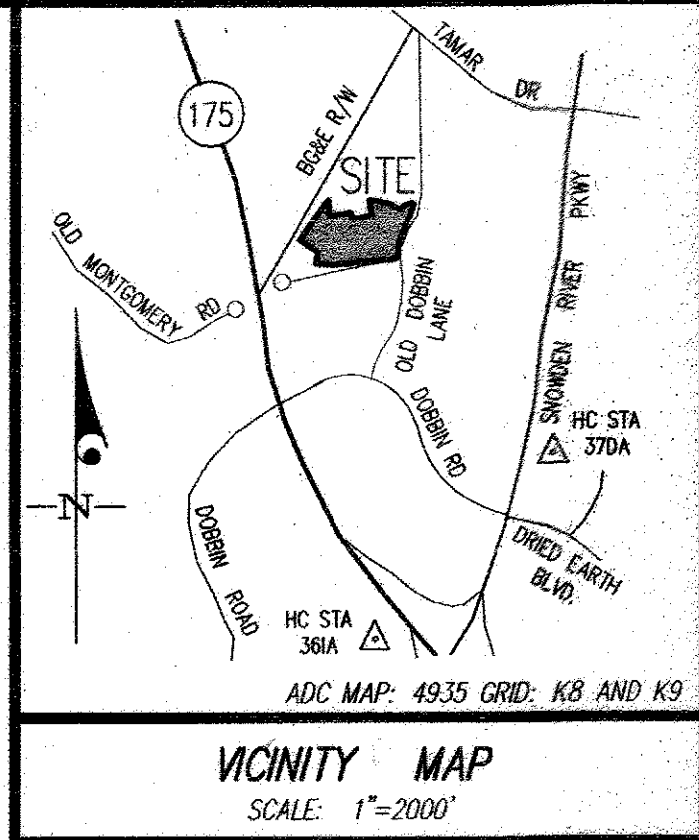
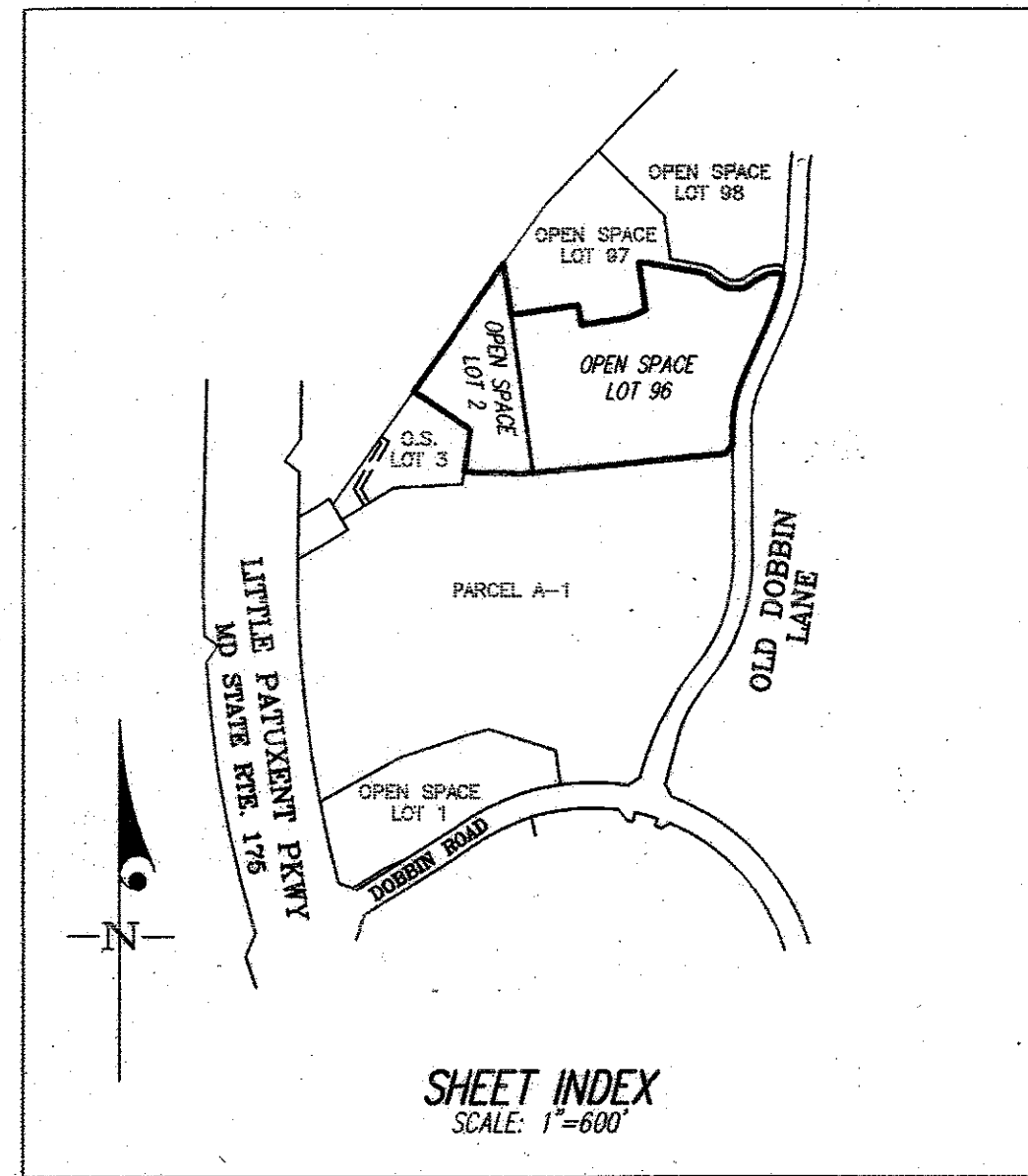


