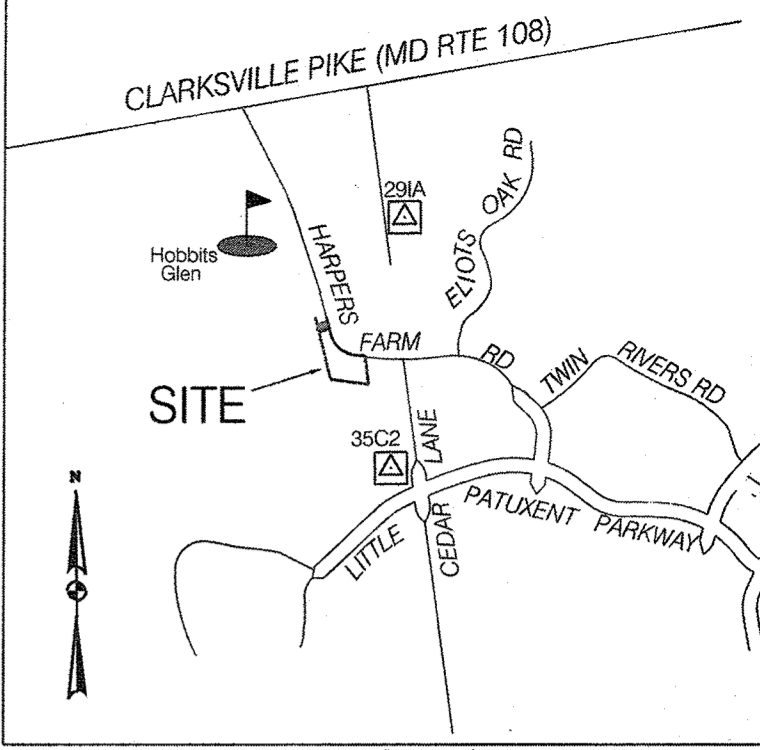


- COORDINATES BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 291A AND NO. 35C2. COMBINED FACTOR = 0.999955
291A = N 568986.067 E 1343640.177
35C2 = N 563920.824 E 1344204.185
- THIS RETRACEMENT SURVEY OF PLAT P.B. 18 FOLIO 24 IS BASED ON A FIELD RUN SURVEY IN JULY 2014
- THE PURPOSE OF THIS PLAT IS TO ADD A PUBLIC STORMWATER MANAGEMENT EASEMENT TO THE ORIGINAL VILLAGE OF HARPER'S CHOICE SECTION 5 AREA 3 LOT 1 AS RECORDED IN THE HOWARD COUNTY LAND RECORDS OFFICE AS PLAT P.B. 18 FOLIO 25
- ALL LINES SHOWN ON THIS PLAT REPRESENTING WETLAND AREAS, OPEN SPACE, PUBLIC RIGHT OF WAYS, EASEMENTS, FOREST CONSERVATION EASEMENTS, FLOODPLAIN, DRAINAGE UTILITY & STORMWATER MANAGEMENT CREDIT EASEMENTS HAVE BEEN CREATED BY THE VILLAGE OF HARPER'S CHOICE SECTION 5 AREA 3 LOT 1. SEE THE GENERAL NOTES ON PLAT P.B. 18 FOLIO 25 FOR ANY REQUIREMENTS RELATED TO ANY OF THE RIGHTS OF WAY OR EASEMENTS SHOWN.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 18-124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS / PARCEL DIVISIONS
- 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 18-122(B)(1)(IV) OF THE HOWARD COUNTY CODE **AND LOCATED IN THE AT ZONING DISTRICT.**
- THE SUBJECT PROPERTY IS ZONED NT IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: FDP-86 & SDP-71-01.
- NO GRADING, REMOVAL OF VEGETATION COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, ON OVER AND THROUGH LOTS/PARCELS. ANY CONVEYANCE OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION 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.
- THE SUBJECT PROPERTY IS LOCATED IN THE METROPOLITAN DISTRICT.

