

POINT	NORTH	EAST
300	557769.772	1362872.713
301	558791.303	1363804.215
302	557989.370	1363756.444
303	557916.181	1363727.657
304	557733.771	1363436.423
305	557754.561	1363455.026
306	558000.251	1363111.923
307	557715.687	1362908.151
308	557754.598	1362882.076
309	557943.293	1363507.538
310	558009.200	1363498.838
311	558327.880	1363528.019
312	558524.403	1363571.528

OWNER/SIGNATORY INFORMATION:
 DOBBIN SQUARE, LLC
 BY: BRIAN BERMAN
 V.P. OR AUTHORIZED PERSON
 DOBBIN CORNER, LLC
 BY: BRIAN BERMAN
 V.P. OR AUTHORIZED PERSON
 ADDRESS:
 6508 OLD FARM COURT
 ROCKVILLE, MARYLAND 20852

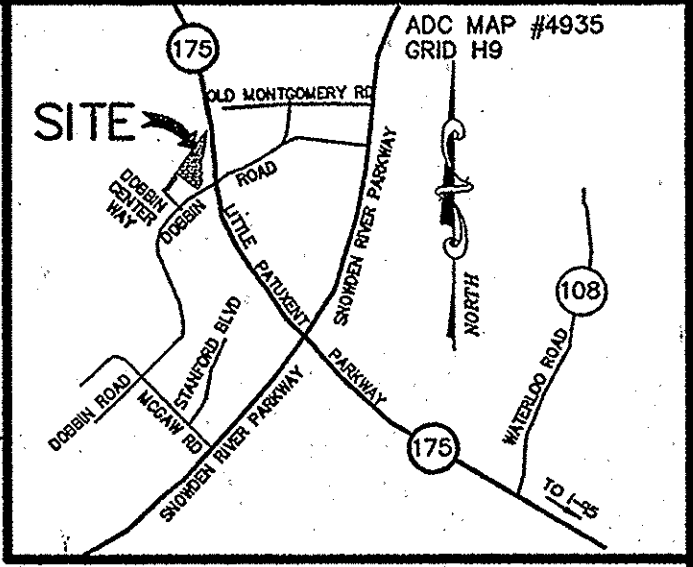
CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	52°31'48"	250.00'	229.21'	123.37'	N 18°44'53" E	221.26'
C2	25°30'00"	725.00'	322.67'	164.05'	S 05°13'55" E	320.01'
C3	11°00'01"	1050.00'	201.59'	101.11'	S 12°29'01" W	201.28'
C4	11°48'07"	3969.72'	817.70'	410.30'	S 10°44'54" E	816.25'

