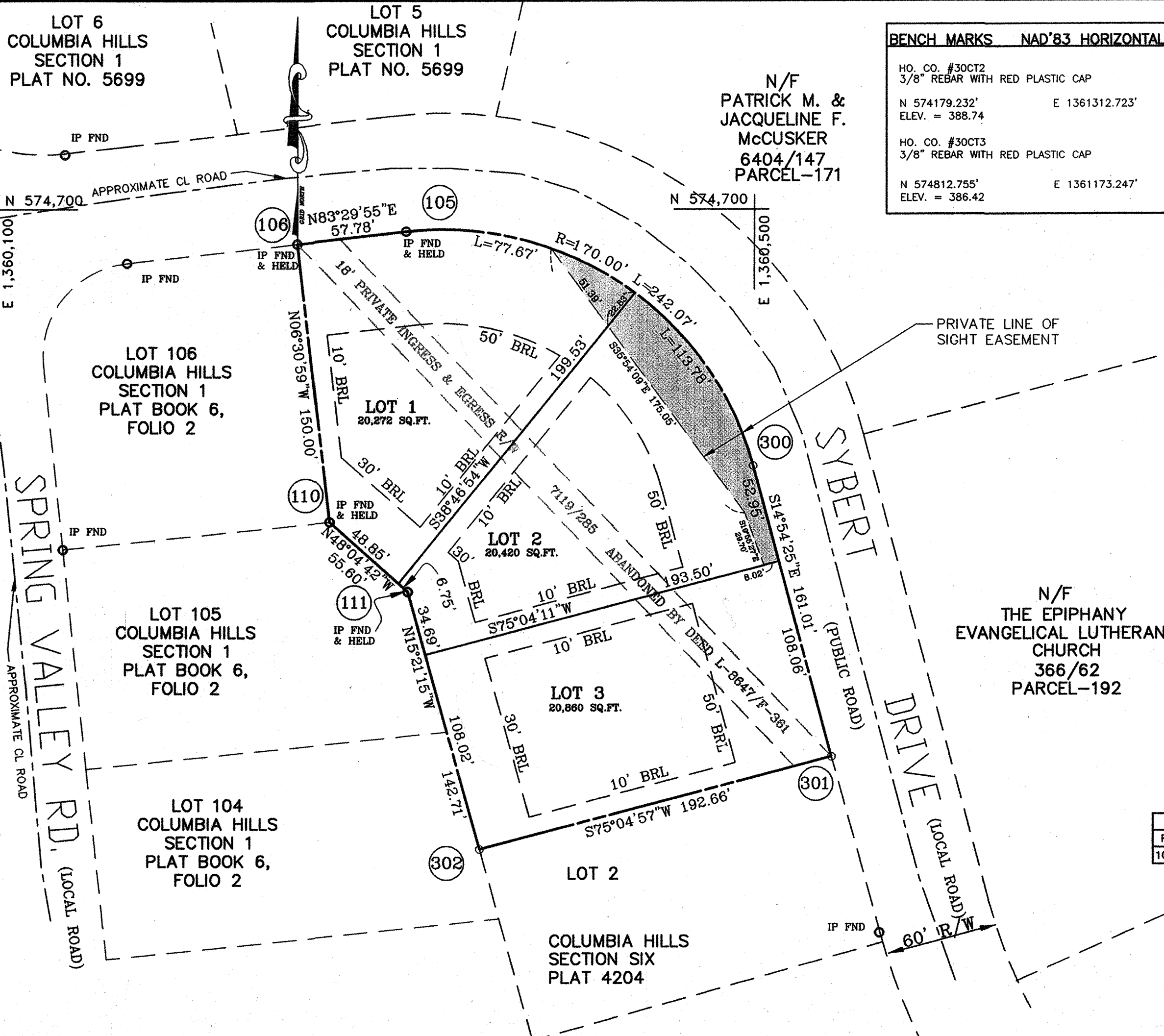


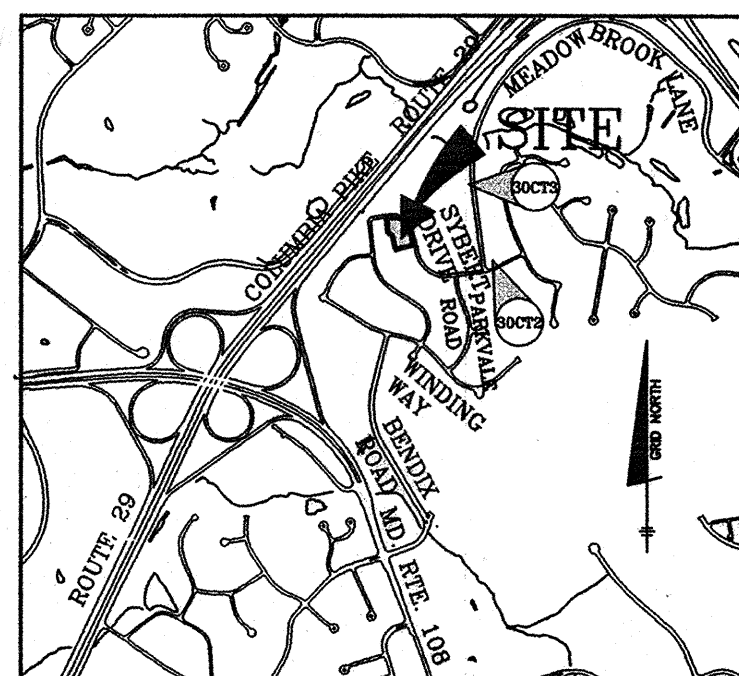
NOTES:

1. (M) DENOTES 4" X 4" X 30" CONCRETE MONUMENT TO BE SET.
2. (P) DENOTES 3/8" X 30" PIPE OR STEEL MARKER TO BE SET.
3. (I) DENOTES IRON PIPE FOUND.
2. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. 30C72 AND 30C73.
3. BRL INDICATES BUILDING RESTRICTION LINE.
4. SUBJECT PROPERTY ZONED R-20 PER 2-2-04 COMPREHENSIVE ZONING PLAN.
5. ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
6. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE, 2003 BY BENCHMARK ENGINEERING, INC.
7. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - a) WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE).
 - b) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR.
 - c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
 - d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - f) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
8. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE EXISTING WATER CONTRACT #137-W AND EXISTING SEWER CONTRACT #221-S.
9. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
10. THE LANDSCAPING OF LOTS 1-3 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN, THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE LANDSCAPING REQUIREMENTS WILL BE FURTHER REVIEWED UNDER THE SITE DEVELOPMENT PLAN FOR THESE LOTS, AND IF UNCHANGED THE FINANCIAL SURETY IN THE AMOUNT OF \$2,400.00 FOR THE REQUIRED 8 SHADE TREES WILL BE POSTED WITH THE BUILDER'S GRADING PERMIT.
11. THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$15,246.00 FOR 30,492 SF. (0.7 ac.).
12. THERE ARE NO WETLANDS, WETLAND BUFFERS, STREAMS, STREAM BUFFERS OR FLOODPLAINS ON THIS SITE PER ECOSYSTEM PROFESSIONALS, INC. (JULY 2003).
13. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
14. OPEN SPACE REQUIREMENTS FOR THIS SITE ARE BEING MET BY PAYMENT OF A FEE-IN-LIEU OF PROVIDING OPEN SPACE IN THE AMOUNT OF \$3,000.00.
15. STORM WATER MANAGEMENT (WQV & Rev) TO BE PROVIDED BY RAIN GARDENS AND/OR SWM CREDITS ON EACH LOT STORM WATER QUANTITY MANAGEMENT (Cpm) IS NOT REQUIRED.
16. THE 18' PRIVATE INGRESS & EGRESS R/W WAS ABANDONED BY DEED LIBER 8647/FOLIO 361 ON SEPTEMBER 21, 2004.
17. THIS PLAN IS SUBJECT TO THE 5th EDITION SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS AMENDED UNDER COUNCIL BILL NO.45-2003 AND THE COUNCIL BILL 75-2003 FOR ZONING REGULATIONS. THE DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAMER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
18. A SITE DEVELOPMENT PLAN, APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED FOR THESE LOTS IN ACCORDANCE WITH SECTION 16.155(a)(2)(f) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAMER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
19. THERE ARE NO CEMETERY OR HISTORIC SITE AREAS LOCATED ON THIS SITE.
20. THE 65 dBA NOISE CONTOUR LINE HAS BEEN MITIGATED BY THE CONSTRUCTION BY SHA OF A NOISE WALL ALONG THE EAST SIDE OF RTE. 29 IN 2001.



