

COORDINATE TABLE

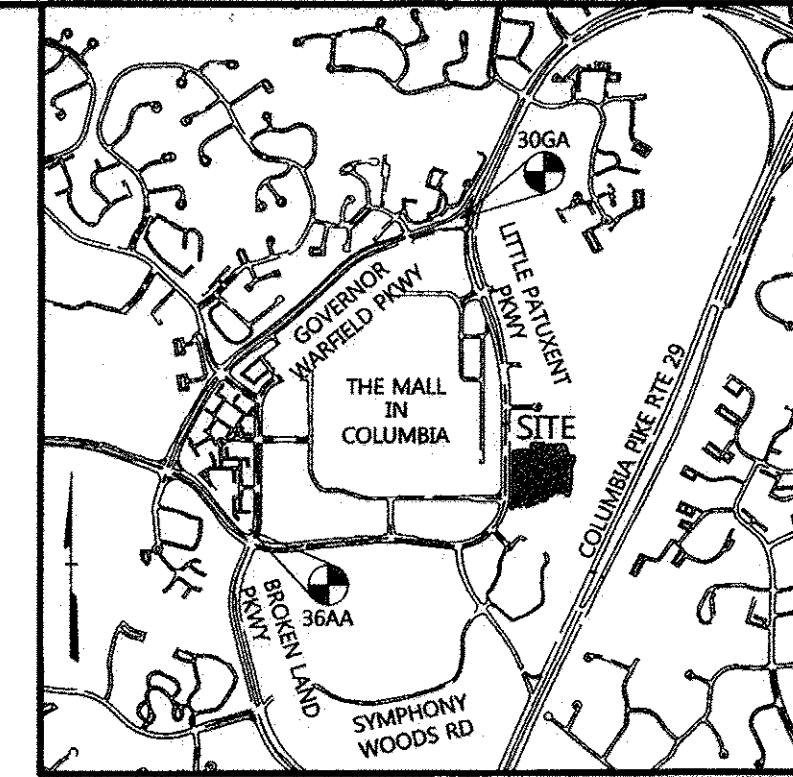
Point	Northing	Eastings
CC1	563698.3179	1353274.8108
CC2	563553.3204	1353319.8114
CC3	563553.3204	1353380.9914
CC4	563439.8063	1353348.2200
CC5	563200.3622	1353339.0401
CC6	563161.2873	1353323.6404
CC7	563161.2873	1353098.6404
CC8	563081.2873	1353098.6404
CC9	563081.2873	1352980.6404
CC10	563029.5472	1352834.5310
CC11	563029.5472	1352738.5310
CC13	563195.2429	1352759.8110
CC14	563481.3229	1352759.8110
CC15	563481.3229	1352937.8110
CC16	563613.3229	1352937.8110
CC17	563613.3229	1352949.8110
CC18	563693.3226	1352949.8110
CC19	563635.3177	1352759.8110
CC20	563917.9729	1352759.8110
CC21	563917.9729	1352980.3410
CC22	564019.3229	1352980.3410
CC23	564019.3229	1353029.8110
CC24	563793.3229	1353029.8110
CC25	563793.3229	1353179.8058

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	LENGTH	TANGENT
CC1	14°38'24"	655.58'	167.50'	N 07°19'06" E	167.06'	84.21'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 90°00'00" E	12.00'
L2	N 00°00'00" W	21.99'
L3	N 00°00'00" W	45.47'
L4	N 90°00'00" W	49.47'
L8	N 90°00'00" W	73.22'
L9	S 00°00'00" E	22.82'
L11	S 00°00'00" E	22.65'



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP 4935, GRID No. D6

THE REQUIREMENTS OF SECTION 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 SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Michael D. Martin 5-11-18
Date
MICHAEL D. MARTIN
PROFESSIONAL LAND SURVEYOR, REG. NO. 21234

Greg Fitchitt 5-4-18
Date
ACB PARKING BUSINESS TRUST
GREG FITCHITT, AUTHORIZED SIGNATORY

Greg Fitchitt 5-4-18
Date
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
GREG FITCHITT, VICE PRESIDENT