GENERAL NOTES

- IRON PINS SHOWN THUS: \emptyset
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN JUNE, 1999.
- PROPERTY IS ZONED 'NEW TOWN' AND 'M-1' PER THE 10-06-13 COMPREHENSIVE ZONING PLAN.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S-99-05, FDP-235, PB-337 (I), WP-99-117 (II), WP-00-24 (III) & CR-126-1999 (IV).
- THE "ESTABLISHMENT OF MINIMUM BUILDING RESTRICTION LINES" IN THE OWNER'S DEDICATION, REFERS TO THE PURPOSES OF MEETING ZONING REQUIREMENTS, NOT FOR THE PURPOSE OF CREATING A RESTRICTION OF TITLE OR COVENANT.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 361A AND NO. 37DR.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE FEBRUARY 4, 2000, ON WHICH DATE DEVELOPER'S AGREEMENT NO. 24-3773-D WAS FILED AND ACCEPTED.
- MINIMUM BUILDING RESTRICTION SETBACKS FROM PROPERTY LINES AND PUBLIC ROAD RIGHTS-OF-WAYS ARE TO BE IN ACCORDANCE WITH THE RECORDED FINAL DEVELOPMENT PLAN CRITERIA PHASE 235, PART 6, RECORDED AS PLAT NOS. 14089 THRU 14091, AND THE R-12 ZONING REGULATIONS.
- ~~STORMWATER MANAGEMENT FACILITIES FOR THIS PROJECT ARE TO BE PROVIDED ON-SITE, WILL BE PUBLIC AND MAINTAINED BY HOWARD COUNTY, MARYLAND (SEE DPZ FILE NO. F 96-41 FOR THE EXISTING SWMF ON OPEN SPACE LOT 1).~~
- 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)(vi) OF THE HOWARD COUNTY CODE.



LEGEND

- WB — WB — 25' WETLAND BUFFER
- — — — — WETLAND LIMITS (W1, W2, ETC)
- — — — — PROPERTY LINE
- - - - - PUBLIC EASEMENT
- [SHADING] SHADING FOR ALL EASEMENTS

THE PURPOSE OF THIS REVISION PLAT IS TO CREATE A PUBLIC SEWER, STORM DRAIN & UTILITY EASEMENT AND A PUBLIC WATER & UTILITY EASEMENT ACROSS OPEN SPACE LOT 2 AND OPEN SPACE LOT 96. THE PURPOSE OF THIS PLAT DOES NOT INCLUDE RECORDATION OF THE BOUNDARY OF OPEN SPACE LOTS 2 & 96.

