

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
179-105	3669.72	1035.67	521.30	1032.23	N 07°24'12" W	167°12"
1083-1016	570.41	400.16	208.71	392.00	S 19°03'01" W	407°14"
1016-1079	-730.00	149.60	149.34	75.06	S 33°16'36" W	11°44'31"
1078-1015	-684.00	150.16	75.38	149.86	S 21°07'00" W	12°34'41"
1013-1012	-722.00	519.24	271.42	508.12	S 78°32'56" W	41°72'20"

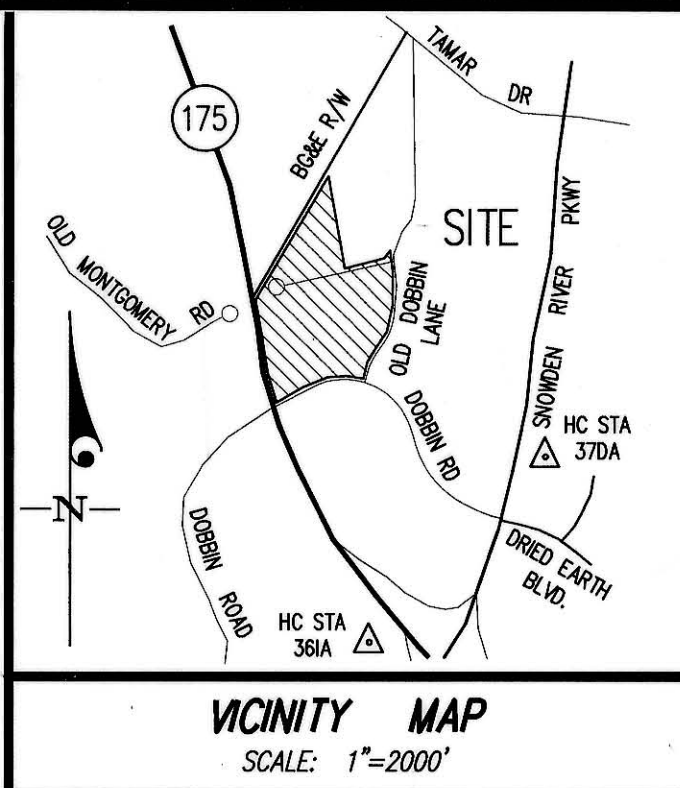
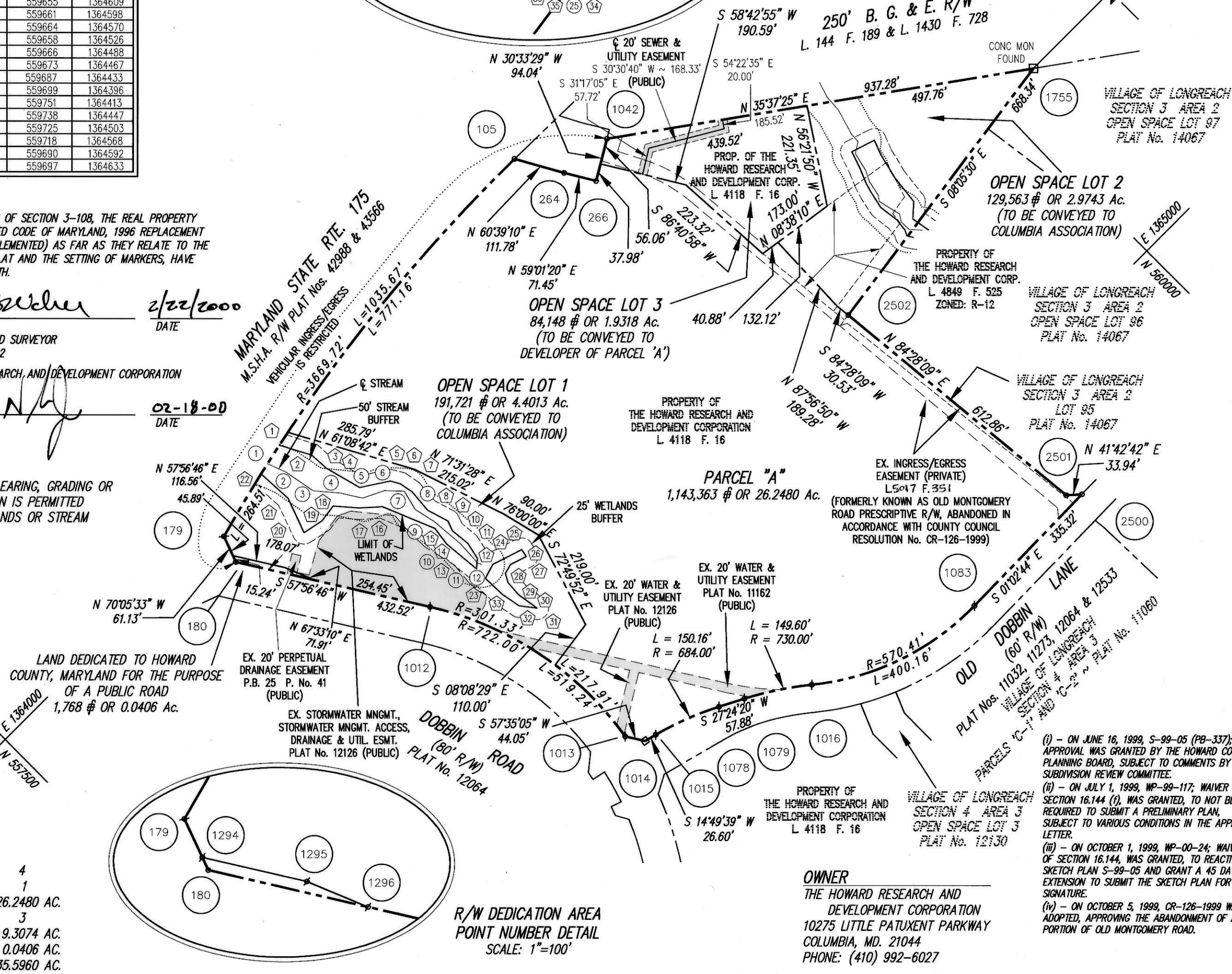
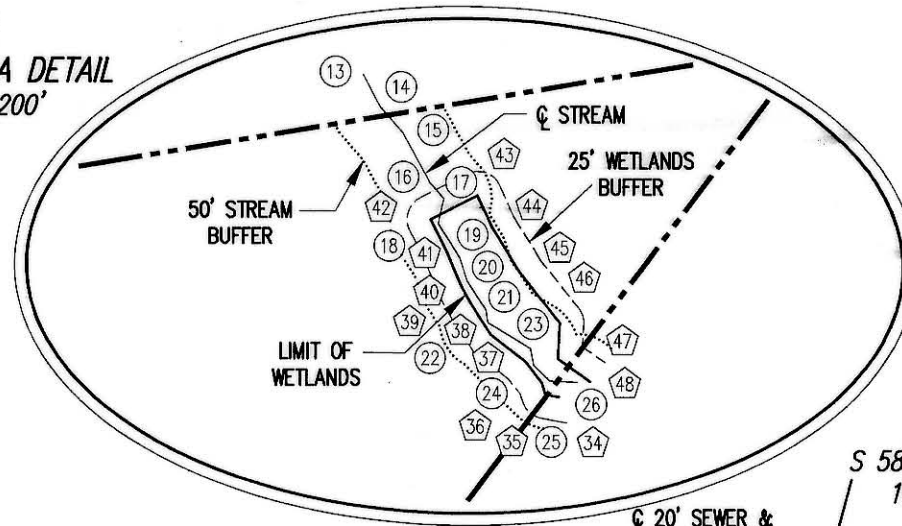
WETLAND COORDINATES								
PT#	NORTH	EAST	PT#	NORTH	EAST	PT#	NORTH	EAST
1	558371	1363969	17	558398	1364187	33	558486	1364538
2	558406	1364033	18	558361	1364144	34	559662	1364621
3	558409	1364074	19	558322	1364150	35	559655	1364609
4	558430	1364157	20	558276	1364141	36	559661	1364598
5	558487	1364194	21	558304	1364064	37	559664	1364570
6	558499	1364214	22	558300	1363985	38	559658	1364526
7	558504	1364243	23	558484	1364489	39	559666	1364488
8	558500	1364295	24	558518	1364478	40	559673	1364467
9	558515	1364343	25	558584	1364500	41	559687	1364433
10	558507	1364365	26	558580	1364517	42	559699	1364396
11	558511	1364408	27	558545	1364506	43	559751	1364413
12	558503	1364445	28	558522	1364512	44	559738	1364447
13	558485	1364460	29	558513	1364529	45	559725	1364503
14	558477	1364376	30	558510	1364564	46	559718	1364568
15	558483	1364334	31	558518	1364613	47	559690	1364592
16	558436	1364221	32	558494	1364582	48	559697	1364633

