

GENERAL NOTES:

- 1) \square DENOTES 4" X 4" CONCRETE MONUMENT TO BE SET.
 \circ DENOTES 3/8" PIPE OR STEEL MARKER TO BE SET.
 \square DENOTES STONE OF CONCRETE MONUMENT FOUND.
 \circ DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND.
 Δ DENOTES TRAVERS POINT.
- 2) COORDINATES BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO.430A AND NO.430B.
- 3) THE SUBJECT PROPERTY IS ZONED B-2 PER THE 10/6/2013 COMPREHENSIVE ZONING REGULATIONS.
- 4) THE SUBJECT PROPERTY LIES WITHIN THE METROPOLITAN WATER AND SEWER DISTRICT.
- 5) WATER AND SEWER IS PUBLIC AND EXISTING TO THIS LOT.
- 6) STORMWATER MANAGEMENT SHALL BE PROVIDED BY AN UNDERGROUND SAND FILTERS (F-2) AND AN UNDERGROUND STONE ROW CHAMBER, APPLICABLE HOWARD COUNTY DPZ FILE REFERENCE NUMBERS FOR THIS PROJECT INCLUDE: SP-09-011, WP-09-35, F-01-067, SDP-01-103, F-88-160, F-02-169, SDP-08-100, PLATS 15807-15808, AND PLAT 22372, WP-09-019, WP-09-230, WP-11-087, WP-12-078, WP-13-113, WP-15-141
- 7) THERE IS NO FLOODPLAIN ON THIS SITE.
- 8) THERE ARE NO WETLANDS ON THIS SITE.
- 9) TRAFFIC STUDY WAS PREPARED BY MARS GROUP DATED JANUARY, 2008.
- 10) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THIS SITE.
- 11) THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY AND SUBDIVISION PLAT PREPARED BASED ON PLATS NO. 15807, 15808 DATED 02-13-2003, AND PLAT NO. 22372, DATED 5-3-13.
- 12) THIS SUBDIVISION PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AS IT IS A PLAT WHICH DOES NOT CREATE ADDITIONAL LOTS.
- 13) RESERVATION OF PUBLIC UTILITY EASEMENTS
 DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, 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. 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.
- 14) THIS SUBDIVISION PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A PLAT WHICH DOES NOT CREATE ADDITIONAL LOTS OR PARCELS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(iv) OF THE HOWARD COUNTY CODE. FOREST CONSERVATION OBLIGATIONS WILL BE FULFILLED AT THE TIME OF DEVELOPMENT UNDER THE SITE DEVELOPMENT PLAN
- 15) AREAS STATED ON THIS PLAT ARE MORE OR LESS.

DEVELOPER/OWNER:
 COLUMBIA JUNCTION, LLC
 P.O. BOX 417
 ELLICOTT CITY, MD 21041
 PHONE: 410-465-4244

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS

8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-8105 (F) 410-465-6644
 WWW.BEI-CVLENGINEERING.COM

AREA TABULATION CHART

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
 BUILDABLE:..... 1
 NON-BUILDABLE:..... 0
 OPEN SPACE:..... NA
 PRESERVATION PARCELS:..... NA
- TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED..... 3.68 AC. \pm
 BUILDABLE LOTS..... NA
 BUILDABLE PRESERVATION PARCEL..... NA
 NON-BUILDABLE PRESERVATION PARCELS..... NA
- TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS)..... NA
- TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED..... 3.68 AC. \pm

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

Madison for Maria Roseman 7/25/2016
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Chason 7.28.16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Monte Slavich 8/1/16
 DIRECTOR DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION 1-7-2017 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY JAMES R. MOXLEY, JR., JAMES R. SCHULTE, STEVEN K. BREEDEN AND STEWART D. YOUNG (COLLECTIVELY, THE "GRANTOR") TO COLUMBIA JUNCTION, LLC BY DEED DATED APRIL 13, 2005 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9126 FOLIO 225. ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 7-7-16
 DONALD A. MASON
 PROFESSIONAL LAND SURVEYOR MARYLAND REG. No.21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No.351

