



- GENERAL NOTES**
- IRON PINS SHOWN THUS: \otimes
 - 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' PER THE 10-18-93 COMPREHENSIVE ZONING PLAN.
 - SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: F-88-171, F-93-114, F-94-74 & AMENDED FDP 197-A-IV - PART II.
 - 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. 381A AND No. 370R.
 - 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 JULY 7, 1998, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-1715-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 AMENDED FINAL DEVELOPMENT PLAN CRITERIA PHASE 197-A-IV - PART II, RECORDED AS PLAT Nos. 11271 & 11272 THRU 14047.
 - A WETLANDS ANALYSIS WAS PROVIDED AS PART OF THE ORIGINAL SUBDIVISION PLAN SUBMISSION, HOWEVER, ADDITIONAL ENVIRONMENTAL ASSESSMENTS WILL BE REQUIRED PRIOR TO APPROVAL FOR FUTURE DEVELOPMENT OF LOTS 96 THRU 98.

COORDINATE TABLE

PT. No.	NORTH	EAST
1082	559501.33	1365274.26
1148	560293.53	1364682.18
1229	561083.08	1365462.93
1232	560571.34	1365482.98
1720	559571.84	1365272.97
1755	560105.04	1364547.11
1774	559415.63	1364645.13
1775	559429.51	1364652.66
1779	560454.29	1365463.62
1780	560339.49	1365452.39
1781	560177.97	1365447.37
1786	559921.40	1365387.58
1788	559751.08	1365310.12
1800	561077.78	1365466.56
1804	560882.15	1365473.82

CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1800-1804	-530.00	196.90	99.60	195.77	S 02°07'30" E	21°17'10"
1804-1232	809.00	312.89	158.42	310.94	S 01°41'18" E	22°09'34"
1779-1780	-869.00	115.44	57.80	115.35	S 05°35'09" W	07°36'41"
1781-1786	670.00	265.18	134.35	263.45	S 13°07'08" W	22°40'38"
1788-1720	-414.70	184.57	93.84	183.05	S 11°42'27" W	25°30'03"

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.

David S. Weber 10/29/99
 DAVID S. WEBER DATE
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10852
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 J. H. Necker 10-28-99
 DATE

TABULATION OF FINAL PLAT

1. TOTAL NUMBER OF LOTS TO BE RECORDED:	4
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	1
3. TOTAL AREA OF BUILDABLE LOT TO BE RECORDED:	0.1415 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	3
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	21.6903 AC.
6. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0.0000 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	21.8318 AC.

OWNER
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MD. 21044
 PHONE: (410) 992-6027

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

Dina Maturak MD. 11/4/99
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief, Development Engineering Division MK 11/22/99
 DATE

Director JA 12/27/99
 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 28TH DAY OF October, 1999

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

BY: J. 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 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; AND BEING A RESUBDIVISION OF OPEN SPACE LOT 94 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "COLUMBIA, VILLAGE OF LONGREACH, LOTS 93 & 94, SECTION 3 - AREA 2, SHEET 4 OF 4" AND RECORDED AMONG SAID LAND RECORDS AS PLAT No. 11273; 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 10/29/99
 DAVID S. WEBER DATE
 REGISTERED LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10852



RECORDED AS PLAT NUMBER 14067 ON 12-29-99, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

COLUMBIA
VILLAGE OF LONGREACH
 SECTION 3 AREA 2
 LOTS 95 THRU 98
 BEING A RESUBDIVISION OF VILLAGE OF LONGREACH, SEC. 3 AREA 2, OPEN SPACE LOT 94, AS SHOWN ON PLAT No. 11273

SHEET 1 OF 1 TM 36 GRID 12 - P/O PAR 657
 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=100' OCTOBER, 1999

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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