	COORDINATE TABLE		
	0	552417.89	1355001.47
	(2)	552163.99	1355151.66
	3	551808.40	1354779.13
	(4)	551855.32	1354679.64
	(3)	551654.95	1354436.57
	6	551685.73	1354373.70
	0	551812.73	1354345.93
	8	552057.47	1354250.76
:	9	552199.84	1354491.43
. !	0	552083.65	1354560.16
	0	552216.55	1354784.83
	(2)	552309.07	1354876.90
	(3)	552394.47	1354961.88



OWNER'S CERTIFICATE

LOT 2

COLUMBIA VILLAGE OF

OWEN BROWN

PLAT M.D.R. NO.

9691-9696

BROKEN LAND PARKWAY 150' RIGHT-OF-WAY

INTERMEDIATE ARTERIAL ROAD

N59'23'41"E-

46.00

50' BUILDING RESTRICTION LINE

CHB=N44'51'29"E~

INGRESS AND EGRESS EASEMENT

R=260.00

L=131.91

△=29*04'24"[→]

CHD=130.52

CHB=N44*51'29"W

20' EASEMENT FOR WATER MAIN

PLAT NO. 5201

N59*23'41"E~

S30*36'19"E

135.00'

IRON BAR W/ CAP FOUND

261.03

R=240.00

△=29'04'24" L=121.78'

CHD=120.48

FOR USE OF PARCELS

A-1, A-3, AND A-4

PLAT NO. 5201

EX. 20' EASEMENT-

PARCEL A-3

COLUMBIA VILLAGE OF

OWEN BROWN PLAT C.M.P. NO. 5201

FOR WATER MAIN

VEHICULAR INGRESS AÑ

FOUND

FOUND

EGRESS IS RESTRICTED -PLAT NO. 5201-

\$30°36'19"E

295.00' | 1 122.41'(TIE)

-approx. Location of 20**°** EASEMENT FOR WATER MAIN

–24' COMMON INCRESS AND

FOR LOTS A-3, AND A-4

-20' PRIVATE EASEMENT FOR

N30'46'29'E 0.52' N63'55'00"W

70.00

N37'53'15"E 0.71'

TO PIPE FOUND

IRON BAR W/

CAP FOUND

PLAT NO. 5201

TO NAIL FOUND

-N66'03'41"E 1.04"

ECRESS EASEMENT

SEWER

PARCEL A-4

COLUMBIA VILLAGE OF OWEN BROWN PLAT C.M.P. NO. 5201

AREA: 303,444 S.F. OR 6.966 AC.

TO PIPE FOUND

FOUND

PLAT 5201

PLAT NO. 5201

241.61

∽Ç 20' PUBLIC WATER\Ѯ

& UTILITY EASEMENT

(HEREBY CONVEYED)

REBAR FOUND

EASEMENT

ex. Utility & Drainage

PLAT BOOK 23 PAGE 44

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ริฮิ

LOT 2 COLUMBIA VILLAGE OF

OWEN BROWN

PLAT M.D.R. NO.

9691-9696

N74'46'12"E 0.17'

'TO IRON BAR W/

CAP FOUND

VEHICULAR INCRESS AND

-EGRESS IS RESTRICTED

PLAT NO. 5201

COLUMBIA LAKEVIEW REAL ESTATE, LLC BY M. COLLEEN MONT SR. VICE PRESIDENT OF GOLDSTAR PROPERTIES (MANAGER), 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 RIGHTS-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 WERE 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.

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

> BY: M. Caller Mont 9-23-09 M. COLLEEN MONT SR. VICE PRESIDENT DATE

9-23.09

KEVIN F. STEINHILBEI MARYLAND PROPERTY LIN

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT THIS IS A SUBDIVISION OF PART OF THE LANDS CONVEYED:
TO COLUMBIA LAKEVIEW REAL ESTATE, LLC BY VIRTUE OF A DEED DATED AUGUST
28, 2008 FROM PRINCIPAL LIFE INSURANCE COMPANY AND RECORDED IN LIBER 11355 FOLIO 526 IN THE 6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND: IDENTIFIED AS TAX MAP 42 AS PARCEL 392, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION PROUBLATIONS.