OWNER'S DEDICATION

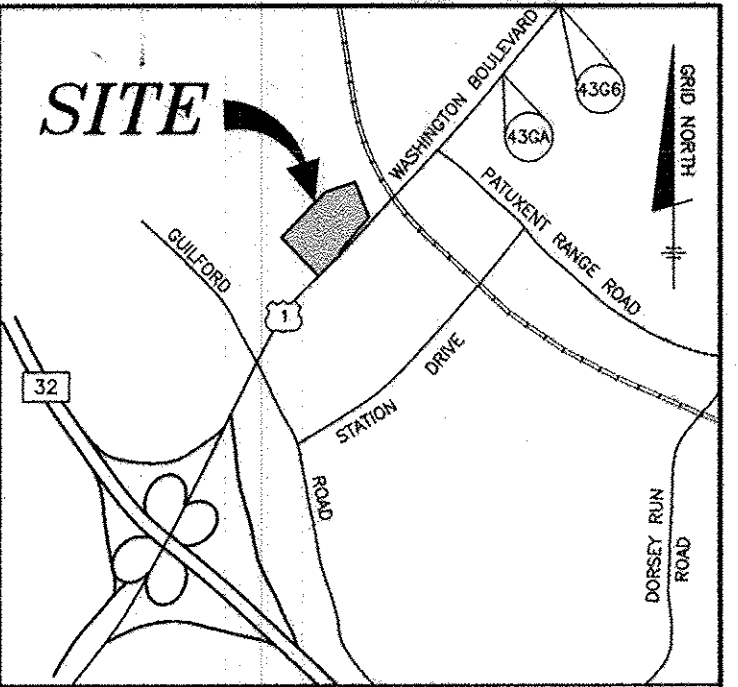
COLUMBIA JUNCTION, LLC, OWNER OF THE PARCEL SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF EASEMENT AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL EASEMENT PLAT BY THE DEPT. OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 OUR HANDS THIS 7th DAY OF July 2016.

James R. Moxley III 7/7/16
 JAMES R. MOXLEY III, MEMBER DATE:
 COLUMBIA JUNCTION, LLC

Steven K. Breeden 7/7/16
 STEVEN K. BREEDEN, MEMBER DATE:
 COLUMBIA JUNCTION, LLC

Beth Dodson 7/7/16
 WITNESS DATE:

Beth Dodson 7/7/16
 WITNESS DATE:



ADC MAP NO 41 GRID A-3
VICINITY MAP
 SCALE: 1" = 2000'

LEGEND

- DESIGNATE BOUNDARY COORDINATE (1)
- DESIGNATE BOUNDARY CURVE (C2)
- EXISTING PUBLIC WATER, DRAINAGE, & UTILITY EASEMENT (diagonal lines)
- EXISTING PUBLIC WATER, DRAINAGE, & UTILITY EASEMENT TO BE ABANDONED (dotted pattern)
- PUBLIC WATER, DRAINAGE, & UTILITY EASEMENT (cross-hatch pattern)
- EXISTING PUBLIC SEWER, DRAINAGE, & UTILITY EASEMENT (X-pattern)
- EXISTING RELOCATABLE PRIVATE ACCESS EASEMENT (dashed line)
- EASEMENT BEARING & DISTANCE DESIGNATION (L1)
- EASEMENT CURVE DESIGNATION (C2)

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.

Donald A. Mason 7-7-16
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320
 DATE

Steven K. Breeden 7-7-16
 STEVEN K. BREEDEN, MEMBER
 COLUMBIA JUNCTION, LLC
 DATE

James R. Moxley III 7/7/16
 JAMES R. MOXLEY III, MEMBER
 COLUMBIA JUNCTION, LLC
 DATE

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS THE ABANDONMENT OF A PORTION OF A PUBLIC WATER, DRAINAGE, & UTILITY EASEMENT AND THE ADDITION OF PUBLIC WATER, DRAINAGE, & UTILITY EASEMENT ON SECTION 3, LOT A-2 OF COLUMBIA JUNCTION.

RECORDED AS PLAT 23871
 ON 8/5/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

