

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	POINT	NORTH (meters)	EAST (meters)
5	571565.2267	1370336.3309	5	174213.429553	417679.349677
8	571488.3629	1370225.9250	8	174190.001408	417645.692723
11	571253.6307	1370584.4362	11	174118.454881	417754.971710
15	571449.2111	1370747.3545	15	174178.067929	417804.629344
17	571725.5254	1370527.6916	17	174262.286687	417737.675904
18	571742.9605	1370464.4282	18	174267.602900	417718.392595
19	571726.6020	1370395.4333	19	174262.616831	417697.363496
20	571695.3314	1370349.8076	20	174253.029534	417683.456754
22	571773.3745	1370287.6936	22	174276.873105	417664.524382
23	571652.6814	1370123.9549	23	174240.025798	417614.616734
26	571550.1604	1369865.5373	26	174208.837336	417535.820890
30	571516.3790	1369865.2854	30	174198.539508	417535.788003
401	571291.5954	1370044.6087	401	174130.026544	417590.431946
402	571306.5239	1370033.3218	402	174134.576777	417586.991894
405	571540.2209	1369846.7391	405	174205.807767	417530.121181
417	571526.4345	1369884.3569	417	174201.605668	417541.587122
418	571320.2739	1370047.8857	418	174138.767769	417591.430778
419	571305.5924	1370059.5311	419	174134.292857	417594.980323

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.

*Terrell A. Fisher* 9/5/13  
Date

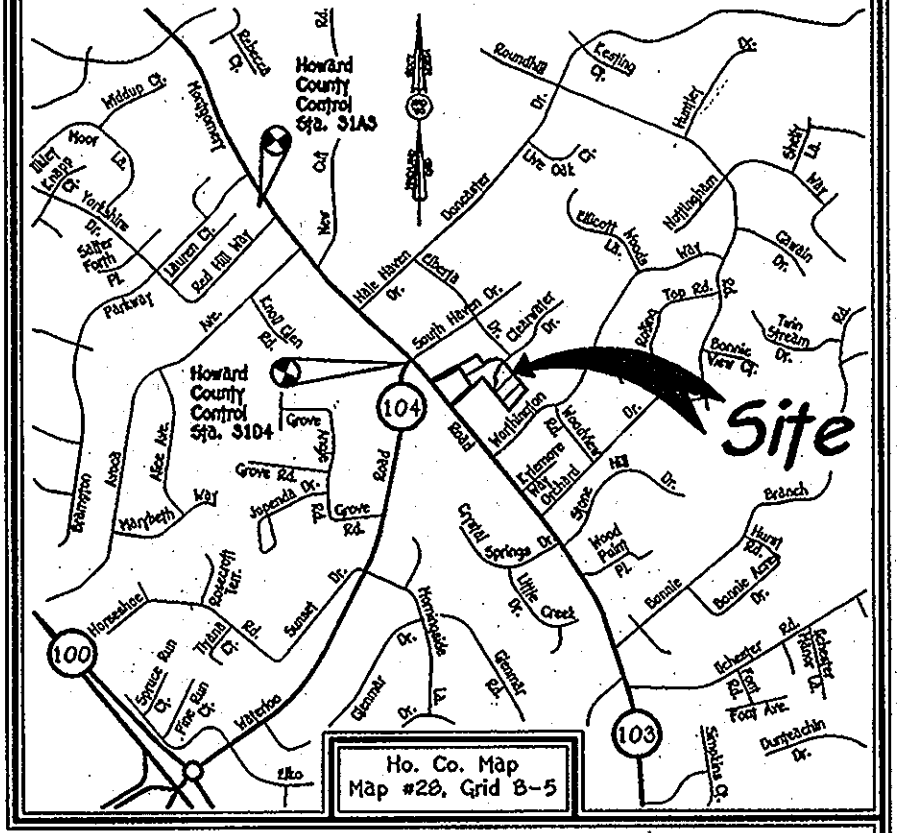
*Terrell A. Fisher, L.S. #10692*  
(Registered Land Surveyor)

*James Greenfield* 9/5/13  
Date

The Columbia Builders Group, LLC  
By: James Greenfield, President

This Subdivision Is Subject To Section 18.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective JULY 30, 2013. On Which Date Developer Agreement 14-4745-D Was Filed And Accepted.

Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
1	24,697 Sq. Ft.	1,018 Sq. Ft.	23,679 Sq. Ft.
2	47,516 Sq. Ft.	90 Sq. Ft.	47,426 Sq. Ft.
4	27,695 Sq. Ft.	1,920 Sq. Ft.	25,775 Sq. Ft.
5	26,724 Sq. Ft.	2,845 Sq. Ft.	23,879 Sq. Ft.



**General Notes Continued:**

- Approval Of A Site Development Plan Is Required For The Development Of All Residential Lots Within This Subdivision Prior To Issuance Of Any Grading Or Building Permits For New House Construction In Accordance With Section 16.155 Of The Subdivision And Land Development Regulations.
- Property Subject To Department Of Planning And Zoning File Nos. EOP-12-052 And WP-12-156.
- This Property Is Located Within The Metropolitan District And Will Be Served By Public Water And Sewer.
- There Is An Existing Dwelling (Structure) Located On Lot 2 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.
- There Are No Disturbances To Environmental Features As There Are No Environmental Features Located On This Property.
- A Letter Of Findings Dated March 20, 2012 For The Forest Stand Delineation And Wetland Delineation For This Project Was Prepared By Eco-Science Professionals.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit And Per The Sub-Use Zoning Regulations Dated July 28, 2006.
- Plat Subject To WP-12-156. The Planning Director On June 27, 2012 Approved A Waiver From Section 16.1205(a)(7) To Allow Removal Of The Three (3) Trees 30" In Diameter Or Larger. The Planning Director Also Approved A Request To Waive Section 16.120(b)(6)(v)(c) To Allow Pipestem Lots To Be Created On Both Sides Of A Frontage Lot In The Same Subdivision. Finally, The Planning Director Approved A Request To Waive Section 16.145 To Allow Submission Of A Final Subdivision Plan Without First Submitting A Sketch Plan Or Preliminary Equivalent Sketch Plan, Subject To The Following Conditions:
  - Removal Of The Three (3) Specimen Trees Will Require Replacement Mitigation At A Ratio Of Two (2) Larger Caliper Trees (At Least Four (4) Inches dbh) For Each Specimen Tree Removed. The Mitigation Planting Can Be Provided As Part Of The Required Perimeter Landscaping For This Project. You Must Submit A Supplemental Plan With Your Final Subdivision Plan For This Property That Shows How You Plan To Address This Alternative Landscape Mitigation.
  - Submission Of A Final Plan Application, Including A Final Subdivision Plat And A Supplemental Plan.
  - The Proposed Driveway To Serve New Lot 1 Shall Comply With Section 16.120(b)(vi) Of The Howard County Subdivision Regulations And Can Be Located At Least 10 Feet From The Project Boundary At All Points To Provide Adequate Room For Perimeter Landscaping. The Applicant Must Provide A Landscaping Buffer Along The Entire Project Boundary Line Between The Driveway And The Adjoining Siding Property, Parcel 351. Lot 35, With A Single Row Of Leyland Cypress Trees, Or An Equivalent Species, At A Spacing Of 15 Feet On Center (Total Of 15 Trees).
- This Plat Establishes The Following Private Use-In-Common Driveway Easements With Maintenance Agreements And Have Been Recorded In The Land Records Of Howard County, Maryland Simultaneously With The Recording Of This Subdivision Plat, As Follows:
  - Thirty-Six (36) Foot Wide Easement For The Benefit Of Lots 1 Thru 5.
  - Thirty-Six (36) Foot Wide Easement For The Benefit Of Lots 2 Thru 5.
  - Twenty (20) Foot Wide Easement For The Benefit Of Lot 1.
- Open Space Requirements Are Provided By A Fee-In-Lieu Payment Of \$6,000.00.
- This Development Is Designed To Be In Accordance With Section 16.127 Residential Infill Development - Of Subdivision And Land Development Regulations. The Developer Of This Project Shall Create Compatibility With The Existing Neighborhood Through The Use Of Enhanced Perimeter Landscaping, Berms, Fences, Similar Housing Unit Types And The Directional Orientation Of The Proposed Houses.
- Noise Study Is Not Required For This Project Per Howard County Design Manual, Volume III, Section 5.2(f).
- A Community Meeting Was Conducted On January 4, 2012 For The Purpose Of The Developer To Provide Information To The Community Regarding The Proposed Residential Development And To Allow The Community To Ask Questions And To Make Comments, Per Section 16.128(d), Of The Subdivision Regulations.
- Landscaping For Lots 1, 3, 4 And 5 On File With This Plat Is Provided In Accordance With A Certified Landscape Plan. In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual A Landscape Surety In The Amount Of \$14,250.00 Based On 33 Shade Trees @ \$300/Shade Tree And 29 Evergreen Trees @ \$150/Evergreen Tree Is Bonded With The Water & Sewer Developer's Agreement.
- There Is No Floodplain On This Site.
- There Are No Wetlands On This Site.
- Open Space Lots 6 And 7 Are Owned And Maintained By The Clearwater Crossing Homeowners Association.
- Articles Of Incorporation For The Clearwater Crossing Homeowners Association, Inc. Are Filed With The Maryland State Department Of Taxation And Assessments On July 24, 2013 Having Receipt No. D15364128.

