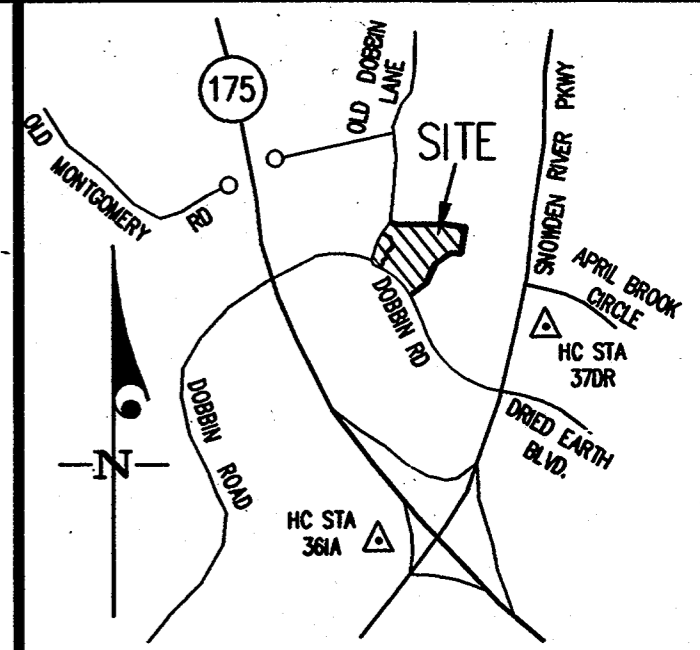
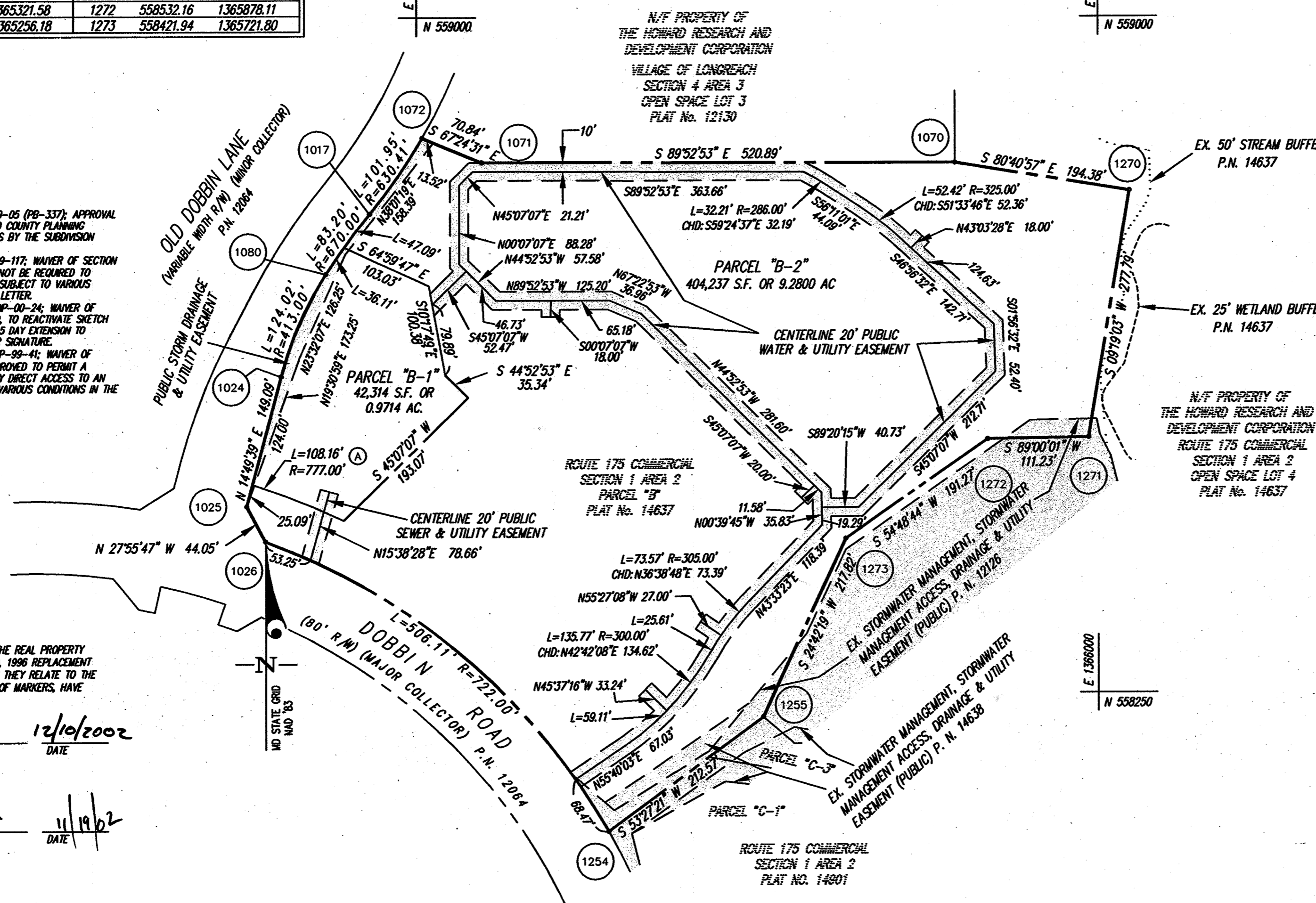


