

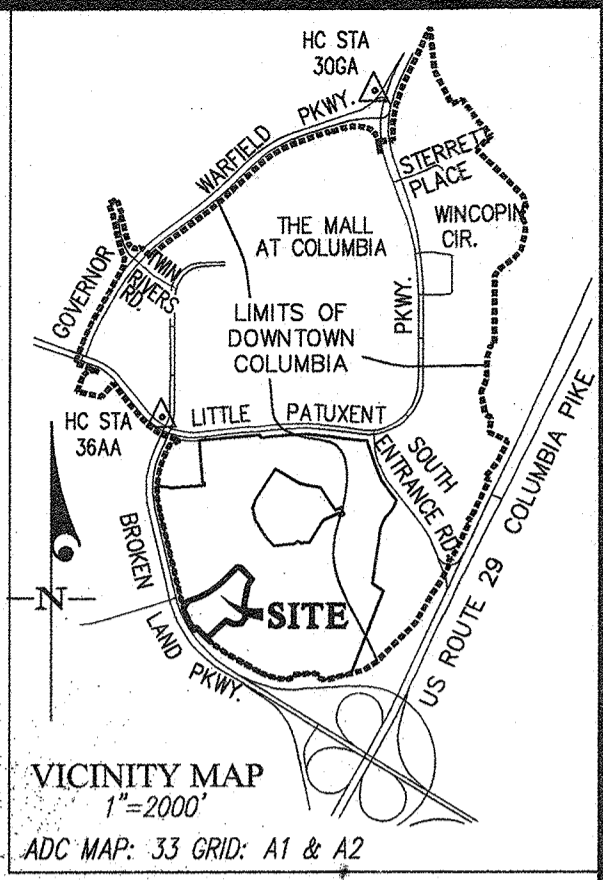
CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1209-1039	1,350.00'	157.11'	78.64'	157.02'	N 43°38'37" W	06°40'04"
1039-1387	1,070.92'	241.64'	121.34'	241.13'	S 25°48'23" E	12°55'41"
1388-1390	854.00'	492.55'	253.34'	485.75'	N 58°28'00" E	33°02'44"
1390-1391	772.00'	97.69'	48.91'	97.62'	S 45°34'08" W	07°15'00"
1394-1395	612.00'	82.57'	41.35'	82.50'	S 44°40'16" E	07°43'48"

LEGEND

- EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT PLAT No. 24005
- /// SHADING FOR ALL OTHER EASEMENTS
- WB WETLAND BUFFER
- SB STREAM BUFFER
- STREAM BANK

ON MAY 24, 2018 THE DIRECTOR OF THE DEPT. OF PLANNING AND ZONING APPROVED WP 18-105, AN ALTERNATIVE COMPLIANCE TO SECTION 16.116(c)(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:

- ENCROACHMENT SHALL NOT EXTEND BEYOND THE APPROXIMATE 195 SF AS SHOWN ON THE EXHIBIT AND SDP 18-005.
- THE ORIGINALS ONLY PLAT SHALL BE RECORDED SHOWING THE EASEMENT AS APPROVED FOR SUBMISSION IN A LETTER FROM GLW DATED MAY 18, 2018.
- ANY IMPACTS TO ENVIRONMENTAL RESTORATION PLANTINGS DUE TO ACCESS OR MAINTENANCE SHALL BE REPLANTED IN ACCORDANCE WITH F-15-106.
- CONDITIONS OF APPROVAL OF THE ALTERNATIVE COMPLIANCE SHALL BE ADDED TO ALL RELEVANT PLANS.



OWNER:
 COLUMBIA ASSOCIATION, INC.
 6310 HILLSIDE CT #100
 COLUMBIA, MARYLAND 21046
 (410) 715-3000

- GENERAL NOTES:**
- THIS PLAT AND THE COORDINATES SHOWN HEREON ARE BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY GUTSCHICK, LITTLE & WEBER, P.A. IN FEBRUARY 2014.
 - 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.
 - SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: F-79-149, F-86-10, F-99-018, F-15-106, FDP-DC-CRESCENT-1, FDP-DC-CRESCENT-1A & ECP 15-083
 - 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. 30CA: N 566,053.5759 E 1,335,177.5800.
 - AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
 - THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL SINCE THIS IS A PLAT OF REVISION ONLY.
 - THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE IT IS A REVISION PLAT AND NO LOTS ARE BEING CREATED, AND OBLIGATIONS FOR THIS SITE HAVE BEEN PREVIOUSLY FULFILLED UNDER F-15-106.
 - THE WETLAND DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY DAFT-McCUNE-WALKER, INC., DATED NOVEMBER, 2013, AND WAS APPROVED ON MAY 23, 2016.
 - THE FLOODPLAIN LIMITS SHOWN WERE DETERMINED IN A STUDY BY BIOHABITATS DATED JUNE, 2015 AND APPROVED MAY 23, 2016.
 - THE RETAINING WALL LOCATED WITHIN THE PRIVATE WALL MAINTENANCE EASEMENT SHOWN HEREON WILL BE MAINTAINED BY THE MANAGER UNDER THE AREA 3 REA AS AN "OFFSITE AMENITY AREA" PURSUANT TO SECTION 6.1 OF THE DECLARATION OF RECIPROCAL EASEMENT (REA) WHICH HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY AT LIBER 17874 FOLIO 496.

