

GENERAL NOTES:

- THIS PLAT AND THE COORDINATES SHOWN HEREON ARE BASED UPON BOUNDARY DATA PER PLAT Nos. 4211 THROUGH 4213.
- THE SUBJECT PROPERTY IS ZONED NEW TOWN PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC RIGHT-OF-WAY LINES TO BE IN ACCORDANCE WITH FDP 175-A CRITERIA.
- PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: FDP-175-A & SDP-79-086.
- 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.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE IT IS A PLANNED UNIT DEVELOPMENT WHICH HAS PRELIMINARY DEVELOPMENT PLAN APPROVAL AND 50% OR MORE OF THE LAND RECORDED AND SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 31, 1992 PER SECTION 16.1202(b)(1)(iv).
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE FOR LANDSCAPING BECAUSE IT IS A REVISION PLAT THAT WILL NOT INCREASE THE NUMBER OF UNITS, IN ACCORDANCE WITH SECTION 16.124(a)(3)(ii).
- THERE ARE EXISTING STRUCTURES TO REMAIN ON OPEN SPACE LOT 1.

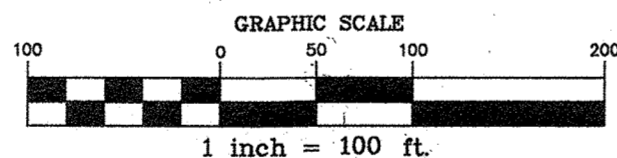
AREA TABULATION CHART - THIS SHEET

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/O 1
• OPEN SPACE	
B. TOTAL AREA OF LOTS AND/OR PARCELS	19.562 AC.
• OPEN SPACE	
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	19.562 AC.

AREA TABULATION CHART - ALL SHEETS

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
• OPEN SPACE	
B. TOTAL AREA OF LOTS AND/OR PARCELS	79.439 AC.
• OPEN SPACE	
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	79.439 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.

Madison for Maurea Rossman 10/4/19
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Paul Chubb 10-11-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kestler 10-21-19
DIRECTOR DATE

OWNER'S DEDICATION

COLUMBIA ASSOCIATION, INC., A MARYLAND NON-PROFIT CORPORATION (FORMERLY KNOWN AS THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC.), 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 19th DAY OF July

BY: *D. Matvey*
DENNIS MATVEY
DIRECTOR OF OPEN SPACE AND FACILITIES SERVICES

BY: *Robert Edwards*
ROBERT EDWARDS, P.E.
ASSISTANT DIRECTOR OF OPEN SPACE AND FACILITIES SERVICES

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 TO OPEN SPACE LOT 1 AS SHOWN ON A SUBDIVISION PLAT ENTITLED "COLUMBIA, VILLAGE OF KINGS CONTRIVANCE, SECTION 2, AREA 2" AND RECORDED AS PLAT Nos. 4211-4213, ALSO BEING PART OF THE LAND CONVEYED FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY A DEED DATED JULY 25, 1979 AND RECORDED IN LIBER 985 AT FOLIO 423, 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. 7/26/2019
THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE 07/03/2020)

