

**COORDINATES**

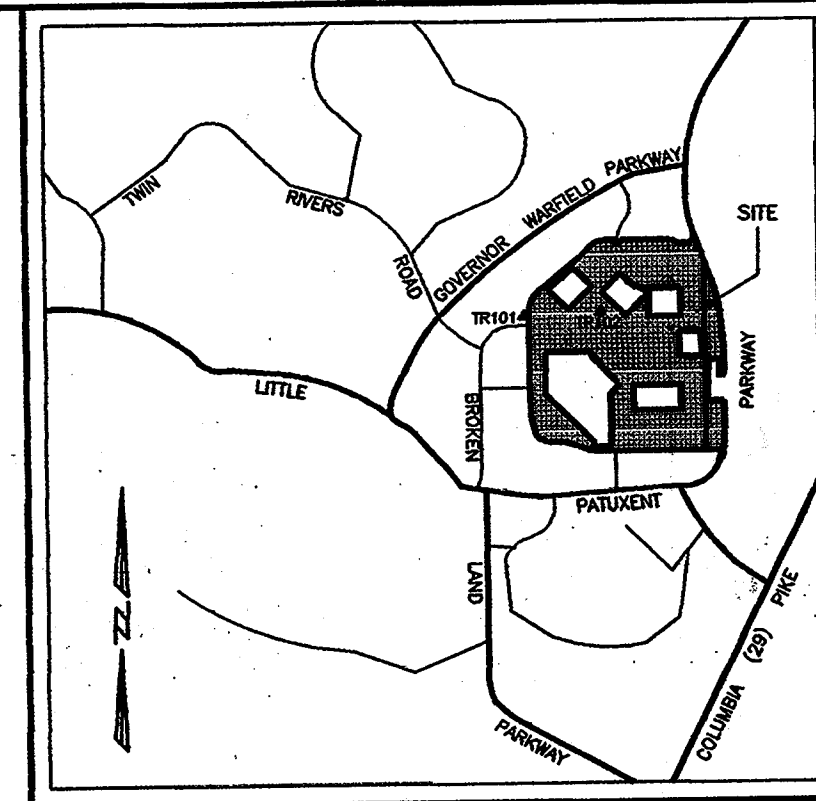
Point	North	East	Point	North	East
103	502334.08	839338.01	LC12	503109.54	840145.00
104	502334.08	839338.01	LT1	503574.01	839738.19
800	503000.81	839104.54	LT2	503574.01	839835.19
801	503028.89	839104.54	LT3	503569.01	839835.19
807	503221.22	838912.21	LT4	503569.01	839885.19
808	503274.96	838858.47	LT5	503574.01	839895.19
809	503290.32	838874.03	LT6	503574.01	839966.19
811	503292.33	838912.21	LT7	503445.01	839966.19
821	502378.87	838863.31	LT8	503445.01	839981.19
825	503360.00	838824.96	LT9	503365.01	839981.19
826	503308.47	838824.96	LT10	503385.01	839966.19
827	502328.44	838863.31	LT11	503310.01	839966.19
828	502340.17	838795.40	LT12	503310.01	839895.19
829	502418.38	838575.79	LT13	503285.01	839895.19
830	502428.44	838368.85	LT14	503285.01	839835.19
BN900	504034.06	838398.16	LT15	503310.01	839835.19
BN901	504230.89	838632.50	LT16	503310.01	839738.19
BN902	504229.52	838659.48	ND1	503741.14	839186.98
BN903	504066.59	838822.69	ND2	503920.28	838537.84
BN904	504038.29	838822.70	ND3	504165.17	839112.73
BN905	503822.67	838607.03	ND4	504165.17	839154.22
BN906	503822.67	838578.75	ND5	504054.80	839284.59
BN907	504004.59	838396.87	ND6	504042.89	839293.34
CP40	502729.18	838195.85	ND7	504042.89	839318.11
CP42	502589.89	838223.89	ND8	504020.27	839346.88
CP43	504077.61	838382.04	ND9	504020.27	839395.94
CP45	504367.05	838726.98	ND10	503923.10	839395.94
CP51	504532.44	838976.44	ND11	503923.10	839398.94
CP54	504459.41	838811.13	SR1	503360.00	838344.96
CP58	503798.84	838184.85	SR2	502924.26	838344.96
CP61	504016.23	838297.10	SR3	502422.09	838847.13
CP68	504532.44	839628.15	SR4	502377.16	838847.13
CP72	504483.44	839730.58	SR5	502376.87	839024.96
CP78	503034.00	838184.85	WP9	502428.44	838533.85
CP89	502954.00	838195.85	WP20	504493.44	839814.59
HC1	503730.00	839424.21	WP22	504601.87	839889.37
HC2	504030.00	839424.21	WP23	504159.72	840057.46
HC3	504030.00	839750.00	WP25	503743.33	840182.60
HC4	503730.00	839750.00	WP27	503250.71	840195.00
JC1	503009.08	839263.21	WP28	502328.44	840129.96
JC2	503009.08	839750.00	WP29	502436.92	840195.00
JC3	502749.08	839750.00	WP30	502334.74	840183.78
JC4	502749.08	839263.21	WP32	502299.57	840178.36
LC7	503109.54	840195.00	BN908	504310.86	840000.00
LC8	502844.54	840195.00	BN909	502328.44	840000.00
LC9	502844.54	840030.00	BN910	503274.54	840000.00
LC10	503274.54	840030.00	BN911	502844.54	840000.00
LC11	503274.54	840145.00			

