

| POINT NO. | NORTHING    | EASTING      |
|-----------|-------------|--------------|
| 200       | 569728.5411 | 1361458.2085 |
| 201       | 570173.4480 | 1361185.9856 |
| 202       | 570360.0143 | 1361490.9017 |
| 203       | 570320.7756 | 1361526.5293 |
| 204       | 570304.2854 | 1361656.8724 |
| 205       | 570332.2850 | 1361827.3717 |
| 206       | 570002.5126 | 1362038.0020 |
| 207       | 569946.4252 | 1361877.5521 |
| 208       | 569813.3758 | 1361596.8573 |

| LINE | BEARING     | LENGTH |
|------|-------------|--------|
| FP1  | S11°55'00"E | 20.44' |
| FP2  | S05°57'14"E | 28.76' |
| FP3  | S16°55'48"E | 12.22' |
| FP4  | S36°46'06"E | 7.41'  |
| FP5  | S47°16'49"E | 5.38'  |
| FP6  | N30°54'57"E | 5.51'  |
| FP7  | N01°25'35"E | 17.18' |
| FP8  | N21°36'03"E | 31.76' |
| FP9  | N10°51'30"W | 13.32' |
| FP10 | S74°34'31"E | 15.78' |
| FP11 | N89°36'36"E | 11.22' |
| FP12 | S78°57'50"E | 23.14' |

**BENCHMARKS**  
 HOWARD COUNTY GEODETIC SURVEY CONTROL 30FA  
 N 568,821.333 E 1,361,564.025 ELEV. 440.959  
 HOWARD COUNTY GEODETIC SURVEY CONTROL 30IC  
 N 568,598.561 E 1,361,633.701 ELEV. 441.419

