

GENERAL NOTES

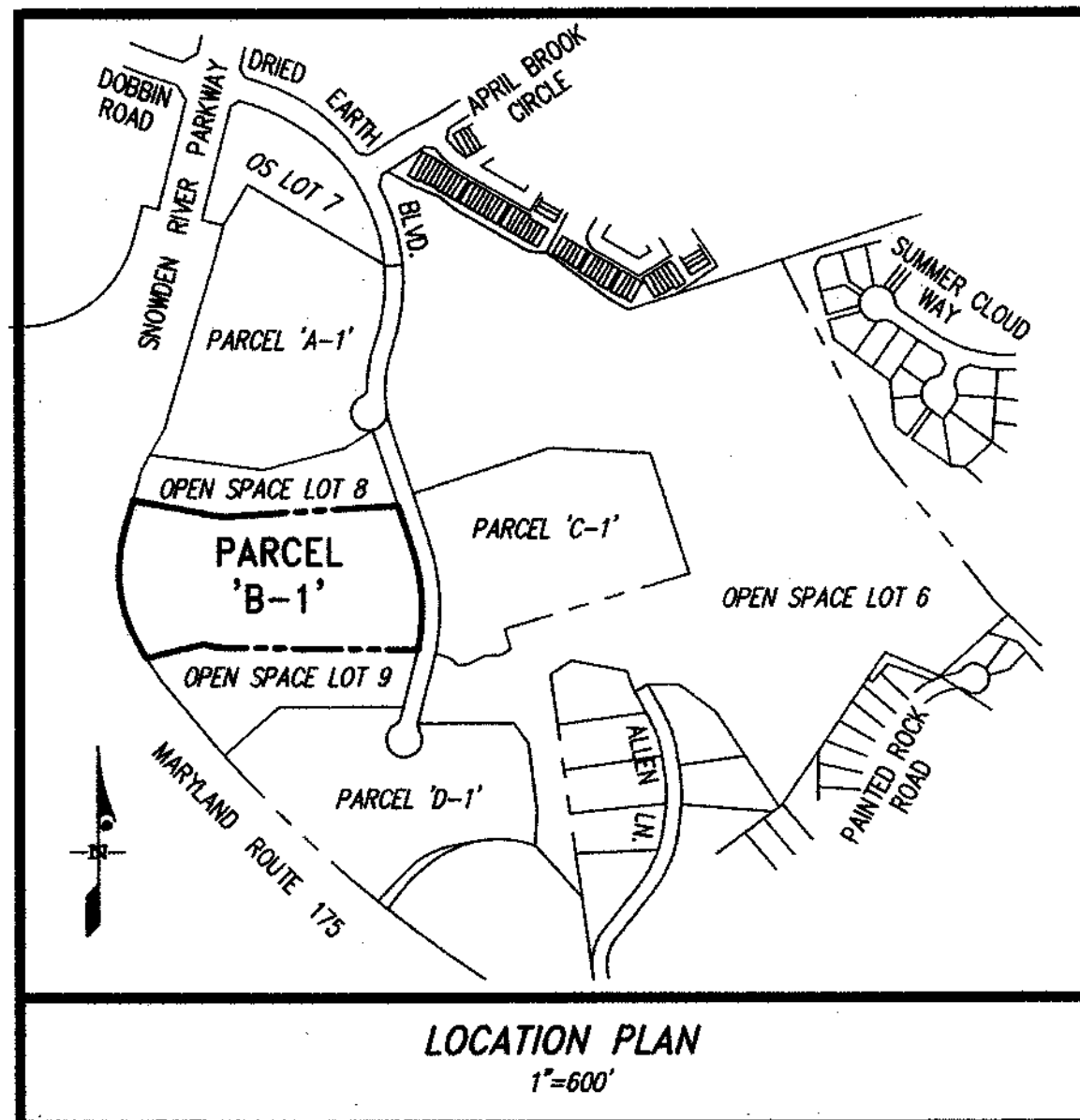
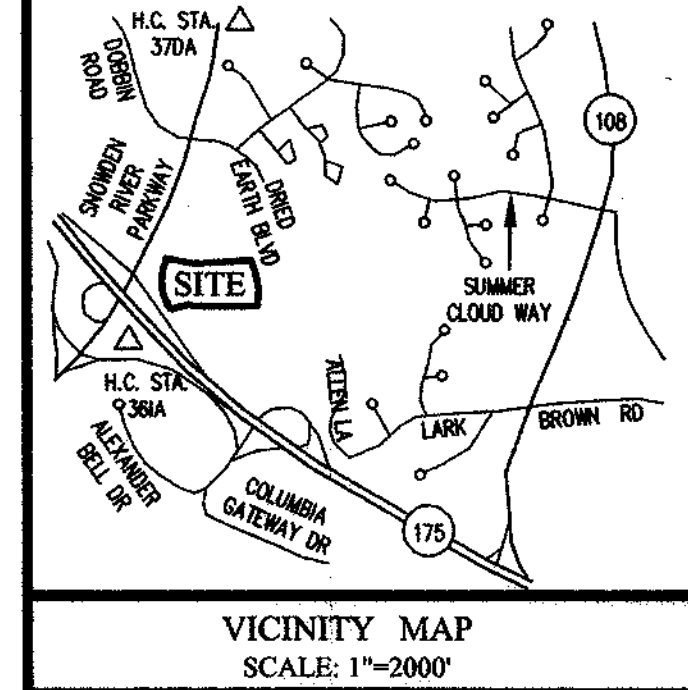
- 4"x4"x36" CONCRETE MONUMENTS SHOWN THUS: □
- IRON PINS SHOWN THUS: ∅
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN APRIL, 2000.
- SUBJECT PROPERTY IS ZONED 'NEW TOWN' PER THE 2-2-04 COMPREHENSIVE ZONING PLAN. (EMPLOYMENT CENTER - INDUSTRIAL AND CREDITED - OPEN SPACE LAND USES, FDP-239).
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: SP-00-05 (PB 342), FDP PHASE 239, WP-00-64 (*), F-01-142, WP-03-110 (**), F-04-15 AND WP-04-108(***)
- 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.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION Nos. 361A AND 37DA.
- 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 01/04/02, ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-3858-D WAS FILED AND ACCEPTED. PUBLIC WATER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE 09/11/04, ON WHICH DATE THE DEVELOPER'S AGREEMENT No. 44-4186-D WAS FILED AND ACCEPTED.
- STORMWATER MANAGEMENT IS PROVIDED BY ONSITE PUBLIC FACILITIES.
- 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 239, PART 6, RECORDED AS PLAT Nos. 14576 THRU 14577.
- 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.
- THESE SUBDIVISION PLATS ARE SUBJECT TO THE FIFTH EDITION OF THE SUBDIVISION REGULATIONS.
- PRIVATE SHARED ACCESS ROAD AND MAINTENANCE EASEMENT ON PARCEL 'E' FOR THE USE OF PARCELS 'B-1', 'C-1' AND 'D-1' AND OPEN SPACE LOTS 6, 8 AND 9, IS RECORDED IN LIBER 7584 AT FOLIO 624.