THE SOLE PURPOSE OF THIS PLAT IS TO CREATE A PRIVATE WALL MAINTENANCE EASEMENT IN, THROUGH, OVER AND ACROSS OPEN SPACE LOT 3. THIS PLAT DOES NOT INCLUDE RECORDED INFORMATION OF THE PROJECT BOUNDARY OF OPEN SPACE LOT 3. FOR BOUNDARY INFORMATION REFER TO PLAT No. 23993

RECORDED AS PLAT NUMBER 24726 ON 8/15/18, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

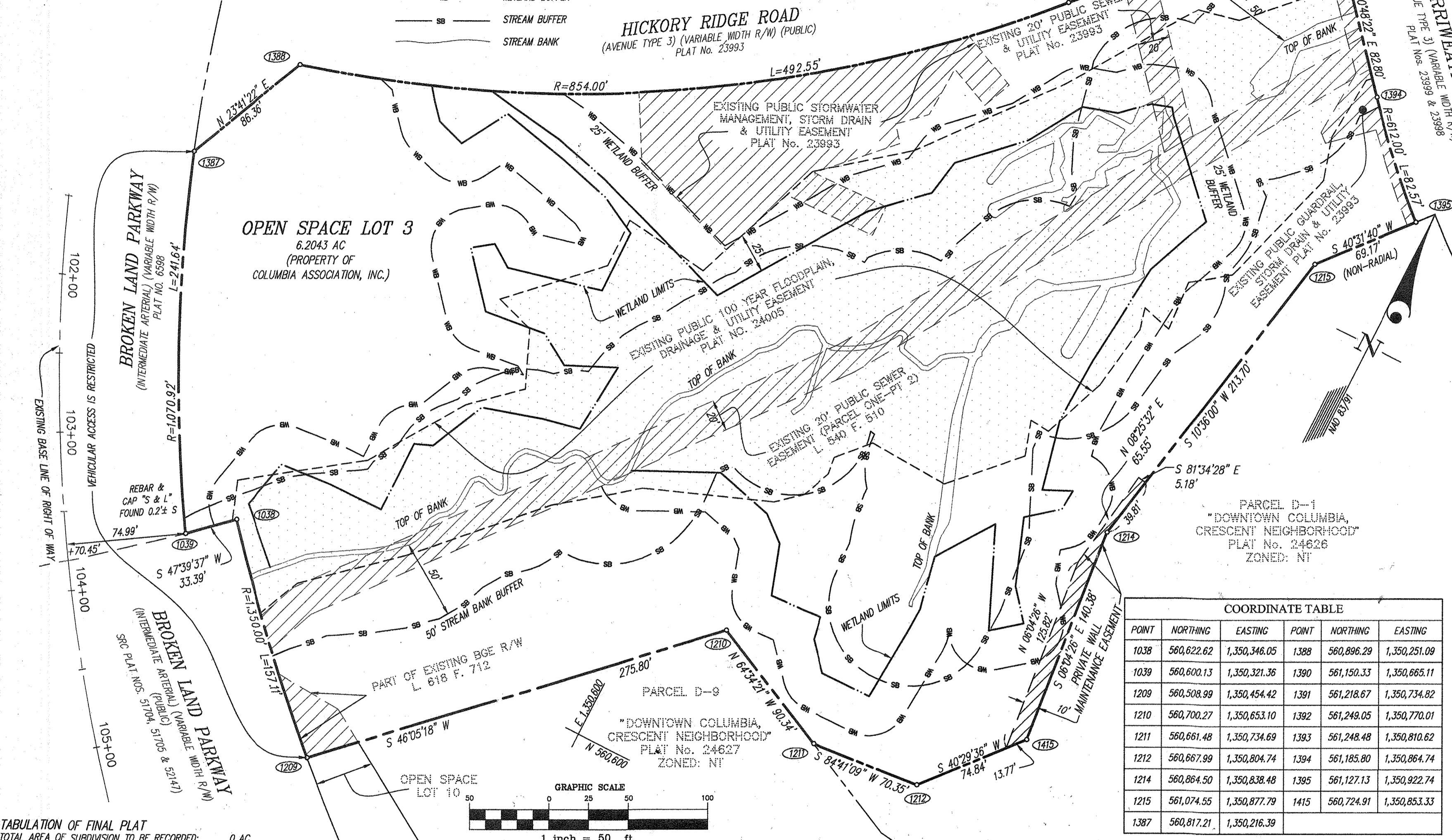
PLAT OF REVISION
DOWNTOWN COLUMBIA
CRESCENT NEIGHBORHOOD
OPEN SPACE LOT 3
 (A REVISION TO OPEN SPACE LOT 3, DOWNTOWN COLUMBIA, CRESCENT NEIGHBORHOOD, PLAT Nos. 23993 & 24005)

