

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT AND THE FOLLOWING FOUR PLATS IS TO REVISE THE FLOODPLAIN LIMITS ON A PORTION OF LOT 459 OPEN SPACE, WHICH CONSISTS OF 74.71 ACRES AS RECORDED ON NINETEEN SEPARATE MAPS AT PLATS 5043 AND 5052 THRU 5063, WHICH THE DATUM OF THE PLATS IS NAD 27. HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED ON A PRIOR JOB IN 2007 FROM HOWARD COUNTY CONTROL MONUMENTS 42R1 AND 42R2 AND IS IN NAD 83/91 AND NAVD 88 DATUM. APPROXIMATELY 21 EXISTING PROPERTY CORNERS WERE RECOVERED AND LOCATED ON VARIOUS ADJACENT PROPERTIES FROM THE ESTABLISHED CONTROL. A MOSAIC WAS PREPARED FROM ALL THE CURRENT RECORD PLATS AND WAS SPATIALLY POSITIONED ON A BEST FIT OF THE EXISTING 21 PROPERTY CORNERS. THUS THE BEARING SHOWN ON THESE PLATS ARE NOW IN NAD 83/91 DATUM. THE WORDING IN THE SURVEYOR'S CERTIFICATION IS REQUIRED BY HOWARD COUNTY AND COULD BE CONSTRUED TO INDICATE THAT CORNERS WERE SET AND A BOUNDARY SURVEY PERFORMED; HOWEVER, A BOUNDARY SURVEY AS PER COMAR 09.13.06.03 WAS NOT PERFORMED.
2. THE SUBJECT PROPERTY IS ZONED NT IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATIONS.
3. 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.
4. THIS PLAT 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)(VII) OF THE HOWARD COUNTY CODE.
5. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
6. MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC RIGHTS-OF-WAY LINES TO BE IN ACCORDANCE WITH FDP-178 PART 3 CRITERIA.
7. 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 LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION. 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 W THE LAND RECORDS OF HOWARD COUNTY.
8. THE PREVIOUS DPZ FILE NUMBERS FOR THIS REVISION PLAT ARE F-81-089 AND FDP-178 PART 3.
9. THE APPROVAL OF THIS "ORIGINALS ONLY" REQUEST IS SPECIFIC TO CREATE A PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT ON OPEN SPACE LOT 459.
10. EXISTING PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT CONSISTS OF 11.3230 ACRES. PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT TO BE ACQUIRED CONSISTS OF 1.1560 ACRES FOR A TOTAL EASEMENT OF 12.4790 ACRES.

LEGEND

- PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- EXISTING 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- EXISTING DRAINAGE, SEWER & UTILITY EASEMENT
- EXISTING SEWER & UTILITY EASEMENT
- EXISTING DRAINAGE & UTILITY EASEMENT
- LOT 459 BOUNDARY LINE

AREA TABULATION CHART

TOTAL NUMBER OF BUILDABLE LOTS AND/OR PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE LOTS AND/OR PARCELS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS AND/OR PARCELS TO BE RECORDED	1
TOTAL NUMBER OF PRESERVATION LOTS AND/OR PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS AND/OR PARCELS TO BE RECORDED	0.000 AC±
TOTAL AREA OF NON-BUILDABLE LOTS AND/OR PARCELS TO BE RECORDED	0.000 AC±
TOTAL AREA OF OPEN SPACE LOTS AND/OR PARCELS TO BE RECORDED	74.7133 AC±
TOTAL AREA OF PRESERVATION LOTS AND/OR PARCELS TO BE RECORDED	0.000 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.000 AC±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	74.7133 AC±

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

DIRECTOR DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

OWNER'S DEDICATION

COLUMBIA ASSOCIATION, INC., (Formerly Columbia Parks and Recreation Association, Inc.), OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS EASEMENT PLAT, 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS. NOVEMBER 5TH WITNESS MY/OUR HANDS THIS DAY OF 4/21, 2016.

By: Albert F. Edwards, P.E. Columbia Association, Inc. 6310 Hillside Court, Suite 100 Columbia, Maryland 21046-1070

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PART OF THE LANDS CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT TO COLUMBIA PARKS AND RECREATION ASSOCIATION, INC., (NOW KNOWN AS COLUMBIA ASSOCIATION, INC.), BY A NON-DATED DEED RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1742, FOLIO 35 ON NOVEMBER 2, 1987, AND VERIFICATION OF EXISTING MONUMENTS OR SETTING NEW MONUMENTS WAS NOT PERFORMED SINCE A BOUNDARY SURVEY PER COMAR 09.13.06.03 WAS NOT THE PURPOSE OF THIS PLAT.

