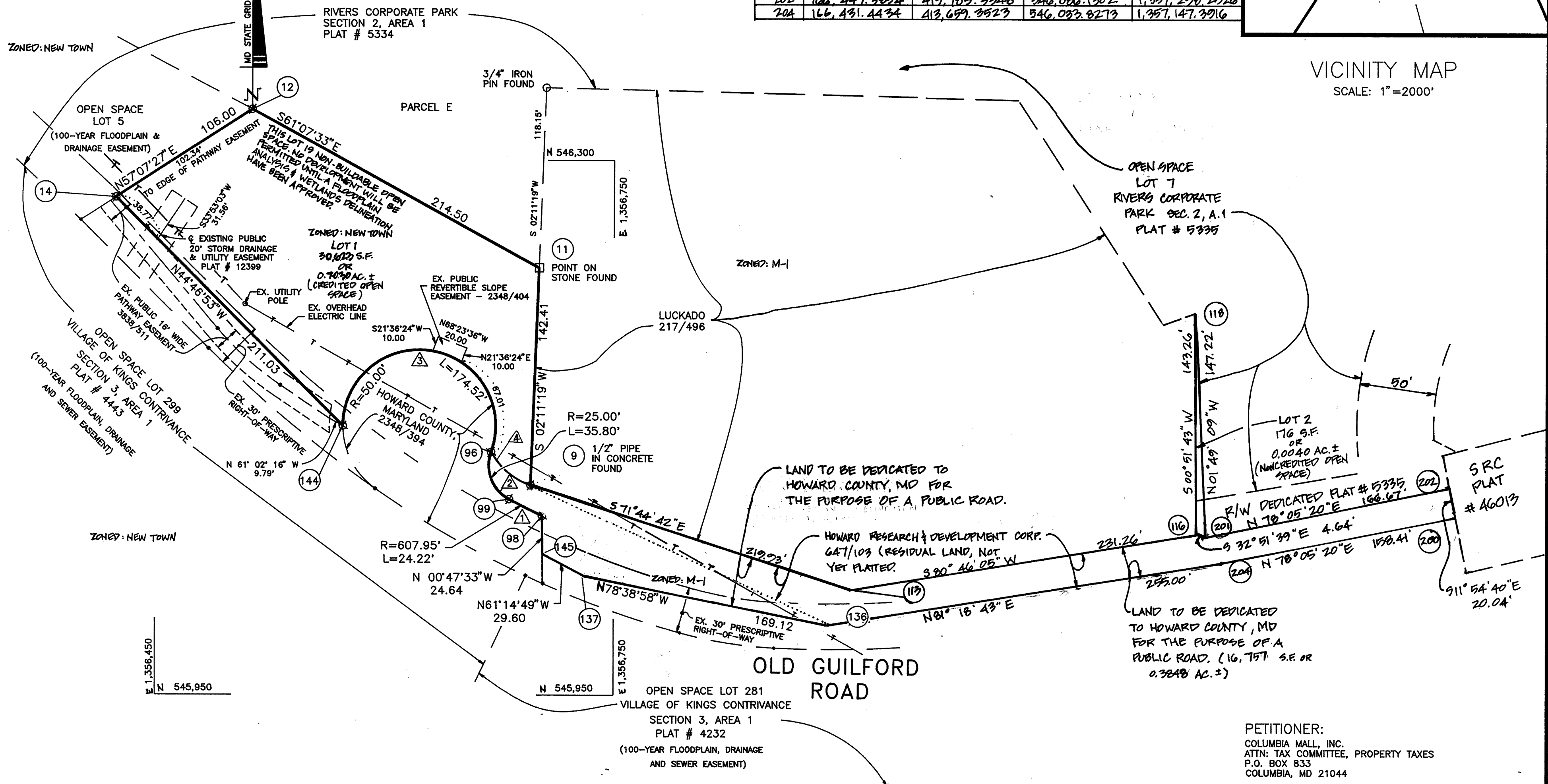
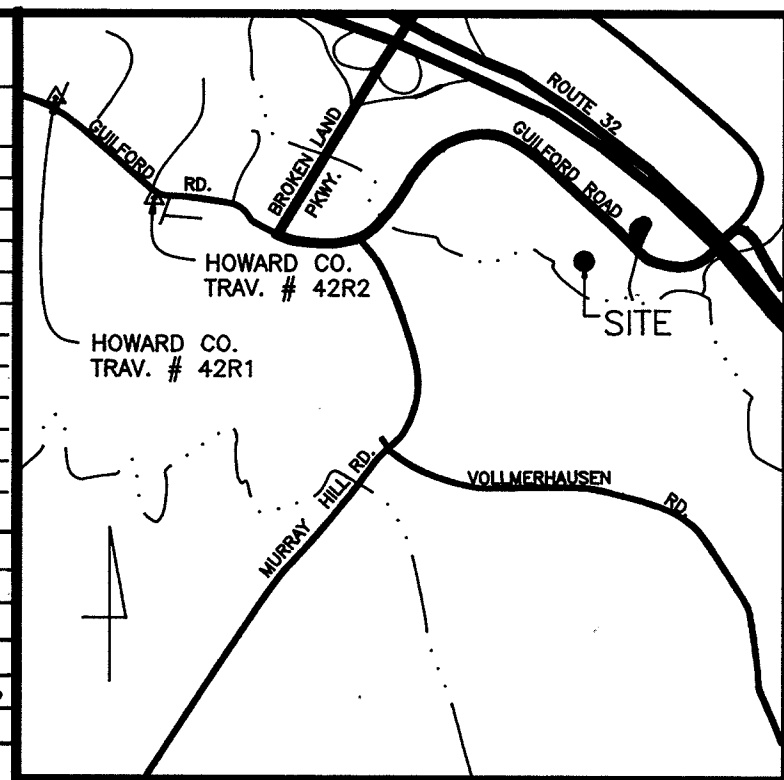


