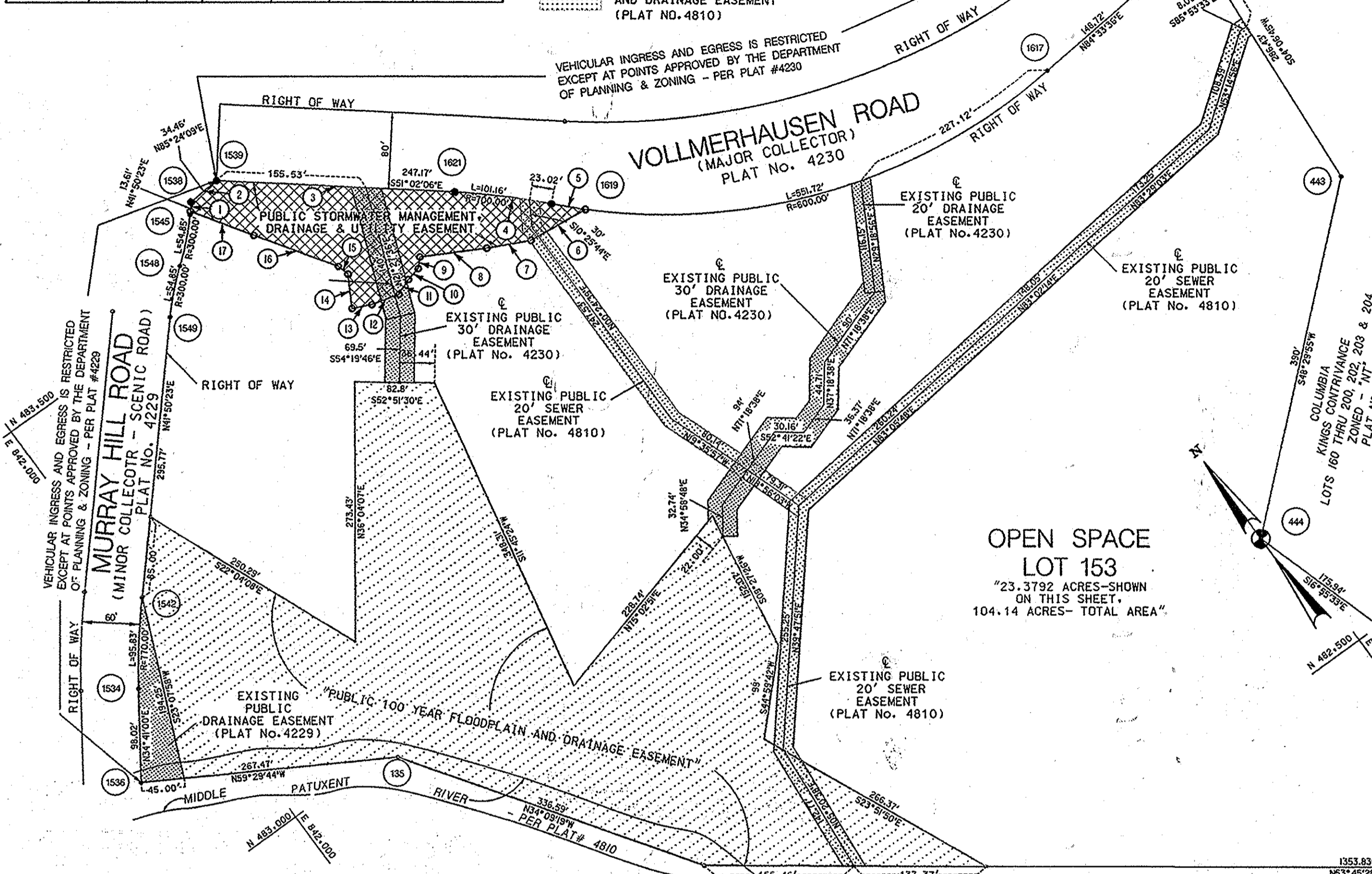
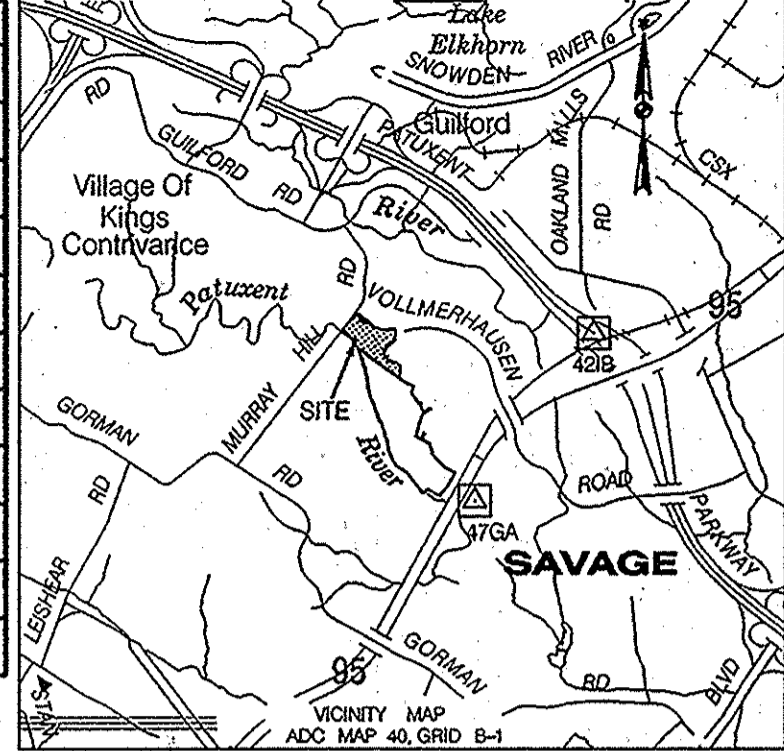