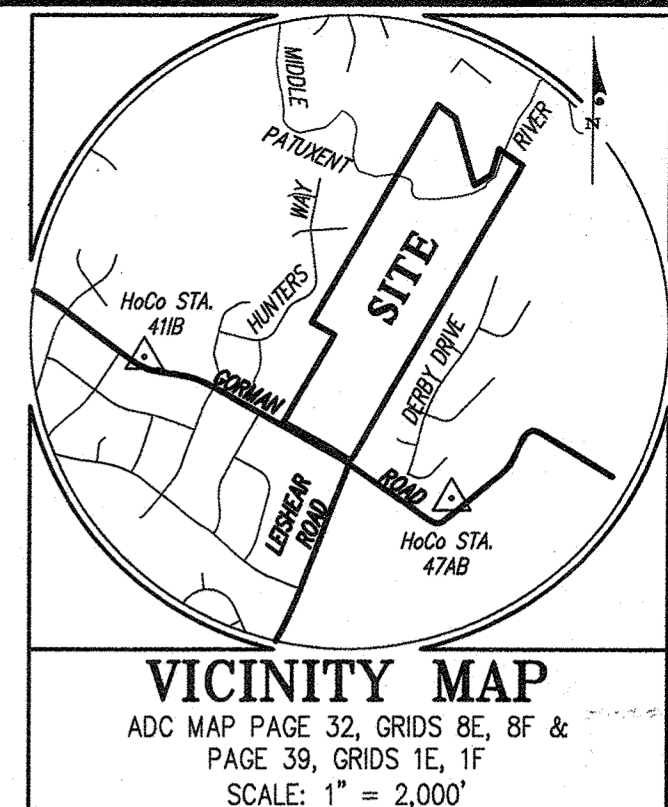


RECORDED AS PLAT NUMBER 25191 ON 10/28/19, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION
COLUMBIA
VILLAGE OF KINGS CONTRIVANCE
SECTION 2, AREA 2
OPEN SPACE LOT 1
(A REVISION TO OPEN SPACE LOT 1, PLAT Nos. 4211 - 4213)

FDP-175-A SDP-79-086
ZONE: NEW TOWN TM 42, GRID 19, P/O PARCEL 436
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=100' SHEET 1 OF 3 JUNE, 2019

GLW 3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE, MD 20866 301-421-4024 GLWPA.COM
DRAWN BY: *AR*
CHECK BY: *107*

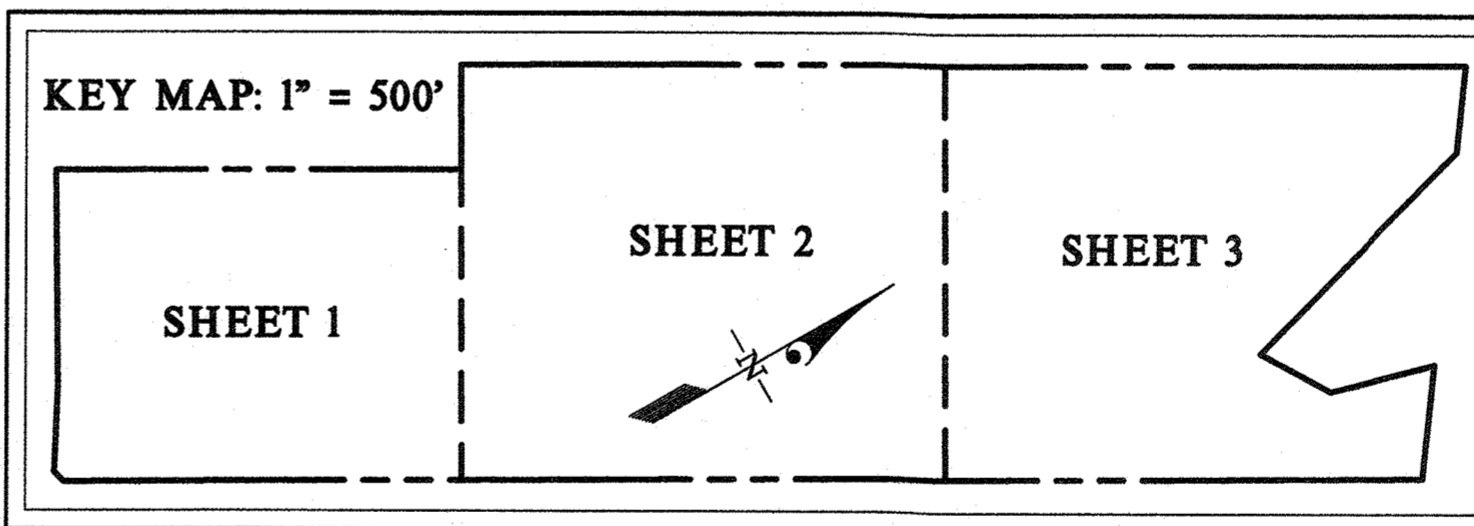


VICINITY MAP
ADC MAP PAGE 32, GRIDS 8E, 8F & PAGE 39, GRIDS 1E, 1F
SCALE: 1" = 2,000'

COORDINATE TABLE		
POINT	NORTHING	EASTING
608	481,126.09	836,437.75
700	480,211.73	835,912.62
701	479,936.66	836,403.38
702	479,816.87	836,591.96
703	479,825.18	836,625.45
709	480,725.92	837,139.27

