

**EASEMENT COORDINATE TABLE**

POINT	NORTHING	EASTING
1	593496.061	1363683.753
2	593526.191	1363711.117
3	593512.746	1363725.922
4	593478.982	1363695.259
5	593477.705	1363686.401

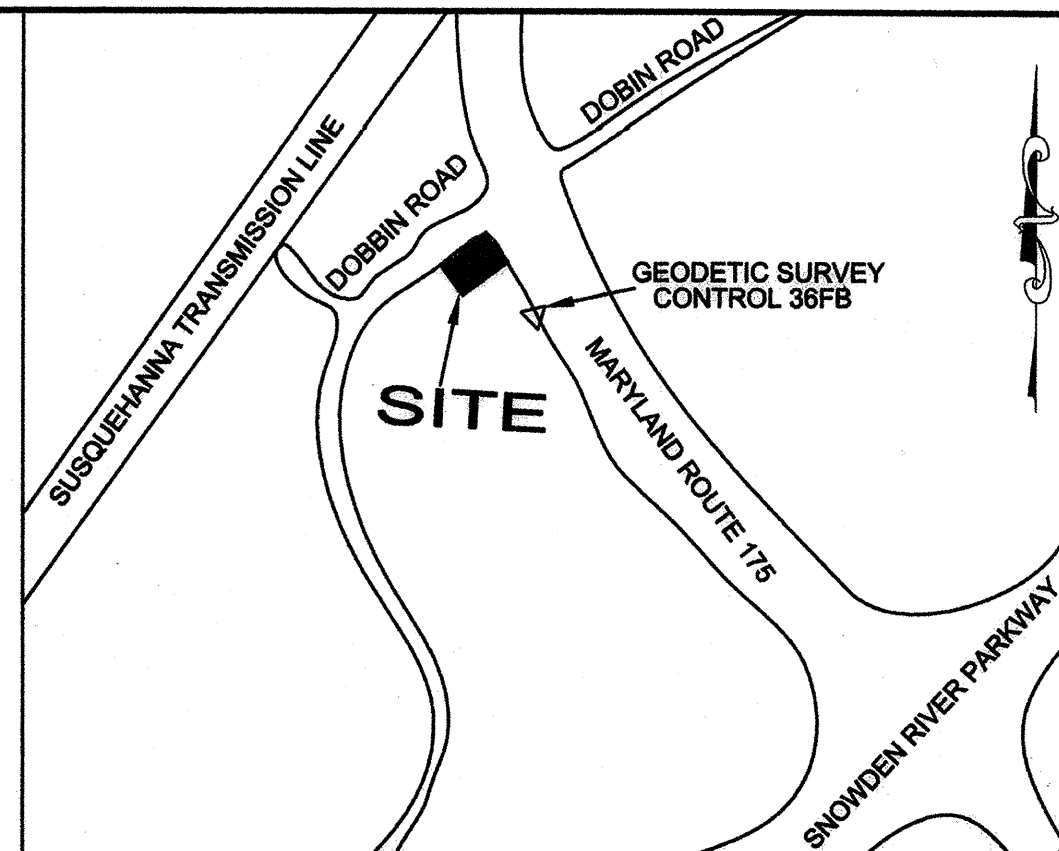
MD ROUTE 175  
300' R/W  
SHA PLAT # 41577 & 41578

R = 3969.72'  
L = 329.50'

10' VEHICULAR INGRESS & EGRESS IS RESTRICTED  
PLAT #5307 L.1081 F.795

N:593492.709  
E:1363944.539

REBAR FOUND  
PARCEL M-1  
COLUMBIA  
DOBBIN RD. COMMERCIAL CENTER  
PLAT # 5031  
PLATT & COMPANY, INC.  
L. 1314 F. 086  
F. 82-86c



**VICINITY MAP**  
SCALE 1"=2000'

**LEGAL DESCRIPTION OF 20' PRIVATE WATER AND UTILITY EASEMENT  
PARCEL S-1 COLUMBIA  
DOBBIN ROAD COMMERCIAL CENTER  
PLAT# 5307**

BEING PART OF THE LAND ACQUIRED BY DEED FROM HERON REALITY CORPORATION DATED MAY 22, 2003 AND RECORDED MAY 29, 2003 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 7223 AT FOLIO 456 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING PART OF THE LAND MORE PARTICULARLY DESCRIBED AS PARCEL S-1 AS SHOWN ON A PLAT ENTITLED "COLUMBIA, DOBBIN ROAD COMMERCIAL CENTER, SECTION 1 AREA 1, DATED AUGUST 13, 1982 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AS PLAT NO. 5307

