

GENERAL NOTES

- 1. 4"x4"x36" CONCRETE MONUMENTS SHOWN THUS: □
2. IRON PINS SHOWN THUS: □
3. THIS PLAN AND THE COORDINATES SHOWN HEREON, ARE BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY GUTSCHICK, LITTLE & WEBER, P.A., FEBRUARY 2014.
4. PROPERTY IS ZONED 'NEW TOWN' PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN. THE PROJECT AREA IS SUBJECT TO THE DOWNTOWN COLUMBIA PLAN - A GENERAL PLAN AMENDMENT EFFECTIVE APRIL 6, 2010 AS DOWNTOWN MIXED USE AREA.
5. SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: F-15-106, FDP-DC-CRESCENT-1, FDP-DC-CRESCENT-1A, ECP 15-083, ECP-16-041, SDP-15-068, ECP-16-042, SDP-16-075, F-16-107, SDP-16-009, WP-17-010, WP-17-052, WP-17-115, SDP-17-027, SDP 18-005, WP-17-049, WP-18-020 & WP-18-021.
6. COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 36AA - N 562,804.8481 E 1,349,906.2177 AND No. 30GA - N 566,053.5759 E 1,335,177.5800
7. AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
8. 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 7/24/2018 ON WHICH DATE THE DEVELOPER'S AGREEMENT No. 24-4974-D WAS FILED AND ACCEPTED.
9. PUBLIC WATER AND SEWER ALLOCATIONS WILL BE GRANTED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
10. THIS PROPERTY IS SUBJECT TO THE CRESCENT NEIGHBORHOOD DESIGN GUIDELINES (NDG), RECORDED IN LIBER 16305 AT FOLIO 415-511 AND 16306 AT 1 THRU 150, CRESCENT NEIGHBORHOOD IMPLEMENTATION PLAN, RECORDED IN LIBER 16306 AT FOLIO 151 THRU 192 AND THE CRESCENT NEIGHBORHOOD CONCEPT PLAN (NCP) RECORDED AS PLAT Nos. 23397 THRU 23402 ACCORDANCE WITH FINAL DEVELOPMENT PLAN (FDP-DC-CRESCENT-1A), RECORDED AS PLAT Nos. 24102 THRU 24110.
11. THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1202(b)(1)(iv) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE SUBJECT PROPERTY IS PART OF A PLANNED UNIT DEVELOPMENT WHICH HAS PRELIMINARY DEVELOPMENT PLAN APPROVAL AND 50% OR MORE OF THE LAND IS RECORDED AND SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 31, 1992.
12. THIS PROJECT AREA IS DESIGNATED AS DOWNTOWN MIXED USE AREA AND DOWNTOWN COMMUNITY COMMONS AREA PER FDP-DC-CRESCENT-1 AND FDP-DC-CRESCENT-1A.
13. PER SCENIC ROADS MAP DOES NOT INDICATE ANY SCENIC ROADS WITHIN OR ADJACENT TO THE PROJECT LIMITS.
14. PER HOWARD COUNTY CEMETERY INVENTORY MAP, THERE ARE NO CEMETERIES ON THIS SITE.
15. THE PROPERTY IS IN THE METROPOLITAN DISTRICT.
16. RESERVATION OF PUBLIC UTILITY EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH THE PARCELS. ANY AND ALL CONVEYANCES OF THE FORESAID PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN DEED(S) CONVEYING SAID LOTS AND PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. 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.
17. STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE MDE STORMWATER MANAGEMENT DESIGN MANUAL, VOLUMES 1 AND 2. A PE VALUE OF 1.00" WAS CALCULATED FOR REDEVELOPMENT OF EXISTING IMPERVIOUS AREAS AND 2.00" FOR NEW DEVELOPMENT AREAS. DUE TO THE LIMITED SPACE HOWARD COUNTY HAS AGREED TO ALLOW THE REQUIRED VOLUMES TO BE PROVIDED BY HAVING THE TREATMENT OF THE WOV BE A STAND ALONE PRACTICE IN M-6 TREE PIT STRUCTURES, AND PROVIDE CPV QUANTITY MANAGEMENT IN UNDERGROUND EXTENDED DETENTION VAULTS. ONE OF THESE VAULTS IS LOCATED ON PARCEL D-10 AND PROVIDES CPV FOR A PORTION OF THE SITE AND PROVIDES MANAGEMENT FOR BOTH PUBLIC ROADWAYS AND PRIVATE PARCELS. ONE OTHER UNDERGROUND EXTENDED DETENTION VAULT IS LOCATED ON PARCEL D-2 AND PROVIDES CPV FOR THE REMAINING PORTION OF THE SITE AND PROVIDES MANAGEMENT FOR PRIVATE AREAS ONLY. REV WILL BE PROVIDED IN A STONE RESERVOIR BELOW THE CPV VAULTS. CPV AND REV IS TO BE CONSTRUCTED UNDER THE PROJECT'S PHASE 1 SDP 17-027 PLAN SET. ANY CHANGES OR VARIATION TO THE PHASING OF THESE PLANS WILL REQUIRE CPV AND REV TO BE ADDRESSED. ALL OF THE STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED WITH THE EXCEPTION THAT STORMCEPTORS WILL BE PUBLICLY MAINTAINED.
18. THE WETLAND DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY DAFT-McCUNE-WALKER, INC., DATED NOVEMBER, 2013, AND WAS APPROVED ON MAY 23, 2016.
19. THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY BIOHABITATS, DATED JUNE, 2015, AND APPROVED ON MAY 23, 2016.
20. 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 AND FLOODPLAIN EASEMENT AREA, UNLESS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING AS NECESSARY DISTURBANCES OR WAIVERS HAVE BEEN APPROVED.
21. A PARKLAND REPLACEMENT PLAN HAS BEEN ADDED TO THE F-15-106 ROAD CONSTRUCTION PLAN SET.
22. A SURETY OF \$13,200 WILL BE PROVIDED FOR THE STREET TREES AS PART OF THE DPW DEVELOPER AGREEMENT.
23. ALL OF THE PROPERTY WITHIN THE SITE SHOWN ON THIS FINAL PLAN IS INTENDED TO AND SHALL BE ONE DEVELOPMENT PROJECT, NOTWITHSTANDING THAT IT MAY BE DEVELOPED IN PHASES AND OVER TIME, SO AS TO PROVIDE FOR THE ORDERLY DEVELOPMENT, MAINTENANCE AND OPERATION OF THE PARCELS WITHIN THE PROPERTY IN A COORDINATED, COHESIVE MANNER. TO THIS END, THE PROPERTY OWNER HAS RECORDED A DECLARATION OF RECIPROCAL EASEMENTS (REA) IN THE LAND RECORDS OF HOWARD COUNTY AT LIBER 17874 FOLIO 496, CREATING RECIPROCAL EASEMENTS (REA) IN THE LAND RECORDS OF THE PARCELS FOR, AMONG OTHER THINGS, VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, INSTALLATION OF UTILITIES AND DRAINAGE SYSTEMS, AND THE PROVISION OF CERTAIN AMENITIES, AS MORE PARTICULARLY SET FORTH THEREIN, ALL OF WHICH INURE TO THE BENEFIT OF, AND PASS WITH, ALL PARCELS WITHIN THE PROPERTY AND SHALL APPLY TO AND BIND SUCCESSORS IN INTEREST IN THE PARCELS, OR ANY PORTION THEREOF, AND ANY OWNER THEREOF.
24. PROPERTY WITHIN THE AREA OF THIS FINAL PLAN IS NOW SUBJECT TO THE TERMS OF THE REA, WHICH, AMONG OTHER THINGS, CREATES RECIPROCAL RIGHTS AND OBLIGATIONS OF THE PROPERTY OWNER(S) AS TO ACCESS AND PARKING, UTILITIES AND STORM WATER MANAGEMENT, AMENITIES AND LANDSCAPING, AND SETS FORTH THE PRIVATE MAINTENANCE RESPONSIBILITIES FOR ALL PRIVATELY OWNED COMMON AREA AND/OR QUASI-PUBLIC AMENITIES (SUCH AS PRIVATE ROADWAYS, PRIVATE SIDEWALKS, AND DOWNTOWN COMMONS) AND PUBLIC ART TO BE MAINTAINED BY THE PROPERTY OWNER(S), SUBJECT TO SUCH RESPONSIBILITIES BEING SHARED AMONG THE PROPERTY OWNER(S) OR ASSUMED BY A MAINTENANCE ORGANIZATION, THE COUNTY OR OTHER ORGANIZATION. PROPERTY OWNER ACKNOWLEDGES AND CONFIRMS THAT ANY REFERENCE IN THE REA TO AN OWNER'S RIGHT TO DEDICATE ALL OR A PORTION OF AN EASEMENT AREA OR MAINTENANCE OF ANY OFF-SITE AREA TO THE COUNTY IS SUBJECT TO THE COUNTY'S AFFIRMATIVE ACCEPTANCE OF ANY SUCH OBLIGATION WHICH IT MAY GRANT OR DENY, IN ITS OWN DETERMINATION, IN ACCORDANCE WITH THE COUNTY'S PROCEDURES REGARDING SAME.
25. THE PUBLIC MULTI-PURPOSE AND UTILITY EASEMENTS AND PRIVATE MULTI-PURPOSE EASEMENTS ARE SHOWN ON SHEETS 2 THROUGH 4. THE PRIVATELY MAINTAINED STORMWATER MANAGEMENT EASEMENT AREAS (EXISTING AND PROPOSED) ARE SHOWN ON SHEETS 5 THROUGH 7. FOR ADDITIONAL INFORMATION, SEE GENERAL NOTES 23, 24, AND 26. THE PRIVATE MULTI-PURPOSE EASEMENT AREAS SHOWN HEREON ARE INTENDED TO BE SUBJECT TO THE REA, NOT WITHSTANDING ANY INCONSISTENCIES IN LABELING, LOCATION OR DESIGNATION, SUBJECT TO THE PROVISIONS OF NOTE 26.

TABULATION OF FINAL PLAT - ALL SHEETS

Table with 2 columns: Description and Value. Includes rows for total number of lots and parcels, total area of parcels, total area of non-buildable parcels, total number of open space lots, total area of open space lots, total area of public roadways, and total area of subdivision.

