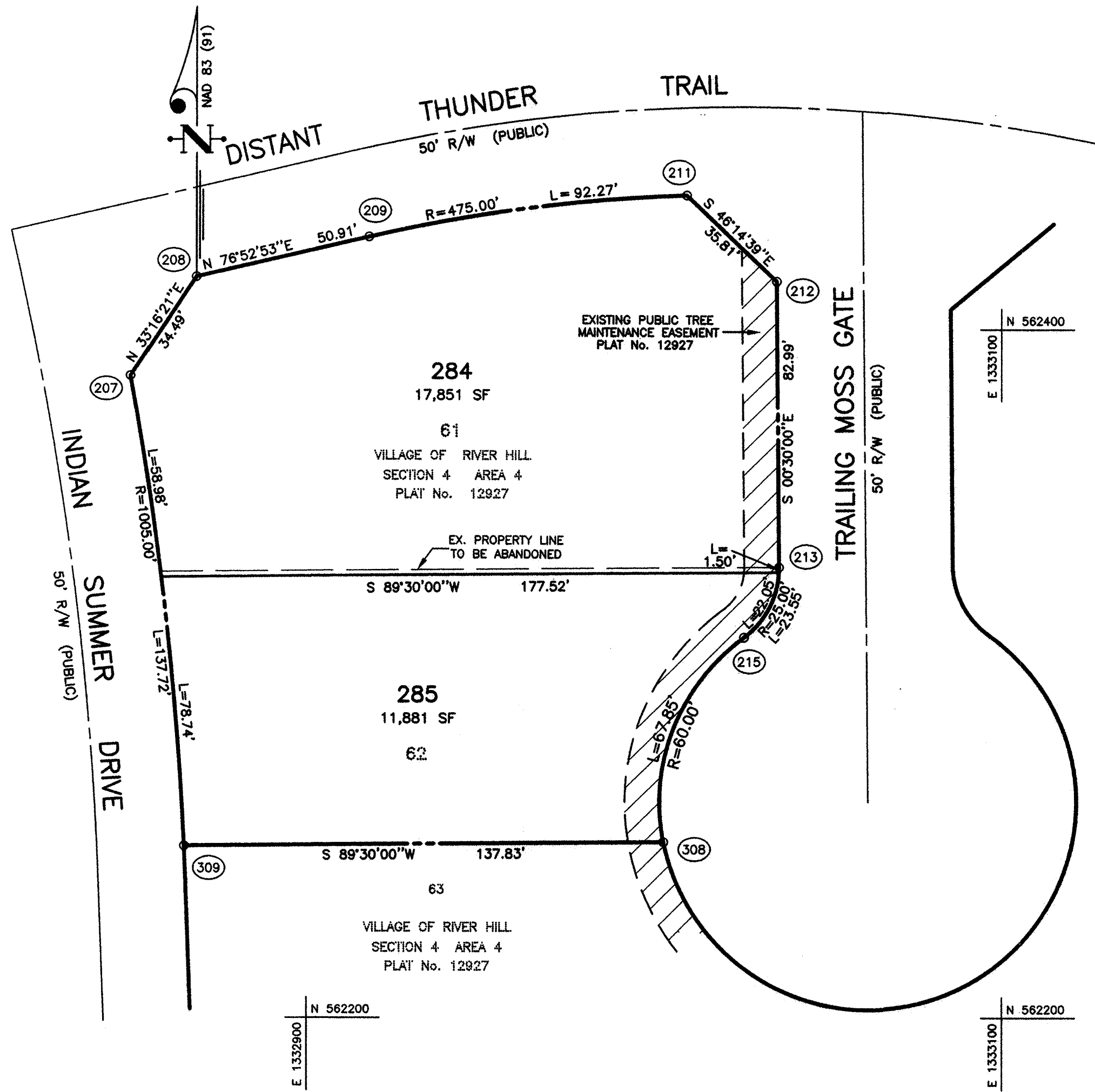
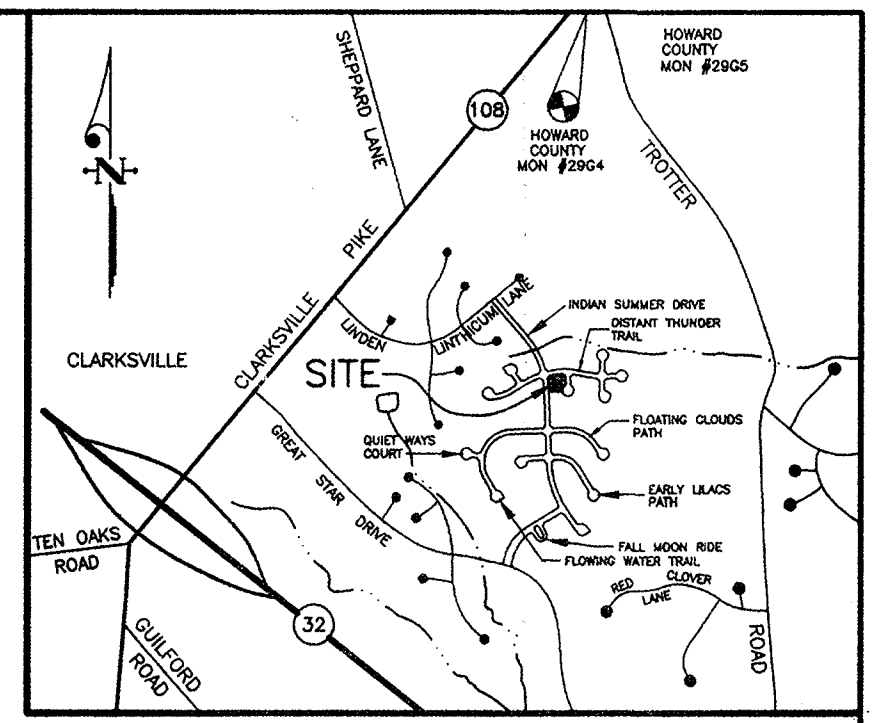


