

COORDINATES LIST			20' PUBLIC WATER & UTILITY EASEMENT LINE TABLE		
POINT	NORTH	EAST	LINE	BEARING	LENGTH
1	557461.8133	1363581.6847	L1	N 07°45'15" W	100.16'
2	557543.9713	1363569.8927	L2	S 82°14'45" W	13.67'
3	557540.4219	1363545.1459	L3	N 07°45'15" W	20.00'
4	557670.7959	1363526.4335	L4	N 82°14'45" E	33.67'
5	557746.1121	1363646.9555	L5	S 07°45'15" E	120.02'
6	557476.7327	1363685.6192			

I 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.

Michael H. Abrams 7/20/11
 MICHAEL H. ABRAMS DATE
 MANAGING MEMBER

Ralph T. Jones 7/19/11
 RALPH T. JONES, No. 21551 DATE

RESERVATION OF PUBLIC UTILITY

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE 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. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENT AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	1
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	0.679 AC.
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	0.679 AC.

Patton Harris Rust & Associates, pc
 Engineers. Surveyors. Planners. Landscape Architects.

PHRA 8818 Centre Park Drive
 Columbia, MD 21045
 T 410.997.8900
 F 410.997.9282

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

Peter Beilenson 7/27/2011
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Michael H. Abrams 7/22/11
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Ralph T. Jones 8/03/11
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS CONVEYED BY PARADIGM PARTNERS, INC., TO HOWARD REDEVELOPMENT LLC, BY DEED DATED OCTOBER 5, 2004 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9013 AT FOLIO 195. 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. I FURTHER CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No.21551, EXPIRATION DATE DECEMBER 23, 2011.

Ralph T. Jones 7/19/11
 RALPH T. JONES
 PROFESSIONAL LAND SURVEYOR
 MD REGISTRATION No. 21551

OWNER'S CERTIFICATE

WE, HOWARD REDEVELOPMENT 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, 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 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 RIGHTS-OF-WAY.

WITNESS MY/OUR HANDS THIS 20th DAY OF July, 2011.

HOWARD REDEVELOPMENT LLC

Michael H. Abrams 7/20/11
 MICHAEL H. ABRAMS DATE
 MANAGING MEMBER

Handwritten Witness 7/20/11
 WITNESS DATE

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO ADD A 20' PUBLIC WATER & UTILITY EASEMENT ON PARCEL 'R-1'.

