

GENERAL NOTES

- THE SUBJECT 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.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 36AA - N 562,804.8481 E 1,349,906.2177 AND No. 30GA - N 566,053.5759 E 1,335,177.5800.
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY GUTSCHICK, LITTLE & WEBER, P.A., FEBRUARY 2014.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: F-15-106, 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, F-17-059, F-18-017, SDP-17-027 & SDP 18-005.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC RIGHT-OF-WAY LINES TO BE IN ACCORDANCE WITH FDP-DC-CRESCENT-1A CRITERIA.
- 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 IN ACCORDANCE WITH FINAL DEVELOPMENT PLAN (FDP-DC-CRESCENT-1A), RECORDED AS PLAT Nos. 24102 THRU 24110.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION EASEMENT REQUIREMENTS BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE.
- RESERVATION OF PUBLIC UTILITY EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, 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. 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, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- 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 LOTS OR PARCEL DIVISIONS.
- 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 PLAT IS 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. THE PRIVATE MULTI-PURPOSE EASEMENT AREAS SHOWN HEREON ARE INTENDED TO BE SUBJECT TO THE REA, NOT WITHSTANDING ANY INCONSISTENCIES IN LABELING, LOCATION OR DESIGNATION, SUBJECT TO THE PROVISIONS OF GENERAL NOTE #13.

AREA TABULATION CHART - ALL SHEETS

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
• BUILDABLE	7
• NON-BUILDABLE	1
• OPEN SPACE	0
• PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	
• BUILDABLE	14,2892 AC.
• NON-BUILDABLE	0.2528 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	
	14,5420 AC.

OWNER (PARCEL D-2):

MMD 3MFB, LLC
C/O THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10960 GRANTCHESTER WAY, SUITE 110
COLUMBIA, MD 21044

OWNER (PARCEL D-6):

MMD 3RE2, LLC
C/O THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10960 GRANTCHESTER WAY, SUITE 110
COLUMBIA, MD 21044

OWNER (PARCELS D-1, D-5, D-7, D-8, D-9 & D-11):

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10960 GRANTCHESTER WAY, SUITE 110
COLUMBIA, MD 21044

GENERAL NOTES

13. OWNERSHIP AND MAINTENANCE RESPONSIBILITIES WITHIN EASEMENTS:

INFRASTRUCTURE ITEM	OWNERSHIP	MAINTENANCE	ASSOCIATED COUNTY FILE NUMBER
PUBLIC STORM DRAINS (1 & 4)	HOWARD COUNTY	HOWARD COUNTY	F 17-059, F 18-017
PUBLIC STREET TREES (WITHIN TREE PITS)	HOWARD COUNTY	HOWARD COUNTY	F 17-059, F 18-017
PUBLIC STREET LIGHTS AND CONDUITS (1)	HOWARD COUNTY	PROPERTY OWNER	F 17-059, F 18-017
PUBLIC WATER & SEWER (1 & 3)	HOWARD COUNTY	HOWARD COUNTY	CONT. #24-4974-D
STORMCEPTOR (1) (THREE LOCATIONS)	PROPERTY OWNER	HOWARD COUNTY (BY AGREEMENT)	SDP 17-027, SDP 18-005

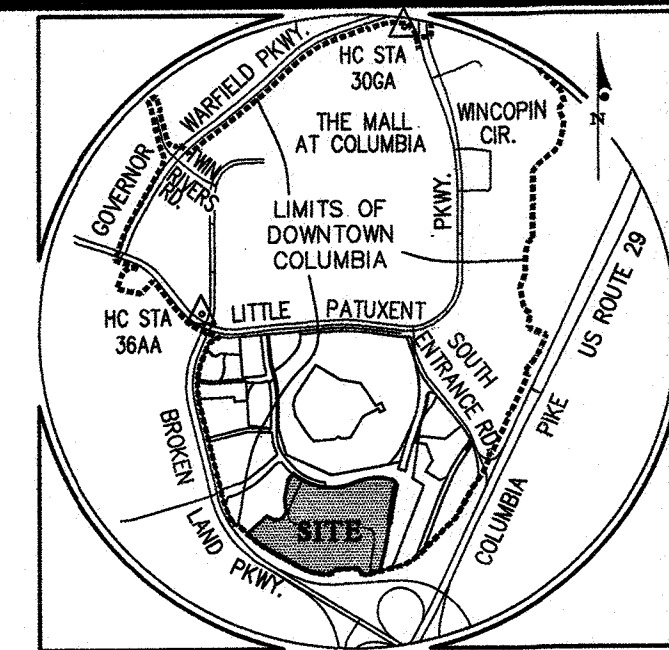
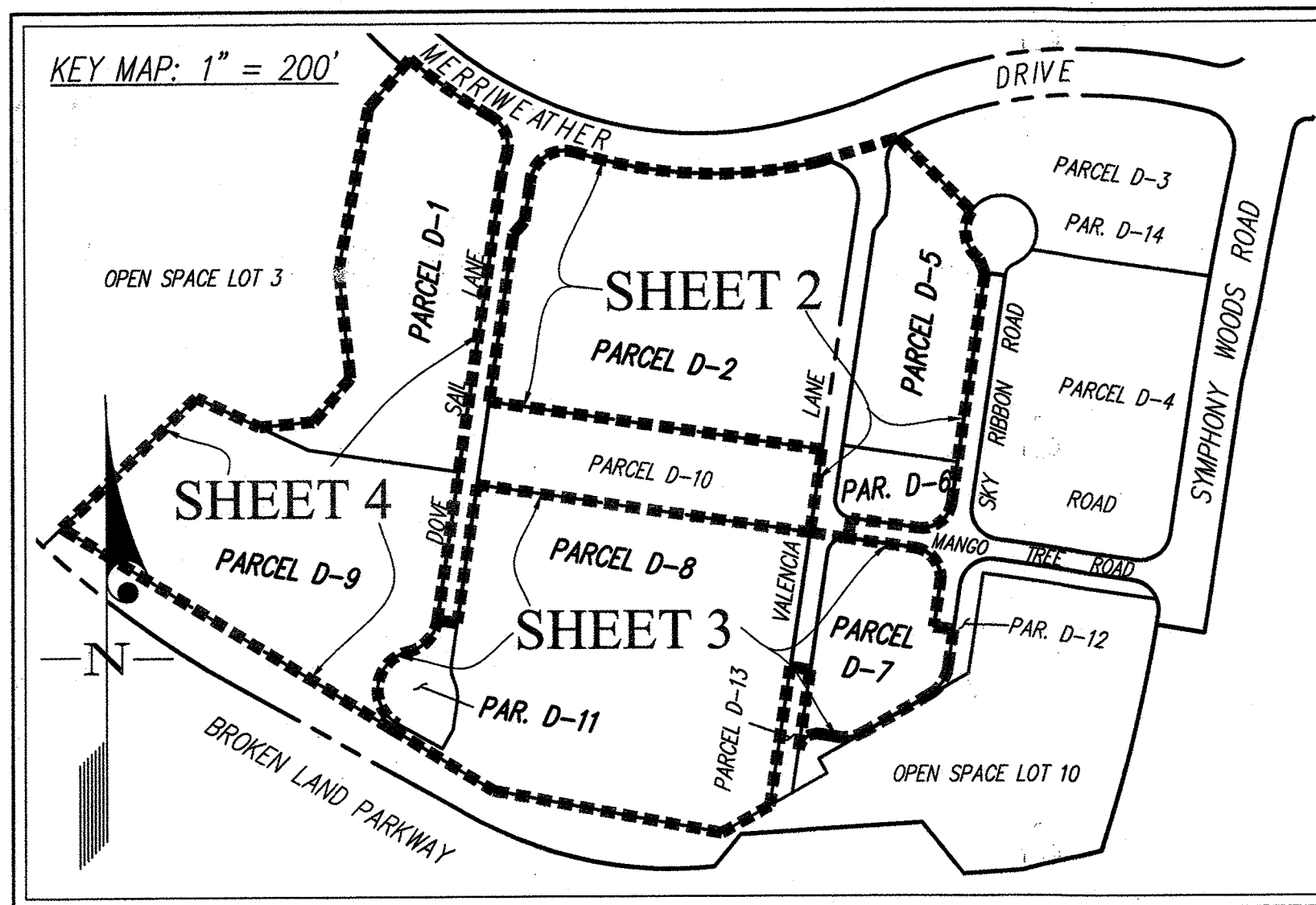
THE PRIVATE MULTI-PURPOSE EASEMENT IS CO-TERMINUS WITH THE PUBLIC MULTI-PURPOSE AND UTILITY EASEMENT AND INCLUDES, BUT IS NOT LIMITED TO THOSE LISTED BELOW. THESE PRIVATE IMPROVEMENTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) AS DESCRIBED IN THE RECIPROCAL EASEMENT AGREEMENT. SEE GENERAL NOTE #12.