CURVE DATA						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
309-207	1005.00'	07°51'06"	137.72'	68.97'	137.62'	N.06°24'37"W.
209-211	475.00'	11°07'49"	92.27'	46.28'	92.13'	N.82°26'47"E.
213-215	25.00'	53°58'05"	23.55'	12.73'	22.69'	S.26°29'02"W.
215-308	60.00'	64°47'39"	67.85'	38.07'	64.29'	S.21°04'15"W.

COORDINATE TABLE		
NO.	NORTH	EAST
207	562386.23	1332849.57
208	562415.06	1332868.49
209	562426.61	1332918.07
211	562438.72	1333009.40
212	562413.96	1333035.27
213	562330.97	1333035.99
215	562310.67	1333025.87
308	562250.68	1333002.77
309	562249.48	1332864.94

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.



- 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
 - 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 FDP-PHASE 222, PART 4 CRITERIA, RECORDED AT PLAT No. 3054-A, SHEETS 1598 THRU 1602.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING A 100-YR. FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - 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 A PLANNED UNIT DEVELOPMENT WHICH RECEIVED PRELIMINARY DEVELOPMENT PLAN APPROVAL PRIOR TO 12/31/92.
 - FOR APPROVED ROAD PLANS, REFER TO F96-130.
 - THERE IS AN EXISTING STRUCTURE LOCATED ON LOT 61 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING 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.

William L. Machen 19 April 2001
 WILLIAM L. MACHEN
 PROFESSIONAL LAND SURVEYOR
 DATE

James Greenfield 4-19-01
 COLUMBIA BUILDERS, INC.
 JAMES GREENFIELD, 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:	0.6825 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:	0.6825 AC.

THE PURPOSE OF THIS PLAT IS TO REVISE THE COMMON LOT LINE OF OLD LOTS 61 AND 62 TO CREATE NEW LOTS 284 AND 285 TO CORRECT THE BUILDING SETBACK ENCROACHMENT ON LOT 61.

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) 821-8100 WASH.



OWNER:
 COLUMBIA BUILDERS, INC.
 P. O. BOX 999
 COLUMBIA, MARYLAND 21044

RECORDED AS PLAT 14815
 ON 5/22/01 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Diana J. Matsumoto MD, F.S. 5-11-01
 COUNTY HEALTH OFFICER
 DATE

OWNERS' CERTIFICATE

We, Columbia Builders, 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 19th day of April 2001.

ATTEST: *Michael D. Alloh* BY: *James Greenfield*
 JAMES GREENFIELD, PRESIDENT
 COLUMBIA BUILDERS, 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 Columbia Builders, Inc., a Maryland Corporation by The Howard Research and Development Corporation, by a deed dated February 15, 2001 and recorded in Liber 5363 at Folio 482; also being shown as Lots 61 and 62 on a plat of subdivision entitled "COLUMBIA, VILLAGE OF RIVER HILL, SECTION 4 AREA 4, LOTS 1 THRU 216 SHEET 5 OF 6" recorded as Plat No. 12927, 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.

William L. Machen 19 April 2001
 WILLIAM L. MACHEN
 PROFESSIONAL LAND SURVEYOR
 MARYLAND #9011
 DATE

LOTS 284 AND 285
COLUMBIA
 VILLAGE OF RIVER HILL
 SECTION 4 AREA 4
 (A RESUBDIVISION OF LOTS 61 AND 62,
 PLAT #12927, F 96-130)
 TAX MAP #35 GRID 7 PARCELS 3, 22 & 59
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 ZONING: NEW TOWN
 SCALE: 1" = 30' DATE: APRIL, 2001
 SHEET 1 OF 1

CAD FILE: #10 C:\DRAWING FILES\VORH\00010RP
 CHKD: WLM DRAWN: LAI JOB NO.: 00-010 FILE NO.: 00-010 R

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

James S. Smith 5/15/01
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

James S. Smith 5/15/01
 DIRECTOR
 DATE