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

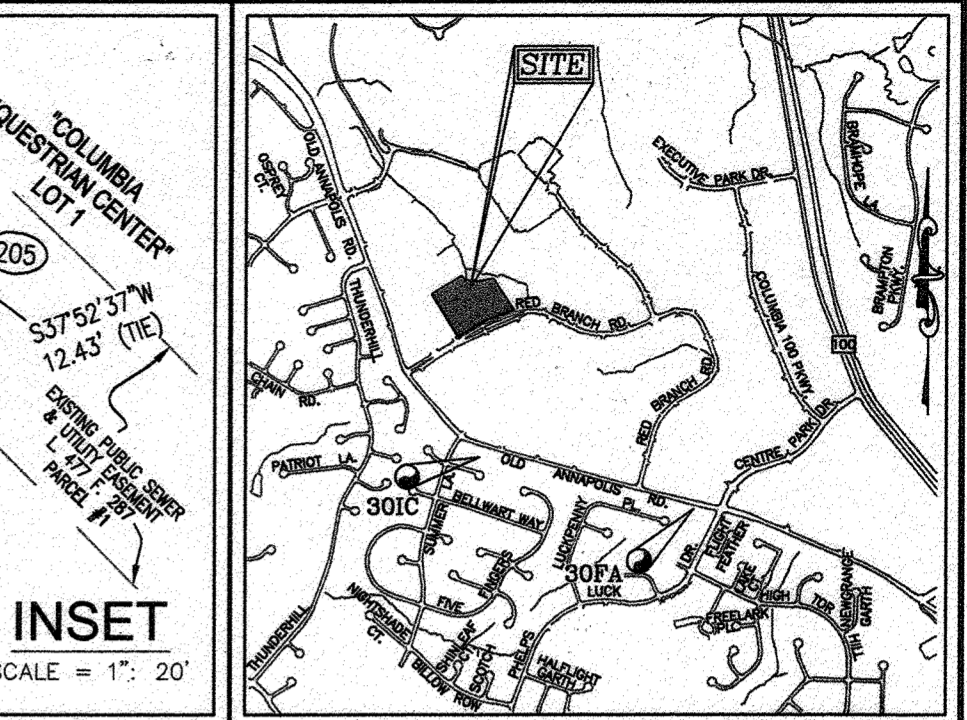
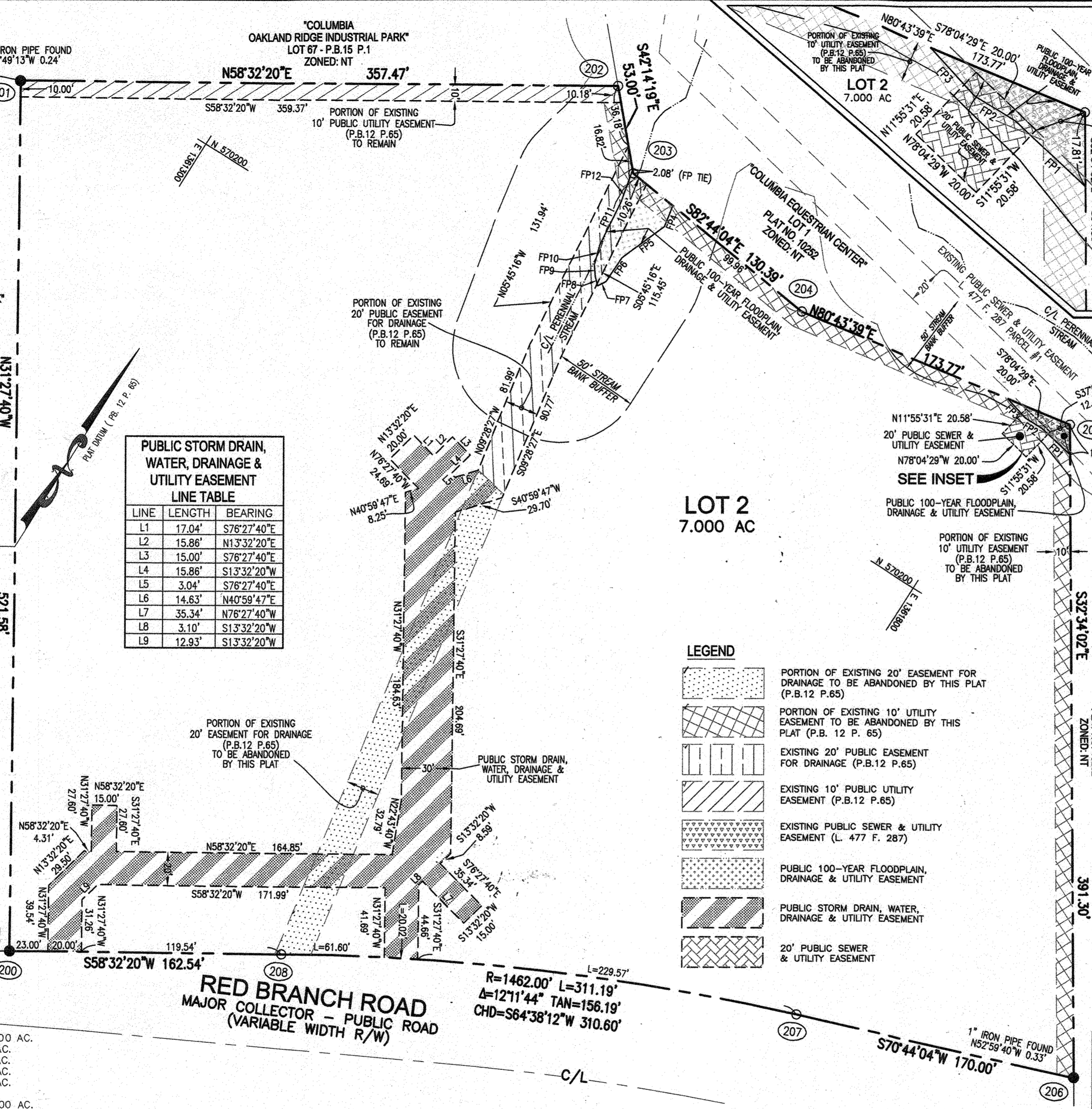
*Erick R. Quintanilla* 01/27/2021 DATE  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21408  
 9190 LLC 02/20/2021 DATE

**AREA TABULATION**

|   |           |
|---|-----------|
| A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED             | 1         |
| - BUILDABLE   | 0         |
| - NON-BUILDABLE   | 0         |
| - OPEN SPACE  | 0         |
| - PRESERVATION PARCELS  | 0         |
| B. TOTAL AREA OF LOTS AND/OR PARCELS                              | 7.000 AC. |
| - BUILDABLE   | 0 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                       | 7.000 AC. |

**PUBLIC STORM DRAIN, WATER, DRAINAGE & UTILITY EASEMENT LINE TABLE**

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 17.04' | S76°27'40"E |
| L2   | 15.86' | N13°32'20"E |
| L3   | 15.00' | S76°27'40"E |
| L4   | 15.86' | S13°32'20"W |
| L5   | 3.04'  | S76°27'40"E |
| L6   | 14.63' | N40°59'47"E |
| L7   | 35.34' | N76°27'40"W |
| L8   | 3.10'  | S13°32'20"W |
| L9   | 12.93' | S13°32'20"W |