BENCH MARKS NAD'83 HORIZONTAL

HO. CO. #30C72	3/8" REBAR WITH RED PLASTIC CAP
N 574179.232'	E 1361312.723'
ELEV. = 388.74	
HO. CO. #30C73	3/8" REBAR WITH RED PLASTIC CAP
N 574812.755'	E 1361173.247'
ELEV. = 386.42	



COORDINATE CHART (NAD '83)

BOUNDARY COORDINATES			BOUNDARY COORDINATES		
No.	NORTH	EAST	No.	NORTH	EAST
105	574688.2881	1360315.9665	300	574563.1365	1360499.4848
106	574681.7454	1360258.5540	301	574407.5474	1360540.9038
110	574532.7156	1360275.5768	302	574357.9506	1360354.7357
111	574495.5669	1360316.9482			

CURVE TABLE

POINTS	RADIUS	LENGTH	TAN.	CHORD	BEARING
105-300	170.00	242.07'	146.59	222.04'	S 55°43'44" E

THE REQUIREMENTS § 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 Harris 10/07/04
 DAVID M. HARRIS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 10978
 FOR BENCHMARK ENGINEERING, INC.
 MARYLAND NO. 351

Robert L. Dorsey, Jr. 12-16-04
 ROBERT L. DORSEY, JR.
 DATE

OWNER/DEVELOPER:
 DAWSON PROPERTY, LLC
 P.O. BOX 417
 ELLICOTT CITY, MD 21041
 410-465-4244

ENGINEER/SURVEYOR:
 BENCHMARK ENGINEERING, INC.
 8480 BALT. PIKE, SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 410-465-6105

TOTAL TABULATION THIS PLAT

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.41± AC.
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.00 AC.
TOTAL AREA OF RECREATIONAL OPEN SPACE TO BE RECORDED	0.00 AC.
TOTAL AREA OF 100-YR FLOODPLAIN TO BE RECORDED	0.00 AC.
TOTAL AREA OF RIGHT OF WAY TO BE RECORDED	0.00 AC.
TOTAL GROSS AREA OF THIS PLAT TO BE RECORDED	1.41± AC.

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

Robert J. Walen 2/2/05
 HOWARD COUNTY HEALTH OFFICER
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

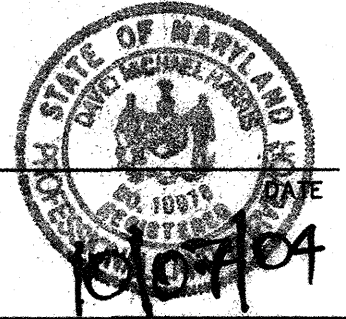
David M. Harris 11/0/05
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

Frank J. Doyle 2/4/05
 DIRECTOR
 DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS PART OF THE LAND CONVEYED BY COLUMBIA HILLS CORPORATION, A DEFUNCT MARYLAND CORPORATION BY AND THROUGH RICHARD W. KANODE AND ROBERT C. KANODE, SURVIVING DIRECTORS AND TRUSTEES TO DAWSON PROPERTY, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY DEED DATED 9/21/04 IN LIBER 8647 FOLIO 338, 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 NOW AMENDED.

David M. Harris
 DAVID M. HARRIS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 10978
 FOR BENCHMARK ENGINEERING, INC.
 MARYLAND NO. 351



OWNER'S DEDICATION

DAWSON PROPERTY, LLC., OWNER 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 DEPT. 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 EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE 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 RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 16th DAY OF December 2004.

Robert L. Dorsey, Jr. 12-16-04
 ROBERT L. DORSEY, JR. DATE

Donald Mann 12/16/04
 WITNESS DATE

RECORDED AS PLAT NO. 17278
 ON 3-2-05 AMONG THE LAND
 RECORDS OF HOWARD COUNTY, MARYLAND.

COLUMBIA HILLS
 SECTION 7
 LOTS 1, 2 & 3

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

ZONING: R-20
 TAX MAP: 30 GRID: 5
 PART OF PARCEL 16

SCALE: 1" = 50'
 DATE: OCTOBER, 2004
 SHEET: 1 of 1