

Curve	Delta	Radius	Length	Chord Bearing	Distance	Tangent
C-1	15°25'25"	300.00'	80.76'	N 35°24'59" W	80.51'	40.62'
C-2	02°17'31"	2600.00'	104.00'	S 49°08'55" E	103.99'	52.01'

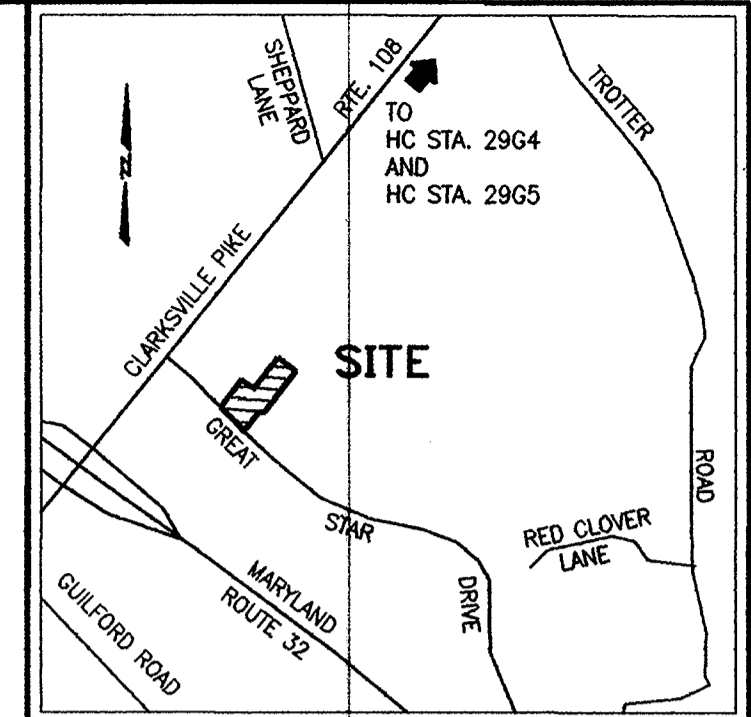
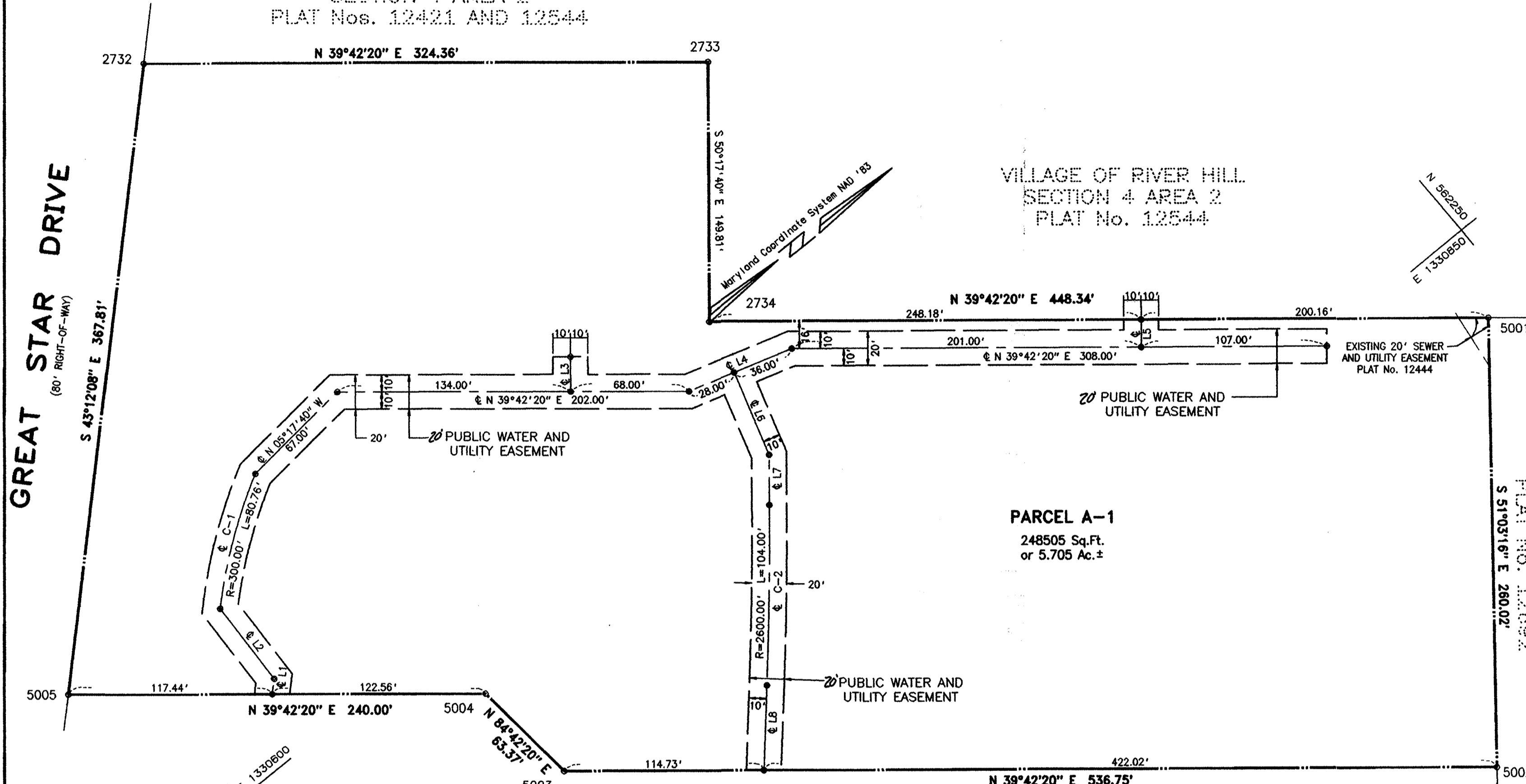
Coordinates

