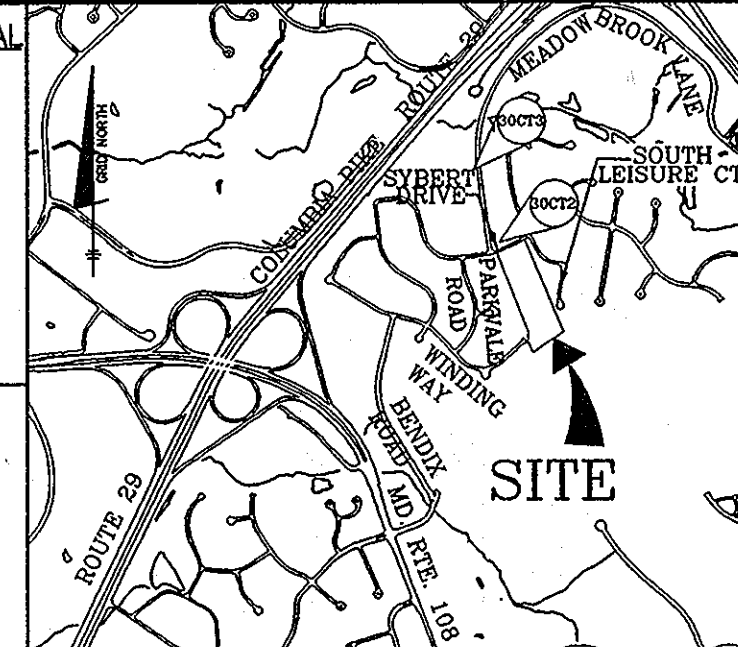


BENCH MARKS NAD'83 HORIZONTAL

HO. CO. #30CT2	3/8" REBAR WITH RED PLASTIC CAP
N 574179.232'	E 1361312.723'
ELEV. = 388.74	
HO. CO. #30CT3	3/8" REBAR WITH RED PLASTIC CAP
N 574812.755'	E 1361173.247'
ELEV. = 386.42	