COORDINATE TABLE		
PT. No.	NORTH	EAST
105	559170.62	1363890.31
179	558146.99	1364023.31
180	558126.18	1364080.79
264	559225.40	1363987.74
266	559262.18	1364049.00
1012	558355.72	1364447.37
1013	558456.60	1364945.38
1014	558480.22	1364982.57
1015	558505.93	1364989.38
1016	558821.96	1365151.95
1042	559343.16	1364001.19
1078	558645.72	1365043.36
1079	558697.10	1365070.00
1083	559192.49	1365279.89
1294	558131.37	1364066.46
1295	558193.23	1364165.25
1296	558220.68	1364231.71
1755	560105.04	1364547.11
2500	559527.76	1365273.78
2501	559502.42	1365251.19
2502	559443.35	1364641.19

C STREAM COORDINATES					
PT#	NORTH	EAST	PT#	NORTH	EAST
1	558325	1363979	14	559745	1364275
2	558341	1364021	15	559742	1364311
3	558354	1364091	16	559726	1364368
4	558392	1364135	17	559724	1364390
5	558419	1364178	18	559701	1364404
6	558464	1364199	19	559692	1364445
7	558493	1364231	20	559681	1364468
8	558482	1364276	21	559673	1364503
9	558493	1364322	22	559665	1364514
10	558499	1364397	23	559677	1364564
11	558496	1364454	24	559668	1364579
12	558500	1364461	25	559668	1364603
13	559755	1364240	26	559687	1364624

TABULATION OF FINAL PLAT	
1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	4
2. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	1
3. TOTAL AREA OF BUILDABLE PARCEL TO BE RECORDED:	26.2480 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	3
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	9.3074 AC.
6. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0.0406 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	35.5960 AC.

LOT 2
EASEMENT AREA DETAIL
SCALE: 1"=200'



