

GENERAL NOTES

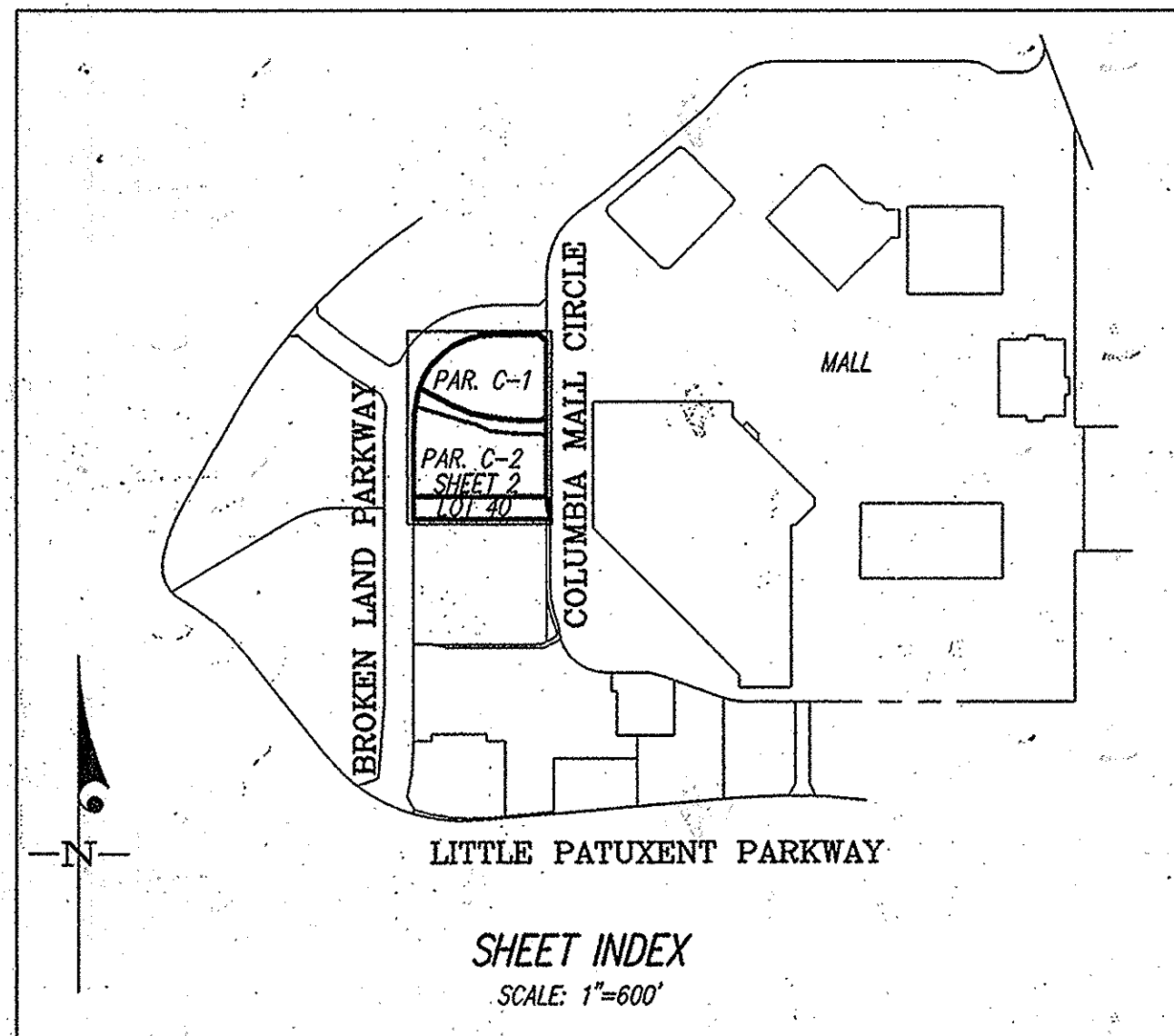
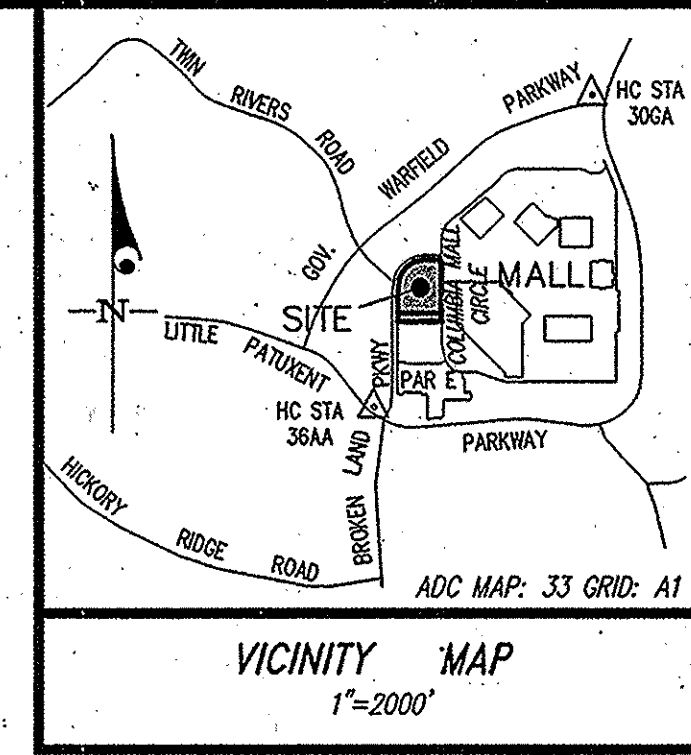
- 4"x4"x36" CONCRETE MONUMENTS SHOWN THUS: □
- IRON PINS SHOWN THUS: ⚡
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY GUTSCHICK, LITTLE & WEBER, P.A., AUGUST, 2011 FOR PARCELS C-1, C-2 & C-4 ONLY.
- PROPERTY IS ZONED 'NEW TOWN' PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN AND THE "COMP-LITE" ZONING AMENDMENTS EFFECTIVE JULY 28, 2006. THE PROJECT AREA IS SUBJECT TO THE DOWNTOWN COLUMBIA PLAN - A GENERAL PLAN AMENDMENT EFFECTIVE APRIL 6, 2010.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: F-93-03, F-98-47, F-99-176, F-07-42, SDP-91-018, SDP-97-107, FDP-DC-WARFIELD-1, GP-13-032, WP-13-095 & F-13-015.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 36AA - N 562,804.8481 E 1,349,906.2177 AND No. 30GA - N 566,053.5759 E 1,335,177.5800
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- THE PROPOSE OF THIS REVISION PLAT IS TO CREATE PUBLIC TRAFFIC SIGNAL ACCESSORY DEVICE & UTILITY EASEMENT ACROSS PARCEL C-2, PUBLIC WATER & UTILITY EASEMENTS ON PARCELS C-1 & C-4 AND TO REVISE THE PRIVATE STORMWATER MANAGEMENT AREAS ON PARCELS C-1, C-2, C-4 AND LOT 40. SEE PLAT NOS. 22455 THRU 22460 FOR OTHER INFORMATION.
- THIS PROPERTY IS SUBJECT TO THE WARFIELD NEIGHBORHOOD DESIGN GUIDELINES (NDG), RECORDED IN LIBER 14166 AT FOLIO 1, WARFIELD NEIGHBORHOOD IMPLEMENTATION PLAN, RECORDED IN LIBER 14166 AT FOLIO 251 AND THE WARFIELD NEIGHBORHOOD CONCEPT PLAN (NCP) RECORDED AS PLAT NOS. 22012 THRU 22015 ACCORDANCE WITH FINAL DEVELOPMENT PLAN (FDP-DC-WARFIELD-1), RECORDED AS PLAT NOS. 22008 THRU 22011.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1202(b)(1)(iv) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE SUBJECT PROPERTY IS ZONED NEW TOWN.