CURVE DATA				
CURVE	RADIUS	ARC	DELTA	TAN. BEARING & DIST.
1	607.95'	24.22'	02°16'59"	12.11' N63°15'49"W 24.22'
2	25.00'	35.80'	82°03'13"	21.75' N21°05'43"W 32.82'
3	50.00'	174.52'	199°59'14"	
4	45.46'	34.41'	43°20'58"	18.06' N90°04'13"W 33.60'

COORDINATES				
NO.	NORTH (M)	EAST (M)	NORTH (F)	EAST (F)
9	166,447.7791	413,521.6247	546,087.4219	1,356,695.5303
11	166,491.1550	413,523.2823	546,229.7310	1,356,700.9687
12	166,522.7262	413,466.0305	546,333.3108	1,356,513.1350
14	166,505.1883	413,438.8959	546,275.7720	1,356,424.1109
96	166,454.3518	413,513.7721	546,108.9859	1,356,669.7672
98	166,441.6970	413,523.9664	546,067.4675	1,356,703.2129
99	166,445.0185	413,517.3726	546,078.3648	1,356,681.5801
136	166,419.7027	413,582.5200	545,995.3078	1,356,895.3177
137	166,429.8482	413,531.9788	546,028.5937	1,356,729.5006
144	166,459.5323	413,484.2049	546,125.9821	1,356,572.7622
145	166,434.1876	413,524.0702	546,042.8304	1,356,703.5537
113	166,426.1004	413,595.2062	546,010.5287	1,356,904.3931
116	166,438.0985	413,654.0600	546,058.6288	1,357,132.6531
118	166,491.7507	413,654.2030	546,109.8770	1,357,130.4978
200	166,441.4087	413,706.5955	546,066.9217	1,357,302.3887
201	166,436.9004	413,655.6275	546,051.7906	1,357,135.1712
202	166,447.3854	413,705.3348	546,086.1302	1,357,299.2526
20A	166,431.4434	413,689.3523	546,083.8273	1,357,147.3916

