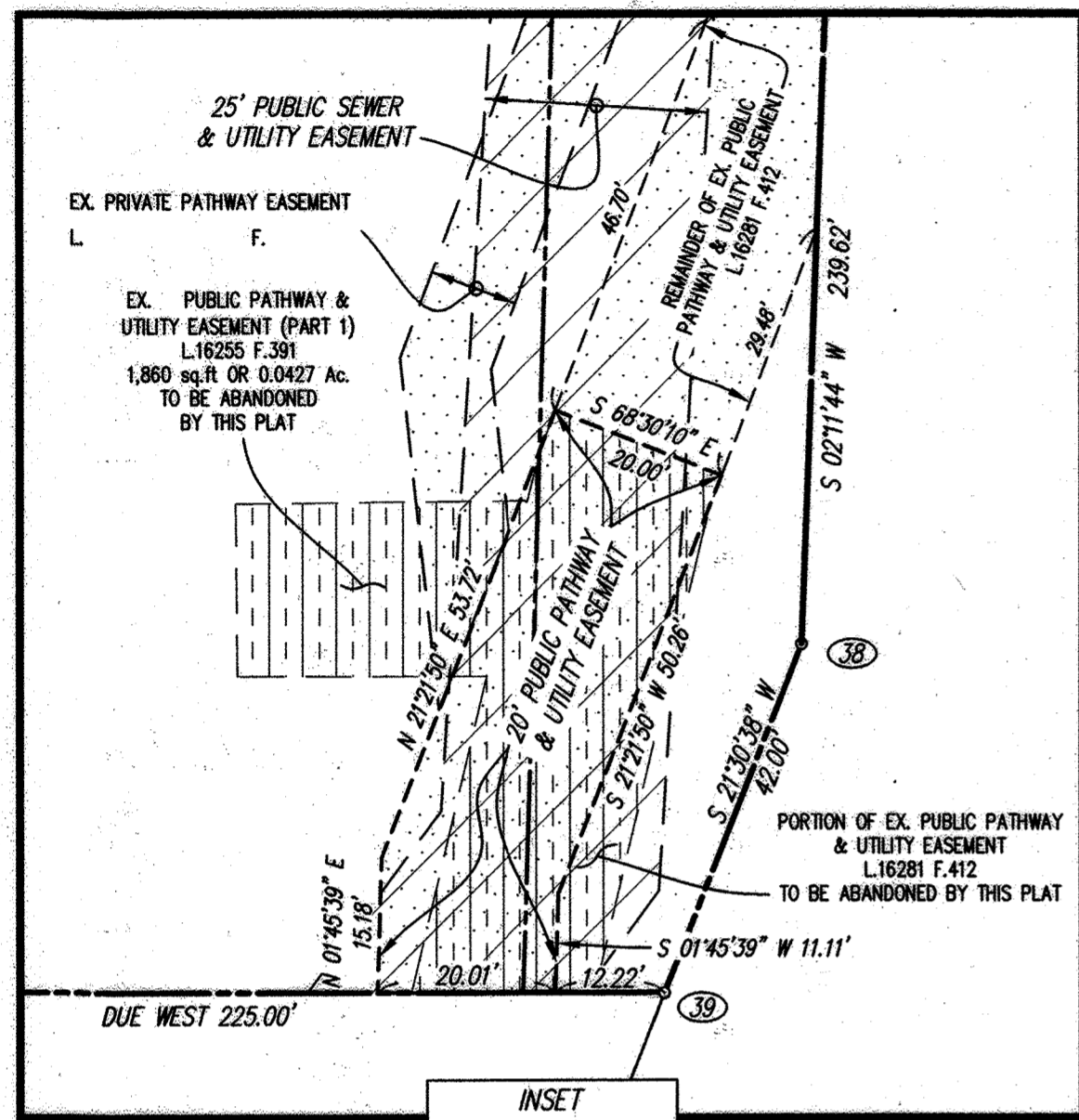


S:\Survey Drawings\1071\PLATS\11071\Phase 2B\Revision Plots\Open Space Lot 2 51 A3\2022 REV. PLATS 18-046 LOT 25 - 28, Parcel B ESMT REV PLATS\18046 Esmt Revision 2022 PLO2.dwg, PLOTTED: 9/9/2022 12:54 PM, LAST SAVED: 9/9/2022 12:53 PM, PLOTTED BY: Morgan, Bel



