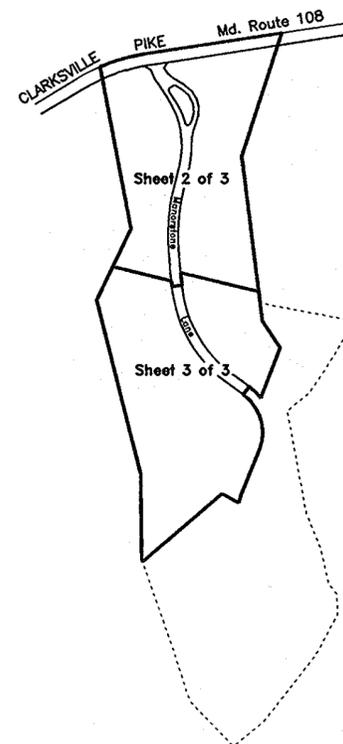
COLUMBIA VILLAGE OF HARPER'S CHOICE

Section 5, Area 9, Phase I LOTS 1-10; 24-30; 32,34 & 35

GENERAL NOTES

- Coordinates shown hereon are based on Maryland coordinate system, NAD 27, as projected by Howard County Geodetic Control Stations:

Station	North	East
2838002	509424.956	825625.556
2838003	508916.632	824630.474
- This Plat is based upon a field run monumented boundary survey performed on or about September 10, 1992, by D.M.W. (Daft McCune Walker, Inc.)
- Denotes 4" X 4" X 36" concrete monument set with aluminum cap marked "Daft McCune Walker, Inc. Property Marker C-99"
- Denotes 3/4" pin set with aluminum cap marked "Daft McCune Walker, Inc. Property Marker C-99" set at change in bearing of boundary or right-of-way.
- ▨ Denotes approximate elevation of 100 year flood plain.
- Areas shown hereon are more or less.
- Subject property zoned New Town (NT) per 8/2/85 Comprehensive Zoning Plan.
- Minimum building setback restrictions from property lines and the public right of way lines to be in accordance with criteria established by Final Development Plan Phase 194, entitled "COLUMBIA Village of Harper's Choice Section 5, Area 9," recorded as plat Nos. 3054-A-1317 thru 1319 on 11/31/93.
- Vehicular ingress and egress into public right of way restricted except at locations approved by Howard County Department of Planning and Zoning.
- Noise study was prepared by H.R.D. April 16, 1993.
- 100 year flood plain information shown hereon is based upon a flood study prepared by Daft McCune Walker, dated May, 1993.
- Stormwater management is to be provided by Village of River Hill Section 2, Area 1 (F93-18).
- Open Space shown hereon is to be dedicated to and maintained by Columbia Assoc.
- Open Space may, but is not required to contain future pathway.
- Limits of wetlands were determined by Exploration Research, March 27, 1992.
- No clearing, grading or construction is permitted within wetlands or stream buffers, except as permitted under waiver petition WP-94-20.
- This project is subject to the following waivers and submittals to the Howard County Department of Planning and Zoning:
SP-92-21 Comprehensive Sketch Plan approval dated 1/30/93
WP-92-218 Waiver approval dated 8/5/93
WP-94-20 Waiver approval dated 10/14/93
F-93-141 Approved 2-18-94.
- Easements shown on this plat are public.
- For flag or pipestem lots, refuse collection, snow removal, and road maintenance are provided to the junction of the flag or pipestem and the road right-of-way only, and not onto the flag or pipestem lot driveway.
- ▨ denotes easement shading.



SHEET INDEX
SCALE: 1" = 600'



SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a subdivision of part of the lands conveyed by Howard Research and Development Corporation to Howard Research and Development Land Company, by deed dated October 6, 1986 and recorded in the Land Records of Howard County, Maryland, in Liber 1635 Folio 193; The Howard Research and Development Land Company having thereafter changed its name to The Howard Research and Development Corporation by articles of amendment recorded June 4, 1990, 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.

Michael T. Maguire 2-8-94
Michael T. Maguire Date
Property Line Surveyor No. 235-B

OWNER'S DEDICATION

We, The Howard Research And Development Corporation, A Maryland Corporation, by Joseph H. Necker Jr., Vice-President and Arianne H. Monroe, Assistant Secretary, owners 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,

- 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 easements shown hereon;
- 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;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

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.