C. VERNON KELLY PROFESSIONAL LAND SURVEYOR LICENCE No. 10977 (EXP. 7/25/2016) AB CONSULTANTS, INC. 9450 ANNAPOLIS RD. LANHAM, MD 20706 (301) 306-3091

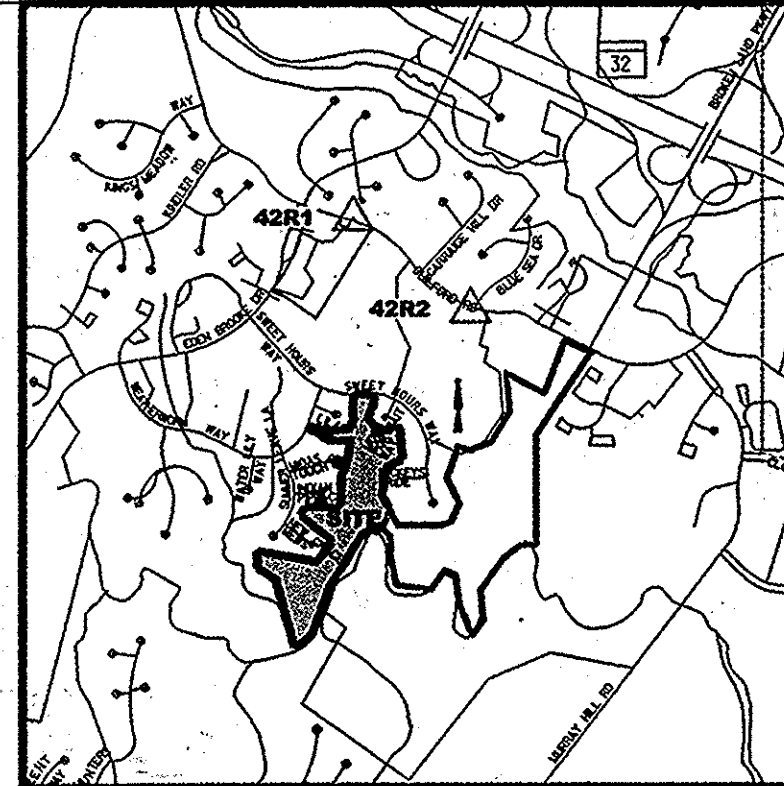


RECORDED AS PLAT NUMBER 23820 ON 6/17/16, 20 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT COLUMBIA VILLAGE OF KING'S CONTRIVANCE SECTION TWO, AREA 3, PHASE 3 TAX MAP 42 PARCEL 62 OPEN SPACE LOT 459