* - ON MAY 10, 2000, WP-00-64; WAIVER OF SECTION 16.116(a)(2)(i), WAS GRANTED, TO PERMIT REMOVAL OF VEGETATIVE COVER AND GRADING WITHIN 50 FEET OF STREAMS FOR CONSTRUCTION OF A PUBLIC ROAD AND PUBLIC WATER AND SEWER LINES.

** - ON SEPTEMBER 4, 2003, WP-03-110; WAIVER OF SECTIONS 16.120(c)(1) TO PERMIT THE REQUIRED MINIMUM PUBLIC ROAD FRONTAGE OF 60 FEET TO BE REDUCED TO ZERO FEET FOR COMMERCIAL, INDUSTRIAL OR APARTMENT PARCELS/LOTS, AND 16.121(e)(1) TO PERMIT THE REQUIRED MINIMUM PUBLIC ROAD FRONTAGE OF 40 FEET TO BE REDUCED TO ZERO FEET FOR OPEN SPACE LOTS, WAS GRANTED.

*** - ON APRIL 8, 2004, WP-04-108; WAIVER OF SECTION 16.120(b)(9)(i) TO PERMIT THE REQUIRED 30-FOOT DWELLING UNIT SETBACK FROM A WATER MAIN EASEMENT TO BE REDUCED TO 27 FEET FOR UNIT 31, 28 FEET FOR UNIT 40, 26 FEET FOR UNIT 41, 28 FEET FOR UNIT 42, 26 FEET FOR UNIT 43, 28 FEET FOR UNIT 45 AND 8' FOR UNIT 46, WAS GRANTED.

| COORDINATE TABLE | | |
|------------------|-----------|------------|
| PT. No. | NORTH | EAST |
| 1211 | 555416.18 | 1367152.28 |
| 1506 | 555550.34 | 1367107.59 |
| 1507 | 555513.85 | 1366522.41 |
| 1508 | 555568.08 | 1366227.64 |
| 1509 | 555068.22 | 1367172.64 |
| 1510 | 555077.02 | 1366504.40 |
| 1511 | 555089.26 | 1366463.14 |
| 1512 | 555042.66 | 1366270.67 |
| 1737 | 555471.58 | 1366199.79 |
| 1763 | 555101.93 | 1366237.36 |



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.

David S. Weber 14 JUNE 2004
 DAVID S. WEBER DATE
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10852

Patriot Homes, Inc.
 Frederick W. Kunkle 6/11/04
 FREDERICK W. KUNKLE, VICE-PRESIDENT DATE

The parcel shown on this revision plat is subject to a fee or assessment to cover or defray all or part of the developer's cost of installation of water and sewer facilities. This fee or assessment, which runs with the land, is a contractual obligation between the developer and each owner of part of this property and is not in any way a fee or assessment of Howard County.

OWNER:
 PATRIOT HOMES, INC.
 10211 WINCOPIN CIRCLE, SUITE 300
 COLUMBIA, MD. 21044
 PHONE: (410) 997-5522

TABULATION OF FINAL PLAT - ALL SHEETS

| | |
|--|-------------|
| 1. TOTAL NUMBER OF 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: | 10.2932 AC. |
| 4. TOTAL AREA OF ROADWAYS TO BE RECORDED: | 0 AC. |
| 5. TOTAL AREA OF SUBDIVISION TO BE RECORDED: | 10.2932 AC. |

THE PURPOSE OF THIS PLAT IS TO CREATE PUBLIC WATER & UTILITY EASEMENTS ON PARCEL "B-1" AND TO ABANDON A PORTION OF AN EXISTING PUBLIC WATER AND UTILITY EASEMENT FROM THE SAME PARCEL.

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

County Health Officer: [Signature] 7/29/04
 Director: [Signature] 7/29/04

OWNER'S DEDICATION

PATRIOT HOMES, INC., A MARYLAND CORPORATION, BY FREDERICK W. KUNKLE, VICE-PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 GRANTS 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 14TH DAY OF JULY, 2004
 PATRIOT HOMES, INC.
 BY: [Signature] FREDERICK W. KUNKLE, VICE-PRESIDENT
 ATTEST: [Signature] CINDY A. HUNTZBERRY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAT OF REVISION SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF ALL OF THE LAND CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO PATRIOT HOMES, INC., BY DEED DATED SEPTEMBER 30, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7795 AT FOLIO 577, AND BEING ALL OF PARCEL "B-1" AS SHOWN PLAT OF SUBDIVISION ENTITLED "COLUMBIA, SNOWDEN RIVER BUSINESS PARK, SECTION 1 AREA 1, PARCELS "A-1", "B-1", "C-1", "D-1", AND "E" & LOTS 6 THRU 10" AND RECORDED AMONG THE SAID LAND RECORDS AS PLAT NO. 16189 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
 DAVID S. WEBER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10852
 14 JUNE 2004
 DATE



RECORDED AS PLAT NUMBER 16923 ON 9/29/04, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