PRIVATE STORM DRAINS, PRIVATE ROADS & PARKING	PROPERTY OWNER	PROPERTY OWNER	SDP 17-027, SDP 18-005
PRIVATE SWM DEVICES (2) (MICRO BIO-RETENTION)	PROPERTY OWNER	PROPERTY OWNER	SDP 17-027, SDP 18-005
PRIVATE WATER & SEWER (3)	PROPERTY OWNER	PROPERTY OWNER	SDP 17-027, SDP 18-005
GREASE INTERCEPTOR	PROPERTY OWNER	PROPERTY OWNER	SDP 17-027, SDP 18-005
PRIVATE STREET TREES (MICRO BIO-RETENTION & PRIVATE ROADS)	PROPERTY OWNER	PROPERTY OWNER	SDP 17-027, SDP 18-005
PRIVATE STREET LIGHTS AND CONDUITS	PROPERTY OWNER	PROPERTY OWNER	SDP 17-027, SDP 18-005

CERTAIN ITEMS LIE WITHIN THE LIMITS OF THE PUBLIC MULTI-PURPOSE AND UTILITY EASEMENT AND THE PRIVATE MULTI-PURPOSE EASEMENT. THESE ARE THE RESPONSIBILITY OF THE INDIVIDUAL UTILITY COMPANIES. SEE GENERAL NOTE #12.

PUBLIC DRY UTILITIES AND CONDUITS (5 & 6)	UTILITY COMPANY	UTILITY COMPANY	COVERED BY BGE MASTER AGREEMENT (LIBER 468 PAGE 239)
PRIVATE DRY UTILITIES AND CONDUITS (5)	PROPERTY OWNER	PROPERTY OWNER	

- UPON COMPLETION OF WORK, HOWARD COUNTY IS NOT RESPONSIBLE FOR RETURNING THE PRIVATE ITEMS WITHIN THE PUBLIC MULTI-PURPOSE AND UTILITY EASEMENTS AND THE PRIVATE MULTI-PURPOSE EASEMENTS BACK TO EXISTING CONDITIONS. THE COUNTY IS ONLY OBLIGATED TO RETURN THE AREAS TO EXISTING GRADE AND PROVIDE ITEMS CONSISTENT WITH A TYPICAL PUBLIC STREET OR SIDEWALK. THE PROPERTY OWNER IS RESPONSIBLE FOR RETURNING HARDSCAPE TO THE PRIOR OR FINISHED CONDITION.
- THIS WOULD INCLUDE, BUT IS NOT LIMITED TO ITEMS SUCH AS THE CURB OPENINGS THAT CONVEY THE RUNOFF FROM THE CURB TO THE ESD DEVICES, STRUCTURES THAT PROVIDE CHANNEL PROTECTION, ETC.
- THE LIMITS OF PRIVATE AND PUBLIC WATER AND SEWER CONNECTIONS HAVE BEEN PROVIDED WITH CONT. #24-4974-D
- THE LIMITS OF THE PRIVATE AND PUBLIC STORM DRAIN CONNECTIONS HAVE BEEN PROVIDED WITH F 17-059 AND F 18-017.
- PRIVATE DRY UTILITIES AND CONDUITS MAY INCLUDE, BUT ARE NOT LIMITED TO ELECTRIC LINES, GAS MAINS, CABLE, FIBER OPTICS, AND TELEPHONE.
- UPON COMPLETION OF WORK, THE UTILITY COMPANIES ARE NOT RESPONSIBLE FOR RETURNING THE PRIVATE ITEMS WITHIN THE PUBLIC MULTI-PURPOSE AND UTILITY EASEMENTS AND THE PRIVATE MULTI-PURPOSE EASEMENTS BACK TO EXISTING CONDITIONS. THE UTILITY COMPANIES ARE ONLY OBLIGATED TO RETURN THE AREAS TO EXISTING GRADE AND PROVIDE ITEMS CONSISTENT WITH A TYPICAL PUBLIC STREET OR SIDEWALK. THE PROPERTY OWNER IS RESPONSIBLE FOR RETURNING HARDSCAPE TO THE PRIOR OR FINISHED CONDITION.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE COUNTY'S INFRASTRUCTURE AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED SHALL BE REPAIRED IMMEDIATELY TO THE SATISFACTION OF THE COUNTY ENGINEER AT THE CONTRACTOR'S EXPENSE.



