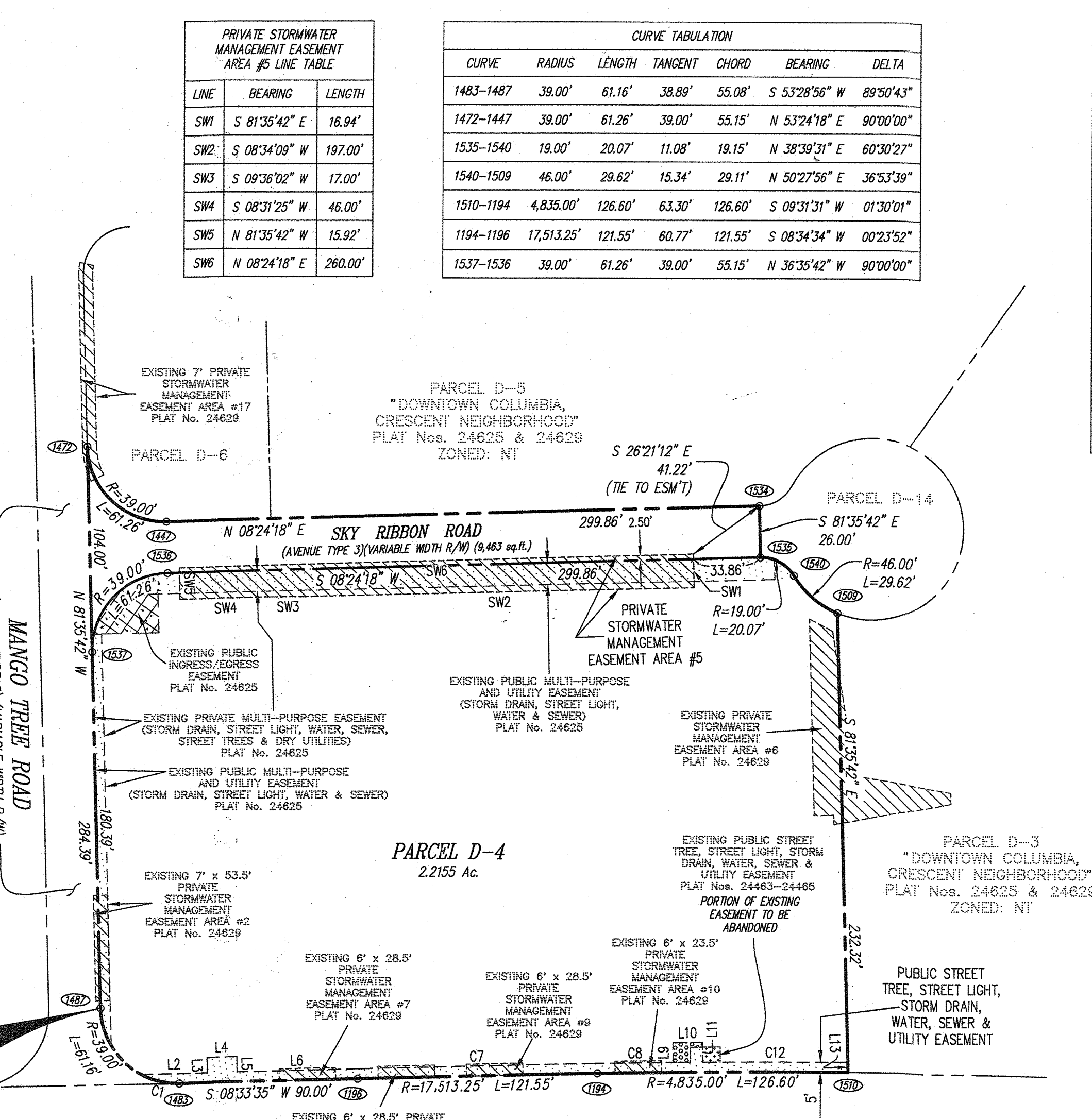


GENERAL NOTES:

