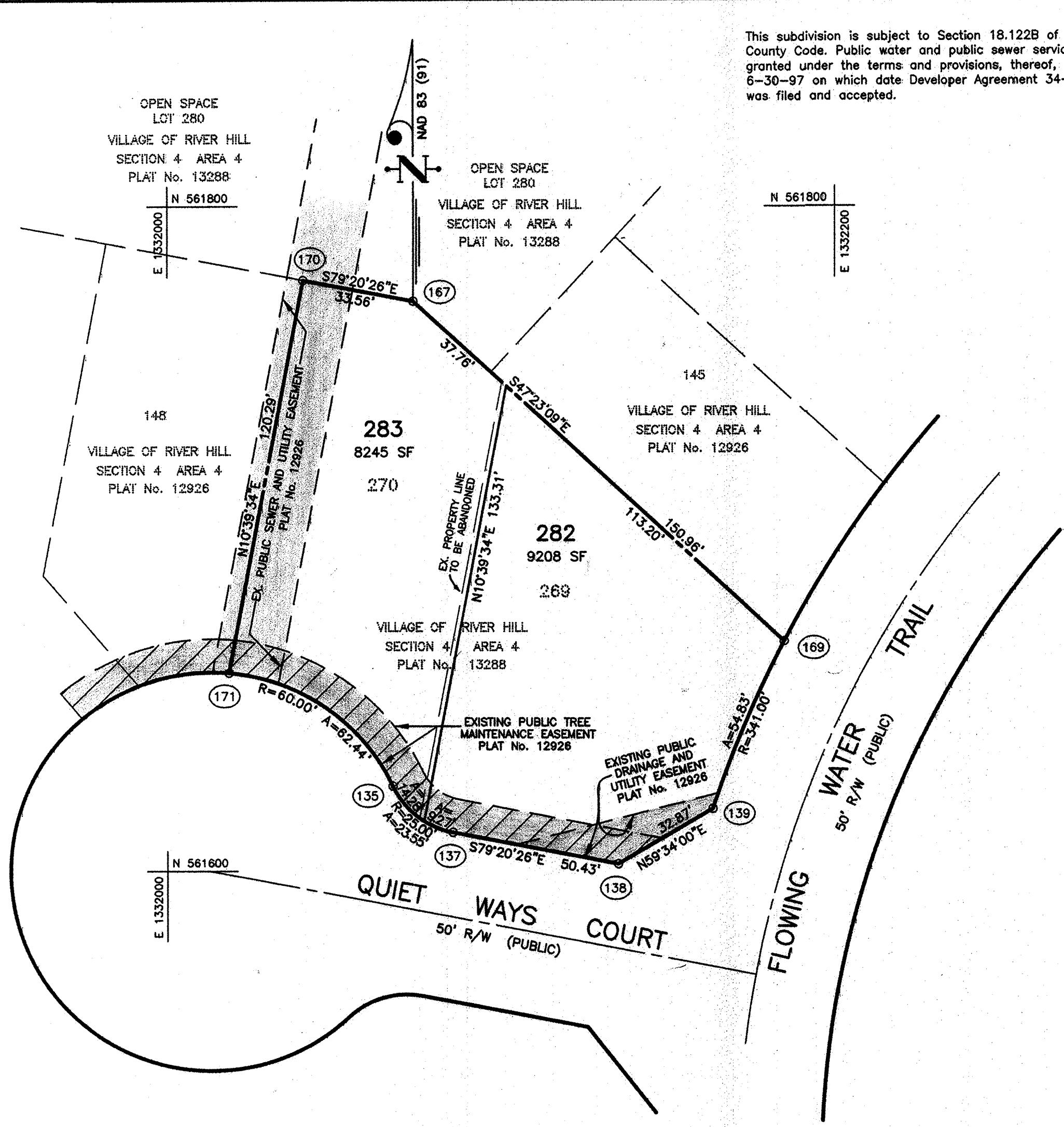
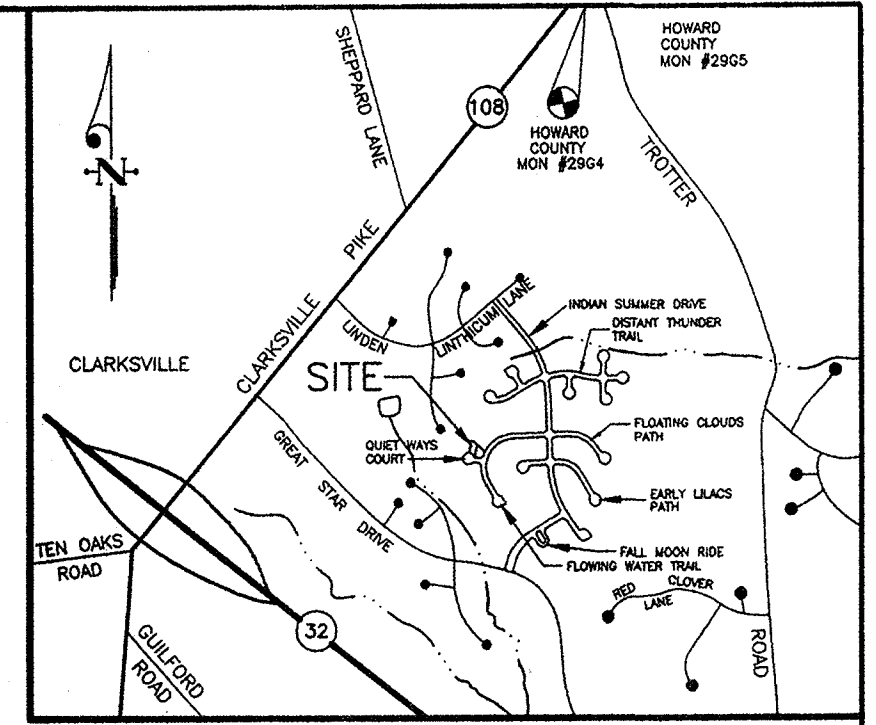