FDP-DC-CRESCENT-1 TM 36, GRID 1, P/O PARCEL 527
 5TH ELECTION DISTRICT ZONE-NT HOWARD COUNTY, MARYLAND
 SCALE: 1"=50' SHEET 1 OF 1 MAY 2018

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 280 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BAL: 410-386-1820 DC/YA: 301-989-2524 FAX: 301-421-4188
 DRAWN BY: AR CHECKED BY: 109

COORDINATE TABLE

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
1038	560,622.62	1,350,346.05	1388	560,896.29	1,350,251.09
1039	560,600.13	1,350,321.36	1390	561,150.33	1,350,665.11
1209	560,508.99	1,350,454.42	1391	561,218.67	1,350,734.82
1210	560,700.27	1,350,653.10	1392	561,249.05	1,350,770.01
1211	560,661.48	1,350,734.69	1393	561,248.48	1,350,810.62
1212	560,667.99	1,350,804.74	1394	561,185.80	1,350,864.74
1214	560,864.50	1,350,838.48	1395	561,127.13	1,350,922.74
1215	561,074.55	1,350,877.79	1415	560,724.91	1,350,853.33
1387	560,871.21	1,350,216.39			



TABULATION OF FINAL PLAT
 TOTAL AREA OF SUBDIVISION TO BE RECORDED: 0 AC

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.
Madison for Mauna Roseman 7/5/2018
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Chad Edmondson 7.17.18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Kent Shaver 8-01-18
 DIRECTOR DATE

OWNERS' DEDICATION

COLUMBIA ASSOCIATION, INC., A MARYLAND NON-PROFIT CORPORATION, BY DENNIS MATTEY, DIR. OF OPEN SPACE AND FACILITY SERVICES; OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS AND RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION. 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 21st DAY OF JUNE, 2018

COLUMBIA ASSOCIATION, INC

BY: *D. Mattey*
 DENNIS MATTEY, DIRECTOR OF OPEN SPACE AND FACILITY SERVICES

ATTEST: *John Bennett*
 JOHN BENNETT, CONSTRUCTION SUPERVISOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAT OF REVISION SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF OPEN SPACE LOT 3 AS SHOWN ON A PLAT ENTITLED "DOWNTOWN COLUMBIA, CRESCENT NEIGHBORHOOD, PARCELS B THRU H AND NON-BUILDABLE BULK PARCELS J THRU R AND OPEN SPACE LOTS 1 THRU 8 AND MERRIWEATHER-SYMPHONY WOODS NEIGHBORHOOD, OPEN SPACE LOT 1 AND NON-BUILDABLE BULK PARCEL A, (A RESUBDIVISION OF LOTS 11-C THRU 11-G & SYMPHONY WOODS ROAD, COLUMBIA TOWN CENTER, SECTION 1, PLAT BOOK 30 FOLIOS 44 & 45, LOT 23, COLUMBIA TOWN CENTER, SECTION 1, PLAT NOS. 13535 & 13536 AND A SUBDIVISION OF TAX PARCEL 527)" AND RECORDED AS PLAT Nos. 23993 & 24005; ALSO BEING PART OF THE LAND CONVEYED FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO COLUMBIA ASSOCIATION, INC., BY A DEED DATED NOVEMBER 17, 2016 AND RECORDED IN LIBER 17327 AT FOLIO 496, 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. 6/20/2018
 THOMAS C. O'CONNOR, JR. DATE
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. 07/03/2020)



S:\Survey Drawings\11071\PLATS\11071.PLT PHASE 1 REVISION PLATS\REV OS LOT 3.dwg, PLOTTED: 6/20/2018 9:15 AM, LAST SAVED: 6/19/2018 12:16 PM, PLOTTED BY: Adam Rook