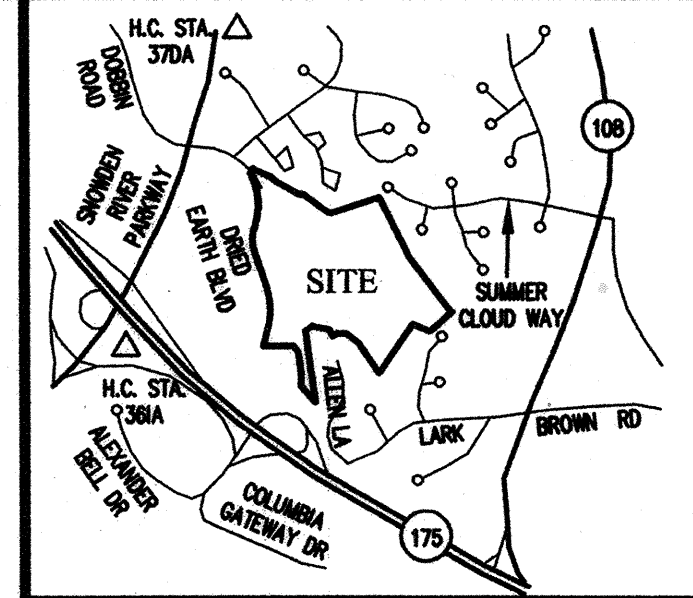


GENERAL NOTES

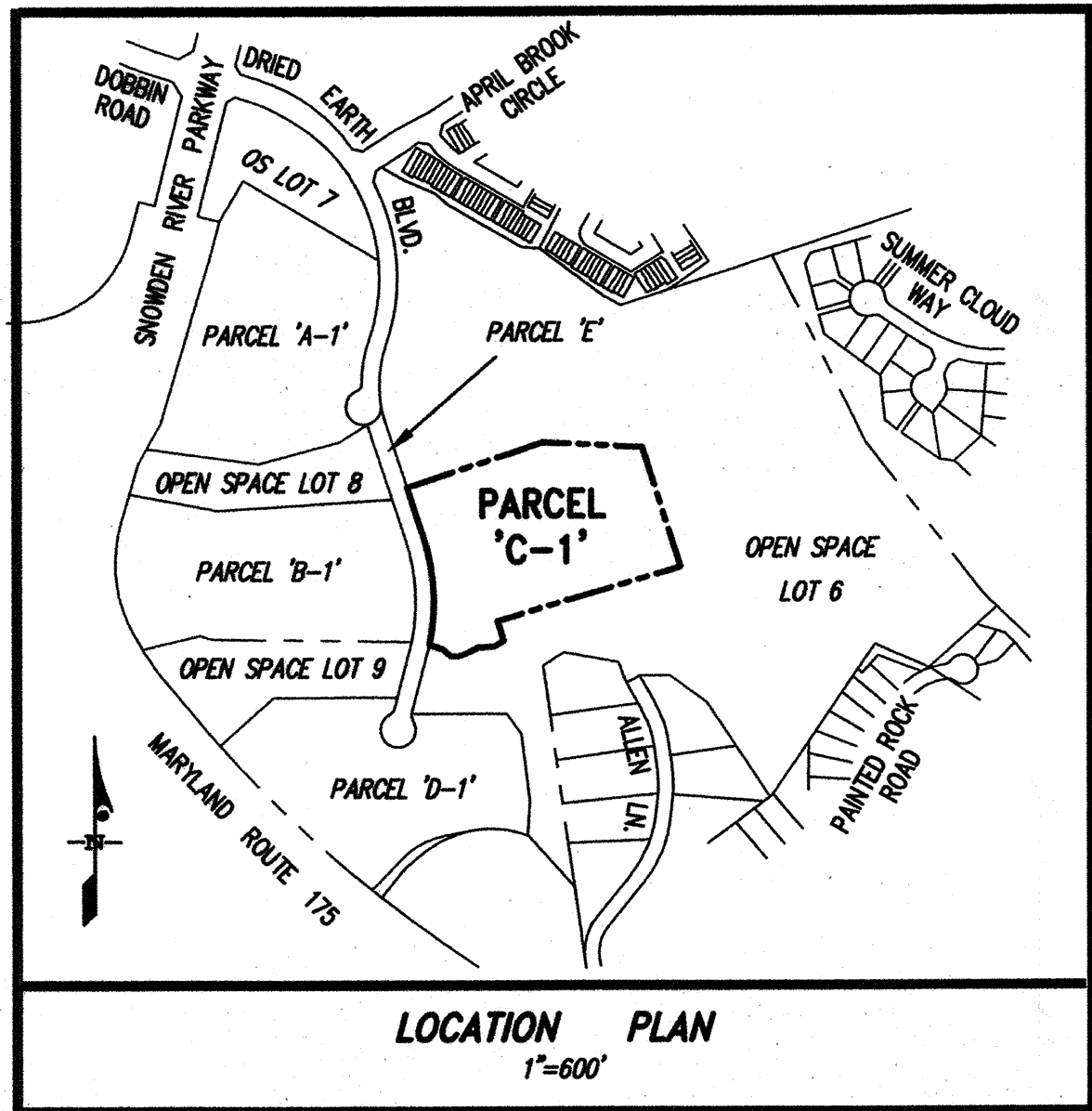
- 4"x4"x36" CONCRETE MONUMENTS SHOWN THUS: □
- IRON PINS SHOWN THUS: ∅
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN APRIL, 2000.
- SUBJECT PROPERTY IS ZONED 'NEW TOWN' PER THE 2-2-04 COMPREHENSIVE ZONING PLAN. (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 & F-04-73.
- 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 370A.
- 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.
- 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.
- SEE F-01-142, SNOWDEN RIVER BUSINESS PARK, SECTION 1, AREA 1, PARCELS A-D AND OPEN SPACE LOTS 1-5, P.N. 15182-15188 FOR THE BEARINGS, DISTANCES/COORDINATES AND WHERE APPLICABLE THE ELEVATIONS OF THE SHOWN STREAMS, WETLANDS LIMITS AND EXISTING EASEMENTS.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS AND FLOOD PLAIN EASEMENTS.
- ARTICLES OF INCORPORATION FOR THE HOMEOWNER'S ASSOCIATION WAS FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 12/16/03 AND RECORDED IN LIBER B00592 AT FOLIO 1680.
- THE PARCEL SHOWN ON THIS 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.