SHEET No. 1 OF 5 SCALE: 1" = 100' DATE: APRIL 13, 2016

CURRENT ZONING: NT



VICINITY MAP

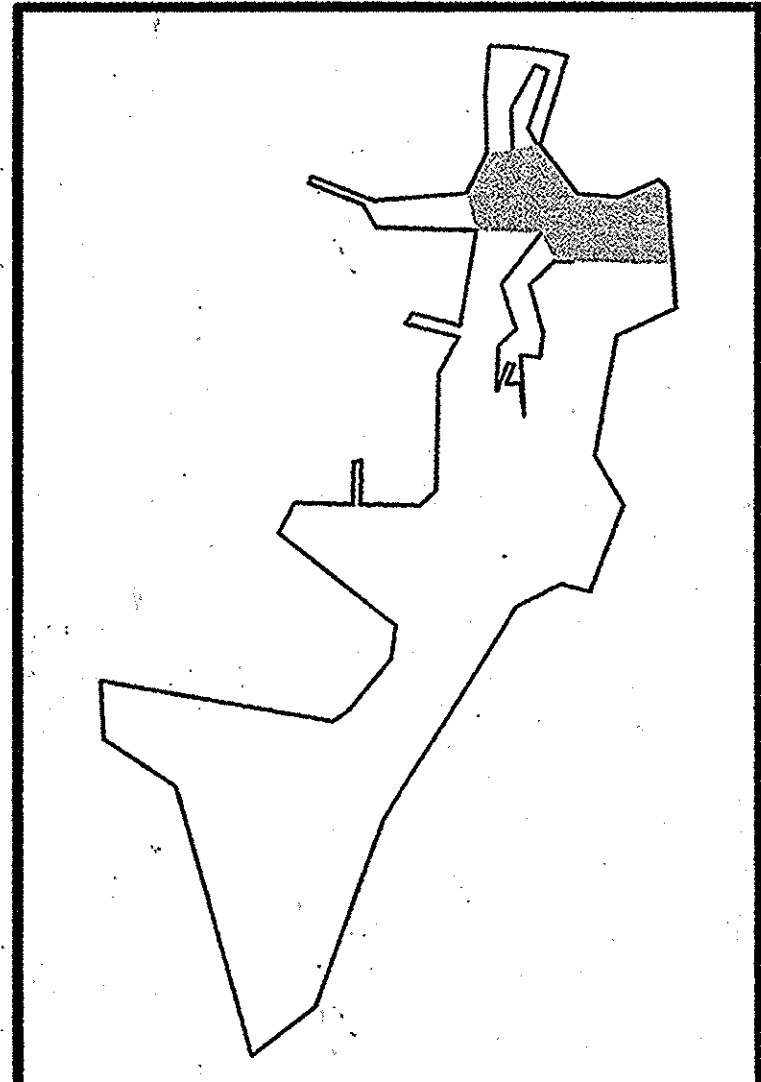
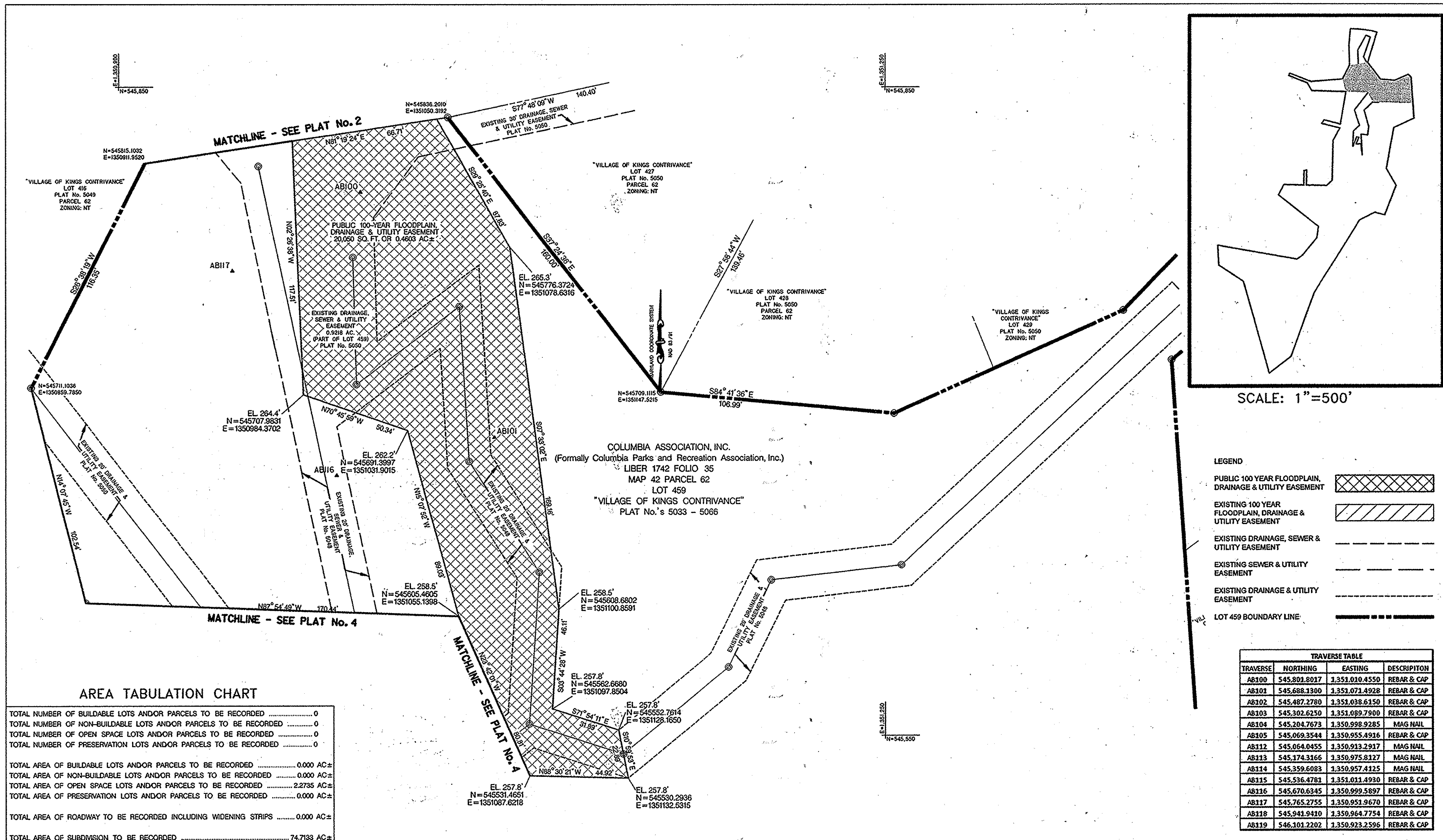
SCALE: 1" = 2,000'

ADC MAP: 28 GRID: B4

TRAVERSE	NORTHING	EASTING	DESCRIPTION
AB100	545,801.8017	1,351,010.4550	REBAR & CAP
AB101	545,688.1300	1,351,072.4928	REBAR & CAP
AB102	545,487.2780	1,351,038.6150	REBAR & CAP
AB103	545,302.6250	1,351,089.7900	REBAR & CAP
AB104	545,204.7673	1,350,998.9285	MAG NAIL
AB105	545,069.3544	1,350,955.4916	REBAR & CAP
AB112	545,064.0455	1,350,913.2927	MAG NAIL
AB113	545,174.3166	1,350,975.8127	MAG NAIL
AB114	545,359.6083	1,350,957.4125	MAG NAIL
AB115	545,536.4781	1,351,011.4930	REBAR & CAP
AB116	545,670.6345	1,350,999.5897	REBAR & CAP
AB117	545,765.2755	1,350,951.9670	REBAR & CAP
AB118	545,941.9410	1,350,964.7754	REBAR & CAP
AB119	546,101.2202	1,350,923.2596	REBAR & CAP

GENERAL NOTES:

THE PURPOSE OF THIS PLAT IS TO CREATE A PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT ON OPEN SPACE LOT 459. ONLY PART OF OPEN SPACE LOT 459 IS SHOWN ON THIS REVISION PLAT PER APPROVAL OF THE DEPARTMENT OF PLANNING & ZONING. SEE PLATS No. 5033 THROUGH 5066 FOR THE ENTIRE OPEN SPACE LOT 459 AREA AND OTHER INFORMATION. THE PURPOSE OF THIS PLAT DOES NOT INCLUDE RECORDATION OF THE PROJECT BOUNDARY OF OPEN SPACE LOT 459.



SCALE: 1"=500'

LEGEND

- PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- EXISTING 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- EXISTING DRAINAGE, SEWER & UTILITY EASEMENT
- EXISTING SEWER & UTILITY EASEMENT
- EXISTING DRAINAGE & UTILITY EASEMENT
- LOT 459 BOUNDARY LINE

TRAVERSE TABLE

TRAVERSE	NORTHING	EASTING	DESCRIPTION
AB100	545,801.8017	1,351,010.4550	REBAR & CAP
AB101	545,688.1300	1,351,071.4928	REBAR & CAP
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AREA TABULATION CHART

TOTAL NUMBER OF BUILDABLE LOTS AND/OR PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE LOTS AND/OR PARCELS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS AND/OR PARCELS TO BE RECORDED	0
TOTAL NUMBER OF PRESERVATION LOTS AND/OR PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS AND/OR PARCELS TO BE RECORDED	0.000 AC±
TOTAL AREA OF NON-BUILDABLE LOTS AND/OR PARCELS TO BE RECORDED	0.000 AC±
TOTAL AREA OF OPEN SPACE LOTS AND/OR PARCELS TO BE RECORDED	2.2735 AC±
TOTAL AREA OF PRESERVATION LOTS AND/OR PARCELS TO BE RECORDED	0.000 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.000 AC±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	74.7193 AC±

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

B. Wilson for Maureen Rostman
HOWARD COUNTY HEALTH OFFICER *rw* 6/13/2016
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

Kurt Schuchman
DIRECTOR 6-15-16
DATE

John E. Edwards
CHIEF, DEVELOPMENT ENGINEERING DIVISION 6-7-16
DATE

OWNER'S DEDICATION

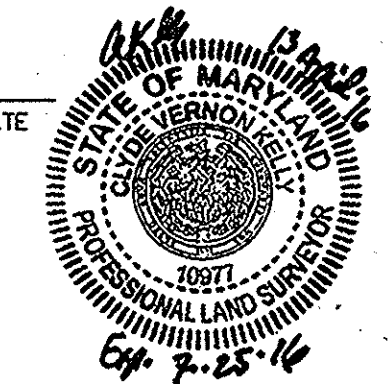
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BY: *Albert F. Edwards* 6-21-2016
Columbia Association, Inc.
6310 Hillside Court, Suite 100
Columbia, Maryland 21046-1070

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PART OF THE LANDS CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT TO COLUMBIA PARKS AND RECREATION ASSOCIATION, INC., (NOW KNOWN AS COLUMBIA ASSOCIATION, INC.), BY A NON-DATED DEED RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1742, FOLIO 35 ON NOVEMBER 2, 1987, AND VERIFICATION OF EXISTING MONUMENTS OR SETTING NEW MONUMENTS WAS NOT PERFORMED SINCE A BOUNDARY SURVEY PER COMAR 09.13.06.03 WAS NOT THE PURPOSE OF THIS PLAT.