CURVE TABLE						
NO.	RADIUS	DELTA	CHORD	TANGENT	LENGTH	BEARING
442 - 1616	700.00'	4° 23' 24"	53.62'	26.83'	53.64'	N86° 45' 18" E
1619 - 1617	600.00'	52° 41' 06"	532.48'	297.09'	551.72'	S69° 05' 50" E
1621 - 1619	700.00'	8° 16' 48"	101.07'	50.67'	101.07'	S46° 53' 41" E
1548 - 1545	300.00'	10° 28' 31"	54.77'	27.50'	54.85'	N47° 04' 39" E
1549 - 1548	300.00'	10° 28' 31"	54.77'	27.50'	54.85'	N47° 04' 39" E
1534 - 1552	770.00'	7° 07' 50"	95.77'	47.98'	95.83'	N38° 16' 34" E

- EXISTING PUBLIC DRAINAGE EASEMENT (PLAT NO. 4229, 4230)
- EXISTING PUBLIC SEWER EASEMENT (PLAT NO. 4810)
- PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- EXISTING PUBLIC 100 YEAR FLOOD PLAIN AND DRAINAGE EASEMENT (PLAT NO. 4810)



COORDINATE TABLE					
134	N 543458.47 E 1354730.94	1538	N 644333.66 E 1354713.16		
135	N 543737.00 E 1354541.96	1539	N 644336.42 E 1354747.51		
442	N 543939.16 E 1355712.54	1542	N 544028.54 E 1354426.59		
443	N 543623.46 E 1355692.03	1545	N 544323.51 E 1354704.07		
444	N 54395.01 E 1355399.96	1548	N 544286.21 E 1354663.97		
446	N 543226.69 E 1355451.19	1549	N 544248.90 E 1354623.87		
447	N 543091.89 E 1355570.48	1616	N 543936.11 E 1355659.00		
449	N 543081.00 E 1355701.52	1617	N 543922.01 E 1355510.96		
460	N 54286.83 E 1355681.63	1619	N 54411.95 E 1355013.51		
462	N 542658.09 E 1355822.84	1621	N 544181.00 E 1354939.70		
		1536	N 643872.74 E 1354311.51		



