

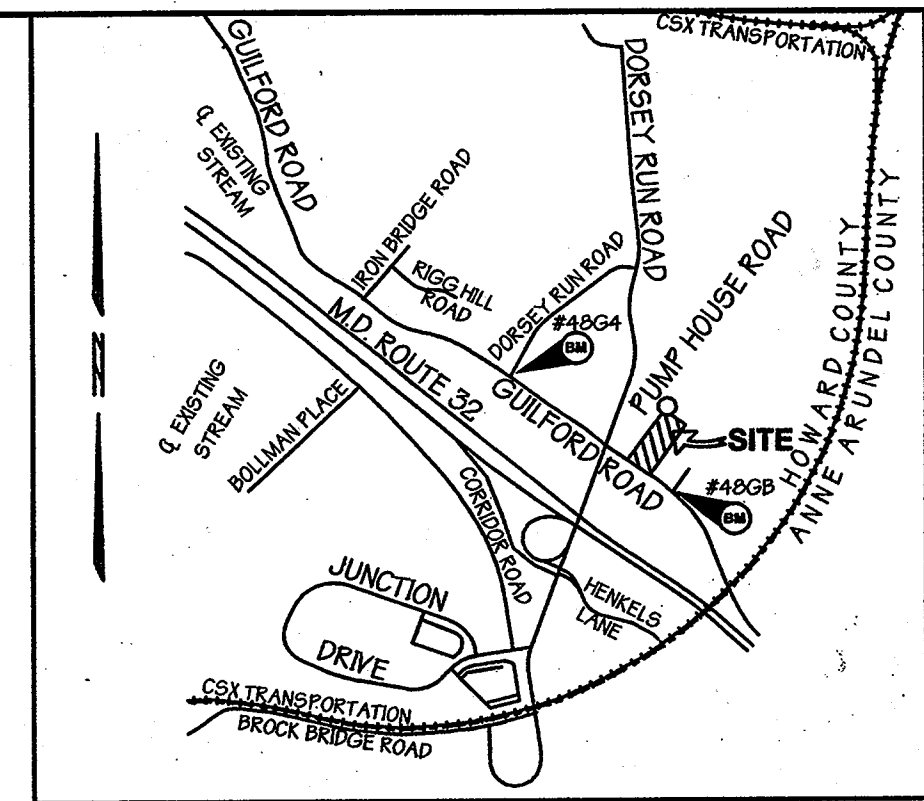
THIS SUBDIVISION IS SUBJECT TO SECTION 10.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE SEPTEMBER 15, 2000 ON WHICH DATE DEVELOPER AGREEMENT 24-3857-D WAS FILED AND ACCEPTED.

AMENDED PLAT ONE
C-W & COMPANY
PARCEL A-1
PLAT NO. 14442

CURVE TABLE

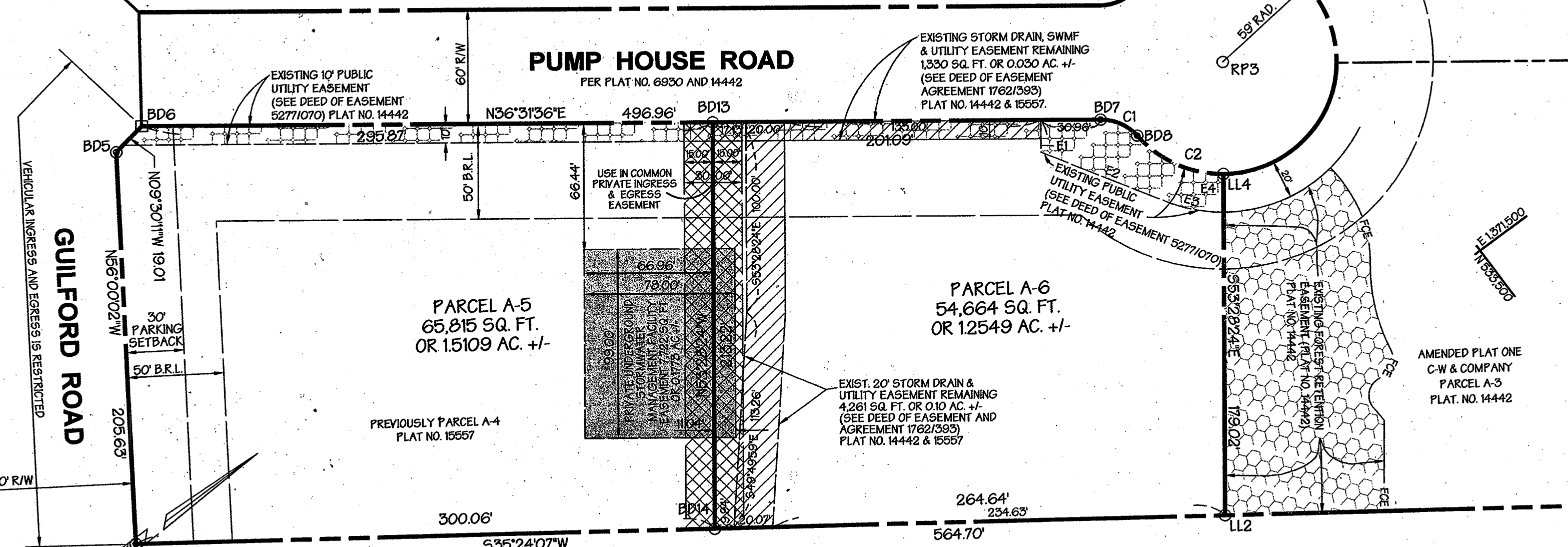
NAME	DELTA	RADIUS	LENGHT	BEARING	CHORD	TANGENT
C1	49°05'54"	25.00'	21.42'	N61°04'33"E	20.77'	11.42'
C2	49°06'17"	59.00'	50.56'	N61°04'21"E	49.03'	26.95'

