

GEAPE II, INC.  
PARCEL "Q-3"  
L. 4558 F. 54  
PLAT No. 14343

**Coordinates**

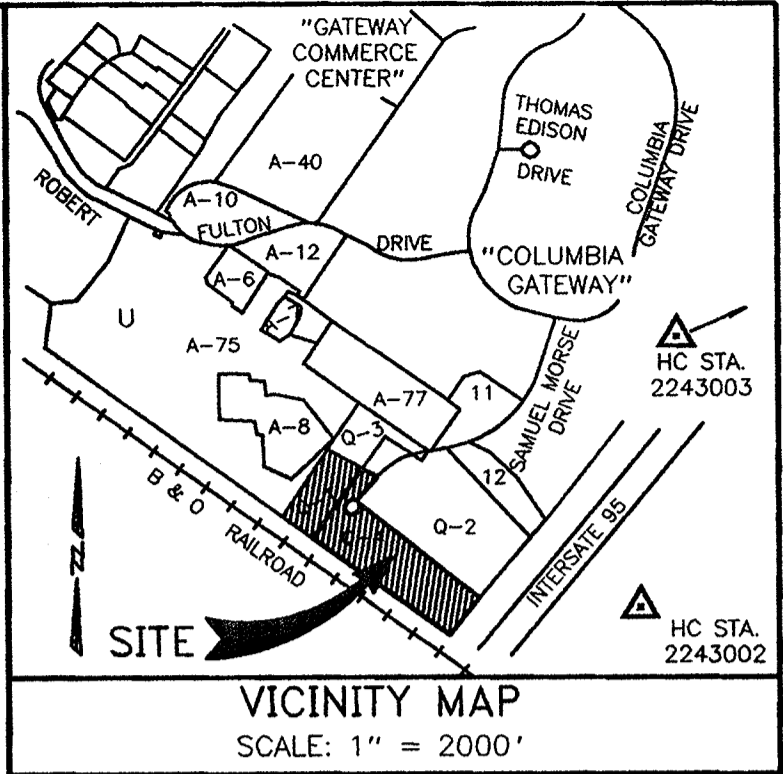
Point	North	East
1019	485294.83	853256.85
1020	485394.09	853154.95
1022	485699.35	852944.58
1023	486055.74	852535.31
1027	486302.18	853088.44
1028	486241.45	853036.55
1030	486233.91	853131.73
1032	486263.20	853134.05
1090	485904.24	852700.65
2819	485616.80	853867.05
3010	486743.81	852837.12
3011	486556.88	853104.09
3012	486538.21	853188.28
3013	486546.14	853233.23
3014	486537.54	853256.32
3015	486497.77	853288.71

**Curve Table**

Curve	Delta	Radius	Length	Chord Bearing	Distance	Tangent
C-1	45°00'00"	112.67'	88.49'	S 77°30'00" E	86.23'	46.67'
C-2	60°50'28"	24.33'	25.84'	S 69°34'48" E	24.64'	14.29'
C-3	10°19'44"	1555.00'	280.32'	S 45°40'35" W	279.95'	140.54'
C-4	25°15'10"	59.00'	258.46'	S 85°28'20" E	95.48'	0.00'
C-5	71°58'10"	25.00'	31.40'	N 04°31'40" E	29.38'	18.15'
C-6	18°53'01"	1482.69'	436.91'	N 45°28'32" W	435.33'	220.05'
C-7	02°24'29"	2015.79'	84.72'	S 36°12'15" W	84.71'	42.36'
C-8	01°58'15"	1985.79'	88.56'	N 35°59'08" E	88.65'	34.33'
C-9	18°02'31"	406.71'	113.87'	N 48°58'44" E	113.50'	57.31'
C-10	03°22'52"	386.71'	22.82'	S 53°18'34" E	22.82'	11.41'
C-11	09°41'12"	386.71'	65.38'	S 43°48'05" E	65.30'	32.77'

**Line Table**

Line	Bearing	Distance
L1	S 55°00'00" E	24.68'
L2	S 55°00'00" E	20.00'
L3	S 35°00'00" W	7.27'
L4	S 55°00'00" E	20.00'
L5	N 35°00'00" E	7.27'
L6	S 55°00'00" E	30.02'
L7	S 07°07'37" E	10.85'
L8	N 82°52'23" E	20.00'
L9	N 07°07'37" W	10.85'
L10	S 35°00'00" W	8.84'
L11	S 55°00'00" E	20.00'
L12	N 35°00'00" E	8.84'
L13	S 55°00'00" E	20.00'



