

Surveyor's Certificate

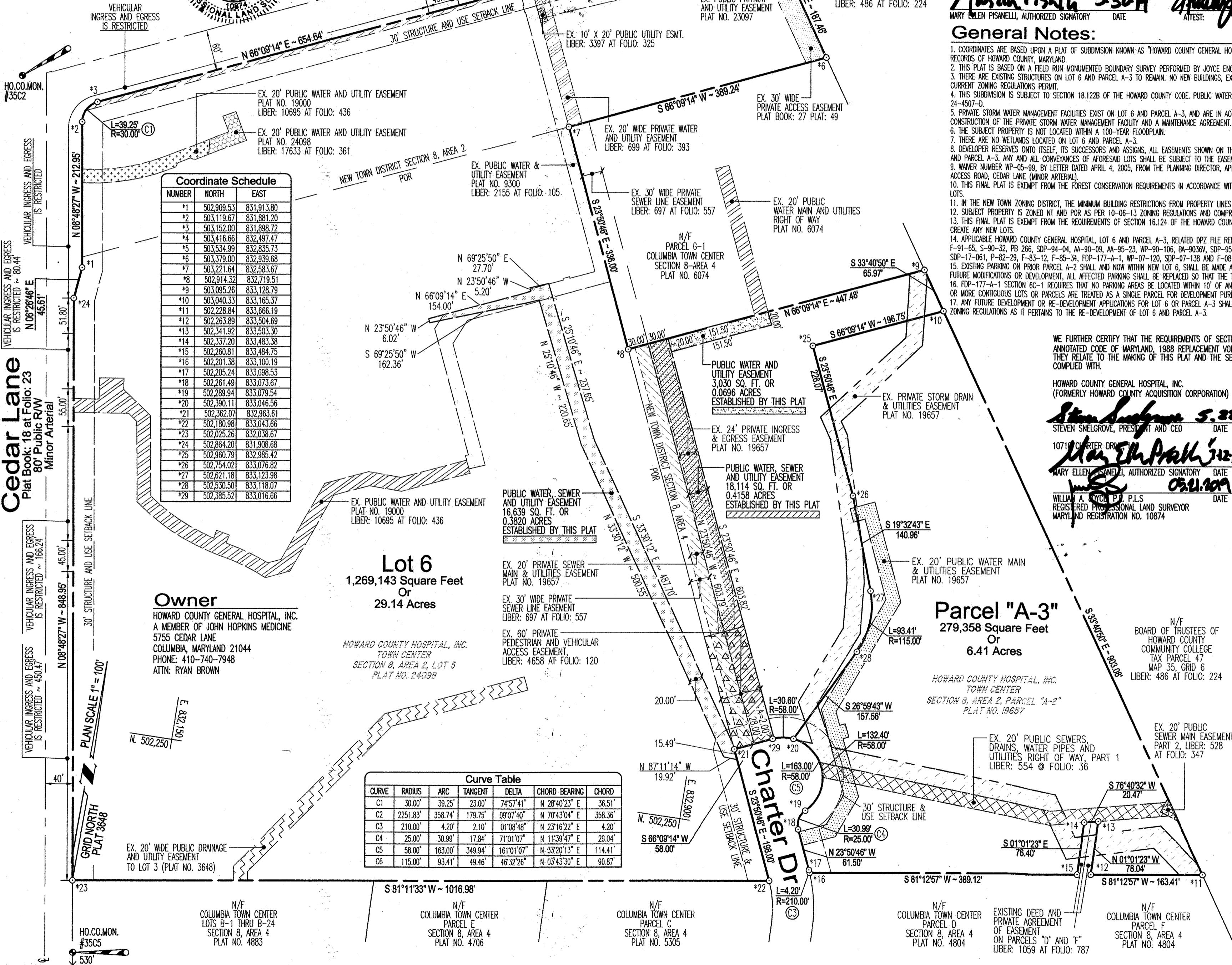
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF ALL OF THE LAND CONVEYED BY HOWARD COUNTY GENERAL HOSPITAL, INC. TO HOWARD COUNTY ACQUISITION CORPORATION BY DEED DATED JUNE 30, 1998 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER: 4340, AT FOLIO: 316, AND THAT IT IS A RE-SUBDIVISION OF ALL THE LAND CONVEYED BY HOWARD COUNTY OFFICE BUILDING PARTNERSHIP, LLP TO HOWARD COUNTY GENERAL HOSPITAL, INC. BY DEED DATED DECEMBER 19, 2012, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 14546 AT FOLIO 43, THAT IT IS ALSO A RE-SUBDIVISION OF LOT 5, AS SHOWN ON A PLAT OF REVISION ENTITLED "HOWARD COUNTY GENERAL HOSPITAL, TOWN CENTER, SECTION 8, AREA 2, LOT 5", AS RECORDED AMONG THE AFORESAID LAND RECORDS IN PLAT 24098; AND THAT IT IS A RE-SUBDIVISION OF ALL THE LAND CONVEYED BY TEN ACRES BUSINESS TRUST TO 10710 CHARTER DRIVE, LLC BY DEED DATED NOVEMBER 1, 2018, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18440 AT FOLIO 3, AS SHOWN ON A PLAT OF REVISION ENTITLED "COLUMBIA, TOWN CENTER, SECTION 8, AREA 4, LOT A-2", AS RECORDED AMONG THE AFORESAID LAND RECORDS IN PLAT 19657, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS BY THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

