

**NOTES:**

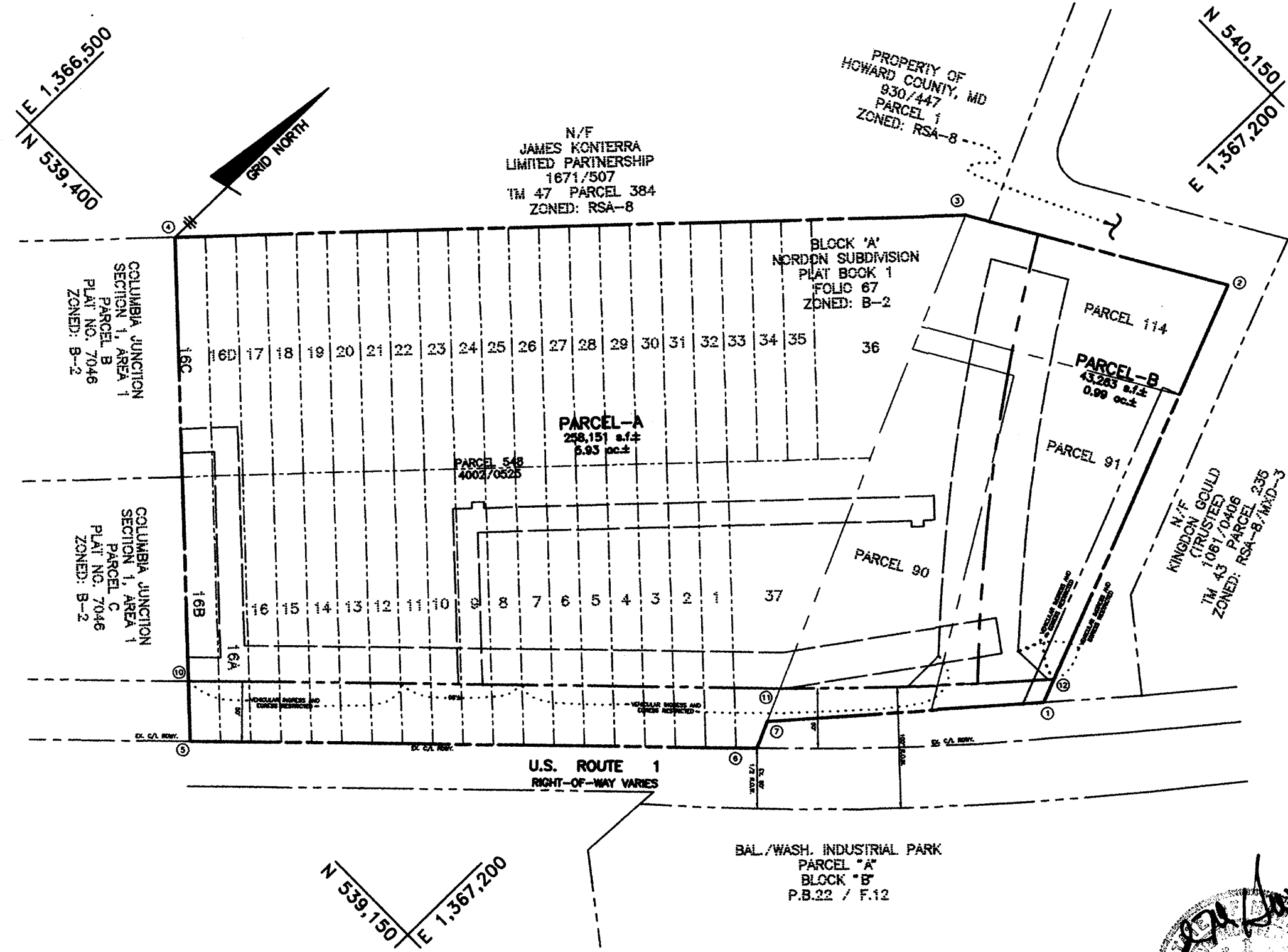
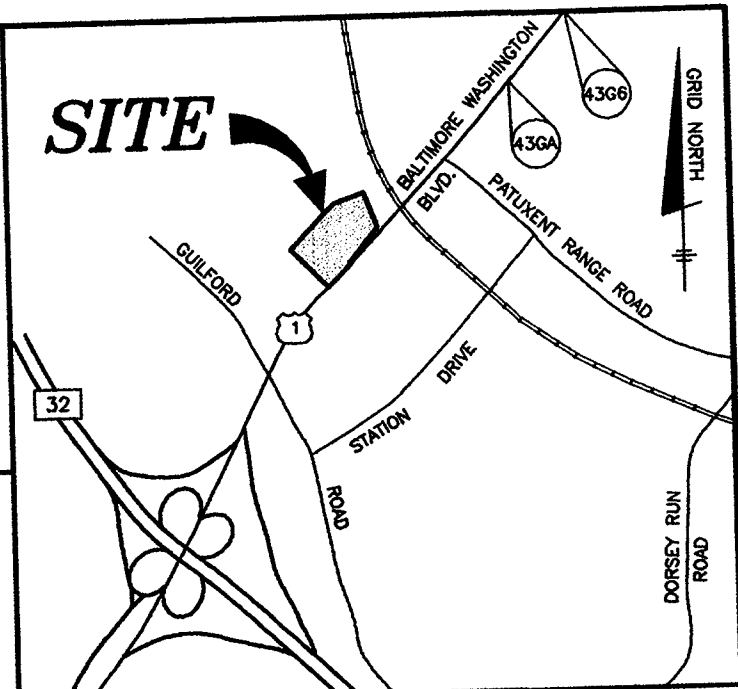
- ☐ DENOTES 4" X 4" CONCRETE MONUMENT TO BE SET.  
 ○ DENOTES 3/8" PIPE OR STEEL MARKER TO BE SET.  
 □ DENOTES STONE FOUND.  
 ● DENOTES IRON PIPE FOUND.
- THIS PLAN IS SUBJECT TO THE FOLLOWING DEPT. OF PLANNING AND ZONING FILE NUMBERS: SP-99-11
- COORDINATES SHOWN HEREON ARE BASED ON THE NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HO. CO. GEODETIC CONTROL STATIONS 43GA AND 43GB.
- THIS PLAT IS BASED ON A BOUNDARY SURVEY BY SHANABERGER AND LANE FOR PARCELS 90, 91 & 144 PERFORMED ON OR ABOUT FEBRUARY 7, 1986 AND BROUGHT INTO THE NAD '83 DATUM BY BENCHMARK ENGINEERING, INC. ON OR ABOUT OCTOBER 12, 2000
- SUBJECT PROPERTY ZONED B-2 PER 10-18-93 COMPREHENSIVE ZONING PLAN AND LIES WITHIN THE METROPOLITAN WATER & SEWER DISTRICT.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- THERE ARE NO WETLANDS, WETLANDS BUFFERS, STREAMS, STREAM BUFFERS, FLOODPLAIN OR STEEP SLOPES LOCATED ON THIS SITE.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- UNLESS OTHERWISE NOTED AS "PRIVATE", ALL EASEMENTS ARE "PUBLIC".
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 7-18-01 ON WHICH DATE DEVELOPER AGREEMENT No. 24-3901-0 WAS FILED AND ACCEPTED.
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH PARCELS 'A' AND 'B'. ANY AND ALL CONVEYANCES OF THE AFORESAID PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL(S). DEVELOPER SHALL EXECUTE AND DELIVER THE DEED(S) FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE OWNER SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