RECORDED - PLAT NO. **3054-A-1829**  
 ON **10/28/99** AMONG THE  
 LAND RECORDS OF HOWARD COUNTY, MD



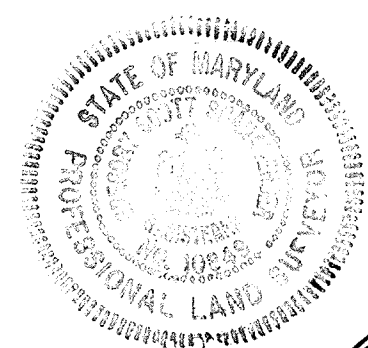
PETITIONER:  
 COLUMBIA MALL, INC.  
 ATTN: TAX COMMITTEE, PROPERTY TAXES  
 P.O. BOX 833  
 COLUMBIA, MD 21044

RIVERS CORPORATE PARK  
 SECTION 2, AREA 2  
 LOTS 1 & 2  
**COLUMBIA**  
 FINAL DEVELOPMENT PLAN PHASE 238

SIXTH ELECTION DISTRICT, HOWARD COUNTY, MD  
 TAX MAP 42, GRID 15, PARCEL 324  
 SCALE: 1"=50'

PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED AUGUST 2, 1985

*Scott Shanaberger* 11/16/1998  
 G. SCOTT SHANABERGER  
 PROFESSIONAL LAND SURVEYOR # 10849



BOARD OF COUNTY COMMISSIONERS CASE B C C 412 RESOLUTION APPROVED 8-10-65  
 AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968  
 AMENDED Z.B. CASE 806 RESOLUTION APPROVED NOVEMBER 22, 1972  
 AMENDED Z.B. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974  
 AMENDED Z.B. CASE 693 RESOLUTION APPROVED DECEMBER 20, 1976  
 AMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPTEMBER 9, 1986  
 AMENDED Z.B. CASE 918 RESOLUTION APPROVED MARCH 17, 1992  
 AMENDED Z.B. CASE 939 RESOLUTION APPROVED NOVEMBER 19, 1992  
 AMENDED Z.B. CASE 969 RESOLUTION APPROVED OCTOBER 23, 1995

HOWARD COUNTY PLANNING BOARD

*Paul Smith* 10/22/99  
 H.C.P.B., EXEC. SECRETARY DATE

*Ray L. Smith* 10/22/99  
 H.C.P.B., CHAIRMAN DATE

237	NOV. 9, 1998	
PHASE	DATE	PLAT NUMBER
	RECORDATION	

SHANABERGER & LANE  
 8726 TOWN & COUNTRY BLVD.  
 SUITE 201  
 ELLICOTT CITY, MD. 21043  
 (410) 461-9563

FINAL DEVELOPMENT PLAN CRITERIA

PHASE 238

THE AREA INCLUDED WITHIN THIS FINAL DEVELOPMENT PLAN PHASE 238 IS APPLICABLE TO SECTION 2, AREA 2 OF RIVERS CORPORATE PARK.

1. PUBLIC STREETS AND ROADS - SECTION 125-C-3-b:

TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

2. PUBLIC RIGHT-OF-WAYS - SECTION 125-C-3-b:

2A TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

2B VEHICULAR INGRESS AND EGRESS WILL BE PERMITTED ONLY AT POINTS OF ACCESS APPROVED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS AND THE STATE HIGHWAY ADMINISTRATOR. VEHICULAR INGRESS AND EGRESS IS RESTRICTED ALONG U.S. ROUTE 29.

3. MAJOR UTILITY RIGHTS-OF-WAY - SECTION 125-C-3-b:

TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING AND DEPARTMENT OF PUBLIC WORKS.

4. DRAINAGE FACILITIES - SECTION 125-C-3-b:

TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING AND DEPARTMENT OF PUBLIC WORKS.

5. RECREATIONAL, SCHOOL & PARK USES - SECTION 125-C-3-c

TO BE SHOWN ON FINAL DEVELOPMENT PLAN, IF REQUIRED BY THE HOWARD COUNTY PLANNING BOARD.