WILLIAM A. JOYCE, P.E., P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10874



Little Patuxent Parkway

Plat Book: 13 at Folio: 92
120' Public R/W
Intermediate Arterial



NUMBER	NORTH	EAST
*1	502,909.53	831,913.80
*2	503,119.67	831,881.20
*3	503,152.00	831,898.72
*4	503,416.66	832,497.47
*5	503,534.99	832,835.73
*6	503,379.00	832,939.68
*7	503,221.64	832,583.67
*8	502,914.32	832,719.51
*9	503,095.26	833,128.79
*10	503,040.33	833,165.37
*11	502,228.84	833,666.19
*12	502,263.89	833,504.89
*13	502,341.92	833,503.30
*14	502,337.20	833,483.38
*15	502,260.81	833,484.75
*16	502,201.38	833,100.19
*17	502,205.24	833,098.53
*18	502,261.49	833,073.67
*19	502,289.94	833,079.54
*20	502,390.11	833,046.56
*21	502,362.07	832,963.61
*22	502,180.98	833,043.66
*23	502,025.26	832,038.67
*24	502,864.20	831,908.68
*25	502,960.79	832,985.42
*26	502,754.02	833,076.82
*27	502,621.18	833,123.98
*28	502,530.50	833,118.07
*29	502,385.52	833,016.66

CURVE	RADIUS	ARC	TANGENT	DELTA	CHORD BEARING	CHORD
C1	30.00'	39.25'	23.00'	74°57'41"	N 28°40'23" E	36.51'
C2	2251.83'	358.74'	179.75'	09°07'40"	N 70°43'04" E	358.36'
C3	210.00'	4.20'	2.10'	01°08'48"	N 23°16'22" E	4.20'
C4	25.00'	30.99'	17.84'	71°01'07"	N 11°39'47" E	29.04'
C5	58.00'	163.00'	349.94'	161°01'07"	N 33°20'13" E	114.41'
C6	115.00'	93.41'	49.46'	46°32'26"	N 03°43'30" E	90.87'

Owner
HOWARD COUNTY GENERAL HOSPITAL, INC.
A MEMBER OF JOHN HOPKINS MEDICINE
5755 CEDAR LANE
COLUMBIA, MARYLAND 21044
PHONE: 410-740-7948
ATTN: RYAN BROWN

Lot 6
1,269,143 Square Feet
Or
29.14 Acres

Parcel "A-3"
279,358 Square Feet
Or
6.41 Acres

Owner's Certificate

WE, HOWARD COUNTY GENERAL HOSPITAL, INC., FORMERLY HOWARD COUNTY ACQUISITION CORPORATION, AND 10710 CHARTER DRIVE, LLC, FORMERLY TEN ACRES BUSINESS TRUST, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND, IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, EXCEPT AS SHOWN, ALL EASEMENTS OR RIGHTS OF WAY AFFECTING THIS PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION. THERE ARE NO SUITS, ACTIONS AT LAW, LIENS, MORTGAGES OR TRUSTS ON THE HOSPITAL REAL ESTATE AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION.

HOWARD COUNTY GENERAL HOSPITAL, INC.
(FORMERLY HOWARD COUNTY ACQUISITION CORPORATION)
Steven Snelgrove 5.22.19 *Jeffrey* 5.22.19
STEVEN SNELGROVE, PRESIDENT AND CEO DATE ATTEST DATE
HOWARD COUNTY GENERAL HOSPITAL, INC.