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

Signature of Maura Rossman, County Health Officer, dated 9/25/2018.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

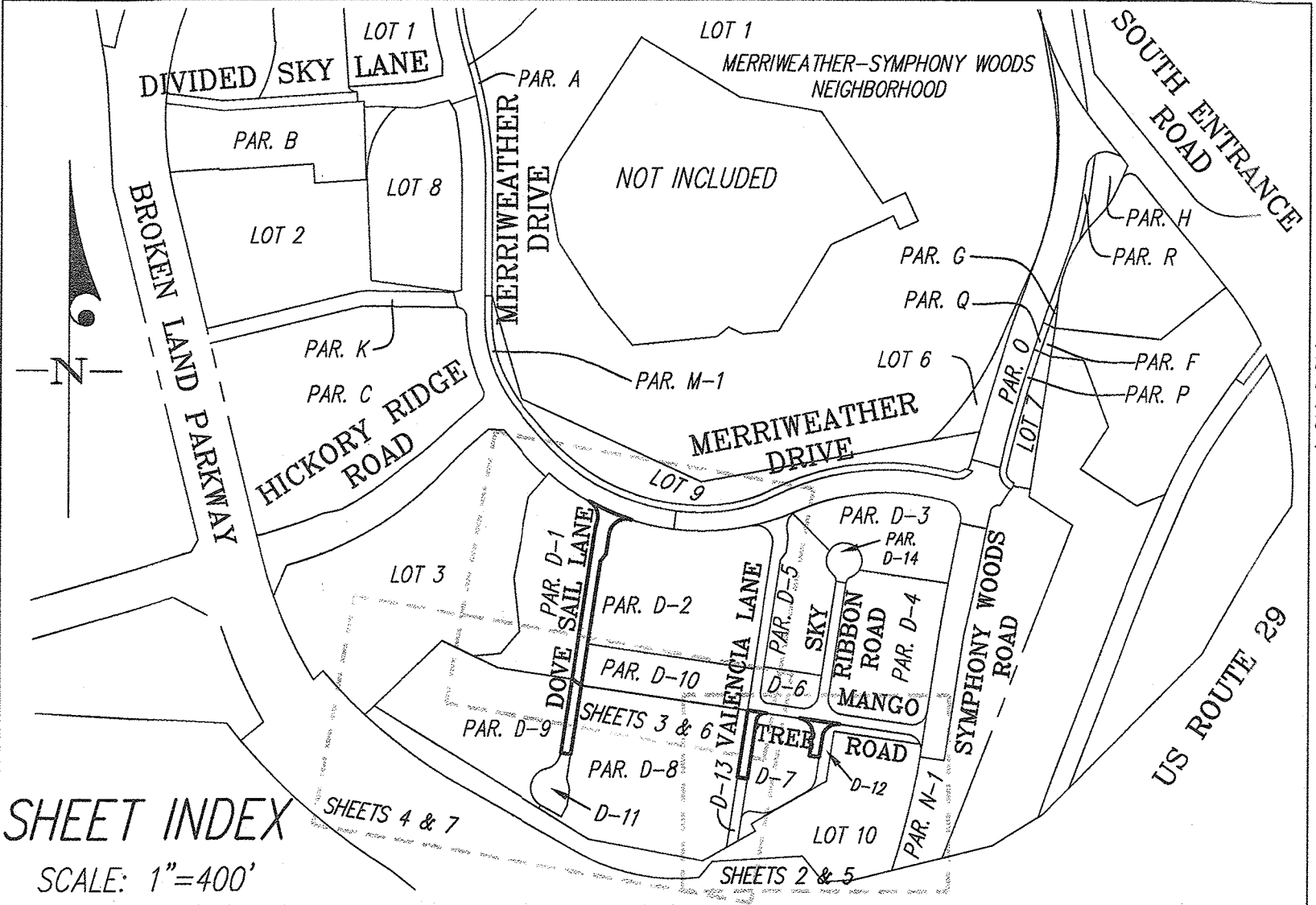
Signature of Chief, Development Engineering Division, dated 10-9-18.

Signature of Director, dated 10-16-18.

26. OWNERSHIP AND MAINTENANCE RESPONSIBILITIES WITHIN EASEMENTS

Table with 4 columns: Infrastructure Item, Ownership, Maintenance, Associated County File Number. Lists items like Public Storm Drains, Public Street Trees, Public Water & Sewer, Stormceptor, Private Storm Drains, Private SWM Devices, Private Water & Sewer, Grease Interceptor, Private Street Trees, Private Street Lights and Conduits, Public Dry Utilities and Conduits, and Private Dry Utilities and Conduits.

- (1) UPON COMPLETION OF WORK, HOWARD COUNTY IS NOT RESPONSIBLE FOR RETURNING THE PRIVATE ITEMS WITHIN THE PUBLIC MULTI-PURPOSE AND UTILITY EASEMENTS AND THE PRIVATE MULTI-PURPOSE EASEMENTS BACK TO EXISTING CONDITIONS. THE COUNTY IS ONLY OBLIGATED TO RETURN THE AREAS TO EXISTING GRADE AND PROVIDE ITEMS CONSISTENT WITH A TYPICAL PUBLIC STREET OR SIDEWALK. THE PROPERTY OWNER IS RESPONSIBLE FOR RETURNING HARDSCAPE TO THE PRIOR OR FINISHED CONDITION.
(2) THIS WOULD INCLUDE, BUT ARE NOT LIMITED TO ITEMS SUCH AS THE CURB OPENINGS THAT CONVEY THE RUNOFF FROM THE CURB TO THE ESD DEVICES, STRUCTURES THAT PROVIDE CHANNEL PROTECTION, ETC.
(3) THE LIMITS OF PRIVATE AND PUBLIC WATER AND SEWER CONNECTIONS HAVE BEEN PROVIDED WITH CONT. #24-4974-D
(4) THE LIMITS OF THE PRIVATE AND PUBLIC STORM DRAIN CONNECTIONS HAVE BEEN PROVIDED WITH F 17-059 AND F 18-017.
(5) PRIVATE DRY UTILITIES AND CONDUITS MAY INCLUDE, BUT ARE NOT LIMITED TO ELECTRIC LINES, GAS MAINS, CABLE, FIBER OPTICS, AND TELEPHONE.
(6) UPON COMPLETION OF WORK, THE UTILITY COMPANIES ARE NOT RESPONSIBLE FOR RETURNING THE PRIVATE ITEMS WITHIN THE PUBLIC MULTI-PURPOSE AND UTILITY EASEMENTS AND THE PRIVATE MULTI-PURPOSE EASEMENTS BACK TO EXISTING CONDITIONS. THE UTILITY COMPANIES ARE ONLY OBLIGATED TO RETURN THE AREAS TO EXISTING GRADE AND PROVIDE ITEMS CONSISTENT WITH A TYPICAL PUBLIC STREET OR SIDEWALK. THE PROPERTY OWNER IS RESPONSIBLE FOR RETURNING HARDSCAPE TO THE PRIOR OR FINISHED CONDITION.
(7) THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE COUNTY'S INFRASTRUCTURE AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED SHALL BE REPAIRED IMMEDIATELY TO THE SATISFACTION OF THE COUNTY ENGINEER AT THE CONTRACTOR'S EXPENSE.
27. ON MAY 24, 2018 THE DIRECTOR OF THE DEPT. OF PLANNING AND ZONING APPROVED WP 18-105, AN ALTERNATIVE COMPLIANCE TO SECTION 16.116(a)(1) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, TO PROVIDE A WALL MAINTENANCE EASEMENT WITHIN A BUFFER AREA. THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
(1) ENCROACHMENTS SHALL NOT EXTEND BEYOND THE APPROXIMATE 195 SF AS SHOWN ON THE EXHIBIT AND SDP 18-005.
(2) THE ORIGINALS ONLY PLAT SHALL BE RECORDED SHOWING THE EASEMENT AS APPROVED FOR SUBMISSION IN A LETTER FROM GLW DATED MAY 18, 2018.
(3) ANY IMPACTS TO ENVIRONMENTAL RESTORATION PLANTINGS DUE TO ACCESS OR MAINTENANCE SHALL BE REPLANTED IN ACCORDANCE WITH F-15-106.
(4) CONDITIONS OF APPROVAL OF THIS ALTERNATIVE COMPLIANCE SHALL BE ADDED TO ALL RELEVANT PLANS.



OWNERS' DEDICATION

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, BY GREG FITCHITT, VICE PRESIDENT; OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, AND IN 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, 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, 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 RIGHTS-OF-WAY.
THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 5th DAY OF September, 2018.

Signature of Greg Fitchitt, Vice President, dated 10-9-18. Signature of Peter F. Riley, Secretary, dated 9/6/2018.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS D-15 THROUGH D-17, AS SHOWN ON A PLAT ENTITLED 'DOWNTOWN COLUMBIA, CRESCENT NEIGHBORHOOD PARCELS D-1 THROUGH D-14, NON-BUILDABLE BULK PARCELS D-15 THROUGH D-17 AND OPEN SPACE LOT 10 (A RESUBDIVISION OF PARCEL D & OPEN SPACE LOT 4, DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD, PLAT No. 23992)' AND RECORDED AS PLAT Nos. 24623 THROUGH 24630, AND ALSO A SUBDIVISION OF PART OF THE LAND CONVEYED FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO HRD LAND HOLDINGS, INC. (NOW KNOWN AS THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, BY ARTICLES OF AMENDMENT, FILED ON JANUARY 5, 2001), BY A DEED DATED DECEMBER 18, 2000 AND RECORDED IN LIBER 5289 AT FOLIO 330; ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND 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. THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

Signature of Thomas C. O'Connor, Jr., Professional Land Surveyor, dated 9/6/2018. Includes Professional Land Surveyor seal.

WP 17-052 NOTE:

- ON JANUARY 31, 2017 THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING APPROVED A REQUEST FOR AN ALTERNATIVE COMPLIANCE OF SECTION 16.119(e)(5) AND SECTION 16.120(c)(1) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:
FOR SECTION 16-119(e)(5):
1. A SIGHT DISTANCE ANALYSIS MUST BE SUBMITTED FOR ALL SITE DEVELOPMENT PLANS PROPOSED AT PUBLIC AND PRIVATE STREET INTERSECTIONS IN DOWNTOWN COLUMBIA (ALL SIX NEIGHBORHOODS).
2. PLEASE INCLUDE A GENERAL NOTE WITH THE WP FILE NUMBER, THE REGULATORY SECTION NUMBER, THE DATE OF THE APPROVAL, AND THE CONDITIONS OF APPROVAL ON ALL FUTURE DOWNTOWN COLUMBIA PLANS.
FOR SECTION 16.120(c)(1):
3. ALTERNATIVE COMPLIANCE OF SECTION 16.120(c)(1) IS APPROVED ONLY FOR CRESCENT NEIGHBORHOOD PARCELS D-8 THROUGH PARCELS D-9 AS SHOWN ON THE ASSOCIATED PLAN EXHIBIT (ATTACHED) IF THE DEPARTMENT OF PUBLIC WORKS REQUIRES ALL ROADS PROVIDING FRONTAGE TO THESE PROPERTIES BE PRIVATE DUE TO ENHANCED DESIGN FEATURES AND MATERIALS.
4. A RECIPROCAL EASEMENT AGREEMENT MUST BE RECORDED FOR ALL PARCELS IN CRESCENT NEIGHBORHOOD AREA 3 TO OUTLINE THE OPERATION OF THE PRIVATE ROADWAYS FOR SAFE AND EFFICIENT ACCESS TO EACH INDIVIDUAL PARCEL AND PARKING AREA. THIS AGREEMENT MUST INCLUDE MAINTENANCE FOR STORM DRAINAGE, STORMWATER MANAGEMENT FACILITIES, SEWER SYSTEMS, SNOW REMOVAL, STREET LIGHTING, AND ANY OTHER TYPICAL ROADWAY MAINTENANCE AND OPERATIONAL ISSUES.
5. UNIMPED PUBLIC ACCESS FOR CRESCENT NEIGHBORHOOD PARCELS D-8 THROUGH D-9 MUST BE PROVIDED AT ALL TIMES FOR EMERGENCY PURPOSES, INCLUDING WHEN STREET FESTIVALS MAY CLOSE SECTIONS OF THE PRIVATE ROAD.
6. PLEASE INCLUDE A GENERAL NOTE WITH THE WP FILE NUMBER, THE REGULATORY SECTION NUMBER, THE DATE OF THE APPROVAL, AND THE CONDITIONS OF APPROVAL ON ALL FUTURE CRESCENT AREA 3 PLAN SUBMISSIONS.

