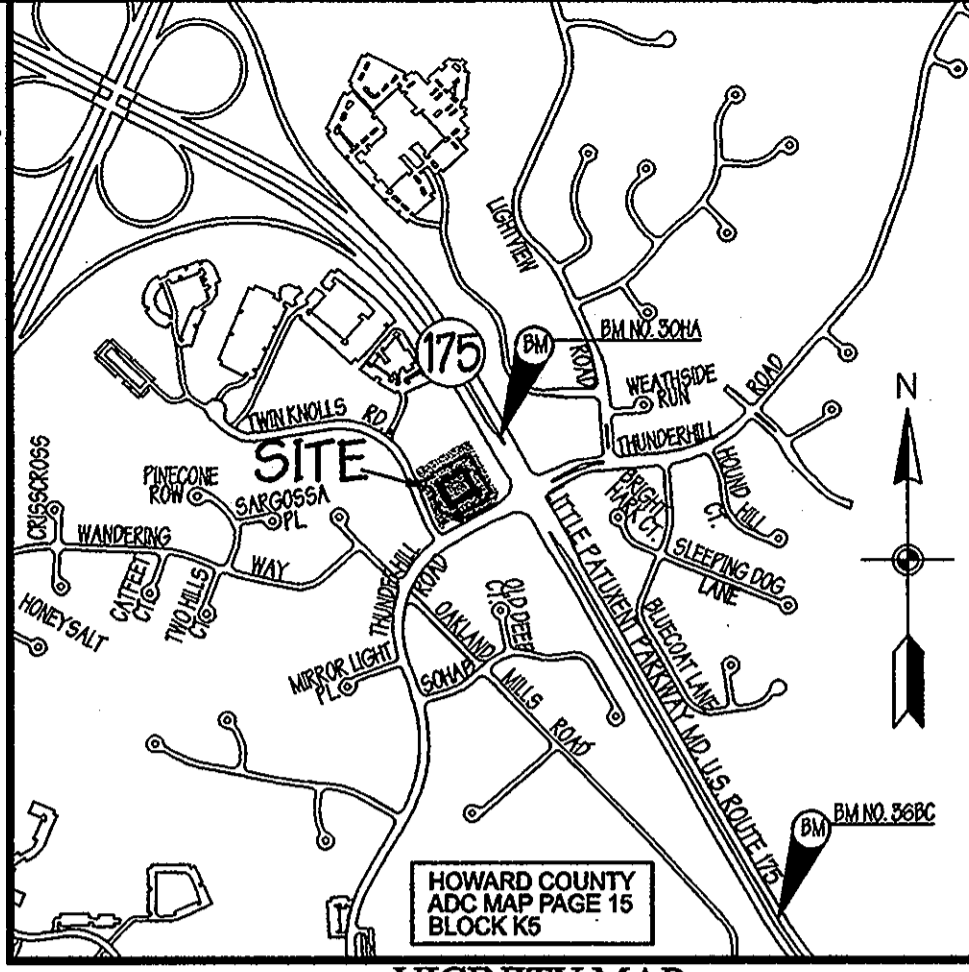


COORDINATE CHART		
NAME	NORTH	EAST
BD35	565725.02	1357990.04
BD36	565656.87	1357971.18
BD37	565559.84	1357799.91
BD38	565570.17	1357765.34
BD39	565538.39	1357714.22
BD79	565519.54	1357716.85
BD80	565576.68	1357673.40
BD83	565534.11	1357694.36
LL1	565828.90	1357570.40
PF4	565983.64	1357843.52

CURVE CHART						
NUMBER	RADIUS	DELTA	ARC LENGTH	TANGENT	BEARING	CHORD LENGTH
C1	50.00'	90°00'00"	78.54'	50.00'	S15°28'08"W	70.71'
C2	25.00'	92°22'28"	40.31'	26.06'	N73°21'47"W	36.08'
C3	25.00'	44°28'34"	19.41'	10.22'	S04°56'10"E	18.92'
C4	30.00'	51°16'53"	26.85'	14.40'	N55°51'22"W	25.96'
C5	340.00'	08°00'10"	47.49'	23.78'	N26°12'51"W	47.45'

THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE 11/17/08 ON WHICH DATE DEVELOPER AGREEMENT FOR ADVANCE DEPOSIT ORDER WORK WATER CONTRACT NO. 44-0936-D AND SEWER CONTRACT NO. 2816-D WAS FILED AND ACCEPTED.

