

U.S. Equivalent Coordinate Table

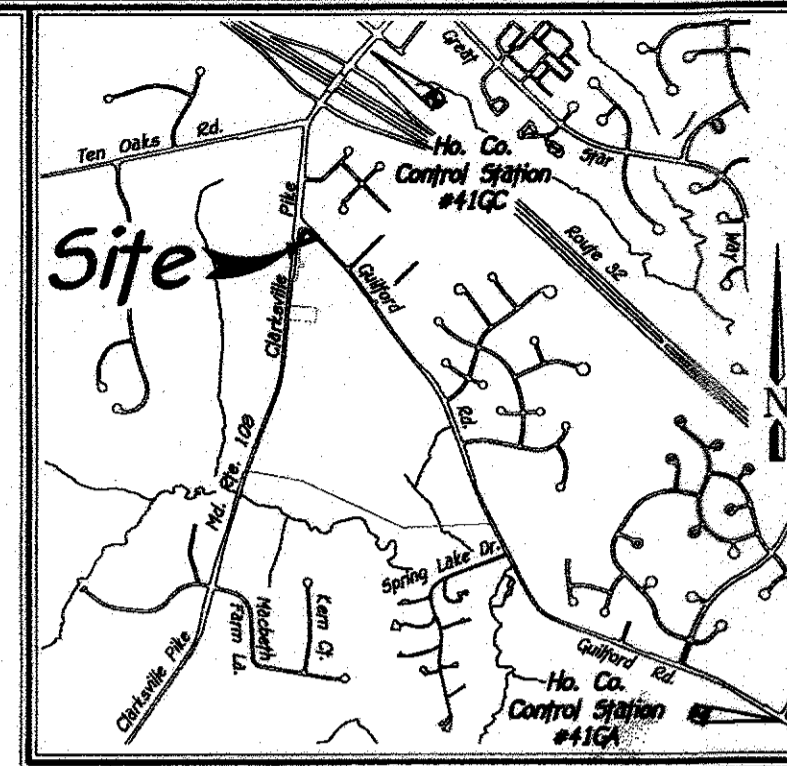
Point	North (feet)	East (feet)	North (meters)	East (meters)
1	559569.721	1320455.305	170557.192075	404914.011176
2	559597.949	1320450.211	170565.795907	404914.072543
3	559647.694	1320463.251	170500.950293	404916.408730
4	559711.696	1320533.706	170600.466142	404937.907049
5	559627.464	1320610.420	170574.792177	404963.706702
73	559708.340	1320502.486	170599.443231	404920.367590

Metric Coordinate Table

Legend

Existing Public Forest Conservation Easement Area 'C' (Plat Nos. 13026 Thru 13031) Removed By Recordation Of This Plat (0.291 Ac.±)

This Subdivision Is Subject To Section 18.122B Of The Howard County Code, Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective June 6, 1992 On Which Date Developer Agreement 34-3669-D Was Filed And Accepted.



Howard County ADC Map-Map #31, Grid D-2

Vicinity Map
Scale: 1" = 2,000'

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.
Terrell A. Fisher, L.S. #10692 (Professional Land Surveyor) Date: 4/27/17
Clarksville Ridge Professional Center, LLC By: Donald R. Reuwer, Member Date: 4/27/17

Owner

Clarksville Ridge Professional Center, LLC
5300 Dorsey Hall Drive
Suite 102
Ellicott City, Maryland 21042
Attn: Mr. Donald R. Reuwer
Ph: (443) 367-0422

Developer

Land Design And Development, Inc.
8310 Forrest Street
Suite 200
Ellicott City, Maryland 21043
Attn: Mr. Donald R. Reuwer, Jr.
Ph: (410) 992-4600

PROPERTY OF ST. LOUIS ROMAN CATHOLIC CONGREGATION INC. (L.L. 13654, F. 481) TAX MAP 34, PARCEL 106 ZONED: RR-DEO & PLAT FOR FOREST CONSERVATION EASEMENT PROPERTY OF SAINT LOUIS CATHOLIC CHURCH (PLAT NO. 16467) ZONED: RR-DEO

Clarksville Pike
(Maryland Route 108)
(S.H.A. Plat No. 30890)
(Existing R/W Width Varies)

Guilford Road
(S.H.A. Plat No. 30890)
(Existing R/W Width Varies)

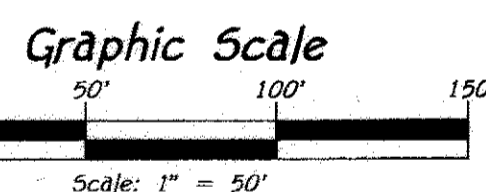
CLARKS GLEN NORTH PARCEL B-1 (PLAT NO. 14145) ZONED: B-2

CLARKS GLEN NORTH LOTS 1 THRU 42 AND PARCELS 'B' AND 'C' (PLAT NOS. 13026 THRU 13031) ZONED: R-12

DORIS JOHNSON PROPERTY (PLAT NO. 16841) ZONED: R-12

EXISTING PUBLIC FOREST CONSERVATION EASEMENT AREA 'C' (PLAT NOS. 13026 THRU 13031) REMOVED BY RECORDATION OF THIS PLAT (0.291 AC.±)