10710 CHARTER DRIVE, LLC
Mary Ellen Pisaneli 5.30.19 *Shirley Small* 5.30.19
MARY ELLEN PISANELI, AUTHORIZED SIGNATORY DATE ATTEST DATE

General Notes:

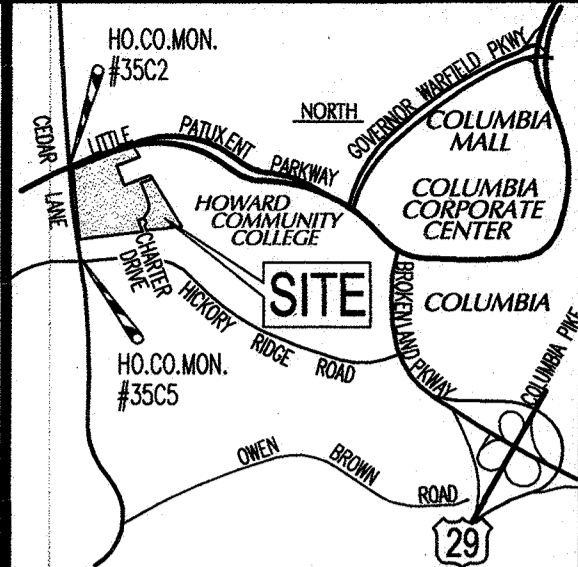
- COORDINATES ARE BASED UPON A PLAT OF SUBDIVISION KNOWN AS "HOWARD COUNTY GENERAL HOSPITAL, INC." TOWN CENTER, SECTION 8, AREA 2, LOT 4 AND AS RECORDED IN PLAT NUMBER 19000 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY JOYCE ENGINEERING CORPORATION (JEC) ON OR ABOUT MAY, 1993.
- THERE ARE EXISTING STRUCTURES ON LOT 6 AND PARCEL A-3 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE CURRENT ZONING REGULATIONS PERMIT.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER SERVICE HAS BEEN PROVIDED BY CONTRACTS 44-1558D, 44-3894D, C-371 W&S, 24-1310-D AND 24-4507-D.
- PRIVATE STORM WATER MANAGEMENT FACILITIES EXIST ON LOT 6 AND PARCEL A-3, AND ARE IN ACCORDANCE WITH THE DESIGN MANUALS. THE DEVELOPER HAS EXECUTED A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE PRIVATE STORM WATER MANAGEMENT FACILITY AND A MAINTENANCE AGREEMENT.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A 100-YEAR FLOODPLAIN.
- THERE ARE NO WETLANDS LOCATED ON LOT 6 AND PARCEL A-3.
- DEVELOPER RESERVES ONTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH LOT 6 AND PARCEL A-3. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREBIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT.
- WAIVER NUMBER WP-05-99, BY LETTER DATED APRIL 4, 2005, FROM THE PLANNING DIRECTOR, APPROVED THE WAIVER FROM SECTIONS 16.119(i)(2) AND 16.120(g)(2) TO ALLOW DIRECT ACCESS ONTO A RESTRICTED ACCESS ROAD, CEDAR LANE (MINOR ARTERIAL).
- THIS FINAL PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vi) OF THE HOWARD COUNTY CODE FOR A RESUBDIVISION PLAT THAT DOES CREATE ANY NEW LOTS.
- IN THE NEW TOWN ZONING DISTRICT, THE MINIMUM BUILDING RESTRICTIONS FROM PROPERTY LINES AND PUBLIC ROAD RIGHTS OF WAY LINES ARE TO BE IN ACCORDANCE WITH FDP-PHASE 83.
- SUBJECT PROPERTY IS ZONED NT AND POR AS PER 10-06-13 ZONING REGULATIONS AND COMPREHENSIVE ZONING PLAN, COMPREHENSIVE ZONING PLAN EFFECTIVE 7-28-06 AND FDP-83.
- THIS FINAL PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A PLAT OF REVISION OR PLAT OF CORRECTION THAT DOES NOT CREATE ANY NEW LOTS.
- APPLICABLE HOWARD COUNTY GENERAL HOSPITAL, LOT 6 AND PARCEL A-3, RELATED DPZ FILE REFERENCES: SDP-74-108, SDP-77-32, SDP-86-207, FDP-152, FDP-83, SDP-85-17, F-76-101, SDP-86-269, F-91-65, S-90-32, PB 266, SDP-94-04, AA-90-09, AA-95-23, WP-90-106, BA-9036V, SDP-95-114, WP-05-99, SDP-07-057, SDP-00-072, F-07-056, F-07-155, F-74-88C, F-11-017, F-11-018, F-08-53, SDP-17-061, P-82-29, F-83-12, F-85-34, FDP-177-A-1, WP-07-120, SDP-07-138 AND F-08-53.
- EXISTING PARKING ON PRIOR PARCEL A-2 SHALL AND NOW WITHIN NEW LOT 6, SHALL BE MADE AVAILABLE FOR EXCLUSIVE USE OF NEW PARCEL A-3. IF ANY EXISTING PARKING ON NEW LOT 6 IS IMPACTED BY ANY UTILITY MODIFICATIONS OR DEVELOPMENT, ALL AFFECTED PARKING SHALL BE REPLACED SO THAT THE TOTAL NUMBER OF PARKING SPACES AVAILABLE TO NEW PARCEL A-3 WILL BE NO LESS THAN 819 PARKING SPACES.
- FDP-177-A-1 SECTION 6C-1 REQUIRES THAT NO PARKING AREAS BE LOCATED WITHIN 10' OF ANY LOT LINE. HOWEVER, THE PLAN MEETS THE REQUIREMENTS OF SECTION 128.0A.10, WHICH STATES THAT WHEN TWO OR MORE CONTIGUOUS LOTS OR PARCELS ARE TREATED AS A SINGLE PARCEL FOR DEVELOPMENT PURPOSES, THE ZONING STRUCTURE AND USE SETBACKS FROM LOT LINES INTERNAL TO THE DEVELOPMENT SHALL NOT APPLY.
- ANY FUTURE DEVELOPMENT OR RE-DEVELOPMENT APPLICATIONS FOR LOT 6 OR PARCEL A-3 SHALL ACCURATELY REFLECT THE NEWLY RECORDED PLAT INFORMATION, AND SHALL BE IN CONFORMANCE WITH ALL SPECIFIC ZONING REGULATIONS AS IT PERTAINS TO THE RE-DEVELOPMENT OF LOT 6 AND PARCEL A-3.

