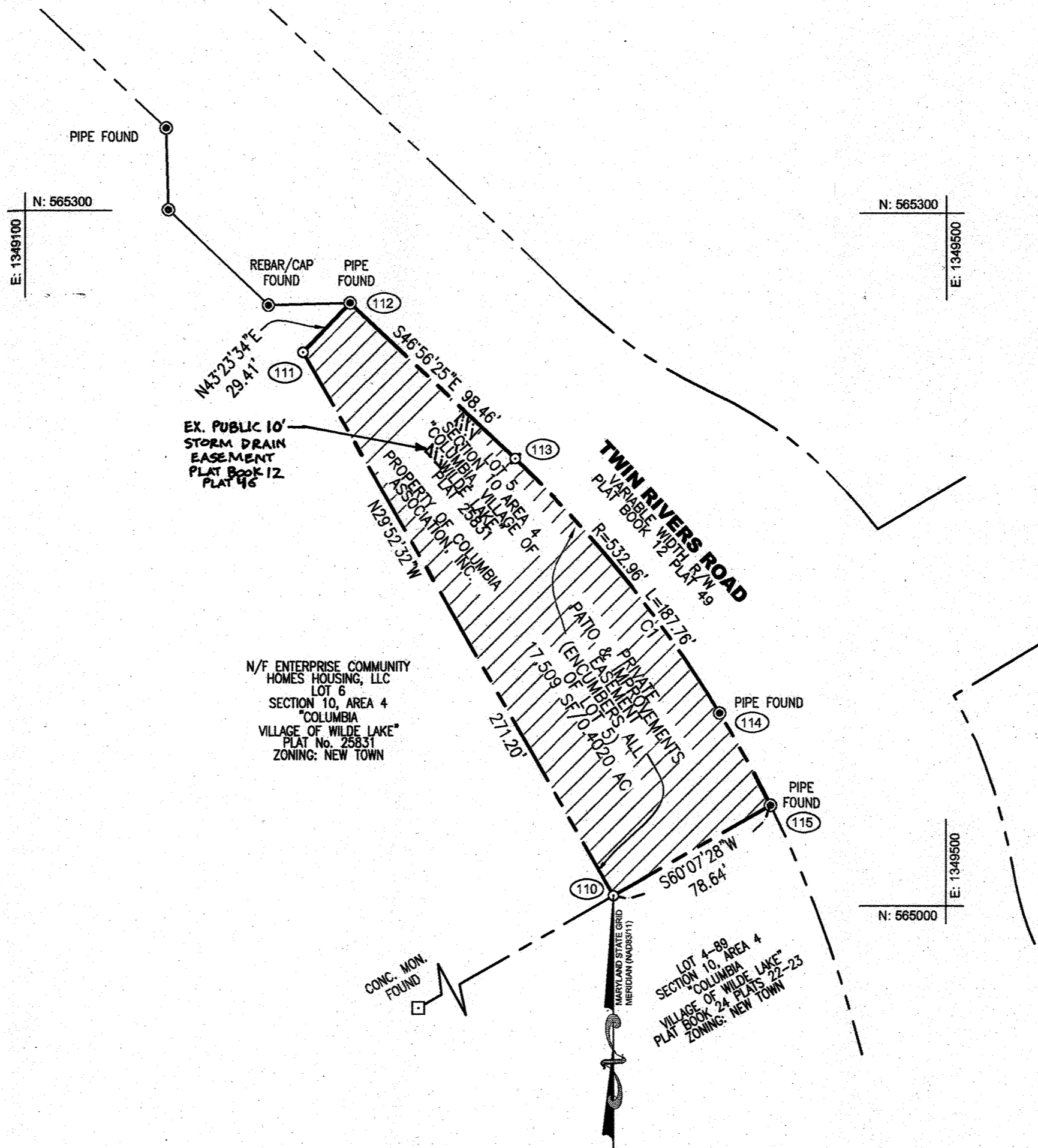


GENERAL NOTES

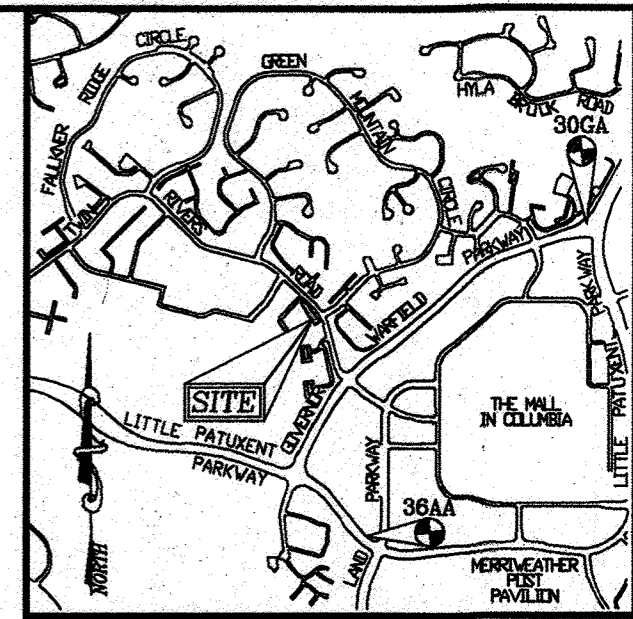
1. THE SUBJECT PROPERTY IS ZONED NEW TOWN PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
2. COORDINATES BASED ON NAD '83/11 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS: 30GA AND 36AA.
3. THIS PLAT AND THE COORDINATES SHOWN HEREON ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY VOGEL ENGINEERING + TIMMONS GROUP IN SEPTEMBER 2020.
4. ALL AREAS ARE MORE OR LESS (+/-).
5. 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.
6. IN THE NEW TOWN DISTRICT ADD THE FOLLOWING NOTE: MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC RIGHT-OF-WAY LINES TO BE IN ACCORDANCE WITH FDP 76-A-III CRITERIA.
7. 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.
8. 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 / PARCEL DIVISIONS.
9. 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)(vi) OF THE HOWARD COUNTY CODE.

