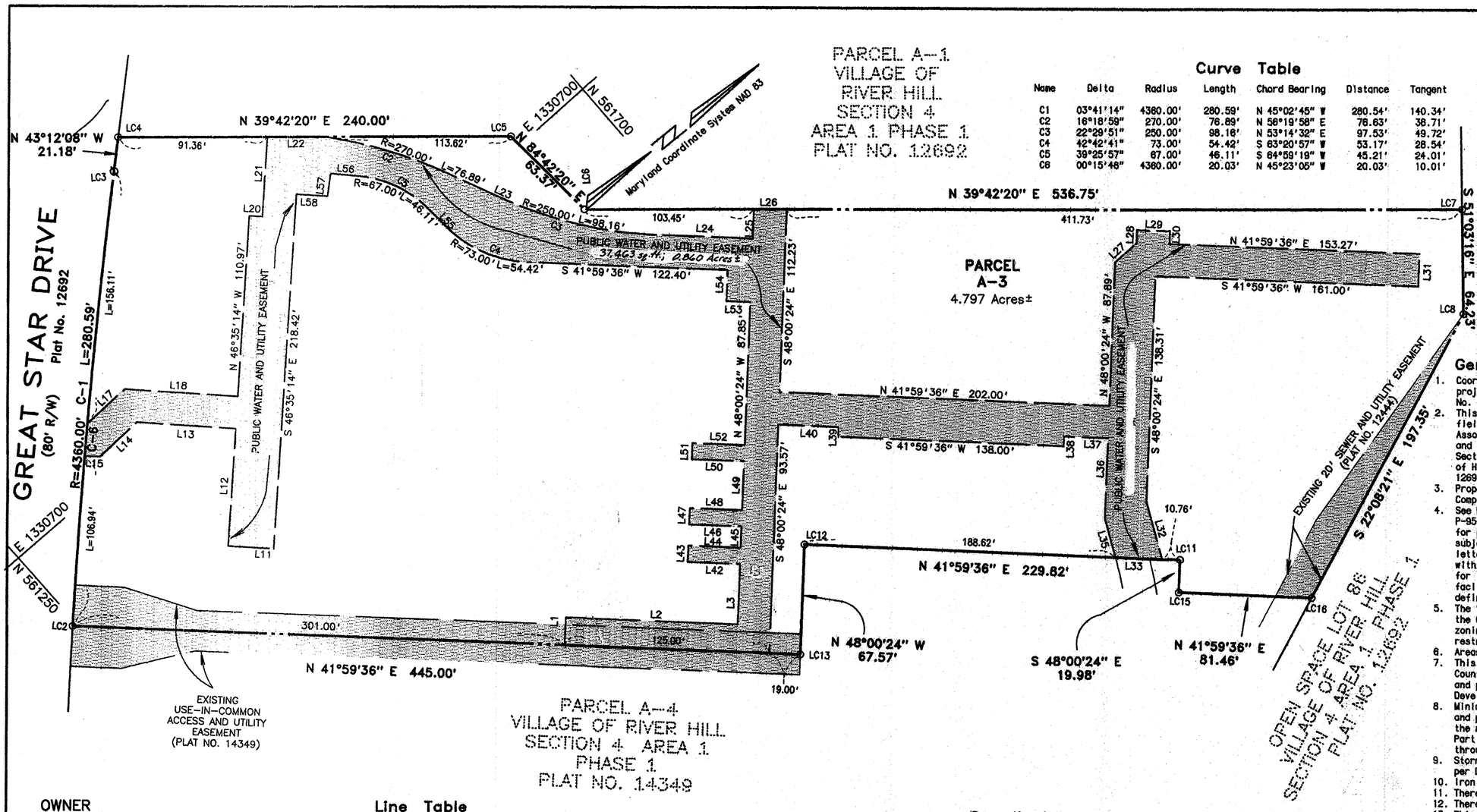
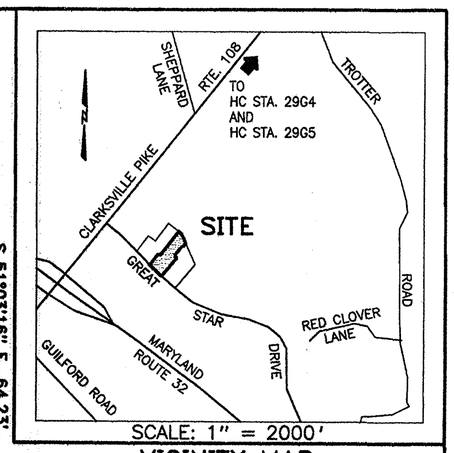