VICINITY MAP
ADC MAP PAGE 33, GRID A1 & A2
SCALE: 1" = 2,000'

EASEMENT LEGEND

- PRIVATE STORMWATER MANAGEMENT EASEMENT
- EXISTING PRIVATE STORMWATER MANAGEMENT EASEMENT
- EXISTING PRIVATE STORMWATER MANAGEMENT EASEMENT (TO BE ABANDONED BY THIS PLAT)
- EXISTING PUBLIC STREET TREE, STREET LIGHT, STORM DRAIN, WATER, SEWER & UTILITY EASEMENT
- PUBLIC STREET TREE, STREET LIGHT, STORM DRAIN, WATER, SEWER & UTILITY EASEMENT
- EXISTING PUBLIC MULTI-PURPOSE & UTILITY EASEMENT AND EXISTING PRIVATE MULTI-PURPOSE EASEMENT PORTIONS TO BE ABANDONED BY THIS PLAT
- PUBLIC MULTI-PURPOSE & UTILITY EASEMENT AND PRIVATE MULTI-PURPOSE EASEMENT
- EXISTING PRIVATE NO-BUILD EASEMENT AREA
- PUBLIC WATER & UTILITY EASEMENT

THE PURPOSE OF THIS PLAT IS TO ABANDON STORMWATER MANAGEMENT EASEMENT AREA #4 (PLAT No. 24628), AREA #s 24, 25 & 26 (PLAT No. 24630), AREA #s 40, 42, 44, 45 & 49 (PLAT No. 24820) & AREA #50 (PLAT No. 24818); TO CREATE SEVEN NEW STORMWATER MANAGEMENT EASEMENT AREAS; TO DEPICT A PRIVATE 10' NO-BUILD EASEMENT AREA ON PARCELS D-5 AND D-6; TO CREATE A PUBLIC STREET TREE, STREET LIGHT, STORM DRAIN, WATER, SEWER & UTILITY EASEMENT; TO CREATE A PUBLIC WATER & UTILITY EASEMENT; TO ABANDON PORTIONS OF AN EXISTING PUBLIC MULTI-PURPOSE & UTILITY EASEMENT (PLAT No. 24624); AND TO ABANDON PORTION OF AN EXISTING PRIVATE MULTI-PURPOSE EASEMENT (PLAT No. 24815).

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION

DIRECTOR

OWNER'S DEDICATION

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, MMD 3RE2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND MMD 3MFB, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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 27th DAY OF January, 2020

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

BY: GREG FITCHITT, VICE-PRESIDENT

PETER F. RILEY, SECRETARY

MMD 3RE2, LLC

BY: GREG FITCHITT, AUTHORIZED SIGNATORY

PETER F. RILEY, SECRETARY

MMD 3MFB, LLC

BY: GREG FITCHITT, VICE-PRESIDENT

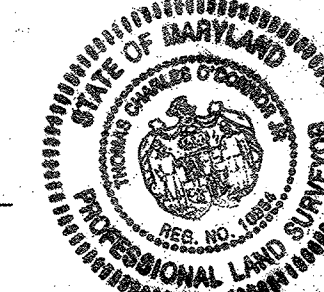
PETER F. RILEY, SECRETARY

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 TO PARCELS D-1, D-2, D-3, D-4, D-5, D-6, D-7, D-8, D-9 & D-11 AS SHOWN ON A SUBDIVISION 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. 24623-24630; ALSO BEING PART OF THE LAND CONVEYED FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO HRD LAND HOLDINGS, INC. (NOW KNOWN AS THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, BY ARTICLES OF AMENDMENT, FILED ON JANUARY 5, 2001), BY A DEED DATED DECEMBER 18, 2000 AND RECORDED IN LIBER 5289 AT FOLIO 330; AND ALL OF THE LAND THAT WAS CONVEYED FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO MMD 3MFB, LLC, BY A DEED DATED JULY 31, 2018 AND RECORDED IN BOOK 18362 AT PAGE 486; ALSO BEING ALL OF THE LAND CONVEYED FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO MMD 3RE2, LLC, BY A DEED DATED JUNE 7, 2019 AND RECORDED IN BOOK 18782 AT PAGE 117; 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.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE 07/03/2020)



RECORDED AS PLAT NUMBER 25441 ON 7/17/2020, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION
DOWNTOWN COLUMBIA
CRESCENT NEIGHBORHOOD
PARCELS D-1, D-2, D-5, D-6, D-7, D-8, D-9 & D-11
(A REVISION TO PARCELS D-1, D-2, D-5, D-6, D-7, D-8, D-9 & D-11 PLAT Nos. 24623-24630)