**CURVE TABLE**

Name	Delta	Radius	Length	Bearing	Chord	Tangent
C1	61°38'09"	55.00	59.17	N 59°10'52" W	56.35	32.81
C2	19°35'51"	202.48	69.26	N 80°12'05" W	68.92	34.87
C3	12°09'18"	203.71	43.22	N 78°28'53" W	43.13	21.69
C4	88°48'02"	165.00	255.63	N 45°36'59" W	230.82	181.49
C5	22°45'45"	360.00	143.02	N 11°22'53" W	142.08	72.47
C6	7°31'37"	3760.72	494.05	S 03°45'49" E	493.69	247.38
C7	5°00'43"	407.00	35.60	S 08°48'17" W	35.59	17.81
C8	2°03'38"	450.00	18.18	N 88°58'12" E	18.18	8.09
C9	54°08'57"	270.92	256.04	N 27°04'28" E	246.62	138.49
C10	47°38'58"	223.63	186.04	N 66°10'01" E	180.72	98.79
C11	90°00'00"	29.33	46.08	DUE EAST	41.48	29.33
C12	45°00'00"	40.87	31.94	S 67°30'00" E	31.13	18.85
C13	78°45'57"	29.33	39.30	S 51°37'01" E	38.43	23.24
C14	13°17'18"	1855.86	430.42	S 14°10'16" E	428.46	216.18
C15	110°48'57"	80.00	154.73	N 34°35'32" E	131.71	116.00
C16	41°41'24"	154.00	112.05	S 89°09'18" E	109.80	58.84
C17	94°59'38"	20.00	33.16	N 02°30'12" E	29.49	21.82
C18	84°57'08"	20.00	29.65	S 87°31'27" E	27.01	18.31
C19	90°03'18"	20.00	31.44	S 00°01'15" E	28.30	20.02
C20	90°00'00"	20.00	31.42	N 89°59'36" W	28.28	20.00