6. PERMITTED GENERAL LOCATIONS OF BUILDINGS AND STRUCTURES - SECTION 125-C-3-d-(1):

THE TERM "STRUCTURE", AS USED IN THIS FINAL DEVELOPMENT PLAN PHASE, SHALL INCLUDE, BUT NOT BE LIMITED TO:

- CORNICES AND EAVES
- ROOF OR BUILDING OVERHANGS
- CHIMNEYS
- PORCHES, DECKS, OPEN OR ENCLOSED
- BAY WINDOWS, ORIELS, VESTIBULE, BALCONY
- PRIVACY WALLS OR SCREENS
- ALL PARTS OF ANY BUILDINGS, DWELLINGS, OR ACCESSORY BUILDINGS

ALL SETBACK AREAS SHALL BE CLEAR OF ANY PROTRUSIONS, EXTENSIONS, OR CONSTRUCTION OF ANY TYPE, EXCEPT CORNICES AND EAVES MAY PROJECT NOT MORE THAN THREE (3) FEET INTO THE SETBACK AREA; BAY WINDOWS, ORIELS, VESTIBULES, BALCONIES OR CHIMNEYS WHICH ARE NOT MORE THAN TEN (10) FEET IN WIDTH MAY PROJECT NOT MORE THAN FOUR (4) FEET INTO THE SETBACK AREA; AND PORCHES, DECKS, OPEN OR ENCLOSED, MAY PROJECT NOT MORE THAN THREE (3) FEET INTO THE FRONT OR REAR SETBACK AREA, AND WHERE ANY LAND IS ADJACENT TO A PRINCIPAL ARTERIAL OR INTERMEDIATE DIVIDED ARTERIAL HIGHWAY, NO STRUCTURE SHALL BE LOCATED WITHIN 100' OF THE RIGHT-OF-WAY LINE THEREOF EXCEPT, HOWEVER, THAT STRUCTURES MAY BE CONSTRUCTED AT ANY LOCATION WITHIN SUCH SETBACK AREAS IF SUCH CONSTRUCTION IS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

THE TERM "STRUCTURE" DOES NOT INCLUDE THE FOLLOWING UPON WHICH NO RESTRICTION AS TO LOCATION IS IMPOSED:

- WALKS, TRELLISES
- SHRUBBERY, EXCAVATIONS OR FILL
- TREES, FENCING UNDER 6' IN HEIGHT
- ORNAMENTAL LANDSCAPING, RETAINING WALLS UNDER 3' IN HEIGHT
- SIMILAR MINOR STRUCTURES
- DETERMINATION OF THE SPECIFIC CHARACTER OF "SIMILAR MINOR STRUCTURES" AND SETBACKS APPLICABLE THERETO WILL BE MADE BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

FENCES OR WALLS, IF LOCATED WITHIN SETBACK AREAS ADJACENT TO A PUBLIC STREET, ROAD OR HIGHWAY UPON WHICH CONSTRUCTION OF STRUCTURES IS PROHIBITED, SHALL NOT EXCEED 3' IN HEIGHT IF SOLID OR CLOSED NOR 5' IN HEIGHT IF OPEN, EXCEPT IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

6D OPEN SPACE LAND USE AREAS:

NO STRUCTURE WITHIN OPEN SPACE LAND USE AREAS SHALL BE LOCATED WITHIN THIRTY (30) FEET OF THE RIGHT-OF-WAY OF ANY PUBLIC STREET, ROAD OR HIGHWAY, OR WITHIN TWENTY FIVE (25) FEET OF ANY PROPERTY LINE; EXCEPT, HOWEVER, THAT STRUCTURES MAY BE CONSTRUCTED AT ANY LOCATION UPON LOTS DEVOTED TO OPEN SPACE LAND USE PROVIDED SUCH CONSTRUCTION IS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD. ALL STRUCTURES MUST BE DEVELOPED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