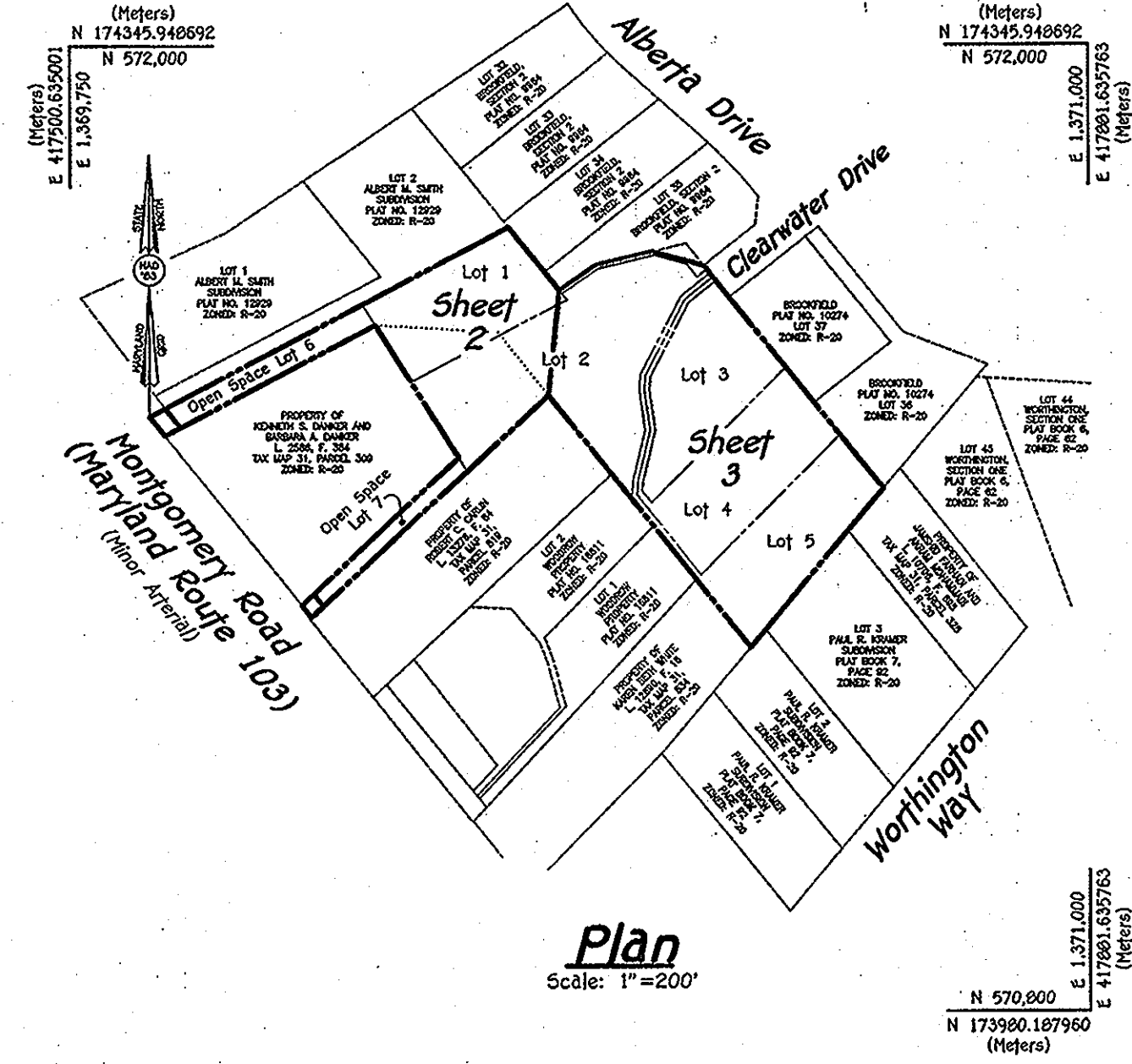
**Area Tabulation This Submission**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	5
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	2
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	7
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3,448 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.293 Ac.
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.000 Ac.
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	3,741 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.024 Ac.
TOTAL AREA TO BE RECORDED	3,765 Ac.

