

L:\CADD\DRAWINGS\93038\PLATS\93038-PAR U-8-RP1.dwg 03/16/2005 11:12:57 AM EST

COORDINATE TABLE								
PT. #	NORTH	EAST	PT. #	NORTH	EAST	PT. #	NORTH	EAST
2656	488282.21	851086.52	2684	488376.76	850342.82	2703	487628.38	851535.51
2672	488280.69	851085.74	2687	487620.43	850384.33	2704	487040.30	851155.29
2673	488084.14	850925.36	2688	487609.88	850479.22	2705	487211.42	850853.41
2674	488008.62	850831.04	2690	487639.08	850482.47	2706	487258.86	850813.74
2675	487954.01	850770.26	2691	487931.44	850748.79	2707	487552.55	850363.07
2676	487996.30	850727.69	2700	488258.48	851132.86	2708	487800.96	850004.85
2680	487971.85	850704.43	2701	487958.17	851352.20	2709	487969.56	849971.90
2683	488011.77	850743.50	2702	487792.31	851312.22			

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2683-2676	780.00	22.12	11.06	22.12	S 45°37'20" W	01°37'30"
2675-2674	720.00	81.75	40.92	81.71	N 48°03'45" E	06°30'19"
2673-2672	605.00	255.57	129.72	253.68	N 39°12'48" E	24°12'13"
2675-2691	720.00	31.15	15.58	31.15	S 43°34'13" W	02°28'45"
2690-2688	25.00	31.40	18.15	29.38	S 06°20'46" W	71°58'10"
2688-2687	59.00	259.46	---	95.48	N 83°39'15" W	251°58'10"
2680-2676	780.00	33.75	16.88	33.75	N 43°34'12" E	02°28'45"