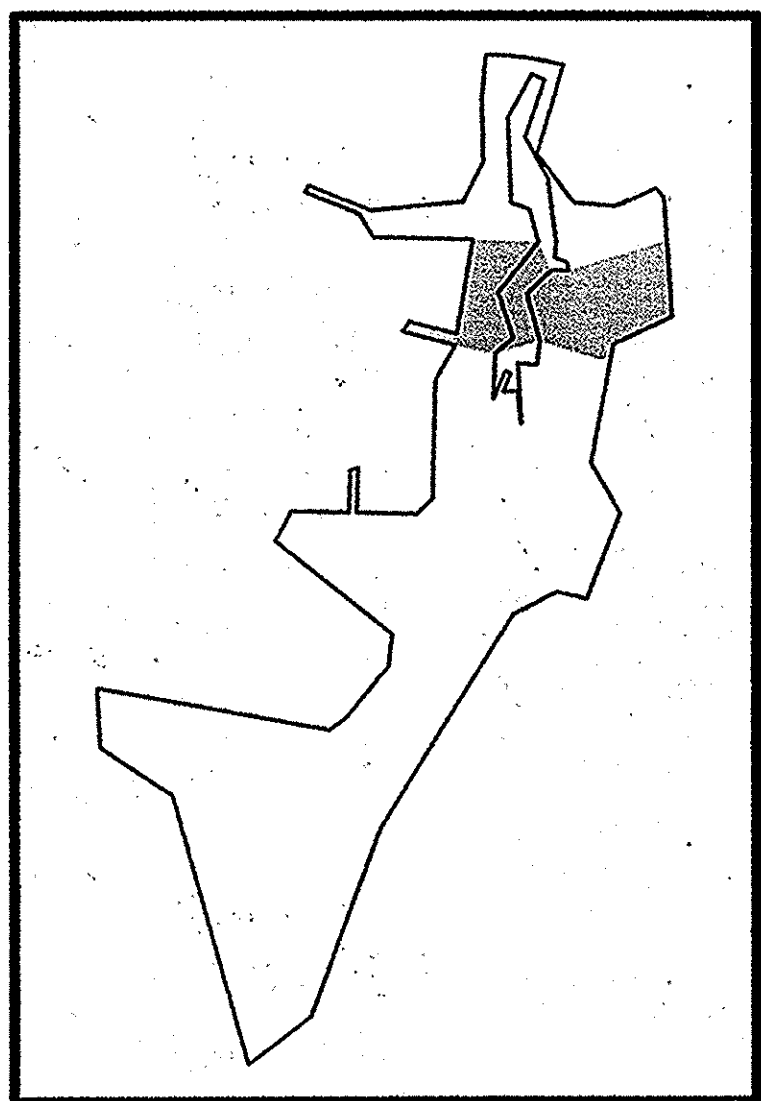
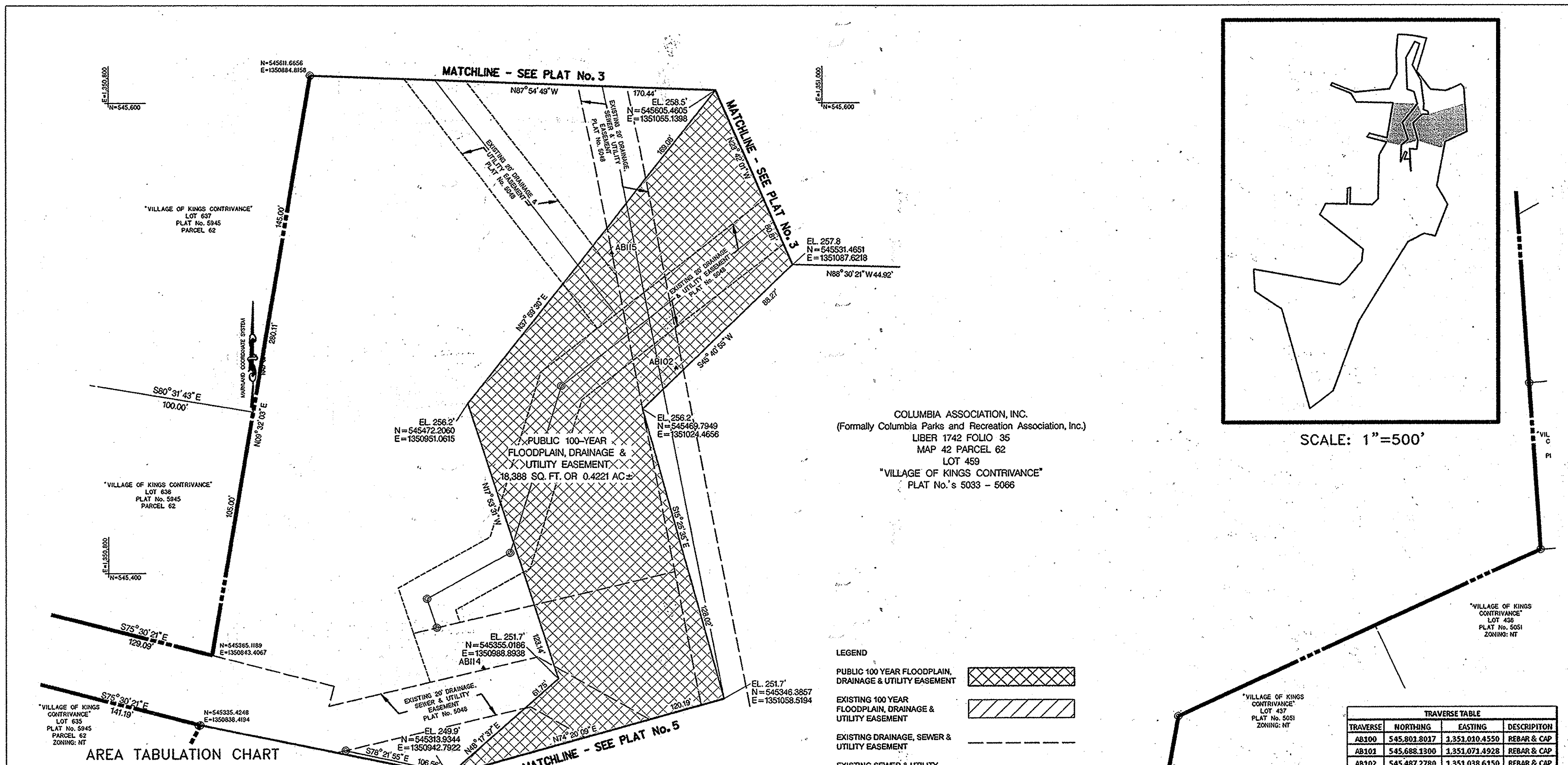
C. Vernon Kelly 13 April '16
C. VERNON KELLY
PROFESSIONAL LAND SURVEYOR
LICENCE No. 10977 (EXP. 7/25/2016)
AB CONSULTANTS, INC.
9450 ANNAPOLIS RD.
LANHAM, MD 20706
(301) 306-3091



