

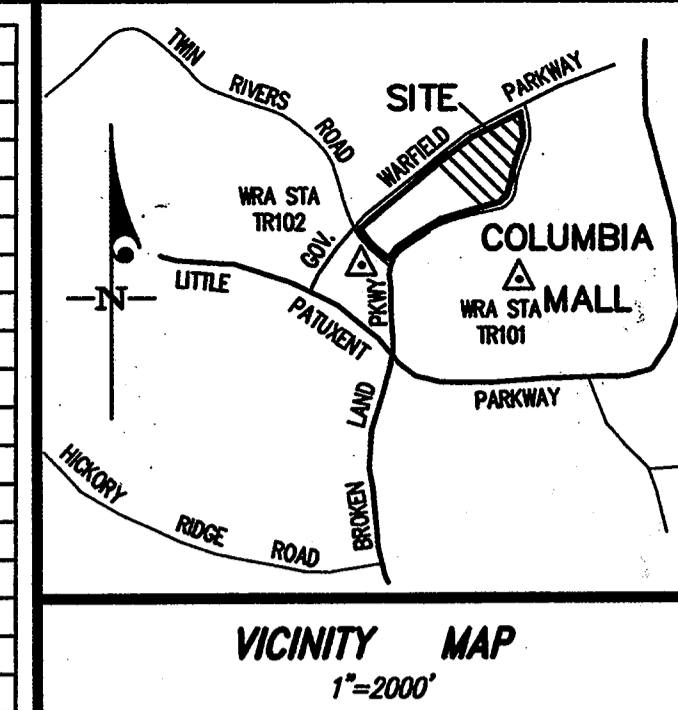
GENERAL NOTES

- 4"x4"x36" CONCRETE MONUMENTS SHOWN THUS: □
- IRON PINS SHOWN THUS: ⊙
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON THE PREVIOUSLY RECORDED PLATS FOR THIS SUBDIVISION, AND A BOUNDARY SURVEY PERFORMED BY GUTSCHICK, LITTLE & WEBER, P.A., NOVEMBER, 1998.
- PROPERTY IS ZONED 'NEW TOWN' PER THE 10-18-93 COMPREHENSIVE ZONING PLAN.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S-90-31, F-91-01, F-98-47, S-98-17, FDP PHASE 217-A-1, WP-99-91 (*), WP-00-01 (**), F-99-176 & SDP-03-080.
- COORDINATES BASED ON NAD '27 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS IN THIS AREA WHICH WERE UTILIZED BY WHITMAN, REQUARDT & ASSOC., INC. TO PREPARE THE PREVIOUSLY RECORDED PLATS FOR THIS SUBDIVISION.
- 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 MARCH 6, 1997, ON WHICH DATE PUBLIC ROAD RIGHTS-OF-WAYS ARE TO BE IN ACCORDANCE WITH THE DEVELOPER'S AGREEMENT No. 24-3554-D WAS FILED AND ACCEPTED.
- MINIMUM BUILDING RESTRICTION SETBACKS FROM PROPERTY LINES AND RECORDED FINAL DEVELOPMENT PLAN CRITERIA PHASE 217-A-1, RECORDED AS PLAT Nos. 15246 THRU 15250.
- 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.

COORDINATE TABLE		
PT. #	NORTH	EAST
1000	505003.41	839177.54
1001	504987.92	839209.31
1002	504913.81	839234.83
1004	504767.46	839207.70
1006	504532.45	839099.35
1007	504532.45	838976.44
1009	504459.42	838811.13
1010	504367.05	838726.99
1032	504926.51	838954.22
1033	504699.50	838573.41
1034	504662.69	838607.25
1035	504397.29	838557.66