# COLUMBIA TOWN CENTER

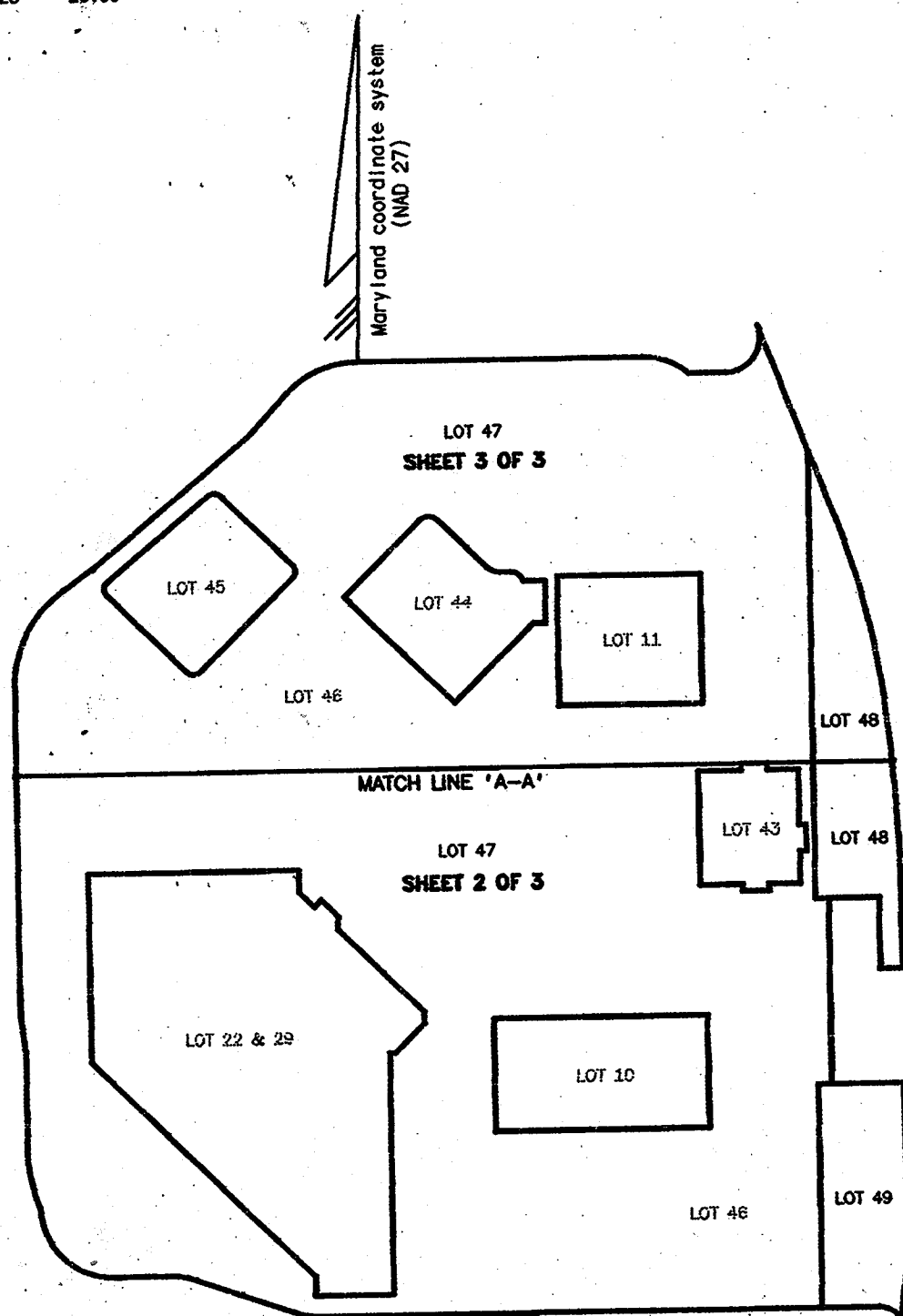
## SECTION 2 AREA 1 LOTS 47, 48 AND 49



VICINITY MAP  
SCALE: 1" = 2000'

**GENERAL NOTES**

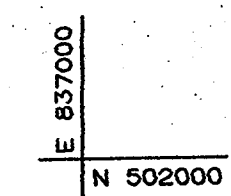
- Coordinates and bearings shown herein are referred to the Maryland Coordinate System (NAD 27) as projected from the following "Whitman Requardt and Associates" traverse stations:  
TR 101 N 503690.8580 E 839102.2760  
TR 102 N 503690.7010 E 838314.2880
- This Plat is based upon a field run monumented boundary survey performed on or about October 15, 1997, by D.M.W.
- Denotes 4" X 4" X 36" concrete monument set with aluminum cap marked "Daft McCune Walker, Inc. Property Marker C-99".
- Areas shown herein are more or less.
- Subject property zoned New Town (NT) per 10/18/93 Comprehensive Zoning Plan.
- Minimum building setback restrictions from property lines and the public right of way lines to be in accordance with criteria established by Final Development Plan Phase 47A-VII recorded as plat no. 3054A-1802-1805.
- No wetlands exist on this site per a field determination made by Daft-McCune-Walker on August 7, 1994.
- Public water and sewer systems to be made available and utilized under Contract No. 24-3632-D, 20-36113-D and 24-3554-D.
- SWM quantity control for the portion of the site draining to Lake Kittanagundi is provided by a detention facility on SDP 97-107. The area for the remainder of the site draining to Wincopin Branch was approved in connection with F-85-131 and F-91-134.
- Water quality for this site is provided on SDP-97-107.
- There are no known cemeteries or grave sites on this subdivision.
- Department of Planning and Zoning reference file numbers: FDP Ph.47-A-VI, FDP Ph.101A, FDP Phase 224A, SDP-80-01, F-97-19, F-97-153, F-97-155, F-97-159, F-98-47, F-98-145, F-03-154, S-98-09, SDP-97-107, SDP-97-158, SDP-98-44, WP-98-81, SDP-98-124, SDP-99-118, SDP-00-57.
- Vehicular ingress and egress to Little Patuxent Parkway will be permitted only at points of access approved by the Howard County Department of Planning and Zoning and The Department of Public Works.
- Lots 48 has the right to utilize the private utilities existing across lot 45.
- Water and sewer service to these lots will be granted under the provisions of Section 18.122B of the Howard County Code. Public water and public sewer allocation will be granted at the time of the issuance of the building permit if capacity is available at that time.
- Access to and egress from Lot 46 is provided per the "Loop Declaration & Agreement" dated December 1, 1970 and recorded among the land records of Howard County, Maryland in Liber 552 Folio 425, as supplemented, and the "Development Area Declaration and Agreement," dated December 1, 1970 and recorded among the land records of Howard County, Maryland in Liber 552 Folio 380, as amended.
- This plan is exempt from Forest Conservation in accordance with Section 16-1202 (b)(1)(iv). All Landscaping requirements have been provided on the S.D.P. submissions. The "80' No Build Area" has been shown on Lot 45 and Lot 47 per the Department of Inspections, Licenses and Permits request.



