

WE FURTHER CERTIFY THAT 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.

COLUMBIA HOSPITAL AND CLINICS FOUNDATION, INC.
 W. DULANY HILL, D.D.S.
 COLUMBIA HOSPITAL AND CLINICS FOUNDATION, INC.
 DATE: 8-18-10

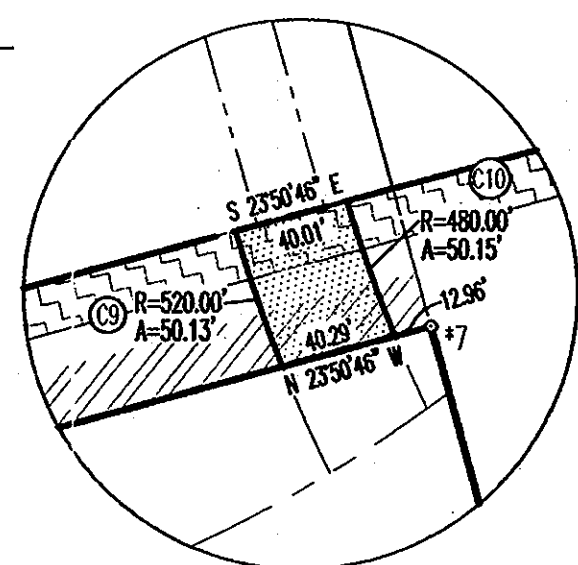
WILLIAM A. JOYCE, P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10874
 DATE: 08.18.2010

OWNER
 COLUMBIA HOSPITAL AND CLINICS FOUNDATION, INC.
 11085 LITTLE PATUXENT PARKWAY #1
 COLUMBIA, MARYLAND 21044-2983
 PHONE: 410-730-3323

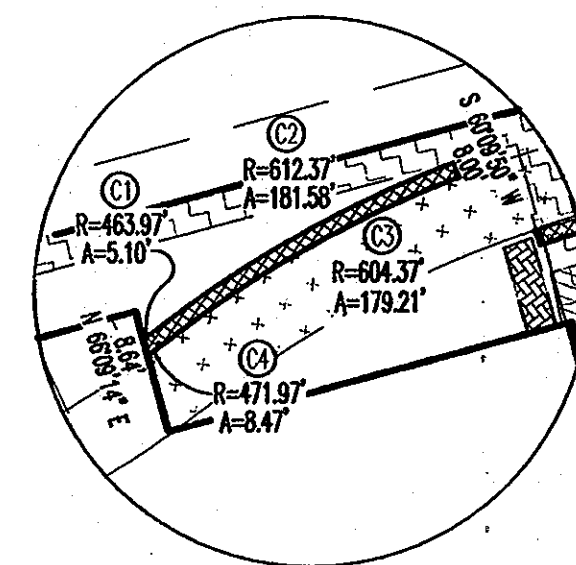
PLAN
 SCALE: 1" = 100'

TABULATION THIS SUBMISSION TOTALS

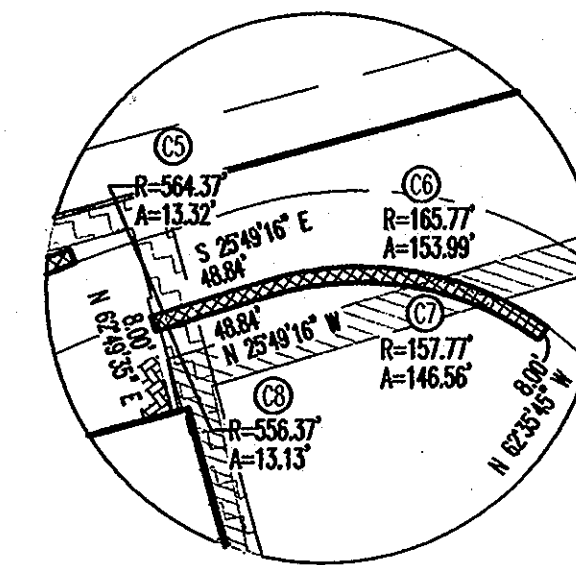
TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE	1
OPEN SPACE	0
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE	4.23 AC.
OPEN SPACE	0.00 AC.
RECREATION OPEN SPACE	0.00 AC.
TOTAL AREA OF 100 YEAR FLOODPLAIN:	0.00 AC.
TOTAL AREA OF ROAD RIGHT OF WAY INCLUDING WIDENING STRIPS:	0.00 AC.
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED:	4.23 AC.