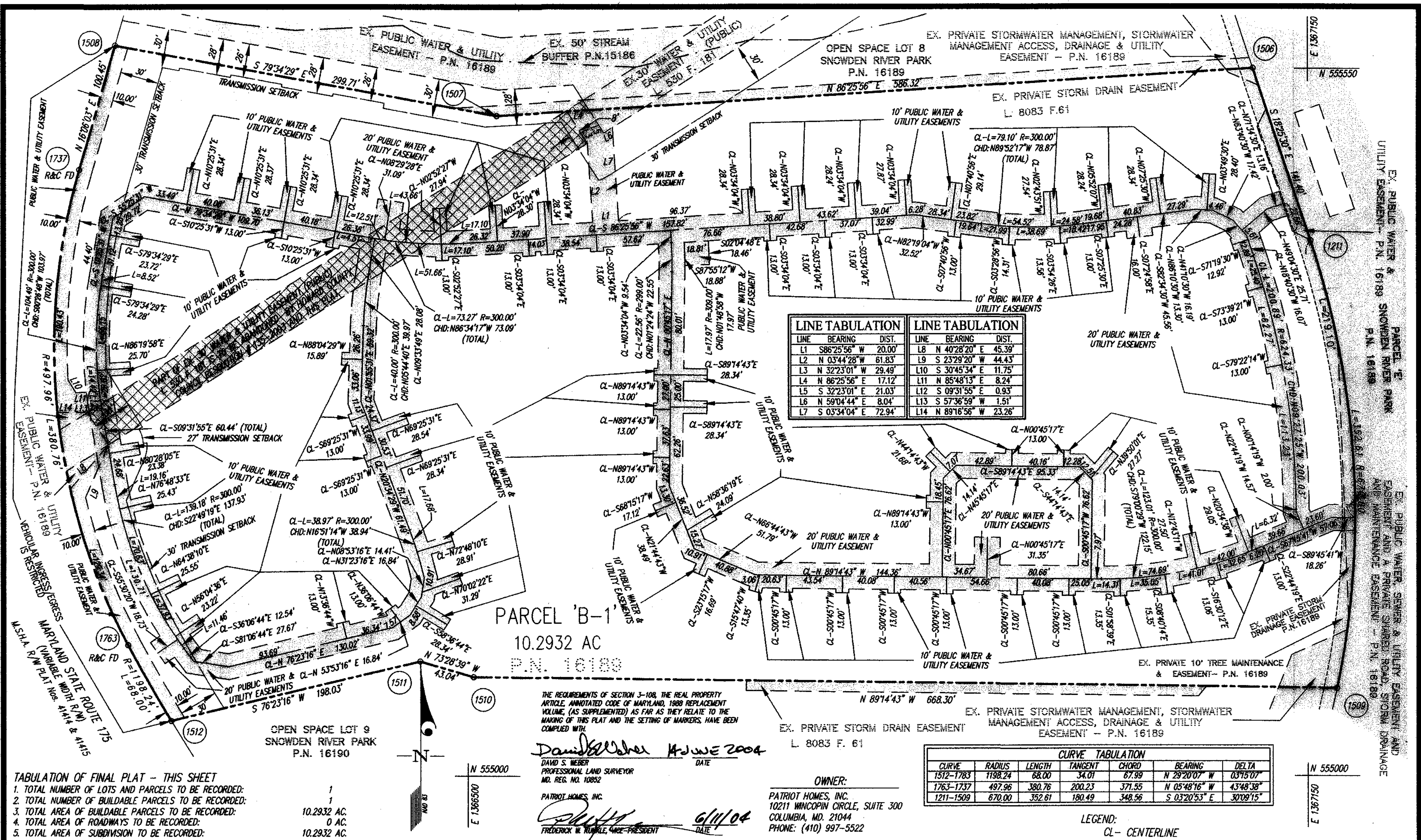
REVISION PLAT
 COLUMBIA
 SNOWDEN RIVER BUSINESS PARK
 SECTION 1 AREA 1
 PARCEL "B-1"
 (P.N. 16189)

TAX MAP 37, GRID 19 P/O OF PARCEL 725
 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN SHEET 1 OF 2 JUNE 2004

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3009 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-0224 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\99101\Plots\99101-Par-B-1-pl.dwg 06/08/2004 09:04:21 AM EDT