PROPERTY OF TIERNY FARMS-CLARKSVILLE, LP (L.L. 17385, F. 354) TAX MAP 34, PARCEL 88 ZONED: R-ED



General Notes:

- Subject Property Zoned R-ED Per The 10/06/13 Comprehensive Zoning Plan
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 41GA And 41GC.
- This Plat And The Coordinates Shown Hereon Are Based On A Field Run Monumented Boundary Survey Performed On Or About July, 1997 By Riemer, Muegge & Associates, Inc. And Plats Entitled "Clarks Glen North, Lots 1 Thru 42 And Parcels 'B' And 'C'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 13026 Thru 13031.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set With Cap "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Cap "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On A Examination Of The Howard County Cemetery Inventory Map.
- Previous Department Of Planning And Zoning File Numbers: 5-97-15, P-90-20 And F-99-52.
- This Property Is Located Within The Metropolitan District.
- There Are No Existing Structure(s)/Dwelling(s) Located On Non-Buildable Parcel 'C'.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The 10/06/13 Comprehensive Zoning Plan. Development Or Construction On These Lots 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.
- This Project Is In Conformance With The Latest Howard County Standards Unless Waivers Have Been Approved.
- The Forest Conservation Obligation For Clarks Glen North, Lots 1-42 And Parcels 'B' And 'C' Was Previously Addressed Under F-99-052 (Plat Nos. 13026-13031). The Existing Public Forest Conservation Easement On Non-Buildable Parcel 'C' Is Abandoned By This Record Plat And Will Be Mitigated By Planting Of 0.3 Acres Of Forest Area Within A Public Forest Conservation Easement On The Enclave At Tierney Farm, Phase 1 Subdivision Plan (F-15-110).
- This Plat Is Exempt From The Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual Because It Is A Plat Of Revision That Does Not Create Any New Lots/Parcels.

Area Tabulation This Submission

TOTAL NUMBER OF LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF BUIDABLE PARCELS TO BE RECORDED	0.291 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	0.291 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	0.291 Ac.±

Reservation Of Public Utility And Forest Conservation Easements

"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 (Designated As "Forest Conservation Easement"). Located In, On, Over, And Through Parcel 'C'. Any Conveyances Of The Aforesaid Parcel Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Parcel. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Herein 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 Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By 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(s) Of Easement In The Land Records Of Howard County."

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461 - 2995

Purpose Statement

The Purpose Of This Plat Is To (1) Abandon The Existing Public Forest Conservation Easement Area 'C' From Within Non-Buildable Parcel 'C', As Shown On Plats Entitled "Clarks Glen North, Lots 1 Thru 42 And Parcels 'B' And 'C'" Recorded As Plat Nos. 13026 Thru 13031. The Forest Mitigation For The Removal Of Forest Conservation Easement Area 'C' Is Provided By Including 0.3 Acres Reforestation Within The Enclave At Tierney Farm, Phase 1, F-15-110.

APPROVED: For Public Water And Public Sewerage Systems
Howard County Health Department.

Donna M. Reuwer 5/16/2017
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Chief 5-23-17
Chief, Development Engineering Division Date
Director 5-30-17
Director Date

Owner's Certificate

Clarksville Ridge Professional Center, LLC, By Donald R. Reuwer, Member, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan 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 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 And Floodplains 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 Rights-Of-Way. Witness My Hand This 26th Day Of April, 2017.

Donald R. Reuwer
Clarksville Ridge Professional Center, LLC
By: Donald R. Reuwer, Member
Witness

Surveyor's Certificate

I Herby Certify That To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Was 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; That It Is A Subdivision Of All Of The Lands Conveyed By Wilben Commercial Properties, LLC To Clarksville Ridge Professional Center, LLC By Deed Dated December 26, 2007 And Recorded Among The Land Records Of Howard County, Maryland In Liber 11054 At Folio 515; And Being Non-Buildable Parcel 'C', As Shown On Plats Entitled "Clarks Glen North, Lots 1 Thru 42 And Parcels 'B' And 'C'" Recorded Among The Aforesaid Land Records As Plat Nos. 13026 Thru 13031; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland As Amended.

Terrell A. Fisher 4/27/17
Terrell A. Fisher, Professional Land Surveyor No. 10692
Expiration Date: December 13, 2017

RECORDED AS PLAT NO. 24245 ON 6/16/17
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Revision Plat
Clarks Glen North
NON-BUILDABLE PARCEL 'C'

(Being A Revision To Non-Buildable Parcel 'C', As Shown On Plats Entitled "Clarks Glen North, Lots 1 Thru 42 And Parcels 'B' And 'C'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 13026 Thru 13031)
Zoned: R-ED
Tax Map No.: 34 Grid No.: 12 Parcel No.: 426
Fifth Election District - Howard County, Maryland
Date: April 26, 2017 Scale: As Shown Sheet 1 Of 1