ZONE: NT 5TH ELECTION DISTRICT
SCALE: AS SHOWN

TM 36, GRID 01, P/O PARCEL 527
HOWARD COUNTY, MARYLAND
SHEET 1 OF 4
JUNE, 2019



DRAWN BY: AR
CHECK BY: MAB

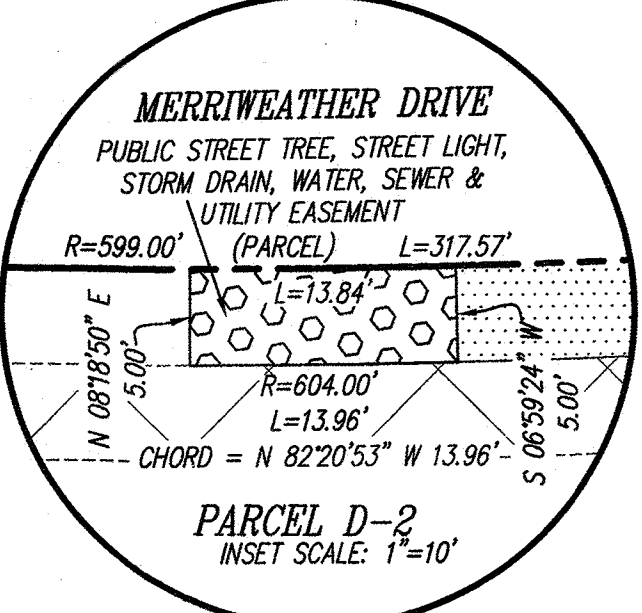
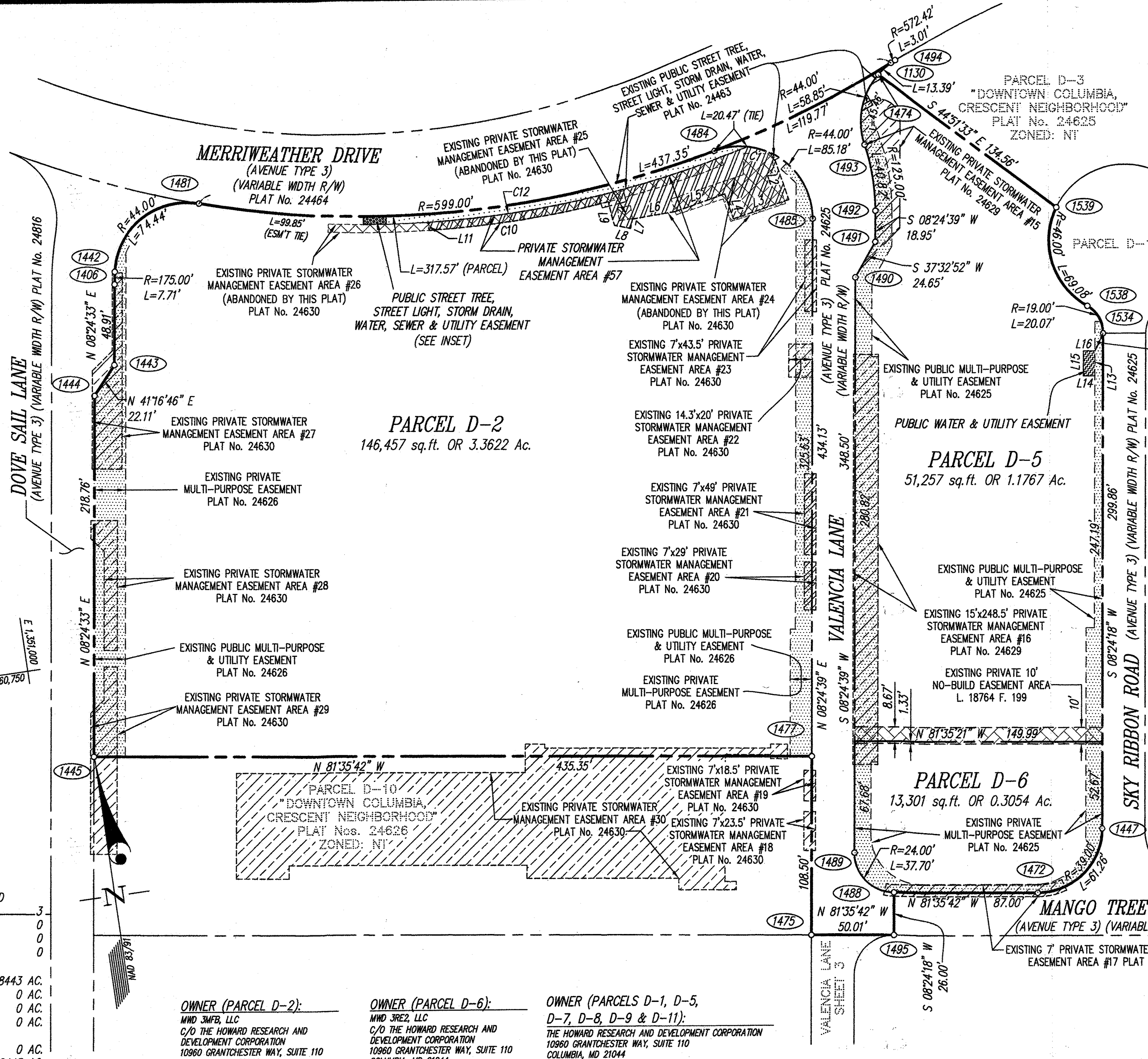
S:\Survey Drawings\11071\PLATS\11071 AREA 3\Revision Plats\SWM AREA PLATS\11071 SWM PLAT.dwg, PLOTTED: 7/2/2020 3:32 PM, LAST SAVED: 12/16/2019 3:44 PM, PLOTTED BY: Adm Swk

POINT	NORTHING	EASTING
1130	561,038.40	1,351,571.31
1406	560,974.50	1,351,086.23
1442	560,982.09	1,351,087.52
1443	560,926.11	1,351,079.08
1444	560,909.49	1,351,064.49
1445	560,693.08	1,351,032.50
1447	560,560.69	1,351,630.92
1472	560,527.81	1,351,586.64
1474	561,032.47	1,351,562.81
1475	560,522.12	1,351,447.31
1477	560,629.45	1,351,463.18
1481	561,015.63	1,351,144.22
1484	561,000.97	1,351,457.75
1485	560,951.58	1,351,510.81
1488	560,540.53	1,351,500.58
1489	560,567.78	1,351,480.34
1490	560,912.53	1,351,531.32
1491	560,932.07	1,351,546.34
1492	560,950.82	1,351,549.11
1493	560,991.45	1,351,548.44
1494	561,039.61	1,351,574.07
1495	560,514.81	1,351,496.77
1534	560,857.34	1,351,674.75
1538	560,875.11	1,351,667.63
1539	560,937.09	1,351,657.72