EASEMENT LEGEND

- EXISTING SEWER EASEMENT
- EXISTING 100 YEAR FLOOD PLAIN AND DRAINAGE EASEMENT
- PUBLIC WATER & UTILITY EASEMENT



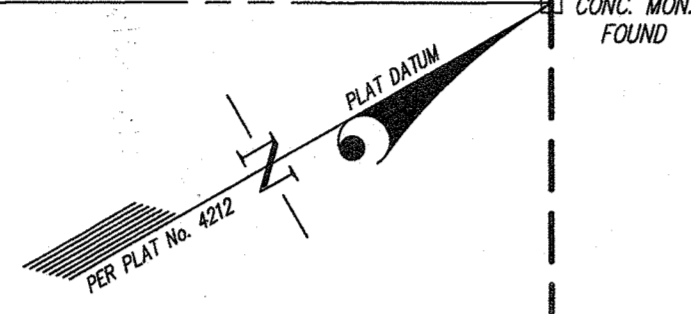
THE SOLE PURPOSE OF THIS PLAT OF REVISION IS TO CREATE AND DEPICT A PUBLIC WATER & UTILITY EASEMENT ON OPEN SPACE LOT 1, AS SHOWN ON SHEET 1 OF 3.

S:\Survey Drawings\190658\PLATS\Revision Plat for Horse Center\190658 PLO1.dwg, PLOTTED: 7/18/2019 2:05 PM, LAST SAVED: 7/12/2019 3:55 PM, PLOTTED BY: Adam Roak

"WARFIELD'S RANGE" SECTION TWO AREA TWO PLAT No. 6313 OPEN SPACE LOT 28 ZONED: R-20
 "WARFIELD'S RANGE" SECTION TWO AREA THREE PLAT No. 6786 LOT 33 LOT 32 LOT 31
 "WARFIELD'S RANGE" SECTION TWO AREA FOUR PLAT Nos. 7003-7006 LOT 74 LOT 73 LOT 72 LOT 78
 "WARFIELD'S RANGE" SECTION TWO AREA FOUR PLAT Nos. 15034-15035 LOT 80 LOT 81 LOT 82 LOT 83 LOT 84
 ZONED: R-20 LOT 79

N 482.700' E 836.100'

N/F PROPERTY OF PATRICIA J. MCCLUNG L. 2441 F. 482 ZONED: R-20



PART OF OPEN SPACE LOT 1
 31.122 Ac. THIS SHEET
 (TOTAL AREA = 79.439 Ac.)

PART OF OPEN SPACE LOT 1 SHEET 3

POINT	NORTHING	EASTING
143	481,262.48	836,200.27
608	481,126.09	836,437.75
709	480,725.92	837,139.27
710	482,350.77	836,825.30
711	481,816.73	837,761.50

PART OF OPEN SPACE LOT 1 SHEET 1

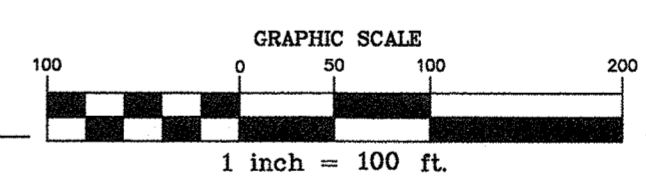
N 482.700' E 837.000'

VEHICULAR INGRESS AND EGRESS RESTRICTED PER PLAT No. 4212

AREA TABULATION CHART - THIS SHEET

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/O 1
• OPEN SPACE	
B. TOTAL AREA OF LOTS AND/OR PARCELS	
• OPEN SPACE	
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	31.122 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.

By: *Maura Resman* 10/14/2019
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

By: *Paul Chubb* 10-11-19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

By: *Kent Sheehy* 10-21-19
 DIRECTOR

OWNER'S DEDICATION
 COLUMBIA ASSOCIATION, INC., A MARYLAND NON-PROFIT CORPORATION (FORMERLY KNOWN AS THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC.), 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 13th DAY OF July