WP 17-010 NOTE:

- ON AUGUST 25, 2016 THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING APPROVES A REQUEST FOR AN ALTERNATIVE COMPLIANCE OF SECTION 16.144 (d)(2) AND SECTION 16.144 (c)(3) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, TO ALLOW AN EXTENSION OF 45 DAYS TO THE DEADLINE FOR ADDITIONAL INFORMATION. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1) THE PRELIMINARY EQUIVALENT SKETCH PLAN MUST BE SUBMITTED ON OR BEFORE SEPTEMBER 15, 2016.
2) PLEASE REFERENCE THE ALTERNATIVE COMPLIANCE PETITION NUMBER, SECTION REQUEST, THE DATE OF THE DECISION AND CONDITION OF APPROVAL ON ALL FUTURE PLANS FOR THIS SITE.

WP 17-115 NOTE:

- ON MAY 19, 2017 THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING APPROVED A REQUEST FOR AN ALTERNATIVE COMPLIANCE OF SECTION 16.144 (d)(2) AND SECTION 16.144 (r)(3) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:
1. F 17-059 MUST BE SUBMITTED ON OR BEFORE MAY 22, 2017.
2. ADD THE FILE NUMBER, SECTION, DECISION, DATE OF DECISION, AND ANY CONDITIONS OF APPROVAL AS A GENERAL NOTE ON THE PLAN.

WP 18-020 NOTE:

- ON SEPTEMBER 8, 2017 THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING APPROVED A REQUEST FOR AN ALTERNATIVE COMPLIANCE OF SECTION 16.156(g)(2) AND SECTION 16.144 (r)(3) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:
1. F 17-059 MUST BE SUBMITTED ON OR OCTOBER 2, 2017.
2. ADD THE FILE NUMBER, SECTION, DECISION, DATE OF DECISION, AND ANY CONDITIONS OF APPROVAL AS A GENERAL NOTE ON THE PLAN.

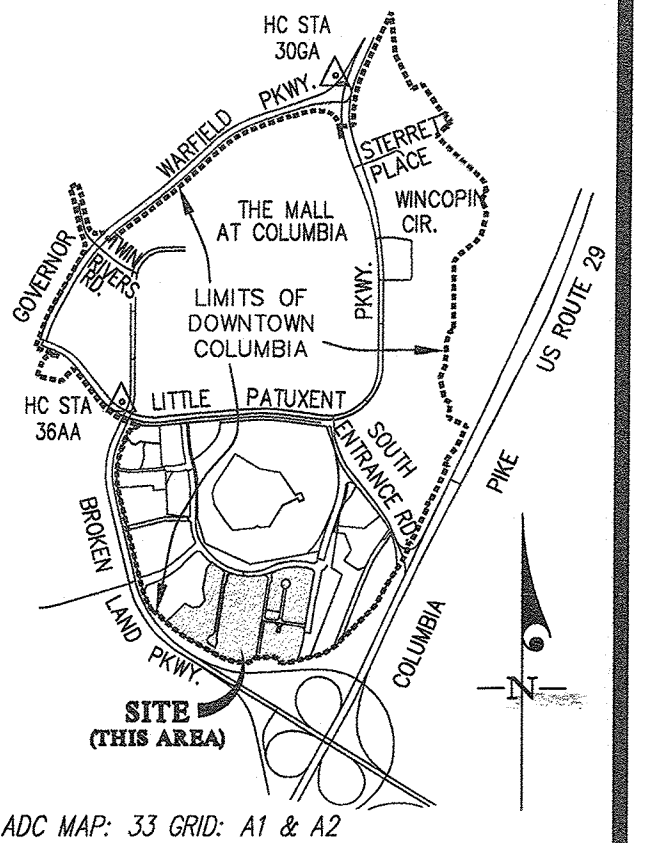
WP 18-021 NOTE:

- ON SEPTEMBER 11, 2017 THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING APPROVED A REQUEST FOR AN ALTERNATIVE COMPLIANCE OF SECTION 16.156(g)(2) AND SECTION 16.144 (r)(3) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:
1. SDP 17-027 MUST BE SUBMITTED ON OR BEFORE OCTOBER 2, 2017.
2. ADD THE FILE NUMBER, SECTION, DECISION, DATE OF DECISION, AND ANY CONDITIONS OF APPROVAL AS A GENERAL NOTE ON THE PLAN.

DESIGN MANUAL WAIVER INFORMATION:

VOLUME II DESIGN MANUAL WAIVER: ON NOVEMBER 21, 2017, THE DEPARTMENT OF PLANNING AND ZONING, ALONG WITH THE DEPARTMENT OF PUBLIC WORKS GRANTED A DESIGN MANUAL WAIVER TO SECTION 2.3.A.3.e OF THE HOWARD COUNTY DESIGN MANUAL, VOL. III, ALLOWING THE PUBLIC RIGHT-OF-WAY FOR DOVE SAIL LANE SOUTH OF MANGO TREE ROAD WITH A PRIVATE CUL-DE-SAC AND THE RIGHT-OF-WAY FOR VALENCIA LANE AND SKY RIBBON ROAD SOUTH OF MANGO TREE ROAD WITH A PRIVATE NON-THROUGH ROAD. DPZ AND DPW OFFERED THE FOLLOWING: THE TERMINATION OF SKY RIBBON ROAD, A NON-THROUGH STREET WITH A PUBLIC CUL-DE-SAC IS SUBJECT TO AN EASEMENT OR MOU WITH THE DEVELOPER ALLOWING ACCESS TO BOTH COUNTY AND GENERAL PUBLIC VEHICLES AT ALL TIMES. ALSO, AS PART OF SNOW REMOVAL, COUNTY PLOWS WILL PUSH THE SNOW FROM THE PUBLIC PORTION OF THE ROADWAY ON TO THE PRIVATE TURNAROUND AREA AND THE DEVELOPER OR ITS ENTITIES WOULD BE RESPONSIBLE FOR THE SNOW REMOVAL FROM THE PRIVATE AREAS.

OWNER: THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION c/o THE HOWARD HUGHES CORPORATION 10480 LITTLE PATUXENT PARKWAY, SUITE 400 COLUMBIA, MD 21044 PH: 410-964-4987



VICINITY MAP 1"=2000'

Table with 2 columns: Station Name and Coordinates. Lists Howard County Control Stations 30GA and 36AA with their respective Northings, Eastings, and Elevations.

Legend table defining symbols for Property Line, Shading for Public Multi-Purpose and Utility Easements and Private Multi-Purpose Easements, Shading for Existing Easements, and Shading for Private Stormwater Management Easement Areas.

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PORTIONS OF NON-BUILDABLE BULK PARCELS D-15 THROUGH D-17; AND TO CREATE: 1) ROAD RIGHTS-OF-WAY FOR DOVE SAIL LANE, VALENCIA LANE, AND SKY RIBBON ROAD; 2) PUBLIC MULTI-PURPOSE AND UTILITY EASEMENTS; 3) PRIVATE MULTI-PURPOSE EASEMENTS AND 4) PRIVATE STORMWATER MANAGEMENT EASEMENT AREAS. (SEE SHEETS 5 THROUGH 7)

RECORDED AS PLAT NUMBER 24814 ON 11/18, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD DOVE SAIL LANE, SKY RIBBON ROAD AND VALENCIA LANE (A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS D-15 THROUGH D-17, DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD, PLAT Nos. 24623 THROUGH 24630)

FDP-DC-CRESCENT-1A TM 36, GRID 1, P/O PARCELS 399, 452 & 527 5TH ELECTION DISTRICT ZONE-NT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN SHEET 1 OF 7 AUGUST 2018

GLW logo and contact information: 3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE, MD 20866 301-421-4024 GLWPA.COM

DRAWN BY: CHECK BY:

F-18-017

S:\Survey Drawings\11071\PLATS\11071 Area 3 Bulk Parcel to Road Dedication\11071 Area 3 RD-DED PLAT 01.dwg, PLOTTED: 8/22/2018 11:39 PM, LAST SAVED: 8/22/2018 11:40 AM, PLOTTED BY: Shawn Jewell

CURVE TABULATION THIS SHEET

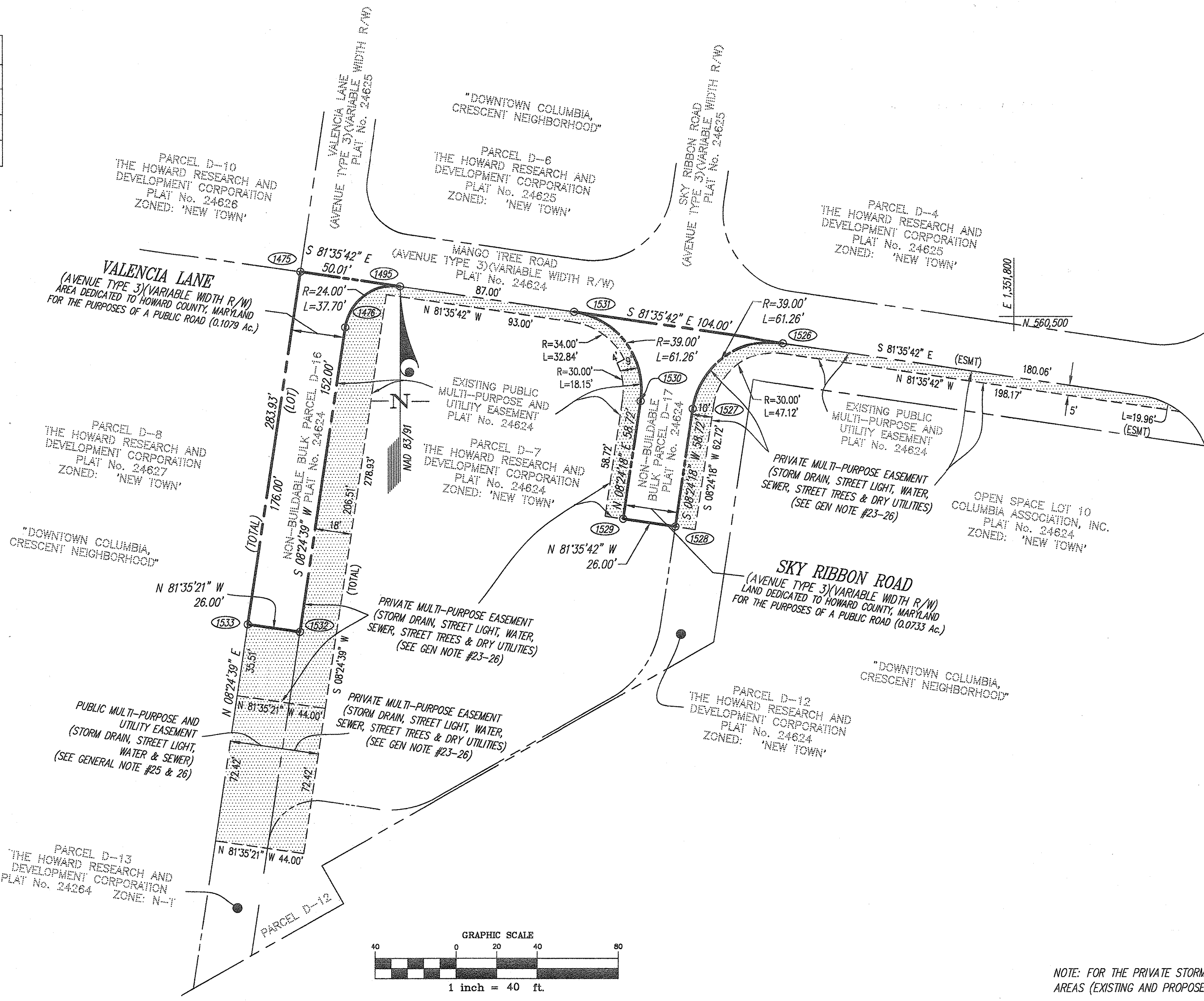
| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|-----------|--------|--------|---------|--------|---------------|-----------|
| 1495-1476 | 24.00' | 37.70' | 24.00' | 33.94' | S 53°24'28" W | 89°59'39" |
| 1530-1531 | 39.00' | 61.26' | 39.00' | 55.15' | N 36°35'42" W | 90°00'00" |
| 1526-1527 | 39.00' | 61.26' | 39.00' | 55.15' | S 53°24'18" W | 90°00'00" |

