

**GENERAL NOTES**

- THIS PLAN IS BASED ON A PLAT ENTITLED COLUMBIA, VILLAGE OF OWEN BROWN, PARCELS A-1, B-1, B-2, C-1, D-1 AND LOTS 1-A, 2-A, 3-A AND 4-A AS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT NO. 3718 DATED MAY 5, 1979.
- COORDINATES BASED ON A PLAT ENTITLED COLUMBIA, VILLAGE OF OWEN BROWN, PARCELS A-1, B-1, B-2, C-1, D-1 AND LOTS 1-A, 2-A, 3-A AND 4-A AS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT NO. 3718 DATED MAY 5, 1979.
- BRL DENOTES BUILDING RESTRICTION LINE.
  - DENOTES REBAR CAP SET
  - DENOTES IRON PIPE OR IRON BAR FOUND
  - DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY
  - DENOTES STONE OR MONUMENT FOUND
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THERE ARE NO WETLANDS, STREAMS, STEEP SLOPES, FOREST CONSERVATION EASEMENTS LOCATED ON THIS SITE.
- THE FLOODPLAIN EASEMENT ON LOT 3-A WAS RECORDED ON JUNE 11, 1974, PLAT BOOK 27, FOLIO 80.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 16.1228 OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- PUBLIC WATER AVAILABLE THROUGH CONTRACT NO. 24-0735-0.
- PUBLIC SEWER AVAILABLE THROUGH CONTRACT NO. 24-0622-D.
- THE SUBJECT PROPERTY ZONED NT: NON-CREDITED OPEN SPACE PER FDP-150-A-II AND THE 10/06/13 COMPREHENSIVE ZONING PLAN.
- THIS PLAN IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A PLAT OF CORRECTION THAT DOES NOT CREATE ANY NEW LOTS / PARCEL DIVISIONS.
- THIS PLAN IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(B)(1)(VI) AND PER SECTION 16.1202(B)(1)(V) OF THE HOWARD COUNTY CODE BECAUSE IT IS PART OF A PLANNED UNIT DEVELOPMENT (NEW TOWN) WITH PRELIMINARY PLAN APPROVAL PRIOR TO 12/31/92.
- THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY 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 APPLICATIONS.
- THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THIS PROPERTY.
- STORMWATER MANAGEMENT FOR THIS PROJECT IS BEING PROVIDED BY ENVIRONMENTAL SITE DESIGN UTILIZING MICRO-BIORETENTION (M-B) FACILITIES TO ACCOMMODATE THE TOTAL ESD VOLUME REQUIRED. SWM FACILITIES TO BE PRIVATELY OWNED AND MAINTAINED. REFER TO SDP14-051.
- DEVELOPMENT OF THESE LOTS ARE TO BE IN ACCORDANCE WITH THE FINAL DEVELOPMENT PLAN CRITERIA, FDP-150-A-II.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND PUBLIC RIGHTS-OF-WAY LINES TO BE IN ACCORDANCE WITH FDP-150-A-II CRITERIA.
- THIS PROPERTY IS SUBJECT TO A SHARED PARKING AGREEMENT RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AT LIBER 1085, FOLIO 208.
- A MAINTENANCE AGREEMENT FOR THE ASPHALT PATHWAY HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, SEE L. 16165 F. 001.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.103(J) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WHERE THE ADDITION OF A PRIVATE EASEMENT MUST BE PROCESSED AS A CORRECTION PLAT AND BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOTS 2-A AND 3-A, ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	107.27'	150.00'	56.04'	47°58'26"	S88°59'13"E 105.00'
C2	15.00'	172.40'	7.51'	4°59'08"	N40°59'26"W 15.00'