By: *D. Mathey*
 DENNIS MATHEY
 DIRECTOR OF OPEN SPACE AND FACILITIES SERVICES

By: *Albert Edwards*
 ALBERT EDWARDS, P.E.
 ASSISTANT DIRECTOR OF OPEN SPACE AND FACILITIES SERVICES

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 TO OPEN SPACE LOT 1 AS SHOWN ON A SUBDIVISION PLAT ENTITLED "COLUMBIA, VILLAGE OF KINGS CONTRIVANCE, SECTION 2, AREA 2" AND RECORDED AS PLAT Nos. 4211-4213, ALSO BEING PART OF THE LAND CONVEYED FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY A DEED DATED JULY 25, 1979 AND RECORDED IN LIBER 985 AT FOLIO 423, 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.
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By: *Thomas C. O'Connor, Jr.* 7/26/2019
 THOMAS C. O'CONNOR, JR.
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE 07/03/2020)



RECORDED AS PLAT NUMBER 25192 ON 10/28/19, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

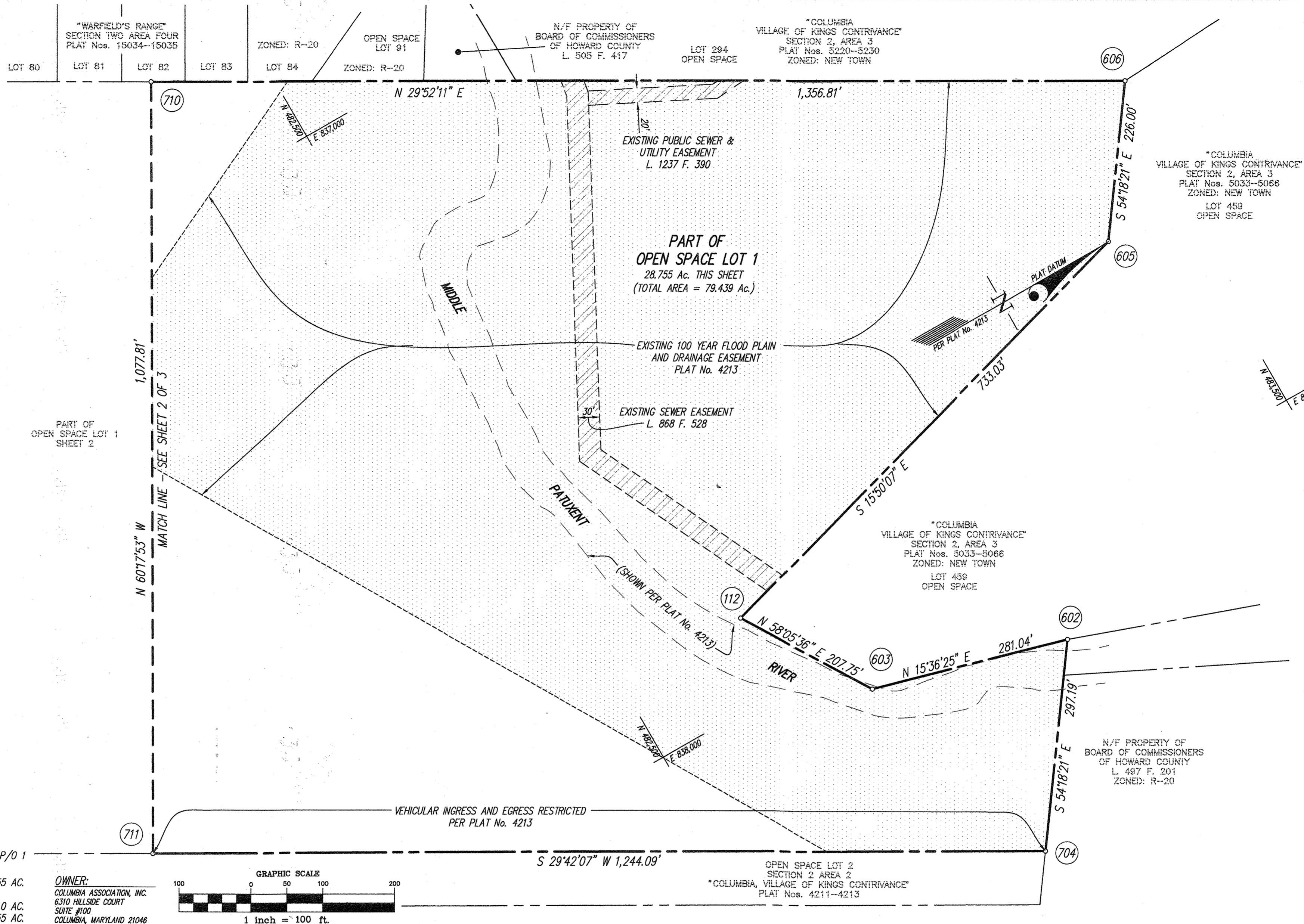
PLAT OF REVISION
 COLUMBIA
 VILLAGE OF KINGS CONTRIVANCE
 SECTION 2, AREA 2
 OPEN SPACE LOT 1
 (A REVISION TO OPEN SPACE LOT 1, PLAT Nos. 4211 - 4213)