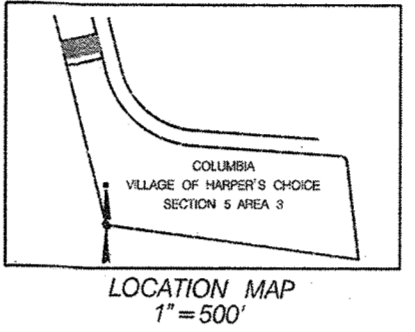


SCALE: 1" = 200'
ADC MAP-26 GRID: B-7

OWNER/DEVELOPER
COLUMBIA ASSOCIATION INC
10221 WINCOPIN CIRCLE
COLUMBIA, MARYLAND 21011-3423

THE PURPOSE OF THIS PLAT IS TO CREATE A PUBLIC STORMWATER MANAGEMENT EASEMENT AS ORIGINALLY SHOWN ON THE PLAT OF THE VILLAGE OF HARPER'S CHOICE, SECTION 5 AREA 3, LOT 1 OF PARCEL B

THE PURPOSE OF THIS PLAT DOES NOT INCLUDE RECORDATION OF THE PROJECT BOUNDARY



LOCATION MAP
1" = 500'

LEGEND

20' PUBLIC DRAINAGE & UTILITY EASEMENT (P.B. 15 FOLIO 24)

PUBLIC STORM WATER MANAGEMENT EASEMENT

PUBLIC STORMWATER MANAGEMENT EASEMENT		
1	N 14° 09' 06" W	82.00'
2	S 75° 50' 52" W	189.97'
3	S 14° 04' 09" E	82.00'
4	N 75° 50' 52" E	190.16'

EASEMENT AREA
15585 SQ. FT. OR 0.3578 ACRES±
SHOWN THUS:

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.

8-29-2016
(Signature of Platting Surveyor) Date

~~_____
(Name of Firm or Partnership that owns the property being recorded by this plat)~~

~~_____
(Signature of Owner) Date~~

AREA TABULATION CHART

TOTAL NUMBER OF BUILDABLE LOTS/PARCELS TO BE RECORDED = 0
TOTAL NUMBER OF NON-BUILDABLE LOTS/PARCELS TO BE RECORDED = 0
TOTAL NUMBER OF OPEN SPACE LOTS/PARCELS TO BE RECORDED = 0
TOTAL NUMBER OF PRESERVATION LOTS/PARCELS TO BE RECORDED = 0
TOTAL AREA OF BUILDABLE LOTS/PARCELS TO BE RECORDED = 0
TOTAL AREA OF NON-BUILDABLE LOTS/PARCELS TO BE RECORDED = 0.3578 AC. +/-
TOTAL AREA OF OPEN SPACE TO BE RECORDED = 0
TOTAL AREA OF PRESERVATION LOTS/PARCELS TO BE RECORDED = 0
TOTAL AREA OF ROADWAYS TO BE RECORDED = 0
TOTAL AREA OF SUBDIVISION TO BE RECORDED = 0

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.

11/2/2018
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

11-6-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION & DATE

11-09-18
DIRECTOR DATE

OWNER'S DEDICATION

THE COLUMBIA ASSOCIATION, INCORPORATED, OWNERS, OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF RESUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE OFFICE 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 RIGHT-OF-WAYS 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 FLOOD PLAINS 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 RIGHT-OF-WAYS.

WITNESS MY OWN HANDS THIS 3rd DAY OF October 2018, 2017
BY TITLE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF VILLAGE OF HARPER'S CHOICE SECTION FIVE AREA THREE (P.B. 15 FOLIO 24) THE LANDS CONVEYED, BY HOWARD RESEARCH AND DEVELOPMENT CORPORATION (PART OR ALL OF) TO C. AILEEN AMES AND THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC. DEED DATED JANUARY 17, 1988 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 481, FOLIO 514, AND THAT ALL MONUMENTS WERE REQUIRED TO BE IN PLACE OR WERE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

8-29-2016
DATE

CHARLES A. MUELLER, NO. 11308
PROFESSIONAL LAND SURVEYOR
AB CONSULTANTS, INC.
7020 TUDSBURY ROAD
BALTIMORE, MD 21244

EXP 9-15-20

RECORDED AS PLAT 2488 ON 11/21/18 AMONG
THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

COLUMBIA
VILLAGE OF HARPER'S CHOICE
SECTION 5 AREA 3
LOT 1 OF PARCEL B

TAX MAP NO. 29 PARCEL 288
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1" = 100' DATE: 8-29-2016

CURRENT ZONING: NT

AB CONSULTANTS, INC.
7020 TUDSBURY ROAD,
BALTIMORE, MARYLAND 21244