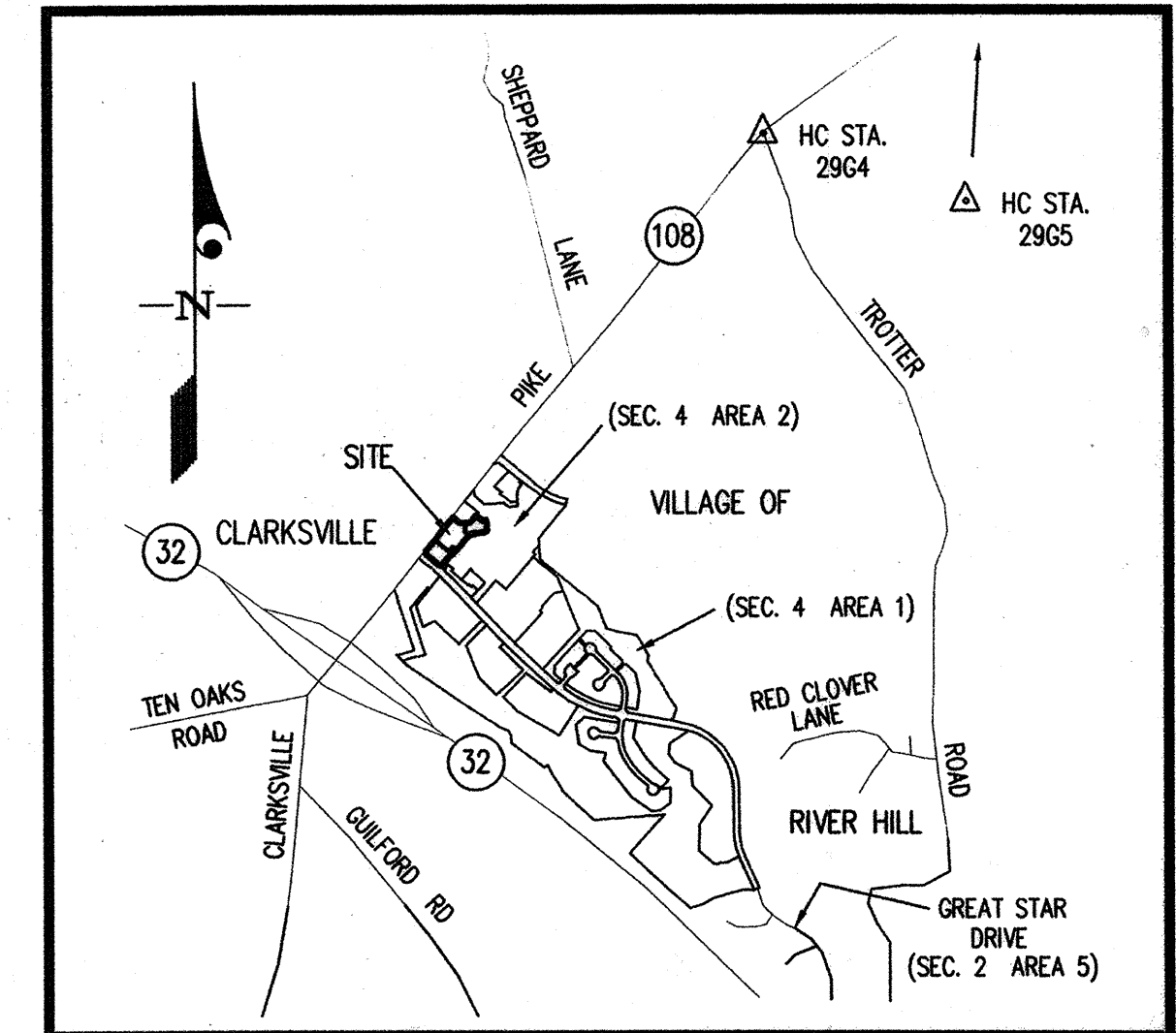


**GENERAL NOTES**

- 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 WHITMAN, REQUARDT & ASSOC. DATED AUGUST 1, 1996; AND A FIELD RUN BOUNDARY SURVEY PREPARED BY KCI TECHNOLOGIES, INC. DATED AUGUST 19, 1991.
- PROPERTY IS ZONED 'NEW TOWN' PER THE 2-2-04 COMPREHENSIVE ZONING PLAN.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S-93-21, P-95-10, F-96-89, WP-95-114, FDP-222-PART 2 & F-97-43.
- 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 STATIONS No. 2964 AND No. 2965.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER SERVICE HAS BEEN GRANTED AND IS EXISTING UNDER CONTRACT No. 34-3528-D.
- THIS SUBDIVISION PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(iv) OF THE HOWARD COUNTY CODE FOR PLANNED UNIT DEVELOPMENT (NEW TOWN) THAT WAS MORE THAN 50% DEVELOPED BEFORE DECEMBER 31, 1992.
- MINIMUM BUILDING RESTRICTION SETBACKS FROM PROPERTY LINES AND PUBLIC ROAD RIGHTS OF WAY ARE TO BE IN ACCORDANCE WITH THE RECORDED FINAL DEVELOPMENT PLAN CRITERIA PHASE 222, PART II, PARAGRAPH 6, RECORDED AS PLAT Nos. 3054-A-1578 THRU 3054-A-1580.
- STORMWATER MANAGEMENT FACILITIES FOR THIS PROJECT ARE EXISTING UNDER FINAL PLANS F 96-89, ARE PUBLIC AND MAINTAINED BY HOWARD COUNTY, MARYLAND.
- SHARED ACCESS AND PARKING EASEMENT FOR PARCELS "W-1" THRU "W-3" IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8567 AT FOLIO 107.
- PARCELS "W-1" THRU "W-3" ARE IN COMPLIANCE WITH THE MINIMUM PUBLIC ROAD FRONTAGE REQUIREMENT OF SECTION 16.120(c)(1) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR PARCELS WITHIN A COMMERCIAL CENTER DEVELOPMENT THAT HAVE SHARED ACCESS AND PARKING WITHOUT PUBLIC ROAD FRONTAGE. SEE NOTE 13 ABOVE.

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2958-1205	2290.00'	134.79'	67.41'	134.77'	N 49°50'51" W	03°22'21"