Curve Table

Name	Delta	Radius	Length	Chord Bearing	Distance	Tangent
C1	03°41'14"	4360.00'	280.59'	N 45°02'45" W	280.54'	140.34'
C2	16°18'59"	270.00'	76.89'	N 56°19'58" E	76.63'	38.71'
C3	22°29'51"	250.00'	98.16'	N 53°14'32" E	97.53'	49.72'
C4	42°42'41"	73.00'	54.42'	S 63°20'57" W	53.17'	28.54'
C5	39°25'57"	67.00'	46.11'	S 64°59'19" W	45.21'	24.01'
C6	00°15'48"	4360.00'	20.03'	N 45°23'05" W	20.03'	10.01'



VICINITY MAP

General Notes

1. Coordinates based on NAD 83', Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 29G4 and No. 29G5.
2. This Plat and the coordinates shown hereon are based upona field run boundary survey prepared by Whitman, Requardt & Associates, dated January 3, 1994 and revised March 8, 1999; and a record plat entitled Columbia Village of River Hill Section 4 Area 1 Phase 1 and recorded among the Land Records of Howard County, Maryland as Plat Numbers 12691 through 12694, prepared by Gutschick Little & Weber, P.A.
3. Property is zoned "New Town" per the 10/18/1993 Comprehensive Zoning Plan.
4. See Department of Planning and Zoning file numbers: S-93-21. P-95-10, WP-95-32 (on Sept. 27, 1994, waiver of requirement for plat and site plan to obtain a grading permit, was granted subject to various conditions as defined in the approval letter), WP-95-78 (on May 19, 1995, waiver to allow grading within the 75 foot stream buffer and 25 foot wetlands buffer for the installation of storm drains and stormwater management facilities, was granted, subject to various conditions as defined in the approval letter), WP-95-114, F-96-89 and F-96-110.
5. 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.
6. Areas shown are to be taken as more or less.
7. 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 2-08-01, on which date Developer's Agreement No. 44-3935-D was filed and accepted.
8. 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 222-A-1, Part 1, Paragraph 6, recorded as Plat Nos. 3054-A-1581 through 3054-A-1587.
9. Stormwater Management facilities for this project are provided per Department of Planning and Zoning file No. F-96-110.
10. Iron Pins shown thus: ⌀
11. There are no wetlands on the site
12. There are no existing structures on site.
13. This subdivision is exempt from the forest conservation requirements per Section 16.1202(b)(iv) of the Howard County Code because it is a planned unit development (PUD) which has preliminary development plan approval before 12/31/92.
14. Developer reserves unto itself, its successors and assigns, all easements shown on this plat for water and other public utilities located in, over and through Parcel A-3. Any and all conveyances of aforesaid Parcel shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said Parcel. Developer shall execute and deliver deeds for the easements herein reserved to Howard County. Upon completion of the public utilities and their acceptance by Howard County, the county shall accept the easements and record the deed(s) of easement in the Land Records of Howard County, Maryland.

OWNER

The Ryland Group, Inc.
7250 Parkway Drive, Suite 520
Hanover, Maryland 21076

Area Tabulations

a. Total Number of Lots/Parcels to be recorded		1
Buildable		1
Open Space		0
b. Total area of Lots	4.797 Ac. ±	
Buildable	4.797 Ac. ±	
Open Space	0.000 Ac. ±	
c. Total Area of road right-of-way to be recorded including widening strips	0.00 Ac. ±	
d. Total Area of Subdivision to be recorded	4.797 Ac.±	