COORDINATE TABLE THIS SHEET

| POINT | NORTHING | EASTING |
|-------|------------|--------------|
| 1475 | 560,522.12 | 1,351,447.31 |
| 1476 | 560,494.58 | 1,351,469.52 |
| 1495 | 560,514.81 | 1,351,496.77 |
| 1526 | 560,486.89 | 1,351,685.72 |
| 1527 | 560,454.01 | 1,351,641.44 |
| 1528 | 560,395.92 | 1,351,632.86 |
| 1529 | 560,399.72 | 1,351,607.14 |
| 1530 | 560,457.81 | 1,351,615.72 |
| 1531 | 560,502.09 | 1,351,582.84 |
| 1532 | 560,344.21 | 1,351,447.28 |
| 1533 | 560,348.01 | 1,351,421.56 |

E 1,351,260
N 560,500

E 1,351,260
N 560,200



OWNER:
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
c/o THE HOWARD HUGHES CORPORATION
10480 LITTLE PATUXENT PARKWAY, SUITE 400
COLUMBIA, MD 21044
PH: 410-964-4987

TABULATION OF FINAL PLAT - THIS SHEET

- 1. TOTAL AREA OF PUBLIC ROADWAYS TO BE RECORDED: 0.1812 Ac.
- 2. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 0.1812 Ac.

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

Madina for Mauna Roseman 9/25/2018
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chad Edmund 10-9-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Greg Fitchitt 10-16-18
DIRECTOR DATE

OWNERS' DEDICATION

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, BY GREG FITCHITT, VICE PRESIDENT; OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, 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, 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 RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 5th DAY OF September, 2018

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, INC.

BY: *Greg Fitchitt*
GREG FITCHITT, VICE PRESIDENT

ATTEST: *Peter F. Riley*
PETER F. RILEY, SECRETARY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS D-15 THROUGH D-17, AS SHOWN ON A PLAT ENTITLED "DOWNTOWN COLUMBIA, CRESCENT NEIGHBORHOOD PARCELS D-1 THROUGH D-14, NON-BUILDABLE BULK PARCELS D-15 THROUGH D-17 AND OPEN SPACE LOT 10 (A RESUBDIVISION OF PARCEL D & OPEN SPACE LOT 4, DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD, PLAT No. 23992)" AND RECORDED AS PLAT Nos. 24623 THROUGH 24630, AND ALSO A SUBDIVISION OF PART OF THE LAND CONVEYED FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO HRD LAND HOLDINGS, INC. (NOW KNOWN AS THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, BY ARTICLES OF AMENDMENT, FILED ON JANUARY 5, 2001), BY A DEED DATED DECEMBER 18, 2000 AND RECORDED IN LIBER 5289 AT FOLIO 330, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND 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. THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

Thomas C. O'Connor, Jr. 9/16/2018
THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 10954 (EXP. 07/03/2020)



NOTE: FOR THE PRIVATE STORMWATER MANAGEMENT EASEMENT AREAS (EXISTING AND PROPOSED) SEE SHEET 5 OF 7.

RECORDED AS PLAT NUMBER 24815 ON 11/1/18, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

DOWNTOWN COLUMBIA
CRESCENT NEIGHBORHOOD
DOVE SAIL LANE, SKY RIBBON ROAD AND VALENCIA LANE

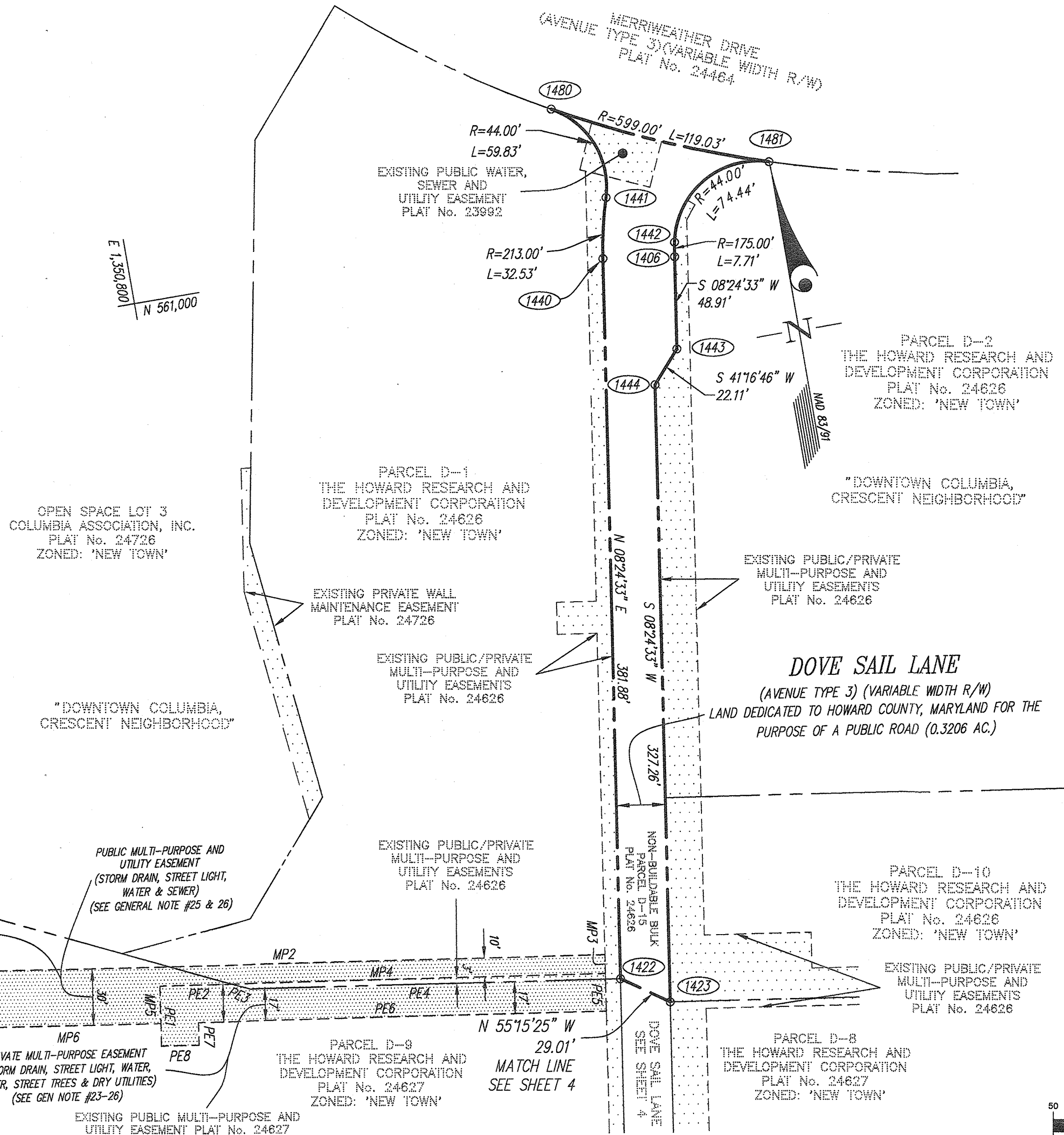
(A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS D-15 THROUGH D-17, DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD, PLAT Nos. 24623 THROUGH 24630)

FDP-DC-CRESCENT-1A TM 36, GRID 1, P/O PARCELS 399, 452 & 527
5TH ELECTION DISTRICT ZONE-NT HOWARD COUNTY, MARYLAND
SCALE: 1"=40' SHEET 2 OF 7 AUGUST 2018

GLW 3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE, MD 20866 301-421-4024 GLWPA.COM
DRAWN BY: CHECK BY:

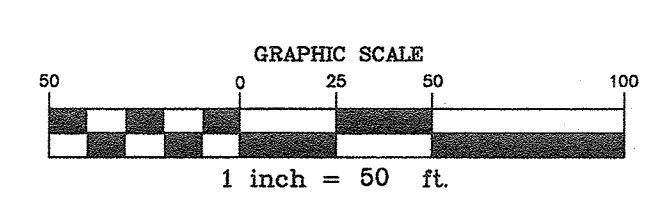
| CURVE TABULATION THIS SHEET | | | | | | |
|-----------------------------|---------|---------|---------|---------|---------------|-----------|
| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
| 1480-1481 | 599.00' | 119.03' | 59.71' | 118.84' | S 66°26'34" E | 112°3'09" |
| 1481-1442 | 44.00' | 74.44' | 49.67' | 65.87' | S 59°23'54" W | 96°55'56" |
| 1442-1406 | 175.00' | 7.71' | 3.85' | 7.71' | S 09°40'14" W | 02°31'22" |
| 1440-1441 | 213.00' | 32.53' | 16.30' | 32.50' | N 12°47'06" E | 08°45'05" |
| 1441-1480 | 44.00' | 59.83' | 35.57' | 55.33' | N 21°47'41" W | 77°54'37" |

| COORDINATE TABLE THIS SHEET | | |
|-----------------------------|------------|--------------|
| POINT | NORTHING | EASTING |
| 1406 | 560,974.50 | 1,351,086.23 |
| 1422 | 560,602.28 | 1,350,992.79 |
| 1423 | 560,585.75 | 1,351,016.63 |
| 1440 | 560,980.05 | 1,351,048.64 |
| 1441 | 561,011.75 | 1,351,055.83 |
| 1442 | 560,982.09 | 1,351,087.52 |
| 1443 | 560,926.11 | 1,351,079.08 |
| 1444 | 560,909.49 | 1,351,064.49 |
| 1480 | 561,063.12 | 1,351,035.29 |
| 1481 | 561,015.63 | 1,351,144.22 |



| PRIVATE MULTI-PURPOSE EASEMENT LINE TABLE | | |
|---|---------------|---------|
| LINE | BEARING | LENGTH |
| PE1 | N 08°26'53" E | 32.00' |
| PE2 | S 81°33'07" E | 38.14' |
| PE3 | S 64°34'21" E | 10.27' |
| PE4 | S 81°33'07" E | 188.41' |
| PE5 | S 08°24'33" W | 17.00' |
| PE6 | N 81°33'07" W | 216.39' |
| PE7 | S 08°26'53" W | 12.00' |
| PE8 | N 81°33'07" W | 20.00' |

| PUBLIC MULTI-PURPOSE AND UTILITY EASEMENT AND PRIVATE MULTI-PURPOSE EASEMENT LINE TABLE | | |
|---|---------------|---------|
| LINE | BEARING | LENGTH |
| MP1 | N 08°26'53" E | 30.00' |
| MP2 | S 81°33'07" E | 340.37' |
| MP3 | S 08°24'33" W | 10.00' |
| MP4 | N 81°33'07" W | 236.38' |
| MP5 | S 08°26'53" W | 20.00' |
| MP6 | N 81°33'07" W | 104.00' |