- NOTES:**
1. (Symbol) DENOTES 4" x 4" x 30" CONCRETE MONUMENT TO BE SET.
 2. (Symbol) DENOTES 3/8" x 30" PIPE OR STEEL MARKER TO BE SET.
 3. (Symbol) DENOTES STONE FOUND.
 4. (Symbol) DENOTES IRON PIPE FOUND (IFD) OR REBAR & CAP (RCF) FOUND.
 5. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 3-5-2010 ON WHICH DATE DEVELOPER AGREEMENT NOS. 24-4519-D WERE FILED AND ACCEPTED.
 6. A 10' PUBLIC TREE MAINTENANCE EASEMENT RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAN OF SUBDIVISION IS RESERVED UPON ALL LOTS FRONTING ON THE SAID PUBLIC ROAD RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY-OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS. NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
 7. ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
 8. THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED JANUARY, 2007, BY BENCHMARK ENGINEERING, INC.
 9. THE A.P.F.O. TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE MARS GROUP, INC. DATED APRIL 2007 AND APPROVED AUGUST 2, 2007.
 10. UNLESS OTHERWISE NOTED AS "PRIVATE", ALL EASEMENTS ARE "PUBLIC".
 11. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE, AND FOREST CONSERVATION ACT. NO CLEARING, GRADING, DUMPING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION ARE ALLOWED.
 12. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - a) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - b) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH 1-1/2" MIN. TAR AND CHIP COATING.
 - c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
 - d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - e) DRAINAGE ELEMENTS - CAPABLE OF SAFETY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - f) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - g) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
 13. THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER THE DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
 14. (NR) INDICATES A NON-RADIAL LINE.
 15. STORMWATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT BASED ON GUIDELINES ESTABLISHED BY THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I & II. QUALITY AND QUANTITY CONTROL SHALL BE PROVIDED BY AN EXTENDED DETENTION POND (P-3), A SURFACE SAND FILTER (F-1), AN UNDERGROUND STONE REV CHAMBER. THE FACILITY IS HAZARDOUS CLASSIFICATION 'A'. THESE BMP'S SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 16. OPEN SPACE LOTS 14 AND 15 SHOWN HEREON ARE HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION. THE RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION TO ESTABLISH THE HOMEOWNERS ASSOCIATION WAS RECORDED WITH THE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 3-08-2010 RECEIPT NO. D13462050. THE DECLARATION OF COVENANTS FOR THE HOA HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD CONCURRENT WITH THE RECORDING OF THIS PLAN. OPEN SPACE LOT 16 DEDICATED TO HOWARD COUNTY, MD.
 17. APPLICABLE DPZ FILE REFERENCES SP-08-001.
 18. THE TOTAL FOREST CONSERVATION OBLIGATION HAS BEEN MET THROUGH THE ON-SITE RETENTION OF 1.82 AC. OF FOREST AND 0.11 AC. OF ON-SITE REFORESTATION AND A FEE-IN-LIEU PAYMENT OF \$32,670.00 TO THE HOWARD COUNTY FOREST CONSERVATION FUND FOR ONE ACRE OF REFORESTATION. SURETY IN THE AMOUNT OF \$15,849.4 (79,247 SF, \$0.2) FOR 1.82 AC. OF RETENTION AND \$2,373.5 (4,747 SF x 0.5) FOR 0.11 AC. OF ON-SITE REFORESTATION FOR A TOTAL OF \$18,223.50 SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT UNDER THIS FINAL PLAN, F-09-006.
 19. FOREST CONSERVATION PLAN WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED MAY 29, 2007 AND ARE APPROVED UNDER THESE PLANS.
 20. ALL LANDSCAPING REQUIREMENTS AS SET FORTH IN THE LANDSCAPE MANUAL SHALL BE COMPLIED WITH. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$15,600 (\$8,700 FOR 29 SHADE TREES, \$3,600 FOR 24 EVERGREENS AND \$3,300 FOR 22 SHRUBS) FOR THIS FINAL PLAN, F-09-006.
 21. THERE ARE NO FLOODPLAIN, STEEP SLOPES (25% OR GREATER), WETLANDS OR WETLAND BUFFERS ON THIS SITE.
 22. THERE ARE NO HISTORIC FEATURES OR CEMETERIES ON THIS SITE.
 23. THERE ARE NO EXISTING DWELLING/STRUCTURES LOCATED ON THIS SITE.
 24. FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ON THE FLAG OR PIPE STEM LOT DRIVEWAY.
 25. A WAIVER PETITION (WP-09-213) WAS APPROVED ON JULY 6, 2009 TO WAIVE THE REQUIREMENTS OF HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SECTION 16.132(A)(5) AND 16.134(C) REQUIRING EXTENSION OF ROAD IMPROVEMENTS UP TO 250 FEET BEYOND THE PROPOSED DEVELOPMENT. THE FOLLOWING CONDITION MUST BE MET:
 1. THE DEVELOPER SHALL PAY THE COST OF THE PROPOSED ROAD AND SIDEWALK CONSTRUCTION EXTENDING BEYOND THE DEVELOPMENT BOUNDARY AS A FEE-IN-LIEU PAYMENT TO HOWARD COUNTY.

VICINITY MAP

SCALE : 1"=2000'
ADC MAP No. 4935 H2

TRAVERSE:

Number	Northing	Easting	Raw Desc
1	574179.23	1361312.72	HOCO 30CT2
2	574812.76	1361173.25	HOCO 30CT3
40	574239.36	1361541.15	TRAV40 MN
41	573936.37	1361644.80	TRAV41 RC
42	573594.74	1361792.43	TRAV42 RC
43	573308.73	1361738.71	TRAV43 RC
44	573283.25	1361933.39	TRAV44 O.L.D.23
45	573104.95	1361741.73	TRAV45 RC
46	573290.55	1361632.03	TRAV46 RC
47	573507.63	1361614.09	TRAV47 RC
48	573620.75	1361480.75	TRAV48 O.L.D.35
49	573865.30	1361390.83	TRAV49 RC
50	574141.04	1361132.04	TRAV50 RC TR60
61	573214.02	1361616.93	FLYPT MN

OPEN SPACE ON-SITE TOTAL REQUIREMENTS

MINIMUM RESIDENTIAL LOT SIZE	12,000 S.F.
OPEN SPACE REQUIRED (40% OF 7.86 Ac.)	3.14 Ac.±
AREA OF PROPOSED OPEN SPACE LOTS	3.21 Ac.±
AREA OF PROPOSED NON-CREDITED O.S. LOTS	0.03 Ac.±
AREA OF CREDITED OPEN SPACE PROVIDED	3.18 Ac.±
AREA OF RECREATIONAL OPEN SPACE REQUIRED	
2000 SQ.FT. PER BUILDABLE LOT	0.06 Ac.±
AREA OF RECREATIONAL OPEN SPACE PROVIDED	0.06 Ac.±

BOUNDARY COORDINATE TABLE (NAD '83)

NO.	NORTHING	EASTING
500	574,205.71	1,361,518.39
501	574,185.67	1,361,527.94
502	573,704.33	1,361,757.49
503	573,263.19	1,362,006.20
504	573,030.48	1,361,746.49
505	574,104.76	1,361,234.16
506	574,163.76	1,361,431.05

