

VICINITY MAP  
SCALE: 1"=2000'  
ADC MAP COORDINATE: 15 G13

GENERAL NOTES:

- BEARINGS ARE BASED ON GRID NORTH OF THE MARYLAND STATE COORDINATE SYSTEM AS ESTABLISHED IN THE AREA OF THIS PROJECT. FIELD SURVEY OF THIS TRACT HAS BEEN REFERRED TO HOWARD COUNTY GEODETIC CONTROL MONUMENTS 42DA AND 42DB, AS PUBLISHED BY HOWARD COUNTY GOVERNMENT. COORDINATES GIVEN HEREON ARE "HOWARD COUNTY COORDINATES".
- THE SUBJECT PROPERTY IS ZONED NT PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS DATED 07/28/2006.
- PUBLIC WATER AVAILABLE THROUGH CONTRACT #24-1174-D.  
PUBLIC SEWER AVAILABLE THROUGH CONTRACT #24-1174-D.
- PARCEL LIES IN FLOOD ZONE C ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) 240044 0039 B, WITH AN EFFECTIVE DATE OF DECEMBER 4, 1986. THE PARCEL IS NOT PARTICULARLY IDENTIFIED ON THE FIRM.
- THERE ARE NO KNOWN CEMETERIES OR HISTORICAL SITES ON THE PARCEL.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND PUBLIC RIGHT-OF-WAY LINES TO BE IN ACCORDANCE WITH FDP-84-78.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS.  
DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOT/PARCELS SHALL BE SUBJECT TO EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT DOES NOT CREATE ANY NEW LOTS/PARCEL DIVISIONS.
- THIS PLAT IS BASED ON A FIELD RUN SURVEY BY ROBERT H. VOGEL ENGINEERING, INC DURING MARCH 2007.

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 1  
TOTAL AREA OF LOTS AND/OR PARCELS: 1.1570 AC.  
TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS: 0 AC.  
TOTAL AREA OF SUBDIVISION TO BE RECORDED: 1.1570 AC.

ROBERT H. VOGEL ENGINEERING, INC.  
8407 MAIN STREET  
ELLICOTT CITY, MARYLAND 21043-4867  
410-461-7666

THE REQUIREMENTS OF 3§108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENTS VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH

*William D. Barker* 10-2-2008  
WILLIAM D. BARKER DATE  
MARYLAND Prof LS No. 10074

*Bruce Taylor, Manager* 10-2-08  
BRUCE TAYLOR, MANAGER DATE

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

*Peter Billeman* 10/24/08  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*William D. Barker* 10/16/08  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Paul D. Leung* 10/30/08  
DIRECTOR DATE

OWNER'S CERTIFICATE

TAYLOR FAMILY LIMITED PARTNERSHIP A, AS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS PLAT OF EASEMENT, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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 SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR THE 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 THE 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, 4) THAT NO BUILDING OR SIMILAR STRUCTURE OR ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT OF WAYS.

WITNESS OUR HAND THIS 2<sup>nd</sup> DAY OF October, 2008

*Bruce Taylor, Manager*  
TAYLOR FAMILY LIMITED PARTNERSHIP A  
BRUCE TAYLOR, MANAGER

*William D. Barker*  
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE EASEMENT SHOWN HEREON IS CORRECT; THAT IT IS A PORTION OF THE LAND CONVEYED BY SUNOCO, INC. (R&M) TO TAYLOR FAMILY LIMITED PARTNERSHIP A, ACCORDING TO THE DEED DATED MARCH 22, 2007 AND RECORDED APRIL 3, 2007 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10605, FOLIO 479.

I FURTHER CERTIFY 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 AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.