TABULATION OF FINAL PLAT - THIS SHEET
 1. TOTAL AREA OF PUBLIC ROADWAYS TO BE RECORDED: 0.3206 Ac.
 2. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 0.3206 Ac.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.
 County Health Officer: *[Signature]* DATE: 9/26/2018

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Chief, Development Engineering Division: *[Signature]* DATE: 10-9-18
 Director: *[Signature]* DATE: 10-16-18

OWNERS' DEDICATION
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, BY GREG FITCHITT, VICE PRESIDENT; OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, 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, 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 RIGHTS-OF-WAY.
 THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.
 WITNESS OUR HANDS THIS 5th DAY OF September, 2018.
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, INC.
 BY: *[Signature]*
 GREG FITCHITT, VICE PRESIDENT
 ATTEST: *[Signature]*
 PETER F. RILEY, SECRETARY

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS D-15 THROUGH D-17, AS SHOWN ON A PLAT ENTITLED "DOWNTOWN COLUMBIA, CRESCENT NEIGHBORHOOD PARCELS D-1 THROUGH D-14, NON-BUILDABLE BULK PARCELS D-15 THROUGH D-17 AND OPEN SPACE LOT 10 (A RESUBDIVISION OF PARCEL D & OPEN SPACE LOT 4, DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD, PLAT No. 23992)" AND RECORDED AS PLAT Nos. 24623 THROUGH 24630, AND ALSO A SUBDIVISION OF PART OF THE LAND CONVEYED FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO HRD LAND HOLDINGS, INC. (NOW KNOWN AS THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, BY ARTICLES OF AMENDMENT, FILED ON JANUARY 5, 2001), BY A DEED DATED DECEMBER 18, 2000 AND RECORDED IN LIBER 5289 AT FOLIO 330; ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND 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.
 THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.
 THOMAS C. O'CONNOR, JR. DATE: 9/16/2018
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION No. 10954 (EXP. 07/03/2020)

RECORDED AS PLAT NUMBER 24816 ON 11/7/18, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND
DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD DOVE SAIL LANE, SKY RIBBON ROAD AND VALENCIA LANE
 (A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS D-15 THROUGH D-17, DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD, PLAT Nos. 24623 THROUGH 24630)
 FDP-DC-CRESCENT-1A TM 36, GRID 1, P/O PARCELS 399, 452 & 527
 5TH ELECTION DISTRICT ZONE-NT HOWARD COUNTY, MARYLAND
 SCALE: 1"=50' SHEET 3 OF 7 AUGUST 2018
 DRAWN BY: *[Signature]*
 CHECK BY: *[Signature]*

S:\Survey Drawings\11071\PLATS\11071 Area 3 RD-Ded PLAT 03.dwg, PLOTTED: 8/22/2018 1:41 PM, LAST SAVED: 8/17/2018 12:38 PM, PLOTTED BY: Shawn Jewell

| POINT | NORTHING | EASTING |
|-------|------------|--------------|
| 1422 | 560,602.28 | 1,350,992.79 |
| 1423 | 560,585.75 | 1,351,016.63 |
| 1437 | 560,406.94 | 1,350,990.20 |
| 1439 | 560,410.74 | 1,350,964.48 |

EXISTING PRIVATE WALL
MAINTENANCE EASEMENT
PLAT No. 24726

"DOWNTOWN COLUMBIA,
CRESCENT NEIGHBORHOOD"

OPEN SPACE LOT 3
COLUMBIA ASSOCIATION, INC.
PLAT No. 24726
ZONED: 'NEW TOWN'

PARCEL D-1
THE HOWARD RESEARCH AND
DEVELOPMENT CORPORATION
PLAT No. 24626
ZONED: 'NEW TOWN'

PARCEL D-10
THE HOWARD RESEARCH AND
DEVELOPMENT CORPORATION
PLAT No. 24626
ZONED: 'NEW TOWN'

EXISTING PUBLIC/PRIVATE
MULTI-PURPOSE &
UTILITY EASEMENTS
PLAT No. 24626

PUBLIC MULTI-PURPOSE
AND UTILITY EASEMENT/PRIVATE
MULTI-PURPOSE EASEMENTS
(FOR DELINEATION SEE SHEET 3 OF 7)

EXISTING PUBLIC/PRIVATE
MULTI-PURPOSE &
UTILITY EASEMENTS
PLAT Nos. 24626 & 24627
SEE SHEET 3

PRIVATE MULTI-PURPOSE EASEMENT
(STORM DRAIN, STREET LIGHT, WATER,
SEWER, STREET TREES & DRY UTILITIES)
(SEE GEN NOTE #23-26)

PRIVATE MULTI-PURPOSE EASEMENT
(STORM DRAIN, STREET LIGHT, WATER,
SEWER, STREET TREES & DRY UTILITIES)
(SEE GEN NOTE #23-26)

DOVE SAIL LANE
(AVENUE TYPE 3) (VARIABLE WIDTH R/W)
LAND DEDICATED TO HOWARD COUNTY, MARYLAND
FOR THE PURPOSE OF A PUBLIC ROAD (0.1117 AC.)
(FORMERLY NON-BUILDABLE BULK PARCEL D-15)
(PLAT Nos. 24626 & 24627)

PARCEL D-9
THE HOWARD RESEARCH AND
DEVELOPMENT CORPORATION
PLAT No. 24627
ZONED: 'NEW TOWN'

PARCEL D-8
THE HOWARD RESEARCH AND
DEVELOPMENT CORPORATION
PLAT No. 24627
ZONED: 'NEW TOWN'

EXISTING PUBLIC
MULTI-PURPOSE &
UTILITY EASEMENT
PLAT No. 24627

PARCEL D-7
THE HOWARD RESEARCH AND
DEVELOPMENT CORPORATION
PLAT No. 24624
ZONED: 'NEW TOWN'

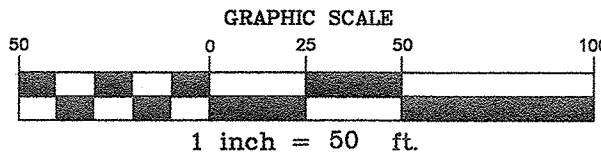
PARCEL
D-11
SEE SHEET 2

"DOWNTOWN COLUMBIA,
CRESCENT NEIGHBORHOOD"

OPEN SPACE LOT 10
COLUMBIA ASSOCIATION, INC.
PLAT Nos. 24624 & 24627
ZONED: 'NEW TOWN'

PARCEL D-11
THE HOWARD RESEARCH AND
DEVELOPMENT CORPORATION
PLAT No. 24627
ZONED: 'NEW TOWN'

OPEN SPACE LOT 10
COLUMBIA ASSOCIATION, INC.
PLAT Nos. 24624 & 24627
ZONED: 'NEW TOWN'



OWNER:
THE HOWARD RESEARCH AND DEVELOPMENT
CORPORATION
c/o THE HOWARD HUGHES CORPORATION
10480 LITTLE PATUXENT PKWY., STE. 400
COLUMBIA, MD 21044
PH: 410-964-4987

TABULATION OF FINAL PLAT - THIS SHEET
1. TOTAL AREA OF PUBLIC ROADWAYS TO BE RECORDED: 0.1117 Ac.
2. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 0.1117 Ac.

NOTE: FOR THE PRIVATE STORMWATER MANAGEMENT EASEMENT AREAS (EXISTING AND PROPOSED) SEE SHEET 7 OF 7.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
IN CONFORMANCE WITH THE MASTER PLAN OF
WATER & SEWERAGE FOR HOWARD COUNTY, MD.
Maura Roseman 9/25/2018
COUNTY HEALTH OFFICER DATE

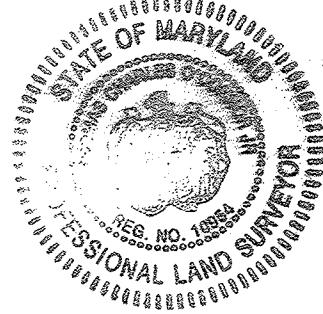
OWNERS' DEDICATION
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, BY GREG FITCHETT, VICE PRESIDENT; OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, 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, 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.
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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
& ZONING
Chad E. Johnson 10.9.18
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kate S. Johnson 10.16.18
DIRECTOR DATE

WITNESS OUR HANDS THIS 5th DAY OF SEPT., 2018
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, INC.
BY: *G. Fitchett*
GREG FITCHETT, VICE PRESIDENT.
ATTEST: *Peter F. Riley*
PETER F. RILEY, SECRETARY

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS D-15 THROUGH D-17, AS SHOWN ON A PLAT ENTITLED "DOWNTOWN COLUMBIA, CRESCENT NEIGHBORHOOD PARCELS D-1 THROUGH D-14, NON-BUILDABLE BULK PARCELS D-15 THROUGH D-17 AND OPEN SPACE LOT 10 (A RESUBDIVISION OF PARCEL D & OPEN SPACE LOT 4, DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD, PLAT No. 23992)" AND RECORDED AS PLAT Nos. 24623 THROUGH 24630, AND ALSO A SUBDIVISION OF PART OF THE LAND CONVEYED FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO HRD LAND HOLDINGS, INC. (NOW KNOWN AS THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, BY ARTICLES OF AMENDMENT, FILED ON JANUARY 5, 2001), BY A DEED DATED DECEMBER 18, 2000 AND RECORDED IN LIBER 5289 AT FOLIO 330; ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND 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.
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Thomas C. O'Connor, Jr. 9/16/2018
THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 10954 (EXP. 07/03/2020)



RECORDED AS PLAT NUMBER 24817 ON
11/2/18, AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND

**DOWNTOWN COLUMBIA
CRESCENT NEIGHBORHOOD
DOVE SAIL LANE, SKY RIBBON ROAD AND
VALENCIA LANE**
(A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS D-15 THROUGH
D-17, DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD,
PLAT Nos. 24623 THROUGH 24630)

FDP-DC-CRESCENT-1A TM 36, GRID 1, P/O PARCELS 399, 452 & 527
5TH ELECTION DISTRICT ZONE-NT HOWARD COUNTY, MARYLAND
SCALE: 1"=50' SHEET 4 OF 7 AUGUST 2018

GLW 3909 NATIONAL DRIVE
PLANNING ENGINEERING SURVEYING SUITE 250
BURTONSVILLE, MD 20866
301-421-4024
GLWPA.COM
DRAWN BY:
CHECK BY:

S:\Survey Drawings\11071\PLATS\11071 Area 3 RD-DED PLAT 04.dwg, PLOTTED: 8/22/2018 1:42 PM, LAST SAVED: 8/7/2018 12:44 PM, PLOTTED BY: Shawn Jewell

CURVE TABULATION THIS SHEET

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
|-----------|--------|--------|---------|--------|---------------|-----------|
| 1495-1476 | 24.00' | 37.70' | 24.00' | 33.94' | S 53°24'28" W | 89°59'39" |
| 1530-1531 | 39.00' | 61.26' | 39.00' | 55.15' | N 36°35'42" W | 90°00'00" |
| 1526-1527 | 39.00' | 61.26' | 39.00' | 55.15' | S 53°24'18" W | 90°00'00" |

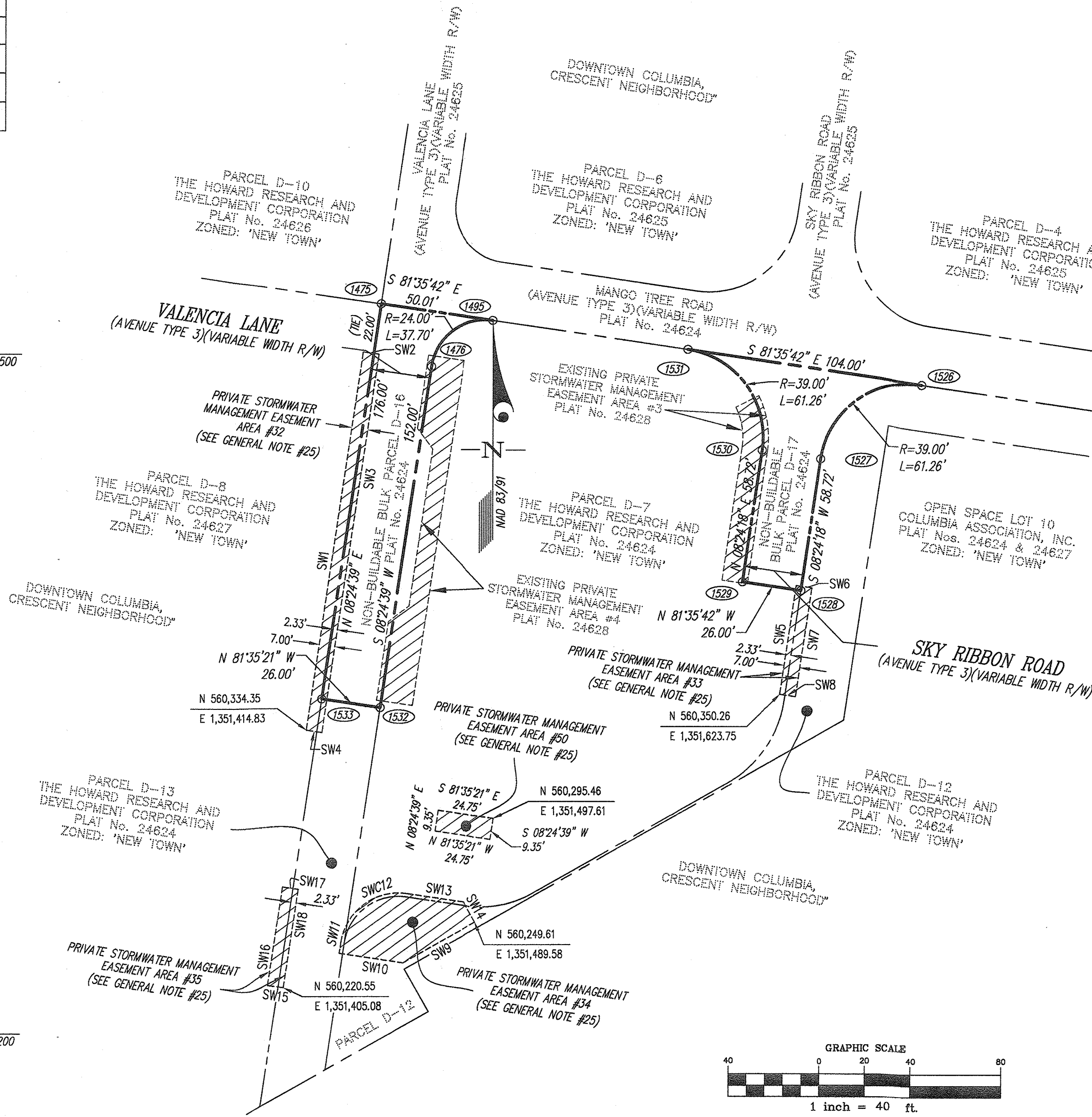
COORDINATE TABLE THIS SHEET

| POINT | NORTHING | EASTING |
|-------|------------|--------------|
| 1475 | 560,522.12 | 1,351,447.31 |
| 1476 | 560,494.58 | 1,351,469.52 |
| 1495 | 560,514.81 | 1,351,496.77 |
| 1526 | 560,486.89 | 1,351,685.72 |
| 1527 | 560,454.01 | 1,351,641.44 |
| 1528 | 560,395.92 | 1,351,632.86 |
| 1529 | 560,399.72 | 1,351,607.14 |
| 1530 | 560,457.81 | 1,351,615.72 |
| 1531 | 560,502.09 | 1,351,582.84 |
| 1532 | 560,344.21 | 1,351,447.28 |
| 1533 | 560,348.01 | 1,351,421.56 |

E 1,351,260
N 560,500

E 1,351,800
N 560,500

E 1,351,260
N 560,200



| LINE | BEARING | LENGTH |
|---------|---|---------|
| POB #32 | N: 560,334.35 E: 1,351,414.83 | |
| SW1 | N 08°24'39" E | 168.50' |
| SW2 | S 81°35'21" E | 7.00' |
| SW3 | S 08°24'39" W | 168.50' |
| SW4 | N 81°35'21" W | 7.00' |
| POB #33 | N: 560,350.26 E: 1,351,623.75 | |
| SW5 | N 08°24'18" E | 48.50' |
| SW6 | S 81°35'42" E | 7.00' |
| SW7 | S 08°24'18" W | 48.50' |
| SW8 | N 81°35'42" W | 7.00' |
| POB #34 | N: 560,249.61 E: 1,351,489.58 | |
| SW9 | S 60°21'23" W | 36.49' |
| SW10 | N 81°35'21" W | 28.45' |
| SW11 | N 08°24'39" E | 5.00' |
| SWC12 | R= 25.50' L= 40.06' CHORD N 53°24'39" E 36.06' | |
| SW13 | S 81°35'21" E | 25.41' |
| SW14 | S 29°38'37" E | 10.17' |
| POB #35 | N: 560,220.55 E: 1,351,405.08 | |
| SW15 | N 81°35'21" W | 7.00' |
| SW16 | N 08°24'39" E | 44.00' |
| SW17 | S 81°35'21" E | 7.00' |
| SW18 | S 08°24'39" W | 44.00' |
| POB #50 | N: 560,295.46 E: 1,351,497.61 | |

OWNER:
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
c/o THE HOWARD HUGHES CORPORATION
10480 LITTLE PATUXENT PARKWAY, SUITE 400
COLUMBIA, MD 21044
PH: 410-964-4987

TABULATION OF FINAL PLAT - THIS SHEET

- TOTAL AREA OF PUBLIC ROADWAYS TO BE RECORDED: 0.1812 Ac.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 0.1812 Ac.

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chad Edelman 10.9.18
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Kent Sheehan 10.16.18
DIRECTOR

OWNERS' DEDICATION

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, BY GREG FITCHITT, VICE PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, 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, 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 RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 5th DAY OF SEP, 2018

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, INC.

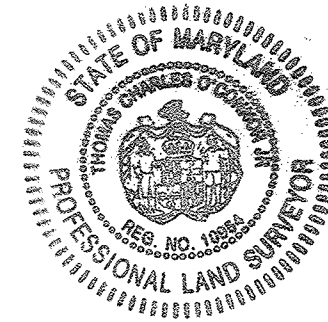
BY: *G. Fitchitt*
GREG FITCHITT, VICE PRESIDENT

ATTEST: *Peter F. Riley*
PETER F. RILEY, SECRETARY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS D-15 THROUGH D-17, AS SHOWN ON A PLAT ENTITLED "DOWNTOWN COLUMBIA, CRESCENT NEIGHBORHOOD PARCELS D-1 THROUGH D-14, NON-BUILDABLE BULK PARCELS D-15 THROUGH D-17 AND OPEN SPACE LOT 10 (A RESUBDIVISION OF PARCEL D & OPEN SPACE LOT 4, DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD, PLAT No. 23992)" AND RECORDED AS PLAT Nos. 24623 THROUGH 24630, AND ALSO A SUBDIVISION OF PART OF THE LAND CONVEYED FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO HRD LAND HOLDINGS, INC. (NOW KNOWN AS THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, BY ARTICLES OF AMENDMENT, FILED ON JANUARY 5, 2001), BY A DEED DATED DECEMBER 18, 2000 AND RECORDED IN LIBER 5289 AT FOLIO 330; ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND 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. THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

Thomas C. O'Connor, Jr. 9/6/2018
THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 10954 (EXP. 07/03/2020)



NOTE: THIS PLAT SHEET IS TO CREATE PRIVATE STORMWATER MANAGEMENT EASEMENT AREAS, AND TO SHOW EXISTING PRIVATE STORMWATER MANAGEMENT EASEMENT AREAS. FOR THE SUBDIVISION INFORMATION AND ADDITIONAL EASEMENTS, SEE SHEET 2 OF 7.

