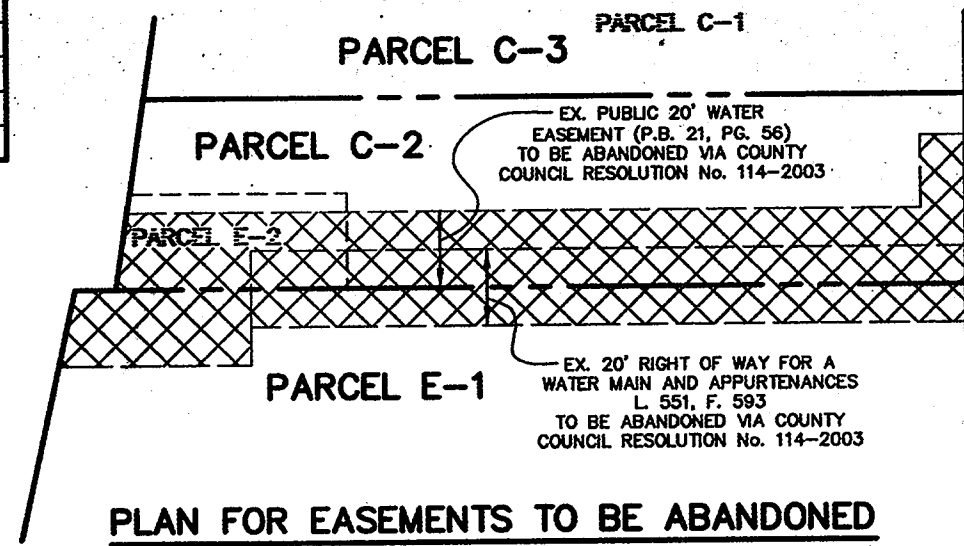


COORDINATE LIST		
NO.	NORTH	EAST
104	503725.007	840727.352
105	503732.180	840660.516
507	503746.404	840595.000
520	503760.740	840570.002
523	503757.000	840595.000
524	503787.331	840392.240
525	503788.403	840312.918
526	503977.004	840282.072
527	503977.004	840765.000
528	503725.007	840765.000

CURVE TABLE							
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA	
104-105	67.35'	315.00'	33.80'	67.22'	N 83°52'30" W	12°15'00"	
524-525	79.57'	294.81'	40.03'	79.33'	N 89°13'33" W	15°27'52"	
525-526	191.13'	3915.72'	95.58'	191.11'	N 09°17'19" W	2°47'48"	

LITTLE PATUXENT PARKWAY  
(EX. R/W VARIES)  
(MINOR ARTERIAL)



SCALE: 1"=50'

I FURTHER CERTIFY THAT 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.

COLUMBIA MALL, INC AND ROUSE-WINCOPIN, LLC

*Dennis W. Miller* 7/31/03  
DENNIS W. MILLER, VICE PRESIDENT DATE

THE RYLAND GROUP, INC.

*Brian A. Knauff* 8/1/03  
BRIAN A. KNAUFF, V.P. DATE

THOMAS L. FRAZIER, JR.  
PROFESSIONAL LAND SURVEYOR  
MD REGISTRATION NO. 21097

TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF PARCELS TO BE RECORDED:	
BUILDABLE PARCELS	2
NON-BUILDABLE PARCELS	1
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF PARCELS TO BE RECORDED:	
BUILDABLE PARCELS	2.06807 Ac.±
NON-BUILDABLE PARCELS	0.24823 Ac.±
OPEN SPACE	0.000 Ac.
PRESERVATION PARCELS	0.000 Ac.
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0.000 Ac.
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	2.31630 Ac.±

WINCOPIN CIRCLE  
EX. 50' R/W  
(LOCAL ROAD)