RECORDED AS PLAT NUMBER 23922
ON 6/17/16, 20____ AMONG THE
LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
COLUMBIA
VILLAGE OF KING'S CONTRIVANCE
SECTION TWO, AREA 3, PHASE 3
TAX MAP 42 PARCEL 62
OPEN SPACE LOT 459

SCALE: 1"= 30'
SHEET No. 3 OF 5 DATE: APRIL 13, 2016
CURRENT ZONING: NT



COLUMBIA ASSOCIATION, INC.
 (Formerly Columbia Parks and Recreation Association, Inc.)
 LIBER 1742 FOLIO 35
 MAP 42 PARCEL 62
 LOT 459
 "VILLAGE OF KINGS CONTRIVANCE"
 PLAT No.'s 5033 - 5066

AREA TABULATION CHART

TOTAL NUMBER OF BUILDABLE LOTS AND/OR PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE LOTS AND/OR PARCELS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS AND/OR PARCELS TO BE RECORDED	0
TOTAL NUMBER OF PRESERVATION LOTS AND/OR PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS AND/OR PARCELS TO BE RECORDED	0.000 AC±
TOTAL AREA OF NON-BUILDABLE LOTS AND/OR PARCELS TO BE RECORDED	0.000 AC±
TOTAL AREA OF OPEN SPACE LOTS AND/OR PARCELS TO BE RECORDED	2.9039 AC±
TOTAL AREA OF PRESERVATION LOTS AND/OR PARCELS TO BE RECORDED	0.000 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.000 AC±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	74.7133 AC±

LEGEND

PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT	
EXISTING 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT	
EXISTING DRAINAGE, SEWER & UTILITY EASEMENT	
EXISTING SEWER & UTILITY EASEMENT	
EXISTING DRAINAGE & UTILITY EASEMENT	
LOT 459 BOUNDARY LINE	

TRAVERSE TABLE

TRAVERSE	NORTHING	EASTING	DESCRIPTION
AB100	545,801.8017	1,351,010.4550	REBAR & CAP
AB101	545,688.1300	1,351,071.4928	REBAR & CAP
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APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

Madison for Maureen Rossman
 HOWARD COUNTY HEALTH OFFICER
 DATE: 6/13/2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

Kurt Schindler
 DIRECTOR
 DATE: 6-15-16

Shel Clark
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 6-21-16

OWNER'S DEDICATION

COLUMBIA ASSOCIATION, INC., (Formerly Columbia Parks and Recreation Association, Inc.), OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS EASEMENT PLAT, 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. NOVEMBER 5TH WITNESS MY/OUR HANDS THIS DAY OF 4/21, 2016.

BY: *Albert F. Edwards*
 Albert F. Edwards, P.E.
 Columbia Association, Inc.
 6310 Hillside Court, Suite 100
 Columbia, Maryland 21046-1070

