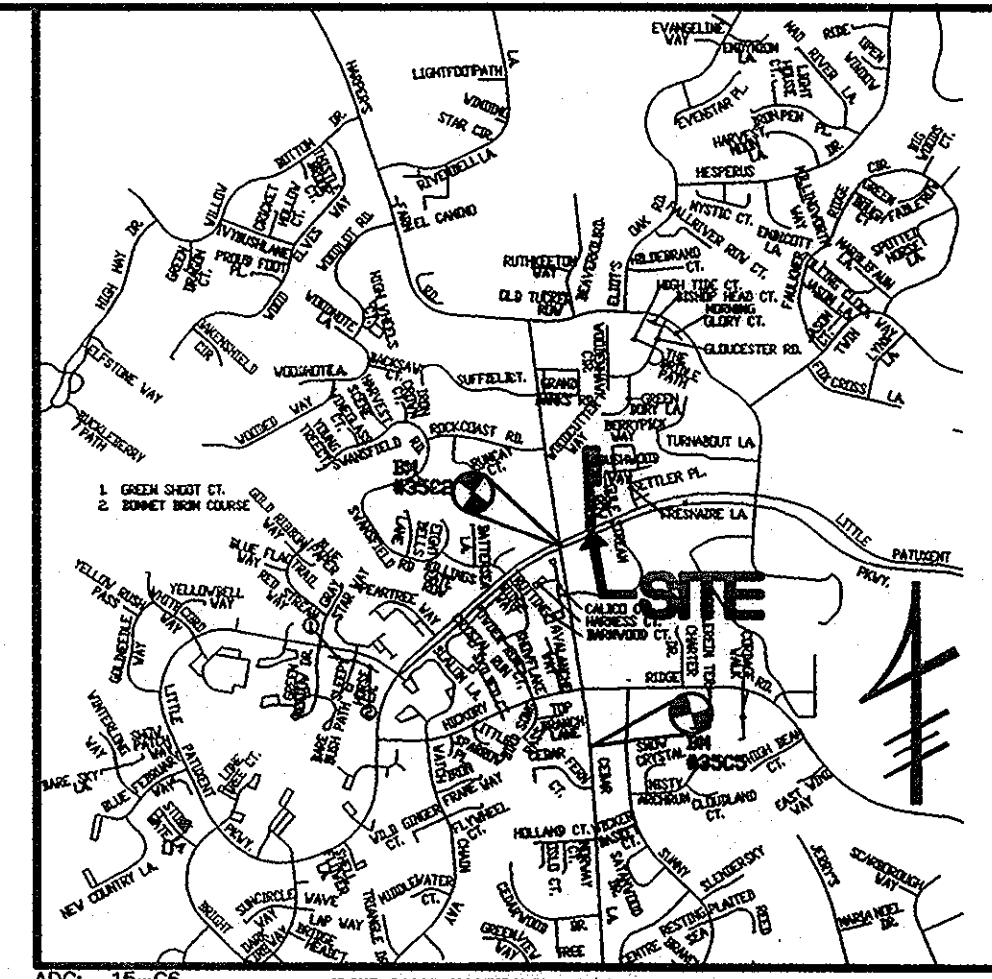