Dennis Matvey 5-8-18
Date
COLUMBIA ASSOCIATION, INC.
DENNIS MATVEY, PRESIDENT

Greg Fitchitt 5-4-18
Date
CLOVER ACQUISITIONS LLC
GREG FITCHITT, AUTHORIZED SIGNATORY

OWNER/DEVELOPER
COLUMBIA ASSOCIATION, INC.
10221 WINCOPIN CIR #100
COLUMBIA, MD. 21044
(OPEN SPACE LOT 25)

OWNER/DEVELOPER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
6310 HILLSIDE COURT STE. 100
COLUMBIA, MD. 21046
(LOT 26)

OWNER/DEVELOPER
CLOVER ACQUISITIONS LLC
C/O THE HOWARD HUGHES CORPORATION
PO BOX 833 COLUMBIA, MD. 21044
(LOT 24) AND (NON-BUILDABLE BULK PARCEL 'A')

OWNER/DEVELOPER
ACB PARKING BUSINESS TRUST
C/O THE HOWARD HUGHES CORPORATION
10480 LITTLE PATUXENT PARKWAY
COLUMBIA, MD. 21044
(LOT 27) AND (NON-BUILDABLE BULK PARCEL B)

PURPOSE NOTE:

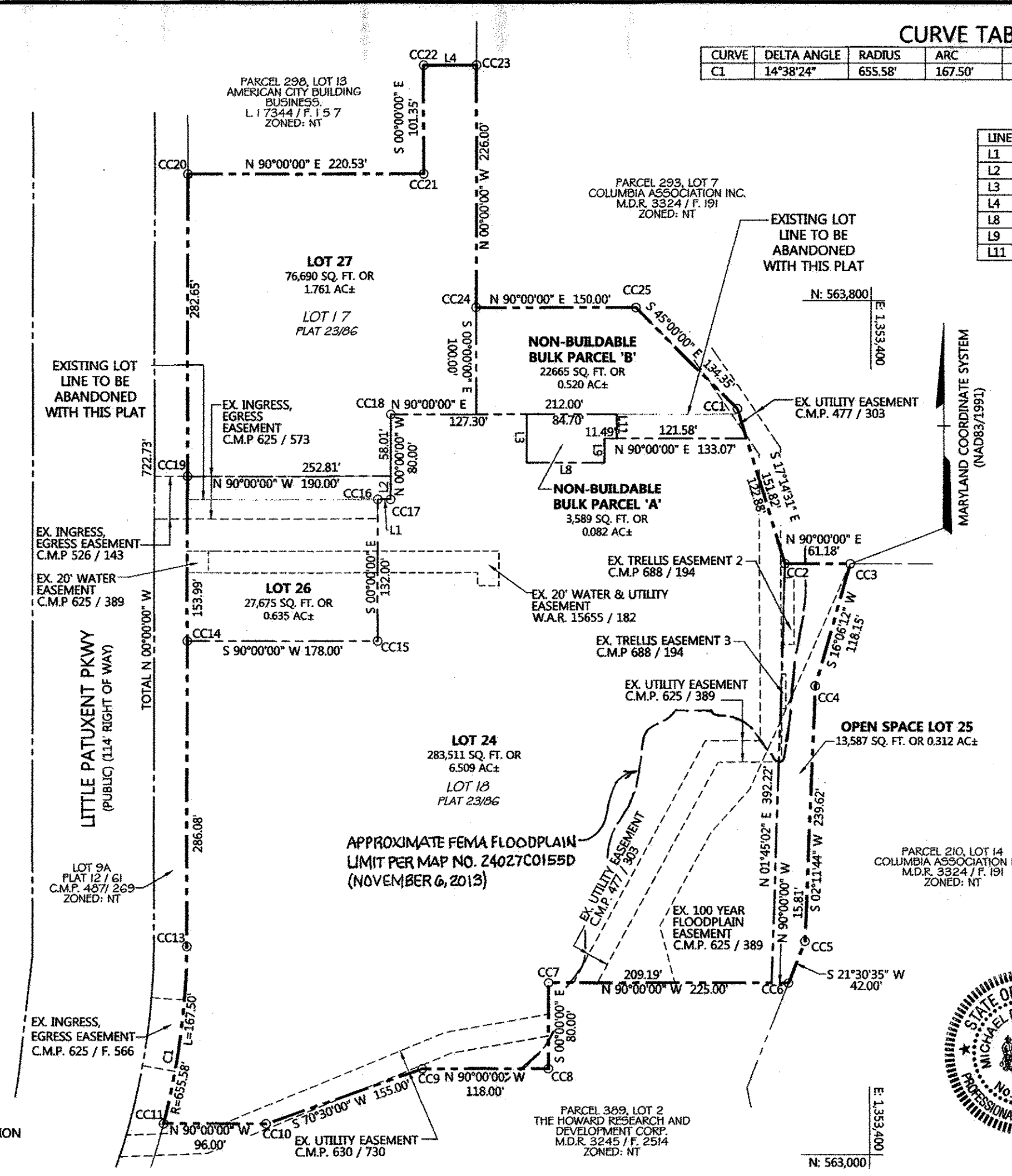
THE PURPOSE OF THIS PLAT IS TO CORRECTLY REPRESENT THE EXISTING LOT CONFIGURATIONS OF THE LANDS SUBDIVIDED BY DEED AFTER THE ESTABLISHMENT OF LOTS 17 AND 18 BY PLAT BOOK 23, PAGE 86. THIS PLAT ALSO RESUBDIVIDES A PORTION OF EXISTING LOTS 17 AND 18 AND ESTABLISHES NON-BUILDABLE BULK PARCELS 'A' AND 'B' TO CREATE A DOWNTOWN NEIGHBORHOOD SQUARE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 125.0A.9.G.(4)(d) OF THE HOWARD COUNTY ZONING REGULATIONS.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