RIGHT OF WAY LINE TABLE

LINE	LENGTH	BEARING
RW1	35.32'	N70°35'33"W
RW2	11.27'	N25°31'52"W
RW3	39.12'	S24°43'15"W
RW4	406.65'	N25°29'48"W
RW5	75.00'	N23°36'34"W
RW6	406.65'	N25°29'48"W
RW7	39.12'	N24°43'15"E
RW8	11.38'	N25°31'52"W
RW9	6.96'	N19°24'27"E
RW10	26.11'	S38°39'01"E
RW11	6.08'	S52°12'43"W

RIGHT-OF-WAY COORDINATE CHART (NAD83)

POINT NO.	NORTHING	EASTING
101	574,171.10	1,361,446.34
102	574,159.37	1,361,479.65
103	574,149.20	1,361,484.51
104	574,064.28	1,361,485.11
105	574,028.74	1,361,468.75
106	573,901.44	1,361,469.61
107	573,534.40	1,361,644.65
108	573,465.68	1,361,674.69
109	573,542.00	1,361,716.33
110	573,555.92	1,361,689.78
111	573,922.97	1,361,514.74
112	574,007.83	1,361,514.16
113	574,043.37	1,361,530.53
114	574,170.75	1,361,529.62
115	574,181.01	1,361,524.72
116	574,187.57	1,361,527.03
117	573,238.90	1,361,647.09
118	573,218.51	1,361,663.40
119	573,214.78	1,361,658.59

SITE DATA TABULATION

- a) TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
- BUILDABLE _____ 13
 - NON-BUILDABLE PARCELS _____ 0
 - OPEN SPACE _____ 3
 - PRESERVATION PARCELS _____ 0
- b) TOTAL AREA OF LOTS AND/OR PARCELS
- BUILDABLE _____ 3.58 ac±
 - NON-BUILDABLE PARCELS _____ 0.00 ac±
 - OPEN SPACE _____ 3.21 ac±
 - PRESERVATION PARCELS _____ 0
- c) TOTAL AREA OF ROADWAY TO BE RECORDED _____ 1.07 ac±
- d) TOTAL AREA OF SUBDIVISION TO BE RECORDED _____ 7.86 ac±

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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald A. Mason 3-9-10
DONALD A. MASON DATE:
PROFESSIONAL LAND SURVEYOR MARYLAND No. 21320
FOR BENCHMARK ENGINEERING, INC. MARYLAND No. 351

James R. Moxley III 3/22/10
MEMBER, COLUMBIA HILLS, LLC DATE:
James R. Moxley, III

LEGEND

(502)	FOREST CONSERVATION EASEMENT (REFORESTATION)	(Symbol)
(F18)	PUBLIC WATER & UTILITY EASEMENT	(Symbol)
(FC17)	PUBLIC DRAINAGE & UTILITY EASEMENT	(Symbol)
(RW4)	PRIVATE STORMWATER MANAGEMENT, ACCESS, DRAINAGE & UTILITY EASEMENT	(Symbol)
(RWCS)	10' PUBLIC TREE MAINTENANCE EASEMENT	(Symbol)
(104)	CREDITED RECREATIONAL OPEN SPACE	(Symbol)
(Symbol)	NON-CREDITED OPEN SPACE	(Symbol)

BOUNDARY CURVE DATA

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
C1	3706.72'	506.82'	07°50'02"	253.80'	N29°24'49"W 506.42'
C2	659.00'	206.38'	17°56'36"	104.04'	N73°19'05"E 205.54'

RIGHT OF WAY CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
RWC1	87.71'	100.00	50°15'07"	46.90'	S00°24'19"E 84.92'
RWC2	131.47'	150.00	50°13'03"	70.29'	S00°23'17"E 127.30'
RWC3	245.31'	55.00	255°33'09"	-	N28°36'52"E 86.94'
RWC4	32.14'	25.00	73°39'55"	18.72'	S62°19'46"E 29.97'
RWC5	87.65'	100.00	50°13'03"	46.86'	N00°23'17"W 84.87'
RWC6	131.56'	150.00	50°15'07"	70.35'	N00°24'19"W 127.38'

OWNER/DEVELOPER COLUMBIA HILLS, L.L.C. P.O. BOX 417 ELLCOTT CITY, MARYLAND 21041 410-465-4244	ENGINEER BENCHMARK ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE SUITE 418 ELLCOTT CITY, MARYLAND 21043 410-465-6105
--	---

