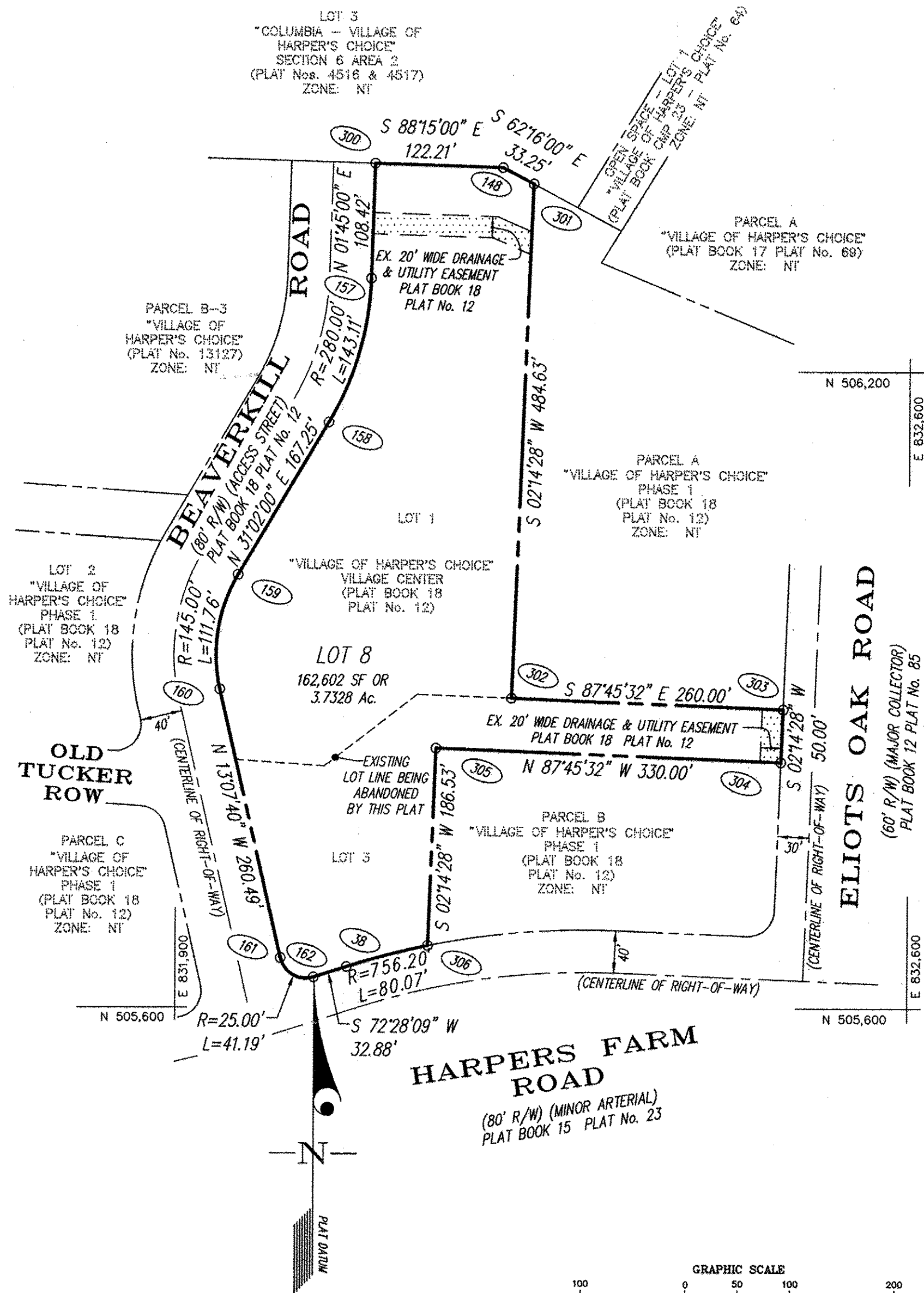