2784-2786	100.67'	79.07'	41.70'	77.05'	S 62°12'20" W	45°00'00"
2787-2789	499.33'	72.54'	36.34'	72.48'	S 43°52'03" W	08°19'26"
2790-2792	500.67'	83.84'	42.02'	83.74'	S 43°13'56" W	09°35'39"
2792-2958	49.33'	41.62'	22.14'	40.39'	S 62°36'12" W	48°20'11"

COORDINATE TABLE					
PT No.	NORTH	EAST	PT No.	NORTH	EAST
1102	562599.18	1329990.00	2783	562497.57	1330386.00
1103	562658.63	1330038.47	2784	562486.60	1330267.66
1104	562597.43	1330112.81	2786	562450.67	1330199.50
1105	562595.90	1330219.95	2787	562325.39	1330095.47
1203	562297.11	1329750.01	2789	562273.13	1330045.24
1204	562254.96	1329754.84	2790	562219.88	1329986.03
1205	562227.18	1329789.80	2792	562158.87	1329928.68
2779	562677.84	1330285.54	2958	562140.28	1329892.81
2780	562621.59	1330353.29			
2781	562625.47	1330395.20			
2782	562505.98	1330406.27			



VICINITY MAP  
1"=2000'

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 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* 07 SEPT 2004  
DAVID S. WEBER DATE  
PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10852

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, & RIVER HILL VILLAGE CENTER LIMITED PARTNERSHIP, BY: ROUSE-RIVER HILL VILLAGE CENTER, INC., GENERAL PARTNER

*Robert A. Jenkins* 9/3/04  
ROBERT A. JENKINS, VICE-PRESIDENT DATE

**TABULATION OF FINAL PLAT - ALL SHEETS**

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 3
- TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED: 3
- TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED: 3.4705 AC.
- TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 0
- TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED: 0 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 0 AC.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 3.4705 AC.