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

Richard J. Davis 4/19/2010
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael J. ... 3/30/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kurt Sheehy 4/27/10
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND DECEDED TO COLUMBIA HILLS LLC FROM THE STATE HIGHWAY ADMINISTRATION, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10740 AT FOLIO 151, DATED APRIL 5, 2007. THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 3-9-10
DONALD A. MASON PROFESSIONAL LAND SURVEYOR MARYLAND No. 21320 DATE
FOR BENCHMARK ENGINEERING, INC. MARYLAND No. 351

OWNER'S DEDICATION

COLUMBIA HILLS, LLC, 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, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND 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 22nd DAY OF March

James R. Moxley III 3/22/10
MEMBER, COLUMBIA HILLS, LLC DATE
James R. Moxley, III

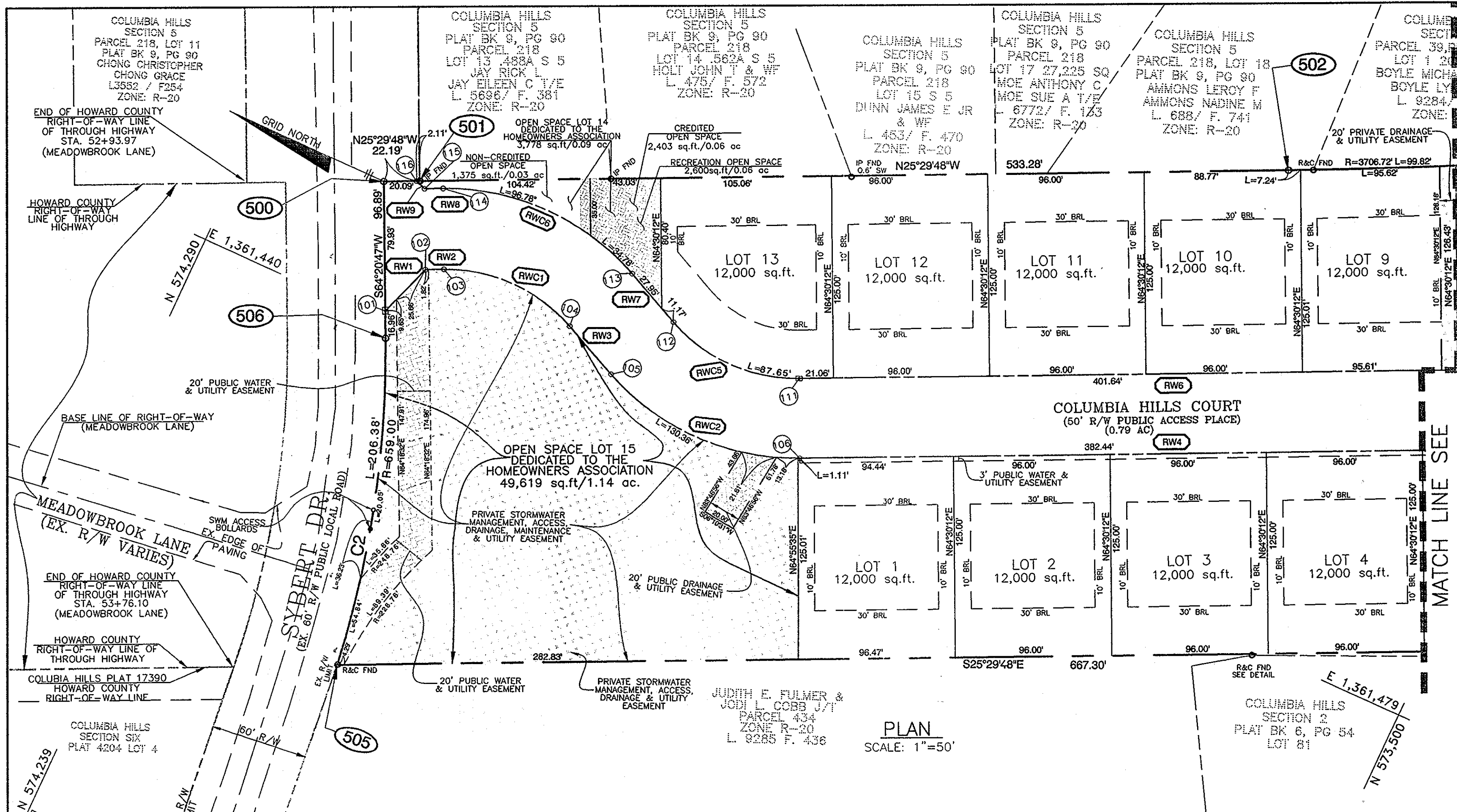
Steven K. Breeden 3-22-10
MEMBER, COLUMBIA HILLS, LLC DATE
STEVEN K. BREEDEN