TABULATION OF FINAL PLAT - THIS SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	2
2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	0
3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	2
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	11.7991 AC.
6. TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED:	0
7. TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED:	0 AC.
8. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	11.7991 AC.

OWNERS:
 COLUMBIA ASSOCIATION, INC.
 6310 HILLSIDE COURT, SUITE 100
 COLUMBIA, MD 21046
 PHONE: (410) 715-3000

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

Shirley M. Moore 2/2/2017
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chad E. Ehrlich 2-10-17
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Karl Schelone 2-13-17
 DIRECTOR DATE

OWNER'S DEDICATION

COLUMBIA ASSOCIATION, INC., A MARYLAND CORPORATION, BY ALBERT F. EDWARDS, P.E., DIRECTOR OF CONSTRUCTION AND OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS REVISION PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- 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;
- 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 GRANTS 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;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 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 18th DAY OF JANUARY, 2017

BY *Albert F. Edwards*
 ALBERT F. EDWARDS, P.E.
 DIRECTOR OF CONSTRUCTION

ATTEST: *John P. ...*

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 (1) A REVISION TO OPEN SPACE LOT 2 AS SHOWN ON A PLAT ENTITLED "COLUMBIA, ROUTE 175 COMMERCIAL, SECTION 1 AREA 2, PARCEL 'A' & LOTS 1 THRU 3", AND RECORDED AS PLAT NO. 14160; AND (2) A REVISION TO OPEN SPACE LOT 96 AS SHOWN ON A PLAT ENTITLED "COLUMBIA, VILLAGE OF LONGREACH, SECTION 3 AREA 2, LOTS 95 THRU 98" AND RECORDED AS PLAT NO. 14067, SAID OPEN SPACES LOT 2 AND LOT 96 ALSO BEING PART OF THE LAND CONVEYED TO COLUMBIA ASSOCIATION, INC. BY DEED DATED FEBRUARY 19, 2016 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 16730 AT FOLIO 160; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.



David S. Weber 13 DEC 2016
 DAVID S. WEBER DATE
 REGISTERED LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10852 (EXP. DATE: 04/05/2018)

RECORDED AS PLAT NUMBER 24094 ON
2/17/17, AMONG THE LAND RECORDS OF
 HOWARD COUNTY, MARYLAND

REVISION PLAT
 COLUMBIA
 ROUTE 175 COMMERCIAL
 OPEN SPACE LOT 2
 VILLAGE OF LONGREACH
 SECTION 3 AREA 2
 OPEN SPACE LOT 96

(A REVISION: TO (1) OPEN SPACE LOT 2, ROUTE 175 COMMERCIAL, PLAT NO. 14160 AND (2) OPEN SPACE LOT 96, VILLAGE OF LONGREACH, PLAT NO. 14067)