ACC COLUMBIA MEDICAL CAMPUS LLC
PARCEL A-1
TAX MAP 30 GRID 22 PARCEL 913
L 3369 F. 434
TAX ACCOUNT NO. 16094595
NT ZONE



BENCHMARKS
B.M. #30HA
HOWARD COUNTY GEODETIC CONTROL
NAD83/91
NORTH 566,030.60 EAST 1,357,989.57 ELEVATION = 387.038
LOCATION : ROUTE 176 NEAR THUNDER HILL ROAD

B.M. #36BC
HOWARD COUNTY GEODETIC CONTROL
NAD83/91
NORTH 563,264.10 EAST 1,359,585.74 ELEVATION = 410.028
LOCATION : ROUTE 176 BETWEEN TAMAR DRIVE AND THUNDER HILL ROAD

- CONCRETE MONUMENT SHOWN THUS
- IRON PIN & CAP SHOWN THUS
- BOUNDARY
- BUILDING RESTRICTION LINE
- COORDINATES BD35 LL1 PF4
- EXISTING PUBLIC 20' RIGHT-OF-WAY FOR SEWER DEED & AGREEMENT C.M.P. 506/558 TO REMAIN
- PORTION OF 20' DRAINAGE & UTILITY EASEMENT PLAT NO. 4107 TO REMAIN
- PUBLIC WATER & UTILITY EASEMENT
- PUBLIC DRAINAGE & UTILITY EASEMENT
- PORTION OF 20' DRAINAGE & UTILITY EASEMENT PLAT NO. 4107 TO BE ABANDONED BY THIS PLAT
- PUBLIC SIDEWALK & UTILITY EASEMENT

OWNER
THUNDER HILL, LLC
C/O BAVAR PROPERTIES GROUP, LLC
1966 GREENSPRING DRIVE, SUITE 508
TIMONIUM, MARYLAND 21093
410-560-0300

DEVELOPER
MANEKIN, LLC
8601 ROBERT FULTON DRIVE, SUITE 200
COLUMBIA, MARYLAND 21046
410-423-2002

AREA TABULATION CHART:
TOTAL NUMBER OF PARCELS TO BE RECORDED: 1
TOTAL AREA OF PLAT TO BE RECORDED: 2.620 AC. +/-
TOTAL AREA OF PARCELS: 2.620 AC. +/-

