VILLAGE OF OWEN BROWN
SECTION 4 AREA 1
PLAT BOOK 27 FOLIO 75

LOT 544

SPICEWIND COURT

SPECIAL NOTES

1. This plat covers a resubdivision of Parcel "C" which was recorded in the Land Records of Howard County in Plat Book 27, Folio 74 on May 31, 1974.
2. This plat and coordinates shown hereon are based upon traverse controls for Columbia established by Maps, Inc. in 1965 and Purdum and Jescke in 1968. which controls were tied to the Maryland Bureau of Control Surveys monuments and to U.S. Coast and Geodetic Survey monuments in the Columbia area.

BROKEN LAND PARKWAY

ELKHORN LAKE
CRADLEROCK WAY
HOMESPUN DRIVE
BALTIMORE GAS & ELECTRIC CO. R/W
CRADLEROCK MILLS
OAKLAND
STEVEN'S FOREST
SKYWARD COURT
FAIRMEAD LANE
PROJECT AREA
B.G.&E. R/W
ROAD

VICINITY MAP
Scale: 1"=3000

Baltimore Gas and Electric Co R/W (80')
G18/712

SKYWARD
Plat Book 27 Folio 75
50'

LOT 543

THE HOWARD RESEARCH AND DEVELOPMENT CORP. 463/196

Existing 20' Drainage Easement Plat Book 27 Folio 74

20' Sewer Easement

20' Drainage Easement

20' Sewer Easement

Existing 20' Sewer Easement

COURT
Plat Book 27 Folio 74

C-7 9,705
C-8 9,147
C-9 9,304
C-17 9,660
C-16 8,676
C-15 14,762
C-13 12,618
C-14 14,483
C-12 12,760
C-10 12,149
C-11 18,619

C-6 12,108
C-5 10,227
C-4 9,681
C-3 9,784
C-2 8,896
C-1 8,602

SNOWMAN COURT

Plat Book 27 Folio 74

FAIRMEAD LANE

LOT 542

VILLAGE OF OWEN BROWN
SECTION 4 AREA 1
PLAT BOOK 27 FOLIO 74

Existing Drainage Easement

LEGEND
C-7 Lot Number
(180) Coordinate Number

CURVE DATA

NO.	RADIUS	Δ	ARC	TANGENT	CHORD	CRD. BRG
2417-2419	467.50	36°34'38"	298.45	154.61'	293.41'	N83°01'17"W
2611-2613	50.00	250°31'44"	218.63'			
2613-2615	25.00	70°31'44"	30.77'	17.68'	28.87'	S68°35'48"E

COORDINATES

NO.	NORTH	EAST	NO.	NORTH	EAST
2417	494819.94	846279.92	2618	496331.99	845961.77
2419	496855.59	845988.68	2619	496268.35	846207.36
2611	496587.55	846065.03	2620	496457.79	846274.26
2613	496511.52	846085.28	2622	496551.91	845920.61
2615	496522.06	846008.35	2623	496852.69	845968.89
2616	496786.59	846350.58	2624	496667.81	845869.29
2617	496567.71	846278.44	2625	496504.64	845937.36

NOTES:

1. All coordinates are based on the Maryland State grid system.
2. 4"x4"x36" concrete monument shown thus: ■
3. Minimum building setback restrictions from property lines and the right of way of any public road or street to be in accordance with the recorded Final Development Plan Criteria Phase 146.

MAY 16 1977

BUREAU OF ENGINEERING

The lots or parcels shown on this plat are subject to the supplemental sewer in-aid-of-construction charge created by section 20-311 A of the Howard County Code, and to Executive Order No. 72-9.

TABULATION
Total number of lots to be recorded 17
Total area of lots to be recorded 4.274 Ac.
Total area of roadway to be recorded O Ac.
Total area of subdivision to be recorded 4.274 Ac.

OWNER'S CERTIFICATE

WE, THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION BY WALTER E. WOODFORD, JR. AUTHORIZED AGENT, AND FRANCIS R. HUNTER, JR., ASSISTANT SECRETARY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN THE CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE OFFICE 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) DEDICATE TO PUBLIC USE THE BEDS OF THE STREETS AND OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR ONE DOLLAR ($1.00) 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 AND OPEN SPACE WHERE APPLICABLE; (3) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS; AND (4) IT IS FURTHER AGREED THAT MAINTENANCE OF ALL WATERWAYS, DRAINAGE EASEMENTS AND OR FLOODPLAINS SHOWN HEREON ARE THE RESPONSIBILITY OF THE PROPERTY OWNER, ITS SUCCESSORS AND ASSIGNS WITNESS OUR HANDS THIS 3rd DAY OF Dec., 1976.

BY: ATTEST:
DATE THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 20144

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 C. AILEEN AMES TO THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY DEED DATED DECEMBER 13, 1966 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 463 FOLIO 196, AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

DATE   REGISTERED LAND SURVEYOR NO 1974
WHITMAN REQUARDT & ASSOCIATES
1304 ST. PAUL STREET
BALTIMORE, MARYLAND 21202

COLUMBIA
VILLAGE OF OWEN BROWN
LOTS C-1 TO C-17
A RESUBDIVISION OF PARCEL "C"

SECTION 4
AREA 1
Sheet 1 of 1
6th Election District of Howard County, Md.

Scale: 1"=50'   Date: Feb. 14, 1977