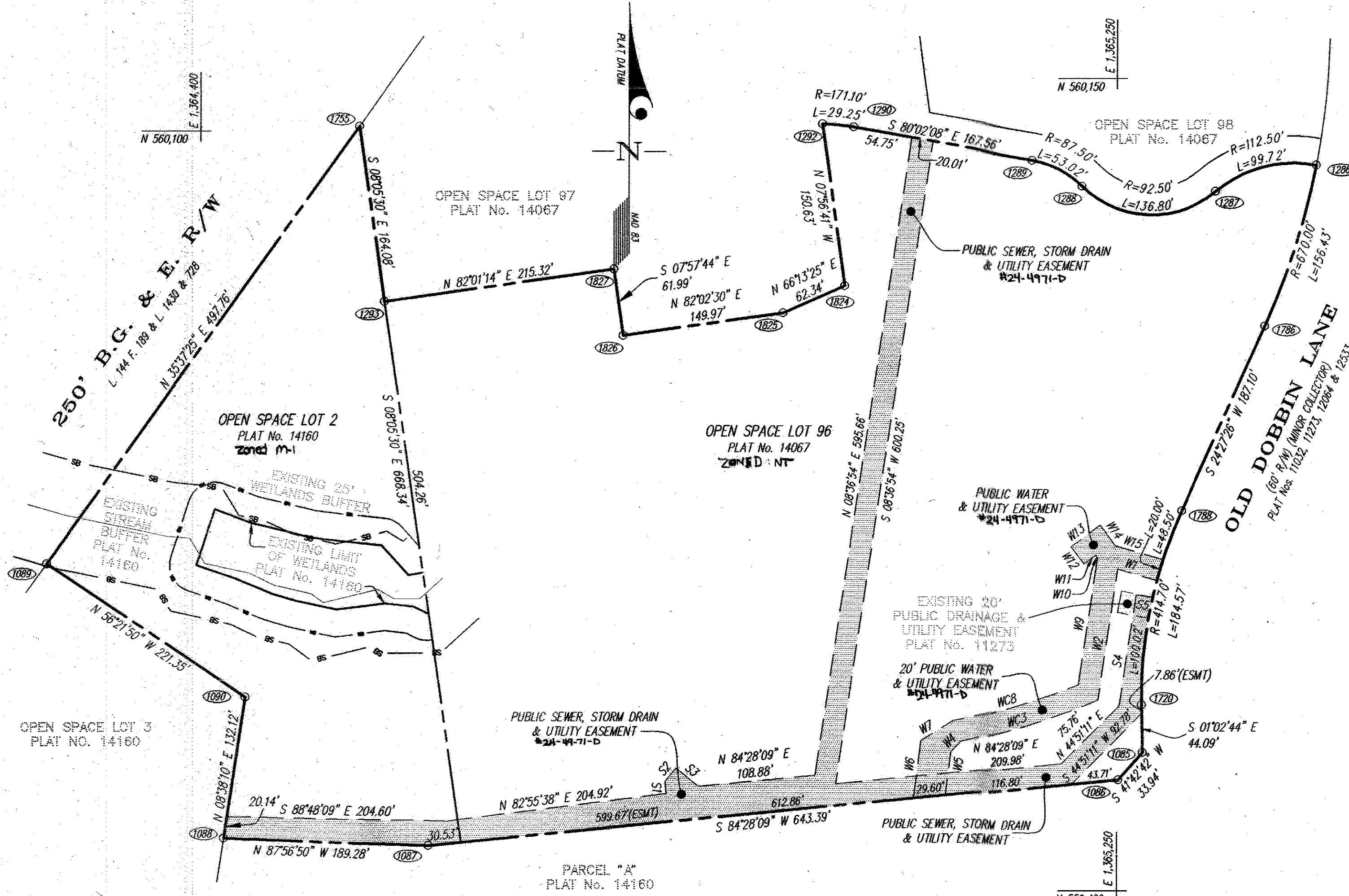
ZONE: NT/M-1 TM 36, GRID 18, P/O PARCEL 521
 6TH ELECTION DISTRICT TM 37, GRID 7, P/O PARCEL 657
 SCALE: 1"=80' SHEET 1 OF 2 HOWARD COUNTY, MARYLAND
 NOVEMBER 2016

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 BALT: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4188
 DRAWN BY: ROL CHECK BY:

PUBLIC WATER & UTILITY EASEMENT LINE TABLE THIS SHEET		
LINE	BEARING	LENGTH
W1	N 73°37'29" W	37.86'
W2	S 08°36'54" W	122.49'
WC3	R=733.90' L=132.48'	
CHD	S 72°41'30" W	132.30'
W4	S 43°22'12" W	13.69'
W5	S 07°26'24" W	40.31'
W6	N 07°26'24" E	53.64'
W7	N 58°02'59" E	34.81'
WC8	R=713.90' L=121.09'	
CHD	N 73°16'55" E	120.95'
W9	N 08°36'54" E	118.41'
W10	N 36°22'58" W	2.97'
W11	S 53°37'02" W	13.53'
W12	N 36°22'58" W	20.00'
W13	N 53°37'02" E	33.53'
W14	S 36°22'58" E	23.74'
W15	S 73°37'29" E	45.94'