*William D. Barker* 10-2-2008  
WILLIAM D. BARKER DATE  
MARYLAND Prof LS No. 10074

RECORDED AS PLAT No. 20306 ON 11/7/08  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION  
COLUMBIA  
RIVERS CORPORATE PARK, PARCEL F-2

A REVISION TO PARCEL F-2  
COLUMBIA, RIVERS CORPORATE PARK  
RECORDED AS PLAT 5696

ZONED NT/INDUSTRIAL  
TAX MAP No. 42, GRID 8, PARCEL No. 322  
SIXTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

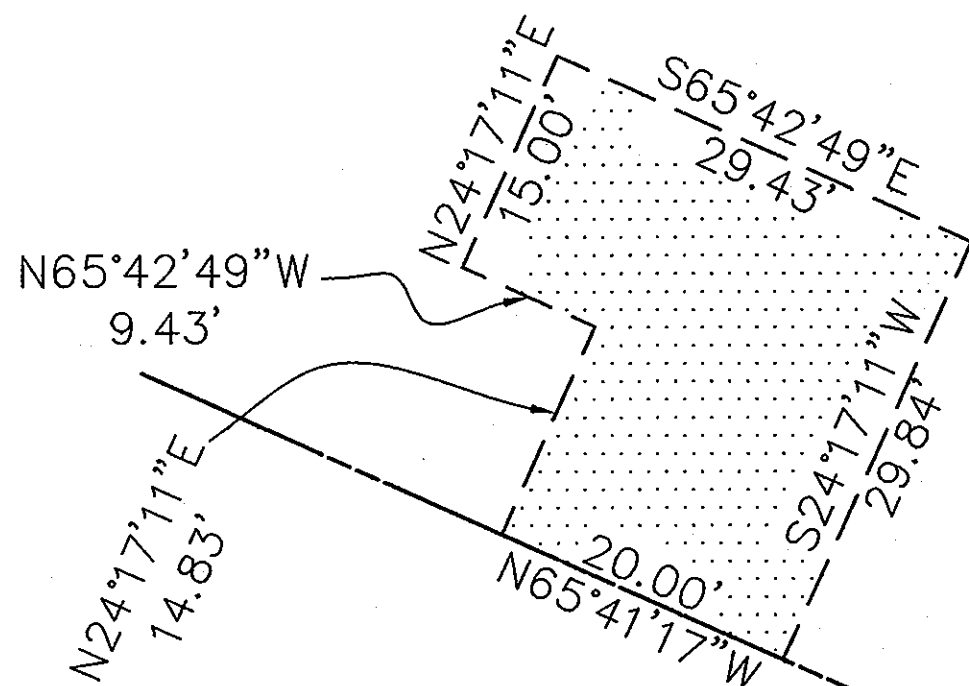
DPZ FILE No. SDP 08-008; F-84-78

OCTOBER, 2008  
GRAPHIC SCALE



SCALE 1" = 50' SHEET No.1 of 1

F-09-040



DETAIL  
NOT TO SCALE

STATE OF MARYLAND  
STATE HIGHWAY ADMINISTRATION  
LIBER 1008, FOLIO 51  
PLAT #46022

549,000 N  
1352300 E

548,900 N  
1352700 E

PROJECT COORDINATES		
POINT	NORTH	EAST
2725	549400.2653	1352521.8712
2901	549133.2065	1352392.1785
2902	549047.3351	1352537.9979
2907	549334.3939	1352667.6806

LINE TABLE		
LINE	BEARING	DISTANCE
W-1	N 24°17'11\" E	14.83'
W-2	N 65°42'49\" W	9.43'
W-3	N 24°17'11\" E	15.00'
W-4	S 65°42'49\" E	29.43'
W-5	S 24°17'11\" W	29.84'
W-6	N 65°41'17\" W	20.00'

LEGEND

- PUBLIC WATER & UTILITY EASEMENT
- IRON ROD FOUND, NO CAP
- IRON ROD SET, CAP EMBOSSED
- "PROP MARK - 212047"

DEVELOPER

LAND DESIGN AND DEVELOPMENT  
MR. DONALD REUER  
5300 DORSEY HALL DRIVE  
ELLICOTT CITY, MARYLAND 21042  
(443) 367-0422

OWNER

TAYLOR FAMILY LIMITED PARTNERSHIP  
4100 COLLEGE AVENUE  
ELLICOTT CITY, MD 21041  
(410) 465-3500

THE PURPOSE OF THIS PLAT IS TO CREATE A PUBLIC WATER AND UTILITY EASEMENT