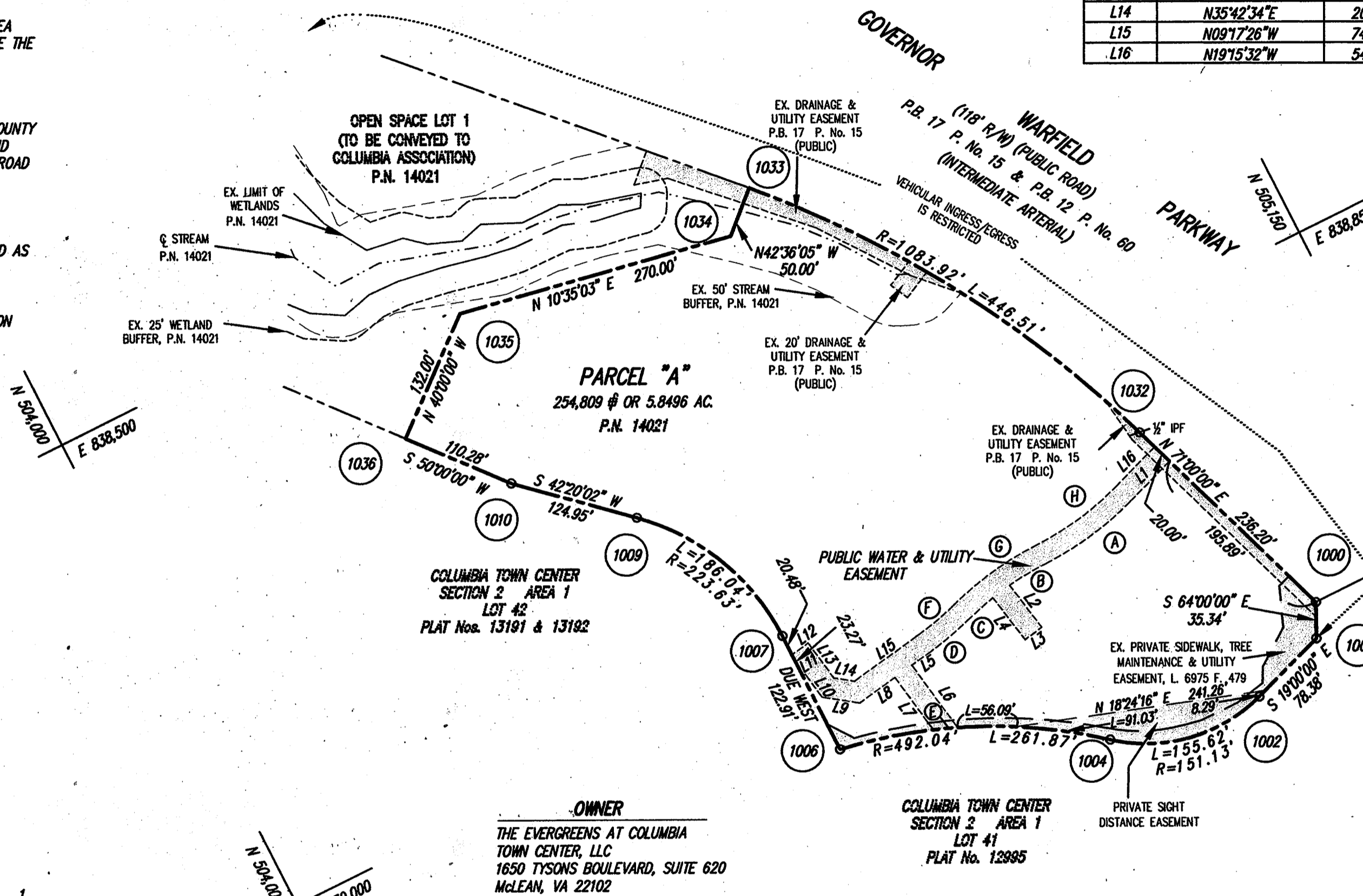
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1002-1004	151.13	155.62	85.50	148.84	S 10°29'59" W	58°59'58"
1004-1006	492.04	261.87	134.12	258.79	S 24°45'10" W	30°29'37"
1007-1009	223.63	186.04	98.78	180.72	S 66°10'01" W	47°39'52"
1033-1032	1083.92	446.49	226.46	443.34	N 59°11'58" E	23°36'05"
A	310.00	101.71	51.32	101.25	S 09°51'35" E	18°47'54"
B	290.00	40.12	20.09	40.08	S 04°25'24" E	07°55'32"
C	290.00	30.94	15.48	30.93	S 15°23'41" E	06°06'47"
D	310.00	49.56	24.84	49.51	S 13°52'15" E	09°09'39"
E	492.04	23.29	11.65	23.28	S 21°30'46" W	02°42'42"
F	290.00	46.37	23.23	46.32	N 13°52'15" W	09°09'39"
G	310.00	47.34	49.07	96.94	N 09°27'21" W	17°59'27"
H	290.00	95.15	48.01	94.72	N 09°51'35" W	18°47'54"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S19°15'32"E	54.16'
L2	N79°38'16"E	51.34'
L3	S10°21'44"E	20.00'
L4	S79°38'16"W	51.34'
L5	S09°17'26"E	21.13'
L6	N80°42'34"E	74.54'
L7	S80°42'34"W	62.61'
L8	S09°17'26"E	41.73'
L9	S35°42'34"W	36.63'
L10	S80°42'34"W	26.93'
L11	S09°17'26"E	2.95'
L12	N09°17'26"W	19.19'
L13	N80°42'34"E	41.61'
L14	N35°42'34"E	20.06'
L15	N09°17'26"W	74.58'
L16	N19°15'32"W	54.25'