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1130-1494	572.42'	3.01'	1.50'	3.01'	N 66°10'54" E	007°8'04"
1494-1493	44.00'	58.85'	34.77'	54.56'	S 28°01'00" W	76°37'52"
1493-1492	125.00'	40.82'	20.59'	40.64'	S 00°56'39" E	18°42'35"
1489-1488	24.00'	37.70'	24.00'	33.94'	S 36°35'32" E	90°00'21"
1406-1442	175.00'	7.71'	3.85'	7.71'	N 09°40'14" E	02°31'22"
1442-1481	44.00'	74.44'	49.67'	65.87'	N 59°23'54" E	96°55'56"
1481-1130	599.00'	437.35'	228.94'	427.70'	N 86°56'52" E	41°50'00"
1485-1484	44.00'	85.18'	63.93'	72.49'	N 47°03'03" W	110°55'23"
1539-1538	46.00'	69.08'	42.93'	62.77'	S 09°04'47" E	86°02'45"
1538-1534	19.00'	20.07'	11.08'	19.15'	S 21°50'56" E	60°30'27"
1447-1472	39.00'	61.26'	39.00'	55.15'	S 53°24'18" W	90°00'00"

LINE	BEARING	LENGTH
C1	R=44.00	L=16.18'
CHD:	S 65°19'02" E	16.09'
L2	S 11°02'52" E	29.23'
L3	S 78°57'08" W	35.50'
L4	N 11°02'52" W	16.04'
L5	S 78°57'08" W	32.04'
L6	S 88°22'16" W	26.33'
L7	S 19°20'41" W	5.85'
L8	N 70°39'19" W	10.00'
L9	N 05°49'00" W	14.84'
C10	R=609.00	L=110.38'
CHD:	S 89°22'33" W	110.23'
L11	N 04°34'05" E	5.00'
C12	R=604.00	L=199.80'
CHD:	N 85°05'29" E	198.89'

LINE	BEARING	LENGTH
L13	S 08°24'18" W	15.00'
L14	N 81°35'42" W	7.00'
L15	N 08°24'18" E	15.00'
L16	S 81°35'42" E	7.00'



AREA TABULATION CHART - THIS SHEET

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED

- BUILDABLE: 3
- NON-BUILDABLE: 0
- OPEN SPACE: 0
- PRESERVATION PARCELS: 0

B. TOTAL AREA OF LOTS AND/OR PARCELS

- BUILDABLE: 4.8443 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: 4.8443 AC.

OWNER (PARCEL D-2):
MWD 3MFB, LLC
C/O THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10860 GRANTCHESTER WAY, SUITE 110
COLUMBIA, MD 21044

OWNER (PARCEL D-6):
MWD 3RE2, LLC
C/O THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10860 GRANTCHESTER WAY, SUITE 110
COLUMBIA, MD 21044

OWNER (PARCELS D-1, D-5, D-7, D-8, D-9 & D-11):
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10860 GRANTCHESTER WAY, SUITE 110
COLUMBIA, MD 21044

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

Maureen Roseman 3/31/2020
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chad Chabon 4/3/20
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Peter F. Riley 5/1/2020
DIRECTOR

OWNER'S DEDICATION

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, MWD 3RE2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND MWD 3MFB, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAN 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 PLAN AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 27th DAY OF January, 2020

MWD 3RE2, LLC
BY: *Greg Fitchitt*
GREG FITCHITT, VICE PRESIDENT

MWD 3MFB, LLC
BY: *Greg Fitchitt*
GREG FITCHITT, VICE PRESIDENT

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 TO PARCELS D-1, D-2, D-5, D-6, D-7, D-8, D-9 & D-11 AS SHOWN ON A SUBDIVISION PLAT ENTITLED "DOWNTOWN COLUMBIA, CRESCENT NEIGHBORHOOD, PARCELS D-1 THROUGH D-14, NON-BUILDABLE BULK PARCELS D-17 AND OPEN SPACE LOT 10" AND RECORDED AS PLAT Nos. 24623-24630; ALSO BEING PART OF THE LAND CONVEYED FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO HRD LAND HOLDINGS, INC. (NOW KNOWN AS THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, BY ARTICLES OF AMENDMENT, FILED ON JANUARY 5, 2001), BY A DEED DATED DECEMBER 18, 2000 AND RECORDED IN LIBER 5289 AT FOLIO 330; AND ALL OF THE LAND THAT WAS CONVEYED FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO MWD 3MFB, LLC BY A DEED DATED JULY 31, 2018 AND RECORDED IN BOOK 18362 AT PAGE 486; ALSO BEING ALL OF THE LAND CONVEYED FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO MWD 3RE2, LLC, BY A DEED DATED JUNE 7, 2019 AND RECORDED IN BOOK 18782 AT PAGE 117; 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'Donnor, Jr. 01-30-2020
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE 07/03/2020)

RECORDED AS PLAT NUMBER 25442 ON 7/17/2020, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