**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, PERFORMED BY GUTSCHICK, LITTLE & WEBER, P.A. IN NOVEMBER, 1998.
- PROPERTY IS ZONED 'M-1' AND 'NEW TOWN' PER THE 10-18-93 COMPREHENSIVE ZONING PLAN.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: P-86-22, S-84-44, S-85-28, F-86-127, F-86-182, F-87-63, WP-98-130, F-99-34 & F-01-02.
- 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 '27 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 2233002 AND No. 2243003.
- 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 APRIL 1, 1992, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-3152-D WAS FILED AND ACCEPTED.
- STORMWATER MANAGEMENT IS PROVIDED BY AN EXISTING REGIONAL FACILITY ON ADJACENT PARCEL 'A-77' (DPW FILE No. F-92-1001).
- MINIMUM BUILDING RESTRICTION SETBACKS FROM PROPERTY LINES AND PUBLIC ROAD RIGHT-OF-WAYS (FOR THE NEW TOWN PORTION OF THIS DEVELOPMENT) ARE TO BE IN ACCORDANCE WITH THE RECORDED AMENDED FINAL DEVELOPMENT PLAN CRITERIA PHASE 236, PARAGRAPH 6, RECORDED AS PLAT Nos. 14236 THRU 14238.
- THE APPO ROAD TEST FOR THIS SUBDIVISION WAS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING, DEVELOPMENT ENGINEERING DIVISION, ON MARCH 19, 1999.
- THIS SUBDIVISION IS EXEMPT FROM THE FOREST CONSERVATION ORDINANCE IN ACCORDANCE WITH SECTION 16.1202(b)(1)(v).

**TABULATION OF PLAT OF REVISION**

1. TOTAL NUMBER OF PARCELS AND LOTS TO BE RECORDED:	1
2. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	1
3. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	19.134 Ac.±
4. TOTAL NUMBER OF LOTS (COMMON OPEN AREA) TO BE RECORDED:	0
5. TOTAL AREA OF LOT (COMMON OPEN AREA) TO BE RECORDED:	0.000 Ac.±
6. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0.000 Ac.±
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	19.134 Ac.±



I hereby certify that the boundary of parcel "Q-4" as shown hereon is the same boundary as shown on a plat of subdivision entitled "COLUMBIA GATEWAY, PARCELS "Q-3" and "Q-4", A RESUBDIVISION OF COLUMBIA GATEWAY, PARCEL "Q-1" AS SHOWN ON PLAT No. 13667" recorded among the Land Records as Plat No. 14343, based on a field run boundary survey by Gutschick, Little, & Weber, P.A. Made under my direction.

*David S. Weber* 4/4/01  
By: David S. Weber  
Professional Land Surveyor  
MD Reg. No. 10852



**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 and GEAPE Land Holdings, Inc., to Crestpointe III, LLC, by deed dated March 9, 2001 and recorded in the Land Records of Howard County, Maryland, in Liber 5375 Folio 653; 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* 4/5/01  
By: Anthony J. Vitti  
Professional Land Surveyor No. 10951

**OWNER'S DEDICATION**

We, Crestpointe III, LLC, a Maryland Limited Liability Corporation, by James M. Abrams, Managing Member, 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,

- 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 easements shown hereon;
- 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
- 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 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 4<sup>th</sup> day of April 2001.

*James M. Abrams* 4/4/01  
By: James M. Abrams, Managing Member  
Manager of Abrams Family Investments, LLC

*Deborah S. Hall*  
By: Deborah S. Hall

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

*Diana L. McLaughlin* 4-26-01  
Howard County Health Officer MK Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 4/12/01  
Chief, Development Engineering Division MK Date

*[Signature]* 4/30/01  
Director MB Date

THE PURPOSE OF THIS PLAT OF REVISION IS TO PROVIDE THE PUBLIC WATER AND UTILITY EASEMENTS ON PARCEL Q-4

**DMW**  
Daft · McCune · Walker, Inc.  
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals  
200 East Pennsylvania Avenue  
Towson, Maryland 21286  
410 286 3333  
Fax: 286 4760

RECORDED AS PLAT No. 14759  
ON 5/3/01 IN THE  
LAND RECORDS OF HOWARD COUNTY, MD.

**PLAT OF REVISION  
COLUMBIA GATEWAY  
PARCEL "Q-4"**

BEING A PART OF  
COLUMBIA GATEWAY PLAT No. 14343  
SHEET 1 OF 1  
ZONING: M-1 & NEW TOWN  
TAX MAP 42 GRID 12 P/O PARCEL 525  
6th ELECTION DISTRICT  
HOWARD COUNTY MARYLAND  
SCALE 1" = 100' January 12, 2001