**OWNER:**

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION AND RIVER HILL VILLAGE CENTER LIMITED PARTNERSHIP  
10275 LITTLE PATUXENT PARKWAY  
COLUMBIA, MD. 21044

THE PURPOSE OF THIS RESUBDIVISION IS TO SUBDIVIDE BUILDABLE PARCEL "W" INTO 3 NEW BUILDABLE PARCELS AND TO CREATE A PUBLIC SIDEWALK EASEMENT ON PARCEL "W-1".

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

*JAB* 10/12/04  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*[Signature]* 10/15/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 10/15/04  
DIRECTOR DATE

**OWNER'S DEDICATION**

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, BY ROBERT A. JENKINS, VICE-PRESIDENT AND ASSISTANT SECRETARY, AND RIVER HILL VILLAGE CENTER LIMITED PARTNERSHIP, BY: ROUSE-RIVER HILL VILLAGE CENTER, INC., GENERAL PARTNER, 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 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 GRANT 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 14<sup>th</sup> DAY OF SEPTEMBER, 2004  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION & RIVER HILL VILLAGE CENTER LIMITED PARTNERSHIP, BY: ROUSE-RIVER HILL VILLAGE CENTER, INC., GENERAL PARTNER

BY: *Robert A. Jenkins*  
ROBERT A. JENKINS, VICE-PRESIDENT  
ATTEST: *Gyanna Z. Stroman*  
GYANNA Z. STROMAN, ASSISTANT SECRETARY

**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 A SUBDIVISION OF (1) PART OF THE LAND CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, TO THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY, A MARYLAND CORPORATION, (WHICH THEREAFTER CHANGED ITS NAME TO THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION) BY DEED DATED OCTOBER 6, 1998 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1535 AT FOLIO 183; (2) PART OF THE LAND CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO RIVER HILL VILLAGE CENTER LIMITED PARTNERSHIP BY DEED DATED DECEMBER 31, 1996 AND RECORDED AMONG SAID LAND RECORDS IN LIBER 3885 AT FOLIO 285; (3) ALL OF THE LAND CONVEYED BY CLARKSVILLE PIKE LIMITED PARTNERSHIP TO THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, BY DEED DATED DECEMBER 31, 1996 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 3885 AT FOLIO 292; AND (4) ALL OF THE LAND CONVEYED BY ROUSE-RIVER HILL VILLAGE CENTER, INC. TO RIVER HILL VILLAGE CENTER LIMITED PARTNERSHIP, BY DEED DATED DECEMBER 31, 1996 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 3885 AT FOLIO 300; ALSO BEING A RESUBDIVISION OF PARCEL "W" AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED, "COLUMBIA, VILLAGE OF RIVER HILL, SECTION 4, AREA 2, SHEET 2 OF 2" AND RECORDED AMONG SAID LAND RECORDS AS PLAT No. 12544; 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, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*David S. Weber* 07 SEPT. 2004  
DAVID S. WEBER DATE  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10852



RECORDED AS PLAT NUMBER 16984 ON 10-22-04, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**COLUMBIA VILLAGE OF RIVER HILL**

SECTION 4 AREA 2  
PARCELS "W-1" THRU "W-3"  
A RESUBDIVISION OF PARCEL "W", COLUMBIA, VILLAGE OF RIVER HILL, SECTION 4 AREA 2, AS SHOWN ON PLAT No. 12544