EX. 20' RIGHT OF WAY FOR A WATER MAIN AND APPURTENANCES L. 551, F. 593

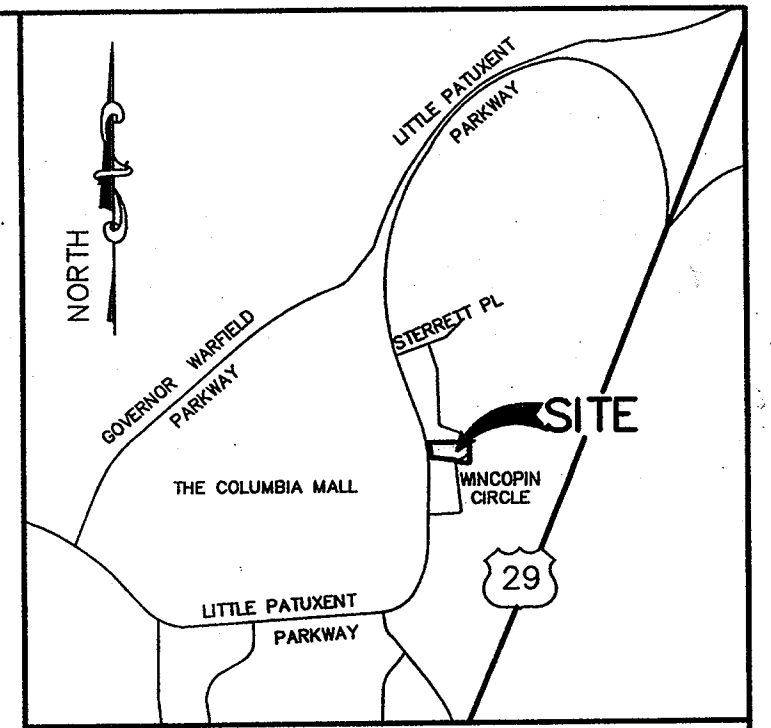
COLUMBIA TOWN CENTER  
LOT 1-A SECTION 1  
PARCEL F-1 SECTION 7 AREA 1  
LOT B-8 SECTION 7 AREA 1  
PLAT NO. 4293

EX. PRIVATE EASEMENT FOR INGRESS & EGRESS (L. 550, F. 635)

LEGEND

- - DENOTES 5/8" Ø PIN OR PIPE SET
- - DENOTES 4"X4"X36" CONCRETE MONUMENT SET
- - - DENOTES PREVIOUS FDP LAND USE LIMITS

OWNERS  
COLUMBIA MALL, INC. AND ROUSE-WINCOPIN, LLC  
10275 LITTLE PATUXENT PARKWAY  
COLUMBIA, MARYLAND 21044  
(410) 992-6000  
AND  
THE RYLAND GROUP, INC.  
7250 PARKWAY DRIVE  
SUITE 520  
HANOVER, MARYLAND 21076



VICINITY MAP  
SCALE: 1" = 2000'

GENERAL NOTES

- THE COORDINATES SHOWN HEREON ARE BASED UPON TRAVERSE CONTROLS FOR COLUMBIA ESTABLISHED BY MAPS, INC. IN 1965 AND BY PURDUM & JESCHKE IN 1968, WHICH CONTROLS WERE TIED TO MARYLAND BUREAU OF CONTROL SURVEYS MONUMENTS AND TO U.S. COAST & GEODETIC SURVEY MONUMENTS IN THE COLUMBIA AREA.
- THE BOUNDARY SURVEY FOR THIS PROJECT WAS PREPARED BY FISHER, COLLINS AND CARTER DATED APRIL 1985.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE RIGHT-OF-WAY OF ANY PUBLIC ROAD OR STREET TO BE IN ACCORDANCE WITH THE RECORDED AMENDED FINAL DEVELOPMENT PLAN PHASE III-A-111 RECORDED AS PLAT NO. S. 15232 THRU 15234, PHASE 2-A-1 RECORDED AS PLAT NO. S. 3054 A-153 THRU 155 AND PHASE 4-A-V RECORDED AS PLAT NO. S. 1525 THRU 15240.
- SUBJECT PROPERTY IS ZONED NT AS PER 10-18-93 COMPREHENSIVE ZONING PLAN.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE PUBLIC WATER AND PUBLIC SEWER HAS BEEN PROVIDED BY EXISTING WATER AND SEWER CONTRACT NO. 381 W & S.
- THERE ARE NO WETLANDS OR FLOODPLAIN AREAS LOCATED ON PARCELS C-2, C-3 OR E-1.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION AS PER SECTION 16.1202(b)(iv) AS STATED IN THE HOWARD COUNTY SUBDIVISION REGULATIONS MANUAL FOR FOREST CONSERVATION REQUIREMENT.
- STORMWATER MANAGEMENT THAT MAY BE REQUIRED FOR THE PARCELS SHOWN ON THIS PLAT WILL BE ADDRESSED AT SITE DEVELOPMENT STAGE.
- THERE ARE NO VISIBLE SIGNS OF ANY BURIAL GROUNDS ON THIS SITE.
- PUBLIC WATER AND/OR SEWER ALLOCATIONS FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME.
- SEE DEPARTMENT OF PLANNING AND ZONING FILE NO. S. DP-85-156C, F-85-155, F-71-52C, FDP-111-A-1 & F-03-33.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH PARCELS, ANY CONVEYANCES OF THE AFORESAID PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED CONVEYING SAID PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEED FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUND DESCRIPTION. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- COUNTY COUNCIL RESOLUTION NO. 114-2003 WAS APPROVED TO ABANDON (3) WATER AND UTILITY EASEMENTS AND (1) SEWER AND UTILITY EASEMENT.