- FOREST STAND DELINEATION PROVIDED BY ECO-SCIENCES, INC. DATED FEB., 1999 AND SUBMITTED WITH SP-99-011
- THE FOREST CONSERVATION REQUIREMENT FOR THIS SITE WILL BE PROVIDED BY A FEE-IN-LIEU PAYMENT FOR 102,366 S.F. OF TOTAL REFORESTATION. THE FEE-IN-LIEU PAYMENT FOR THE ENTIRE FOREST CONSERVATION OBLIGATION SHALL BE PAID WITH THE FIRST SDP SUBMITTED FOR THE DEVELOPMENT OF PARCEL "A" AND/OR PARCEL "B"
- STORMWATER MANAGEMENT FOR PARCEL 'B' SHALL BE PROVIDED IN ACCORDANCE WITH THE CURRENT HOWARD COUNTY DESIGN MANUAL. STORMWATER MANAGEMENT FOR PARCEL 'A' WAS PREVIOUSLY PROVIDED WITHIN THE SWMF CONSTRUCTED AS PART OF F-88-160.
- WP-99-35 WAS CONSIDERED AND DENIED ON 12/3/98, WHICH REQUESTED A WAIVER OF SECTION 16.144(o) AND (f) TO REQUIRE SUBMISSION OF A SKETCH PLAN AND PRELIMINARY PLAN FOR THE PROPOSED SUBDIVISION OF PARCELS 90, 91 AND 114.
- THE 66' PRIVATE INGRESS AND EGRESS EASEMENT FOR PARCELS "A" & "B" IS INTENDED TO BECOME A PUBLIC ROAD w/66' R/W. IN THE FUTURE, AN AGREEMENT WILL BE RECORDED AMONG THE RECORDS OF HOWARD COUNTY, MD CONCURRENTLY WITH THIS PLAT TO ENSURE THAT BOTH THE OWNERS OF PARCELS 'A' & 'B' WILL ALLOW FOR THE FUTURE ROAD R/W DEDICATION.
- TRAFFIC STUDY WAS PREPARED BY LEE CUNNINGHAM AND ASSOC., INC. IN APRIL, 1999 AND APPROVED IN NOVEMBER, 1999.