* - 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. ONE OF THE APPROVAL CONDITIONS FOR WP-03-110 REQUIRES A PLAT SUBMISSION TO PROVIDE A VEHICULAR ACCESS EASEMENT TO OPEN SPACE LOT 10 WHEN A SITE DEVELOPMENT PLAN IS SUBMITTED FOR THE DEVELOPMENT OF PARCEL "D-1".



VICINITY MAP
SCALE: 1"=2000'



LOCATION PLAN
1"=600'

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 15 NOV. 2004
DAVID S. WEBER
PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10852
DATE

Edward W. Gold 11/15/04
THE RYLAND GROUP, INC.
EDWARD W. GOLD, VICE-PRESIDENT
DATE

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:	9.7895 AC.
4. TOTAL NUMBER OF OPEN SPACE LOT TO BE RECORDED:	0
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0 AC.
6. TOTAL NUMBER OF COMMON OPEN AREA TO BE RECORDED:	0
7. TOTAL AREA OF COMMON OPEN AREA TO BE RECORDED:	0 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	9.7895 AC.

OWNER:

THE RYLAND GROUP, INC.
7250 PARKWAY DRIVE, SUITE 520
HANOVER, MD 21076

THE PURPOSE OF THESE REVISION PLATS IS TO:
1. CREATE A PUBLIC WATER, SEWER & UTILITY EASEMENT AND A PUBLIC SEWER & UTILITY EASEMENT IN PARCEL "C-1".
2. ADD NOTE # 18.

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

B. Wilson for *Planning & Zoning* 12/9/04
COUNTY HEALTH OFFICER SPO DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

M. K. 12/7/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

D. Leagle 12/10/04
DIRECTOR DATE

OWNER'S DEDICATION

THE RYLAND GROUP, INC., A MARYLAND CORPORATION, BY EDWARD W. GOLD, VICE-PRESIDENT 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: (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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 15 DAY OF NOV. 2004

THE RYLAND GROUP, INC.
Edward W. Gold
BY: EDWARD W. GOLD, VICE-PRESIDENT

ATTEST: *Brian Knaufl*
BRIAN KNAUFL

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE REVISION PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO THE RYLAND GROUP, INC., BY A DEED DATED SEPTEMBER 28, 2003 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 7720 AT FOLIO 271 AND BEING ALL OF PARCEL "C-1" AS SHOWN A REVISION PLAT ENTITLED "COLUMBIA, SNOWDEN RIVER BUSINESS PARK, SECTION 1 AREA 1, PARCELS 'C-1', 'E' AND OPEN SPACE LOT 6" AND RECORDED AMONG THE AFORESAID LAND RECORDS AS PLAT NO. 16494 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 15 NOV. 2004
DAVID S. WEBER
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10852
DATE



RECORDED AS PLAT NUMBER 17147 ON 12/10/04, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

REVISION PLAT
COLUMBIA
SNOWDEN RIVER BUSINESS PARK
SECTION 1 AREA 1
PARCELS 'C-1'
(P.No. 16494)