PUBLIC SEWER, STORM DRAIN & UTILITY EASEMENT LINE TABLE THIS SHEET		
LINE	BEARING	LENGTH
S1	N 07°04'22" W	11.30'
S2	N 39°52'43" E	16.36'
S3	S 50°07'17" E	26.74'
S4	N 08°56'51" E	103.60'
S5	S 81°03'09" E	15.23'

COORDINATE TABLE ALL SHEETS		
POINT	NORTHING	EASTING
1085	559,527.76	1,365,273.78
1086	559,502.42	1,365,251.19
1087	559,440.41	1,364,610.80
1088	559,447.19	1,364,421.64
1089	559,700.43	1,364,257.19
1090	559,577.82	1,364,441.48
1286	560,070.02	1,365,435.21
1287	560,045.60	1,365,341.86
1288	560,050.64	1,365,217.29
1289	560,074.60	1,365,170.91
1290	560,103.60	1,365,005.88
1292	560,106.18	1,364,976.78
1293	559,942.59	1,364,570.21
1720	559,571.84	1,365,272.97
1755	560,105.04	1,364,547.11
1786	559,921.40	1,365,387.58
1788	559,751.08	1,365,310.12
1824	559,956.99	1,364,997.60
1825	559,931.86	1,364,940.55
1826	559,911.09	1,364,792.03
1827	559,972.48	1,364,783.44

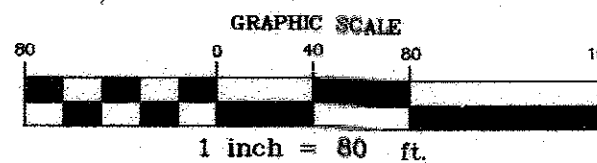


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- TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 0 AC.
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- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 11.7991 AC.

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1292-1290	171.10'	29.25'	14.66'	29.21'	S 84°55'56" E	09°47'36"
1289-1288	87.50'	53.02'	27.35'	52.21'	S 62°40'35" E	34°43'07"
1288-1287	92.50'	136.80'	84.37'	124.67'	S 87°41'08" E	84°44'12"
1287-1286	112.50'	99.72'	53.40'	96.49'	N 75°20'23" E	50°47'12"
1286-1786	670.00'	156.43'	78.57'	156.07'	S 17°46'09" W	13°22'37"
1788-1720	541.70'	184.57'	93.84'	183.05'	S 11°42'27" W	25°30'03"



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

Robert M. ...
 COUNTY HEALTH OFFICER
 DATE: 2/10/17

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chad Clark
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 2-10-17

Kent Stedman
 DIRECTOR
 DATE: 2-13-17

OWNER'S DEDICATION

COLUMBIA ASSOCIATION, INC., A MARYLAND CORPORATION, BY ALBERT F. EDWARDS, P.E., DIRECTOR OF CONSTRUCTION AND OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS REVISION PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

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WITNESS OUR HANDS THIS 18th DAY OF JANUARY 2017

BY: *Albert F. Edwards*
 ALBERT F. EDWARDS, P.E.
 DIRECTOR OF CONSTRUCTION

ATTEST: *Janet ...*

SURVEYOR'S CERTIFICATE

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David S. Weber 13 DEC 2016
 DAVID S. WEBER
 REGISTERED LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10852 (EXP. DATE: 04/05/2018)



RECORDED AS PLAT NUMBER 24095 ON 2/17/17, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

REVISION PLAT
 COLUMBIA
 ROUTE 175 COMMERCIAL
 OPEN SPACE LOT 2

VILLAGE OF LONGREACH
 SECTION 3 AREA 2
 OPEN SPACE LOT 96

(A REVISION: TO (1) OPEN SPACE LOT 2, ROUTE 175 COMMERCIAL, PLAT NO. 14160 AND (2) OPEN SPACE LOT 96, VILLAGE OF LONGREACH, PLAT NO. 14067)

TM 36, GRID 18, P/O PARCEL 521
 TM 37, GRID 7, P/O PARCEL 657
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1"=80' SHEET 2 OF 2 NOVEMBER 2016

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