

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

- PUBLIC FIRE LANE EASEMENT
- EXISTING PUBLIC SEWER EASEMENT L.524 F.648 (PART 9) TO BE ABANDONED
- REBAR FOUND
- PROPERTY LINE
- ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY
- COORDINATE TAG

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	0.9544 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	
	0.9544 AC

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF DEVELOPMENT ENGINEERING DIVISION DATE
 For: *[Signature]* 5/20/22
 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 28th DAY OF October, 2021

[Signature]
 COLUMBIA ASSOCIATION, INC.
 WITNESS *[Signature]*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF LOT 1-B, AS SHOWN ON A PLAT ENTITLED "COLUMBIA, VILLAGE OF WILDE LAKE, RESUBDIVISION OF LOT 1, SECTION 10 AREA 4" AND RECORDED AS IN PLAT BOOK 17 PLAT 58, 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 APRIL 25, 1973 AND RECORDED IN LIBER 634 FOLIO 261, 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.

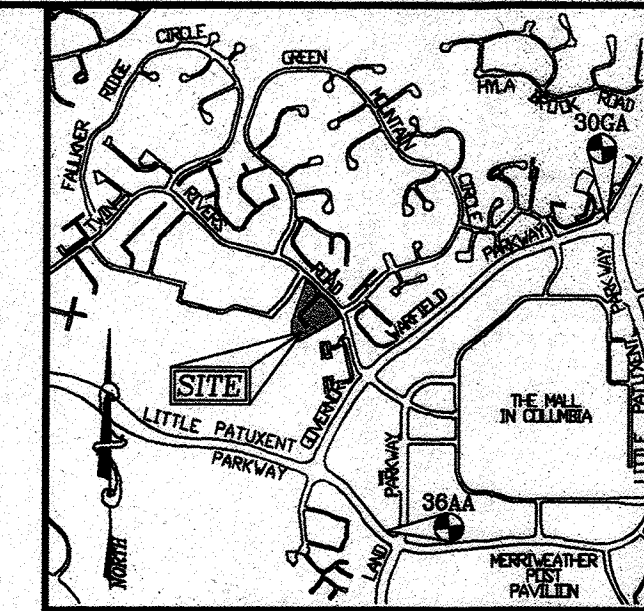
[Signature] 10/27/2021
 ERIC DAVID SALMI DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
 EXPIRATION/RENEWAL DATE: 01/03/2022

VOGEL ENGINEERING

TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 210, BELTSVILLE CITY, MD 21154
 P: 410-461-7666 F: 410-461-9961 www.timmons.com

COORDINATE TABLE

POINT	NORTHING	EASTING
101	565,429.88	1,349,061.44
117	565,027.75	1,348,928.83
118	565,072.87	1,348,750.23
119	565,212.37	1,348,887.22
120	565,425.72	1,349,012.35
121	565,432.33	1,349,058.85



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

EASEMENT LINE TABLE

LINE	BEARING	LENGTH
E1	S76°32'02"W	21.42'
E2	S87°50'38"W	20.40'
E3	S76°32'02"W	15.19'
EC4	R=261.00' L=73.01' CHORD: S84°32'49"W 72.77'	
E5	N87°26'23"W	4.09'
EC6	R=261.00' L=46.19' CHORD: N82°22'10"E 46.13'	
E7	N78°09'15"W	13.76'
EC8	R=239.00' L=42.30' CHORD: S82°22'10"E 42.25'	
E9	S87°26'23"E	4.09'
EC10	R=239.00' L=66.85' CHORD: N84°32'49"E 66.63'	
E11	N76°32'02"E	15.19'
E12	N65°13'26"E	20.40'
E13	N76°32'02"E	39.96'

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.

[Signature] 10/27/2021
 ERIC DAVID SALMI DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
[Signature] 10/28/21
 COLUMBIA ASSOCIATION, INC. DATE

PURPOSE NOTE

- THE PURPOSE OF THIS PLAT IS TO
1. CREATE A PUBLIC FIRE LANE EASEMENT
 2. ABANDON AN EXISTING PUBLIC SEWER EASEMENT RECORDED IN L.524 F.648 (PART 9)

RECORDED AS PLAT No. 26088 ON 5/23/22
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION
COLUMBIA
VILLAGE OF WILDE LAKE
SECTION 10 AREA 4
LOT 1-B
 A REVISION OF LOT 1-B, PLAT Bk. 17 PLAT 58

ZONED: NEW TOWN
 DPZ FILE #s: PB 15-031, PB 15-087, PB 18-086, FDP 41-A, FDP-70-001, FDP-76-A-3
 TAX MAP 30, GRID 19, PARCEL 272
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50' GRAPHIC SCALE AUGUST 2021

 SHEET 1 OF 1