COORDINATE TABLE					
PT. No.	NORTH	EAST	PT. No.	NORTH	EAST
1017	558784.08	1365198.48	1080	558716.46	1365150.09
1024	558603.10	1365100.96	1254	558097.49	1365459.98
1025	558458.98	1365062.81	1255	558224.06	1365630.76
1026	558420.06	1365083.44	1270	558808.23	1368034.30
1070	558839.70	1365842.48	1271	558534.10	1365989.32
1071	558840.78	1365321.58	1272	558532.16	1365878.11
1072	558867.99	1365256.18	1273	558421.94	1365721.80

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1254-1026	722.00'	506.11'	263.95'	495.81'	N 49°24'53" W	40°09'49"
1024-1080	413.00'	124.02'	62.48'	123.55'	N 23°25'48" E	17°12'18"
1080-1070	670.00'	83.20'	41.65'	83.15'	N 35°35'24" E	07°06'54"
1071-1072	630.41'	101.95'	51.09'	101.84'	N 34°30'53" E	08°15'57"
A	777.00'	108.16'	54.16'	108.07'	N 68°07'23" W	07°58'31"



(i) - ON JUNE 16, 1999, S-99-05 (PB-337); APPROVAL WAS GRANTED BY THE HOWARD COUNTY PLANNING BOARD, SUBJECT TO COMMENTS BY THE SUBDIVISION REVIEW COMMITTEE.
 (ii) - ON JULY 1, 1999, WP-99-117; WAIVER OF SECTION 16.144 (f), WAS GRANTED, TO NOT BE REQUIRED TO SUBMIT A PRELIMINARY PLAN, SUBJECT TO VARIOUS CONDITIONS IN THE APPROVAL LETTER.
 (iii) - ON OCTOBER 1, 1999, WP-00-24; WAIVER OF SECTION 16.144, WAS GRANTED, TO REACTIVATE SKETCH PLAN S-99-05 AND GRANT A 45 DAY EXTENSION TO SUBMIT THE SKETCH PLAN FOR SIGNATURE.
 (iv) - ON MARCH 23, 1999, WP-99-41; WAIVER OF SECTION 16.116 (1)(1), WAS APPROVED TO PERMIT A PRIVATE COMMERCIAL DRIVEWAY DIRECT ACCESS TO AN ARTERIAL ROAD, SUBJECT TO VARIOUS CONDITIONS IN THE APPROVAL LETTER.

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 12/10/2002
 DAVID S. WEBER
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10852
 AA K DOBBIN, LLC

James M. Abrams 11/19/02
 JAMES M. ABRAMS, MANAGING MEMBER

- ### GENERAL NOTES
- IRON PINS SHOWN THUS: CONCRETE MONUMENTS 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), SDP-01-09, F-01-16, F-00-149, F-02-141 & F-02-153.
 - 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 M.D. '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 361A AND No. 370R.
 - AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
 - 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 12-16-02 ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4082-D WAS FILED AND ACCEPTED.
 - MINIMUM BUILDING RESTRICTION SETBACKS FROM PROPERTY LINES AND PUBLIC ROAD RIGHTS-OF-WAY 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 HAS BEEN PROVIDED BY EXISTING PRIVATE FACILITIES LOCATED ON PARCEL B-2, OPEN SPACE LOT 4, PARCEL C-1 AND PARCEL C-3.
 - THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.120(d)(1)(iv) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE SUBJECT PROPERTY IS ZONED NEW TOWN.

TABULATION OF FINAL PLAT

1. TOTAL NUMBER OF PARCELS TO BE RECORDED:	2
2. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	2
3. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	10.2514 AC.
4. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0.0000 AC.
5. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	10.2514 AC.

OWNER
 AA K DOBBIN, LLC
 5850 WATERLOO ROAD, SUITE 230
 COLUMBIA, MD. 21045
 PHONE: (410) 461-4340

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PARCEL "B" INTO BUILDABLE PARCELS "B-1" AND "B-2" AND TO CREATE A PUBLIC WATER & UTILITY EASEMENT, A PUBLIC SEWER & UTILITY EASEMENT AND A STORM DRAINAGE EASEMENT.

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

Penny Borcota 12-20-02
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Mark 12/10/02
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

James 11/6/03
 DIRECTOR

OWNER'S DEDICATION

AA K DOBBIN, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY JAMES M. ABRAMS, MANAGING MEMBER, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS DAY OF
 AA K DOBBIN, LLC

BY: *James M. Abrams*
 JAMES M. ABRAMS, MANAGING MEMBER

ATTEST: *Janet Fingland*
 JANET FINGLAND

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 ALL OF THE LAND CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, TO AA K DOBBIN, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED SEPTEMBER 30, 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6501 AT FOLIO 604 AND BEING A RESUBDIVISION OF PARCEL "B" AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED, "COLUMBIA, ROUTE 175 COMMERCIAL, SECTION 1 AREA 2, PARCELS "B" THRU "D" & LOTS 4 AND 5" AND RECORDED AMONG SAID LAND RECORDS AS PLAT NO. 14637; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE 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 12/10/2002
 DAVID S. WEBER
 REGISTERED LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10852

RECORDED AS PLAT NUMBER 15749 ON 1-7-03, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

COLUMBIA
ROUTE 175 COMMERCIAL
 SECTION 1 AREA 2
 PARCELS "B-1" AND "B-2"
 A RESUBDIVISION OF PARCEL "B", ROUTE 175 COMMERCIAL, SECTION 1 AREA 2, AS SHOWN ON PLAT No. 14637

SHEET 1 OF 1 PARCEL 521 - T.M. 36, GRID 18
 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=100' NOVEMBER, 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 20869
 TEL: 301-421-4024 BAL: 410-880-1820 DC/WA: 301-988-2824 FAX: 301-421-4186

DRAWN BY: PWC CHECK BY: TW