BEGINNING FOR THE SAME AT A REBAR FOUND ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF MARYLAND ROUTE #175 (300 FEET WIDE) AS SHOWN ON SHA PLAT #41578 SAID POINT BEING THE EASTERLY MOST CORNER OF PARCEL S-1 AS SHOWN ON PLAT NO. 5307, THENCE, LEAVING SAID POINT AND BINDING ON THE SOUTHERLY OUTLINE OF SAID PARCEL AS SHOWN ON SAID PLAT THE FOLLOWING THREE COURSES, VIZ:

- 1) SOUTH 81° 47' 30" WEST, 50.58 FEET TO A REBAR FOUND; THENCE,
- 2) REVERSING THE BEARING SHOWN ON SAID PLAT NORTH 08° 12' 30" WEST, 22.00 FEET, TO A REBAR FOUND; THENCE,
- 3) SOUTH 81° 47' 30" WEST, 207.07 FEET, TO A POINT, SAID POINT BEING THE COMMON DIVISION LINE BETWEEN PARCELS R-1 AND S-1 AS SHOWN ON SAID PLAT, THENCE, BINDING ON SAID COMMON LINE OF DIVISION;
- 4) NORTH 08° 12' 30" WEST, 18.54 FEET TO THE POINT OF BEGINNING, THENCE, LEAVING SAID POINT AND RUNNING OVER, THROUGH, AND ACROSS SAID PARCEL THE FOLLOWING FIVE (5) COURSES AS NOW SURVEYED;
- 5) NORTH 42° 14' 44" EAST, 40.70 FEET TO A POINT; THENCE,
- 6) SOUTH 47° 45' 16" EAST, 20.00 FEET TO A POINT; THENCE,
- 7) SOUTH 42° 14' 44" WEST, 45.81 FEET, TO A POINT; SAID POINT BEING ON THE THIRD LINE OR SOUTH 81° 47' 30" WEST, 207.07 FEET LINE OF THE ABOVEMENTIONED PLAT; THENCE, LEAVING SAID POINT AND BINDING ON SAID LINE,
- 8) SOUTH 81° 47' 30" WEST, 8.95 FEET, TO A POINT; THENCE, LEAVING SAID POINT AND BINDING ON A COMMON LINE OF DIVISION BETWEEN PARCELS R-1 AND S-1 AS SHOWN ON SAID PLAT,
- 9) NORTH 08° 12' 30" WEST, 18.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 946.1 SQ. FT/OR 0.02 ACRES

**GENERAL NOTES**

- 1) DEED REFERENCE: LIBER 4931, FOLIO 307. PLAT REFERENCE: PLAT # 5307. TAX MAP # 38: PART OF PARCEL 396. TAX ACCOUNT #: 14-16-167207
- 2) HORIZONTAL DATUM: MD STATE GRID (NAD 83 / 91). VERTICAL DATUM: NGVD 88. AS PROJECTED BY HOWARD COUNTY TRAVERSE STATION: 36FB NORTH 557337.578 EAST 1364092.595 ELEV. 388.60
- 3) ROAD REGULATORY AUTHORITIES: STATE: MARYLAND STATE HIGHWAY ADMINISTRATION. 2323 WEST JOPPA ROAD, BROOKLANDVILLE, MARYLAND 21022. DESIGN: (410) 841-1008. FLOODPLAIN: (410) 545-8405. TRAFFIC DIVISION (REPORTS): (410) 841-1003. COUNTY: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS. BUREAU OF HIGHWAYS. TRAFFIC ENGINEERING DIVISION. 3450 COURTHOUSE DRIVE, ELLICOTT CITY, MD 21043. (410) 313-2430
- 4) MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND PUBLIC RIGHT-OF-WAY LINES TO BE IN ACCORDANCE WITH FDP-132-A-III
- 5) THE SUBJECT PROPERTY IS ZONED NT PER THE 1992 COMPREHENSIVE ZONING PLAN.
- 6) THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY 21, 2002, BY JAMES P. O'CONNOR OF THE RBA GROUP.

**OWNER / DEVELOPER**

CHICK-FIL-A RESTAURANT, INC.  
5200 BUFFINGTON ROAD  
ATLANTA, GEORGIA 30349-2998  
TEL. (404) 765 - 8000

**SURVEYOR / ENGINEER**

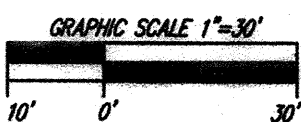
THE RBA GROUP  
7164 COLUMBIA GATEWAY DR.  
COLUMBIA, MARYLAND 21046  
TEL. (410) 312- 0966  
FAX (410) 312- 0897

20' PRIVATE WATER & UTILITY EASEMENT  
AREA = 946.1 SQ. FT.