- THIS PLAN AND THE COORDINATES SHOWN HEREON ARE BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY GUTSCHICK, LITTLE & WEBER, P.A., 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 AS DOWNTOWN MIXED USE AREA.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: F-15-106, F-17-059, F-18-017, FDP-DC-CRESCENT-1, FDP-DC-CRESCENT-1A, ECP 15-083, ECP-16-041, SDP-15-068, ECP-16-042, SDP-16-075, F-16-107, SDP-16-009, WP-17-010, WP-17-052, WP-17-115, SDP-17-027, SDP 18-005, WP-17-049, WP-18-020 & WP-18-021.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC RIGHT-OF-WAY LINES TO BE IN ACCORDANCE WITH FDP 17-059 CRITERIA.
- 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 FORESAID 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.
- THIS PROPERTY IS SUBJECT TO THE CRESCENT NEIGHBORHOOD DESIGN GUIDELINES (NDG), RECORDED IN LIBER 16305 AT FOLIO 415-511 AND 16306 AT 1 THRU 150, CRESCENT NEIGHBORHOOD IMPLEMENTATION PLAN, RECORDED IN LIBER 16306 AT FOLIO 151 THRU 192 AND THE CRESCENT NEIGHBORHOOD CONCEPT PLAN (NCP) RECORDED AS PLAT Nos. 23397 THRU 23402 ACCORDANCE WITH FINAL DEVELOPMENT PLAN (FDP-DC-CRESCENT-1A), RECORDED AS PLAT Nos. 24102 THRU 24110.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE IT IS A REVISION PLAN THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(iv) OF THE HOWARD COUNTY CODE.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAN THAT DOES NOT CREATE ANY NEW LOTS OR PARCEL DIVISIONS.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS:
No. 36A - N 562,804.8491 E 1,349,906.2177 AND
No. 30C4 - N 566,053.3759 E 1,335,177.5800.
- ALL OF THE PROPERTY WITHIN THE SITE SHOWN ON THIS FINAL PLAN IS INTENDED TO AND SHALL BE ONE DEVELOPMENT PROJECT, NOTWITHSTANDING THAT IT MAY BE DEVELOPED IN PHASES AND OVER TIME, SO AS TO PROVIDE FOR THE ORDERLY DEVELOPMENT, MAINTENANCE AND OPERATION OF THE PARCELS WITHIN THE PROPERTY IN A COORDINATED, COHESIVE MANNER. TO THIS END, THE PROPERTY OWNER HAS RECORDED A DECLARATION OF RECIPROCAL EASEMENTS (REA) IN THE LAND RECORDS OF HOWARD COUNTY AT LIBER 17874 FOLIO 496, CREATING RECIPROCAL EASEMENTS IN, TO, OVER AND ACROSS ALL OF THE PARCELS FOR, AMONG OTHER THINGS, VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, INSTALLATION OF UTILITIES AND DRAINAGE SYSTEMS, AND THE PROVISION OF CERTAIN AMENITIES, AS MORE PARTICULARLY SET FORTH THEREIN, ALL OF WHICH INURE TO THE BENEFIT OF, AND PASS WITH, ALL PARCELS WITHIN THE PROPERTY AND SHALL APPLY TO AND BIND SUCCESSORS IN INTEREST IN THE PARCELS, OR ANY PORTION THEREOF, AND ANY OWNER THEREOF.
- PROPERTY WITHIN THE AREA OF THIS FINAL PLAN IS NOW SUBJECT TO THE TERMS OF THE REA, WHICH, AMONG OTHER THINGS, CREATES RECIPROCAL RIGHTS AND OBLIGATIONS OF THE PROPERTY OWNER(S) AS TO ACCESS AND PARKING, UTILITIES AND STORM WATER MANAGEMENT, AMENITIES AND LANDSCAPING, AND SETS FORTH THE PRIVATE MAINTENANCE RESPONSIBILITIES FOR ALL PRIVATELY OWNED COMMON AREA AND/OR QUASI-PUBLIC AMENITIES (SUCH AS PRIVATE ROADWAYS, PRIVATE SIDEWALKS, AND DOWNTOWN COMMONS) AND PUBLIC ART TO BE MAINTAINED BY THE PROPERTY OWNER(S), SUBJECT TO SUCH RESPONSIBILITIES BEING SHARED AMONG THE PROPERTY OWNER(S) OR ASSUMED BY A MAINTENANCE ORGANIZATION, THE COUNTY OR OTHER ORGANIZATION. PROPERTY OWNER ACKNOWLEDGES AND CONFIRMS THAT ANY REFERENCE IN THE REA TO AN OWNER'S RIGHT TO DEDICATE ALL OR A PORTION OF AN EASEMENT AREA OR MAINTENANCE OF ANY OFF-SITE AREA TO THE COUNTY IS SUBJECT TO THE COUNTY'S AFFIRMATIVE ACCEPTANCE OF ANY SUCH OBLIGATION WHICH IT MAY GRANT OR DENY, IN ITS OWN DETERMINATION, IN ACCORDANCE WITH THE COUNTY'S PROCEDURES REGARDING SAME.