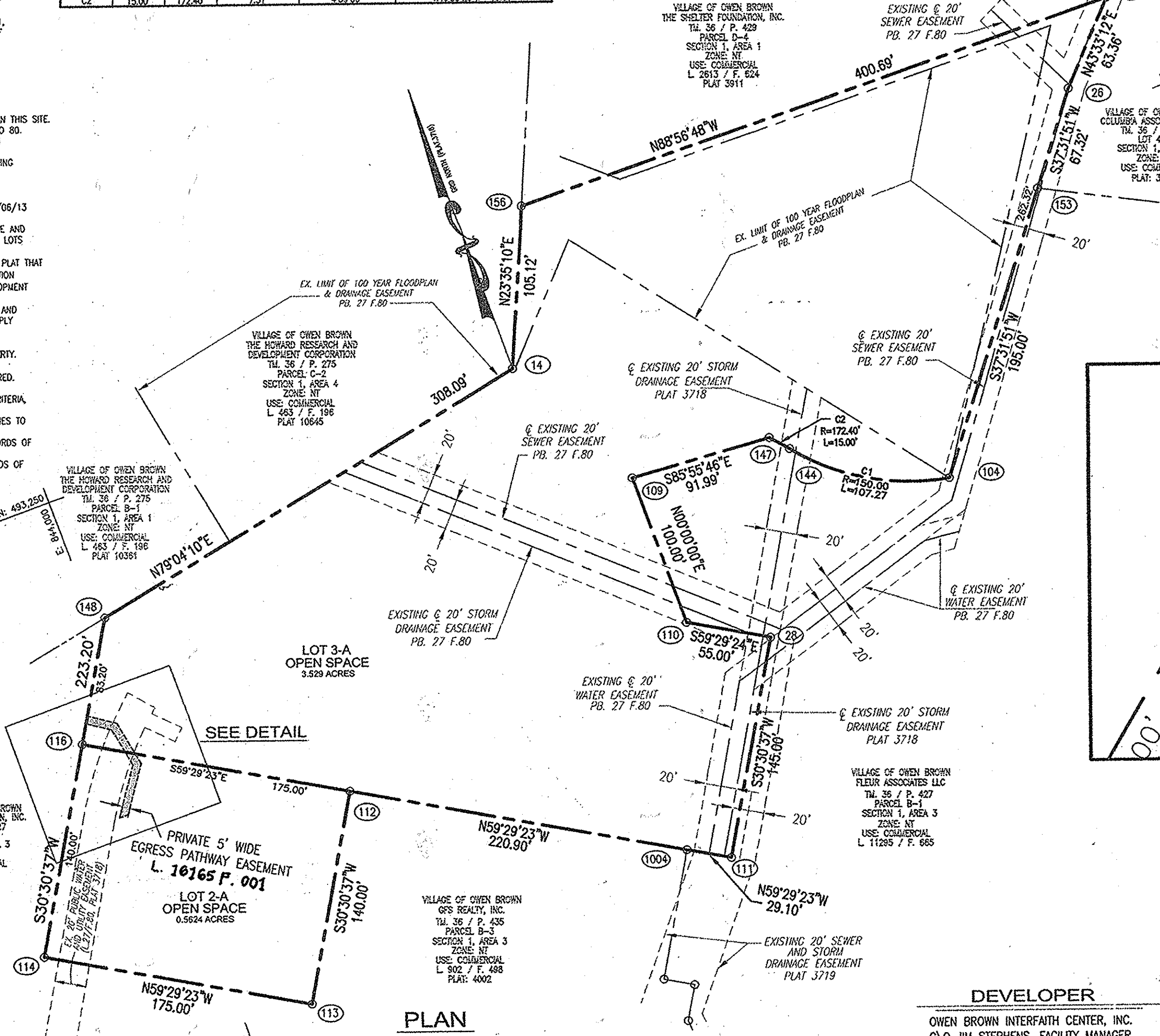
NUMBER	NORTHING	EASTING
14	3225.947	4309.971
26	3269.000	4709.000
28	3005.000	4405.000
104	3060.976	4549.200
109	3112.923	4357.615
110	3032.923	4357.615
111	2880.077	4331.385
112	3007.000	4116.000
113	2886.385	4044.923
114	2975.231	3894.154
116	3095.846	3965.231
144	3115.074	4459.211
147	3126.393	4449.375
148	3167.522	4007.468
153	3215.616	4667.991
155	3314.917	4752.655
156	3322.284	4352.034
1004	2894.852	4306.314