Donald A. Mason 3-22-10
WITNESS DATE

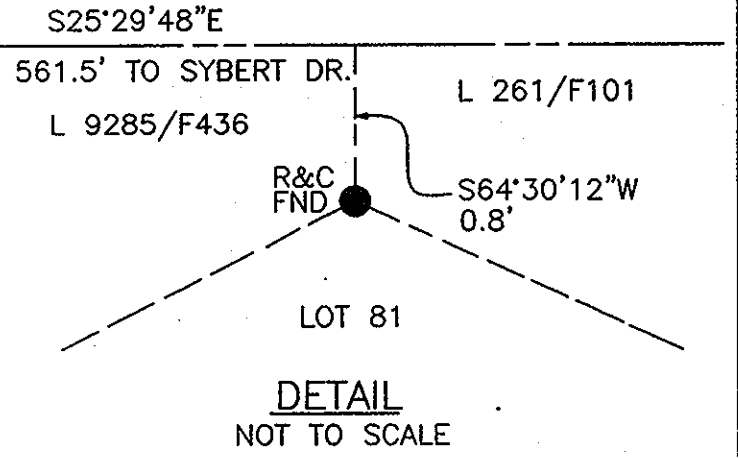
Donald A. Mason 3-22-10
WITNESS DATE

RECORDED AS PLAT NO. 21099
ON 4/30/10 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

COLUMBIA HILLS
SECTION 10
LOTS 1 thru 13 AND OPEN SPACE LOTS 14 thru 16
2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
ZONING: R-20 SCALE: AS SHOWN
TAX MAP: 30 GRID: 05 DATE: MARCH, 2010
PARCEL: 13 SHEET: 1 of 3



RIGHT OF WAY LINE TABLE		
LINE	LENGTH	BEARING
RW1	35.32'	N70°35'33"W
RW2	11.27'	N25°31'52"W
RW3	39.12'	S24°43'15"W
RW4	406.65'	N25°29'48"W
RW5	75.00'	N23°36'34"W
RW6	406.65'	N25°29'48"W
RW7	39.12'	N24°43'15"E
RW8	11.38'	N25°31'52"W
RW9	6.96'	N19°24'27"E
RW10	26.11'	S38°39'01"E
RW11	6.08'	S52°12'43"W



RIGHT-OF-WAY COORDINATE CHART (NAD83)		
POINT NO.	NORTHING	EASTING
101	574,171.10	1,361,446.34
102	574,159.37	1,361,479.65
103	574,149.20	1,361,484.51
104	574,064.28	1,361,485.11
105	574,028.74	1,361,468.75
106	573,901.44	1,361,469.61
107	573,534.40	1,361,644.65
108	573,465.68	1,361,674.69
109	573,542.00	1,361,716.33
110	573,555.92	1,361,689.78
111	573,922.97	1,361,514.74
112	574,007.83	1,361,514.16
113	574,043.37	1,361,530.53
114	574,170.75	1,361,529.62
115	574,181.01	1,361,524.72
116	574,187.57	1,361,527.03
117	573,238.90	1,361,647.09
118	573,218.51	1,361,663.40
119	573,214.78	1,361,658.59

PLAN
SCALE: 1"=50'

RIGHT OF WAY CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
RWC1	87.71'	100.00	50°15'07"	46.90'	S00°24'19"E 84.92'
RWC2	131.47'	150.00	50°13'03"	70.29'	S00°23'17"E 127.30'
RWC3	245.31'	55.00	255°33'09"	-	N28°36'52"E 86.94'
RWC4	32.14'	25.00	73°39'55"	18.72'	S62°19'46"E 29.97'
RWC5	87.65'	100.00	50°13'03"	46.86'	N00°23'17"W 84.87'
RWC6	131.56'	150.00	50°15'07"	70.35'	N00°24'19"W 127.38'

SITE DATA TABULATION THIS SHEET

- a) TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
- BUILDABLE _____ 3
 - NON-BUILDABLE PARCELS _____ 0
 - OPEN SPACE _____ 0
 - PRESERVATION PARCELS _____ 0
- b) TOTAL AREA OF LOTS AND/OR PARCELS
- BUILDABLE _____ 2.47 ac±
 - NON-BUILDABLE PARCELS _____ 0.00 ac
 - OPEN SPACE _____ 1.23 ac±
 - PRESERVATION PARCELS _____ 0
- c) TOTAL AREA OF ROADWAY TO BE RECORDED _____ 0.79 ac±
- d) TOTAL AREA OF SUBDIVISION TO BE RECORDED _____ 4.49 ac±