Maura Rossman 5/29/2018
Date
Howard County Health Officer

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chad Edmund 6-15-18
Date
Chief, Development Engineering Division

Kent Steinhilber 7-03-18
Date
Director



GENERAL NOTES:

- COORDINATES ARE BASED ON MARYLAND COORDINATE SYSTEM - NAD83 AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 30GA AND 36AA.
- THIS PLAT IS BASED UPON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT DECEMBER, 2014 BY DAFT-MCCUNE-WALKER, INC.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED NT PER THE 2013 COMPREHENSIVE ZONING PLAN.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION EASEMENTS"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HERIN RESERVED TO HOWARD COUNTY. 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 THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE 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.
- THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION IN ACCORDANCE WITH SECTION 16.1202(B)(1)(IV) OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL SINCE IT IS 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.
- THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT 24 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS. THE MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND PUBLIC RIGHTS-OF-WAY LINES TO BE IN ACCORDANCE WITH FDP-95 AND FDP-4A CRITERIA
- LANDSCAPING WAS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH SDP-73-23C IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- THERE IS 100 YEAR FLOODPLAIN ON SITE. A FLOODPLAIN STUDY FOR THIS PROJECT IS ON FILE AT HOWARD COUNTY DPW STORMWATER MANAGEMENT DIVISION.
- STORMWATER MANAGEMENT FOR LOT 24 HAS BEEN ADDRESSED BY MEANS OF MICRO-BIORETENTION. THE MICRO-BIORETENTION FACILITIES ARE PRIVATE AND MAINTENANCE WILL BE PROVIDED BY THE OWNERS OF LOT 24. STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL VOLUME I, STORM DRAINAGE, AND REVISED MAY 3, 2010. THIS REVISION TO THE DESIGN MANUAL (CHAPTER 5 - STORM WATER MANAGEMENT) AMENDS HOWARD COUNTY'S STANDARD FOR DESIGN AND CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES IN ACCORDANCE WITH THE STATE'S STORMWATER MANAGEMENT ACT OF 2007.
- PREVIOUS COUNTY FILES: FDP-95, FDP 95-A-II, FDP 95-A-III, PLAT 18, FOLIO 65, PLAT 23, FOLIO 86, SDP-73-023.
- CURRENTLY, THERE ARE ACCESS EASEMENTS CREATING ACCESS TO LOTS 24, 26, AND 27 OVER LOT 9A AND LOT 26. THESE EASEMENTS ARE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN L526.F.143, L625.F.573 AND L625.F.566 RESPECTIVELY. THERE IS ALSO A PARKING EASEMENT AND AGREEMENT DATED 1/19/2017 RECORDED IN L17401, F.146 WHICH CREATES A PERMANENT PARKING EASEMENT OVER LOT 27 AND A TEMPORARY PARKING EASEMENT OVER OTHER PARKING FACILITIES TO THE NORTH, FOR THE BENEFIT OF LOT 24; AND A PARKING EASEMENT AND AGREEMENT DATED 3/15/2013 RECORDED IN L14766, F.401 WHICH CREATES A PERMANENT EASEMENT FOR PARKING, INGRESS AND EGRESS OVER LOT 26 BENEFITTING LOT 24.