CURVE DATA						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
169-139	341.00'	09°12'47"	54.83'	27.46'	54.77'	S.23°04'58"W.
137-135	25.00'	53°58'05"	23.55'	12.73'	22.69'	N.52°21'23"W.
135-171	60.00'	59°37'50"	62.45'	34.38'	59.67'	N.55°11'16"W.

COORDINATE TABLE		
NO.	NORTH	EAST
135	561,625.68	1,332,067.43
137	561,611.83	1,332,085.40
138	561,602.50	1,332,134.96
139	561,619.15	1,332,163.30
167	561,771.75	1,332,073.68
169	561,669.54	1,332,184.76
170	561,777.96	1,332,040.70
171	561,659.75	1,332,018.45



This subdivision is subject to Section 18.122B of the Howard County Code. Public water and public sewer service has been granted under the terms and provisions, thereof, effective 6-30-97 on which date Developer Agreement 34-3420-D was filed and accepted.



VICINITY MAP
SCALE: 1" = 2,000'

GENERAL NOTES

- SUBJECT PROPERTY IS ZONED NEW TOWN PER OCTOBER 18, 1993 COMPREHENSIVE ZONING PLAN.
- COORDINATES ARE BASED ON NAD '83 (91) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, MARYLAND GEODETIC CONTROL STATIONS No. 2964 AND No. 2965.
- O = IRON PIN WITH CAP SET
- ALL AREAS ARE MORE OR LESS.
- SEE DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: S-93-21, P-95-11, F-96-130, F-98-120.
- THE "ESTABLISHMENT OF BUILDING RESTRICTION LINES" IN THE OWNERS DEDICATION REFERS TO THE PURPOSES OF MEETING ZONING REQUIREMENTS, NOT FOR THE PURPOSE OF CREATING A RESTRICTION ON TITLE OR COVENANT.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC RIGHT OF WAY LINES TO BE IN ACCORDANCE WITH FDP222-A, PART IV, CRITERIA, RECORDED AT PLAT No. 3054-A, SHEETS 1704 THRU 1708.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE).
B) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING A 100-YR. FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- STORMWATER MANAGEMENT FACILITIES FOR THIS PROJECT ARE TO BE PUBLIC AND MAINTAINED JOINTLY BY THE COLUMBIA ASSOCIATION AND HOWARD COUNTY, MARYLAND.
- A PUBLIC 3' WATER, SEWER AND UTILITY EASEMENT, THREE FEET IN WIDTH, IS RESERVED OVER AND ACROSS THE FRONTAGE OF ALL LOTS SHOWN ON THIS PLAT OF SUBDIVISION TO ALLOW HOWARD COUNTY ACCESS, WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF THE MAINTENANCE OF PUBLIC WATER AND SEWER HOUSE CONNECTIONS AT THE CURB STOPS AND/OR CLEANOUTS.
- DESIGNATES TREE MAINTENANCE EASEMENT (PUBLIC, 10' WIDE) HOWARD COUNTY, MARYLAND RESERVES THE RIGHT TO ACCESS, WHEN NECESSARY, THE PROPERTIES ON WHICH A TREE MAINTENANCE EASEMENT IS SHOWN, FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY-OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS. NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER SAID EASEMENT AREA.
- SUBJECT PROPERTY IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS ZONED NEW TOWN.
- FOR APPROVED ROAD PLANS, REFER TO F96-130.
- THERE ARE EXISTING STRUCTURES LOCATED ON LOTS 269 AND 270 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.