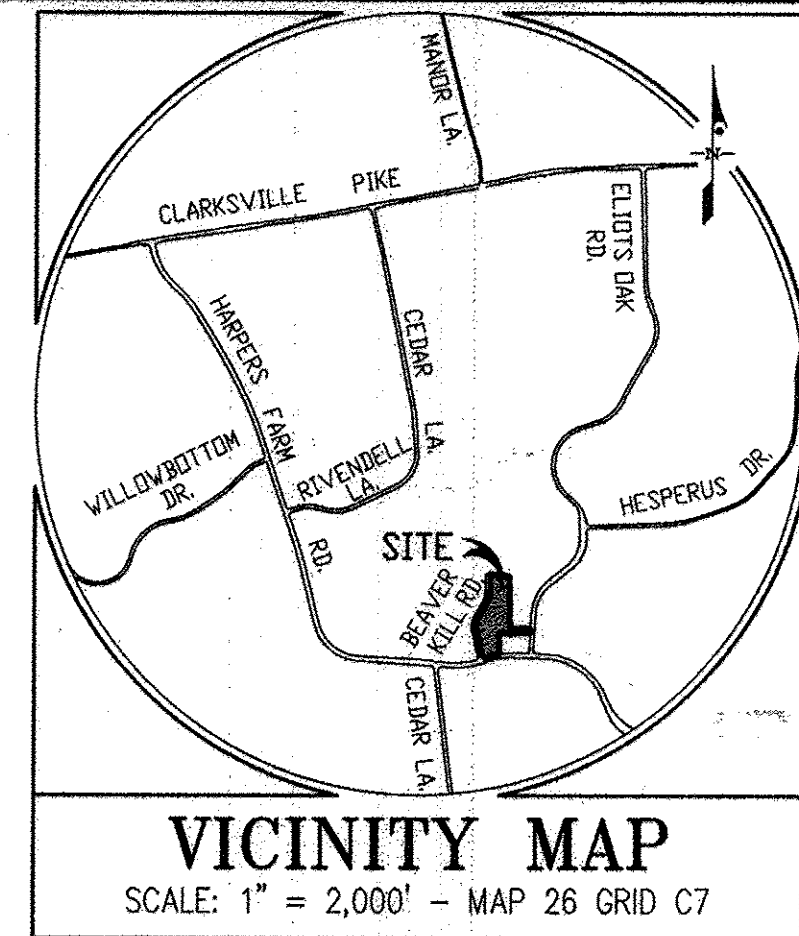