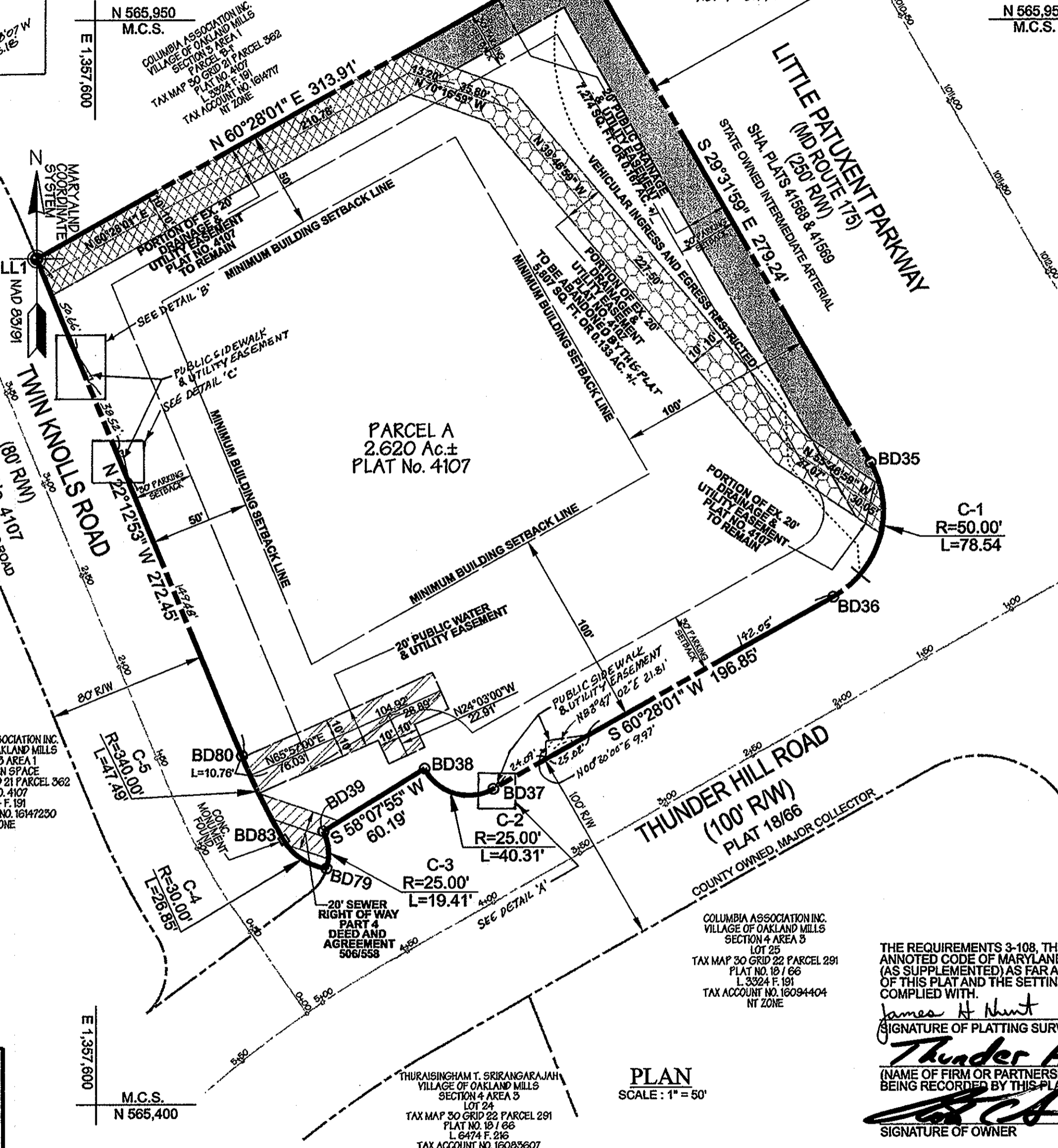
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 1/19/10

DIRECTOR DATE 1/19/10

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

HOWARD COUNTY HEALTH OFFICER DATE 1/14/2010



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.
James H. Hunt 12-09-2009
SIGNATURE OF PLATTING SURVEYOR DATE
Thunder Hill LLC
(NAME OF FIRM OR PARTNERSHIP THAT OWNS THE PROPERTY BEING RECORDED BY THIS PLAT)

SIGNATURE OF OWNER DATE 8/25/09

OWNER'S CERTIFICATE
THUNDER HILL, LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS 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-WAYS AND THE SPECIFIC EASEMENT AREAS 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 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 RIGHT-OF-WAYS.

THUNDER HILL, LLC
BY: ROBERT A. BAVAR
DATE 8/25/09

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A RESUBDIVISION OF THE LANDS WHICH BY DEED DATED FEBRUARY 16, 2006 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9863 FOLIO 592, WAS GRANTED AND CONVEYED BY BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA CORPORATION TO THUNDER HILL, LLC, A MARYLAND LIMITED LIABILITY COMPANY AND ALSO BEING PARCEL 'A' SHOWN ON THE PLAT, ENTITLED "COLUMBIA, VILLAGE OF OAKLAND MILLS, SECTION 3 AREA 1", DATED AUGUST 3, 1978, RECORDED AMONG THE PLAT RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 4107 AND THAT ALL MONUMENTS ARE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED AND MONUMENTATION IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.
THE REQUIREMENTS OF 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.
James H. Hunt 12-09-2009
JAMES HENRY HUNT, PROFESSIONAL LAND SURVEYOR REG. NO. 21106 DATE