Witness our hands and seals this day of Feb. 1994.
Joseph H. Necker Jr. 2-10-94
Joseph H. Necker Jr., Vice President Date
The Howard Research And Development Corporation
Arianne H. Monroe 2/10/94
Arianne H. Monroe, Assistant Secretary Date
The Howard Research And Development Corporation

DMW
Daft · McCune · Walker, Inc.
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
200 East Pennsylvania Avenue
Towson, Maryland 21286
410 296 3333
Fax 296 4705

RECORDED AS PLAT No. 11247
ON JUNE 9, 1994 IN THE
LAND RECORDS OF HOWARD COUNTY, MD.

COLUMBIA VILLAGE OF HARPER'S CHOICE
Section 5, Area 9, Phase I
LOTS 1-10; 24-30; 32,34 & 35
SHEET 1 OF 3
ZONING: NEW TOWN (NT)

TAX MAP 29 PARCEL 126
FIFTH ELECTION DISTRICT
HOWARD COUNTY MARYLAND
SCALE: 1" = 100' NOVEMBER 15, 1993

F-93-141

Coordinates

Point	North	East
BN1	509339.78	825435.82
BN2	509341.59	825439.71
BN3	509511.89	826340.51
BN4	509394.13	825992.04
LC1	508529.86	825590.71
LC10	508894.83	826141.46
LC90	508290.83	826222.54
LC91	508314.59	825837.56
LC96	508272.55	825791.28
LC97	508329.61	825493.51
RW1	508429.37	825828.43
RW2	508733.31	825854.71
RW4	508425.33	825778.55
RW5	508745.26	825808.16
RW7	508244.20	825794.10
RW10	508249.29	825843.84
RW29	509280.81	825447.10
RW38	509447.48	826319.73
RW39	509345.16	825658.09
RW40	509324.99	825689.86
RW41	509261.70	825721.35
RW42	509186.58	825771.75
RW43	508848.22	825831.50
RW44	508830.40	825878.61
RW45	508943.23	825891.78
RW46	509058.05	825913.51
RW47	509071.49	825918.92
RW48	509248.29	825860.26
RW49	509279.69	825808.70
RW50	509335.83	825755.75
RW51	509362.64	825770.65
RW57	509218.49	825780.44
RW58	509326.53	825783.99
RW59	509247.07	825799.70
RW60	509247.38	825813.70
RW61	509226.94	825947.26
RW62	509290.83	825835.73
RW63	509056.75	825888.03
RW64	509058.10	825861.45
RW65	509184.85	825803.01
RW77	509347.11	825670.10