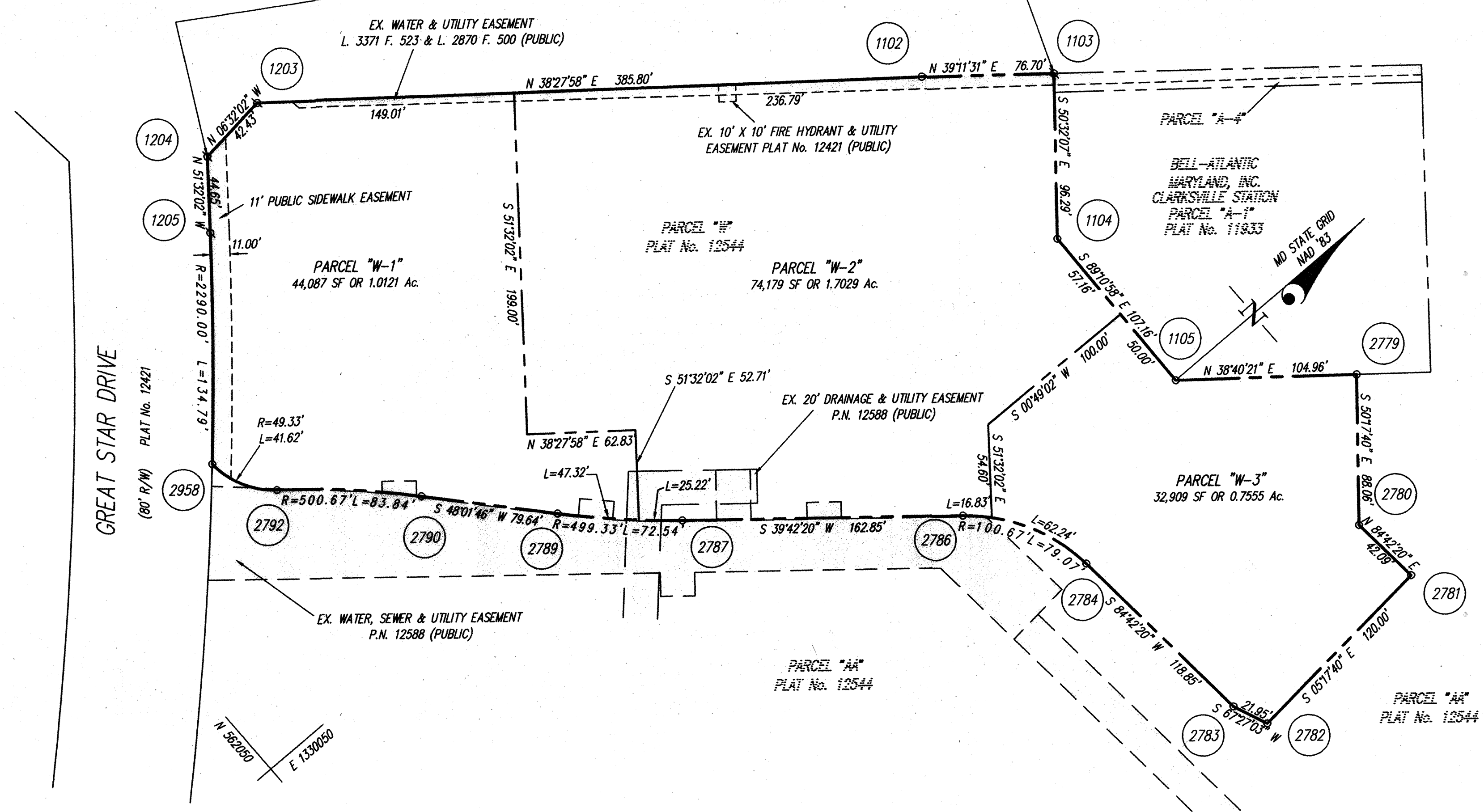
SHEET 1 OF 2 T.M. 34-GR. 6, PAR 424  
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN AUGUST 2004

**GLW GUTSCHICK LITTLE & WEBER, P.A.**

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20886  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DRAWN: PWC CHECK: 109

VEHICULAR INGRESS/EGRESS IS RESTRICTED EXCEPT AS APPROVED BY HCDPZ AND MSHA



THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 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* 07 SEPT. 2004  
DAVID S. WEBER DATE  
PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10852