- OPEN SPACE ON-SITE PROVIDED THIS SHEET**
- MINIMUM RESIDENTIAL LOT SIZE _____ 12,000 S.F.
 - AREA OF PROPOSED OPEN SPACE LOTS _____ 1.23 Ac±
 - AREA OF PROPOSED NON-CREDITED O.S. LOTS _____ 0.03 Ac±
 - AREA OF CREDITED OPEN SPACE PROVIDED _____ 1.20 Ac±
 - TOTAL AREA OF RECREATIONAL OPEN SPACE REQUIRED _____ 0.06 Ac±
 - 200 SQ.FT. PER BUILDABLE LOT _____ 0.06 Ac±
 - AREA OF RECREATIONAL OPEN SPACE PROVIDED _____ 0.06 Ac±

LEGEND

- BOUNDARY COORDINATE DESIGNATION (502)
- FOREST CONSERVATION EASEMENT (REForestation)
- FOREST CONSERVATION EASEMENT BEARING AND DISTANCE DESIGNATION (F18)
- FOREST CONSERVATION EASEMENT CURVE DESIGNATION (FC17)
- PUBLIC R/W BEARING AND DISTANCE DESIGNATION (RW4)
- PUBLIC R/W CURVE DESIGNATION (RWC3)
- PUBLIC R/W COORDINATE (104)
- FOREST CONSERVATION EASEMENT (RETENTION)
- FOREST CONSERVATION EASEMENT (REFORESTATION)
- PUBLIC WATER & UTILITY EASEMENT
- PUBLIC DRAINAGE & UTILITY EASEMENT
- PRIVATE STORMWATER MANAGEMENT, ACCESS, DRAINAGE, MAINTENANCE & UTILITY EASEMENT
- 10' PUBLIC TREE MAINTENANCE EASEMENT
- RECREATIONAL OPEN SPACE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

Michael J. Davis 4/19/2010
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Keith Sheehy 3/30/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Keith Sheehy 4/21/10
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND DEEDED TO COLUMBIA HILLS LLC FROM THE STATE HIGHWAY ADMINISTRATION, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10740 AT FOLIO 151, DATED APRIL 5, 2007. THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 3-9-10
DONALD A. MASON PROFESSIONAL LAND SURVEYOR MARYLAND No. 21320 FOR BENCHMARK ENGINEERING, INC. MARYLAND No. 351 DATE

OWNER'S DEDICATION

COLUMBIA HILLS, LLC, 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, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND 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 22nd DAY of March.