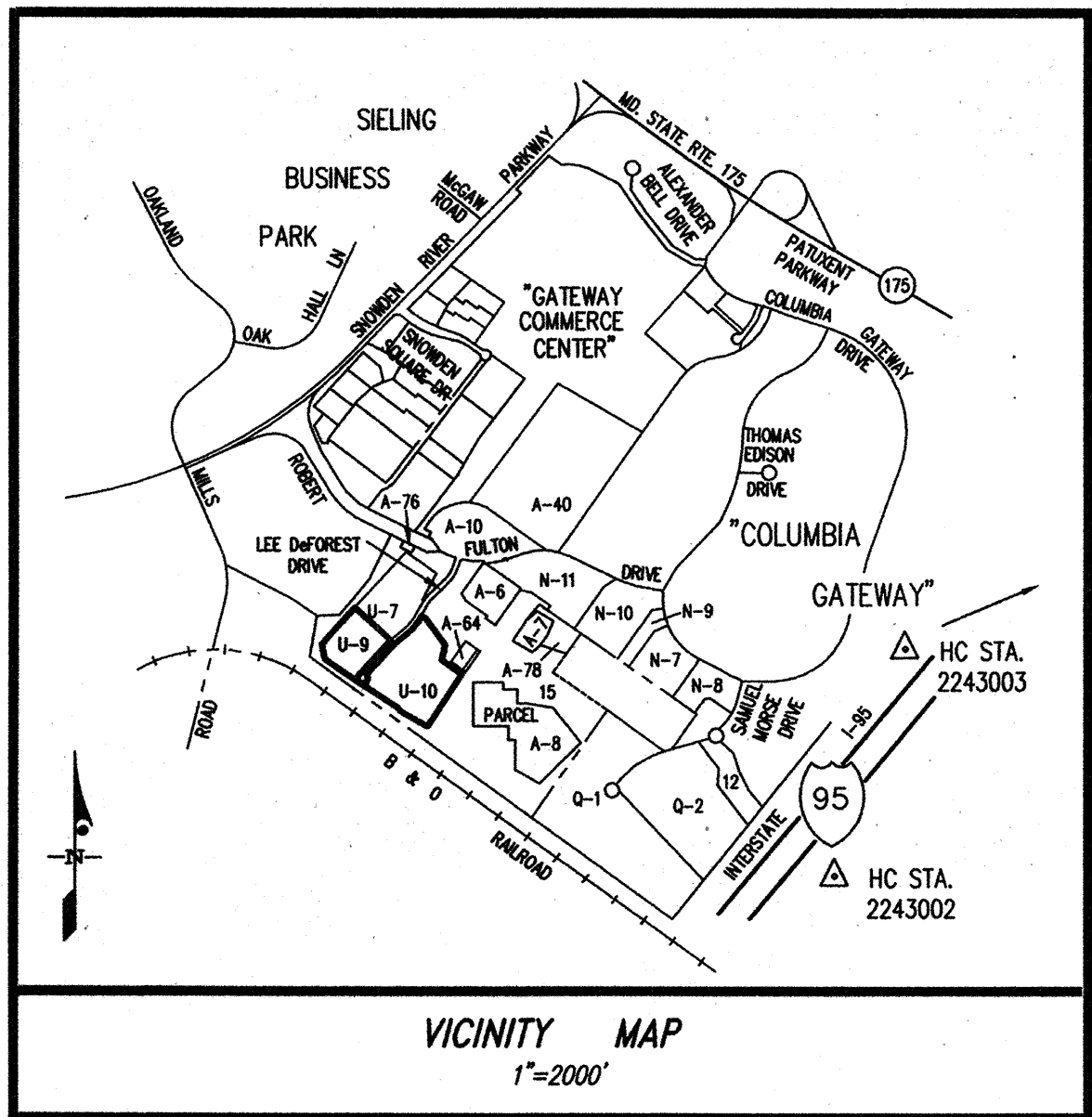
GENERAL NOTES

- 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, PERFORMED BY GUTSCHICK, LITTLE & WEBER, P.A. IN NOVEMBER, 1998.
- PROPERTY IS 'NEW TOWN' PER THE 2-2-04 COMPREHENSIVE ZONING PLAN. (AMENDED PER ZONING BOARD CASE Nos. ZB-969M), FDP 236-A-1, EMPLOYMENT CENTER INDUSTRIAL LAND USE.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: P-86-22, S-84-44, S-85-28, F-86-127, F-86-182, F-87-63, WP-98-130, F-99-34, WP-99-113 (\*), WP-00-18 (\*\*), S-85-55, ZB-969M, WP-93-48, F-95-177, F-96-76, F-98-68, F-99-34, F-00-74, FDP 236-A-1, F-01-189, F-01-200, WP-05-03 (\*\*\*), F-04-164 & SDP-05-58.
- 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 '87 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 2243002 AND No. 2243003.
- 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 AND PUBLIC WATER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE 3/16/05 ON WHICH DATE DEVELOPER'S AGREEMENT No. 24-4254-D WAS FILED AND ACCEPTED.
- STORMWATER MANAGEMENT IS PROVIDED BY AN EXISTING REGIONAL FACILITY ON LOT 15 (DPW FILE No. F-92-1001).
- MINIMUM BUILDING RESTRICTION SETBACKS FROM PROPERTY LINES AND PUBLIC ROAD RIGHTS-OF-WAYS (FOR THE NEW TOWN PORTION OF THIS DEVELOPMENT) ARE TO BE IN ACCORDANCE WITH THE RECORDED AMENDED FINAL DEVELOPMENT PLAN CRITERIA PHASE 236-A-1, PARAGRAPH 6, RECORDED AS PLAT Nos. 14961 THRU 14963.
- THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003, AND ZONING REGULATIONS AS AMENDED BY CB 75-2300. DEVELOPMENT OR CONSTRUCTION ON THESE PARCELS MUST COMPLY WITH THE SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/ GRADING PERMIT.
- 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.

\* - ON JUNE 23, 1999, WP-99-113; WAIVER OF SECTION 16.155(a)(1), WAS GRANTED, WAIVING THE REQUIREMENT OF A SITE DEVELOPMENT PLAN FOR MASS GRADING ONLY, SUBJECT TO VARIOUS CONDITIONS OUTLINED IN THE APPROVAL LETTER.

\*\* - ON SEPTEMBER 22, 1999, WP-00-18; WAIVER OF SECTIONS 16.116(a)(1) AND 16.155(a)(1) WAS GRANTED, TO PERMIT GRADING IN WETLAND BUFFERS, WITHIN 2 APPROVED AREAS, WITHOUT A SITE DEVELOPMENT PLAN, SUBJECT TO VARIOUS CONDITIONS OUTLINED IN THE APPROVAL LETTER.

\*\*\* - ON AUGUST 23, 2004, WP-05-03; WAIVER OF SECTIONS 16.144(a)(1) WAS GRANTED, TO NOT BE REQUIRED TO SUBMIT AND OBTAIN APPROVAL OF SKETCH AND PRELIMINARY PLANS FOR A MAJOR SUBDIVISION (NON-RESIDENTIAL WITH PUBLIC ROAD).