OWNER'S DEDICATION

We, Clover Acquisitions, LLC, The Howard Research And Development Corporation, ACB Parking Business Trust, and Columbia Association Inc., Owners of the property shown hereon, hereby adopt this plan of resubdivision, 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,

- 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 easements shown hereon;
- The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and 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 spaces, 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 erected on or over the said easements and rights-of-way.

Witness our hands this 4 day of MAY 2018

Greg Fitchitt 5-4-18
Date
ACB PARKING BUSINESS TRUST
GREG FITCHITT, AUTHORIZED SIGNATORY

Christina Solan 5-4-18
Date
Witness

Greg Fitchitt 6-4-18
Date
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
GREG FITCHITT, VICE PRESIDENT

Christina Solan 5-4-18
Date
Witness

Dennis Matvey 5-8-18
Date
COLUMBIA ASSOCIATION, INC.
DENNIS MATVEY, PRESIDENT

Albert F. Edwards, P.E. 5-8-2017
Date
Witness

Greg Fitchitt 5-4-18
Date
CLOVER ACQUISITIONS LLC
GREG FITCHITT, AUTHORIZED SIGNATORY

Greg Fitchitt 5-4-18
Date
Witness

TABULATION OF FINAL PLAT

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	6
BUILDABLE	3
NON BUILDABLE BULK PARCELS	2
OPEN SPACE LOTS	1
B. TOTAL AREA OF LOTS AND/OR PARCELS:	9.819 AC.±
BUILDABLE	8.905 AC.±
NON BUILDABLE BULK PARCELS	0.602 AC.±
OPEN SPACE LOTS	0.312 AC.±
C. TOTAL AREA OF ROADWAY AND HIGHWAY WIDENING TO BE RECORDED:	0.000 AC.±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	9.819 AC.±

501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

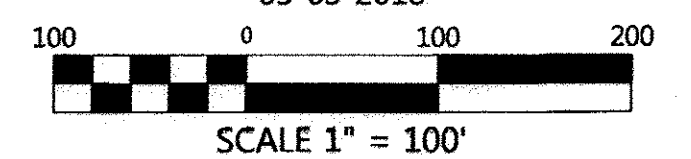
SURVEYOR'S CERTIFICATE

I hereby certify, to the best of my knowledge, information and belief, that the final plat shown hereon is correct; that it is a Plat of resubdivision of the land conveyed by American Real Estate Holdings Limited Partnership by Deed Dated October 15, 2003 and recorded in the land records of Howard County, Maryland, in Liber 7720 at Folio 559, and the land conveyed by Howard Research and Development Holdings Corporation by Deed Dated November 7, 2003 and recorded in the land records of Howard County, Maryland, in Liber 7793 at Folio 683, and the land conveyed by The Rouse Company by Deeds Dated February 20, 1973 and recorded in the land records of Howard County, Maryland, in Liber 625 at Folio 570 and 573 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, as shown in accordance with the Annotated Code of Maryland, as now amended.

Michael D. Martin 5-11-18
Date
Michael D. Martin, Professional Land Surveyor
Maryland Registration No. 21234 (Expiration Date: 01-19-2019)

RECORDED AS PLAT No. 24707 ON 7/17/18 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

COLUMBIA TOWN CENTER
SECTION 1, LOTS 24, 26, 27, OPEN SPACE LOT 25, AND NON-BUILDABLE BULK PARCEL 'A' AND 'B', A RESUBDIVISION OF LOT 17 & 18 AS SHOWN ON PLAT BOOK 23, PAGE 86 TAX MAP NO. 36, GRID 2, PARCEL NO. 321 ZONED: NT
5TH ELECTION DISTRICT
HOWARD COUNTY MARYLAND
05-03-2018



SCALE 1" = 100'