RECORDED AS PLAT NUMBER 24818 ON 11/7/18, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

DOWNTOWN COLUMBIA
CRESCENT NEIGHBORHOOD
DOVE SAIL LANE, SKY RIBBON ROAD AND VALENCIA LANE

(A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS D-15 THROUGH D-17, DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD, PLAT Nos. 24623 THROUGH 24630)

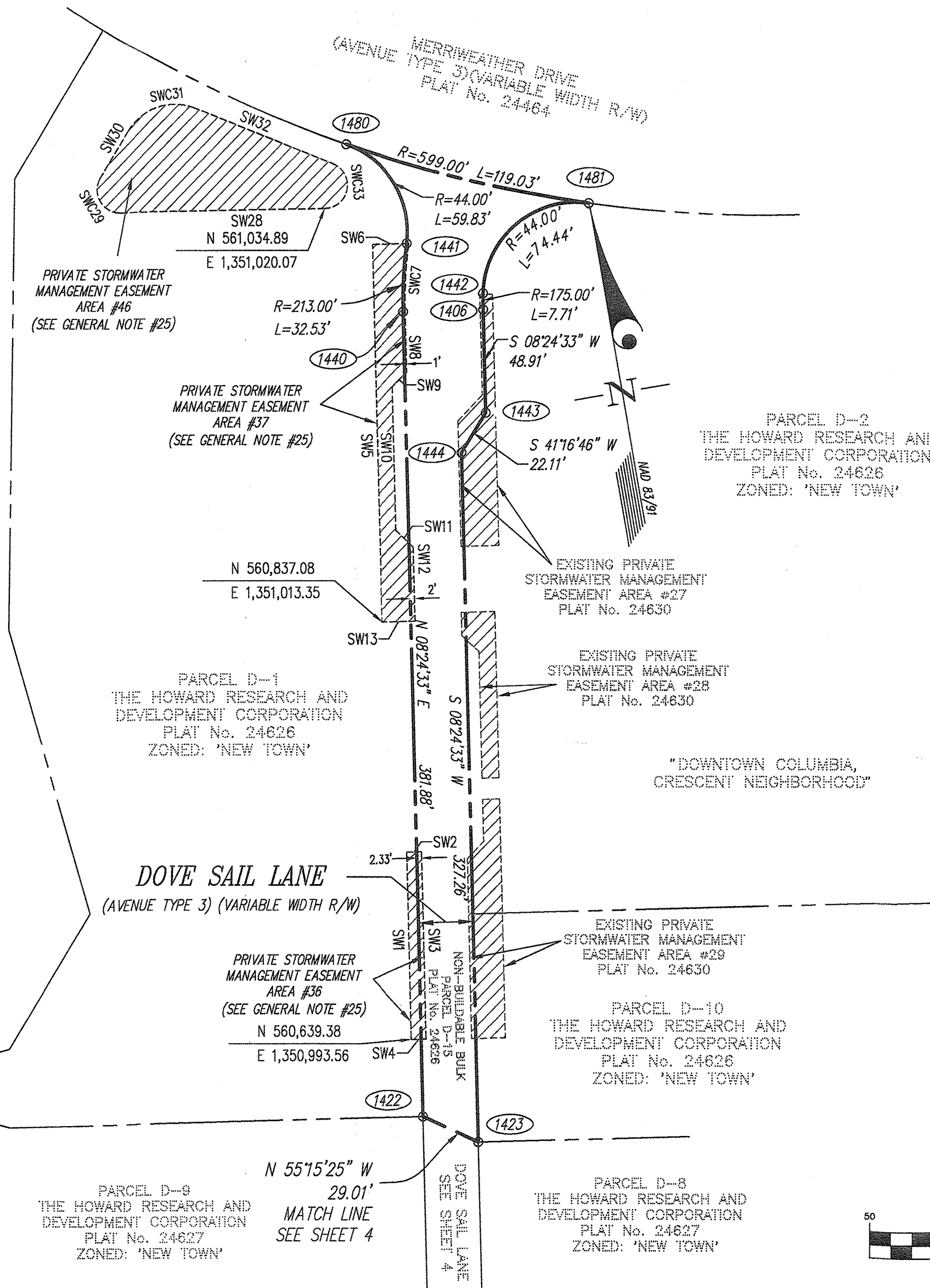
FDP-DC-CRESCENT-1A TM 36, GRID 1, P/O PARCELS 399, 452 & 527
5TH ELECTION DISTRICT ZONE-NT HOWARD COUNTY, MARYLAND
SCALE: 1"=40' SHEET 5 OF 7 AUGUST 2018

GLW 3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE, MD 20866 301-421-4024 GLWPA.COM
DRAWN BY: CHECK BY:

| CURVE TABULATION THIS SHEET | | | | | | |
|-----------------------------|---------|---------|---------|---------|---------------|-----------|
| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
| 1480-1481 | 599.00' | 119.03' | 59.71' | 118.84' | S 66°26'34" E | 112°3'09" |
| 1481-1442 | 44.00' | 74.44' | 49.67' | 65.87' | S 59°23'54" W | 96°55'56" |
| 1442-1406 | 175.00' | 7.71' | 3.85' | 7.71' | S 09°40'14" W | 02°31'22" |
| 1440-1441 | 213.00' | 32.53' | 16.30' | 32.50' | N 12°47'06" E | 08°45'05" |
| 1441-1480 | 44.00' | 59.83' | 35.57' | 55.33' | N 21°47'41" W | 77°54'37" |

| COORDINATE TABLE THIS SHEET | | |
|-----------------------------|------------|--------------|
| POINT | NORTHING | EASTING |
| 1406 | 560,974.50 | 1,351,086.23 |
| 1422 | 560,602.28 | 1,350,992.79 |
| 1423 | 560,585.75 | 1,351,016.63 |
| 1440 | 560,980.05 | 1,351,048.64 |
| 1441 | 561,011.75 | 1,351,055.83 |
| 1442 | 560,982.09 | 1,351,087.52 |
| 1443 | 560,926.11 | 1,351,079.08 |
| 1444 | 560,909.49 | 1,351,064.49 |
| 1480 | 561,063.12 | 1,351,035.29 |
| 1481 | 561,015.63 | 1,351,144.22 |

E 1,350,800
N 561,000



| PRIVATE STORMWATER MANAGEMENT EASEMENT AREA LINE AND CURVE TABLE | | |
|--|----------------------------------|---------|
| LINE | BEARING | LENGTH |
| POB #36 | N: 560,639.38 E: 1,350,993.56 | |
| SW1 | N 08°24'33" E | 89.00' |
| SW2 | S 81°35'27" E | 7.00' |
| SW3 | S 08°24'33" W | 89.00' |
| SW4 | N 81°35'27" W | 7.00' |
| POB #37 | N: 560,837.08 E: 1,351,013.35 | |
| SW5 | N 08°24'33" E | 179.00' |
| SW6 | S 81°35'27" E | 17.49' |
| SWC7 | R=212.00' L=32.53' | |
| CHORD | S 12°48'20" W | 32.50' |
| SW8 | S 08°24'33" W | 28.50' |
| SW9 | S 53°49'52" W | 9.83' |
| SW10 | S 08°24'33" W | 68.00' |
| SW11 | S 35°54'03" E | 11.45' |
| SW12 | S 08°24'33" W | 35.00' |
| SW13 | N 81°35'27" W | 16.00' |
| POB #46 | N: 561,034.89 E: 1,351,020.07 | |
| SW28 | N 81°00'00" W | 96.74' |
| SWC29 | R=11.00' L=23.33' | |
| CHORD | N 20°14'10" W | 19.20' |
| SW30 | N 40°31'40" E | 25.30' |
| SWC31 | R=26.00' L=36.97' | |
| CHORD | N 81°15'50" E | 33.93' |
| SW32 | S 58°00'00" E | 70.46' |
| SWC33 | R=11.00' L=30.14' | |
| CHORD | S 20°30'00" W | 21.56' |

E 1,351,500
N 561,000

E 1,351,500
N 560,600

OPEN SPACE LOT 3
COLUMBIA ASSOCIATION, INC.
PLAT No. 24726
ZONED: 'NEW TOWN'

"DOWNTOWN COLUMBIA,
CRESCENT NEIGHBORHOOD"

PARCEL D-1
THE HOWARD RESEARCH AND
DEVELOPMENT CORPORATION
PLAT No. 24626
ZONED: 'NEW TOWN'

PARCEL D-2
THE HOWARD RESEARCH AND
DEVELOPMENT CORPORATION
PLAT No. 24626
ZONED: 'NEW TOWN'

"DOWNTOWN COLUMBIA,
CRESCENT NEIGHBORHOOD"

DOVE SAIL LANE
(AVENUE TYPE 3) (VARIABLE WIDTH R/W)

PRIVATE STORMWATER
MANAGEMENT EASEMENT
AREA #36
(SEE GENERAL NOTE #25)
N 560,639.38
E 1,350,993.56

EXISTING PRIVATE
STORMWATER MANAGEMENT
EASEMENT AREA #29
PLAT No. 24630

PARCEL D-10
THE HOWARD RESEARCH AND
DEVELOPMENT CORPORATION
PLAT No. 24626
ZONED: 'NEW TOWN'

PARCEL D-9
THE HOWARD RESEARCH AND
DEVELOPMENT CORPORATION
PLAT No. 24627
ZONED: 'NEW TOWN'

PARCEL D-8
THE HOWARD RESEARCH AND
DEVELOPMENT CORPORATION
PLAT No. 24627
ZONED: 'NEW TOWN'

OWNER:
THE HOWARD RESEARCH AND DEVELOPMENT
CORPORATION
c/o THE HOWARD HUGHES CORPORATION
10480 LITTLE PATUXENT PARKWAY, SUITE 400
COLUMBIA, MD 21044
PH: 410-964-4987

TABULATION OF FINAL PLAT - THIS SHEET

- 1. TOTAL AREA OF PUBLIC ROADWAYS TO BE RECORDED: 0.3206 Ac.
- 2. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 0.3206 Ac.

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
& ZONING

APPROVED: [Signature] 10-9-18
DATE

APPROVED: [Signature] 10-9-18
DATE

APPROVED: [Signature] 10-16-18
DATE

OWNERS' DEDICATION

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, BY GREG FITCHITT, VICE PRESIDENT; OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, 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, 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 RIGHTS-OF-WAY.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 5th DAY OF SEP., 2018

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, INC.