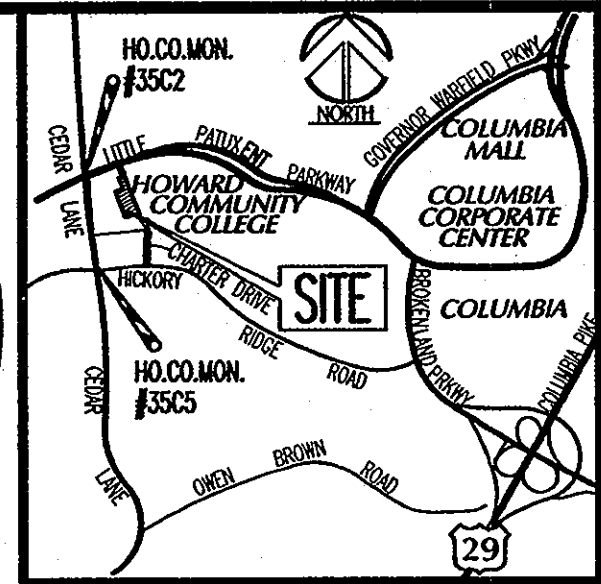
DETAIL OF 40' WIDE ACCESS EASEMENT
 NO SCALE



DETAIL "A" FOR 8' WIDE SIDEWALK EASEMENT
 NO SCALE



DETAIL "B" FOR 8' WIDE SIDEWALK EASEMENT
 NO SCALE



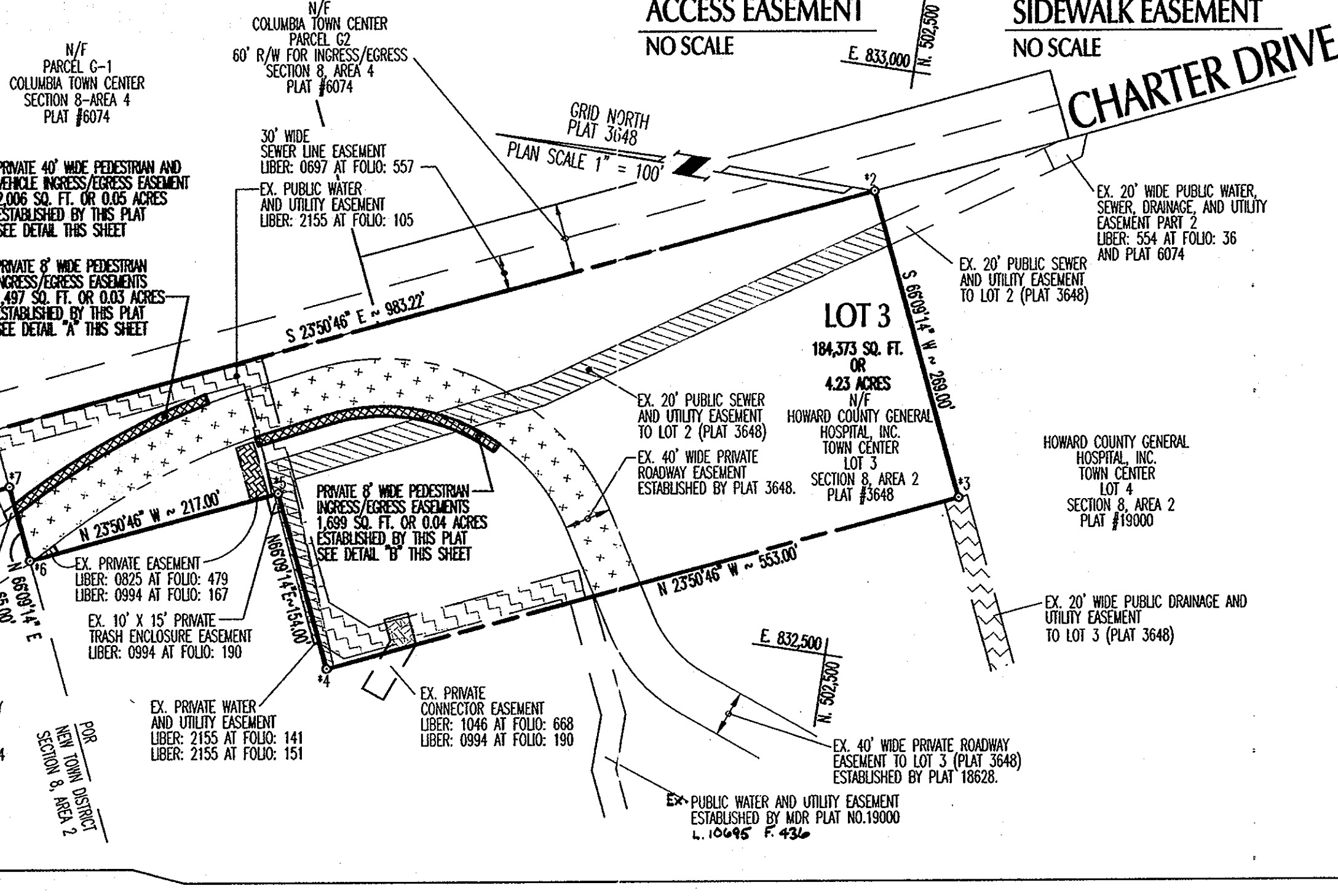
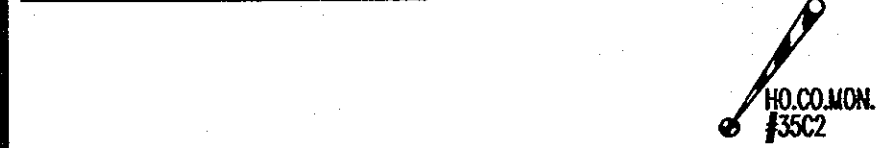
LOCATION MAP
 PLAN SCALE: 1"=2000'
 ADC PAGE 4934