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION & RIVER HILL VILLAGE CENTER LIMITED PARTNERSHIP, BY: ROUSE-RIVER HILL VILLAGE CENTER, INC., GENERAL PARTNER

*Robert A. Jenkins* 9/7/04  
ROBERT A. JENKINS, VICE-PRESIDENT DATE

TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF PARCELS TO BE RECORDED:	3
2. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	3
3. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	3.4705 AC.
4. TOTAL NUMBER OF OPEN SPACE PARCELS TO BE RECORDED:	0
5. TOTAL AREA OF OPEN SPACE PARCELS TO BE RECORDED:	0 AC.
6. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	3.4705 AC.

OWNER:  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
AND RIVER HILL VILLAGE CENTER LIMITED PARTNERSHIP  
10275 LITTLE PATUXENT PARKWAY  
COLUMBIA, MD. 21044

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

*[Signature]* 10/2/04  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*[Signature]* 10/5/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 10/15/07  
DIRECTOR DATE

OWNER'S DEDICATION

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, BY ROBERT A. JENKINS, VICE-PRESIDENT AND *[Signature]* ASSISTANT SECRETARY, AND RIVER HILL VILLAGE CENTER LIMITED PARTNERSHIP, BY: ROUSE-RIVER HILL VILLAGE CENTER, INC., GENERAL PARTNER, 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 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 GRANT 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 14<sup>TH</sup> DAY OF SEPTEMBER, 2004  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION & RIVER HILL VILLAGE CENTER LIMITED PARTNERSHIP,  
BY: ROUSE-RIVER HILL VILLAGE CENTER, INC., GENERAL PARTNER

BY: *Robert A. Jenkins*  
ROBERT A. JENKINS, VICE-PRESIDENT  
ATTEST: *[Signature]*  
ASSISTANT SECRETARY

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 A SUBDIVISION OF (1) PART OF THE LAND CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, TO THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, (HAVING THEREAFTER CHANGED ITS NAME TO THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION) BY DEED DATED OCTOBER 6, 1986 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1535 AT FOLIO 183; (2) PART OF THE LAND CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO RIVER HILL VILLAGE CENTER LIMITED PARTNERSHIP BY DEED DATED DECEMBER 31, 1996 AND RECORDED AMONG SAID LAND RECORDS IN LIBER 3885 AT FOLIO 286; (3) ALL OF THE LAND CONVEYED BY CLARKSVILLE PIKE LIMITED PARTNERSHIP TO THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, BY DEED DATED DECEMBER 31, 1996 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 3885 AT FOLIO 292, AND (4) ALL OF THE LAND CONVEYED BY ROUSE-RIVER HILL VILLAGE CENTER, INC. TO RIVER HILL VILLAGE CENTER LIMITED PARTNERSHIP, BY DEED DATED DECEMBER 31, 1996 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 3885 AT FOLIO 300; ALSO BEING A RESUBDIVISION OF PARCEL "W" AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED, "COLUMBIA, VILLAGE OF RIVER HILL, SECTION 4 AREA 2, SHEET 2 OF 2" AND RECORDED AMONG SAID LAND RECORDS AS PLAT No. 12544; 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, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*David S. Weber* 07 SEPT. 2004  
DAVID S. WEBER DATE  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10852



RECORDED AS PLAT NUMBER 16985 ON 10-22-04, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

COLUMBIA  
VILLAGE OF RIVER HILL  
SECTION 4 AREA 2  
PARCELS "W-1" THRU "W-3"  
A RESUBDIVISION OF PARCEL "W", COLUMBIA, VILLAGE OF RIVER HILL, SECTION 4 AREA 2, AS SHOWN ON PLAT No. 12544  
SHEET 2 OF 2 T.M. 34-GR. 6, PAR 424  
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=50' AUGUST 2004

GLW GUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186  
DRAWN: PWC CHECK: TW