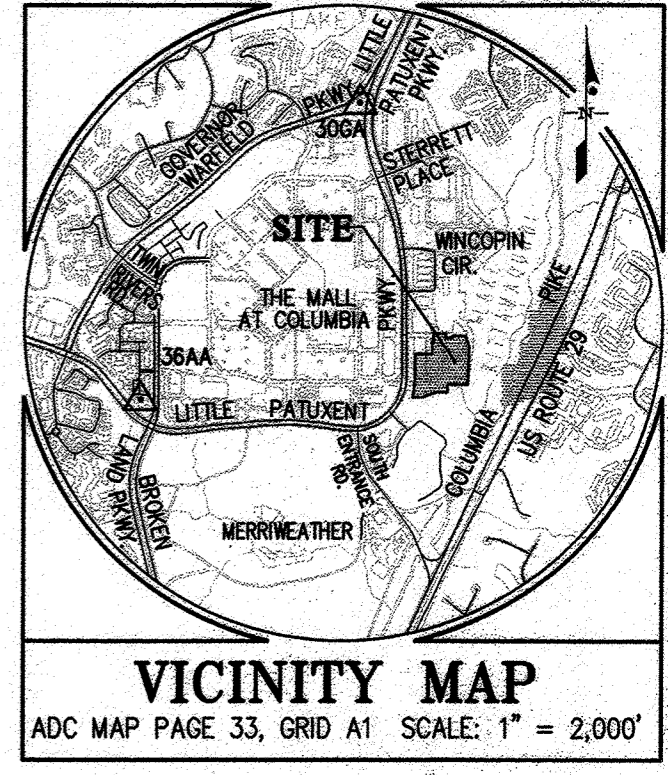
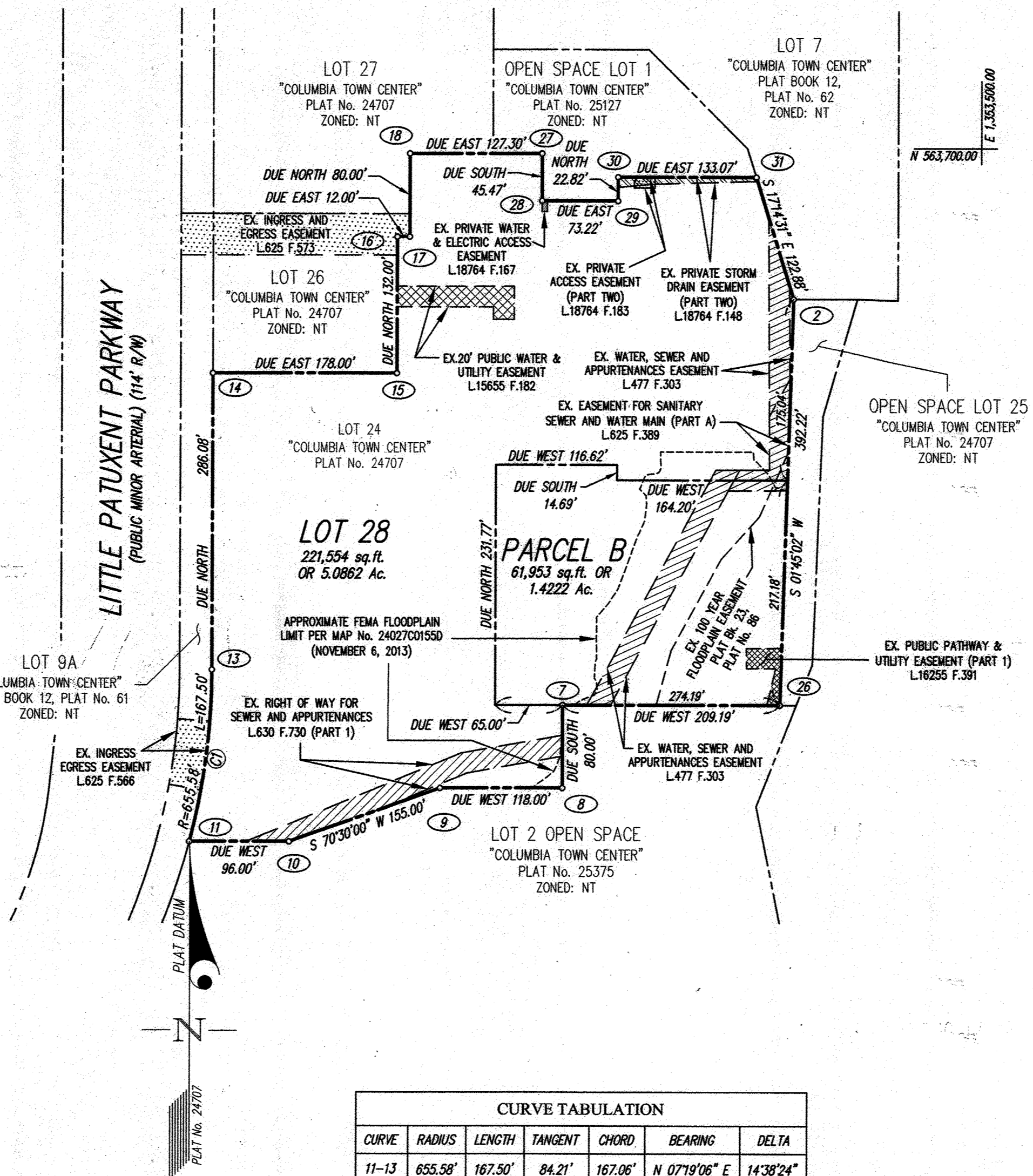


