

COORDINATE TABLE THIS SHEET					
POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
69	493,258.85	846,893.62	928	493,452.85	846,808.46
70	493,731.64	846,827.93	931	493,382.11	846,745.43
100	493,741.38	847,178.43	934	493,315.49	846,577.37
733	493,238.59	846,512.19	935	493,422.28	846,570.68
778	493,731.51	846,684.32	936	493,421.03	846,550.72
835	493,158.71	846,567.15	937	493,314.24	846,557.41
840	493,256.72	846,748.10	938	493,308.83	846,471.25
841	493,257.39	846,793.67	968	493,781.37	847,177.32
842	493,144.49	846,795.32	969	493,777.52	847,038.74
843	493,257.68	846,813.67	971	493,835.14	846,975.72
844	493,144.78	846,815.32	972	493,755.66	846,972.27
922	493,694.68	846,697.13	975	493,751.48	846,821.95
923	493,727.55	846,791.58	976	493,780.78	846,823.22
924	493,647.54	846,819.42	980	493,787.42	846,669.86
926	493,548.49	846,833.18			

CURVE TABULATION THIS SHEET						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
936-935	50.00'	20.14'	10.21'	20.00'	N 86°24'42" E	23°04'26"
778-980	352.73'	57.81'	28.97'	57.75'	N 14°29'33" W	09°23'25"
844-842	225.00'	20.01'	10.01'	20.00'	S 89°09'42" W	05°05'41"

**LEGEND**

- PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
  - EXISTING 100 YEAR FLOODPLAIN AND DRAINAGE EASEMENT, PLAT Bk. 27 FOLIO 68
  - EXISTING 20' DRAINAGE EASEMENT, PLAT Bk. 27 FOLIO 68
  - EXISTING 25' DRAINAGE EASEMENT, PLAT Bk. 27 FOLIO 68
  - EXISTING 20' DRAINAGE EASEMENT, PLAT Bk. 27 FOLIO 69
  - EXISTING WATER EASEMENT, PLAT Bk. 27 FOLIO 69
  - EXISTING 20' RIGHT OF WAY FOR A SEWER, LIBER 545 FOLIO 146
- PLAT Bk. PLAT BOOK  
L. F. LIBER FOLIO  
N/R NON-RADIAL

**TABULATION OF FINAL PLAT - THIS SHEET**

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:  
BUILDABLE: 0  
NON-BUILDABLE: 0  
OPEN SPACE: P/O 1
- TOTAL AREA OF LOTS AND/OR PARCELS:  
BUILDABLE: 0 Ac.  
NON-BUILDABLE: 0 Ac.  
OPEN SPACE: 2.120 Ac.
- TOTAL AREA OF ROADWAY TO BE RECORDED: 0 Ac.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 2.120 Ac.

**TABULATION OF FINAL PLAT - ALL SHEETS**

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:  
BUILDABLE: 0  
NON-BUILDABLE: 0  
OPEN SPACE: 1
- TOTAL AREA OF LOTS AND/OR PARCELS:  
BUILDABLE: 0 Ac.  
NON-BUILDABLE: 0 Ac.  
OPEN SPACE: 6.193 Ac.
- TOTAL AREA OF ROADWAY TO BE RECORDED: 0 Ac.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 6.193 Ac.

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

*William E. Grueninger* 11/29/2018  
COUNTY HEALTH OFFICER H.O. DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Chad Edmondson* 12.12.18  
CHIEF, DEVELOPMENT ENGINEERING DIVISION & DATE

*Kent Seiden* 12.17.18  
DIRECTOR DATE

**OWNERS' DEDICATION**

COLUMBIA ASSOCIATION, INC., A MARYLAND NON-PROFIT CORPORATION, (FORMERLY COLUMBIA PARK AND RECREATION ASSOCIATION, INC.) 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 24<sup>TH</sup> DAY OF September, 2018

COLUMBIA ASSOCIATION, INC.