**VICINITY MAP**  
SCALE = 1" = 2000'

- GENERAL NOTES**
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 30IC AND 30FA WERE USED FOR THIS PROJECT.
  - DENOTES IRON PIPE OR BAR FOUND.
  - DENOTES STONE OR MONUMENT FOUND.
  - DENOTES REBAR WITH CAP SET.
  - BRL DENOTES BUILDING RESTRICTION LINE.
  - BEARINGS AND DISTANCES SHOWN HEREON PER PLAT DATUM (PLAT BOOK 12 PLAT 65) AND VERIFIED BY A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC., DATED JANUARY 2014.
  - ALL AREAS ARE MORE OR LESS (±).
  - THE SUBJECT PROPERTY IS ZONED NT PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN.
  - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE STREAMS OR THEIR REQUIRED BUFFERS, OR 100-YEAR FLOODPLAIN.
  - 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.
  - A SITE EVALUATION FOR THE PRESENCE OF WETLANDS WAS PERFORMED ON 7/28/16 AND WETLANDS REPORT WAS GENERATED BY MCCARTHY AND ASSOCIATES, INC., IN AUGUST 2016. IT WAS DETERMINED THAT NO WETLANDS EXIST WITHIN THE BOUNDARIES OF THIS SITE.
  - A FIELD INVESTIGATION BY MCCARTHY AND ASSOCIATES DATED AUGUST 2016 DETERMINED THERE IS A PERENNIAL STREAM AND A PORTION OF THE 100 YEAR FLOODPLAIN EXTENDS ONTO THE SITE.
  - FLOODPLAIN DATA TAKEN FROM THE CURRENT HOWARD COUNTY DIGITAL FLOOD INSURANCE RATE MAP (DIRM).
  - TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERY OR BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.
  - THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
  - THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
  - EXISTING RED BRANCH ROAD IS CLASSIFIED AS A MAJOR COLLECTOR.
  - DPZ REFERENCES: FDP-3-A, PB.12/F.65, F-67-037, CE-16-128, SDP-91-105, SDP-19-034, WP-14-037, WP-16-154, WP-20-30, WP-20-056, ECP-20-034, WP-20-120, SDP-21-003.
  - MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC RIGHT-OF-WAY LINES TO BE IN ACCORDANCE WITH FDP-3-A CRITERIA.
  - 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 NEW LOTS.
  - THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(v). FOREST CONSERVATION IS NOT REQUIRED IN THE NT ZONING DISTRICT PER SECTION 16.1202(b)(1)(vi).

**OWNER / DEVELOPER**  
 9190, LLC  
 508 OLNEY SANDY SPRING ROAD  
 SANDY SPRING, MD 20860  
 (301) 924-5258

**PURPOSE NOTE:**  
 THE PURPOSE OF THIS PLAT IS TO:  
 1) ABANDON A PORTION OF A 20' EASEMENT FOR DRAINAGE (PB. 12 P. 65)  
 2) ABANDON A PORTION OF A 10' UTILITY EASEMENT (PB. 12 P. 65)  
 3) CREATE A PUBLIC STORM DRAIN, WATER, DRAINAGE & UTILITY EASEMENT  
 4) CREATE A PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT  
 5) CREATE A 20' PUBLIC SEWER & UTILITY EASEMENT

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT.

*Howard County Health Officer* 4/30/21 DATE  
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief, Development Engineering Division* 4-21-21 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Director* 4/23/21 DATE  
 DIRECTOR

**OWNER'S CERTIFICATE**

WE, 9190 LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS;

- THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 10TH DAY OF FEBRUARY, 2021.

9190, LLC. OWNER  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF OAKLAND RIDGE INDUSTRIAL PARK, SECTION 1, LOT 2 AS SHOWN ON A PLAT ENTITLED "AMENDED PLAT, SECTION 1, OAKLAND RIDGE INDUSTRIAL PARK, COLUMBIA", RECORDED IN PLAT BOOK 12, PAGE 65 AND ALSO BEING A PART OF THE LAND CONVEYED TO 9190 LLC BY A DEED DATED DECEMBER 20, 2019 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 19103, FOLIO 255.

I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

*Erick R. Quintanilla* 01/27/2021 DATE  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21408  
 EXPIRATION/RENEWAL DATE JUNE 15, 2020

**VOGEL ENGINEERING**  
**TIMMONS GROUP**  
 3300 NORTH RIDGE ROAD, SUITE 110, ELKTON CITY, MD 21843  
 P: 410.461.7606 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25732 ON 4/28/21  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION  
**COLUMBIA**  
**OAKLAND RIDGE INDUSTRIAL PARK**  
**SECTION 1, LOT 2**

A REVISION OF "AMENDED PLAT, SECTION 1, OAKLAND RIDGE INDUSTRIAL PARK, COLUMBIA" - PLAT BOOK 12, PAGE 65

DPZ REF: FDP-03-A, PB.12/F.65, ECP-20-034, SDP-21-003

TAX MAP 30, GRID 17, PARCEL 239 ZONED: NT-INDUSTRIAL  
 2ND ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'  
 GRAPHIC SCALE  
 SHEET 1 OF 1

K:\PROJECTS\13-07\SURVEY\DWG\RECORD PLATS\PLAT OF REVISION\PLAT.DWG