FDP-175-A ZONE: NEW TOWN 6TH ELECTION DISTRICT SCALE: 1"=100'
 SDP-79-086 TM 42, GRID 19, P/O PARCEL 436 HOWARD COUNTY, MARYLAND SHEET 2 OF 3 JUNE, 2019

By: *AR*
 CHECK BY: 709

S:\Survey Drawings\19058\PLATS\Revision Plat for Horse Center\19058 PL02.dwg, PLOTTED: 7/18/2019, 2:08 PM, LAST SAVED: 7/17/2019, 3:59 PM, PLOTTED BY: Adam Roak

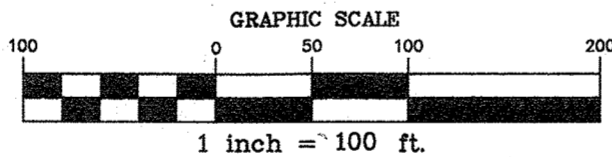
COORDINATE TABLE		
POINT	NORTHING	EASTING
112	482,690.27	837,884.60
602	483,070.76	838,136.57
603	482,800.07	838,060.96
605	483,395.48	837,684.57
606	483,527.34	837,501.03
704	482,897.36	838,377.93
710	482,350.77	836,825.30
711	481,816.73	837,761.50



AREA TABULATION CHART - THIS SHEET

- A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
• OPEN SPACE P/O 1
- B. TOTAL AREA OF LOTS AND/OR PARCELS
• OPEN SPACE 28.755 AC.
- C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING
WIDENING STRIPS 0 AC.
- D. TOTAL AREA OF SUBDIVISION TO BE RECORDED 28.755 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.

Madison for Maureen Reszeman 10/14/2019
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
& ZONING

[Signature] 10-11-19
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 10-21-19
DIRECTOR DATE

OWNER'S DEDICATION

COLUMBIA ASSOCIATION, INC., A MARYLAND NON-PROFIT CORPORATION (FORMERLY KNOWN AS THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC.), 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 17th DAY OF July

BY: *[Signature]*
DENNIS MATTEY
DIRECTOR OF OPEN SPACE AND FACILITIES SERVICES

BY: *[Signature]*
ALBERT EDWARDS, P.E.
ASSISTANT DIRECTOR OF OPEN SPACE AND FACILITIES SERVICES

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 TO OPEN SPACE LOT 1 AS SHOWN ON A SUBDIVISION PLAT ENTITLED "COLUMBIA, VILLAGE OF KINGS CONTRIVANCE, SECTION 2, AREA 2" AND RECORDED AS PLAT Nos. 4211-4213, ALSO BEING PART OF THE LAND CONVEYED FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION BY A DEED DATED JULY 25, 1979 AND RECORDED IN LIBER 985 AT FOLIO 423, 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] 7/26/2019
THOMAS C. O'CONNOR, JR. DATE
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE 07/03/2020)



RECORDED AS PLAT NUMBER 25193 ON
10/28/19, AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND

PLAT OF REVISION
COLUMBIA
VILLAGE OF KINGS CONTRIVANCE
SECTION 2, AREA 2
OPEN SPACE LOT 1
(A REVISION TO OPEN SPACE LOT 1,
PLAT Nos. 4211 - 4213)

FDP-175-A SDP-79-086
ZONE: NEW TOWN TM 42, GRID 19, P/O PARCEL 436
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=100' SHEET 3 OF 3 JUNE, 2019

GLW 3909 NATIONAL DRIVE
PLANNING | ENGINEERING | SURVEYING SUITE 250
BURTONSVILLE, MD 20866
301-421-4024
GLWPA.COM

DRAWN BY:
AR
CHECK BY:
703