

GENERAL NOTES

- 4"x4"x36" CONCRETE MONUMENTS SHOWN THUS: □
 - IRON PINS SHOWN THUS: ∅
 - THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A., IN JUNE, 1997.
 - PROPERTY IS ZONED 'NEW TOWN' PER THE 10-18-93 COMPREHENSIVE ZONING PLAN.
 - SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: SP-98-05, FDP PHASE 229, PB-315 (APPROVED 3/12/98), WP-97-107 (*), WP-98-34 (**) & F-98-101.
 - 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. 37A2 AND No. 37A3.
 - 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 JUNE 8, 1998, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-3659-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 229, PARAGRAPH 6, RECORDED AS PLAT Nos. 3054-A-1694 THRU 3054-A-1695.
 - STORMWATER MANAGEMENT FACILITIES FOR THIS PROJECT ARE TO BE PUBLIC AND MAINTAINED BY HOWARD COUNTY, MARYLAND.
- (*) - ON APRIL 8, 1997, WP-97-107, WAIVER OF SECTION 16.155(A)(2) WAS APPROVED PERMITTING MASS GRADING WITHOUT SDP APPROVAL. ON FEBRUARY 11, 1998, AMENDED WP-97-107, WAIVER OF SECTION 16.147(d) WAS APPROVED PERMITTING INSTALLATION OF A TEMPORARY DIVERSION PIPE PRIOR TO APPROVAL OF FINAL ROAD DRAWINGS.
- (**) - ON JANUARY 28, 1998, WP-98-34, WAIVER OF SECTIONS 16.116(a)(1) & (2)(i) WERE APPROVED PERMITTING GRADING AND/OR REMOVAL OF VEGETATIVE COVER WITHIN THE 25' WETLAND BUFFER AND 50' STREAM BUFFER FOR THE PURPOSE OF ROAD CONSTRUCTION AND SECTION 16.119 (f)(1) & (2) ALLOWING ACCESS ONTO SNOWDEN RIVER PARKWAY AND MARYLAND ROUTE 108.

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.

David S. Weber 1-19-2000
 DAVID S. WEBER DATE
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10852

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
Joseph H. Necker, Jr. 1-19-00
 JOSEPH H. NECKER, JR., DATE
 VICE-PRESIDENT

TABULATION OF FINAL PLAT

1. TOTAL NUMBER OF LOTS TO BE RECORDED:	2
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	2
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	4.2613 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.0000 AC.
6. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0.0000 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	4.2613 AC.

VILLAGE OF LONGREACH
 SECTION 3 AREA 3
 OPEN SPACE LOT 87
 PLAT No. 8350

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

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:

- (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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
- (2) 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;
- (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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 19TH DAY OF Jan. 2000
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

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

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAT OF RESUBDIVISION SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, TO HRD HOLDINGS, INC., BY DEED DATED NOVEMBER 14, 1997 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4118 AT FOLIO 16 (HAVING THEREAFTER CHANGED ITS NAME TO THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION), AND BEING A RESUBDIVISION OF PARCEL 'A' AS DELINEATED ON A PLAT OF SUBDIVISION ENTITLED, "ROUTE 108 COMMERCIAL, SECTION 1 AREA 1, PARCELS 'A' & 'B' AND OPEN SPACE LOTS 1 & 2, SHEET 1 OF 2" AND RECORDED AMONG SAID LAND RECORDS AS PLAT No. 13398, 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
 DAVID S. WEBER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10852
 1-19-2000
 DATE