MANGO TREE ROAD (AVENUE TYPE 3) (VARIABLE WIDTH R/W) PLAT Nos. 24624 & 24628



PRIVATE STORMWATER MANAGEMENT EASEMENT AREA #5 LINE TABLE

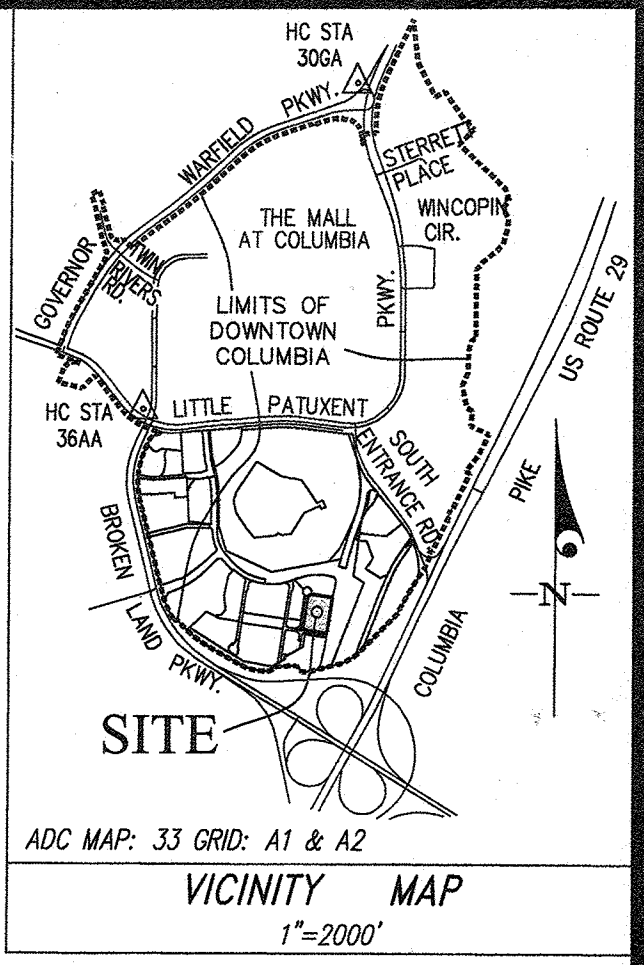
LINE	BEARING	LENGTH
SW1	S 81°35'42" E	16.94'
SW2	S 08°34'09" W	197.00'
SW3	S 09°36'02" W	17.00'
SW4	S 08°31'25" W	46.00'
SW5	N 81°35'42" W	15.92'
SW6	N 08°24'18" E	260.00'

CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1483-1487	39.00'	61.16'	38.89'	55.08'	S 53°28'56" W	89°50'43"
1472-1447	39.00'	61.26'	39.00'	55.15'	N 53°24'18" E	90°00'00"
1535-1540	19.00'	20.07'	11.08'	19.15'	N 38°39'31" E	60°30'27"
1540-1509	46.00'	29.62'	15.34'	29.11'	N 50°27'56" E	36°53'39"
1510-1194	4,835.00'	126.60'	63.30'	126.60'	S 09°31'31" W	01°30'01"
1194-1196	17,513.25'	121.55'	60.77'	121.55'	S 08°34'34" W	00°23'52"
1537-1536	39.00'	61.26'	39.00'	55.15'	N 36°35'42" W	90°00'00"

COORDINATE TABLE

POINT	NORTHING	EASTING
1194	560,728.21	1,351,943.76
1196	560,608.02	1,351,925.64
1447	560,560.69	1,351,630.92
1472	560,527.81	1,351,586.64
1483	560,519.02	1,351,912.24
1487	560,486.24	1,351,867.98
1509	560,887.02	1,351,734.88
1510	560,853.06	1,351,964.71
1534	560,857.34	1,351,674.75
1535	560,853.54	1,351,700.47
1536	560,556.89	1,351,656.64
1537	560,512.61	1,351,689.52
1540	560,868.49	1,351,712.43