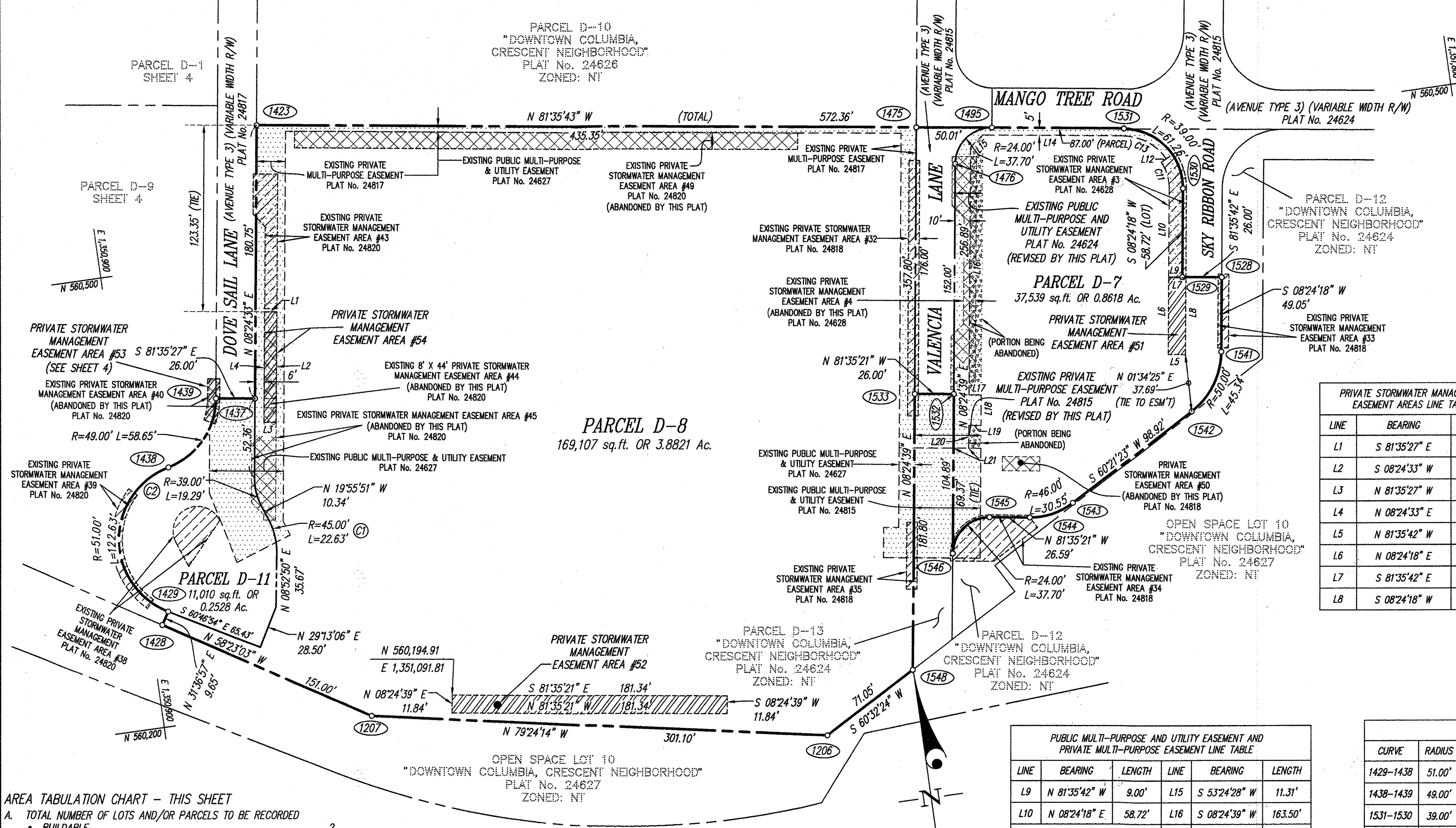
PLAT OF REVISION
DOWNTOWN COLUMBIA
CRESCENT NEIGHBORHOOD
PARCELS D-1, D-2, D-5, D-6, D-7, D-8, D-9 & D-11
(A REVISION TO PARCELS D-1, D-2, D-5, D-6, D-7, D-8, D-9 & D-11 PLAT Nos. 24623-24630)

ZONE: NT TM 36, GRID 01, P/O PARCEL 527
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=50' SHEET 2 OF 4 JUNE, 2019

3909 NATIONAL DRIVE
SUITE 250
BURTONSVILLE, MD 20886
301-421-4024
GLWPA.COM

DRAWN BY: *AR*
CHECK BY: *MAB*

S:\Survey Drawings\11071\PLATS\11071 AREA 3\Revision Plats\SWM AREA PLATS\11071 SWM PL02.dwg, PLOTTED: 1/2/2020 3:35 PM, LAST SAVED: 12/16/2019 3:46 PM, PLOTTED BY: Adam Rook



COORDINATE TABLE		
POINT	NORTHING	EASTING
1206	560,133.22	1,351,333.11
1207	560,188.59	1,351,037.15
1423	560,585.75	1,351,016.63
1428	560,267.75	1,350,908.56
1429	560,275.97	1,350,913.62
1437	560,406.94	1,350,990.20
1438	560,370.17	1,350,927.03
1439	560,410.74	1,350,964.48
1475	560,522.12	1,351,447.31
1476	560,494.58	1,351,469.52
1495	560,514.81	1,351,496.77
1528	560,395.92	1,351,632.86
1529	560,399.72	1,351,607.14
1530	560,457.81	1,351,615.72
1531	560,502.09	1,351,582.84
1532	560,344.21	1,351,447.28
1533	560,348.01	1,351,421.56
1541	560,347.40	1,351,625.69
1542	560,311.25	1,351,600.95
1543	560,262.32	1,351,514.98
1544	560,256.79	1,351,485.50
1545	560,260.68	1,351,459.20
1546	560,240.45	1,351,431.94
1548	560,168.17	1,351,394.97

PRIVATE STORMWATER MANAGEMENT EASEMENT AREAS LINE TABLE		
LINE	BEARING	LENGTH
L1	S 81°35'27" E	8.00'
L2	S 08°24'33" W	73.00'
L3	N 81°35'27" W	8.00'
L4	N 08°24'33" E	73.00'
L5	N 81°35'42" W	11.33'
L6	N 08°24'18" E	50.50'
L7	S 81°35'42" E	11.33'
L8	S 08°24'18" W	50.50'

PUBLIC MULTI-PURPOSE AND UTILITY EASEMENT AND PRIVATE MULTI-PURPOSE EASEMENT LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L9	N 81°35'42" W	9.00'	L15	S 53°24'28" W	11.31'
L10	N 08°24'18" E	58.72'	L16	S 08°24'39" W	163.50'
C11	R=30.00' L=18.15'		L17	S 81°35'21" E	8.00'
CHD:	N 08°55'21" W	17.87'	L18	S 08°24'39" W	20.01'
L12	N 63°45'00" E	4.00'	L19	N 81°35'21" W	8.00'
C13	R=34.00' L=32.84'		L20	S 08°24'39" W	15.00'
CHD:	N 53°55'21" W	31.58'	L21	N 81°35'21" W	10.00'
L14	N 81°35'42" W	93.00'			

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1429-1438	51.00'	122.63'	132.08'	95.15'	N 08°06'17" E	137°46'21"
1438-1439	49.00'	58.65'	33.41'	55.21'	N 42°42'00" E	68°34'54"
1531-1530	39.00'	61.26'	39.00'	55.15'	S 36°35'42" E	90°00'00"
1541-1542	50.00'	45.34'	24.36'	43.80'	S 34°22'51" W	51°57'06"
1543-1544	46.00'	30.55'	15.86'	29.99'	S 79°23'01" W	38°03'15"
1545-1546	24.00'	37.70'	24.00'	33.94'	S 53°24'39" W	90°00'00"
1495-1476	24.00'	37.70'	24.00'	33.94'	S 53°24'28" W	89°59'39"
Ⓒ1	45.00'	22.63'	11.56'	22.39'	N 05°31'31" W	28°48'40"
Ⓒ2	39.00'	19.29'	9.85'	19.09'	N 05°45'39" W	28°20'24"

AREA TABULATION CHART - THIS SHEET

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED

- BUILDABLE: 2
- NON-BUILDABLE: 1
- OPEN SPACE: 0
- PRESERVATION PARCELS: 0

B. TOTAL AREA OF LOTS AND/OR PARCELS

- BUILDABLE: 4.7439 AC.
- NON-BUILDABLE: 0.2528 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: 4.9967 AC.