**GENERAL NOTES:**

1. THE SUBJECT PROPERTY IS ZONED NT PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN. THESE LOTS ARE ALSO DESIGNATED DMUA PER FDP-DC-L-1 AND PER EXHIBIT K DOWNTOWN OPEN SPACE PRESERVATION PLAN HC COUNCIL BILL 52-2016
2. COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS:  
No. 306A - N 566,053.579 E 1,352,177.604 AND  
No. 36AA - N 562,804.842 E 1,349,906.240
3. ALL AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS
4. SEE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS:  
FDP-95; FDP-95-A-II; PLAT 18, FOLIO 65; PLAT 23, FOLIO 86;  
SDP-73-023; F-18-062, FDP-DC-L-1, ECP-22-005
5. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
6. PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
7. THIS SITE, WHICH IS SUBJECT TO A DEVELOPMENT RIGHTS AND RESPONSIBILITIES AGREEMENT (L: 17457 F: 265), IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE SECTION IN ACCORDANCE WITH SECTION 16.1202 (B)(1)(IV) (PUD WITH A PDP APPROVED PRIOR TO 12/31/92) WHICH WAS IN PLACE AT THE TIME THE DEVELOPMENT RIGHTS AND RESPONSIBILITIES AGREEMENT WAS RECORDED IN FEBRUARY, 2017.
8. THERE IS AN EXISTING STRUCTURE LOCATED ON LOT 28 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURE ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
9. 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-RESUB-CORRECTION PLAT THAT DOES NOT INCREASE THE NUMBER OF UNITS IN ACCORDANCE WITH SECTION 16.124(a)(3)(iii).
10. MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC RIGHT-OF-WAY LINES TO BE IN ACCORDANCE WITH FDP-DC-L-1 CRITERIA.

N 563,700.00  
E 1,352,900.00

N 563,000.00  
E 1,352,900.00



COORDINATE TABLE

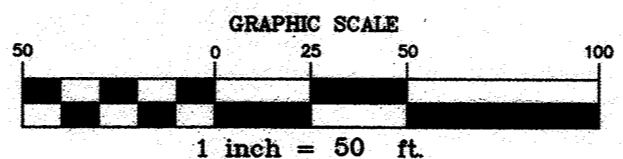
POINT	NORTHING	EASTING
2	563,553.32	1,353,319.81
7	563,161.29	1,353,098.64
8	563,081.29	1,353,098.64
9	563,081.29	1,352,980.64
10	563,029.55	1,352,834.53
11	563,029.55	1,352,738.53
13	563,195.24	1,352,759.81
14	563,481.32	1,352,759.81
15	563,481.32	1,352,937.81
16	563,613.32	1,352,937.81
17	563,613.33	1,352,949.81
18	563,683.32	1,352,949.81
26	563,161.29	1,353,307.83
27	563,693.32	1,353,077.11
28	563,647.85	1,353,077.11
29	563,647.85	1,353,150.33
30	563,670.67	1,353,150.33
31	563,670.67	1,353,283.39

**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	6.5085 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	
	6.5085 AC.

**CURVE TABULATION**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
11-13	655.58'	167.50'	84.21'	167.06'	N 07°19'06" E	14°38'24"



**OWNERS:**  
CLOVER ACQUISITIONS LLC  
C/O THE HOWARD CORPORATION  
PO BOX 131298  
CARLSBAD, CA 92013

**PURPOSE NOTE**

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE EXISTING LOT 24, PER PLAT No. 24707, INTO LOTS 28 & PARCEL B.

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

*[Signature]* 7/19/22  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*[Signature]* 7-25-22  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 8/4/22  
DIRECTOR DATE

**OWNER'S DEDICATION**

CLOVER ACQUISITIONS LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES.  
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 14<sup>th</sup> DAY OF June, 2022

*[Signature]*  
BY: GREG FITCHER, AUTHORIZED SIGNATORY

*[Signature]*  
WITNESS: Arianne M... ..

**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 SUBDIVISION OF LOT 24 AS SHOWN ON A SUBDIVISION PLAT ENTITLED "COLUMBIA TOWN CENTER, SECTION 1, LOTS 24, 26, 27, OPEN SPACE LOT 25, AND NON-BUILDABLE BULK PARCEL 'A' AND 'B', A RESUBDIVISION OF LOT 17 & 18" AND RECORDED AS PLAT NO. 24707, AND ALSO BEING PART OF THE LAND THAT WAS CONVEYED FROM AMERICAN REAL ESTATE HOLDINGS LIMITED PARTNERSHIP TO CLOVER ACQUISITIONS LLC, BY A DEED DATED OCTOBER 15, 2003, AND RECORDED IN LIBER 7720 AT FOLIO 559, 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]* 06/01/2022  
WILLIAM E. GRUENINGER III  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 21542 (EXP. DATE 12/21/2023)



RECORDED AS PLAT NUMBER 26140 ON 8-8-22, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**COLUMBIA TOWN CENTER**  
SECTION 1,  
LOT 28 & PARCEL B  
(A RESUBDIVISION OF LOT 24 AS SHOWN ON PLAT No. 24707)

ZONE: NT TH 36, GRID 02, PARCEL 321  
CLARKSVILLE ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND  
SCALE: 1"=50' SHEET 1 OF 1 JUNE 2022

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