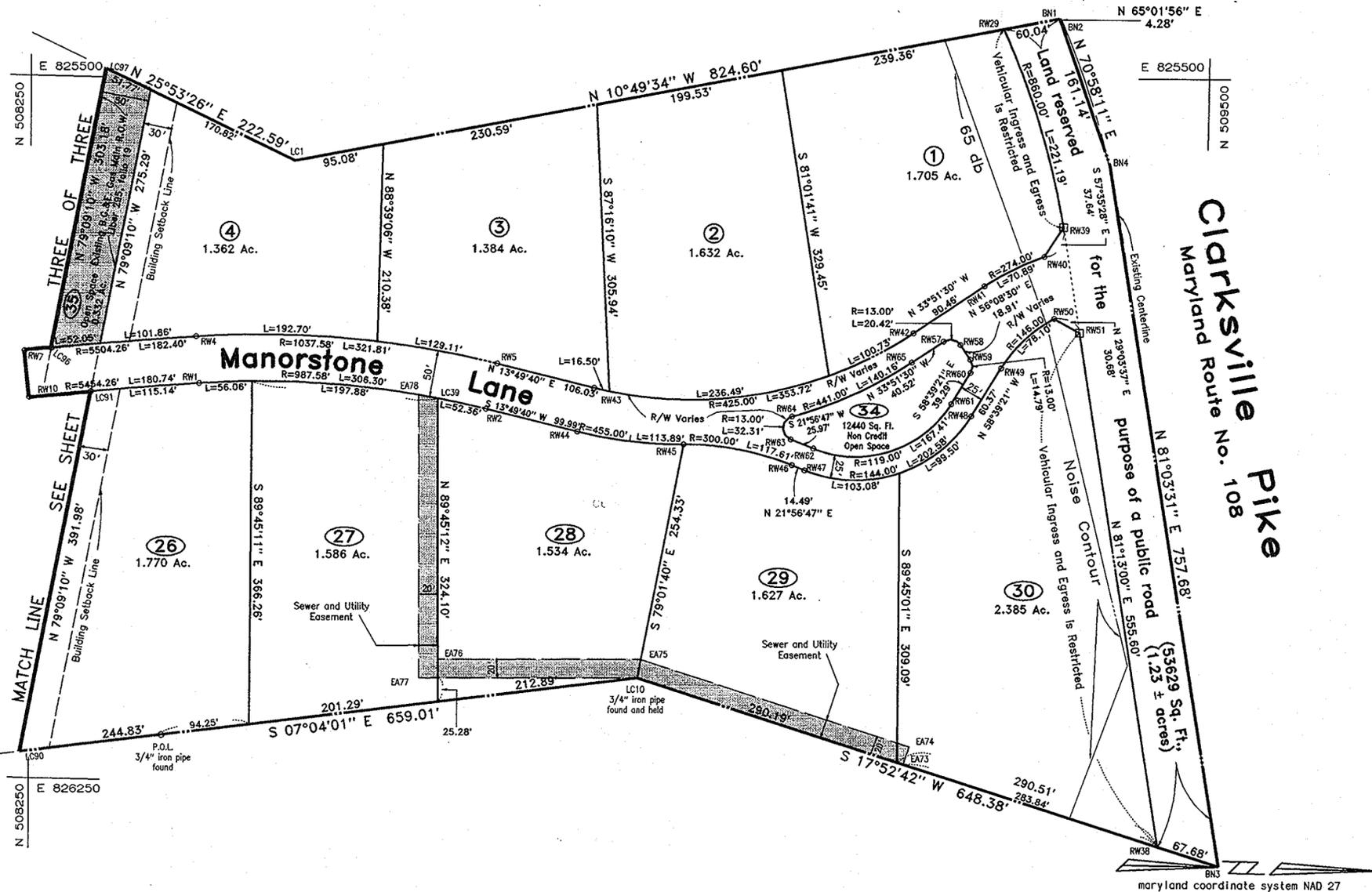
Sewer and Utility Easement Line Table

Course	Bearing	Distance
LC39-EA76	N 89°45'12" E	278.82'
EA76-EA75	N 00°14'48" W	214.57'
EA75-EA74	N 17°52'42" E	300.04'
EA74-EA73	S 72°07'18" E	20.00'
EA73-LC10	S 17°52'42" W	236.85'
LC10-EA77	S 00°14'48" E	231.38'
EA77-EA78	S 89°45'12" W	302.51'
EA78-LC39	R=987.58'	L=20.34'

Curve Table

Curve	Delta	Radius	Length	Chord Bearing	Distance	Tangent
RW29-RW39	14°44'11"	860.00'	221.19'	N 73°02'15" E	220.58'	111.21'
RW40-RW41	14°49'22"	274.00'	70.89'	S 26°26'49" E	70.69'	35.64'
RW42-RW43	47°41'10"	425.00'	353.72'	S 10°00'55" E	343.60'	187.83'
RW5-RW4	17°48'14"	1037.58'	321.81'	S 04°56'32" W	320.52'	162.21'
RW4-RW7	01°53'25"	5504.26'	182.40'	S 04°53'32" E	182.39'	91.21'
RW10-RW1	01°53'56"	5454.26'	180.74'	N 04°53'32" W	180.73'	90.39'
RW1-RW2	17°46'14"	987.58'	306.30'	N 04°56'32" E	305.08'	154.39'
RW44-RW45	14°20'32"	455.00'	113.89'	N 08°39'24" E	113.60'	57.25'
RW45-RW46	22°27'40"	300.00'	117.61'	N 10°42'58" E	116.85'	59.57'
RW47-RW48	80°38'09"	144.00'	202.58'	N 18°21'17" W	186.28'	122.13'
RW49-RW50	30°38'54"	146.00'	78.10'	N 43°19'54" W	77.17'	40.01'
RW63-RW64	142°24'19"	13.00'	32.31'	N 88°51'03" W	24.61'	38.19'
RW64-RW65	18°12'37"	441.00'	140.16'	N 24°45'12" W	139.57'	70.68'
RW57-RW58	90°00'00"	13.00'	20.42'	N 11°08'30" E	18.38'	13.00'
RW59-RW60	65°12'09"	13.00'	14.79'	N 88°44'34" E	14.01'	8.31'
RW61-RW62	80°38'09"	119.00'	167.41'	S 18°21'17" E	153.94'	100.92'