Patton Harris Rust & Associates, pc  
Engineers. Surveyors. Planners. Landscape Architects.



8818 Centre Park Drive  
Columbia, MD 21045  
T 410.997.8900  
F 410.997.9282

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

*Penny Brantley Miller* 8-21-03  
HOWARD COUNTY HEALTH OFFICER MR DATE

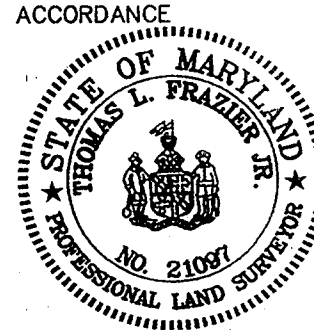
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Michael Damm* 8/19/03  
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

*Joseph D. Vogel* 8/25/03  
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY MONARCH LIFE INSURANCE COMPANY TO ROUSE-WINCOPIN, LLC BY DEED DATED DECEMBER 9, 1997 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4136 AT FOLIO 598 AND ALL OF THE LANDS CONVEYED BY TOWN CENTER OFFICE BUILDING, INC. TO COLUMBIA MALL, INC., A MARYLAND CORPORATION BY DEED DATED OCTOBER 19, 1984 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 1320 AT FOLIO 444 AND ALL OF THE LANDS CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT HOLDINGS CORPORATION AND ROUSE-WINCOPIN, LLC TO THE RYLAND GROUP, INC. BY DEED DATED FEBRUARY 28, 2003 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 6993 AT FOLIO 404 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE 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.



*Thomas L. Frazier, Jr.* 7/31/03  
THOMAS L. FRAZIER, JR.  
PROFESSIONAL LAND SURVEYOR  
MD REGISTRATION NO. 21097

OWNER'S CERTIFICATE

WE, COLUMBIA MALL, INC AND ROUSE-WINCOPIN, LLC, BY DENNIS W. MILLER, VICE PRESIDENT AND GABRIELLE KOEPEL, ASSISTANT SECRETARY AND THE RYLAND GROUP, INC. BY BRIAN A. KNAUFF, VICE PRESIDENT AND JOHN W. MEADE, SECRETARY, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS OF RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS MY/OUR HANDS THIS 31st DAY OF July 2003.

THE RYLAND GROUP, INC.  
*Brian A. Knauff* 8/1/03  
BRIAN A. KNAUFF, V.P. DATE  
*John W. Meade* 8-1-03  
JOHN W. MEADE, SECRETARY DATE

COLUMBIA MALL, INC. AND ROUSE-WINCOPIN, LLC  
*Dennis W. Miller* 7/31/03  
DENNIS W. MILLER, VICE PRESIDENT DATE  
*Gabrielle Koepel* 7/31/03  
GABRIELLE KOEPEL, ASSISTANT SECRETARY DATE

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PARCELS E-2, C-1 AND CREATE TWO NEW PARCELS C-2 AND C-3 AND ABANDON EXISTING WATER MAIN EASEMENTS FROM PARCEL E-1, E-2 & C-1 AND ABANDON EXISTING SEWER AND WATER EASEMENT ON PARCEL C-1 AND ADD NEW WATER EASEMENT THRU PARCEL C-2.

RECORDED AS PLAT No. 116142  
ON 8/20/03  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

COLUMBIA TOWN CENTER  
PARCELS C-2, C-3 AND E-1  
SECTION 7 AREA 6

A RESUBDIVISION OF PARCELS C-1 AND E-2, AS SHOWN ON PLAT NO. 6225 AND PLAT OF REVISION FOR PARCEL E-1, AS SHOWN ON PLAT NO. 15694 F-85-155, F-71-52C, FDP-111-A, F-03-33 & SDP-85-156C 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
TAX MAP No. 30 GRID: 20  
PARCEL: 290 ZONED: NT  
SCALE: 1"=50' DATE: 8-04-03 SHEET 1 OF 1