Point	North	East
2732	561730.92	1330289.01
2733	561980.46	1330496.23
2734	561884.76	1330811.48
5001	562229.69	1330897.90
5002	562066.24	1331100.13
5003	561853.30	1330757.22
5004	561847.45	1330694.12
5005	561462.81	1330540.80

Line Table

Course	Bearing	Distance
L1	N 42°33'42" W	9.00'
L2	N 87°33'42" W	51.00'
L3	N 50°17'40" W	20.30'
L4	N 17°12'20" E	64.00'
L5	N 50°17'40" W	16.00'
L6	S 72°47'40" E	52.00'
L7	S 50°17'40" E	29.00'
L8	S 48°00'09" E	49.25'

VILLAGE OF RIVER HILL
SECTION 4 AREA 2
PLAT Nos. 12421 AND 12544



SCALE: 1" = 2000'
VICINITY MAP

General Notes

- Coordinates based on NAD 83, Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 29G4 and No. 29G5.
- This Plat and the coordinates shown hereon are based upon a field run boundary survey prepared by Whitman, Reardon & 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. Property is zoned "New Town" per the 10/18/1993 Comprehensive Zoning Plan.
- 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.
- 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.
- 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 11/02/01, on which date Developer's Agreement No. 34-4009-D was filed and accepted.
- 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 I, Paragraph 6, recorded as Plat Nos. 3054-A-1581 through 3054-A-1587.
- Stormwater Management facilities for this project are provided per Department of Planning and Zoning file No. F-96-110.
- There are no wetlands on the site.
- There are no existing structures on site.
- 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.
- 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, over and through Parcel A-1. 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.
- DEUTES REBAR WITH IDENTIFICATION CAP SET

AREA TABULATION	
a. Total number of lots or parcels to be recorded ... 1	
Buildable	1
Open Space	0
b. Total area of Lots	5.705 Ac.±
Buildable	5.705 Ac.±
Open Space	0.000 Ac.±
c. Total area of road Right-Of-Way to be recorded including widening strips	0.000 Ac.±
d. Total area of Subdivision to be recorded	5.705 Ac.±

PARCEL A-3
VILLAGE OF RIVER HILL
SECTION 4 AREA 1 PHASE 1
PLAT No. 14349

OWNER
The Howard Research and Development Corporation
10275 Little Patuxent Parkway
Columbia, MD 21044-3456



THE PURPOSE OF THIS PLAT OF REVISION IS TO PROVIDE THE ON-SITE PUBLIC WATER AND UTILITY EASEMENT.

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 4705

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY
Penney Boerstein M.D. 1/07/02
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Mike D... 1/15/02
Chief, Development Engineering Division Date

James B. Ro... 1/25/02
Director Date

OWNER'S DEDICATION
We, The Howard Research And Development Corporation, A Maryland Corporation, by David E. Forester, Senior Vice-President and *James D. Lano* 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,

- 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;
- 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 20th day of December 2001
David E. Forester 12-20-01 Date
The Howard Research And Development Corporation

James D. Lano 12-20-01 Date
The Howard Research And Development Corporation

SURVEYOR'S CERTIFICATE
I hereby certify that the final plat shown hereon is correct, that it is a subdivision of part of the lands conveyed by Howard Research and Development Corporation to HRD Land Holdings, Inc., by deed dated December 18, 2000 and recorded in the Land Records of Howard County, Maryland, in Liber 5289, Folio 330; HRD Land Holdings, Inc. having thereafter changed its name to The Howard Research and Development Corporation by Articles of Amendment dated January 5, 2001, 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 12/20/01 Date
Anthony J. Vitti
Professional Land Surveyor No. 10951

RECORDED AS PLAT No. 15189
ON 2-01-02 IN THE
LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF REVISION
COLUMBIA
VILLAGE OF RIVER HILL
Section 4, Area 1, Phase 1
Parcel A-1
BEING A PART OF VILLAGE OF RIVER HILL
PLAT No. 12692
ZONING: NT - SFA
TAX MAP 35 GRID 7 PARCEL 452
5th ELECTION DISTRICT
HOWARD COUNTY MARYLAND
SCALE: 1" = 50'
NOVEMBER 26, 2001