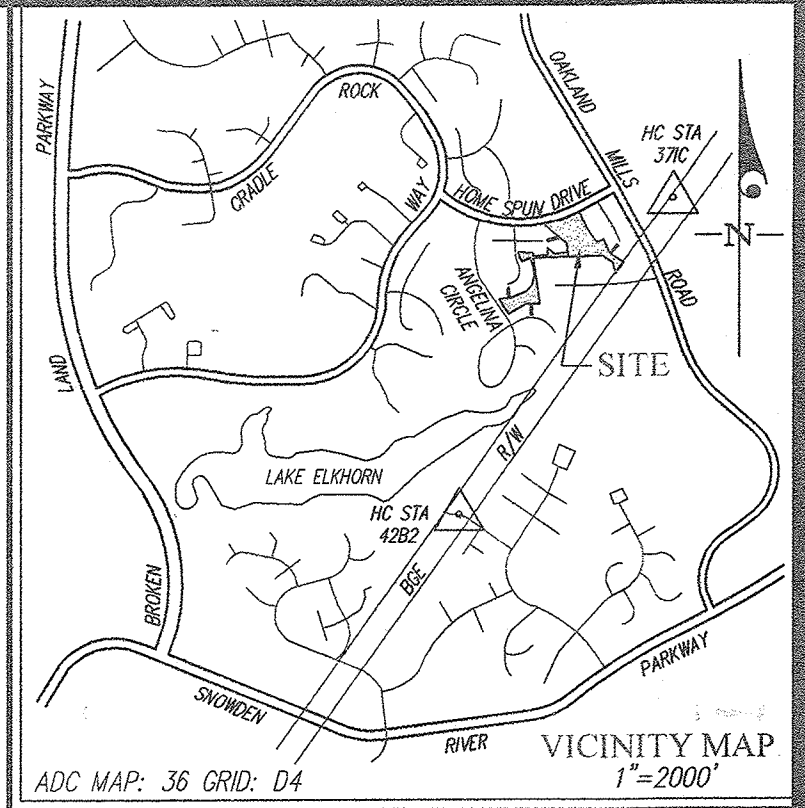
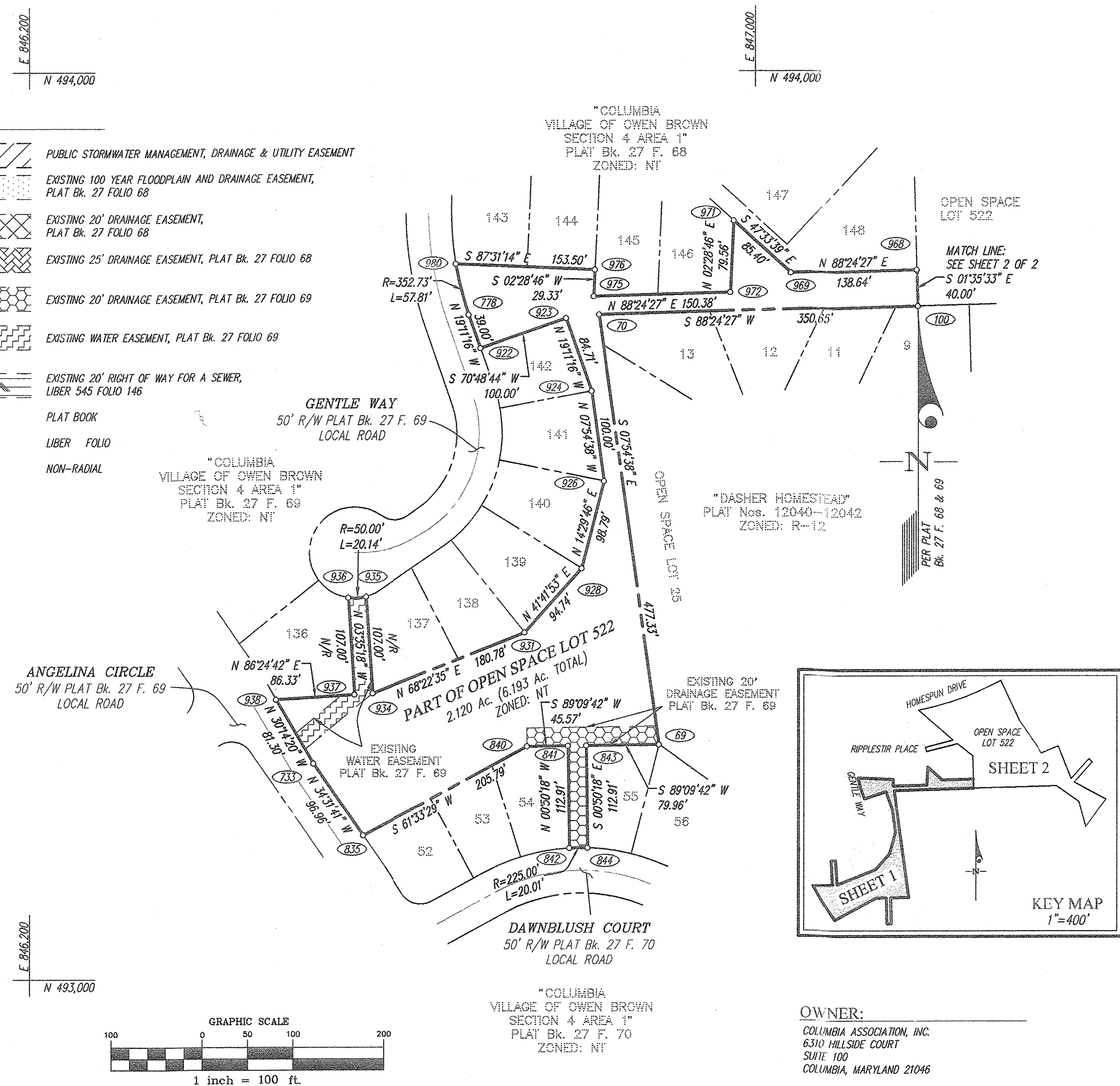
BY: *Dennis Mattey*  
DENNIS MATTEY, DIRECTOR OF OPEN SPACE AND FACILITY SERVICES

ATTEST: *Albert Edwards, P.E.*  
ALBERT 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 PLAT OF REVISION SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF OPEN SPACE LOT 522 AS SHOWN ON A PLAT ENTITLED "COLUMBIA, VILLAGE OF OWEN BROWN, SECTION 4 AREA 1" AND RECORDED AS PLAT BOOK 27 FOLIOS 68 AND 69. ALSO BEING PART OF THE LAND CONVEYED FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC., BY A DEED DATED JULY 8, 1980 AND RECORDED IN LIBER 1029 AT FOLIO 171, 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.

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



- GENERAL NOTES:**
- THIS PLAT, ALL BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE BASED ON BOUNDARY DATA BY PURDUM & JESCHKE, ENGINEERS, ELLICOTT CITY, MARYLAND.
  - THE SUBJECT PROPERTY IS ZONED 'NEW TOWN' PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
  - MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC RIGHT-OF-WAY LINES TO BE IN ACCORDANCE WITH FDP-146-A-III CRITERIA.
  - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN, AND FOREST CONSERVATION EASEMENT AREAS.
  - 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 LOT/PARCEL DIVISIONS.
  - THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vi) OF THE HOWARD COUNTY CODE.
  - RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") 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. 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 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.
  - PREVIOUS DPZ FILE REFERENCES: SDP-91-117, FDP-146-A-III, PLAT BOOK 27, FOLIO 68.

THE SOLE PURPOSE OF THIS PLAT IS TO CREATE A PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT IN, THROUGH, OVER AND ACROSS OPEN SPACE LOT 522. THE REST OF THE PROPERTY BOUNDARY INFORMATION FOR OPEN SPACE LOT 522 IS AS SHOWN ON PLAT BOOK 27 FOLIOS 68 AND 69.

RECORDED AS PLAT NUMBER **24876** ON **12/21/18**, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**PLAT OF REVISION**

**COLUMBIA VILLAGE OF OWEN BROWN SECTION 4 AREA 1**

**OPEN SPACE LOT 522**

(A REVISION TO OPEN SPACE LOT 522, COLUMBIA, VILLAGE OF OWEN BROWN, SECTION 4 AREA 1, PLAT BOOK 27 FOLIOS 68 AND 69)

FDP-146-A-III TM 36, GRID 22, P/O PARCEL 387  
6TH ELECTION DISTRICT ZONE-NT HOWARD COUNTY, MARYLAND  
SCALE: 1"=100' SHEET 1 OF 2 JULY 2018

DRAWN BY: **AR**  
CHECK BY: **WES**

S:\Survey Drawings\18030\PLATS\REV PLAT OS 522 SH11.dwg, PLOTTED: 9/21/2018 8:34 AM, LAST SAVED: 7/23/2018 3:20 PM, PLOTTED BY: Adorn Rook



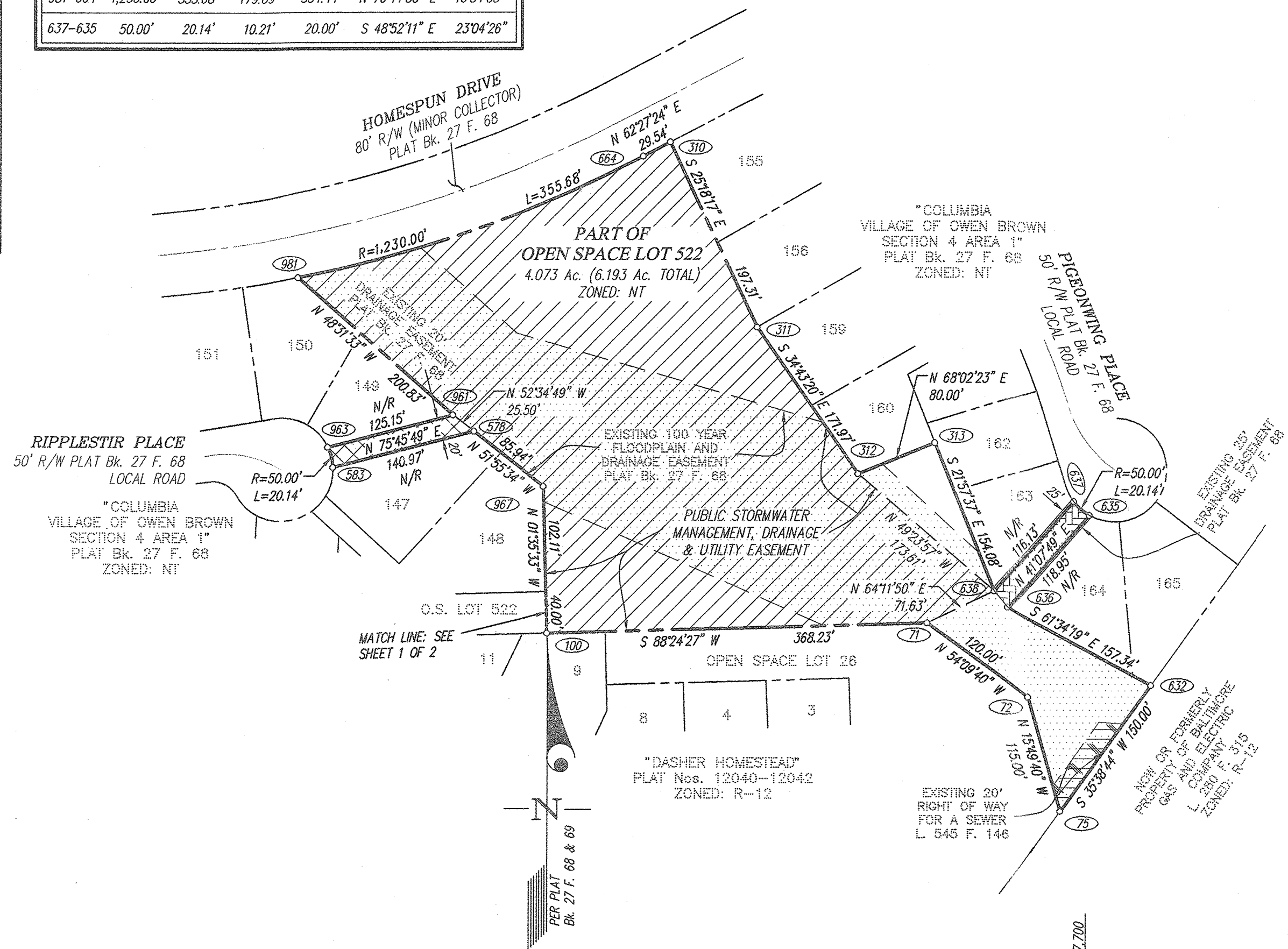
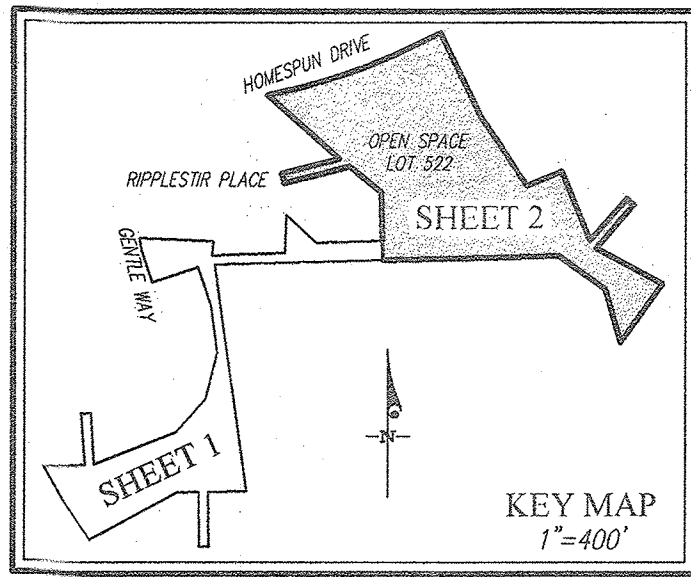
COORDINATE TABLE THIS SHEET					
POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
71	493,751.62	847,546.52	632	493,692.62	847,762.59
72	493,681.36	847,643.80	635	493,857.11	847,702.46
75	493,570.72	847,675.17	636	493,767.52	847,624.21
100	493,741.38	847,178.43	637	493,870.27	847,687.39
310	494,215.51	847,296.90	638	493,782.80	847,611.01
311	494,037.13	847,381.24	664	494,201.85	847,270.71
312	493,895.78	847,479.19	961	493,951.94	847,086.58
313	493,925.70	847,553.39	963	493,921.16	846,965.27
576	493,936.44	847,106.83	967	493,883.44	847,174.48
583	493,901.77	846,970.19	981	494,084.94	846,936.11

CURVE TABULATION THIS SHEET						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
583-963	50.00'	20.14'	10.21'	20.00'	N 14°14'11" W	23°04'26"
981-664	1,230.00'	355.68'	179.09'	354.44'	N 70°44'30" E	16°34'05"
637-635	50.00'	20.14'	10.21'	20.00'	S 48°52'11" E	23°04'26"

**LEGEND**

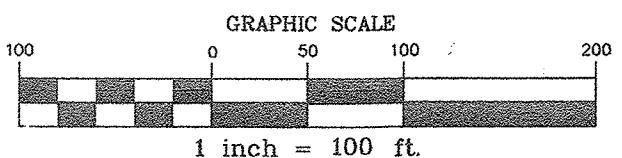
- PUBLIC STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- EXISTING 100 YEAR FLOODPLAIN AND DRAINAGE EASEMENT, PLAT Bk. 27 FOLIO 68
- EXISTING 20' DRAINAGE EASEMENT, PLAT Bk. 27 FOLIO 68
- EXISTING 25' DRAINAGE EASEMENT, PLAT Bk. 27 FOLIO 68
- EXISTING 20' DRAINAGE EASEMENT, PLAT Bk. 27 FOLIO 69
- EXISTING WATER EASEMENT, PLAT Bk. 27 FOLIO 69
- EXISTING 20' RIGHT OF WAY FOR A SEWER, LIBER 545 FOLIO 146

PLAT Bk. PLAT BOOK  
L. F. LIBER FOLIO  
N/R NON-RADIAL



**TABULATION OF FINAL PLAT - THIS SHEET**

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:
  - BUILDABLE: 0
  - NON-BUILDABLE: 0
  - OPEN SPACE: P/O 1
- TOTAL AREA OF LOTS AND/OR PARCELS:
  - BUILDABLE: 0 Ac.
  - NON-BUILDABLE: 0 Ac.
  - OPEN SPACE: 4.073 Ac.
- TOTAL AREA OF ROADWAY TO BE RECORDED: 0 Ac.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 4.073 Ac.



**OWNER:**  
COLUMBIA ASSOCIATION, INC.  
6310 HILLSIDE COURT  
SUITE 100  
COLUMBIA, MARYLAND 21046

**APPROVED:** FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.  
*Signature: Maura Roseman* 11/29/2018  
COUNTY HEALTH OFFICER H.O. DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Signature: [Redacted]* 12-17-18  
CHIEF, DEVELOPMENT ENGINEERING DIVISION 4 DATE  
*Signature: [Redacted]* 12-17-18  
DIRECTOR 35 DATE

**OWNERS' DEDICATION**  
COLUMBIA ASSOCIATION, INC., A MARYLAND NON-PROFIT CORPORATION, (FORMERLY COLUMBIA PARK AND RECREATION ASSOCIATION, INC.) 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 21<sup>st</sup> DAY OF SEPTEMBER, 2018  
COLUMBIA ASSOCIATION, INC.

BY: *Signature: Dennis Mattey*  
DENNIS MATTEY, DIRECTOR OF OPEN SPACE AND FACILITY SERVICES

ATTEST: *Signature: Albert Edwards*  
ALBERT 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 PLAT OF REVISION SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF OPEN SPACE LOT 522 AS SHOWN ON A PLAT ENTITLED "COLUMBIA, VILLAGE OF OWEN BROWN, SECTION 4 AREA 1" AND RECORDED AS PLAT BOOK 27 FOLIOS 68 AND 69, ALSO BEING PART OF THE LAND CONVEYED FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC., BY A DEED DATED JULY 8, 1980 AND RECORDED IN LIBER 1029 AT FOLIO 171, 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.

*Signature: William E. Grueninger*  
WILLIAM E. GRUENINGER, III  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 21542 (EXP./RENEWAL 12/21/2019)  
9/25/2018

RECORDED AS PLAT NUMBER 24877 ON 12/21/18, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**PLAT OF REVISION**  
**COLUMBIA VILLAGE OF OWEN BROWN SECTION 4 AREA 1**  
**OPEN SPACE LOT 522**  
(A REVISION TO OPEN SPACE LOT 522, COLUMBIA, VILLAGE OF OWEN BROWN, SECTION 4 AREA 1, PLAT BOOK 27 FOLIOS 68 AND 69)

FDP-146-A-III TM 36, GRID 22, P/O PARCEL 387  
6TH ELECTION DISTRICT ZONE-NT HOWARD COUNTY, MARYLAND  
SCALE: 1"=100' SHEET 2 OF 2 JULY 2018

3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE, MD 20866 301-421-4024 GLWPA.COM

DRAWN BY: *AR*  
CHECK BY: *WEB*

S:\Survey Drawings\18030\PLATS\REV PLAT OS 522 SH2.dwg, PLOTTED: 9/21/2018 8:35 AM, LAST SAVED: 7/23/2018 3:51 PM, PLOTTED BY: Adam Rock