**Owner/Developer**  
The Columbia Builders Group, LLC  
P.O. Box 999  
Columbia, Maryland 21044  
Ph# (410) 730-3940

**Legend**

- 10' Private Landscape Buffer Easement
- Public Sewer, Water & Utility Easement
- 36' Private Use-In-Common Access Driveway, Drainage And Utility Easement For The Use And Benefit Of Lots 1 Thru 5 And Also 36' Private Use-In-Common Access Driveway, Drainage And Utility Easement For The Use And Benefit Of Lots 2 Thru 5
- 20' Private Driveway, Drainage And Utility Easement For The Use And Benefit Of Lot 1
- 20' Private Drainage & Utility Easement
- Previously Recorded Deed Line Removed By The Recordation Of This Plat (Liber 14045 At Folio 352)
- PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER UPON THE GROUND



**Reservation Of Public Utility Easements**

"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 Buildable Lots 1 Thru 5 And Open Space Lots 6 And 7. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. 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."

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10722 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21042  
(410) 461-2855

**General Notes:**

- Subject Property Zoned R-20 Per 2/02/04 Comprehensive Zoning Plan And Comp Life Zoning Regulations Effective 7/28/06.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 31A3 And No. 31D4.  
Station No. 31A3 North 573,217.9149 East 1,368,237.7247  
Station No. 31D4 North 571,700.7034 East 1,359,806.3509
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About January, 2012, By Fisher, Collins & Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set With Cap "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Cap "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipestem And Road Right-Of-Way Line And Not Onto The Pipestem Lot Driveway.
- Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
  - Width - 12 Feet (16 Feet Serving More Than One Residence);
  - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 - 1/2" Minimum);
  - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
  - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
  - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
  - Structure Clearances - Minimum 12 Feet;
  - Maintenance - Sufficient To Ensure All Weather Use.
- All Lot Areas Are More Or Less (+).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- Stormwater Management Requirements For Lots 1 Thru 5 Will Be Met Using Environmental Site Design To The Maximum Extent Possible In Accordance With The Maryland Stormwater Design Manual, Volumes I & II, Effective In May Of 2010. The Proposed Practices Will Be Located On The Individual Lots As Follows:
  - Micro-Bioretenion (M-6) And Drywells (M-5) For The Proposed House And A Bio-Swale (M-8) For The Proposed Driveway.
  - Non-Rooftop Disconnection (N-2) For The Proposed Driveway. The Existing House Will Remain For Which SWM Is Not Required.
  - Drywells (M-5) For The Proposed House And Non-Rooftop Disconnection (N-2) For The Proposed Driveway.
  - Rooftop Disconnection (N-1) And Drywells (M-5) For The Proposed House And Non-Rooftop Disconnection (N-2) For The Proposed Driveway.
  - Non-Rooftop Disconnection (N-1) And Drywells (M-5) For The Proposed House And Non-Rooftop Disconnection (N-2) For The Proposed Driveway. These Practices Shall Be Privately Owned And Maintained In Accordance With Individual Declarations Of Covenants.
- Traffic Study Was Prepared By Mars Group, Dated September, 2012 And Approved On October 31, 2012.
- No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map And No Historic Structures Sites Or Features Exist.
- The Forest Conservation Requirements Of Section 16.1200 Of The Howard County Code And Forest Conservation Act For This Subdivision Will Be Fulfilled By Providing A Fee-In-Lieu Payment Of \$19,602.00 Based On 0.60 Acres x 43,560 Sq. Ft./Acre x \$0.75/Sq. Ft.
- Public Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122B Of The Howard County Code.
- Public Water And Sewage Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.

APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.

*B. Wilson for Monica Rogerson* 10/4/2013  
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Chief, Development Engineering Division* 9/24/13  
Date

*Director* 10/10/13  
Date

**Owner's Certificate**

The Columbia Builders Group, LLC, By B. James Greenfield, President, Owner 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 Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 5th Day Of September, 2013.