- GENERAL NOTES**
- COORDINATES BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 47GA AND NO. 42IB
47GA = N532404.13 E1351627.41
42IB = N542366.88 E1353076.04
 - THIS RETRACEMENT SURVEY OF PLAT NO. 4810 IS BASED ON A FIELD RUN SURVEY IN JUNE 2013
 - THE PURPOSE OF THIS PLAT IS TO ADD A STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT TO THE ORIGINAL COLUMBIA VILLAGE OF KINGS CONTRIVANCE. OPEN SPACE LOT 153 PLAT NO. 4229 IS SHOWN ON THE HOWARD COUNTY LAND RECORDS OFFICE AS PLAT NO. 4810
 - ALL LINES SHOWN ON THIS PLAT REPRESENTING WETLAND AREAS OPEN SPACE PUBLIC RIGHT OF WAYS, FLOODPLAIN DRAINAGE UTILITY & STORMWATER MANAGEMENT CREDIT EASEMENTS HAVE BEEN CREATED BY THE COLUMBIA VILLAGE OF KINGS CONTRIVANCE. OPEN SPACE LOT 153 PLAT NO. 4229 SEE THE GENERAL NOTES ON PLAT NO. 4810 FOR ANY REQUIREMENTS RELATED TO ANY OF THE RIGHTS OF WAY OR EASEMENTS SHOWN.
 - THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS/ PARCEL DIVISIONS
 - THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS/ PARCEL DIVISIONS
 - IN ACCORDANCE WITH SECTION 16.1902(b)(2)(v) OF THE SUBDIVISION REGULATIONS.
 - DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: FDP-169-A-2 PART 2, SDP-92-031, P-80-003, P-80-087.

PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT					
REC'D LIBER	FOLIO		ACRES =		
1	N 41° 48' 37" E	9.61'	9	S 44° 25' 14" W	12.59'
2	N 85° 24' 04" E	34.46'	10	S 77° 33' 01" W	15.49'
3	S 51° 02' 18" E	247.17'	11	S 67° 59' 16" W	18.14'
4	R = 770.00'	L=101.15'	12	N 74° 37' 23" W	29.98'
5	CHD. S 46° 54' 19" E	101.07'	13	N 65° 08' 29" W	20.98'
6	R = 600.00'	L=35.57'	14	N 29° 21' 33" E	36.35'
7	CHD. S 44° 27' 29" E	35.56'	15	N 15° 09' 20" W	12.85'
8	N 84° 05' 02" W	65.14'	16	N 33° 07' 23" W	93.55'
9	N 64° 11' 18" W	46.58'	17	N 32° 38' 26" W	70.75'
10	N 61° 32' 22" W	69.86'			
PERPETUAL EASEMENT AREA		25.860	SQ.FT OR 0.594 ACRES =		
			SHOWN THUS:		

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.

Charles A. Mueller 1-07-2016
 (Signature of Platting Surveyor) Date
Columbia Association Inc.
 (Name of Firm or Partnership that owns the property being recorded by this plat)
Charles A. Mueller 1-28-2016
 (Signature of Owner) Date

KINGDON GOULD JR. & WIFE
 LIBER 229 FOLIO 323
 MAP 42 PARCEL 85
 ZONED - "R-ED"

- GENERAL NOTES CONTINUED**
- THE PURPOSE OF THIS PLAT IS TO CREATE A STORMWATER MANAGEMENT DRAINAGE & UTILITY EASEMENT ON OPEN SPACE LOT 153. ONLY PART OF OPEN SPACE LOT 153 IS SHOWN ON THIS REVISION PLAT PER APPROVAL OF THE DEPARTMENT OF PLANNING & ZONING SEE PLATS NO. 4807 THROUGH 4816 FOR THE ENTIRE OPEN SPACE LOT 153 AREA AND OTHER INFORMATION.
 - THE SUBJECT PROPERTY IS ZONED NT IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATIONS.
 - DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: FDP-169-A-2 PART 2, SDP-92-031, P-80-003, P-80-087.