- GENERAL NOTES**
- IRON PINS SHOWN THUS: δ
 - THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN JUNE, 1999.
 - PROPERTY IS ZONED 'NEW TOWN' AND 'R-12' PER THE 10-18-93 COMPREHENSIVE ZONING PLAN.
 - SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S-99-05, FDP-235, PB-337 (i), WP-99-117 (ii), WP-00-24 (iii) & CR-126-1999 (iv).
 - THE "ESTABLISHMENT OF MINIMUM BUILDING RESTRICTION LINES" IN THE OWNER'S DEDICATION, REFERS TO THE PURPOSES OF MEETING ZONING REQUIREMENTS, NOT FOR THE PURPOSE OF CREATING A RESTRICTION OF TITLE OR COVENANT.
 - COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 361A AND No. 37DR.
 - AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
 - THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE FEBRUARY 4, 2000, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-3773-D WAS FILED AND ACCEPTED.
 - MINIMUM BUILDING RESTRICTION SETBACKS FROM PROPERTY LINES AND PUBLIC ROAD RIGHTS-OF-WAYS ARE TO BE IN ACCORDANCE WITH THE RECORDED FINAL DEVELOPMENT PLAN CRITERIA PHASE 235, PART 6, RECORDED AS PLAT Nos. 14089 THRU 14091, AND THE R-12 ZONING REGULATIONS.
 - STORMWATER MANAGEMENT FACILITIES FOR THIS PROJECT ARE TO BE PROVIDED ON-SITE, WILL BE PUBLIC AND MAINTAINED BY HOWARD COUNTY, MARYLAND (SEE DPZ FILE No. F-96-41 FOR THE EXISTING SWMF ON OPEN SPACE LOT 1).
 - FOREST CONSERVATION IS EXEMPT FOR THE NEW TOWN PORTION OF THIS DEVELOPMENT PER SUBTITLE 12 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.1202(b)(1)(iv) AND EXEMPT FOR THE R-12 PORTION OF THIS DEVELOPMENT PER SUBTITLE 12, SECTION 16.1202(b)(1)(i).
- (i) - ON JUNE 16, 1999, S-99-05 (PB-337); APPROVAL WAS GRANTED BY THE HOWARD COUNTY PLANNING BOARD, SUBJECT TO COMMENTS BY THE SUBDIVISION REVIEW COMMITTEE.
- (ii) - ON JULY 1, 1999, WP-99-117; WAIVER OF SECTION 16.144 (i), WAS GRANTED, TO NOT BE REQUIRED TO SUBMIT A PRELIMINARY PLAN, SUBJECT TO VARIOUS CONDITIONS IN THE APPROVAL LETTER.
- (iii) - ON OCTOBER 1, 1999, WP-00-24; WAIVER OF SECTION 16.144, WAS GRANTED, TO REACTIVATE SKETCH PLAN S-99-05 AND GRANT A 45 DAY EXTENSION TO SUBMIT THE SKETCH PLAN FOR SIGNATURE.
- (iv) - ON OCTOBER 5, 1999, CR-126-1999 WAS ADOPTED, APPROVING THE ABANDONMENT OF A PORTION OF OLD MONTGOMERY ROAD.
- THE PURPOSE OF THIS RESUBDIVISION IS TO INCORPORATE THE AREA OF LOT 95 (VILLAGE OF LONGREACH, SECTION 3 AREA 2) INTO THE AREA OF PARCEL 'A' (ROUTE 175 COMMERCIAL, SECTION 1 AREA 2).

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

David S. Weber 3/10/00
COUNTY HEALTH OFFICER MR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Mark Dammeyer 3/10/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

Joseph H. Necker, Jr. 3/2/00
DIRECTOR DATE

OWNER'S DEDICATION

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, BY JOSEPH H. NECKER, JR., VICE-PRESIDENT AND JAMES D. LANO, ASSISTANT SECRETARY, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 EASEMENT AREAS SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 18th DAY OF February, 2000

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

BY: *Joseph H. Necker, Jr.* ATTEST: *James D. Lano*
JOSEPH H. NECKER, JR., VICE-PRESIDENT JAMES D. LANO, ASSISTANT SECRETARY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS (i) A RESUBDIVISION OF PART OF THE LAND CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, TO HRD HOLDINGS INC., A MARYLAND CORPORATION, BY DEED DATED NOVEMBER 14, 1997 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4118 AT FOLIO 16, (HRD HOLDINGS, INC. HAVING THEREAFTER CHANGED ITS NAME TO THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION); (ii) A RESUBDIVISION OF ALL OF THE LAND CONVEYED BY ADDIE R. GOINS TO THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, BY DEED DATED AUGUST 13, 1999 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 4849 AT FOLIO 525; AND (iii) BEING A RESUBDIVISION OF OPEN SPACE LOT 95 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "COLUMBIA, VILLAGE OF LONGREACH, SECTION 3 AREA 2, LOTS 95 THRU 98" AND RECORDED AMONG THE AFORESAID LAND RECORDS AS PLAT No. 14067; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

David S. Weber 2/22/2000
DAVID S. WEBER REGISTERED LAND SURVEYOR MARYLAND REGISTRATION No. 10852 DATE



RECORDED AS PLAT NUMBER 14160 ON 3/23/00, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

COLUMBIA
ROUTE 175 COMMERCIAL
SECTION 1 AREA 2
PARCEL "A" & LOTS 1 THRU 3
BEING IN PART A RESUBDIVISION OF VILLAGE OF LONGREACH, SECTION 3 AREA 2, OPEN SPACE LOT 95, AS SHOWN ON PLAT No. 14067

T M 36, GRID 12/18
SHEET 1 OF 1 PAR. 27, 122, 212, 244 & 282
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=200' FEBRUARY 9, 2000

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-980-1820 DC/VA: 301-989-2524 FAX: 301-421-4186