*B. James Greenfield*  
The Columbia Builders Group, LLC  
By: B. James Greenfield, President

*Terrell A. Fisher*  
Witness

**Surveyor's Certificate**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Was 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; That It Is All Of The Lands Conveyed By William M. Donahue And Kathleen M. Donahue To The Columbia Builders Group, LLC By Deed Dated May 31, 2012 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 14045 At Folio 352; And That All Monuments Are In Place Or Will Be 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 Is In Accordance With The Howard County Subdivision Regulations.

*Terrell A. Fisher*  
Terrell A. Fisher, Professional Land Surveyor No. 10692  
Expiration Date: December 13, 2013

RECORDED AS PLAT No. 22560 ON 10/18/13  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Clearwater Crossing**  
Buildable Lots 1 Thru 5 And  
Open Space Lots 6 And 7  
(Being A Subdivision Of Liber 14045 At Folio 352)

Zoned: R-20  
Tax Map No. 31, Grid B, Parcel 593  
Second Election District - Howard County, Maryland  
Date: August 30, 2013 Scale: As Shown Sheet 1 of 3



F-13-021

This Subdivision is Subject To Section 10.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective **JULY 30, 2013** On Which Date Developer Agreement 14-4745-D Was Filed And Accepted.

LOT 1  
ALBERT M. SMITH SUBDIVISION  
PLAT NO. 12829  
ZONED: R-20

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21042  
(410) 461 - 2855

LOT 2  
ALBERT M. SMITH SUBDIVISION  
PLAT NO. 12829  
ZONED: R-20

LOT 33  
BROOKFIELD, SECTION 2  
PLAT NO. 9864  
ZONED: R-20

LOT 34  
BROOKFIELD, SECTION 2  
PLAT NO. 9864  
ZONED: R-20

**Open Space Lot 6**  
8,167 Sq. Ft. (Non-Credited)

**Part Of Lot 1**  
23,586 Sq. Ft. (This Sheet)  
Total Area = 24,697 Sq. Ft.

**Part Of Lot 2**  
18,346 Sq. Ft. (This Sheet)  
Total Area = 47,516 Sq. Ft.

**Open Space Lot 7**  
4,646 Sq. Ft. (Non-Credited)

PROPERTY OF  
ROBERT C. CARLIN  
L. 13276, F. 84  
TAX MAP 31, PARCEL 519  
ZONED: R-20

PROPERTY OF  
KENNETH S. DANKER AND  
BARBARA A. DANKER  
L. 2586, F. 384  
TAX MAP 31, PARCEL 308  
ZONED: R-20

**20' Private Driveway, Drainage And Utility Easement Line Table**

LINE	BEARING	LENGTH
DE-1	N 63°41'38" W	36.00'
DE-2	N 63°41'38" W	16.60'
DE-3	S 87°45'14" W	54.51'
DE-4	S 55°34'28" W	52.77'
DE-5	N 89°38'46" W	29.85'
DE-6	N 62°07'57" E	12.64'
DE-7	N 38°30'58" W	2.17'
DE-8	S 89°38'46" E	12.60'
DE-9	N 55°34'28" E	52.27'
DE-10	N 87°45'14" E	65.37'
DE-11	S 63°41'38" E	26.50'
DE-12	N 89°38'46" W	21.78'
DE-13	N 62°07'57" E	26.08'

**Private Use-In-Common Access Driveway, Drainage And Utility Easement Line Table**

LINE	BEARING	LENGTH
UIC-1	S 51°30'58" W	35.23'
UIC-2	S 27°12'00" W	85.46'
UIC-3	S 04°00'02" E	140.74'
UIC-4	S 38°31'42" E	66.82'
UIC-5	S 44°36'59" W	8.35'
UIC-6	S 38°14'14" E	51.40'
UIC-7	S 44°36'59" W	32.93'
UIC-8	N 38°31'42" W	131.43'
UIC-9	N 04°00'02" E	169.91'
UIC-10	N 27°12'00" E	100.61'
UIC-11	N 51°30'58" E	42.99'
UIC-12	S 38°29'02" E	36.00'

**AREA TO BE CONVEYED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION**

5	S46°49'58"W	20.46'
6	N37°05'29"W	18.72'
7	N46°38'48"E	20.03'
8	S38°25'19"E	18.74'

FEE SIMPLE AREA: 377 SQ. FT. OR 0.009 ACRES±  
SHOWN THUS: [Pattern]