SURVEYOR'S CERTIFICATE

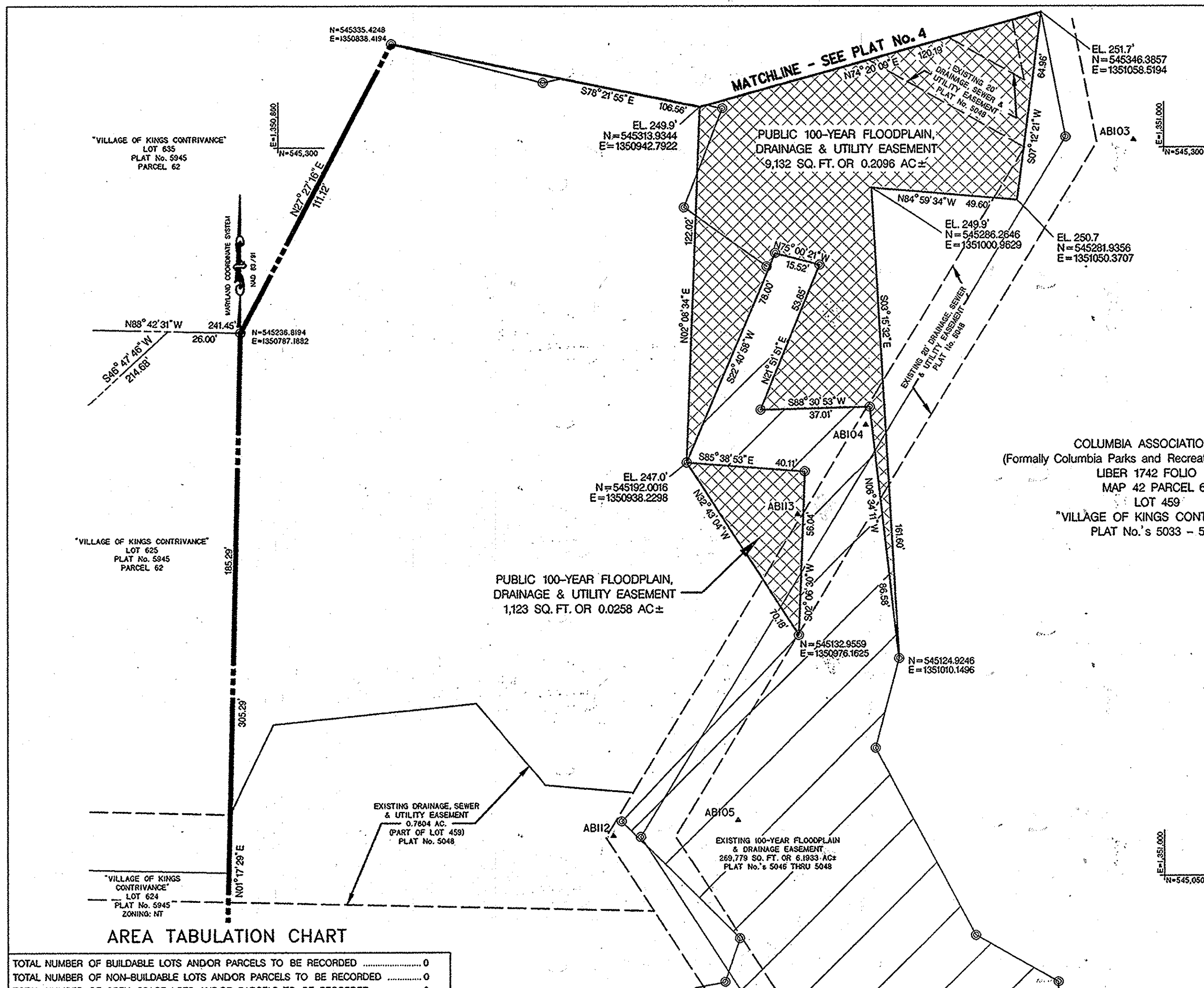
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C. Vernon Kelly
 C. VERNON KELLY
 PROFESSIONAL LAND SURVEYOR
 LICENCE No. 10977 (EXP. 7/25/2016)
 AB CONSULTANTS, INC.
 9450 ANNAPOLIS RD.
 LANHAM, MD 20706
 (301) 306-3091
 DATE: 13 April '16

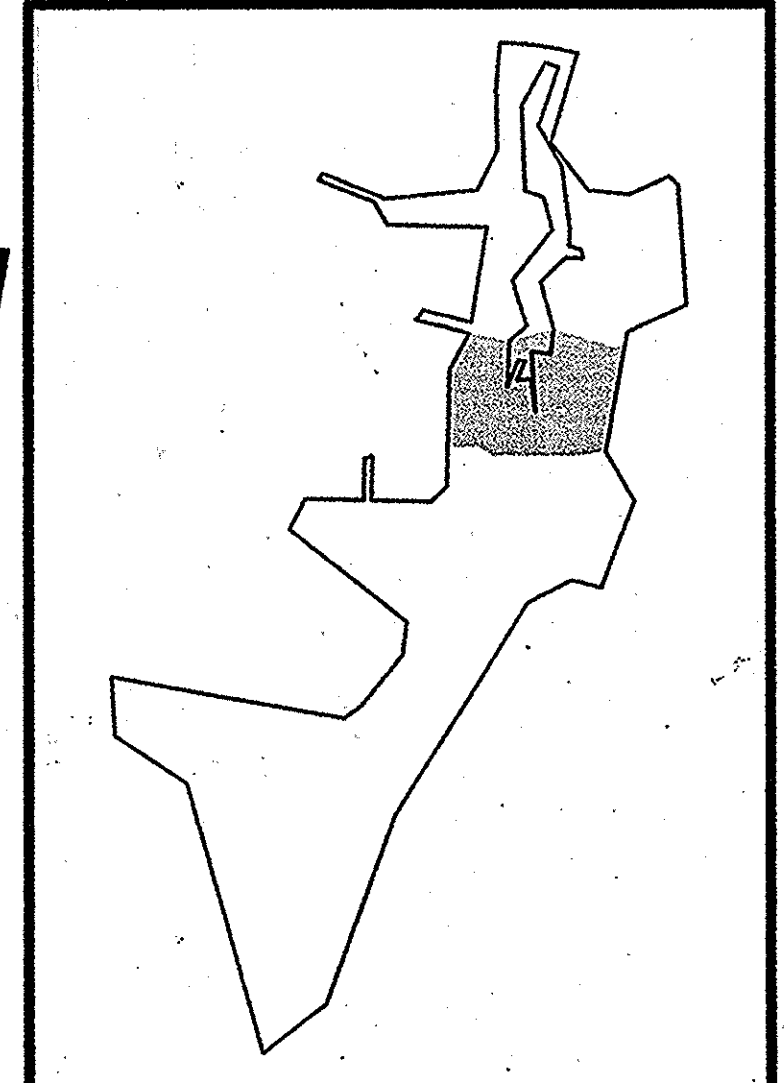
RECORDED AS PLAT NUMBER ~~238~~ 23
 ON 6/17/16, 20____ AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
COLUMBIA
 VILLAGE OF KING'S CONTRIVANCE
 SECTION TWO, AREA 3, PHASE 3
 TAX MAP 42 PARCEL 62
 OPEN SPACE LOT 459