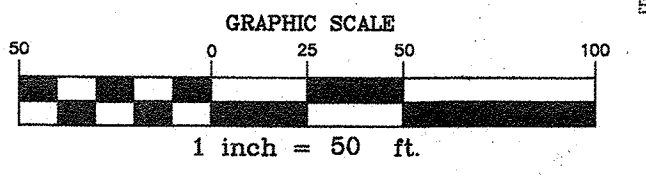


PUBLIC STREET TREE, STREET LIGHT, STORM DRAIN, WATER, SEWER & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
C1	R=39.00	L=19.97'	C8	R=4840.00	L=38.28'
CHD:	S 23°13'33" W	19.75'	CHD:	N 09°00'06" E	38.28'
L2	N 08°33'35" E	33.39'	L9	N 80°35'39" W	10.02'
L3	N 81°26'28" W	7.66'	L10	N 09°24'21" E	15.00'
L4	N 08°33'32" E	15.00'	L11	S 80°35'39" E	10.00'
L5	S 81°26'28" E	7.66'	C12	R=4840.00	L=73.29'
L6	N 08°33'35" E	60.71'	CHD:	N 09°50'22" E	73.29'
C7	R=17518.25	L=121.58'	L13	S 81°35'42" E	5.00'
CHD:	N 08°34'34" E	121.58'			

TABULATION OF FINAL PLAT:

- TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: BUILDABLE: 1
- TOTAL AREA OF LOTS AND/OR PARCELS: BUILDABLE: 2.2155 Ac.
- TOTAL AREA OF ROADWAY TO BE RECORDED: 0.2172 Ac.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 2.4327 Ac.



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

County Health Officer: *Maura Roseman* 9/27/2019

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief, Development Engineering Division: *[Signature]* 10-1-19
 Director: *[Signature]* 10-7-19

OWNERS' DEDICATION

MWD 3G1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY GREG FITCHITT, VICE PRESIDENT, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAN 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 PLAN AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 0th DAY OF September, 2019

MWD 3G1, LLC

BY: *[Signature]*
 GREG FITCHITT, VICE PRESIDENT

ATTEST: *[Signature]*
 PETER F. RILEY, SECRETARY

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 TO PARCEL D-4 AND SKY RIBBON ROAD, AS SHOWN ON A PLAT ENTITLED "DOWNTOWN COLUMBIA, CRESCENT NEIGHBORHOOD, PARCELS D-1 THROUGH D-14, NON-BUILDABLE BULK PARCELS D-15 THROUGH D-17 AND OPEN SPACE LOT 10" AND RECORDED AS PLAT Nos. 24623 THROUGH 24630; AND ALSO BEING, IN PART, ALL OF OF THE LAND CONVEYED FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO MWD 3G1, LLC BY A DEED DATED JULY 31, 2018 AND RECORDED IN BOOK 18363 AT PAGE 1; 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 PLAN AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

THOMAS C. O'CONNOR, JR.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION No. 10954 (EXP. 07/03/2020)

DATE: 9/9/2019



THE PURPOSE OF THIS PLAT IS TO 1.) REVISE THE "13' X 260' PRIVATE STORMWATER MANAGEMENT EASEMENT AREA #5", PLAT No. 24629; 2.) TO ABANDON A PORTION OF THE EXISTING PUBLIC STREET TREE, STREET LIGHT, STORM DRAIN, WATER, SEWER & UTILITY EASEMENT; AND 3.) TO CREATE A NEW PORTION OF SAID PUBLIC EASEMENT. FOR ADDITIONAL BOUNDARY INFORMATION FOR PARCEL D-4 AND SKY RIBBON ROAD, SEE PLAT Nos. 24625 & 24629.

RECORDED AS PLAT NUMBER 25187 ON 10/1/19, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION

DOWNTOWN COLUMBIA
 CRESCENT NEIGHBORHOOD
 PARCEL D-4 AND SKY RIBBON ROAD

(A REVISION TO PARCEL D-4 & SKY RIBBON ROAD, DOWNTOWN COLUMBIA, CRESCENT NEIGHBORHOOD, PLAT Nos. 24625 & 24629)

FDP-DC-CRESCENT-1A TM 36, GRID 1, P/O PARCEL 527
 5TH ELECTION DISTRICT ZONE-NT HOWARD COUNTY, MARYLAND
 SCALE: 1"=50' SHEET 1 OF 1 MARCH 2019

GLW
 PLANNING ENGINEERING SURVEYING

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

DRAWN BY: AR
 CHECK BY:

S:\Survey Drawings\11071\PLATS\11071 AREA 3\Revision Plats\Parcel D-4 & Sky Ribbon Road\11071 D-4 REV PLO1.dwg, PLOTTED: 7/18/2019 1:25 PM, LAST SAVED: 7/9/2019 12:17 PM, PLOTTED BY: Adam Rock