LEGEND

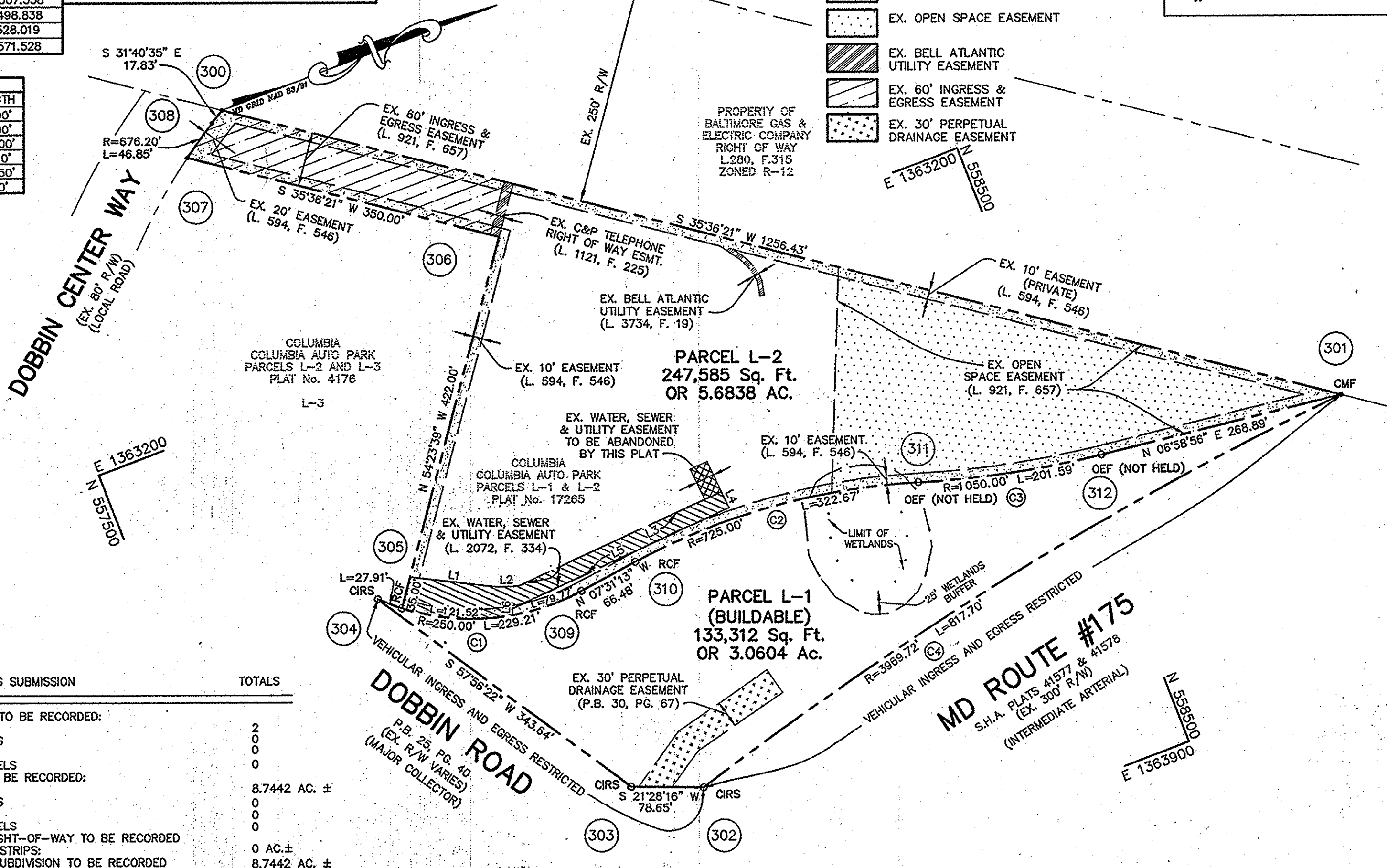
- RCF DENOTES REBAR & CAP FOUND
- OEF DENOTES OPEN END PIPE FOUND
- CMF DENOTES CONCRETE MONUMENT FOUND
- CIRS DENOTES CAPPED IRON REBAR SET
- EX. WATER, SEWER & UTILITY EASEMENT
- EX. WATER, SEWER & UTILITY EASEMENT TO BE ABANDONED
- EX. 10' EASEMENT
- EX. OPEN SPACE EASEMENT
- EX. BELL ATLANTIC UTILITY EASEMENT
- EX. 60' INGRESS & EGRESS EASEMENT
- EX. 30' PERPETUAL DRAINAGE EASEMENT

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.

Brian Ber 2/23/2015
 BRIAN BERMAN DATE
 V.P. OR AUTHORIZED PERSON
D. Darrin Kirk 2/19/15
 D. DARRIN KIRK, NO. 21543 DATE



LINE	BEARING	LENGTH
L1	N 27°37'34" E	94.00'
L2	N 19°07'34" E	24.00'
L3	N 04°08'16" W	244.00'
L4	N 85°51'44" E	19.50'
L5	S 04°08'16" E	259.50'
L6	S 86°33'16" E	7.00'