INSET
SCALE 1"=20'

AREA TABULATION CHART - THIS SHEET

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
• BUILDABLE	1 & P/O 1
• NON-BUILDABLE	0
• OPEN SPACE	1
• PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	
• BUILDABLE	3.7037 AC.
• NON-BUILDABLE	0 AC.
• OPEN SPACE	0.3119 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	
	4.0156 AC.

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

[Signature] 10/25/22
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 10-27-22
CHIEF, DEVELOPMENT ENGINEERING DIVISION HSA DATE

[Signature] 12/6/22
DIRECTOR DATE

OWNER'S DEDICATION

CLOVER ACQUISITIONS LLC, AND THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC., 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.

*LFC MOB1, LLC, Also being an owner of the property shown and described hereon.

WITNESS OUR HANDS THIS 15th DAY OF September, 2022

BY: *[Signature]*
CLOVER ACQUISITIONS LLC
GREG FITCHT, AUTHORIZED SIGNATORY

BY: *[Signature]*
LFC MOB1, LLC
GREG FITCHT, AUTHORIZED SIGNATORY

BY: *[Signature]*
COLUMBIA ASSOCIATION, INC.
DENNIS MATTEY, VICE PRESIDENT

WITNESS: *[Signature]* WITNESS: *[Signature]* WITNESS: *[Signature]*

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 OF LOT 28 & PARCEL B AS SHOWN ON A PLAT OF RESUBDIVISION ENTITLED "COLUMBIA TOWN CENTER, SECTION 1, LOTS 28 AND PARCEL B" AND RECORDED AS PLAT No. 26140, 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 558; *ALSO BEING A REVISION OF LOT 25 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 ALL OF THE LAND CONVEYED FROM THE ROUSE COMPANY TO THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC., BY A DEED DATED FEBRUARY 6, 1973 AND RECORDED IN LIBER 625 AT FOLIO 570; 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.

*Also being all of the land conveyed from Clover Acquisitions, LLC to LFC MOB1, LLC by a deed dated August 11, 2021 and recorded among said land records in Liber 21711 at Folio 141.

[Signature] 9/27/2022
WILLIAM E. GROENINGER II DATE
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21542 (EXP. DATE 12/21/2023)



RECORDED AS PLAT NUMBER 26228 ON 12-9-22, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION
COLUMBIA TOWN CENTER
SECTION 1,
OPEN SPACE LOT 25, LOT 28 & PARCEL B
(A REVISION OF LOT 25 AS SHOWN ON PLAT No. 24707 AND LOTS 28 & PARCEL B AS SHOWN ON PLAT No. 26140)