LITTLE PATUXENT PARKWAY

**TABULATION OF FINAL PLAT**

a. Total Number of Lots to be recorded	3
Buildable	3
b. Total area of Lots	68.045 Ac. ±
Buildable	68.045 Ac. ±
c. Total Area of road right-of-way to be recorded including widening strips	0.000 Ac. ±
d. Total Area of Subdivision to be recorded	68.045 Ac. ±



**LITTLE PATUXENT PARKWAY**

OWNERS:  
THE HOWARD RESEARCH AND DEVELOPMENT HOLDINGS CORPORATION  
COLUMBIA MALL INC.  
10275 LITTLE PATUXENT PARKWAY  
COLUMBIA, MARYLAND 21044

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 46 INTO LOTS 47, 48 AND 49

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

*Penny Borenstein M.D.* 9/29/03  
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chris Damm* 9/29/03  
Chief, Development Engineering Division Date

*Frank J. Ruzell* 11/3/03  
Director Date

**DMW**  
Daft · McCune · Walker, Inc.  
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals  
200 East Pennsylvania Avenue  
Towson, Maryland  
410 296 3333  
Fax 296 4705

**OWNER'S DEDICATION**

We, The Howard Research And Development Holdings Corporation, A Maryland Corporation, and Columbia Mall, Inc., A Maryland Corporation, by Joseph H. Necker Jr., Vice-President and Arianne H. Monroe, Assistant Secretary, owners of the property shown and described herein, 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,  
(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 rights-of-way and the specific easements shown hereon;  
(2) 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 other good and 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 spaces, where applicable; and  
(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 erected on or over the said easements and rights-of-way.  
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.

Witness our hands and seal this 6<sup>th</sup> day of June, 2003.  
*Robert A. Jenkins* 6/6/03  
Robert A. Jenkins, Vice President  
The Howard Research And Development Holdings Corporation  
and Columbia Mall, Inc. Date  
*Karen E. Barry* 6/6/03  
Karen E. Barry, V.P.  
The Howard Research And Development Holdings Corporation  
and Columbia Mall, Inc. Date

**SURVEYOR'S CERTIFICATE**

I hereby certify that the final plat shown herein is correct, that it is a subdivision of part of the lands conveyed by The Howard Research And Development Corporation to The Howard Research And Development Land Company, by deed dated October 6, 1988 and recorded among the aforesaid land records in Liber 1535 Folio 193 and part of the lands conveyed by Howard Research and Development Corporation to Columbia Mall, Inc., by deed dated August 29, 1974 and recorded among the aforesaid land records in Liber 695 Folio 253 and part of the lands conveyed by Howard Research and Development Corporation to Columbia Mall, Inc., by deed dated May 29, 1969 and recorded among the aforesaid land records in Liber 510 Folio 814 and all the lands conveyed by Howard Research and Development Company to Columbia Mall, Inc., by deed dated November 19, 1979 and recorded among the aforesaid land records in Liber 980 Folio 648 and part of the lands conveyed by Howard Research and Development Corporation to Columbia Mall, Inc., by deed dated December 16, 1970 and recorded among the aforesaid land records in Liber 547 Folio 279 and part of the lands conveyed by Kluge, Finkelstein and Company to Howard Research and Development Corporation by deed dated May 2, 1985 and recorded among the aforesaid land records in Liber 1344 Folio 742; The Howard Research and Development Land Company having thereafter changed its name to The Howard Research and Development Corporation by articles of amendment filed June 4, 1990 and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County as shown. The requirements of Section 3-108, The Real Property Article of the 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.  
*Anthony J. Vitell* 6/16/03  
Anthony J. Vitell, Professional Land Surveyor No. 10951 Date

RECORDED AS PLAT No. 16237  
ON 10-7-03 IN THE  
LAND RECORDS OF HOWARD COUNTY, MD.