The requirements of § 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 property markers, have been complied with.

Paige A. See, Jr. 2-2-01
PAIGE A. SEE, JR.
PROPERTY LINE SURVEYOR
DATE

Allan Waschak 2-8-01
ALLAN WASCHAK, PRESIDENT
DATE

AREA TABULATION

1. TOTAL NUMBER OF LOTS TO BE RECORDED:	2
2. TOTAL NUMBER OF BUILDABLE LOTS:	2
3. TOTAL NUMBER OF OPEN SPACE LOTS:	0
4. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0.4006 AC.
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.0000 AC.
6. TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED:	0.0000 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	0.4006 AC.



OWNER:
ALLAN HOMES, INC.
10260 OLD COLUMBIA PIKE
RIVERS CORPORATE PARK
COLUMBIA, MARYLAND 21046

THE PURPOSE OF THIS PLAT IS TO REVISE THE COMMON LOT LINE OF OLD LOTS 269 AND 270 TO CREATE NEW LOTS 282 AND 283 TO CORRECT THE BUILDING SETBACK ENCROACHMENT ON LOT 270.

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

CLARK • FINEFROCK & SACKETT, INC.
ENGINEERS • PLANNERS • SURVEYORS
7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

RECORDED AS PLAT 14669
ON 3/2/01 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Diana L. Matzough 2-26-01
COUNTY HEALTH OFFICER
DATE

OWNERS' CERTIFICATE

We, Allan Homes, Inc., a Maryland Corporation, 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, hereby 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 road 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 and floodplains and open space areas where applicable, and for 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, 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 erected on or over the said easements and rights-of-way.

Witness our hands this 8th day of FEB, 2001.

ATTEST: *M. Rita Campbell* BY: *Allan Waschak*
ALLAN WASCHAK, PRESIDENT
ALLAN HOMES, INC.

SURVEYOR'S CERTIFICATE

I hereby certify that the Final Plat shown and described hereon is correct; that it is a resubdivision of part of the lands conveyed to Allan Homes, Inc., a Maryland Corporation by The Howard Research and Development Corporation, by two deeds; (1) dated October 13, 2000 and recorded in Liber 5234 at Folio 0372; (2) dated December 11, 2000 and recorded in Liber 5289 at Folio 0344; also being shown as Lots 269 and 270 on a plat of subdivision entitled "COLUMBIA, VILLAGE OF RIVER HILL, SECTION 4 AREA 4, LOTS 197, 217 THRU 279 AND OPEN SPACE LOTS 280 AND 281", recorded as Plat No. 13288, all being recorded among the Land Records of Howard County, Maryland, and that all the property corners 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 amended.

Paige A. See, Jr. 2-2-01
PAIGE A. SEE, JR.
PROPERTY LINE SURVEYOR
MARYLAND #304
DATE

LOTS 282 AND 283
COLUMBIA
VILLAGE OF RIVER HILL
SECTION 4 AREA 4
(A RESUBDIVISION OF LOTS 269 AND 270,
PLAT #13288, F 98-120)

TAX MAP #35 GRID 7 PARCELS 3, 22 & 59
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ZONING: NEW TOWN

SCALE: 1" = 30' DATE: FEBRUARY, 2001
SHEET 1 OF 1

CAD FILE: #10 C:\DRAWING FILES\00006\00006RP
CHKD: WLM DRAWN: LAI JOB NO.: 00-006 FILE NO.: 00-006 R

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 2/26/01
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

[Signature] 2/28/01
DIRECTOR
DATE