OF MARY

CRADDLEROCK LAKE MON 42BE ELKHORN SNOWDEN **WOODS** RIVER Businèss Park VICINITY MAP

GENERAL NOTES

SCALE: 1" = 2000'

1. THE SUBJECT PROPERTY IS ZONED NT (NEW TOWN EMPLOYMENT CENTER COMMERCIAL) PER THE HOWARD COUNTY COMPREHENSIVE ZONING PLAN DATED 2/2/04.

2. THERE ARE NO WETLANDS, STREAMS OR FLOODPLAIN LOCATED ON THIS PARCEL.

3. WATER AND SEWER SERVICE TO THIS LOT WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.

4. PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.

5. THERE ARE EXISTING STRUCTURES LOCATED ON PARCEL A-4 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURES LOCATED HEREON ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN CURRENT ZONING REGULATIONS

6. COORDINATES ARE BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS MON 36HB & MON

7. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY COMPLETED 10-09-08 BY BOHLER ENGINEERING.

8. AREA'S SHOWN HEREON ARE "MORE OR LESS".

9. NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.

10. A WAIVER (WP-06-117) FROM SECTION 16.144(a) AND (f), NOT TO HAVE A SKETCH PLAN AND A PRELIMINARY PLAN FOR THE PROPOSED SUBDIVISION OF THE SUBJECT PROPERTY HAS BEEN SUBMITTED AND APPROVED.

11. RELATED FILE APPLICATIONS: F-82-063, SDP-81-115 AND SDP-84-299

12. DEVELOPER RESERVES UNTO ITSELF, IT SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH PARCEL A-4. ANY AND ALL CONVEYANCES OF AFORESAID LOT SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED CONVEYING SAID LOT. DEVELOPER SHALL EXECUTE AND DELIVER DEED 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 EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

13. MINIMUM BUILDING SETBACK RESTRICTIONS FROM THE PROPERTY LINES AND THE PUBLIC RIGHTS-OF-WAY LINES TO BE IN ACCORDANCE WITH FINAL DEVELOPMENT PLAN PHASE 125-A CRITERIA RECORDED IN PLAT BOOK 20 FOLIO 90-92.

14. THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS/PARCEL DIVISIONS.

15. THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS LOCATED IN THE NEW TOWN ZONING DISTRICT (PUD) IN ACCORDANCE WITH SECTION 16.1202(b)(1)(iv) OF THE HOWARD COUNTY CODE.

PURPOSE NOTE:

THE PURPOSE OF THIS PLAT IS TO CREATE A 20' PUBLIC WATER & UTILITY EASEMENT.

ON 111409 RECORDED AS PLAT NUMBER 2004 AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND.

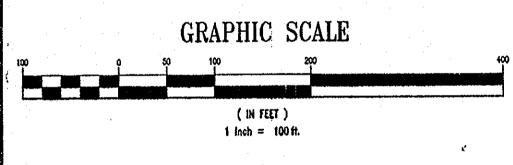
> OF OWEN BROWN PARCEL A-4

PLAT C.M.P. NO. 5201 TAX MAP 42, GRID 3, PARCEL 392 6TH ELECTION DISTRICT HOWARD COUNTY MARYLAND DATE: MARCH 13, 2009 SCALE: 1"=100' REVISED: AUGUST 28, 2009

SHEET 1 OF 1

S085631PLT

COUNTY FILE #F-10-038





AREA TABULATION CHART

. TOTAL NUMBER OF LOTS AND OR PARCELS TO BE RECORDED:

Buildable Non-buildable Open Space

Preservation parcels

total area of lots and/or parcels:

303,443 S.F. OR: 6.965 AC.± PARCEL A-4:

C. TOTAL AREA OF SUBDIVISION: 6.966 AC.±

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

10.15.9 Chief, Development Engineering Division 4

10-29.09 Date Director

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

Howard County Health Officer

Date

DATE

20M

-SEAL-

GOLDSTAR PROPERTIES

COLUMBIA LAKEVIEW REAL ESTATE, LLC C/O GOLDSTAR PROPERTIES 4630 MONTGOMERY AVENUE SUITE 500

BETHESDA, MARYLAND 20814 PHONE NUMBER: 301-657-5950

OWNERS INFORMATION

N37'19'37"E 0.97'

/ TO BENT PIPE

PLAT OF REVISION **COLUMBIA VILLAGE**

SECTION 3 AREA 1