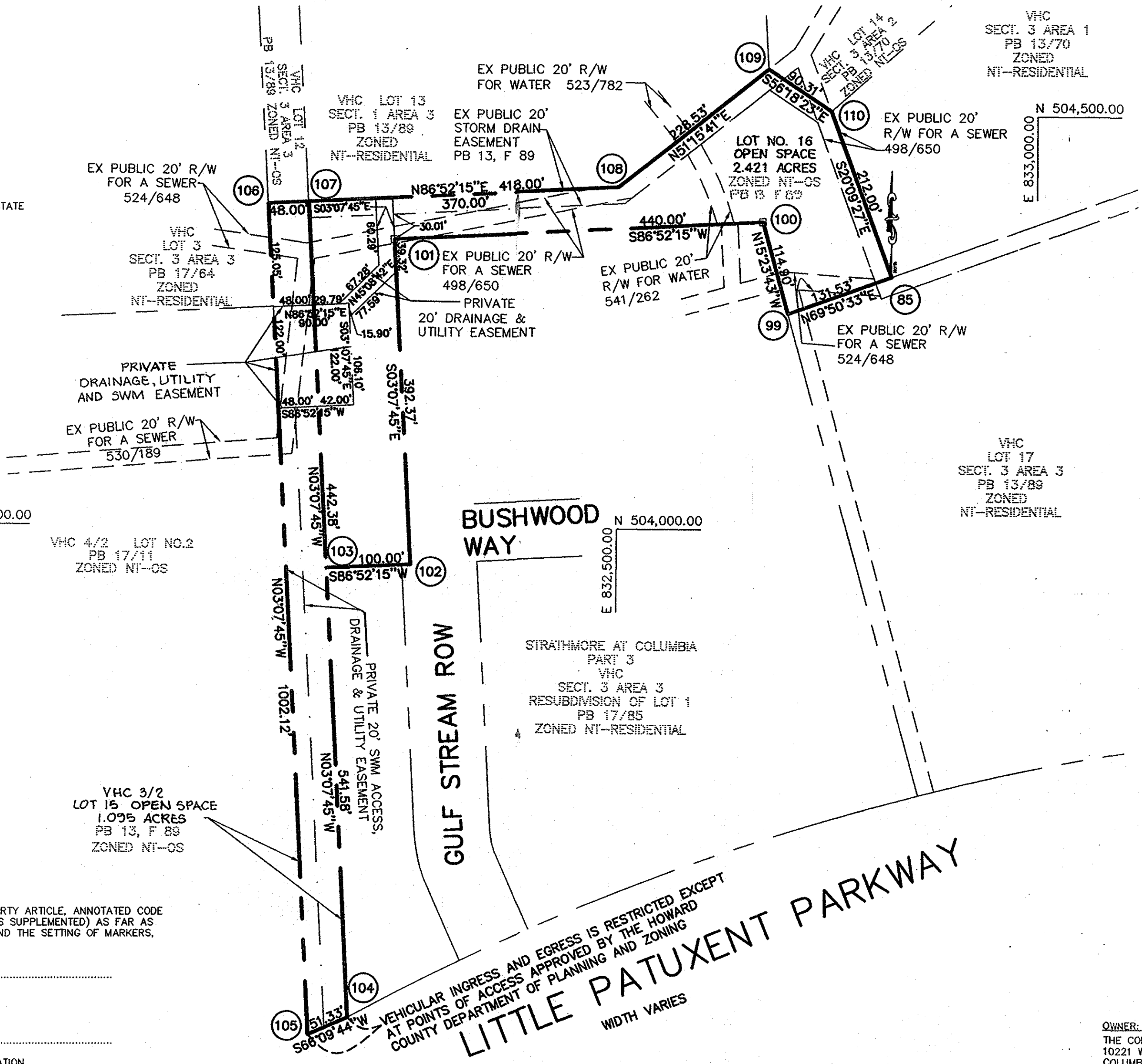