**HOWARD RESEARCH AND DEVELOPMENT CORPORATION
CMP 1535/193**



ROBERT G. H. CARROLL III
WHH 436/123
CMP 1923/136



DMW
Daft · McCune · Walker, Inc.
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
200 East Pennsylvania Avenue
Towson, Maryland 21286
410 296-3333
Fax 296 4705

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY
Joyce M. Boyd 5/6/94
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING
Franklin J. Daugherty 4/5/94
Director Acting Date

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James J. Shaw 5/3/94
Director Date

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(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 right-of-ways and the 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 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 right-of-ways.
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.
Witness our hands this 10th day of Feb. 1994.
Joseph H. Necker Jr. Date
Joseph H. Necker Jr., Vice President
The Howard Research And Development Corporation
Arianne H. Monroe 2/10/94
Arianne H. Monroe, Assistant Secretary
Howard Research And Development Corporation

SURVEYOR'S CERTIFICATE
I hereby certify that the final plat shown hereon is correct, that it is a subdivision of part of the lands conveyed by Howard Research and Development Corporation to Howard Research and Development Land Company, by deed dated October 6, 1988 and recorded in the Land Records of Howard County, Maryland, in Liber 1535 Folio 193; The Howard Research and Development Land Company having thereafter changed its name to The Howard Research and Development Corporation by articles of amendment recorded June 4, 1990, 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.
Michael T. Maguire 2-8-94
Michael T. Maguire
Property Line Surveyor No. 235-B Date

RECORDED AS PLAT No. 11248
ON June 9, 1994 IN THE
LAND RECORDS OF HOWARD COUNTY, MD.
COLUMBIA VILLAGE OF HARPER'S CHOICE
Section 5, Area 9, Phase I
Lots 1-10; 24-30; 32,34 & 35
SHEET 2 OF 3
ZONING: NEW TOWN (NT)
TAX MAP 29 PARCEL 126
FIFTH ELECTION DISTRICT
HOWARD COUNTY MARYLAND
SCALE: 1" = 100'
NOVEMBER 15, 1993

Curve Table

Curve	Delta	Radius	Length	Chord Bearing	Distance	Tangent
LC96-RW7	00°17'48"	5504.26'	28.49'	S 05°41'36" E	28.49'	14.24'
RW7-RW6	47°39'30"	686.03'	570.64'	S 29°40'15" E	554.33'	302.99'
RW18-RW20	75°30'00"	237.76'	313.31'	S 15°45'00" E	291.12'	184.10'
RW23-LC13	10°25'17"	295.07'	53.67'	S 16°47'22" W	63.60'	26.91'
LC98-RW19	16°08'52"	287.76'	81.01'	N 45°25'34" W	80.83'	40.82'
RW17-RW10	47°39'30"	636.03'	529.05'	N 29°40'15" W	513.33'	280.91'
RW10-LC91	00°41'21"	5454.26'	65.60'	N 05°29'49" W	65.60'	32.80'