James R. Moxley, III 3/22/10
MEMBER, COLUMBIA HILLS, LLC DATE

Steven K. Breeden 3-22-10
MEMBER, COLUMBIA HILLS, LLC DATE

Donald A. Mason 3-22-10
WITNESS DATE

Donald A. Mason 3-22-10
WITNESS DATE

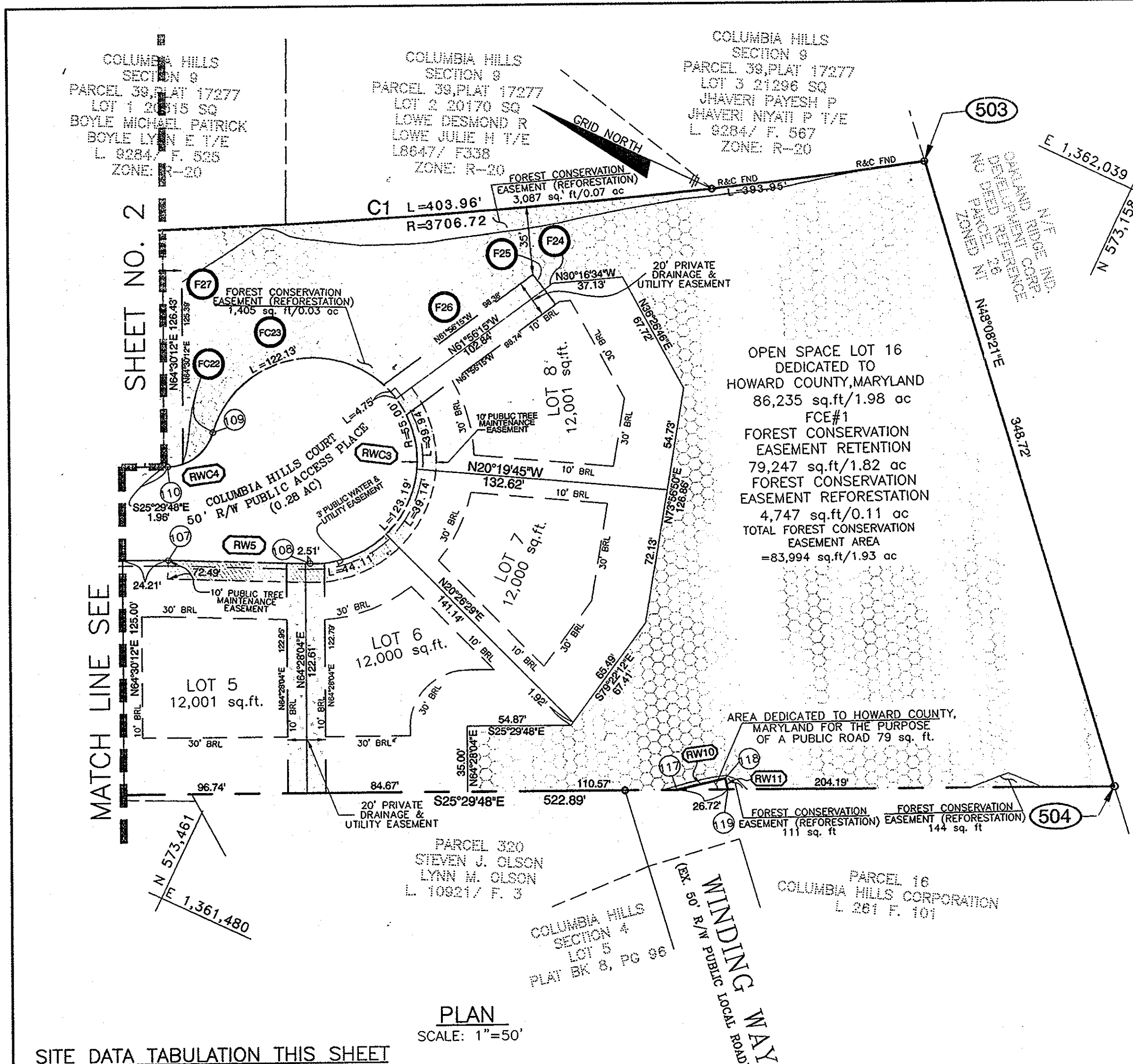
RECORDED AS PLAT NO. 21100 ON 4/30/10 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

COLUMBIA HILLS
SECTION 10
LOTS 1 thru 13 AND OPEN SPACE LOTS 14 thru 16

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

ZONING: R-20
TAX MAP: 30 GRID: 05
PARCEL: 13

SCALE: AS SHOWN
DATE: MARCH, 2010
SHEET: 2 of 3



FOREST CONSERVATION LINE TABLE		
LINE	LENGTH	BEARING
F-24	5.38'	N61°56'15"W
F-25	10.00'	N28°03'45"E
F-26	98.74'	N61°56'15"W
F-27	125.39'	N64°30'12"E

FOREST CONSERVATION CURVE TABLE		
CURVE	LENGTH	RADIUS
FC-22	23.96'	25.00
FC-23	112.07'	55.00

RIGHT OF WAY LINE TABLE		
LINE	LENGTH	BEARING
RW1	35.32'	N70°35'33"W
RW2	11.27'	N25°31'52"W
RW3	39.12'	S24°43'15"W
RW4	406.65'	N25°29'48"W
RW5	75.00'	N23°36'34"W
RW6	406.65'	N25°29'48"W
RW7	39.12'	N24°43'15"E
RW8	11.38'	N25°31'52"W
RW9	6.96'	N19°24'27"E
RW10	26.11'	S38°39'01"E
RW11	6.08'	S52°12'43"W

RIGHT-OF-WAY COORDINATE CHART (NAD83)		
POINT NO.	NORTHING	EASTING
101	574,171.10	1,361,446.34
102	574,159.37	1,361,479.65
103	574,149.20	1,361,484.51
104	574,064.28	1,361,485.11
105	574,028.74	1,361,468.75
106	573,901.44	1,361,469.61
107	573,534.40	1,361,644.65
108	573,465.68	1,361,674.69
109	573,542.00	1,361,716.33
110	573,555.92	1,361,689.78
111	573,922.97	1,361,514.74
112	574,007.83	1,361,514.16
113	574,043.37	1,361,530.53
114	574,170.75	1,361,529.62
115	574,181.01	1,361,524.72
116	574,187.57	1,361,527.03
117	573,238.90	1,361,647.09
118	573,218.51	1,361,663.40
119	573,214.78	1,361,658.59