COORDINATES

POINTS	NORTH	EAST
85	504305.88	832826.19
99	504260.55	832702.72
100	504371.33	832672.22
101	504347.30	832232.87
102	503955.51	832254.30
103	503950.05	832154.45
104	503409.28	832184.00
105	503388.54	832137.06
106	504389.17	832082.36
107	504391.79	832130.29
108	504411.99	832499.74
109	504555.00	832678.00
110	504504.90	832753.14

ALL COORDINATES ARE BASED ON MARYLAND STATE GRID SYSTEM AS SHOWN ON PB. 17 PG.85



VICINITY MAP
SCALE: 1"=2000'

COORDINATES SHOWN HEREON ARE BASED UPON PLAT "STRATHMORE AT COLUMBIA PART 3" IN PB 17, F 85.

THE PURPOSE OF THIS PLAT IS TO CREATE A PRIVATE DRAINAGE, UTILITY AND SWM ACCESS EASEMENT AND A PRIVATE DRAINAGE, UTILITY AND SWM EASEMENT ON LOT 15 AND A PRIVATE DRAINAGE, UTILITY AND SWM EASEMENT AND A PRIVATE DRAINAGE AND UTILITY EASEMENT ON LOT 16. NO ACREAGE CHANGES WERE MADE IN THE CREATION OF THESE EASEMENTS.

- GENERAL NOTES**
1. THE SUBJECT PROPERTY IS ZONED NT-OS PER THE 7-28-06 COMPREHENSIVE ZONING PLAN, AND FDP PHASE 30
 2. ALSO SEE FILE NUMBERS F 68-002C & SDP 07-35.
 3. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
 4. MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC RIGHTS-OF-WAY LINES TO BE IN ACCORDANCE WITH FDP-66 CRITERIA.
 5. THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THIS PROPERTY IS A PART OF A PLANNED UNIT DEVELOPMENT CREATED BEFORE THE DECEMBER 31, 1992 DEADLINE, IN ACCORDANCE WITH SECTION 16.1202(b)(1)(IV) OF THE FOREST CONSERVATION MANUAL.

TABULATIONS

TOTALS	ACREAGE
ALL LOTS	3.516
R.O.W. ARTERIAL	NONE
OPEN SPACE	3.516
THIS PLAT	3.516
LOTS(INCLUDE OPEN SPACE)	2
RESIDENTIAL LOTS	0

VHC 3/2 LOT 15 OPEN SPACE
1.095 ACRES
PB 13, F 89
ZONED NT-OS

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.

George Chagetas
SURVEYOR
GEORGE CHAGETAS P.L.S.#29

Charles Rhodehamel
OWNER
CHARLES RHODEHAMEL, THE COLUMBIA ASSOCIATION

VEHICULAR INGRESS AND EGRESS IS RESTRICTED EXCEPT AT POINTS OF ACCESS APPROVED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

LITTLE PATUXENT PARKWAY
WIDTH VARIES

OWNER:
THE COLUMBIA ASSOCIATION
10221 WINCOPIN CIRCLE
COLUMBIA, MARYLAND 21044

PHOENIX ENGINEERING, INC.
CONSULTING ENGINEERS
1420 Joh Avenue, Suite A
Baltimore, Maryland 21227
(410) 247-8833 FAX 247-9397

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

B. Wilson for Peter Beilenson, M.D. 6/11/2007
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 6/4/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 6/18/07
DIRECTOR DATE

SURVEYOR'S SEAL



MAY 21, 2007
DATE
George Chagetas
GEORGE CHAGETAS PLS# 29

DEDICATION FOR CORPORATIONS

The Columbia Association, a Maryland corporation by Charles Rhodehamel authorized agent, secretary, owner of the property shown and described hereon, hereby adopted 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 right-of-way and the specific easement shown hereon;
- 2) The right to require dedication for public use the beds of the streets and/or roads, and 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 street and/or roads and floodplains, storm drainage facilities and open space where applicable; and
- 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 right-of-ways.

Witness my/our hands this...21...day of...MAY... 2007

The Columbia Association
By: *Charles Rhodehamel*
Charles Rhodehamel
(Secretary)

(Corporate Seal) ATTEST: *[Signature]*

RECORDED AS PLAT NUMBER 19196
ON 6/22, 2007, AMONG THE LAND
RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION

COLUMBIA VILLAGE OF HARPERS CHOICE
SEC 3 AREA 2 LOTS 15 & 16-OPEN
SPACE P/O TAX MAP PARCEL 270
SHEET 1 OF 1 GRID 5
TAX MAP 35 PARCEL 270 ZONED NT-OS
5TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
SCALE: 1"=100' DATE: MAY, 2007