**AREA TABULATION**

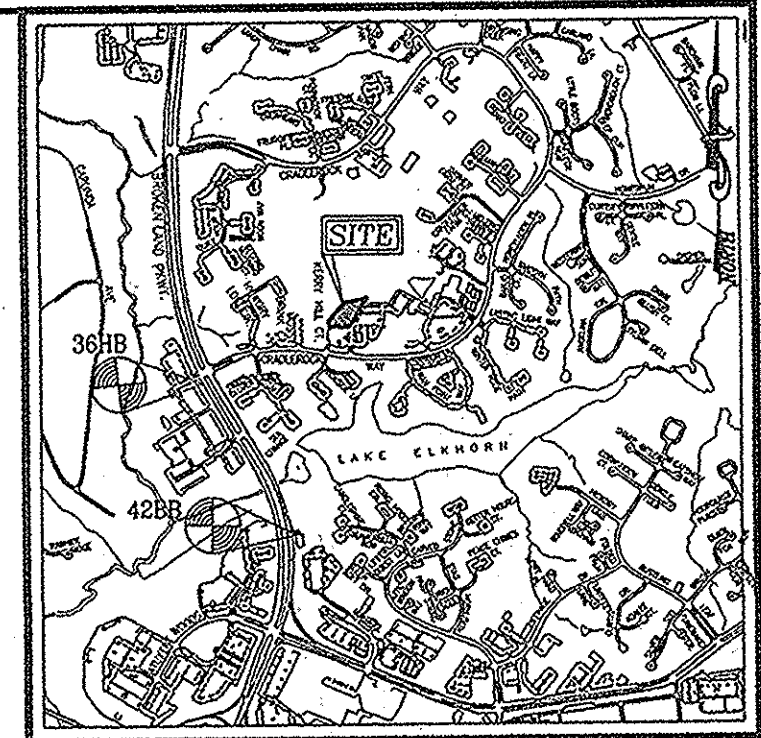
NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	0
NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	2
TOTAL NUMBER OF LOTS TO BE RECORDED.....	2
AREA OF BUILDABLE LOTS TO BE RECORDED.....	0.000 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED.....	4.0914 AC
TOTAL AREA OF LOTS TO BE RECORDED.....	4.0914 AC
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.0000 AC
TOTAL AREA TO BE RECORDED.....	4.0914 AC