RIGHT OF WAY CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
RWC1	87.71'	100.00	50°15'07"	46.90'	S00°24'19"E 84.92'
RWC2	131.47'	150.00	50°13'03"	70.29'	S00°23'17"E 127.30'
RWC3	245.31'	55.00	255°33'09"	-	N28°36'52"E 86.94'
RWC4	32.14'	25.00	73°39'55"	18.72'	S62°19'46"E 29.97'
RWC5	87.65'	100.00	50°13'03"	46.86'	N00°23'17"W 84.87'
RWC6	131.56'	150.00	50°15'07"	70.35'	N00°24'19"W 127.38'

LEGEND

- BOUNDARY COORDINATE DESIGNATION **502** FOREST CONSERVATION EASEMENT (REFORESTATION)
- FOREST CONSERVATION EASEMENT BEARING AND DISTANCE DESIGNATION **F18** PUBLIC WATER & UTILITY EASEMENT
- FOREST CONSERVATION EASEMENT CURVE DESIGNATION **FC17** PUBLIC DRAINAGE & UTILITY EASEMENT
- PUBLIC R/W BEARING AND DISTANCE DESIGNATION **RW4** PRIVATE STORMWATER MANAGEMENT, ACCESS, DRAINAGE, MAINTENANCE & UTILITY EASEMENT
- PUBLIC R/W CURVE DESIGNATION **RWC3** 10' PUBLIC TREE MAINTENANCE EASEMENT
- PUBLIC R/W COORDINATE **104** RECREATIONAL OPEN SPACE
- FOREST CONSERVATION EASEMENT (RETENTION)

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.

Donald Mason 3-9-10
 DONALD A. MASON DATE:
 PROFESSIONAL LAND SURVEYOR MARYLAND No. 21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND No. 351

James R. Moxley III 3/22/10
 MEMBER, COLUMBIA HILLS, LLC DATE:
James R. Moxley, III

OWNER/DEVELOPER COLUMBIA HILLS, L.L.C. P.O. BOX 417 ELLCOTT CITY, MARYLAND 21041 410-465-4244	ENGINEER BENCHMARK ENGINEERING, INC 8480 BALTIMORE NATIONAL PIKE SUITE 418 ELLCOTT CITY, MARYLAND 21043 410-465-6105
--	--

PLAN
SCALE: 1"=50'

SITE DATA TABULATION THIS SHEET

a) TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED

- BUILDABLE _____ 4
- NON-BUILDABLE PARCELS _____ 0
- OPEN SPACE _____ 1
- PRESERVATION PARCELS _____ 0

b) TOTAL AREA OF LOTS AND/OR PARCELS

- BUILDABLE _____ 1.10 ac±
- NON-BUILDABLE PARCELS _____ 0.00 ac
- OPEN SPACE _____ 1.98 ac±
- PRESERVATION PARCELS _____ 0

c) TOTAL AREA OF ROADWAY TO BE RECORDED _____ 0.29 ac±

d) TOTAL AREA OF SUBDIVISION TO BE RECORDED _____ 3.37 ac±

OPEN SPACE ON-SITE PROVIDED THIS SHEET

MINIMUM RESIDENTIAL LOT SIZE..... 12,000 S.F.
 AREA OF PROPOSED OPEN SPACE LOTS 1.98 Ac.±
 AREA OF PROPOSED NON-CREDITED O.S. LOTS 0.00 Ac.±
 AREA OF CREDITED OPEN SPACE PROVIDED 1.98 Ac.±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

Michael J. Davis 4/19/2010 DATE
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chris Pannunzi 3/30/10 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Walt Sheindel 4/27/10 DATE
 DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND DEEDED TO COLUMBIA HILLS LLC FROM THE STATE HIGHWAY ADMINISTRATION, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10740 AT FOLIO 151, DATED APRIL 5, 2007. THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 3-9-10 DATE
 DONALD A. MASON PROFESSIONAL LAND SURVEYOR MARYLAND No. 21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND No. 351

OWNER'S DEDICATION

COLUMBIA HILLS, LLC, 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, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND 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 22nd DAY OF March

James R. Moxley III 3/22/10 DATE
 MEMBER, COLUMBIA HILLS, LLC
James R. Moxley, III

Donald Mason 3-22-10 DATE
 WITNESS

Donald Mason 3-22-10 DATE
 WITNESS

RECORDED AS PLAT NO. 21101
 ON 4/30/10 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

COLUMBIA HILLS
 SECTION 10
 LOTS 1 thru 13 AND OPEN SPACE LOTS 14 thru 16

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

ZONING: R-20 SCALE: AS SHOWN
 TAX MAP: 30 GRID: 05 DATE: MARCH, 2010
 PARCEL: 13 SHEET: 3 of 3