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

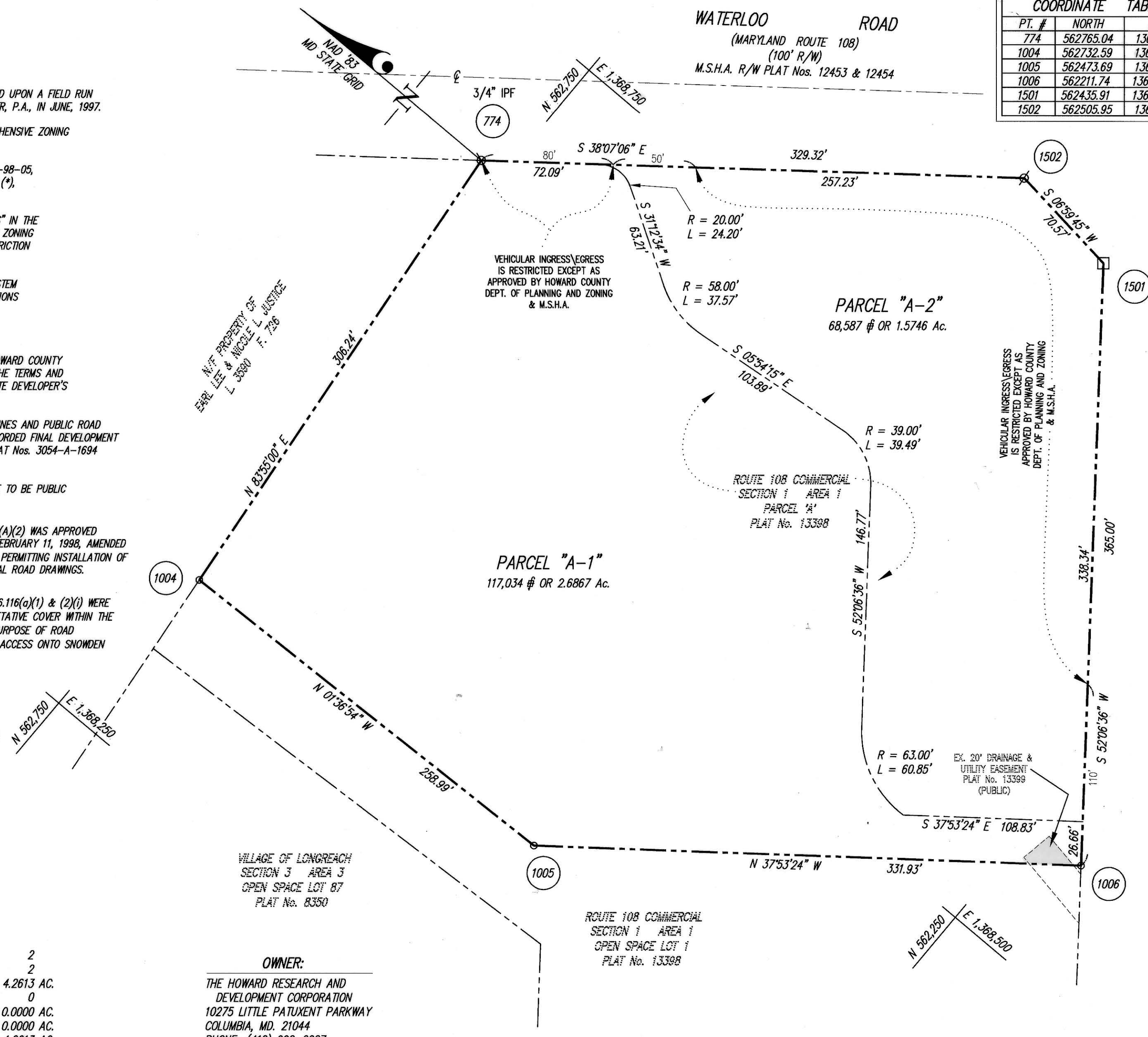
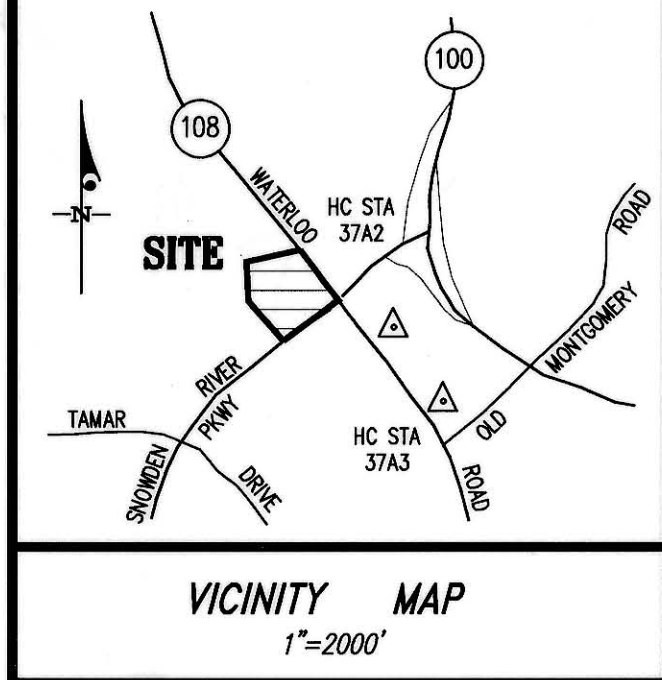
Dina H. Motter 2/10/00
 COUNTY HEALTH OFFICER HR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

MK 2/10/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

Leah Ruth 2/28/00
 DIRECTOR DATE

PT. #	NORTH	EAST
774	562765.04	1368866.36
1004	562732.59	1368361.84
1005	562473.69	1368369.14
1006	562211.74	1368572.99
1501	562435.91	1368861.05
1502	562505.95	1368869.65



THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PARCEL 'A', INTO 2 BUILDABLE PARCELS, TO FACILITATE DEVELOPMENT OF THIS PROPERTY.

RECORDED AS PLAT NUMBER 14128 ON 3/6/2000, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

COLUMBIA
ROUTE 108 COMMERCIAL
 SECTION 1 AREA 1
 PARCELS 'A-1' & 'A-2'
 A RESUBDIVISION OF ROUTE 108 COMMERCIAL, PARCEL 'A' AS SHOWN ON PLAT No. 13398

SHEET 1 OF 1 TAX MAP 37, GRID 01, PARCEL 228 & P/O 498
 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=50' JANUARY 17, 2000

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 220 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20868
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186