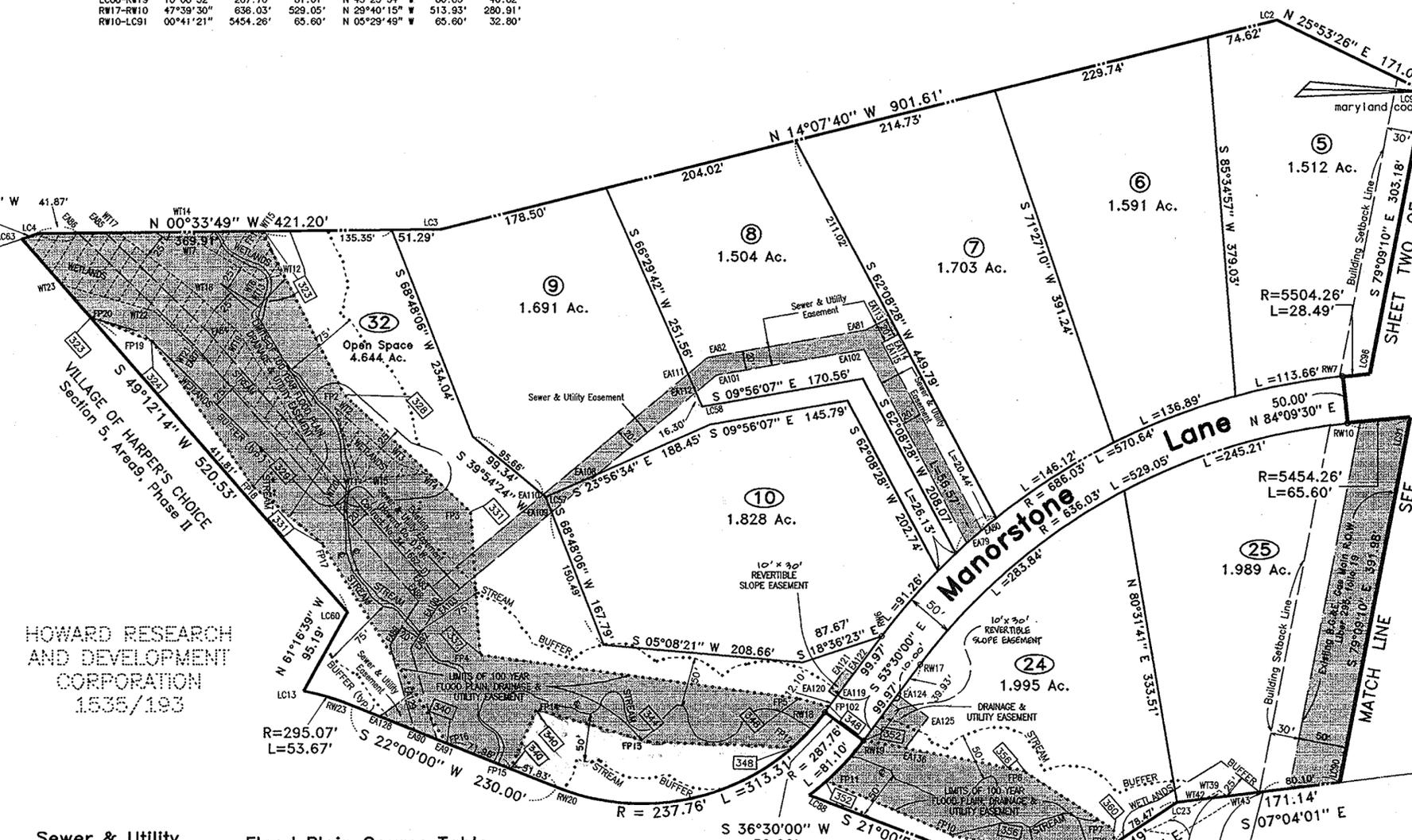
HOWARD RESEARCH AND DEVELOPMENT CORPORATION
1535/193

E 825500
N 506750

Coordinates

Point	North	East
LC2	508175.77	825418.85
LC3	507301.44	825638.91
LC4	506880.25	825643.06
LC13	507158.33	82128.25
LC23	508070.99	826243.59
LC60	507204.08	826042.77
LC63	506863.98	825648.71
LC85	507937.42	826332.57
LC88	507686.55	826238.19
LC90	506240.83	826222.54
LC91	508314.60	825837.56
LC96	508272.55	825791.28
LC97	508329.61	825493.51
RW6	507782.55	826068.51
RW7	508244.20	825794.11
RW10	508249.29	825843.84
RW17	507802.75	826098.25
RW18	507703.09	826148.87
RW19	507743.28	826178.61
RW20	507422.90	826227.89
RW23	507209.64	826141.73
WT1	507217.17	825906.78
WT2	507190.99	825826.28
WT3	507256.96	825885.99
WT4	507287.25	825896.73
WT5	507227.49	825901.29

N 506750
E 826250



Wetlands Line Table

Course	Bearing	Distance
LC63-LC4	N 19°09'53" W	17.23'
LC4-WT17	N 00°33'49" W	84.89'
WT17-WT18	N 38°27'54" W	96.38'
WT18-WT19	N 42°28'30" W	87.75'
WT19-WT20	N 59°12'14" W	182.38'
WT20-WT21	N 44°50'03" W	206.13'
WT21-WT22	S 43°38'35" W	50.77'
WT22-WT23	S 16°19'40" W	100.96'
WT23-LC63	S 49°12'14" W	63.88'
WT1-WT2	S 71°59'08" W	84.65'
WT2-WT3	N 42°08'52" W	88.98'
WT3-WT4	N 19°31'32" W	32.13'
WT4-WT5	S 04°21'44" W	59.92'
WT5-WT1	S 28°00'47" W	11.70'
WT6-WT7	N 31°55'39" W	82.64'
WT7-WT14	S 71°12'55" W	7.62'
WT14-WT15	S 00°33'49" W	72.12'
WT15-WT12	S 69°17'50" W	49.66'
WT12-WT13	N 11°53'48" W	20.39'
WT13-WT6	N 29°00'04" W	2.40'
WT42-WT39	N 31°42'32" W	17.42'
WT39-WT43	N 38°54'28" W	10.10'
WT43-WT42	S 07°04'01" W	22.85'