* - ON APRIL 12, 1999, WP-99-91, WAIVER OF SECTIONS 16.144(1) AND 16.146, REQUIREMENT FOR A PRELIMINARY PLAN, WAS APPROVED, SUBJECT TO VARIOUS CONDITIONS AS DEFINED IN THE APPROVAL LETTER.

** - ON AUGUST 25, 1999, WP-00-01, WAIVER OF SECTION 16.119(1)(1), TO MODIFY THE APPROVED DIRECT ACCESS PERMITTED ALONG GOVERNOR WARFIELD PARKWAY FOR PARCEL 'B', WAS APPROVED, SUBJECT TO VARIOUS CONDITIONS AS DEFINED 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 SEP 03
 DAVID S. WEBER DATE
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10852
 THE EVERGREENS AT COLUMBIA TOWN CENTER, LLC
John D. Rhoad, Jr. 9/12/03
 JOHN D. RHOAD, JR., MANAGING MEMBER DATE
Douglas Erdman 9/12/03
 DOUGLAS ERDMAN, MANAGING MEMBER DATE

TABULATION OF FINAL PLAT - THIS SHEET

- | | |
|--|------------|
| 1. TOTAL NUMBER OF OPEN SPACE LOTS AND PARCELS TO BE RECORDED: | 1 |
| 2. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED: | 1 |
| 3. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED: | 5.8496 Ac. |
| 4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: | 0 |
| 5. TOTAL AREA OF OPEN SPACE LOT TO BE RECORDED: | 0 Ac. |
| 6. TOTAL AREA OF ROADWAYS TO BE RECORDED: | 0.0000 Ac. |
| 7. TOTAL AREA OF SUBDIVISION TO BE RECORDED: | 5.8496 Ac. |

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

Penny Borenstein M.D. 9/29/03
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chris Dammann 9/24/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
David S. Weber 10/10/03
 DIRECTOR DATE

OWNER'S DEDICATION

THE EVERGREENS AT COLUMBIA TOWN CENTER, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY JOHN D. RHOAD, JR., MANAGING MEMBER AND DOUGLAS ERDMAN, MANAGING MEMBER, OWNER 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 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 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;
- 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 12th DAY OF SEPT, 2003
 THE EVERGREENS AT COLUMBIA TOWN CENTER, LLC
 BY *John D. Rhoad, Jr.*
 JOHN D. RHOAD, JR., MANAGING MEMBER
 ATTEST: *Douglas Erdman*
 DOUGLAS ERDMAN, MANAGING MEMBER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAT OF CORRECTION SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION TO THE EVERGREENS AT COLUMBIA TOWN CENTER, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY A DEED DATED MARCH 20, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6975 F. AT FOLIO 507, AND BEING ALL OF PARCEL "A" AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED, "COLUMBIA, COLUMBIA TOWN CENTER, SECTION 2 AREA 8, PARCELS 'A' THRU 'E' & LOT 1, BEING IN PART A RESUBDIVISION OF LOT 35, COLUMBIA TOWN CENTER, SECTION 2 AREA 1, AS SHOWN ON PLAT NO. 12996" AND RECORDED AMONG SAID LAND RECORDS AS PLAT NO. 12966; 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 SEP 03
 DAVID S. WEBER DATE
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10852



RECORDED AS PLAT NUMBER 16236 ON 10-7-03, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF CORRECTION
COLUMBIA TOWN CENTER
 SECTION 2 AREA 8
 PARCEL 'A'
 (PLAT NO. 14021, F-99-176)
 PAR. 81 & 382, TM 30 GR. 19, TM 36 GR. 1
 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SHEET 1 OF 1
 SCALE: 1"=100'
 AUGUST 2003

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3009 NATIONAL DRIVE, SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-880-2224 FAX: 301-421-4186
 DRAWN BY: PWC CHECK BY: [Signature]