- GENERAL NOTES**
SCALE: 1"=1000'
- THE SUBJECT PROPERTY IS ZONED NT PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENT EFFECTIVE 07/28/06.
 - NO GRADING, REMOVAL OF VEGETATION COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS EXCEPT AS PERMITTED BY WP-08-016.
 - THERE ARE EXISTING STRUCTURES LOCATED ON THIS SITE PER THE SITE DEVELOPMENT PLAN SDP NO. 80-150C WHICH ARE TO BE REMOVED.
 - MINIMUM BUILDING SETBACK LINES AND THE PUBLIC RIGHT-OF-WAY LINES TO BE IN ACCORDANCE WITH FDP 43-A-III.
 - THIS PLAT REVISION IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION ACT BECAUSE THE PROPERTY IS ZONED NEW TOWN (NT) AND HAS PRELIMINARY APPROVAL PRIOR TO 12/31/82 PER SECTION 16.1202(B)(1)(IV) AND BECAUSE IT IS A PLAT OF REVISION / CORRECTION THAT DOES NOT CREATE ANY ADDITIONAL LOTS PER SECTION 16.1202 (b)(vii).
 - DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH PARCEL "A". ANY CONVEYANCES OF AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS RESERVED UNTO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS 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.
 - LANDSCAPING FOR THIS SUBDIVISION IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN APPROVED UNDER SITE DEVELOPMENT PLAN SDP 08-097 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE NEW TOWN ALTERNATIVE COMPLIANCE PROVISIONS OF CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL.
 - THIS PLAT IS BASED ON A FIELD RUN SURVEY PERFORMED BY GEORGE WILLIAM STEPHENS JR. AND ASSOCIATES, INC. DATED MAY 2006.
 - THERE ARE NO HISTORIC FEATURES OR CEMETERIES LOCATED ON THIS SITE.
 - PREVIOUSLY RELATED FILE NUMBERS : F 79-21C, SDP 80-160C, FDP PHASE 43-A-II, FDP PHASE 43-A-III, SDP 08-097.
 - ALL AREAS ON THIS PLAT ARE "MORE OR LESS" AND INDICATED "+/-".
 - COORDINATE SYSTEM BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 30HA AND 36BC.
 - STORMWATER MANAGEMENT HAS BEEN PROVIDED PER SITE DEVELOPMENT PLAN SDP 08-097.
 - THERE ARE NO RECORDS OF EXISTING DRAINAGE & UTILITY EASEMENT EXCEPT AS SHOWN ON EXISTING PLAT NO. 4107, THEREFORE THE PORTION OF EXISTING 20' DRAINAGE & UTILITY EASEMENT TO BE ABANDONED BY THIS PLAT.

PURPOSE FOR REVISION:
TO ADD A 20' WATER & UTILITY EASEMENT & A 20' DRAINAGE & UTILITY-EASEMENT, TO ABANDON A PORTION OF THE 20' DRAINAGE EASEMENT SHOWN ON PLAT NO. 4107, TO REVISE THE COORDINATE SYSTEM FROM NAD 27 TO NAD 83/91, AND TO REMOVE THE VEHICULAR ACCESS RESTRICTION FROM THUNDER HILL ROAD PER FDP 43-A-III.

RECORDED AS PLAT NUMBER 20959 ON 1/22/10
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

REVISION PLAT
VILLAGE OF OAKLAND MILLS
SECTION 3 AREA 1
PARCEL 'A'
A REVISION OF PARCEL 'A'
PLAT No. 4107
5585 TWIN KNOLLS ROAD COLUMBIA, MD. F10-
ZONED NT
SHEET 1 OF 1 TAX MAP 30, GRID 21, PARCEL 382
6th ELECTION DISTRICT SCALE: 1" = 50' HOWARD COUNTY, MD. - JULY 31, 2009
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
4692 MILLENNIUM DRIVE, SUITE 100
BEL CAMP, MARYLAND 21017
1-410-287-2340