SHEET No. 4 OF 5
 SCA; E: 1" = 30'
 DATE: APRIL 13, 2016
 CURRENT ZONING: NT



COLUMBIA ASSOCIATION, INC.
 (Formerly Columbia Parks and Recreation Association, Inc.)
 LIBER 1742 FOLIO 35
 MAP 42 PARCEL 62
 LOT 459
 "VILLAGE OF KINGS CONTRIVANCE"
 PLAT No.'s 5033 - 5066



SCALE: 1"=500'

LEGEND

PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT	
EXISTING 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT	
EXISTING DRAINAGE, SEWER & UTILITY EASEMENT	
EXISTING SEWER & UTILITY EASEMENT	
EXISTING DRAINAGE & UTILITY EASEMENT	
LOT 459 BOUNDARY LINE	

AREA TABULATION CHART

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TOTAL NUMBER OF OPEN SPACE LOTS AND/OR PARCELS TO BE RECORDED	0
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TOTAL AREA OF NON-BUILDABLE LOTS AND/OR PARCELS TO BE RECORDED	0.000 AC±
TOTAL AREA OF OPEN SPACE LOTS AND/OR PARCELS TO BE RECORDED	2.9988 AC±
TOTAL AREA OF PRESERVATION LOTS AND/OR PARCELS TO BE RECORDED	0.000 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.000 AC±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	74.7133 AC±

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AB116	545,670.6345	1,350,999.5897	REBAR & CAP
AB117	545,765.2755	1,350,951.9670	REBAR & CAP
AB118	545,941.9410	1,350,964.7754	REBAR & CAP
AB119	546,101.2202	1,350,923.2596	REBAR & CAP

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

Barbara for Maureen Rossman
 HOWARD COUNTY HEALTH OFFICER
 DATE: 6/13/2016

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

Kurt Schulz
 DIRECTOR
 DATE: 6-15-16

Chad Clark
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 6-7-16

OWNER'S DEDICATION

COLUMBIA ASSOCIATION, INC., (Formerly Columbia Parks and Recreation Association, Inc.), OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS EASEMENT PLAT, 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. NOVEMBER 5TH WITNESS MY/OUR HANDS THIS DAY OF 4/21, 2016.

BY: *Albert F. Edwards*
 Albert F. Edwards, P.E.
 Columbia Association, Inc.
 6310 Hillside Court, Suite 100
 Columbia, Maryland 21046-1070

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PART OF THE LANDS CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT TO COLUMBIA PARKS AND RECREATION ASSOCIATION, INC., (NOW KNOWN AS COLUMBIA ASSOCIATION, INC.), BY A NON-DATED DEED RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1742, FOLIO 35 ON NOVEMBER 2, 1987, AND VERIFICATION OF EXISTING MONUMENTS OR SETTING NEW MONUMENTS WAS NOT PERFORMED SINCE A BOUNDARY SURVEY PER COMAR 09.13.06.03 WAS NOT THE PURPOSE OF THIS PLAT.

C. Vernon Kelly
 C. VERNON KELLY
 PROFESSIONAL LAND SURVEYOR
 LICENCE No. 10977 (EXP. 7/25/2016)
 AB CONSULTANTS, INC.
 9450 ANNAPOLIS RD.
 LANHAM, MD 20706
 (301) 306-3091
 DATE: 13 April 16



RECORDED AS PLAT NUMBER 23824
 ON 6/17/16, 20 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
 COLUMBIA
 VILLAGE OF KING'S CONTRIVANCE
 SECTION TWO, AREA 3, PHASE 3
 TAX MAP 42 PARCEL 62
 OPEN SPACE LOT 459

SCALE: 1"= 30'
 SHEET No. 5 OF 5
 DATE: APRIL 13, 2016
 CURRENT ZONING: NT