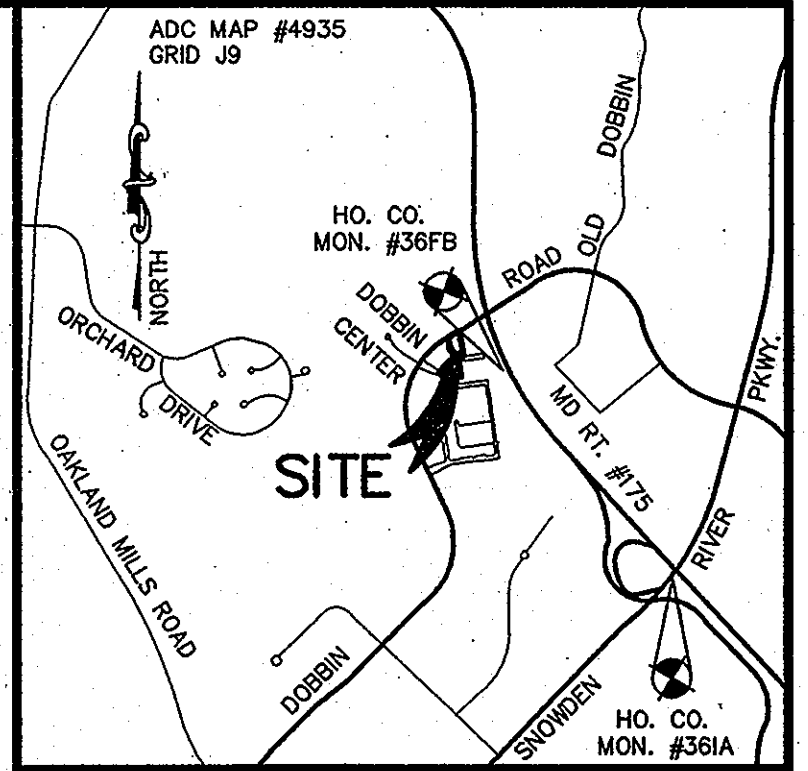
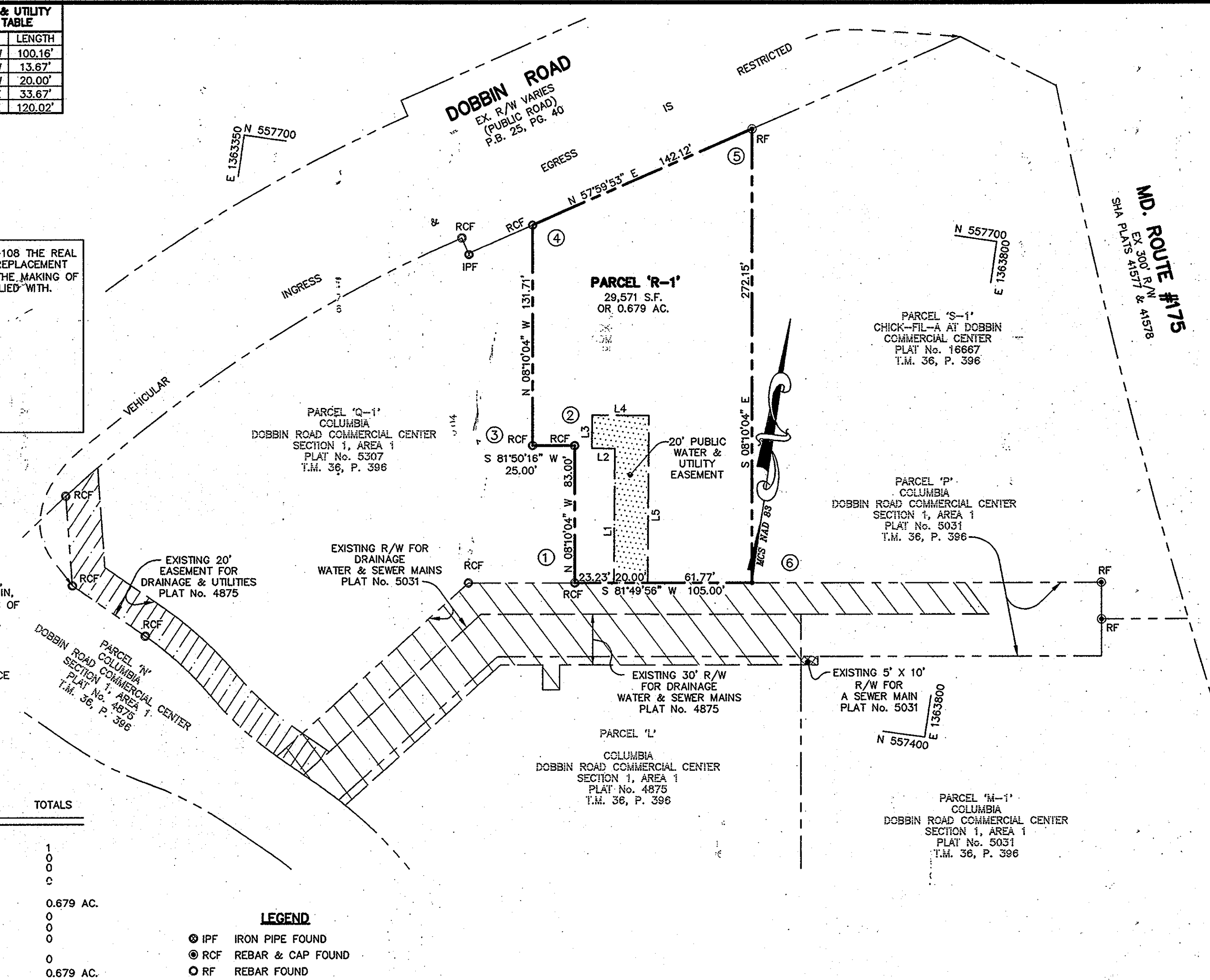
RECORDED AS PLAT No. 21082
 ON 8/12/11
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
COLUMBIA, DOBBIN ROAD
COMMERCIAL CENTER SECTION 1,
AREA 1, PARCEL 'R-1'

BEING PARCEL 'R-1', AS SHOWN ON A PLAT ENTITLED "COLUMBIA DOBBIN ROAD COMMERCIAL CENTER SECTION 1, AREA 1, PARCELS Q-1, R-1 & S-1 AND RECORDED AS PLAT No. 5307

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 GRID No. 18 TAX MAP NO. 36 PARCEL 396 ZONED: NT
 SCALE: 1" = 50' DATE: 07-19-11 SHEET: 1 OF 1

P:\PROJECT\12104\4-0\SURVEY\FINAL\001 PLAT PARCEL R-1.DWG



VICINITY MAP
 SCALE: 1"=2000'

GENERAL NOTES

- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETIC CONTROL STATIONS Nos. 36FB AND 36IA.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT NOVEMBER, 2010 BY PATTON HARRIS RUST & ASSOCIATES, PC.
- THE SUBJECT PROPERTY IS ZONED NT AS PER 2-2-04' COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" REGULATION AMENDMENTS EFFECTIVE 07-28-06.
- THERE ARE NO VISIBLE SIGNS OF CEMETERIES WITHIN THE SUBJECT PROPERTY.
- ALL OF THE RESTRICTIONS STATED IN FDP PHASE 132-A-III RECORDED IN PLAT BOOK 3054A, FOLIO 711 TO 717 SHALL APPLY.
- THERE WERE NO WETLANDS FOUND ON THIS PROPERTIES PER FIELD VISIT BY PHRA IN NOVEMBER 2010.
- A 100-YEAR FLOODPLAIN STUDY IS NOT REQUIRED FOR THIS PROJECT.
- APPLICABLE DEPARTMENT OF PLANNING AND ZONING FILE Nos. F-81-36C, F-82-35, F-83-30, SDP-83-209, FDP-132-A AND ECP-11-025.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.112B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE 04-21-81 ON WHICH DATED DEVELOPER'S AGREEMENT C-24-0951 WAS FILED AND ACCEPTED.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE PROPERTY IS ZONED NT AND HAS HAD PRELIMINARY PLAN APPROVAL PRIOR TO 12-31-92.