TAX MAP 37, GRID 19 P/O OF PARCEL 725
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN SHEET 1 OF 2 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: 301-889-2524 FAX: 301-421-4186

DRAWN: PNC CHECK: JWG

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 15 NOV. 2004
 DAVID S. WEBER DATE
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10852

THE RYLAND GROUP, INC.
 EDWARD W. GOLD, VICE PRESIDENT DATE 11/15/04

11/15/04 DATE

EDWARD W. GOLD, VICE PRESIDENT DATE

PART OF PARCEL "E"
 (COMMON OPEN AREA)
 P.N. 16494

PT. No.	NORTH	EAST
1202	555435.15	1367209.21
1519	555590.17	1367157.56
1520	555741.66	1367612.29
1521	555724.17	1367945.75
1522	555321.85	1368074.01
1529	555138.70	1367460.38
1530	555071.46	1367480.45
1531	555052.04	1367450.38
1532	555048.41	1367395.09
1533	555020.37	1367338.25
1534	555018.18	1367304.87
1535	555042.29	1367277.37
1536	555057.19	1367231.63

N 555150
 E 1367700

EX. PUBLIC WATER, SEWER & UTILITY EASEMENT AND A PRIVATE SHARED ROAD, STORM DRAINAGE AND MAINTENANCE EASEMENT-P.N. 16189

OWNER:
 THE RYLAND GROUP, INC.
 7250 PARKWAY DRIVE, SUITE 520
 HANOVER, MD 21076

EX. PUBLIC WATER, SEWER & UTILITY EASEMENT-P.N. 16190

EX. PRIVATE 10' TREE MAINTENANCE, DRAINAGE & UTILITY EASEMENT-P.N. 16189

EX. PUBLIC SEWER & UTILITY EASEMENT-P.N. 16189

EX. 20' PUBLIC SEWER & UTILITY EASEMENT P.N. 16494

EX. PUBLIC WATER, SEWER & UTILITY EASEMENT AND PRIVATE ACCESS, MAINTENANCE & SHARED PARKING EASEMENT P.N. 16494

EX. 20' PUBLIC SEWER & UTILITY EASEMENT

PARCEL "C-1"
 9.7895 AC
 P.N. 16494

PROPERTY OF
 THE RYLAND GROUP, INC.
 L. 7720 F. 271

EX. PUBLIC WATER, SEWER & UTILITY EASEMENT AND PRIVATE ACCESS, MAINTENANCE & SHARED PARKING EASEMENT P.N. 16494

INDUSTRIAL/OPEN SPACE LAND USE LINE

OPEN SPACE LOT 6
 SNOWDEN RIVER PARK
 P.N. 16497

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1536-1202	730.00	383.00	196.02	378.62	N 03°23'42" W	30°03'37"

TABULATION OF FINAL PLAT - THIS SHEET

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:	9.7895 AC.
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6. TOTAL NUMBER OF COMMON OPEN AREAS TO BE RECORDED:	0
7. TOTAL AREA OF COMMON OPEN AREAS TO BE RECORDED:	0 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	9.7895 AC.

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

Brian Knauff
 COUNTY HEALTH OFFICER DATE 12/10/04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief, Development Engineering Division DATE 12/10/04

Director DATE 12/10/04

OWNER'S DEDICATION

THE RYLAND GROUP, INC., A MARYLAND CORPORATION, BY EDWARD W. GOLD, VICE-PRESIDENT 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: (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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 15 DAY OF NOV, 2004

THE RYLAND GROUP, INC.

EDWARD W. GOLD, VICE-PRESIDENT

ATTEST: BRIAN KNAUFF

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE REVISION PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO THE RYLAND GROUP, INC., BY A DEED DATED SEPTEMBER 29, 2003 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 7720 AT FOLIO 271 AND BEING ALL OF PARCEL "C-1" AS SHOWN A REVISION PLAT ENTITLED "COLUMBIA, SNOWDEN RIVER BUSINESS PARK, SECTION 1 AREA 1, PARCELS "C-1", & "E" AND OPEN SPACE LOT 6" AND RECORDED AMONG THE AFORESAID LAND RECORDS AS PLAT NO. 16494 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 15 NOV. 2004
 DAVID S. WEBER DATE
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10852



RECORDED AS PLAT NUMBER 17148 ON 12/10/04, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

REVISION PLAT
 COLUMBIA
 SNOWDEN RIVER BUSINESS PARK
 SECTION 1 AREA 1
 PARCELS "C-1"
 (P.N. 16494)

TAX MAP 37, GRID 19
 6th ELECTION DISTRICT
 SCALE: 1"=50'
 SHEET 2 OF 2

P/O OF PARCEL 725
 HOWARD COUNTY, MARYLAND
 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: JVC