PUBLIC DRAINAGE AND UTILITY EASEMENT No. 1		
1	N 24°19'07" E	30.00'
2	S 83°02'42" E	33.94'
3	S 01°56'43" W	37.10'
4	S 34°29'19" E	96.69'
5	S 24°11'33" E	21.06'
6	S 09°23'00" E	5.41'
7	N 80°37'00" E	57.65'
8	S 09°23'00" E	15.00'
9	S 80°37'00" W	84.14'
10	N 31°53'02" W	161.60'

PERPETUAL EASEMENT AREA
7,027 SQ. FT. OR 0.1613 ACRES±
SHOWN THUS: ⊠

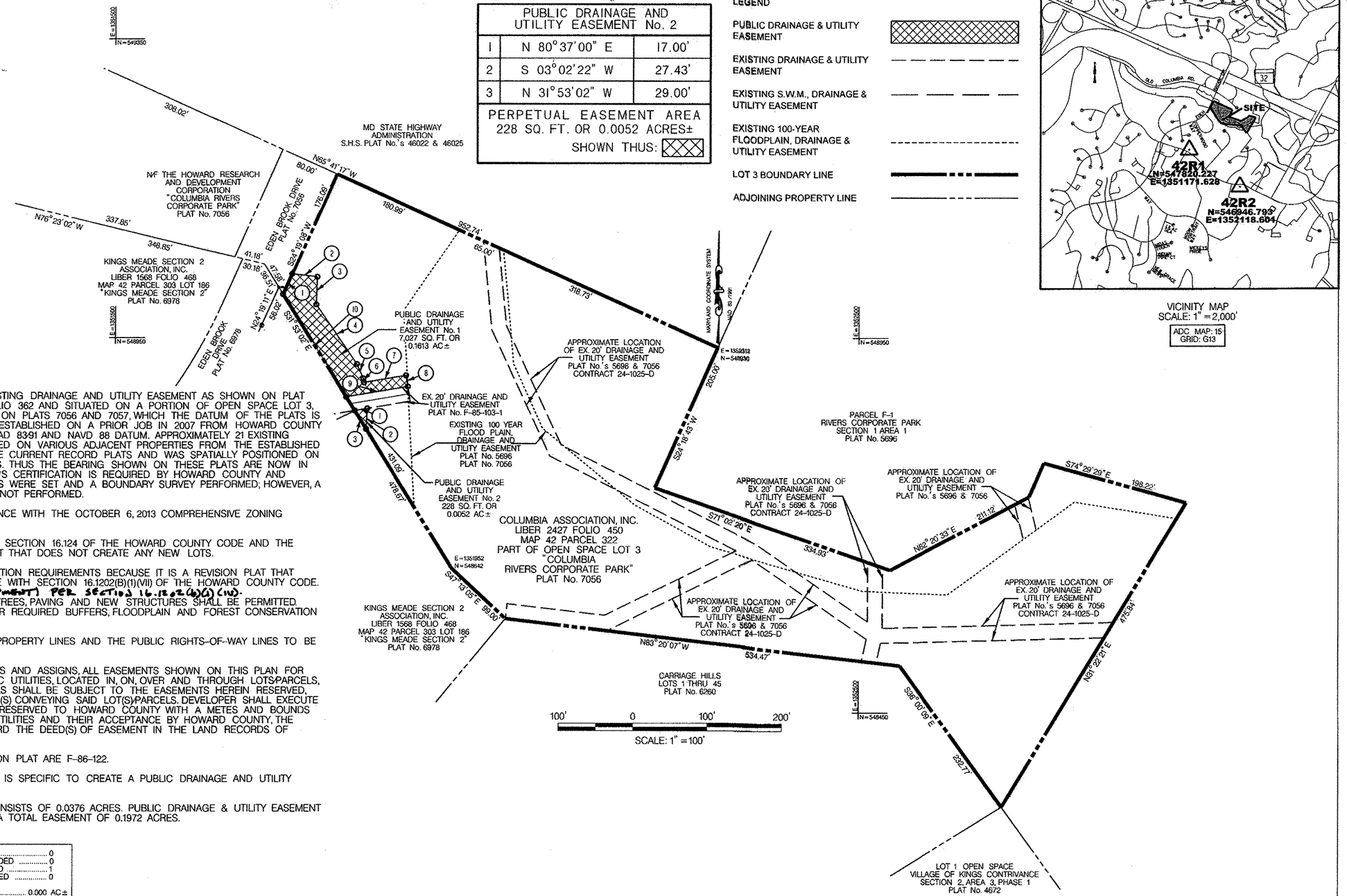
PUBLIC DRAINAGE AND UTILITY EASEMENT No. 2		
1	N 80°37'00" E	17.00'
2	S 03°02'22" W	27.43'
3	N 31°53'02" W	29.00'

PERPETUAL EASEMENT AREA
228 SQ. FT. OR 0.0052 ACRES±
SHOWN THUS: ⊠

LEGEND

- PUBLIC DRAINAGE & UTILITY EASEMENT
- EXISTING DRAINAGE & UTILITY EASEMENT
- EXISTING S.W.M., DRAINAGE & UTILITY EASEMENT
- EXISTING 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- LOT 3 BOUNDARY LINE
- ADJOINING PROPERTY LINE