- GENERAL NOTES CONTINUED**
- NO GRADING, REMOVAL OF VEGETATION COVER OR TREES, FILLING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
 - MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND RIGHT OF WAY OF ANY PUBLIC ROAD OR STREET TO BE IN ACCORDANCE WITH THE RECORDED FINAL DEVELOPMENT PLAN CRITERIA, PHASE 169-A-2 PART 2

- GENERAL NOTES CONTINUED**
- COLUMBIA KINGS CONTRIVANCE LOT 153 ZONED - "NT" PLAT NO. 8411
13. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN OR OVER AND THROUGH LOTS/PARCELS ANY CONVEYANCE OF THE FORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREBY RESERVED WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREBY 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.

DETAILED PURPOSE NOTE:

THE PURPOSE OF THIS PLAT IS TO CREATE A STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT AS ORIGINALLY SHOWN ON THE PLAT OF COLUMBIA, VILLAGE OF KINGS CONTRIVANCE, PLAT NO. 4810

THE PURPOSE OF THIS PLAT DOES NOT INCLUDE RECORDATION OF THE PROJECT BOUNDARY OF OPEN SPACE LOT 153.

AREA TABULATION CHART	
TOTAL NUMBER OF BUILDABLE LOTS/PARCELS TO BE RECORDED =	0
TOTAL NUMBER OF NON-BUILDABLE LOTS/PARCELS TO BE RECORDED =	0
TOTAL NUMBER OF OPEN SPACE LOTS/PARCELS TO BE RECORDED =	1
TOTAL NUMBER OF PRESERVATION LOTS/PARCELS TO BE RECORDED =	0
TOTAL AREA OF BUILDABLE LOTS/PARCELS TO BE RECORDED =	0
TOTAL AREA OF NON-BUILDABLE LOTS/PARCELS TO BE RECORDED =	0
TOTAL AREA OF OPEN SPACE TO BE RECORDED =	104.140 ACRES
TOTAL AREA OF PRESERVATION LOTS/PARCELS TO BE RECORDED =	0
TOTAL AREA OF ROADWAYS TO BE RECORDED =	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED =	104.140 ACRES

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT.
William for Maurea Roseman 2/10/2016
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chris Edman 2-16-16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Vest Shulz 2-22-16
 DIRECTOR DATE

OWNER'S DEDICATION

COLUMBIA ASSOCIATION, INC. OWNER OF THE PROPERTY SHOWN, AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF REVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE OFFICE 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 RIGHT-OF-WAYS 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 FLOOD PLAINS 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 RIGHT-OF-WAYS.

WITNESS MY OUR HANDS THIS 1st DAY OF *March*, 2016

BY: *Charles A. Mueller* TITLE: *Platting Surveyor*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF VILLAGE OF KINGS CONTRIVANCE (PLAT NO. 4810) THE LANDS CONVEYED, BY HOWARD RESEARCH DEVELOPMENT LAND COMPANY (PART OR ALL OF) TO COLUMBIA ASSOCIATION, INC. DEED DATED OCTOBER 30, 1987 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 3224 FOLIO 191, AND THAT ALL MONUMENTS WERE REQUIRED TO BE IN PLACE OR WERE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Charles A. Mueller 1-07-2016
 CHARLES A. MUELLER, NO. 11038
 PROFESSIONAL LAND SURVEYOR
 AB CONSULTANTS, INC.
 7020 TUDSBURY ROAD
 BALTIMORE, MD 21244
 EXPIRES 09-15-2016

RECORDED AS PLAT ON 3/11/16 AMONG 23696
 THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

COLUMBIA
 VILLAGE OF KINGS CONTRIVANCE
REVISION PLAT
OPEN SPACE LOT 153
 COLUMBIA, MD 21046
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 TAX MAP NO. 42 PARCEL 442

GRID NO. 21
 SCALE: 1" = 100' DATE: 1-07-2016 SHEET 1 OF 1
 CURRENT ZONING: NT

AB CONSULTANTS, INC.
 7020 TUDSBURY ROAD,
 BALTIMORE, MARYLAND 21244