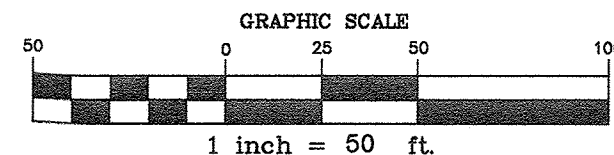
BY: [Signature]
GREG FITCHITT, VICE PRESIDENT

ATTEST: [Signature]
PETER F. RILEY, SECRETARY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS D-15 THROUGH D-17, AS SHOWN ON A PLAT ENTITLED "DOWNTOWN COLUMBIA, CRESCENT NEIGHBORHOOD PARCELS D-1 THROUGH D-14, NON-BUILDABLE BULK PARCELS D-15 THROUGH D-17 AND OPEN SPACE LOT 10 (A RESUBDIVISION OF PARCEL D & OPEN SPACE LOT 4, DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD, PLAT No. 23992)" AND RECORDED AS PLAT Nos. 24623 THROUGH 24630, AND ALSO A SUBDIVISION OF PART OF THE LAND CONVEYED FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO HRD LAND HOLDINGS, INC. (NOW KNOWN AS THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, BY ARTICLES OF AMENDMENT, FILED ON JANUARY 5, 2001), BY A DEED DATED DECEMBER 18, 2000 AND RECORDED IN LIBER 5289 AT FOLIO 330; ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND 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. THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

[Signature] 9/16/2018
DATE
THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 10954 (EXP. 07/03/2020)



RECORDED AS PLAT NUMBER 24819 ON
11/7/18, AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND

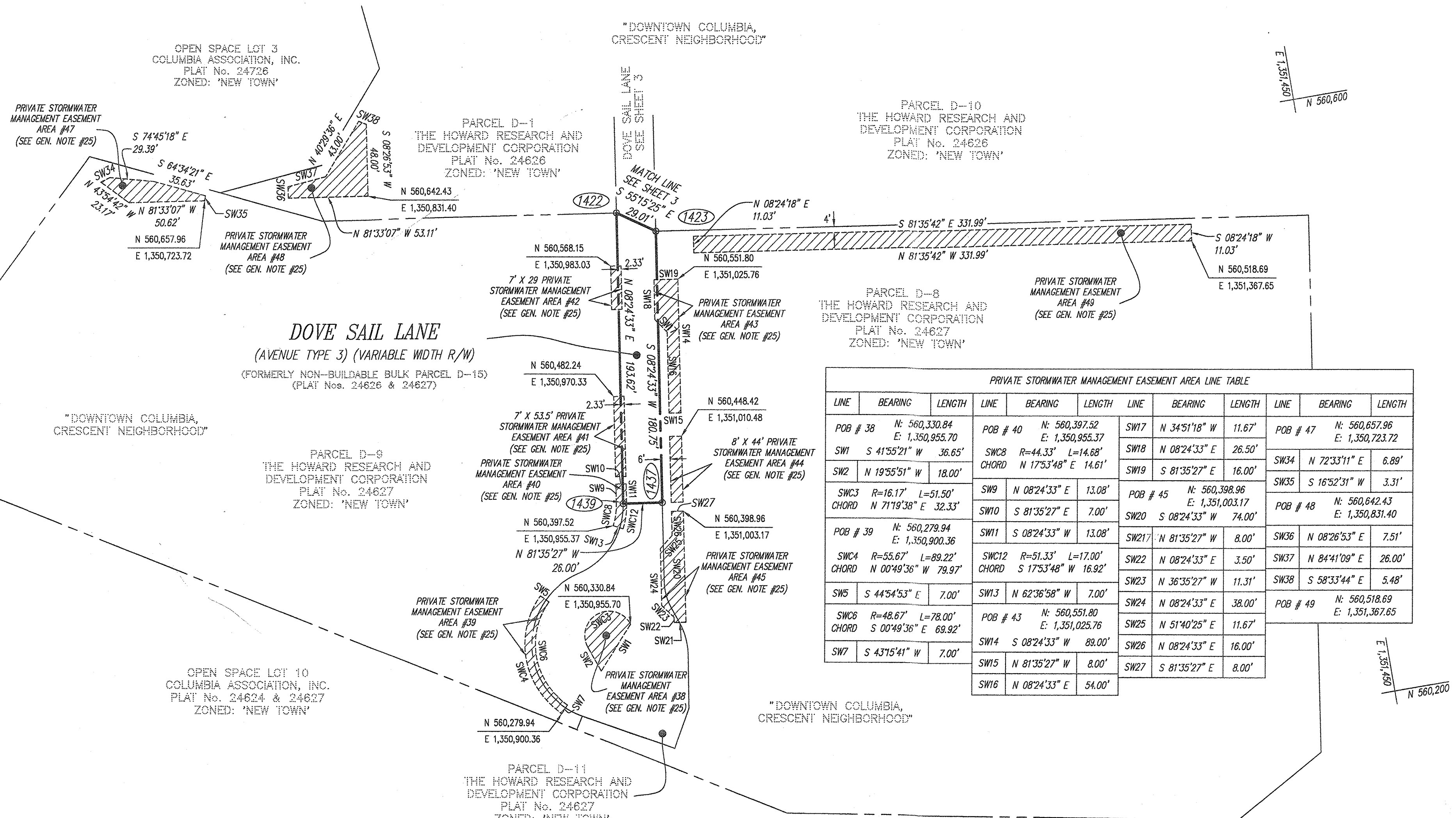
DOWNTOWN COLUMBIA
CRESCENT NEIGHBORHOOD
DOVE SAIL LANE, SKY RIBBON ROAD AND
VALENCIA LANE

(A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS D-15 THROUGH
D-17, DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD,
PLAT Nos. 24623 THROUGH 24630)

FDP-DC-CRESCENT-1A TM 36, GRID 1, P/O PARCELS 399, 452 & 527
5TH ELECTION DISTRICT ZONE-NT HOWARD COUNTY, MARYLAND
SCALE: 1"=50' SHEET 6 OF 7 AUGUST 2018

DRAWN BY:
CHECK BY:
GLW
3909 NATIONAL DRIVE
SUITE 250
BURTONSVILLE, MD 20866
301-421-4024
GLWPA.COM

| POINT | NORTHING | EASTING |
|-------|------------|--------------|
| 1422 | 560,602.28 | 1,350,992.79 |
| 1423 | 560,585.75 | 1,351,016.63 |
| 1437 | 560,406.94 | 1,350,990.20 |
| 1439 | 560,410.74 | 1,350,964.48 |



| PRIVATE STORMWATER MANAGEMENT EASEMENT AREA LINE TABLE | | | | | | | | | | | |
|--|---|--------|----------|---|--------|----------|--------------------------------|--------|----------|--------------------------------|--------|
| LINE | BEARING | LENGTH | LINE | BEARING | LENGTH | LINE | BEARING | LENGTH | LINE | BEARING | LENGTH |
| POB # 38 | N 560,330.84 E 1,350,955.70 | | POB # 40 | N 560,397.52 E 1,350,955.37 | | SW17 | N 34°51'18" W | 11.67' | POB # 47 | N 560,657.96 E 1,350,723.72 | |
| SW1 | S 41°55'21" W | 36.65' | SWC8 | R=44.33' L=14.68' CHORD N 17°53'48" E 14.61' | | SW18 | N 08°24'33" E | 26.50' | SW34 | N 72°33'11" E | 6.89' |
| SW2 | N 19°55'51" W | 18.00' | SW9 | N 08°24'33" E | 13.08' | SW19 | S 81°35'27" E | 16.00' | SW35 | S 16°52'31" W | 3.31' |
| SWC3 | R=16.17' L=51.50' CHORD N 71°19'38" W 32.33' | | SW10 | S 81°35'27" E | 7.00' | POB # 45 | N 560,398.96 E 1,351,003.17 | | POB # 48 | N 560,642.43 E 1,350,831.40 | |
| POB # 39 | N 560,279.94 E 1,350,900.36 | | SW11 | S 08°24'33" W | 13.08' | SW20 | S 08°24'33" W | 74.00' | SW36 | N 08°26'53" E | 7.51' |
| SWC4 | R=55.67' L=89.22' CHORD N 00°49'36" W 79.97' | | SWC12 | R=51.33' L=17.00' CHORD S 17°53'48" W 16.92' | | SW21 | N 81°35'27" W | 8.00' | SW37 | N 84°41'09" E | 26.00' |
| SW5 | S 44°54'53" E | 7.00' | SW13 | N 62°36'58" W | 7.00' | SW22 | N 08°24'33" E | 3.50' | SW38 | S 58°33'44" E | 5.48' |
| SWC6 | R=48.67' L=78.00' CHORD S 00°49'36" E 69.92' | | POB # 43 | N 560,551.80 E 1,351,025.76 | | SW23 | N 36°35'27" W | 11.31' | POB # 49 | N 560,518.69 E 1,351,367.65 | |
| SW7 | S 43°15'41" W | 7.00' | SW14 | S 08°24'33" W | 89.00' | SW24 | N 08°24'33" E | 38.00' | | | |
| | | | SW15 | N 81°35'27" W | 8.00' | SW25 | N 51°40'25" E | 11.67' | | | |
| | | | SW16 | N 08°24'33" E | 54.00' | SW26 | N 08°24'33" E | 16.00' | | | |
| | | | | | | SW27 | S 81°35'27" E | 8.00' | | | |

OWNER:
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
c/o THE HOWARD HUGHES CORPORATION
10480 LITTLE PATUXENT PKWY., STE. 400
COLUMBIA, MD 21044
PH: 410-964-4987

TABULATION OF FINAL PLAT - THIS SHEET
1. TOTAL AREA OF PUBLIC ROADWAYS TO BE RECORDED: 0.1117 Ac.
2. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 0.1117 Ac.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.
Kevin J. Slade
COUNTY HEALTH OFFICER
DATE: 9/26/2018

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 10-9-18

[Signature]
DIRECTOR
DATE: 10-16-18

OWNERS' DEDICATION
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, BY GREG FITCHITT, VICE PRESIDENT; OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, 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, 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 RIGHTS-OF-WAY.
THE REQUIREMENTS OF SECTION 3-10B, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.
WITNESS OUR HANDS THIS 5th DAY OF SEPT., 2018
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, INC.
BY: *[Signature]*
GREG FITCHITT, VICE PRESIDENT

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS D-15 THROUGH D-17, AS SHOWN ON A PLAT ENTITLED "DOWNTOWN COLUMBIA, CRESCENT NEIGHBORHOOD PARCELS D-1 THROUGH D-14, NON-BUILDABLE BULK PARCELS D-15 THROUGH D-17 AND OPEN SPACE LOT 10 (A RESUBDIVISION OF PARCEL D & OPEN SPACE LOT 4, DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD, PLAT No. 23992)" AND RECORDED AS PLAT Nos. 24623 THROUGH 24630, AND ALSO A SUBDIVISION OF PART OF THE LAND CONVEYED FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO HRD LAND HOLDINGS, INC. (NOW KNOWN AS THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, BY ARTICLES OF AMENDMENT, FILED ON JANUARY 5, 2001), BY A DEED DATED DECEMBER 18, 2000 AND RECORDED IN LIBER 5289 AT FOLIO 330; ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND 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.
THE REQUIREMENTS OF SECTION 3-10B, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.
[Signature] 9/6/2018
THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 10954 (EXP. 07/03/2020)

RECORDED AS PLAT NUMBER 24820 ON 11/7/18, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD DOVE SAIL LANE, SKY RIBBON ROAD AND VALENCIA LANE
(A RESUBDIVISION OF NON-BUILDABLE BULK PARCELS D-15 THROUGH D-17, DOWNTOWN COLUMBIA CRESCENT NEIGHBORHOOD, PLAT Nos. 24623 THROUGH 24630)

FDP-DC-CRESCENT-1A TM 36, GRID 1, P/O PARCELS 399, 452 & 527
5TH ELECTION DISTRICT ZONE-NT HOWARD COUNTY, MARYLAND
SCALE: 1"=50' SHEET 7 OF 7 AUGUST 2018

DRAWN BY: **GLW**
3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE, MD 20866 301-421-4024 GLWPA.COM
CHECK BY:

S:\Survey Drawings\11071\PLATS\11071 Area 3 Bulk Parcel to Road Dedication\11071 Area 3 RD-Ded PLAT 07.dwg, PLOTTED: 8/22/2018 1:46 PM, LAST SAVED: 8/17/2018 12:49 PM, PLOTTED BY: Shawn Jewell