

COORDINATE TABLE		
PT. No.	NORTH	EAST
1249	557140.94	1366462.75
1250	557159.53	1366388.05
1251	557157.39	1366299.91
1252	557137.00	1366288.65
1253	557109.47	1366204.55
2034	557825.77	1366415.16
2035	557845.68	1366638.08
2036	557205.04	1366026.69
2037	557629.03	1366213.62
2038	557646.59	1366173.80
2039	557885.70	1366279.22

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1253-2036	1460.00	202.08'	101.20'	201.92'	N 61°44'57" W	07°55'49"
A	60.00	55.09'	29.66'	53.17'	S 50°05'42" W	52°36'23"

GENERAL NOTES (CONTINUED)

12. UNLIMITED AREA BUILDING REQUIREMENTS: ANY BUILDINGS ON EITHER PARCEL C-1 OR C-2 SHALL BE: A. CONSIDERED AS A SINGLE UNLIMITED AREA BUILDING GROUP; THE HOWARD COUNTY BUILDING CODE FOR UNLIMITED AREA BUILDINGS SHALL APPLY ACCORDINGLY. OR B. SHALL HAVE A MIN. 60' FIRE SEPARATION DISTANCE FROM THE COMMON PROPERTY LINE & FROM THE BUILDING FACE OF THE UNLIMITED AREA BUILDING GROUP.

THIS IS IN ACCORDANCE WITH THE "UNLIMITED BUILDING AREA AGREEMENT" BETWEEN THE HOME DEPOT, U.S.A., INC. AND THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, AS RECORDED UNDER L. 5708 AT F. 628.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

David S. Weber 5/2/02  
 DAVID S. WEBER  
 PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 10852  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 Joseph H. Necker, Jr., Sr. Vice-President 5/1/02  
 JOSEPH H. NECKER, JR., SR. VICE-PRESIDENT

TABULATION OF FINAL PLAT

- |  |            |
|--|------------|
| 1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:  | 2          |
| 2. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED: | 2          |
| 3. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:   | 6.5370 AC. |
| 4. TOTAL AREA OF ROADWAYS TO BE RECORDED:            | 0.0000 AC. |
| 5. TOTAL AREA OF SUBDIVISION TO BE RECORDED:         | 6.5370 AC. |

OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 10275 LITTLE PATUXENT PARKWAY  
 COLUMBIA, MD. 21044  
 PHONE: (410) 992-6089

OWNER'S DEDICATION

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, BY JOSEPH H. NECKER, JR., SR. VICE-PRESIDENT AND JAMES D. LANO, ASSISTANT SECRETARY, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 EASEMENT AREAS SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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;
- 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 RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS DAY OF  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

BY: Joseph H. Necker, Jr., Sr. Vice-President ATTEST: James D. Lano, Assistant Secretary

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, TO HRD LAND HOLDINGS INC., A MARYLAND CORPORATION, BY DEED DATED DECEMBER 18, 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5289 AT FOLIO 330 (HAVING THEREAFTER CHANGED ITS NAME TO THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION AND BEING A RESUBDIVISION OF PARCEL "C-2" AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED, "COLUMBIA, ROUTE 175 COMMERCIAL, SECTION 1 AREA 2, PARCELS "C-1" THRU "C-3", A RESUBDIVISION OF PARCEL "C", ROUTE 175 COMMERCIAL, AS SHOWN ON PLAT NO. 14637 AND RECORDED AMONG SAID LAND RECORDS AS PLAT NO. 14901; AND THAT ALL MONUMENTS ARE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

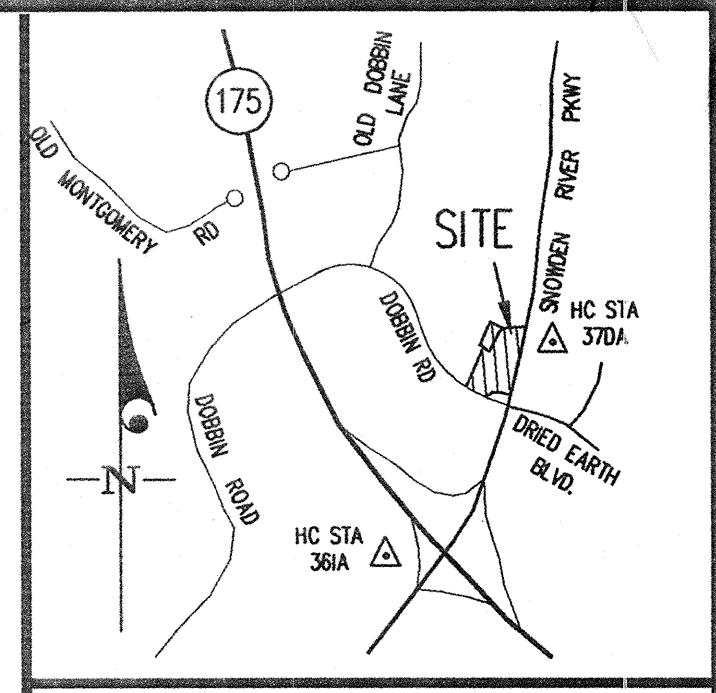
David S. Weber 5/2/2002  
 DAVID S. WEBER  
 REGISTERED LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10852

RECORDED AS PLAT NUMBER 15417 ON 6-03-02, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

COLUMBIA  
 ROUTE 175 COMMERCIAL  
 SECTION 1 AREA 2  
 PARCELS "C-4" AND "C-5"  
 A RESUBDIVISION OF PARCEL "C-2", ROUTE 175 COMMERCIAL, SECTION 1 AREA 2, AS SHOWN ON PLAT NO. 14901

SHEET 1 OF 1 PARCEL 50 & 255 - TAX MAP 36, GRID 18  
 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=100' APRIL, 2002

GLW GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20888  
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186



VICINITY MAP  
 SCALE: 1"=2000'

GENERAL NOTES

- IRON PINS SHOWN THUS: ⌀
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN JUNE, 1999.
- PROPERTY IS ZONED "NEW TOWN" PER THE 10-18-93 COMPREHENSIVE ZONING PLAN.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S-99-05, FDP-235, PB-337 (i), WP-99-117 (ii), WP-00-24 (iii), WP-99-41 (iv), F-00-149 & F-02-12.
- 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 '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 361A AND No. 370A.
- 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 JANUARY 26, 1996 ON WHICH DATE DEVELOPER'S AGREEMENT NO. 20-3474-D WAS FILED AND ACCEPTED, EFFECTIVE FEBRUARY 29, 1996 ON WHICH DATE DEVELOPER'S AGREEMENT NO. 24-3463-D WAS FILED AND ACCEPTED, AND EFFECTIVE FEBRUARY 4, 2000 ON WHICH DATE DEVELOPER'S AGREEMENT NO. 24-3773-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 235, PART 6, RECORDED AS PLAT Nos. 14089 THRU 14091.
- STORMWATER MANAGEMENT FOR THIS PROJECT IS TO BE PROVIDED BY EXISTING PUBLIC ON-SITE FACILITIES.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1202(b)(1)(iv) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE SUBJECT PROPERTY IS ZONED NEW TOWN.

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PARCEL "C-2" INTO BUILDABLE PARCELS "C-4" AND "C-5"