- GENERAL NOTES**
- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETIC CONTROL STATION Nos. 371C AND 361B.
 - ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
 - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED IN MARCH, 2004 BY PATTON HARRIS RUST & ASSOCIATES.
 - THIS SITE IS ZONED NEW TOWN/EMPLOYMENT CENTER COMMERCIAL PER FDP-132-A-III/DOBBIN ROAD COMMERCIAL CENTER, SECTION 1, AREA 1, RECORDED ON 10/05/84 AS PLAT NOS. 3054A-711 TO 717.
 - THERE ARE NO VISIBLE SIGNS OF CEMETERIES WITHIN THE SUBJECT PROPERTY.
 - THE STORMWATER MANAGEMENT ON PARCELS L-1 AND L-2 WILL BE FULFILLED BY BIO-RETENTION FACILITIES AND MICRO-RETENTION AS SHOWN ON SDP-04-154.
 - THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE SITE IS IN NEWTOWN ZONING.
 - THERE ARE NO FLOODPLAIN LIMITS WITHIN THE LIMITS OF THE SUBJECT PROPERTY.
 - THERE ARE EXISTING STRUCTURES LOCATED ON PARCELS L-1 AND L-2 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING BUILDING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE FDP WILL ALLOW.
 - THIS SUBDIVISION SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN PROVIDED BY CONTRACT 24-1681-D.
 - THERE ARE WETLANDS, STREAMS AND THEIR BUFFERS LOCATED ON THIS SITE. NO GRADING, REMOVAL OF VEGETATIVE COVER OR CONSTRUCTION OF NEW STRUCTURES IS PERMITTED WITHIN THE ENVIRONMENTAL FEATURES UNLESS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.
 - WATER AND SEWER SERVICE TO THESE PARCELS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
 - MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC RIGHT-OF-WAY LINES TO BE IN ACCORDANCE WITH FDP-PHASE 132-A-III CRITERIA.
 - LANDSCAPING FOR THIS SITE SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW TOWN ALTERNATIVE SCHEDULE AND LANDSCAPE SURETY WILL BE POSTED WITH THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$5,910.00, UNDER SDP-04-154.
 - A TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY LEE CUNNINGHAM & ASSOCIATES, DATED AUGUST, 2004.
 - SUBJECT TO A DEED OF EASEMENT RECORDED IN LIBER 8644 AT FOLIO 43 WHICH GRANTS TO DOBBIN CORNER, LLC A NON-EXCLUSIVE ACCESS EASEMENT TO ACCESS PARCEL L-1 OVER ROADWAYS, WALKWAYS AND DRIVEWAYS OF PARCEL L-2 AND TO USE PARKING SPACES IN PARCEL L-2 FOR PARKING BY DOBBIN CORNER, LLC, AND GRANTS TO DOBBIN SQUARE, LLC A NON-EXCLUSIVE ACCESS EASEMENT TO ACCESS PARCEL L-1 OVER ROADWAYS, WALKWAYS AND DRIVEWAYS OF PARCEL L-1 AND TO USE PARKING SPACES IN PARCEL L-1 FOR PARKING BY DOBBIN SQUARE, LLC.
 - SUBJECT TO RESTRICTIONS RECORDED IN LIBER 8180 AT FOLIO 86 FOR BUILDINGS OR STRUCTURES, ROADWAYS, PARKING LOTS OR OTHER IMPROVEMENTS TO BE LOCATED ON PROPERTY OTHER THAN WITHIN THE PORTION IDENTIFIED AS "USABLE AREA".
 - THIS PLAT IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	2
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	8.7442 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 AC. ±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	8.7442 AC. ±

Pennoni 8818 Centre Park Drive, Suite 200
 Columbia, Maryland 21045
 (O) 410-997-8900 (F) 410-997-9282

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS CONVEYED BY DOBBIN CORNER, LLC TO DOBBIN SQUARE, LLC BY DEED DATED OCTOBER 24, 2013 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 15301 AT FOLIO 385 AND ALL THE LANDS CONVEYED BY DOBBIN SQUARE, LLC TO DOBBIN CORNER, LLC BY DEED DATED OCTOBER 24, 2013 AND RECORDED ON THE AFORESAID LAND RECORDS IN LIBER 15301 AT FOLIO 390, AND ALL THE LANDS CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO DOBBIN CORNER, LLC BY DEED DATED MARCH 17, 2004 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8180 AT FOLIO 86 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 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. 21543, EXPIRATION DATE DECEMBER 21, 2015.

D. Darrin Kirk 2/19/15
 D. DARRIN KIRK
 PROFESSIONAL LAND SURVEYOR
 MD REGISTRATION NO. 21543

OWNER'S CERTIFICATE

I, BRIAN BERMAN, V.P. OR AUTHORIZED PERSON ON BEHALF OF DOBBIN CORNER, LLC AND DOBBIN SQUARE, 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY/OUR HANDS THIS 23RD DAY OF FEBRUARY, 2015.

Brian Ber 2/23/2015
 BRIAN BERMAN DATE
 V.P. OR AUTHORIZED PERSON
William M. Hittich 2/23/2015
 WITNESS DATE

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

Maureen Roseman 3/16/15
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

W. J. ... 3-23-15
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Veronica ... 3-25-15
 DIRECTOR DATE

PURPOSE STATEMENT
 THE PURPOSE OF THIS PLAT IS TO ABANDON A PORTION OF AN EXISTING WATER, SEWER & UTILITY EASEMENT AS SHOWN.

RECORDED AS PLAT No. 23249
 ON 3/27/15
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF AMENDMENT
COLUMBIA AUTO PARK
PARCELS L-1 & L-2
SECTION 1, AREA 1

A PLAT OF AMENDMENT TO PLAT TITLED "COLUMBIA AUTO PARK, PARCELS L-1 AND L-2, SECTION 1, AREA 1" RECORDED AS PLAT NO. 17265 (F-05-099)

SDP-87-218C, SDP-83-216, SDP-79-151, FDP-3054A-716, F-79-051 & SDP-04-154

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 GRID NO. 17 TAX MAP NO. 36 PARCEL 401 ZONED: NT
 SCALE: 1" = 100' DATE: 02.20.15 SHEET: 1 OF 1