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Signature: *[Signature]* DATE: 4.3.20
 Signature: *[Signature]* DATE: 3/31/2020
 Signature: *[Signature]* DATE: 3/1/2020

OWNER'S DEDICATION

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, MIND 3RE2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND MIND 3MFB, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAN 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 PLAN AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

WITNESS OUR HANDS THIS 27th DAY OF January, 2020

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

WITNESS: *[Signature]* PETER F. RILEY, SECRETARY
 WITNESS: *[Signature]* PETER F. RILEY, SECRETARY
 WITNESS: *[Signature]* 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 TO PARCELS D-1, D-2, D-5, D-6, D-7, D-8, D-9 & D-11 AS SHOWN ON A SUBDIVISION 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. 24623-24630; ALSO BEING PART OF THE LAND CONVEYED FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO HRO LAND HOLDINGS, INC. (NOW KNOWN AS THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, BY ARTICLES OF AMENDMENT, FILED ON JANUARY 5, 2001), BY A DEED DATED DECEMBER 18, 2000 AND RECORDED IN LIBER 5289 AT FOLIO 330; AND ALL OF THE LAND THAT WAS CONVEYED FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO MIND 3MFB, LLC, BY A DEED DATED JULY 31, 2018 AND RECORDED IN BOOK 18362 AT PAGE 486; ALSO BEING ALL OF THE LAND CONVEYED FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO MIND 3RE2, LLC, BY A DEED DATED JUNE 7, 2019 AND RECORDED IN BOOK 18782 AT PAGE 117; 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. DATE: 01.30.2020
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10954 (EXP. DATE 07/03/2020)

RECORDED AS PLAT NUMBER **25443** ON **7/17/2020**, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION
DOWNTOWN COLUMBIA
CRESCENT NEIGHBORHOOD
PARCELS D-1, D-2, D-5, D-6, D-7, D-8, D-9 & D-11
 (A REVISION TO PARCELS D-1, D-2, D-5, D-6, D-7, D-8, D-9 & D-11 PLAT Nos. 24623-24630)

ZONE: NT TM 36, GRID 01, P/O PARCEL 527
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=50' SHEET 3 OF 4 JUNE, 2019

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

DRAWN BY: *[Signature]*
 CHECK BY: *[Signature]*

COORDINATE TABLE		
POINT	NORTHING	EASTING
1208	560,532.36	1,350,478.70
1210	560,700.27	1,350,653.10
1211	560,661.48	1,350,734.69
1212	560,667.99	1,350,804.74
1214	560,864.50	1,350,838.48
1215	561,074.55	1,350,877.79
1216	561,137.01	1,350,931.19
1415	560,724.91	1,350,853.33
1422	560,602.28	1,350,992.79
1428	560,267.75	1,350,908.56
1429	560,275.97	1,350,913.62
1438	560,370.17	1,350,927.03
1439	560,410.74	1,350,964.48
1440	560,980.05	1,351,048.64
1441	561,011.75	1,351,055.83
1479	560,631.14	1,350,798.51
1480	561,063.12	1,351,035.29

CURVE TABULATION THIS SHEET						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1216-1480	599.00'	127.90'	64.19'	127.66'	S 54°37'58" E	121°4'03"
1480-1441	44.00'	59.83'	35.57'	55.33'	S 21°47'41" E	77°54'37"
1441-1440	213.00'	32.53'	16.30'	32.50'	S 12°47'06" W	08°45'05"
1439-1438	49.00'	58.65'	33.41'	55.21'	S 42°42'00" W	68°34'54"
1438-1429	51.00'	122.63'	132.08'	95.15'	S 08°06'17" W	137°46'21"

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	4.7010 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	
	4.7010 AC.

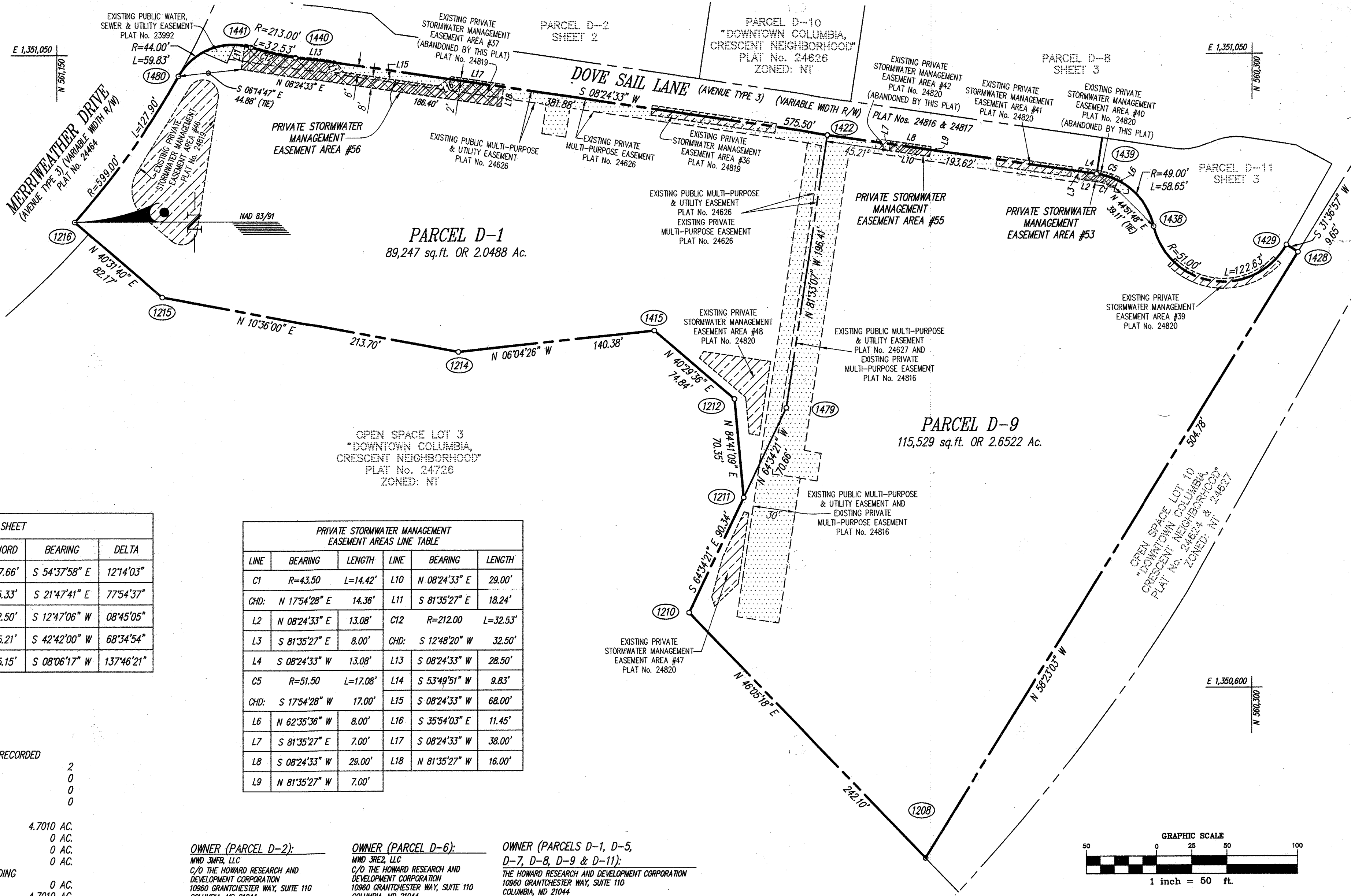
APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 4.3.20