PARCEL S-1  
COLUMBIA  
DOBBIN RD. COMMERCIAL CENTER  
PLAT # 5307  
CHICK-FIL-A RESTAURANT, INC.  
L. 7223 F. 456  
65631.2 SQ. FT.  
OR 1.51 ACRES±

PARCEL R-1  
COLUMBIA  
DOBBIN RD. COMMERCIAL CENTER  
PLAT # 5307  
PARADIGM PARTNERS, INC.  
L. 5137 F. 642

MD. STATE GRID (NAD 83 / 91)



**AREA TABULATION**

TOTAL AREA OF 20' PRIVATE WATER AND UTILITY EASEMENT = 946.1 S.F OR 0.02 AC±

THE REQUIREMENTS 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT HAVE BEEN COMPLIED WITH. NO PROPERTY CORNERS WERE SET OR REQUIRED TO BE SET AS A PART OF THIS PROJECT.

**PURPOSE STATEMENT**

THE SOLE PURPOSE OF THIS PLAT IS TO ADD A 946.1 S.F. PRIVATE WATER AND UTILITY EASEMENT ON PARCEL S-1.

OPTION 3: PREVIOUSLY ADDRESSED — FOREST CONSERVATION DATA SUMMARY  
FILE NUMBER: F-93-8 & SDP03-96 PROJECT NAME: DOBBIN ROAD COMMERCIAL CENTER, PARCEL S-1, CHICK-FIL-A RESTAURANT  
COMMENT: ADDRESSED BY SDP 03-96 DOBBIN ROAD COMMERCIAL CENTER, PARCEL S-1, CHICK-FIL-A RESTAURANT

**PLAT OF REVISION**

CHICK-FIL-A AT DOBBIN COMMERCIAL CENTER  
PARCEL S-1  
COLUMBIA DOBBIN COMMERCIAL CENTER  
PLAT # 5307  
CHICK-FIL-A RESTAURANT, INC.  
LIBER 7223 FOLIO 456  
ZONING DISTRICT NT  
TAX MAP 38, GRID 18, ELECTION DISTRICT 2, HOWARD COUNTY, MARYLAND

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

*Deann Branta M.K. F.S.* 4-27-04  
HOWARD COUNTY HEALTH OFFICER MK DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Michael J. Wynn* 4/26/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE  
*Karl D. Wynn* 5/4/04  
DIRECTOR MK DATE

**OWNER'S CERTIFICATE**

CHICK-FIL-A, 5200 BUFFINGTON ROAD, ATLANTA, GA. 30349

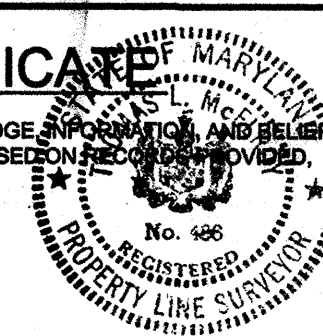
I, \_\_\_\_\_ owner of the property shown and described hereon, hereby adopt this plan, and in consideration of the approval of this Final Plat by the Department of Planning and Zoning, grant unto Howard County, Maryland, its successors and assigns:  
(1) the right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services, in and under all roads and street rights-of-ways and the specific easement areas shown hereon;  
(2) That no building or similar structure of any kind shall be erected on or over the said easements and right-of-ways.

Witness my/our hand this DATE day of MONTH, 2004.

*B. Lynn Christain* VP Chick-fil-a  
NAME: B. Lynn Christain WITNESS  
TITLE: Vice President and Asst. General Counsel

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT AND IS BASED ON RECORDS PROVIDED, AS TO THE ESTABLISHMENT OF EASEMENT LINES.



*Thomas L. McElroy* April 1, 2004  
THOMAS L. McELROY  
R.P.L.S. 486 DATE

The **RBA** ENGINEERS • ARCHITECTS • PLANNERS  
7164 Columbia Gateway Drive, Suite 206  
Columbia, Maryland 21046  
Phone (410) 312-0966, Fax: (410) 312-0897

SCALE 1" = 30' DATE: 04/1/04 DRAWN BY: RJJ CHECKED BY: TLM  
JOB # M3080 CFA DOBBIN RD., COLUMBIA SHEET 1 OF 1