VICINITY MAP
SCALE: 1" = 2,000'
ADC MAP: 15
GRID: G13



GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO REVISE THE EXISTING DRAINAGE AND UTILITY EASEMENT AS SHOWN ON PLAT No. F-85-103-1 AND RECORDED IN LIBER 1399 AT FOLIO 362 AND SITUATED ON A PORTION OF OPEN SPACE LOT 3, WHICH CONSISTS OF 40.6547 ACRES AS RECORDED ON PLATS 7056 AND 7057, WHICH THE DATUM OF THE PLATS IS NAD 27. HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED ON A PRIOR JOB IN 2007 FROM HOWARD COUNTY CONTROL MONUMENTS 42R1 AND 42R2 AND IS IN NAD 8391 AND NAVD 88 DATUM. APPROXIMATELY 21 EXISTING PROPERTY CORNERS WERE RECOVERED AND LOCATED ON VARIOUS ADJACENT PROPERTIES FROM THE ESTABLISHED CONTROL. A MOSAIC WAS PREPARED FROM ALL THE CURRENT RECORD PLATS AND WAS SPATIALLY POSITIONED ON A BEST FIT OF THE EXISTING 21 PROPERTY CORNERS. THUS THE BEARING SHOWN ON THESE PLATS ARE NOW IN NAD 8391 DATUM. THE WORDING IN THE SURVEYOR'S CERTIFICATION IS REQUIRED BY HOWARD COUNTY AND COULD BE CONSTRUED TO INDICATE THAT CORNERS WERE SET AND A BOUNDARY SURVEY PERFORMED; HOWEVER, A BOUNDARY SURVEY AS PER COMAR 09.13.06.03 WAS NOT PERFORMED.
2. THE SUBJECT PROPERTY IS ZONED NT IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATIONS.
3. THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS.
4. 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 16.1202(B)(1)(VII) OF THE HOWARD COUNTY CODE. AND IS ZONED NT (PLANNED UNIT DEVELOPMENT) PER SECTION 16.1802(A)(1)(iii).
5. 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, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
6. MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC RIGHTS-OF-WAY LINES TO BE IN ACCORDANCE WITH FDP-178 PART 3 CRITERIA.
7. 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 CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/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.
8. THE PREVIOUS DPZ FILE NUMBERS FOR THIS REVISION PLAT ARE F-86-122.
9. THE APPROVAL OF THIS "ORIGINALS ONLY" REQUEST IS SPECIFIC TO CREATE A PUBLIC DRAINAGE AND UTILITY EASEMENT ON OPEN SPACE LOT 3.
10. EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT CONSISTS OF 0.0376 ACRES. PUBLIC DRAINAGE & UTILITY EASEMENT TO BE ACQUIRED CONSISTS OF 0.1596 ACRES FOR A TOTAL EASEMENT OF 0.1972 ACRES.

AREA TABULATION CHART

TOTAL NUMBER OF BUILDABLE LOTS AND/OR PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE LOTS AND/OR PARCELS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS AND/OR PARCELS TO BE RECORDED	1
TOTAL NUMBER OF PRESERVATION LOTS AND/OR PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS AND/OR PARCELS TO BE RECORDED	0.000 AC±
TOTAL AREA OF NON-BUILDABLE LOTS AND/OR PARCELS TO BE RECORDED	0.000 AC±
TOTAL AREA OF OPEN SPACE LOTS AND/OR PARCELS TO BE RECORDED	40.6547 AC±
TOTAL AREA OF PRESERVATION LOTS AND/OR PARCELS TO BE RECORDED	0.000 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.000 AC±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	40.6547 AC±

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

for _____ HOWARD COUNTY HEALTH OFFICER — DATE 6/27/18

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

_____ DIRECTOR — DATE 7-12-18

_____ CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 7.10.18

OWNER'S DEDICATION

COLUMBIA ASSOCIATION, INC., (Formally Columbia Parks and Recreation Association, Inc.), OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS EASEMENT PLAT, 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. ~~NOVEMBER 5TH~~ APRIL 3rd WITNESS MY/OUR HANDS THIS DAY OF ~~2017~~ 2018.

BY: _____
DENNIS MATTEY, DIR. OPEN SPACE AND FACILITIES SERVICES

ATTEST BY: _____
Albert F. Edwards, P.E.

Columbia Association, Inc.
6310 Hillside Court, Suite 100
Columbia, Maryland 21046-1070

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PART OF THE LANDS CONVEYED BY THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO COLUMBIA ASSOCIATION, INC. BY DEED DATED OCTOBER 29, 1991 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 2427 AT FOLIO 450, AND VERIFICATION OF EXISTING MONUMENTS OR SETTING NEW MONUMENTS WAS NOT PERFORMED SINCE A BOUNDARY SURVEY PER COMAR 09.13.06.03 WAS NOT THE PURPOSE OF THIS PLAT.

_____ 19 mar 18
C. VERNON KELLY — DATE
PROFESSIONAL LAND SURVEYOR
LICENCE No. 10977 (EXP. 7/25/2018)
AB CONSULTANTS, INC.
9450 ANNAPOLIS RD.
LANHAM, MD 20706
(301) 306-3091

STATE OF MARYLAND — CLYDE VERNON KELLY — 10977 — PROFESSIONAL LAND SURVEYOR — 7.25.18 — 19 mar 18

THE PURPOSE OF THIS ORIGINALS ONLY PLAT IS TO CREATE A PUBLIC DRAINAGE & UTILITY EASEMENT ON OPEN SPACE LOT 3.

RECORDED AS PLAT NUMBER 24708
ON July 17, 2018 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT

COLUMBIA RIVERS CORPORATE PARK SECTION 1, AREA 1 LOT 3 TAX MAP 42 PARCEL 322

SCALE: 1"=100'
SHEET No. 1 OF 1 — DATE : MARCH 18, 2018

CURRENT ZONING : NT

F-18-105