PLAT OF REVISION
C-W & COMPANY
PARCEL A-2
PLAT NO. 15212



VICINITY MAP
SCALE: 1" = 200'
COORDINATES BASED ON NAD 1983 / 91,
AS PROJECTED BY HOWARD
COUNTY GEODETIC CONTROL STATIONS
#4864 N 531,519.245 E 1,371,653.850 AND
#4868 N 53,530.285 E 1,370,623.787

- GENERAL NOTES:**
1. THE SUBJECT PROPERTY IS ZONED M-2 PER 18, 1993. COMPREHENSIVE ZONING PLAN DATED OCT. 18, 1993.
 2. THERE ARE NO WETLANDS OR 100 YEAR FLOODPLAIN LOCATED ON THIS PROPERTY SHOWN HEREON AS CERTIFIED BY ECO-SCIENCE PROFESSIONALS, INC. DATED APRIL 18, 2002
 3. THIS PLAT IS BASED ON A FIELD RUN SURVEY PERFORMED ON AND BETWEEN JANUARY 21, 2002 AND JANUARY 25, 2002 BY ROBERT P. HENRY, PROFESSIONAL LAND SURVEYOR (MARYLAND REG. NO. 10856) OF GEORGE WILLIAM STEPHENS JR. AND ASSOCIATES, INC.
 4. AREAS SHOWN HEREON INDICATED WITH "+/-" ARE MORE OR LESS.
 5. THE SITE IS CURRENTLY IN THE PROCESS OF BEING CONSTRUCTED PER SDP 02-091.
 6. THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PAYMENT OF FEE- IN-LIEU WHICH WAS PAID WITH SDP 02-091.
 7. THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND ZONING REGULATIONS PER COUNCIL BILL 50-2001.
 8. STORMWATER MANAGEMENT FOR PARCELS A-5 & A-6 IS PROVIDED UNDER SDP-02-91 AS WELL AS PUMPHOUSE ROAD.
 9. 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 PARCELS A-5 AND A-6. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL(S). 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 EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
 10. THE LANDSCAPING OBLIGATION WAS COMPLETED WITH SDP 02-091.
 11. PARCELS A-5 & A-6 WILL BE THE ONLY PARCELS SHARING THE USE IN COMMON PRIVATE INGRESS AND EGRESS EASEMENT.
 12. PREVIOUS RELATED FILE NUMBERS: S 86-08, P 86-19, F 86-65, F 00-177, SDP 02-91



PARCEL A-5
65,815 SQ. FT.
OR 1.5109 AC. +/-

PARCEL A-6
54,664 SQ. FT.
OR 1.2549 AC. +/-

COORDINATE TABLE

NO.	NORTHING	EASTING
BD4	532,850.99	1,371,204.56
BD5	532,965.97	1,371,034.08
BD6	532,984.72	1,371,030.95
BD7	533,384.07	1,371,326.74
BD8	533,394.12	1,371,344.92
BD13	533,222.48	1,371,207.05
BD14	533,095.57	1,371,378.39
LL2	533,311.28	1,371,531.70
LL4	533,417.84	1,371,387.83
RP3	533,452.95	1,371,340.42