LEGEND

- PATIO & IMPROVEMENTS EASEMENT
- REBAR FOUND
- PROPERTY LINE
- ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY
- COORDINATE TAG
- EXISTING PUBLIC STORM DRAIN EASEMENT



COORDINATE TABLE		
POINT	NORTHING	EASTING
110	565,003.58	1,349,355.90
111	565,238.74	1,349,220.81
112	565,260.11	1,349,241.01
113	565,192.88	1,349,312.96
114	565,082.99	1,349,401.89
115	565,042.75	1,349,424.09



VICINITY MAP
SCALE: 1"=2000'
ADC MAP 4935 - GRIDS A5 & A6

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.

Eric David Salmi 11/5/2021
ERIC DAVID SALMI DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

D. M. ... 11/9/21
COLUMBIA ASSOCIATION, INC. DATE

AREA TABULATION CHART

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
• BUILDABLE	0
• NON-BUILDABLE	0
• OPEN SPACE	1
• PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	
• BUILDABLE	0.0000 AC
• NON-BUILDABLE	0.0000 AC
• OPEN SPACE	0.4020 AC
• PRESERVATION PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	
	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	
	0.4020 AC

OWNER
COLUMBIA ASSOCIATION, INC.
6310 HILLSIDE COURT SUITE 100
COLUMBIA, MD 21046

EASEMENT CURVE TABLE			
CURVE	RADIUS	LENGTH	LONG CHORD
C1	532.96'	187.76'	S36°30'31"E 186.79'

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO
1. CREATE A PRIVATE PATIO & IMPROVEMENTS EASEMENT

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

[Signature] 12/6/21
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 12/15/21
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 11/21/22
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, COLUMBIA ASSOCIATION, INC. (F/K/A THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC.) A MARYLAND NON-PROFIT CORPORATION, BY DENNIS MATTEY, DIRECTOR OF OPEN SPACE AND FACILITY SERVICES, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

1. 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-WAY AND THE SPECIFIC EASEMENTS SHOWN HEREON;
2. THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND
3. THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 9th DAY OF November, 2021

[Signature]
COLUMBIA ASSOCIATION, INC.

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF LOT 5 AS SHOWN ON A PLAT ENTITLED "COLUMBIA VILLAGE OF WILDE LAKE, SECTION 10, AREA 4" AND RECORDED AS PLAT NO. 25831, AND ALSO BEING PART OF THE LAND CONVEYED TO THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC. (NOW KNOWN AS COLUMBIA ASSOCIATION, INC. BY ARTICLES OF AMENDMENT WITH NAME CHANGE FILED ON APRIL 15, 1991), BY A DEED DATED SEPTEMBER 9, 2021 AND RECORDED IN LIBER 20949 AT FOLIO 223, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

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.

Eric David Salmi 11/5/2021
ERIC DAVID SALMI DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
EXPIRATION/RENEWAL DATE: 01/03/2022

VOGEL ENGINEERING

TIMMONS GROUP
3306 NORTH RIVER ROAD, SUITE 210, BELLEVILLE CITY, MD 21043
P: 410-461-7966 F: 410-461-9961 www.timmons.com

RECORDED AS PLAT No. 25972 ON 11/24/2022
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION
COLUMBIA
VILLAGE OF WILDE LAKE
SECTION 10 AREA 4
LOT 5

A REVISION OF LOT 5, PLAT NO. 25831

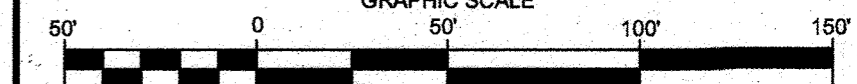
ZONED: NEW TOWN

DPZ FILE #s: F-22-007, FDP 41-A-1, PB 15-031, PB 15-087, FDP 41-A, SDP-91-011

TAX MAP 36, GRID 1, PARCEL 81

5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' GRAPHIC SCALE SEPTEMBER 2021



SHEET 1 OF 1

SAVED: 9/27/2021 10:52:00 AM
 FILE NAME: PLAT025972.DWG
 PLOT: 11/24/2022
 USER: ERIC DAVID SALMI
 PLOT: 11/24/2022
 USER: ERIC DAVID SALMI

F-22-029