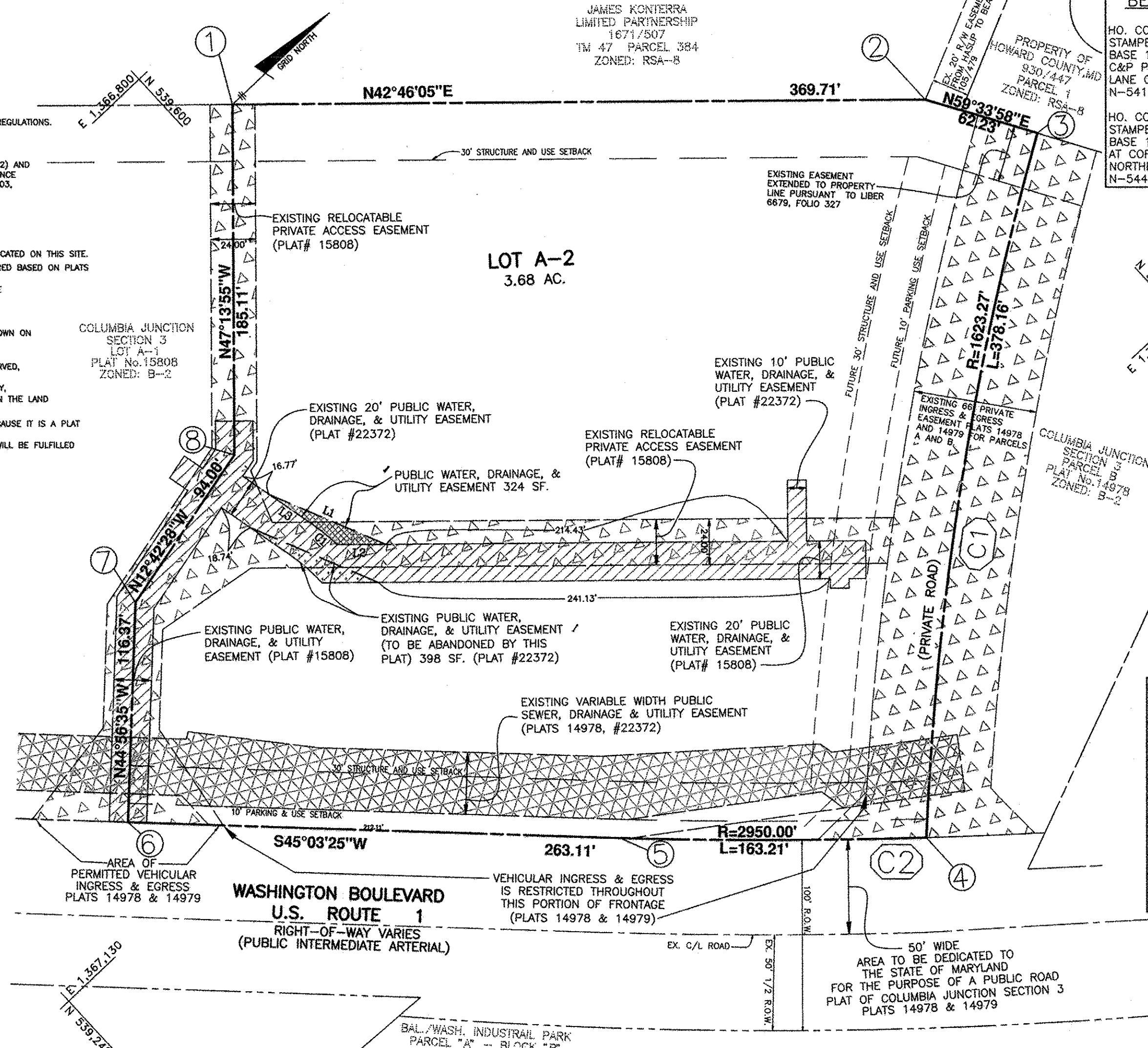
REVISION PLAT
 COLUMBIA JUNCTION
 SECTION 3 - LOT A-2
 (RETAIL CENTER)
 PREVIOUSLY RECORDED AS PLAT NO. 22372

6TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP NO. 48, BLOCK 1 SCALE: AS SHOWN
 PARCEL NO. 548 DATE: JULY 6, 2016
 ZONED: B-2 SHEET: 1 OF 1

JAMES KONTERRA
 LIMITED PARTNERSHIP
 1671/307
 TM 47 PARCEL 384
 ZONED: RSA-B

BENCH MARKS - NAD '83'
 HO. CO. NO.43GA EL.=241.665
 STAMPED DISC SET ON 3' CYLINDRICAL CONC.
 BASE 1"-2" BELOW SURFACE, 72.5' SW OF
 C&P POLE #178, 4.8' FROM EOP NORTHBOUND
 LANE OF U.S. ROUTE 1.
 N-541,797.053 E-1,369,159.481

HO. CO. NO.43G6 EL.=220.142
 STAMPED DISC SET ON 3' CYLINDRICAL CONC.
 BASE 1"-2" BELOW SURFACE, 68.8' SW OF F.H.
 AT CORNER OF MOTEL, 3.5' SE OF EOP
 NORTHBOUND LANE OF U.S. ROUTE 1.
 N-544,117.540 E-1,370,550.805



PLAN
 SCALE: 1" = 50'

BOUNDARY CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1623.27'	378.16'	189.94'	377.31'	N37°54'32"W	13°20'52"
C2	2950.00'	163.21'	81.62'	163.18'	S43°06'34"W	3°10'11"

PUBLIC WATER, DRAINAGE, & UTILITY EASEMENT LINE TABLE

LINE	LENGTH	BEARING
L1	67.97'	N66°02'32"E
L2	25.96'	S42°46'05"W
L3	27.47'	S77°17'32"W

PUBLIC WATER, DRAINAGE, & UTILITY EASEMENT LINE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION
C1	17.88	110.00	9°18'55"	8.96	S81°57'00"W 17.86