COORDINATE TABLE		
NO.	NORTHING	EASTING
1	539,860.84	1,367,429.59
2	540,012.68	1,367,288.75
3	539,898.77	1,367,094.85
4	539,418.61	1,366,651.64
5	539,134.45	1,366,958.82
6	539,464.77	1,367,280.80
7	539,486.52	1,367,280.98
10	539,168.43	1,368,923.09
11	539,513.47	1,367,288.81
12	539,660.41	1,367,421.76

**BENCH MARKS - NAD '83**

HO. CO. NO.43GA EL.=241.665  
 STAMPED DISC SET ON 3" CYLINDRICAL CONC.  
 BASE 1"-2" BELOW SURFACE, 72.5' SW OF  
 C&P POLE #178, 4.8' FROM EOP NORTHBOUND  
 LANE OF U.S. ROUTE 1.  
 N-541,797.053 E-1,369,159.481

HO. CO. NO.43GB EL.=220.142  
 STAMPED DISC SET ON 3" CYLINDRICAL CONC.  
 BASE 1"-2" BELOW SURFACE, 68.8' SW OF F.H.  
 AT CORNER OF MOTE 3.5' SE OF EOP  
 NORTHBOUND LANE OF U.S. ROUTE 1.  
 N-544,117.540 E-1,370,550.805



**LOCATION PLAN**

SCALE: 1" = 100'

**TOTAL TABULATION THIS SUBDIVISION**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE:	2
NON-BUILDABLE:	0
OPEN SPACE:	0
PRESERVATION PARCELS:	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	6.92 AC ±
NON-BUILDABLE:	0.00 AC.
OPEN SPACE:	0.00 AC.
PRESERVATION PARCELS:	0.00 AC.
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.66 AC ±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	7.58 AC ±

**ENGINEER**  
 BENCHMARK ENGINEERING, INC.  
 8480 BALT. NAT. PIKE  
 SUITE 418  
 ELLICOTT CITY, MD 21043  
 410-465-6105

**OWNERS**  
 PARCELS 90, 91, 114  
 CALEB C. GOULD  
 JAMES R. MOXLEY, III  
 TRUSTEES  
 P.O. BOX 417  
 ELLICOTT CITY, MD 21041

**OWNERS**  
 PARCEL 548  
 JAMES R. MOXLEY, JR.  
 JAMES R. SHULTE  
 ET. AL  
 P.O. BOX 417  
 ELLICOTT CITY, MD 21041

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO COMBINE PARCELS 90, 91, 114 & 548 TO CREATE TWO COMMERCIAL PARCELS AND TO DEDICATE LAND FOR THE PURPOSE OF A PUBLIC ROAD & VARIOUS EASEMENTS AS NOTED HEREON

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS:  
 HOWARD COUNTY HEALTH DEPARTMENT

*David L. Harris* 9-28-01  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*James R. Moxley, III* 7/27/01  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*James R. Moxley, Jr.* 10/4/01  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY RONALD P. FISH & GREGORY L. REED, TRUSTEES, TO CALEB C. GOULD & JAMES R. MOXLEY, III, TRUSTEES, BY DEED DATED OCTOBER 1, 1999 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4910 AT FOLIO 0323 AND ALL OF THE LAND CONVEYED BY SCI LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, TO JAMES R. MOXLEY, JR., JAMES R. SCHULTE, STEVEN. BREEDEN & STEWART D. YOUNG, BY DEED DATED APRIL 7, 1997, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4002 AT FOLIO 0525 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS NOW AMMENDED.

*David M. Harris* 07/11/2001  
 DAVID M. HARRIS REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. No.10978 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No.351 DATE

**OWNER'S DEDICATION**

CALEB C. GOULD & JAMES R. MOXLEY, III, TRUSTEES OF PARCELS 90, 91 AND 114 AND JAMES R. MOXLEY, JR. & JAMES R. SCHULTE, ET AL., OWNERS OF PARCEL 548 (NORDON SUBDIVISION), THE SUBJECT PROPERTIES SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. 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 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND 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 11th DAY OF July 2001.