POINT	NORTHING	EASTING
38	505,638.56	832,063.90
148	506,391.93	832,210.10
157	506,287.30	832,084.64
158	506,151.50	832,044.69
159	506,008.18	831,958.46
160	505,900.50	831,941.50
161	505,646.82	832,000.66
162	505,628.65	832,032.54
300	506,395.66	832,087.94
301	506,376.46	832,239.52
302	505,892.20	832,220.57
303	505,882.03	832,480.37
304	505,832.07	832,478.42
305	505,844.97	832,148.67
306	505,658.59	832,141.38

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
306-38	756.20'	80.07'	40.07'	80.03'	S 75°30'09" W	06°04'00"
162-161	25.00'	41.19'	27.00'	36.69'	N 60°19'44" W	94°24'11"
160-159	145.00'	111.76'	58.82'	109.01'	N 08°57'10" E	44°09'40"
158-157	280.00'	143.11'	73.15'	141.55'	N 16°23'30" E	29°17'00"



OWNERS:
COLUMBIA ASSOCIATION, INC.
5435 BEAVERKILL ROAD
COLUMBIA, MD. 21045



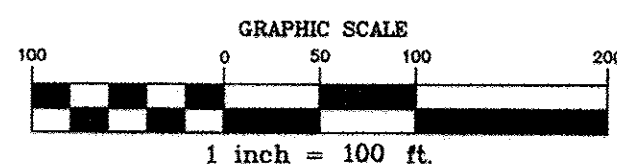
GENERAL NOTES

- IRON PINS SHOWN THIS: \emptyset
- CONCRETE MONUMENTS SHOWN THIS: \square
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER IN JULY 2017.
- THE SUBJECT PROPERTY IS ZONED NT - OPEN SPACE PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS EFFECTIVE JULY 28, 2006 AND IS BEING DEVELOPED UNDER THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND REGULATIONS.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: F-78-142, FDP 69-A-2, SDP 75-01c, SDP 77-20c, SDP 79-21c, SDP 86-33c, AND THE D.R.R.A. IS RECORDED IN LIBER 12722 FOLIO 248.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- PUBLIC WATER AND SEWER ALLOCATION FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME. PUBLIC SEWER SERVICE AND PUBLIC WATER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE SEPTEMBER 23, 2010, ON WHICH DATE DEVELOPER'S AGREEMENT RECORDED AT LIBER 12722 AT FOLIO 249.
- THE CEMETERY INVENTORY MAP DOES NOT SHOW ANY CEMETERIES WITHIN THE PROJECT LIMITS.
- NO WETLAND DELINEATIONS WERE DONE AT THIS LOCATION.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL BECAUSE IT IS A RESUBDIVISION THAT DOES NOT CREATE ANY NEW LOTS.
- THIS PLAN IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS OF THE HOWARD COUNTY CODE PER SECTION 16.1202(b)(1)(iv) A PLANNED UNIT DEVELOPMENT AND SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 31, 1992.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC ROAD RIGHTS OF WAY LINES TO BE IN ACCORDANCE WITH FDP-69-A-2.
- THERE IS AN EXISTING STRUCTURE(S) LOCATED ON EXISTING LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING STRUCTURE(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.

NOTE: THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE LOTS 1 AND 3, SECTION 5, AREA 2 INTO NEW LOT 8, SECTION 5, AREA 2 BY REMOVING THE INTERIOR LOT LINES

TABULATION OF FINAL PLAT - THIS SHEET

- | | |
|---|------------|
| 1. TOTAL NUMBER OF LOTS TO BE RECORDED: | 1 |
| 2. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: | 1 |
| 3. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: | 3.7328 AC. |
| 4. TOTAL AREA OF ROADWAYS TO BE RECORDED: | 0 AC. |
| 5. TOTAL AREA OF SUBDIVISION TO BE RECORDED: | 3.7328 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

Chris Edmondson
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 1-12-18

Dennis Mattie
DIRECTOR
DATE: 1/16/18

OWNER'S DEDICATION

COLUMBIA ASSOCIATION, INC., A MARYLAND LIMITED LIABILITY COMPANY, (FORMERLY COLUMBIA PARK AND RECREATION ASSOCIATION, INC.) BY DENNIS MATTIE, DIRECTOR OF OPEN SPACE AND FACILITY SERVICES, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF RE-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 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; (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 8th DAY OF December, 2017

COLUMBIA ASSOCIATION, INC.
(FORMERLY COLUMBIA PARK AND RECREATION ASSOCIATION, INC.)

BY: *Dennis Mattie*
DENNIS MATTIE, DIRECTOR OF OPEN SPACE AND FACILITY SERVICES

WITNESS: *Albert F. Edwards, P.E.*
ALBERT F. EDWARDS, P.E., ASSISTANT DIRECTOR OF OPEN SPACE AND FACILITY SERVICES

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INTERIOR SUBDIVISION WORK AND PROPOSED EASEMENTS DELINEATED ON THIS FINAL PLAT ARE CORRECT; THAT IT IS A RE-SUBDIVISION OF LOTS 1 & 3, AS SHOWN A SUBDIVISION PLAT ENTITLED "COLUMBIA, VILLAGE OF HARPER'S CHOICE, VILLAGE CENTER" AND RECORDED AS PLAT BOOK 18 AS PLAT NO. 12, 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.

William E. Grueninger, III 12/07/2017
WILLIAM E. GRUENINGER, III
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21542 (EXP. DATE 12/21/2019)



RECORDED AS PLAT NUMBER 24518 ON 1/19/18, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

COLUMBIA
VILLAGE OF HARPER'S CHOICE
VILLAGE CENTER
LOT 8, SECTION 5, AREA 2
(A RESUBDIVISION OF LOTS 1 & 3, VILLAGE OF HARPER'S CHOICE, PLAT BOOK 18 PLAT NO. 12)

ZONE: NT TM 29, GRID 23, PARCEL 289
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=100' SHEET 1 OF 1 OCTOBER, 2017

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20868
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2624 FAX: 301-421-4186
DRAWN BY: CHECK BY: