

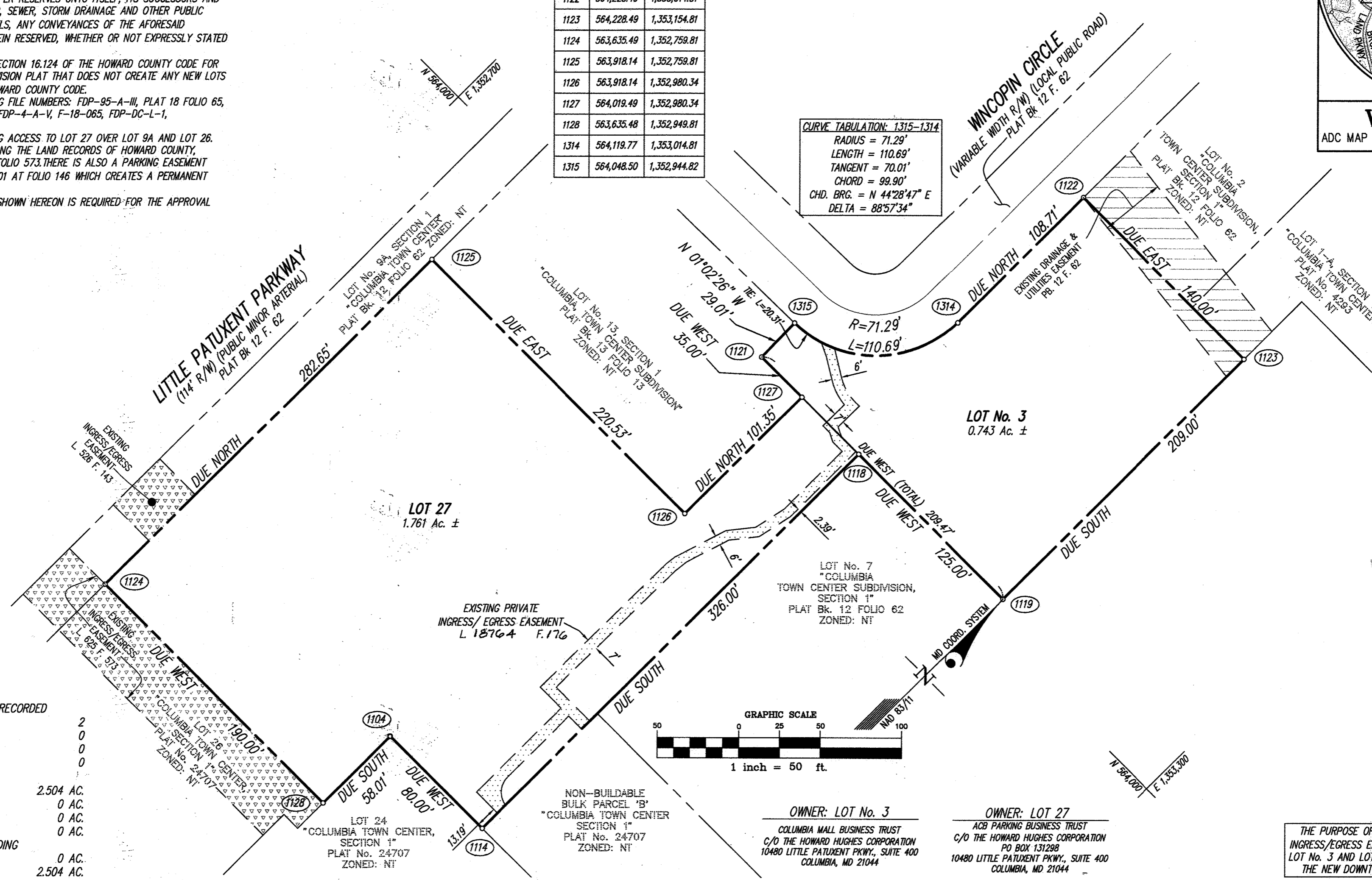
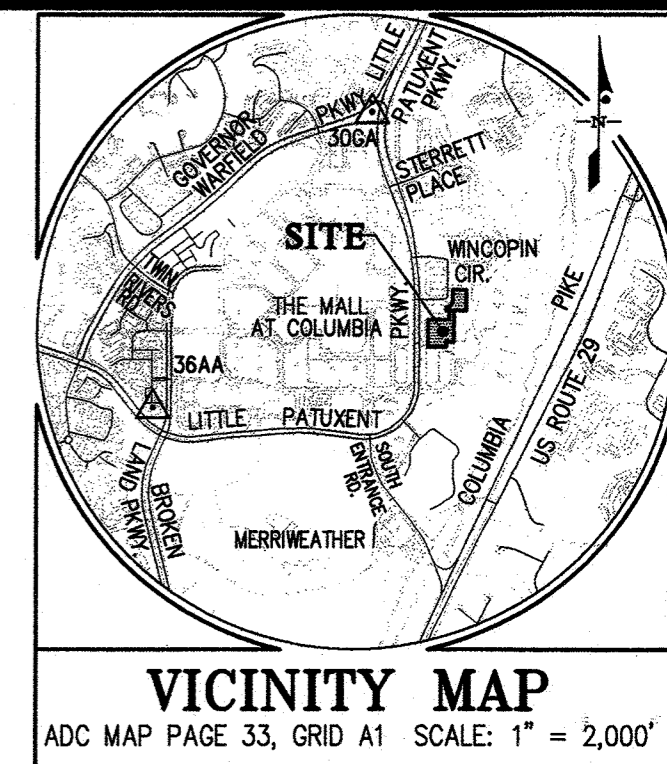
GENERAL NOTES

- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS:
No. 30GA - N 566,053.579 E 1,352,177.604 AND
No. 36AA - N 562,804.842 E 1,349,906.240.
- THIS PLAT IS BASED UPON A FIELD RUN MONUMENTED BOUNDARY SURVEY PREPARED BY DAFT-MCCUNE-WALKER, INC. ON OR ABOUT DECEMBER, 2014 AND VERIFIED BY GLW IN FEBRUARY, 2017.
- THE SUBJECT PROPERTY IS ZONED "NEW TOWN" PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- ALL AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC RIGHT-OF-WAY LINES TO BE IN ACCORDANCE WITH FDP-DC-L-1 CRITERIA AND THE STANDARDS ESTABLISHED IN THE LAKEFRONT CORE NEIGHBORHOOD DESIGN GUIDELINES.
- RESERVATION OF PUBLIC UTILITY EASEMENTS: 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.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 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.
- SEE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: FDP-95-A-III, PLAT 18 FOLIO 65, PLAT 23 FOLIO 86, SDP-73-023 PLAT BOOK 12 FOLIO 62, FDP-4-A-V, F-18-065, FDP-DC-L-1, SDP-92-039, SDP-94-084.
- CURRENTLY, THERE ARE ACCESS EASEMENTS CREATING ACCESS TO LOT 27 OVER LOT 9A AND LOT 26. THESE EASEMENTS ARE SHOWN HEREON AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 526 AT FOLIO 143 AND LIBER 625 AT FOLIO 573. THERE IS ALSO A PARKING EASEMENT AND AGREEMENT DATED 1/19/2017 RECORDED IN LIBER 17401 AT FOLIO 146 WHICH CREATES A PERMANENT PARKING EASEMENT OVER LOT 27.
- THE "EXISTING PRIVATE INGRESS/EGRESS EASEMENT" SHOWN HEREON IS REQUIRED FOR THE APPROVAL OF SDP-19-037.

POINT	NORTHING	EASTING
1104	563,693.49	1,352,949.81
1114	563,693.49	1,353,029.81
1118	564,019.49	1,353,029.81
1119	564,019.49	1,353,154.81
1121	564,019.49	1,352,945.34
1122	564,228.49	1,353,014.81
1123	564,228.49	1,353,154.81
1124	563,635.49	1,352,759.81
1125	563,918.14	1,352,759.81
1126	563,918.14	1,352,980.34
1127	564,019.49	1,352,949.81
1128	563,635.48	1,352,949.81
1314	564,119.77	1,353,014.81
1315	564,048.50	1,352,944.82

EASEMENT LEGEND

- EXISTING DRAINAGE & UTILITIES EASEMENT
- EXISTING INGRESS/EGRESS EASEMENTS
- EXISTING PRIVATE INGRESS/EGRESS EASEMENT



AREA TABULATION CHART - THIS SHEET

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
• BUILDABLE	2
• NON-BUILDABLE	0
• OPEN SPACE	0
• PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	
• BUILDABLE	2,504 AC.
• NON-BUILDABLE	0 AC.
• OPEN SPACE	0 AC.
• PRESERVATION PARCELS	0 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	
	0 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	
	2,504 AC.

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

Maureen Rossman
COUNTY HEALTH OFFICER DATE: 7/29/19

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

David P. ...
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 7/31/19

Kent Shearwood
DIRECTOR DATE: 8-6-19

OWNER'S DEDICATION

WE, COLUMBIA MALL BUSINESS TRUST, A MARYLAND BUSINESS TRUST, AND ACB PARKING BUSINESS TRUST, A MARYLAND BUSINESS TRUST, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH 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 3rd DAY OF July 2019

BY: *Greg Fitzhugh*
COLUMBIA MALL BUSINESS TRUST
GREG FITZHUGH, AUTHORIZED SIGNATORY

BY: *Peter J. Riley*
ACB PARKING BUSINESS TRUST
PETER J. RILEY, AUTHORIZED SIGNATORY

WITNESS
PETER F. RILEY, SECRETARY

WITNESS
PETER F. RILEY, SECRETARY

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 REVISION OF LOT No. 3 AS SHOWN ON A SUBDIVISION PLAT ENTITLED "COLUMBIA, TOWN CENTER SUBDIVISION SECTION 1" AND RECORDED IN PLAT BOOK 12 AS FOLIO 62, AND LOT 27 AS SHOWN ON A SUBDIVISION PLAT ENTITLED "COLUMBIA TOWN CENTER, SECTION 1, LOTS 24, 26, 27, OPEN SPACE LOT 25, AND NON-BUILDABLE BULK PARCEL 'A' AND 'B'" AND RECORDED AS PLAT No. 24707; AND ALSO BEING PART OF THE LAND THAT WAS CONVEYED FROM HOWARD RESEARCH AND DEVELOPMENT HOLDINGS CORPORATION, BY A DEED DATED NOVEMBER 7, 2003 AND RECORDED IN LIBER 7783 AT FOLIO 683, AND FROM COLUMBIA MALL, INC. BY A DEED DATED MARCH 7, 2002 AND RECORDED IN LIBER 6061 AT FOLIO 575, 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. Gruening III
WILLIAM E. GRUENINGER III
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21542 (EXP. DATE 12/21/2019)



RECORDED AS PLAT NUMBER 25126 ON 81919, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION

COLUMBIA TOWN CENTER, SECTION 1
LOT No. 3 AND LOT 27

(A REVISION OF LOT No. 3, PLAT Bk. 12 FOLIO 62 AND LOT 27, PLAT No. 24707)

ZONE: NT TM 36, GRID 1, P/O PARCEL 293
5TH ELECTION DISTRICT TM 36, GRID 2, P/O PARCEL 321
SCALE: 1"=50' HOWARD COUNTY, MARYLAND
SHEET 1 OF 1 MARCH 2019

GLW 3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE, MD 20866 301-421-4024 GLWPA.COM
DRAWN BY: *R*
CHECK BY: *WLL*