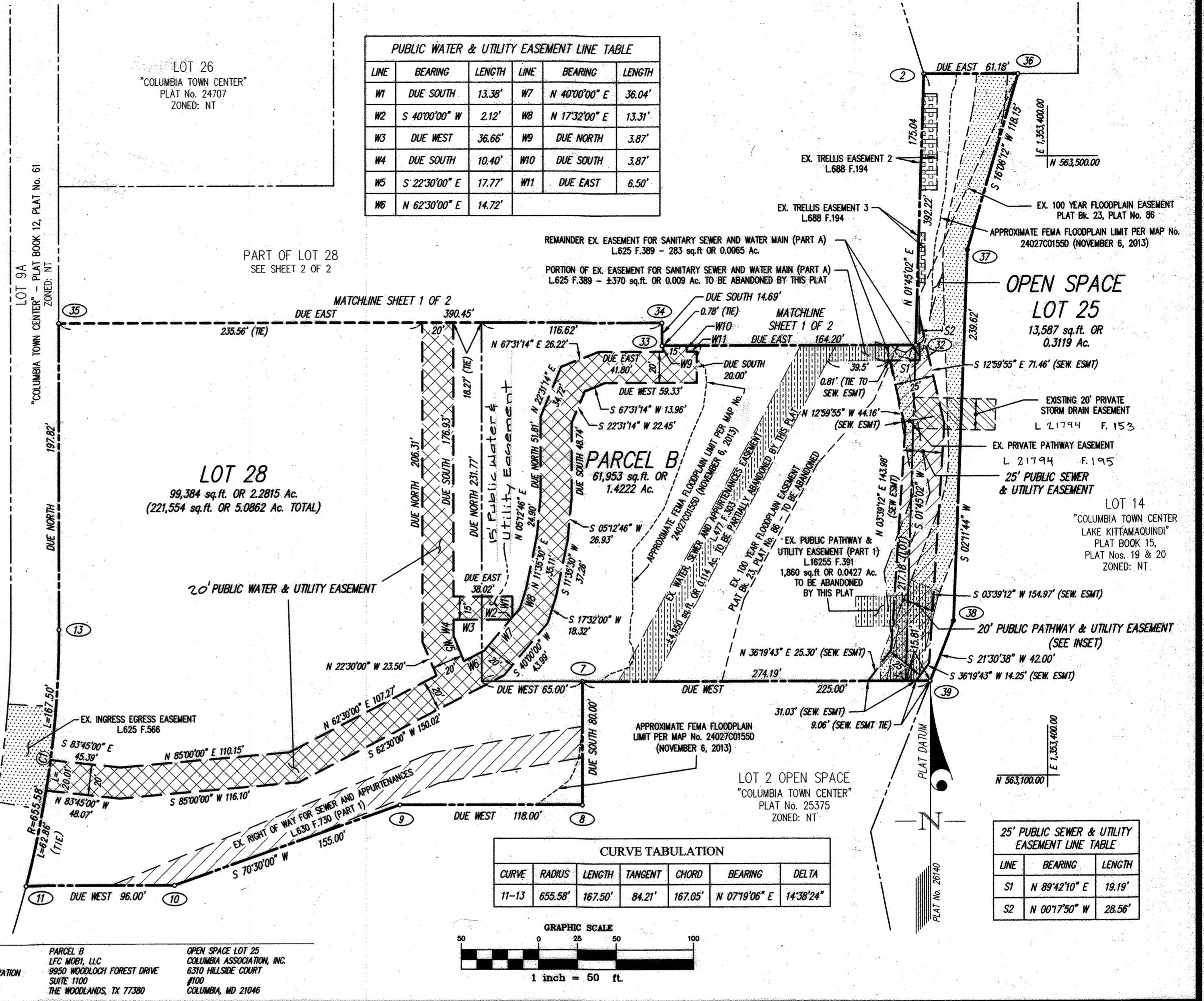
ZONE: NT TM 36, GRID 02, PARCEL 321
CLARKSVILLE ELECTION DISTRICT No. 5 HOWARD COUNTY, MARYLAND
SCALE: 1"=50' SHEET 2 OF 2 SEPTEMBER 2022

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

DRAWN BY: MAB
CHECK BY:

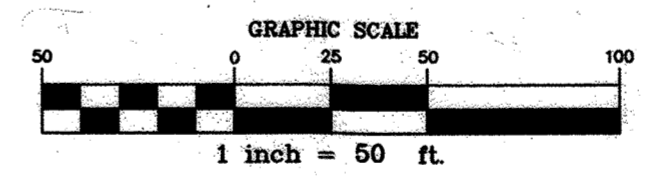
PUBLIC WATER & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
W1	DUE SOUTH	13.38'	W7	N 40°00'00" E	36.04'
W2	S 40°00'00" W	2.12'	W8	N 17°32'00" E	13.31'
W3	DUE WEST	36.66'	W9	DUE NORTH	3.87'
W4	DUE SOUTH	10.40'	W10	DUE SOUTH	3.87'
W5	S 22°30'00" E	17.77'	W11	DUE EAST	6.50'
W6	N 62°30'00" E	14.72'			



CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
11-13	655.58'	167.50'	84.21'	167.05'	N 07°19'06" E	14°38'24"



25' PUBLIC SEWER & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH
S1	N 89°42'10" E	19.19'
S2	N 00°17'50" W	28.56'