WE FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MARKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

HOWARD COUNTY GENERAL HOSPITAL, INC.
(FORMERLY HOWARD COUNTY ACQUISITION CORPORATION)
Steven Snelgrove 5.22.19
STEVEN SNELGROVE, PRESIDENT AND CEO DATE

10710 CHARTER DRIVE, LLC
Mary Ellen Pisaneli 5.30.19
MARY ELLEN PISANELI, AUTHORIZED SIGNATORY DATE

WILLIAM A. JOYCE, P.E., P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10874



Location Map
Plan Scale: 1"=2000'

TOTAL NUMBER OF LOTS TO BE RECORDED:	TOTALS
BUILDABLE	2
OPEN SPACE	0
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE	35.55 AC.
NON-BUILDABLE	0.00 AC.
OPEN SPACE	0.00 AC.
PRESERVATION PARCELS	0.00 AC.
TOTAL AREA OF ROAD RIGHT OF WAY INCLUDING WIDENING STRIPS:	0.00 AC.
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED:	35.55 AC.

JOYCE ENGINEERING CORPORATION
CIVIL ENGINEERING LAND SURVEYING LAND PLANNING CONSTRUCTION MANAGEMENT
10766 BALTIMORE AVENUE - BELTSVILLE, MARYLAND 20705
TEL: (301) 595-4353 FAX: (301) 595-4650 WEB: www.joyceeng.com

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.
Wilton Maura Rosman 7/30/2019
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Wilton Maura Rosman 8/6/19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Wilton Maura Rosman 8/2/19
DIRECTOR DATE

Purpose Statement

THE PURPOSE OF THIS PLAT IS TO COMBINE PART OF PARCEL "A-2", (PLAT NO. 19657) WITH LOT 5, (PLAT NO. 24098) TO CREATE LOT 6 AND THE REMAINDER OF PARCEL A-2 WILL BECOME PARCEL A-3, ADD 30' STRUCTURE & USE SETBACK LINE ALONG CHARTER DRIVE AND ESTABLISH THREE (3) UTILITY EASEMENTS SHOWN THUS:

RECORDED AS PLAT NUMBER 25128 ON 8/9/19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

Plat of Revision
Howard County General Hospital
Town Center
Section 8, Area 2, Lot 6 & Section 8, Area 4, Parcel A-3
A subdivision of lot 5 on a recorded plat entitled "Howard County General Hospital, Inc." Town Center, Section 8, Area 2, Lot 5 and Recorded as Plat No. 24098 and
and
A subdivision of Parcel "A-2" on a recorded plat entitled "Columbia, Town Center, Section 8, Area 4, Parcel "A-2" and Recorded as Plat No. 19657
5th Election District
Howard County, Maryland

TAX MAP NO. 35	GRID 5	PARCELS 276 & 386	ZONED: POR - NT
SCALE: 1"=100'	DATE: 05-20-2019	SHEET 1 OF 1	
COUNTY FILE NO. F-20-005			