*Caleb C. Gould* TRUSTEE  
*James R. Moxley, III* TRUSTEE  
*James R. Moxley, Jr.* TRUSTEE  
*Stewart D. Young* TRUSTEE

*Chitra M. Praccio* WITNESS  
*Chitra M. Praccio* WITNESS  
*Chitra M. Praccio* WITNESS

*James R. Schulte* TRUSTEE  
*Steven K. Breeden* TRUSTEE  
*Stewart D. Young* TRUSTEE

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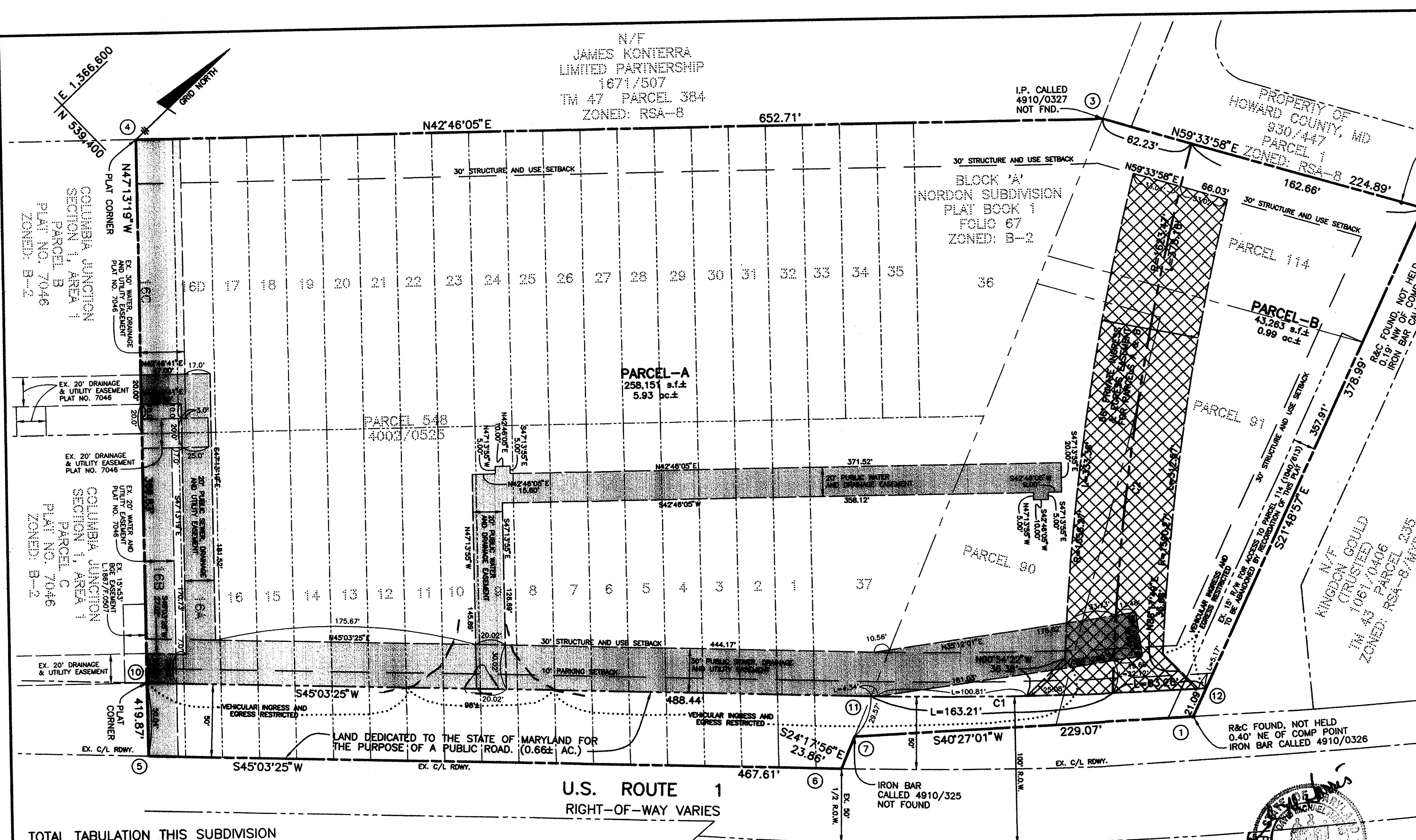
RECORDED AS PLAT 14978  
 ON 10/5/01 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**SUBDIVISION PLAT**  
**COLUMBIA JUNCTION**  
**SECTION 3**  
 PARCELS 'A' AND 'B'  
 A RESUBDIVISION OF LOTS 1-16, 16A-16D & 17-37 (NORDON SUBDIVISION) AND A SUBDIVISION OF PARCELS 90, 91 AND 114 - TAX MAP 48