**LEGEND**

PRIVATE 5' WIDE EGRESS PATHWAY EASEMENT

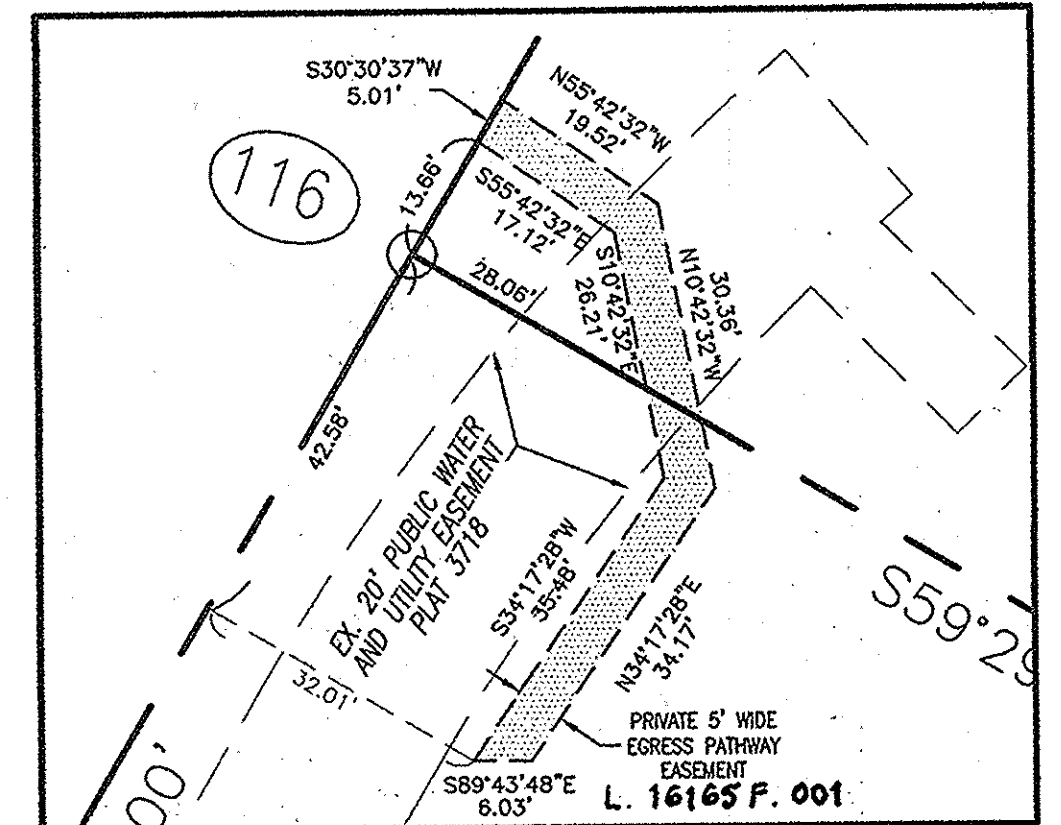


**PLAN**  
SCALE: 1" = 60'



**VICINITY MAP**

SCALE: 1" = 2000'  
ADC MAP: 5053



**DETAIL**

SCALE: 1" = 20'

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.

*Eric D. Salmi* 12/23/2015  
ERIC D. SALMI DATE  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

*D. M. ...* 2/16/16  
THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC DATE

**DEVELOPER**  
OWEN BROWN INTERFAITH CENTER, INC.  
C/O JIM STEPHENS, FACILITY MANAGER  
7246 CRADLEROCK WAY  
COLUMBIA, MARYLAND 21045

**OWNER**  
THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC.  
10221 WINCOPIN CIRCLE  
COLUMBIA, MARYLAND 21044

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET  
ELLCOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

**PURPOSE STATEMENT:**  
THE PURPOSE OF THIS PLAT IS TO ESTABLISH AN EGRESS EASEMENT FOR THE PAVING AND THE MAINTENANCE OF AN ASPHALT PATHWAY WHICH EXTENDS ACROSS LOTS 2-A & 3-A. L. 16165 F. 001

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

*Maureen Rossman* 3/21/2016  
HOWARD COUNTY OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Cheryl ...* 4-5-16  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Robert ...* 4-7-16  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLANS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLANS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 16<sup>th</sup> DAY OF February, 2016

*D. M. ...*  
THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC.

*David ...*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY, TO THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC. BY DEED DATED MARCH 1, 1989 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2030 FOLIO 247.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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 AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

PROFESSIONAL CERTIFICATION: I HEREBY 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. 21639, EXPIRATION DATE JANUARY 3, 2018.

*Eric D. Salmi* 12/23/2015  
ERIC DAVID SALMI DATE  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

RECORDED AS PLAT No. 23744 ON 4/9/16  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF CORRECTION  
**COLUMBIA, VILLAGE OF OWEN BROWN**  
A CORRECTION OF LOTS 2-A & 3-A  
SECTION 1, AREA 3

A CORRECTION OF LOT 2-A & 3-A PLAT OF "COLUMBIA, VILLAGE OF OWEN BROWN, PARCELS A-1, B-1, B-2, C-1, & D-1 AND LOTS 1-A, 2-A, 3-A, & 4-A" PLAT NO. 3718

ZONED: NT

DPZ FILES : FDP-150-A-II; F-77-052; SDP-83-207; SDP-02-136; ECP-14-046; SDP-14-051

TAX MAP 36, BLOCK 21, PARCEL 427  
SIXTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE 1" = 60' DECEMBER 23, 2015

GRAPHIC SCALE  
0 60 120 180

SHEET 1 OF 1