CURVE TABLE

CURVE	RADIUS	ARC	TANGENT	DELTA	CHORD BEARING	CHORD
C1	463.97	5.10	2.55	0°37'46"	S46°30'40"E	5.10
C2	612.37	181.58	91.46	16°59'23"	S38°19'52"E	180.92
C3	604.37	179.21	90.27	16°59'23"	S38°19'52"E	178.56
C4	471.97	8.47	4.24	1°01'42"	S46°18'43"E	8.47
C5	564.37	13.32	6.66	1°21'09"	S26°29'51"E	13.32
C6	165.77	153.99	83.06	5°31'31"	S00°47'30"W	148.52
C7	157.77	146.56	79.05	5°31'31"	N00°47'30"E	141.35
C8	556.37	13.13	6.57	1°21'09"	N26°29'51"W	13.13
C9	520.00	50.13	25.08	5°31'25"	N62°20'10"E	50.11
C10	480.00	50.15	25.10	5°59'12"	S62°01'00"W	50.13

COORDINATE SCHEDULE

NUMBER	NORTH	EAST
*1	503,416.66	832,497.47
*2	502,517.37	832,894.97
*3	502,408.62	832,648.93
*4	502,914.41	832,425.36
*5	502,976.67	832,566.22
*6	503,175.14	832,478.49
*7	503,201.42	832,537.94
*8	503,396.44	832,451.74



- GENERAL NOTES:**
- COORDINATES ARE BASED UPON A PLAT OF SUBDIVISION KNOWN AS "HOWARD COUNTY GENERAL HOSPITAL, INC." TOWN CENTER, SECTION 8, AREA 2, LOTS 2 AND 3 RECORDED IN PLAT NUMBER 3684 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
 - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY JOYCE ENGINEERING CORPORATION (JEC) ON OR ABOUT MAY, 1993.
 - THERE ARE EXISTING STRUCTURES ON LOT 3 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE CURRENT ZONING REGULATIONS PERMIT.
 - THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER SERVICE HAS BEEN PROVIDED BY CONTRACT NUMBER 371.
 - PRIVATE STORM WATER MANAGEMENT FACILITIES EXIST ON LOT 3.
 - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A 100-YEAR FLOODPLAIN.
 - THERE ARE NO WETLANDS LOCATED ON LOT 3.
 - DEVELOPER RESERVES ONTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH LOT 3. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT. DEVELOPER SHALL EXECUTE AND DELIVER 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 EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
 - THIS FINAL PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vi) OF THE HOWARD COUNTY CODE FOR A RESUBDIVISION PLAT THAT DOES CREATE ANY NEW LOTS.
 - IN THE NEW TOWN ZONING DISTRICT, THE MINIMUM BUILDING RESTRICTIONS FROM PROPERTY LINES AND PUBLIC ROAD RIGHTS OF WAY LINES ARE TO BE ACCORDANCE WITH FDP-PHASE 83.
 - SUBJECT PROPERTY IS ZONED NT AND POR AS PER 2-02-04 COMPREHENSIVE ZONING PLAN, COMP LITE ZONING PLAN EFFECTIVE 7-28-08 AND FDP-PHASE 83.
 - THIS FINAL PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A PLAT OF REVISION OR PLAT OF CORRECTION THAT DOES NOT CREATE ANY NEW LOTS.
 - APPLICABLE DPZ FILE REFERENCES: SDP-77-032, F-76-101, 86-296.