7. PERMITTED USES - SECTION 125-C-3-d(2):

7E-1 OPEN SPACE LAND USE AREAS

LOT NO. 1 (CREDITED) AND LOT NO. 2 (NON-CREDITED) ARE TO BE USED FOR ALL OPEN SPACE LAND USES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN AND BICYCLE PATHWAYS. THIS LOT MAY BE USED FOR DRAINAGE AND UTILITY EASEMENTS IF NECESSARY, PROVIDED THAT SUCH EASEMENTS ARE SHOWN ON THE SUBDIVISION PLAT IF REQUIRED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

8 HEIGHT LIMITATIONS - SECTION 125-C-3-d(3):

8E OPEN SPACE LAND USE AREAS

NO HEIGHT LIMITATION IS IMPOSED UPON STRUCTURES CONSTRUCTED WITHIN OPEN SPACE LAND USE AREAS PROVIDED IMPROVEMENTS THEREON ARE CONSTRUCTED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

9 PARKING REQUIREMENTS - SECTION 125-C-3-d(3):

9E OPEN SPACE LAND USE AREAS

NO PARKING REQUIREMENTS ARE IMPOSED UPON ANY OF THE LAND WITHIN THIS FINAL DEVELOPMENT PLAN PHASE DEVOTED TO OPEN SPACE USES. IN THE EVENT STRUCTURES ARE PROPOSED FOR CONSTRUCTION ON ANY PORTION OF SUCH LAND, PARKING REQUIREMENTS, THEREFORE, MAY BE IMPOSED BY THE HOWARD COUNTY PLANNING BOARD AT THE TIME A SITE DEVELOPMENT PLAN IS SUBMITTED FOR APPROVAL. ANY OPEN SPACE LAND USE AREAS AS MAY BE REQUIRED FOR PARKING PURPOSES BY THE HOWARD COUNTY PLANNING BOARD SHALL BE DEDUCTED FROM THE CREDITED OPEN SPACE LAND USE TABULATIONS AND DENOTED AS NON-CREDITED IN ACCORDANCE WITH SECTION 125-A-8 OF THE HOWARD COUNTY ZONING REGULATIONS.

10 SETBACK PROVISIONS - SECTION 125-C-3-d(3):

10A GENERALLY:

1. SETBACKS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 6 ABOVE
2. NO OTHER SETBACK RESTRICTIONS ARE IMPOSED UPON LAND WITHIN THIS FINAL DEVELOPMENT PLAN PHASE.

11 MINIMUM LOT SIZES - SECTION 125-C-3-d(3):

AS SHOWN ON SUBDIVISION PLAT IN ACCORDANCE WITH MINIMUM LOT SIZES AS MAY BE REQUIRED BY THE HOWARD COUNTY PLANNING BOARD.

12 COVERAGE REQUIREMENTS - SECTION 125-C-3-d(3):

12E OPEN SPACE LAND USES

NO MORE THAN TEN PERCENT (10%) OF THE LAND WITHIN THIS FINAL DEVELOPMENT PLAN PHASE DEVOTED TO OPEN SPACE LAND USES SHALL BE COVERED BY BUILDINGS OR MAJOR STRUCTURES EXCEPT IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN AS APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

TABULATION OF LAND USE

OPEN SPACE (CREDITED)	0.7030 AC. ±
OPEN SPACE (NON-CREDITED)	0.0040 AC. ±
TOTAL	0.7070 AC. ±

RECORDED - PLAT NO. 3054-A-1830  
ON 10/28/99 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, M.D.

RECORDED AS PLAT # 3054-A-1830  
ON 10/28/99 AMONG THE LAND  
RECORDS OF HOWARD COUNTY, M.D.

PETITIONER:  
COLUMBIA MALL, INC.  
ATTN: TAX COMMITTEE, PROPERTY TAXES  
P.O. BOX 833  
COLUMBIA, MD 21044

RIVERS CORPORATE PARK  
SECTION 2, AREA 2  
LOTS 1 & 2  
**COLUMBIA**  
FINAL DEVELOPMENT PLAN PHASE  
238  
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MD  
TAX MAP 42, GRID 15, PARCEL 324