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* 21 MAR. 2005  
 DAVID S. WEBER DATE  
 PROFESSIONAL LAND SURVEYOR  
 MD. REG. No. 10852

GEAPE LAND HOLDING II, INC.

*Dennis W. Miller* 3/16/05  
 DENNIS W. MILLER, VICE PRESIDENT DATE

TABULATION OF FINAL PLAT - ALL SHEETS	
1. TOTAL NUMBER OF PARCELS AND LOTS TO BE RECORDED:	2
2. TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED:	2
3. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	23.9688 Ac.
4. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0.8881 Ac.
5. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	24.8569 Ac.

OWNER  
 GEAPE LAND HOLDING II, INC.  
 10275 LITTLE PATUXENT PARKWAY  
 COLUMBIA, MD. 21044  
 PHONE: (410) 992-6370

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PARCEL 'U-8', COLUMBIA GATEWAY TO CREATE PARCELS 'U-9' & 'U-10', A PUBLIC ROAD, CREATE PUBLIC WATER & UTILITY EASEMENTS ON PARCELS 'U-9' AND 'U-10' AND 10' PUBLIC TREE MAINTENANCE & UTILITY EASEMENTS ON PARCELS 'U-9' AND 'U-10'.

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

*Robert J. Walen* 4/7/05  
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Mark J. Laugel* 3/29/05  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

*Mark J. Laugel* 4/6/05  
 DIRECTOR HP DATE

OWNER'S DEDICATION

GEAPE LAND HOLDING II, INC., A MARYLAND CORPORATION, BY DENNIS W. MILLER, VICE PRESIDENT AND JAMES D. LANG, ASSISTANT SECRETARY, 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 DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

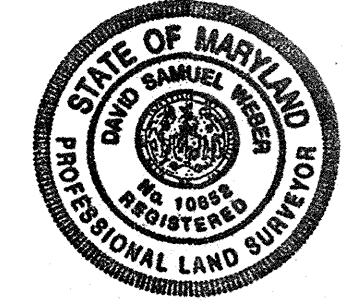
- THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY 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;
- 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 17<sup>TH</sup> DAY OF MARCH, 2005  
 GEAPE LAND HOLDING II, INC.  
 BY: *Dennis W. Miller* ATTEST: *James D. Lang*  
 DENNIS W. MILLER, VICE PRESIDENT JAMES D. LANG, ASSISTANT SECRETARY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAT OF RESUBDIVISION SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY GEAPE LAND HOLDINGS, INC. A MARYLAND CORPORATION, TO GEAPE LAND HOLDING II, INC., A MARYLAND CORPORATION, BY DEED DATED DECEMBER 11, 2003 AND RECORDED IN LIBER 7940 AT FOLIO 532; AND BEING A RESUBDIVISION OF PARCEL 'U-8' AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED, "COLUMBIA GATEWAY, PARCELS 'U-7' & 'U-8' AND LOT 15, ..." AND RECORDED AS PLAT No. 17099; ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, 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  
 21 MAR 2005  
 DATE



RECORDED AS PLAT NUMBER 17356 ON APRIL 13, 2005, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

COLUMBIA GATEWAY  
 PARCELS 'U-9' & 'U-10'  
 A RESUBDIVISION OF COLUMBIA GATEWAY, PARCEL 'U-8', P.N. 17099

SHEET 1 OF 2 P/O P. 513 & P/O P. 671, T.M. 42, GRID 12  
 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN MARCH 2005

GLW GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20888  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-999-2524 FAX: 301-421-4188  
 DRAWN BY: *PWC* CHECK BY: *TTT*