JOYCE ENGINEERING CORPORATION
 CIVIL ENGINEERING LAND SURVEYING LAND PLANNING CONSTRUCTION MANAGEMENT
 10766 BALTIMORE AVENUE - BELTSVILLE, MARYLAND 20705
 TEL: (301) 595-4353 FAX: (301) 595-4650 WEB: www.joyceeng.com
 © 2010 JOYCE ENGINEERING CORPORATION

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

Richard J. Davis 9/7/10
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Edmondson 8-24-10
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

W. Dulany Hill, D.D.S. 9/13/10
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, COLUMBIA HOSPITAL AND CLINICS FOUNDATION, INC., 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, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, EXCEPT AS SHOWN. ALL EASEMENTS OR RIGHTS OF WAY AFFECTING THIS PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION. THERE ARE NO SUITS, ACTIONS AT LAW, LIENS, MORTGAGES OR TRUSTS ON THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION.

COLUMBIA HOSPITAL AND CLINICS FOUNDATION, INC.

W. Dulany Hill, D.D.S. 8-18-10
 DATE

William A. Joyce, P.L.S. 8/18/10
 ATTEST: DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF ALL OF THE LAND CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, TO COLUMBIA HOSPITAL AND CLINICS FOUNDATION, INC. BY DEED DATED MAY 15, 1970 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER: 532, AT FOLIO: 72. THAT IT IS ALSO A RE-SUBDIVISION OF LOT 3, AS SHOWN ON A PLAT OF RE-SUBDIVISION ENTITLED "HOWARD COUNTY GENERAL HOSPITAL, TOWN CENTER, SECTION 8, AREA 2, LOTS 2 AND 3", AS RECORDED AMONG THE AFORESAID LAND RECORDS IN PLAT 3648, AND 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.

William A. Joyce, P.L.S. 08.18.2010
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10874
 DATE

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT OF REVISION IS TO ESTABLISH A PRIVATE 40' WIDE PEDESTRIAN AND VEHICLE INGRESS/EGRESS EASEMENT TO SERVE PARCEL "A", (PLAT BOOK 27 AT PLAT 49), LOT 3, (PLAT# 3648) AND LOT 4, (PLAT#19000), WITH THE EASEMENT AREA SHOWN THUS: [Hatched Area] AND ALSO TO ESTABLISH TWO PRIVATE 8' WIDE PEDESTRIAN INGRESS/EGRESS EASEMENTS ADJACENT AND PARALLEL TO THE EXISTING 40' WIDE PRIVATE ROADWAY EASEMENT ESTABLISHED BY PLAT# 3648, WITH THE EASEMENT AREA SHOWN THUS: [Hatched Area] AND CORRECT THE DRAFTING LOCATION OF TWO UTILITY EASEMENTS, LIBER: 0699 AT FOLIO: 393 AND LIBER: 3397 AT FOLIO: 325 DEEDS SHOWN THUS: [Hatched Area] LIBER: 0699 AT FOLIO: 393

RECORDED AS PLAT NUMBER 21214 ON 9/19/10 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION
HOWARD COUNTY GENERAL HOSPITAL, INC.
 TOWN CENTER
 SECTION 8, AREA 2, LOT 3
 AS SHOWN ON A
 RECORDED PLAT ENTITLED "HOWARD COUNTY GENERAL HOSPITAL, INC." TOWN CENTER, SECTION 8, AREA 2 AND RECORDED AS CMP PLAT NO. 3648
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TAX MAP NO. 35	GRID 5 PARCEL 276	ZONED: POR NT-COMMERCIAL
SCALE: 1"=100'	DATE: 07-20-2010	SHEET 1 OF 1
COUNTY FILE NO.		

F-11-017