Line Table

Name	Bearing	Distance	Name	Bearing	Distance	Name	Bearing	Distance
L1	N 48°00'24" W	17.00'	L26	N 39°42'20" E	20.02'	L46	S 41°59'36" W	32.00'
L2	N 41°59'36" E	105.00'	L27	N 02°29'04" W	17.84'	L47	N 48°00'24" W	10.00'
L3	N 48°00'24" W		L28	N 48°00'24" W	8.00'	L48	N 41°59'36" E	32.00'
			L29	N 41°59'36" E	20.00'	L49	N 48°00'24" W	29.99'
			L30	S 48°00'24" E	8.00'	L50	S 41°59'36" W	32.00'
L11	S 43°24'46" W	28.00'	L31	S 48°00'24" E	20.00'	L51	N 48°00'24" W	10.00'
L12	N 46°35'15" W	72.39'	L32	S 65°29'52" E	36.78'	L52	N 41°59'36" E	32.00'
L13	S 43°24'40" W	60.74'	L33	S 41°59'36" W	28.61'	L53	S 41°59'36" W	14.60'
L14	S 03°27'57" E	30.98'	L35	N 65°29'52" W	24.76'	L54	N 48°00'24" W	19.15'
L15	S 41°32'50" W	9.36'				L55	S 84°42'17" W	17.42'
			L36	N 48°00'24" W	49.39'	L56	S 45°16'20" W	18.07'
L17	N 03°27'57" W	31.36'	L37	S 41°59'36" W	27.00'	L57	S 42°33'42" E	14.03'
L18	N 43°24'40" E	69.41'	L38	S 48°00'24" E	6.00'	L58	S 43°24'46" W	19.00'
L20	N 43°24'46" E	8.00'	L39	N 48°00'24" W	6.00'			
			J40	S 41°59'36" W	37.00'			
L21	N 46°35'14" W	49.13'						
L22	N 39°42'20" E	35.02'	L42	S 41°59'36" W	32.00'			
L23	N 64°29'27" E	37.40'	L43	N 48°00'24" W	10.00'			
L24	N 41°59'36" E	59.00'	L44	N 41°59'36" E	32.00'			
L25	N 48°00'24" W	18.00'	L45	N 48°00'24" W	13.00'			

Coordinates

Point	North	East	Point	North	East
LC2	561249.16	1330753.83	LC8	562025.87	1331150.08
LC3	561447.37	1330555.31	LC11	561795.90	1331155.10
LC4	561462.81	1330540.80	LC12	561625.10	1331001.34
LC5	561847.45	1330694.12	LC13	561579.89	1331051.56
LC6	561853.30	1330757.22	LC15	561782.53	1331169.95
LC7	562066.24	1331100.12	LC16	561843.07	1331224.45

Scale 1" = 50'

-50 -25 0 50 100 150

THE PURPOSE OF THIS PLAT OF REVISION IS TO PROVIDE THE PUBLIC WATER AND UTILITY EASEMENT ON PARCEL A-3

STATE OF MARYLAND ANTHONY JOSEPH VITTI PROFESSIONAL LAND SURVEYOR 2/6/01

DMW
Daft · McCune · Walker, Inc.
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
200 East Pennsylvania Avenue
Towson, Maryland 21286
410 296 3333
Fax 296 4705

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

Howard County Health Officer — Date 2-26-01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division — Date 2/20/01

Director — Date 2/28/01

OWNER'S DEDICATION

We, The Ryland Group, Inc., A Maryland Corporation, by Edward W. Gold, Operational Vice President and John H. Meade, Assistant Secretary, owners of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this Final Plat by the Department 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 easements shown hereon;
(2) The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and valuable 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, storm drainage facilities, and open spaces, where applicable; and
(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 erected on or over the said easements and right-of-ways.

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.

Witness our hands this 24th day of January 2001.

Edward W. Gold, Operational Vice President, The Ryland Group, Inc. — Date 01/24/01

John H. Meade, Assistant Secretary, The Ryland Group, Inc. — Date 1/24/01

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a subdivision of all of the lands conveyed by The Howard Research and Development Corporation to The Ryland Group, Inc., by deed dated January 30, 2001 and recorded in the Land Records of Howard County, Maryland, in Liber 5339 Folio 114 ; and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County as shown; The requirements of Section 3-108, The Real Property Article, of the 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.

Anthony J. Vitti — Date 2/6/01
Professional Land Surveyor No. 10951

RECORDED AS PLAT No. 14670
ON 3/2/01 IN THE
LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF REVISION
COLUMBIA
VILLAGE OF RIVER HILL
Section 4 Area 1 Phase 1
Parcel A-3

BEING A PART OF
VILLAGE OF RIVER HILL PLAT NO. 14349
SHEET 1 OF 1
ZONING: NT-SFA
TAX MAP 35 GRIDS 1 and 7 PARCEL 452
FIFTH ELECTION DISTRICT
HOWARD COUNTY MARYLAND
SCALE: 1" = 50' JANUARY 24, 2001

F-01-127 Fn.: /data/00023/00023 D.L.: <PLA>