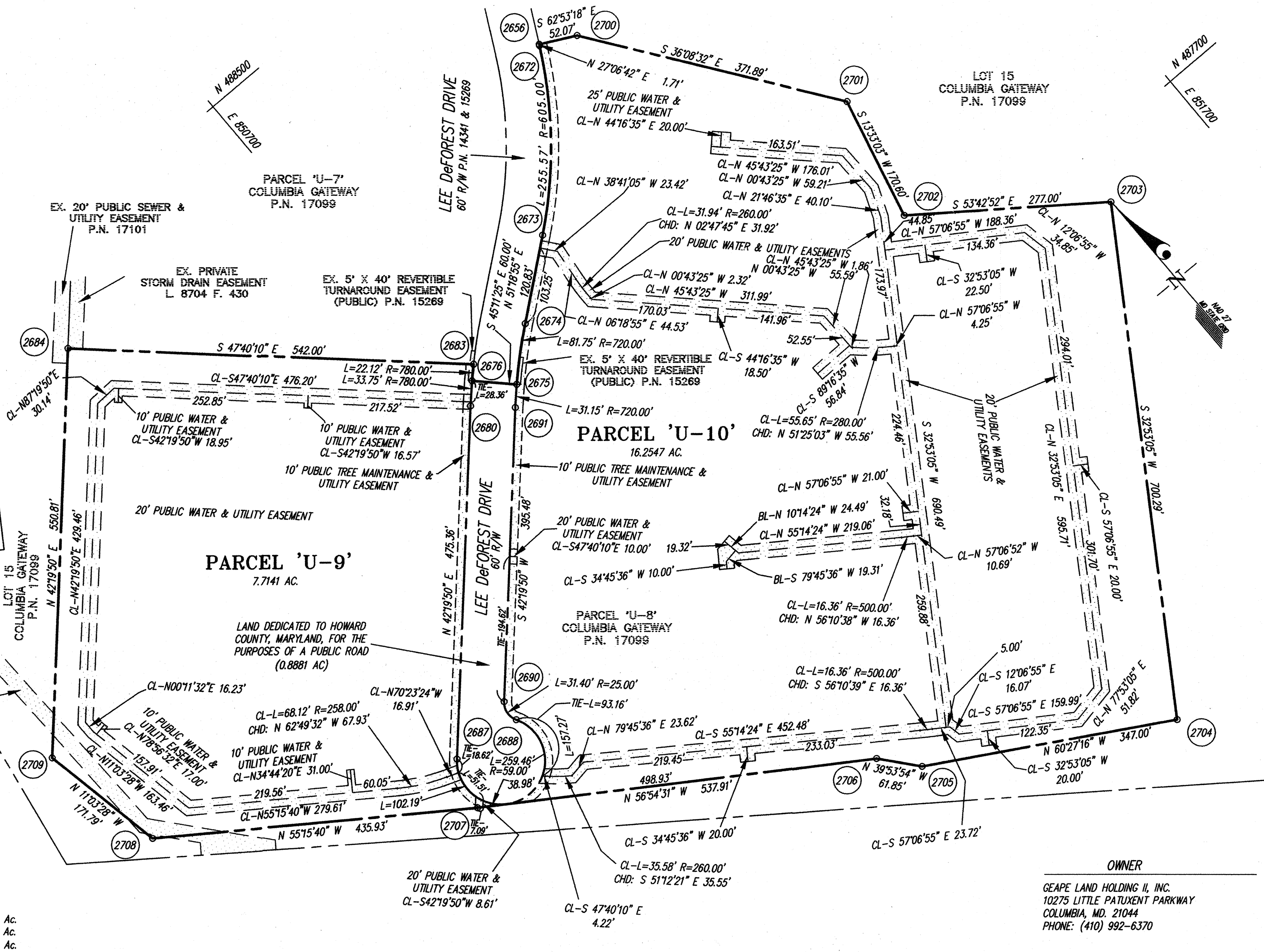
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*David Secher* 21 MAR 2005  
 DAVID S. WEBER DATE  
 PROFESSIONAL LAND SURVEYOR  
 MD. REG. No. 10852

GEAPE LAND HOLDING II, INC.

*Dennis W. Miller* 3/17/05  
 DENNIS W. MILLER, VICE PRESIDENT DATE

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*Robert J. Waler* 4/7/05  
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Mark D. Lingle* 3/29/05  
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 DIRECTOR DATE

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 BY: *Dennis W. Miller* ATTEST: *James D. Land*  
 DENNIS W. MILLER, VICE PRESIDENT JAMES D. LAND, ASSISTANT VICE PRESIDENT

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*David Secher*  
 DAVID S. WEBER  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 10852  
 21 MAR 2005  
 DATE



RECORDED AS PLAT NUMBER 17357 ON  
 APRIL 13, 2005, AMONG THE LAND RECORDS OF  
 HOWARD COUNTY, MARYLAND

**COLUMBIA GATEWAY**  
 PARCELS 'U-9' & 'U-10'  
 A RESUBDIVISION OF COLUMBIA GATEWAY, PARCEL 'U-8, P.N. 17099

SHEET 2 OF 2 P/O P. 513 & P/O P. 671, T.M. 42, GRID 12  
 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=100' MARCH 2005

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
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 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20885  
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186  
 DRAWN BY: *pwc* CHECK BY: *TSJ*