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

John R. Hazard 3/24/03
JOHN R. HAZARD
CAPITAL INVESTMENT PROPERTIES, LLC
Date

Cecilia B. Hazard 3-24-03
CECILIA B. HAZARD
Date

Robert P. Henry 3/05/03
ROBERT P. HENRY
Professional Land Surveyor, Reg. No. 10856
Date 03/05/03

LEGEND

- Existing Boundary Line
- Existing Public Easement Line
- Bldg. Restriction Line
- Existing Storm Drain and Utility Easement to Remain
- Existing Public Utility Easement
- Proposed Use in Common Private Ingress & Egress Easement
- Proposed Private Underground SWM Facility Easement
- Denotes Coordinate Number
- Denotes Curve Number

PUBLIC UTILITY EASEMENT TABLE

NO.	COURSE
E1	553°28'24"E 7.04'
E2	N58°29'58"E 72.23'
E3	R=79.00' L=28.08' CHD= N46°41'54"E 27.92'
E4	N53°28'24"W 20.00'

PURPOSE NOTE FOR REVISION:
PURPOSE OF THIS PLAT TO SUBDIVIDE PARCEL A-4 SHOWN ON THE PLAT DATED MAY 21, 2002 ENTITLED "AMENDED PLAT OF PARCEL A-4, C-W & COMPANY" RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 15557.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IS A RESUBDIVISION OF PARCEL A-4 SHOWN ON PLAT ENTITLED "AMENDED PLAT OF PARCEL A-4, C-W & COMPANY, DATED MAY, 21 2002 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 15557, THE PROPERTY HERE CONVEYED BY C-W & COMPANY TO JOHN R. HAZARD AND CECILIA B. HAZARD, AND CAPITAL INVESTMENT PROPERTIES, LLC, A MARYLAND LIMITED LIABILITY COMPANY. BY DEED DATED FEBRUARY 25, 2002 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 6037 FOLIO 0296, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN IN ACCORDANCE WITH THE ANNOTED CODE OF MARYLAND, AS AMENDED AND MONUMENTATION IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Robert P. Henry 3/5/03
ROBERT P. HENRY
Professional Land Surveyor, Reg. No. 10856
Date 03/05/03



OWNER'S CERTIFICATE

WE JOHN R. HAZARD, CECILIA B. HAZARD AND CAPITAL INVESTMENT PROPERTIES, LLC 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 OFFICE OF PLANNING AND ZONING, 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 ROADS AND STREET RIGHT-OF-WAYS 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 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 AND 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

John R. Hazard 3-24-03
JOHN R. HAZARD
CAPITAL INVESTMENT PROPERTIES, LLC
DATE (WITNESS) DATE

Cecilia B. Hazard 3-24-03
CECILIA B. HAZARD
DATE (WITNESS) DATE

OWNER / DEVELOPER
CAPITAL INVESTMENT PROPERTIES, LLC
7175 A OAKLAND MILLS ROAD
COLUMBIA, MARYLAND 21046
410-309-9848

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1220 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286
(410) 825-9120

AREA TABULATION:
TOTAL NUMBER OF PARCELS TO BE RECORDED: = 2
TOTAL PARCEL A-5 = 15109 AC. +/-
TOTAL PARCEL A-6 = 12549 AC. +/-
TOTAL AREA OF PLAT TO BE RECORDED: = 2.7658 AC. +/-
TOTAL AREA OF OPEN SPACE: NONE
TOTAL AREA OF PROPOSED RIGHT-WAY- DEDICATION: NONE
TOTAL AREA OF RIGHT-OF-WAY WIDENING DEDICATION: NONE
TOTAL AREA OF FLOOD PLAIN DEDICATION: NONE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
John Dammus 9/23/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

Derek S. Gyll 9/29/03
DIRECTOR
DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
Perry Bernstein MD, DPH 9/29/03
HOWARD COUNTY HEALTH OFFICER
DATE

RECORDED AS PLAT NO. 16227 ON 10/01/03 AMONG THE LAND RECORDS OF HOWARD COUNTY.

C - W & COMPANY
PARCEL A-5 AND PARCEL A-6
A RESUBDIVISION OF
AMENDED PLAT OF PARCEL A-4

TAX MAP NO. 48
GRID NO. 4
S 86-08 AND P 86-19
6th ELECTION DISTRICT
SCALE: 1" = 50'

F 03-176
PARCEL NO. 68
M-2 ZONING
HOWARD COUNTY, MD.
MARCH 5, 2003
SHEET 1 OF 1

F-03-176