DIRECTOR
DATE: 4/1/2020



PRIVATE STORMWATER MANAGEMENT EASEMENT AREAS LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
C1	R=43.50	L=14.42'	L10	N 08°24'33" E	29.00'
CHD:	N 17°54'28" E	14.36'	L11	S 81°35'27" E	18.24'
L2	N 08°24'33" E	13.08'	C12	R=212.00	L=32.53'
L3	S 81°35'27" E	8.00'	CHD:	S 12°48'20" W	32.50'
L4	S 08°24'33" W	13.08'	L13	S 08°24'33" W	28.50'
C5	R=51.50	L=17.08'	L14	S 53°49'51" W	9.83'
CHD:	S 17°54'28" W	17.00'	L15	S 08°24'33" W	68.00'
L6	N 62°35'36" W	8.00'	L16	S 35°54'03" E	11.45'
L7	S 81°35'27" E	7.00'	L17	S 08°24'33" W	38.00'
L8	S 08°24'33" W	29.00'	L18	N 81°35'27" W	16.00'
L9	N 81°35'27" W	7.00'			

OWNER (PARCEL D-2):
MMD 3MFB, LLC
C/O THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10960 GRANTCHESTER WAY, SUITE 110
COLUMBIA, MD 21044

OWNER (PARCEL D-6):
MMD 3RE2, LLC
C/O THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10960 GRANTCHESTER WAY, SUITE 110
COLUMBIA, MD 21044

OWNER (PARCELS D-1, D-5, D-7, D-8, D-9 & D-11):
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10960 GRANTCHESTER WAY, SUITE 110
COLUMBIA, MD 21044

OWNER'S DEDICATION

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, MMD 3RE2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND MMD 3MFB, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAN 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 21th DAY OF January, 2020

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
BY: GREG FITCHETT, VICE PRESIDENT
WITNESS: PETER F. RILEY, SECRETARY

MMD 3RE2, LLC
BY: GREG FITCHETT, AUTHORIZED SIGNATORY
WITNESS: PETER F. RILEY, SECRETARY

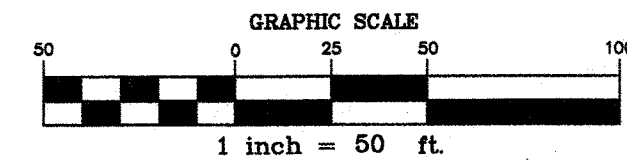
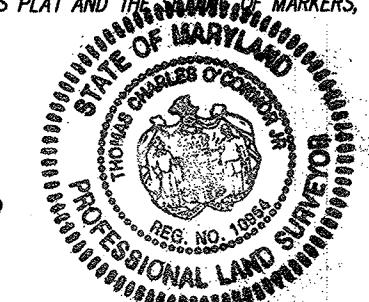
MMD 3MFB, LLC
BY: GREG FITCHETT, VICE PRESIDENT
WITNESS: PETER F. RILEY, SECRETARY

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 TO PARCELS D-1, D-2, D-5, D-6, D-7, D-8, D-9 & D-11 AS SHOWN ON A SUBDIVISION 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. 24623-24630; ALSO BEING PART OF THE LAND CONVEYED FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO HRO LAND HOLDINGS, INC. (NOW KNOWN AS THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, BY ARTICLES OF AMENDMENT, FILED ON JANUARY 5, 2001, BY A DEED DATED DECEMBER 18, 2000 AND RECORDED IN LIBER 5289 AT FOLIO 330; AND ALL OF THE LAND THAT WAS CONVEYED FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO MMD 3MFB, LLC, BY A DEED DATED JULY 31, 2018 AND RECORDED IN BOOK 18362 AT PAGE 498; ALSO BEING ALL OF THE LAND CONVEYED FROM THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION TO MMD 3RE2, LLC, BY A DEED DATED JUNE 7, 2019 AND RECORDED IN BOOK 18782 AT PAGE 117; 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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THOMAS C. O'CONNOR, JR.
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10954 (EXP. DATE 07/03/2020)
DATE: 01.30.2020



RECORDED AS PLAT NUMBER 25444 ON 7/17/2020, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION
DOWNTOWN COLUMBIA
CRESCENT NEIGHBORHOOD
PARCELS D-1, D-2, D-5, D-6, D-7, D-8, D-9 & D-11
(A REVISION TO PARCELS D-1, D-2, D-5, D-6, D-7, D-8, D-9 & D-11 PLAT Nos. 24623-24630)

ZONE: NT TM 36, GRID 01, P/O PARCEL 527
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=50' SHEET 4 OF 4 JUNE, 2019

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