GENERAL NOTES CONTINUED

- RESERVATION OF PUBLIC UTILITY EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, EASEMENTS SHOWN ON THIS PLAT FOR PUBLIC WATER, PUBLIC TRAFFIC SIGNAL ACCESSORY DEVICE & UTILITIES LOCATED IN, ON, OVER AND THROUGH THE LOTS AND PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS AND PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN DEED(S) CONVEYING SAID LOTS AND 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 EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- STORMWATER MANAGEMENT FOR THIS PROJECT WILL BE PROVIDED BY MICRO BIO-RETENTION FACILITIES AT VARIOUS LOCATIONS AND BY THE USE OF RAINWATER HARVESTING AS UNDERGROUND CISTERNS TO MEET THE GOALS OF ENVIRONMENTAL SITE DESIGN. THESE PRACTICES WILL BE LOCATED ON PRIVATE PROPERTIES AND BE PRIVATELY OWNED AND MAINTAINED. A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE PRIVATE STORMWATER MANAGEMENT FACILITIES IS REQUIRED.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE, THE LANDSCAPE MANUAL AND THE WARFIELD NEIGHBOR DESIGN GUIDELINES BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW PARCEL DIVISIONS.

COORDINATE TABLE FOR ALL SHEETS

POINT	NORTHING	EASTING
1002	563,702.39	1,350,147.49
1003	563,702.39	1,350,615.76
1010	563,782.39	1,350,147.48
1011	564,138.66	1,350,164.47
1012	564,197.42	1,350,186.23
1013	564,340.50	1,350,579.76
1015	563,782.39	1,350,604.76
1021	564,316.49	1,350,603.76
1044	563,792.01	1,350,603.76
1046	563,782.39	1,350,601.15
1700	563,991.06	1,350,147.48
1703	564,340.50	1,350,422.13



LEGEND

- EXISTING PUBLIC EASEMENT WAS RELEASED BY COUNCIL RESOLUTION 107-2015.
- ALL PUBLIC EASEMENTS BEING CREATED
- PRIVATE STORMWATER MANAGEMENT AREAS

THE PURPOSE OF THIS REVISION PLAT IS TO CREATE A PUBLIC TRAFFIC SIGNAL ACCESSORY DEVICE & UTILITY EASEMENT, PUBLIC WATER & UTILITY EASEMENTS AND SHOW REVISED PRIVATE STORMWATER MANAGEMENT AREAS AS SHOWN AND NOTED ON SHEET 2. THIS PLAT IS NOT TO REPLACE PARCELS C-1, C-2, C-4 AND LOT 40 SEE PLAT NOS. 22455-22460 FOR THE PARCEL BOUNDARIES AND OTHER INFORMATION.