L:\CADD\DRAWINGS\98101\Plats\REV\REV.dwg 06/06/2004 09:05:39 AM EDT



| LINE | BEARING | DIST. | LINE | BEARING | DIST. |
|------|---------------|--------|------|---------------|--------|
| L1 | S86°25'56" W | 20.00' | L8 | N 40°28'20" E | 45.39' |
| L2 | N 03°44'28" W | 61.83' | L9 | S 23°29'20" W | 44.43' |
| L3 | N 32°23'01" W | 29.49' | L10 | S 30°45'34" E | 11.75' |
| L4 | N 86°25'56" E | 17.12' | L11 | N 85°48'13" E | 8.24' |
| L5 | S 32°23'01" E | 21.03' | L12 | S 09°31'55" E | 0.93' |
| L6 | N 59°04'44" E | 8.04' | L13 | S 57°36'58" W | 1.51' |
| L7 | S 03°34'04" E | 72.94' | L14 | N 89°16'56" W | 23.26' |

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|-----------|---------|--------|---------|--------|---------------|-----------|
| 1512-1763 | 1198.24 | 68.00 | 34.01 | 67.99 | N 29°20'07" W | 03°15'07" |
| 1763-1737 | 497.96 | 380.76 | 200.23 | 371.55 | N 05°48'16" W | 43°48'38" |
| 1211-1509 | 670.00 | 352.61 | 190.49 | 348.56 | S 03°20'53" E | 30°09'15" |

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 - TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED: 1
 - TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED: 10.2932 AC.
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 - TOTAL AREA OF SUBDIVISION TO BE RECORDED: 10.2932 AC.

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David S. Weber 14 JUNE 2004
 DAVID S. WEBER
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10852
 PATRIOT HOMES, INC.
Frederick W. Kunkle
 FREDERICK W. KUNKLE, VICE-PRESIDENT
 DATE 6/11/04

OWNER:
 PATRIOT HOMES, INC.
 10211 WINCOPIN CIRCLE, SUITE 300
 COLUMBIA, MD. 21044
 PHONE: (410) 997-5522

LEGEND:
 CL - CENTERLINE

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

Robert J. Weller 7/6/04
 COUNTY HEALTH OFFICER HR

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

John P. ... 7/6/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION PWC

Janice ... 7/24/04
 DIRECTOR

OWNER'S DEDICATION
 PATRIOT HOMES, INC., A MARYLAND CORPORATION, BY FREDERICK W. KUNKLE, VICE-PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 EASEMENT AREAS SHOWN HEREON;
 (2) 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 GRANTS 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;
 (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 RIGHTS-OF-WAY.
 WITNESS OUR HANDS THIS 14TH DAY OF JULY, 2004
 PATRIOT HOMES, INC.
Frederick W. Kunkle
 FREDERICK W. KUNKLE, VICE-PRESIDENT
 ATTEST: *Cindy A. Huntzberry*
 CINDY A. HUNTZBERRY

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAT OF REVISION SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF ALL OF THE LAND CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO PATRIOT HOMES, INC., BY DEED DATED SEPTEMBER 30, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7795 AT FOLIO 577, AND BEING ALL OF PARCEL "B-1" AS SHOWN PLAT OF SUBDIVISION ENTITLED "COLUMBIA, SNOWDEN RIVER BUSINESS PARK, SECTION 1 AREA 1, PARCELS "A-1", "B-1", "C-1", "D-1", AND "E" & LOTS 6 THRU 10" AND RECORDED AMONG THE SAID LAND RECORDS AS PLAT NO. 16189 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
 DAVID S. WEBER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10852
 14 JUNE 2004
 DATE



RECORDED AS PLAT NUMBER **16924** ON **9/24/04**, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND
 REVISION PLAT
 COLUMBIA
SNOWDEN RIVER BUSINESS PARK
 SECTION 1 AREA 1
 PARCEL "B-1"
 (P.N. 16189)
 TAX MAP 37, GRID 19 P/O OF PARCEL 725
 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=50' SHEET 2 OF 2 JUNE 2004
GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 200 - BURTNSVILLE OFFICE PARK
 BURTNSVILLE, MARYLAND 20868
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186
 DRAWN: *RWC* CHECK: *107*