HO. CO. FILE REF. Nos. SP-99-11  
 6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP NO. 48 SCALE: 1" = 100'  
 PARCELS 90, 91, 114, 548 DATE: JULY 23, 2001  
 BLOCK 1 SHEET: 1 OF 2  
 ZONED: B-2

**LEGEND**

- (NR) - NON-RADIAL LINE
- (999) - COORDINATE DESIGNATION
- [Symbol] - PUBLIC UTILITY EASEMENT
- [Symbol] - PRIVATE INGRESS AND EGRESS EASEMENT



THE REQUIREMENTS § 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 M. Harris* 07/11/01  
 DAVID M. HARRIS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MD REG. NO. 10978  
 FOR BENCHMARK ENGINEERING, INC.  
 MD REG. NO. 351

*Caleb C. Gould* 7/13/01  
 SIGNATURE OF OWNER  
 CALEB C. GOULD - TRUSTEE

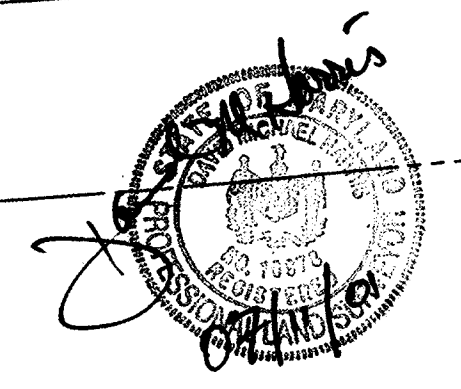
*James R. Moxley, III* 7-13-01  
 SIGNATURE OF OWNER  
 JAMES R. MOXLEY, III - TRUSTEE

*James R. Moxley, Jr.* 7-13-01  
 SIGNATURE OF OWNER  
 JAMES R. MOXLEY, JR.

*James R. Schulte* 7-13-01  
 SIGNATURE OF OWNER  
 JAMES R. SCHULTE

*Steven K. Breeden* 7-13-01  
 SIGNATURE OF OWNER  
 STEVEN K. BREEDEN

*Stewart D. Young* 7-13-01  
 SIGNATURE OF OWNER  
 STEWART D. YOUNG



**TOTAL TABULATION THIS SUBDIVISION**

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TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED:	7.58 AC.±

**CURVE DATA**

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
C1	2850.00'	226.47'	04°23'55"	113.29'	N42°29'42"E 226.41'
C2	1623.27'	378.18'	13°20'52"	189.94'	S37°54'32"E 377.31'

**PLAN**  
 SCALE: 1" = 50'

BAL./WASH. INDUSTRIAL PARK  
 PARCEL "A"  
 BLOCK "B"  
 P.B.22 / F.12

**ENGINEER**  
 BENCHMARK ENGINEERING, INC.  
 8480 BALT. NAT. PIKE SUITE 418  
 ELLICOTT CITY, MD 21043  
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APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS:  
 HOWARD COUNTY HEALTH DEPARTMENT

*Richard L. Moxley, Sr.* 7-28-01  
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Michael J. ...* 7/27/01  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*James S. ...* 10/4/01  
 DIRECTOR

**SURVEYOR'S CERTIFICATE**

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*Caleb C. Gould* CALEB C. GOULD - TRUSTEE  
*Christina M. Praccia* WITNESS  
*James R. Schulte* JAMES R. SCHULTE  
*Steven K. Breeden* STEVEN K. BREEDEN  
*Stewart D. Young* STEWART D. YOUNG

RECORDED AS PLAT 14929  
 ON 10/5/01 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**SUBDIVISION PLAT**  
**COLUMBIA JUNCTION**  
 SECTION 3  
 PARCELS 'A' AND 'B'  
 A RESUBDIVISION OF LOTS 1-16, 16A-16D & 17-37 (NORDON SUBDIVISION) AND A SUBDIVISION OF PARCELS 90, 91 AND 114 - TAX MAP 48

HO. CO. FILE REF. Nos. SP-99-11  
 6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP NO. 48  
 PARCELS 90, 91, 114, 548  
 BLOCK 1  
 ZONED: B-2

SCALE: 1" = 50'  
 DATE: JUNE 23, 2001  
 SHEET: 2 OF 2