OWNERS:

PARCEL C PROPERTY LLC (PARCELS C-1, C-2 & C-4) AND MALL ENTRANCES BUSINESS TRUST (LOT 40)
 c/o THE HOWARD HUGHES CORPORATION
 10221 WANCOPIN CIRCLE, THIRD FLOOR
 COLUMBIA, MD 21044
 PH: 410-964-5443
 AND
 c/o THE MALL IN COLUMBIA BUSINESS TRUST
 PO BOX 617905
 CHICAGO, IL 60661
 AND
 c/o GENERAL GROWTH PROPERTIES, INC.
 110 NORTH WACKER DRIVE
 CHICAGO, ILLINOIS 60606
 PH: 312-960-5000

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

APPROVED: JAMES H. PANCHAL, CHIEF, DEVELOPMENT ENGINEERING DIVISION, 11/20/15

APPROVED: KATH SHULCOFF, DIRECTOR, 12-9-15

OWNERS' DEDICATION

PARCEL C PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND MALL ENTRANCES BUSINESS TRUST, A MARYLAND BUSINESS TRUST; 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 GRANTS 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, 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, 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 OUR HANDS THIS 14 DAY OF October 2015

PARCEL C PROPERTY LLC
 BY: PARCEL C DEVELOPMENT LLC, ITS SOLE MEMBER
 BY: PARCEL C BUSINESS TRUST, MEMBER
 BY: THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, ITS SOLE MANAGING TRUSTEE
 BY: [Signature]
 JOAN DEWOS, VICE PRESIDENT
 ATTEST: [Signature]
 PETER F. RILEY, SECRETARY
 BY: PARCEL C INVESTOR LLC, MEMBER
 BY: KF COLUMBIA PARCEL C LLC, ITS MANAGING MEMBER
 BY: KETTLE INC, ITS MANAGER
 BY: [Signature]
 ANDREW W. BUCHANAN, PRESIDENT
 ATTEST: [Signature]
 SEAN H. CURTIN, SECRETARY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE REVISION PLAT SHOWN HEREON IS CORRECT; THAT IT IS REVISIONS TO PARCELS C-1, C-2, C-4 AND LOT 40 AS SHOWN ON A PLAT ENTITLED "DOWNTOWN COLUMBIA, WARFIELD NEIGHBORHOOD, PARCELS C-1 THRU C-4 AND D-1 THRU D-4 AND COLUMBIA TOWN CENTER, LOTS 40 & 47, SECTION 2 AREA 1 & PARCEL E, SECTION 2 AREA B" AND RECORDED AS PLAT NOS. 22455-22460; ALSO BEING PART OF THE LAND CONVEYED BY PARCEL C BUSINESS TRUST TO PARCEL C PROPERTY LLC, BY A DEED DATED OCTOBER 4, 2013 AND RECORDED IN LIBER 15436 AT FOLIO 478 AND PART OF THE LAND CONVEYED BY HOWARD RESEARCH AND DEVELOPMENT HOLDINGS CORPORATION TO MALL ENTRANCES BUSINESS TRUST, BY A DEED DATED NOVEMBER 21, 2003 AND RECORDED IN LIBER 7853 AT FOLIO 540, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

[Signature]
 THOMAS C. O'CONNOR, JR.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. 07/03/2016)
 DATE 10/16/2015



RECORDED AS PLAT NUMBER 23563 ON 12-10-15, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

REVISION PLAT
 DOWNTOWN COLUMBIA
 WARFIELD NEIGHBORHOOD
 PARCELS C-1, C-2 AND C-4
 AND
 COLUMBIA TOWN CENTER
 LOTS 40, SECTION 2 AREA 1

(REVISIONS TO PARCELS C-1, C-2 & C-4, DOWNTOWN COLUMBIA, WARFIELD NEIGHBORHOOD, PLATS NO. 22455 AND LOT 40, COLUMBIA TOWN CENTER, PLAT NO. 12458)

FDP-DC-WARFIELD-1 TM 36, GRID 1, P/O PARCELS 382 & 460
 5TH ELECTION DISTRICT ZONE-NT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN SHEET 1 OF 2 AUGUST 2015

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-998-2924 FAX: 301-421-4188
 DRAWN BY: [Signature] CHECK BY: [Signature]