**AREA TO BE CONVEYED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION**

1	S38°25'19"E	30.28'
2	S62°12'53"W	21.58'
3	N37°50'39"W	30.20'
4	N62°07'57"E	21.26'

FEE SIMPLE AREA: 637 SQ. FT. OR 0.015 ACRES±  
SHOWN THUS: [Pattern]

**Legend**

- [Pattern] 10' Private Landscape Buffer Easement
- [Pattern] Public Sewer, Water & Utility Easement
- [Pattern] 36' Private Use-In-Common Access Driveway, Drainage And Utility Easement For The Use And Benefit Of Lots 1 Thru 5 And Also 36' Private Use-In-Common Access Driveway, Drainage And Utility Easement For The Use And Benefit Of Lots 2 Thru 5
- [Pattern] 20' Private Driveway, Drainage And Utility Easement For The Use And Benefit Of Lot 1
- [Pattern] 20' Private Drainage & Utility Easement
- [Pattern] Previously Recorded Deed Line Removed By The Recordation Of This Plat (Liber 14045 At Folio 352)
- [Symbol] PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER UPON THE GROUND

**Area Tabulation This Sheet**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	2
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.963 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.293 Ac.±
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	1.256 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.024 Ac.±
TOTAL AREA TO BE RECORDED	1.280 Ac.±

APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.

*Barbara M. Rossman* 10/4/2013  
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*[Signature]* 9/24/13  
Chief, Development Engineering Division Date

*[Signature]* 10/10/13  
Director Date

**Owner's Certificate**

The Columbia Builders Group, LLC, By B. James Greenfield, President, Owner 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 Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 5th Day Of September, 2013.

*[Signature]*  
The Columbia Builders Group, LLC  
By: B. James Greenfield, President

Witness

**Surveyor's Certificate**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Was 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; That It Is All Of The Lands Conveyed By William M. Donahue And Kathleen M. Donahue To The Columbia Builders Group, LLC By Deed Dated May 31, 2012 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 14045 At Folio 352; And That All Monuments Are In Place Or Will Be 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 Is In Accordance With The Howard County Subdivision Regulations.

*[Signature]*  
Terrell A. Fisher, Professional Land Surveyor No. 10692  
Expiration Date: December 13, 2013



RECORDED AS PLAT No. 2256 ON 10/18/13  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Clearwater Crossing**  
Buildable Lots 1 Thru 5 And  
Open Space Lots 6 And 7

(Being A Subdivision Of 593 Liber 14045 At Folio 352)



Scale: 1" = 30'

Zoned: R-20

Tax Map No. 31, Grid B, Parcel 593  
Second Election District - Howard County, Maryland  
Date: August 30, 2013 Scale: 1"=30' Sheet 2 of 3

F-13-021

E:\2011\10\04\04\RECORD PLATS\11040-3001 2012 Version-PLAT 3.dwg, 9/3/2013 10:03:17 AM, \FCC108\Myar\_24

LOT 34  
BROOKFIELD, SECTION 2  
PLAT NO. 9964  
ZONED: R-20

Part Of Lot 1  
1,111 Sq. Ft. (This Sheet)  
Total Area = 24,697 Sq. Ft.

Clearwater Drive  
Existing 50' R/W  
(Plat No. 9007)  
Public Access Place  
UC-12

BROOKFIELD  
PLAT NO. 10274  
LOT 37  
ZONED: R-20

This Subdivision Is Subject To Section 18.1228 Of The  
Howard County Code. Public Water And Public Sewer  
Service Has Been Granted Under The Terms And  
Provisions, Thereof, Effective July 20, 2013.  
On Which Date Developer Agreement 14-4745-D Was  
Filed And Accepted.

