

COORDINATES				
NO.	NORTHING (F)	EASTING (F)	NORTHING (M)	EASTING (M)
143	558365.4420	1366189.5882	170190.1271	416415.4193
144	558265.4586	1366322.0836	170159.6521	416455.8040
145	558225.9307	1366535.4531	170147.6040	416520.8391
67	558171.6959	1366619.5980	170131.0732	416546.4866
70	558539.4277	1366112.5990	170243.1580	416391.9530
71	558662.4600	1366121.7078	170280.6584	416394.7293
73	558661.1237	1366767.2011	170280.2511	416591.4761
146	558155.3487	1366707.8393	170126.0905	416573.3826

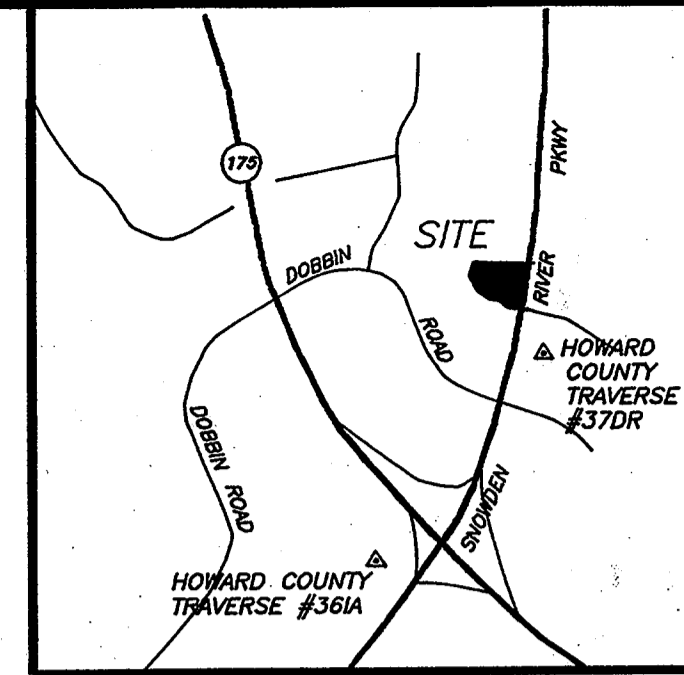
PRIVATE ACCESS ROAD EASEMENT				
LINE	BEARING & DISTANCE			
1	N80°20'53"W	106.00		
2	S45°01'01"W	35.00		
3	S80°20'53"E	100.78		

EASEMENT CURVE DATA					
LINE	RAD.	LENGTH	DELTA	TAN.	CHORD
1	4980.00	187.81	2°09'39"	93.92	N46°03'48"W 187.80
2	5015.00	217.95	2°29'24"	108.99	S46°13'41"E 217.94
3	3840.67	45.00	0°40'17"	22.50	N9°56'09"E 45.00

PUBLIC WATER MAIN ESMT.				
LINE	BEARING & DISTANCE			
6	N56°58'11"W	68.15		
7	N45°05'15"W	93.82		
8	N52°20'58"W	148.62		
9	N37°39'02"E	20.12		
10	N52°20'58"W	20.00		
11	S37°39'02"W	20.12		
12	N52°20'58"W	4.00		
13	S37°39'02"W	20.00		
14	S52°20'58"E	171.35		
15	S45°05'15"E	121.98		
16	S56°58'11"E	84.17		
17	N01°51'00"W	24.38		
20	N45°05'15"W	7.35		

PRIVATE STORM DRAIN & UTILITY EASEMENT		
LINE	BEARING & DISTANCE	
12	S79°30'17"E	22.45
13	N40°46'00"E	55.00
14	S49°14'00"E	25.00
15	S40°46'00"W	60.11

EASEMENT CURVE DATA					
LINE	RAD.	LENGTH	DELTA	TAN.	CHORD
18	290.00	41.70	8°14'18"	20.88	N48°26'34"E 41.66
19	310.00	44.37	8°12'01"	22.22	S48°27'42"W 44.33