Sewer & Utility Easement Line Table

Course	Bearing	Distance
EA79-EA102	S 62°08'28" W	230.68'
EA102-EA101	S 09°56'07" E	156.73'
EA101-EA103	S 40°00'47" E	380.59'
EA103-EA100	N 57°42'56" W	9.96'
EA100-EA83	S 49°03'18" W	16.97'
EA83-EA82	N 40°00'47" W	376.75'
EA82-EA81	N 09°56'07" W	168.07'
EA81-EA113	N 27°51'32" W	28.17'
EA113-EA114	N 62°08'28" E	20.00'
EA114-EA115	S 27°51'32" E	20.00'
EA115-EA80	N 62°08'28" E	223.00'
EA80-EA79	R = 686.03' L = 20.59'	
EA90-EA128	S 22°00'00" W	39.21'
EA128-EA129	N 36°18'25" W	32.96'
EA129-EA90	N 74°00'55" E	35.58'

Flood Plain Course Table

Course	Bearing	Distance
FP1-FP2	N 63°23'40" E	193.30'
FP2-FP3	N 43°05'27" E	180.38'
FP3-FP4	N 86°19'32" E	151.36'
FP4-FP5	N 07°53'08" E	336.43'
FP5-FP102	N 14°58'04" E	32.88'
FP102-RW18	S 53°30'00" E	7.94'
RW18-FP12	R = 237.76' L = 50.44'	
FP12-FP13	S 02°06'42" W	149.84'
FP13-FP14	S 16°06'38" W	122.68'
FP14-FP15	S 66°49'44" E	67.55'
FP15-FP16	S 22°00'00" W	71.98'
FP16-FP17	S 58°20'04" W	246.66'
FP17-FP18	S 39°38'38" W	95.17'
FP18-FP19	S 55°24'42" W	186.27'
FP19-FP20	S 22°21'02" W	69.79'
FP20-LC63	S 49°12'14" W	108.71'
LC63-LC4	N 19°09'53" W	17.23'
LC4-FP1	N 00°33'49" W	234.57'

Reversible Slope Easement Line Table

Course	Bearing	Distance
EA122-EA119	S 53°30'00" E	30.00'
EA119-EA120	S 36°30'00" W	10.00'
EA120-EA122	N 53°30'00" W	30.00'
EA122-EA119	N 36°30'00" E	10.00'

Drainage & Utility Easement Line Table

Course	Bearing	Distance
RW19-EA124	N 53°30'00" W	60.04'
EA124-EA125	N 36°30'00" E	40.00'
EA125-EA136	S 53°30'00" E	40.84'
EA126-RW19	S 10°51'49" W	44.37'

Flood Plain Course Table

Course	Bearing	Distance
RW19-FP6	N 10°51'49" E	172.26'
FP6-FP7	N 33°15'42" E	111.22'
FP7-FP8	N 89°08'08" E	15.02'
FP8-FP9	S 33°40'11" E	31.55'
FP9-FP10	S 10°21'27" W	148.61'
FP10-FP11	S 23°20'47" W	142.78'
FP11-RW19	R = 287.76' L = 58.30'	

ROBERT G. H. CARROLL III
WHH 436/123
CMP 1923/136



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

Joyce M. Boyd per *J.M. Boyd* 5/6/94
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

Frank V. DeLaugh 6/1/94
Director Date

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

James P. Sullivan 5/3/94
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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.

Witness our hands and seals of Feb. 10, 1994.
Joseph H. Necker Jr. Date
Arianne H. Monroe Date
The Howard Research And Development Corporation

SURVEYOR'S CERTIFICATE

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Michael T. Maguire 2-8-94
Michael T. Maguire
Property Line Surveyor No. 235-B Date

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ON JUNE 9, 1994 IN THE
LAND RECORDS OF HOWARD COUNTY, MD.

COLUMBIA VILLAGE OF HARPER'S CHOICE
Section 5, Area 9 Phase I
LOTS 1-10; 24-30; 32,34 & 35
SHEET 3 OF 3
ZONING: NEW TOWN (NT)
TAX MAP 29 PARCEL 126
FIFTH ELECTION DISTRICT
HOWARD COUNTY MARYLAND
SCALE: 1" = 100' NOVEMBER 15, 1993