BROOKFIELD  
PLAT NO. 10274  
LOT 36  
ZONED: R-20

PROPERTY OF  
JAMSHID FARHANI AND  
AKRAM MOHAMMADI  
L 10706, F. 695  
TAX MAP 31, PARCEL 328  
ZONED: R-20

**Public Sewer, Water & Utility Easement Line Table**

LINE	BEARING	LENGTH
SW1	S 51°03'44" W	20.00'
SW2	S 38°29'02" E	227.57'
SW3	S 44°36'59" W	20.14'
SW4	N 38°29'02" W	237.32'
SW5	N 67°29'17" W	0.82'
SW6	S 27°12'00" W	51.55'
SW7	S 62°48'00" E	5.20'
SW8	S 27°12'00" W	10.00'
SW9	N 62°48'00" W	5.20'
SW10	S 27°12'00" W	47.52'
SW11	S 02°19'28" W	126.82'
SW12	S 39°40'58" E	121.34'
SW13	N 44°51'24" E	10.52'
SW14	S 45°08'36" E	10.00'
SW15	N 44°51'24" W	11.45'
SW16	S 39°40'58" W	19.34'
SW17	S 50°11'02" W	20.00'
SW18	N 39°40'58" W	158.43'
SW19	N 02°19'28" E	138.93'
SW20	S 27°12'00" E	98.36'
SW21	N 73°18'58" W	29.52'
SW22	S 70°10'05" W	108.85'
SW23	S 89°33'57" W	10.54'
SW24	N 89°33'57" E	2.08'
SW25	N 70°10'05" E	113.62'
SW26	S 73°18'58" E	50.11'
SW27	N 53°26'57" E	35.57'
SW28	S 38°29'02" E	34.04'
SW29	N 89°33'57" W	62.20'
SW30	N 62°07'57" E	65.12'
SW31	N 89°33'57" E	7.74'

**Reservation Of Public Utility Easements**  
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 Buildable Lots 1 Thru 5 And Open Space Lots 6 And 7. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. 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."

**Area Tabulation This Sheet**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	3
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.485 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	2.485 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	2.485 Ac.*

The Requirements S 3-108, The Real Property Article, Annotated Code Of Maryland, 1986 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.  
Terrell A. Fisher, L.S. #10892  
(Registered Land Surveyor)  
Date: 9/5/13  
The Columbia Builders Group, LLC  
By: B. James Greenfield, President

PROPERTY OF ROBERT C. CARLIN  
L 13276, F. 84  
TAX MAP 31, PARCEL 519  
ZONED: R-20  
FISHER, COLLINS & CARTER, INC.  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21042  
(410) 461 - 2955

LOT 2  
WOODROW PROPERTY  
PLAT NO. 16611  
ZONED: R-20

LOT 1  
WOODROW PROPERTY  
PLAT NO. 16611  
ZONED: R-20

**Owner/Developer**  
The Columbia Builders Group, LLC  
P.O. Box 999  
Columbia, Maryland 21044  
Ph# (410) 730-3940

**20' Private Drainage & Utility Easement Line Table**

LINE	BEARING	LENGTH
S01	S 38°29'02" E	213.72'
S02	S 51°32'47" W	20.00'
S03	N 38°29'02" W	77.12'
S04	S 51°30'58" W	33.60'
S05	S 44°36'59" W	197.22'
S06	N 38°31'42" W	20.14'

**20' Private Drainage & Utility Easement Line Table**

LINE	BEARING	LENGTH
S07	N 44°38'59" E	196.02'
S08	N 51°30'58" E	34.81'
S09	N 38°29'02" W	113.44'
S10	N 56°23'26" W	49.13'
S11	N 33°38'34" E	20.00'
S12	S 56°23'26" E	52.28'

APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.  
D. Wilson for Maria Rossman 10/14/2013  
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.  
Chief, Development Engineering Division 9/24/13  
Date  
Director 10/10/13  
Date

**Owner's Certificate**  
The Columbia Builders Group, LLC, By B. James Greenfield, President, Owner 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 Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 5th Day Of September, 2013.

The Columbia Builders Group, LLC  
By: B. James Greenfield, President  
Witness

**Surveyor's Certificate**  
I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Was 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; That It Is All Of The Lands Conveyed By William M. Donahue And Kathleen M. Donahue To The Columbia Builders Group, LLC By Deed Dated May 31, 2012 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 14045 At Folio 352; And That All Monuments Are In Place Or Will Be 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 Is In Accordance With The Howard County Subdivision Regulations.

Terrell A. Fisher, Professional Land Surveyor No. 10892  
Expiration Date: December 13, 2013

RECORDED AS PLAT No. 22562 ON 10/13/13  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Clearwater Crossing**  
Buildable Lots 1 Thru 5 And  
Open Space Lot 6 And 7  
(Being A Subdivision Of Liber 14045 At Folio 352)

Scale: 1" = 30'  
Zoned: R-20  
Tax Map No. 31, Grid B, Parcel 593  
Second Election District - Howard County, Maryland  
Date: August 30, 2013 Scale: 1"=30' Sheet 3 Of 3

F-13-021