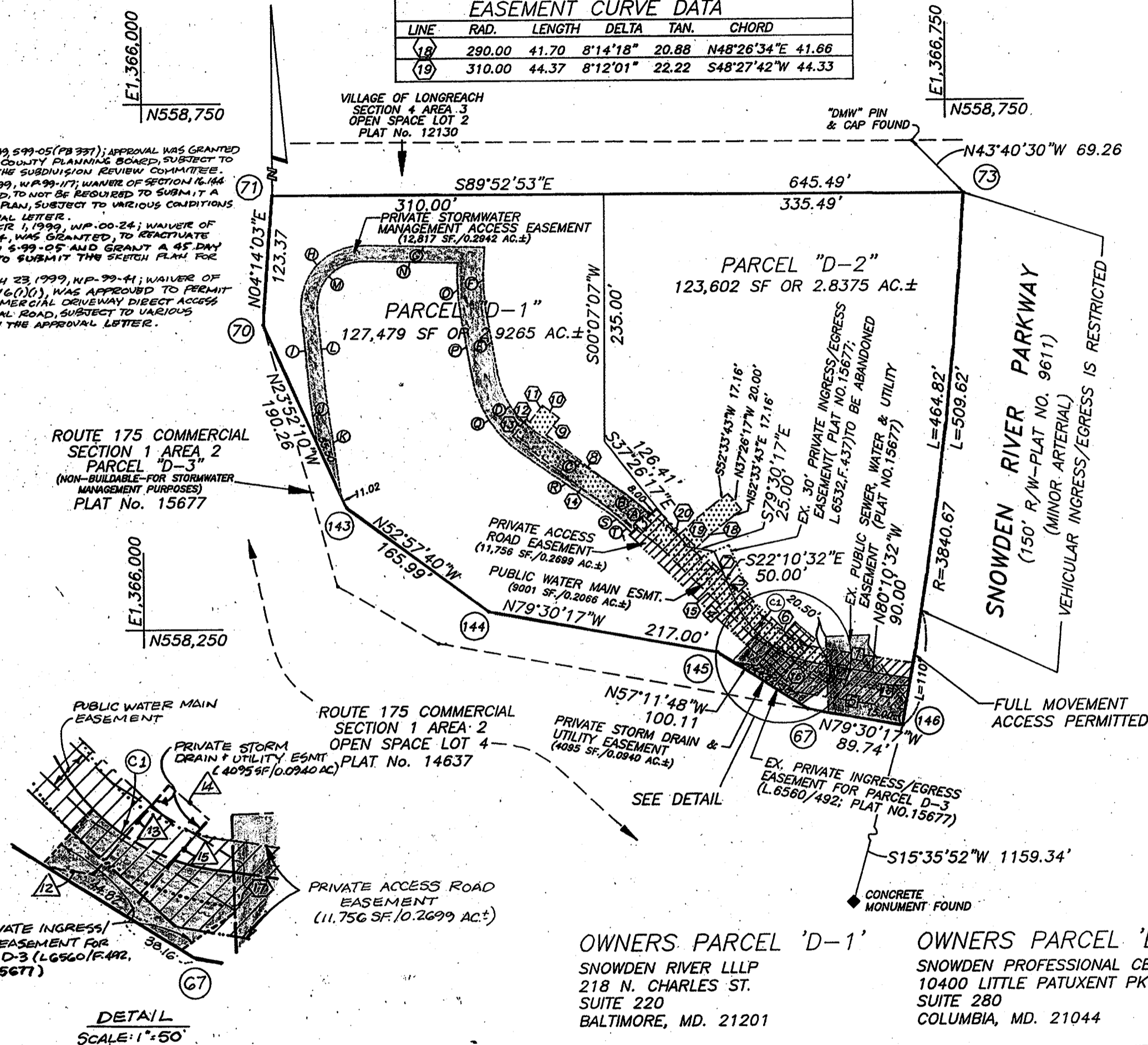
VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES:

- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 361A & 37DR.
- SUBJECT PROPERTY ZONED 'NEW TOWN' PER 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, F-03-022, SDP-03-142 & SDP-03-137.
- THE REQUIREMENTS OF § 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 THE MARKERS HAVE BEEN COMPLIED WITH.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- ⊙ DESIGNATES REBAR & CAP TO BE SET AFTER RECORDATION OF FINAL PLAT.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN DECEMBER, 2002.
- THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
- 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.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.1229 OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE FEBRUARY 4, 2000 ON WHICH DATE DEVELOPERS 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, RECORDED AS PLAT NOS. 14089 THRU 14091.
- STORMWATER MANAGEMENT FOR THIS PROJECT IS TO BE PROVIDED BY AN OFFSITE DETENTION POND FOR QUANTITY & ONSITE SAND FILTER SYSTEM FOR QUALITY.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 18.1202(b)(1)(IV) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE SUBJECT PROPERTY IS ZONED NEW TOWN.
- WATER & SEWER SERVICE TO THESE LOTS WILL BE GRANTED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.

TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE	2
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	5.7640 ACRES±
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED	
INCLUDING WIDENING STRIPS	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.7640 ACRES±



STORMWATER MANAGEMENT ACCESS ESMT.				
LINE	BEARING & DISTANCE			
C	N54°52'52"W	101.05		
E	N09°53'33"W	58.09		
G	N88°42'06"W	113.53		
I	S05°26'33"E	75.12		
J	S08°11'20"E	51.10		
K	N08°11'20"W	104.17		
L	N05°26'33"W	74.76		
M	S88°42'06"E	88.45		
N	S09°53'33"E	58.09		
R	S54°52'52"E	101.05		

EASEMENT CURVE DATA					
CURVE	RAD.	LENGTH	DELTA	TAN.	CHORD
A	4988.00	11.65	0°08'02"	5.83	N44°58'37"W 11.65
B	112.00	19.49	9°58'16"	9.77	N49°53'44"W 19.47
D	88.00	69.10	44°50'19"	36.44	N32°23'12"W 67.34
F	204.00	61.85	17°22'15"	31.16	N01°11'48"W 61.61
H	57.00	96.24	96°44'27"	64.13	S42°55'37"W 85.21
I	42.00	70.91	96°44'27"	47.26	N42°55'41"E 62.79
J	228.00	51.49	12°56'21"	25.85	S03°24'45"E 51.38
K	112.00	87.94	44°59'19"	46.38	S32°23'12"E 85.70
L	88.00	15.31	9°58'16"	7.67	S49°53'44"E 15.30
M	5012.00	11.68	0°08'01"	5.84	S44°58'37"E 11.68

CURVE DATA					
FROM-TO	RAD.	LENGTH	DELTA	TAN.	CHORD
73-146	3840.67	509.62	7°35'09"	255.18	S08°41'39"W 509.28
C1	1000.00	101.25	60°00'00"	55.49	S51°40'32"E 94.96

PURPOSE:

THE PURPOSE OF THIS SUBDIVISION PLAT IS TO CREATE A NEW PRIVATE STORMWATER MANAGEMENT ACCESS EASEMENT, PRIVATE ACCESS ROAD EASEMENT, PUBLIC WATER MAIN EASEMENT, AND PRIVATE STORM DRAIN & UTILITY EASEMENT FOR PARCELS 'D-1' & 'D-2', AND TO ABANDON THE EXISTING 30' PRIVATE INGRESS/EGRESS EASEMENT (L.6532, F.437)

OWNERS PARCEL 'D-1'
SNOWDEN RIVER LLLP
218 N. CHARLES ST.
SUITE 220
BALTIMORE, MD. 21201

OWNERS PARCEL 'D-2'
SNOWDEN PROFESSIONAL CENTER LLC
10400 LITTLE PATUXENT PKWY.
SUITE 280
COLUMBIA, MD. 21044

RECORDED AS PLAT # 110047
ON 7/23/03 AMONG THE LAND
RECORDS OF HOWARD COUNTY, MD.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWER SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
Penny Borenstein M.D. / MK 7/23/03
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
7/23/03

CHIEF, DEVELOPMENT ENGINEERING MK DATE
7/23/03
DIRECTOR DATE 7/24/03

OWNERS CERTIFICATE

WE, SNOWDEN RIVER LLLP, A MARYLAND LIMITED LIABILITY LIMITED PARTNERSHIP AND SNOWDEN PROFESSIONAL CENTER LLC A MARYLAND LIMITED LIABILITY COMPANY, 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 GOOD AND OTHER VALUABLE CONSERVATION, 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS BY OUR HANDS THIS 23rd DAY OF June, 2003.

GARY B. BAXLEY, MEMBER SNOWDEN PROFESSIONAL CENTER LLC
JEFFREY K. HETTLEMAN, EXECUTIVE VP SNOWDEN RIVER LLLP
6/10/03
6/12/03

WITNESS
WITNESS
6/10/03
6/12/03

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF ALL OF THE LAND CONVEYED BY HOWARD RESEARCH AND DEVELOPMENT CORP. TO SNOWDEN PROFESSIONAL CENTER, LLC BY DEED DATED MARCH 20, 2003 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD. IN LIBER 6980 FOLIO 110 AND ALL OF THE LANDS CONVEYED BY HOWARD RESEARCH AND DEVELOPMENT CORP. TO SNOWDEN RIVER LLLP, BY DEED DATED JANUARY 3, 2003 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD. IN LIBER 6752 FOLIO 231 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

G. SCOTT SHANABERGER
PROFESSIONAL L.S. #10849
DATE 6/10/03

SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELLICOTT CITY, MD. 21043
(410) 461-9563

REVISION PLAT
COLUMBIA
ROUTE 175 COMMERCIAL
SECTION 1 AREA 2
PARCELS 'D-1' & 'D-2'
A REVISION OF PARCELS 'D-1' & 'D-2',
ROUTE 175 COMMERCIAL, SECTION 1 AREA 2,
AS SHOWN ON PLAT NO. 15677
6TH ELECTION DISTRICT, HOWARD COUNTY, MD
TAX MAP 36,37 GRID B,18 PAR.521
ZONED: 'NEW TOWN'
SCALE: 1"=100'
MAY 28, 2003
PREVIOUS DPZ FILES: SEE NOTE #3
SHEET 1 OF 1