**COLUMBIA TOWN CENTER**  
LOTS 47, 48 AND 49  
SECTION 2 AREA 1  
A RESUBDIVISION OF LOT 46 AS SHOWN ON  
PREVIOUSLY RECORDED PLATS "COLUMBIA TOWN CENTER  
LOTS 45 AND 46 SECTION 2 AREA 1" PLAT #15902-15904  
SHEET 1 OF 3  
ZONING: NT  
TAX MAP: 36 GRID 1 & 2  
PARCEL: 460  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE: 1" = 400' JUNE 5, 2003  
DRAWN BY: CMH COMPUTED BY: CMH CHECKED BY: PLS



THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION LIBER 1535 FOLIO 193

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION LIBER 1535 FOLIO 193

OWNERS: THE HOWARD RESEARCH AND DEVELOPMENT HOLDINGS CORPORATION COLUMBIA MALL INC. 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044

EXISTING PUBLIC WATER & UTILITY EASEMENT M.D.R. 4082/404

EXISTING PUBLIC DRAINAGE AND UTILITY EASEMENT PLAT NO. 10635

EXISTING PUBLIC 20' DRAINAGE & UTILITY EASEMENT PLAT No. 10635

EXISTING PRIVATE EASEMENT AND RIGHT-OF-ENTRY M.D.R. 3391/605

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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DMW Daft · McCune · Walker, Inc.

OWNER'S DEDICATION

We, The Howard Research And Development Holdings Corporation, A Maryland Corporation; and Columbia Mall, Inc., A Maryland Corporation, by Joseph H. Necker Jr., Vice-President and Arienne H. Monroe, Assistant Secretary 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, (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 rights-of-way and the specific easements shown hereon; (2) 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 other good and 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 spaces, where applicable; and (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 erected on or over the said easements and rights-of-way.

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.

Witness our hands and seal this 6 day of JUNE, 2003. Robert A. Jenkins, Vice President The Howard Research And Development Holdings Corporation and Columbia Mall, Inc. Date 6/6/03. Nathaniel Barry, V.P. The Howard Research And Development Holdings Corporation and Columbia Mall, Inc. Date 6/6/03.



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 Howard Research and Development Corporation to Howard Research and Development Land Company, by deed dated October 6, 1986 and recorded among the aforesaid land records in Liber 1535 Folio 193 and part of the lands conveyed by Howard Research and Development Corporation to Columbia Mall, Inc., by deed dated August 29, 1974 and recorded among the aforesaid land records in Liber 695 Folio 253 and part of the lands conveyed by Howard Research and Development Corporation to Columbia Mall, Inc., by deed dated May 29, 1969 and recorded among the aforesaid land records in Liber 510 Folio 614 and all the lands conveyed by Howard Research and Development Corporation to Columbia Mall, Inc., by deed dated November 19, 1979 and recorded among the aforesaid land records in Liber 980 Folio 648 and part of the lands conveyed by Howard Research and Development Corporation to Columbia Mall, Inc., by deed dated December 16, 1970 and recorded among the aforesaid land records in Liber 547 Folio 279 and part of the lands conveyed by Kluge, Finkelshteyn and Company to Howard Research and Development Corporation by deed dated May 2, 1965 and recorded among the aforesaid land records in Liber 1344 Folio 742; The Howard Research and Development Corporation by articles of amendment filed June 4, 1990 and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County as shown. The requirements of Section 3-108, The Real Property Article of the 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.

Anthony J. Vitell, Professional Land Surveyor No. 10951 Date 6/6/03

RECORDED AS PLAT No. 16238 ON 11-2-03 IN THE LAND RECORDS OF HOWARD COUNTY, MD.

COLUMBIA TOWN CENTER LOTS 47, 48 AND 49 SECTION 2 AREA 1

A RESUBDIVISION OF LOT 46 AS SHOWN ON PREVIOUSLY RECORDED PLATS "COLUMBIA TOWN CENTER LOTS 45 AND 46 SECTION 2 AREA 1" PLAT #15902-15904 SHEET 2 OF 3 ZONING: NT TAX MAP: 36 GRID 1 & 2 PARCEL: 460 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: 1" = 100' JUNE 5, 2003 DRAWN BY: CMH COMPUTED BY: CMH CHECKED BY: [Signature]

